N-YHS

THE NEW-YORK HISTORICAL SOCIETY

# INDEX

TO THE

## AUCTION SALES, CONVEYANCES, LEASES, MORTGAGES, PROJECTED BUILDINGS,

Published in the

# RECORD AND GUIDE

In Nos. 2416 to 2441, Inclusive.

## VOLUME XCIV,

July to December, 1914, Inclusive.

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**119 West 40th Street, New York City**

# Index to Vol. XCIV of the

# Record and Guide

**For Manhattan and the Bronx Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings.**

**NOS. 2416 to 2441** **JULY—DECEMBER, 1914, INCLUSIVE.** **VOL. XCIV.**

**PREFACE.**

The following is the semi-annual Index of Volume XCIV of the Record and Guide, containing complete lists of the Auction sales, Conveyances, Leases, Mortgages and Buildings Projected in Manhattan and Bronx during the last six months of 1914. Those wishing to keep a file of past six months for permanent reference should see that all the numbers are complete and have them bound. Cost of binding, $3.50 per volume. A suitable temporary binder, holding one volume, can be obtained at the office, 115 to 119 West 40th Street; price, one dollar.

The Record and Guide is now published in two sections; Section One containing auction sales and projected buildings, Section Two containing conveyances, mortgages and leases.

The folios on both sections begin with page one, continuing consecutively up to the end of the volume.

In order that there may be no confusion all auction sales folios are preceded by an asterisk (*) and all projected buildings folios are preceded by a dagger (†). These marks indicate that these folios will be found in Section One, all folios not so marked will be found in Section Two.

**THE KEY.**

**Auction Sales.**

The * before any folio indicates an auction sale, which will be found in Section One.

**Conveyances.**

are distinguished by numbers without having signs attached thereto. In many instances there will be found streets, etc., indexed under pages which, on being examined, show at once that they are not in their proper order according to our customary alphabetical and numerical arrangement. A further examination will disclose the fact that while the properties appear more prominently under the other street descriptions, they nevertheless extend to the streets, etc., indicated by the Index, and having a frontage on same have been included in the paging, and it will necessitate a somewhat more thorough search than usual to locate it. The Leases, Mortgages, Auction Sales and Projected Buildings are indexed in a similar manner to the plan followed with the Conveyances.

**Leases.**

The figures in parenthesis denote that the transaction on the page given is Leasehold, an assignment of lease or a lease running for a short or long term of years. This explanation is made so that subscribers searching for transfers in fee can at once distinguish between the former and the latter without referring to the pages mentioned.

**Mortgages.**

Figures preceded by capital letters are mortgages, said capital letter indicating the first letter of the name of the mortgagor.

All the mortgages are indexed against the street or avenue in which the property is located, and memoranda added to enable searchers to find the particulars in "The Record and Guide." See "Example."

The streets and avenues are so subdivided that very few references are necessary. All readers of "The Record and Guide" are aware that the mortgages appear weekly in alphabetical and numerical order. This publication of an index against property completes the information which those interested may require.

**Projected Buildings.**

The † before any folio indicates a Projected Building, which will be found in Section One.

**Example.**

41st, s s, 6 to 7 avs, 2, (193), W 206, 221, N 225, †329, *843.

Page *843, an auction sale will be found.
Pages 2, 221 conveyances will be found
Pages W 206, N 225 mortgages will be found.
Page (193) a lease will be found.
Page †329 plans for a new building will be found.

## Auction Sales, Conveyances, Leases, Mortgages and Projected Buildings

### BOROUGH OF MANHATTAN

### STREETS

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King, ss, from Macdougal to Varick..50.
n s, Congress to Varick..28, P 34, 174.
Varick to Hudson..E 76.

Lafayette, from Walker to Canal..(83), (215), O 215.
Howard to Grand..(99), R 107, 134, B 138, 220.
w s, Broome to Spring..62.
Spring to Prince..40, 158, *475.
Prince to Houston..150, 151, T 154.
Houston to Bleecker..62, 110.
Bleecker to Bond..K 206.
4th to Astor pl..(170), S 170.
Laight, n s, from Hudson to Greenwich..D 107.
Lawrence, s s, Morningside av to Amsterdam av..(106), M 107, 142, C 154, 198, 220.
Leroy, from Bedford to Hudson..62.
Lewis, from Grand to Broome..142, 150, †1022.
Broome to Delancey..50, 80, 96, K 100.
Delancey to Rivington..62, 72, 228, *1006.
Rivington to Stanton..62, L 67, 142, 166, 198, *883.


NOTE.—Key explaining the signs used will be found on page 3.

Stanton to Houston..(91), R 100, 118, J 178, L 178, *475.
3d to 4th..88.
Liberty, from William to Nassau..F 107, 158, L 162, V 162.
Broadway to Church..4, 16, (20).
Church to Greenwich..30, 158, 174, 198, *842.
Lincoln pl..213.
Lispenard, from Church to Broadway..198.
Little West 12th, from 9th av to Washington..51.
Livingston pl, from 15th to 16th..B 194.
16th to 17th..150.
Ludlow, from Canal to Hester..111, J 113, A 122, J 162, 198, G 206, (215).
Hester to Grand..(106), 174.
Grand to Broome..(91), 228.
Broome to Delancey..2, 4, 16, N 21, P 91.
Rivington to Stanton..150, M 154, 191, 220.
Stanton to Houston..K 9, 62, 150.

Macdougal, w s, from Spring to Vandam..B 45.
e s, Prince to Houston..72, N 76, E 76, N 84, 158, 166, N 170.
w s, King to Houston..K 107.
w s, Bleecker to Minetta..(44), M 45, Z 186.
w s, Minetta la to 3d..2, M 9, W 56, (121), (170).
3d to 4th..105, H 107.
Macombs pl..(44), S 155.
Madison, s s, from New Chambers to James..C 84, (121), C 122, 166, (178), 198, (230).
n s, Roosevelt to James..42.
James to Oliver..C 45, O 122, 134, C 138.
Catherine to Market..158, 182, G 186, *843.
Market to Pike..212, *922.
Pike to Rutgers..40, (91), S 91, 142, 158.
Rutgers to Jefferson..(91), S 91, K 154, S 170, S 206.
Jefferson to Clinton..J 76, C 92.
Montgomery to Gouverneur..K 45, C 154.
Gouverneur to Scammel..(33).
Scammel to Jackson..2, S 45, R 76, 150, G 194, 198, 228, S 231, *645.
Maiden lane, from Broadway to Nassau..B 207.
Nassau to William..R 67, (91), F 107, 158, L 162, V 162.
Pearl to Water..62, G 170.
Mail..183.
Mangin, from Broome to Delancey..50, H 76, 96, 110, *148, 198, B 206.
Rivington to Stanton..50.
Manhattan (11th ward)..2, 72.
Manhattan, from 125th to Amsterdam av..198, 220, (231).
n s, Amsterdam av to Broadway..*1006.
West of 12th av..151.
Indef..143.
Marginal..2, (8), W 9, 62, H 67, (130).
Market, from East Broadway to Henry..40, *148.
Henry to Madison..40, (44), 62, (66).
Madison to Monroe..143, 212.
Hamilton to Cherry..40.
Mercer, from Grand to Broome..96, 151, *646.
Broome to Spring..S 138, 158, *646.
Spring to Prince..(8), (185), G 186.
Prince to Houston..150, *557.
Bleecker to 3d..40, 50, (193).
3d to 4th..96.
4th to Washington pl..C 216.
Mill..R 113.
Minetta..28, (44), M 45, 104, 105, C 146, 166, *355, *727.
Minetta la..2, M 9, 104, 105, 166, (170), *355, *727, *922.
Mitchell pl (also see E 49th)..16, 88, 150.
Monroe, from Catherine to Market..2, 28, (55).
Pike to Pelham..*435.
Rutgers to Jefferson..(55).
Jefferson to Clinton..S 21, (33), 96, 126, 174.
Clinton to Montgomery..62, 198, 220, G 224.
Montgomery to Gouverneur..198, *687.
Scammel to Jackson..R 45, R 113, G 113, (130), 150, 174.
Jackson to Corlears..96, *316.
Montgomery, from East Bway to Henry..2, M 34, (130).
Henry to Madison..T 216.
Madison to Monroe..(153).
Monroe to Cherry..(83), B 107, (224), *687.
e s, Water to Front..(162).
Morton, from Hudson to Greenwich..135.
Greenwich to Washington..H 206.
Mott, w s, from Park row to Park..(83).
e s, Chatham sq to Pell..I 138.
w s, Park to Bayard..16, †329.
Bayard to Canal..2.
Canal to Hester..2.
Hester to Grand..(75), (230).
Grand to Broome..(20).
Broome to Spring..L 216.
Spring to Prince..D 67, 174.
Prince to Houston..190.
Mulberry, from Park row to Worth..97, 98, S 163.
e s, Worth to Canal..158, (230).
w s, Bayard to Canal..I 56.
Canal to Hester..(83), (178), D 206.
Grand to Broome..(20).
Broome to Spring..(162), L 162.
Spring to Prince..(224).
Prince to Houston..142, *557.
Houston to Bleecker..K 206.
Murray, from Broadway to Church..134.
West Bway to Greenwich..(66), I 138.
Greenwich to Washington..111.

Nassau, from Liberty to Maiden la..R 67, (91), (121).
John to Fulton..(20).
Fulton to Ann..R 216.
Ann to Beekman..R 34.
Beekman to Spruce..(91), A 92.
New, from Wall to Exchange pl..201, C 206.
Exchange pl to Beaver..51, 72, 73, 104, *233, †489.
New st adj Manhattan Bridge..96.
New Bowery, e s, from Oak to New Chambers..73.
New Chambers to Roosevelt..(121), 212, 229.
Roosevelt to Madison..167.
Madison to James..30, 41, 42, 51, 89, 198, 202, 220, 228.
e s, James to Oliver..30, 167.
w s, James to Park row..119.
New Chambers, n s, from William to Rose..150.
s s, William to Pearl..182, R 186.
n s, Rose to New Bowery..229.
s s, Pearl to New Bowery..(121), 212.
n e s, New Bowery to Oak..28, 62, G 67, 73.
n e s, Batavia to James..96, 166.
Norfolk, from Hester to Grand..W 170.
Grand to Broome..(55), A 122, (145).
Broome to Delancey..(99).
Delancey to Rivington..W 154.
Rivington to Stanton..28, J 76, A 100, 174.
Stanton to Houston..40, (44), (178).
No. Moore, from West Bway to Varick..P 92.
Varick to Hudson..Z 113, 198.
Hudson to Greenwich..198.
Greenwich to Washington..198.

Oak, s s, from Pearl to Roosevelt..128.
n s, New Bowery to Chestnut..73, 229.
s s, Roosevelt to James..(215).
Oliver to Catherine..118.
Old slip, from Front to South..K 9.
Oliver, from Madison to Oak..134, C 138.
Oak to Cherry..118.
Cherry to Water..(91), (99).
Orchard, from Division to Canal..126, J 170.
Canal to Hester..(20), (130), 228.
Hester to Grand..D 67.
Grand to Broome..16.
Broome to Delancey..174.
Delancey to Rivington..142, 158, (185).
Rivington to Stanton..S 34, 40, W 45, 50.
Stanton to Houston..(33), L 34, H 34, (162), 175, C 231.

Park pl, from Church to West Broadway..(8).
Washington to West..R 107.
Park ter E..151, 175.
Pearl, from State to Whitehall..S 224.
Coenties sl or al to Old sl..(33).
w s, Hanover to Wall..*1046.
e s, Old sl to Wall..40.
Wall to Pine..190, B 206, (215), B 224.
Pine to Maiden la..W 34.
e s, Maiden la to Burling sl..W 56, 62, I 67, G 170.
e s, Burling sl to Fulton..(224).
Fulton to Beekman..G 170, W 194.
e s, Dover to New Chambers..30, 128, 202, 221.
w s, Frankfort to Hague..151.
w s, Hague to Vandewater..96, 202, C 224, C 231.
e s, New Chambers to Park row..V 100, 134, 202.
Peck sl, from Front to South..182.
Pell..M 100, (130).
Perry, from Greenwich av to Waverly pl..50, O 56, 118.
Waverly pl to 4th..28, 62.
Bleecker to Hudson..(83).
Hudson to Greenwich..(153).
Greenwich to Washington..(178), M 178.
Washington to West..2, 50, 166, 212, S 216.
Pike, from East Bway to Henry..2.
Madison to Monroe..40, *148, 220.
Monroe to Cherry..28, *62, D 130.
Pine, from Nassau to William..88, G 92, 142.
William to Pearl..190, (215).
Pearl to Water..B 206.
Front to South..S 84.
Pitt, from Grand to Broome..104, 150, (170).
Broome to Delancey..*16, 28, B 34, (99), N 122.
Delancey to Rivington..D 45, 126, *475.
Rivington to Stanton..(113), W 206.
Stanton to Houston..62, S 76, 104, G 107.
Prince, from Lafayette to Crosby..158, *475.
Mercer to Greene..(8), (185), G 186.
Thompson to Sullivan..40, M 162, M 170, *804.
Sullivan to Macdougal..28, P 34, E 76.
Prospect pl, from 42d to 43d..96.
Reade, from Bway to Church..E 21, 198, 202, 221.
Church to West Bway..D 186.
Hudson to Greenwich..W 100, 212.
Greenwich to Washington..159.
Washington to West..89, W 92.
Renwick..C 186.
Ridge, from Grand to Broome..142.
Delancey to Rivington..110, *476.
Stanton to Houston..N 84.
Rivington, from Bowery to Chrystie..G 35, 40, *148, 167
Chrystie to Forsyth..C 9, F 107, (185), F 194, *316.
Forsyth to Eldridge..40.
Eldridge to Allen..(8), P 9, (162).
Allen to Orchard..28, S 34.
Ludlow to Essex..I 34.
Norfolk to Suffolk..167.
Clinton to Attorney..G 45, B 45, K 100, 221.
Attorney to Ridge..158.
Pitt to Willett..80.
Sheriff to Columbia..G 154, 166, A 186.
Lewis to Goerck..62, 228, *1006.
Roosevelt, e s, from Park row to New Bowery..(9), F 123, C 194, 229.
w s, New Bowery to Oak..G 67, (121), 212, 229.
e s, New Bowery to New Chambers..30, (121).
e s, New Chambers to Oak..28, 62.
e s, Batavia to Cherry..182.
Cherry to Water..(224).
w s, Front to South..(44).
Rose, s e s, from Frankfort to Pearl..212.
Rutgers sl..(230).
Rutgers pl..S 21, 96, 126, 174.
Rutgers, from Henry to Madison..K 100, K 154, 158, S 170, S 206.
Madison to Monroe..(91), S 91.
Monroe to Cherry..T 45.
Ryders al..D 76, B 130.

St. Luke's pl..62.
St. Marks pl, from 3d to 2d avs..(20), (91), (185), *188, (205).
2d to 1st avs..51, 52, 62, D 67, (130), 174, (205), 212.
1st av to Av A..51, 119, S 178, B 178.
St. Nicholas pl..2, 50, (113), 127, 158, L 178, K 178, D 178, (193), W 194.
St. Nicholas ter..212, *922.
Scammel, from East Bway to Henry..L 138.
Henry to Madison..2, S 45.
Cherry to Water..80, 96, M 100, 198.
Sheriff, from Grand to Broome..K 130.
Delancey to Rivington..H 122, 134, R 186.
Rivington to Stanton..166, L 178, (185), A 186.
Stanton to Houston..J 21, 40.
South, from Cuyler's al to Gouverneur la..K 9, (44), G 45.
Fletcher to Fulton..150.
Peck sl to Roosevelt..(44).
Roosevelt to Oliver..H 21, 80, S 122, 126, 158, R 206.
Market to Rutgers..134, B 216.
Gouverneur sl to Corlears..142.
So. William, n s, from Beaver to Broad..R 113.
Spring, from Bowery to Elizabeth..F 224.
Elizabeth to Mott..(99), P 100.
Mulberry to Lafayette..40.
Bway to Mercer..R 163.
Mercer to Greene..174, J 178, *646.
Wooster to West Bway..72.
W Bway to Thompson..96, D 224.
Thompson to Sullivan..(66).
n s, Macdougal to Varick..B 45.
Varick to Hudson..E 76.
Spruce, from Nassau to William..(91), A 92, N 224.
William to Gold..96.
Stanton, from Bowery to Chrystie..167.
Chrystie to Forsyth..80.
Eldridge to Allen..16, 166.
Allen to Orchard..16, 89, G 100.
Ludlow to Essex..150.
Essex to Norfolk..28, 40, (44), G 92, *104, 228, 229, *1006.
Norfolk to Suffolk..(8).
Suffolk to Clinton..104, (205).
Clinton to Attorney..2, (8), E 9, 166.
Attorney to Ridge..104.
Pitt to Willett..(106), (113).
Willett to Sheriff..16, 142, (185), 228.
Sheriff to Columbia..220, B 231.
Columbia to Cannon..K 186.
Lewis to Goerck..28, K 34, 126.
Goerck to Mangin..S 130, 150, 220, 228.
State, from Whitehall to Pearl..S 224.
Stone, from Whitehall to Broad..(8).
n s, Broad to William..R 113.
s s, Coenties al to William..(33).
Stuyvesant..191.
Suffolk, from Hester to Grand..(130), L 231.
Grand to Broome..M 21, 28, (55), (99), (113), †203.
Broome to Delancey..G 138.
Delancey to Rivington..(145), R 146, G 216.
Stanton to Houston..(205), *316.
Sullivan, from Grand to Watts..B 138.
Watts to Broome..(75).
Broome to Spring..(66), (75).
Spring to Prince..88, 166, W 170, 212.
Prince to Houston..E 76, U 76, 166, R 170.
Bleecker to 3d..2, 4, (8), L 9, 50, C 76, (121), S 154, 159, 166, (215).
Sylvan pl..(66).

Temple..4.
Thomas, from Broadway to Church..(169).
Church to West Bway..89.
Thompson, from Grand to Watts..190.
Broome to Spring..R 56, D 178.
Spring to Prince..(130), 151, M 162, M 170, 228, A 231, †937.
Prince to Houston..50, 51, L 56.
3d to 4th..N 67.
Tompkins, from Rivington to Stanton..50.
Trinity pl, from Morris to Rector..42, (137).
Rector to Thames..182, *764.
Cedar to Liberty..(20).

Union sq W, from 14th to 15th..(33), W 34.
University pl, from Waverly pl to 8th..96.
8th to 10th..(130).
10th to 12th..174, J 206, *803.

Van Corlear pl..28, 29, 51, P 130, P 138, F 154, B 216.
Vandam, from Macdougal to Varick..B 45, E 76.
Hudson to Greenwich..135.
Vandewater..220, D 224, *727.
Varick, from Watts to Broome..198, 212.
Broome to Dominick..198.
Dominick to Spring..126.
Vandam to Charlton..(8).
e s, Houston to Downing..B 231.
Vesey, from Broadway to Church..U 170, (230).
Church to Greenwich..(185).
Greenwich to Washington..28, (75).
Vestry, n s, from Canal to Hudson..M 186.
Greenwich to Washington..111.
Washington to West..198.

Wadsworth ter..41, 143, H 147.
Walker, from West Bway to Church..40, 50, S 56, 142.
Wall, s s, from New to Broad..119.
s s, Broad to William..89.
s s, Hanover to Pearl..U 206, *1046.


**NOTE.—Key explaining the signs used will be found on page 3.**

Warren, from Broadway to Church..(66), H 170.
Church to West Broadway..B 231.
West Bway to Greenwich..L 84, (106). 229.
Washington to West..I 186.
Washington, from Battery pl to Morris..(162), (185), 212.
Morris to Rector..110.
Cortlandt to Dey..V 232.
Murray to Warren..135, K 138.
Warren to Chambers..B 206.
Chambers to Reade..159.
Duane to Jay..(33), (83), 142, 198.
Jay to Harrison..198.
Franklin to No. Moore..198.
No. Moore to Hubert..A 206.
Laight to Vestry..198.
Spring to Charlton..D 107.
Leroy to Morton..S 216.
Morton to Barrow..H 206.
Christopher to 10th..H 231.
Bank to Bethune..50.
Jane to Horatio..96, (99), O 178, 198, (205), 220.
Washington sq S..213.
Washington ter..72, D 76.
Washington pl, from Broadway to Mercer..C 216.
s s, 6th av to Barrow..†288.
n s 6th av to Grove..S 113, W 113.
Water, from Moore to Broad..H 67.
Broad to Coenties sl..166.
Old sl to Wall..40.
Wall to Pine..D 92.
Pine to Maiden la..62.
Burling sl to Fulton..134.
Fulton to Beekman..V 100.
Beekman to Peck sl..M 194.
Roosevelt to James sl..H 21, 96, B 100, G 100, S 122, 126, 158.
Catherine sl to Market..L 34, 80.
Pike to Rutgers..(75), 134, 158, B 216, *727.
Rutgers to Jefferson..(83), 134.
Clinton to Montgomery..K 76.
n s, Gouverneur sl to Scammel..80, 96, M 100.
n s, Scammel to Jackson..M 21, 50, 110, M 113, 198.
Watts, from West Bway to Thompson..190.
Sullivan to Varick..40, B 45, B 138, †288.
Washington to West..(91), D 92.
Waverly pl, s s, from Greene to Washington sq E..212, *922.
n s, Greene to University pl..96.
n s, Macdougal to 6th av..R 186.
s s or w s, 6th av to Christopher..62.
Christopher to 10th..S 34.
10th to Charles..16.
11th to Bank..B 55.
West Washington pl..96, 97, L 100, W 100, L 131.
West, from Battery pl to Rector..K 224.
Barclay to Murray..R 107.
Murray to Chambers..2, L 9.
Harrison to No. Moore..(185).
Vestry to Watts..(91), D 92.
Houston to Leroy..A 34.
Barrow to 10th..(83), F 84.
Perry to Bank..2, M 56, M 122, 166, 212, S 216.
12th to Horatio..F 76.
White, from West Broadway to Church..50, S 56, 142.
Broadway to Lafayette..50.
Whitehall, s e s, from Stone to Bridge..(8).
Bridge to Pearl..(224). E 224.
n w s, Pearl to State..S 224.
s e s, Front to South..(170).
Willett, from Grand to Broome..G 113, W 113, G 122, 182.
Broome to Delancey..U 34.
Delancey to Rivington..126, M 154, K 155, 191.
Rivington to Stanton..(106), (113), R 206, 228.
William, from Beaver to Exchange pl..(130).
Wall to Pine..142.
John to Fulton..2, J 9.
Ann to Beekman..(137).
Spruce to Frankfort..B 21, 96, M 162, (193), N 224.
Frankfort to Duane..I 56.
Duane to Pearl..150.
Wooster, from Grand to Broome..213.
Broome to Spring..(130), C 186.
Spring to Prince..72, O 76, 166, 198, *687.
Prince to Houston..S 100.
Houston to Bleecker..N 21, 96, N 130.
Worth, from Hudson to West Bway..40.
W Bway to Church..89.
s s, Mulberry to Park row..97, 98, S 163.

1st, from Av A to 1st av..V 34, G 34, 40, 126, F 130.
2d av to Bowery..(33), C 34, (113), 212.

2d, from Avs D to C..W 21, 40, K 45.
Avs C to B..F 34, K 34, H 45, A 224.
Av A to 1st av..89, 126.
1st to 2d avs..G 34, 220.
2d av to Bowery..(34), (178), C 179.

3d, from Goerck to Lewis..190, *842.
n s, Lewis to Av D..88.
s s, Manhattan to Av D..S 22, (162).
Avs D to C..182.
Avs B to A..(55), (205).
Av A to 1st av..5, (66), (83).
1st to 2d avs..W 9, 72, 80, (99), 110, 228.
2d av to Bowery..28, F 154, K 154, B 154, 158, 191.
Mercer to Greene..96, G 216.
Greene to Wooster..H 186, 202.
Thompson to Sullivan..N 67.
Macdougal to 6th av..105, H 107.

4th, east of Av D..(215).
from Avs D to C..G 76, C 92, C 130, 190, F 206, 220.
Avs C to B..(20), (137), J 186.
Avs B to A..C 100.
Av A to 1st av..(185).
1st to 2d avs..64, 80, (137), 150, *557.
2d av to Bowery..H 122, (137).
Bowery to Bway..88, S 170, T 216.
ss, Macdougal to 6th av..88.
s s or w s, Cornelia to Jones..118, (137), P 138.
11th to Bank..88.
12th to Jane..175.

5th, Avs D to C..G 100, 142, 190, 202, S 206.
Avs C to B..96, K 130, K 138.
Avs B to A..2, (122), 142, (178).
Av A to 1st av..74, 150, (162).
1st to 2d avs..62, F 100, (205), F 206, (224).
2d av to Cooper sq..50, W 56, 72, F 100, W 100, K 130, K 146.

6th, from Lewis to Av D..96, F 138, U 138, (170).
Avs D to C..16, 62, 118, R 138,, 143.
Avs C to B.. E 46, B 56, 73, E 100, 110, P 114, 201.
Avs B to A..B 21, (33), (55), (122), 143, †817.
Av A to 1st av..B 22, S 67, 104, 105, 143, (145).
1st to 2d avs..S 36, 174, E 178, 183, 212.
2d av to Cooper sq..41, (44), R 46, B 46, Z 122.

7th, from Lewis to Av D..96.
Avs D to C..M 155, S 170, (178).
Avs C to B..S 22, 104, S 187.
Avs B to A..(145), K 206, (231), G 231.
1st to 2d avs..16, W 21, 126, S 131, G 131.

8th, from Lewis to Av D..81, 96, 183, R 186.
Avs D to C..4, 30, S 56, 190.
Avs C to B..150, R 224, R 231.
Av A to 1st av..S 178, B 178.
1st to 2d avs..(130), 174, (205).
2d to 3d avs..(91), (185), (205).
4th av to Broadway..167.
s s, Bway to Greene..(55), 167.
n s, University pl to 5th av..(33).
n s, 5th to 6th avs..G 21, Z 114, 126, 128, O 131, D 170, 191.
s s, 5th av to Macdougal..(170).

9th, east of Av D..(83).
from Av D to C..(8), (20), 104, 182, 199.
Avs C to B..28, (66), 72, (75), 88, 158, L 162.
Av A to 1st av..(66), (137), 174.
1st to 2d avs..88, 182, W 186, *316.
2d to 3d avs..2.
3d av to Broadway..191.
Bway to 5th av..63, C 178, *188, (193).
5th to 6th avs..50, Z 56, Z 114, S 131.

10th, east of Av D..174.
s s, from Avs D to C..(205).
Avs C to B..E 56, (113), T 114, S 114, C 186.
1st to 2d avs..62, P 67, 88, 152, (178), 199.
Broadway to 5th av..40, 88, M 92, (130), (137), T 162, 198, *233, *1046.
Greenwich av to Waverly pl..(185).
4th to Bleecker..40.
Bleecker to Hudson..M 84.

11th, from Av D to Dry Dock..190, *687.
Avs C to B..17, 143, K 155, 191.
Avs B to A..B 92, (162).
Av A to 1st av..(83).
1st to 2d avs..2, O 107, 199, (224).
2d to 3d avs..L 34.
Bway to 5th av..62.
5th to 6th avs..(130), 174, †817.
4th to Bleecker..(33), 62.
Greenwich to Washington..K 56.
Washington to West..96, †662.

12th, from Dry Dock to Av C..96, E 100, 150.
Avs C to B..(55), 72, B 100, M 107, M 206, 212, *882.
Avs B to A..72.
Av A to 1 av..(130), K 206.
1 to 2 avs..(8), 96, F 100, 174, (178), C 179, 202.
2 to 3 avs..(91), 150, B 154.
4 av to Bway..119, †288.
Bway to 5 av..158, 174, 229, *803.
5 to 6 avs..2, I 9, 16, 62, 80, 88, 220, *1046.
Greenwich av to 4th..16.
Greenwich to Washington..2, T 122, T 216, K 216.

13th, from Avs D to C..(44), 80.
Avs C to B..62, H 67, M 178, 201, *922.
Avs B to A..(83), 88, 158, 174, B 178, 191, 199, 212, *274, *603, *1046.
Av A to 1 av..28, S 139, L 146, S 147, (224), (230).
2 to 3 avs..I 21, 104, 105, (113), *803.
3 to 4 avs..28, D 67, 96, F 107, 118, (186).
4 av to Bway..M 170.
University pl to 5 av..80.
5 to 6 avs..(44), 89, B 93.
6 to 7 avs..H 76, H 84, T 131, S 138, 220, F 224.
7 to Greenwich avs..166, Z 170.
8 av to Hudson..(44), 97, 110, H 114, 150, 199, 220.
Hudson to Washington..50, S 56.

14th, s s, east of Av C..80.
s s, from Av C to B..4.
n s, Avs B to A..(205). B 207.
s s, Avs B to A..E 9, E 45, (170).
n s, 1st to 2d avs..40.
s s, 1st to 2d avs..73, (91), 182.
n s, 2d to 3d avs..D 138, 212, 220.
s s, 2d to 3d avs..I 21, (113), M 114, 174.
n s, 3d to 4th avs..S 115.
s s, 3d to 4th avs..28, (137), C 194. (224).
n s, 4th av to University pl..(33), W 34.
s s, 4th av to University Pl..(66), M 170.
n s, University pl to 5th av..(137).
s s, University pl to 5th av..(185).
n s, 5th to 6th avs..(205), *727.
s s, 5th to 6th avs..(44), K 231.
n s, 6th to 7th avs..S 67.
s s, 6th to 7th avs..(193), 202.
n s, 7th to 8th avs..40.
s s, 7th to 8th avs..28, (137), B 178.
n s, 8th to 9th avs..190, 202.
s s, 8th to 9th avs..4, W 9, K 9, 88, 228.
n s, 9th to 10th avs..(137).
s s, 9th to 10th avs..(83), H 84.

15th, n s, from Avs C to B..126, 128, 182, K 186, *557.
s s, Avs C to B..†740.
n s, Avs B to A..(99), (113), 158, M 162.
n s, Av A to 1st av..M 9.
s s, Av A to 1st av..(33), K 67.
s s, 1st to 2d avs..R 131, 135, 150.
n s, 2d to 3d avs..(33), (170).
s s, 3d to 4th avs..220.
n s, 5th to 6th avs..(138).
n s, 6th to 7th avs..2, S 9, 72.
s s, 6th to 7th avs..62.
n s, 7th to 8th avs..B 56, 134.
s s, 7th to 8th avs..134, 142, 150.
s s, 8th to 9th avs..2, 16, 17, 159.

16th, n s, from Avs B to A..(20).
n s, Av A to 1st av..2, K 9, 28.
s s, Av A to 1st av..(55).
n s, 1st to 2d avs..64, B 206.
s s, 1st to 2d avs..B 194.
s s, 2d to 3d avs..H 154.
n s, 5th to 6th avs..88, 104, H 107, 110, 190, 220, *355.
s s, 5th to 6th avs..158, *646.
n s, 6th to 7th avs..(230).
s s, 6th to 7th avs..W 34.
n s, 7th to 8th avs..(106).
s s, 7th to 8th avs..(106).
n s, 8th to 9th avs..W 34, 118.
s s, 8th to 9th avs..16, S 21, (55), F 57.
n s, 9th to 10th avs..126, *646.

17th, n s, from Av A to 1st av..W 131.
s s, Av A to 1st av..L 21, L 34, 80, (170).
n s, 1st to 2nd avs..30, (75), P 194, 212, 213.
s s, 1st to 2nd avs..C 21, F 45, S 45.
n s, 3d to 4th avs..51, A 57.
s s, 3d to 4th avs..C 93.
n s, 4th to 5th avs..M 186.
s s, 4th to 5th avs..150, *688.
n s, 5th to 6th avs..2, 4, (178).
s s, 5th to 6th avs..166, B 170.
n s, 7th to 8th avs..(20), 28, 81, S 84, S 100, H 101, S 114, 158, (193).
s s, 7th to 8th avs..142, *148, 150, 151.
n s, 8th to 9th avs..(185), H 186.
s s, 8th to 9th avs..40.
n s, 9 to 10 avs..199
s s, 9 to 10 avs..E 114, A 178

18th, n s, from Aves B to A..73
n s, Av A to 1 av..2, (8), 168.
s s, Av A to 1 av..88
n s, 1 to 2 avs..73, 104, (145), *274.
s s, 1 to 2 avs..134, L 138, F 154
n s, 2 to 3 avs..(186), 214.
s s, 2 to 3 avs..212
n s, 4 to 5 avs..(34)
s s, 4 to 5 avs..(44), 51
s s, 5 to 6 avs..158, 199, 220
s s, 6 to 7 avs..D 206.
n s, 7 to 8 avs..126
s s, 7 to 8 avs..(215)
n s, 8 to 9 avs..F 45
s s, 8 to 9 avs..S 21, 28, *104, M 194
s s, 9 to 10 avs..L 68, (186), H 187

19th, n s, from Avs B to A..K 163
n s, Av A to 1 av..2, *62, 82, R 138, B 206
n s, 1 to 2 avs..M 178, M 179
s s, 1 to 2 avs..190
n s, 2 to 3 avs..72, 212
n s, 3 to 4 avs..110, 111
s s, 3 to 4 avs..(193), K 194
n s, 4 to 5 avs..167
s s, 4 to 5 avs..220
n s, 5 to 6 avs..(154), 220
s s, 5 to 6 avs..174, 220, 228, *603, *727
n s, 6 to 7 avs..150
s s, 6 to 7 avs, 28, W 146
n s, 7 to 8 avs..W 107, P 107, T 107. D 107, H 107, J 107, E 107, R 114
s s, 7 to 8 avs..81, 199
n s, 8 to 9 avs..M 231
s s, 8 to 9 avs..L 170
n s, 9 to 10 avs..(138)
n s, 10 to 11 avs..(33)

20th, n s, from 4 to 5 avs..H 45
s s, 5 to 6 avs..182, 220
n s, 7 to 8 avs..182
s s, 7 to 8 avs..17, R 21, F 170
n s, 8 to 9 avs..158, P 162
s s, 8 to 9 avs..199, W 206

21st, n s, from 1 to 2 avs..(106), L 107, (145), (154), F 155
s s, 2 to 3 avs..(162), (170), 220
n s, 3 to 4 avs..2, 96
s s, 4 to 5 avs, F 11, 64
n s, 5 to 6 avs..96, 142
n s, 6 to 7 avs..2, 190
s s, 6 to 7 avs..96
n s, 8 to 9 avs..S 186, C 206
s s, 10 to 11 avs..41, 62, H 67, H 231

22d, n s, from Av A to 1 av..62, 104, 220, P 224, *476, *557, *842.
n s, 1 to 2 avs..143
s s, 1 to 2 avs..199, C 206
n s, 2 to 3 avs..190
s s, 2 to 3 avs..M 92, (106), H 107, 128
n s, 3 to 4 avs..221
s s, 4 to 5 avs..F 22, 228
n s, 5 to 6 avs..134, 176, (178), M 179, 213
s s, 5 to 6 avs..96, 199, 220, *965.
n s, 6 to 7 avs..190, (205), R 208.
s s, 6 to 7 avs..(215), T 217
n s, 7 to 8 avs..2, 40, D 45, (186), 190, N 194, *646


**NOTE.—Key explaining the signs used will be found on page 3.**

n s, 8 to 9 avs..(130), (170), C 171, (193)
s s, 8 to 9 avs..F 67, S 131, 220
s s, 9 to 10 avs..M 9, 199, W 206

23d, ss, east of Av A..(193).
n s, from Av A to 1 av..167, 228, *1006
s s, from Av A to 1 av..62, 104, 150
n s, 1 to 2 avs..C 57, 166
n s, 2 to 3 avs..B 154
n s, 3 to Lex avs..142, *514
s s, 3 to Lex avs..81
s s, Lex to 4 avs..R 154, †160.
n s, 4 to Mad avs..167
s s, 4 to 5 avs..D 131
n s, 5 to 6 avs..B 114, P 131, 150, (215), P216
s s, 5 to 6 avs..(44), 176, (178)
s s, 6 to 7 avs..166
n s, 7 to 8 avs..51, O 57, 96
s s, 7 to 8 avs..190, N 194, *646
s s, 8 to 9 avs..(162), B 163, 199, (205), P 206, *688
n s, 9 to 10 avs..(91)
s s, 9 to 10 avs..V 206
n s, 10 to 11 avs..(99), (185), S 186, M 186, (205), A 206

24th, n s, from Av A to 1av..72, B 92
s s, Av A to 1 av..88, C 92, 104, 110
n s, 1 to 2 avs..166
s s, 1 to 2 avs..174
s s, 3 to Lex avs..134, F 138
s s, 4th to Mad avs..167
n s, 5 to 6 avs..16, 28, (224), L 225, *233
s s, 5 to 6 avs..119, R 179
n s, 6 to 7 avs..182
s s, 6 to 7 avs..(34), T 36
n s, 7 to 8 avs..F 21, 96
s s, 7 to 8 avs..96
s s, 8 to 9 avs..(193), (205), W 231.
n s, 9 to 10 avs..S 21
n s, 10 to 11 avs..M 76.
s s, 10 to 11 avs..(99), (205), A 206.

25th st, ss, from 2 to 3 avs..(99), M 101, (106), L 107
n s, 3 to Lex avs..(145)
s s, 3 to Lex avs..V 207, (215)
n s, 5 to 6 avs..(8), K 9, (215), K 216
s s, 5 to 6 avs..(106), H 122
n s, 6 to 7 avs..2, 50, W 206
s s, 7 to 8 avs..(153)
s s, 8 to 9 avs..62, R 67, 72, 96, 199
s s, 10 to 11 avs..(99), N 170, *843
n s, west of 11 av..†119

26th, n s, from 1 to 2 avs..152, 212
s s, 1 to 2 avs..166, G171, 199, 212, S 216
n s, 2 to 3 avs..28, 62, 135
s s, 2 to 3 avs..202, S 206
n s, 3 to Lex avs..(8)
s s, 3 to Lex avs..R 107, (145)
n s, Mad to 5 avs..(205)
n s, 5 to 6 avs..C 115, (205)
s s, 6 to 7 avs..(20), 28, 213
n s, 7 to 8 avs..213, D 224
n s, 8 to 9 avs..17, H21, 50, H 56, *62, 96, 126
s s, 8 to 9 avs..(122), W 194, V 232.
n s, 9 to 10 avs..S 34, (91), H 186
s s, 9 to 10 avs..16, 50
n s, 10 to 11 avs..W 107
s s, 10 to 11 avs..S 22

27th, n s, from 2 to 3 avs..S 138
s s, Lex to 4th avs..228.
n s, 4 to Mad avs..28, 150, R 179, (205)
n s, Mad to 5 avs..(84), A 85, (91), (185)
s s, Mad to 5 avs..(205)
n s, 5 to 6 avs..S 194, 199
s s, 5 to 6 avs..119, (137), 158, E 170, S 231
n s, 6 to 7 avs..T 84, 104, 199, *355, *435, *804
s s, 6 to 7 avs..(230)
s s, 7 to 8 avs..F 154, 212
n s, 8 to 9 avs..(130)
s s, 8 to 9 avs..A 179
n s, 10 to 11 avs..R 34
s s, 10 to 11 avs..*764

28th, n s, from 1 to 2 avs..134, 202
n s, 2 to 3 avs..S 162
s s, 2 to 3 avs..(8), (106), C 187, 202
n s, 4 to Mad avs..†118
s s, 4 to Mad avs..D 56, (215), N 231, †937
n s, Mad to 5 avs..N 155
s s, 5 to 6 avs..81, 176, 191.
n s, 6 to 7 avs..D 45, 62, 110, N 114, D 131, 134, (193), (215), K 217
s s, 6 to 7 avs..50, *62, 80, T 84, 104, S 123, 127, *435
s s, 7 to 8 avs..C 67, 202, D 208
n s, 8 to 9 avs..F 84, 110, W 114, 158, (162), 220
s s, 8 to 9 avs..D 9, 18
n s, 10 to 11 avs..(66), (113), (145)

29th, n s, east of 1st av..28
n s, from 1 to 2 avs..2, W 84.
s s, 1 to 2 avs..L 138
s s, 2 to 3 avs..*16, 28, 30, H 57, S 179
s s, Lex to 4 avs..A 68, 72
n s, 4 to Mad avs..4, M 11
n s, 5 to 6 avs..(20)
s s, 6 to 7 avs..(8), E 11, M 76, H 179.
s s, 7 to 8 avs..K 123
n s, 8 to 9 avs..D 138
s s, 8 to 9 avs.. M122, (193)
n s, 10 to 11 avs..*687
s s, 10 to 11 avs..182, (193), G 194, 220, *922.

30th, ss, from 1 to 2 avs..128
n s, 2 to 3 avs..S 45, 80, 88
s s, 2 to 3 avs..42, (231)
n s, 3 to Lex avs..P 56, 202
s s, 3 to Lex avs..H 179
s s, Lex to 4 avs..166
s s, Mad to 5 avs..R 56
n s, 5 to 6 avs..150, (193), R 194, 199
n s, 6 to 7 avs..191
s s, 6 to 7 avs..*1046
n s, 7 to 8 avs..134, 174, 199, A 206, 220
s s, 7 to 8 avs..150
n s, 8 to 9 avs..4, T 11, B 92, D 131
s s, 8 to 9 avs..2, H 9, 128, †203
s s, west of 11 av..F 217

31st, s s, east of 1st av..(44)
n s, 1 to 2 avs..(145), S 146, D 146
s s, 1 to 2 avs..G 34, 126
n s, 2 to 3 avs..80, (178), D 179
s s, 4 to Mad avs..A 56
n s Mad to 5 avs..150
n s, 5 to 6 avs..199
s s, 5 to 6 avs..80, (91),
n s, 6 to 7 avs..199
s s, 6 to 7 avs..96, 105, H 107, 110, 142, 191, *355
s s, 7 to 8 avs..134, 174, 199
s s, 8 to 9 avs..A 21, A 84, M 84, 96, 199
n s, 9 to 10 avs..U 9, H 138
s s, 9 to 10 avs..(33), F 34, F 35, S 84, (162), F 162, M 162, B 162, G 170.

32d, s s, east of 1 av..96, (205), (215)
n s, from 1 to 2 avs..T 92, 96, 199
s s, 1 to 2 avs..N 9
n s, 2 to 3 avs..89, 97
s s, 2 to 3 avs..5
n s, 3 to Lex avs..40, (178)
s s, 3 to Lex avs..(55)
s s, Lex to 4 avs..*965
s s, 4 to Mad avs..142, (205), *603
n s, Mad to 5 avs..D 170
n s, 5 to 6 avs..(8), (20), (193)
s s, 6 to 7 avs..(66), M 67, M 77, (84)

33d, n s, from 1 to 2 avs..28
s s, 1 to 2 avs..126, *514.
n s, 2 to 3 avs..(91), 190
n s, 3 to Lex avs..(106), L 107
s s, 3 to Lex avs..(178), O 179
n s, 4 to Mad avs..W 21, W 224
s s, 4 to Mad avs..142, C 146, (205)
s s, 5 to 6 avs..(91), (193), H 224
n s, 6 to 7 avs..C 93, (230), C 231
n s, 7 to 8 avs..158, L 162, *514
n s, 9 to 10 avs..118, 119
s s, 9 to 10th avs..M 21
n s, 10 to 11 avs..166, 213, F 216

34th, n s, east of 1 av..M 131
s s, east of 1 av..128
n s, from 1 to 2 avs..L 92, (122), A 206, S 224.
s s, from 1 to 2 avs..(154), 174
n s, 2 to 3 avs..K 146
s s, 2 to 3 avs..88, 118, 126, G131, 229, *316
n s, Lex to Park avs..(121)
n s, Park to Mad avs..L 84, 110.
s s, Park to Mad avs..W 21, W 224
n s, 5 to 6 avs..(75), (122), (153), (162), (170), (178), (215)
s s, 5 to 6 avs..(153), 212.
n s, 6 to 7 avs..41.
n s, 7 to 8 avs..G 138, 158, *514
n s, 8 to 9 avs..H 186
n s, 9 to 10 avs..190
s s, 9 to 10 avs..118
n s, 10 to 11 avs..(91), P 92
s s, 10 to 11 avs..62, T 67, 96, 166

35th, n s, from 2 to 3 avs..30, 89
s s, 2 to 3 avs..30, 96
s s, Park to Mad avs..(215)
n s, 5 to 6 avs..62, 88, T 92, C 122, (162), 228, *1046
s s, 5 to 6 avs..(75), (145), (153), (162), (178)
n s, 6 to 7 avs..17, T 22, 150, †617
s s, 6 to 7 avs..41, 199
n s, 8 to 9 avs..118, 199, A 216
s s, 8 to 9 avs..(186), H 187
n s, 9 to 10 avs..L 11, H 21
s s, 9 to 10 avs..118
s s, 10 to 11 avs..150, E 154.

36th, s s, from 2 to 3 avs..S 170
n s, 3 to Lex avs..134
n s, 5 to 6 avs..28, S 84, (99), T 186
s s, 5 to 6 avs..182, 228, C 231, *842
n s, 6 to 7 avs..F 21, P 21, (224), M 224
s s, 6 to 7 avs..17, T 22, 150, †617
n s, 7 to 8 avs..2, H 9, T 107, H 131 †160
s s, 7 to 8 avs..(138)
n s, 8 to 9 avs..B 9
s s, 9 to 10 avs..†248
n s, 10 to 11 avs..H 123
s s, 10 to 11 avs..(55), L 56

37th, n s, from 2 to 3 avs..2, 4, H 10
s s, 2 to 3 avs..(33)
n s, 3 to Lex avs..128
s s, 3 to Lex avs..118, 158
n s, 5 to 6 avs..166, M 170
s s, 5 to 6 avs..220
s s, 6 to 7 avs..A 170, †572
n s, 7 to 8 avs..80
s s, 7 to 8 avs..96, 182, (205)
n s, 8 to 9 avs..40
s s, 8 to 9 avs..28
n s, 9 to 10 avs..213
s s, 9 to 10 avs..(44), U 84, (178), F 179
s s, 10 to 11th avs..T 231

38th, s s, east of 1 av..110
s s, from 1 to 2 avs..42, 150, G 162.
n s, 2 to 3 avs..(230)
s s, 2 to 3 avs..30
n s, 3 to Lex avs..191
s s, 3 to Lex avs..4, A 77
n s, Lex to Park avs..S 216
s s, Lex to Park avs..S 154
s s, Park to Mad avs..50
n s, Mad to 5 avs..(186), S 187
n s, 5 to 6 avs..B 11, 80, C 131, (153)
s s, 5 to 6 avs..(178)
s s, 6 to 7 avs..(145), (178)
n s, 7 to 8 avs..50, B 56, 151, 199
n s, 8 to 9 avs..O 36, (106)
s s, 8 to 9 avs..K 100, C 146
n s, 9 to 10 avs..174
s s, 9 to 10 avs..174
s s, 10 to 11 avs..(76), D 77, D 107

39th st, s s, from 1 to 2 avs..228, M 231.
s s, 2 to 3 avs..T 84
s s, 3 to Lex avs..(170)
n s, Park to Mad avs..J 21.
s s, Mad to 5 avs..(122)
n s, 5 to 6 avs..89, 118, 221
s s, 5 to 6 avs..B 11, (153), *476
s s, 6 to 7 avs..O 187
s s, 7 to 8 avs..28, 40, 50, L 56, (113), *148, (178)
s s, 8 to 9 avs..119
n s, 9 to 10 avs..(75), J 146, G 154
s s, 9 to 10 avs..16, K 138, 150, (153), C 154
n s, 10 to 11 avs..B 224.
s s, 10 to 11 avs..80.

40th st, s s, from 1 to 2 avs..(230).
n s, 2 to 3 avs..119, R 163
s s, 3 to Lex avs..F 67, (170)
n s, Lex to Park avs..F 84
s s, Lex to Park avs..M 231
n s, Park to Mad avs..143
n s, Mad to 5 avs..(153)
s s, 5 to 6 avs..64, W 67, R 162, 221, †288
n s, 6 to 7 avs..(8), C 10.
s s, 6 to 7 avs..C 206
s s, 7 to 8 avs..(122)
s s, 8 to 9 avs..D 93, (99)
s s, 9 to 10 avs..W 194, 228, *1006

41st st, n s, from 2 to 3 avs..135.
n s, 3 to Lex avs..L 35
n s, Park to Mad avs..S 67
n s, Mad to 5 avs..2, N 154
n s, 6 to 7 avs..S 67
s s, 6 to 7 avs..2, (193), W 206, 221, N 225, †329, *843
s s, 7 to 8 avs..T 163
n s 8 to 9 avs..C 231
s s, 8 to 9 avs..S 231
s s, 9 to 10 avs..(106)
west of 11 av..(66), (130)

42d st, s s, east of 1 av..L 216.
n s, from 1 to 2 avs..96
n s, 2 to 3 avs..52
n s, 3 to Lex avs..(153), M 154, (162), F 163, C 163, D 163
s s, 3 to Lex avs..†740
n s, Lex to Park avs..(205)
s s, Lex to Park avs..F 194
n s, Park to Mad avs..(205)
s s, Park to Mad avs..L 77, M 146
s s, Mad to 5 avs..(20), (113), D 114, 158
n s, 5 to 6 avs..(20), (130)
n s, 6 to 7 avs..88, (122), C 163, 212, F 216
n s, 7 to 8 avs..C 93, (154), (215), K 217, (224), *843
s s, 8 to 9 avs..D 179
n s, 9 to 10 avs..62, F 67
s s, 9 to 10 avs..M 57, (130), A 131
s s, 10 to 11 avs..88, *104, (224), S 225
n s, west of 11 av..199

43d st, n s, east of 1 av..72.
n s, from 1 to 2 avs..L 21
n s, 5 to 6 avs..150
n s, 6 to 7 avs..(185)
s s, 6 to 7 avs..(91), 176, 212, F 216
n s, 7 to 8 avs..(66)
s s, 7 to 8 avs..(55), K 56
n s, 8 to 9 avs..F 56, (130), 190, (193)
s s, 8 to 9 avs..F 56
n s, 9 to 10 avs..M 138, 174
s s, 9 to 10 avs..C 164
n s 10 to 11 avs..(113), V 131
n s, west of 11 av..M 101

44th st, n s, east of 1 av..S 22.
s s, east of 1 av..72
n s, from 1 to 2 avs..80, 166
n s, 2 to 3 avs..(193), 199, R 206
s s, 2 to 3 avs..201
s s, 3 to Lex avs..182
n s, Mad to 5 avs..80, 81, R 85, 118, 190, †572
s s, Mad to 5 avs..R 11, W 35, S 231
n s, 5 to 6 avs..B 10, C 84
s s, 5 to 6 avs..150
n s, 6 to 7 avs..F 114
s s, 6 to 7 avs..(55), F 56, S 67
n s, 8 to 9 avs..190, (193), 228, F 231
n s, 9 to 10 avs..16, 96, F 100, V 131
n s, 10 to 11 avs..G 45, S 100
s s, 10 to 11 avs..62, K 67, 97, B 101, 111, F 114, 199

45th st, s s, east of 1 av..S 22.
n s, from 1 to 2 avs..104
s s, from 1 to 2 avs..D 170
n s, 2 to 3 avs..220
s s, 2 to 3 avs..H 10, E 10
n s, 3 to Lex avs..*63, 72, *435
s s, 3 to Lex avs..M 146, (170).
n s, Lex to Park avs..†329
n s, Mad to 5 avs..182
n s, 5 to 6 avs..F 35, (44), 64, 190, 191.
n s, 6 to 7 avs..H 122
s s, 6 to 7 avs..D 206
s s, 8 to 9 avs..B 92, S 92, 126, 182, †1022
n s, 9 to 10 avs..212
s s, 10 to 11 avs..166, 174, L 216

46th st, n s, from 1 to 2 avs..62, S 67, 174.
s s, 1 to 2 avs..118, B 122
n s, 2 to 3 avs..M 170
n s 3 to Lex avs..88, (91), M 92
s s, 3 to Lex avs..199
n s, Lex to Park avs..(44)
s s, Lex to Park avs..†329
s s, Mad to 5 avs..142, R 146, 150, (153), R 224
n s, 5 to 6 avs..F 21, 50, 51, 62, E 67, (122), W 122, H 154, 199
s s, 5 to 6 avs..190, †329
n s, 6 to 7 avs..96, S 107, 134, B 138, 150
s s, 6 to 7 avs..2, G 10, 16, L 76
n s, 7 to 8 avs..H 206
s s, 7 to 8 avs..M 67, G 85
n s, 8 to 9 avs..(162)
n s, west of 11 av..28, R 35


**NOTE.—Key explaining the signs used will be found on page 3.**

47th st, n s, from 1 to 2 avs..174, *514.
s s, from 1 to 2 avs..213, †489
n s, 2 to 3 avs..B 107
s s, 2 to 3 avs..M 100, 220
s s, Lex to Park avs..(44)
n s, Mad to 5 avs..(170)
n s, 5 to 6 avs..16, 28
s s, 5 to 6 avs..2, C 84, F 224
n s, 6 to 7 avs..(44), 96, S 107, C 107
s s, 6 to 7 avs..(55), (122)
n s, 7 to 8 avs..(186), L 187, 220
s s, 7 to 8 avs..16, 62, 118, (185), L 186, N 216
n s, 9 to 10 avs..174, 182, 212
s s, 9 to 10 avs..128
s s, 10 to 11 avs..M 114
n s, west of 11 av..(162)

48th st, s s, east of 1 av..104.
n s, from 1 to 2 avs..28, L 35, 40
s s, 1 to 2 avs..R 35, D 35, 88, M 92
n s, 2 to 3 avs..D 101, M 206
s s, 2 to 3 avs..T 22, 199, 229
n s, 3 to Lex avs..L 77
n s, Mad to 5 avs..†119, 126
n s, 5 to 6 avs..(145)
s s, 5 to 6 avs..40, S 206.
n s, 6 to 7 avs..(215)
s s, 6 to 7 avs..(20)
ns, 7 to 8 avs..D 67, †981.
s s, 7 to 8 avs..S 76, H 122, H 131, 190, M 194
n s, 8 to 9 avs..3, (21), M 22, 126, 128, K 179
s s, 8 to 9 avs..S 10, F 56, S 138
s s, west of 11 av..40, N 138

49th st, n s, east of 1 av..16, 88, 150.
n s, from 1 to 2 avs..142, 143
s s, from 1 to 2 avs..126
s s, 2 to 3 avs..104, S 107.
n s, 3 to Lex avs..3, H 10, 62
n s, Park to Mad avs..S 22, C 146, S 171
s s, Park to Mad avs..190
n s, Mad to 5 avs..(178)
s s, 5 to 6 avs..(34)
n s, 6 to 7 avs..3, 159, 174, 175
s s, 6 to 7 avs..3, 126
s s, 7 to 8 avs..199
s s, 8 to 9 avs..(8), 64, 89, 199
s s, 9 to 10 avs..28, 126
n s, 10 to 11 avs..S 100, M 179
s s, 10 to 11 avs..96
n s, west of 11 av..M 23

50th st, n s, from 1 to 2 avs..P 76.
n s, 2 to 3 avs..80
s s, 2 to 3 avs..166
n s, 3 to Lex avs..†76
s s, 3 to Lex avs..3, 4
n s, Lex to Park avs..3, 4,B 22
n s, Park to Mad avs..*188
s s, Mad to 5 avs..126, (185), G 186, *316
n s, 5 to 6 avs..(137)
s s, 5 to 6 avs..(99), R 100, (130)
n s, 7 to 8 avs..96, 126
s s, 7 to 8 avs..50, 150, *187
n s, 8 to 9 avs..F 68
s s, 8 to 9 avs..K 156, 183
n s, 9 to 10 avs..228
n s, 10 to 11 avs..127, M 131, 182, *804
s s, 10 to 11 avs..17, 166

51st st, n s, east of 1 av..F 67.
n s, from 1 to 2 avs..72, K 76
s s, 1 to 2 avs..S 122, W 122, 126, B 131
n s, 2 to 3 avs..16, †30
s s, 2 to 3 avs..P 114, 176
s s, 3 to Lex avs..H 186
n s, Lex to Park avs..4
s s, Lex to Park avs..3, 4, B 22
s s, 5 to 6 avs..(224)
n s, 7 to 8 avs..J 56, 182, T 186, 199, *687
s s, 7 to 8 avs..96, 126
n s, 8 to 9 avs..40, K 67, 72, F 76, 229, †248, †817
s s, 8 to 9 avs..3, F 10, W 92, L 107, 150, (154), 199
n s, 9 to 10 avs..4
n s, 10 to 11 avs..S 115, S 180, K 208

52d st, n s, east of 1 av..L 21
s s, east of 1 av..S 138, D 138.
n s, from 1 to 2 avs..K 122
s s, 1 to 2 avs..M 138
n s, Lex to Park avs..B 170
n s, 7 to 8 avs..40, S 45, D 179, (224)
n s, 8 to 9 avs..128
s s, 8 to 9 avs..213
n s, 9 to 10 avs..50, R 114, L 208
s s, 10 to 11 avs..M 21, T 194
s s, west of 11 av..3, G 21, R 21, 174, *764

53d st, n s, from 1 to 2 avs..200, 201, R 208, 222
s s, 1 to 2 avs..80, 152, 212
n s, 2 to 3 avs..(231), O 232
s s, 2 to 3 avs..C 179
n s, Lex to Park avs..A 67
n s, Park to Madison avs..A 163.
s s, Park to Madison avs..S 122.
s s, Mad to 5 avs..134.
n s, 5 to 6 avs..(215).
s s, 5 to 6 avs..212, 228, V 231, *922.
n s, 6 to 7 avs..(153).
n s, 7 to 8 avs..C 22, S 107, (145), W 146, S 231.
n s, 8 to 9 avs..62, B 67, *148.
n s, 9 to 10 avs..166, 182.
s s, 9 to 10 avs..N 21, (113), K 114, 118, 142, (178), B 180.
s s, 10 to 11 avs..135, 182, †488, *804.

54th st, n s, from Av A to 1 av..(215).
s s, Av A to 1 av..E 35.
n s, 1 to 2 avs..42, 50, C 56, 62, C 67.
s s, 1 to 2 avs..200, 201, R 208.
n s, 2 to 3 avs..42.
s s, 2 to 3 avs..(106), L 107, †937.
n s, 3 to Lex avs..R 10.
s s, Lex to Park avs..†118, D 171, 182.
n s, Park to Mad avs..†527.
n s, Mad to 5 avs..J 114, 167, F 171, (178).
n s, 5 to 6 avs..O 224.
s s, 6 to 7 avs..B 186.
s s, 7 to 8 avs..(178), R 179, (205), O 208, 228, *514.
n s, 8 to 9 avs..118.
s s, 8 to 9 avs..213.
n s, 9 to 10 avs..(224), M 225.
s s, 9 to 10 avs..220.
s s, 10 to 11 avs..B 131.

55th st, n s, from 1 to 2 avs..M 10.
s s, 2 to 3 avs..63, 72.
n s, 3 to Lex avs..H 163.
n s, Lex to Park avs..H 194.
s s, Lex to Park avs..28, S 35, 63, 150, *645, †898.
s s, Park to Mad avs..40, 72.
s s, Mad to 5 avs..B 224, (230).
n s, 5 to 6 avs..B 76, 88, E 92.
s s, 5 to 6 avs..O 224.
n s, 6 to 7 avs..30.
s s, 6 to 7 avs..134, B 138.
n s, 7 to 8 avs..V 22.
s s, 7 to 8 avs..M 163, 212.
n s, 8 to 9 avs..62.
s s, 8 to 9 avs..111.
n s, 10 to 11 avs..111.
s s, 10 to 11 avs..50, 174.

56th st, n s, from Av A to 1 av..175, *727.
s s, 1 to 2 avs..S 224.
n s, 2 to 3 avs..88, G 92.
s s, 2 to 3 avs..118.
n s, Lex to Park avs..S 186.
s s, Lex to Park avs..V 107.
s s, Park to Mad avs..40, 150. *646.
n s, 5 to 6 avs..S 186.
s s, 5 to 6 avs..3, 4, C 10, 62, C 67, A 67, 190, *842.
s s, 6 to 7 avs..3, 80, 199.
s s, 7 to 8 avs..126, *148, 158.
s s, 8 to 9 avs..M 84, M 131, 175.
n s, 9 to 10 avs..3, 40, *104, 104, D 107, 199, K 206, 220.
s s, 9 to 10 avs..142, N 179.

57th st, n s, from 1 to 2 avs..80, 118.
s s, 1 to 2 avs..50, 134.
n s, 2 to 3 avs..(230), *842, *922.
s s, 3 to Lex avs..C 179.
n s, 5 to 6 avs..199.
s s, 5 to 6 avs..G 10, (122), 175.
n s, 6 to 7 avs..(21), F 21, R 21, 50, 199, C 206.
s s, 7 to 8 avs..(75).
n s, 8 to 9 avs..H 45, F 231.
n s, 9 to 10 avs..D 139, 199.
s s, 9 to 10 avs..64, (106), G 146.
n s, 10 to 11 avs..(205), F 206.
s s, west of 11 av..†248.

58th st, n s, from Av A to 1 av..150, †572.
s s, Av A to 1 av..B 84.
n s, 1 to 2 avs..176.
s s, 1 to 2 avs..3, 88, 174.
n s, 2 to 3 avs..168, *922.
s s, 2 to 3 avs..S 163, B 224.
s s, Lex to Park avs..C 138.
n s, Park to Mad avs..†203.
s s, Park to Mad avs..16, 17, V 21, 96, S 100.
n s, 5 to 6 avs..L 171, (193).
s s, 5 to 6 avs..28, E 163.
n s, 6 to 7 avs..201.
s s, 6 to 7 avs..F 115, A 163.
s s, 7 to 8 avs..F 100.
s s, 9 to 10 avs..191.

59th st, s s, from Av A to 1 av..(178), †572.
s s, 1 to 2 avs..C 21, D 154, C 216.
n s, 2 to 3 avs..K 138, M 138.
s s, 2 to 3 avs..(8).
n s, Park to Mad avs..62.
s s, Park to Mad avs..(66), (205).
s s, 5 to 6 avs..T 100.
n s, Grand Circle to Col av..J 122.
s s, 7 to 8 avs..B 36.
n s, Ams to West End avs..88, 134, 199, 228, *316.

60th st, n s, from 1 to 2 avs..W 231.
n s, 2 to 3 avs..K 67, (91), (145).
s s, 2 to 3 avs..168.
s s, Park to Mad avs..S 206.
n s, Mad to 5 avs..174.
n s, C P W to Col av..190.
s s, C P W to Col av..166.
n s, Ams to West End avs..199.
s s, Ams to West End avs..150 ,199.

61st st, n s, east of 1 av..*804.
n s, from 1 to 2 avs..166.
s s, 1 to 2 avs..N 56.
n s, 2 to 3 avs..182, S 216.
s s, 2 to 3 avs..R 100, 126, S 131, G 216, *514.
n s, 3 to Lex avs..111.
n s, Lex to Park avs..72.
s s, Lex to Park avs..62, 63, 96, S 100, 111, E 207, †700.
s s, Park to Mad avs..R 206.
s s, Mad to 5 avs..174.
n s, C P W to Col av..(20), (137), (185).
s s, C P W to Col av..†203.
s s, Col to Ams avs..81, (205).
n s, Ams to West End avs..*62, 72, 96, L 100, 134, *603.
s s, Ams to West End avs..30, R 35, 62, (154).

62d st, n s, from 2 to 3 avs..50, 150.
s s, 2 to 3 avs..81, W 154, 174.
s s, 3 to Lex avs..50, B 56, 80, *187.
n s, Lex to Park avs..212.
n s, Park to Mad avs..S 67, †488.
s s, Mad to 5 avs..62, G 67, R 107.
n s, Col to Ams avs..88.
s s, Col to Ams avs..41, N 46.
n s, Ams to West End avs..228, *842.
s s, Ams to West End avs..126, T 131.

63d st, s s, east of 1 av..150, *435.
n s, from 1 to 2 avs..(55).
s s, from 1 to 2 avs..(153), (170).
n s, 2 to 3 avs..W 35.
s s, 2 to 3 avs..28.
s s, 3 to Lex avs..40, S 45.
n s, C P W to Col av..110.
n s, Col to Ams avs..96, 182.
n s, Ams to West End avs..143.

64th st, n s, east of Av A..17.
n s, from Av A to 1 av..†573.
s s, 2 to 3 avs..(44), H 131.
n s, Lex to Park avs..K 35.
s s, Lex to Park avs..M 155.
n s, Mad to 5 avs..221.
n s, C P W to Col av..(122), 134, (137), (153).
n s, Col to Ams avs..V 100, 220, *922.
s s, Col to Ams avs..110, F 114.
n s, Ams to West End avs..D 154.

65th st, n s, from Av A to 1 av..(205).
s s, Av A to 1 av..†573.
n s, 1 to 2 avs..K 76, 174, M 179, *803, *1006.
s s, 1 to 2 avs..150, S 171.
n s, Park to Mad avs..A 122, S 216.
s s, Park to Mad avs..L 56.
n s, Mad to 5 avs..30, 50, H 56, 73, P 122, *274.
s s, Mad to 5 avs..K 171.
n s, C P W to Col av..135, U 146, (205), M 206.
s s, C P W to Col av..4, (186).
s s, Ams to West End avs..40, 199, 202.

66th st, s s, east of 1 av..134.
n s, from 1 to 2 avs..M 10, G 171.
n s, 2 to 3 avs..P 154, J 154.
s s, Mad to 5 avs..T 171, 199.
s s, Col to Ams avs..28.
n s, Ams to West End avs..126, *514.
n s, west of West End av..199.

67th st, s s, east of Av A..17.
n s, 2 to 3 avs..(55).
s s, 2 to 3 avs..72, K 194.
n s, Lex to Park avs..B 35.
s s, Park to 5 avs..96.
n s, C P W to Col av..C 21, S 85.
s s, C P W to Col av..3.
n s, Col to Ams avs..28, C 35, 41, B 46, 81, J 217.
n s, Ams to West End avs..P 92.

68th st, n s, from 1 to 2 avs..K 225.
s s, 2 to 3 avs..152, 199, S 206.
s s, 3 to Lex avs..O 36.
s s, Park to Mad avs..28, B 35.
s s, Mad to 5 avs..151, *476, *645, *687.
n s, C P W to Col av..119, 126, C 146, C 155.
s s, C P W to Col av..40.
n s, Col to Ams avs..N 56.
s s, Ams to West End avs..D 67.
s s, west of West End av..16.

69th st, n s, from Av A to 1 av..B 231.
n s, 1 to 2 avs..182.
s s, 1 to 2 avs..89, B 225.
n s, 2 to 3 avs..16, S 21.
n s, 3 to Lex avs..72.
n s, Park to Mad avs..190, P 194.
s s, Park to Mad avs..G 131, R 186.
n s, Mad to 5 avs..111, 126, J 131.
s s, Mad to 5 avs..199.
n s, C P W to Col av..P 100.
s s, C P W to Col av..3, E 11, 30.
s s, Col to Ams avs..17, O 22, 183.
n s, Ams to West End avs..(113).
n s, west of West End av..16, 80, S 84, 118, 128, 212.
s s, west of West End av..28, 30, N 35, 228, (230).

70th st, n s, east of Av A..(186).
n s, from Av A to 1 av..220.
s s, Av A to 1 av..110, K 114, (193), K 194.
n s, 1 to 2 avs..30, (170).
s s, 1 to 2 avs..18.
n s, 2 to 3 avs..(91), (130).
s s, 2 to 3 avs..118, *233, *316, *435.
n s, 3 to Lex avs..118.
s s, 3 to Lex avs..199.
n s, C P W to Col av..28, M 35.
s s, C P W to Col av..96.
n s, Col to Ams avs..T 56, M 107, R 107, 126.
n s, Ams to West End avs..*16, H 92.
n s, west of West End av..118, *476.
s s, west of West End av..R 131.

71st st, n s, east of Av A..(162).
n s, from Av A to 1 av..W 138.
s s, Av A to 1 av..W 35, 50, L 56, 174, 228, L 231.
n s, 1 to 2 avs..135, (170).
s s, 1 to 2 avs..110.
ns, 2 to 3 avs..166, 167, R 171, B 194.
n s, 3 to Lex avs..176.
n s, Lex to Park avs..T 114.
s s, Lex to Park avs..28.
n s, Mad to 5 avs..V 146.
s s, Mad to 5 avs..C 216.
n s, C P W to Col av..62, C 67, J 67.
s s, C P W to Col av..182.
n s, Col av to Bway..(205), F 206.
n s, Bway to West End av..G 163.
s s, Bway to West End av..Q 107, 166.
n s, west of West End av..134, 220, 228.
ss, west of West End av..*727.

72d st, n s, from Av A to 1 av..16, D 67, J 139, 220, P 225.
s s, Av A to 1 av..D 67.
n s, 1 to 2 avs..W 208.
s s, 1 to 2 avs..S 131, 142, (178), 199, (205).
s s, 2 to 3 avs..88, P 92.
s s, 3 to Lex avs..176.
n s, Lex to Park avs..88.
s s, Park to Mad avs..88, C 92, L 186.
s s, C P W to Col av..16, R 92.
n s, Col to Ams avs..111.
s s, Col to Ams avs..A 10.
n s, Ams to West End avs..72, B 76, 88, B 92.

**NOTE.—Key explaining the signs used will be found on page 3.**

s s, Ams to West End avs..104, 213.
n s, west of West End av..C 56.
s s, west of West End av..142.

73d st, n s, east of Av A..M 107.
n s, from Av A to 1 av..212.
s s, Av A to 1 av..T 56, 118.
n s, 1 to 2 avs..82.
s s, 1 to 2 avs..199, 220.
n s, 2 to 3 avs..150, D 155, 220, S 225, 228, C 231.
s s, 2 to 3 avs..16, 105, H 107.
n s, 3 to Lex avs..150.
s s, 3 to Lex avs..(153).
s s, Lex to Park avs..(9), 118, 174.
s s, Park to Mad avs..D 10, 18, D 21.
n s, C P W to Col. av..H 76.

74th st, s s, east of Av A..H 155.
s s, from Av A to 1 av..175.
n s, 1 to 2 avs..40, G 56, W 171, (205).
s s, 1 to 2 avs..B 10.
n s, 2 to 3 avs..M 35, 42.
s s, 2 to 3 avs..N 21, 62, V 84, 158.
n s, Mad to 5 avs..L 92, *687.
n s, C P W to Col av..190, *687.
s s, Col to Ams av..J 84, *922.
n s, west of West End av..M 231.

75th st, n s, east of Av A..†30, G 194.
n s, from Av A to 1 av..(122).
s s, Av A to 1 av..29, K 35.
n s, 1 to 2 avs..29, K 171, 199.
s s, 1 to 2 avs..190.
n s, 2 to 3 avs..110.
s s, 2 to 3 avs..D 35.
s s, 3 to Lex avs..62, C 67, *104,150, 220.
n s, Lex to Park avs..(224).
s s, Lex to Park avs..29, S 35, H 77.
n s, Park to Mad avs..3, 4.
n s, Mad to 5 avs..R 21.
n s, C P W to Col av..B 56.
s s, C P W to Col av..B 194.
n s, Col to Amsterdam avs..166, L 186.
s s, Col to Ams avs..(44), 151, 158.
n s, Ams to West End avs..(83), (154).

76th st, s s, east of Av A..228.
n s, from Av A to 1 av..182, P 186.
s s, Av A to 1 av..(178).
n s, 1 to 2 avs..W 207, W 216.
s s, 1 to 2 avs..72.
n s, 2 to 3 avs..N 179.
s s, 2 to 3 avs..190.
s s, Lex to Park avs..J 114, 199, S 207.
s s, Park to Mad avs..C 10.
n s, Mad to 5 avs..212.
s s, Mad to 5 avs..3.
n s, C P W to Col av..96.
s s, C P W to Col av..D 207.
s s, Col av to Ams av..50, 142, 199, L 216, *233.
n s, Ams to West End avs..B 92, B 114.
n s, west of West End av..126, 166, *727.
s s, west of West End, 72, 126.

77th st, n s, from 1 to 2 avs..K 171, B 171, M 171, 201.
s s, 1 to 2 avs..D 92.
n s, 2 to 3 avs..H 57, G 231.
s s, 2 to 3 avs..16, 62, 220.
s s, Park to Mad avs..72, S 131.
s s, C P W to Col av..4, B 10, 80, T 100, P 155.
n s, Col to Ams avs..134, R 138, 190.
n s, Ams to West End avs..S 77.
s s, Ams to West End avs..I 36, R 45, (106), C 114.

78th st, n s, from Av A to 1 av..182.
s s, 1 to 2 avs..182, F 207, 214, *803.
s s, 2 to 3 avs..190, 220, 228.
n s, 3 to Lex avs..K 36, 183, F 187.
s s,3 to Lex avs..B 225.
n s, Lex to Park avs..199.
s s, Park to Mad avs..40, 51, G 57.
s s, Mad to 5 avs..40, S 45.
n s, Col to Ams avs..C 107.
s s, Col to Ams avs..142, 143.
n s, Ams to West End avs..W 45, (91), (113), P 114, P 123, 191.
s s, Ams to West End avs..S 85, 228.
s s, west of West End av..228.

79th st, n s, from 1 to 2 avs..62, I 84, 174, 175.
s s, 1 to 2 avs..29, F 107, 175.
n s, 2 to 3 avs..228.
s s ,2 to 3 avs..119, 166.
n s, 3 to Lex avs..110, 142, O 146, F 179.
s s, 3 to Lex avs..29, H 35, 182, K 207.
n s, Lex to Park avs..T 194.
n s, Park to Mad avs..H 216.
n s, Mad to 5 avs..E 10.
s s, Mad to 5 avs..O 179.
n s, Col to Ams av..D 35, R 45.
s s, Col to Ams avs..41, *104.
n s, Ams to West End avs..P 35, 150, 158.
s s, Ams to West End avs..P 114, P 123, 126, 134, 191.
s s, west of West End av..3, K 131.

80th st, n s, from Av A to 1 av..126, 174.
n s, 1 to 2 avs..S 67, H 194.
n s, 2 to 3 avs..(91), (224), B 225.
s s, 3 to Lex avs..126, H 131, C 186, 191.
n s, Lex to Park avs..H 216.
s s, Lex to Park avs..G 179.
s s, Park to Mad avs..3, 4.
s s, Mad to 5 avs..S 179, †450.
s s, Col to Ams avs..(205), 220, H 225.
n s, Ams to West End avs..30, S 146.
s s, Ams to West End avs..201.
n s, west of West End av..182.

81st st, n s, from Av A to 1 av..158.
s s, Av A to 1 av..(9), (34), (66), B 114.
s s, 1 to 2 avs..72.
n s, 2 to 3 avs..16, (75), 126, 174, 199, 212, *645.
s s, 2 to 3 avs..(205), (225), R 225.
n s, 3 to Lex avs..126, A 207, 212, 213.
s s, 3 to Lex avs..4.
n s, Lex to Park avs..R 114, H 163.
s s, Mad to 5 avs..K 76.
s s, Col to Ams avs..S 67, 134, H 155.
n s, Ams to West End avs..201.
s s, Ams to West End avs..D 10, 88, F 107, *187, 202.
n s, west of West End av..127, S 163.

82d st, n s, east of Av A..S 35, S 45, 126, 212.
n s, from Av A to 1 av..(153).
s s, Av A to 1 av..104, K 107, 110.
n s, 1 to 2 avs..K 10, N 138.
s s, 1 to 2 avs..222.
s s, 2 to 3 avs..(91), 110, *316, *435.
n s, 3 to Lex avs..3, S 163.
s s, 3 to Lex avs..16, N 22, 29, W 35.
s s, Lex to Park avs..166.
n s, Park to Mad avs..143, F 146, 151.
s s, Park to Mad avs..L 225.
s s, Mad to 5 avs..*233.
n s, C P W to Col av..(162), H 163, *687.
s s, C P W to Col av..62.
n s, Col to Ams avs..M 138, G 155.
s s, Col to Ams avs..K 171.
s s, Ams to West End avs..62.
s s, west of West End av..97, M 100, M 225.

83d st, s s, east of Av A..(44).
n s, from 1 to 2 avs..F 146, 182, 199.
n s, 2 to 3 avs..97, R 100, D 216.
s s, 2 to 3 avs..M 35, 51, 52, 182, 190.
n s, Lex to Park avs..73.
n s, Park to Mad avs..51, C 155, *646.
s s, Park to Mad avs..143, F 146, 151.
n s, C P W to Col av..29, 50, N 56, C 225.
s s, C P W to Col av..62, G 76.
n s, Col to Ams avs..199, W 207.
s s, Col to Ams avs..174, (178).
n s, Ams to West End avs..30, D 36.
n s, west of West End av..62.
s s, west of West End av..105, H 107.

84th st, n s, east of Av A..62, S 67, S 76.
n s, from 2 to 3 avs..212.
s s, 2 to 3 avs..3, †160, 212, H 225.
n s, 3 to Lex avs..16.
s s, Lex to Park avs..89, E 92.
s s, Park to Mad avs..C 155.
n s, Mad to 5 avs..80.
s s, C P W to Col av..29, L 35.
n s, Col to Ams avs..199, 220.
n s, Ams to West End avs..17, M 22, 41, P 46, 105, H 107, P 171, P 207.
n s, west of West End av..50, 72, 126, D 155.
s s, west of West End av..80, H 84.

85th st, s s, from Av A to 1 av..111, 118.
n s, 1 to 2 avs..3, F 10.
n s, 2 to 3 avs..104.
s s, 2 to 3 avs..29, F 35, (55), R 57, 220.
n s, 3 to Lex avs..(113).
n s, Lex to Park avs..(205).
s s, Lex to Park avs..*1046.
s s, Park to Mad avs..(34), P 36, 159.
s s, Mad to 5 avs..†248.
n s, Col to Ams avs..S 114, 212.
s s, Col to Ams avs..H 22, 228.
n s, Ams to West End avs..A 77, A 84, 88, A 131.
n s, west of West End av..16, 72.
s s, west of West End av..134, 143, *603.

86th st, n s, east of Av A..C 100, H 163.
s s, east of Av A..P 35, M 35, 228, *965.
n s, from Av A to 1 av..R 10.
s s, Av A to 1 av..29, J 35, 80.
s s, 1 to 2 avs..50.
n s, 2 to 3 avs..(170).
s s, 2 to 3 avs..(44).
s s, 3 to Lex avs..(113).
s s, Lex to Park avs..3.
s s, Park to Mad avs..T 131, 228, 229.
n s, C P W to Col av..R 56, R 67.
s s, C P W to Col av..191, 200, K 207.
n s, Col to Ams avs..S 179.
s s, Col to Ams avs..16, H 194.
s s, Ams to West End avs..A 77, A 84, A 131, 167, R 171, 201.
n s, west of West End av..K 114, *764.
s s, west of West End av..17, 29, 50, 51, E 56, E 146, †488.

87th st, n s, east of Av A..220.
s s, east of Av A..166, 201.
n s, from Av A to 1 av..S 92, C 225.
s s, Av A to 1 av..166.
s s, 1 to 2 avs..F 139, C 231.
s s, 2 to 3 avs..M 138, 143.
s s, Lex to Park avs..4, W 10.
n s, Park to Mad avs..158.
s s, Park to Mad avs..E 231.
n s, C P W to Col av..200, S 207.
s s, C P W to Col av..3, F 10, 16, 228.
n s, Col to Ams avs..B 10, B 35, M 92, F 179.
s s, Col to Ams avs..16, S 22, P 22, P 67.
n s, Ams to West End avs..212, G 216, *727, *882.
s s, west of West End av..J 225.

88th st, n s, east of Av A..G 138.
s s, east of Av A..W 35.
s s, from Av A to 1 av..118.
n s, 1 to 2 avs..135.
s s, 2 to 3 avs..(130).
s s, 3 to Lex av..L 22, (113).
n s, Lex to Park avs..3.
s s, Lex to Park avs..80, J 171.
s s, Park to Mad avs..89, V 92.
n s, Mad to 5 avs..73, 201, P 208.
s s, Mad to 5 avs..U 163.
n s, C P W to Col. av..B 107.
n s, Col to Ams avs..F 85, F 107, (193).
s s, Col to Ams avs..62, B 76, 118.
n s, Ams to West End avs..190, 200, S 207, 228.
s s, Ams to West End avs..K 207.
n s, west of West End av..S 216.
s s, west of West End av..16, 81, L 85.

89th st, s s, east of Av A..K 179.
s s, from 1 to 2 avs..97, 110, K 114, 160, H 217.
n s, 2 to 3 avs..29, 134.
s s, 2 to 3 avs..158.
n s, Lex to Park avs..51, H 56, U 56.
n s, Park to Mad avs..(186).
n s, Mad to 5 avs..191, 201.
s s, Mad to 5 avs..190, P 194, 200.
n s, C P W to Col av..97, M 100, 200, 201.
s s, C P W to Col av..190, *842.
s s, Col to Ams avs..200, 202, O 207.
s s, Ams to West End avs..190, 200, S 207.
s s, West End av to Riverside dr..D 171.

90th st, n s, from 1 to 2 avs..160.
s s, 1 to 2 avs..P 10.
n s, 3 to Lex avs..176, E 179, T 179.
s s, Lex to Park av..40, 41, 50, 62, F 76, C 186.
n s, C P W to Col av..63, 64, S 68, T 68, 104, S 139, 176, (178), 182, 200, F 207.
s s, C P W to Col av..3.
n s, Col to Ams avs..212, G 216.
s s, Ams to West End avs..(99).

91st st, ns, from Av A to 1 av..A 56, (231).
s s, 1 to 2 avs..97, S 100, (205).
n s, Park to Mad avs..S 22.
s s, Park to Mad avs..16.
n s, Mad to 5 avs..†76.
s s, Mad to 5 avs..*316, *922.
n s, C P W to Col av..97, 135, S 179, *355.
s s, C P W to Col av..63, (66), S 68, T 68, (178), 190, (205).
n s, Col to Ams avs..M 163.
s s, Col to Ams avs..104, A 107, A 131.
s s, West End av to Riverside dr..B 171.

92d st, n s, from 1 to 2 avs..H 122.
s s, 1 to 2 avs..(33), 220, M 231.
s s, 2 to 3 avs..†662.
s s, 3 to Lex avs..16.
n s, Lex to Park avs..220.
s s, Lex to Park avs..3, 29, 40, 63, 88, 97, E 207, †527.
n s, Park to Mad avs..S 10.
n s, C P W to Col av..16, 50, 97, N 146, 200, 212, 228.
s s, Col to Ams avs..50.
n s, West End av to Riverside dr..O 45.
s s, West End av to Riverside dr..T 114.

93d st, n s, from 1 to 2 avs..126.
n s, 3 to Lex avs..142.
s s, 3 to Lex avs..Q 77, A 216.
n s, Park to Mad avs..220, H 225.
n s, C P W to Col av..J 114, J 123, R 171.
s s, C P W to Col av..63, E 67, 72, 220, 221.
n s, Col to Ams avs..88, 97, 150, Z 155, *233.
s s West End av to Riverside dr..R 207.

94th st, s s, from 1 to 2 avs..E 163.
n s, 3 to Lex avs..M 85.
s s, 3 to Lex avs..4.
s s, Park to Mad avs..80, 158, *1046.
n s, Mad to 5 avs..159.
s s, C P W to Col av..81, 104, 200, 201.
s s, Col to Ams avs..16, R 45.
n s, Ams to West End avs..N 122, M 122.
s s, Ams to West End avs..(137).
n s, West End av to Riverside dr..159, *645.

95th st, ss, east of 1 av..†118.
n s, 1 to 2 avs..3, K 179, *187.
s s, 1 to 2 avs..118, C 194, 200, 202, *476.
n s, 2 to 3 avs..63, C 67.
s s, 3 to Lex avs..16, S 22, E 22.
n s, Lex to Park avs..63, T 68.
n s, Park to Mad avs..O 207.
n s, Mad to 5 avs..200, 201, R 207, †248.
s s, Mad to 5 avs..191.
n s, C P W to Col av..110, 182, 200, *393, *764, *804.
s s, C P W to Col av..29, P 77, P 84.
n s, Col to Ams avs..K 10.
s s, Col to Ams avs..29, 50, W 67, (84).
n s, Ams to West End avs..R 155, 167.

96th st, s s, from 1 to 2 avs..*16, 50, O 56, 63, 81, *316.
n s, 2 to 3 avs..(84), B 84, (91), G 131.
s s, 2 to 3 avs..212, (231), B 232.
n s, 3 to Lex avs..200, *882.
s s, 3 to Lex avs..126, *557.
n s, Lex to Park avs..(99).
s s, Park to Mad avs..159.
n s, Mad to 5 avs..81, P 85.
n s, C P W to Col av..*394.
s s, C P W to Col av..88, *274.
s s, Col to Ams avs..A 107.
n s, Ams to West End avs..151, E 155.
s s, Ams to West End avs..E 131.
n s, West End av to Riverside dr..†1022.
s s, West End av to Riverside dr..*187, *393.

97th st, n s, from 2 to 3 avs..63, (130), 182, T 186.
s s, 2 to 3 avs..88, (106), G 107, (130), 200, 202.
s s, 3 to Lex avs..O 92, 150.
s s, Lex to Park avs..200, L 207, L 231.
s s, Park to Mad avs..159.
s s, Mad to 5 avs..80, 81, P 84, P 85.
n s, C P W to Col av..80, M 84, 150.
s s, C P W to Col av..142.
n s, Col to Ams avs..F 122.

**NOTE.—Key explaining the signs used will be found on page 3.**

s s, Col to Ams avs..63, W 225.
n s, West End av to Riverside dr.. 159, P 163, A 186, P 208, M 208, †488.

98th st, s s, from 1 to 2 avs..M 10, 89, 150, 152.
n s, 2 to 3 avs..212.
s s, 2 to 3 avs..(99), 110.
n s, 3 to Lex avs..(34).
s s, 3 to Lex avs..H 67.
n s, Park to Mad avs..M 155.
s s, Park to Mad avs..(20), (44).
n s, Mad to 5 avs..80.
s s, Mad to 5 avs..142.
n s, C P W to Col av..174.
s s, C P W to Col av..S 11, 200.
n s, Col to Ams avs..190, *804.
s s, Col to Ams avs..16, 118, O 122, 158.
n s, Ams to West End avs..191, R 194.
s s, Ams to West End avs..M 107, 200, 201, H 207.
n s, West End av to Riverside dr.. 73, F 77.
s s, West End av to Riverside dr.. 88, S 92, F 123.

99th st, s s, from 2 to 3 avs..29, K 35, 63, 72, 213, *966.
n s, 3 to Lex avs..88, (162).
n s, Park to Mad avs..3.
n s, C P W to Col av..81.
s s, C P W to Col av..80, 104, 200, *882.
n s, Col to Ams avs..134.
n s, Ams to West End avs..200.
s s, Ams to West End avs..228, P 231.
s s, West End av to Riverside dr.. L 92.

100th st, n s, from 1 to 2 avs..29, (122), 174, I 179, 200, I 216.
s s, 1 to 2 avs..S 186.
s s, 3 to Lex avs..(193).
n s, Lex to Park avs..S 155.
n s Park to Mad avs..B 207, 228.
s s, Park to Mad avs..63, 72, K 77.
n s, C P W to Col av..213.
s s, C P W to Col av..M 138, *922.
n s, Col to Ams avs..63, 80.
s s, Col to Ams avs..L 146.
s s, Ams to West End avs..167.

101st st, n s, from Pleasant to 1 avs..(9).
n s, 1 to 2 avs..151, D 155, 182, 221.
s s, 1 to 2 avs..(113).
n s, 2 to 3 avs..(106).
n s, 3 to Lex avs..R 217.
n s, Lex to Park avs..182, R 225.
s s, Lex to Park avs..72, G 114.
s s, Park to Mad avs..3, J 10, A 216, *233.
s s, C P W to Col av..(66), 200, 201, H 207, R 207.
n s, Col to Ams avs..134.
n s, Ams to West End avs..3, C 123, 151.
s s, Ams to West End avs..O 138, 201.
n s, West End av to Riverside dr.. 119, 183.
s s, West End av to Riverside dr.. H 225.

102d st, s s, from Pleasant to 1 avs..97.
n s, 1 to 2 avs..158, (162), T 163, S 187, *603.
s s,1 to 2 avs..(55), 126, (145), 229.
n s, 2 to 3 avs..*16, 40, (75), 97, 134, R 138, *393.
s s, 2 to 3 avs..(55), S 187, 200.
s s, 3 to Lex avs..(99).
n s, Lex to Park avs..(145), B 146, 166, (230).
s s, Lex to Park avs..72, (153), *233.
n s, Park to Mad avs..S 123.
s s, Park to Mad avs..202, G 207.
n s, C P W to Col av..M 22, 29, M 131.
n s, Col to Ams avs..80, B 92, 221.
s s, Col to Ams avs..50, M 56, 63, P 100.
s s, Ams to West End avs..201, 221.
n s, west of West End av..97.

103d st, n s, from 1 to 2 avs..(185).
n s, 2 to 3 avs..143.
s s, 2 to 3 avs..3, R 10.
n s, 3 to Lex avs..S 22, 50.
s s, 3 to Lex avs..S 22.
n s, Lex to Park avs..63, S 67, 151, J 179, M 179.
n s, Park to Mad avs..50, *148.
s s, Mad to 5 avs..(20).
n s, Col to Ams avs..50, 190, R 194, S 216.
s s, Ams to West End avs..(20), 200.
s s, West End av to Riverside dr.. W 77, B 139, H 163.

104th st, n s, east of 1 av..(83), F 84, (113).
s s, east of 1 av..126.
s s, from 1 to 2 avs..174, S 179, †288, *1046.
n s, 3 to Lex avs..213.
s s, 3 to Lex avs..142.
s s, Lex to Park avs..63, L 92, D 92, D 138.
n s, Park to Mad avs..88, 190, A 194.
n s, Mad to 5 avs..175, 183, H 194.
n s, C P W to Col av..29, G 35, W 35, W 146, *603.
s s, C P W to Col av..*148.
n s, Col to Ams avs..M 100.
s s, Col to Ams avs..190.
s s, West End av to Riverside dr.. W 146.

105th st, n s, from 1 to 2 avs..3, G 10, 18, 29.
s s, 1 to 2 avs..142, 143, 200, *882.
n s, 2 to 3 avs..G 207, (224), M 225.
s s, 2 to 3 avs..142, K 179, 228.
n s, 3 to Lex avs..K 56, 160, B 194.
s s, Park to Mad avs..(34), D 36, (66), H 68, S 92, 151, (170).
n s, Mad to 5 avs..S 216, *843, *1006.
s s, Mad to 5 avs..175, 183, H 194.
n s, Col to Ams avs..40, D 155.
s s, Col to Ams avs..(193), *804.
n s, west of West End av..266.
s s, west of West End av..17.

106th st, n s, from Pleasant to 1 avs..175, M 179, 213, *603.
n s, 1 to 2 avs..29, (154).
s s, 1 to 2 avs..A 67, A 171, (215), 221.
n s, 2 to 3 avs..221, 228, *922.
s s, 2 to 3 avs..29, 166.
s s, 3 to Lex avs..158, 190, 213, S 216, 221, *603.
n s, Lex to Park avs..228, S 231, D 231, *843, *922.
s s, Park to Mad avs..104, 142.
s s, Mad to 5 avs..*843, *1006.
n s, C P W to Col av..142, L 225.
s s, C P W to Col av..29, 200, M 207.
n s, Col to Ams avs..200, 201, R 207, G 207.
s s, Col to Ams avs..*1046.
s s, Ams to West End avs..(205).
s s, West End av to Riverside dr.. 40, H 84, W 114, 158.

107th st, n s, from Pleasant to 1 avs..M 10.
s s, Pleasant to 1 avs..51, B 57, 175, M 179, 213, *603.
s s, 1 to 2 avs..29, 134, *148, *557.
n s, 2 to 3 avs..151, W 155, 166, G 207.
s s, 2 to 3 avs..29, 166, 228.
s s, Park to Mad avs..3, 40.
n s, Mad to 5 avs..N 163.
s s, Mad to 5 avs..I 216.
n s, C P W to Col av..166.
s s, C P W to Col av..63, 126, (145), M 146, (231).
s s, Col to Ams avs..(75), O 77, 190, *687.
n s, Ams av to Bway..S 10.
s s, Bway to Riverside dr..J 10, C 107.

108th st, ss, from Pleasant to 1 avs..151.
n s, 1 to 2 avs..40, 41, 221.
s s, 1 to 2 avs..158.
n s, 2 to 3 avs..S 139.
s s, 2 to 3 avs..63, 104, 135, *393.
s s, 3 to Lex avs..M 10.
n s, Lex to Park avs..63, 200, 228.
s s, Lex to Park avs..81, *274.
n s, Park to Mad avs..(99), C 100, 166, 182.
n s, Mad to 5 avs..166, K 179.
s s, Mad to 5 avs..81, 89.
n s, C P W to Col av..F 67.
s s, C P W to Col av..118.
n s, Col to Ams avs..3.
n s, Bway to Riverside dr..W 186.

109th st, n s, east of Pleasant av..(66).
n s, 1 to 2 avs..17, 29, 110, M 122, G 138, G 146.
s s, 1 to 2 avs..190, 200, D 207, A 216.
n s, 2 to 3 avs..(76), 110, 158, N 186, 221.
s s, 2 to 3 avs..50, *104, 182, 213, *922.
n s, 3 to Lex avs..*727.
s s, 3 to Lex avs..(99), D 155.
n s, Lex to Park avs..(137).
s s, Lex to Park avs..41, 42, A 67.
s s, Park to Mad avs..190, S 194.
n s, C P W to Col av..200.
s s, C P W to Col av..M 77, (170), G 171, (185).
n s, Col to Ams avs..†617.
s s, Col to Ams avs..T 10, 41, (76), P 84, 190, V 194.
n s, Ams av to Bway..41, T 186.
s s, Bway to Riverside dr..51, *148.

110th st, s s, from Pleasant to 1 avs..29, N 114, (193).
n s, 1 to 2 avs..29.
s s, 1 to 2 avs..3, 41, 110, G 114, 182, 200, R 207, 221, *804.
s s, 2 to 3 avs..(137).
s s, 3 to Lex avs..63, 64, T 68, 72.
n s, Lex to Park avs..(130), A 207.
n s, Park to Mad avs..126.
s s, Mad to 5 avs..S 45, 80, 182.
n s, 5 to Lenox avs..(83), R 84, S 91, R 206.
n s, Lenox to 7 avs..143, 183.
n s, 7 to 8 avs..50, S 56, (91).
n s, 8 to Manhattan avs..†203.
s s, C P W to Col av..(106).
n s, Ams av to Bway..A 9, (20), 134, 135, O 138.
s s, Ams av to Bway..E 154, 198, N 224.
n s, west of Bway..A 179.

111th st, n s, from 2 to 3 avs..142, 200, (230), D 231, *557.
s s, 2 to 3 avs..3, 142, 159.
s s, 3 to Lex avs..R 22, 151.
s s, Park to Mad avs..142, 174, *687, †937.
n s, Mad to 5 avs..3, 16, B 92.
s s, Mad to 5 avs..200, 202, G 207, 213.
s s, 5 to Lenox avs..O 100, O 114.
n s, Lenox to 7 avs..88, O 92, 191, †662.
s s, Lenox to 7 avs..80, H 84, 134, 143.
n s, 7 to 8 avs..(20), (91), 213, S 216, L 216.
s s, 7 to 8 avs..50, S 56, W 68, (91), 174.
n s, 8 to Manhattan avs..R 186.
n s, Ams av to Bway..81.
s s, Ams av to Bway..S 77.
n s, west of Bway..(205).
s s, west of Bway..A 179.

112th st, s s, from 1 to 2 avs..16, 29, 73, 97, 151, (153), N 179, 228, 229, T 231, W 231.
n s, 2 to 3 avs..159, 200, C 216.
s s, 2 to 3 avs..H 45, 190, B 194, A 207, (224).
n s, 3 to Lex avs..159.
s s, 3 to Lex avs..2, 3, 4, (162).
n s, Lex to Park avs..221, 229.
s s, Lex to Park avs..63, 89, R 179.
n s, Park to Mad avs..142, 221, H 225.
s s, Park to Mad avs..3, F 10, 50, 89, S 92, 97, W 100, (153), 201.
n s, Mad to 5 avs..88 B 92, 118, 190.
s s, Mad to 5 avs..200.
n s, 5 to Lenox avs..29, 50, 182, 228.
s s, 5 to Lenox avs..R 56, L 68, 73, (75), 191, L 225, *233.
n s, Lenox to 7 avs..29.
s s, Lenox to 7 avs..73, M 186.
n s, 7 to 8 avs..S 56, W 163, M 163.
n s, 8 to Manhattan avs..110, 200, 213, *922.
s s, Ams av to Bway..159.
n s, west of Bway..81.

113th st, s s, from 1 to 2 avs..126, V 155.
n s, 2 to 3 avs..C 11, (91), (137), 182.
s s, 2 to 3 avs..73.
n s, Lex to Park avs..B 57, *1046.
s s, Park to Mad avs..29, 50, *104, 118, *514.
n s, Mad to 5 avs..W 154, 191, H 194.
s s, Mad to 5 avs..88.
n s, 5 to Lenox avs..C 139.
s s, 5 to Lenox avs..62, W 187.
n s, 7 to 8 avs..166.
s s, 7 to 8 avs..88, 228, *966.
n s, 8 to Manhattan avs.. P 131.
n s, Ams av to Bway..C 10, 81, E 85, 159, F 231.
s s, Ams av to Bway..63, R 68, 166, S 171.

114th st, n s, from Pleasant to 1 avs.. D 171, M 187.
n s, 1 to 2 avs..29, 118, (137), 151, 159, (231), *687.
s s, 1 to 2 avs..118, 159.
n s, 2 to 3 avs..16, C 22, 127, 174, *922.
s s, 3 to Lex avs..80, (106).
s s, Park to Mad avs..97, G 100.
s s, Mad to 5 avs..K 10, 16, 80, P 84, 89, 191.
n s, 5 to Lenox avs..(20), 213.
s s, 5 to Lenox avs..127, 182, S 187, K 207, C 207, †856.
n s, Lenox to 7 avs..(76), 97, 200.
n s, 7 to 8 avs..H 171.
s s, 7 to 8 avs..16.
n s,Morningside dr to Ams av..C 131.
s s, Ams av to Bway..P 45, S 107, J 123.
n s, Bway to Riverside dr..81.
s s, Bway to Riverside dr..166.

115th st, n s, east of Pleasant av..(186).
n s, from Pleasant to 1 avs..T 22, 29.
s s, Pleasant to 1 avs..29, *1006.
n s, 1 to 2 avs..127, 128, 159, (231).
s s, 1 to 2 avs..88, M 92, C 207, *274.
n s, 2 to 3 avs..41.
s s, 2 to 3 avs..(178), (193).
n s, 3 to Lex avs..73, B 77.
n s, Lex to Park avs..182.
n s, Park to Mad avs..135, 174, *804.
n s, Mad to 5 avs..29, (106), (130).
s s, Mad to 5 avs..(44), I 163.
n s, 5 to Lenox avs..S 10, 64, (83).
s s, 5 to Lenox avs..(99), 110, 111, A 114, 127, 134, 159, F 163, 200, B 207.
s s, Lenox to 7 avs..88.
n s, 7 to 8 avs..126.
s s, 7 to 8 avs..190.
n s, 8 to Morningside avs..41, (55), (76), T 77.
s s, Morningside dr to Ams av..142, F 225.
n s, Bway to Riverside dr..151, 159, G 163, 176, 201, *274.
s s, Bway to Riverside dr..228, *1006.

116th st, n s, from Pleasant to 1 avs..29.
s s, Pleasant to 1 avs..29, (113).
n s, 1 to 2 avs..3, O 10, 51, *148, 182, 183, *966.
s s, 1 to 2 avs..41, 167, 182, M 187, S 225.
n s, 2 to 3 avs..R 35, L 216.
s s, 2 to 3 avs..118, (178).
n s, 3 to Lex avs..3, 16.
s s, 3 to Lex avs..159, U 163, *476.
n s, Lex to Park avs..41, G 45, 97.
n s, Park to Mad avs..D 171.
s s, Park to Mad avs..41, 42, 158.
n s, Mad to 5 avs..P 163.
s s, Mad to 5 avs..L 22, 97, L 100.
n s, 5 to Lenox avs..(99), H 194.
s s, 5 to Lenox avs..(9), S 68, 73, 127, L 216, E 225.
n s, Lenox to 7 avs..(44).
s s, Lenox to 7 avs..(137), (145), (170), 174, (193), W 207.
n s, 7 to 8 avs..29, *62, *63.
n s, 8 to Morningside avs..159.
s s, 8 to Morningside avs..17, 118, 221, K 225.
s s, Morningside dr to Ams av..C 155.
s s, Bway to Riverside dr..201.

117th st, ns, east of Pleasant av..97, N 100, 110, A 122, 127.
s s, east of Pleasant av..(55), K 56, (83), 213, F 231, *966.
n s, Pleasant to 1 avs..C 122, 175.
s s, Pleasant to 1 avs..175.
n s, 1 to 2 avs..P 68, R 171, P 194.
s s, 1 to 2 avs..63, 104, *148.
n s, 2 to 3 avs..73, N 131, S 216.
s s, 2 to 3 avs..(33), 151, K 155, F 155. 175, 190, M 194, (205), *764, *843.
s s, Park to Mad avs..S 22, A 35, 200.
n s, Mad to 5 avs..3.
n s, 5 to Lenox avs..175.
s s, 5 to Lenox avs..U 10, 63, S 179.
n s, Lenox to 7 avs..151.
s s, Lenox to 7 avs..G 68.
s s, 8 to Morningside avs..(130), 142.
n s, Morningside dr to Ams av..30.
s s, Morningside dr to Ams av..167.

118th st, n s, east of Pleasant av..R 114, 182, *804.
s s, east of Pleasant av..(91), H 92.
n s, from Pleasant to 1 avs..C 187.
s s, Pleasant to 1 avs..(154).
n s, 1 to 2 avs..3, F 11, (76), T 77, B 77, (84), T 84.
s s, 1 to 2 avs..29, N 35, 88, 175.
n s, 2 to 3 avs..3, S 114, 183.
s s, 2 to 3 avs..B 77, L 114, 159, *645.
n s, 3 to Lex avs..(91), 213, *1006.
s s, 3 to Lex avs..M 22, 182, *803.
n s, Lex to Park avs..3, K 10, 63, 135, 175.
s s, Lex to Park avs..143.
n s, Park to Mad avs..L 207.


**NOTE.—Key explaining the signs used will be found on page 3.**

s s, Park to Mad avs..142, 167.
n s, Mad to 5 avs..3, 150.
s s, Mad to 5 avs..(99), M 131, 167.
n s, 5 to Lenox avs..73, 159.
s s, 5 to Lenox avs..167.
n s, Lenox to 7 avs..63, D 68, 142, D 231.
s s, Lenox to 7 avs..127.
n s, 7 to 8 avs..G 56.
s s, 7 to 8 avs..(75), †288.
s s, 8 to Morningside avs..3, K 10, B 36, 89.
n s, Morningside dr to Ams av..63, 80.

119th st, n s, east of Pleasant av..51.
s s, east of Pleasant av..97, 98, H 225.
n s, from Pleasant to 1 avs..175, L 179.
s s, Pleasant to 1 avs..W 56.
n s, 1 to 2 avs..63.
s s, 1 to 2 avs..4, 29, 51, *104, 110.
n s, 2 to 3 avs..(20).
s s, 2 to 3 avs..L 139, M 139.
n s, 3 to Lex avs..(9), M 11, 17, M 22, 111.
n s, Lex to Park avs..B 207, L 216.
s s, Lex to Park avs..(122), (137), (193).
s s, Park to Mad avs..E 122, 200.
s s, Mad to 5 avs..30, F 56, 97, H 100.
n s, 5 to Lenox avs..17, 119, 221.
s s, 5 to Lenox avs..*148, 159, 212.
n s, Lenox to 7 avs..80.
s s, Lenox to 7 avs..134, *514.
n s, 7 to 8 avs..17, (84)
s s, 7 to 8 avs..G 56, G 179
s s, 8 to Morningside avs..3
n s, Morningside dr to Ams av..(130).

120th st, s s, east of Pleasant av..175
s s, from Pleasant to 1 avs..H 107, (113)
n s, 1 to 2 avs..17, 73
s s, 1 to 2 avs..88, †160, 228.
n s, 2 to 3 avs..C 68, 118, 142, 159, L 163, 200, C 207, *603
s s, 2 to 3 avs..(122)
s s, 3 to Lex avs..(137).
s s, Lex to Park avs..S 122, 182
n s, Park to Mad avs..†700
s s, Park to Mad avs..B 10, F 22
n s, Mt Morris Pk W to Lenox av..200
s s, Mt Morris Pk W to Lenox av..29, W 68, *476
n s, Lenox to 7 avs..M 22, 213, *922
s s, Lenox to 7 avs..142, 151, L 155, A 163
n s, 7 to 8 avs..127, 221
n s, 8 to Morningside avs..B 139
s s, 8 to Morningside avs..127
n s, Ams av to Bway..143
s s, Ams av to Bway..143

121st st, s s, east of Pleasant av..(91)
n s, from Pleasant to 1 avs..(66), (91), 190
s s, from Pleasant to 1 avs..E 35, 127, 183
s s, 1 to 2 avs..51
n s, Lex to Park avs..229, *883
s s, Park to Mad avs..167
n s, Mt Morris Pk W to Lenox av..201
s s, Mt Morris Pk W to Lenox av..118, *476
n s, Lenox to 7 avs..51, *148, 175
s s, Lenox to 7 avs..29, 41, 63, K 68
n s, 7 to 8 avs..63, 175
s s, 7 to 8 avs..63, 97, M 100
n s, 8 to Morningside avs..41, A 45, 118, C 122
s s, 8 to Morningside avs..41, *62, K 123, 143, B 179
n s, Morningside dr to Ams av..143
s s, Morningside dr to Ams av..119, 127, 143
n s, Ams av to Bway..143, C 217
s s, Ams av to Bway..143

122d st, n s, from Pleasant to 1 avs..W 68, 151, C 155, 167
s s, Pleasant to 1 avs..(20), P 56, (153), S 231
s s, 1 to 2 avs..183
n s, 2 to 3 avs..(75)
s s, 2 to 3 avs..G 194
n s, 3 to Lex avs..17, 97, K 100, D 100
s s, 3 to Lex avs, V 22
s s, Lex to Park avs..*922
n s, Park to Mad avs..118, C 122, 159
s s, Park to Mad avs..29, O 35
n s, Lenox to 7 avs..63, 191, *843
s s, Lenox to 7 avs..17
n s, 7 to 8 avs..(75), 80, 81, B 84, 191
s s, 7 to 8 avs..191, B 225
n s, 8 to Morningside avs..51, M 114
s s, 8 to Morningside avs..*104
n s, Morningside dr to Ams av..143.
s s, Morningside dr to Ams av..143.
n s, Ams av to Bway..143
s s, Ams av to Bway..110, W 114, 118, 143, 201

123d st, n s, from Pleasant to 1 avs..201, *804
s s, Pleasant to 1 avs..63, M 68, P 84, 151, 159
n s, 1 to 2 avs..17
s s, 1 to 2 avs..142, G 146, 151, (162), B 163
n s, 2 to 3 avs..82, K 163
s s, 2 to 3 avs..B 45
n s, 3 to Lex avs..200
n s, Lex to Park avs..167, 191, 200, L 216, 221, 228, *557, *843
s s, Lex to Park avs..104, 183, M 187, *394
n s, Lenox to 7 avs..(66), 80, B 92, L 163.
s s, Lenox to 7 avs..29, 183, M 187.
n s, 7 to 8 avs..200, 202.
s s, 7 to 8 avs..S 155.
n s, 8 to Morningside avs..143.
s s, 8 to Morningside avs..P 68, 143.
n s, Morningside to Ams avs..29, *62, 73, N 77, 143.
s s, Morningside to Ams avs..143.
n s, Ams av to Bway..104, 135, 143, *435.
s s, Ams av to Bway..J 77, 142, 143.

124th st, s s, from Pleasant to 1 avs..167.
n s, 1 to 2 avs..81, 221.
s s, 1 to 2 avs..127, 167.
n s, 2 to 3 avs..K 139, 152.
s s, 2 to 3 avs..41, B 45, *104, K 171, 175.
s s, 3 to Lex avs..151, (185).
n s, Lex to Park avs..(106), 142, *274, *355, *557.
s s, Lex to Park avs..L 11.
n s, Park to Mad avs..104, J 114, 135, *233.
s s, Park to Mad avs..3, 4, 151, S 231.
n s, Mad to 5 avs..97, 175.
n s, Lenox to 7 avs..151, (170).
n s, 7 to 8 avs..127, 143.
s s, 7 to 8 avs..127, D 131, 134, 143, 183.
n s, 8 to Morningside avs..(9), 143.
s s, 8 to Morningside avs..143.
n s, Morningside to Ams avs..R 22, 143.
s s, Morningside to Ams avs.. F 68, 143.
n s, Ams av to Bway..S 10, 127, *476.
s s, Ams av to Bway..183, †203.

125th st, n s, from 1 to 2 avs..82, 97, G 100.
s s, 1 to 2 avs..81.
n s, 2 to 3 avs..(224).
s s, 2 to 3 avs..51.
n s, Lex to Park avs..B 216.
s s, Lex to Park avs..(137), (193).
n s, Park to Mad avs..W 131.
n s, Mad to 5 avs..213, *922.
s s, Mad to 5 avs..200, R 207.
n s, 5 to Lenox avs..3, M 10, 73, 118, 127, V 231.
s s, 5 to Lenox avs..(9), (76).
n s, Lenox to 7 avs..200.
n s, 7 to 8 avs..(113), 143.
s s, 7 to 8 avs..J 85, 143.
n s, 8 to Morningside avs..143, (178).
s s, 8 to Morningside avs..143.
n s, Morningside to Ams avs..143.
s s, Morningside to Ams avs..29, 143, J 216.
n s, Ams av to Bway..*922.
s s, Ams av to Bway..29, 63.
s s, west of Bway..†76, †288.

126th st, n s, from 1 to 2 avs..201.
s s, 1 to 2 avs..18, 134.
s s, 2 to 3 avs..3, M 232.
s s, 3 to Lex avs..(55), (137).
n s, Lex to Park avs..134.
n s, Park to Mad avs..167, *645.
s s, Park to Mad avs..G 155.
n s, Mad to 5 avs..213, *764.
s s, Mad to 5 avs..110, 213, H 216, *804.
n s, 5 to Lenox avs..3, 143, (170), 191, *514.
n s, Lenox to 7 avs..118, T 187.
n s, 7 to 8 avs..W 35, 143.
s s, 7 to 8 avs..143.
n s, 8 to Morningside avs..143.
s s, 8 to Morningside avs..41, P 45, 143, 151, R 163, (178).
n s, Morningside av to Lawrence..(76), 143.
s s, Morningside av to Lawrence..143, (205).

127th st, n s, east of 2d av..(205).
n s, 2 to 3 avs..111.
n s, Lex to Park avs..S 35, S 56, W 92.
n s, Park to Mad avs..51.
s s, Park to Mad avs..110, *233.
n s, Mad to 5 avs..151.
n s, 5 to Lenox avs..134.
s s, 5 to Lenox avs..*316, *435.
n s, Lenox to 7 avs..134, 135, 191, B 194, *764.
s s, Lenox to 7 avs..167, 175, 221, *966.
n s, 7 to 8 avs..3, (106), M 107, 134, 143, 229.
s s, 7 to 8 avs..143.
n s, 8 to St Nicholas avs..143, 175.
s s, 8 to St Nicholas avs..(113), F 115, 127, 128, 143.
n s, St Nich to Convent avs..S 131, 143.
s s, St Nich to Morningside avs..143, (178).
n s, Convent to Ams avs..143.
s s, Morningside to Ams avs..143.

128th st, n s, from 2 to 3 avs..(113).
s s, 2 to 3 avs..K 56, 73, L 77, *104.
n s, 3 to Lex avs..159.
n s, Lex to Park avs..N 22, 29, *965.
n s, Park to Mad avs..3, A 10, 73, 127, 159, 183, 221, O 232, G 232.
s s, Mad to 5 avs..M 36, 41, *104.
n s, 5 to Lenox avs..(76), 118, 134, J 139, 200, H 207, 228,
s s, 5 to Lenox avs..97, 200, G 207.
s s, Lenox to 7 avs..51, 63, 97.
n s, 7 to 8 avs..80, S 85, B 139, 143.
s s, 7 to 8 avs..30, 134, 143, 175, 221, *803.
n s, 8 to St Nicholas avs..167.

129th st, n s, from 2 to 3 avs..73, †329.
n s, Lex to Park avs..159.
s s, Lex to Park avs..(9), N 22, 30, K 35, (153), 167, B 171.
n s, Mad to 5 avs..175, 213, *965.
n s, 5 to Lenox avs..51, (162).
n s, Lenox to 7 avs..M 22, 175.
s s, Lenox to 7 avs..17, 29, (153), *883.
n s, 7 to 8 avs..I 56, 127, 151, L 155, *355, *476.
s s, 8 to St Nicholas avs..221.
n s, St Nich ter to Convent av..212, *922.
n s, Ams av to Bway..L 45.
s s, west of Bway..97, I 100, I 114, *316.

130th st, n s, from Lex to Park avs..97, 104, H 146.
n s, Mad to 5 avs..63, G 68, 134, S 171, 200, P 207.
s s, Mad to 5 avs..R 163.
n s, 5 to Lenox avs..G 155, 175, 183, 200, *687.
n s, Lenox to 7 avs..(66).
s s, Lenox to 7 avs..29, 110.
n s, 7 to 8 avs..63, *104, 143, 151.
s s, 7 to 8 avs..3, 88, 104, 118, 221, *435.
n s, Convent to Ams avs..17, T 22, 97.
s s, Ams av to Bway..41, P 85, (106), D 107, 143, R 146, *557.
n s, west of Bway..151.

131st st, ns, from Park to Madison avs..97, 158, 175, 228, *274.
s s, Mad to 5 avs..119, 159, 191, *476, *514.
n s, 5 to Lenox avs..29, *63, M 122, *1046.
s s, 5 to Lenox avs..17, 167, B 171, 183, 200, *843.
n s, Lenox to 7 avs..29, E 35.
s s, Lenox to 7 avs..51, G 56, 119, 134, 135, 200, 202, *1046.
n s, 7 to 8 avs..119, 127, M 131, 183, 200, B 207.
s s, 7 to 8 avs..3, 63, 80, 88, 110, 167, 191, *393.
s s, Convent to Ams avs..17, T 22.
n s, Ams av to Bway..K 22, (83), (205).
n s, west of Bway..C 92, C 146.
s s, west of Bway..(130), 151.

132d st, s s, from Mad to 5 avs..200.
n s, 5 to Lenox avs..51, 73, 200.
s s, 5 to Lenox avs..B 56, L 163, 221, H 225.
s s, Lenox to 7 avs..S 85, (130).
n s, 7 to 8 avs..200.
s s, 7 to 8 avs..4, 191.
s s, west of Bway..159.

133d st, n s, from Park to Mad avs..73, 127, T 131, 175, 191.
s s, Mad to 5 avs..(20), 127, *514.
n s, 5 to Lenox avs..63, A 68, 110, *148, 183, *394.
s s, 5 to Lenox avs..3, (34), L 36, 73, B 77, S 92, 104, 134, 159, 175, 183, C 187, 221, *727.
n s, Lenox to 7 avs..D 45, 110, H 114, 119, 134, 167, H 216, *514.
n s, 7 to 8 avs..3, 110, 151, *435, *687.
s s, 7 to 8 avs..110, 159, *188.
s s, 8 to St Nich avs..3.
n s, Ams av to Bway..81, 104, 159, 167, B 171, †408.
n s, west of Bway..(91).

134th st, s s, from Park to Mad avs..(106).
n s, Mad to 5 avs..167, S 171, *476.
n s, 5 to Lenox avs..127, W 207.
s s, 5 to Lenox avs..17, S 22, 41, P 45, 51, 105, 119, G 122, H 163, 221.
n s, Lenox to 7 avs..3, F 10, 17, 80, 167, M 171, *187.
n s, 7 to 8 avs..151, *1046.
s s, 7 to 8 avs..17, H 46, 104.
n s, Ams av to Bway..(145).
s s, Ams av to Bway..97, 104, 151, 159, 200, †408.
s s, west of Bway..(91).

135th st, n s, east of Mad av..(185).
s s, from Mad to 5 avs..†118, (153), (154), P 155, (215).
n s, 5 to Lenox avs..(75), (99), 213, *966.
s s, 5 to Lenox avs..127.
s s, Lenox to 7 avs..C 146.
n s, St Nich to Convent avs..152.
n s, Ams av to Bway..(9).
s s, Ams av to Bway..81.
n s, Bway to Riverside dr..A 92, (162), (205).
s s, Bway to Riverside dr..228, *922.

136th st, s s, from 5 to Lenox avs..B 10.
n s, Lenox to 7 avs..51, F 56, 97, H 146.
s s, Lenox to 7 avs..3, 29, (33), *62, 63, 119.
n s, 7 to 8 avs..52, M 57, 119.
s s, 7 to 8 avs..29, B 35.
n s, Ams av to Bway..105.
s s, Ams to Bway..63, R 131, R 216.
n s, Bway to Riverside dr..104.
s s, Bway to Riverside dr..(224), L 225.

137th st, ns, east of 5 av..(137), G 139.
n s, from 5 to Lenox avs..29, 110, †662.
s s, 5 to Lenox avs..(130), 175, C 179.
n s, Lenox to 7 avs..200.
s s, Lenox to 7 avs..3, W 10, 29, 63, D 68, 104, 159.
n s, 7 to 8 avs..81, 104, P 114, F 139, 175, 213, S 216, 228.
s s, 7 to 8 avs..B 131, B 146.
n s, 8 to St Nicholas avs..81, L 123, *316.

138th st, s s, east of Mad av..(145).
n s, 5 to Lenox avs..(231), †662.
s s, 5 to Lenox avs..110, 151, L 155.
n s, Lenox to 7 avs..110, 159, B 179.
s s, Lenox to 7 avs..221.
n s, 7 to 8 avs..151.
n s, Bway to Riverside dr..H 146.
s s, Bway to Riverside dr..73, 200, M 207, H 207.

139th st, s s, east of 5 av..C 22.
n s, from 5 to Lenox avs..D 11.
s s, 5 to Lenox avs..(205), (215), †288.
s s, Lenox to 7 avs..167.
n s, 7 to 8 avs..127, 183.
s s, 7 to 8 avs..17.
n s, 8 to St Nich avs..S 107, M 171, *514.
s s, 8 to St Nich avs..S 107, S 194.
n s, Ams av to Bway..D 35, 51.

140th st, n s, from 5 to Lenox avs..110, *355.
s s, 5 to Lenox avs..D 11, H 92, 175.
n s, Lenox to 7 avs..51, 200.
n s, 7 to 8 avs..(55), 63, 97, (99), 143, 175.
n s, Edgecomb to Ams avs..167, S 207.

141st st, n s, from Lenox to 7 avs..*62, 81.
s s, Lenox to 7 avs..L 45.
n s, 7 to 8 avs..81.
s s, 7 to 8 avs..191.
s s, Convent to Ams avs..73, M 77, 104.
n s, Ams av to Bway..C 194, M 225.
n s, Bway to Riverside dr..L 10.
s s, Bway to Riverside dr..175, H 179, E 194.

**NOTE.—Key explaining the signs used will be found on page 3.**

142d st, s s, from 5 to Lenox avs..(113), D 114, L 114, (130).
n s, Lenox to 7 avs..17, 143, K 155, (193).
n s, 7 to 8 avs..134, H 139, R 179, 228.
s s, 7 to 8 avs..51, 81, M 93.
s s, Convent to Ams avs..88, L 92, *1046.
n s, Ams av to Bway..183.
s s, Ams av to Bway..C 10, 81, M 231.
n s, Bway to Riverside dr..176.
s s, Bway to Riverside dr..V 216.

143d st, from 5 to Lenox avs..(9), 200.
n s, Lenox to 7 avs..175.
s s, Lenox to 7 avs..73, F 92, 110, 111, (113), C 114, D 114.
n s, 7 to 8 avs..104, 221, A 225.
n s, 8 to Bradhurst avs..134, 183.
n s, Bradhurst to Edgecombe avs..159, 191.
s s, Bradhurst to Edgecombe avs..159, 191.
s s, Convent to Ams avs..A 36, 41.
n s, Ams av to Bway..159.
s s, Ams av to Bway..73, (185).
n s, Bway to Riverside dr..4, 30, M 36, 41.
s s, Bway to Riverside dr..134.

144th st, s s, from 5 to Lenox avs..151, 200, †1058.
s s, Lenox to 7 avs..159, 221.
s s, 7 to 8 avs..S 35, I 85, I 114, 119, D 139, W 179.
n s, 8 to Bradhurst avs..A 68.
s s, Convent to Ams avs..110, (205).
n s, Ams av to Bway..88, *148, D 155.
s s, Ams av to Bway..119, 151, 175, T 179, T 225, R 231.

145th st, n s, from Lenox to 7 avs..29, H 35, S 35, 41, H 68, †288.
s s, Lenox to 7 avs..(122), L 123.
n s, 7 to 8 avs..17.
s s, 8 to Edgecombe avs..(145).
s s, Edgecombe to St Nich avs..(34).
n s, St Nich to Ams avs..E 194.
s s, St Nich to Ams avs..201.
n s, Ams av to Bway..29, (145).
s s, Ams av to Bway..(34), S 35, 88, M 179.
n s, Bway to Riverside dr..†31.

146th st, n s, from Lenox to 7 avs..41, *63, 213, H 217.
n s, 7 to 8 avs..175, (178), †817.
s s, 7 to 8 avs..H 208.
n s, 8 to Bradhurst avs..*16, 63, 64.
n s, St Nich to Convent avs..97.
s s, Convent to Ams avs..88.
n s, Ams av to Bway..(113).
s s, Ams av to Bway..(205).
n s, Bway to Riverside dr..17, B 22, †76, 143, 183, B 187.

147th st, ss, from Lenox to 7 avs..41, *63, 202, C 208.
n s, 7 to 8 avs..167, D 171, P 225, S 225.
s s, 7 to 8 avs..183.
n s, 8 to Bradhurst avs..151, M 155.
s s, 8 to Bradhurst avs..*274.
n s, Ams av to Bway..51, H 77.
n s, Bway to Riverside dr..97, 175.

148th st, s s, from 7 to 8 avs..(33), 150.
n s, 8 to Bradhurst avs..228.
s s, St Nich to Convent avs..29, F 35, 97, P 100, C 100, (178).
n s, Ams av to Bway..201.
s s, Ams av to Bway..(84), H 207, *1047.

149th st, s s, from 7 to 8 avs..119, 213.
s s, 8 to Bradhurst avs..4, 81.
n s, Ams av to Bway..H 139.
s s, Ams av to Bway..H 114, 119.
s s, Bway to Riverside dr..†662.

150th st, n s, from 8 to Bradhurst avs..(55), F 57, 111, T 114, M 155, M 156.
s s, 8 to Bradhurst avs..159.
s s, Edgecombe av to St Nich pl..4.
s s, St Nich pl to Convent av..41, 81, *274.
s s, Convent to Ams avs..(20), (137).
s s, Ams av to Bway..110.
s s, Bway to Riverside dr..(154).

151st st, s s, from 7 to 8 avs..S 155.
s s, 8 to Bradhurst avs..183.
s s, St Nich pl to Ams av..73, H 139.
n s, Ams av to Bway..29, S 35.
s s, Bway to Riverside dr..M 36.

152d st, n s, from 7 to 8 avs..41, (44), 64.
n s, St Nich pl to Ams av..(99), (193), W 194.
n s, Ams av to Bway..63, C 194.
s s, Ams av to Bway..K 35, G 139.
n s, Bway to Riverside dr..201.

153d st, s s, from 7 to 8 avs..(146).
s s, 8 to Bradhurst avs..191.
n s, Edgecombe to St Nich avs..G 139, 143, D 178.
s s, Edgecombe to St Nich avs..127, G 139, 143, D 178.
s s, Ams av to Bway..29, 63, (205).

154th st, s s, from 8 to Bradhurst avs..202.
n s, St Nich pl to Ams av..P 10.
s s, St Nich pl to Ams av..*63, 97, 159.

155th st, n s, from Bway to Riverside dr..S 216, B 225.

156th st, n s, from St Nich to Ams avs..41, *104.

157th st, n s, from St Nich to Ams avs..127, B 131.
n s, Ams av to Bway..17, N 22, W 22.
s s, Ams av to Bway..4, G 10, F 46, 51, N 123, 127, 128.
indef..(44), (45).

158th st, ns, from Edgecombe to St Nich avs..(9).
s s, Edgecombe to St Nich avs..110.
n s, Ams av to Bway..(106), 135, 151, R 232.
s s, Ams av to Bway..*16, S 100, 105, S 179, 221, R 225, *233.
s s, Bway to Riverside dr..97, 183.
n s, west of Riverside dr..134.
s s, west of Riverside dr..†248.

159th st, n s, from Edgecombe to Ams avs..127.
n s, Ams av to Bway..K 131.

160th st, s s, from Edgecombe to St Nich avs..151, M 155.
n s, Ams av to Bway..(137), R 179.
s s, Ams av to Bway..88, 221.
n s, Bway to Riverside dr..D 92, 119, 151, H 155, M 155, †617, †618, †898.
s s, Bway to Riverside dr..P 217.

161st st, n s, from Ams av to Bway..K 46, K 68, 97, 135.
n s, Bway to Riverside dr..30.
s s, Bway to Riverside dr..F 11, D 92, 151, H 155, M 155, †740.
n s, west of Riverside dr..127.
s s, west of Riverside dr..127.

162d st, n s, from Edgecombe to Ams avs..C 85.
s s, Ams av to Bway..S 85.
s s, Bway to Riverside dr..W 139.

163d st, n s, from Edgecombe to Ams avs..29.
s s, Edgecombe to Ams av..221, S 225, *965.
n s, Ams av to Bway..201.
s s, Ams av to Bway..(170), H 232.
n s, Bway to Riverside dr..(9).

164th st, ns, from Edgecombe to Ams avs..G 155.
s s, Edgecombe to Ams avs..P 57.
n s, Bway to Riverside dr..(113).

165th st, n s, from Edgecombe to Ams avs..29, M 35.
n s, Ams av to Bway..212, P 215.
s s, Ams av to Bway..4.
n s, Bway to Riverside dr..(44).
s s, Bway to Riverside dr..(113).

166th st, n s, from Edgecombe to Ams avs..221, D 225.
s s, Edgecombe to Ams avs..(130).
n s, Ams av to Bway..V 68.

167th st, n s, from Ams to Aud avs..R 46.
s s, Ams to Aud avs..41.

168th st, n s, from Ams to Aud avs..167, *688.
s s, Ams to Aud avs..228.
n s, Bway to Riverside dr..111, L 114.
s s, Bway to Riverside dr..(44).

169th st, n s, from Ams to Aud avs..73, S 77, F 179, W 179.
n s, Bway to Riverside dr..A 56, 73, D 114, 213, M 225.
s s, Bway to Riverside dr..4, W 11.

170th st, n s, from Ams to Aud avs..†118, F 163.
s s, Ams to Aud avs..M 194.
n s, Aud to St Nich avs..(83), (137).
s s, west of Ft Wash av..†160.

171st st, s s, from Ams to Aud avs..H 46, K 46, H 216.
s s, Aud to St Nich avs..S 46, R 92, B 107.
n s, Bway to Ft Wash av..T 57, S 57, G 77, T 155.

172d st, n s, from Ams to Aud avs..73.
n s, Aud to St Nich avs..201, 202, A 208, *645.
s s, Aud to St Nich avs..159, *687.
s s, Bway to Ft Wash av..T 36, G 77, T 155.

173d st, s s, from Ams to Aud avs..51, H 146.
n s, Aud to St Nich avs..C 10.
s s, Aud to St Nich avs..51, 89.

174th st, s s, from Ams to Aud avs..J 114, J 225.
n s, Aud to St Nich avs..3, E 10, (130).

175th st, s s, from Ams to Aud avs..228.

176th st, n s, from Ams to Aud avs..(33), 128, 229, *1006.
s s, Ams to Aud avs..175.
n s, Aud to St Nich avs..*727.
s s, Aud to St Nich avs..(66), N 147.

177th st, n s, from Ams to Aud avs..167, *843.
s s, Ams to Aud avs..127, 128.
n s, Aud to St Nich avs..73, *233.
s s, Aud to St. Nich avs..*727.
n s, St Nich to Wads avs..201, (205).
n s, Wads av to Bway..167.
n s, Bway to Ft Wash av..(178).
n s, Haven av to Riverside dr..119.

178th st, n s, from Ams to Aud avs..(224).
s s, Ams to Aud avs..(33).
n s, Aud to St Nich avs..(106).
s s, Aud to St Nich avs..151, *688.
n s, west of Ft Wash av..151.

179th st, s s, from Aud to St Nich avs..S 207.
n s, St Nich to Wads avs..(145).
s s, Wads av to Bway..(66).
n s, Bway to Ft Wash av..H 100.
s s, Bway to Ft Wash av..H 171.
n s, Ft Wash to Pinehurst avs..P 46, 51.
s s, Ft Wash to Pinehurst avs..89, 213.
n s, Pinehurst to Northern avs..135.
s s, Pinehurst to Northern avs..151.
n s, Northern to Haven avs..175, M 179.
n s, west of Haven av..183.

180th st, n s, from Ams to Aud avs..30, H 35.
s s, Ams to Aud avs..17, 63, R 68, 127, B 131.
s s, Aud to St Nich avs..3, R 123.
n s, St Nich to Wads avs..B 208.
s s, Wads av to Bway..K 163.
n s, Bway to Ft Wash av..143.
s s, Bway to Ft Wash av..M 123.
n s, Ft Wash to Northern avs..S 77.
s s, Ft Wash to Northern avs..P 46, 51, 135.
n s, west of Northern av..17, H 22, 183, †203.
s s, west of Northern av..175, H 179.

181st st, n s, from Ams to Aud avs..(20), C 85.
s s, Ams to Aud avs..(162), 191.
n s, Aud to St Nich avs..C 35, *104, 127, (170).
s s, Aud to St Nich avs..17, (33), (34), G 35, (154).
n s, St Nich to Wads avs..M 10, (83).
s s, St Nich to Wads avs..(154).
n s, Wads av to Bway..(83).
n s, Bway to Ft Wash av..73, B 92, *104.
s s, Bway to Ft Wash av..30, 41, 81, *187.
s s, Ft Wash to Northern av..U 68.
n s, west of Northern av..73, 143, L 146, T 147, *435, *603.
s s, west of Northern av..119.

182d st, s s, from Aud to St Nich avs..(137), B 139.
n s, St Nich to Wads avs..S 194.
s s, St Nich to Wads avs..159.

183d st, n s, from Ams to Aud avs..P 46.
s s, Ams to Aud avs..41, 221.
n s, Aud to St Nich avs..63.
s s, Aud to St Nich avs..30, 229.
s s, St. Nich to Wads avs..J 56, 63, (91).

184th st, n s, from Ams to Aud avs..R 163, 183.
s s, Aud to St Nich avs..(75), 104, *394.
n s, Wads av to Bway..†31, A 92.
s s, Wads av to Bway..S 56, 221, R 225.

185th st, n s, from Ams to Aud avs..A 163, 201, *843.
n s, Aud to St Nich avs..73, 127, B 131, 135, B 139, †203.
s s, Aud to St Nich avs..F 100.
n s, Wads av to Bway..127, M 131.

186th st, s s, from Ams to Aud avs..A 163.
s s, St Nich to Wads avs..41, A 68, 191, A 194.

187th st, n s, from Ams to Aud avs..J 10, J 56, J 77, 81, J 85, 176, J 179.
n s, Aud to St Nich avs..G 179.
s s, Aud to St Nich avs..S 187.
s s, St Nich to Wads avs..81.

188th st, s s, from Ams to Aud avs..J 56.
s s, Aud to St Nich avs..G 179.
n s, Wads av to Bway..41.
s s, Wads av to Bway..41.

190th st..41, O 57, 143, H 147, 167.
191st st..O 46, 73, 81, T 123, (154), 201, †368, †527.
192d st..159, 191, 201.
193d st..41.
194th st..143.
195th st..143.
201st st..(186).
202d st..(186).
204th st, east of Amsterdam av..O 56.
from Post to Vermilyea avs..V 10, 63, B 68.

207th st, east of Ams av..B 46.
from Ams to Vermilyea avs..(44), (84), 183, H 187, 201, A 208, †898.
Vermilyea av to Bway..151, L 155, L 194, †248, †572.
Bway to Cooper..167.
209th st..29, 63, 97.
210th st..29.
211th st..167.
213th st..159.
214th st..110.
215th st..51, W 56, 110, 135, 213.
225th st..4, (45), 151, G 155, R 207.
226th..R 207.
227th st..4, 29, 51, R 207, †572.
228th st..P 10, J 163, O 163, 167, 175, *922.

## MANHATTAN AVENUES.

Amsterdam, from 59 to 62..41, N 46, (154).
62d to 64th..143.
64th to 66th..51, 213, *1006.
66th to 68th..73.
72d to 74th..(44).
74th to 76th..(83), 151, (154).
76th to 78th..M 10, M 123.
78th to 80th..(205).
80th to 82d..D 10, 202, D 207.
82d to 84th..(55).
84th to 86th..105, H 107.
88th to 90th..F 85, F 107.
90th to 92d..(224).
92d to 94th..M 46, (137).
94th to 96th..41, 81, (84), S 85.
96th to 98th..(137), K 139.
100th to 102d..119, W 171, 201, 221.
102d to 104th..(20), (106).
104th to 106th..(205), *1046.
106th to 108th..(75), O 77.
110th to 112th sts..(44), 81, 134, 135, (137), O 138.
112th to 114th sts..81, E 85, A 107, J 123, F 231.
116th to 118th sts..167.
118th to 120th sts..(130).
120th to 122d sts..143, 201.
122d to 124th sts..51, W 131, 143, O 216.
124th to 126th sts..(113), (122), 143.
e s, Manhattan to Lawrence..(231).
129th to 130th..(137).
130th to 132d..K 22.
132d to 134th..97, 104, R 123, 135.
140th to 142d sts..73.

NOTE.—Key explaining the signs used will be found on page 3.

142d to 144th..(205).
144th to 146th..(34), S 35, (122), H 123, (145), D 155, (178).
146th to 148th..(84), H 207.
148th to 150th..(20), W 85, (137), M 207.
150th to 152d..E 68.
156th to 158th..O 85, 127, H 131.
158th to 160th..S 225, R 232.
162d to 164th..P 57, (170).
164th to 166th..212, P 215, J 217, P 225.
e s, 166th to 167th..127, *514.
w s, 167th to 170th..167, *688.
172d to 174th..H 146, P 163.
176th to 178th..128.
178th to 180th..(130).
184th to 186th..183, 201, *843.
186th to 188th..J 10, J 56, J 77, 81, J 85, 176, J 179.
e s, 205th to 207th..B 46.
w s, 213 to 215th..213.

Audubon, from St Nicholas av to 166th..63, S 68, †248.
166th to 168th..R 46.
168th to 170th..F 179, W 179.
170th to 172d..†118, F 163.
172d to 174th..51.
174th to 175th..(130).
175th to 177th..127, 229, *727, *1006.
177th to 179th..73, 151, (224), *233, *688, *843.
181st to 183d..(20), 30, C 35, C 85.
183d to 185th..63, F 100, 104, 159, *394.
185th to 187th..A 163, †203.
190th to Ft George av..73, T 123, †368.

Av A, from Houston to 2d..(20), (66), (106), (122).
2d to 4th..J 35, (44), (170).
4th to 6th..(122), 213, *843.
6th to 8th..B 22, (145), (178), (231), G 231.
10th to 12th..41.
12th to 14th..143.
14th to 16th..(55), (205), B 207.
18th to 20th..K 163.
22d to 24th..(193).
64th to 67th..17.
69th to 71st..(137), (186).
71st to 73d..J 139, 143.
73d to 75th..167, 175, P 179.
75th to 77th..P 56, 73, I 77.
79th to 81st..(83).
81st to 83d..W 155.
83d to 85th..183, 201.
85th to 87th..A 10, 17, 41, R 46, 97, C 100, 201.
87th to 89th..J 114.
89th to 91st..183.
91st to 93d..(231).

Av B, 4th to 6th..H 35, H 139, F 179.
6th to 8th..73, (83), 201.
8th to 10th..H 22, T 114, S 114.
12th to 14th..4, (20), 111, K 114.
14th to 16th..H 155.
16th to 18th..119, M 123, 175, 229.
18th to 20th..73.

Av C, from Houston to 2d..A 224.
2d to 4th..B 114.
4th to 6th..H 35, T 46, 143.
6th to 8th..S 22, E 46, E 100, S 187, M 194, M 225.
8th to 10th..(9), G 46, (113).
10th to 12th..17, 51, (66).
12th to 14th..(44), 201, *922.

Av D, from 2d to 4th..S 10, 17, S 22, K 155, S 187, 191.
4th to 6th..(215).
6th to 8th..4, 30, 81, M 155, †203.
8th to 10th..(9), M 10, (20), M 35.
12th to 14th..80, †368.

Bennett..51, B 57, 221, †662.
Bloomingdale rd (old)..97, 104, 119, R 155, 159, M 162, D 162, 167, 190, 191, R 194, 200, 201, S 207, 213, T 217, 221, T 225.
Bolton rd..*1046.
Bowery, south of Bayard..M 100, (113), G 114, 119, 176, 202.
from Bayard to Canal..64, 97, 160.
Canal to Hester..S 22, (193).
Hester to Grand..127, B 131, †489.
Grand to Broome..B 171.
e s, Broome to Delancey..L 92.
w s, Broome to Spring..4, W 57, (84).
e s, Delancey to Rivington..G 35, 167.
w s, Spring to Prince..(91), M 92, 127.
w s, Prince to Houston..(186).
e s, Stanton to Houston..167.
w s, Houston to Bleecker..H 139.
e s, Houston to 1st..(55).
e s, 1st to 2d..(34), (130), (178).
w s, Bond to Gt Jones..104, G 107.
e s, 2d to 3d..(178), C 179.
w s, 4th to 4 av..89.

Bradhurst, from 142d to 144th..159, 191.
144th to 146th..81, E 85.
146th to 148th..119, *274.
148th to 150th..4, 81, 228.
150th to 152d..51, S 57, 111, T 114, 183.
152d to 154th..73, L 77, S 171, 191, †368.

Broadway, e s, south of Exchange pl..51, 73, *233.
w s, Morris to Exchange al..(137), †489.
e s, Exchange pl to Wall..201.
w s, Exchange al to Rector..42, 135.
Cedar to Liberty..4.
e s, Liberty to Maiden lane..B 207.
w s, Liberty to Cortlandt..16, (66).
e s, Maiden lane to John..(55).
w s, Dey to Fulton..W 131.
e s, Ann to Reade..183.
w s, Chambers to Reade..4, 221.
Franklin to White..(75).
White to Walker..W 131.
e s, Walker to Canal..80.
Howard to Grand..221, *316.
Grand to Broome..151, *646.
Broome to Spring..P 155, 167.
Spring to Prince..R 163.
Prince to Houston..97.
e s, Bleecker to Bond..N 123.
w s, Bleecker to 3d..(224).
e s, 4th to Astor pl..B 57.
w s, Waverly pl to 8th..167, (205).
10th to 12th..119, †288.
16th to 18th..M 186.
20th to 22d..F 22.
24th to 26th..(205), 221.
26th to 28th..(113), 176, 191, †856.
30th to 32d..(91), (193), R 194.
34th to 36th..17, O 22, 41, D 216, †617.
36th to 38th..(154), (178), †572.
38th to 40th..(178).
40th to 42d..(91), (193), 221, N 225, *843.
42d to 44th..(91), B 114, (122), 176, *843.
44th to 46th..G 85.
46th to 48th..S 107, (113), (186), L 187.
48th to 50th..B 68, †981.
50th to 52d..(113), F 208.
52d to 54th..(145), W 146.
56th to 58th..(75).
58th to 60th..S 139, (178).
60th to 62d..(20), 51, †203.
62d to 64th..88.
66th to 68th..41, B 46, 81, J 217.
68th to 70th..17.
76th to 78th..S 77, (106), C 114.
78th to 80th..P 114, P 123, 191.
80th to 82d..F 107, 201.
84th to 86th..41, P 46, A 77, A 84, A 131, P 207, †329.
86th to 88th..(205).
88th to 90th..(99), 190, 200, S 207.
94th to 96th..E 131, R 155, 167, 201.
98th to 100th..4, 191, R 194.
100th to 102d..201.
102d to 104th..L 77.
104th to 106th..(113).
106th to 108th..127, *394.
108th to 110th..K 163.
110th to 112th..(20), 159, (205).
112th to 114th..(34), 63, R 68, 159, (186).
114th to 116th..201.
120th to 122d..C 217.
e s, 122d to 124th..104, 135, *435.
w s, 125th to 127th..F 22.
129th to 130th..M 194.
132d to 134th..81, 82, (91), †408.
134th to 136th..(9), 63, 81, 82, A 92, (162), (205), (224), L 225.
138th to 140th..(205).
140th to 142d..M 225.
142d to 144th..151.
144th to 146th..†31, (205).
146th to 148th..17, B 22, †76, 183, B 187.
148th to 150th..(154).
152d to 154th..201.
156th to 158th..4, G 10.
158th to 160th..88, (106), K 131.
160th to 162d..D 92, 97, (137).
162d to 164th..(9), H 232.
164th to 166th..4, (113).
w s, 165th to 168th..(44).
168th to 170th..4, W 11, 111, L 114, D 114.
170th to 172d..G 77.
176th to 178th..167.
178th to 180th..(66), K 163, (170).
e s, 182d to 184th..221, R 225.
184th to 186th..41, 127, M 131, (224), M 225.
e s, Naegle to Sherman avs..17.
w s, 192d to Ft Wash av..159.
Sherman av to Dyckman..201.
e s, 204th to 212th..†572.
w s, 204th to Isham..167.
e s, 214th to 215th..213.
215th to 218th..175.
218th to 220th..151.
north of 220th..G 22, (45), W 179, R 207.

Buena Vista (old)..111.

Central Park West, from 59th to 61st..†203.
64th to 66th..4, (186).
66th to 68th..S 85.
68th to 70th..E 11, 30, 119.
82d to 84th..167, E 171, E 217.
84th to 86th..191.
88th to 90th..4, T 11.
90th to 92d..63, 64, (66), S 68, T 68, 176, (178), (205).
92d to 94th..J 114, J 123.
98th to 100th..81, 104, 213, *922.
100th to 102d..200, 201, H 207, R 207.
104th to 106th..4, P 11, S 11, S 217.
106th to 108th..G 35, (231).

Claremont, w s, from 116th to 119th..O 11, 201.
e s, 122d to 125th..†76, 97, 213, T 217, T 225, *233, †288, *882.

Columbus av, from 59th to 61st..63, *188, *922.
61st to 63d..41.
65th to 67th..135, U 146.
67th to 69th..O 22, 183.
71st to 73d..P 179, (205).
77th to 79th..41, *104.
87th to 89th..229.
89th to 91st..S 139, 201, S 207.
93d to 95th..R 171, 201.
97th to 99th..73, 111, (130), S 163, 175, S 179, J 217.
103d to 105th..(55).
105th to 107th..(145), M 146.
107th to 109th..P 187.

Convent, from 127th to 129th..104, S 131.
w s, 130th to 131st..17, T 2[illegible]
w s, 131st to 133d..C 35, 151, *603.
135th to 137th..152.
139th to 141st..73, M 77, 104.
e s, 141st to 145th..104, 111.
w s, 141st to 143d..A 36, 41, 213.
w s, 143d to 145th..B 114.
147th to 148th..4, C 11.
148th to 149th..127, A 131.
149th to 151st..73, 175.

East End, from 81st to 83d..(130).
83d to 85th..H 139, 201.

Eastern Post Road..L 35.

Edgecombe, from 136th to 137th..221.
w s, 137th to 140th..N 85, S 107, S 194.
e s, 139th to 140th..127, M 171, 221, W225.
e s, 142d to 145th..159, 191.
w s, 141st to 145th..(34), S 36, 73, 159, 213.
w s, 145th to 150th..4, 51, 205.
w s, 145th to 150th..51.
w s, 150th to 155th..111, (113), A 114, G 139, 143.
w s, 158th to 160th..D 46, 151, M 155.

Fairview..41.
Ft Washington, from Bway to 162d..F 11, 30, 81, 119.
168th to 170th..†160.
e s, 171st to 172d..T 36, T 57, S 57, T 155.
178th to 179th..H 171.
179th to 180th..P 46, 51, H 100.
180th to 181st..30, 41, 81, *187
e s, 181st to Overlook ter..L 22.

Grand (old)..143.
Greenwich, e s, 10th to 11th..119.
w s, 10th to Charles..(215).
e s, 12th to 13th..S 155.

Haven, es, from 169th to 171st..73, H 179, A 225.
w s, Ft Washington av to 177th..[illegible]
w s, 177th to 181st..17, 111, 119, H 187.
Haven (old)..17, H 22.
Hillside..41, M 46, 51.
Hudson (old)..118.

Kingsbridge Road..143.

Lenox, from 110th to 112th..143, 191.
112th to 114th..H 114, K 207, C 207
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38th to 40th..B 11, (20), 89, M 179, (186), S 187.
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84th to 86th..W 232.
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88th to 90th..73, 201, P 208.
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126th to 128th..201.
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24th to 26th..135, (224), L 225.
26th to 28th..D 68, M 77, S 194.
28th to 30th..H 179, (193), (215), K 217.
30th to 32d..M 77, (84), 105, H 107, *355.
34th to 36th..(193).
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38th to 40th..(122), (186), O 187, (205).
44th to 46th..S 225.
46th to 48th..96, (122).
48th to 50th..(34).
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56th to 58th..(21).
58th to 59th..(193), 201.

7th, from 12th to 14th..(193), 202.
16th to 18th..(106), *148, 151, (193), (215).
18th to 20th..81, 105.
20th to 22d..F 171, (215), T 217.
22d to 24th..(84), (113), 127, M 163, V 179, (205), R 208.
24th to 26th..H 155, 214.
26th to 28th..T 57, *62, T 84, 104, S 123, 127, 202, D 208, *435, *804.
28th to 30th..E 11, 175.
30th to 32d..167, 183, M 187, K 187.
32d to 34th..4, C 11, C 93, 202, M 208.
34th to 36th..143.
38th to 40th..(122), 151.
40th to 42d..B 11.
42d to 44th..(122), (154), *843.
46th to 48th..S 107, C 107.
48th to 50th..B 68, 175.
50th to 52d..(113), F 208.
52d to 54th..C 22, A 46, (224).
54th to 56th..30.
56th to 58th..F 115.
58th to 59th..B 36.
110th to 112th..183.
114th to 116th..H 171.
120th to 122d..127.
122d to 124th..(66), 135, S 155, 202, (231).
126th to 128th..30, 51, 63, 97, (162), 229.
128th to 130th..175.
130th to 132d..(130), 135, K 187, K 194, 202.
132d to 134th..30.
134th to 136th..30, (33), W 36, 63, B 68, 105, B 179.
136th to 138th..52, M 57.
140th to 142d..81, M 93, B 163.
142d to 144th..R 179, W 179.
144th to 146th..H 208, G 225.
146th to 148th..41, T 46, *63, 202, C 208, 213, H 217.

8th, e s, from Bleecker to 12th..17.
e s, 12th to Jane..175.
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14th to 16th..(55), F 57.
16th to 18th..H 101, 198, 202.
18th to 20th..81.
22d to 24th..51, (55), O 57, (76), (170), C 171, (186), (193), (205).
24th to 26th..V 232.
26th to 28th..D 11, S 11, 18, D 22.
28th to 30th..K 123.
30th to 32d..4, T 11, (44), D 131, 175.
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34th to 36th..(122), (138), (186), H 187.
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38th to 40th..(21), D 93, (99), (106), (193).
42d to 44th..(66), (99), (146), G 163, (178), (205), (215), K 217, *316.
48th to 50th..(21), M 22, (99), L 101, K 179.
50th to 52d..S 22, F 68, L 107.
52d to 54th..(205), O 208.
54th to 56th..V 22, M 163, (170).
110th to 112th..H 11.
112th to 114th..A 11, (66), (146), (154), M 163, 183, (186).
114th to 116th..41, (55), (76), T 77, 222.
116th to 118th..P 57, 89, (224), P 225.
118th to 120th..(66).
122d to 124th..30, (34), P 36, P 85, 143, 214, B 232.
124th to 126th..(9), G 11, 143.
126th to 128th..(106), M 107, (113), F 115, 127, 128, 143.
128th to 130th..143.
130th to 132d..81, L 85.
132d to 134th..H 46, 167, (178).
134th to 136th..W 163, E 232.
136th to 138th..89, L 147, P 164.
138th to 140th..17.
142d to 144th..175, 191, 222.
144th to 146th..(34).
146th to 148th..*16, 63, 64, 128, 144, 151, M 155, 160, 191.
148th to 150th..51.
150th to 152d..(55), F 57, M 155, M 156, J 217.
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15th to 16th..202.
16th to 18th..P 22, (76), L 77, (186), H 187, 214.
18th to 20th..(138), O 139.
22d to 24th..(130), (162), B 163, G 217.
24th to 26th..(122), V 232.
28th to 30th..R 85, A 216.
30th to 32d..167.
34th to 36th..L 11, 41, 168, 176, 222, 229.
38th to 40th..O 36, 119, (146).
40th to 42d..M 57, R 77, C 131, W 179, W 180.
44th to 46th..118.
46th to 48th..229.
48th to 50th..89, K 93, K 156, 183.
50th to 52d..4, M 11, (154), 229.
52nd to 54th..213, (224), M 225.
54th to 56th..111.
56th to 58th..64, D 139, (146).
58th to 59th..(193).
123d to 127th..143.
212th to 214th..159.
214th to 216th..135.

10th, from 16th to 18th..L 68.
18th to 20th..(34), M 36.
20th to 22nd..M 9.
22d to 24th..G 217.
24th to 26th..G 68.
26th to 28th..(91), 202.
28th to 30th..S 93.
32d to 34th..118, 119, 213.
34th to 36th..(91), P 92.
36th to 38th..(76), D 77, D 107, H 123, (178), R 180.
38th to 40th..167, W 194, W 208.
40th to 42d..(106), (130), A 131.
42d to 44th..97, B 101, 111, (113), V 131, C 164, S 180.
44th to 46th..V 131.
48th to 50th..202.
50th to 52d..S 115, 127, M 131, S 180, K 208.
52d to 54th..(178), B 180, L 208.
54th to 56th..111.
w s, 207th to 211th..(84).
213th to 215th..213.

11th, from 20th to 22d..41, 62, H 67.
24th to 26th..S 22, (99).
38th to 40th..(231), O 232.
40th to 42d..(224), S 225.
42d to 44th..M 101, (154), N 156.
44th to 46th..(231).
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12th, south of 30th..F 217.
from 130th to 132d..(130), 151, 159.
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Parcel..*1046.
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## BOROUGH OF THE BRONX.

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*Arthur..98.
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*Baker..†289.
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*Banta la or pl..B 108.
Barretto (also see Fox) from Whitlock av to Southern blvd..223.
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*Billar pl..H 194.
*Bridge..31, 89.
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*Bronx pl..74.
*Bronx pk E..18, 20, 74, N 180, 222.
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*Bronx ter..5, 89, 222, *804.
Brown pl, from 134th to 136th..54, P 57, 112.
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*Carlisle pl..64, D 68.
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*Chauncey..98.
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Chisholm, from Intervale to Stebbins avs..K 47, †119, 230.
Stebbins av to Freeman..111, A 115, 120.
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Church..168, 177, H 195.
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*Commerce..135, M 171, †817.
Coster, from East Bay to Randall avs..G 132, †203.
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*Cruger..B 171.

*Daniel..43, 44, A 47, 90, P 93.
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**NOTE.—Key explaining the signs used will be found on page 3.**

*East..H 147.
Echo pl..152, S 156, V 232.
*Edgewater ter..S 11, 98, 203, C 208.
*Elizabeth..*148, H 156.
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Elm st..177.
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Elsmere pl, from Prospect to Marmion avs..89, D 132, 203, 230.
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Faile, from Lafayette to Seneca avs..5, 8, S 11, †76, 82.
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Fairmount pl, from Crotona to Clinton avs..31, 98.
Marmion av to So blvd..54, P 57, A 68.
Featherbed la, from Plympton to Nelson avs..†204.
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Macombs rd to Jerome av..42, 74, 75, †573.
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*Fillmore..M 187.
Ford..82.
Fox (also see 150th)..Prospect av to Av St John..65, N 69, 120, C 123, C 147, E 147, 177, N 217, †248, †817.
Av St John to Leggett av..222, 229, C 232.
Longwood to Intervale avs..F 36, J 139.
Intervale av to Tiffany..(215).
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163d late Dongan to Westchester av..5, H 11, (84), L 86, 105, 120, 144, 145, S 147, *148, *435.
Westchester av to 167th..H 23, 31, 33, (34), M 115, M 123, K 208, M 208.
167th to Home..31, 33, K 36, 42, K 46, 64, S 68, (138), E 180.
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*Fox..P 68.
Freeman, from Union to Prospect avs..120, L 123.
Chisholm to Stebbins av..111, A 115, 120.
Stebbins to Intervale avs..†119.
So blvd to Vyse av..120, T 123, 185, *394.
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Garden, from Crotona to Prospect avs..90, 152, 153, 222.
Prospect av to So blvd..18, 82.
*Garden pl..230, P 233.
*Garfield..J 23.
Gates pl..135.
German pl, from 156th to Brook av..H 77, H 93, †160.
*Gifford..183.
*Glover..183, 184.
Gouverneur pl..90, S 93.
*Grant..G 188.
*Green la..M 36, 168, M 180, 203.
Grenada pl..160, G 164.
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*Guion pl..C 232.

Hall pl, from 165th to 167th..A 85, 89, *966.
*Hancock..*63, 106, *188, B 217, S 217, *275.
*Harrison..T 93, T 156.
*Haskin..128, S 164, †528.
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*Herschel..5, 193, 222.
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Forest to Tinton avs..184.
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Intervale av to Fox..64, S 68.
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*Jefferson..E 69, 176.
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Hoe to Bryant avs..19.
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165th to 167th..52, M 57, 98.
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Loring pl, from Burnside av to 180th..74, O 77, 129, †662.
180th to 183d..98, *966.
183d to Fordham rd..82, B 85, H 101, 128, 144, 153, 168, B 171, 229, N 232, †741.
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*Magenta..5, 120, 191, J 195, †662.
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*Mansion..G 164, 184, *646, *765.
*Marian..82, K 86, 136, 204.
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*Morris..90.
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*Newman..18, 20, G 85, 98, 99, 105, 136, 137, P 139, P 180.
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*Scofield..160, C 225.
Seabury pl, from Charlotte to 172d..82, 98, S 101, 160, N 163, F 187, E 195, †741.
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*4th..B 23.
5th..223.

132d, from Cypress to Willow avs..Q 180, (193).
133d (also see So blvd), from 3 to Lincoln avs..(55), †160, 184.
Lincoln to Alexander avs..(138).
Alexander to Willis avs..192, 222.
Willis av to Brown pl..137, 176.
St Ann's av to So blvd..B 93.
Cypress to Willow avs..F 77, 168, 184, (193), 204.

134th, from 3 to Lincoln avs..176, 203.
Lincoln to Alexander avs..(99), 128.
Alexander to Willis avs..F 85.
Willis av to Brown pl..18, C 93, 106, *1047.
Brown pl to St Ann's av..(113), R 124, W 147.
St. Anns to Cypress avs..160.
Willow to Walnut avs..65.

135th, from Park to 3 avs..(162), D 164, *923.
3 to Lincoln avs..136, 176, 203.
Lincoln to Alexander avs..31, R 36, *63, E 93, †330, †938.
Alexander to Willis avs..89, 111.
Willis av to Brown pl..128, (154), K 164, 168, (206), D 209.
Brown pl to Brook av..54, P 57, 112.
St Anns to Cypress avs..D 69, 160, 214, 229.
Willow to Walnut avs..65.

136th, from Rider to 3 avs..136, *435.
3 to Lincoln avs..54.
Lincoln to Alexander avs..203.
Alexander to Willis avs..(130).
Willis av to Brown pl..18, U 69.
Brown pl to Brook av....52.
Brook to St Anns avs..E 46.
St Anns to Cypress avs..192.
So blvd to Willow av..L 77, (193), S 195.

137th, from Lincoln to Alexander avs..203.
Willis av to Brown pl..S 36, S 132, 144, 168, W 208, (224), *646.
Brown pl to St Anns av..E 46, 52.
St Anns to Cypress avs..H 101, 136, 152, 161, 229.
So blvd to Willow av..W 123.

138th, Park to Rider avs..(9), (206).
Rider to 3 avs..*63, 169, M 172, *646.
3 to Alexander avs..65, 204.
Alexander to Willis avs..(146), (154), K 156.
Willis to Brook avs..(55), W 77, B 77, (106), 128, 203, H 208, 230.

St Anns to Cypress avs..(9), B 23, 31, B 36, S 85, 105, 128, K 147, 168, 222.
So blvd to Walnut av..J 11, 121.

139th, from 3 to Alexander avs..(178).
Alexander to Willis avs..H 180, H 187, E 195.
Willis to Brook avs..M 11, 64, 66, 168.
Brook to St Anns avs..40.
St Anns to Cypress avs..52, 82, (186), 192, 222, *316, *394, *883.
Cypress to Jackson avs..184.
So blvd to Walnut av..(9).

140th, from Exterior to Mott av..†573.
Park to Rider avs..214.
Alexander to Willis avs..S 46.
Willis to Brook avs..160, 161, 168, 185, S 187.
St Anns to Cypress avs..S 36, 74, M 77, 192.
Jackson av to So blvd..112, C 164.
Walnut to Locust avs..160, 161.

141st, from Rider to Morris avs..229.
Willis to Brook avs..M 12, *148, 168, 185, S 187, 192, 203, Z 208.
St Ann's to Cypress avs..82, S 85, H 101, 203, *727.
Jackson av to So blvd..31.

142d, from Rider to Morris avs..A 37.
Morris to College avs..E 69.
Willis to Brook avs..†31, 160, 161, P 164, 168.
Brook to St Ann's avs..W 57.
Concord to Wales avs..†741.

143d, from Morris to College avs..64.
Willis to Brook avs..Y 12, 98, 112, C 115, 144, *355.

144th, from Mott to Park avs..S 36.
College to 3 avs..145.
3 to Willis avs..66, *188.
Willis to Brook avs..64, C 101.
Brook to St Anns avs..128, K 132.

144th (old)..160, 192.
145th, from College to 3 avs..18, E 23.
Willis to Brook avs..L 36.
Brook to St Anns avs..168, E 171, 203, †233.
Wales av to So blvd..(9), G 13.

145th (old)..136, M 140, 177, 184.
146th from Park to College avs..222, C 226, *1006.
College to 3 avs..54, T 115.
3 to Brook avs..136, A 139, 204, G 208.
Brook to St. Anns avs..(162).

146th (old)..183, 191.
147th (also see Dater), from Willis to Brook avs..(21), (67), D 69, (76).
Brook to St Anns avs..192, *804.
Tiffany to Jackson av..185.
Tinton av to So blvd..129, 130.

148th, from Park to Morris avs..160, D 232.
3 to Bergen avs..204.
Bergen to Brook avs..R 47, (99), 168, A 171, *646.

149th, west of River av..203.
from Morris to Courtlandt avs..6, H 13, K 108, (113), (162), D 187, (193), 204, 222, (231), N 232.
Courtlandt to 3 avs..18, (55), E 57, (130), (154), 160.
Bergen to Brook avs..(224), K 226, (231), K 232.
Brook to St Anns avs..18, C 23, O 47, (91), B 93.
Eagle to Trinity avs..S 164.
Jackson to Concord avs..32, M 123, 214, *476.
east of Austin pl..R 24.

*149th..168, G 171.
150th (also see Fox), from Walton to Mott avs..18, H 23, 42.
Park to Morris avs..(76), (170), 223, (231).
Morris to Courtlandt avs..S 23, 64, (76), 144, 222.
Courtlandt to Melrose avs..5.
3 to St Anns avs..18, 64, 82, 160, 192.
Wales to Tinton avs..L 132.
Tinton to Union avs..7, M 13, L 94, M 124, †161.

*150th..H 156.
151st (also see Beck), from Gerard to Walton avs..B 23, *804.
Park to Morris avs..98, (215).
Morris to Courtlandt avs..18, (154), 192.
Melrose to 3 avs..184.

152d (also see Kelly), from Park to Morris avs..128.
Morris to Courtlandt avs..M 36, 204, R 232.
Courtlandt to Melrose avs..128.
Melrose to 3 avs..120.
3 to Bergen avs..(9), (106), L 233.
Bergen to Brook avs..S 22, S 23, 42.
Brook to Jackson avs..99.
Jackson to Wales avs..5, M 11, W 12, 17, M 22, 112, 152.
Wales to Tinton avs..32, G 37.
Tinton to Union avs..(231).
Union to Prospect avs..(9).
*152d..31.
153d, from Park to Morris avs..32, M 37, B 59, *63, 223.
Morris to Courtlandt avs..89, †618.
Elton to 3 avs..204.
Bergen to Brook avs..C 108.
154th, from Morris to Courtlandt avs..L 77, (91), 136, F 139.
Courtlandt to Melrose avs..120, B 123, M 123, 222.
155th, from Park to Morris avs..160.
Morris to Courtlandt avs..52, S 57, 64.
Courtlandt to Melrose avs..129.
Wales to Tinton avs..192, W 195.

156th, from Morris to Courtlandt avs..203, K 208.
Courtlandt to Melrose avs..192.
Melrose to Elton avs..82, B 85, 144, †489.
3 to Brook avs..(45), R 48, (170).
Cauldwell to Trinity avs..64, (91), S 195, S 208.
Westchester to Union avs..(130).
Union to Prospect avs..18, 32, 64, Z 69.
Dawson to Kelly..R 12, 42, 144, S 180, *804.
Fox to So blvd..31, S 36.

157th, from Park to Courtlandt avs..160.
Courtlandt to Melrose avs..5.
Melrose to Elton avs..5, M 12, 52, 98, 105, 111, J 123.
Elton to 3 avs..54.
Brook to St Anns avs..H 77, H 93, †160.

158th, from Morris to Park avs..153, *514.
Courtlandt to Melrose avs..M 115, M 195.
Elton to 3 avs..128, 129, (178).
Cauldwell to Trinity avs..98.
Trinity to Jackson avs..169.
Jackson to Forest avs..(170).
Forest to Tinton avs..158.
Tinton to Union avs..O 13.

159th, from Courtlandt to Elton avs..42, 128, B 171.
160th, from Morris to Park avs..65, 168, 203.
Park to Courtlandt avs..121, N 124.
Courtlandt to Melrose avs..31, M 69, 160, M 187.
Melrose to Elton avs..129, 160, W 180, 203, G 208.
Elton to Washington avs..F 12, F 171.
Cauldwell to Trinity avs..(21).
Trinity to Jackson avs..*765.
Jackson to Forest avs..6, (130).
Tinton to Union avs..M 69.
Union to Westchester avs..144, B 147, 204, *316, *394.

161st, from Morris to Park avs..89.
Courtlandt to Melrose avs..(193).
Melrose to Elton avs..160, 168.
Elton to Washingtons avs..160.
Brook to 3 avs..(154).
Eagle to Cauldwell avs..F 171.
Trinity to Jackson avs..M 46.
Jackson to Forest avs..160.
Forest to Tinton avs..74.
Tinton to Prospect avs..7, 169, 222.

162d, from Ogden to Woodycrest avs..20, 33.
Woodycrest to Anderson avs..20, 177, M 226.
G B & Concourse to Sherman av..177.
Morris to Teller avs..168, M 171, 177, 184.
Courtlandt to Melrose avs..5, 74, B 123, B 147, 184.
Melrose to Elton avs..C 12, C 13, 18, K 23, 98, 184, †856
Prospect to Westchester avs..5, S 12, 192, T 208.

163d (also see Dongan), from Ogden to Woodycrest avs..31, S 36.
Concourse to Sheridan av..177.
College to Teller avs..121 N 124.
Teller to Park avs..121, N 124.
Courtlandt to Melrose avs..184.
Melrose to Brook avs..192.
Washington to 3 avs..H 180.
Jackson to Forest avs..F 36, G 147, P 164.
Forest to Tinton avs..K 208.
Tinton to Union avs..152.
Union to Prospect avs..(9).
Prospect to Stebbins avs..*63, G 208.
Stebbins to Intervale avs..74, †77, R 77, R 78.
Intervale av to Kelly..43.
Kelly to Tiffany..144.
Tiffany to Fox..(76), 176, 222.
Fox to So blvd (84), (162).

164TH, from Jerome to Cromwell avs..158. 174, *233, *436.
Concourse to Sheridan av..129, M 147.
Grant to Morris avs..120.
Morris to College avs..52.
College to Findlay avs..31.
Teller to Clay avs..121, N 124.
Brook to Washington avs..5, 144, 192.
Washington to 3 avs..G 180.
Prospect to Stebbins avs..112.

165th, from Lind to Summit avs..L 37.
Ogden to Nelson avs..229, K 232.
Woodycrest to Anderson avs..83, E 101.
Jerome to Cromwell avs..158, 174, *233, *436.
Walton av to Grand blvd & concourse..177.
Sherman to Grant avs..K 86, A 123, R 123, K 123, K 124, K 188, 215, A 217, K 217, K 218.
Grant to Morris avs..18, 75, 136, 203, 204, M 226.
Findlay to Teller avs..112.
Clay to Webster avs..215, D 218.
Brook to Washington avs..(224), A 226.
Washington to 3 avs..E 156, 169, A 172, M 172, C 187.
Boston road to Caudwell av..120 G. 123.
Caudwell to Trinity avs..42, 177, R 180, B 195, 203, *727.
Forest to Tinton avs..H 12, 112.
Tinton to Union avs..P 37.
Stebbins av to Rogers pl..A 23, A 69, S 69, A 78, A 85, 89, 214, K 218.
Rogers pl to Intervale av..(76), 223.
Kelly to Tiffany..F 57.
Fox to Westchester av..H 23.

166th, from Grant to Morris avs..169.
Morris to College avs..177.
College to Findlay avs..†119.
Findlay to Teller avs..S 58, 112.
Park to Washington avs..V 13, *148, 192.
Washington to 3 avs..(9), 203.
3 to Fulton avs..M 156.
Trinity to Jackson avs..168.
Jackson to Forest avs..(178).
Forest to Tinton avs..230.
Tinton to Union avs..M 78, W 218, 222, (224).
Union to Prospect avs..A 140, A 164, A 188, †204.

167th, from Grant to Morris avs..177.
College to Findlay avs..53.
Findlay to Teller avs..129, S 140.
Teller to Clay avs..S 13.
Washington to 3 avs..74, 106, 136, 185.
3 to Fulton avs..20
Franklin av to Boston rd..6, M 12, 43, 160
Boston rd to Prospect av..(91), 161, *557.
Stebbins to Intervale avs..31, A 36, 98, 144, P 147
Intervale av to Kelly..R 108
Kelly to Tiffany..52, M 57, N 57, V57, 89, 112, S 123, †204, 222
Tiffany to So Blvd..(21), (106), (215)

168th st, from Lind to Ogden avs..75.
River to Gerard avs..121, 169
College to Findlay avs..6, G 12
Washington to 3 avs..54
Boston rd to Forest av..31, 152, 184, *688
Forest to Tinton avs..S 101
Tinton to Union avs..129

169th st, from Boscobel to Cromwell avs..220, 228
Gerard to Walton avs..M 156
Walton av to Concourse..99.
Morris to College avs..43, (45), 112
College to Findlay avs..204, T 208, F 209, 223, S 226
Findlay to Teller avs..G 24, 31, K 36.
Teller to Clay avs..19
Webster to Brook avs..105, †119, 177, B 180, 230, E 232
Park to Washington avs..129, N 188
Washington to 3 avs..(76)
3 to Fulton avs..75
Boston rd to Union av..42, M 69, 152, F 156, D 171, 177
Union to Prospect avs..192
Prospect to Stebbins avs..121
Tiffany to 167th st..129, W 132, (138), R 139, E 180, 214, M 217, M 232, †856

170th st, from Merriam to Ogden avs..168
Shakespeare to Boscobel avs..K 232
Boscobel to Cromwell avs..G 226
Cromwell to Inwood avs..32, 65
College to Findlay avs..65
Teller to Clay avs..89, 90, R 93, 112
Webster to Brook avs..66, (113), K 172
Park to Washington avs..H 23, 31
Fulton to Franklin avs..N 171, N 180
Franklin to Clinton avs..19
Crotona av to Boston rd..98, S 101.
Prospect av to Bristow (130)
Bristow to Stebbins av (45)
Stebbins to Wilkins avs..K 147.
Wilkens av to Charlotte..T 23

171st st, from Commerce to Sedgwick avs..H 24, H 78
Webster to Brook avs..105, J 108, B 164
Park to Washington avs..5, (9), 177
Washington to 3 avs..8
3 to Fulton avs..145, 153

*171st st..64, R 69, R 132, 136, 168, 192.
172d st, from Park to Washington avs..43
Bathgate to 3 avs..19, B 23, (66), S 69, 153
Boston rd to Minford pl..74, G 78, 82, T 108
East of West Farms rd..203

*172d st..64, B 78, 120, 129
173d st, from Webster to Park avs..S 36, H 132, 152, S 180, S 226.
Park to Washington avs..54, 204
Washington to Bathgate avs..(67), K 86, 105, N 164
Bathgate to 3 avs..55
3 to Fulton avs..130
Boston rd to So Blvd..T 46
Hoe to Vyse avs..(45), 65
Vyse to Longfellow avs..74, A 78, 112

*173d st..R 23, P 139, 203.
174th st, from Nelson to Macombs rd..†898.
Clay to Anthony avs..31
Webster to Park avs..168, 222
Park to Washington avs..(178)
Washington to Bathgate avs..(106)
Bathgate to 3 avs..82, (91), 161, 223, (231), *275.
So Blvd to Hoe av..T 47, H 47
Vyse to Bryant avs..136, L 139, 184
Bryant to Longfellow avs..33
Longfellow to Boone avs..K 78

*174th st..90, 106, C 108, 120, 214.
175th st, from Macombs rd to Grand av..136
Jerome to Townsend avs..52, 75, E 140
Townsend to Walton avs..52
Washington to Bathgate avs..52, S 57
Bathgate to 3 avs..66
3 to Fulton avs..214, *922
Arthur to Crotona avs..65, 106, 112, 222, *843
Crotona to Prospect avs..112, *188.
Prospect to Marmion avs..18
Marmion to Mohegan avs..P 108, 169, M 172
Mohegan av to Southern blvd..(154), R 156

*175th st..K 47, 64
176th st, west of Andrews av..160
Andrews to University avs..C 86, C 156, 160, 161, S 164
Jerome to Townsend avs..52
Townsend to Walton avs..40, 52, K 57
Walton to Morris avs..64

NOTE.—Key explaining the signs used will be found on page 3.

Anthony to Tremont avs..203, M 208, 229, †856
Park to Washington avs..T 110
Bathgate to 3 avs..52, B 57, 64
Arthur to Crotona avs..161, (178)
Crotona to Clinton avs..†30, H 47, M 85, M 139, G 147, M 226
Clinton to Prospect avs..112, 184, S 187, S 208
Prospect to Marmion avs..18, E 101, P 101, H 226, 229
n s, Marmion av to So blvd..64, 65, P 69, 136, †528
So blvd to Daly av..18, 19, S 24, 53, S 57, †119
Daly av to Boston rd..223
Bryant to Longfellow avs..90, P 93

177th st, west of Cedar av†938.
from Cedar to Sedgwick avs..(170).
Sedgwick to Andrews avs..7
Jerome to Walton avs..18, 33, 75
Walton av to Concourse..5
Concourse to Anthony av..74, C 93
Anthony to Webster avs..M 208, †573, †856
Webster to Washington avs..R 147
Bathgate to 3 avs..(21), (55), (84), 203, 204, (206), B 208
Lafontaine to Hughes avs..33
Hughes to Crotona avs..31, M 37
Crotona to Prospect avs..(76)
Prospect to Marmion avs..5, (34), B 36, B 46, S 46, S 57, 64, (67), (146), 152
Marmion av to Crotona pkway..82, B 115, (146), S 147, †160, 204
Bryant av to West Farms rd..(21), (170).
East of West Farms rd..†248, †330

*177th st..31, 43, 74, O78, (122), 168, 176, 184
178th st, west of Cedar av..203
Creston av to Concourse..42, P 46
Concourse to Anthony av..75, 136, C 140, B 147, 168, *188, †368.
Webster to Park avs..153
Park to Washington avs..5, W 12, P 36
Washington to Bathgate avs..230
3 to Monterey avs..L 57.
Monterey to Lafontaine avs..105
Lafontaine to Hughes avs..S 209
Crotona to Clinton avs..G 46, 129
Clinton to Prospect avs..203
So blvd to Mohegan av..120
Mohegan to Honeywell avs..S 58, S 164, 169
Honeywell to Daly avs..B 58
Bryant av to Boston rd..B 36, 160

*178th st..105, F 139, 215
179th st, from Sedgwick to Jerome avs..31, G 36
Walton to Morris avs..7, 75
Creston av to Concourse..192
Concourse to Anthony av..(138), 184
Park to Washington avs..S 132, 204, L 209, B 218, *804
Bathgate to 3 avs..121, 129, G 132.
3 to Monterey avs..99
Hughes to Belmont avs..120, *966.
Crotona to Clinton avs..42
Clinton to Prospect avs..V 37, 136, †204.
Prospect to Mapes avs..90, 129, 153.
Mapes to Marmion avs..J 93, *727
So Blvd to Mohegan av..(76), (113)
Mohegan to Honeywell avs..82
Honeywell to Daly avs..98, F 156, †701
Daly to Vyse avs..90, 98
Vyse to Bryant avs..230, W 232, F 232
Bryant av to Boston rd..75, 82, A 115, 120
East of Boston rd..K 180.

*179th st..H 147
180th st, from Ryer to Valentine avs..136, W 140, *394
3 to Lafontaine avs..(9), 136
Lafontaine to Arthur avs..(55), S 57
Arthur to Hughes avs..168
Hughes to Crotona as..168
Crotona to Clinton avs..90, H 115, (162), (170)
Clinton to Prospect avs..74
Mapes av to So blvd..32, P 156, (178)
So Boulevard to Mohegan av..65, 192, 203, 223
Mohegan to Honeywell avs..152, 176
Honeywell to Daly avs..192, 193, A 195
Daly to Vyse avs..204, 205.
Bryant av to Boston rd..L 132
East of Boston rd, W 24, W 93

*180th st..184, 185, †856
181st st, from University to Grand avs..184, *688
Jerome to Walton avs..144
Morris to Creston avs..223
Creston av to Concourse..44, 223, *727
Tiebout to Webster avs..168
Bathgate to 3 avs..A 58, 121
Arthur to Hughes avs..98, 168, 184, P 187
Hughes to Belmont avs..C 12, 176, 177, 223
Belmont to Clinton avs..19, E 24, M 24, †31, 74, 229, *1047
Clinton to Prospect avs..136, C 139, †204, F 208
Prospect av to So blvd..112
Mohegan to Daly avs..T 93, †248.
Vyse to Bryant avs..B 195

182d st, from Grand to Jerome avs..J 217
Morris av to Concourse..H 124, †527
Concourse to Valentine avs..90, P 93, P 94, †204, †248
Park to Washington avs..153
Washington to Bathgate avs..90, B 93
Bathgate to 3 avs..D 23, (91), 185
Arthur to Hughes avs..H 156
Crotona to Prospect avs..90, 203, 214

183d st, from Sedgwick to Andrews avs..*63, 229, N 232
Andrews to University avs..168, W 172, *981
University to Grand avs..J 58
Davidson to Jerome avs..S 23
Valentine to Webster avs..P 187
Webster to Park avs..†30, 64, 129
Park to Washington avs..112, 113, 121, (130), (206), J 232, †701
Bassford to Bathgate avs..74, D 187
Bathgate to 3 avs..64, 75, 83, 214
Arthur av to Adams pl..(91), D 93
Adams pl to Hughes av..54, 112, L 115, H 115
Hughes to Belmont avs..B 58, 74, C101
Beaumont to Crotona avs..(34)
Prospect av to So blvd..145, †741, *922

184th st, from Cedar to University avs..222, *922
Morris av to Concourse..R 226
Concourse to Valentine av..99, B 101, 106, 129, 153, 204, M 209, †662
Tiebout to Webster avs..112, H 115, 120, 184, K 187
Park to Washington avs..C 94, 229, *1006
Washington to Bathgate avs..31, 105, 144, *394

185th st, from Park to Washington avs..M 12, 112, 184, 229
3d av to So blvd..31, N 36, N 226, M 226

186th st, from Park to Washington avs..203
Arthur to Belmont avs..66, (170)
East of Belmont av..31, I 37, G 132

187th st, from Valentine to Marion avs..153, †1022
Park to Washington avs..(231)
Bathgate ave to Lorillard pl..S 115, 152
Lorillard pl to Hoffman..(146), 191, 203, *727
Hoffman to Arthur av..105, Z 108
Arthur to Hughes av..P 69, 74, C 115, †662
Hughes to Belmont avs..C 46
Belmont to Cambreleng avs..64, (91), (99)
Beaumont to Crotona avs..169, V 209
Prospect av to So blvd..O 12, 42, 52, 112, 120, *148, (186), M 188.

*187th st..112, B 171, 184, H 187
188th st, from Sedgwick to University avs..M 123
Fordham rd to Concourse..74, C 78, 214
Concourse to Valentine av..33, †119, I 195
Tiebout to Marion avs..L 24
Park to Washington avs..(76), 90, R 108, (138), S 140, *316.
Washington to Bathgate avs..136, G 140, 160, †528
Hughes to Cambreleng avs..†248
Cambreleng to Beaumont avs..42

189th st, from Marion to Park avs..M 115.
Lorillard pl to Arthur av..C 195
Arthur to Belmont avs..(66), T 147, †408
Beaumont to Crotona avs..52

190th st, from Jerome to Morris avs..176, F 180
Morris to Creston avs..A 46, H 46, M 85
Creston to Fordham rd..120

191st st, s s, from Hoffman to Hughes av..17

192d st, from University to Grand avs..T 47, 136
Concourse to Valentine av..223

193d st, from Jerome to Creston avs..90.
Marion to Decatur avs..98, B 101.
Decatur to Webster avs..144, 177, †289, †856

194th st, from Briggs to Marion avs..129, †450
Marion to Decatur avs..N 172, 203, R 217
Decatur to Webster avs..177, 203, P 209

195th st, from Decatur to Webster avs..99
197th st, from Creston av to Concourse..P 36
Marion to Webster avs..M 85, 99

198th st, from Jerome to Creston avs..D 46
Creston av to Concourse..W 46, 152
Concourse to Valentine av..168, H 171
Briggs to Marion avs..214, U 217, U 232
Marion to Decatur avs..31, B 37

199th st, from Marion to Webster avs..C 46
200th st (see Bedford Pk blvd)..K 37
201st st, from Briggs to Perry avs..P 23, 203, L 209

202d st, from Valentine to Briggs avs..M 12
East of Briggs av..S 115

203d st, from Concourse to Valentine av..42
Valentine av to Mosholu pkway..64, 82, W 123, E 132, 184

204th st, from Jerome av to Concourse..54
Concourse to Mosholu pkway..168
Bainbridge to Perry avs..C 78, 144
East of Webster av..168, 169

205th st, from Concourse to Mosholu pkway..R 12, 82
Mosholu pkway to Perry av..C 78, *476, *557, *922.
Hull to Decatur avs..19, 82, 99, L 101

*205th st..192, *843
206th st, from Concourse to Mosholu pkway..5, M 108, 160
Woodlawn rd to Perry av..31, M 36

207th st, from Bainbridge to Perry avs..160
Decatur to Webster avs..53, S 58
208th st, east of Bainbridge av..152
209th st, from Perry to Decatur avs..K 180
*210th st..A 123
*211th st..31, †856, †938
212th st..6, C 47
*213th st..6, 90, 98, 105, K 108, *316
*214th st..5, W 12, (34), 42, P 46, 98, P 101, C 108, (113), 136, R 139, 152, 168, C 180, *514, †938

*215th st..42, M 46, 52, S 57, 74, 83, 112, (162), *233, †938.

*216th st..6, 18, 19, B 23, 65, 105, 106, G 108, 144, 184

*217th st..18, B 23, 74, S 78, D 93, 112, 113, 120, D 187, 203, †700

*218th st..18, F 23, L 36, 112, 113, 120, 129, 144

*219th st..5, 120, M 123, 129, 136, H 156, 176, (224), †701, *966.

*220th st..18, H 36, B 59, 112, 121, 144, 185, H 188, 214, 222

*221st st..W 46, 75, B 78, (113), 136, 144, I 147, S 208, G 208

*222d st..6, B 24, H 85, 120, 121, R 124, O 139, O 140, 177, 222, H 226, I 226, *922

*223d st, 5, A 12, V 23, 31, H 46, S 47, 52, 54, B 57, 112, G 115, S 123, 136, D 140, *148, †160, 160, C 164, 168, 192

*224th st..18, R 47, 52, 65, E 69, W 69, R 69, R 93, 136, D 140, C 180, 184, 185, *188, (215), †981.

*225th st..†119, †856
226th st..R 36, 65, S 68, 105, 106, 160, 168, G 171, 184, *688, *765, †1058

*227th st..D 23, A 57, 144, *148, 222
227th st..65, 105, 203, 204, L 208, L 209, *1006, *1007
*228th st..18, 74, 90, 105, 120, W 124, 129
*229th st..M 23, 53, 65, O 69, 74, E 85, C 101, 105, C 108, 120, 135, 136, (138), 176, C 180, 203, G 226

229th st..129
230th st, west of Broadway..G 23, G 156, *1007
Bway to Bailey av..G 23, G 156
Bailey av to Kingsbridge ter..M 23, B 85, 136

*230th st..L 23, 53, 65, †76, R 101, L 132, C 132, L 226

231st st, from Bailey av to Broadway..G 23, G 156
Bway to Corlear av..G 47
Spuyten Duyvil Pkway to Palisade av..82
West of Palisade av..83

*231st st..74, †119, 203
*232d st..18, N 36, 105, O 139, 192, 193, M 195, T 195, A 195, †203, 203, A 208, A 226

233d st, west of Bailey av..168
Mt Vernon to Napier avs..144

*233d st, 5, 18, S 85, O 94, 112, 120, 192, 215, 222, Y 226, *557

234th st, west of Broadway..M 47
Bailey to Katonah avs..105

*234th st..96, S 101, 160, 184.
235th st, from Mt Vernon to Napier avs..C 156
Napier to Oneida avs..144
Oneida to Kepler avs..52
Kepler to Katonah avs..144
Katonah to Martha avs..5, C 108

*235th st..120
236th st, west of Broadway..168, H 195
Oneida to Kepler avs..F47, 52, 136, R 140, 153, O 156, 229
Kepler to Katonah avs..120, L 132, 177, B 217, S 217
Katonah to Martha avs..5, 90
Martha to Webster avs..F 12, S 187
East of Webster av..19

*236th st..B 47, 52, 83, O 86, †204.
237th st, from Napier to Kepler avs..136, 153
Kepler to Katonah avs..32, E 37, 75
Katonah to Martha avs..*233, †898
Martha to Verio avs..74, 120, 129, K 132, K 171, K 172.

*237th st..33, 215
238th st, from Putnam av E to Albany rd..52
Mt Vernon to Kepler avs..†289
Kepler to Katonah avs..K 47
Katonah to Martha avs..C 57, 168, *646

*238th st..*435
239th st, west of Review pl..31
from Mt Vernon to Katonah avs..H 36.
Katonah to Martha avs..19, P 23, P 57, S 57, K 123, 184, †817
Martha to Verio avs..P 47

*239th st..†76, 129, S 132, F 147, L 172, 203, K 208
240th st, east of Martha av..6, F 13, B 36
*240th st..136, †316
241st st, Katonah to Martha avs..42, V 139, *148
*241st st..19, S23, 42, *148
*242d st..82, 145, 152, V156
*243d st..52
246th st..S 101
247th st..†700
249th st..†700
*249th st..†77


**NOTE.—Key explaining the signs used will be found on page 3.**

250th st..152
254th st..F 123, S 123
256th st..†30, †76
259th st..82, 120, 152
260th st..H 85, 144
261st st..from Broadway to Spencer av.. 52, 53, D 58, W 58, Z 147
Spencer to Tyndall avs..82
Tyndall av to Av Von Humboldt..65, L 69, T 69, *188.
262d st..53, 54, M 58, L 58, H 58, N 58, P 58, B 58, W 58, A 58, C 58, S 58, F 58, R 58, K 58, Z 58, L 59, 75, S 78, 136
263d st..52, 53, H 57, B 58, O 58, F 58, W 58, K 58, M 58, S 58, L 58, 161

**BRONX AVENUES.**

Alexander, from 132 to 134..(138), F 232, *1006
134 to 136..F 85
140 to 143..(9), W 12, (154), A 156
*Alberton..215
*Amsterdam..31, 33, B 36, 42, 43, 44, A 47, 66, P 69, 90, S 115, 153, K 156
*Amundson..106, 176, *316.
Andrews, from Burnside to 180..129, †662
181 to 183..*966
183 to Fordham rd..6, J 58, 112, (122), 168, W 172, †981
Anderson, from Jerome av to 165th..5, 6, 20, M 226
Anthony (also see Grand blvd & Concourse), from Clay av to 174..105, 203.
174th to Prospect pl..31, 65, G 69, 112, 203, 222
Prospect pl to 176..31, G 36
176 to Tremont av..19
Tremont av to 178—C 93, †573
178 to Burnside av..B 147
Burnside av to 180th..112, C 226
north of 181..214, 229, *883.
Arlington av..D 23, 203, 204, L 208, L 209, †700, *1006, *1007.
*Arnow, 203, *966, *1006
Arthur, from 175 to 176..161, B 164
176 to 177..*63
177 to 179..136, 144.
179 to 181..*17, 19, W 23, 31, (45), P 69, 105, S 123, U 164, 184, M 187
181 to Oak Tree pl..G 85, 98, 120, 144, M 195
Oak Tree pl to 182d..53, 112, 113, B 147
e s, 182 to 183..(91), D 93
e s Crescent av to 187..66, 120, 176
w s, Belmont pl or 184th to 187th..6, 42, 65, T 69, 90, 105, M 108, 152, S 156, †489
187 to 188..†76, 112, 120, L 123
188 to 189..C 47, 105, 112, C 195, †204, C 217, †662
189 to Fordham rd..66, 129, †573
*Arthur..129
Av A..223
Av C..6
Av St John..from So Blvd to Fox..65, N 69, 120, C 123, C 147, E 147, †248, †817
Fox to Beck..185, N 187, 229, 230, B 232, †1022

Bailey, es, Heath av to Kingsbridge rd.. 222
Kingsbridge rd to 230th..G 23, 129, G 156, 222
e s, 230th to Bailey pl..L 12, 99, W 156, Z 209
w s, 230 to 231..G 23, 31, M 36, G 156, 184, 192, 203, 222, 223, B 226, †408
e s, Bailey pl to 238th..C 132, 152, 192, 214, P 217, *727
north of 238..144, 215
Bainbridge, from 194 to 196..98, 129, (193), †450
196 to 198..19
198 to Bedford Pk blvd..M 147
Bedford Park blvd to Mosholu pkway.. F 112, 203, L 209
Mosholu pkway to 206th..F 23, 144, B 195, *476, *557, *922.
e s, 207 to 210..129, 152
*Baisley..74
*Baker..W 78.
*Balcom..(34), 136, D 140
*Barker..31, 74, Z 85, 112, S 115, 129, B 132, N 139, * 148, B 232
*Barkley..98, *316
*Barnes..6, 18, H 24, 31, W 46, 98, 99, (138), S 139, 152, 176, C 180, F 217
*Bassett..82, 120, F 123, I 124, R 139, 160, 176, C 180, †528, †700
*Bartholdi..6, B 101, A 123, 184, R 187
Bassford, from 182 to 183..D 187
183 to 184..31.
Bathgate..from Claremont pkway to 172.. B 12, 19, T 23, B 23, 53, S 69, (76), 129, T 209, H 217
172 to 173..42, R 47, (66). S 164.
173 to 174..82, H 139, 184.
174 to 175..65, 160, 222, M 226, *688, *1047
175 to 176..31, 65, D 180.
176 to 177..K 226.
177 to 178..(21), (84), 203
178 to 179..42, 44, R 47, 66, 105
181 to 182..A 58
182 to 183..42
183 to 3d av..105, 144, C 195, *394
187 to Fordham rd..168
*Bay (146)
*Baychester..19, (186), *275
Beach (also see Tinton av)..7, 177.
*Beach..19, W 23, A 47, 105, J 108, 120, R 124, 169, J 172, 176, H 180, D 180, 184, †700
Beaumont, from Grote to 183..74, S 187
183 to 187..19, 31, S 47, 98, S 101, 105, E 108, 144, 184, C 187
187 to 188..F 36, F 37, 42, S 47, 160.
188 to 189..90, D 93.
Bedford Pk blvd..K 37, 53, 54, 90, 120, 192, 222
*Beech..229, C 232.
Belmont, from 176 to 177..31, M 37, * 63
177 to 179..42, 43, *104, 120, *557
179 to Oak Tree pl..*966
Oak Tree pl to 180..168, *1047
180 to 181..19, E 24, *1047
181 to 182..G 37, 229
183 to Crescent av..105, C 106
Crescent av to 187..19, D 24, L 24, 31, I 37, P 101, (170).
187 to 189..C 46, T 85, (91).
189 to Fordham rd..31, D 37
*Benedict..74, G 78, 82, 105, 112, T 180
*Benson..6, H 78, 82, 153, *275
Bergen, from Willis av to 148th..(99)
148 to 149..R 47, (84), E 85, (224), K 226, (231), K 232
Westchester av to 152..42
152 to 153..(9), W 14, (106), C 108, B 124, (130), (138)
153 to Brook av..161
*Birchall..K 85
*Blackrock..B 69, 98
Blackstone..177
*Bogart..6, 42, 75, 82, 112
*Boller..215
*Bolles..†248
Boone (also see Boone st), from Freeman to West Farms rd..129, S 132
Jennings to 172d..M 188
173 to 176..D 147
Boscobel, from Jerome av to 169..43, B 47, 169, 220, 228
w s, 169 to 170..K 232
e s, 169 to 170..G 226
170 to Shakespeare av..176
Nelson to Plympton avs..53, 112
Boston (old)..31, 74
*Boyd..168
*Bracken..42, 90, W 93, 144, 145, H 172
*Brady..19, 31, 33
*Bridge..(170), G 172
Briggs, from Kingsbridge rd to 194th.. 32, 168, B 172, 192.
194th to 196th..6, M 12, O 93, 105, M 108, M 209, †248.
196th to 198th..65, 144, *188, *233.
198th to Bedford Pk blvd..152, M 172.
Bedford Pk blvd to Mosholu Pkway.. M 47, 64, M 172.
*Briggs..W 37, 65.
Broadway, south of 228th..G 156, R 209.
from 228th to 230th..G 23, G 156.
230th to 231st..G 23, G 47, G 156.
231st to 233d..(9), P 139, 168, 169, J 226.
233d to 236th..M 47, 168, 169, 176, H 195.
254th to 256th..H 78, S 123.
256th to 261st..112, 129.
261st to 263d..53, L 58, M 58, H 58, S 58.
*Broadway..43, M 69, 90, P 93, K 156.
Bronx av..204.
*Bronx blvd..6, 19, 31, 65, 74, 129, 136, *148, 160, 192, *275, *316.
*Bronx pk..B 47
*Bronxdale..42, 112, (138), 160, B 171, 184, H 187, B 226, †573.
*Bronx & Pelham pkway..31, 160, 184.
*Bronxwood..53, 65, 82, 90, 98, P 101, 120, W 124, 129, 168, 185, †289.
Brook, from 132d to 134th..A 124.
134th to 136th..222.
138th to 139th..230.
141 to 142d..231.
142d to 144th..153.
144th to 146th..(154), B 180, 203, B 226.
146th to 148th..112, C 156, 192.
149th to Westchester av..D 47, O 47, (91), B 93, 112, (113), 160, S 195, *435.
Westchester av to 153d..S 22, S 23, 99, C 108.
158th to 161st..169, 230.
161st to 163d..(154).
e s, 164th to 165th..65, Z 69.
167th to 169th..6, 19, (55), S 58, 98, E 115, †119, 129, 177, B 180, 230, E 232.
e s, 169th to 170th..229.
w s, 169th to Kindermann pl..152, 177.
170th to St Paul's pl..19, (113), 120, G 124, 152, K 172, (186), N 187.
St Paul's pl to 171st..(122), 144, B 164, 230, L 232, *603, *1006.
171st to Claremont pkway..W 12, 105, J 108, 136, 230, *1006.
Brown..105.
*Brown..19, G 132.
*Bruner..65, 120, 121.
Bryant, from Randall to Spofford avs..54.
Lafayette to Seneca avs..G 24, 43, 53, G 78, H 78, D 78, 136, G 139, 223, 230.
Seneca to Garrison avs..P 24, 31, 43, 83 90.
Garrison av to Aldus..S 24.
West Farms rd to Home..A 12, A 24, S 171.
Home to Freeman..C 156.
Freeman to Jennings..19, S 24, B 37, G 37, 65, M 69, 105, B 164.
Jennings to 172d..19, 53, B 101, 136, 177, T 180, 222, S 226.
172d to 173d..82, 136, 230.
173d to 174th..74, A 78, 112.
Tremont av to 178th..160.
178th to 180th..160, 184, 230, W 232, F 232.
*Bullard..152, *435.
*Buhre..43, 44, D 47, 83.
*Burke..M 24, H 24, M 58, M 85, 105, 106, 129, M 132, N 139, M 147, M 164, M 187, 192, *843.
Burnside, from Sedgwick to Andrews avs.. 160.
Andrews to Grand avs..75, U 78, †701.
Morris av to Concourse..129.
Concourse to Anthony av..S 209.
*Byron..223.

Cambreleng, from 187th to 188th..98, R 101.
188th to 189th..H 12, P 24, *804.
189th to Fordham rd..43, T 85, 144.
north of Fordham rd..74, D 78.
Carter, from 173d to 174th..203.
*Carpenter..19, R 24, 82, 98, S 101, 105, 112, 120, 129, S 156, 184, †704
*Castle Hill..19, 43, 44, N 47, R 47, 54, 65, F 69, M 69, 83, 99, 105, 112, P 115, †119, 129, 136, 137, 144, H 147, S 164, 169, C 172, J 180, C 187, 203, C 232, †289, †1022.
Cauldwell, from 149th to Westchester av ..†330, †778.
from Westchester av to 156th..A 78, A 172, 214.
158th to 161st..M 12, W 12, (21), M 187.
Cayuga..121, 152.
Cedar, from Sedgwick av to 177th..43.
177th to 178th..98.
w s, 178th to 184th..B 187.
e s, 180th to 182d..161.
*Cedar..6, O 58, 90, 106, 112.
*Central..121.
*Chatterton..P 37, 53, P 78, 105, G 115, 144, 152, F 195.
*Circle Drive..†203.
*City Island..6, 8, W 12, M 69, 89, P 93, 106, H 156, A 156, 161.
*Clarence..144, 230.
Claremont pkway, from Webster to Park avs..(45), W 77, 82.
Park to Washington avs..(76), (84), 128, 152, K 156, 177.
Washington to Bathgate avs..129, 177, H 217.
Bathgate to 3 avs..75.
Clay, from 165th to 166th..31, 53, 230.
167th to 168th..53, V 93.
n s, 169th to 170th..120, 160, 214, S 226.
e s, 169th to Webster av..74.
173d to 174th..105, 121.
174th to 175th..G 156.
Clay (old)..V 209.
*Cleveland..W 78.
*Clifford..R 147.
Clinton, from 169th to Jefferson pl..(34).
175th to Fairmount pl..19, †30, H 47, 65, H 85, 98, 112, 120, 129, 136, 144, 184, *188, B 195, 203, 223.
Fairmount pl to Tremont av..(162), 230.
179th to Oakland pl..L 180, †204.
Oakland pl to 180th..E 58, 74, B 132, †898.
180th to 181st..136, C 139, †204.
181st to 182d..G 46.
*Coddington..P 24, 184, M 187, M 195.
College, from 141st to 143d..P 209.
143d to 145th..120, 145, 184, D 187.
163d to 165th..105, W 108.
165th to 166th..120, 136, 144, 192, *476, *883.
166th to 167th..53.
167th to 168th..6, G 12, C 58.
168th to 169th..43, (45), C 172, 203, 223, S 226, *883.
169th to 170th..65, 82, F 112, 120.
170th to 171st..19.
171st to Teller av..19.
Commerce, from 170th to 171st..53.
*Commonwealth..19, 98, †119, S 156, G 164, 214, 223.
Concord, from 141st to 142d..(55).
St Marys to 147th..98, 121, B 124, 223.
151st to Kelly or 152d..O 164.
*Concord..19, K 37.
Corlear..177.
*Cornell..136, C 232.
*Corsa..B 195.
*Cortlandt..192.
*Cottage Grove..W 47, B 187, 223.
*Country Club..19.
Courtlandt, from 3 av to 149th..18, D 187, (193).
150th to 151st..(154).
151st to 153d..(178).
153d to 154th..6.
154th to 155th..(66), 120, G 187.
158th to 159th..S 164, 177.
159th to 160th..M 187.
161st to 162d..B 124.
Courtland (old, also see Newton)..184, T 209.
Crescent, from Arthur to Hughes avs.. 169, *727.
Hughes to Belmont avs..153.
Belmont to Cambreleng avs..31, I 37, E 37, 53, 105, C 106, C 107.
Cambreleng to Beaumont avs..F 36, F 37, 160.
Crescent (old)..160.
Creston, from 179th to 181st..44, 223.
181st to 182d..160.
182d to 183d..43, B 195.
w s, 184th to 188th..B 232.
e s, 184th to 189th..W 69.
w s, 188th to Fordham rd..74, C 78, 214.
190th to 192d..120.
196th to 197th..6, M 12, R 115.
197th to 198th..192, *727.
Cromwell, from 150th to 153d..(45), †329, †700, †856, †981.
161st to 164th..19.
164th to McClellan..32, 158, 174, *436.
169th to 170th..G 226.
170th to Macombs rd..31.
*Crosby..20, M 24, 203.
Crotona, from Boston rd to 170th..19.
170th to Crotona Pk S..6, 98, S 101.
175th to 176th..O 12, G 217.
176th to 177th..65, P 69, 120, (178), †408.
177th to 179th..K 47, 65, 98.
179th to 180th..17, M 24, D 226.
180th to 181st..19, M 24, †31, (170).
181st to 182d..43, 120, 121, 129.
183d to 187th..6, (34), 43, 90, 112, 113, V 209.
187th to 189th..N 85, 90, D 93, D 101, N 115, N 156, 169.
189th to Southern blvd..52, 160.
Crotona (old)..19, 129, M 140.
Crotona Pkway, from 176th to 178th..19, S 24, 53, 112, †119, 120.
178th to 179th..S 58, (113), S 164, 169.
north 180th..*688.
*Cruger..33, B 171, 215, C 232.

Daly, from 176th to 177th..6, 43, 82, K 85, P 108, 136, B 140, 160, E 164, 169, R 172, K 172, Y 195, Y 209.
178th to 180th..S 37, S 69, 82, 98, 136, S 209, †701.
180th to 182d..†248.
Davidson, 177th to Tremont av..H 164, 203.
Tremont to Burnside avs..†573.
183d to 184th..19, 20, C 24, 53, C 132, 152, C 156, 192.
184th to 190th..6, M 37, 129.
Decatur, from Kingsbridge rd to 194th.. 144, 177, 203, †289, †856.
194th to 197th..83, M 85, 98, F 101, B 108, N 172, 177, 203, P 209, 214, A 217.


**NOTE.—Key explaining the signs used will be found on page 3.**

198th to 199th..31, B 37, 90.
204th to 205th..184.
205th to 207th..19, 53, S 58, 82.
207th to 209th..74.
209th to Gun Hill rd..T 12, 65, 192, M 195.
DeKalb..6, C 47.
*Delavelle..152, 214.
*DeReimer..74, 223, *275, †1022.
*Digney..152, C 156, 167, 215, 230.
*Doon..F 37, H 172, 177.
*Doris..S 37.
*Dudley..65, 82, 83, P 85, 169.
*Duncombe..91, R 101, 112, 192.
*Dyre..215.

Eagle, from 149th to Westchester av..S 164.
Westchester av to 156th..19, 65, 184, W 209.
161st to 163d..53, 82, 204, S 232.
*Eastern blvd..C 12, 32, 90, 98, H 108, F 180, *966, *1006.
Eastburn, from 174th to 175th..6, 214, W 217.
*Edenwald..203.
Edgehill..*1007.
*Edison..43, 90, 120, D 180, S 217, P 217, †289, †573.
*Edson..120, 121, R 124, 177, *275.
*Edwards..F 115, *765.
*Elizabeth..153, H 156.
*Elliott..6, L 24, H 24, 31, N 47, N 69, 74, 90, S 93, E 140, 203, L 209.
*Ellis..(106), 136, 137, 223, *289, *922.
*Ellison..144, P 217.
*Ellsworth..53.
Elton, from 3 av to 154th..152, K 156, 204.
154th to 156th..G 115.
156th to 157th..82, B 85, †489.
158th to 159th..19, (122), (178), 185, W 232.
161st to 162d..168, 223, W 226, *966.
*Ely..121, R 124, 177.
*Esplanade..121.
*Evergreen..19, 185, 214, 223.
Evergreen dr..83.

*Fairfax..74.
*Fairmount..R 172, R 209, †408.
Faraday..144.
*Ferris..C 12.
Fieldston (also see Suydam)..82.
Findlay, from 164th to 166th..112.
166th to 167th..53, S 58, †119, 129, S 140, 152, 153, M 156, S 156, J 156.
167th to 168th..C 58.
168th to 169th..19, 43, C 172, 204, F 209.
169th to 170th..19, G 24, 32, 65, G 69, 90.

Fleetwood..204.
Fordham (old)..153, 204.
*Fordham av Extension..177.
Forest, from Westchester av to 156th..†204.
156th to 158th..L 156, M 164, 223.
158th to 160th..90.
160th to 161st..6, 90, (130), 184, (231).
161st to 163d..S 24, H 69, 112, 185, A 187, *514.
163d to 165th..19, 53, *63, 169, M 172, 192, *646.
166th to Home..G 115, O 172, 204.
Home to 168th..F 46, (91), 152, *688.
*Forest..R 147.
*Fowler..184.
Franklin, from 167th to 168th..6, M 12, 43, G 47, 112, W 115.
168th to 169th..32, M 37, P 69.
w s, 169th to 170th..H 24, 65, *188, M 226.
e s, Jefferson pl to 170th..160, B 164, 204, *688.
170th to Crotona pk S..19.
*Frisby..6, 153.
Fulton, from 169th to 170th..32, C 58, 82, 184, B 209, 230.
172d to 174th..82, 112, 223, *966.
174th to 175th..W 12, 82, 83, G 86.

*Gainsborg..44, A 47.
Garrison, from 156th to Longwood av..184.
Longwood to Lafayette avs..19, *63, 65, C 69, 223.
Hunts Pt rd to Faile..120, U 164.
Bryant to Longfellow avs..32.
Gerard, from 157th to 161st..†408.
*Gifford..T 37, 98, 136, D 140.
Giles av..M 147.
*Givan..215.
*Gleason..B 24, K 47, 64, 98, 136, 169, W 187, 192, W 195, 203, †204, S 209, *966.
*Glebe..(45), S 47, R 124.
Goodridge..53, 54, W 58, D 115, 230, W 232, †489.
*Grace..W 24, 32, S 47, 105, 121, R 124, 129, C 132, 177, F 180, 184, †489.
Gouverneur..19, 90, 223.
Grand, s e s, from Featherbed la to 174th..74, 75.
w s, 174th to 175th..136, E 140.
Tremont to Burnside avs..136, 137, A 140, 153, A 180.
Burnside av to 180th..G 172.
181st to 182d..J 217.
Buchanan pl to Evelyn pl..J 58.
Evelyn pl to 184th..K 12, 19, 65, W 101, 144, G 147.
184th to Fordham rd..S 47, 105, R 108
190th to 192d..T 47, B 226.
Grand blvd & Concourse (also see Anthony av), from 161st to 163d..177
163d to 165th..19, M 147, 177.
165th to McClellan..112, S 115, 177.
168th to Marcy pl..99.
177th to 178th..75, 136, C 140, 152, S 156, *188, V 232.
178th to 179th..†368.
179th to Burnside av..S 209.
Burnside av to 182d..223, *727.
182d to 184th..6, H 124, 204, M 209, †527, †701.
184th to Fordham rd..53, M 58, 99, †119, (154), I 195, †898.
Fordham rd to 192d..120, 223.
198th to Bedford pk blvd..105.
204th to Mosholu pkway..R 12, 82
Grant, from 163d to 165th..K 86, A 123, R 123, K 123, K 124, 152, K 188, 204, 215, K 217, A 217.
165th to 166th..W 47, 82, 112, 184.
166th to McClellan..214, K 217.
*Grant..43, 54.
*Green..153, 204, *727.
*Gridley..T 156.
Grove..120, 121, 129.

*Haight..75, K 86, 204.
*Harrington..152, 204.
*Harrison..54, M 58.
*Havemeyer..H 37, 43, (106), G 115, 144, S 209, (224).
*Haviland..65, H 86, G 115, 129, 184, 192, S 195, T 195, 230, *646, †1022.
*Hazel..192.
Heath, w s, from Bailey av to Kingsbridge rd..111, *514.
230th to Sedgwick av..M 37, 106, T 108, 136.
*Hering..6, 7, B 12, E 12, M 12, S 12, R 12, Y 12, G 12, C 12, K 12, T 12, O 12, K 13, 19, R 24, N 24, C 24, M 24, L 24, 32, M 37, L 37, B 37, T 37, H 37, 43, B 47, 54, B 59, 75, K 78, 112, 136.
*Hermany..43, M 58, 121, 144, 160, M 164, 192, B 195, †741, †1058.
*Hicks..65.
Highbridge..54.
*Hill..†119, H 172.
*Hobart..B 47.
Hoe, from Whitlock av to Aldus..32, 33, M 37, (138), 152, (154), 160, A 164.
Aldus to Westchester av..153, 223, *603.
Westchester av to 167th..106, R 108.
167th to Home..6, 19, C 86, 160.
Home to Freeman..L 115, 135, I 139, 185, (215).
Freeman to Jennings..G 47, 82, G 86, G 115, C 115, K 164, 169, M 172, †408.
Jennings to 172d..C 24, †31, C 69, 112, 129, 230.
172d to 173d..6, J 12, (45), 65, S 69, 129, 192, 204, U 209, †329.
173d to 174th..T 47, H 47.
*Holland..184, †368, †618.
*Hollers..19, M 24, 65.
*Hollywood..120.
*Home..121, 136, D 140, 153, 184, 204.
Honeywell, from 177th to 178th..54.
178th to 179th..19, B 58, F 156.
179th to 180th..192, 193, A 195.
180th to 181st..T 93, †248, †289.
*Houghton..19, 54, G 69, 74, 99, H 101, M 164, D 180, J 209.
Hughes, from 177th to 179th..42, 43, (45), *104, 120, 153, *557.
179th to 180th..*966.
180th to 181st..C 12.
w s, 181st to Oak Tree pl..K 69, S 69.
e s, 181st to 182d..6, C 12, H 24, 129, 214.
182d to 183d..32, N 37, 54, B 58.
183d to Crescent av..P 93, 160.
Crescent av to 186th..66, 153.
186th to 187th..66, P 69, 74, 144.
187th to 188th..145, C 217, 223, W 226.
188th to 189th..112, R 115, (215), *316.
189th to Fordham rd..(66), T 147, 184, †408.
Hull, from Mosholu pkway to 204th..M 47, 129, H 180.
205th to 207th..99, L 101, 112, 136, 223.
207th to 209th..65, F 69, 136, K 180.
209th to Gun Hill rd..32, F 217.
Hunts pt, from Falconer to Farragut..204.
Farragut to Sacrahong..204.
Randall to Bryant avs..B 12, B 93, B 188.
Spofford to Lafayette avs..54, 105.
Lafayette av to Gilbert pl..H 232.
Gilbert pl to Garrison av..120, U 164, H 232.
*Hunt..33, 43, 90, K 93, 145, 223, *233.
Huxley, from 260th to 262d..53, 54, K 58, H 58, Z 58.

Independence..D 23, 90, 121, *476.
Intervale, from So blvd to Beck..136, J 139, B 140, J 140, 153, W 232.
Beck to Kelly..144, W 232.
Kelly to Dongan or 163d..43, †77, 144.
Westchester av to 165th..6, A 12, (34), (76), †77, A 115, F 124, (138), 160, A 188, 223.
165th to 167th..†119, 120, O 188, †204, †329.
w s, 167th to 169th..6, S 12, G 69.
e s, 167th to Kelly..G 58, (91), R 108, 160.
w s, 169th to Chisholm..†30, K 47, G 188, 230.
e s, Home to Freeman..32, 177.
w s, Chisholm to Freeman..†119.
w s, Freeman to Jennings..M 172, 214, *922.
Inwood, w s, from Cromwell av to 170th..32, 65.
e s, Clarke pl to 170th..136, *476.

Jackson, from 141st to 142d..32.
St Marys to 147th..65, S 69, M 78, H 93, 120, 177, 184, 185, F 188, N 209, F 217, 230, P 232, †408.
147th to 149th..120, M 123.
e s, 149th to 150th..32.
e s, 150th to 151st..F 47, 106.
e s, 151st to Westchester av..(55).
Westchester av to 156th..J 132.
156th to 158th..32, S 37, 120.
160th to 161st..129.
161st to 163d..S 24, B 101, A 101, 160, *514.
163d to 165th..192.
166th to Home..C 164, L 164, (178).
*Jacksonville..65, A 69.
*Jefferson..H 172.
Jerome, e s, from 162d to 165th..19, 44, 158, 174, *233, *436.
e s, 165th to McClellan..32, 129.
e s, 167th to 168th..G 195.
w s, 169th to 170th..*922.
e s, Clarke pl to Elliott pl..120, 169.
170th to Belmont..(66), (67), 153, 169, W 172.
e s, 174th to Clifford pl..J 36, J 171.
e s, Clifford pl to 177th..33, 52, 75, E 140, 204, R 209, †898.
Burnside av to 181st..144, 145.
w s, 181st to 184th..(84), M 86, 169, 214, 223, A 226, *922.
184th to Fordham rd..(66), F 69, Q 226.
Fordham rd to 190th..B 172.
192d to Kingsbridge rd..(154), L 156.
196th to 199th..W 209.
199th to 204th..169.
204th to Van Cortlandt av..(146).
Van Cortlandt av to 208th..32, P 37.
Jessup..90, W 93, H 172, W 180.
*Jones..H 172, 177.
Johnson..43.
Katonah, from 233d to 236th..C 108.
236th to 239th..75.
239th to Mt Vernon av..L 101.
*Kearney..74, 161.
Kepler, from 233d to 237th..32, E 37, 177, B 217, S 217.
237th to Mt Vernon av..C 69, 144.
*King..32, 120, S 180, †203, S 209.

Kingsbridge..G 23, M 47, 54, G 156, 176, 177.
*Kingsbridge..H 172.
*Kinsella..S 37, 153, 161.
*Kossuth..82, K 86, 184.

*Lacombe..44, 230.
*Laconia..L 12, 54, 193, M 195.
Lafayette, from Longwood to Garrison avs..A 156.
Lafontaine, from 178th to 179th..120, 204, S 209, †938.
179th to 181st..*17, 31, (55), S 57, 105, 169, M 209.
181st to Oak Tree pl..106.
Oak Tree pl to Quarry rd..184.
*Larkin..S 232.
*La Salle..161.
*Layton..99, K 101, †1022.
*Lawrence..121.
Leggett, from Cabot to Barry..192.
Leggett (old)..160.
Leighton..52, H 57.
*Leland..†30, S 115, †119, V 180.
Liebig.. R 24, 65, †573, †856.
Lincoln, from So blvd to 134th..(55).
134th to 135th..153.
135th to 136th..136.
136th to 137th..54.
Lind, e s, from 166th to 167th..153.
e s, 169th to 170th..136, D 140.
Livingston..129, P 132.
*Livingston..32, R 172, 184.
Longfellow (also see Longfellow st), from Lafayette to Seneca avs..136.
Seneca to Garrison avs..S 86, 223, 230.
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Westchester av to Home..32, S 37, 43, 65, †248.
Home to Freeman..6, 43, M 47, W 93.
Freeman to Jennings..19, 90, 106, 177.
Jennings to 173d..20, O 24, P 86, 121, 214.
174th to 176th..33.
176th to Boston rd..90, P 93, 120.
Longwood, from Westchester av to Hewitt pl..(206).
Hewitt pl to Dawson..L 47, (206).
So blvd to Garrison av..63, 80, 184.
Garrison av to Barry..136, M 140, 230.
Barry to Truxton..82.
Truxton to Tiffany..L 47.
*Ludlow..43, S 47, 54, 177, F 195.
*Lurting..32, L 37, 121, 129, 204.
Lyon (old)..65.
*Lyon..19, 43, 54, †528.
*Lydig..6, 7, 8, F 12, I 12, R 12, V 12, P 12, Y 12, L 12, A 12, C 12, W 12, M 12, G 12, P 13, W 13, W 14, 19, Z 24, F 24, R 24, H 24, W 24, M 24, D 24, 32, D 37, H 37, B 37, 43, K 47, 112, S 147, 215, G 217.

*Maclay..6, D 47, 112, F 115, 137, 177, C 180.
*Madison (old)..153.
*Madison..32, 43, 44, 65, 90.
*Main..M 69, 121.
*McGraw..19, †76, R 94, 112, H 156, 192.
McLean..83.
*Magenta..204.
Mapes, from 177th to 178th..17, 121, 178th to 179th..32, 204, T 209, 214, *514.
179th to 180th..R 58, 129, W 132, 223.
180th to 181st..O 101, 192.
181st to 182d..112, S 132.
Marion, south of 184th..184, K 187.
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189th to Kingsbridge rd..K 37, V 209, O 209, †289, †898.
Kingsbridge rd to 193d..54, K 58.
w s, 194th to 196th..90, W 93.
197th to 198th..32, H 37, 192, C 195, M 195, 214, U 217, U 232.
198th to Bedford Pk blvd..54.
Bedford Pk blvd to 201st..†450.
Marmion, from Crotona Pk N to 176th..169, M 172, 223, H 226.
176th to Fairmount pl..6, 19, R 24, 32, 184.
Elsmere pl to 177th..64, (146), S 147, 203, 230.
177th to So blvd..D 47, 82, B 115, 153, †160, 184, K 188, D 195, 204.
Martha, from 235th to 238th..137, 153.
238th to 240th..6, F 13, S 180.
240th to City line..M 108, *148.
*Matilda..44, V 47, 75, S 115.
*Matthews..H 24, S 69, 177, *843.
*Mayflower..33, 43, 90, P 93, 106, M 108, 177, 192.
*Meade..129.
Melrose, from 154th to 156th..129.
156th to 157th..(76), B 226.
159th to 161st..129, (193).
161st to 163d..C 12, C 13, C 37, 184.
Merriam, from 170th to University av..43, 144, S 147, †408.
*Merritt..19, 204.
*Metcalf..177.
*Minnieford..†30, M 69, 89, 106, 161, †700.
Mohegan, from 178th to 180th..53, S 58, (76), (113), S 164, 169, 223.
180th to 182d..65, 192.
*Monaghan..230.
Monterey, from 178th to 179th..M 13, 99, 136, 161.
180th to Quarry rd..136.


**NOTE.—Key explaining the signs used will be found on page 3.**

Montgomery..19, 91, B 93.
*Monticello..153, 192, 223, C 232
*Morris Pk..43, 54, H 78, D 86, 90, (91), 106, G 108, G 124, G 147, 169, M 172, 184, F 188, R 188, 193, L 195, G 195, 204, 204, M 209, S 217, 230, †408, †573, †662, *765, *843, †938, *1007.
Morris, from 3 av to 141st..R 59, †573.
142d to 144th..A 37.
146th to 148th..54.
148th to 150th..6, H 13, (91), (170), 223.
150th to 151st..129, R 132, (215), (231).
151st to 152d..(224).
152d to 153d..32, M 37, *63, 141, 204, 223, R 232.
158th to 160th..153, 204, *514, *804.
160th to 162d..98, 121, 144.
162d to 164th..169.
164th to 165th..75, 136.
165th to 166th..65, 153, 161, 169, 177.
166th to 169th..177.
169th to 172d..120.
Teller av to Belmont..153.
173d to 174th..169.
177th to 179th..90, B 92.
179th to Burnside av..90, 153, C 195, *1047.
181st to Cameron pl..223.
Cameron pl to 182d..204.
182d to 184th..7, 54, 99.
184th to Fordham rd..54, G 78, S2, R 226.
Kingsbridge rd to Jerome av..129, C 132, 136, B 140, M 156, T 209.
*Morrison..177.
Mosholu..112, 129, 169.
Mosholu pkway..L 37, M 47, 99, 129, *603.
Mosholu pkway N..137, N 139, 169, 214, B 217.
Mott, from 138th to 144th..J 86, G 164.
e s, 144th to 149th..65, 204.
149th to 150th..43, 177, *727.
Mt Hope, from Belmont to 173d..W 24, 32, W 172.
173d to 175th..D 172.
Mt Hope pl to Tremont av..153.
*Mulford..S 24, 32, *63, (91), (122), 161
*Muliner..19, 160, 193, G 195, †204.
*Munroe..32, 112, 169.
*Murdock..82, 90, S 93, 112, 129, 204.
*Myrtle..192, 193, Z 195.

Napier, from 233d to 236th..C 156.
*Narragansett..6, 7, 8, V 12, W 13, L 13, M 13, K 13, 19, W 24, 32, H 37, O 37.
Nathalie (old)..98.
*Needham..65, †740, †817.
*Neil..6, 7, V 12, W 13, K 13, M 13, T 13, O 13, D 13, S 13, C 13, J 13, H 13, G 13, B 13, L 13, S 14, 19, N 24, C 24, R 24, B 24, Z 24, R 25, 32, H 37, B 37, R 37, A 37, 75, K 78, 99, 136, D 140.
Nelson, from 165th to 166th..121.
166th to 167th..177, *688.
167th to 168th..204.
w s, Boscobel av to 172d..112.
w s, 172d to Featherbed la..†204.
w s, Brandt pl to Macombs rd..6, 169.
e s, 175th to Macombs rd..E 13.
*Nelson..7, 43.
*Nereid..32.
Netherland..†700, *1007.
*Newbold..43, 161, J 180, R 218, C 232.
*Newell..7, 43, 91.
*Newman..168, 169, G 171.
Newton..H 85, F 124, 136, C 147, †248.
Norman..105.
*No Oak dr..19, 32, W 37, T 58, 153.

Oakley (old)..7, 19.
*Oakley..S 69.
*O'Brien..†329.
Ogden, from 161st to 162d..20
165th to 166th..(91), I 156,
166th to 167th..214, G 218.
167th to 168th..B 147.
168th to 169th..75.
w s, 170th to University av..161.
e s, 170th to Boscobel pl..129, 223.
*Olinville..7, 8, G 13, 31, N 59, 75, 214, B 226, 230, S 232, †856, *922.
*Olmstead..74, 75, G 78, 105, 153, T 180, 192, *646.
Oneida, from 236th to Mt Vernon av..136, R 140, 153, O 156.
Orloff..144.
*Overing..19, 153.

Palisade..43, 83, 204, B 209, †489.
*Palmer..†204.
Park, from 138th to 144th..7, 32.
152d to 153d..M 37, 75, *188.
153d to 154th..B 59.
158th to 160th..145.
160th to 162d..65, B 69, 121, N 124.
162d to 164th..121, N 124.
166th to 168th..54, 90, S 93, M 115.
168th to 170th..121, 129, 204, O 209, *316.
170th to Claremont pkway..(76), 177.
Claremont pkway to 172d..43.
172d to 174th..204.
174th to 176th..83, *233.
178th to 180th..17, S 132, 204, L 209, B 218, *804.
180th to 181st..129.
181st to 182d..†1058.
182d to 183d..(130).
183d to 184th..†30, 112, 113, 121, (206), †701.
e s, 184th to 185th..184.
e s, 185th to 186th..112.
e s, 186th to 188th..(231).
w s, 184th to 188th..83, *275.
188th to 189th..90.
189th to 3 av..H 188.
Park (old)..177.
*Park..65, 106.
*Park Drive..†203.
*Paulding..75, 112, H 115, 121, 161, 204.
*Pelham pkway S..7, 8, K 13, L 13, T 13, C 13, H 13, M 13, O 13, 19, W 24, B 24, H 24, F 24, 32, K 37, O 37, R 37, 43, B 47, H 47, 54, B 59, 65, L 69, 153.
Perry, from Bedford Pk blvd to 201st..204.
205th to 206th..75, 161, W 164.
w s, 207th to Gun Hill rd..54.
e s, 207th to 209th..S 140.
e s, 209th to Gun Hill rd..*1047.
*Philip..W 209.
*Pierce..121, 136.
*Pier..32.
*Pilgrim..B 37, B 101, S 195.
*Pitman..223.
*Pleasant..T 93, C 188.
Plympton, from 169th to 170th..*17, 43, H 47, B 188.
170th to Boscobel av..112.
Boscobel av to 172d..129, 137.
*Ponton..83.
Popham..S 11, 19, D 24, L 37, S 115.
*Poplar..T 172.
*Powell..5, 99, 192, S 195, T 195, G 195, A 195, *966.
*Pratt..19, F 188.
Prospect, e s, from So blvd to Fox..177, 204, N 217, *843.
w s, 150th to 151st..32.
e s, Beck to Dawson..(206).
w s, 152d or Kelly to Dawson..19, 83, 145.
w s, 156th to 160th..32, 99, D 101, D 124, *275.
e s, 156th to Longwood av..112, 184, 214.
e s, Longwood av to 162d..B 37, (84), (130).
w s, 161st to 163d..(138).
w s, 163d to 165th..(9), Z 13, (21), (170).
e s, 163d to 165th..32, *63, 99, 230, *1006.
165th to 167th..A 108, A 115, A 140, A 156, A 164, A 188, 223.
167th to Home..65, G 115.
Home to 169th..43.
Freeman to Jennings..129, W 132.
Jennings to Boston rd..K 86, (130), 184, *804.
176th to Fairmount pl..H 226.
Fairmount pl to 177th..112, 192, K 195, *688.
177th to 178th..B 36, B 46, S 46, F 140, 145, 152, 204, H 209.
178th to 179th..V 37, 129, 153.
179th to Oakland pl..32, T 47, 223, S 226, *804.
180th to 181st..7, S 37, S 78, *514.
181st to 182d..N, H 13, S 37, 83, 112, (178).
183d to 187th..145, †741.
187th to 189th..65, 120.
*Prospect..C 140, 177.
*Pugsley..F 195.
Putnam W..90, 161, 192, 193.
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*Rhinelander..32, L 37, 121, 169.

*Quimby..19, 44, R 47, M 47, 83, 129, M 164, 169, 192, *355.

*Radcliffe..7, †30, 136, F 209.
Railroad..65.
Randall, from Coster to Bryant av..54.
Longfellow av to Whittier..B 12, B 93, B 188.
east of Kane..†76.
*Randall..83, 90, 145, 192, †573, †740.
*Richardson..33, 65, A 69, 136, †489.
Rider, w s, from 135th to 138th..(84), (162), D 164.
w s, 138th to 144th..214.
Riverdale..169, 192.
River, from 150th to 153d..(45).
162d to 165th..19.
167th to Jerome av..121, 169.
*Robin..8, 43, 90, 91, P 94.
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River dr..43, 83.
*Romboult..7, L 13, 65, R 86, 112, 145.
*Rosedale..106, 121.
*Rosewood..6, 184, R 187, 204.
*Rowland..*63, 83.
Ryer, from 178th to Burnside av..184.
Burnside av to 180th..N 93, 136, W 140, 177, *394.
180th to 181st..32, 83, R 86, 184, 192, 214, 230, B 232, *727, *883.
181st to 182d..223.
182d to 183d..90, P 93, E 180, †204.
Field pl to 184th..129, M 132.
184th to 187th..106, 192, †662.
Ryer (old)..53, M 58.

*Sackett..204.
*Saratoga..177, 214.
St Anns, from 132d to So blvd..65, 66.
134th to 135th..7.
135th to 136th..L 188, (206).
136th to 137th..(146), 161, 192.
140th to 141st..192.
e s, 141st to St Marys..S 24, M 37.
w s, 146th to 147th..B 86, (162).
149th to Westchester av..E 140, 192, T 226, *843.
Westchester av to 156th..19, 99, S 101, S 195.
156th to 157th..B 86.
*St. Marys..121.
*St Lawrence..G 13, 43, C 47, 83, 129, 145, 169, C 172, H 172, 184, 204, B 218, E 218, *435, *646, *765.
*St Paul..S 93.
*St Peter..54, P 59, 112, F 115, 204.
*St Raymond..R 37, S 59, 75.
*Sands..N 226.
*Saxe..H 93, 112, V 180, 223.
*Scofield..F 13, C 225.
Sedgwick, e s, from Jerome to Lind avs..C 47.
w s, 164th to 167th..†368.
w s, 167th to Depot pl..†368.
e s, 169th to Undercliff av..43.
w s, Depot pl to 171st..H 24, H 78, (122).
e s, Undercliff to Tremont avs..43.
w s, 177th to 179th..†573.
e s, 181st to Fordham rd..112.
w s, 180th to 182d..161.
w s, Bailey av to Kingsbridge rd..†573.
w s, Kingsbridge rd to 229th or Reed pl..145.
w s, 229th to Kingsbridge ter..145, 169.
w s, Kingsbridge ter to 238th..B 172.
w s, 238th to Van Cortlandt av..65.
Seneca, from Hunts Pt av to Faile..204.
Bryant to Longfellow av..E 188.
Longfellow av to Whittier..43, 65, 223.
*Seton..13, 99, B 93, 109, H 112, 169, 204, C 232, *316.
So Kesperate, from 168th to 169th..13, 47, 169, B 172, (178), †329, †408.
169th to 170th..129.
170th to Boscobel av..176.
Sheridan, from 161st to 163d..177.
163d to 165th..129.
Sherman, from 163d to 164th..K 47, A 93, K 93, 185.
164th to 165th..K 86, A 123, R 123, K 123, K 124, K 188, 215, K 218.
*Shore dr..W 209, †701.
*So Chestnut dr..43, 83, 169.
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Southern blvd (also see 200th), from 3d to Lincoln avs..184, *804.
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e s, Barretto to Hunts Pt av..(224).
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*Starling..E 69, 169, 177, *688.
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*Tenbroeck..7, M 13, C 13, H 13, T 13, G 13, V 13, 19, 20, H 24, W 24, B 24, C 24, F 24, M 24, S 24, 32, B 37, H 37, 54, B 59, 112.
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w s, Boscobel av to Featherbed la.. 230, U 233.
e s, Featherbed la to Macombs rd..7, 20.
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183 to Fordham rd..W 24, 83, 185.
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161 to 163..7, 169.
163 to 165..7, P 37, (45), 204.
165 to 166..H 124.
166 to Home..54, P 59, 83, 161, *557.
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183 to 184..54, V 59.
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*Van Nest av..7, 20, P 24, A 24, A 37, H 48, J 37, 54, L 59, *63, 65, K 86, Z 101, 106, R 108, 121, 136, W 140, 153, *188, 204, C 233, *275.
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e s, 169 to 170..66.
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178 to 180..(9), 17, †31, B 37, 153.
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w s, Fordham rd to 193..144, 177, †528, †856.
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*Westchester..†30, (45), W 48, 74, 82, 90, B 101, 106, C 108, 121, D 124, 145, (146), 153, (154), T164, P 188, M 188, (193), M 195, 204, R 218, 223, †528, *603.
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*Wickham..106, 193, 215.
*Wilcox..M 48, T 156.
*Wilder..161, 169, S 172, 185, 192.
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170 to Boston rd..K 147.
*Willett..99, B 164, 177, K 180, 185.
Willis, from 132 to 134..106, 112, P 115, 137, *1047.
135 to 136..(154), K 164, (206), D 209.
136 to 137..(130), 169.
137 to 138..(106).
140 to 141..F 14, 145.
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146 to 147..(21), M 38, (67), D 69, (76), (122), (138).
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*Wilson..7, M 13, 32, R 37, 215.
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162 to 164..20.
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*Zerega..20, †30, 75, 90, D 124, (193), M 195.
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148 to 149..(215).
e s, Westchester av to 152..F 25, F 48, 121, F 226.
w s, 151 to 152..(154), 214, (224), T 226.
e s, 152 to 153..W 14, B 124, (130), (138), L 233.
w s, 153 to 154..204.
(138), 161, 161.
156 to 157..(170), 177.
157 to 158..54, 75, G 78, G 86.
e s, 158 to Brook av..169, 230.
e s, 161 to 163..33, 145.
w s, 163 to 165..B 14.
e s, 163 to Boston rd..(84).
w s, 165 to 166..D 69, 99, F 101, M 209.
e s, Boston rd to Franklin av..54,
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168 to 169..54, 75, 83.
169 to 170..B 25, 44, 55, 75, 83, 91, 121, 130, 185, 193, (224), 230.
170 to St Pauls pl..8, 20, 33, †289, †898.
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171 to Claremont pkway..20, 55, 75, 145, 153, 169.
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172 to 174..33, 44, 55, 66, (91), 99, 130, 145, 153, 161, 169, 193, 215.
174 to 175..8, 66, 145, 153, 161, R 164, (178), F 180, 223, (231).
176 to 177..(21), (45), 66, (67), 75, (162).
177 to 178..204.
178 to 179..121, 129, C 132, G 132, B 132.
179 to 180..(9).
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w s, 182 to 183..83, S 86, 185, 224, 230.
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e s, Union to Prospect avs..F 47.
e s, Prospect to Stebbins avs..6.
w s, Suburban pl to 173..†368.
w s, 173 to So blvd..230.
w s, 176 to Vyse av..223.
w s, Vyse to Bryant avs..74, D 78.
w s, 177th to 178th..K 47, (130).
e s, Longfellow av to 177th..(21).
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*Boston Post..(76).
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*Eastchester..S 132, 136, 193, 215, †938, †1058.
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s s, Webster to 3d av..H 188.
s s, 3 to Washington avs..230.
n s, Washington to Bathgate avs.. 65, S 69, 106.
s s, Hoffman to Arthur av..152.
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n s, Valentine to Briggs avs..32, K 69.
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w s, Cromwell av to Featherbed la.. W 124.
e s, Featherbed la to 174th..S 232.
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NOTE.—Key explaining the signs used will be found on page 3.

*New rd..T 14.
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*Old Bear Swamp..33, 222.
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*Rd leading from Turnpike to O'Dells landing..83, B 86.
*Road from West Farms to Westchester..230, D 232.
*Road from Westchester to Eastchester..*476.
*Road from Westchester Landing to Boston Post rd..153, K 226.
*Road from Westchester Village to Pelham Bridge..J 180.
*Road to Williamsbridge..90.
*Town Dock..E 48, G 147, F 147.
*Tremont..20, A 25, 44, A 47, D 124.
*Turnpike rd leading from N Y to Boston..83, B 86.
*Turnpike rd..R 209.
*Unionport..K 48, 54, T 59, (154), 215.
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w s, Jennings to 172d..M 188.
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174 to 176..D 147.
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*West Farms..176.
*White Plains..7, (9), M 13, F 24, B 24, 33, 66, B 78, 83, M 86, 90, R 94, B 101, L 108, 111, 112, 121, C 132, O 139, 144, 145, *148, 177, N 180, 185, H 188, 192, H 195, 204, M 209, 214, (215), O 218, G 226, 230, P 233.
*Williamsbridge (old)..N 180.
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*Willow la rd..223.
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*Williamsbridge..6, 7, 8, W 13, H 13, P 13, Y 13, J 13, L 13, S 13, F 13, Y 14, B 14, L 14, H 14, S 14, 19, 20, (21), H 25, R 25, 32, B 38, S 38, G 38, 43, H 48, 65, 66, L 69, 74, 106, G 108, B 147, B 156, 177, M 180, 204.

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*Bronxwood Pk amended map..19, 32, W 37.
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*Damage maps..33, 44, 55, 66, 113, 137, 145, 161, 162, 169, 185, 205, 215.
*Edenwald map..106, 205.
*Ferris (Capt. Cornell) est of..121.
Forster prop..F P & H A..82.
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*Gleason prop..64.
*Green, Owens & Gelston Throggs Neck..90.
*Hunter est..121.
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*Monatiquot R E Co prop..66, C 69, G 108.
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*Pearsall prop..20.
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*Bronx River..6, 7, 43, 192.
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*Chimney Sweeps..75, S 78.
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*Dairy Creek..44.
*Eastchester Bay..6, 8, W 12, P 93, J 217.
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*Parcels..33, 44, 55, 66, 113, 137, 145, 161, 162, 169, 185, 205, 215.
*Pelham Bay..99, K 101 (170), G 172. [illegible] 177, 185, 192, 223, 224, K 226.
*Plots..T 14, R 14, 20, B 38, 43 (45), (113), 121, 153, 161, 185, L 195.
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NOTE.—Key explaining the signs used will be found on page 3.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JULY 4, 1914

# THE GOVERNOR PROMISES RELIEF FOR OWNERS

## The Next Legislature Will Amend the State Fire Prevention and Factory Laws—Kings County Grand Jury Brings in Presentment Against Inspection Evils.

IT has just developed that Governor Glynn has for some time been quietly weighing the whole situation as regards the labor laws in their relation to expensive structural changes to buildings throughout this State, and has come to the conclusion that in many particulars these laws are unnecessarily severe. The Governor's attention was turned to this matter by complaints which for some months have been pouring into his office.

These complaints have come from manufacturers and real estate owners all over New York State, but especially from New York City, where most of the orders for structural changes have been issued and where the laws have pressed most heavily.

In the position which he takes on this matter, in a statement given out at Albany, the Governor vindicates the attitude taken by the Real Estate Board of New York in its efforts for reasonable amendments to the labor law. He says:

"We have already placed New York far in advance of many other States of the Union in the line of progressive legislation to meet the justified demands of the toilers of our State. The State Factory Investigating Commission heard the cry of the mass of men and women toilers and was responsible for the enactment of remedial measures that guarantee to the factory employees the right to live as well as the license to work. As a result of the new laws secured by the Factory Commission, many factory buildings were practically remodelled so that now their occupants are given healthful surroundings. The result has been the manufacturers get better work out of their employees, because they are healthy and cheerful, and the cemeteries and tuberculosis sanitariums are the only losers."

### Has Gone Too Far.

The Governor makes it plain that there should be no laxity in the care of the factory employees throughout the State. On the other hand, he thinks the pendulum has swung too far in the other direction. He says:

"I do not believe in legislation so radical that it means an attack on the valuation of real estate or driving out of our State manufacturing concerns or other large business enterprises. Real estate owners tell me that strict compliance with some of our laws would mean reconstruction of their buildings; while others insist there is such a general mix-up of orders from State and local authorities in New York City, that it is often a question as to whether an order given by a local authority today will not be rescinded by State authority tomorrow. It has also been stated that inspectors from the Department of Labor in New York, and attaches of the Fire Prevention Bureau and the Industrial Board, are seemingly pulling against one another in their work of building supervision and inspection, to the end that the real estate owners and the manufacturers are often in serious doubt as to just where they are at."

The Governor commends the work of the State Factory Investigating Commission and especially its energy in arranging hearings in New York and in other large cities of the State in order to bring out, as it is doing, facts and suggestions on the workings of the law. The Governor adds:

"That these hearings will be fruitful of excellent results is beyond question, and I feel that enough information will be gathered to make certain a solution of this great industrial problem, which will be as fair to the real estate owner and manufacturer as we are so zealously insisting it should be for the men and women workers of the State."

**Governor Glynn, seeing the injury that is being done to the majority of the people of the State, directly or indirectly, through ill-advised fire-prevention and factory laws, frankly avows it and virtually promises to have amendments made by the next Legislature. The Kings County Grand Jury has set the courts in motion against those responsible for continuing the public annoyance and official extravagance resulting from the over-inspection of buildings.**

### Comment by President McGuire.

Commenting on this statement by Governor Glynn, Laurence M. D. McGuire, President of the Real Estate Board of New York said:

"The conclusion reached by the Governor is the inevitable conclusion bound to be reached by everyone who gives serious consideration to the way the drastic features of the law have been working in New York and throughout the State.

"The purpose of the Labor Law was to make life safe and work more pleasant for factory operatives. This was a laudable purpose and every humane person will uphold it. But zeal has carried some of us too far. This whole thing must be brought down to a practical plane. We must have safety without confiscation; fithout conflict of authority; without needless expense that in many cases has reached practically the point of confiscation.

"We must have, as I infer from the Governor's language he wishes us to have, a rational law rationally administered. Any other kind will ultimately be as harmful to workers and operatives as it will be to owners."

### Hearings by the Industrial Board.

Real estate owners generally, and particularly owners of factory buildings, will be interested in several public hearings to be held next week by the Industrial Board at its offices, 381 Fourth avenue.

The first subject to be taken up by the Industrial Board will be the proposed rules and regulations relating to the construction, guarding, equipment, maintenance and operation of elevators and hoistways. This hearing will begin at 10 a. m., Tuesday, July 7th.

The hearing on Wednesday will begin at the same hour and will be on the proposed rules defining fireproof and fire-resisting materials and describing certain specifications relating to construction. These matters are all to be taken up in the report of the Industrial Board's Committee on Fire Hazards. On this committee the Real Estate Board of New York was represented by Alfred R. Kirkus and later by George W. Olvany.

On July 7 and 8 at 3 p. m. will be held public hearings on three propositions of the Industrial Board. The first is for the amendment of what is known as Regulation 2, which makes certain severe requirements for the enclosure of stairways.

Proposition 2 is to amend the Board's Regulation 3 so as to substitute the words "fire resisting" for the word "incombustible" applying to stairway enclosures in factory buildings in which articles of a combustible nature are kept.

Proposition 3 is a proposed new rule which will correct a provision of the law that has given a great deal of trouble to owners of factory buildings. The proposed new rule reads as follows:

"When, in addition to the required exits of any factory or factory building, there exist one or more outside fire-escapes not constructed in accordance with the provisions of the Labor Law relating to fire escapes, such fire escapes may be retained without being changed to conform to such provisions, if steps are taken, satisfactory to the Commissioner of Labor, to prevent their use as a means of exit."

### Grand Jury Presentment.

The courts are taking cognizance of the unfair burdens that have been put upon property owners. Among the indictments handed up this week by the Grand Jury of Kings County was a presentment to the court in which it deplored the "foolish, ridiculous and useless system" of building inspection now in vogue in the Greater City and in the Borough of Brooklyn in particular, and urged the assembling of the authority of inspection in one or two departments instead of eight, as at present.

Judge Fawcett, in accepting the presentment, congratulated the members of the jury on its timeliness, as the matter has been taken up by many civic bodies and is now receiving the attention of the authorities at Albany.

The presentment reads:

"The Grand Jury of the County of Kings for June, 1914, deems it its duty to protest against the great burdens that are put upon the real estate owners of the County of Kings by the multiplicity of inspections of the various departments of the city, and of the foolish, ridiculous, useless system that goes with it, which menaces the progress of the Greater City and the Borough of Brooklyn in particular.

"There is no question about this fact

that we are over inspected. Over 1,000 inspectors, at an expense of over $1,500,000, are continually harassing the unfortunate property owners and each one literally falling over the other in their eagerness to find fault and order changes in buildings already built or in construction. The result is that many property owners are selling their property for almost anything they can get and many factories and manufacturing plants are being removed from the city to other localities.

"The cry of the taxpayers for relief is so great that we, the Grand Jury, desire to recommend the assembling of the authority of inspection in one or two departments, instead of eight, as at present.

"We recommend that the Tenement House Department, in particular, be consolidated with the Building Department.

"We believe that departments which conflict with each other should be consolidated.

"We believe, for the economy of the taxpayers, that not more than two departments should have authority over buildings of the city."

# NEW ELEVATOR REGULATIONS OUT

## Framed by State Industrial Board to Cover Construction and Maintenance—A License Ordinance Pending in the Board of Aldermen.

THE subject of elevator construction and operation has come to the fore this week. Tentative rules and regulations were promulgated by the Industrial Board of the State Labor Department, with the announcement of a public hearing to be held at 381 Fourth avenue on July 7 at 10 a. m. A new elevator ordinance, providing for the licensing of elevator operators is also pending in the Board of Aldermen, before the Committee on General Welfare, which is to give a public hearing on the measure.

The regulations of the Industrial Board amount to an entire new code, and give the Commissioner of Labor a large degree of authority where the local Bureaus of Buildings have had authority heretofore. The new rules virtually supersede whatever is inconsistent therewith in the carefully prepared elevator regulations of the city building department. The new ordinance requiring a license also gives the Commissioner of Licenses certain authority over the operation of elevators. The general effect, it is feared, will be to still further complicate the inspection of buildings.

**Supt. Miller on the Licensing Feature.**

Taking up first the proposed city ordinance requiring elevator runners to take out a license, it is noted that the license must be obtained from the Commssioner of Licenses and be renewed annually upon payment of a fee of two dollars. Penalties are provided for operating an elevator without a license.

Asked for his opinion of the proposed ordinance, the editor of the new Building Code, Rudolph P. Miller, Esq., remarked upon the severity of the rule.

"It would mean," he said, "that all the elevators in private residences would have to have licensed operators, which I don't think is the intention of the proposer of this ordinance. There is a type of elevator in use known as the push-button elevator, which is expressly designed to avoid an operator. The elevator is automatic in its operation and movements, and as it is being installed under the present carefully drawn rules of the Bureau of Buildings is one of the safest forms of elevators in use. Unless some exception were made of certain elevators, this push-button elevator would be driven out of business entirely, much to the disadvantage, I think, of the general public.

"I am generally in sympathy with the purpose of this ordinance, as it is drawn, placing the liability for the employment of unlicensed operators on the owner, but should not perhaps the lessee or tenant be held liable in many cases, as the owner when letting his building for a long term of years loses control of the operation of the elevators and should not be held liable in that case.

**Overlapping Jurisdictions.**

"Another thing that should be carefully considered," said Mr. Miller, "is the fact that the different bureaus of building now have control over the installation and operation of elevators, and they should for this reason have some authority over the elevator operators. At the present time the bureau prescribes, as required by the building code, certain qualifications for elevator operators, and where they are found to be violated steps are taken to have the operator removed.

"While I appreciate the difficulty of prescribing in the ordinance that the bureaus of buildings shall conduct the examination for the license, as there are five separate bureaus of buildings, I do think this could be possibly taken care of by inserting a provision under which the Commissioner of Licenses must take action toward revoking an elevator operator's license if a report is made to him by any of the Superintendents of Buildings to the effect that such operator is not competent or has failed to observe the requirements of the elevator regulations, or has been guilty of carelessness or neglect. Provision should, of course, be made that such an operator can have a hearing upon five or ten days' notice.

**As to Qualifications.**

"If the Commissioner of Licenses is to conduct the examination of applicants for elevator operators' licenses, it seems to me that the ordinance ought to provide either directly for certain qualifications for the operators or should authorize and direct the Commissioner of Licenses to publish rules prescribing the necessary qualifications for elevator operators.

"In considering this ordinance it would be well to remember that there are in the Borough of Manhattan alone over ten thousand passenger elevators at the present time. I imagine that in the other four boroughs together you would find about five thousand. I am not posted on this. It must also be remembered that the average number of operators to each elevator is probably about two. It would mean that the Commissioner of Licenses would have to undertake at once to examine and qualify thirty thousand operators in the City of New York. I notice that the ordinance is to take effect immediately. A little consideration would show that it will take considerable time to examine thirty thousand persons and issue licenses to them."

**The New Rules.**

The new rules and regulations of the State Industrial Board fill ten pages of a pamphlet. The existing law (section 79-i) provides that all elevator shafts shall be protected on all sides at each floor by substantial vertical enclosures. The proposed new regulations require that all hoistway enclosures shall not be less than six feet high. The grillework enclosures of shafts and cars shall contain no space between any two bars or members larger than one and one-half inch; where plain straight bars are used the space shall not exceed one inch.

Passenger elevators must have a lifting capacity of not less than 75 pounds for each square foot of floor area. In the top of every door there must be a trapdoor to afford egress for passengers. Where there are two cars in the same shaft there may be means of egress in case of emergency in the side of each car. Car doors must be kept closed when the car is in motion. No lock will be required on the principal car door, but other gates or doors in the car must have latches or locks to prevent their being used except in an emergency.

Cars must be lighted when in service. All passenger cars are to have safety jaws of a type approved by the Commissioner of Labor that will grip the guard rails and hold the car whenever the safeties are released by the speed governor. All elevators must be equipped with a speed governor whose action will trip and release the safeties whenever a car attains a downward speed of two hundred feet a minute, or forty per cent over the normal speed. Car safeties will not be required on plunger elevators, nor for sidewalk elevators which travel less than twenty feet.

**Safety Devices.**

Freight elevators in factories where more than one hundred people are employed on one floor, in order to be available in case of emergency, shall be capable of safely lowering a live load of fifty pounds per square foot of its platform area. All power driven elevators hereafter installed shall have no less than two hoist ropes and two ropes attached to each counterweight. All elevators must have devices to automatically bring the car to rest at both limits of travel. Weekly inspection reports of the condition of the elevators in a building shall be made by a competent person on a form prescribed by the Commissioner of Labor and shall be kept on file for his examination.

**Highway Improvements.**

Because of the steady growth and structural improvement and consequent increase in vehicular traffic in the southern half of Nassau County, Long Island, the important highways in the township of Hempstead are being rebuilt to meet the traffic demands put upon them. Christian Hook road, in use since colonial days, is being newly macadamized from De Mott avenue to Long Beach road, thus making a smooth highway between the village of Hempstead and Long Beach. Bethpage turnpike, from Hempstead east to Farmingdale, is an important highway that has been rebuilt, as well as the main road through Floral Park. The road leading from Hempstead across Long Island to Great Neck is also undergoing improvement.

Rapid progress is being made on the improvement of the main highway between Hempstead and Freeport and it will soon be reopened to traffic. The bitulithic improvement of the Merrick road through Rockville Centre and Lynbrook, now under way, will make more popular this already famous automobile highway that runs the length of the south side. Another road that is under contract to be much improved is the one running east from Long Beach through Foxhurst to a point on the Merrick road between Rockville Centre and Baldwin.

# HOME RULE FOR BUILDING CONSTRUCTION

## Architects' Representative Interrogates Building Superintendents Before State Commissioners to Show Overlapping Jurisdictions.

BY JOSEPH C. SCHAEFFLER

THE public hearings held by the State Factory Investigating Commission last week were productive of sufficient evidence of the fact that not only are the new fire prevention laws undesirable but also that their administration is wasteful and inefficient. The writer has made a specialty of designing manufacturing buildings for over sixteen years, during which time he has carried on operations in fourteen States, and no such chaotic condition of conflicting laws and regulations as now exists in the City of New York has ever before been experienced.

Many persons affected took the stand during these hearings and made statements which tended to show that these laws are unreasonable in many respects and that the duplication of inspections by the great number of inspectors now employed by the various city and State departments not only creates constant trouble but is a needless source of expense to the property owner and taxpayer as well.

But a bald statement of facts without the actual evidence necessary to firmly establish a case rarely, if ever, succeeds in convincing any legislative body that a law, once enacted, should be amended or repealed; and it was for the purpose of procuring this evidence that the writer, as chairman of the Committee on Factory Laws representing the New York Society of Architects, determined to request former Superintendent of Buildings Rudolph P. Miller to answer a series of thirty-nine questions and to insist that both the questions and the answers be entered upon the records of the hearings. Subsequently Supt. P. J. Carlin, of Brooklyn, and Supt. John W. Moore, of Queens, were induced to answer the same questions at a later hearing. Their answers were, in effect, the same as those received from Mr. Miller.

Some of the questions with the answers thereto received from Mr. Rudolph P. Miller, follow:

Q. Can any alterations to buildings be made before plans and applications have been filed with the Bureau of Buildings?

A. If they are structural alterations, it is unlawful to make them before plans and applications are filed with the Bureau of Buildings and approved by the bureau.

**Factory Plans.**

Q. Can any order from the Labor Bureau to make certain structural changes or alterations to a building be carried out before plans and applications have been filed at and approved by the Bureau of Buildings?

A. It is unlawful to make such changes within the City of New York without a permit from the Superintendent of Buildings.

Q. Would the Bureau of Buildings stop any structural alterations to a building as ordered by the Labor Bureau unless it first received approval?

A. This would depend upon the nature of the changes. If these changes were to relieve a serious unsafe condition, the Bureau of Buildings would probably not stop the work, though it would insist upon having plans and applications filed and approved. If the necessity for the changes were not immediate, it would probably stop the work.

Q. Do the Inspectors of the Bureau of Buildings inspect the premises while structural alterations are being made to conform with the requirements of the Labor Laws and the Industrial Board?

A. If the inspectors of the Bureau of Buildings are doing their duty, they will inspect alterations being made under orders from the Labor Department.

**Fire Prevention Plans.**

Q. In the case of orders from the Fire Prevention Bureau for structural changes, can they be made until plans and applications have been filed at and approved by the Bureau of Buildings?

A. Any structural changes to buildings made under orders of the Fire Prevention Bureau are subject to the same provisions of the Building Code as changes made under the Labor Law. In other words, a permit must be obtained from the Bureau of Buildings in any case of structural changes to buildings.

Q. In the case of a tenement building, must the plans first be approved by the Tenement House Department before the plans will be examined by the Bureau of Buildings?

A. In the case of tenement houses it is not necessary that the plans should be first approved by the Tenement House Dept. before they are examined by the Bureau of Buildings. By arrangement with the Tenement House Dept. the Bureau of Buildings, however, will not issue permits until the Tenement House Dept. has approved the plans.

**Tenement Plans.**

Q. Do you examine the approved tenement house plans to find out if they conform with the Building Code?

A. The Bureau of Buildings examines the tenement house plans only with reference to the requirements of the Building Code and such ordinances over which it has direct jurisdiction.

Q. Would your plan examiners be qualified to also examine the plans as to the matters of light and ventilation of tenements?

A. There is no reason why competent plan examiners would not be qualified to examine tenement houses or other buildings with respect to the provisions for light and ventilation.

Q. Also as to the sanitary requirements and privacy of the plans arrangement?

A. The plan examiners would also be competent to judge of sanitary requirements and privacy.

Q. Your inspectors inspect the alteration and erection of tenement buildings?

A. The inspectors of the Bureau of Buildings do inspect the construction and alteration of tenement buildings.

Q. Is this in addition to the inspection as made by the inspectors of the Tenement House Department?

A. The inspection made by the Inspectors of the Bureau of Buildings is, I believe, in addition to the inspection made by the inspectors of the Tenement House Department, though the latter, I believe, are confined to the determination of rooms, courts, and other requirements of the Tenement House Law, and the Tenement House Department does not inspect as to construction, so far as I know.

**Availability of Inspectors.**

Q. Have you found any difficulty in getting proper and qualified inspectors for your Department?

A. There is no real difficulty in getting competent inspectors for the Bureau of Buildings. Generally speaking the man furnished by the Civil Service Commission from the eligible lists are satisfactory, but in case they should not prove so the process of removal is a very simple one.

Q. In the case of factory buildings, does the Labor Bureau or Industrial Board first examine and approve the plans of proposed new or altered buildings before your bureau will examine same as to the Building Code?

A. In the case of factories I do not know whether the Labor Bureau examines and approves plans. The Bureau of Buildings will issue permits for factory buildings that conform with the requirements of the Building Code and other ordinances over which it has jurisdiction.

Q. Is this the same in the case of the Fire Prevention Bureau?

A. The Bureau of Buildings will approve any plans submitted to it provided they conform to the requirements of the Building Code and other ordinances over which it has jurisdiction. It is suggested, however, to applicants that it would be well to obtain the approval of the Fire Prevention Bureau as well as that of the Bureau of Buildings.

Q. Would your plan examiners be qualified to pass on such structural matters as exists, stairways, fire escapes and other items required by the Labor and Factory Laws?

A. The plan examiners of the Bureau of Buildings are qualified to pass on matters as to exits, stairways, fire escapes and other items required by the Labor and Factory Laws.

**Theatre Inspection.**

Q. In the case of theatres, moving picture houses, dance halls and other places of public amusement, does not your department examine and inspect the premises before a final approval certificate is given?

A. The Bureau of Buildings does inspect theatres, moving picture houses, dance halls and other places of public amusement, as well as other buildings, before they are completed.

**Building Bureau Takes Precedence.**

An analysis of the foregoing questions and answers will reveal the startling fact that, although several city and State departments may order a property owner to make alterations to buildings in the City of New York, it rests entirely with the Bureau of Buildings to determine whether the execution of such alterations, or the erection of new structures, will be permitted. In other words, the power of the Bureau of Buildings over building operations in the City of New York takes precedence over that of all other departments. And, furthermore, if any alteration ordered by the Department of Labor, Fire Prevention Bureau, or other department is not in conformity with the Building Code, such alteration may not be approved even in the case where the Bureau of Buildings has temporarily waived its prerogative to first having plans and applications filed for its approval as it may do where delay might result in serious loss of life or danger to the public.

Under such conditions how is a property owner to know how to act when delay may mean that he will incur the payment of a penalty, whereas, on the other hand, if he proceeds promptly to clear his building of the violation imposed by another department the Bureau of Buildings may not approve the work when completed.

It will also be noted that, although the inspectors of the Department of Labor, the Fire Prevention Bureau, Tenement House Department, and other departments having jurisdiction are sent to inspect buildings under construction in the City of New York, the inspectors of the Bureau of Buildings must also make practically all of these inspections for their department regardless of any other inspections.

These inspections cover not only structural work, but plumbing and sani-

tary work as well, and it is very clear that the rules and regulations for plumbing and drainage which are a part of the Building Code cover all phases of that part of the work found in the Labor Laws.

In the case of the plan examinations it is exactly the same as with the future inspection at the building. The Department of Labor insists upon examining all plans for building operations affecting factory buildings before they are submitted to the Bureau of Buildings, after which the latter goes over practically the same examination a second time before the final approval of both departments is obtained.

**One Lone Plan Examiner.**

There is at present only one plan examiner at the Department of Labor for all of Greater New York City, and he is at present about five weeks behind his schedule. This means that it will require five or six weeks for one department, and an additional two weeks for a second department, or about eight weeks in all before an owner can expect to be allowed to commence building operations after filing plans and applications under the present system. As the law reads, this filing of plans is not obligatory and the law further provides that the Department of Labor may call upon the Bureau of Buildings to make the plan examinations and report on same.

All of this tends to demonstrate that the Bureau of Buildings is the department of prime importance in connection with all structural and building operations carried on in the City of New York. If this be true, it appears to be logical that all other departments could report to the Bureau of Buildings and all orders subsequently issued from that office. This would most probably result in a much more economical system of inspection and it would certainly obviate issuing the conflicting orders which are too often the result of our present system. The Department of Labor should, in this case, relinquish its claim to supervise structural and plumbing details in the City of New York, and its duties and inspections would revert to the "Wellfare Work" for which it was primarily established.

**Proposed Extension of Sixth Avenue.**

On Thursday, July 9, a hearing will be held by the Committee on City Plan of the Board of Estimate and Apportionment at City Hall at 3 p. m. on a petition for the extension of Sixth avenue southerly to Varick street (or Seventh avenue extended). The hearing set for June 26 was postponed. The extension of this avenue is a project that is closely related to the extension of Seventh avenue, which is now constructively progressing.

Two principal plans are under consideration. The first contemplates extending Sixth avenue into and through Carmine street to the junction of Carmine with the new Seventh avenue, which would be accomplished by widening Carmine street. There would be an elbow at the intersection of Sixth avenue and Carmine, and another at the intersection of Carmine with (new) Seventh avenue. Estimates of cost exceed one million dollars.

The other principal plan provides for cutting a straight course in a southerly direction through all the blocks now intervening between the present terminus of Sixth avenue to Varick street (Seventh avenue extended) coming out at the intersection of Broome street. The estimated cost runs into the millions. The Central Mercantile Association, an organization of West Side merchants, favor this route which would affect about two hundred real estate parcels. Many short and irregular blocks would be created by following this line.

—L. Tannebaum, Strauss & Company have issued an interesting pamphlet on Tax Efficiency Service. The realty concern has instituted a service for property owners which ascertains whether too much is being paid in taxes, and if so an adjustment is sought. No charge is made unless a reduction is obtained.

# THE NEED OF GOOD GUTTERS

## Important Feature of Road Building if Permanent Highway is Desired.

Following is an address to be delivered by T. Hugh Boorman, C. E., Highway Engineer, before the American Society of Engineers, Architects and Constructors, today at the Brighton Beach Casino:

"The most important difference I found in my research work on pavements in England in 1911, between construction there and in the United States, was the matter of the construction of gutters. I called the attention of one of our New York City engineers to the question immediately on my return to this Empire City and was advised to bring the matter up before the Committee on Specifications for Streets, and I now ask this national society to appoint a committee to confer with committees of other engineering bodies to suggest and recommend suitable clauses in paving contract specifications to obtain improvements in this important detail of construction. Highway engineers and road specialists have always agreed that the pre-requisite for a good pavement is proper drainage and a substantial foundation for the wearing surface, and it is now generally conceded that we must have a waterproof surfacing for even country roads.

**Attention to Gutters.**

"Given the fact that we are to roof our roads with waterproofing material, does it not follow that as on the building's roof, we must pay the greatest attention to the gutter and afford the best method possible for the carrying off of the rainwater to the outlets as efficiently and speedily as possible; does it not follow that we should apply similar precautions for road roofs?

"In the June 10, 1914, issue of 'Engineering & Contracting' (Chicago) is given the construction of concrete curb and gutter as adopted in Washington by the District Commissioners, whose work is now under the supervision of Captain Mark Brooke Engineer Corps, U. S. A. This construction calls for an 8-inch curb and 24-inch gutter. The brick gutter calls for a width of 18 inches, and specifications for such material provide that:

"In laying the gutter as soon as practicable after the concrete base has been laid, a dry mixture of sand and cement is spread to a thickness of not less than ½ inch as a bed for the paving blocks. The blocks are laid on edge, joints being broken so that each block has at least a 4-inch lap in every course. A plank is laid over several courses and a rammer used until the blocks reach a firm bed and present a uniform surface. After ramming, the gutter is grouted with a thin, easy-flowing grout of neat cement.

**Remedy for Defects.**

"On examination of the concrete gutter on the Chevy Chase experimental road sections in Washington and Maryland last month, I found several cracks, and venture the opinion that a prepared asphalt joint applied across the work every twenty-five feet would obviate this trouble at a very trifling expense. The work referred to, however, is in connection with broad avenues and streets, having no business traffic, and what I wish to impress on this conference is the fact that in our city streets particularly, our construction of gutters is generally poor, from the fact that stone blocks are used transversely, instead of longitudinally; in old work such as one finds on Governor's Island, N. Y. Harbor, it is seen that our army engineers laid granite blocks for the gutters parallel with the curb.

"In England the gutters are laid longitudinally generally in the case of stone or wood blocks, with the inner two lines depressed about half an inch, so forming a natural curved gutter.

"I have seen asphalt blocks on roads at Irvington, N. Y., so laid, and on the approaches to the North Philadelphia Depot of the Pennsylvania Railroad, brick has been set in this way; on one side of the depot twelve courses of brick and on the other eight courses.

"I contend that in all cases where other than a monolithic sheet pavement is used the gutter should be paved with blocks, longitudinally laid, and with a natural curve."

**To Study English Housing Work.**

Under the auspices of the National Housing Association, a dozen American housing workers sailed yesterday to study what England has done to improve the living conditions of its wage-earners. In the party are Frank B. Williams, chairman of the City Planning Committee of the New York City Club; Miss Madge D. Headley, secretary of the Tenement House Committee of the New York Charity Organization Society; Miss Emily W. Dinwiddie, supervisor of the dwellings of Trinity Church Corporation; James Jenkins, Jr., Director of the Department for the Improvement of Social Conditions of the Brooklyn Bureau of Charities; Robert E. Todd, Secretary of the Detroit Housing Association; Otto W. Davis, Assistant Secretary of the Minneapolis Civic and Commerce Association; Maurice R. Scharff, Civil Engineer, Pittsburgh; T. J. Kelly, Superintendent of the Brighton Mills, Passaic; Miss Udetta D. Brown, Housing Investigator, and Mr. and Mrs. John Ihlder. Mr. Ihlder is Field Secretary of the National Housing Association.

On their arrival in England the party will be joined by several others, among them Lawrence Veiller, secretary of the National Housing Association; Edward M. Bassett, chairman of the Height of Buildings Commission; Howard Woodhead, of the University of Chicago, and Dr. E. Brown, of McGill University, Montreal.

During their first week in England the Americans will join a large international party, organized by the British Garden Cities and Town Planning Association, which is to visit the principal garden villages and suburbs, including Hempstead, Bournville, Liverpool Garden Suburb and Letchworth. After this International Tour is ended, the Americans will study many other phases of English housing, including the work done by Miss Octavia Hill and her associates in London, Manchester and other cities, the operation of the housing and town planning laws of 1890 and 1909, the building and management of dwellings at municipal expense in London and Liverpool and the contrasting policy pursued by Birmingham. The methods of the latter city have been very much like those of New York, setting definite minimum standards and requiring the owners to bring their property up to these standards.

**The Park Avenue Improvement.**

The committee on the city plan of the Board of Estimate and Apportionment will hold a public hearing in room 16, City Hall, Borough of Manhattan, on Thursday, July 9, at 3.30 p. m., on the proposed modified plan for the change of grade at the intersection of 34th street and Fourth and Park avenues, Borough of Manhattan.

# FUTURE OF EAST SEVENTY-SECOND STREET

## Owners Hold Realty At High Prices, Having Faith In The Continuance of Section As A Place Of Residence

DESPITE the fact that the real estate market has been dull for the last couple of years, still there has been a steady absorption of properties in East 72d street, especially in that section between Fifth and Third avenues. Last week there was a decided impetus given to the movement when a syndicate, said to be composed of Philadelphia capitalists, purchased the Hotel St. Lorenz, a 7-story structure, occupying a plot 125x102.2, located at 125 to 133 East 72d street; also the Hotel Premier, a building of similar height, on plot 30x102.2, adjoining at the northwest corner of Lexington avenue. The St. Lorenz was erected about thirty years ago and was originally designed for an apartment house, but some years ago there was a demand for an apartment hotel in the section and the building was reconstructed. The corner property was improved for sanitarium purposes, there having been installed in the basement, a Turkish bath. The use to which this building had been put was changed and for several years it has been run as a hotel.

Seventy-second street is one of the important east and west thoroughfares in the Central Park zone. It has a width of 100 feet and faces entrances to the park, both at Fifth avenue and Central Park West, at this latter point the thoroughfare being under the jurisdiction of the Department of Parks. It forms the connection link between Central Park and Riverside drive.

East 72d street differs from West 72d street inasmuch as the former section, at least as far east as Third avenue, is destined to be residential in character for many years to come, while on the other hand in some of the blocks in West 72d street, notably between Columbus avenue and Broadway, several fine dwellings have been converted into business establishments. In many instances apartments have been installed on the upper floors. Other buildings have been razed and upon their sites high class apartment houses erected. These have been easily tenanted, largely on account of the splendid transit facilities.

The north corner of Fifth avenue and 72d street, a vacant plot with an avenue frontage of 62.2 feet, has been under the ownership of James Stillman for several years, while the south corner of these thoroughfares, 25x125, is improved with a 5-story dwelling, the owners of record being Mary I. Burden and others.

Last January an interesting transfer was recorded affecting the 4-sty dwelling on lot 24x67, at 58 East 72d street. The property, which is assessed at $83,000, was given as a gift by Gorden K. Bell to Marian M. Bell. George Raymond, as executor, transferred, to Argall L. Hull, the 4-story dwelling, on lot 16.8x102.2, for a stated consideration of $25,000.

John J. Kavanagh, who is the dean of real estate brokers in this section, said this week: "Except in the Park avenue section the real estate market has been quiet. It is encouraging the way tenants have been found for the new apartments and the rentals have been well maintained. During the last couple of years a new city has sprung up in this district. There is but little question in my mind that East 72d street, at least west of Third avenue, will maintain its residential character, and even to the east I contemplate the erection of only a few business structures. In all probability the only innovation for several years to come would be the altering of a few dwellings for high class retail business.

"Seventy-second street is unlike some of the other main east and west arteries, notably 86th street, because the Central Park forms a barrier to all but pleasure vehicles. There is projected an express station in Lexington avenue and 72d street, which will materially increase the accessibility of the section. Whatever improvements are being made are substantial in character. The sale and improvement with a 12-story apartment house on the plot sold last year by the trustees of the Freundschaft Society, is a notable example. The future of this section of the city is assured for many years to come."



SCENES IN EAST 72D STREET.



LOOKING NORTH ON FIFTH AVENUE FROM 72D STREET.

Several interesting sales were closed during the current week in the Lenox Hill section. One deal in particular is interesting inasmuch as it will mean the altering of a stable into a studio building, designed for the use of architects. It is proposed to institute a school for young architects in the building.

REAL ESTATE RECORD AND GUIDE BUILDERS.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

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Putting the cost of everything up to the ultimate consumer cannot continue indefinitely, for inevitably there comes an economic readjustment equivalent to retribution.

Now that the State seems willing to do its share, the city administration should also do something to reduce the annoyance and unreasonable expense to which real estate owners have been subjected. Don't discourage the ambition to own city real estate.

The Board of Estimate "moved" the new court house a block or so to the eastward with ease and celerity this week, and voted eighty thousand dollars for beginning construction work. This seems to bring to a successful conclusion an agitation of nearly twenty years' duration.

Staten Island real estate will derive a substantial benefit from the free transfer between the ferry and Manhattan surface car lines, which is about to go into effect. After awhile there will be direct subway connection which will mean a very rapid development for a borough that has many attractions for homeseekers.

In the $6,600,000 voted this week for new port and terminal works at South Brooklyn, real estate will see an incentive for new activity. Two great impulses are expected by the business interests of New York. One will come from the development of oversea commerce via the Panama Canal, and the other from the completion of the new subways.

### Exceptions to the Rule.

However unsatisfactory the real estate market has been during the last season throughout the larger part of the city, there are two avenues which are exceptions to the general rule. One of these avenues is Fifth avenue, or rather that part of Fifth avenue between 34th and 50th streets. Another is Park avenue, from 45th street north. There has been comparatively little building on Park avenue during the past winter and spring because an over-supply of apartment house accommodation had been put up; but an unusually large proportion of vacancies and some concessions in prices have not affected the underlying strength of real estate on that avenue. It is one of the few parts of the city in which speculative purchases have recently been made, and in which plans for future development are being confidently drawn up. Corners of 92d and of 93d streets have been bought during the past two weeks by operators who presumably intend to re-improve them with high class modern apartment houses. Such intentions are peculiarly interesting, because this part of Park avenue is at present improved with cheap flats. The whole character of the neighborhood will have to be changed; but there is every reason to believe that the attempt to change it will be successful.

It has succeeded farther south in the vicinity of the Grand Central Station, and it is likely to succeed farther north. For many reasons Park avenue is particularly available as a site for expensive apartment houses. In the first place, it is wider than either Lexington or Madison avenues, so wide that sixteen-story buildings can be erected on it. In the second place, it is much to be preferred as a residential avenue to either of the others, because it is free from the noise and the obstruction of surface cars. Most of the people who live in these expensive apartments own motor cars, and need an open thoroughfare to the south. This they will obtain as soon as the carriageway around the Grand Central Station is finished, and as soon as the grade at 34th street and Park avenue is improved. Finally, a serious obstacle to the better improvement of upper Park avenue will be removed as soon as the Lexington avenue subway is in operation. Many business men are obliged now to take the surface cars to the 42d street express station of the existing subway, which is inconvenient and slow.

It is very probable, consequently, that every foot of under-improved land on Park avenue as far north as the end of the tunnel will eventually be occupied by tall expensive apartment houses. It is the most available avenue in the city for this class of building, and as we pointed out recently, apartment houses are superseding private residences for the patronage even of very rich people. The very corners which have recently been purchased by Bing & Bing had been bought by their recent owners as the site for private residences. Life in apartments is becoming more and more general and Park avenue is being picked as the best avenue for the highest grade buildings of this class.

### Could Be a Great Convenience.

The Franchise Bureau of the Board of Estimate has before it applications for a large number of motor "bus" franchises, and on the basis of these applications it is trying to work out a comprehensive group of "bus" routes for Manhattan. The planning of a comprehensive "bus" system is a desirable thing; but it should be undertaken with a good deal of circumspection. It is in the first place, distinctly undesirable that too many omnibuses should be permitted to careen around the streets of Manhattan. The avenues not now occupied by trolley cars are becoming more and more popular and necessary for private vehicles. All over Manhattan the congestion of street traffic is a serious problem, and the necessity of not allowing it to become too serious should be seriously considered in the drawing up of any plan.

Yet it is undoubtedly the case that a certain number of motor "bus" routes can be laid out which will be a convenience to the public without increasing disproportionately the congestion of traffic.

The great advantage of the motor bus is that it can take a diagonal and irregular route much more easily than can a surface car; and diagonal routes are peculiarly needed in a rectangular city like New York. One desirable line could run down Park avenue to 42d street, on down Madison avenue to 23d street, then through Irving place to 14th street. The travel on this route might cause congestion on 42d and 23d streets, but the other parts of it are now comparatively free from traffic. Another line should connect the upper East Side with the lower West Side—or at least with the Pennsylvania station. Here again the route would have to run along Park and Madison avenues to 32d street and then across. Manifestly in planning all these lines of traffic Park avenue will be the big prize. It is the one wide avenue running through a densely populated district, which is still unsoiled either by the trolley car or the bus. A good many of its property-owners and residents would doubtless prefer to have it remain unsoiled, for a bus is an unsightly and a noisy thing and makes trouble both for pedestrians and private vehicles, but Park avenue can hardly escape. A line or two of motor omnibuses will be more of a benefit than a burden, and the necessity should be accepted gracefully by owners of real estate. Every effort should be made, however, to shut off only the least noisy and most convenient of these vehicles. There is a lot of difference among motor omnibuses.

### New York as a Distributing Point.

The failure of the H. B. Claflin Co. is being charged in part to the increasing difficulties under which the New York jobber is suffering; and it is predicted that these difficulties will increase in the future rather than diminish. It is pointed out, for instance, that the zone system of trans-continental and intermountain rates, which has been established by the Interstate Commerce Commission and recently affirmed by the Supreme Court, will make it more difficult than ever for the New York jobber to compete with his brethren of Chicago or other middle western points for middle and far western business. It is probable that this is true. New York, being a seaport, benefited as did San Francisco and Seattle from a system of rates, whose great object was to enable the railroads to compete for traffic, which could more economically be moved by water. But there will be compensations for these losses. What New York will lose as a shipper by rail, it may gain as a shipper by water. The Barge Canal and the Panama Canal will open up sources of supply and markets to New York business men such as they have never enjoyed in the past.

For this and other reasons New York is likely to gain as a manufacturing center. The barge canal will carry raw materials to the city cheaper than ever before. New York will have peculiar advantages in shipping its manufactures by water both to foreign purchasers and domestic purchasers, who live at or near a seaport. The effect of the tariff reducton will be to stimulate New York, as compared to interior points, as a manufacturing center. The tendency is to make transportation by rail more expensive than it has been in the past, and consequently to give an increasing economic importance to American seaports. In order to take advantage of this situation the city of New York must, however, adopt some effectual measures to modernize the port. It will never be able to handle the increased volume of sea-going traffic with sufficient economy unless the wasteful methods and the antiquated machinery that are now in use are replaced by an up-to-date equipment. We know that the present administration is not neglecting this matter and that a plan is now being drawn up; but its working out is taking an extremely

long time. The Record and Guide sincerely hopes that when it is brought forth, it will be acceptable and can be rapidly carried out.

### The Cost Will Be Shared.

*Editor of the* RECORD AND GUIDE:

I noticed in several of the evening papers last week that articles on the Workmen's Compensation Law quoted the law in large print as being hard on the employer and a boon to the workmen. This seems to me an impossibility. How any law of this nature can be hard on one and a boon to another is paradoxical, and I write hoping that someone may explain it.

If they are really correct in their statement, all economic problems would be solved. All you would have to do is to pass a law that the minimum wage would be $10 a day, and if that was not enough make it $20. If it is simply going to be hard on the employer and a boon to the workman, the workman will have plenty of money to spend, and necessarily times will be good in consequence. I think that this is a misstatement and should not go unchallenged.

What they ought to say is that the law is a burden—possibly a necessary one—borne equally by the employer and the workman, as they both gain their livelihood out of the same thing, and there certainly can be no such distinction as stated in these papers.

I presume it is hardly fair to accuse the Legislature at Albany of deliberately trying to deceive workmen. It would probably be more charitable to lay it down to a lack of knowledge of the general economic principles governing all business. When the present law has been put in such shape, as it no doubt will be, that one can understand just who is entitled to be insured under it and who is not (as it certainly is not a very clear document at present) I think it may prove a boon to both sides.

WM. H. BROWNING.

16 Cooper Square, June 29.

### The Wholesale Drygoods Centre Association.

*Editor of the* RECORD AND GUIDE:

It is seldom that an organization of tenants is found that keeps up the "esprit de corps" in its original purpose like that now being shown by the Wholesale Drygoods Centre Association—which was organized to preserve and unite the section around the "Worth Street District."

In this it has been successful. The uptown movement has been checked and leases for a term of years guarantee the continuance of the houses now located here.

Real estate brokers interested in uptown property are trying again to artificially organize an uptown movement.

It is the confident expectation of the entire trade that the great house temporarily in difficulties will be continued as a going concern in its present location.

It is conceded by all those interested that it would be a serious calamity and a source of great additional expense if this district were broken up and any of its component parts located elsewhere.

This is sent out merely as a reminder for all hands to stick together, thoroughly realizing the advantages of doing business in our present location.

THOS. W. SLOCUM,
(President Wholesale Drygoods Centre Association).

317 Broadway, July 2.

### A Disastrous Mesalliance.

*Editor of the* RECORD AND GUIDE:

Richmond Borough is the classic of the City of New York in everything but land values, and that would adjust itself in time. But the property-owners cannot afford to wait, they have waited too long, been entirely too patient, accepted excuses that they knew were false, believing the island's intrinsic worth and value would soon carry it over all barriers.

There should have been a double-tube tunnel from the Battery, Manhattan, to St. George years ago, and there would have been, but for the jealousy of Brooklyn, Bronx and Queens. These boroughs knew that given equal advantages, Richmond would soon lead. There is needed at least a hundred miles more of double-track trolley and a double-track steam road entirely around the island. These things have been a crying need since 1898. They are more and more apparent every day. They must be done. No real progress can or will be made until they are accomplished.

Richmond has spent millions of dollars building retaining walls for railroad yards, park-like highways for the automobilist, sewers fifty years in advance of all requirements and a topographical map that any competent company would gladly have made for half the price and in one-third the time. After fourteen years of this thing, real estate is on the bargain counter. There is a deep, strong undercurrent of dissatisfaction. The people generally know that something is wrong and they believe they know what it is—it is not incurable, quite to the contrary, it is reasonably easy to rectify.

What and practically all that is needed to increase the value of Richmond Borough real estate 20 per cent. per year for the next twenty-five years is transportation. The municipal ferry is first class, in fact there is nothing better anywhere. But Richmond has an abominable system of trolleys and steam roads. Nothing worse would be tolerated by intelligent people. Richmond's officials know all about these things, New York City knows and the Boroughs of Brooklyn, Bronx and Queens take delight in telling it, printing and advertising it. This must cease. We are equals, we pay our taxes twice, three and four times what we paid before we became a part of New York City.

The writer did all in his power to bring about consolidation, as he believed it would be a great, good thing for Staten Island and old New York City. It has for the Boroughs of Brooklyn, Bronx and Queens. They have prospered amazingly and they have chained Richmond fast and kept it out of competition. There is a remedy. Get out of New York City; it's folly to stay where you are not wanted and are not appreciated. Certainly, Richmond does not owe the other parts of New York City one penny.

Let Richmond make a proposition to the State of New Jersey. By every geographical law, it belongs to New Jersey and it would be a wonderful acquisition to that State. New Jersey is a progressive State in every sense of the word. A very large proportion of the wealthiest and most influential business men of New York City are residents of New Jersey.

New Jersey is the manufacturers' paradise, and justly so, because it makes them comfortable by looking after their needs and requirements. New Jersey has the Pennsylvania, West Shore, Erie, Lehigh Valley, Central Railroad of New Jersey, Delaware, Lackawanna & Western, N. Y., O. & W., N. Y. S. & W., and a great many other high-class railroads.

But New Jersey has no shore fronts to compare with Staten Island. New Jersey has no nearby beaches like the great South Shore of Staten Island. New Jersey has no home sites within the same distance from Manhattan that approaches Grymes, Dongan, Emerson, Todt, and Richmond Hills. New Jersey has no romantic, enhancing, enchanting scenery near Manhattan like Brighton Heights, the Clove Valley, Silver Lake, Castleton Hill, Ocean Driveway and the beautiful hill country from Richmond to Huguenot.

Richmond Borough can offer New Jersey an almost virgin soil of wealth for homes and commerce with health in every zephyr. And New Jersey will reciprocate and make billions of dollars for Staten Island and itself out of the partnership. We both win.

Think it over, give it consideration, it is time to do something. Real, enduring prosperity is worth any amount of effort and work.

J. STERLING DRAKE.

### Property Rights Should Be Vigilantly Guarded.

*Editor of the* RECORD AND GUIDE:

The oft-repeated and constant attacks on real estate, by the various city departments and State Legislature, make it incumbent on the loaning institutions, such as insurance companies, trust companies and savings banks, to present a combined front, so that all may realize, that real estate interests will refuse longer to submit meekly to the harsh and tyrannical rules and laws primarily evoked for the purpose of bleeding it to the utmost.

The absence of confidence does much to undermine the general stability, and it would seem as though every State and city official made it his especial study to increase the heavy burden, already carried by real estate.

President Marcellus of the Dime Savings Bank of Brooklyn, in a letter to the writer, of the date of February 25, 1914, says:

> "There seems to be a class of men, and women too, who have lately sprung up in the community and are determined to start in and make the world over again in accordance with their own crazy designs. The old things and all old methods which have been good enough in the times that are past, which have stood the test of many years, and have been for the peace, prosperity and advancement of the people, must be all torn down and demolished, in this age, to give place to some new, better way. If some check is not put to this sort of thing right now it is difficult to say where all this is going to lead in the near future."

We have recently seen a strong union of allied interests in a determined and vigorous fight against the iniquitous and absurd Herrick-Schaap's bill. The energetic earnestness of the opponents of this bill speedily relegated it to that obscurity from which it never should have emerged. With the final disposition of this bill, the interests dispersed, perhaps, only to be brought together again, to fight some momentous question.

Instead of these spasmodic eruptions it would be well if the allied interests would remain on constant guard and be alert in the extermination of all offensive measures whilst still in embryo.

Why should a man own real estate, which nets him less than 5 per cent. and submit himself to the constant annoyance of the Building Department, Fire Prevention Bureau, Labor Department, Board of Aldermen, Board of Health and the State Legislature, and others so numerous that it is difficult to recall each one of them. It seems to me that the real-estate interests have not been sufficiently diligent in presenting their side of the case, whilst they permit demagogues who are attemptng to ride into office, to appeal to the prejudice of the tenants, and do as they please. It is time to take the offensive and not continue to remain on the defensive as we are doing. Our public officials should be made to understand that it is their duty to protect real-estate values, as the city's chief source of income depends thereon.

Mortgage investments are staple. The seeming weakness is temporary, as our city is daily spreading in improvements, and there will always be a large majority of property owners in need of mortgage moneys, and there will likewise always be many investors who realize the stability of such investments. The weakness of the situation is not inherent, and is due to artificial means and uncertain conditions. Loans made on a two-thirds basis of a value, fixed by competent appraisers of property, well located, carry every possible security. Investors are often persuaded by misleading rates to go to Wall Street, in the hope of securing a compensating rate of interest. They do not take into consideration that any and every idle rumor plays havoc with their securities, sending them either up or down like the mercury in a thermometer. For many years the tendency has been to burden real-estate so that now it pays 95 per cent. of the City Budget.

JOHN FINCK.

198 Broadway, July 1.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.**

**A Number of Large Deals Closed.**

## INDUSTRIES OF QUEENS.

### Chamber of Commerce Makes An Interesting Comparison.

The Chamber of Commerce of the Borough of Queens makes the following interesting comparison between the manufactured products of that borough and those of the principal cities along the lines of the Barge Canal for the year 1909:

| City | Value of Products | No of Factories |
|---|---|---|
| Queens Borough | $151,680,000 | 771 |
| Rochester | 112,676,000 | 1,203 |
| Yonkers | 59,334,000 | 158 |
| Syracuse | 49,444,000 | 738 |
| Schenectady | 38,165,000 | 134 |
| Troy | 37,980,000 | 363 |
| Utica | 21,199,000 | 317 |
| Albany | 22,826,000 | 395 |
| Amsterdam | 22,449,000 | 97 |
| Niagara Falls | 28,652,000 | 136 |

It is estimated that Queens has now 1,050 factories, with an output valued at $225,000,000.

The continued commercial and industrial development of Queens Borough is shown by the following report of new industries recently settled in the borough, which was made by A. L. Langdon, traffic manager of the L. I. R. R., at the last meeting of the Chamber of Commerce of the Borough of Queens:

The Autosales Gum & Chocolate Co., 10th street and Vernon avenue, Long Island City, has given up the manufacture of bonbons and chewing gum and will manufacture vending machines only. A new company has been formed to handle the bonbon and chewing-gum business, to be known as the Sterling Gum Co., and located in the same building.

The works of the General Kompolite Co., manufacturing cement compositions, formerly at Tenth avenue and North 8th street, Brooklyn, have been moved into the brick building formerly occupied by the Brooklyn Range Boiler Works, at the corner of Borden avenue and Heyward street, Long Island City, where they will commence operations at once, employing about twenty-five hands.

The Willey Paint Works, now at Mott and Vernon avenues, Long Island City, will soon begin the erection of a six-story concrete building, about 75 x 130 feet, on their property at the corner of Hancock and 13th streets, to which they will move early in 1915.

The Singer Motor Co., recently incorporated, has leased from the American Locomotive Co. a part of their building on Jackson avenue, between Honeywell street and Harold avenue. The company is composed of some of the members of the Palmer-Singer Mfg. Co., which recently discontinued operations.

The Pan-O-Lite Grease & Oil Co. has recently been incorporated with capital stock of $30,000. This is a reorganization of the firm formerly known as Wm. P. Miller & Sons, located at Hancock street and Nott avenue, Long Island City.

"The Empire Art Metal Co., of College Point, has leased the old Karsh Brewery property, a three-story brick building at Second avenue and 10th street, College Point, for the purpose of storing the materials they are manufacturing for the new Equitable Building in New York.

The W. P. Collins Iron Works, at 3d and Creek streets, Long Island City, have leased their building, 50 x 100 feet, to the Indian Refining Co., office 17 Battery Place, New York City, for use as a distributing plant. The Collins Iron Works will move into their old building, 90 x 100 feet, at the same location, sub-letting about half of it to the Franklin Garage, Inc., Brooklyn.

### Suburban Homes Sales Service.

The new Clearing House for Suburban Homes service recently inaugurated by the New York Suburban Land Co. has already established a high mark of efficiency in handling hundreds of inquiries for suburban homes, consummating sales each day in a market that in other directions appears stagnant and devoid of life or interest. Edward R. Holden, Jr., originator of the Clearing House for Suburban Homes idea, in speaking of the new undertaking said:

"I am thoroughly convinced from the interest already evinced by the home-seeking public in my new method of bringing the buyer and seller together, that it is the proper solution for obliterating the many objectionable features a prospective home-seeker usually encounters in trying to find a property to his liking. I feel and have maintained that there exists in New York at all times from ten to twenty thousand families willing and eager to buy and locate in suburban New York if able to find a home suitable to their needs. In most cases disappointment and discouragement on the part of the home-seeker is the result of much lost time, energy and money, spent in fruitless efforts to be satisfied before buying.

"I conceived the idea of centralizing suburban homes through my realization of the above objections and with the object in view of reducing to a minimum the trials of the home seeker I undertook the organization of my present system, which is proving a success beyond by expectations. I am listing each day an average of fifty additional houses, making in all to date over 3,500 suburban houses for sale, situated in 110 separate locations, within a radius of 30 miles of New York. These houses are regularly listed with newly taken photographs, accurate and complete description of each. Real estate brokers unable to satisfy a client seeking a suburban home are privileged to avail themselves of this extended service."

### Want New Transit Line.

At the meeting of the Dyckman Taxpayers' Association held this week, Minturn Post Collins, the president, appointed a committee to co-operate with the Upper Manhattan Owners' Association to endorse the Bolton Rapid Transit scheme of connecting the Elevated Railroad at 155th street with Spuyten Duyvil via Fort Washington avenue and Riverside drive extension, St. Nicholas avenue crossing the present Broadway subway at 168th street. (See Record and Guide June 13 for map and description.) At the meeting maps of this section were distributed and resolutions adopted authorizing the secretary to send one of these to the prominent builders showing them the improvements that have been made in the last three years in the Dyckman tract.

It was also noted that permanent loans have been procured in this district through the efforts of John N. Golding and that the feeling of lenders was very much improved, building and permanent loans now being procurable for responsible builders. It was also noted that the 215th street stairway had been completed at a moderate cost and the assessment therefore to be equable livided.

### Business at Bronx Register's.

Register Edward Polak's prediction in March last as to the amount of business to be transacted in his office is now borne out by the facts. The fees collected June 30 amounted to $109,144.54. The salaries in the general administration department for 1914 will approximate $75,000. In the Mortgage Tax Department $9,500, rent $4,875, equipment and supplies $1,300, making a total of $90,675, thus leaving a substantial balance.

It is estimated that the receipts for the ensuing six months will exceed $210,000, which includes $110,000, due by the New York Central R. R. for its apportioned share of its $500,000,000 mortgage.

Register Polak declares a surplus of $100,000 will be returned to Bronx County, and says that the volume of business in his office exceeds all expectations which proves that Bronx County is growing at an amazing rate.

The following is the Register's report of the first six months: Mortgages recorded, 5,084; conveyances recorded, 4,589; Commissioner of Deeds and Notary Certificates filed, 2,659; mortgages taxed, 2,122; chattel mortgages, 10,056; police recorded, 145,369; consideration of conveyances, $3,533,742; mortgage tax indebtedness, $17,618,988.

### Historical Photography.

—The Art Commission of New York has recently set about the procuring of a series of photographs of the ancient landmarks in New York City. The rapid changes that are occurring in every borough have in the past resulted in the demolition of many buildings of historic and architectural interest. Less than fifty buildings in the whole city remain from Colonial times. The Art Commission has arranged to photograph every important street and all notable buildings in their various locations for the benefit of posterity.

## PRIVATE REALTY SALES.

While the realty transactions reported this week were not as spectacular as those of last week, still a number of large deals were closed. Several of the properties will be improved with modern structures, both of the mercantile and apartment house types. The Park avenue section came in for the major share of the attention, operators being the principal purchasers. Taken all and all, the sales and leases were well distributed. During the last few weeks the market has shown a tendency to broaden, and indications point to the small investor coming back into the field. It is not anticipated that the man with limited capital will be a strong factor in the market for some time to come, but he has become more active of late than for several months past. The large private investor is still in evidence, Alexander R. Peacock, a partner of Andrew Carnegie, having repurchased a large loft building which he traded last March. Several interesting leases were also reported by brokers.

The total number of sales reported and not recorded in Manhattan this week was 32, as against 27 last week and 17 a year ago.

The number of sales south of 59th street was 11, as compared with 12 last week and 5 a year ago.

The sales north of 59th street aggregated 21, as compared with 15 last week and 12 a year ago.

The total number of conveyances in Manhattan was 189, as against 145 last week, 21 having stated considerations totaling $3,038,989. Mortgages recorded this week number 111, involving $2,703,140, as against 80 last week agregating $2,379,418.

From the Bronx 25 sales at private contract were recorded, as against 14 last week and 3 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $217,802, compared with $1,602;050 last week, making a total since January 1 of $22,250,377. The figures for the corresponding week last year were $464,859, and the total from Januarv 1, 1913, was $33,840,957.

### Sisters Add to Holdings.

The Protestant Episcopal Home of the Holy Comforter sold to the Sisterhood of St. Regis the northeast corner of Riverside Drive and 139th street, having a frontage of 100.8 feet on the drive, 140 feet in 139th street, the other lines measuring 152.6 and 99.11 feet, respectively. The purchasing institution now controls the entire block front on Riverside Drive between 139th and 140th streets, including 200.8 feet on the drive, 365 feet in 139th street and 354 feet in 140th street. Possession will be given in about one year, at which time the Home of the Holy Comforter will move to its new edifices at the northwest corner of Grand Boulevard and Concourse and 196th street. Geo. R. Read & Company and John N. Golding were the brokers.

### Sale at Greenwich.

The Copp Estate holdings at Belle Haven Park, Greenwich, Conn., offered at public auction last Saturday, were sold for a total of $96,050. The sale was largely attended and was conducted by the M. Morgenthau, Jr., Co., auctioneers. "Althea Lodge," consisting of a stately mansion and stable, and about 3.3 acres of ground, 314x348, was sold to George Hepburn of Stamford, Conn., for $39,750. "Cozy Corners," comprising a house of equal size with 2.2 acres of land, 169.3x315, was bought by Mrs. George Banks, of Mohegan Heights, N. Y., for $31,500 and "Bonny Breeze" was purchased by James Bliss Coombs for $24,800.

### Quick Resale.

Arnold, Byrne & Baumann have resold for the Henry Morgenthau Company the Elbe, a 6-story apartment house, on plot 100x65, at the northeast corner of Riverside Drive and 143d street. The property was held at $170,000. The deal completes the resale of the two properties, the other being the Glenham, at 2626 Broadway, taken in part payment by the selling company last month from William F. Burns in exchange for the Columbus, a 10-story apartment structure, at the southeast corner of Broadway and 157th street. The same brokers negotiated all of the transactions.

### School for Architects.

William A. White & Sons sold for Jacob H. Schiff his 3-sty stable at 126 East 75th str., on plot 39.6x102.2. The purchaser is the Beaux Arts Association, which was represented by E. De-Forest Simmons. The new owners will alter the structure into studios and apartments, which will be principally for the use of architects. There will also be instruction for young architects. Satterlee & Boyd, as architects, will draw the plans for the conversion of the Schiff stable.

### Madison Avenue Deal.

Pease & Elliman announce that negotiations are far advanced for the sale of 414 Madison avenue, a 4-story converted dwelling, 24x95, owned by John L. Suydam, held at about $125,000. The purchaser is said to be Dr. James Bishop, who recently acquired the adjoining property at 416, through the same brokers from James A. Farley. Dr. Bishop will control a plot 44.5x95.

### S. C. Clark Sells.

Stephen Carleton Clark, son of the late Alfred Corning Clark, sold the dwelling on Lenox Hill, which he purchased last year from William H. Barnard, at 38 East 68th st. The house, a 5-sty English basement, which occupies a lot 16x100.5, was sold by the Douglas Robinson, Charles S. Brown Company. Mr. Clark held the dwelling at $80,000.

### Adds to Plottage.

Bing & Bing bought through Pease & Elliman, the two 3-sty dwellings, 36x90, at 1151 and 1153 Park avenue. The buyers now control a plot 118 feet in the avenue and 150 feet in 92d street, which

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will be improved with a 13-story apartment house. The title will be taken in the name of the Esthold Realty Company.

### Park Avenue Corner Sold.

The Ursuline Academy property at the northwest corner of Park avenue and 93d street has been purchased by Bing & Bing, through Pease & Elliman, with Stoddard & Mark acting as attorneys for the buyers. The property consists of 2 and 4-story buildings, on plot 64x100, and will be improved with a 12-story apartment house.

### A. R. Peacock Rebuys.

Alexander R. Peacock, one of the partners of Andrew Carnegie, bought back the 12-story loft building, 67x98.9, at 137 and 139 West 25th street, which he sold last March to George W. Stetson and John J. Radley in part payment for the Hotel Webster, a 12-story building at 38 to 42 West 45th street.

### Sale in Theatre District.

Sol Bloom bought from Maddelena C. Baettenhausen the 3-story converted dwelling and the 6-story elevator apartment house, on plot 50x100, at 151 and 153 West 46th street, through the Charles F. Noyes Company and Prendergast & Smith. The property is in the heart of the theatre district.

### Manhattan—South of 59th Street.

MOTT ST.—Hiram Rinaldo sold an East Side tenement, acquired from the estate of the late Timothy D. Sullivan by auction at a sale June 23, for Antonio Fauci to Rinelli & Guadine. The property is a 6-sty structure, on plot 74x108, at 166 and 170 Mott st and 365 to 369 Broome st, being the southeast corner of these thoroughfares.

UNION SQUARE, WEST.—William Crawford sold the Lincoln Building, a 9-sty structure on leased ground at 1 and 3 Union Square, West. The structure fronts 57.7 ft. on Union Square and 116.10 ft. on 14th st. The fee to the ground is owned by the Spingle estate. The buyer is the Wheatley Hills Land Co., which gave in part payment a tract of 750 lots at East Williston, L. I.

WORTH ST.—The property at 20 and 22 Worth st, under lease to Austin Nichols & Co., one of the city's big grocery firms, has been bought from the Young estate by a client of Daniel Birdsall & Co. On the property are two 5-sty loft buildings which the Tax Department values with their sites at $54,000. The buildings front 49 ft. on Worth st and extend south 80 ft. They adjoin the southwest corner of West Broadway.

16TH ST.—Leonard Weill sold to a Mrs. Schanno 310 West 16th st, a 5-sty building, on lot 25x103.3, 125 ft. west of 8th av.

37TH ST.—McCarthy & Fellows sold 111½ West 37th st, a 4-sty dwelling, on lot 25x100. The purchaser is Mme. Homer, who for 3 years has had her dressmaking establishment on the lower floors of the house. This property was formerly the town house of the seller, John Magee, and has decorations imported from the Tortoli Palace in Rome. The owner has been holding the property at $130,000.

57TH ST.—Pease & Elliman sold for Miss Mary C. Elliott, 47 East 57th st, a 4-sty high-stoop dwelling on lot 20x80.

LEXINGTON AV.—The Allerton Thirty-eighth Street Co. bought from Frances B. Bridges 309 Lexington av, a 4-sty dwelling, 24x100, for $50,000. The Allerton Co. owns the adjoining lot at the southeast corner of Lexington av and 38th st, and will improve the combined plot, 49.5x100, with a 12-sty bachelor apartment house.

1ST AV.—Lowenfeld & Prager purchased from the Keilbert Construction Co., 519 1st av, a 5-sty tenement, on lot 25x75, near 30th st. The buyers gave in exchange about 4¼ lots, on the west side of Findlay av, 516.6 ft. north of 169th st.

### Manhattan—North of 59th Street.

62D ST.—Isaac Adler sold to Henry W. Goddard the 4-sty dwelling at 22 East 62d st, on lot 21x100.5. The house is 58 ft. west of Madison av in the block where the Knickerbocker Club home is being built.

63D ST.—Frederick Junius Sterner purchased the two 3-sty dwellings at 154 and 156 East 63d st, occupying a plot 32x100.5. Henry Meyers and Frederick W. Beinhauser were the sellers. Mr. Sterner plans to convert the houses into one edifice.

83D ST.—Grace N. Prentice is reported to have sold 313 West 83d st, a 3-sty dwelling, on lot 16.8x102.2.

92D ST.—Rodolfo G. Barthold sold the three 3-sty brick dwellings at 55, 57 and 59 West 92d st to Nathan Loewy. The property was held at about $80,000. The houses are each 20x100.8. The 92d st houses were given in exchange for the Victoria apartment house at 551 West 157th st, recently reported sold through the Loton H. Slawson Co. The Victoria is 6 stories high and occupies a plot 75x98.9, located 125 ft. east of Broadway.

104TH ST.—The Charles I. Weinstein Realty Co. sold the 6-sty apartment house, on a plot 50x100, at 27 to 31 West 104th st, adjoining the northeast corner of Manhattan av, occupied by the building of the Protestant Half-orphan Asylum. The buyer, Charles F. Gardner, gave in part payment the old dwellings on a plot 44x103 at 144 and 146 West 19th st.

105TH ST.—The Airmor Co. bought 143 West 105th st, a 5-sty flat, on plot 33.5x134, between Amsterdam and Columbus avs. Lilly Lang is the owner of record.

145TH ST.—Kurz & Uren sold for Lowenfeld & Prager a plot of 7 lots on the north side of 145th st, 100 ft. west of Lenox av. The plot measures 175x99.11. The William Slattery Construction Co., the buyer, will erect three 6-sty apartment houses, each having a frontage of 58.4 ft. and a depth of 88 ft. The builders have secured through Kurz & Uren a building loan of $150,000.

145TH ST.—James E. Barry & Co. sold for Crandall & Foote, of Elkland, Pa., to James Martin two 5-sty buildings at 531 and 533 West 145th st, on plot 66x100. In part payment they take the northeast corner of Franklin av and 167th st, private dwelling, on plot 25x100; 538 West 153d st, a 5-sty triple flat on plot 25x100, and 15 West 102d st, a 5-sty single flat on plot 18.6x100. The total deal involved about $175,000.

215TH ST.—Slawson & Hobbs sold to Weber-McLoughlin Company, for the estate of Lydia M. White, a plot of about 8 lots fronting about 200 ft. in 215th st and half the block on the Harlem River between 214th and 215th sts. The property was sold at about $70,000. The purchasers will erect a dock, towers, concrete coal pockets and garage on the property, to cost about $50,000. The plant will be completed and ready for business during the coming winter season.

BROADWAY.—The Fort Washington Realty Co., M. S. Auerbach, president, sold Bradley Court, a 10-sty apartment on the southeast corner of Broadway and 165th st, to a Cincinnati capitalist, taking in part trade 250 lots on Coney Island av, Brooklyn, on Neck rd, Av W and Av Y; also on 11th and 12th sts. The Bradley Court apartment, which occupies a plot 100x111, has been owned only six months by the Fort Washington Realty Co., having been acquired by it on Dec. 1 last in trade for a Fort Washington av block. The deal involves about $1,000,000. I. L. Wood was the broker.

CONVENT AV.—The Knickerbocker Hospital, known at one time as the J. Hood Wright Hospital, obtained permission from the Supreme Court to mortgage its property at 131st st and Amsterdam av to enable it to carry out a contract for the purchase of a new hospital site in the block fronting in the west side of Convent av, between 130th and 131st sts. The new site fronts 216 ft. in the avenue, 168 ft. in 130th st and 109 ft. in 131st st. The hospital trustees have agreed to pay $104,250 for the new site, of which $65,800 is to remain on a purchase money mortgage and $6,000 of the balance has been paid. Of the balance of $32,450 the hospital will raise $30,000 by the mortgage authorized this week and will pay the remainder out of the treasury. The hospital trustees value their present site at $75,000 and say that one-third interest in the estate of J. Hood Wright, founder of the hospital, is $937,000. They are not permitted to use the income for building purposes.

LEXINGTON AV.—Froman & Taubert and Ames & Co. sold 1207 Lexington av, a 4-sty single flat on plot 20x70 to Gustave Marx.

PARK AV.—Mary E. Werner and Lillian M. Pankow sold 1221 Park av, a 5-sty flat, on lot 25.8x90.

PARK AV.—Sophie H. Salomon sold 1071 Park av, a 3-stv dwelling, on lot 16.9x80. The house adjoins a vacant 50 foot plot at the southeast corner of 93d st.

8TH AV.—Charles Goldberg sold for Isador Koplik to Leonard Weill, 2456 8th av, a 5-sty flat, on lot 25x100, between 131st and 132d sts.

### Bronx.

CHARLOTTE ST.—Philip Steinnau & Son sold the 5-sty new law flat at 1503 Charlotte st, on plot 37.6x100, for J. Lichansky to Miss Gerson for investment.

FAILE ST.—Harry A. Cohen sold for the Kovacs Construction Co. 813 Faile st, a 5-sty flat on plot 40x100.

FOX ST.—The Podgur Realty Co. sold the plot, 40x110.5, on the east side of Fox st, 180.6 ft. north of 163d st, to Morris Wolfinger, who gave in exchange the plot, 85.11x135, on the south side of Newkirk av, near East 21st st, Brooklyn.

HOME ST.—John F. Fetzer sold the 5-sty flat at 1001 Home st, on plot 50x100, for the William Sinott Construction Co.

SHERMAN ST.—Walter S. Logan, of Washington, D. C., has sold the plot 50x150 on the west side of Sherman av, 250 ft. south of 207th st. The site adjoins the new Dyckman Theatre and has been purchased by a builder, who plans to improve it with an apartment house. The property, which is within easy reach of the 207th st subway station, was acquired by Mr. Logan last October from Charles P. Jacobs.

TIFFANY ST.—James F. Meehan purchased from Gustav Spergel the new 5-sty apartment house at 1147 Tiffany st, which has since been resold. This property was given in payment for the corner of Clinton av and 181st st, which has also been resold to a builder, who will improve the site with three 5-sty apartment houses.

151ST ST.—The Benenson Realty Co. has bought from Lowenfeld & Prager the plot, 43.5x116.9, at 299 and 301 East 151st st, between Cortlandt and Morris avs.

156TH ST.—The Benenson Realty Co. has bought from Mrs. Schwartzreich 834 and 836 East 156th st, a 6-sty apartment house, on plot 50x91, adjoining the southeast corner of Union av. In part payment the Benenson Realty Co. gave a 1-family dwelling, on plot 50x224, at New Rochelle, opposite the railroad station.

156TH ST.—The Benenson Realty Co. sold to Shapiro & Brooks 1015 East 156th st, a 5-sty flat, on plot 40x100.

163D ST.—Jones, Meckes & Jones sold for the Summit Building Co. the 5-sty house at 96 and 98 West 163d st, on plot 50x100.

BARNES AV.—A. Martinband and George McCaffery sold for Annie Epstein to Richard and Louisa Ricareli 1883 Barnes av, a two-family dwelling on lot 25x100.

BATHGATE AV.—The H. M. Weill Co. have sold to a client for the Ericson Realty Co., 1668 Bathgate av, a 3-sty dwelling on lot 16.6x81.

BRONX BLVD.—Sarah M. Baldwin sold to Helen R. Rohr the plot 40x140xirregular on the west side of Bronx blvd, 100 ft. north of 236th st.

DALY AV.—Smith & Phelps sold for the Hoffman Co., Inc., builders, the 5-sty apartment at 1898 Daly av, on plot 37.6x96x150.

FINDLAY AV.—Lowenfeld & Prager sold to the Keilbert Construction Co. the plot, 112.6x100, on the west side of Findlay av, about 515 ft. north of 169th st. In exchange the buying company gave 519 1st av, a 5-sty tenement, on 25x75. The Findlay av site will be improved with apartment houses.

FINDLAY AV.—John A. Steinmetz sold for Faill Bros, to A. Adams 1274 Findlay av, a 1-family house, on lot 18x100.

FOX ST.—Henry Morgenthau Co. sold to Normal Construction Co. the southeast corner of Fox st and Av St. John, a plot 75x100. The plot will be improved with one 5-sty apartment house. Eddy A. Weinstein was the broker.

FROMAN AV.—John Georgen sold for Lena Eichner the 2-sty dwelling on plot 49x100, on the west side of Froman av, 201 ft. south of 239th st.

HOE AV.—John A. Steinmetz sold for A. Adams to Charles Johnson 1542 Hoe av, a 2-sty dwelling, on lot 25x100, between 172d and 173d sts.

INTERVALE AV.—The two new 5-sty new law flats at 1139 Intervale av and 1001 Home st, respectively, each on a plot 50 by 100, have been sold by John F. Fetzer for the William Sinott Construction Co. to an investor.

LYON AV., ETC.—Charles H. Baechler sold for the Conservative Realty Corporation a brick 2-family dwelling, 2307 Lyon av, to Stanley H. Steiner; for Richard Wohlberg, a vacant lot adjoining above premises on north side of Lyon av, 25 ft. east of Glover st, to Stanley H. Steiner, and for J. J. Karbry O'Kennedy, the 2-family dwelling at 3811 Carpenter av, to an investor.

MARION AV.—Cahn & Pittman sold to Edward Hart for occupancy the 2-sty dwelling at 2793 Marion av on lot 16.8x125.

TIEBOUT AV.—Smith & Phelps sold the plot 100x100 on the west side of Tiebout av, 102 ft. north of 187th st. The purchaser will improve the site.

UNIVERSITY AV.—Maurice J. McCarthy sold the 5-sty apartment house at 1656 University av; has been purchased by Mary A. Dempsey from Maud Morrell. The plot is 40x100 and the consideration was $50,000.

VALENTINE AV.—Smith & Phelps sold for the Hoffman Bldg. Co., the plot, 100x135, with two 2-sty frame buildings, on the east side of Valentine av, beginning 113.6 ft. south of 188th st.

WALTON AV.—Arnold, Byrne & Baumann sold for James Welton to the Henry Morgenthau Co. the southeast corner of Walton av and 179th st, a plot 50x100; also 4 lots on the west side of Morris av, running through to the east side of Walton av, 93.2 ft. south of 183d st, a plot 50.2x200.9. The consideration for both plots was $30,000. These lots were given in part payment for 2626 Broadway, which the Henry Morgenthau Co. sold last week through the same brokers.

### Brooklyn.

COOPER ST.—Friday & Lehmann sold 170 Cooper st, a 3-sty double brick apartment, for E. Winges to an investor.

COOPER ST.—Friday & Lehmann sold 168 Cooper st, a 3-sty double brick, 6-family apartment, for E. Winges to a client.

DEGRAW ST.—John Pullman sold 690 Degraw st, near the 4th av subway, a 3-sty single brick tenement, on plot 20x100, for Charles H. Shipman.

KENT ST.—James B. Thomas sold for Thomas Spalding the 4-sty double brick apartment house on the north side of Kent st, 570 ft. east of Manhattan av, in the Greenpoint section. The plot is 28x100.

PACIFIC ST.—Louis Gold sold to Courtney Hyde 485 and 487 Pacific st, a 4-sty apartment house, between Nevins st and 3d av. The price paid was about $75,000.

PRESIDENT ST.—Joseph C. Bonadonna sold 632 President st, a 3-sty and store brick building, and 651 Degraw st, a 2-sty brownstone dwelling, for Anna Burns.

PRESIDENT ST.—Visco Bros. sold 145A President st, a 3-sty building, for Mrs. G. Johnson to Antonio Valente.

PROSPECT PL.—Henry Pierson & Co., Inc., sold the modern 3-sty brownstone dwelling, 20x131, at 199 Prospect pl, for George E. Murphy.

SMITH ST.—The Provident Loan Society of Manhattan bought the vacant plot at the southwest corner of Smith and Livingston sts, upon which a fireproof building, to cost upwards of $80,000, will be erected. The plot is 44x60 and was purchased from John Kean, of New Jersey, formerly a Senator. John F. James & Co. were the brokers.

WEIRFIELD ST.—Friday & Lehmann sold 222 Weirfield st a 2-sty brick 2-family dwelling for August Loesch to a client.

40TH ST.—John F. Burke sold for Louis Bonert, builder, the new 3-sty, 6-family brick apartment house, at 472 40th st, on plot 30x100 ft., to an investor, and 628 40th st, a 2-sty brick, 2-family dwelling on lot 20x100 ft., for the Interboro Security Co.


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42D ST, E'TO. I Salzberg sold for J. Halbran to R Pavlantonio a 2-family house, 37.6x100 at 122 E 42d st, also for S. Wolfinger to D Baum a cottage, 40x100, at 1226 49th st

46TH ST. I. Salzberg sold for John Connelly to J Glass a 3-sty 2-family cottage on plot 30x100 at 1421 46th st

46TH ST. Thomas Kilcoyne sold for G. Moore to A Vitale the detached dwelling at 1560 46th st for occupancy

48TH ST. Thomas Kilcoyne sold for A. Becker the plot, 40x100, on 48th st, 220 ft. northwest of 15th av, to J. Fells.

EAST 48TH ST. A G Thompson sold for Francis M W Herbeck 1661 and 1663 East 48th st two family frame dwellings. Mrs. Herbeck took in part payment a 7-room cottage at 2 Franklyn pl, Jamaica, L I

50TH ST.—Thomas Kilcoyne sold for L. Powell to H. Wilner the plot, 40x100, on 50th st, 100 ft. northeast of 15th av.

56TH ST.—Thomas Kilcoyne sold for G. Pitblado 1047 50th st, a 1-family brick house, to William Adams for occupancy.

85TH ST.—Frank A. Seaver & Co. sold house and plot, 50x100, in the south side of 85th st, 160 ft. west of 12th av, Dyker Heights, for Thomas Cisney

ARGYLE RD.—Harry Levy sold 80 Argyle rd, a dwelling, 75x100x irregular, and a dwelling at 200 Putnam av, 16.8x98.9, to an investor, who gave in part payment a house and 18 acres at Ronkonkoma, L I.

BEDFORD AV.—The Bulkley & Horton Co leased for F. L. Maher to John May the moving picture theatre at 1407 and 1409 Bedford av.

BUSHWICK AV.—Friday & Lehmann sold 1315 Bushwick av a 3-sty frame corner, for Owen Reilly to an investor, who will make considerable alterations and improvements.

JEFFERSON AV.—Friday & Lehmann sold 1421 Jefferson av, a 3-sty 3-family brick flat, for Henry Thomas to an investor.

PERRY AV. Max J. Adler bought from Henry H. Studley 3325 Perry av dwelling, 25x100. The property was held at about $8,000. The Studley Realty Co. negotiated the sale.

PUTNAM AV.—The G. X. Mathews Co. sold in the Ridgewood section to George H. Peper 1875 and 1877 Putnam av for $11,300 each and to Peter Reese the southwest corner of Putnam av and Onderdonk for $18,500. These houses are each on plot 27.6x100.

5TH AV.—The Jerome Property Corporation sold 386 5th av, southeast corner of 6th st, a 3-sty business building, on lot 23.6 by 90, for J. S. Corrigan.

8TH AV.—John H. Delack and J. J. Levey sold the two 4-sty apartment houses on the northwest corner of 8th av and 8th st, for the Martella Realty Co., to a Manhattan investor. The consideration was $150,000.

8TH AV.—Comptroller William A. Prendergast purchased the residence of the late Thomas A Pearsall at 85 8th av, between Union and President sts. It is a 4-sty brownstone dwelling, which Mr. Prendergast will occupy as a residence in the fall, after some alterations have been made on the interior of the house. The Comptroller now lives at 500 5th st. His new home is on lot 22x100. It is valued at about $27,000.

8TH AV.—William C. Courtney, son-in-law of Mrs Hugh McLaughlin, purchased 33 8th av, a 3-sty dwelling, on lot 21x100, from the A. C. Valentine estate.

13TH AV.—Thomas Kilcoyne sold for Thomas Bennetts the plot, 60x100, at the southeast corner of 13th av and 76th st to L Finfer.

## Queens

ASTORIA. James B. Thomas sold for the W. & R. Building Corporation the new 4-sty apartment house in the east side of Jamaica av, 150 ft. south of Hopkins av, 50x148.

HOWARD ESTATES.—Meade C. Dobson, sales manager of the Howard Estates Development Co., sold to Brooklyn buyers the new 500-acre home community on Jamaica Bay, including a plot of four lots to Steve Williamson, two lots to William P. Lewis, a plot to Mary E. Balling, two lots near the railroad station to J. Applegate, two lots to John Adami, a plot with a frontage on Hawtree basin to Charles W. and Magdalen C. Karcher, and two lots to Joseph and Otilda Lau, Jr., Ramblersville, N. Y.

## Nearby Cities.

JERSEY CITY, N. J.—Frank H. Older sold for J. Earl Lusk a plot of 3 lots at the northeast corner of Arlington av and Union st, to former City Clerk John H. Morris.

JERSEY CITY, N. J.—William M. Cahill sold to Commissioner of Finance George F. Brensinger 58 Garrison av, a 2-sty dwelling, 25x100.

MONTCLAIR, N. J.—G. A. Richardson, vice-president of the Erie Railroad, purchased a large residence on Upper Mountain av and Berkeley pl. The house is of brick and half-timbered construction and is opposite the homes of Edwin A. Bradley and James N. Jarvie. The sale was negotiated by F. M. Crawley & Bros. for S. N. Carr. The price was about $45,000.

JERSEY CITY, N. J.—David Lerner sold to Louis Fredman 3 flats at 187 to 191 Myrtle av, on plot 93x87. The buyer gave in part payment $15 to $21 Angelique st, West Hoboken, on plot 80x100

JERSEY CITY, N. J.—George Liss bought from Louis Isaacson a dwelling, 25x96, at 98 Brown pl

JERSEY CITY, N. J.—Philip Parnes sold to Philomena Frank the flat, 25x100, at 316 5th st.

JERSEY CITY, N. J.—Thomas Hill sold to St. Aloysius' Church a plot, 68½x163, in the east side of Delaware av.

JERSEY CITY, N. J.—The Provident Realty and Construction Co bought from William R. Smith a lot 20x110 on the east side of Jackson av

MORRIS PLAINS, N. J.—H. C. Raynolds sold for S. S. Childs, president of the Childs' Restaurant Co., a 30-acre tract at Morris Plains, adjoining the Lackawanna station grounds, to the Morris County Crushed Stone Co.

NEWARK, N. J.—Charles L. Robinson, of New York, purchased from William Scheerer, of the National Union Bank, of Newark, N. J., the Strand Theatre, at 120 Market st, recently opened as a moving picture theatre. The property has a frontage of 45 ft. and a depth of 200 ft. About 40 ft. in from Market st there is an L extending about 125 ft. parallel with Market st. The consideration is said to be $600,000, and the purchase was made subject to a lease held by the B. and R. Corporation, which operates the Strand Theatre at Broadway and 48th st, New York.

NEWARK, N. J.—Rice and Hill sold for Joseph D. Fackenthal 49 Lincoln av. This property consists of a large 16-room house formerly occupied by Matthew T. Gay, former Mayor of Newark. The plot fronts 114 ft. on Lincoln av, by 240 ft. on May st. The destruction of the Gay residence will mark the passing of one of Newark's old landmarks.

NEWARK, N. J.—Feist & Feist sold for John B. Moran, executor of the estate of John Moran, to Edward M. Waldron, president of E. M. Waldron & Co., contractors and builders, 266 Academy st. The property has a frontage of 28 ft. and a depth of 102.7 ft. It contains a large 3-family dwelling and a 2-sty stable with wagon sheds. Mr. Waldron made the purchase for investment.

NEWARK, N. J.—Feist & Feist sold for Robert D. Kent, president of the Merchant's Bank of Passaic, to Henderson and Aviland, the large high 1-sty iron building at 860, 862 and 864 Summer av. The plot has a frontage of 100 ft. along the Erie Railroad and faces 70 ft. front on Summer av.

PASSAIC, N. J.—Fourteen acres of land bordering on the Lackawanna railroad tracks have been sold by the Rowland-Johnson Co. and Frank R. Allen to Paul Guenther of Dover as a mill site. Building Inspector John Jelleme has issued a permit for the erection of a 4-sty brick factory to cost $45,000 and which will give employment to between 600 and 800 people.

SPRINGFIELD, N. J.—Jones, Meckes & Jones sold for a client a tract of 360 lots having large frontage on Springfield av. The buyer is a newly formed realty company.

## Rural and Suburban.

BALDWIN HARBOR, L. I.—The Baldwin Harbor Realty Co. sold to Samuel Tauber, former manager of B. F. Keith's Colonial Theatre, 30 lots on the Grand blvd, Jackson st and Northern blvd, overlooking Great South Bay and facing the proposed inland harbor. The buyer will build a restaurant and ballroom. Mr. Tauber purchased a house on plot 80x100 for himself on Milburn av 60 ft. south of McKinley st.

DOBBS FERRY, N. Y.—Joshua L. Evans sold for Fannie S. Russell 2½ acres at Ogden pl and Dudley av to a client, who will improve the property with a house and a garage for his occupancy.

EAST ROCKAWAY.—The Windsor Land & Improvement Co. sold a plot 40x100 to K. F. Flood on Sampson st East.

GREAT NECK, L. I.—Vernon Castle purchased the Ely estate on Manhasset Bay for a summer home.

GREENACRES.—The Scarsdale Estates, Robert E. Farley, president, sold a plot 90x200 on Greenacres av to Dr. Albert R. Brown of New York city. Plans have been prepared for a $12,000 residence.

HEMPSTEAD.—The Windsor Land and Improvement Co. sold to H. B. Strauss and U. A. Burke each a plot 40x120 on Acacia av; to M. Shea a plot 40x100 on Lawson st; to H. Curry and W. Hermann each a plot 40x100 on Bernhard st; to E. A. Ayton a plot 20x100 on Grand av; to E. Panchard a plot 40x100 on Homan boulevard; to M. J. Cavanaugh a plot 40x90 on Milburn av; to J. McNamara a plot 40x125 on Willow av and to M. Moran a plot 20x96 on Milburn av.

LYNBROOK.—The Windsor Land & Improvement Co. sold to E. Otto a plot 40x125 on Edmund st.

NEW ROCHELLE, N. Y.—J. C. Gleason & Son sold the property of Katharine Rosenblatt at 182 Mayflower av to H. Glasser. The property was held at $9,500.

PELHAM HEIGHTS, N. Y.—Clyde Gray purchased a new stone and shingle residence, 100x100, on Highbrook av from the John T. Brook Co., the builders.

PELHAM MANOR.—Van Norden & Wilson sold for the Manor Heights Corporation to Lawrence H. Austin, a plot of ground 100x125, on the west side of Fowler av, 150 ft. south of Witherbee av, on which Mr. Austin will erect a large dwelling house, and for the Manor Heights Corporation, to Lewis W. Francis two lots on the west side of Pelham Manor rd.

PHILIPSE MANOR, N. Y.—Robert McBride, president of McBride & Nast, purchased an Italian villa in Riverside av.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to H. and M. Matthei a plot 20x83 on Long Beach rd.

ROSEDALE.—The Windsor Land & Improvement Co. sold to M. Garrahy a plot 50x100 on Oxford rd and to B. O'Connor a plot 40x100 on Booth av.

RYE, N. Y.—Charles Field Griffin & Co. sold for Benjamin F. Watkins his place in Boston rd, known as Ramaqua, consisting of 15 acres, to Mrs. Ronald Eliot Curtis. Mrs. Curtis gave in exchange her farm of 250 acres in Ridgefield, Conn., in part payment. The Rye property has been held at $120,000.

TARRYTOWN, N. Y.—The Maxwell-Briscoe Motor Co., at Tarrytown, N. Y., comprising 10 acres, and buildings containing 205,000 sq. ft. of floor space, has been sold by Joseph P. Day to the Chevrolet Motor Co. The plant lies be-

tween the tracks of the main line of the New York Central and Hudson River Railroad and was used for a number of years for the manufacture of Maxwell automobiles, which are now manufactured in Detroit, Mich. The Chevrolet Motor Co. will use the plant for the manufacture of a new light automobile. When the Maxwell-Briscoe Motor Co. were in full operation in Tarrytown they occupied two plants, one known as the Kingsland Point plant, which has just been sold, and the other known as the Beekman avenue plant, and employed about 2,500 people. The property was held at about $267,000.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to M. Coyle a plot 80x100 on Morris parkway and to A. W. Deaday a plot 60x106 on Montgomery st.

WHITE PLAINS, N. Y. The Gedney Farm Co. sold at Gedney Farm to Frederick H. Hurdman 3 plots in Willets av and Robin Hood rd.

## LEASES.

### Lease on Fifth Avenue.

The Ufland Millinery Company leased, from the plans, the store and basement in the Bergdoll & Goodman Building, now in course of construction at 616 Fifth avenue, through N. A. Berwin & Co. The lease is for a term of years from next October. The Bergdoll & Goodman Company will occupy part of the ground floor and four other floors, leaving only the top floor untenanted.

### Calumet Club Leases.

The home of the Calumet Club, at Fifth avenue and 29th street, has been subleased for one and one-half years, the remainder of the Club's lease, by Pease & Elliman to a client. Alterations are to be made for business purposes. The Club took title to its new property at 12 and 14 West 56th street last Tuesday, which is to be remodelled from plans by McKim, Mead & White.

### Manhattan.

THE LOUIS BECKER CO. leased for 3 years from July 15, 1914, the 4-sty Indiana limestone front dwelling at 952 St. Nicholas av, to Mrs. Kate Kerrigan. This house is one of a row built for E. B. Treat, publisher, from plans by Henri Fouchoux, architect, several years ago.

DANIEL BIRDSALL & CO. leased the store and basement in 150 and 152 Duane st, to the T. R. Emerson Shoe Co. of 148 Duane st, at an aggregate rental of about $20,000.

GUSTAVE BRITT leased the 3-sty basement dwelling at 323 West 12th st, for M. B. Miller to Sarah Griese.

THE CAPPEL REALTY CORPORATION leased for Morris Jacoby top loft in 17 Bowery.

CORN & CO. leased for Rockbridge Realty Co. 10,000 sq. ft. in the new building which is being erected at 39 and 41 West 29th st to B. Hirschhorn & Co., of 137 5th av, and S. Cohen & Co.

THE CROSS & BROWN CO. leased to A. E. Ranney Co., of 1700 Broadway, the corner store and 6th floor in the building at the northeast corner of Broadway and 61th st, and the south half of the corner store in the same building to Webster-McGowan, Inc., of 250 West 54th st.

THE CROSS & BROWN CO. leased for Mitchell H. Mark Realty Corporation offices in the Strand Theatre Building at the northwest corner of Broadway and 47th st, to Hugh D. McIntosh, Australian Theatrical Promotor, in conjunction with J. C. Einstein Co., offices to Dr. A. C. Levy, chiropodist, and in conjunction with Rice & Hill the store in 237 West 47th st, to the Ireland Rubber Co., Inc., dealers in rubber tires of 1572 Broadway.

THE CROSS & BROWN CO. leased for the Automobile Tire Co. to Wm. C. Pens, of 210 West 50th st, the entire 3d floor in 210 West 50th st, and for Howard Willets to Robert E. Lee Weigert part of the 2d floor in 8 and 9 Columbus Circle.

THE DUROSS CO. leased the stable at 207 and 209 East 27th st to Angerane & Labbate.

M. FORMAN & CO. leased the 2d loft in 146 to 150 West 25th st to Mishkin & Grossman, of 15 East 17th st.

THE DUROSS CO. leased the 3d loft in 242 West 14th st to Edward R. Harris; the 1st loft in 10 West 18th st to Brockman Bros., and for the estate of Henry Maiburn the building at 255 West 4th st to Charles Galli for 3 years.

THE DUROSS CO. leased stores in 461 and 463 West 14th st to Frank & Benjamin Peragallo; at 465 West 14th st to Mauro Parisi; at 467 West 14th st to Isaac Zimmerman; the 2d loft at 467 West 14th st to Nash & Kendall; the 3d loft to Gardiner & Stickles Co.; 207 and 209 East 27th st to Angerane & Labbate, and the 5th loft at 408 West 13th st to the Anglo-American Turtle Extract Co.

DOUGLAS L. ELLIMAN & CO. leased for John R. McMurray the pent house studio at 16 East 56th st to Mrs. C. C. Rice.

J. B. ENGLISH leased for Henry R. Stern to Fannie Pauline Hays the 6-sty kitchenette apartment building at 163 West 48th st.

HOMER FOOT, JR., leased space in 334 4th av to John N. Stearns & Co., silk merchants, of 334 4th av; the entire building at 22 East 31st st, a 7-sty apartment building, on plot 25x98.9, for Anna R. Mead to Minerva C. Tisdale.

M. FORMAN & CO. rented for H. M. Greenberg the 11th floor in 118 West 27th st to Brill & Aaronson, of 27 East 10th st.

M. FORMAN & CO. leased for the Adroit Realty Co., the 10th floor in 32 East 31st st, to M. & S. Zucker of 34 West 17th st.

N. BRIGHAM HALL and WM. D. BLOODGOOD, INC., rented for the Lesk Realty Co. apartments in 29 East 48th st, to Mrs. Rosa Epstein, Miss Margaret Slosson and John B. Payne.

HEIL & STERN leased in the Hewitt Building at 395 4th av the 9th loft to L. Wohl & Co., of 50 West 17th st, at a total rental of about $50,000.

M. & L. HESS, INC., leased the loft in 50 to 54 West 17th st to Baruch Wolff & Co., of 215 4th av; the 10th loft in 105 to 109 East 29th st to Sidney Wolfert, of 43 West 17th st, and the 2d loft in 49 to 53 East 21st st to Slote & Schaffer, of 49 East 21st st.

M. & L. HESS, INC., leased rooms 1101 to 1104 on the 11th floor, in 432 4th av, to Feustman-Rubin & Co., of Philadelphia, and space on the 11th floor in 7 to 11 West 45th st, to Engeldrum Zimmer Co. of 118 5th av, and to Adolf Schaeffer.

McCARTHY & FELLOWS leased for 21 years the new 6-sty building, on lot 25x100, at 16 West 56th st for the Kensington Holding Co. to John R. MacMurray, who pays a rent which aggregates about $150,000. Negotiations have been practically closed for the subleasing of about 4-5 of the space in the building to concerns dealing in ladies' wearing apparel.

THE M. MORGENTHAU, JR., CO. leased the corner store in the new building on the southeast corner of Sherman av and Academy st. The lease is for 5 years, with renewal privileges, the tenant being Charles Greenberg.

NELSON & LEE leased for Samuel K. Jacobs the rear portion of the 4th floor in the building at the southwest corner of Broadway and 48th st. The lessees are the Knickerbocker Engrav-





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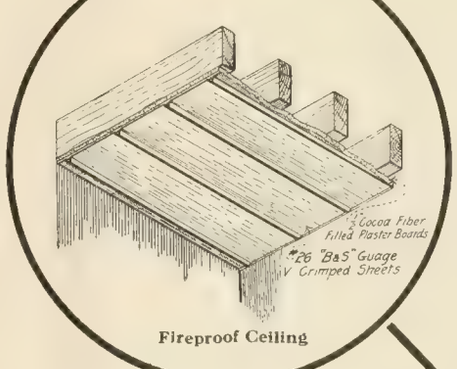
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ing Co., now at 656 Broadway, who have taken a 10-year lease and will open as Eggers Photo-Engraving, Inc.

O'REILLY & DAHN leased for Katherine S. Rose and Jane Sanders the plot of 5 lots at the southwest corner of 2d av and 64th st for 20 years to the Hollywood Garage Co. The lessees will erect a garage on the property.

THE PAYSON McL. MERRILL CO. leased apartments in 140 West 57th st to Miss M. K. Husted; at 62 Washington sq to Carton Moore-Park and Robert W. Amick, and at 36 East 40th st to Alexander S. Webb.

PEASE & ELLIMAN rented 41 East 80th st, a 4-sty high-stoop dwelling, 26x83 ft., for A. B. Suckley, of Rhinebeck, N. Y., to Miss Elinor Comstock, who will occupy the property as a school for music. Miss Comstock's school is one of the best in this country, and is now located at 1000 Madison av. Rented for Anthony J. Lavelle the 4-sty house, 20x100, at 42 West 71st st to Mrs. Mary A. Merriman; for the Clark Estates the 3-sty dwelling, 18.9x100, at 129 West 73d st to George H. Kent; for Mrs. Mary C. Rook to Dr. Royal Storrs Haynes the 5-sty American basement residence, 17x100, at 215 West 70th st; apartments in 27 East 62d st to Frank D. Thomas; in the "Wellesley," a 440 West End av for Albert Heyman to Dr. James E. Tytler; in the "Netherlands," at 340 West 86th st, for Mark Rafalsky & Co., as agents, to William N. Shaw; and in the new "Orista," at 35 West 81st st, overlooking Manhattan sq, to Mrs. Leonard Weber; for Mrs. Adrian Iselin to Mrs. Charles L. Welsh the 3-sty dwelling on lot 20x100, at 77 East 91st st; for the Jacob Ruppert Realty Co., represented by Charles F. Noyes & Co., as agents, the 4th loft in 15 to 19 East 26th st to N. Castelli & Brothers, one of the largest rug rouses in America; as agents the store in 167 West 72d st to Madame Obry; and a loft in 50 West 46th st to Charvet & Co.; offices in 44 West 39th st to Miss Grace L. Daggett; and apartments in 829 Park av to E. F. Caldwell; and in 39 East 27th st to Hans C. Winde.

PEASE & ELLIMAN leased for Mrs. Elizabeth E. Wenzel to Frederick Brown the 3-sty house, 25x105, at 91 Park av; for Leo Salomon to Mrs. George H. Broadhurst the 4-sty modern house, 25x50, at 759 West End av; for Mrs. Thomas F. White the 5-sty American basement house, on a lot 25.6x104, at 34 Riverside dr, to F. C. Armstrong; for Eugene Vallens to Dr. Herbert M. Kaufman the 5-sty American basement residence, 17x100, at 316 West 101st st, and for Mrs. Francis Sprague to Harry Lesser the 5-sty American basement house, 20x100, at 310 West 92d st.

F. & G. PFLOMM leased the building at 86 Nassau st for the Crooper estate, to the United Haberdashers; the top floor in 142 and 154 East 32d st to Perry, Dame & Co., of 142 East 32d st; the 3d floor corner at the northeast corner of 5th av and 38th st, to Paul Shotland and the store in 1157 Broadway to William Noe.

S. ALVIN PIZA leased for a client of the Everett M. Seixas Co. the property at 881 and 883 3d av, for 21 years at an aggregate rental of $50,000.

MARK RAFALSKY & CO. leased the 17th floor at 303 5th av, together with the entire 7th loft at 6 to 10 East 32d st, to Joseph Jonasson & Co., at $18,000 per annum.

MYON REYNOLDS, agent of the 42 Broadway Building, leased the New street store to Charles K. Benjamin through Albert Baker. Mr. Benjamin now operates the Trinity Drug Store, at 111 Broadway.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased a loft in 7 to 11 West 45th st to the A. Kern Manufacturing Co., of 7 East 45th st; offices at 140 and 142 West 42d st to the National Society for the Promotion of Industrial Education, of 140 West 42d st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the store and basement in 18 East 31st st to Marie Thompson for tea room purposes, and the 4th floor in 570 5th av to Glick & Singer, importers.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 4th floor in 570 5th av to Glick & Singer, importers.

WILLIAM J. ROOME & CO. leased apartments in 875 Park av to Olive L. DuVal; in 179 Madison av to C. Buchanan Stuart and Miss Charlotte Van Valkenburgh.

SHAW & CO. leased the following dwellings: 147 West 130th st, for Henrietta D. Evans to Jeremiah J. Sheehy, 400 St. Nicholas av for E. S. Prather to William Hogan and 150 West 130th st, for the estate of H. M. Schieffelin to Ellen M. Brogan.

SHAW & CO. have leased the following dwellings, 147 West 130th st, for Henrietta D. Evans to Jeremiah J. Sheehy, 400 St. Nicholas av for E. S. Prather to William Hogan and 150 West 130th st for the Estate of H. M. Schieffelin to Ellen M. Brogan.

SHAW & CO. leased the dwelling at 118 West 118th st for Gertrude C. Renwick to Dr. Louis Jacobs; 28 East 126th st for Emma A. Mayhew to the Consolidated Building Trades Credit Association, and 106 West 120th st for Sophie Nathan to Jacob Fischel.

SHAW & CO. leased the following stores in 200 St. Nichloas av for De Witt C. Judson to Frank A. Kenny; in 278 Lenox av for John J. Spowers to Emil Coblitz.

SLAWSON & HOBBS rented for W. E. Stokes to E. C. Small the 4-sty dwelling at 255 West 72d st.

SLAWSON & HOBBS rented for the Phelps Stokes estate the dwelling at 250 West 76th st to E. S. Kimball.

SLAWSON & HOBBS and DeBlois & Eldridge rented for Mrs. Virginia Vanderbilt and Mrs. Alice Oelrichs the 5-sty American basement dwelling at the corner of Riverside drive and 75th st to R. M. McCarter.

SLAWSON & HOBBS leased for the estate of Julia C. Johnson the 4-sty dwelling at 27 West 82d st to S. A. Moore.

SPEAR & CO. rented for the Runline Realty Co. the 7th and 8th lofts, comprising 20,000 sq. ft. of space, in the building under construction at 8 to 14 West 30th st to A. W. Drubin & Kantrowitz, of 127 West 26th st, and the Drubin Co., Inc., waist manufacturers, of 122 West 26th st.

A. G. THOMPSON leased for Mrs. Bertha M. Johnson the brownstone dwelling at 22 West 131st st to Oscar Godfrey.

SIDNEY L. WARSAWER leased for William M. Gunther the building at 307 West 41st st to M. K. McCarthy.

UNGER & WATSON, INC., leased for Josephine G. Buckley the store, basement and cellar in 161 East 54th st, consisting of 7,500 sq. ft. to Xenakis Brothers, manufacturers of office fixtures.

UNGER & WATSON, INC., leased for Caroline K. Everett the 3-sty private dwelling at 632 Lexington av to August Schmidt and the store, cellar and sub-basement of 161 East 54th st, consisting of 7,500 sq. ft. to Xenakis Brothers, manufacturers of office fixtures of 48 North Broadway.

THE H. M. WEILL CO. leased for the Vincent Astor estate 239 West 34th st, to Mrs. Ford; for L. & A. Pincus the house at 256 West 34th st, to a Mr. Failowitz; to Emma Stern 260 West 34th st, for Klein & Jackson; 258 West 34th st, to Mrs. Albertine Bloch for Meyer Solomon, and space in 254 West 34th st, to the Ozias National Selling Co, of 254 West 34th st, for J. Silverstein.

WILLIAM A. WHITE & SONS rented the large warehouse at 268 West Broadway, running through to 6 York st, to the Continental Paper Bag Co., a large Maine corporation. This building has been vacant for nearly 7 years.

### Bronx.

SHAW & CO. leased the store in 2353 Jerome av for August Schuck to Dora Pikulin.

### Brooklyn.

HERBERT RUSSELL LUDDEN leased for the Samuel Mundheim Co. the factory property at the southeast corner of Flushing and Carlton av containing 80,000 sq. ft. of floor space, to the Healy Shoe Co., Inc., for 10 years.

### Queens

P. S. RITTER & M. & L. HESS leased at Long Island City for Mrs. Anna S. Anable the plot covering the block front in Webster av, 205x185, to the Kazan Carpet Co. at an aggregate rental of $200,000. The property will be improved with a modern factory building covering the entire plot. Financial arrangements were negotiated by Daniel De V. Harned.

THE LEWIS H. MAY CO. leased at Arverne, for Max Ernst, cottage on Jerome av to Max Kashowitz; for S. I. Ferguson, cottage on Amstel boulevard to M. D. Lokitz; for William Scheer, cottage on South Cedar av to Max Levin. At Belle Harbor, for P. A. Duffy, cottage on South Brighton av to Mrs. P. A. McNulty; for William C. Ormond, cottage on Montauk av to Mrs. H. Levy; for Mary E. Hutchings, cottage on North Henley av to Alfred H. Bamberger.

THE LEWIS H. MAY CO. leased at Far Rockaway for Margaret J. Norton cottage on Cornaga av to Max Schwartz; for Mrs. Florence Duffee cottage on Sea View av to Fannie Pick; for Wm. J. Morris cottage on Sea View av to H. L. Rosenthal; for Lewis I. Wicks cottage on Crescent st to F. Oppenheimer; for Cora A. Richey cottage on Mott av to Herman Weinberger.

### Suburban.

FEIST & FEIST leased for Mrs. Julia Balbach Randolph, wife of Edward Randolph, president of the Balbach Smelting and Refining Co. to E. Lester Kengla the 3-sty brick and brownstone residence at 21 Lincoln park, Newark, N. J., with a 2-sty garage in the rear. The dwelling contains 12 large rooms and 2 baths and occupies the entire block front on Halsey st between Lincoln park and Beecher st.

THE JOHN H. FIFE CO. leased for L. W. Stotesbury the Normandie Hotel, Normandie-by-the Sea, N. J., to Stephen A. Staples for the season of 1914.

H. C. SENIOR & CO. leased at Scarsdale, N. Y., the Mapes property, in the Post rd, consisting of 12 acres and dwelling, to William J. Griffin, of Stamford, Conn.

JULIA BEVERLEY HIGGENS leased at Mount Kisco for Charles E. Gregory his house to Thomas Dallam Toy, and for Miss Augusta Wood, her house, known as Briarhurst to Dr. Howard H. Mason.

PEASE & ELLIMAN leased for the summer season for Robert Frothingham his country place, known as "Tenacre," in the west side of Purchase rd, near White Plains, to Clement L. Despard; and for Mrs. Grace S. Sloane her house in Forest av, Rye, facing the town park and the Sound, to Ignatz H. Rosenfeld, proprietor of the Cafe Boulevard, for the season.

VAN NORDEN & WILSON leased, through the Pelham Realty Co., to F. T. H. Bacon, for the Witherbee Real Estate & Improvement Co., 452 Pelhamdale av, Pelham Manor; and through A. E. Cockle, the house at 50 Hamilton av, Rochelle Heights, New Rochelle, N. Y., to D. W. Richman.

## REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

| | 1914 June 26 to July 2 | 1913 June 27 to July 2 |
|---|---|---|
| Total No. | 189 | 161 |
| Assessed value | $17,219,800 | $11,402,400 |
| No. with consideration | 21 | 22 |
| Consideration | $3,038,989 | $450,103 |
| Assessed value | $2,600,000 | $627,500 |

| | Jan. 1 to July 2 | Jan. 1 to July 2 |
|---|---|---|
| Total No. | 3,929 | 4,414 |
| Assessed value | $258,546,641 | $264,807,422 |
| No. with consideration | 405 | 636 |
| Consideration | $17,572,896 | $26,518,128 |
| Assessed value | $18,066,671 | $27,335,362 |

**Mortgages.**

| | 1914 June 26 to July 2 | 1913 June 27 to July 2 |
|---|---|---|
| Total No | 111 | 100 |
| Amount | $2,703,140 | $2,215,480 |
| To Banks & Ins. Cos | 21 | 26 |
| Amount | $1,447,000 | $598,000 |
| No at 6% | 39 | 33 |
| Amount | $375,010 | $261,003 |
| No. at 5½% | 2 | 2 |

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| | | |
|---|---|---|
| Amount | $39,500 | $18,500 |
| No. at 5% | 32 | 35 |
| Amount | $1,468,500 | $705,300 |
| No. at 4½% | 4 | 1 |
| Amount | $209,000 | $25,000 |
| No. at 4% | ..... | 1 |
| Amount | ..... | $675,000 |
| Unusual rates | 1 | 1 |
| Amount | $4,530 | $130,000 |
| Interest not given | 33 | 27 |
| Amount | $606,600 | $400,677 |
| | Jan. 1 to July 2 | Jan. 1 to July 2 |
| Total No. | 2,323 | 2,826 |
| Amount | $69,007,819 | $122,106,773 |
| To Banks & Ins. Cos. | 529 | 798 |
| Amount | $33,969,230 | $74,849,650 |

**Mortgage Extensions.**

| | June 26 to July 2 | June 27 to July 7 |
|---|---|---|
| Total No. | 40 | 30 |
| Amount | $2,712,700 | $1,798,856 |
| To Banks & Ins. Cos. | 12 | 10 |
| Amount | $1,572,500 | $1,072,002 |
| | Jan. 1 to July 2 | Jan. 1 to July 1 |
| Total No. | 1,165 | 1,066 |
| Amount | $63,023,785 | $43,043,802 |
| To Banks & Ins. Cos. | 401 | 370 |
| Amount | $41,270,900 | $24,949,702 |

**Building Permits.**

| | 1914 | 1913 |
|---|---|---|
| | June 27 to July 3 | June 28 to July 3 |
| New buildings | 7 | 8 |
| Cost | $184,150 | $2,801,500 |
| Alterations | $176,335 | $190,935 |
| | Jan. 1 to July 3 | Jan. 1 to July 3 |
| New buildings | 258 | 358 |
| Cost | $26,180,640 | $33,789,535 |
| Alterations | $7,286,807 | $7,182,639 |

## BRONX.

**Conveyances.**

| | 1914 | 1913 |
|---|---|---|
| | June 26 to July 2 | June 27 to July 2 |
| Total No. | 245 | 101 |
| No. with consideration | 27 | 15 |
| Consideration | $210,135 | $97,102 |
| | Jan. 1 to July 2 | Jan. 1 to July 2 |
| Total No. | 3,375 | 3,263 |
| No. with consideration | 256 | 439 |
| Consideration | $3,743,877 | $3,647,076 |

**Mortgages.**

| | 1914 | 1913 |
|---|---|---|
| | June 26 to July 2 | June 27 to July 2 |
| Total No. | 194 | 93 |
| Amount | $895,749 | $1,207,040 |
| To Banks & Ins. Cos. | 7 | 8 |
| Amount | $396,000 | $87,700 |
| No. at 6% | 33 | 45 |
| Amount | $430,720 | $707,840 |
| No. at 5½% | 10 | 9 |
| Amount | $46,300 | $198,000 |
| No. at 5% | 75 | 11 |
| Amount | $156,542 | $144,700 |
| Unusual rates | 58 | ..... |
| Amount | $53,687 | ..... |
| Interest not given | 18 | 28 |
| Amount | $208,500 | $156,500 |
| | Jan. 1 to July 2 | Jan. 1 to July 2 |
| Total No. | 2,079 | 2,292 |
| Amount | $18,585,704 | $24,150,792 |
| To Banks & Ins. Cos. | 224 | 233 |
| Amount | $4,663,601 | $4,104,479 |

**Mortgage Extensions.**

| | June 26 to July 2 | June 27 to July 2 |
|---|---|---|
| Total No. | 9 | 4 |
| Amount | $159,000 | $97,000 |
| To Banks & Ins. Cos. | ..... | 1 |
| Amount | ..... | $80,000 |
| | Jan. 1 to July 2 | Jan. 1 to July 2 |
| Total No. | 405 | 305 |
| Amount | $8,605,700 | $5,406,700 |
| To Banks & Ins. Cos. | 73 | 65 |
| Amount | $2,429,900 | $2,026,500 |

**Building Permits.**

| | 1914 | 1913 |
|---|---|---|
| | June 26 to July 2 | June 27 to July 2 |
| New buildings | 14 | 20 |
| Cost | $409,000 | $419,250 |
| Alterations | $12,950 | $2,425 |
| | Jan. 1 to July 2 | Jan. 1 to July 2 |
| New buildings | 420 | 572 |
| Cost | $9,960,742 | $15,579,906 |
| Alterations | $703,265 | $597,920 |

## BROOKLYN.

**Conveyances.**

| | 1914 | 1913 |
|---|---|---|
| | June 25 to July 1 | June 26 to July 1 |
| Total No. | 485 | 395 |
| No. with consideration | 42 | 15 |
| Consideration | $207,066 | $158,054 |
| | Jan. 1 to July 1 | Jan. 1 to July 1 |
| Total No. | 11,977 | 12,382 |
| No. with consideration | 1,237 | 1,038 |
| Consideration | $7,881,662 | $6,427,060 |

**Mortgages.**

| | 1914 | 1913 |
|---|---|---|
| | June 25 to July 1 | June 26 to July 1 |
| Total No. | 399 | 246 |
| Amount | $2,024,349 | $869,787 |
| To Banks & Ins. Cos. | 82 | 35 |
| Amount | $722,750 | $165,812 |
| No. at 6% | 198 | 144 |
| Amount | $718,535 | $442,582 |
| No. at 5½% | 102 | 48 |
| Amount | $839,815 | $214,700 |
| No. at 5% | 82 | 34 |
| Amount | $363,785 | $118,440 |
| Unusual rates | ..... | 1 |
| Amount | ..... | $50,000 |
| Interest not given | 17 | 19 |
| Amount | $102,214 | $44,065 |
| | Jan. 1 to July 1 | Jan. 1 to July 1 |
| Total No. | 8,658 | 8,922 |
| Amount | $36,985,883 | $36,455,511 |
| To Banks & Ins. Cos. | 1,804 | 2,115 |
| Amount | $14,430,264 | $13,978,508 |


# Borrowers

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**Building Permits.**

| | 1914 June 25 to July 1 | 1913 June 27 to July 2 |
|---|---|---|
| New buildings | 124 | 49 |
| Cost | $624,000 | $571,935 |
| Alterations | $73,450 | $54,105 |
| | Jan. 1 to July 1 | Jan. 1 to July 2 |
| New buildings | 2,516 | 1,957 |
| Cost | $26,175,210 | $16,685,502 |
| Alterations | $1,587,967 | $1,952,747 |

**QUEENS.**
**Building Permits.**

| | 1914 June 25 to July 1 | 1913 June 27 to July 2 |
|---|---|---|
| New buildings | 152 | 64 |
| Cost | $545,545 | $297,610 |
| Alterations | $46,165 | |
| | Jan. 1 to July 1 | Jan. 1 to July 2 |
| New buildings | 2,508 | 2,054 |
| Cost | $11,505,927 | $8,028,603 |
| Alterations | $666,557 | $578,137 |

**RICHMOND.**
**Building Permits.**

| | 1914 June 25 to July 1 | 1913 June 27 to July 2 |
|---|---|---|
| New buildings | 26 | 21 |
| Cost | $33,495 | $26,180 |
| Alterations | $4,028 | $7,250 |
| | Jan. 1 to July 1 | Jan. 1 to July 2 |
| New buildings | 612 | 540 |
| Cost | $1,035,596 | $959,911 |
| Alterations | $128,125 | $128,951 |


# Modern Improvements

Isn't it true that ofttimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of housekeeping.

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

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## REAL ESTATE NOTES.

CROSS & BROWN CO. have been appointed agents by the 15 and 17 West 44th Street Co., of the new 12-sty office building being erected at 15-17 West 44th st.

M. H. GAILLARD & CO. have been appointed agent for the following apartment houses, commencing July 1: "The Stafford," at 140 and 142 West 104th st; for 409 West 37th st; for the 5-sty Elevator Apartment at the southeast corner of Columbus av and 84th st, and for the "St. Helene" Bachelor Apartments at 2128 Broadway.

GOODALE, PERRY & DWIGHT have been appointed agents for 54 West 22d st and 51 to 55 West 21st st.

SMITH & PHELPS have placed a first mortgage loan of $65,000 on the new department store building recently erected by Harry Weaver, at 2962 to 2964 3d av, on plot 50x185, running through to Bergen av. Mr. Weaver expects to be ready to occupy his new store on or about August 1. He has been located at the northwest corner of 3d av and 148th st for the past 8 or 10 years.

WETMORE & ATWOOD have placed for the Gifford Building Co. $36,500 at 5 per cent. on the new building on the west side of Lyman pl, near 169th st, and for the Freeminstreet Co. $35,000 at 5 per cent. on the new building in the west side of Simpson st, near Westchester av.

THE CROSS & BROWN CO. has been appointed agents for the new 6-sty business building at 16 West 56th st, adjoining the new home of the Calumet Club. This building was recently leased to John R. McMurray for 21 years.

PEASE & ELLIMAN have been appointed agents of the property at 41 East 80th st.

JAMES E. BARRY has been appointed receiver for the "Shelbourne" apartment house, at the northeast corner 176th st and Audubon av, by Judge Greenbaum, and agents of the apartment house at the northeast corner of 179th st and Audubon av, known as 529 West 179th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed agents at 170 and 172 West 136th st.

WILLIAM H. WHITING & CO. have been appointed agents for 55 West 8th st, 53 Vesey st, 313 Pearl st, 53 and 55 Ferry st, 213 Front st and 105 South st.

WEBSTER B. MABIE & CO. have been appointed renting agents for the 5-sty building at 242 Canal st.

McDOWELL & McMAHON have been appointed agents for the Aldus Terrace, a new 6-sty elevator apartment house at the southwest corner of 186th st and St. Nicholas av.

DUFF & CONGER have been appointed agents of the 4 buildings at 1437 to 1443 Lexington av and 1514 Lexington av.

NEW YORK TITLE INSURANCE CO. made the following loans: $75,000 at 6 per cent. on the southeast corner of Riverside drive and 149th street; $20,000 at 5 per cent. on No. 57 West 68th st; $22,000 at 5 per cent. on No. 351 West 57th st; $16,000 at 5 per cent. on 130 Front st; $60,000 at 5 per cent. on 516-520 West 157th st; $30,000 at 5 per cent. on 133-135 Essex st; also the blanket mortgage of $61,000 at 5 per cent. covering property at the northeast corner of Lexington av and 119th st, 1807-1813 Park av, and 767 East 156th st; also the following loans at 4½ per cent. $16,000 on 1825 Amsterdam av and $20,000 on 291 Riverside Drive.

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens.

ESTATE OF JAMES EDMUND CHILDS—premises 330 West 93d st, valued at $45,000; 122 West 88th st, $16,000.

MARCIA A. TOWNSEND—36 West 12th st, $4,003.

MATHIAS J. PALM—298 East 162d st, $7,-060.

MINNIE RINALDO SOLOMON—1019 2d av, $27,000; 1021 2d av, $28,000; 1023 2d av, $27,-000; 1025 2d av, $27,000; 217 East 25th st, $26,500.

KATE WARNER—26 and 28 Lispenard st, $35,000; 208 and 210 East 70th st, $40,000.

CORNELLA E. BUTLER—equity of $25,233 in 712 West 180th st, valued at $75,000 and 139 West 93d st, valued at $19,000.

DANIEL DOORLEY—228 East 148th st, Bronx, $6,000.

MARIE FUCHS—114 East 101st st, $23,000; 1667 1st av, $25,500.

ANNIE HEANEY—plot on Wilcox av, Bronx, $500; plot on Mulliner av, Bronx, $1,000.

FREDERICK HOCH—317 West 17th st, $25,-000; 162 East 64th st, $28,000; 211 East 57th st, $32,500; equity of $9,398 in 217 West 137th st, valued at $14,500.

FRANK L. IVES—equity of $8,617 in 117 East 30th st, valued at $32,000.

JAMES P. LARKINS—1930 Amsterdam av, $28,000.

THERESA McMANUS—457 East 148th st, $5,100.

MAYER, SANFT—equity of $833 in 292 Bowery, valued at $25,000.

MADELINE SCHMITT—255 West 88th st, $22,000.

CLARENCE H. WILDES—equity of $16,000 in 355 West 84th st, valued at $21,000.

## OBITUARY

GEORGE W. SMITH, one of the founders of Rockaway Beach, died last Monday of Bright's disease in his home in Rockville Centre, L. I. He was seventy-four years old and as a young man served three terms in the Queens County Board of Supervisors and five terms as president of the village in which he died. Mr. Smith established a business in Rockaway Beach in 1880, when the place was sparsely settled, and five years later, with his business partner, John W. Wainwright, purchased a tract of land fronting the lower Long Island coast. Bathing pavilions were erected and railroads were induced to connect Rockaway with New York city. He leaves his wife and two sons.

JAMES MADISON HORTON, manufacturer of ice cream and for many years a large holder of real estate in Greater New York, died at his home, 112 West 126th st, from heart disease. Mr. Horton was seventy-nine years old, having been born at Middletown, N. Y., August 3, 1835. He came to New York City in 1853 and started in the milk business, with, it is said, a capital of only $100. A few years later he started the manufacture of ice cream and to-day his concern is one of the largest in the country. The company operates several stores in Manhattan and Brooklyn and its products are sold in thousands of stores throughout the country. Mr. Horton, at the time of his death, was a director of the Mount Morris Bank and was also a member of the Metropolitan Museum of Art and the Congregational Club. He is survived by a son, Harry C. Horton, and by a daughter, Mrs. Edward B. Lewis.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

Offerings in the various Exchange Salesrooms during the week were more or less commonplace, no properties of special note having been advertised for sale. This is not altogether unnatural when the season of the year is considered and when the fact that it is a holiday week is also taken into account. The market is in a generally healthier condition than it was a year ago. The number of foreclosure sales are less largely due to the willingness of the loaning institutions to renew mortgages. The outside purchasing power, however, has not asserted itself to any great extent, though it is felt that the autumn will see renewed interest on the part of the small investor.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 3, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Pitt st, 25,** ws, 100 n Broome, 25x100, 5-sty bk tnt & strs; due, $23,796.68; T&c, $3,-621.67; B T Realty Co. 27,500

**29TH st, 236 E (*),** ss, 120 w 2 av, 20x98.9, 5-sty bk tnt & strs; due, $16,223.42; T&c, $372.08; Myrtilla F Hendricks et al exrs & trstes. 12,000

**70TH st, 235 W,** ns, 369.8 w Ams av, 10.5x100.5, 3-sty & b bk dwg; due, $1,970.52; T&c, $3,265.32; withdrawn.

**102D st, 225 E (*),** ns, 230 w 2 av, 25x100.11, 5-sty bk tnt & strs; due, $21,390.98; T&c, $752.96; Chas A Robinson trste. 20,000

**Columbus av, 390-6,** see 79th, 100 W.

BRYAN L. KENNELLY.

**Houston st, 497-501 E (*),** ss, 80 e Goerck 40x75, 7-sty bk loft & str bldg; due, $24,-687.79; T&c, $2,905; Henry Bruere Chamberlain, City NY. 22,905

HENRY BRADY.

**146TH st, 301 W,** see 8 av, 2741.

**8TH av, 2741 (*),** nwc 146th (No 301), 25x100, 5-sty bk tnt & strs; due, $9,738.90; T &c, $427.40; sub to pr mtg $27,000; Fredk Plump. 34,172

M. MORGENTHAU, JR., CO.

**Christie st, 213 (*),** ws, 86.10 n Stanton, runs w41.4xs3.2xw34.6xs1.1xw25.10xn15.8xe100xs28.10 to beg, 5-sty bk tnt & strs; due, $26,652.42; T&c, $600; Louis Lowenstein et al trste. 25,000

**96TH st, 334 E (*),** ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; due, $30,858.90; T&c, $775; Louis T Lehmeyer. (Corrects error in last issue when number was 344.) 27,000

DANIEL GREENWALD.

**158TH st, 522-8 W on map 522-6 W,** ss, 350 w Amsterdam av, 100x99.11, 2-6-sty bk tnts; adj Aug 7.

| | |
|---|---|
| Total | $141,577 |
| Corresponding week 1913 | 422,638 |
| Jan 1, 1914, to date | 18,607,861 |
| Corresponding period 1913 | 26,115,825 |

## Bronx.

The following are the sales that have taken place during the week ending July 3, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Arthur av (*),** ws, 27.8 n 179th, 100x n 100.3xw190 to Lafontaine av xs75.3xe95xs25 xe95 to beg, vacant, due, $25,011.75, T&c, $429.88; Frank F Russell aux admr. 10,000

**Lafontaine av, es, 27.8 n 179,** see Arthur av, ws, 27.8 n 179.

CHAS. A. BERRIAN.

**Plimpton av, 1329,** ws, 75 s 170th, 22.7x 100, 2-sty & b bk dwg; due, $7,671.62; T&c, $397.20; Jno P Herren. 8,225

**Westchester av, 690 (*),** ss, 190.2 w Wales av, runs s124.11xsw30.2xnw22.3xn 131.11xe45 to beg, vacant; due, $10,095.49; T&c, $2,214.72, sub to prior mtg of $48,000; Frank F Russell aux admr. 58,000

| | |
|---|---|
| Total | $76,225 |
| Corresponding week 1913 | 42,221 |
| Jan 1, 1914, to date | 3,642,516 |
| Corresponding period 1913 | 7,584,532 |

## Brooklyn.

*The following are the sales that have taken place during the week ending July 1, 1914, at the Brooklyn Sales rooms, 189 Montague Street:*

WILLIAM H. SMITH.

BOGART ST, es, 75 n Rock, 25x100; withdrawn ---

ELTON ST (*), es, 124.5 n Liberty av, 25x80; Kips Bay Brewing & Malting Co 4,000.00

KENT ST, ns, 250 e Manhattan av, 25 x100; Cornelius Driscoll 5,025.00

PACIFIC ST (*), ns, 252 w Hopkinson av, 25x100; Wood Harmon Warranty Corpn 11,500.00

PACIFIC ST (*), ns, 326.6 w Hopkinson av, 73.6x100; Chas A Hitchcock et al. 33,500.00

STERLING PL, ns, 100 w Saratoga av, 145x110.1; adj Aug 11 ---

TROUTMAN ST, ses, 91.3 ne Irving av, 100x100; withdrawn ---

VANDERVEER ST, ss, 79.6 e Bushwick av, 17.6x100; Minnie B Raabe 2,585.00

WALDORF COURT, ns, 140 w E 17th, 40x112.6; adj July 20 ---

6TH ST, nes, 251 se 8 av, 22x90; David Mayer 9,300.00

E 9TH ST, es, 140.3 n Av T, 20x100; Jay Holding Corpn 2,600.00

E 9TH ST (*), es, 330 n Av Q, 30x100; Cath A Ketcham 4,300.00

E 13TH ST, ws, 200 n Av X, 24.6x100; withdrawn ---

E 13TH ST, ws, 224.6 n Av X, 27.6x100; withdrawn ---

E 13TH TS, ws, 252 n Av X, 25x100; withdrawn ---

E 13TH ST, ws, 277 n Av X, 23x100; withdrawn ---

E 14TH ST (*), ws, 440 n Av N (The Lindens), 20x99.8; Fredk M Knowles et al 3,000.00

BAY 20TH ST, 181, bet Bath & Cropsey avs, 20x96.8, 2-sty bk dwg (Vol); withdrawn ---

E 28TH ST (*), ws, 160 s Av I, 240x 100; Flatbush Associates 4,000.00

63D ST, nec 5 av, 100x40; adj July 15

79TH ST (*), nes, intersec nws 11 av, 340x100; Haley Fiske 9,000.00

86TH ST, ss, 382 w Gravesend av, 60x 195; adj sine die ---

ATLANTIC AV, nwc Radde pl; 16.6x 95; adj sine die ---

BLAKE AV (*), swc Crescent, 20x90; Fredk W Holmes 4,500.00

NEW YORK AV, ws, 60 n Martense, 20 x101.2; Cecile T Stephens 4,750.00

NEW YORK AV, ws, 120 n Martense, 20 x100.4; Cecile T Stephens 4,600.00

NEW YORK AV, ws, 140 n Martense, 20x100.1; Salvatore Brucia 4,650.00

TROY AV, es, 617.6 n Av J, 60x100x20 x93.10xirreg; Harry Nichols 1,200.00

6TH AV (*), nws, 44.4 ne Prospect av, 18x80; Jno R Sparrow 5,200.00

10TH AV, ws, 40.2 s 40th, 20x100; Annie Levine 780.00

16TH AV, 6909, 2-sty dwg, lot 20x100 (vol); withdrawn ---

NATHANIEL SHUTER.

COFFEY ST, nes, 40 nw Richard, 20x 80; Alice S Morris 2,485.00

HANCOCK ST (*), ns, 30 w Lewis av, 18x100; Mary E Danvers 6,500.00

47TH ST, ns, 280 e 5 av, 20x100.2; adj July 15 ---

47TH ST, ns, 300 e 5 av, 20x100.2; adj July 15 ---

47TH ST, ns, 360 e 5 av, 20x100.2; adj July 15 ---

58TH ST (*), ns, 100 e 13 av, 60x100.2; Louis Schwartz 2,000.00

ARGYLE RD, ws, 400 n Beverly rd, 50x100; withdrawn ---

CROPSEY AV, sws, intersec nws 20 av, 90x 311.1; also PARCEL of land beg at a point where the high water line of Gravesend Bay is intersected el 20 av, runs sw1780.1xnw158.1xne1772.1 xse158.1 to beg; withdrawn ---

UTICA AV (*), ws, adj land Michl Boscow, 20x100x40x100; also UTICA AV, ws, adj land of Ephraim Gressel, 20x100; Hamilton Investing Corpn 2,500.00

WILLIAM P. RAE.

51ST ST, sws, 390 nw 5 av, 30x100.2; withdrawn ---

72D ST (*), sws, 240 se 8 av, 20x100; Adrian V Cortelyou et al 2,500.00

HAMILTON AV (*), nes, 43.7 nw Woodhull, 25x88.8x irreg; Herman M Roth. 8,100.00

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*Auction Sales—Brooklyn—Continued.*

CHAS. SHONGOOD.

73D ST, nec 5 av, 93.10x20; withdrawn. ——
E NEW YORK AV, ss, 40 e New York av, 20x100; Jay Holding Co..... 1,000.00

CHAUNCEY REAL ESTATE CO.

GRAVESEND AV (*), ws, 180 s Av C, 40x100; Anna K Erregger ..... 1,000.00

JAMES L. BRUMLEY.

E 96TH ST (*), ws, 123.11 n Av F, 30x130; Jno H Ireland ..... 2,300.00
OCEAN AV, es, 264.11 n Albemarle rd, 72.1x240; adj sine die ..... ——

Total .....$142,875.00
Corresponding week 1913..... 192,450.00

## VOLUNTARY AUCTION SALES.

### Brooklyn.

WILLIAM H. SMITH.

DELMONICO PL, 34, ws, 107 n Ellery, 25x70.3x 28.9x56, 2-sty fr dwg & str (exr).
ELLERY ST, 95-101, ns, 101 e Marcy av, runs e 100xn100xw135.8xse31.7xe35xs75 to beg, 2-sty bk stable & 3-2-sty fr dwgs (exr).
ELLERY ST, 163, ns, 102.7 w Delmonico pl, runs w25xn77.11xe28.9xs63.8, 2-sty fr dwg & str (exr).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:*

### Manhattan.

**JULY 6.**

GREENWICH ST, 189, es, 48.5 n Dey, 26.10x 73.9x25.4x65.5, 5-sty bk tnt & strs; Saml Shopiro—Sally Cohn et al; Bernhard H Levy (A), 2 Rector; Maxwell Lustig (R); due, $11,454.48; T&c, $1,314; mtg recorded Oct 15'61; Saml Marx.
45TH ST, 141 E, ns, 240 w 3 av, 20x100.5, 3-sty & b stn dwg; Maze Realty Co of N Y—Nicholin Lindberg et al; Adolph & Henry Bloch (A), 99 Nassau; Fredk W Stelle (R); due, $5,184.85; T&c, $176; sub to a first mtg of $14,000; Daniel Greenwald.

**JULY 7.**

E BWAY, 280, ns, 211 e Montgomery, 21.2x59.3, 21.5x59.5, 4-sty bk tent & strs; Fernando G Echeverria—Abr Kommel et al; Wm F Clare (A), 135 Bway; Benj Jackson (R); due, $14,-071.63; T&c, $1,064.84; Herbert A Sherman.
PIKE ST, 66, ws, 94.5 s Monroe, 25.3x62.3x25.5 x61.5, 6-sty bk tent & strs; Hebrew Orphan Asylum of City N Y—Henrietta Lewis et al; Hoadly, Lauterbach & Johnson (A), 22 William; Lawrence S Greenbaum (R); due, $20,-187.72; T&c, $625; mtg recorded June29'07; J H Mayers.
18TH ST, 348 W, ss, 225 e 9 av, 25x92, 5-sty bk tent; Maybelle Realty Co—Carrie A Miller et al; Engel Bros (A), 132 Nassau st; Jas A Farrell (R); due, $2,321.16 T&c, $419.47; sub to 1st mtg $11,000; mtg recorded Apr 19'12; Samuel Marx.
26TH ST, 355 W; ns, 142 e 9 av, 22x98.9, 3 & 4-sty bk shop; Harriet B Piester—Stanley Golliek Co et al Arrowsmith & Dunn (A), 261 Bway; Archie E Baxter (R); due, $3,358.48; T&c, ——; sub to a prior mtg of $11,000; Jacob H Mayers.
79TH ST, 100 W, swc Col av (Nos 390-6), 18.6x 76.8, 5-sty stn tnt & strs & 1-sty bk str; Josiah H DeWitt, trste—Leon Levy et al; Kiddle & Margeson (A), 115 Bway; Jos Ullman (R); due, $39,300.56; T&c, $4,500; mtg recorded Oct27'08; Joseph P. Day.
131ST ST, 63-5 W, ns, 185 e Lenox av, 50x99.11, 5-sty bk tnt Manhattan Savgs Instn—Mathilde Klotz et al; Rapallo & Kennedy (A), 66 Bway; Phoenix Ingraham (R); due, $42,-556.46; T&c, $1,634.45; D Phoenix Ingraham.
131ST ST, 67-9 W, ns, 135 e Lenox av, 50x 99.11, 5-sty bk tnt Manhattan Savgs Instn—Mathilde Klotz et al; Rapallo & Kennedy (A), 66 Bway; Phoenix Ingraham (R); due, $42,556.46; T&c, $1,628.45 D Phoenix Ingraham.
141ST ST, 105-11 W, ns, 100 w Lenox av, 100x 99.11, 6-sty bk tnt; Rental Mortgage Securities Corpn—Inter-City Land & Securities Co et al; Henry S Mansfield (A), 27 Cedar; Jas F Curnen (R); due, $10,863.41; T&c, $3,000; sub to 2 mtgs aggregating $120,000; Jos P Day.
154TH ST, 418 W, ss, 189.4 w St Nicholas av, 18.9x99.11, 3-sty & b stn dwg; Wm H Jeffers—Josephine Miller et al; Rose & Paskus (A), 128 Bway; Jas A Donegan (R); due, $1,741.04; T&c, $693.70; sub to a 1st mtg of $12,500; M Morgenthau, Jr, Co.
PARK AV, 1444, ws, 75.11 s 107th, 25x75; 5-sty stn tnt; Amalie De Vries—Nicholas C Seedorf et al; Edgar Pitske (A), 156 Bway; Wm H Klenke (R); due, $12,757.72; T&c, $158.05; mtg recorded Oct14'92; Jos P Day.

**JULY 8.**

19TH ST, 417 E, ns, 216 e 1 av, 20x92, 4-sty bk tnt & strs; Mary Stern—Fredk Ohlrogge et al; Jos Ullman (A), 160 Bway; J Howland Auchincless (R); due, $6,490.89; T&c, $118.70; Jos P Day.
123D ST, 449-53 W, ns, 100 e Ams av, 75x100.11, 6-sty bk tnt; Edw A Kerbs—N Y Real Estate Security Co et al; Bandler & Haas (A), 42 Bway; Myron Sulzberger (R); due, $108,-593.05; T&c, ——; mtg recorded Dec1'08; Jos P Day.
136TH ST, 134 W, ss, 333.4 w Lenox av, 16.8x 99.11, 3-sty & b stn dwg; Trustees of Robert College of Constantinople—Agnes K Taylor et al; Geller, Rolston & Horan (A), 22 Exch pl; Denis A Spellissy (R); due, $9,278.96; T&c, $288.50; mtg recorded Dec7'11; Bryan L Kennelly.

**JULY 9.**

GRAND ST, 159, ss, 50.7 w Centre, 25.6x80, 2 & 3-sty fr bk ft loft & str bldg; Jno C Havemeyer Bertram Ball et al; R E & A J Prime (A), 25 Warburton av, Yonkers, N Y; Danl D Sherman (R); due, $6,945.43; T&c, ——; Jos P Day.
28TH ST, 162 W; see 7 av, 311-5.
42D ST, 550 W, ss, 227.6 e 11 av, 19.7x98.9, 3-sty stn tnt & str; Leon Levy—Marie M Wolf et al; action 1; Irving Katz (A), 15 Wall; Harry Bijur (R) due, $3,368.08; T&c, $230.62; sub to a mtg of $8,500; J H Mayers.
61ST ST, 239 W, ns, 225 e West End av, 25x 100.5, 5-sty stn tnt; Leon Levy—Marie M Wolfe et al; action 2; Irving Katz (A), 15 Wall; Harry Bijur (R); due, $1,986.21; T&c, $445.10; sub to a mtg of $7,000; J H Mayers.
121ST ST, W, swc Manhattan av; see Manhattan av, 505.
146TH ST, 167 W; see 7 av, 2521-3.
147TH ST, 164 W; see 7 av, 2537-9.
MANHATTAN AV, 505, swc 121st, 18.5x80; 3-sty & b stn dwg; Bernhard Schneller et al—Clara Lindemann et al; Tausch & Hamilton (A), 45 Bway; Harry Bijur (R); due, $13,-450.92; T&c, $1,500; J H Mayers.
2D AV, 1890, es, 50.5 s 98th, 24.9x100, 4-sty bk tnt & strs; Anna R Fairchild—Sarah Katz et al; Theall & Beam (A), 45 Wall; Harold V Story (R); due, $11,367.63; T&c, $261.63; mtg recorded Jan19'13 Herbert A Sherman.
7TH AV, 311-5,sec 28th (No 162), 78.1x56.11x 78.2x57.7, 3-5-sty stn tnts & strs; Max M Warburg—Twenty-Eighth St & Seventh av Realty Co et al; Stroock & Stroock (A), 30 Broad; Chas S Fettretch (R); due, $105,-702.06; T&c, $2,626.86; Bryan L Kennelly.
7TH AV, 2537-9, sec 147th (No 164), 40x100, 6-sty bk tent & strs; Dry Dock Savgs Instn—Fleischmann Realty Co, Inc, et al; Action 1; Frank M Tichenor (A), 38 Park Row; Chas F MacLean (R); due, $56,254.74; T&c, $2,410.35; Saml Goldsticker.
7TH AV, 2521-3, nec 146th (No 167), 40x100, 6-sty bk tnt & strs; Dry Dock Savgs Instn—Fleischmann Realty Co Inc et al; action 2; Frank M Tichenor (A), 38 Park Row; Chas F MacLean (R); due, $56,270.73; T&c, $2,-437.61; Saml Goldsticker.

**JULY 10.**

116TH ST, 227-9 W, ns, 360 e 8 av, 40x100.11, 6-sty bk tnt & strs; Lawyers Mtg Co—M Mills et al; action 2; Cary & Carroll (A), 59 Wall; Benj Jackson (R); due, $58,357.30; T&c, $1,-930.63; mtg recorded May24'10; Saml Marx.
116TH ST, 231-3 W, ns, 320 e 8 av, 40x100.11, 6-sty bk tnt; Lawyers' Mtg Co—Marie M Mills et al; Action 1; Cary & Carroll (A), 59 Wall; Chas H Murray (R); due, $58,355.73; T&c, $1,939.71 mtg recorded May24'10; Jos P Day.

**JULY 11.**

No Legal Sales advertised for this day.

**JULY 13.**

DELANCEY ST, 88, ns, 32.6 e Orchard, 27.6x75, 5-sty stn tnt & strs; Henrietta Underhill—Jacob Volk et al; Edw P Lyon (A), 46 Cedar; Gilbert H Montague (R); due, $30,147.80; T&c, $396; Jos P Day.
STANTON ST, 127, ss, 100 w Norfolk, 25x75; 5-sty bk tnt & strs; Philip Klein et al—Morris Mandelskorn et al; F E Klein (A), 271 Bway; Chas H Murray (R); due, $2,020.50; T&c, $250.40; sub to two mtgs aggregating $23,000; Saml Marx.

### Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.*

**JULY 6.**

138TH ST, 260 E; see 3 av, 2537.
FOREST AV, 963-7; see 3 av, 2537.
3D AV, 2537, swc 138th (No 260) runs, w57.2 xs36.4xe74xn43.11, 5-sty bk office & str bldg; also FOREST AV, 963-7, ws, abt 210 n 163d, —x—, 3-3-sty fr tnts & strs; Sheriff's sale of all right, title &c, which Austin Carr had on Dec28'12, or since; Almon C Kellogg (A), 30 Broad; Jas F O'Brien, sheriff; Anthony V Caggiano.

**JULY 7.**

153D ST E, swc Morris av; see Morris av, 651-5.
163D ST, ns, whole front bet Prospect av & Stebbins av, runs n100.5xe—xn75xe214.10xs182.7 xw391.7 to beg; also STEBBINS AV, swc 163d, —x—x17.9x144.4, 2-sty fr dwg & vacant; Mary B Dun et al, exrs—Mary R Chisholm et al; Alexander & Green (A), 165 Bway; Jas C Connell (R); due, $39,165.34; T&c, 5,710.30; Jos P Day.
183D ST, 107 W, ns, 74.1 e Loring pl, 30.3x 84.11x35x84.11, 2-sty fr dwg Mary K Owen—Wm C Bergen et al; R Waldo MacKewan (A), 55 John; Peter L Mullaly (R); due, $7,811.81; T&c, $16; Jacob H Mayers.
GARRISON AV, ws, 212.11 s Lafayette av, 25x 96, vacant; Kabee Realty Co—Barnet Lipinasky et al; Bertram Bodenheimer (A), 55 Liberty; Wm J McKeown (R); due, $682.79; T&c, $682.49; Jos P Day.
MORRIS AV, 651-5, swc, 153d, 75x100, 2-sty fr dwg & 1-sty fr strs; Mary D Gerard—Michl Santangelo et al; Bowers & Sands (A), 46 Cedar; Ely Neumann (R); due, $20,936.74; T&c, $1,382.07; Geo Price.
ROWLAND AV, ws, 41 s Frisby av, 75x95; North Side Mtg Corpn—Mary J Daily et al; Clocke, Koch & Reidy (A), 391 E 149th; Thos W McKnight (R); due, $4,074.66; T&c, $500; Saml Marx.

**JULY 8.**

HANCOCK ST, sec Van Nest av; see Van Nest av, sec Hancock.
MULFORD AV, nec Middletown rd; see Middletown rd, nec Mulford av.
MIDDLETOWN RD, nec, Mulford av, 83.11x 114.3x71.7x103.4; Jno H Stobbe et al; Paul Arnold et al; Maerkle & Maerkle (A), 233 Bway; Jos Rosenberg (R); due, $1,317.81; T&c, $222.48; sub to a 1st mtg of $1,800; J H Mayers.

VAN NEST AV, sec Hancock, 25x100; Willie L Brown—Jno McNulty et al; Clark B Augustine (A), 261 Bway; Neilson Olcott (R); due, $2,437.58; T&c, $756.65; Jos P Day.

**JULY 9.**

NEWELL ST, 3470, es, 250 s Gun Hill rd, 50x86, 2-sty fr dwg; Thos Sheridan—Annie Stapleton et al; Geo W M Clark (A), 51 E 42; Simon M Roeder (R); due, $1,747.72; T&c, $509.28; Jos P Day.

**JULY 10.**

135TH ST, 304 E, ss, 175 w Alex av, 25x100, 5-sty bk tnt & strs; same—same; Frederic P deRham (A), 44 Wall; Jno C Gulick (R); due, $11,501.53; T&c, $1,326.24; Jas L Wells.

135TH ST, 302 E, ss, 200 w Alex av, 25x100; 5-sty bk tnt & strs; Frederic de P Foster et al, trstes—Saml Weil et al; Frederic P de Rham (A); Jno C Gulick (R); due, $12,562.94; T&c, $1,326.24; Jas L Wells.

ARTHUR AV, 1911; see Belmont av, ws, 200.5s 177th.

BELMONT AV, ws, 200.5 s 177th, 200x163.5 to Arthur av (No 1911), 201.8x189.1, 2-sty fr dwg & 1-2-sty stn stable; Seamen's Bank for Savgs in the City of New York—Mary A Fell et al; Cadwalader, Wickersham & Taft (A), 40 Wall Sydney W Fish (R); due, $53,009.82; T&c, $20,292.77; mtg recorded July18'08; Herbert A Sherman.

**JULY 11 & 13.**

No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.*

**JULY 6.**

No Legal Sales advertised for this day.

**JULY 7.**

BUTLER ST, ns, 279.6 w Troy av, 17.8x127.9; Kate Moore—Geo F Melvin et al; Howard O Patterson (A), 215 Montague; Chas S Warbasse (R); Wm H Smith.

GEORGE ST, nws, 225 sw Hamburg av, 125x200; Equitable Trust Co, N Y—Frank & J G Jenkins, Jr, et al; Jno Quinn (A), 31 Nassau, Manhattan; Jos P Conway (R); Wm H Smith.

16TH ST, ns, 463.8 e 8 av, 26.5x100; Jos Arons et al—Louis Volker et al; Jones, McKinny & Steinbrink (A), 215 Montague; Arthur M Mayer (R); Wm P Rae.

E 29TH ST, ws, 640 n Av F, 100.6x100xirreg; Magdalena Schoenig—Hab Bldg Co et al; Adam Christmann, Jr (A), 931 Bway; Bruce R Duncan (R); Thos Hovendon.

W 35TH ST, ws, 220 n Canal av, 40x118.10; Harry B Kruger—Julius Levy et al; Wm J Pape (A), 189 Montague; Gilbert H Rhoades (R); Wm H Smith.

E 49TH ST, ws, 220 n Snyder av, 20x100; Albert Berry—Rugby Investors' Bldg Co et al; Geo C Case (A), 189 Montague; Herbert B Brush (R); Jas L Brumley.

E 49TH ST, ws, 240 n Snyder av, 20x100; same—same; Action 2; same (A); same (R); Jas L Brumley.

68TH ST, sws, 300 se 20 av, 60x100; Gustave Liebscher—Bertha A M Sweitzer; Henry J Davenport (A), 375 Pearl; Wm H Knemeyer (R); Wm H Smith.

76TH ST, sws, 380 nw Ridge blvd, 80x109.4; Home Title Ins Co of N Y—Donald Campbell Co et al; Henry J Davenport (A), 375 Pearl st; Wm M Benedict (R); Wm H Smith.

REEVE PL, nec Prospect av, 41.1x109.10; Fred H Pouch et al—Louis Ratner Co et al; Wm Langdon (A), 2 Rector, Manhattan; Leon R Jacobs (R); Wm P Rae.

5TH AV, es, 89.2 s 72d, 24x107.9; Bklyn Trust Co—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jacob A Freedman (R); Chas Shongood.

LOT 1, Block 8277; LOTS 2 to 41, Block 8278; LOTS 42 to 102, Block 8279; LOTS 103 to 171, excepting lots 108 to 115, and LOTS 172 to 214, Block 8281; LOTS 215 to 227, Block 8282; LOTS 228 to 273, Block 8301; LOTS 274 to 282, Block 8302 LOT 283, Block 8303; LOTS 216 to 353, Block 8297; LOTS 284 to 315, Block 2898; LOTS 369 to 403, Block 8298; LOTS 404 to 472, Block 8299, excepting lots 439, 455, 456, 457 & 460, Block 8299; LOTS 473 to 546, Block 8300, excepting lots 498, 521, 524, 525, 529, 532, 537 & 541, Block 8300, and Lot 135, Block 8296 and all other exceptions; Jno W Bausman—Chas F Hager et al; Campbell & Carlton (A), 44 Court; Chas Y Van Doren (R); Wm H Smith.

**JULY 8.**

AV P, swc Ocean pkway, 129.4x40xirreg; Susan J Spence—Christian Lorenzen et al; Henry J Davenport (A), 375 Pearl; Edw W McMahon (R); Wm H Smith.

CHRISTOPHER AV, es, 193.9 n Blake av, 18.9x100; Adolphus J Outerbridge—Meisel Realty Co et al; Harry L Thompson (A), 175 Remsen; Benj Hock (R); Nathaniel Shuter.

FLUSHING AV, ses, 108 sw Onderdonk av, 90x125xirreg; Edgar Impt Co et al—Louise Gmelin et al; Harry E Lewis (A), 50 Court; Milton M Brooke (R); Wm P Rae.

**JULY 9.**

CLEVELAND ST, ws, 140 n Glenmore av, 20x90; Lizzie Task—Beckie Kotimsky et al; Meyer C Loskowitz (A), 375 Fulton; Grover M Moskowitz (R); Wm H Smith.

DEWEY PL, ws, 98 s Herkimer, 23x97; Anton Knapp—Catharine E Laubert et al; Murtha & Hanson (A), 55 Liberty; August Flamman (R); Wm H Smith.

E 4TH ST, ws, 260 s Av M, 60x100; Chas R Stilwell et al—Woodworth Realty Co et al; Wm C Rodger (A), 215 Montague; David Hirshfield (R); Wm H Smith.

E 32D ST, ws, 140 s Av M, 60x100; Westminister Heights Co—Emma Wendelbruck et al; Edw A Dreshman (A), 177 Montague; Jos P Conway (R); Wm H Smith.

E 37TH ST, es, 140 s Av J, 40x100; Bank Clerks' Co-Operative Bldg & Loan Assn of N Y City—Jno J Roberts et al; Herbert Reeves (A), 55 Liberty; Carl S Flanders (R); Wm H Smith.

5TH AV, es, 20.7 n 73d, 24x104.4; Wm H Greene—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Jno M Zurn (R); Wm H Smith.

**JULY 10.**

POLHEMUS PL, ws, 150 n Garfield pl, 18x96; Blanche W Cameron—Jessie Price et al; Chas P & Wm W Buckley (A), 141 Bway, Manhattan; Jacob Feyser (R), Nathaniel Shuter.

20TH ST, ss, 300 w 3 av, 25x100; Mary C Peters—Jno F McCann et al; Ralph K Jacobs (A), 215 Montague; Grover M Moscowitz (R); Nathaniel Shuter.

72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of the Presbyterian Church in the U S of America—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.

72D ST, ns, 95.10 e 5 av, 20.6x98.10; Cayuga County Savgs Bank—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; I H Lerner (R); Wm P Rae.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margt Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park Row, Manhattan; Algernon I Nova (R); Chas Shongood.

74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; J Dwight Rogers (R); Wm P Rae.

CLINTON AV, ws, 100 s Lafayette av, 22x200; Foster Crampton—David D Vincent et al; Foster Crampton (A), 2 Rector; Wm P Pickett (R); Wm H Smith.

5TH AV, es, 44.7 n 73d, 24x110.1; Isaac W Heidelberg—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Wallace R Foster (R); Wm P Rae.

12TH AV, ses, 40.2 sw 43d, 20x100; Dora Morgan—Flora Winter et al; Herbert Reeves (A), 55 Liberty, Manhattan; Abr Kesselman (R); Wm H Smith.

12TH AV, ses, 20.2 sw 43d, 20x100; Oswald Gueth—Flora Winter et al; Herbert Reeves (A), 55 Liberty, Manhattan; Louis Jacobson (R); Wm H Smith.

**JULY 11.**

No Legal Sales advertised for this day.

**JULY 13.**

DUMONT AV, ns, 20 w Alabama av, 20x75; Frank Wischert Eastern Wood Wkg Co et al; Peter P Huberty (A), 957 Bway; Herbert Zarnikaur (R); Wm H Smith.

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al—Jno E Sullivan et al; Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson, Jr, Co.

LOT 24, Block 4084, Sec 13; Etel Stromwasser—Jno Blake et al; Schwartzman & Schwartzman (A), 44 Court; Jno C Stemmermann (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**JUNE 27.**

37TH ST, 15 W; Greenwich Savgs Bank—Eliz Seaman et al; B A Sands (A).

45TH ST, ns, 240 w 3 av, 20x100.5; Andw Sheridan—Nicholin Lindberg et al; Johnston & Johnston (A).

61ST ST, 303 E; Nellie J Hymes—Jno A Sohajole et al; M Goldwater (A).

86TH ST, ss, 475 w Central Park W, 25x102.2; Francis B Robert—May L Haskin; B Trapnell (A).

**JUNE 29.**

CANNON ST, 118; Jno C Denner—Rachel Perlman; Amend & Amend (A).

STANTON ST, 125; Philip Klein et al—Bernard Kohn et al; F E Klein (A).

23D ST, 250-2 W; also 22D ST, 261-5 W; Mutual Life Ins Co of N Y—Frank Hasbrouck, supt; amended; F L Allen (A).

AMSTERDAM AV, 2141; Danl K De Beixedon et al—Matilda H Beokler et al; F F de Rham (A).

AUDUBON AV, es, 259.10 n 175th, 99.11x100; Jos E Marx Shelburne Realty Co et al; Lese & Connolly (A).

BOWERY, 207; Lincoln Trust Co—Lawrence Mulligan et al; amended; Bowers & Sands (A).

LEXINGTON AV, 2011; Corn Exchange Bank—Nathan Dreeben et al; A Falck (A).

RIVERSIDE DR, nec 94th, 76x139.9; Geo Schwegler—Jos Freedman et al; H M Reyser (A).

2D AV, 2134; Chas D Olendorf—Nicolo Scaranuzzo et al; J H Judge (A).

**JUNE 30.**

HOWARD ST, sec Bway, 23.5x51.10xirreg; Richard H Swartwout et al—Blaize L Harsell et al; G M Thomas (A).

14TH ST, 211 E; Jacob Manheimer—Henrietta Allen et al; W R Hill (A).

15TH ST, 111 W, Corn Exchange Bank—Ensign Realty Co et al; Bowers & Sands (A).

27TH ST, 235 E; Aug Ruff—Saml Rosendorf et al; J C Ruff (A).

29TH ST, 510 W, Jacob Kaplon—Hearne Realty Co, Inc, et al; amended; Cohen Bros (A).

55TH ST, 234-36 E; Metropolitan Savgs Bank—Jos Doelger et al; A S & W Hutchins (A).

107TH ST, 332 E; Sylvester Pope et al—Morris Fine et al; Elkus, Gleason & Proskauer (A).

107TH ST, 330 E; Sylvester Pope et al—Leo Feldmann et al; Elkus, Gleason & Proskauer (A).

107TH ST, 334 E; Sylvester Pope et al—Selina B Cohen et al; Elkus, Gleason & Proskauer (A).

114TH ST, 35 W, Ella Hirsch—Carrie Marx et al; Bandler & Haas (A).

147TH ST, ss, 100 w 7 av, 125x99.11; Corn Exchange Bank—Chas Weill et al; Bowers & Sands (A).

**JULY 1.**

CLINTON ST, 93; Frank M Tichenor et al—Lena Koransky et al; Appell & Taylor (A).

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(Foreclosure suits, Manhattan—Continued)

29TH ST, 169 E, Stephen H Jackson—Thos Kennedy, S H Jackson (A).
116TH ST, 218 E, Estate Annigoni Pietro G Spinelli et al, Mary & Jos Swartz (A).

**JULY 3.**
13TH ST, n s, 158.6 e Av A, 37.6x103.3, Baron De Hirsch Fund—Cia Alonso et al, M S & I S Isaacs (A).
22D ST, 215 W, Robt Alexander—W C Side Holding Co et al, W C Goodale (A).
50TH ST, ns, 100 w 10 av, 100x100.5, City Bank of Bayonne Julius G Hoffke et al, S H Kugel (A).
58TH ST, 211 W; Saml Wacht—Fifty-Ninth Street Real Estate Co et al; Arnstein & Levy (A).
87TH ST, 207-9 W, Andw C Dittrich—Pauline Grosner e tal; R H Kittel (A).
133D ST, ns, 100 w 7 av, 20x99.11; Frank G Wild—Bertha Doctor et al, W Stearns (A).
129TH ST, ns, 368.9 e 8 av, 18.9x99.11; Louis W Landeau—Margt McGinty et al; M H Elliott (A).
135TH ST, ss, 525 w Lway, 75x99.11; Henry F Schutte—Alex Allen Realty Co et al, W B McNueoa (A).
158TH ST, ns, 142 w 12 av, 257.5x231.6x irreg; Manhattan Mortgage Co—Edwina Co, Inc, et al, amended, H Swain (A).
EDGECOMBE AV, ws, 675 s 145th, 40x97.2, State Bank—Thos H Crain et al, J A Kohn (A).
EDGECOMBE AV, ws, 715 s 145th, 45x97.2, State Bank—Thos H Crain et al; J A Kohn (A).
ST NICHOLAS AV, 783, Louis H Goldberg—Jennette D Wiegand et al; E Fixman (A).

**JULY 7.**
13TH ST, 206 E; Julius Hechtlinerg—Richd B Miller et al; Breitbert & Breitbert (A).
13TH ST, ns, 121 e Av A, 37.6x103.3; Alice Richard Giovanni Parisi et al; J A Kahn (A).
15TH ST, 623 E; Franklin Trust Co—Jas A Brady et al; McKeen, Brewster & Morgan (A).
58TH ST, ns, 230 w 2 av, 25x100.4; Robt L Fisher et al; Richd M Montgomery et al; Cary & Carroll (A).
61ST ST, 241 W; Metropolitan Savgs Bank—Israel H Goldberg et al, amended; A S & W G Hutchins (A).
66TH ST, 16 E; U S Trust Co of N Y—Hugh H Baxter et al; Stewart & Shearer (A).
97TH ST, 227 E; Frank G Wild et al—Anna Potash et al; F G Wild (A).
115TH ST, ss, 50 w 2 av, 40x58.5; Belle G Bernheimer et al—Sali Adler et al; Stewart & Shearer (A).
133D ST, ns, 100 w 7 av, 20x99.11; Frank G Wild—Bertha Doctor et al; W Stearns (A).
MANHATTAN AV, ws, 84.11 s 122d, 16x80, Lawyers Mtg Co—Mary E O'Farrell et al; Cary & Carroll (A).
5TH AV, nwc 26th, 56.4x127.6x irreg; Lawyers Title Ins & Trust Co—Croisic Realty Co et al; Dean, Tracy & McBarron (A).


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## Bronx.

**JUNE 26.**
FRANKLIN AV, e s, 175.6 n Jefferson pl, 37.6x100, Germania Savgs Bank in the City of New York—Jos I Berry et al; M Auerbach (A).
FRANKLIN AV, es, 13.6 n Jefferson pl, 37.5x100, same—same; same (A).
LOT 130A, map of bldg lots in 24th Ward, nr William Bridge, bdd on the N Y & Harlem R R, Frank Gaia, Inc—Raffaelo Cerbone et al; A J Wolf (A).

**JUNE 27.**
BROOK AV, 1528; Hyman Goldstein—Abr Goldstein et al; M H Schutt (A).

**JUNE 29.**
167TH ST, nec Union av, 45x100; also UNION AV, es, 85 n 167th, 40x100; Chas A Moran—Millicent S Denton; L Karasik (A).

**JUNE 30.**
LISBON PL, swc Cadiz pl, 50x100; I Townsend Burden, Jr, adm—Mary A Costello et al; L Ball (A).

**JULY 1.**
BELMONT AV, nec 189th, 15x87.6; L Walter Bitting—Goldie J B Sachs et al; Palmer & Serles (A).
ST ANNS AV, swc 147th, 25x99.2; Empire City Savgs Bank—Lillian B Koepke et al; W C Dayton (A).
LOTS 79-80, map of prop belonging to J J Gleason, town of Westchester; Chas R Schliess—Ella Graybill et al; F V Mayforth (A).

**JULY 2.**
FRANKLIN AV 1392; Abr Leipzig—Edw McElhinney; Jacobs & Livingston (A).
FRANKLIN AV, 1394; same—same; same (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JUNE 25.**
133D ST, 206 W; Jas C Brown—Alwold Realty Co et al; Lord, Day & Lord (A); A Walker Otos (R); due.....29,158.50

**JUNE 26 & 27.**
No Judgments in Foreclosure Suits filed these days.

**JUNE 29.**
112TH ST, 30 W; Bernard Galewski—Hyman Goldstein et al; David Galewski (A)); Philip J McCook (R); due.15,205.70

**JUNE 30.**
50TH ST, 224-32 W; Jos L Graf et al—Bonwit Realty Co; Weed, Henry & Meyers (A); Dallas Flannagan (R); due.....59,016.05
110TH ST, ns, 316.8 w 1 av, 16.8x100.11; Sadie Bernard—Jennie Dellon et al; J L Broadwain (A); Frank Keck (R); due.....2,063.00
MADISON AV, ws, 37.6 n 36th, 28.4x95; Metropolitan Life Ins Co—Chas W Saacke et al; Dean, Tracy & McBarron (A); Chas L Hoffman (R); due.133,421.88

**JULY 1.**
No Judgments in Foreclosure Suits filed this day.

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JUNE 27.**
No Lis Pendens filed this day.

**JUNE 29.**
LENOX AV, 517; Frank Ohgee—Benj Swinger et al, action to compel execution of lease; F Q Morton (A).

**JUNE 30.**
AMSTERDAM AV, nwc 160th, 50x125; Ella R Cassidy—Helen M Steberg, partition; E J McGuire (A).

**JULY 1.**
CHARLES ST, foot of, Pier 46, North River; Central R R Co of N J—Hudson Navigation Co et al; specific performance; De Forest Bros (A).
OLIVER ST, es, 75 n Oak, 25x102; City of N Y—Michl A Romano, F L Polk (A).

**JULY 2.**
LEXINGTON AV, es, 50.5 s 51st, 50x irreg to 51st; Davis Brown, Inc—Hammerstein Opera Co et al; action to foreclose mechanics lien; I Hyman (A).
MORNINGSIDE AV, 171; Gotfred Nelson—Jennie Lederer et al; action to foreclose mechanics lien; Appell & Taylor (A).
2D AV, 399 [illegible] White—Alex J Lemburg et al; action to foreclose mechanics lien; R Stewart (A).

**JULY 3.**
BROADWAY, nwc 162d, 42.5x176.11x irreg; also LOT 20, map of prop of Ft Washington & Buena Vista syndicate; two actions; Louis Levine—Comfort Realty Co et al; two actions to set aside deeds; S S Marcus (A).

### Bronx.

**JUNE 26.**
LAFAYETTE (CYRUS) PL, ss, 91.6 w 3 av, 37x100; Casolaro Fasany Co, Inc—Izeye W Reid et al; action to enforce performance of contract; I Kurzman (A).

**JUNE 27.**
No Lis Pendens filed this day.

**JUNE 29.**
LOT 78, map of Tremont Heights, 24th Ward; Lillian W White—Benj Zuckerman et al; action to foreclose transfer of tax lien; Williamson & Bell (A).

**JUNE 30.**
No Lis Pendens filed this day.

**JULY 1.**
No Lis Pendens filed this day.

**JULY 2.**
No Lis Pendens filed this day.

### Brooklyn.

**JUNE 25.**
HALSEY ST, sw c 60 e Throop av, 20x100; Margt A Young—Frances L Maher et al; H L Thompson (A).
HENDRIX ST, ws, 21 s Blake av, 19.9x50; Benj Schwartz—Jessie O'Connor et al; Sackett & Lang (A).
HENDRIX ST, ws, 80.3 s Blake av, 19.9x50; same—same; same (A).
HENDRIX ST, ws, 60.6 s Blake av, 19.9x50; same—same; same (A).
HENDRIX ST, ws, 40.9 s Blake av, 19.9x50; same—same; same (A).
PINE ST, swc New Lots rd, 118.9x100x—x102.1; Fredk Graulich—Jos Wagner et al; Halbert & Quist (A).
ROBINSON ST, ns, 332.6 e Rogers av, 60.3x122.6; Madelene Gumpert—Standard Water Meter Co et al; N McGovern (A).
STATE ST, ns, 20 w 3 av, 20x100; Theophilus Olena—Mary A Kennedy et al; Merchant, Olena & M (A).
WATKINS ST, es, 200 n Livonia av, 25x100; Peretz Bernstein—David Goldberg et al; partition; D P Goldstein (A).
6TH ST, ss, 282.10 e 8 av, 35x100; also 10TH ST, nws, P P West, 97.10x92.6; Minnie D Corrigan—Chas L Feltman et al; partition; T C Hughes (A).
82D ST, sws, 100 se Bay Pkway, 60x100; Henry L Van Siclen—Etha B Kelsey; Gillen & Weller (A).
RIVERDALE AV, nwc Hinsdale, 100x300; Stone Ave Realty Co—Jessie Segal; A Rorkmore (A).
TROY AV, ws, 127.9 n St Marks av, 27.9x100; Bedford Co-Op B L Assn—Mary McEnany et al; M S Cohen (A).

**JUNE 26.**
BOND ST, nws, 50 ne Baltic, 25x75; Sarah C Palmer—Filippo Desimone et al; H L Thompson (A).
GRAFTON ST, ws, 60.5 n Sutter av, 20.9x76; N Y Investors Corpn—Danl Steinman et al; T F Redmond (A).
GRAFTON ST, ws, 100.5 s Pitkin av, 75x76.10; Eliz Craft—Gedaly Rothman et al; H L Thompson (A).
PINE ST, ws, 140 n Sutter av, 20x100; Chas W Young—Isaac Loebelson et al; M H Newman (A).
ST JOHNS PL, ws, 205.4 n Schenectady av, 26.4x120.3; Title G & T Co—Midwood Constn Co et al; T F Redmond (A).
VAN SICLEN ST, ws, 304.3 s Av T, —x127.10x—x122.8; Wilbur F Rockwell—Wm Lakeland et al; H L Thompson (A).
18TH ST, ns, 200 e 10 av, 100x100.2; Anna O'Connor—Michl Gibbons et al; W H Kinnear (A).
E 22D ST, es, 380 s Av T, 40x100; Henry E Bliss—Francis M Bryson et al; W A Swett (A).
41ST ST, ss, 210 e 13 av, 25x100.2; Home Title Ins Co—Mary L Behrens et al; H J Davenport (A).
57TH ST, ns, 386 w 2 av, 19x100.2; Mathilda M Wessels—Raffaela Pannone et al; to determine a claim; Reynolds & Geis (A).
ATLANTIC AV, 1615A; Jno W Reid—Jos J Gallagher et al; Conway, Williams & K (A).
BEDFORD AV, sec Keap, 27x98; Sarah Goldman—Louis Marx et al; B Rabbino (A).
EASTERN PKWAY EXT, swc Saratoga av, runs sw329.9xe278.1xn177 to beg; Sarah Goldman—Benj Strauch et al; B Rabbino (A).
GEORGIA AV, ws, 200 s Sutter av, 20x100; Fredk W Baxter—Hyman Lenkofsky et al; T F Redmond (A).
LOTT AV, swc Junius, 21.2x74.1x20x81.1; Audley Clarke Co—Mintz Realty Co et al; Harris, Corwin & M (A).
MYRTLE AV, ns, 60 w Linden, 48x105; Peter Guthy, Inc—Theresa Bigall et al; foreclosure of mechanics lien; H Hetkin (A).
RALPH AV, 193; Max Osher—Fannie Klauber & ano; foreclosure of mechanics lien; S Zirn (A).
ST MARKS AV, ns, 289.9 w Hopkinson av, 25.4x127.9; Marine Society—Meyer Cohen et al; T F Redmond (A).
SNEDIKER AV, es, 167.6 n Blake av, 15x100; Hamilton Trust Co—Saml Feigelson et al; T F Redmond (A).
SNEDIKER AV, es, 122.6 s Sutter av, 15x100; Title G & T Co—Sarah Rosenthal et al; T F Redmond (A).
SUTTER AV, ss, 80.2 w Pennsylvania av, 19.10x70, Title G & T Co—Bonet Zaritsky et al; T F Redmond (A).

**JUNE 27.**
HUMBOLDT ST, ws, 50 n Ten Eyck, 50x100; Christian Meyer—Margt F Lawlor et al; foreclosure of mechanics liens; Watson & Kristeller (A).
N HENRY ST, nwc Richardson, 25x100; also ESSEX ST, ws, 270 s Ridgewood av, 20x100; David Eilau—Henrietta Eilau & ano; to reform a deed; G B Van Wart (A).
AV J, ss, 100 e Delamere pl, 50x100; Greater N Y Devel Co—Julie Schwankovsky & ano; I Roth (A).
BLAKE AV, nwc Wyona, 20x100; Ike Berger—David Zibuloff; to set aside mtg; S S Schwartz (A).
BLAKE AV, nwc Wyona, 20x100; Ike Berger—David Zibuloff & ano; to set aside deed; S S Schwartz (A).
HEGEMAN AV, nwc Elton, 100x100; Henrietta J Nanz—Jno Gerken et al; Klendl, Smyth & G (A).
LOTS 23, 32 to 34, blk 3599; also LOTS 30-31, blk 3621; also LOTS 36-37, blk 3622, map of Waverley; Jacob Cohen—Reiser Hat Co et al; Straus & Dworsky (A).

**JUNE 29.**
SACKMAN ST, es, 225 s Dumont av, 37.6x100; Title Guar & Trust Co—A Koeppel, Inc et al; T F Redmond (A).
VAN SICLEN ST, es, 310 n 2 pl, 90x157; Title Guar & Trust Co—Julia B Fish et al; T F Redmond (A).
WEST ST, es, 180 n Av C, 100x270; Watpit Realty Corpn—Bristol Bldg Co et al; Watson, Daniel & H (A).

E 7TH ST, es, 320 s Av M, 60x120.6; Title Guar & Trust Co—Josephine R Byrne et al; T F Redmond (A).
E 24TH ST, es, 145 n Av L, 37.6x100; Edith F Hoag—Emmie O Katz et al, H L Thompson (A).
34TH ST, 158-158A-160; Fritz Ditzler—Wm A Noole; specific performance; Bick & Freedman (A).
74TH ST, ns, 395.11 e Stewart av, 140x100; Helene V Engel—Mahn Constn Co et al; H S & C G Bachrach (A).
PUTNAM AV, ss, 295 e Tompkins av, 20x100; Mary J Johnson—Nellie Wisdom; G B Davenport (A).
SHEPHERD AV, nwc Liberty av, 20x75; Kings Co Savgs Inst—Antonio Perrotta et al; H L Thompson (A).
SUTTER AV, nec Montauk av, 20x90; Wilbur C Fallon—Annie E Ludewig et al; Cardwell & Holmes (A).
UTICA AV, es, 55.7 s Park pl, runs e100xs100 xw20xs40xw80xn140 to beg; Title Guar & Trust Co—Martin Klos et al; T F Redmond (A).
UTICA AV, es, 19.8 s Prospect pl, 19x90; Title Guar & Trust Co—Sophie Wilhelms et al; T F Redmond (A).
5TH AV, es, 33.6 s 52d, 41.8x100; Anna Ahlefeld—Wm Beckmann et al; J F Alsgood (A).
5TH AV, es, 32.6 s 9th, runs e80xs14xe20xs26 xw100xn40 to beg; Greater N Y Savgs Bank—Wm J Fitzpatrick et al; Washburn, Ruston & K (A).

**JUNE 30.**
COURT ST, ws, 200 n Degraw, runs n25xw112.6 xs25xe22.6xn.80xe90 to beg; Harry H Purvis—Woodworth Realty Co et al; M W Wood (A).
HART St, ns, 414 w Lewis av, 16x100; Minnie Hershowitz—Harris H Feinstein et al; partition; H H Altman (A).
JUNIUS ST, 412; Abram S Underhill—Beckie Kaplan et al; L W Searle (A).
71ST ST, ec Ridge blvd, 66x100; Annie Bookstaver—Miriam Morse et al; to set aside judgment; A H Spigelgass (A).
73D St, nes, 424 se 10 av, 28x100; Caroline Hewlett—Ida Steich et al; H M Bellinger (A).
BAY RIDGE AV, ns, 212.3 w 2 av, 145x180; Mechanics Bank—Danl J Ryan et al; Owens, Gray & T (A).
BEDFORD AV, es, 90.1 s St Mark's av, runs e88.5xs55.4xw62.1xn55 to beg; Title G & T Co—Francis L Maher et al; T F Redmond (A).
CENTRAL AV, sws, 50 se Jefferson, 25x100; Abr Broxmyer—Hyman Thumen et al; partition; D Ziminsky (A).
LIBERTY AV, ss, 52.6 e Ashford, 25x100; Christian Meyer—Ana Dorinbaum et al; G H Boyce (A).
PROSPECT AV, nec 7 av, 34.11x97.2x45.2x95; Saml J Kornblum—Jacob Cutler et al; M Reizenstein (A).
SHEFFIELD AV, es, 150 n Blake av, 50x95; Title G & T Co—Hyman Selverstone et al; T F Redmond (A).
PROP begins right of way N Y & Sea Beach R R Co, ws, 340 n Av O, 10x40; also 86TH ST, sws, 7.5 nw right of way of N Y & Sea Beach R R Co, runs nw7xs7.10xnw5.6 to beg; also ws right of way of N Y & Sea Beach R R Co 170 n Av M, 10x70; also right of way of N Y & Sea Beach R R Co, nes, 340 nw 63d, runs ne1xse40xsw.06xnw40 to beg; also right of way of N Y & Sea Beach R R Co, nes, 300 nw 63d st, runs ne .06xse20xsw.03xnw20 to beg; also right of way of N Y & Sea Beach R R Co, nes, 280 nw 16 av, runs ne.03xse20x nw20 to beg; N Y Municipal Railway Corpn—Chas Weber etal; to acquire property; G D Yeomans (A).

**JULY 1.**
FROST ST, ns 75 w Manhattan av, runs n 51.1xnw81.1xsw25xse71.2xs41.3xn25 to beg; Henry Warnken—Enrico Martino et al; R L Scott (A).
FULTON ST, ns, 370.1 se Patchen av, 25.2x 63.6x25.2x66.3; Adolph Zoller—Frank Spaeth et al; J J Speth (A).
HULL ST, ss, 499.5 e Stone av, 20x85; Clarence S Bliss Sarah J Rudgers et al; McLaughlin & Stern (A).
SUMPTER ST, ss, 375 e Patchen av, 25x66.3x 25.2x63.6; Anna Kuchgessner—Frank Spaeth et al; J J Speth (A).
S 4TH ST, sws, 225 se Hooper, 25x90.2x25x 89.11; Jacob Weisstein—Julie S Beck; specific performance; S Berg (A).
NEW JERSEY AV, ws, 250 n Virginia av, 25x 100; Amelia Klaus—Ethel A Forman et al; J H Steenwerth (A).
NEWKIRK AV, ss, 50 w E 26th, 50x100; Mary C Butler—Lefferts Constn Co et al; X P Huddy (A).
SHEPHERD AV, 111; Harold D Watson—Peter G Schlereth et al; R S Kristeller (A).
VANDERBILT AV, es, 33 n Park pl, 22x100; Merchants Co-op Mtg Co—Thos O'Connor et al; M Hertz (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**JUNE 27.**
24TH ST, 234 E; Israel Brotsky—Mary T McQuaid (99) ..... 31.45
46TH ST, 335 W; David Israel—Anna Fawcett (100) ..... 41.00

**JUNE 29.**
GRAMERCY PARK S, 17; Nathan Rosen & Co—Jas W Gerard, Technology Club of N Y & R H Howes Constn Co (102) ..... 501.60
52D ST, 443 E; Isidor Goldman—Moses & Sigmund Mendelsohn & Moritz Liebovitz; renewal (101).... 1,792.50
139TH ST, 511 W; Louis Flatau—Danl F McElkenny & Mary A Dempsey (103) ..... 210.70

**JUNE 30.**
CHARLES ST, 28-32; Thos Galligan, Inc—Margt M Fritz; Dazie Constn Co (108) ..... 175.00
ST MARKS PL, 6; Jacob Shapiro—Wm Barth; David Wasser (107).....13,342.00
113TH ST, 2 E; Hyman Berkman—Irving T Smith; Bldg Contracting Co (106) ..... 29.00
165D ST, 465 W, Louis Flatau—Mary A Dempsey (104)..... 126.25
201ST ST, Harlem River & Academy st; F E Brady, Inc United Electric Light & Power Co; F T Nesbit & Co, Inc (105) ..... 7,590.94
LEXINGTON AV, es, 50.5 s 51st, 50x irreg to 51st; Jno Jordis Iron Wks, Inc—Hammerstein Opera Co; Oscar Hammerstein (109)..... 7,112.77

**JULY 1.**
PROSPECT AV, ws, 60 s 180th, 47x100; Frank J Johnson—Jno Doe & Raphael Kurzrok; renewal (1) ..... 350.00

**JULY 2.**
11TH ST, 17-19 E; Hull, Grippen & Co—Isaacs & Co & Martin & Mendel (renewal) (4) ..... 20.70
158TH ST, 443 W; Philip Schupak—Sol Schatzkin, Jos Griessgrow & Snaier Schaefer (5) ..... 60.90
BROADWAY, nwc 47th, 155.7x277.2x irreg; F J Newcomb Mtg Co—Amanda A Pope, Adeline Crockett, Jno S Sutten & Mitchell H Mark Realty Corpn (2) ..... 787.50

**JULY 3.**
ELSMERE PL, nwc Southern blvd, 140.8 x100; Salvatore Naccarato—Defender Constn Co, Narcroth Constn Co & Kramer Contracting Co; renewal (8). 75.00
17TH ST, 226 W; Jos Leibowitz—Isaac S Heller & H Appelfeld (6)..... 58.00
CROTONA PKWAY, es, 603 s 177th, 113.8x irreg to Daly av; Salvator Naccarato—Defender Constn Co & Narcroth Constn Co & Kramer Contracting Co, renewal (7) ..... 235.00

### Bronx.

**JUNE 26.**
3D AV, 2960-64; Abr Rann—Harry Weaver & Jas O'Toole (26)..... 215.00

**JUNE 27.**
WILDER AV, ws, 350 s Kingsbridge rd, 50x100; Roumaldo Palmieri—Gaetano Amigrone (27) ..... 600.00

**JUNE 29.**
MARION AV, 2378; Harry Alexander—Henry Vanderlinden (28) ..... 129.50

**JUNE 30.**
UNIONPORT RD, 1673; Del Balso Contracting Co—Miss B McCullough & T J Kelly (29) ..... 42.00

**JULY 1.**
AUGUSTA PL, 118; Carl Stelzner—Louis & Theresa Bousha (3) ..... 43.00
VAN NEST AV, 506-8; Jos Shanske—Carlo Totaro (2) ..... 210.00
3D AV, es, bet 181st & 183d, —x—; Herman Schrank—Home for Incurables & Wm Braithwaite (1) ..... 20.80

**JULY 2.**
HOE AV, 1237; Chas A Celea—Saml Lyttle (5) ..... 52.80
PROSPECT AV, 980; Max Dolgoff—R G Realty Corpn (4) ..... 220.00
WESTCHESTER AV,** nec Cauldwell av, —x—, Hull, Grippen & Co—Lebanon Hospital Assn & Martin & Mendel (renewal) (3) ..... 35.87
**Recorded in N. Y. County.

### Brooklyn.

**JUNE 25.**
SACKMAN ST, 552; Elias Kaplan—Israel Skolnick ..... 180.00
BROOKLYN AV, ws, 107.5 n Linden av, 80x96; J Fine—Sunshine Constn Co & Leon Schaeffer..... 115.00
MYRTLE AV, nes, bet Linden & Grove, —x—; Bruno Perry Theresa Bigall & Wm Bigall ..... 639.45

**JUNE 26.**
SUMNER AV, nec Quincy, 125x100; Chas Schad, Inc—Sumner Amusement Co & Patk F Fitzgerald..... 100.00
SAME PROP; same—Sumner Quincy Amusement Co & Dazie Constn Co... 65.00
14TH AV, ses, from 77th to 78th, 200x 100; R Griffin Co—Allborough Realty Co, Nettie Lippman & Blatt Decorating Co ..... 173.89

**JUNE 27.**
MALTA ST, 43-5; L Wallin—Morris Keshner ..... 460.00
AV U, ns, 20 w W 9th, 20x100; Coney Island Constn Co—Frank & Lucia M Cioffone & Nicola Leuzir..... 219.34

**JUNE 29.**
EMMONS AV, 3145; Wm Clare—Gallotti & Vinonie, Arthur Pierson & Martin Carroll ..... 85.25
STRATFORD RD, ws, 50 n Lewis pl, 50 x100; Alfd V Johansen—Jno G Van Duyn ..... 10.00

**JUNE 30.**
CLIFTON PL, 264; Mutual Guarantee Roofing Co—Frank M Braisted & Mrs H Oet ..... 16.00
PARK PL, ss, 300 e Howard av, 50x 127.9; Curtis Bros Lumber Co—Parkling, Inc..... 914.76
E 32D ST, 634; Thos F Ford—Mary T McKeever ..... 350.00

**JULY 1.**
FULTON ST, 1134-54; F M Barrell—Fred Schwartje ..... 97.97

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**JUNE 27.**
125TH ST, 149 W; Jno Borkel & Co—Fredk Hollender et al; Dec31'13..... 2,600.00

**JUNE 20.**
40TH ST, 320 W; Louis I Bregman—Maurice Cross et al; June19'14 .... 192.50
67TH ST, 205 E; Barnet Weinstein—Max Versegleiser et al; Mar6'14... 401.94
1BROADWAY, 3147; Jos Ermacora—C B Redfern et al; June25'14..... 36.00
5TH AV, ws, whole front bet 38th & 39th; Herrmann & Grace Co—Frank V Burton et al, May14'14..... 1,868.85

**JUNE 30.**
50TH ST, 114 E; Leslie Bros Engineering Co—Chas C Bull et al; Jan7'14.. 415.00
DOONE AV, ws, 425 s Jefferson av; Mt Vernon Builders Supply Co—Jno F Flahive et al; Apr19'12..... 255.02
CLASON POINT RD and E River; A M Hazell, Inc—Twin City Ferry Co et al; Sept26'13 ..... 685.94
5TH AV, ws, bet 38th & 39th; Harry E Campbell Co—Frank V Burton et al; June26'14 .....13,268.90

**JULY 1.**
MERCER ST, 113-5; Annie Brill—Brown-Weiss Retailers, Inc et al; Jan 13'14 ..... 328.00
14TH ST, 304-12 W; Murtha & Schmohl Co—Chas I Weinstein Realty Co et al, Mar30'14 ..... 1,150.00
14TH ST, 312-4 W; Geo E Sealy, Inc—same; Apr11'14 ..... 200.00

**JULY 2.**
10TH ST, 352 6 W; Soffin & Toonkel—Holdono Realty Co et al; July21'11.. 225.00
1121ST ST, 201 W, Otto Gordon N Y Real Estate Security Co—al; Jan 20'14 ..... 750.00
1158TH ST, 352 W; Richd E Thibaut, Inc—Frankfort Realty Co et al; Sept 26'11 ..... 347.00
MADISON AV, nec 110th; Saml Epstein Inc—M Campbell et al; May1'14..... 60.00

**JULY 3.**
2BROADWAY, 2248; Jos Tino & Co—Wm I Walter et al; June25'14..... 313.59
2BROADWAY, 2248-58; also 81ST ST, 210-20 W; Sykes Co—Wm S Bernheimer et al; June25'14..... 207.00
120TH ST, ns, 164.9 e Pleasant av; Jno Carlucci—Alex Pelli Co, Inc et al; May26'14 ..... 685.00
2BROADWAY, sec 81st; Sargent & Co Est of Adolph Bernheimer et al; June25'14 ..... 1,147.54
245TH ST, ss, 155 w 5 av; Empire City Iron Works—45th St Realty Co et al; June24'14 ..... 1,240.90
56TH ST, 118-22 W; Berger Mfg Co—Jno S Coleman et al; June9'13..... 250.00
2129TH ST, ns, 200 e Amsterdam av; M Rambow & Co—Ferber Tile Co et al; Apr3'14 ..... 659.20

### Bronx.

**JUNE 26.**
149TH ST 436-8 E; Tillie Raskin—Bronx-149th St Realty Co et al; March17'14 ..... 915.00
3D AV, 2936; Arvid Johnson—O Wuertz Co et al; May18'14 ..... 150.00
3D AV, 2936; Louis Marks—O Wuertz Co; May23'14 ..... 346.00

**JUNE 27.**
2CROTONA PKWAY,** es, 603 s 177th; Salvatore Naccarato—Defender Constn Co et al; July5'13 ..... 235.00

**JUNE 29.**
3D AV, 2960-64; Abr Rann—Harry Weaver et al; June25'14 ..... 215.00

**JUNE 30.**
No Satisfied Mechanics Liens filed this day.

**JULY 1.**
232D ST, ss, 220.3 w Laconia av, 25x 114; Fredk T Rich—Jno McGurk et al; June8'14 ..... 126.00
232D ST, ss, 220.3 w Laconia av, 24x 114; Chas Schmitt—Jno McGurk et al; June2'14. ..... 26.00

**JULY 2.**
CLAREMONT PKWAY, 425; Jacob Rubin & Jacob Rubin—Jos Yarvitz et al 100.00
**Recorded in N. Y. County.

### Brooklyn.

**JUNE 25.**
JEFFERSON ST, 64; Jacob Rubin—Moses Botfeld; May29'14..... 45.00
54TH ST, sec 1 av, 240x100; Lionel P Kristeller—Clydeford Constn Co & Wm Higginson; Jan21'14 ..... 2,300.00

**JUNE 26.**
MIDWOOD ST, ss, 350 e Nostrand av, 50x100; Watson & Pittinger—Aug Williams; June12'14 ..... 1,504.57
MIDWOOD ST, 350-52; Paul Josovitz & ano A Williams; June6'14 ..... 65.00
MIDWOOD ST, ss, 350 e Nostrand av, 40x100; F D Creamer & Co, Inc—Aug Williams; June13'14 ..... 775.24
MIDWOOD ST, ss, 350 e Nostrand av, 50x100; Watson & Pittinger—same June11'14 ..... 1,504.57
GREENE AV, 1016; Harry Freundel—Carrie Schick or Shick & Julius Held; June23'14. ..... 70.00

**JUNE 27.**
W 29TH ST, es, 380 s Mermaid av, x—; Jas A McDonald—Mathilde B Jeltrup; May8'14 ..... 433.75
ATLANTIC AV, 620; Ifshin & Co—Marianna H Moody, Louis Jacobs & Jack Sommer; May14'14 ..... 49.00

**JUNE 29.**
STERLING PL, sec Rochester av, 120x 100; Realty Supply Corpn—J V Cunningham, Inc & Spencer Aldrich; Mar17'14 ..... 3,450.00

**JUNE 30.**
FT GREENE PL, 61-3; Geo Rasmussen—Hartman Constn Co; June10'14.... 960.00
HENDRIX ST, 618-20; Richd Lopez—Anthony L Williams & Henry Brown; Jan29'12 ..... 50.00

*(Satisfied Mechanics Liens, Bklyn.—Continued.)*

MONROE ST, 189; Saml Henken—David Becker & Annie Goldman; Sept25'13 ..... 315.00

STERLING PL, sec Rochester av, 100x120; Patk T McDermott—Jas V Cunningham, Geo Potts & Spencer Aldrich; Jan16'14 ..... 1,200.00

STERLING PL, sec Rochester av, 95x100; Terminal Lumber Co—J V Cunningham, Inc & Spencer Aldrich; June9'14 ..... 166.70

SAME PROP; same—same; May11'14. 242.00

**JULY 1.**

FULTON ST, ss, 285 e Rochester av, —x—; Louis Rockmore—Danl D Fennell & Jas Millman; Jan22'14..... 125.00

WEST ST, 436-44; Alfd Haskell—Lawyers Title Ins & Trust Co & David Klemmans, Clarence Quaid & Albt Lohmann; Apr22'14 ..... 24.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**JUNE 25.**

ALANO MOTION PICTURE CO; Edw Gheler; $625; E L Parodi.

FEDERAL TRUST CO; Jos M Monklin, assignee; $8,767.97; Olcott, Gruber, Boynge & McManus.

FERNANDEZ, Jose; Eladio J Gancedo; $1,083.55; P Allen.

**JUNE 26.**

GREENBAUM, Jules; Alfd A Kallmann; $5,155; J H Corn.

LUDERS, Grace G; Fanchon H Thompson; $7,236.25; Murray, Prentice & Howland.

BEST MFG CO; Pitts & Pitts Mfg & Supply Co; $1,200; G F Allison.

**JUNE 27.**

TOLEDO RAILWAYS & LIGHT CO; Walter L Hill et al, exrs; $26,500; Kendall & Herzog.

**JUNE 29, 30 & JULY 1.**

No Attachments filed these days.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

**JUNE 26, 27, 29, 30 & JULY 1, 2.**

Chevrolot Motor Co. 11th av, 816.. Staley Electric Elevator & Machine Co. Elevator ..... 1,075.00

No Chattels filed this week.

### Brooklyn.

JUNE 25, 26, 27, 29, 30, JULY 1.

Abramson, Louis. Dean st nr Ralph av..Elsie E Kerby as extrx.....(R) 870.00

Barbanell, Yetta. Glenmore av c Hinsdale..Elsie E Kerby as extrx....(R) 200.00

Brown, Wm R. 7th av nr 49th..Elsie E Kerby as extrx .....(R) 327.00

Peter Egan's Sons. W 9th st bet Avs T & U..Wm Kerby Co.....(R) 600.00

Throgs Neck Bldg & Constn Co. E 26th st nr Clarendon rd..Elsie E Kerby as extrx .....(R) 518.00

Wallen, Ester. Snediker av nr Hegeman av..Equitable Chandelier Co. Chandelier ..... 45.00

Same. Same..same. Same ..... 45.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Bronx.

**JUNE 27.**

PARK AV, es, 102.2 n 167th, 25x100; Jas G Wentz loans Malcke Bldg Corpn to erect 5-sty apartment; 9 payments.23,000.00

**JUNE 29.**

179TH ST, nwc Clinton av, 25x100; Prospect Investing Co loans Lawrence Kronenberger Constn Co to erect 5-sty apartment; 9 payments .....20,000.00

**JULY 2.**

WASHINGTON AV, es, 161.4 n 169th, 38.4x104.2; City Mortgage Co loans 111th St Constn Corpn to erect 5-sty apartment; 10 payments.....20,000.00

WASHINGTON AV, es, 123.2 n 169th, 38.4x104.2; same loans same to erect 5-sty apartment; 10 payments.....20,000.00

## ORDERS.

### Brooklyn.

**JUNE 26.**

E 5TH ST, es, 200 n Av C, 120x100; Jno W Heaslip & Son on Chas Schuremeister, Jr, to pay Jno Mortons Sons Co ..... 200.00

ROCHESTER AV, sec Sterling pl, 120x100; J V Cunningham, Inc on Spencer Aldrich to pay Realty Supply Corpn ..... 3,100.00

**JUNE 29.**

ROCHESTER AV, sec Sterling pl, 45x100; also ROCHESTER AV, es, 95 s Sterling pl, 25x100; J V Cunningham, Inc, on Spencer Aldrich to pay P T McDermott ..... 550.00

**JUNE 30.**

ROCHESTER AV, sec Sterling pl, 45x100; Jas V Cunningham, Inc, on Spencer Aldrich to pay Terminal Lumber & Trim Co..... 166.70

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

### MANHATTAN ORDERS SERVED.

Week Ending June 27.

*Named Streets.*

Allen st, 19—Pinkus Fogel.....A-G
Ann st, 19—Est Daniel S McElroy.....B
Barclay st, 33—Trustees Columbia University .....SS
Barclay st, 81—Scholl & Co.....C
Batavia st, 3—Tony Salotto.....C
Batavia st, 3—Amberto Vitarelli & Bro.....C
Baxter st, 13—Rothman & Greenberg.....G
Bayard st, 9—Belsie Rubin.....C
Beach st, 63—Prudential Spec Co.....G-C
Beekman st, 16—Alice E Sussdorf.....C
Beekman st, 57-9—Euphemia Whittredge et al.C
Benson pl, 4—Wm L Buchanan.....G
Birmingham st, 6-8—S Kauffman & S Missinbaum .....G
Bleecker st, 41—Louis Lehman.....C-A
Bleecker st, 41—Nathan Rubinger.....C
Bleecker st, 41—Morris Goldfeder.....C
Bleecker st, 41—Max Blinder & Lerner.....C
Bleecker st, 41—Samuel Brownstein.....C
Bleecker st, 41—Max Blank.....C
Bleecker st, 63—Isaac Cohen.....C
Bleecker st, 63—Jacob Handelbaum.....C
Bleecker st, 85—Physical Culture Rest Co....C
Bleecker st, 85—Hyman Lubitz.....G
Bleecker st, 91—Francis E. Woodbury.....C
Bleecker st, 91—Globe Dress & Suit Co.....G
Bleecker st, 91—Morris Asinof & Son.....G
Bleecker st, 105—Wm Black.....G
Bleecker st, 108—Isaac Stiefel.....C
Bleecker st, 124—M. Feigel & Bro.....G
Bleecker st, 128-30—Bernard S. Lebenthal....G
Bleecker st, 128-30—Empire Nov Clo Co.....G
Bleecker st, 128-30—Leo Cohen & Sons.....G
Bleecker st, 130—Louis Sissenwein.....G
Bleecker st, 130—Sol Cohen & Co.....G
Bleecker st, 130—Leo Cohen & Co.....G
Bleecker st, 130—B. S. Lebanthal & Co.....G
Bleecker st, 130—James E. King & Co.....G
Bleecker st, 150—H. Perlberg Co.....G
Bleecker st, 243—Frederick Sigmund.....C
Bond st, 6—Richter & Evers.....C
Bond st, 32—Francis E Ward.....C
Bond st, 38—Est Wm C Flanagan.....C
Bond st, 40 & 47—Est Geo E Kitching.....C
Bond st, 46—John Lind.....G
Bond st, 47—Burro Katzman.....C
Broad st, 62—Est Byam K Stevens.....C
Broad st, 62—James E Cowen.....C
Broome st, 32—Klotz & Drilling.....C
Broome st, 32—S Leibowitz & J Hoffman.....C
Broome st, 32—Joseph Jacobs.....C
Broome st, 32—Louis Harber .....C
Broome st, 118—Jacob Gem.....C
Broome st, 325—Manhattan Book Binding Co, A-C
Broome st, 372-4—Est John H Mahoney.....C
Broome st, 496—Hyman Waldman.....C
Broome st, 496—Donato Maddaloin.....C
Broome st, 591—Mrs Alice Flynn....E-C-F-A-D
Broome st, 591—Estate James Pyle.....C-E-B-D
Catherine slip, 18—Vincenzo Jannuzzi.....B
Cedar st, 46—Amer Mortgage Co.....C
Church st, 293—Harry S Powers.....C
Cliff st, 46—Silas Hicks.....B
Clinton st, 90-96—John Kroder et al.....C
Cornelia st, 19—Langan & Donohue.....O-A-L
Duane st, 105—Joseph Cranzler.....C
Duane st, 205—Chas Plunkett.....G
East Broadway, 123—Abr Cohen.....I
Franklin st, 9-11—Simmons Realty & Construction Co .....F-C-A
Gansevoort st, 32—Consolidated Gas Co.....C
Gansevoort st, 32—Angelino Sartirano....A-C-B
Gansevoort st, 32—Fair, Lennon & Co.....A
Goerck st, 74—Abr J Dworsky.....C
Grand st, 313—Henry Morgenstein.....A-G
Grand st, 313—Chas Solow.....C-A
Grand st, 313—Wachtel, Chanin Ordiner.....G
Grand st, 313—Jos Shanie.....A
Grand st, 570-2—Chas Ventre & Son.....C
Grand st, 570-2—Harry Warshonsky.....C
Grand st, 570-2—Hyman & Seiden.....C
Grand st, 570-2—Morris Koenigsberg.....C
Greene st, 72-6—R Krause & Co.....I
Greene st, 171-73—Morris Sokoloff.....G
Greene st, 171-73—Frank J. Gelfond Co.....G
Greene st, 171-73—Tollowsky & Berkowitz....G
Greene st, 171-73—Universal Waist Co.....G-I
Greenwich st, 636-42—Est Chas Frederick Hoffman .....SS
Jones st, 26-8—Co-Operative Social Settlement Society .....C
Lafayette st, 64—Est Frank Raub.....D
Laurence st, 20-22—Wm Koenig.....H-G-A
Lewis st, 193—Minnie Wollner.....B-C-F-E
Lewis st, 193—Rubin Siskin.....A-G-C
Madison st, 260-62—Wm Slitake.....C
Mulberry st, 142-44—Est Mary E Patton.....C
Murray st, 69—Est Albert N Brown.....B-F
Pearl st, 354—Edward Sempliner.....C
Prince st, 121—Jos M Shapiro.....C
Prince st, 121—Jos Spiegelman.....C
Prince st, 121—Jos Lesner & Philip Levine.C-D
Prince st, 121—Isaac Goldowitz.....C
Prince st, 121—Nathan M Barr.....C
Rivington st, 81-3—Litrownick & Co, Inc.....C
Rivingston st, 340-353—Mary Connolly.....B
Rose st, 18-20—Robert T Simes.....A
Rutgers st, 82-84—Hyman Adelstein et al.....C
Thompson st, 102-4—Amos F Eno.....SS
Washington sq. N, 23—United Trust Co of New York .....B
Water st, 27-9—Amy G Gallatin.....F
Water st, 178½—Cullman Bros.....B
Wooster st, 43-5—Est Wm H Gray.....C

*Numbered Streets.*

1st st, 2—Abraham Ferber.....C
3d st, 1 E—Rebecca A D Wendel.....C
3d st, 1 E—Royal Cap Mfg Co.....C-G
3d st, 1 E—Globe Flower & Feather Co.....C
3d st, 1 E—Pinny Braunstein.....C
3d st, 1 E—Benj Rothman.....C
3d st, 16 E—Gerson & Solosko.....C
3d st, 101 W—Consolidated Gas Co.....C
3d st, 101 W—Amos F Eno.....C-B-F
3d st, 101 W—Frank Martinelli.....D
3d st, 296 E—Abraham Miller .....C
3d st, 296 E—Gross & Co.....C
3d st, 296 E—Leon Greenberg.....C
3d st, 296 E—Fanny Fisher.....C
3d st, 404 E—Harry Pensch.....G-C
3d st, 422-4 E—Pincus Schacher.....C
4th st, 422-4 E—Ashkin & Smith.....C
4th st, 422-4 E—Pincus Schacher.....C
4th st, 25 E—Julius Schattman.....C
4th st, 25 E—Aron Bros .....G
4th st, 25 E—Simon Vlachman.....C
4th st, 25 E—Biggert Solar Print Co.....G
4th st, 61 E—Deutscher & Surks.....C
4th st, 61 E—Dorfman Levine & Guberman....C
4th st, 61 E—Jos Landesberg.....C
6th st, 525—Solomon Fruchtendler.....G-C
7th st, 104—Jos A Wrangler.....C
7th st, 128—Wolf & Abrahams.....C
7th st, 130—Empire Waist & Dress Co.....C
7th st, 130—Cohen & Kurtz.....C
8th st, 38 E—Burros & Goerman.....G
8th st, 38 E—A Seiden & Son.....G
8th st, 54 E—Meter Wadler .....G
8th st, 40 E—Jacob Barnett.....G
8th st, 40 E—Benj Israel .....G
8th st, 42 E—Beil & Haber.....G
8th st, 42 E—Mendelson Bros.....G
8th st, 42 E—Standard Premium Pub Co.....G
8th st, 42 E—John Pasternack.....G
8th st, 42 E—S Rabenowitz Cloak Co.....G
8th st, 42 E—Louis Schlinger.....G
8th st, 44 E—L London & Son.....G
8th st, 51 E—J & R Skirt Co.....G-C
8th st, 51 E—Goldman & Taylor.....G
8th st, 52 E—Stylish Button Co.....G
8th st, 55 E—Stein & Lippen.....G
8th st, 55 E—Susan Bunting.....G
8th st, 55 E—Brecher & Warshafsky.....G
8th st, 55 E—Isaac Silberstein.....G
8th st, 55 E—Wm Weiffenbach.....G
8th st, 55 E—S & N Kay.....G
8th st, 55 E—Julius Landsberg.....G
8th st, 61 E—Hilton & Co.....I-C
9th st, 19 E—Louis Schinasi & Co.....G
9th st, 19 E—Hyman Pearson.....G
9th st, 32 E—Harry Cooperman.....G
9th st, 32 E—James Goldberg.....G
9th st, 34 E—Masten & Co.....G
9th st, 34 E—Ralph & Co.....G
9th st, 39 E—Alois Fisker.....C
9th st, 39 E—The Rome Raincoat Co.....G-C
9th st, 40 E—Louis Rosenfeld .....G
9th st, 40 E—Abraham Bereman.....G
9th st, 40 E—Jacob Blitman.....G
9th st, 40 E—Simon Kameros .....G
9th st, 49 E—Gabriel Silinsky .....G

*Numbered Streets.*

9th st, 49 E—Nadler & Wasserman.....G
9th st, 50 E—Premier Cloak & Suit Co.....G
9th st, 52 E—Fink, Wittes & Solomon.....G
9th st, 641 E (rear)—Ashron Schwartz.....C
9th st, 641 E (rear)—Joseph Reich.....C
9th st, 641 E (rear)—Henry C Goodner....G-C
9th st, 735-9 E—Henry Waterman.....C
10th st, 27 E—Briel & Aronson.....G-I-C-A
10th st, 27 E—Winder & Weiss.....I-C
10th st, 27 E—Joseph Simon.....I
10th st, 28-30 E—Schack & Ginsberg.....G
10th st, 28-30 E—Litzky & Schlosberg.....G
10th st, 28-30 E—Hanauer & Rosenthal.....G
10th st, 30-32 E—Abr Spero.....G
10th st, 30-32 E—Landau & Co.....G-C
10th st, 38 E—Sheinhorn & Weber.....G
10th st, 38 E—Jacob Wasser.....G
10th st, 40 E—Morris Brickel.....G
10th st, 40 E—Friedman & Wasserman.....G
10th st, 44 E—Kalish & Miller.....G
10th st, 44 E—L & M Seltzer.....G
10th st, 46 E—Steinberg & Lessner & Sons...G
10th st, 46 E—M Leller .....C
10th st, 50 E—Chas Holzenthaler.....G-C
10th st, 54 E—Packer, Perelman & Co.....G
10th st, 56 E—Jacobson & Blustein.....G
10th st, 56 E—Emanuel Strumever.....G
10th st, 56 E—Kranzbaum & Kaplin.....G
10th st, 56 E—Henry S Sternbach.....G
10th st, 58 E—Jacob Zinn.....G
10th st, 58 E—Friedman & Schwartz.....G
10th st, 79 E—Samuel Rovinsky.....G-C
10th st, 82 E—Ross & Oschinsky.....G
10th st, 83 E—Meyer Steinberg.....C
10th st, 83 E—Progress Printing Co.....G
10th st, 84 E—Schwartz & Di Costa.....C
10th st, 84 E—Emanuel M Levy.....C
10th st, 84 E—Benn P Rieckner.....C
10th st, 84 E—Max Goldman.....C
10th st, 86 E—John Godson .....C
10th st, 86 E—Jos Danzinger.....C

10th st, 86 E—Clara Freid.....C
10th st, 87 E—Louis Friedberg.....G
10th st, 87 E—Morris Kasanof.....G
10th st, 87 E—Est Chas G Huntemann.....C
10th st, 88 E—Isaac Selpe.....C
10th st, 89 E—Samuel Eisman & Kimmel.....G
10th st, 89 E—Modern Eng Co.....C
10th st, 89 E—Catherine Harte.....C
10th st, 225 E—Herman Levinsohn.....C
10th st, 281 E—Cora A Meisters.....C
10th st, 281 E—Glosgold & Melstein.....C
10th st, 281 E—Jos Friedman.....C
10th st, 281 E—Abr Morganstern.....C
10th st, 410 E—Joseph De Gesu.....G
10th st, 410 E—Morselli & Bros.....G
11th st, 100 E—Solnitzky & Brook.....C
11th st, 103 E—Commerical Human Hair Co.G-C
11th st, 105 E—Charles Fasone.....G-C
11th st, 106 E—Robert R Stuyvesant Est.....C
11th st, 122 E—Morris Leifowitz.....C-G
11th st, 122 E—Klein Bros.....G-C
11th st, 122 E—Est Robert R Stuyvesant.....C
11th st, 122 E—Peter Tuminelly.....G
12th st, 9 E—Strumeyer & Montag.....G
12th st, 9 E—M Schein Co.....G-C
12th st, 28-30 E—Parrish & Schieler.....G
12th st, 28-30 E—Julius Hoffman.....G
12th st, 35 E—Goodman Tashman.....G
13th st, 12 E—John Moscini.....G
13th st, 16 E—Frank & Abrahams.....G
13th st, 354 E—Sam Kee.....C
14th st, 404 E—Henry Fuldner.....C
14th st, 404 E—M C Liesenbein's Sons.....C
16th st, 650 E—Max Gollub.....C
17th st, 8 W—Elmer A Darling.....C
17th st, 15 W—Wilward Realty Corpn.....C
17th st, 21 W—Susquehanna Silk Mills.....C
17th st, 21 W—Herman J Zuckerberg.....G
18th st, 124 W—David Bendersky.....G
19th st, 424-38 E—Amer Carbonate Co.....C
21st st, 38 E—Geo Stern.....G
21st st, 38 E—Lawner & Keshefsky.....G
21st st, 46 W—Adelaide K Rhinelander et al..C
21st st, 157 E—Adolph Unger.....G-C
22d st, 23 E—Benj Rybakoff.....G
22d st, 305-7 E—John C Quinn.....G
22d st, 312-14 E—National Carpet Cleaning Co.G
22d st, 312-14 E—National Paper Box Co....G
22d st, 312-14 E—Empire Hat Block Mfg. Co..C
23d st, 318-26 E—American Lithograph Co....C
23d st, 318-26 E—Manhattan Barber Towel Supply Co.....C
25th st, 159-63 W—Shapiro & Oschschorn.....I
25th st, 201 E—Andrew Leshner.....C
25th st, 218 E—Rochette & Parzini.....C
25th st, 402-4 E—Jno G Roll.....C
25th st, 420-30 E—Bishop Gutta Percha Co.....C
26th st, 135-9 W—Richard C Heather.....C-G
26th st, 161-63 W—Morris Silverman.....G
26th st, 316-18 E—Albert Sperling.....G
26th st, 328-30—E Manicure Novelty.....C
26th st, 328-30 E—Emil Lieberman.....C
26th st, 329 E—Empire Brass Co.....G-C
26th st, 329 E—John Cattnach.....G-C
26th st, 329 E—Levine Goldblatt Co.....G-C
26th st, 333 E—E Roseler & Co.....G-C
26th st, 333 E—Liberty Dye Works.....G-C
26th st, 335 E—Jno Matthews, Inc.....C
26th st, 37-9 E—National Ventilating Co.....C
26th st, 13-40 W—Esskay Waist Co.....C
2th st, 6-8 E—Philip Katz.....C
27th st, 121-33 W—S & G Skirt Co.....I
27th st, 121-33 W—A H Notman Co.....G
27th st, 206-8 E—James W Bell Son Co.....C
27th st, 206-8 E—N Y Sample Card Co.....G
27th st, 317-21 E—Salvatore Pacini.....C
27th st, 334 E—Lewis Harding & Co.....G
27th st, 334 E—John J Roberts.....C
28th st, 132 E—Jno S Harris.....C
29th st, 115-23 W—Jos H Valenstein.....I
29th st, 155 W—International Lamp Works...C
29th st, 218 E—Christian Klackner.....C
29th st, 232 E—Antonio Capace.....C
29th st, 323-5 E—Franz Wagner.....C
31st st, 218 E—Est Wm Hamilton.....C
32d st, 219 E—Nathan Horwitz.....C
33th st, 158 W—Daniel A Loving.....C
36th st, 413-17 E—Schwartzkopf & Ruckert..C
38th st, 28-30 W—The Paris Importing Co...I
38th st, 217 E—A K Virgil Co.....C
38th st, 422-30 W—Manhattan Soap Co.....SS
42d st, 437-9 W—Herman D Luhrs..F-C-E-A-D
42d st, 437-9 W—Cutting Estate...D-B-F-E-C
43d st, 305 E—Diamond Soda Water Co.....G
43d st, 305 E—Friedman Bros.....G-C
44th st, 319 E—L Alavoine Co.....C
44th st, 322-4 E—Jacobson & Co.....G-C
44th st, 322-4 E—Julius C Loester.....G-C
47th st, 332 E—S Friedner & Son.....G-C
48th st, 254 E—Herman Drucker.....G
48th st, 419-23 E—Coe & Brandt.....C
48th st, 420-22 E—Morris Engel.....C
50th st, 145-9 W—Kerwin L Litwin.....I
50th st, 145-9 W—Charles Schrank.....I
50th st, 206 E—Herman Beitz.....C
50th st, 208 E—Chas Sunquest.....C
52d st, 214-16 E—Michael Harrison & Son...C
51st st, 219 E—Louis & Henry Lewis Co....C
51st st, 220 E—Adolph Bowsky.....C
52d st, 410-12 W—Bernard Tonjann.....C
53d st & East River—The Nahon Co.....C
57th st, 210 E—Terrace Hand Laundry.....C
58th st, 145-55 E—F & M Schaefer Brewing Co.....S-S
58th st, 215 E—Nathan Simmons.....C
58th st, 353 E—Rose & Co.....C
59th st, 41 E—Max Karlin.....C
59th st, 406-8 E—Carl Upmann.....C
59th st, 430-32 E—Samuel Heyman.....C
60th st, 421 E—Frederick Buse.....O-C
60th st, 421 E—Consolidated Gas Co.....C
63d st, 320-22 E—E Kleiner & Co.....C
70th st, 407-9 E—Sarah Wessman.....G-C
75th st, 115-9 E—Sullivan Garage Co..L-G-E
74th st, 443 E—Louis Corbin.....C
77th st, 345 E—Herman Lefkowitz.....C
86th st, 129 E—Herman Weikerscheimer.....G
86th st, 342 E (rear)—Henry Antonius.....G
86th st, 342 E (rear)—Isaac Tambor.....G
94th st, 317-19 E—Henry Cramer.....G-C
94th st, 317-19 E—Segal Bros.....G
98th st, 210 E—Yetta Joachim.....C
102d st, 202-4 E—Ralph Frattaccia.....C
102d st, 202-4 E—Mamie Marks.....C
102d st, 202-4 E—Isaac Shirofsky.....C
102d st, 430-8 E—The Progress Shoe Co.....C
103d st, 234-6 E—Max Shelasky.....C
105th st, 221½ E—St Cecilia's Church.....C
105th st, 333-7 E—Frank Fallotico et al.....C
107th st, 183 E—Henry M Peyser.....C
107th st, 409 E—Jos Fama.....C
107th st, 409 E—Saltzman & Robin.....C
107th st, 409 E—Bianca & Villara.....C
109th st, 51-3 E—Joseph Jampolsky.....G
109th st, 117-19 E—Herman S Alydor.....G
109th st, 200 E—Parsy Cannava.....G
110th st, 114 E—Jos M Lichtenauer.....C
110th st, 114 E—Daniel Viggione.....C
113th st, 131 E—Royal Wet Wash Co.....C
116th st, 301 E—Michael Nealon.....C
117th st, 508 E—Wander & Feigenbaum.....C
119th st, 181 E—Success Cone Co.....G
122d st, 325½ E—Henry Strop.....C
123d st, 230 E—Harry Bernstein.....G-C
125th st, 11 E—Jacob Greenfield.....G
125th st, 15 E—Henry J Hemens.....G
125th st, 157½ E—Joseph Borf.....G

*Named Avenues.*

Av A, 299-303—John L S Cook.....G-F
Av C, 17—Sarah E Bassford.....A-E-F
Av C, 17—Aron Branower.....A-E-F
Av C, 182-90—Henry Goldwater & Co.....G
Av D, 118—Salvation Army.....F-A-D-C
Av D, 118—Hyman Levin.....A-G
Av D, 118—Hortense Realty Co.....B-F-C-D
Bowery, 149—J Coxon Kelly.....C
Bowery, 193—Isaac Schulman.....G
Bowery, 193—Jos H Schwartz.....C
Bowery, 193—Herman Albert.....G
Bowery, 255—Annie Cohen.....C
Bowery, 260—Ruth A Bruce Brown.....C
Bowery, 260—Nathan Roseff.....C
Bowery, 260—Jos Seligson.....C
Bowery, 269 Kupfer Bros.....C
Bowery, 306—Victor Mutnick & Co.....C
Bowery, 332—Est Michael J Adrian Inc.....C
Bowery, 332—Emanule Restive.....C
Broadway, 392—Wolfson Bros Umbrella Co...G
Broadway, 392—Maer Knitting Mills.....G
Broadway, 440—Metropolitan Garter Co....G
Broadway, 476—Rosenwasser Bros.....C-E
Broadway, 500—Max Arnstein & Co.....G
Broadway, 500—Joe L Adler & Chas Kramer..G
Broadway, 500—Y K Waist Co.....G
Broadway, 521—Rosenthal, Press & Cohen...G
Broadway, 524-8—Reiss, Glassheim & Co...G
Broadway, 535—Armond Samson.....C-A
Broadway, 568-78—Rosenthal Mfg Co.....G
Broadway, 601—Jos Sanes.....C
Broadway, 682—Lazarus Raincoat Co.....G
Broadway, 683-85—Sommer Deutsch Co.....G
Broadway, 683-85—Moss Bros.....G
Broadway, 683-85—Israel Wittner.....G
Broadway, 683-85—Louis Amdur.....G
Broadway, 722—Broady & Son.....G
Broadway, 729-31—Adolph Herman & Co.....G
Broadway, 729-31—Nathan L Wolf & Co....G
Broadway, 779—Sam Briskie.....G
Broadway, 779—Oscar Quinto, Cohen & Leavitt.....G
Broadway, 820—Edwarth Roth.....G-C
Broadway, 1155-7—Thos Morgan et al.....C
Broadway, 1155-7—Guilfoyle & Pominville...G
Broadway, 1155-7—Samuel M Lutz.....G-C
Broadway, 1155-7—Empire Novelty Co.....G
Broadway, 2294—Nathan Jampol.....G
Broadway, 2817—Bennett Clalk.....G
Broadway, 2908-14—St Luke's Home for Indigent Females.....C
Lexington av, 648-52—Congregation A-C-S-H-E
West Broadway, 427-31—Amos F Eno.....C
West Broadway, 427-31—Sara Horowitz...C-G
West Broadway, 510-16—Geo Langenbacker, F-E-C-A-D
West Broadway, 510-16—Swenztsky & Schwartz, A-G
West Broadway, 510-16—Chaberne E Stevens Est.....SS-D-B-E-C

*Numbered Avenues.*

1st av, 398—Emma L Stanley.....C-F-B-D
1st av, 398—Frank & Jos Campbell...D-F-A-E
3d av, 1970 Marcus Bruckheimer.....C-I
8th av, 586—A Lowenbein's Sons.....C
8th av, 852—Est Mary Mason Jones.....C-G
11th av, 250—Otis Elevator Co.....D-C

## BRONX ORDERS SERVED.

*Numbered Streets.*

169th st, 888 E—B Karol.....H-A-G-C

*Named Avenues*

Bathgate av, 1603—Samuel Garbulsky.....E
Clemont pkway, 537—Marcus Lepow,..A-G-C

*Numbered Avenues.*

3d av, 2865 Philander Webb.....C

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Adams st, 331-33—Wm C Rosenkranz.....C
Adams st, 331-33—Bklyn Union Gas Co.....C
Bergen st, 211a—Mary E Moore.....C
Bergen st, 764—Mary B Crawley.....C
Bergen st, 764—Mary B Crawley.....C
Bergen st, sec Underhill av—Frank Leonardo, A
Butler st, 260-2—John Loomis Co.....A-H
Carroll st, 3—Marie Morck.....C
Columbia Heights, 37—Est Wm K Thorn...C
Commercial st, 93-99—Gleason Tiebaut Glass Co.....A
Cumberland st, 28-32—Bklyn Union Gas Co..C
Debevoise st, 67—Canter Bros.....A-H
Eckford st, 316—Bklyn Union Gas Co.....C
Eckford st, 316—Acme Cleaning & Dyeing Co.....C-A
Erie Basin, Long Dock—Theo A Crane's Sons Co.....L
Essex st, 291-93—Bernard Davidson.....C
Essex st, 291-93—Atlantic Metal Bed Furniture Mfg Co.....C-A
Essex st, 457 (rear)—Bklyn Union Gas Co..C
Frost st, 70-2—Henry Wilhelm.....C-A
Fulton st, 106—Lyons Hotel Co.....F-A-D
Fulton st, 106—John Bunce Co.....C
Fulton st, 106—Bklyn Union Gas Co.....C
Fulton st, 223—Est R P French.....C-A-F
Fulton st, 223—Lyons Hotel Co.....A F D
Fulton st, 223—Bklyn Union Gas Co.....C
Fulton st, 223—Barr Bros.....C
Fulton st, 474-74½—Lison Inc.....F
Fulton st, 474-74½ Koch Co.....F
Fulton st, 474-74½—Bklyn Union Gas Co...C
Fulton st, 474-74½—Samuel Bloom.....F
Fulton st, 474-74 —Edward Smith.....C
Fulton st, 1461—Claude J Wilkinson.....A-K
Fulton st, 1905—Solomon Newdoll.....R-A-D
Fulton st, 3423—Jos Calsioni.....D
Gold st, 35—Alexapope Mfg Co.....H-A-C
Greene st, 259-73—John C Wiarda Co.....C
Greene st, 259-73—Bklyn Union Gas Co.....C
Halsey st, 847—Arthur Boman.....M
Havemeyer st, 229—Mary Grayden.....C
Hope st, 64—Max Schneider.....K
Hopkins st, 202—Jos H Lowenstein.....A-G
Hubard st, 68—E F Hurlbert.....A-H-K
Leonard & Devoe sts—Zimmermann & Voight, A-G
McKibben st, 117—Harry Silverstein...A-D-M
Maujer st, 193-95—St Johannes Lutheran Church.....M
Moore st, 39—David Gurshner.....M
Moore st, 39—Blumberg Bros.....M
Moore st, 39—Friedman Bros.....M
Moore st, 39—Max Resnicoff.....D
Pearl st 124-30—L B Prahar, Inc.....C-A
Pierrepont st, 127-9—Crescent Club.....D
Quincy st, 2-22—Frederick Loeser & Co....SS
Quincy st, 754—Church of Divine Light.....A
Thatford st, 159—Samuel Kramer.....C
Thatford st, 159—Solomon Rosenberg & Jacob Rosenberg.....C
Thatford st, 159—H Kaplan & Sons.....C
Thatford st, 159—Max Silberman & Morris Applebaum.....C
Van Dyke st, 98—Knowles Bradley Co.....C
Walworth st, 73-75—Wm Cullen & Sons....E-A
Watkins st, 209—David Richman.....H-A-D
Wyckoff st, 9—Jos M McCaul & Son.....G-A
Wyckoff st, 9—Bklyn Union Gas Co.....C
York st, 129—National Lead Co.....H-C

*Numbered Streets.*

3d st, 48 N—Geo H Buck & Co.....G
5th st, 146-50 N—Chas M Palmer.....C
5th st, 2760 W—St Paul's Ev. Lutheran Church C-M
6th st, 506—Seney Hospital.....C
12th st, E nwc Av K—St Simons P E Church, A
15th st, 608 E—Edmond McCarthy.....C
15th st, 626 E—Edmond McCarthy.....C
15th st, 829 E—Geo H Ames.....M
18th st, E sec Cortelyou rd—Baptist Church of Redeemer.....A
29th st, 514-16-18 E—Hiler Schoenigh.....C
86th st, 2213—Hugh J Lennon.....D H A

*Named Avenues.*

Atlantic av, 300—Morris Abrahams.....A-C
Bedford av, 249—H Wandt.....A-D
Broadway, 28—U S Shoe Polishes Mfg Co., Inc.....G-L-A-C
Broadway, 935—Solomon B Kraus..A-D-G-C
Broadway, 1239—Hans Weber.....D
Buffalo av, 60—Jos Taylor.....M
Classon av, 251—Montague City Rod Co, L-A-C-D
Clinton av, 23-27—John Wehrauch.....A
Columbia Heights, 37—Est W K Thorn.....C
Coney Island av, 638—Wm Lendon....H-A-C-D
Coney Island av, 1974—Jacob Wizel.....H-A
Coney Island av, 2380—Bernard Lifeet..G-H-A-D
De Kalb av, 200—E E Foale.....H-A
De Kalb av, 895—Abraham Ullman.....H-A
Dorchester rd, ss bet E 18th & 19th Sts—Lewis T Reid.....A
East av, 344—John Roll.....F-A-C
East N Y av 1377—Morris Beedman.....D
Eastern pkway, 1040—Dr Geo Lesser.....C
Flatbush av 1395—Morris L Schupack....A
Flushing av, 470—Sam Greenstein & Sons. H-A-G
Greene av, 1016—Carrie Schnick.....C
Greenpoint av, 425—Amer Varnish Works, H-A
Kent av, 457-63—Guild & Garrison.....M
Lefferts av, 382—Michael Fenimore.....C
Lexington av, 32-6—Williamsburg Wood Heel Co.....A-L-H-G
Lexington av, 604-6—Frank M Shrang.....A
Lexington av, 604-6—Sidney D Bedell.....A
Mermaid av, ss, bet 32d & 33d sts—Arthur Harris, Frank Corneby & Fredk Harris...C
Metropolitan av, swc Briggs av—Gooden & Gavin, Inc.....F-A
Myrtle av, 489—A H Grafenstadt.....K-A-H
New Utrecht av, 4726—Scharff & Frankel, H-A-C-D
Pitkin av, 1689—Chas P Paleologas.....M
Ralph av, 4-6—J W Strolisahl & Son..H-A-L
Rockaway av, 412—Pally Furniture Co.....A
Snyder av, 44-6—Bklyn Motor Car Co.....A-L
Sumner av, 120—Herman Reif.....C
Sumner av, 391—Barnett Bros.....O-H-A
Tompkins av, 53—Morris Glass.....A-O-A
Vernon av, 81—Peter Cooper.....C
Vernon av, 187—Harry J Jaffe.....C
Vernon av, 198—Jos Cogliano.....C-M
Wythe av, 710-18—The J F Scholes Co...A-G

*Numbered Avenues.*

3d av, 257—Ganitano Bonifacci.....D
5th av, 4619—Louis Simon.....D-H-A
13th av, 3709—Jacob Bress.....A-G-D
13th av, 7501—J Henry Rogge.....H-A-G

## QUEENS ORDERS SERVED.

*Named Streets.*

Farrington st, 9—Flushing Auto Garage...L-A
Fulton st, 367—Lawyers Title Ins. & Trust Co.....C
Fulton st, 538—Thomas Clancy.....H-A

*Named Avenues.*

Boulevard 14-16—John Devanny.....C-F-A-D
Boulevard, 14-16—Queens Boro Gas & Elec Co.....C
Broadway & 14th st—Seager's Garage Inc..I-C
Davidson av, 24 So (Rockaway Beach)—Max Kleinman.....M
East av, sec 14th st Metropolitan Elec Mfg Co.....A-G
Farmers av, nr Dennis (Springfield)—Rev. Edw D Bassett.....A
Jamaica av, 3318—Doering Bros.....H-A-D
Steinway av, 566—Louis Levin.....A
Washington av & Hall st (Laurel Hill)—Nichols Copper Co.....A

## RICHMOND ORDERS SERVED.

*Named Streets.*

Bay st, 615 (Stapleton)—John Perrill.....C
Bay st, 615 (Stapleton)—Chas Rosenberg....C

*Named Avenues.*

Bay View av, ns, 300 of N Y av—Methodist Church Conference.....E

# BUILDING MANAGEMENT

## PRACTICABILITY OF TWELVE STORY LOFTS

By FREDERICK FOX

**Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.**

THIS is an explosive age, at times serious but usually just merely the bursting of harmless bubbles gives evidence of the fact. It is therefore not altogether surprising that, contrary to former notions, statisticians now inform us that spring time is war time. Many owners of mercantile property in New York City have had some suspicion of this for a number of years. Whatever doubt may have existed has been swept away through the bombardment of the small army of interlocking directors of our state and municipal departments. This bombardment of commercial buildings, which is continuous, gives notification beyond all question that real warfare has begun. Last year there was talk of halving the taxes on buildings. In the coming years, if the present well laid plans of the myriad officials in the various departments governing such matters are successful, there will only be half buildings to tax, the balance being made up of fire towers, sprinkler pipes, stand pipes, fire walls, fresh air devices, dressing and rest rooms and batteries of plumbing fixtures. Criticism of proper supervision over factories and the right kind of protection to factory employes, will ever be a fruitless and altogether unworthy employment of time, but objection can properly be made to such rules, regulations and orders directed against property, as do not materially benefit the workers and which do, on the contrary, seriously injure the owners of property and jeopardize the business prestige of this city.

### No Rule Can Be Applied.

It should be evident that no rule can be applied indiscriminately to all commercial buildings alike, there being no two buildings in New York City where the condition of occupancy is parallel. Each building is a unit in itself. To set down a definite rule governing all properties of a certain height or certain number of floors, and forcing this rule to be applied, irrespective of neighboring conditions or internal arrangements, is perfectly absurd, and, as our Borough President said: "The enforcement of such unreasonable regulations will make anarchists of real estate owners," and goodness knows, we have plenty of such people already.

In the periods of the last dozen years or so, the twelve-story commercial building has become the standard business structure for various manufacturers, for salesrooms, showrooms and offices of a great bulk of our mercantile establishments. The new departments, as well as the old bureaus of the city and State, have had their attention particularly focused upon such buildings, and the orders issued have appeared to multiply just about as fast as new buildings were constructed. The fireproof building of today means more than that word meant twenty years ago. If the Triangle fire proved anything, it clearly proved this fact, that the building having stood the test of flames in a manner wholly creditable to its architects, its builders and its owner. The loss of life has at no time been properly charged against any fault in the construction of that building, but, as experts have pointed out time and time again, the unfortunate inmates were the victims of their own panic.

### Exits of Benefit.

Sprinklers, fire-towers and extra stairways may be helpful when a test arises, though too many exits may be simply confusing, and it is doubtful if any of these things of themselves will prevent a panic among undisciplined, ignorant and maddened hordes of employes. Despite this fact, the majority of the orders sent out from the various departments are directed against supposed mechanical and construction errors, too little attention being given to the consideration of the involved human element. Some of these orders utterly conflict with present regulations, others are set aside almost as rapidly as issued, as for instance, the orders concerning the use of nothing but metal window frames. Suggestions are continually being made that are altogether impractical of execution, or, if executed, would make a building useless for service, such as the proposition to honeycomb large floor space into small compartments, where, if a fire occurred in any particular compartment, the occupants of the others could close all means of egress and allow the imprisoned ones to roast without endangering those on the other side.



FREDERICK FOX.

Another brilliant idea is exposed in recent orders concerning occupancy. In the case of the ordinary twelve-story building, constructed during the last ten years, in some cases the entire income and in other cases a very large percentage of the income, has been expended by the owner during the last three years in an effort to comply with the various requirements of officialdom. This last and worst order concerning the occupancy of such buildings, has in a large measure not been complied with and is not likely to be without considerable trouble. These orders, on an average, reduce the number of hands permitted on each floor from one-half to one-third of the number usually employed.

### Recent Test Made.

A test conducted in a building in the Twenties recently, to determine the adequacy of the present exits in connection with the number of hands employed, proved that the entire building would be emptied in three minutes. Any reasonable human being would say that this was a perfectly safe limit, even under the most pressing circumstances. Should this order affecting the number of occupants permitted in the premises be enforced, the owner will have either to spend thousands of dollars in what his advisers claim will be perfectly useless expense, or his tenants will be forced to seek other quarters and the building remain idle.

Experience has taught managers of most buildings, that discipline rather than mechanical devices is what is most needful in the protection of life. A force of one thousand people may be much safer under proper discipline than a force of one hundred people would be without proper direction in the most modern of the structures planned by our pseudo experts with departmental authority.

### Special Privileges.

Any privilege by indirection is entirely wrong. A subsidy or special privilege works sometimes to the advantage of a majority of the people, if there are certain districts of the city where manufacturers employing a large number of hands are out of place, it would seem perfectly justifiable to directly exclude them. Some time ago, former Chief Guerin of the Fire Department stated to the writer that in his opinion at least 90 per cent. of all the fires in this city were either the result of gross carelessness or incendiary origin. To this source, the Bureau of Fire Prevention should devote its activities, and if such attention were properly given, the present buildings would afford ample protection against the possibilities of a new holocaust.

An architect has recently pointed out that under a strict interpretation of the present requirements, the improvements of a 25-foot lot with a modern six or seven-story building is absolutely impractical. The requirements covering a 50-foot plot are also so drastic as to make it impractical to erect anything but a very tall building on such a plot. This is directly out of sympathy with the present ideas of city planning, which are against the erection of very tall buildings, and there are very few people knowing anything about the subject, who are willing to urge the use of very tall buildings by manufacturing interests. So many private schemes and ulterior motives are at present parading under the broad emblem of human rights, that, unless a clear discernment is maintained, the public is very apt to be misguided.

### Conflicting Authorities.

The activities of a dozen different bureaus and the conflicting authorities of State and city in relation to the regulation of factories and buildings, overlap one another, adding to the prevailing confusion without in any measurable extent doing any good; but if the people of New York are ambitious to turn its magnificent commercial structures into lofty sepulchres, the way to do it is to continue along the present line of governmental activity, which is being very much mistaken for governmental efficiency.

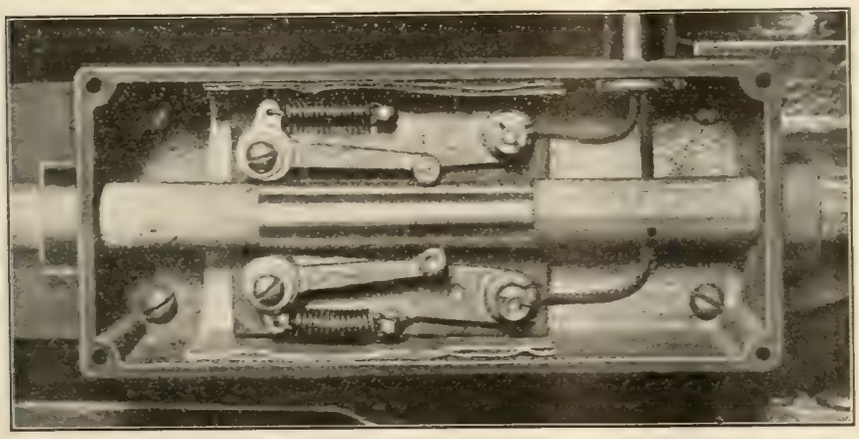
The presentation of such conditions, expressed in various newspaper articles, has been full and definite and should have appealed to the good sense of all those who have taken the pains to be informed. It is essential now that aggressive action be taken by not only the real estate people and the owners of property, but by the big business interests of New York City looking to the final and permanent adjustment of just what is necessary for the standard building and what is unnecessary, to formulate a working plan for the co-ordination of the sources of inspection and regulation and the abolishment of the duplication of supervision by the amalgamation of departments that are now trying to accomplish the same things under different leadership at the ridiculous economic laws.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

### Elevator Door Control.

MANY of the accidents that occur in elevators are due to the doors sometimes failing to close by the hand method. To insure closing of doors under all circumstances the Burdett-Rountree Manufacturing Co., of 119 West 40th street, is introducing a safety



door operator with interlock. With this mechanism the operator cannot move the elevator until the enclosure doors and car gate are both closed.

The soul of this device centers in the contact points, shown in the illustration. This device is being introduced in buildings especially where traffic is very heavy. This safety door operator consists of two single acting open-end cylinders. Each cylinder contains an independent piston with leather cup and brass cup-expander. The two pistons are fastened together by end cross-heads and parallel connecting rods, so that they work in unison.

The air is admitted into the proper cylinder through the valve on top. No packing-glands or stuffing-boxes are required, as the valve-stems and piston-rods are not subjected to air-pressure. A swinging arm is attached to the back edge of the door by means of a door-slide, and a connecting bar couples the cylinder crosshead to the swinging arm. As the crosshead travels to and fro, the energy is transmitted to the connecting bar and arm, thus opening or closing the doors. At the highest point in the air-supply piping is installed an automatic device, which lubricates all the valves and the inside of the cylinders. About once a month it will be necessary to renew the lubricant.

### A Kitchenette Range.

REALIZING the fact that the apartment house kitchenette has come to stay, the Eclipse Gas Stove Co., of Rockford, Ill., has manufactured a range that has virtues particularly attractive to apartment house hunters. The great difficulty with the ranges as now installed in kitchenettes is that they are built to conform to the general restricted area



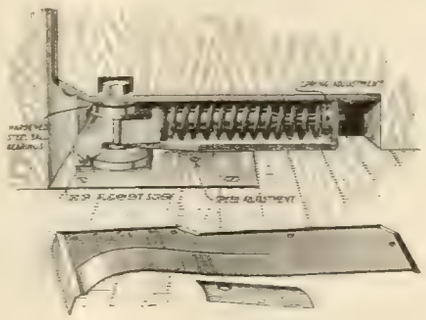
of the culinary departments. The result is that roasting space in the ovens is decidedly limited, and as occasions sometimes arise when it is necessary for persons living in apartments to have turkeys roasted by delicatessen dealers.

The range, as shown in the illustration, takes up practically no more floor space than an ordinary gas range, yet it has an oven 22 inches wide by 19½ inches deep and 14 inches high, large enough to hold two good-sized roasts or a big baking. The type without side shelves measures 38 inches wide by 24 inches deep, and the side shelves add 10 inches to the width. There are six top burners, three of these are of giant capacity for quick boiling. There are also furnished three double ring burners in place of the giant capacity burners.

Another attractive device about this range is that it comes with an automatic lighter and has wheel valves instead of lever valves so as to avoid accidental turning on or shutting off of gas. The range is equally applicable for use in clubs, hospitals and public institutions.

### Double Acting Floor Hinge.

APPARENTLY containing all the virtues of the familiar door check and spring, a device that the Benjamin S. Alder Co., of 37 Warren street, is introducing here for the Standard Man-



ufacturing Company, of Shelby, Ohio, has the additional advantage of being practically invisible and, installed, does not in any way detract from the appearance of the door.

The floor spring for doors is familiar to builders, but the combined checking feature in this device is novel. It is adaptable for double swinging doors in all sorts of buildings. The cut shows the general arrangement. It is a door check and hinge, it automatically closes the door without a slam, it prevents children from being knocked down, it prevents injury to hands if caught when the door is closing, it stops the door exactly at centre automatically and holds it open when desired, it renders the action of the door noiseless and has long life, according to the manufacturers. The 1914 model is simple and effective. The working parts are protected against dust and dirt. They come packed one set in a box complete with screws.

### A Straight Edge Corner Bead.

BY VIRTUE of a special method of manufacture the Penn Metal Company, of Boston, is putting on the market a metal corner bead that possesses great rigidity, lightness and permanent stability of line. This bead is bent over a micrometered die of special steel that produces a positive line, regardless of the different grades of metal that may be encountered in the raw material.

### Makes Floors Durable.

FLOOR wear is most annoying to tenant and owner alike. It has therefore been the aim of building managers to find some preparation that will preserve the life of floors whether they are laid in wood or concrete, not only because of its economic value to them, but because of the greater satisfaction protected floors will give the tenant.

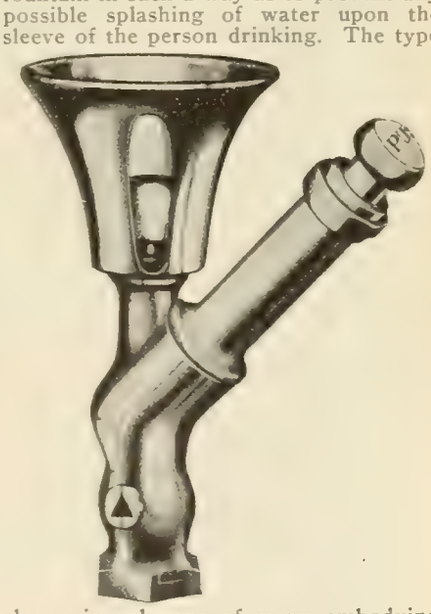
Such a preparation has been perfected and is now on the market here, where according to the statements of manufacturers it has given good service. It is known as the Saums preservative and is distributed by George J. Healey, of 1482 Broadway. It is made in two distinct formulas, one for concrete and one for wood, but both operate exactly alike in producing even, dustless wear. It is not a paint, nor a substitute for it. It penetrates from a quarter to a half inch below the surface of wood floors and keeps it from splintering, cracking, buckling in new floors, and dry rot. It permits the floor to be scrubbed as easily as a linoleum surface. It is suitable in all sorts of buildings, factories and clubs, loft buildings and apartments, offices and residences. It may also be used as a waterproofing agency in stopping leaks in tanks, etc.

### Inter-Phones Increasingly Popular.

LITTLE conception is possessed by the average person of the extensive use of inter-department telephones, not only in business buildings, but in private houses, until he comes in contact with information such as that contained in recent publications issued by the Western Electric Company, which manufactures something like 100,000 of them in a year. There is practically no combination of telephone communication that cannot now be served by the devices now on the market. Each separate room in a dwelling may be as readily connected to any other room or with the central station as the operation of merely taking a combination ear and mouthpiece from a hook after first pressing a button either on the wall or on a panel placed on the desk or table. More than twenty million inter-phones are now in use in this country and the demand for them is such as to keep great plants busy all the time.

### A New Push Button Fountain.

MANY different types of sanitary drinking fountains have been put upon the market in the recent past, but one of novel design is being introduced by the Hames Robertson Company, of Montreal. This fountain, as the cut will show, has its chief novelty in the push button control which projects from the fountain in such a way as to prevent any possible splashing of water upon the sleeve of the person drinking. The type



shown is only one of many embodying this principle of control. They are all made of heavy metal, but in the control device the shut-off is operated by the water pressure thus eliminating quick closing and strains on pipes. The device has had considerable service in Canada, where it has been used in schools and factories.

# CURRENT BUILDING OPERATIONS

## New Detention Home And Court For Women On Old Tenderloin Police Station Site To Cost $450,000.

THE Detention Home and Court for Women, which will be erected upon the site of the old Tenderloin Police Station, in the north side of 30th street, is an innovation in the history of the Department of Correction and will be distinctly novel in many respects. The central idea of the scheme is to do away with the detention of women in police stations and the various City District Prisons in the Borough of Manhattan. This idea is the outcome of prolonged study and investigation of a troublesome city problem, on the part of a number of civic organizations and prominent individuals.

The new project is designed to correct the numerous abuses attendant upon the imprisonment of women. Heretofore, both men and women were confined in the same building, and because many of the police stations and city prisons, especially the older parts of the Tombs, in which women are now confined, are of such antiquated design, there is no possibility of making a distinction between first offenders and hardened habitues. The necessity for segregation into convenient groups of the inmates was the idea of the instigators of the scheme and this became the problem uppermost in the minds of the architects who were appointed to design the building.

Griffin & Wynkoop, 30 Church street, are the architects who are preparing the plans and specifications for this building and it will be erected under the jurisdiction of the Department of Corrections, Dr. Katherine B. Davis, Commissioner.

### Project Decided Upon.

The city authorities decided upon the erection of this project during the year 1913 and an appropriation was made to cover the cost of the lot and erection of a suitable building. It was agreed at the time that the building should contain a Magistrate's Court for women with its administrative and probation departments and its provisions for the temporary detention and arraignment of arrested persons. It was also further decided that the building should contain a Home of Detention for Women and a city district prison for women with their administrative offices and rooms for general purposes.

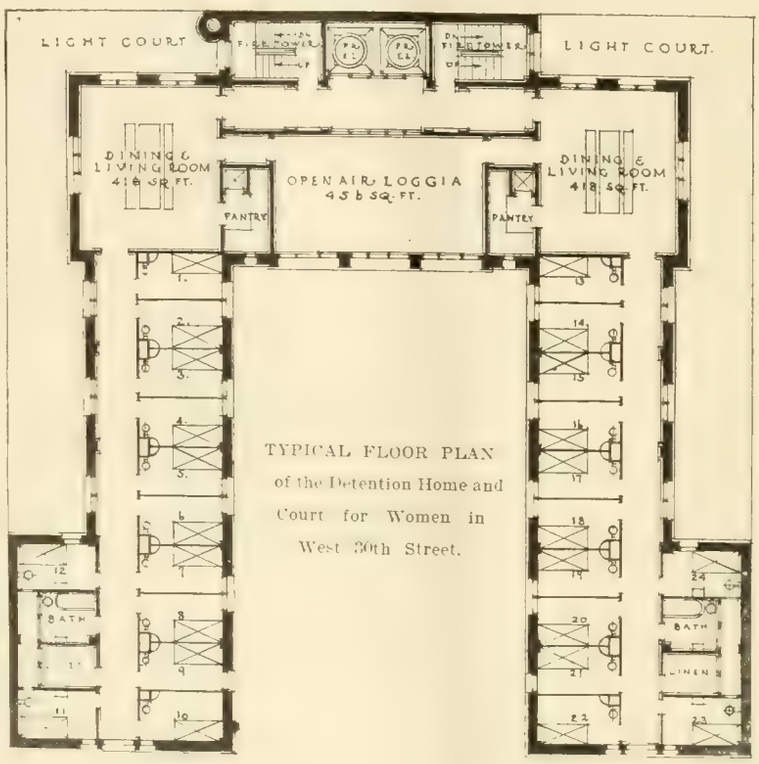
After preparing preliminary plans for buildings to be erected on various sized lots it was finally decided that a plot approximately 100x100 feet afforded the best facilities for providing light and air for the prisoners in the building as well as the best for obtaining the structure within the amount called for by the appropriation. The building will include forty temporary detention rooms for arrested persons prior to arraignment, 110 detention rooms in the house of detention and 150 prison rooms in the city district prison.

### To Cost $450,000.

The building will be built of Indiana limestone, terra cotta and brick and will be sixteen stories in height. The estimated cost will be in the neighborhood of $450,000. The building will be absolutely fireproof with the most up-to-date and complete sanitary equipment.

The Magistrates Court with its entrances and sub-divisions will occupy the first four stories of the structure. The Detention Home and District Prison occupy the fifth to fourteenth floors. Dangers arising from communication of prisoners is obviated by arranging the small rooms around a court recessed from the street, thus making the introduction of weapons and drugs an impossibility. This court opens onto the north side of 30th street and admits sunlight into each room of the home and prison at the same time of day.

Prisoners arriving at the building enter through a driveway court into the room for arrested persons and are then put into individual detention rooms on the first and second floors. From there they pass through the complaint room, prisoners waiting room, court room, finger print room and after sentence to the room for detained persons. Prisoners are then examined by women guards and are placed among that group of prisoners of which their degree of crime permits or requires.



TYPICAL FLOOR PLAN of the Detention Home and Court for Women in West 30th Street.

### Details of Lay-Out.

The public enters the building through a public vestibule, to which toilets for men and women are accessible. Telephone facilities are also provided in this corridor. A large stairway leads to the court room and complaint room on the second floor.

Women on probation can report to their probation officer by coming through a special vestibule at the southwest corner of the building thus avoiding the crowds frequenting the court room and general entrance lobby.

The sixth to fourteenth floors have a typical arrangement for housing the inmates of the home and prison. Twenty-four individual rooms are placed on each floor, twelve on each side of the recessed light court. Each series of twelve rooms will have in connection with them a dining and living room, serving pantry, bath room and storage room for linen and clothes. An open air exercise loggia will connect the two dining rooms on each floor which will be used at different times by the inmates of each series of rooms. Each of the individual rooms will be provided with a wash basin, water closet and a bed.

### Open Air Loggias.

On the top floors will be located the general rooms necessary to a building of this type. They include a kitchen, laundry, staff dining room, rooms for nurse, doctor and hospital or infirmary. On the roof will be a small isolation ward for contagious disease cases pending removal, and an open air exercise space for inmates. One of the open air loggias in the middle section of the building will be enclosed and is intended to be used as a chapel.

Storage rooms, sterilizing rooms, heating and electric plants will be located in the basement.

This building is being designed in a simple way after much thought and careful planning on the part of the commissioner's advisors and architects, to meet to the fullest extent the demands made from a humanitarian standpoint on the imprisonment of women and is a marked advance on prison construcaion.

### Committee on Building Districts and Restrictions.

Edward M. Bassett has been elected chairman, Lawson Purdy vice-chairman and Robert H. Whitten secretary of the new Committee on Building Districts and Restrictions. The committee has held two meetings and taken a recess for the summer. At the second meeting, on Wednesday of this week, the secretary was empowered to employ help to make investigations and collate information for a report to the commission along the line of its work, which will be carried on in this manner during the summer. Chairman Bassett has sailed for Europe.

Manhattan's representatives on the committee are all closely allied to real estate interests and are all possessed of first-hand knowledge of the important questions they are now called upon to consider. Brooklyn members have also been chosen with regard to their special fitness. The representation from the Bronx and Queens is yet incomplete. The seventeen members so far appointed are: From Manhattan—Alfred E. Marling, chairman of the Mayor's Commission on Taxation; Lawson Purdy, president of the Tax Board; George T. Mortimer, president of the United States Realty Company; Otto M. Eidlitz, builder; Edward M. Hardy of the Board of Fire Underwriters; Walter Stabler, comptroller of the Metropolitan Life Insurance Company, and Burt L. Fenner, architect.

From Brooklyn—Edward M. Bassett, chairman of the former Height of Buildings Commission; Edward C. Blum, merchant; Frederick B. Pratt, chairman of the Brooklyn City Plan Committee; George C. Whipple, sanitary engineer, and Frederick S. Tomlin, secretary of the Brooklyn Central Federated Union.

From The Bronx—Richard W. Law-

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# Specify ALPHA and be SURE

rence, president of the Piano Manufacturers' Association.

From Queens — Alrick H. Mann, builder and member of the Board of Education.

From Richmond—William G. Willcox, president of the Staten Island Civic League, and J. F. Smith, president of the Richmond County Savings Bank.

The secretary of the committee will be Robert H. Whittin, who is also acting as the secretary of the Board of Estimates' City Plan Committee. Hearings will be held in the fall.

### Changes to Stern Brothers' Old Store.

Goldwin Starrett & Van Vleck, architects, with offices in the Everett Building, are preparing plans for the transformation of Stern Bros.' old store on West 23d street into a garden for the sale of food-stuffs for a syndicate represented by Albert B. Ashforth, of 10 East 33d street. It is stated that the reconstruction will cost between $300,000 and $400,000.

### Business Building for 46th Street.

John F. Nitchie, World Building, has just been commissioned to prepare plans for a nine-story fireproof store and loft building for a client of A. J. Robinson, 542 Fifth avenue, to be erected at 15-17 West 46th street. Further details will be available within a few days.

### Activity on Gravesend Avenue.

Wortmann & Braun, 114 East 28th street, Manhattan, have plans in progress for twenty-seven six-family tenements to be erected on Gravesend avenue, near Avenue C, Brooklyn, to cost about $10,000 each. The owner's name is for the present withheld.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

PATERSON, N. J. The city of Paterson, Board of Health, Chas. S. Fall, president, contemplates the erection of a brick addition to the tuberculosis hospital at Preakness Hill. An architect will be selected by local competition. Cost, about $33,000.

FAR ROCKAWAY, L. I.—The Congregation Gates of Prayer, care of Ruskay & Ruskay, 31 Liberty st, Manhattan, contemplates the erection of a synagogue on Central av, near Nielson av. No architect selected.

TROY, N. Y.—The Fifth Avenue Methodist Episcopal Church, Rev. Stewart W. Irwin, pastor, 2210 5th av, contemplates the erection of a 3-sty parish house and Sunday school building at 5th av and Jacob st. No architect selected.

AUBURN, N. Y.—The Standard Stores Co., Costigan, 414 Dillaye Building, Syracuse, contemplates the erection of a 2-sty brick and steel department store at Myrtle st and Aurelius av. No architect selected.

TROY, N. Y.—An architect will probably be selected this fall by competition for a brick and stone grade school here for the City of Troy. Board of Contract & Supply, John J. McLaughlin, secretary, City Hall, Troy. Wm. Leland Thompson, care of J. L. Thompson & Sons, 159 River st, president Board of Education. Cost, about $250,000.

NEWARK, N. J.—The Columbus Club, John J. Berry, 776 Broad st, contemplates the erection of a clubhouse here to cost about $100,000. No architect selected.

## PLANS FIGURING.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Plans are being figured for the 3-sty brick and reinforced concrete warehouse at Babcock pl and Woodworth av for Frederick J. Tompkins, 80 Wadsworth av. H. Lansing Quick, 18 South Broadway, architect.

HALLS AND CLUBS.

ROCHESTER, N. Y.—Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, architects, are taking bids, to close July 19 at 12 M., for the central branch, Y. M. C. A., Gibbs st and Grove pl, for the Rochester Y. M. C. A., Herbert P. Lansdale, South av, general secretary. J. Foster Warner, Granite Building, Rochester, supervising architect. Bragdon & Arnold, 415 Cutler Building, Rochester, designing architects. Cost, about $500,000.

SCHOOLS AND COLLEGES.

ROCKVILLE CENTRE, L. I.—Plans are being figured for the 1 and 2-sty brick parochial school for St. Agnes R. C. Church, Rev. Father Queenley, pastor. Frank J. Berlenbach, 260 Graham av, Brooklyn, architect. Cost, about $20,000.

JERSEY CITY, N. J.—The Board of Education of Jersey City is taking bids to close August 1 for additions to the 3-sty brick school, Boulevard and St. Paul's av, from plans by John T. Rowland, Jr., 98 Sip av.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Otto Reissmann, 30 1st st, architect, is taking bids for alterations to the store and loft southwest corner of Broadway and 20th st for M. J. Adrian, 137 East 34th st. Cost, about $15,000.

THEATRES.

BROOKLYN.—Arthur H. Carlson, 157 Remsen st, architect, is taking bids for a 1-sty brick moving picture theatre, 100x100 ft., at Knickerbocker av and Halsey st, for James H. Ward, care of architect. Cost, about $50,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Robert T. Lyons, 119 West 40th st, has been commissioned to prepare plans for a 12-sty apartment, 64x100 ft., at the northwest corner of Park av and 93d st, for Bing & Bing, 110 West 40th st.

175TH ST.—The mason work is up to the first tier on the two 6-sty apartments, northwest corner of 175th st and Audubon av, for the 175th St. Holding Co., David Zipkin, president, 180 Broadway. Sommerfeld & Steckler, 31 Union sq, architects. The Mason Construction Co., 661 Tinton av, mason. Bronx Roofing & Waterproofing Co., 4133 3d av, roofing. Cost, about $130,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have been selected architects for the 13-sty apartment house which the Paterno Construction Co. (not Mayer & Mayer, Inc.) are to erect at the northeast corner of West End av and 84th st, on a plot 100x103 ft. The cost is estimated at $600,000. F. A. Burdett & Co. will be the engineers.

72D ST.—Buchman & Fox, Madison av and 42d st, are preparing plans for a 13-sty apartment, 25x82 ft., at 42 West 72d st for Edward W. Browning, 110 West 40th st, owner and builder. C. Matlock, 30 East 42d st, mechanical engineer. Thomas Barwick, 21 Park Row, electrical engineer.

39TH ST.—George F. Pelham, 30 East 42d st, is preparing plans for a 9-sty apartment, 54x100 ft., at 143-147 East 39th st, for the John J. Hearn Construction Co., 69 West 46th st, owner and builder, who will take bids about July 10.

LENOX AV.—J. C. Cocker, 2017 5th av, has completed plans for alterations to the 5-sty apartment 523 Lenox av for Chris Luckey, 2041 5th av.

77TH ST.—O. L. Spannhake, 233 East 78th st, has completed plans for alterations to two 5-sty tenements 174-6 East 77th st for the Phoebe A. B. Ransom Estate, 279 Pearl st.

3D ST.—Otto Reissmann, 30 1st st, has prepared plans for alterations to two 5-sty tenements 81-3 East 3d st for Louis Frankenthaler, 1215 Madison av.

94TH ST.—S. Levingson, 39 West 38th st, has completed plans for alterations to two 4-sty apartments 101-3 West 94th st and 700-2 Columbus av for Cornelius S. and Townsend Pinkney, 233 Broadway.

8TH AV.—B. W. Berger & Son, 121 Bible House, have prepared plans for alterations to the 5-sty tenement 680 8th av for Chas. A. Cristman, Henry st, Astoria, L. I.

BROADWAY.—Schwartz & Gross, 347 5th av, have completed plans for the 10-sty apartment at the northwest corner of Broadway and 146th st for the Broadway & 146th St. Corp., 501 West 157th st. Cost, about $250,000.

SEAMAN AV.—Moore & Landsiedel, 148th st and 3d av, have prepared plans for two 5-sty apartments on Seaman av, 50 ft. west of 207th st, for the Seaman Const. Corp., 612 West 207th st. Cost, about $110,000.

CATHERINE ST.—Cohen & Felson, 329 4th av, have completed plans for the 6-sty apartment at the southwest corner of Catherine and Madison sts for Bernard F. Golden, 23 Duane st. Cost, about $60,000.

DWELLINGS.

65TH ST.—C. P. H. Gilbert, 25th st and Broadway, is preparing plans and will take bids on general contract about Aug. 15 for alterations to the 5-sty residence 9 East 65th st for Edward W. Humphreys, 220 5th av. Cost, about $50,000.

HOSPITALS AND ASYLUMS.

58TH ST.—York & Sawyer, 50 East 41st st, are preparing plans for a 10-sty dispensary and hospital building 421-423 East 58th st and 420-426 East 59th st for the Orthopaedic Dispensary, 126 East 59th st, Eugene Delano, president. Henry C. Meyer, Jr., 101 Park av, consulting engineer. Marc Eidlitz & Son, 30 East 42d st, general contractors.

PUBLIC BUILDINGS.

30TH ST.—Griffin & Wynkoop, 30 Church st, are preparing plans for the 16-sty women's jail, court and detention house in West 30th st, near 7th av, opposite the police station, for the Department of Correction, 148 East 20th st. K. B. Davis, commissioner. No engineer selected. Cost, about $450,000.

STORES, OFFICES AND LOFTS.

46TH ST.—A client of A. J. Robinson, 542 5th av, contemplates the erection of a 9-sty brick and stone store and loft building, at 15 and 17 West 46th st, from plans by John E. Nitchie, World Building.

6TH AV.—Herman N. Lubet, 101 West 42d st, has been commissioned to prepare plans for alterations to the residence at 28th st, near 6th av, for business purposes. New York Florists Supply Co., Inc., 127 West 28th st, owner.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

VALENTINE AV.—Moore & Landsiedel, 148th st and 3d av, have contemplated plans for two 5-sty apartments, 50x88 ft., on the west side of Valentine av, 210 ft. north of 183d st, for the Valhalla Corporation, 3153 3d av, owner and builder. Cost, about $100,000.

DWELLINGS.

LYDIG AV.—Charles E. Birge, 29 West 34th st, has been commissioned to prepare plans for two 2-sty stucco residences and garage at the northeast corner of Lydig av and Williamsbridge rd for Frank E. Wright, 9 East 37th st, owner.

SPUYTEN DUYVIL.—The Standard Building Co., 70 East 45th st, has received the general contract without competition to erect the 2½-sty terra cotta and brick veneer residence, 60x30 ft., at Spuyten Duyvil for the Along the Hudson Co., care of architects, Mann & MacNeille, 70 East 45th st. Cost, about $12,000.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BAY PARKWAY.—Wortmann & Braun, 114 East 28th st, Manhattan, are preparing plans for a 4-sty tenement, 50x100 ft., on the west side of Bay Parkway, near Benson av, for Samuel Brill, 126 Bay 13th st, owner and builder. Cost, about $45,000.

BROWNSVILLE.—Wortmann & Braun, 114 East 28th st, are preparing plans for a 4-sty tenement, 50x100 ft., for Sorkin & Torchilky, 626 Saratoga av, owners and builders. Cost, about $40,000.

PEARL ST.—Herman Nathaniel Lubet, 101 West 42d st, Manhattan, has nearly completed plans for a 5-sty brick and steel apartment, 52x105 ft., at 253-257 Pearl st for Malafsky & Rappaport, 333 Sheffield av, owners and builders. Cost, about $50,000.

CHURCH AV.—Wortmann & Braun, 114 East 28th st, Manhattan, are preparing plans for a 4-sty tenement, 60x103 ft., on Church av, near Brighton R. R., for John Farina, 226 19th st, owner and builder. Cost, about $75,000.

HICKS ST.—F. J. Dassau, 1373 Broadway, has completed plans for a 5-sty apartment, 50x89 ft., in the east side of Hicks st, 50 ft. north of Cranberry st, for the Hicks Street Corporation, George Brown, president, 26 Court st, owner and builder. Cost, about $36,000.

GRAVESEND AV.—Wortmann & Braun, 114-116 East 28th st, Manhattan, are preparing plans for 27 brick tenements to be erected at Gravesend av, near Av C, to cost about $10,000 each.

BANKS.

MONTAGUE ST.—York & Sawyer, 50 East 41st st, Manhattan, are preparing plans for the 3-sty bank, 80x200x50 ft., at the northeast corner of Montague st, through to Clinton and Pierrepont sts, for the Brooklyn Trust Co., 177 Montague st, J. H. Walbridge, chairman of building committee. Marc Eidlitz & Son, 30 East 42d st, Manhattan, general contractors. Post & McCord, 101 Park av, Manhattan, steel contractors. Cost, between $500,000 and $600,000.

DWELLINGS.

7TH ST.—Plans are being prepared by B. F. Hudson, 319 9th st, for ten 2½-sty frame residences, 18x47 ft., in the east side of East 7th st, 380 ft. north of Av C, for Harry Hawkins, 21 Stratford st. Cost, about $45,000.

COOPER ST.—James A. Boyle, 367 Fulton st, is preparing plans for a 3-sty brick residence, 20x50 ft., in tht north side of Cooper st, 107 west of Knickerbocker av, for Meyer Silver, 239 Cooper av, owner and builder. Cost, about $5,500.

18TH AV.—L. Dananchér, Fulton st, Jamaica, is preparing plans for a 2-sty brick residence and four tenements with stores at the northwest corner of 18th av and 60th st for the Court Square Building Co., J. Blumgarden, president, 1115 East 36th st, Manhattan, owner and builder. Total cost, about $30,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids June 29 for the general construction of portable school buildings at Stillwell av and Av S. The Mapleton Engineering & Construction Co., low bidder at $3,925; and P. S. 177 at Av P and 1st st, Louis Koenig, low bidder at $3,572.

BROOKLYN.—Bids were opened by the Board of Education June 29 for alterations and repairs to P. S. 109. James I. Newman, low bidder at $1,397.

BROOKLYN.—The Board of Education opened bids June 29 for alterations and repairs to the office and storage building. James I. Newman, low bidder at $2,484.

MISCELLANEOUS.

SANFORD ST.—Shampan & Shampan, 772 Broadway, have completed plans for a laundry and garage in the east side of Sanford st, 100 ft. south of Willoughby av, for the Cascade Steam Laundry. Cost, about $40,000.

### Queens

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, has completed plans for a 4-sty tenement, 31x72 ft., in the west side of Blackwell st, 132 ft. south of Broadway, for Fred and Bertha Funk, 275 7th av, owner and builder. Cost, about $14,000.

LONG ISLAND CITY.—Frank J. Schefcik, 176th st and Park av, Bronx, is preparing plans for a 5-sty apartment, 86x100 ft., at the northwest corner of Webster and 6th avs for the Pomona Construction Co., Frank Woytiseck, president, owner and builder. Cost, about $60,000.

LONG ISLAND CITY.—A. J. Pipiton, 606 6th av, contemplates the erection of two 4-sty apartments on the south side of Jamaica av, about 100 ft. east of Steinway av, and two apartments on the west side of 8th av, 200 ft. north of Broadway, from private plans.

DWELLINGS.

WOODHAVEN, L. I.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for thirteen 2-sty brick residences, 18x36 ft., to be erected at

the northwest corner of Vanderveer and Atlantic avs, for the Innovation & Improvement Co., J. C. McIntire, president, 1125 Av G, Brooklyn, owner and builder. Cost, about $52,000.

MANHATTAN BEACH, L. I.—Paul Gallagher, 210 Corbin pl, has completed plans for a 2½-sty residence at the northwest corner of Exeter st and Oriental blvd, for Mrs. F. D. O'Brien, 124 Exeter st, owner. Architect will handle general contract. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Plans are being prepared by the Phoenix Concrete Steel Co., 290 Broadway, Manhattan, general contractor, for a 2-sty reinforced concrete factory on Webster av, between 7th and 8th avs, for Mrs. Annie S. Annable, Bay Head, N. J. Kazan Carpet Co., Ltd., 1115 Broadway, Manhattan, lessee.

WOODHAVEN, L. I.—B. F. Hudson, 319 9th st, Brooklyn, is preparing plans for six 1½-sty frame residences at the northeast corner of Woodhaven av and Grafton st for the Eldors Building Co., Mr. Cohn, president, 1557 East 7th st, Brooklyn. Cost, about $17,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened June 29 by the Board of Education for the general construction of a portable addition to the annex to P. S. 46. Louis Koenig, low bidder at $3,773.

THEATRES.

LONG ISLAND CITY.—Andrew Gardner, Queens Plaza Court Building, Bridge Plaza, L. I., will superintend and is taking bids on all subs for a 1-sty brick theatre on the west side of Hunter av, 94 ft. south of Wilbur av, for W. E. Paynter, Bridge Plaza. John Boese, 1 Bridge Plaza, architect. Cost, about $135,000.

## Richmond.

APARTMENTS, FLATS AND TENEMENTS.

PORT RICHMOND, S. I.—L. Danancher, Fulton st, Jamaica, L. I., is preparing plans for a 4-sty brick tenement, 20x80 ft., at the southwest corner of Castleton and Jewett avs, for Dr. W. F. Braisted, 72 South 4th st, Brooklyn. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

TOMPKINSVILLE, S. I.—The American Dock Co., 17 State st, Manhattan, A. B. Pouch, president, is ready for bids on general contract for the 7-sty reinforced concrete storage warehouse, 132x120 ft., in Marietta st, from plans by the Concrete Steel Co., 32 Broadway, Manhattan, Mr. Moffit, in charge. Cost, about $175,000. Corrects error of June 27, when owner's name was given as N. Y. Dock Co.

SCHOOLS AND COLLEGES.

RICHMOND.—Bids were opened June 29 by the Board of Education for the general construction of the portable P. S. 15 annex. The Consolidated Contracting Co., Inc., low bidder at $4,343.

RICHMOND.—The Board of Education opened bids June 29 for installing heating and ventilating apparatus in addition to P. S. 20. Wells & Newton Co., of New York, low bidder at $24,950. For installing temperature regulation in same addition, Standard Regulator Co., low bidder at $2,992.

MISCELLANEOUS.

ROSEBANK, S. I.—Bartoccini & Vandrasco, 496 West Broadway, Manhattan, have completed preliminary plans for a 2-sty frame and concrete pavilion, 80x100 ft., for the Italian Rifle Range Association, care of architects.

## Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MAMARONECK, N. Y.—Charles T. Oakley, West Boston Post rd, is preparing plans for a 3-sty brick store and apartment, 25x70 ft., on Mamaroneck av, to cost about $15,000. Owner's name for the present withheld.

DWELLINGS.

MAMARONECK, N. Y.—Charles T. Oakley, 54 West Boston Post rd, has about completed plans for a $5,000 residence, 24x32 ft. Owner's name for the present withheld.

YONKERS, N. Y.—H. Fritz, 229 Main st, Passaic, N. J., is preparing plans for a 2½-sty frame residence, 50x42 ft., for Mrs. F. O. Brazier, 70 Livingston av. Cost, about $18,000.

SCARSDALE, N. Y.—P. B. LaVelle, 507 5th av, is preparing plans for four 2½-sty frame and stucco residences for the Jardine Co., 489 5th av, Manhattan, owner. Total cost, about $30,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

WEST NEW YORK, N. J.—Albert M. Hecht, 348 North 10th av, Mount Vernon, has received the general contract to erect a 3-sty apartment at Jackson and 15th sts for Eustachio Durgola, this place, owner. Francis A. Gallow, Proctor Building, Mount Vernon, architect. Cost, about $40,000.

LONG ISLAND CITY.—J. A. Wigmore Construction Co., care of H. W. Rose, 516 5th av, Manhattan, has received the general contract to erect a 5-sty apartment, 50x84 ft., in the south side of Anabel st, 350 ft. east of Jackson av, for the Berrian Realty Corporation, Inc., care of architect, Edward Hahn, Bridge plaza. Cost, about $40,000.

BAYONNE, N. J.—Nathan Levy, at site, has received the general contract to erect a flat and store at the southeast corner of Broadway and 37th st, for John M. Cherry, 28 Clifton pl, Jersey City. Morris J. Scheffer, 67 West 46th st, architect. Cost, about $14,000.

MANHATTAN.—Charles Burke, 114 East 28th st, has received the general contract to alter the 5-sty tenement, 48x92 ft., at 76 Christopher st, for Jennis-Messing-French Lick Springs Hotel, French Lick Springs, Ind. Wortmann & Braun, 114-116 East 28th st, architects.

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*(Contracts Awarded—Continued.)*

KEARNEY, N. J.—Samuel Krieger, 57 Hillside pl, Newark, has received the general contract to erect a 3-sty frame flat, 25x80 ft., at the northeast corner of Kearney av and Halstead st, for Jones Flicker, 104 14th av, Newark. Simon Cohen, 163 Springheld av, Newark, architect. Cost, about $9,500.

WEST NEW YORK, N. J.—Albert M. Hecht, 348 North 10th st, Mt. Vernon, N. Y., has received the general contract to erect a 3-sty brick apartment at Jackson and 15th sts for Eustachio Durgola, West New York. Francis A. Gallow, Proctor Building, Mt. Vernon, architect. Cost, about $10,000.

CHURCHES.

PERTH AMBOY, N. J.—Ira Crouse, 495 State st, has received the general contract to erect the 1-sty brick church for St. Stephen's Polish R. C. Church, Rev. Dr. Paul Knappek, pastor. E. F. Durang & Son, 12th and Chestnut sts, Philadelphia, Pa., architects. Cost, about $75,000.

INWOOD, L. I.—The Miller Reed Co., 103 Park av, Manhattan, has received the general contract to erect a brick church, 108x56 ft., for the Church of Our Lady of Good Council, Rev. John J. Mahon, pastor. T. J. Duff, 407 West 14th st, Manhattan, architect.

WEST HOBOKEN, N. J.—McDermott & Hanigan, 103 Park av, Manhattan, have received the general contract to erect a 1½-sty brick and stone chapel, 40x90 ft., at Hill and Morris sts, for the Dominican Sisters of the Perpetual Rosary, on premises. Henry L. Spann, 38 Ardmore st, Buffalo, N. Y., architect. Cost, between $30,000 and $40,000.

DWELLINGS.

BLOOMFIELD, N. J.—John Young, Ramger Terrace, has received the general contract to erect a 2½-sty frame residence in the west side of State st for Robert McKinnell, 258 Berkley av, owner. Cost, about $4,000.

JERSEY CITY, N. J.—John Grislaus & Son, at site, have received the general contract to erect a 2-sty frame residence at 127 Winfield av for Andrew McTaggart, care of general contractor. Chas. Rendall, Lake st, West Hoboken, architect. Cost, about $5,500.

TUXEDO PARK, N. Y.—Bang & Fitzrandolph, 1328 Broadway, Manhattan, have received the general contract to remodel the residence for Mrs. Stanley Mortimer, Tower Hill rd. Alfred Hopkins, 101 Park av, Manhattan, architect. Cost, about $75,000.

NEW ROCHELLE, N. Y.—Joseph Mulholland, 43 Church st, has received the general contract to erect a 2½-sty frame residence on Bayview av for Mrs. Alexander D. Seymour, 301 Huguenot st, owner. Seymour & Schoenwald, Grand Central Terminal Building, Manhattan, architects. Cost, about $8,000.

BROOKLYN.—Thomas Drysdale, 26 Court st, has received the general contract to erect a 2-sty parish house in the west side of Hawthorne st, 219 ft. east of Nostrand av, for St. Gabriel's Church, Diocesan Mission of Long Island, Rev. Dr. Brinkerhoff, rector. Wm. H. Day, 22 East 42d st, Manhattan, architect. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—John Auer & Sons, 648 Lexington av, Brooklyn, have received the general contract to erect a 2-sty brick factory, 50x98 ft., at 179-181 Powers st for T. L. Neff's Sons, Inc., 105 Maujer st. Frank J. Berlenbach, 260 Graham av, architect. Cost, about $10,000.

BRONX.—Gillies-Campbell Co., 101 Park av, has received the general contract to erect a 1 and 2-sty brick and stone embroidery factory on Bronx River av, between 150th and 151st sts, for William Vincent Astor, 23 West 26th st, owner. Tracy & Swartwout, 244 5th av, architects. Cost, about $30,000.

BROOKLYN.—Rufus H. Brown, Inc., 350 Fulton st, has received the general contract to erect a 5-sty reinforced concrete furniture warehouse in Prince st, near Johnson st, for C. F. Rohman Sons & Co., 343 Adams st, owner. A. Ullrich, 367 Fulton st, architect. Cost, about $55,000.

VERONA, N. J.—G. White Eng. Corp., 43 Exchange pl, Manhattan, has given the contract for composition flooring in the factory of the Eagle Rock Mfg. Co. to the Troegerlith Tile Co., 11 Broadway, Manhattan.

HALLS AND CLUBS.

BELLEVILLE, N. J.—Gunn-Van Dale Co., Essex Building, Newark, N. J., has received the general contract to erect a 1-sty brick and stone masonic temple, 40x85 ft., in the north side of Joralemon st, for the Belleville Masonic Realty Co., Frank A. Remsen, chairman building committee. Belleville Lodge No. 108, F. & A. M., lessee. Chas. Granville Jones, 280 Broadway, Manhattan, architect. Cost, between $10,000 and $15,000.

HOSPITALS AND ASYLUMS.

CHAPPAQUA, N. Y.—Frank N. Goble, 1 East 42d st, Manhattan, has received the general contract to erect a 2-sty brick hospital for the Bettis Bungalow Hospital, care of architect, Charles A. Rich, 320 5th av, Manhattan.

SCHOOLS AND COLLEGES.

GREAT NECK, L. I.—Kinko Bros., Inc., 350 Fulton st, Brooklyn, have given the contract for composition flooring in the Great Neck High School to the Troegerlith Tile Co., 11 Broadway, Manhattan.

WEST HOBOKEN, N. J.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, has received the general contract to erect the addition to the Convent of the Perpetual Rosary, in charge of the Dominican Sisters. Henry L. Spann, 38 Ardmore st, Buffalo, N. Y., architect. Location of job, corner Hill and Morris st, West Hoboken, N. J.

STABLES AND GARAGES.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, have been awarded the contract for the fireproof garage at 259-61 West 69th st. I. H. Green, of Sayville, L. I., is the architect.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, have received the general contract to erect a 3-sty brick garage, 50x80 ft., at 259-261 West 69th st for Fred G. Bourne, 149 Broadway. I. H. Green, Greeley av, Sayville, L. I., architect. Cost, about $40,000.

JERSEY CITY, N. J.—The general contract has been awarded to Henry Hahn, 247 Summit av, for a 2-sty stable and storage at the corner of Warren and Plymouth sts, for Wm. McCullough, 138 Steuben st, owner. Ed. M. Patterson, 1 Montgomery st, architect. Cost, about $19,000.

STORES, OFFICES AND LOFTS.

UTICA, N. Y.—R. Richards & Son, 42 Elizabeth st, have received the general contract to erect twenty-two stores and offices in Genesee st, through to Union st, south of the Utica Savings Bank, for Arthur B. Maynard, 822 Genesee st. Linn Kinne, Lyon Block, 254 Genesee st, architect. Cost, about $100,000.

JERSEY CITY.—Riso Tagliahue, Spring st, West Hoboken, has received the general contract to erect a 2-sty brick bakery, 22x50 ft., at 180 Sherman av for A. Veitemeyer, 184 Sherman av, owner. Phillip Weilbacher, 85 Boraem av, architect. Cost, about $3,000.

MANHATTAN.—The Geo. A. Fuller Co., 111 Broadway, has given the contract for composition flooring for the Robert Goelet building, southwest corner of 37th st and 5th av, to the Troegerlith Tile Co., 11 Broadway.

PHILADELPHIA, PA. (sub.).—The Clinton Fireproofing Co., of New England, Inc., 101 Park av, Manhattan, has secured the contract for furnishing and installing the reinforced concrete construction in the new office building in Juniper st, extending from Chestnut to So. Penn sq, for P. A. B. Widener, of Philadelphia. The Geo. A. Fuller Co. is general contractor. There will be approximately 510,000 sq. ft. of floor space, arches being installed strictly in accordance with the Clinton System of fireproof construction.

MISCELLANEOUS.

FOREST HILLS, L. I.—Ahneman & Younkheere, Inc., 3320 Bailey av, Kingsbridge, have received the general contract to erect a 1-sty frame reviewing stand at the southwest corner of Burns st and Tennis pl, for the West Side Tennis Club, Innis pl, owner. George S. Groesbeck, 30 East 42d st, Manhattan, architect and engineer. Cost, about $15,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

FACTORIES AND WAREHOUSES.

FRONT ST, 163, 10-sty reinforced concrete factory, 25x102; cost, $60,000; owner, Waterman Bldg. Co., Frank D. Waterman, Pres., 10 Cortlandt st; architects, Ludlow & Peabody, 101 Park av. Plan No. 232.

ST. NICHOLAS AV, e s, 178.1 n w 160th st, 1-sty brick gasoline storage and repair shop, 25x20; cost, $350; owner, Dr. Gustav Scholer, 10 Jumel terrace; architects, Nast & Springsteen, 21 West 45th st. Plan No. 233.

51ST ST, 207 East, brick shop, 27x40; cost, $600; owner, Bryam S. Winter, Waverly, N. Y.; architect, I. G. Hamburger, 1233 1st av. Plan No. 235.

STABLES AND GARAGES.

75TH ST, 545 East, n w cor Exterior st, 1-sty brick garage, 26x55; cost, $3,000; owner, John Blumers, 535 East 75th st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 237.

STORES AND TENEMENTS.

HAVEN AV, w s, 49 n 171st st, 5-sty brick tenement, 86x91; cost, $80,000; owner, Filrose Const. Co., Philip Krusewitch, Pres., 412 West 148th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 231.

### Bronx.

DWELLINGS.

RADCLIFF AV, w s, 350 n Morris Park av, 2-sty brick dwelling, tin roof, 25x52; cost, $3,000; owner, Morris Zand, 127 Ludlow st; architect, Edw. M. Adelsohn, 1776 Pitkin av, Brooklyn. Plan No. 324.

SYLVAN AV, s w cor 256th st, 2-sty brick dwelling, tin roof, 25.2x51; cost, $4,000; owner, Caroline W. C. Schwager, 210 West 80th st; architects, Tandy & Foster, 1931 Broadway. Plan No. 330.

MINNIFORD AV, e s, 100 s Elizabeth st, 2½-sty frame dwelling, 27.8x45.2, slate roof; cost, $7,000; owner, Emil Waldenberger, Minniford av; architects, Seifert & Webb, 104 West 42d st. Plan No. 331.

LELAND AV, e s, 325 s Lacomb av, 2-sty frame dwelling, tin roof, 21x50; cost, $4,000; owner, David Handrahan, 362 Cypress av; architect, John Schwallenberg, 2160 Westchester av. Plan No. 334.

FACTORIES AND WAREHOUSES.

CANAL PL, e s, 225 n 141st st, 1-sty brick storage, 25x22, concrete and steel roof; cost, $4,000; owner, Geo. Haiss, 205 Alexander av; architects, Geo. Haiss Mfg. Co., 141st st and Rider av. Plan No. 332.

STORES AND DWELLINGS.

INTERVALE AV, w s, 425 s Home st, 1-sty brick store and dwelling, tin roof, 20x45; cost, $2,000; owner, Delia McTigue, 1131 Intervale av; architects, Toelberg & Son, 1167 Fox st. Plan No. 322.

ZEREGA AV, n e cor Westchester av, 1-sty frame store and dwelling, slag roof, 50x100; cost, $8,000; owner, Chas. E. Deverman, 2222 Houghton av; architect, Anton Pirner, 2069 Westchester av. Plan No. 329.

STORES AND TENEMENTS.

176TH ST, s w cor Clinton av, 5-sty brick tenement, slag roof, 57.9x90; cost, $70,000; owner, Hargton Bldg. Co., Adela M. Harrington, 1478 Vyse av, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 327.

183D ST, n w cor Park av, 5-sty brick tenement, slag roof, 25.5x90; cost, $35,000; owner, Tully Bldg. Co., John J. Tully, 391 East 149th st, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 328.

HOE AV, e s, 100 s 172d st, 5-sty brick tenement, slag roof, 50x88; cost, $50,000; owner, Coryell Bldg. Co., Frank G. Coryell, 1414 Vyse av. Pres.; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 326.

181ST ST, s e cor Crotona av, 5-sty brick tenement, slag roof, 65.1x92.1; cost, $65,000; owner, Mason Bldg. Co., Antonio Munzo, 391 East 149th st. Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 325.

184TH ST, 649-651 West, 5-sty brick tenement, 50x87; cost, $40,000; owners, Aldus Construction Co., Jacob Kahn, president, 950 Hoe av; architect, Samuel Sass, 32 Union sq. Plan No. 236.

STEBBINS AV, e s, 228 n 167th st, 3-sty frame tenement, slag roof, 21x58; cost, $6,500; owner, Mrs. Louise Parker, 1164 Stebbins av; architect, Albert E. Davis, 258 East 138th st. Plan No. 335.

THEATRES.

145TH ST, 601 West, n w cor Broadway, open-air moving picture theatre, 99x150; cost, $500; owners, Dwyer & Haigh, 430 West 147th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 234.

MISCELLANEOUS.

BROOK AV, s w cor 142d st, 4-sty brick police station, tile roof, 75x89.11; cost, $150,000; owner, City of New York; architects, Thain, Hewlett & Reddy, 1181 Broadway. Plan No. 323.

WEBSTER AV, w s, 100.6 s 179th st, brick chimney, 72.2 ft. high; cost, $500; owner, Wm. Knoch, on premises; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 333.

## Brooklyn.

DWELLINGS.

EAST 39TH ST, w s, 180 s Av J, two 2-sty frame dwellings, 17.6x36, shingle roof, 1 family each; total cost, $7,000; owner, Amersford Bldg. Co., 315 Washington st; architect, F. W. Eisenla, 16 Court st. Plan No. 4376.

EAST 37TH ST, w s, 187.6 n Av H, two 2-sty brick dwellings, 20x55, —— roof, 1 family each; total cost, $7,000; owner, Jos. Stepfens, 523 Liberty av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 4353.

80TH ST, s s, 180 w 23d av, two 2-sty frame dwellings, 20x38, shingle roof, 1 family each; total cost, $10,000; owner, O. L. Perfect, 84th st and 18th av; architect, E. S. Child, 29 Broadway, Manhattan. Plan No. 4366.

80TH ST, s s, 240 w 23d av, two 2-sty frame dwellings, 20x38, shingle roof, 1 family each; total cost, $10,000; owner, O. L. Perfect, 84th st and 18th av; architect, E. S. Child, 29 Broadway, Manhattan. Plan No. 4365.

ORIENTAL BLVD, n w cor Exeter st, 3-sty brick dwelling, 40x52, —— roof, 1 family; cost, $15,000; owner, Mrs. T. D. O'Brien, 124 Exeter st; architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 4349.

E. 38TH ST, e s, 460 s Linden av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $9,000; owners, McRoberts & Flanderan, 1210 Nostrand av; architect, Wm. C. Meyer, 115 Av C. Plan No. 4473.

13TH AV, n w cor 47th st, 2-sty frame dwelling, 32x45, slag roof, 2 families; cost, $10,000; owners, J. J. Lack Construction Co., 44 Court st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 4467.

E 13TH ST, w s, 510 n Av I, 1-sty frame dwelling, 18x45, shingle roof, 1 family; cost, $4,200; owner, Glen H. Frost, 849 East 12th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 4404.

66TH ST, n s, 96 e 17th av, two 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, $5,000; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4417.

66TH ST, s s, 100 e 17th av, two 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, $5,000; owner, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4415.

67TH ST, n s, 100 e 17th av, two 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, $5,000; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4425.

AV H, n s, 97 n e 7th st, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $3,500; owners, Economy Homes Co., 110 Av I; architest, F. J. Dassau, 1373 Broadway. Plan No. 4445.

VAN SICLEN AV, w s, 260 s Livonia av, three 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $9,000; owner, Max Cohen, 699 Van Siclen av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4457.

17TH AV, n s, 20 w 66th st, four 2-sty brick dwellings, 19x32, gravel roof, 1 family each; total cost, $10,000; owners, Sea Beach Bldg Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4433.

17TH AV, n e cor 67th st, ten 2-sty brick dwellings, 19x32, gravel roof, 1 family each; total cost, $25,000; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4432.

17TH AV, s w cor 65th st, nine 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, $22,500; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4431.

17TH AV, s w cor 66th st, eight 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, $20,000; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4430.

17TH AV, s e cor 66th st, nine 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, $22,500; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4428.

17TH AV, n w cor, 66th st, 2-sty brick dwelling, 20x32, gravel roof, 1 family; cost, $2,500; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4413.


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*Plans Filed, New Buildings, Brooklyn (Cont'd)*

17TH AV, s e cor 67th st, 2-sty brick dwelling, 20x32, gravel roof, 1 family; cost, $2,500; owners, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4424.

17TH AV, n e cor 66th st, nine 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, $22,500; owner, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4423.

17TH AV, n w cor 65th st, 2-sty brick dwelling, 20x32, gravel roof, 1 family; cost, $2,500; owner, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4419.

17TH AV, s s, 20 e 67th st, six 2-sty brick dwellings, 19x32, gravel roof, 1 family each; total cost, $15,000; owner, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4414.

65TH ST, s s, 91. 7 e 17th av, two 2-sty brick dwellings, 20x32, gravel roof, 2 families each; total cost, $5,000; owner, Sea Beach Bldg. Co., 1266 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4509.

BATH AV, s e cor 17th av, 3-sty brick store and dwelling, 19.4x75, slag roof, 2 families; cost, $5,000; owner, Emilio Sarno, 187 Bay 17th st; architect, Angelo Adamo, 1526 71st st. Plan No. 4504.

COOPER ST, 241, 3-sty brick dwelling, 18x72, slag roof, 2 families; cost, $5,500; owner, Meyer Silver, 239 Cooper st; architect, Jas A Boyle, 367 Fulton st. Plan No. 4538.

EAST 15TH ST, e s, 240 n Av N, two 2-sty frame dwellings, 16x38, gravel roof, 1 family each; total cost, $6,000; owner, Hans Skofow, 1684 Nostrand av; architect, C. G. Wessell, 1563 East 46th st. Plan No. 4520.

EAST 46TH ST, w s, 220 n Av N, two 2-sty frame dwellings, 16x38, gravel roof, 1 family each; total cost, $6,000; owner, John Reilly, on premises; architect, C. G. Wessell, 1563 East 46th st. Plan No. 4519.

FACTORIES AND WAREHOUSES.

ROBINSON ST, n s, 292.6 e Nostrand av, 1-sty frame storage, 24x67.6, gravel roof; cost, $800; owner, Flatbush Gas Co., 180 Remsen st; architect, Wm. M. Wepfer, 347 Lincoln rd. Plan No. 4388.

CHESTER ST, e s, 650 s Pitkin av, 1-sty frame shop, 20x90, tin roof; cost, $2,000; owner, Saml Tolmosky, 266 Thatford av; architect, E M Adelsohn, 1776 Pitkin av. Plan No. 4341.

PRINCE ST, w s, 20 s Johnson st, 5-sty brick factory, 80x68, slag roof; cost, $40,000; owner, C. F. Rohman Co., 343 Adams st; architect, Albert Ulrich, 371 Fulton st. Plan No. 4344.

STABLES AND GARAGES.

EAST 4TH ST, 435, 1-sty frame garage, 10x16, shingle roof; cost, $300; owner, Mrs. W. H. Bailly, on premises; architect, Robt. B. Field, 30 East 42d st, Manhattan. Plan No. 4386.

48TH ST, n s, 140 w 16th av, 1-sty frame garage, 15x17, shingle roof; cost, $500; owner, Morris Kornblum, 1314 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 4377.

AMHERST ST, w s, 280 n Oriental blvd, 1-sty brick garage, 17x16, shingle roof; cost, $600; owner, Jessie Shillman, 22 West 32d st, Manhattan; architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 4348.

DECATUR ST, s s, 300 e Sumner av, 1-sty brick garage, 40x101.6, tin roof; cost, $4,000; owner, Mrs. Jas. H. Tracy, 1597 Fulton st; architect, John J. Kilcourse, 1467 Dean st. Plan No. 4361.

MALTA ST, e s, 155 s Vienna av, 1-sty brick stable, 27x20, slag roof; cost, $1,000; owner, Nathan Katz, 452 Christopher av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4449.

STONE AV, w s, 32 s Dean st, 2-sty brick stable, 25x27, tile roof; cost, $2,000; owner, Cono Namarato, on premises; architect, Morris Whinston, 59 Stone av. Plan No. 4410.

WILLIAMS AV, 318, 1-sty frame garage, 9x15, gravel roof; cost, $300; owner, Morris Wallenstein, on premises; architect, Morris Whinston, 59 Stone av. Plan No. 4411.

6TH AV, w s, 77.7 n 66th st, 1-sty brick garage, 42x50, —— roof; cost, $2,800; owner, W. F. Ahrens, 402 Sumpter st; architect, Arthur R. Kech, 737 Chauncey st. Plan No. 4463.

14TH AV, e s, 40 s 64th st, 1-sty brick stable, 15x12, rubberoid roof; cost, $300; owner, Vincenzo La Barbera, on premises; architect, Angelo H. Martire, 6005 14th av. Plan No. 4477.

BOGART ST, e s, 75 n Rock st, 1-sty frame stable, 14x35, —— roof; cost, $300; owner, Vanderver Daniel, 293 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4482.

50TH ST, s s, 180 w 13th av, 1-sty frame garage, 16x14, shingle roof; cost, $300; owner, Morris Wolsk, 1212 39th st; architect, Samuel Gardstein, 1168 45th st. Plan No. 4497.

EAST 55TH ST, w s, 46.5 n Av O, 2-sty brick stable, 21x12.6, gravel roof; cost, $500; owner, Fillipo Napoli, on premises; architect, Chas. Gallo, 106 Van Siclen av. Plan No. 4486.

PRESIDENT ST, 1235, 1-sty brick garage, 20x18, gravel roof; cost, $600; owner, Grace M. Berhlian, on premises; architect, Grace M. Berhlian, on premises. Plan No. 4518.

18TH AV, e s, 60 s 65th st, 1-sty frame garage, 40x75, felt roof; cost, $3,000; owner, Saml. Hammond, 18th av, cor 65th st; architect, Raphael Corporale, 1929 63d st. Plan No. 4534.

STORES AND DWELLINGS.

EAST NEW YORK AV, n s, 157 e Park pl, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $5,000; owner, Saml. Lewis, 215 Watkins st; architect, Benj. Cohn, 361 Stone av. Plan No. 4402.

EAST NEW YORK AV, n s, 157 e Park pl, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $5,000; owner, Saml. Lewis, 215 Watkins st; architect, Benj. Cohn, 361 Stone av. Plan No. 4403.

BATH AV, e s, 19.4 s 17th av, four 3-sty brick stores and dwellings, 19.4x53, slag roof, 2 families each; total cost, $18,000; owner, Emilio Sarno, 181 Bay 17th st; architect, Angelo Adamo, 1526 71st st. Plan No. 4505.

CLASSON AV, w s, 69.6 s Prospect pl, two 3-sty brick stores and dwellings, 21x35, gravel roof, 2 families each; total cost, $4,000; owner, Brody Const. Co., 1143 40th st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4508.

STORES AND TENEMENTS.

39TH ST, n s, 40 e 14th av, two 2-sty frame tenements, 20x74, gravel roof, 4 families each; total cost, $6,000; owner, Wm. Fishking, 1346 41st st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 4440.

ATLANTIC AV, s s, 100 w Saratoga av, 4-sty brick tenement, 50x89.4, gravel roof, 20 families; cost, $25,000; owner, A. Voletsky, 80 Amboy st; architects, Cohn Bros., 361 Stone av. Plan No. 4501.

KOSCIUSKO ST, n s, 150 e Reid av, 4-sty brick tenement, 50x89, gravel roof, 17 families; cost, $35,000; owner, Truton Impt. Co., 91 Greene st, Manhattan; architect, E. M. Adelsohn 1776 Pitkin av. Plan No. 4524.

SOUTH 3D ST, n s, 128.6 w Bedford av, 6-sty brick tenement, 49.9x107, slate roof, 36 families; cost, $50,000; owner, South 3d St. Bldg. Corp., 217 Havemeyer st; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 4539.

SOUTH 5TH ST, s s, 125 w Hooper st, 6-sty brick tenement, 62.2x87, slag roof, 41 families; cost, $50,000; owner, South 5th Const. Co., 686 Willoughby av; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 4527.

BEDFORD AV, e s, 48 n South 3d st, 6-sty brick stores and tenement, 47.10x90.6, tin roof, 35 families; cost, $30,000; owner, Salomon Kaplan, 750 Driggs av; architect, Chas M Straub, 1x7 4th av, Manhattan. Plan No. 4536.

ST. MARK'S AV, n e cor Nostrand av, 5-sty brick store and tenement, 50.7x90, slag roof, 23 families; cost, $45,000; owner, Lyon Valley Realty Corp., 1095 Bergen st; architect, F. J. Dassau, 1373 Bway. Plan No. 4546.

THEATRES.

13TH AV, s e cor 76th st, 2-sty frame theatre, 45x100, asbestos roof; cost, $10,000; owner, Dyker Heights Amusement Co., 5111 14th av; architect, John C. Wandell, 4 Court sq. Plan No. 4343.

MISCELLANEOUS.

MALTA ST, e s, 155 s Vienna av, 1-sty brick barn, 35x91.8, slag roof; cost, $9,000; owner, Nathan Katz, 452 Christopher av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4408.

MALTA ST, e s, 155 s Vienna av, 1-sty brick milk house, 25x12, slag roof; cost, $500; owner, Nathan Katz, 452 Christopher av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4450.

## Queens

CHURCHES.

CORONA.—National av, n w cor Smith av, 1-sty frame church, 30x60, slag roof; cost, $5,800; owner, North Branch U. E. Church, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2136.

ROSEDALE.—Lincoln av, s e cor Rosedale av, 1-sty brick church, 36x67, slate roof; cost, $12,000; owner, Evang. Lutheran Church of Christ, Rosedale; architect, W. J. Dinthy, 1 Union Sq West, Manhattan. Plan No. 2175.

DWELLINGS.

CORONA.—Myrtle av, w s, 505 n Willow st, 1-sty brick dwelling, 20x36, tin roof, 1 family; cost, $1,800; owner, Donatoa Salvatore, 50 Railroad av, Corona; architect, A. F. Brens, 83 Corona av, Corona. Plan No. 2120.

JAMAICA.—Glenn av, n s, 80 e Clinton av, 2½-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, $4,500; owner, F. Ferguson, 66 Oxford st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2122.

ROSEDALE.—Hampton rd, s s, 40 e Chester av, 2-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $2,000; owner and architect, Niels C. Mortinson, Rosedale. Plan No. 2116.

WOODHAVEN.—Vandeveer av, s w cor Simpson st, five 2-sty frame dwellings, 16x39, shingle roof, 1 family; cost, $9,000; owner, John Haas, 51 Columbia av, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 2124 to 2128.

BAYSIDE.—Gardiner st, w s, 145 s Lamartine av, three 2-sty frame dwellings, 24x30, shingle roof, 1 family; cost, $7,500; owner, A. F. Daniel, Vista av, Rosebank, Staten Island; architect, H. H. Davis, 1724 74th st, Brooklyn. Plan No. 2131.

GLEN MORRIS.—Walnut st, e s, 260 s Sutter av, 2-sty frame dwelling, 26x33, shingle roof, 1 family, steam heat; cost, $3,800; owner, F. P. Bennett, Beech st, Richmond Hill; architect, D. Stage, Richmond Hill. Plan No. 2140.

JAMAICA.—Curtis av, w s, 375 s Mills st, two 2½-sty frame dwellings, 18x39, shingle roof, 1 family; cost, $5,500; owner and architect, O. B. Hildebrandt, Higbie av, Springfield. Plan Nos. 2143-44.

MORRIS PARK.—Cedar av, e s, 110 s Atlantic av, two 2-sty frame dwellings, 19x52, tin roof, 2 families; cost, $5,500; owner and architect, A. G. Horsch, Jamaica av and Elm st, Richmond Hill. Plan No. 2145.

MORRIS PARK.—Wicks st, w s, 180 n Mills st, 2½-sty frame dwelling, 18x39, shingle roof, 1 family, steam heat; cost, $3,000; owner and architect, C. Biedenkapp, Wicks st, Morris Park. Plan No. 2130.

WOODHAVEN.—Woodland av, e s, 100 n Brandon st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $4,400; owner, Wilson Realty Co., Freeport, L. I.; architect, G. E. Crane, Richmond Hill. Plan Nos. 2141-42.

ELMHURST.—Horton st, 119, 2½-sty brick dwelling, 25x40, shingle roof, 1 family, steam heat; cost, $4,000; owner Luke J. Conlon, 40 Chase pl, Elmhurst; architect, Walter J. Stemler, 239 Ivy st, Arlington, N. J. Plan No. 2148.

FOREST HILLS.—Markwood rd, s w s, 115 s e Rockrose pl, 2½-sty tile dwelling, 19x34, tile roof, steam heat, 1 family; cost, $7,500; owner and architect, Sage Foundation Homes Co., 47 West 34th st, Manhattan. Plan No. 2166.

JAMAICA.—Cumberland st, n s, 20 w Brooklyn av, 2½-sty frame dwelling, 16x40, shingle roof, 1 family; cost, $1,650; owner, Wm. F. Beball, Fulton st, Jamaica; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 2165.

RICHMOND HILL.—Elm pl, s s, 170 e Wicks st, 2-sty frame dwelling, 17x40, shingle roof, 1 family; cost, $2,200; owner, Paul A. Bielins, Glendale; architect, Lyman J. Fusher, 1226 So. Vine st, Richmond Hill. Plan No. 2152.

WOODHAVEN.—Fulton st, s e cor Digby av, 2-sty brick dwelling, 19x50, slag roof, 1 family, steam heat; cost, $6,000; owner, Wm. F. Beball, Fulton st, Jamaica; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 2164.

WOODHAVEN.—Fulton st, s w cor Yarmouth st, ten 2-sty brick dwellings, 19x50, tin roof, 2 families; cost, $60,000; and Fulton st, s s, 19 w Yarmouth st, nine 2-sty brick dwellings, 18x36, tin roof, 2 families; cost, $27,000; owner, Lerner Realty Co., 744 Oceanview av, Woodhaven; architect, J. F. D. Beball, Fulton st, Jamaica. Plan No. 2162-63.

WOODHAVEN.—Oceanview av, e s, 100 s Fulton st, four 2-sty frame dwellings, 19x54, tin roof, 2 families; cost, $10,000; and Oceanview av, w s, 120 n Atlantic av, 2-sty frame dwelling, 19x54, tin roof, 2 families; cost, $5,000; and Oceanview av, w s, 160 n Atlantic av, six 2½-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $12,000; owner, Lerner Realty Co., 744 Oceanview av, Woodhaven; architect, J. F. D. Beball, Fulton st, Jamaica. Plan Nos. 2153 to 2161.

DUNTON PARK.—Hulst st, w s, 100 w Chichester av, three 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, $9,000; owner, Wm. Kelly, 275 Gold st, Brooklyn; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan Nos. 2190-91-92.

JAMAICA.—Dean st, e s, 100 n South st, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $2,500; owner, Ignatz Wohl, 35 Beaver st, Jamaica; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan No. 2189.

L. I. CITY.—8th av, w s, 175 n Broadway, 3-sty brick dwelling, 15x43, slag roof, 1 family; cost, $5,000; owner, A. Pipitone, 604 6th av, L. I. City; architect, owner. Plan No. 2168.

MORRIS PARK.—Briggs av, e s, 100 s Beaufort st, three 2½-sty frame dwellings, shingle roof, 1 family; cost, $8,250; owner, Miller & Rubin, Inc., Nebraska av, Dunton; architect, Louis Danancher, 370 Fulton st, Jamaica. Plan Nos. 2186-87-88.

WOODHAVEN.—Bigelow pl, w s, 40 n Fulton st, three 2-sty frame dwellings, 16x37, shingle roof, 1 family; cost, $6,600; owner, Eierman Bros., Inc., 374 Manor av; Woodhaven; architect, C. W. Ross, Woodland av, Woodhaven. Plan Nos. 2170-71-72.

ELMHURST HEIGHTS.—Meyers av, e s, 360 n Park pl, 2-sty brick dwelling, 24x47, slate roof, 2 families; cost, $5,000; owners, B. & H. Schwanda, 138 Grove st, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 2202.

FLUSHING.—Juniper st, s s, 354 w Jamaica av, 2½-sty frame dwelling, 19x28, shingle roof, 1 family; cost, $2,000; owner, Harry Adams, 277 Jamaica av, Flushing; architect, Jos. Lindener, 275 Jamaica av, Flushing. Plan No. 2204.

HOLLIS.—Beaufort st, s w cor Tarrytown av, 2-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, $3,500; owner, C. H. Bassler, 47 Clinton av, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2201.

MIDDLE VILLAGE.—Barnum av, e s, 175 s Metropolitan av, 2-sty frame dwelling, 22x50, tin roof, 2 families; cost, $2,700; owner, Anthony Michaels, Middle Village; architect, A. H. Stines, 4th st and Jackson av, L. I. City. Plan No. 2198.

JAMAICA—Wyckoff av, e s, 101 n Rockaway rd, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $6,000; owner, Lynch Fleming Building Co., 803 West 188th st, Manhattan; architect, Chas. G. Wessell, 1563 East 46th st, Brooklyn. Plan No. 2206.

RICHMOND HILL.—Elm pl, s s, 195 e Wicks st, 2-sty frame dwelling, 17x40, tin roof, 1 family; cost, $2,000; owner, Paul E. Bielins, Glendale, L. I.; architect, Lyman J. Fisher, 1226 South Vine st, Richmond Hill. Plan No. 2213.

FACTORIES AND WAREHOUSES.

RIDGEWOOD.—Decatur st, 1438 to 1444, 2-sty brick warehouse, 60x83, slag roof; cost, $9,500; owner, Master Bakers' Purchasing Co., 1434 Decatur st, Brooklyn; architect, H. Holder, 242 Franklin av, Brooklyn. Plan No. 2193.

RICHMOND HILL.—Hillside av, n s, 120 e Cottage st, 1-sty frame shop, 24x50, tin roof; cost, $600; owner, Chas. Krog, premises. Plan No. 2211.

STABLES AND GARAGES.

UNION COURSE.—Jamaica av, s s, 300 e Shaw av, 1-sty steel garage, 10x16, steel roof; cost, $100; owner, J. Meyers, premises. Plan No. 2114.

CORONA.—Jackson av, n s, 60 w 44th st, 2-sty brick stable, 40x30, gravel roof; cost, $1,200; owners, Maresca Bros., 48 W. Jackson av, Corona; architect, A. J. Grimm, 46 W. Jackson av, Corona. Plan No. 2149.

ELMHURST.—Johnson av, s s, 234 w Dry Harbor rd, 2-sty brick stable, 35x31, tar and gravel roof; cost, $3,000; owner, Max Feld, premises; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2151.

JAMAICA.—Myrtle av, w s, 25 s Shelton av, 1-sty frame garage, 21x19, shingle roof, 1 family; cost, $500; owner and architect, G. W. Conoble, 15 Myrtle av, Jamaica. Plan No. 2150.

RICHMOND HILL.—Maple st, 218, 1-sty frame garage, 13x20, tin roof; cost, $250; owner, F. Reinking, 4154 Brandon av, Richmond Hill. Plan No. 2185.


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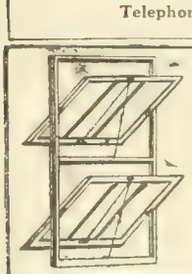
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*Plans Filed, New Buildings, Queens (Continued)*

L. I. CITY.—2d av, e s, 375 s Ditmars av, 1-sty frame stable, 15x30, tin roof; cost, $200; owner, Jos Capek, 926 2d av, L. I. City; architect, F. Braun, 585 9th av, L. I. City. Plan No. 2205.

MIDDLE VILLAGE.—Morton av, s w cor Steuben st, 2-sty frame stable, 16x25, tin roof; cost, $400; owner, Andrew Hendel, Morton av, Middle Village; architect, Wm. VonFeld, 2190 Metropolitan av, Middle Village. Plan No. 2195.

ELMHURST.—Johnson av, s s, 734 w Dry Harbor rd, 2-sty frame cow stable, 222x80, tar and gravel roof; cost, $5,000; owner, Max Feld, Juniper Swamp rd, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2207.

STORES AND DWELLINGS.

JAMAICA.—Merrick rd, w s, opposite Central av, 2-sty frame store and dwelling, 25x55, tin roof, 1 family, steam heat; cost, $5,500; owner, John Wurzinger, 281 Glenmore av, Brooklyn; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 2115.

RIDGEWOOD.—Cypress av, s e cor Decatur st, two 3-sty brick stores and dwellings, 20x56, tin roof, 2 families; cost, $28,000; owner, Ridgewood Investors Co., 2385 Myrtle av, Ridgewood; architect, Fred W. Eisenla, 16 Court st, Brooklyn. Plan No. 2117-18.

EDGEMERE.—Boulevard, n s, 303 e Frank av, four 1-sty frame stores, 60x45, tin roof; cost, $4,000; owner, Rockaway Coast Realty Co., Edgemere; architect, A. D. Hough, Edgemere. Plan No. 2133.

MASPETH.—Clinton av, n s, 200 w Clermont av, 3-sty brick store and dwelling, 25x45, tin roof, 2 families; cost, $5,500; owner, Julia M. Volitsky, Clinton av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2138.

RIDGEWOOD.—Grandview av, e s, 80 s Gates av, 3-sty brick store and dwelling, 35x34, tin roof, 2 families; cost, $6,000; owner and architect, G. X. Mathews, 1852 Putnam av, Brooklyn. Plan No. 2132.

ROSEDALE.—Rosedale av, e s, 185 n Prospect pl, 2-sty frame store and dwelling, 18x30, shingle roof, 1 family; cost, $2,000; owner, James Carter, Rosedale av, Rosedale; architect, owner, Plan No. 2135.

WINFIELD.—Fisk av, e s, 100 s Columbia av, 2-sty frame store and dwelling, 22x40, tin roof, 2 families; cost, $3,000; owner, Anthony W. Benak, 10 Worthington st, Winfield; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2139.

RIDGEWOOD.—Myrtle av, s s, 150 w Hancock st, nine 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, $49,500; owner, Stephen Woris, 1560 Myrtle av, Ridgewood; architect, L. Allmendinger, 926 Manhattan av, Brooklyn. Plan No. 2147.

MASPETH.—Fisk av, w s, 160 s Halper av, twenty-two 2-sty frame stores and dwellings, 20x44, tin roof, 2 families; cost, $66,000; owner, MacIvor Improvement Co., 16 Court st, Brooklyn; architect, H. Dorf, 614 Kosciusko st, Brooklyn. Plan Nos. 2178 to 2184.

MIDDLE VILLAGE.—Fresh Pond rd, e s, 16 s Elliott av, 3-sty brick store and dwelling, 20x52, tin roof, 2 families; cost, $8,000; owner, Cutler Building Co., 312 Wyona av, Brooklyn; architect, A. J. Baumann, 51 Elliott av, Middle Village. Plan No. 2174.

STORES AND TENEMENTS.

L. I. CITY.—8th av, w s, 190 n Broadway, 2-sty brick tenement, 25x70, slag roof, 8 families; cost, $17,000; owner and architect, A. Pipitone, 604 6th av, L. I. City. Plan No. 2169.

FLUSHING.—Main st, e s, 38 n Locust st, 1-sty brick store, 32x42, slag roof; cost, $3,500; owner, Bank of Long Island, Jamaica; architect, Wallace McCrea Co., 23 East 15th st, Manhattan. Plan No. 2199.

L. I. CITY.—12th st, n w cor Van Alst av, 5-sty brick store and tenement, 50x90, slag roof, 27 families; cost, $25,000; owner, C. R. Ross Realty Co., Brown Station, N. Y.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 2210.

L. I. CITY.—Blackwell st, w s, 132 s Broadway, 4-sty brick tenement, 31x72, slag roof, 8 families; cost, $12,000; owner, Bertha Funk, 275 7th av, L. I. City; architect, G. Erda, 826 Manhattan av, Manhattan. Plan No. 2209.

L. I. CITY.—Payntar av, 36, 4-sty brick store and tenement, 25x88, slag roof, 11 families; cost, $15,000; owner, Frank Paladino, 1079 3d av, Manhattan; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 2212.

THEATRES.

FLUSHING.—Main st, s e cor Broadway, 1-sty brick motion picture house, 50x100, tar and gravel roof; cost, $1,300; owner, Jacob Honbeil, Main st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2121.

MISCELLANEOUS.

L. I. CITY.—Queens boulevard and Hill st, frame billboard, 200x8; cost, $200; owner, Isaac Kaiser, premises. Plan No. 2123.

RICHMOND HILL.—Silkworth av, w s, 840 s Jamaica av, frame billboard; cost, $125; owner, J. Keller, premises. Plan No. 2119.

MIDDLE VILLAGE.—Firth av, e s, opposite Katherine pl, four greenhouses, 72x100, glass roof; cost, $3,000; owner, J. Baumann, premises. Plan No. 2146.

FAR ROCKAWAY.—Central av, e s, 200 n Clark st, frame coal pocket, 41x49; cost, $5,000; owner, C. & W. Whitson, Far Rockaway. Plan No. 2167.

L. I. CITY.—Albert st, 930, brick retaining wall; cost, $1,000; owner, Presto-lite Co., premises. Plan No. 2173.

HOOK CREEK.—1st st, w s, 110 s Rock rd, 1-sty frame boat house, 24x38, tin roof; cost, $600; owner, Chas. Meyer, premises. Plan No. 2194.

JAMAICA.—Harrison av, s s, 50 w 1st st, 1-sty frame shed, 12x10, tin roof; cost, $250; owner, G. Watts, premises. Plan No. 2196.

L. I. CITY.—13th st, n s, 140 e Hancock st, 1-sty brick power house, 60x50, slag roof; cost, $7,500; owner and architect, C. A. Willey Co., Nott and Vernon avs, L. I. City. Plan No. 2197.

L. I. CITY.—Orchard st, e s, 200 s Jackson av, 1-sty frame shed, 24x80, slag roof; cost, $400; owner, West Disinfecting Co., premises. Plan No. 2200.

ELMHURST.—Johnson av, s s, 734 w Dry Harbor rd, 1-sty frame milk house, 62x20, tar and gravel roof; cost, $1,500; owner, Max Feld, Juniper Swamp rd, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2208.

ROCKAWAY BEACH.—Maple pl, w s, 545 n Boulevard, 1-sty frame shed, 55x25, tin roof; cost, $400; owner, Keshin & Bleitstein, premises; architects, Colton Bros., Rockaway Beach. Plan No. 2205.

## Richmond.

DWELLINGS.

FELDMEYER LANE, n s, 200 e Richmond turnpike, Linoleumville, 1-sty frame bungalow, 18x28; cost, $600; owner, Frank Hahlik, Mariners Harbor; architect and builder, A. Ellis, Mariners Harbor. Plan No. 574.

HAMILTON ST, e s, 210 n Van Duzer st, Stapleton, 2-sty frame dwelling, 22x40; cost, $3,200; owner, George Loos, Stapleton; architect and builder, Martin Gottschaldt, Stapleton. Plan No. 573.

NEPTUNE ST, s s, 240 e Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x31; cost, $400; owner, J. H. Scrafton, 226 Central Park West; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 555.

PROSPECT ST, n s, 159 w Bay st, Stapleton, 2-sty brick dwelling, 24x55; cost, $6,300; owners, Pauline & Fred Kiehn, Stapleton; architect, E. Fundner, Stapleton; builder, Phillip Wolff & Son, Stapleton. Plan No. 557.

5TH ST & MAPLE AV, s e cor, Midland Beach, 1-sty frame bungalow, 14x30; cost, $150; owners, A. T. & M. A. Smith, 530 N. 5th st, Harrison, N. J.; builder, Karl Bean, Midland Beach. Plan No. 563.

FOOT BEACH RD, 1,000 s Guyon av, Oakwood Beach, 1-sty frame bungalow, 12x18; cost, $225; owner, M. F. Drudy, Woodhaven, N. Y.; builder, Simplex P. H. Co., 517 East Houston st, Manhattan. Plan No. 554.

FOX RD, s s, 1,300 s Guyon av, Oakwood Beach, 1-sty frame bungalow, 12x18; cost, $225; owner, Geo. Wallum, 354 East 82d st; builder, Simplex P. H. Co., 417 East Houston st, Manhattan. Plan No. 568.

LINCOLN AV, e s, 175 s Cherry lane, New Brighton, 2-sty frame dwelling, 18x38; cost, $1,800; owner, Sarah H. Willis, New Brighton; architect and builder, Thos. Cummings, Stapleton. Plan No. 565.

MANOR RD, e s, 300 s Bradley av, Tompkinsville, 1-sty frame dwelling, 28x27; cost, $2,200; owner and architect, W. J. Russell, 1476 Broadway, Manhattan. Plan No. 562.

MAPLE AV, s s, 40 w 5th st, Midland Beach, 1-sty frame bungalow, 12x26; cost, $235; owner, Hyman Smith, 400 West 50th st, Manhattan; builder, H. Di Brizzi, Midland Beach. Plan No. 572.

MIDLAND AV, e s, 100 n 4th st, Midland Beach, 1-sty frame bungalow, 18x10; cost, $200; owner, Kenneth Sweet, 423 East 82d st, Manhattan; architect, Harold D. Smith, care owner; builder, A. W. Mortensen, Midland Beach. Plan No. 558.

NORWALK AV, s s, 540 e Manor rd, West New Brighton, 1-sty frame bungalow, 18x24; cost, $300; owner and builder, Robert Ennis, 404 East 65th st, Manhattan; architect, John Davies, Tompkinsville. Plan No. 556.

OLD TOWN RD, n s, near Parkinson av, South Beach, 1-sty frame bungalow, 15x32; cost, $200; owner, Est. John Scott, Stapleton; architect and builder, W. E. Scott, Stapleton. Plan No. 561.

ROMA AV, n s, 400 e Marine Way, New Dorp, 1-sty frame bungalow, 12x20; cost, $300; owner and builder, Marie Cancenni, New Dorp. Plan No. 560.

SEAFOAM AV, s s, 240 e Britton lane, New Dorp Beach, two 1-sty frame bungalows, 18x20; total cost, $880; owner, Miss Agnes Hunt, 2519 18th st, Brooklyn; builder, Aug. Litsche, Stapleton. Plan No. 571.

SHARP AV & JAMES ST, s e cor, Port Richmond, two 2½-sty frame dwellings, 20x48; total cost, $8,200; owner, Ignaci Wesolonski, Port Richmond; architect and builder, Wm. F. Behler, Port Richmond. Plan No. 569.

SURF AV, s s, 100 w Seaside boulevard, South Beach, 1-sty frame bungalow, 16x20; cost, $150; owner, W. Nunley, Stapleton; architect and builder, Thos. Cummings, Stapleton. Plan No. 570.

WILD AV, n s, & Prospect av, Linoleumville, 2-sty frame dwelling, 22x32; cost, $2,100; owner, Chas. Bogdanoicz, Linoleumville; architect and builder, Jos. Alkevicz, Mariners Harbor. Plan No. 566.

CAMP 5, Midland Beach, 1-sty frame bungalow, 14x16; cost, $150; owner and builder, A. O. Donoghan, Midland Beach. Plan No. 559.

WYMAN AV, s s, 500 e Boulevard, Great Kills, 1-sty frame bungalow, 16x24; cost, $345; owner, J. Springstead, Great Kills; builder, W. Peters, Great Kills. Plan No. 552.

STABLES AND GARAGES.

ELM COURT, e s, 65 s Richmond terrace, West New Brighton, 1-sty brick garage, 50x125; cost, $5,000; owner, Interborough A. & R. Co., West New Brighton; builder, John Milnes Co., Port Richmond. Plan No. 564.

ALLENTOWN RD, n s, 2,000 e Riverside av, Kreischerville, 1-sty frame garage, 17x20; cost, $75; owner, Martin Merkler, Kreischerville; builder, Joseph Merkler, Kreischerville. Plan No. 553.

HATFIELD & SHARP AVS, s e cor, Port Richmond, 1-sty frame garage, 16x22; cost, $200; owners, Annie & Charlotte Leadley, Port Richmond; builder, R. H. Leadley, Port Richmond. Plan No. 567.

## PLANS FILED FOR ALTERATIONS.

### Borough of Manhattan.

ANN ST, 7, new store front to 1-sty brick store; cost, $500; owners, Pulitzer Estate, World Bldg., N. Y.; architect, Lewis Leining, Jr., 160 5th av. Plan No. 2532.

BEAVER ST, 15, n e cor New st, new store front to 4-sty brick store and lofts; cost, $1,000; owner, The Estate of Wm. F. Nesbit, 22 William st; architect, Robt. Teichman, 22 William st. Plan No. 2501.

BLEECKER ST, 190, new roof tank to 7-sty brick tenement; cost, $50; owner, Camillo Olivetto, 190 Bleecker st; architect, Louis V. Spinapont, 68 Bedford st. Plan No. 2442.

BROAD ST, 15, new windows to 10-sty brick offices; cost, $1,000; owners, Ogden Mills and Elizabeth M. Reid, 15 Broad st; architect, T. Joseph Bartley, 15 Broad st. Plan No. 2456.

BROOME ST, 438, new plumbing to 5-sty brick store and lofts; cost, $350; owner, Maria T. Major, 147 2d av; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2527.

CATHEDRAL PKWAY, 204, new partitions to 12-sty brick tenement; cost, $150; owners, Akron Bldg. Co., 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 2488.

CATHERINE ST, 41, n e cor Madison st, new store fronts to 4-sty brick store and tenement; cost, $700; owner, Eugene Wylia, care N. F. Walsh, 37 City Hall pl; architect, Max A. Cantor, 39 West 38th st. Plan No. 2450.

DEY ST, 1, s w cor Broadway, new windows to 6-sty brick stores, offices and restaurant; cost, $500; owner, Oceanic Investing Co., 49 Wall st; architect, Brutus Grundlach, 185 Madison av. Plan No. 2462.

DIVISION ST, 123, masonry, new windows and partitions to 5-sty brick stores and tenement; cost, $4,000; owner, Nathan Horwitz, 117 Division st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2466.

ELIZABETH ST, 13, alter loft into 6-sty F. P. garage; cost, $15,000; owners Convent Park Constn. Co., Elias A. Cohen, president, 198 Broadway; architect, Abraham Berres, 198 Broadway. Plan No. 2529.

ELM ST, 42, n w cor Pearl st, new balcony to 5-sty brick lofts; cost, $300; owners, Quackenbush Estate, Chas. Freeman, exec., 236 East 87th st; architect, Maxwell A. Cantor, 39 West 38th st. Plan No. 2486.

FORSYTH ST, 175-179½, enlarge windows to 2-sty brick stores and dwellings; cost, $150; owner, Elenora L. S. Cenci, Paris, France; architect, Frank Straub, 25 West 42d st. Plan No. 2521.

GREENE ST, 65, alter fire-escapes to 5-sty brick store and factories; cost, $500; owner, Rudolph A. Wilthaus, 14 Wall st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2556.

HENRY ST, 164, masonry and new stairs to 5-sty brick stores and tenement; cost, $200; owners, Morris Levinson & Solomon Shapiro, 98 Canal st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2470.

LIBERTY PL, 4-6, new stairs to 5-sty brick store and factory; cost, $300; owner, Brooklyn Trust Co., 177 Montague st, Brooklyn; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2451.

MERCER ST, 133, fireproof stairs to 8-sty brick loft; cost, $2,500; owner, Robert M. Bush, 149 Broadway; architect, Robt. Hynd, 28 East 23d st. Plan No. 2507.

MINETTA ST, 15, new plumbing to 3-sty brick tenement; cost, $300; owner, Margaret C. McCaffrey, 2430 Aqueduct av; architect, Jno. F. Keller, 89 Greenwich av. Plan No. 2452.

MULBERRY ST, 5-9, fireproof stairs and doors to 6-sty brick lodging house; cost, $2,500; owners, Estate of Wm. Nelson, Chas. Wanninger, execr., 150 Nassau st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2528.

MULBERRY ST, 73, new stairs, plumbing and partitions to 4-sty brick tenement; cost, $1,200; owner, Raffaele Prisco, 73 Mulberry st; architect, Fred. Musty, 76 William st. Plan No. 2526.

NEW ST, 9-11, and 74 Broadway, new store fronts to 16-sty brick offices and stores; cost, $1,000; owner, Century Holding Co.; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2502.

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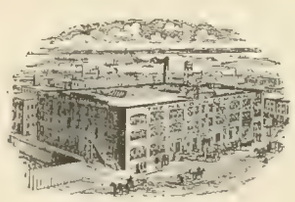
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*Plans Filed—Alterations—Manhattan (Cont.)*

SNIFFEN COURT, 1, masonry, steel and new partitions to 2-sty brick dwelling; cost, $1,500; owner, Jas. E. Sniffen, 61 West 49th st; architect, Harold T. Lindeberg, 2 West 47th st. Plan No. 2560.

SPRING ST, 68, wood platform to 3-sty brick pig raising house; cost, $200; owners, Savoy Holding Co., 220 Lexington st; architect, Attilio Arnoldi, 15 East 26th st. Plan No. 2559.

UNIVERSITY PL, 66 to 68, new fire escape and stairs to 6-sty brick factory; cost, $500; owner, Mary H. Hazelton, 60 West 76th st; architect, G. Nathan Malone, 4 East 8th st. Plan No. 2561.

WALKER ST, 47, new windows to 5-sty brick lofts; cost, $60; owner, Frederick Nauer, 47 Walker st; architects, Gronenberg & Leuchtag, 366 5th av. Plan No. 2447.

WATER ST, 745-748, masonry to 5-sty brick stable; cost, $500; owner, Estate of Chas. A. Coe, 69 Wall st; architect, Ferd. Daniels, Washington and Water sts, Brooklyn. Plan No. 2466.

WATER ST, 605, new windows to 5-sty brick store and tenement; cost, $175; owner, Busch Realty Co., 605 Water st; architect, Henry Hasenstein, 8 Albany st. Plan No. 2508.

WEST ST, 350, new 2-sty store and dwelling to 2 and 6-sty brick warehouse; cost, $4,000; owner, Wm. E. Aitken, 281 West st; architect, Arthur M. Duncan, 320 5th av. Plan No. 2460.

WEST ST, 88, masonry to 1-sty brick store; cost, $200; owner, Harris Crane, 88 West st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2548.

1ST AV, 934, masonry to 4-sty brick store and tenement; cost, $50; owner, Ignatz Krawiec, Baldwin, L. I.; architect, Abraham S. Sacks, 1482 2d av. Plan No. 2547.

8TH ST, 411-415 East, masonry to 5-sty brick factory; cost, $500; owner, Emely Loche, 409 East 8th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2555.

9TH ST, 50 East, new fire escape to 6-sty brick lofts; cost, $500; owner, Emilie L. Chellborg, 69 Lafayette st, New Rochelle; architect, G. Nathan Malone, 4 East 8th st. Plan No. 2538.

14TH ST, 144 East, new partitions to 5-sty brick store and dwelling; cost, $500; owner, Jacob Brounstein, 144 East 14th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2465.

14TH ST, 120 East, mezzanine floor to 6-sty brick stores and lofts; cost, $250; owners, S. C. Condit & Hall, 417 Lafayette st; architect, John C. Sims, 2425 Valentine av. Plan No. 2541.

16TH ST, 652 East, enlarge door to 5-sty brick tenement; cost, $100; owner, Ada Williams, 148 Hancock st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2520.

17TH ST, 34 West, new tank to 10-sty brick lofts; cost, $250; owner, Samuel Bergman, 6-8 West 18th st; architect, Otto Reissmann, 30 1st st. Plan No. 2552.

18TH ST, 18 West, alterations to 7-sty brick lofts; cost, $1,800; owner, Susquehanna Silk Mills, 18 West 18th st; architect, The Wells Architectural Iron Co., River av and 151st st. Plan No. 2458.

18TH ST, 12 East, sprinkler tanks to 5-sty brick stores and lofts; cost, $1,900; owner, Duncan Realty Co., Stewart Dwear, Pres., 241 West st; architect, Royal J. Mansfield, 135 William st. Plan No. 2542.

19TH ST, 40-42 East, masonry and new partition to 9 and 10-sty brick stores and lofts; cost, $200; owners, Realty Mortgage Co., 30 East 42d st; architect, Samuel A. Davis, 2566 Broadway. Plan No. 2485.

22D ST, 12-16 East, new fire-escape to 12-sty brick store and lofts; cost, $150; owner, Estate of Orson D. Munn, 361 Broadway; architect, F. C. Zobel, 35-37 West 39th st. Plan No. 2506.

25TH ST, 526-530 West, new stairway to 6-sty brick factory and storehouse; cost, $150; owner, Albert J. Appell, 51 Chambers st; architect, Adolf Rosenbaum, 449-455 West 41st st. Plan No. 2494.

27TH ST, 13-15 West, new iron stairs to 11-sty brick offices and stores; cost, $500; owner, Mathias Rock, 315 5th av; architect, Jacob Fisher, 25 Av A. Plan No. 2497.

27TH ST, 1 East, reset store front to 5-sty brick store and lofts; cost, $30; owner, Chas. A. Coe, 69 Wall st; architect, Frank Schreiber, 157 Worth st. Plan No. 2454.

28TH ST, 106 West, new store fronts to 3-sty brick store and loft; cost, $500; owner, Samuel A. French, 108 West 28th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 2557.

29TH ST, 32-34 West, remove encroachments to 4-sty brick store and lofts; cost, $400; owner, Clara L. Birkin, 2 West 125th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 2443.

29TH ST, 134 East, new plumbing, partitions and extension to 4-sty brick dwelling and gymnasium; cost, $4,500; owners, trustees of St. Stephen's Church, 144-150 East 29th st; architect, Joseph Marrow, 863 Amsterdam av. Plan No. 2476.

33D ST, 24 East, masonry to 4-sty brick residence; cost, $800; owner, John C. O'Connor, 11 William st; architects, Hoppin & Koen, 244 5th av. Plan No. 2477.

34TH ST, 18 West, new partitions to 8-sty brick stores and offices; cost, $300; owner, Wm. Vincent Astor, 23 West 26th st; architect, Chas. Dingeldein, Jr., 44 West 18th st. Plan No. 2446.

35TH ST, 3-7 West, new partitions and doors to 12-sty brick stores and restaurant; cost, $400; owner, Astor Estate, 23 West 26th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2504.

37TH ST, 201 East, n e cor 3d av, new skylight to 2-sty brick studio; cost, $200; owner, Wendell Estate, 158 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 2455.

39TH ST, 453 West, new store front to 4-sty brick stores and tenements; cost, $250; owner, Richard A. Seacbool, 450 West 49th st; architect, Rudolf Boebler, 195 Lexington av. Plan No. 2505.

43D ST, 269 West, n e cor 8th av, masonry and new store front to 4-sty brick tenement; cost, $2,000; owner, Chas. A. Christman, 20 St. Nicholas pl; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2522.

44TH ST, 136 West, sprinkler tank to 8-sty brick club house; cost, $500; owner, The Club Bldg Co., 52 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2449.

44TH ST, 45 West, remove partitions to 2-sty brick dwelling; cost, $100; owner, Farmers Loan & Trust Co., 22 William st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 2512.

45TH ST, 133-145 West, 1-sty brick extension to 4-sty brick store and dwelling; cost, $1,000; owner, 135 West 45th St. Realty Co., 2 Rector st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2468.

45TH ST, 24 West, new partitions and windows to 9-sty brick bachelor apartments; cost, $500; owner, Samuel Emery, care, Jno. B. Streeton, 3 East 44th st; architect, M. E. Rountree, 3 East 44th st. Plan No. 2464.

45TH ST, 145 West, enlarge pent house to 12-sty brick office; cost, $2,200; owner, Wm. Crawford, 145 West 45th st; architect, Jas. Riely Gordon, 507 5th av. Plan No. 2546.

46TH ST, 133-145 West, masonry, new partitions and plumbing to 5-sty brick club and dwelling; cost, $10,000; owners, Society of the Free Church of St. Mary the Virgin, 145 West 46th st; architect, D. Everett Waid, 1 Madison av. Plan No. 2525.

47TH ST, 21 East, masonry and new store to 5-sty brick store and dwelling; cost, $2,500; owner, Margaret E. McCormick, 21 East 47th st; architect, Geo. Butler, 62 West 45th st. Plan No. 2491.

48TH ST, 347 West, new door to 4-sty brick dwelling; cost, $50; owner, Elizabeth Zucker, 347 West 48th st; architect, John T. Ryan, 779 8th av. Plan No. 2517.

49TH ST, 540 West, new stalls and masonry to 1-sty brick stable; cost, $200; owner Mary Frawley, 1101 Elder av; architect, Max A. Cantor, 39 West 38th st. Plan No. 2489.

50TH ST, 100 West, s w cor 6th av, reset stairs to 5-sty brick stores and tenement; cost, $175; owners, Pell Estate, 122-124 East 25th st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 2479.

53D ST, 33-35 West, new pent house to 6-sty brick residence; cost, $4,000; owner, Anne C. Rogers, 33-35 West 53d st; architect, Thos. M. Robertson, 331 Madison av. Plan No. 2457.

57TH ST, 10-12 West, new fireproof windows to 9-sty brick store and lofts; cost, $300; owner, Dreicer Realty Co., 560 5th av; architect, Henry Otis Chapman, 334 5th av. Plan No. 2495.

59TH ST, 120-122 East, new stairs to 3-sty brick stores, dwellings and studios; cost, $75; owner, J. Waldon Gillispie, care J. Van Ness Baldwin, 32 Nassau st; architect, Jno. P. Voelker, 979 3d av. Plan No. 2467.

68TH ST, 14 West, new F. P. elevator shaft to 4-sty brick residence; cost, $1,000; owner, Helen Baldwin, 14 West 68th st; architects, Mann & MacNeille, 70 East 45th st. Plan No. 2461.

69TH ST, 20 East, s w cor Madison av, new partitions, window and skylight to 4-sty brick stores and dwelling; cost, $650; owner, Cleveland Moffett, 153 East 56th st; architect, Frank Hansle, 81 East 125th st. Plan No. 2544.

71ST ST, 71 East, masonry to 5-sty brick dwelling; cost, $500; owner, Geo. S. Brewster, 71 East 71st st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 2514.

72D ST, 230 East, masonry and new plumbing to 4-sty brick dwelling; cost, $1,000; owner, Bessie Peckelman, 3505 Broadway; architect, Samuel Levingson, 39 West 38th st. Plan No. 2445.

75TH ST, 332-336 East, new elevator and shaft to 3-sty brick bakery; cost, $500; owner, Shultz Bread Co., 26 Beaver st; architects, Stone & Elliott, Walton st, Jamaica, L. I. Plan No. 2496.

75TH ST, 541-543 East, masonry and steel to 1-sty brick stable and wagon room; cost, $500; owner, John Blumers, 535 East 75th st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 2498.

76TH ST, 26 East, new lighting, heating and plumbing to 5½-sty brick dwelling; cost, $7,000; owner, Thos. G. Condon, Tuxedo Park, N. Y.; architect, Harry Schoonmaker, 103 Park av. Plan No. 2533.

86TH ST, 47 West, new plumbing and partition to 4-sty brick dwelling; cost, $150; owner, Frederick Joseph, 47 West 86th st; architect, Edward Glas, 198 Broadway. Plan No. 543.

87TH ST, 168-180 East, and 1538 3d av, erect organ lofts to 1-sty brick theatre; cost, $500; owner, Loew's Theatrical Enterprises, 260 West 42d st. Plan No. 2549.

89TH ST, 28 West, alter residence into 2-sty brick dentist's office and residence; cost, $5,000; owner, Dr. Jos. M. Levy, 1277 Madison av; architect, Edward I. Shire, 373 4th av. Plan No. 2487.

92D ST, 148 East, s e cor Lexington av, new flooring and partitions to 4-sty brick Young Men's Hebrew Assn.; cost, $5,000; owner, Y. M. H. A., Felix M. Warburg, president, 52 William st; architect, Raphael Prager, 149 Broadway. Plan No. 2523.

99TH ST, 108 West, 1-sty addition in heighth to 3-sty brick store and storage; cost, $1,500; owner, Valentine Wille, 1839 Harrison av; architect, Alfred C. Wein, 188 West 101st st. Plan No. 2484.

112TH ST, 237 East, new store front to 3-sty brick store and dwelling; cost, $500; owner, Samuel Feinstein, 237 East 112th st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 2545.

113TH ST, 84 East, new store to 5-sty brick store and tenement; cost, $650; owner, Wm. Mitchell, 44 Wall st; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 2510.

115TH ST, 440 East, new stairs to 3-sty brick tenement; cost, $100; owners, Agaisia Quartillo & Enrico Bandino, 106 44th st, Corona, L. I.; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2492.

117TH ST, 409 East, new stairs to 4-sty brick tenement; cost, $100; owner, Anna De Louise, 408 East 118th st; architect M. W. Del Gaudio, 401 East Tremont av. Plan No. 2493.

117TH ST, 249-251 East, masonry, plumbing and new partitions to 3-sty brick day nursery; cost, $900; owner, Silver Cross Day Nursery, Inc., 30 East 42d st; architect, Geo. M. Pollard, 127 Madison av. Plan No. 2441.

123D ST, 221-223 East, masonry, new partition and dumbwaiter shaft to 5-sty brick store and tenement; cost, $5,000; owner, Albert E. Smith, 142 East 13th st; architect, Otto Reissmann, 30 1st st. Plan No. 2478.

125TH ST, 73 West, new stairs and dumbwaiters to 2-sty brick restaurant; cost, $1,000; owner, Estate of Susan B. Hoagland, Oliver G. Vanderbilt, exr., 37 Liberty st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2444.

125TH ST, 362-372 West, new marquise to 3-story brick theatre; cost, $3,000; owner, Joseph Weber, 362 West 125th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2518.

126TH ST, 238 East, general alterations to 5-sty brick tenement; cost, $5,000; owner, Louis Stockman, 257 Wyckoff av, Brooklyn; architect, Harry Hurwitz, 270 Grand st. Plan No. 2550.

134TH ST, 201 West, n w cor 7th av, new partition and store front to 4-sty brick store and dwelling; cost, $150; owners, Beadleston & Woerz, 291 West 10th st; architect, Robt. Skrivan, 50 East 125th st. Plan No. 2481.

134TH ST, 89 West, new partitions and reset stairs to 4-sty brick store and apartments; cost, $100; owner, James C. Thomas, 89 West 134th st; architect, E. R. Williams, 461 Lenox av. Plan No. 2482.

145TH ST, 258-260 West, F. P. storeroom to 3-sty brick theatre; cost, $25; owner, The 145th St. Theatre Co., 1493 Broadway; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 2471.

145TH ST, 155-157 West, change partition to 6-sty brick, stores and tenement; cost, $240; owner, J. N. Rosenberg, 170 Broadway; architect, Louis S. Fertnett, 260 West 128th st. Plan No. 2536.

AV A, 1425, alter stable into 5-sty brick lofts; cost, $3,000; owner, The Improved Tenement Co., Max Larschan, Pres., 80 Maiden lane; architects, Stever & Vander Clute, 33 West 42d st. Plan No. 2499.

AV D, 78, masonry, new flooring and beams to 2-sty brick office and repair shop; cost, $6,000; owners, Wendel Estate, Jno. G. Wendel, Exec., 158 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 2490.

BOWERY, 336, 6,000-gal. roof tank to 8-sty brick store and lofts; cost, $350; owner, Nathaniel Lyons, 190 Bowery; architect, Julius Rosenwach, 181 Cherry st. Plan No. 2511.

BROADWAY, 1596-1602, enlarge ballroom to 10-sty brick offices and restaurant; cost, $11,000; owner, Mecca Realty Co., Jesse Froelich, Pres., Broadway and 56th st; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 2500.

BROADWAY, 4255-4257, s w cor 181st st, new store front to 2-sty brick stores, offices and moving picture show; cost, $1,000; owner, August Kuhn, 141 Broadway; architect, Henry E. Hall, 2390 Morris av. Plan No. 2459.

BROADWAY, 2389-2395, s w cor 88th st, new door and show window to 7-sty brick stores and apartments; cost, $160; owner, Oceanic Investing Co., 49 Wall st; architect, Constantine Agrons, 526 West 130th st. Plan No. 2551.

BROADWAY, 1245½, s w cor 31st st, new store front to 5-sty brick offices and stores; cost, $300; owner, Estate of Joseph Wechsler, 149 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 2535.

BROADWAY, 1157, mezzanine floor to 3-sty brick stores and lofts; cost, $250; owner, Chas. Moran, 68 William st; architect, Henry Z. Harrison, 61 West 117th st. Plan No. 2534.

CLAREMONT AV, 15, new plumbing to 10-sty brick tenement; cost, $1,000; owner, Louis Ottmann, s w cor 72d st and Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2448.

LEXINGTON AV, 575, n e cor 51st st, masonry to 4-sty brick dwelling; cost, $300; owner, Thos. J. Ambrose, 575 Lexington av; architect, Robt. A. Fash, 163 West 20th st. Plan No. 2553.

MADISON AV, 319-321, remove partition to 2-sty brick store; cost, $50; owner, Alexander Wilson, 319-321 Madison av; architect, Tremont Architectural Co., 401 East Tremont av. Plan No. 2513.

MADISON AV, 1770, n w cor 116th st, masonry to 7-sty brick stores and tenement: cost, $75; owners, Halesco Realty Co., 780 1st av; architect, Geo. W. Spitzer, 132 East 23d st. Plan No. 2531.

2D AV, 126, masonry, steel and new skylights to 5-sty brick theatre and dwelling; cost, $4,000; owners, Stuyvesant Estate, 49 Wall st; architect, Harold L. Young, 1204 Broadway. Plan No. 2537.

3D AV, 2238-2240, masonry to 4-sty brick store; cost, $5,000; owners, I. Blyn & Sons, New York City; architect, Edward J. Clark, 110 East 121st st. Plan No. 2483.

3D AV, 1964, s w cor 108th st; alteration to 4-sty brick store and tenement; cost, $100; owner, Wm. M. Walker, 1964 3d av; architect, Lewis Leining, Jr., 160 5th av. Plan No. 2474.

3D AV, 1962, alterations to 4-sty brick store and tenement; cost, $50; owner, Henry Rosenfeld, 1962 3d av; architect, Lewis Leining, Jr., 160 5th av. Plan No. 2473.

3D AV, 1358, new plumbing to 4-sty brick store and tenement; cost, $160; owner, Leonard Weill, 128 Broadway; architect, Chas. Stegmayer, 169 East 91st st. Plan No. 2509.

3D AV, 2034, s w cor 112th st, new show windows to 3-sty brick stores and photo gallery; cost, $250; owner, Henry Morris, 2034 3d av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2554.

5TH AV, 233, n e cor 27th st, reset store fronts to 5-sty brick stores and offices; cost, $30; owner, Chas. A. Coe, 69 Wall st; architect, Frank Schreiber, 157 Worth st. Plan No. 2453.

5TH AV, 657, n e cor 52d st, fireproof elevator shaft to 8-sty brick stores and lofts; cost, $1,800; owner, Nathaniel L. McCready, 38 Wall st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2516.

5TH AV, 716, 2 West 56th st, new stairs and show window to 5-sty brick stores and offices; cost, $2,500; owner, Chas. W. Schumann, Sherman Sq. Hotel, 71st st and Broadway; architects, Werner & Windolph, 27 West 33d st. Plan No. 2558.

5TH AV, 657-659, n e cor 52d st, new doors and partition and store front to 8-sty brick lofts; cost, $1,000; owner, Nathaniel L. McCready, 38 Wall st; architect, Emile W. Granert, 36 East 23d st. Plan No. 2524.

6TH AV, 1004-1012, s e cor 57th st, new stores, masonry and steel to 7-sty brick stores and studios; cost, $13,000; owner, Guardian Holding Co., Livingston D. Smith, vice-president, 1256 Broadway; architect, August N. Allen, 2 West 45th st. Plan No. 2515.

6TH AV, 480, s e cor 29th st, masonry and new store fronts to 4-sty brick store and office; cost, $1,000; owner, Chas. W. Wetjen, Closter, N. J.; architect, Isidor Kaplan, 575 Westchester av. Plan No. 2480.

7TH AV, 361, n e cor 30th st, new plumbing and partition to 4-sty brick tenement; cost, $250; owners, Estate of Morris Littman, 220 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2475.

7TH AV, 341, n e cor 29th st, new store fronts and masonry to 4-sty brick hotel and laundry; cost, $350; owner, Jas. Todd, 427 6th av; architects, Robt. Christie & Son, 308 West 20th st. Plan No. 2463.

7TH AV, 2513, remove partitions to 6-sty brick stores and tenement; cost, $200; owner, E. & C. Realty Co., Jacob Lewis, vice-president, 299 Broadway; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2503.

8TH AV, 2363-2365, new seating to 1-sty brick stores and moving picture theatre; cost, $100; owner, Harry J. Jacobs, 2363 8th av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2519.

DeWITT CLINTON PARK, 92 e of e s of 12th av x 126 n of West 52d st, 1-sty addition to recreation building; cost, $16,000; owner, City of New York, Dept. of Parks; architect, Jaros Kraus, Municipal Bldg. Plan No. 2472.

### Borough of the Bronx.

HOFFMAN ST, 2406, 1-sty frame extension, 6.8x44.4, to 2-sty frame stores and dwelling; cost, $1,000; owner, Antonio Marino, 688 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 354.


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*Plans Filed Alterations Bronx (Continued.)*

HOFFMAN ST, 2408, 1-sty frame extension, 16.2½x4.10, to 2-sty frame store and dwelling; cost, $500; owner Antonio Marino, 688 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 355.

ITTNER PL, n w cor Park av, new iron stairs, new girders, new columns, &c., to 5-sty brick factory; cost, $2,000; owner, Emil Tallman, 1071 Park av; architect, Wm. Koppe, 830 Westchester av. Plan No. 359.

149TH ST, 456, remove encroachments to 5-sty brick stores and tenement; cost, $500; owner, J. & M. Hatten Brew Co., 392 East 152d st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 356.

161ST ST, 725 East, 1-sty brick extension, 21x to 2-sty brick store and dwelling; cost, $600; owner, Solomon Solinka, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 357.

169TH ST, s w cor Stebbins av, remove encroachments to 3-sty frame store and dwelling; cost, $500; owner, Annie Shay Piguet, Freeport, L. I.; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 353.

174TH ST, s s, 121.9 w 3d av, 1-sty brick extension, 5x13.8, new stage, new booth to 1-sty brick nicolette; cost, $300; owner, L. Weinstock, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 350.

LONGWOOD AV, 871, new show windows, new beams, &c., to 5-sty brick store and tenement; cost, $2,500; owner, Geo. F. Johnson, 212 5th av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 362.

LONGWOOD AV, 879 & 883, new show windows, new beams to two 5-sty brick stores and tenements; cost, $2,500; owner, Geo. F. Johnson, 212 5th av; architect, Carl J. Itzel, 847 Freeman st. Plan No. 363.

ST. ANN'S AV, n e cor 140th st, 1-sty brick extension, 5x19, to 5-sty brick store and tenement; cost, $300; owner, John Eggers, 2973 Perry av; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 360.

SOUTHERN BOULEVARD, 553, new store front, new plumbing to 5-sty brick store and tenement; cost, $500; owners, Anton Hupfels Sons, 161st st and 3d av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 358.

VILLA AV, e s, 121.6 s Van Cortlandt av, new partitions, new plumbing to 3-sty frame store and dwelling; cost, $250; owner, S. Amanna, 24 East 198th st; architect, Henry F. J. Koedding, 63 East 177th st. Plan No. 351.

WASHINGTON AV, 1857, new bake oven, new partitions to 6-sty brick stores and tenement; cost, $500; owners, Weil & Mayer, 5 Beekman st; architect, Benjamin Rassewitz, 5 Beekman st. Plan No. 349.

WASHINGTON AV, w s, 72 n 183d st, two 3-sty frame extensions, 11x17.4, 9x27.8, and build 1-sty upon 2-sty frame dwelling; cost, $2,000; owner, Church of Our Saviour, Rev. Francis P. Duffy, 407 West 14th st, rector; architect, Thos. J. Duff, 407 West 14th st. Plan No. 361.

WILLIS AV, 297, new store front to 2-sty brick store and dwelling; cost, $500; owner, Robt. Loewy, 2721 3d av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 352.

## Brooklyn.

ASHLAND PL, 149, interior alterations to 3-sty dwelling; cost, $1,500; owner, W. H. Dowling, Ashland and Hanson pl; architect, Albert Ulrich, 371 Fulton st. Plan No. 4451.

COLUMBIA ST, 289, interior alterations to 4-sty tenement; cost, $450; owner, W. T. Liddale, on premises; architect, Wm. F. Muller, 173 Court st. Plan No. 4492.

DEGRAW ST, 140; interior alterations to 3-sty tenement; cost, $200; owner, Emillio Brown, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4466.

DIKEMAN ST, 6, extension to 2-sty shop; cost, $1,600; owner, Peter O'Neil, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4406.

ECKFORD ST, 260, interior alterations to 2-sty dwelling; cost, $200; owner, Adam Bennett, 190 Greenpoint av; architect, Geo. Dukeman, 102 Java st. Plan No. 4525.

FENIMORE ST, 176, extension to 2-sty dwelling; cost, $900; owner, Saml. Reynolds, on premises; architect, Jas. A. Brock, 865A Gates av. Plan No. 4499.

FULTON ST, 422, exterior alterations to 5-sty store; cost, $900; owners, Abraham & Strauss, on premises; architect, Waldo E. Palmer, 222 West 23d st. Plan No. 4380.

FULTON ST, 422, exterior alterations to 5-sty store; cost, $800; owners, Abraham & Strauss, on premises; architect, Waldo E. Palmer, 222 West 23d st. Plan No. 4379.

GOLD ST, 79, plumbing to 4-sty tenement; cost, $300; owner, Hattie T. Nichols, Hotel Lenon, N. Y.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4394.

GRAFTON ST, 93, interior alterations to 3-sty tenement; cost, $300; owner, Peter Karp, 6004 5th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4475.

HANSON ST, 141, interior alterations to 2-sty dwelling; cost, $300; owner, Louis Meltzer, 24 Moore st; architect, Lew Keon, 9 Debevoise st. Plan No. 4405.

HENDRIX ST, 71, interior alterations to 2-sty dwelling; cost, $1,200; owner, C. Henken, 230 Jamaica av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 4354.

HOPKINS ST, 211, extension to 1-sty garage; cost, $2,500; owner, Carl Baun, 738 Broadway; architect, John H. Holler, Jr., 989 Bedford av. Plan No. 4465.

LEONARD ST, 533, plumbing to 2-sty school; cost, $1,600; owner, City of N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 4441.

LUQUEER ST, 63, interior alterations to 3-sty tenement; cost, $300; owner, Luigi Cippule, 28 Woodhull st; architect, E. H. Sally, 527 Henry st. Plan No. 4456.

LYNCH ST, 238, extension to 3-sty tenement; cost, $400; owner, Malka Alperovitz, 104 Meserole st; architect, Tobias Goldstone, 49 Graham av. Plan No. 4547.

McDOUGALL ST, n e cor Rockaway av, interior alterations to 3-sty school; cost, $3,200; owner, City of N. Y.; architect, W. H. Devoe, 131 Livingston st. Plan No. 4382.

MONITOR ST, 18, move 2-sty office and dwelling; cost, $1,000; owner, John J. Slattery, 241 Jackson st; architect, G. H. Madigan, 243 Withers st. Plan No. 4474.

PEARL ST, 267, interior alterations to 3-sty tenement; cost, $250; owner, Nicolo Carmelo, 44 Downing st, Manhattan; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4481.

POWELL ST, 464, exterior alterations to 2-sty dwelling; cost, $500; owner, Victor Larkin, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4375.

SCHOLES ST, 299, interior alterations to 1-sty factory; cost, $500; owner, High Ground Iron Works, on premises; architect, Philip Staab, 248 St. Nicholas av. Plan No. 4468.

SUMMIT ST, 93, interior alterations to 3-sty tenement; cost, $200; owner, Raffaele Torte, on premises; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 4544.

UNION ST, 181, interior alterations to 3-sty school; cost, $2,000; owner, City of N. Y.; architect, W. H. Devoe, 131 Livingston st. Plan No. 4381.

WILSON ST, 52, exterior alterations to 5-sty factory; cost, $500; owner, Chas. H. Fuller, 48 Wilson st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4421.

WILSON ST, 185, interior alterations to 2-sty garage; cost, $3,500; owner, Louis Levy, 147 Stockton st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4420.

WYONA ST, 248, extension to 2-sty dwelling; cost, $200; owner, Jas. Talienirk, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 4429.

NORTH 10TH ST, 262, interior alterations to 3-sty tenement; cost, $200; owner, Amelia Meyer, 14 Devoe st; architect, David A. Lucas, 98 3d st. Plan No. 4396.

16TH ST, 198, extension to 2-sty factory; cost, $1,200; owner, John A. Kolle, 273 Prospect av; architect, W. H. Wirth, 358 17th st. Plan No. 4346.

BAY 35TH ST, 158, raise 2-sty dwelling; cost, $1,200; owner, Emma E. Kopf, on premises; architect, Andrew C. Kopf, Jr., on premises. Plan No. 4484.

AV O, 5648, move 2-sty frame dwelling; cost, $500; owner, Domenico Vigrarolo, 5400 Av O; architect, Robert T. Schaefer, 1526 Flatbush av. Plan No. 4502.

ALABAMA AV, 219, extension to 1-sty shed; cost, $250; owner, Harry Cohen, on premises; architect, Morris Rothstein, 627 Sutter av. Plan No. 4364.

BUFFALO AV, 58, interior alterations to 3-sty tenement; cost, $150; owner, Andis A. Swenson, 208 South Oxford st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4393.

BUSHWICK AV, 1588, interior alterations to 1-sty theatre; cost, $300; owner, Herman Weingarten, 53 Sunnyside av; architect, A. E. Kunzie, 182 Harmon st. Plan No. 4378.

BUSHWICK AV, 1632, extension to 3-sty hotel; cost, $500; owner, Evergreen Brewery, on premises; architect, Carl L. Otto, 45 Bway, Manhattan. Plan No. 4537.

CARLTON AV, 399-401, interior alterations to 3-sty garage; cost, $500; owner, Wm. J. Durfey, 7 Maiden Lane, Manhattan; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 4397.

LEWIS AV, n w cor Decatur st, interior alterations to 3-sty school; cost, $1,600; owner, City of N. Y.; architect, W. H. Devoe, 131 Livingston st. Plan No. 4384.

LIBERTY AV, 450, extension to 2-sty club; cost, $500; owner, Ex-Firemen's Ass'n, on premises; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 4352.

NOSTRAND AV, 566, interior alterations to 2-sty dwelling; cost, $1,500; owner, Jos. Petioni, 570 Nostrand av; architect, R. G. Stadler, 362 East 156th st, Manhattan. Plan No. 4493.

PATCHEN AV, 125, store front to 3-sty tenement; cost, $500; owner, Anna N. Meddeguardts, 127 Macon st; architect, Wm. A. Muller, 31 Belvedere st. Plan No. 4347.

PITKIN AV, 1801, interior alterations to 5-sty tenement; cost, $400; owner Sigmund Manne, 1468 Eastern parkway; architect, S. B. Eisendrath, 500 5th av, Manhattan. Plan No. 4437.

UNION AV, 74, exterior alterations to 3-sty school; cost, $2,000; owner, City of N. Y.; architect, W. H. Devoe, 131 Livingston st. Plan No. 4383.

2D AV, 664, plumbing to 1-sty office; cost, $400; owner, N. Y. Municipal R. R. Corp., 85 Clinton st; architect, same. Plan No. 4370.

3D AV, 871, extension to 4-sty tenement; cost, $850; owner, Silvio Rosanelli, 859 3d av; architect, Chas Braun, 459 41st st. Plan No. 4443.

5TH AV, 5504, interior alterations to 3-sty tenement; cost, $800; owner, John Blohm, on premises; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 4434.

5TH AV, 5817, extension to 2-sty theatre; cost, $5,000; owner, Elias Meyer, 5819 5th av; architect, F. W. Eisenla, 16 Court st. Plan No. 4355.

5TH AV, 5305, exterior alterations to 4-sty tenement; cost, $400; owner, Louis Rubin, 4915 5th av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4526.

7TH AV, 227, plumbing to 4-sty school; cost, $3,200; owner, City of N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 4446.

8TH AV, 52, interior alterations to two 5-sty dwellings; cost, $25,000; owner, H. R. Begalin, on premises; architect, W. Flanagan, 118 East 28th st, Manhattan. Plan No. 4342.

15TH AV, s e cor 72d st, plumbing to 3-sty school; cost, $1,200; owner, City of N. Y.; architect, W. H. Devoe, 131 Livingston st. Plan No. 4385.

## Queens

ARVERNE.—Gaston av, e s, 902 s Boulevard, alteration to hotel; cost, $200; owner, Arverne Realty Co., premises. Plan No. 1380.

BAYSIDE.—2d pl, n w cor Bayside drive, interior alterations to barn; cost, $800; owner, Eliz. Rodmann, premises. Plan No. 1384.

BAYSIDE.—Broadway, s s, 150 n Bell av, interior alterations to hall; cost, $1,500; owner, Central Brewing Co., 67th st and East River, Manhattan. Plan No. 1373.

BROOKLYN MANOR.—Jamaica av, n s, 50 w Willard st, interior alterations to moving picture show; cost, $100; owner, Brooklyn Manor Amusement Co., 1796 Jamaica av, Brooklyn Manor. Plan No. 1379.

BROOKLYN HILLS.—Brandon st, e s, 223 e Freedom av, plumbing to dwelling; cost, $60; owner, N. Whitick, premises. Plan No. 1438.

COLLEGE POINT.—7th av, 851, new plumbing in dwelling; cost, $115; owner, M. Bloch, premises. Plan No. 1400.

COLLEGE POINT.—11th st, 20, new plumbing; cost, $105; owner, C. Krampe, premises. Plan No. 1401.

CORONO.—Corona av, w s, 45 s Shopoler av, plumbing in dwelling; cost, $75; owner, P. Albert, premises. Plan No. 1394.

CORONA.—Sycamore av, w s, 100 n Shell rd, plumbing to dwelling; cost, $50; owner, M. Cannon, premises. Plan No. 1447.

ELMHURST.—8th st, s w cor Whitney av, interior alterations to dwelling; cost, $200; owner, A. S. Douglas, premises. Plan No. 1444.

EVERGREEN.—Hancock st, 1612, plumbing to dwelling; cost, $100; owner, Christ Schneider, premises. Plan No. 1418.

FAR ROCKAWAY.—Central av, n s, 200 e Clark av, interior alterations to dwelling; cost, $900; owner, C. A. Whitson, premises. Plan No. 1409.

FAR ROCKAWAY.—Central av, n s, 200 e Clark av, interior alterations to stable; cost, $900; owner, C. A. Whitson, premises. Plan No. 1410.

FLUSHING.—Main st, 1, electric sign on store; cost, $100; owner, J. H. Underhill, premises. Plan No. 1407.

FLUSHING.—Linwood st, s s, 200 w Percy st, 1-sty frame extension, 14x20, rear dwelling, tin roof; cost, $1,000; owner, P. Bang, Farrington st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1395.

FLUSHING.—Lincoln st, 319, plumbing in dwelling; cost, $200; owner, P. Bang, premises. Plan No. 1377.

FLUSHING.—Lincoln st, 273, plumbing in dwelling; cost, $175; owner, Mrs. Harbourne, premises. Plan No. 1378.

FLUSHING.—Cypress av, 217 West, plumbing to dwelling; cost, $100; owner, Mrs. Schwaible, premises. Plan No. 1459.

FLUSHING.—Main st, 82, 1-sty frame extension, 27x18, rear bank, new plumbing, general interior alterations; cost, $15,000; owner, Bank of Long Island, Jamaica; architect, Wallace McCrea, East 15th st, Manhattan. Plan No. 1452.

FLUSHING.—Congress av, w s, 100 n Park pl, plumbing to dwelling; cost, $50; owners, Gaumont & Co., premises. Plan No. 1450.

JAMAICA.—Gunisberg pl, w s, 150 n Rockaway rd, gas piping to dwelling; cost, $50; owner, D. Austin, Jamaica. Plan No. 1436.

JAMAICA SOUTH.—Jamaica av, e s, 75 n Miller st, plumbing to dwelling; cost, $100; owner, M. McCabe, premises. Plan No. 1433.

JAMAICA.—Hillside av, n s, 20 w Jeffrey av, plumbing to dwelling; cost, $90; owner, B. D. Hooper, premises. Plan No. 1455.

JAMAICA.—Fulton st, n w cor Washington av, interior alterations to store; cost, $1,200; owner, Jayson Realty Co., premises; architect, Hans Liebau, Jamaica. Plan No. 1456.

JAMAICA.—Rockaway rd, 144, 1-sty frame extension, 10x24, front dwelling, tin roof; cost, $300; owner, J. McKay, premises. Plan No. 1403.

L. I. CITY.—Steinway av, w s, 350 n Broadway, interior alterations to dwelling; cost, $800; owner, G. E. Clay, premises. Plan No. 1383.

L. I. CITY.—Vernon av, s w cor Payntar av, 1-sty brick extension, 25x41, side 4-sty tenement, tin roof, interior alterations; cost, $6,000; owner, Consumers Brewing Co., 54th st and Av A, Manhattan; architect, L. A. Horune, 405 Lexington av, Manhattan. Plan No. 1406.

L. I. CITY.—Sherman st, 22, new foundation to tenement, interior alterations; cost, $1,000; owner, L. Landessi, 113 Marion st, L. I. City. Plan No. 1398.

L. I. CITY.—2d av, 645, 1-sty frame extension, 6x4, front dwelling, tin roof; cost, $100; owner, J. White, 19 Meyers av, Winfield. Plan No. 1404.

L. I. CITY.—Van Alst av, n w cor Payntar av, 1-sty brick extension, 13x14, side 1-sty dwelling, interior alterations; cost, $3,500; owner, Consumers Brewing Co., 54th st, Manhattan; architect, L. A. Horune, 405 Lexington av, Manhattan. Plan No. 1405.

L. I. CITY.—9th av, 18, 2-sty brick extension, 12x8, rear tenement; cost, $600; owner, V. Schultz, premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 1368.

L. I. CITY.—Pearsall st, 183-185, new plumbing in two dwellings; cost, $250; owner, J. A. Westlinsky, premises. Plan No. 1408.

L. I. CITY.—2d av, e s, 200 s Flushing av, 1-sty frame extension, 6x8, rear dwelling, tin roof, new plumbing; cost, $600; owners, Gaetano Bros., premises; architect, John Grady, 265 8th av, L. I. City. Plan No. 1454.

L. I. CITY.—Star av, s w cor Borden av, new plumbing to factory; cost, $500; owner General Vehicle Co., premises. Plan No. 1451.

L. I. CITY.—Payntar av, 43, new foundation to dwelling; cost, $1,000; owner, S. Santoro, premises. Plan No. 1449.

L. I. CITY.—Marion st, w s, 222 n Payntar av, 1-sty to be built underneath dwelling, interior alterations; cost, $1,200; owner, M. G. Vandreiro, premises; architect, C. Hewitt, 717 Crescent, L. I. City. Plan No. 1448.

L. I. CITY.—9th av, 20, alterations to dwelling; cost, $75; owner, Hos Sykora, premises. Plan No. 1417.

MIDDLE VILLAGE.—Furman av, w s, 135 n Juniper Swamp rd, interior alterations to milk house; cost, $1,000; owner, M. Krout, premises; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 1376.

OZONE PARK.—Jerome av, e s, 75 n Oakley av, plumbing to dwelling; cost, $100; owner, P. Giglio, premises. Plan No. 1434.

OZONE PARK.—Union av, w s, 400 s Belmont av, plumbing to dwelling; cost, $100; owner, S. Scammon, premises. Plan No. 1435.

OZONE PARK.—Freedom av, e s, 450 n Liberty av, plumbing to dwelling; cost, $70; owner, Mrs. Hamper, premises. Plan No. 1432.

RICHMOND HILL.—Jamaica av, n s, 20 n Park pl, plumbing to dwelling; cost, $100; owner, H. Cullingford, Maplewood, New Jersey. Plan No. 1430.

RICHMOND HILL.—Spruce st, w s, 200 s Chichester av, plumbing to dwelling; cost, $140; owner, T. Dickson premises. Plan No. 1431.

RICHMOND HILL.—Stoothoff av, e s, 180 n Stuart av, plumbing to dwelling; cost, $50; owner, W. Altwater, premises. Plan No. 1457.

RICHMOND HILL.—Atlantic av, 4638, plumbing to dwelling; cost, $50; owner, H. S. Potter, premises. Plan No. 1415.

RICHMOND HILL.—Walnut st, 242, plumbing to dwelling; cost, $50; owner, C. H. Kaeltin, premises. Plan No. 1416.

RIDGEWOOD.—Bleecker st, n s, 175 e Grandview av, plumbing to dwelling; cost, $50; F. Hamburger, premises. Plan No. 1458.

RIDGEWOOD.—Harmon st, s e cor Fairview av, 1-sty frame extension, 15x20, side dwelling, interior alterations; cost, $300; owner, Jas Bachmann, 18 Gamma pl, Ridgewood. Plan No. 1446.

RIDGEWOOD.—Fresh Pond rd, n e cor Hughes st, marquise on store; cost, $300; owner, Excelsior Brewing Co., 136 Hale st, Brooklyn. Plan No. 1375.

RIDGEWOOD.—Woodward av, 685, interior alterations to tenement; cost, $1,500; owner, J. Stern, premises. Plan No. 1388.

RIDGEWOOD.—St. Nicholas av, 323, electric sign on store; cost, $100; owner, W. C. Edwards, premises. Plan No. 1402.

ROCKAWAY BEACH.—Eldert av, e s, 384 s Boulevard, new plumbing in dwelling; cost, $100; owner, Mrs. E. Price, premises. Plan No. 1387.

ROCKAWAY BEACH.—87th st, e s, 337 s Boulevard, 1-sty frame extension, 6x35, side dwelling, tin roof; cost, $450; owner, Wm. Ennis, premises. Plan No. 1414.

ST. ALBANS.—Central av, s e cor Everett pl, plumbing in school; cost, $1,000; owner, City of New York, Manhattan. Plan No. 1393.

WOODHAVEN.—Spritz st, s w cor Center st, new foundation to dwelling; cost, $200; owner, M. Emmer, premises. Plan No. 1445.

WOODSIDE.—5th st, e s, 20 n Riker av, plumbing to dwelling; cost, $75; owner, J. E. Meyer, premises. Plan No. 1420.

WOODSIDE.—5th st, e s, 50 n Howell av, plumbing to dwelling; cost, $75; owner, H. S. Johnson, premises. Plan No. 1421.

WOODSIDE.—5th st, e s, 75 n Howell av, plumbing to dwelling; cost, $75; owner, A. Graber, premises. Plan No. 1422.

WOODSIDE.—5th st, e s, 100 n Howell av, plumbing to dwelling; cost, $75; owner, A. Greiber, premises. Plan No. 1423.

WOODSIDE.—5th st, e s, 125 n Howell av, plumbing to dwelling; cost, $75; owner, H. Walter, premises. Plan No. 1424.

WOODSIDE.—5th st, e s, 150 n Howell av, plumbing to dwelling; cost, $75; owner, H. Walter, premises. Plan No. 1425.

WOODSIDE.—5th st, e s, 175 n Howell av, plumbing to dwelling; cost, $75; owner, A. Corsell, premises. Plan No. 1426.

WOODSIDE.—5th st, e s, 200 n Howell av, plumbing to dwelling; cost, $75; owner, O. Stern, premises. Plan No. 1427.

WOODSIDE.—5th st, e s, 225 n Howell av, plumbing to dwelling; cost, $75; owner, A. Balfore, premises. Plan No. 1428.

WOODSIDE.—5th st, 125 n Howell av, plumbing to dwelling; cost, $75; owner, C. Lucas, premises. Plan No. 1429.

## Richmond.

ARIETTA ST, n s, 79 e Tompkins av, Tompkinsville, new store front and stairs, partitions, &c., to brick hotel; cost, $1,500; owner, South Atlantic Realty Co., Stapleton; architect, Jas. Whitford, St. George; builder, Jos. Fleschner, St. George. Plan No. 257.

ELM COURT, e s, 100 s Richmond terrace, West New Brighton, new addition to brick garage; cost, $1,050; owner, Interborough A. S. & R. Co., West New Brighton; builder, John Milnis Co., Port Richmond. Plan No. 263.

CORNER RICHMOND TERRACE & WESTERN AV, Port Ivory, 1-sty addition, masonry, comp. roof to frame boiler house; cost, $750; owner, architect and builder, Proctor Gamble Mfg. Co., Cincinnati, Ohio. Plan No. 259.

AMBOY RD, n s, 608 e Gifford's lane, Great Kills, masonry, new flooring and roof to frame hotel; cost, $300; owner, Carrie Weidemeyer, Great Kills; architect and builder, W. S. Boyd, 203 West 14th st, Manhattan. Plan No. 258.

CEDAR GROVE AV, e s, 800 s Marine Way, New Dorp Beach, Y. P. flooring and new posts to frame dance platform; cost, $200; owner, Ella Munger, New Dorp; builder, Oscar Guardette, Patchogue, L. I. Plan No. 261.

BEACH, 600 s Cedar Grove av, New Dorp, new roof to brick shed; cost, $200; owner, Ella Munger, New Dorp; architect and builder, Aug. Walthon, Grant City. Plan No. 260.

## NEW JERSEY NEWS.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty frame and stucco flat, 25x85 ft., at the northeast corner of Peshine av and Runyon st for Chinick & Densky, 26 Fairview av, owner and builder. Cost, about $9,500.

NEWARK, N. J.—M. Mancusi-Ungare, 238 Washington st, is preparing plans for a 3-sty brick bakery and two apartments, 25x60 ft., at the northeast corner of Bloomfield av and North 7th st for the Chiaravallo Baking Co., 51 Sheffield st, owner. Cost, about $12,000.

BANKS.

CLIFTON, N. J.—William T. Fanning, Colt Building, Paterson, is preparing preliminary plans for a 1-sty brick and limestone bank at Main and Clifton avs for the Clifton Trust Co., Isaac Hall, 30 Hamilton av, Paterson, owner. Cost, about $30,000.

DWELLINGS.

PASSAIC, N. J.—Herman Fritz, 229 Main st, has completed plans for a 2½-sty frame residence for Ellsworth Shafto, 257 Main av. Cost, about $5,000.

NEWARK, N. J.—H. Fritz, 229 Main st, Passaic, N. J., has completed plans for a frame residence for Philip J. Bower, 189 Market st, owner and builder. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—W. E. Lehman, 738 Broad st, is preparing plans for a 1 and 2-sty factory, 114x125x115 ft., on the plot bounded by N. J. R. R. av and King and Miller sts for the Newark Poster Advertising Co., 42 Lafayette st, Samuel Pratt, president. Cost, about $30,000.

JERSEY CITY, N. J.—Leo Feinen, 3697 Hudson blvd, has completed plans for a 2-sty brick addition, 58x50 ft., to the factory southeast corner of Nelson av and Poplar st, for the Manhattan Manufacturing Co., on premises. Cost, about $8,000.

DOVER, N. J.—Richardson & Boynton Co., Henry T. Richardson, president, contemplates rebuilding the plant along the D. L. & W. R. R. which was recently destroyed by fire. Owners are doing excavation work and work will probably go ahead at once on one building.

SCHOOLS AND COLLEGES.

HOBOKEN, N. J.—Wm. T. Fanning, Colt Building, Paterson, is preparing plans for a 3-sty brick convent, 78x78 ft., in Garden st for the Lady of Grace R. C. Church, Rev. Father Eugene Carroll, pastor, 400 Willow av. Cost, about $65,000.

STORES, OFFICES AND LOFTS.

BRANCH BROOK, N. J.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have completed plans for a 4-sty telephone building for the New York Telephone Co., 15 Dey st, Manhattan. Cost, about $80,000.

NEWARK, N. J.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have completed plans for a 4-sty brick and steel addition, about 50x60 ft., to the telephone exchange 63 Bloomfield av for the New York Telephone Co., 15 Dey st, Manhattan. The general contract will be awarded without competition.

## PERSONAL AND TRADE NOTES.

MORTENSON & CO., general contractors, 114 East 28th st, will move their offices July 15 to 405 Lexington av, corner 42d st.

AROWITZ & DREIER, structural and ornamental iron work, have dissolved partnership. The business will be continued by Abraham Dreier at 35 Goerck st.

GEORGE ELLIS, formerly secretary of the John Weben Co., manufacturers of sewage ejectors, has resigned and has become associated with Lasette & Murphy, plumbing contractors, 238 West 108th st.

NICHOLAS SERRACINO, architect, 1170 Broadway, sailed July 1 for an extended trip to Europe. During his trip Mr. Serracino will make a study of European buildings both ancient and modern.

L. H. SHOEMAKER has recently been appointed division engineer of the Pittsburgh Division of the American Bridge Co., succeeding Richard Khuen, Jr., who has been transferred to the erecting department.

L. W. LEETE, architect and engineer, has opened offices for the practice of his profession at 209 North Union st, Olean, N. Y., and desires catalogues and samples from manufacturers interested in the building trades.

THE THIRD ANNUAL outing and games of employees of the W. G. Cornell Co., heating and plumbing engineers and contractors, will be held Saturday, July 11, at A. Hoffman's Hotel and Park, Westchester, N. Y.

ROBERT D. MacPHERSON, architect, has opened offices for the practice of his profession in the Arkay Building, Albany, N. Y., and desires catalogues and samples from manufacturers interested in the building trades.

ERNST M. FISCHER has recently been appointed New York manager of the Lindenberg Steel Co., 90 West st. He succeeded Curt A. Ziesing, who sailed for Europe June 15 to take the position of manager of the export department of the company at Remscheid, Germany.

GEORGE WARREN, architect, for over fifteen years connected with the Long Island Railroad at Jamaica, has resigned to accept a position as senior draughtsman and architect for the Interstate Commerce Commission for the Eastern District. This district comprises the territory from Maine to the Virginias.

SIMPLEX WIRE & CABLE CO., Boston, Mass., has received the contract to furnish and install the electric wire and conduit in the Equitable building now under construction. The work will call for more than 400 miles of conduit and about 150,000 pounds of copper wire. "Simplex Simcore" is the wire to be used.

GEORGE J. SCHNATZ IRON WORKS, Inc., 2343 Old Broadway, announces its incorporation by George J. Schnatz. The business will be conducted at address given and personal supervision will be given to all work in ornamental iron and in the other products of the firm, not only by Mr. Schnatz but by his sons Frederick and Henry, who have been taken into the business.

COMMISSIONER WILLIAM WILLIAMS, of the Department of Water Supply, Gas and Electricity, has appointed Lieutenant-Colonel Merritt H. Smith as chief engineer of the department, to succeed I. M. de Varona, resigned. The salary is $10,000 a year. Colonel Smith was born in New York City in 1862. Mr. de Varona, the retiring chief engineer, has been connected with the department for thirty-two years, and is now seventy-two years of age. He has applied for admission to the pension roll.

E. M. HOUGHTALING, formerly of Houghtaling & Wittpenn and later of the firm of Fredenburg, Lounsbury & Houghtaling, Inc., has withdrawn from the latter corporation and organized a new selling company known as E. M. Houghtaling & Co., Inc., 101 Park av, telephone number 4497 Murray Hill. They will sell a full line of face brick as well as paving block. The officers of the new company are E. M. Houghtaling, president and treasurer, Chas. A. Fisher, secretary.

## OBITUARY

ALFRED HECHT, a mechanical engineer, died of a complication of diseases, at his home, 67 St. John's place, Brooklyn, Thursday, July 2. He was thirty-four years old and is survived by his widow and two sons.

WILLIAM J. HICKEY, architect, temporarily insane as the result of overwork, committed suicide Friday, June 26, at his home, 616 Boyd av, Woodhaven, L. I. He was forty-one years of age and had been receiving medical treatment for the last few months on account of extreme nervousness.

EDWARD BURNETT, formerly superintendent and member of the hardware firm of T. W. Kiley & Co., Brooklyn, died of general debility at his home, No. 4053 Ferris street, Forest Parkway, Woodhaven, Sunday, June 28. He was sixty-eight years old and is survived by his widow and a daughter.

JOHN C. MORTON, vice-president of the John C. Morton Sons Company, dealers in building materials, died of paralysis at his home, 181 Washington Park, Brooklyn, Monday, June 29. He was fifty-eight years old and was descended from an old Westchester County family which settled there before the Revolutionary War. Mr. Morton was prominent in athletic circles, being a member of both the Crescent and New York Athletic clubs. He was also a member of the Hanover and Oxford clubs of Brooklyn.

JOHN McKNIGHT, retired manufacturer of window sashes and blinds, died Friday, June 26, at his home, in Lawrence boulevard, Bayside, L. I., after an illness of several weeks caused by a complication of diseases. He was eighty years old. His death followed by ten days that of his brother, Henry S. McKnight, president of the Pennsylvania College. Mr. McKnight settled in Bayside after he had retired from active business in Charlestown, W. Va., twenty-two years ago. He is survived by his widow, a daughter and five sons, all of whom are prominent real estate operators of Long Island.

RUSSELL PARDEE ORCUTT, a civil engineer, died in Hot Springs, Ark., Sunday, June 28, of typhoid fever. He was twenty-nine years old and the only son of George N. Orcutt, assistant to the president of the Erie Railroad. Mr. Orcutt had been division engineer of the Rochester division of the Erie since 1909.

FREDERICK GOODHUE DRAPER, New York agent of George Wragge, Ltd., of Manchester, England, manufacturers of English steel and bronze work, died suddenly of acute indigestion at New Milford, Conn., Friday, June 26. Mr. Draper was born in New York sixty years ago and had been for a number of years engaged in handling English rolled steel, bronze casements and leaded glass, maintaining an office at 105 West 40th st. He was the son of the Rev. Dr. George Draper, former rector of St. Andrews church in New York, and a cousin of Bertram G. Goodhue, the architect. While in the city, Mr. Draper lived at the Holland House. He is survived by his widow.

## TRADE SOCIETY EVENTS.

AMERICAN FORESTRY ASSOCIATION will hold its midsummer meeting at Chautauqua, N Y., July 9-10.

AMERICAN SOCIETY OF ENGINEER DRAFTSMEN.—Regular meeting third Thursday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, New York City.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS will convene at Duluth July 14 to 17.

NEW JERSEY STATE Association of Master House Painters and Decorators will hold its annual convention at the Hotel Brunswick, Asbury Park, N. J., July 28-31.

INSTITUTE OF OPERATING ENGINEERS.—Regular meeting second Thursday of each month. Engineering Societies Building, New York City. H. E. Collins, secretary, 29 West 39th st, New York City.

CONVENTION OF CITY MANAGERS.—City Manager C. E. Ashburner of Springfield, Ohio, is sending out invitations to city managers throughout the country to meet in convention at Springfield, August 4, 5 and 6, next.

# BUILDING MATERIALS AND SUPPLIES

## TURN OF FIRST HALF OF YEAR SHOWS PRICES AT LOWEST LEVEL BUT DEMAND IMPROVING—CURRENT WHOLESALE QUOTATIONS.

Some Improvement in Sentiment Since First of the Year—Cement Shaded.

PRICES of building materials at the opening of the second half of the year show little change for current business from those ruling on January 1 in the metropolitan district. Quotations being made now for fall deliveries, however, are firmer to higher. This means that building material firms have expectations of better things to come. On the one hand, and that prices have reached their lowest wholesale level, on the other.

There was a chance of prices reacting further prior to the first of the month. Conspicuous departments in this regard were structural steel, Portland cement and common brick, but the improved demand for the latter and the relinquishment of equipment orders favorably influencing the former seem at present to have turned the tide in favor of more stability in these two basic building commodities. As for Portland cement, there is still considerable price cutting here which makes that commodity practically the only unsettled one in the whole supply list.

Aside from Hudson River common brick, Portland cement is the only industry supplying the building trade that has large stock reserves. Certain distributors declare that it is necessary to keep their mills going full and that to do this it is necessary to take strenuous measures to get business, hence the shading and granting of concessions. In the case of common brick, it is not obligatory on the part of manufacturers to sell their last year's left over product at prices below cost of manufacture. Therefore there is every reason to believe that Hudson and Raritan river brick have reached their lowest wholesale market price, especially since demand is improving.

Building supplies, like glass, paints and oils, floor dressings, hardwood trim and flooring, roofing materials, pipe and radiators are all in a more buoyant market. There are few concrete examples of heavier contracting on immediate deliveries, but there are innumerable instances where dealers and consumers have inquired for prices on subsequent delivery, especially covering fourth quarter movements. Timber is the first to find a firmer level and if the building movement continues to improve, as it recently has shown evidences of doing, common brick quotations will be firmer.

New building plans filed in Greater New York during the last week, compared with those of the week previous, follow:

| | Week Ending June 26. | | July 3. | |
|---|---|---|---|---|
| | No. | Value. | No. | Value. |
| Manhattan .... | 5 | $1,210,000 | 7 | $184,450 |
| Bronx ..... | 16 | 460,350 | 14 | 409,000 |
| Brooklyn ..... | 121 | 442,800 | 124 | 624,000 |
| Queens ..... | 102 | 451,750 | 152 | 545,545 |
| Richmond ..... | 14 | 26,175 | 26 | 33,495 |
| Total ..... | 258 | $2,587,075 | 323 | $1,796,490 |

### COMMON BRICK.

**Movement Moderate—Newark Yard Quotations Weak.**

COMMON Hudson River brick entered the second half of the year with only a moderate demand. Newark yard prices are lower. Shipments are curtailed.

Official transactions for Hudson River brick covering the week ending Thursday, June 25: 1914.

Left over, June 26-9.

| | Arrived. | Sold. |
|---|---|---|
| Friday, June 26 ..... | 13 | 7 |
| Saturday, June 27 ..... | 6 | 3 |
| Monday, June 29 ..... | 15 | 17 |
| Tuesday, June 30 ..... | 6 | 10 |
| Wednesday, July 1 ..... | 5 | 5 |
| Thursday, July 2 ..... | 7 | 8 |
| Total ..... | 52 | 50 |

Reported en route, Friday, July 3-12.

Condition of market, unsteady. Prices. Hudson, $5.60 to $5.87½, special grades higher; Raritans, $5.75 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Firmer. Left over Friday a. m., July 3—11.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | |
|---|---|---|---|
| June 19..... | 1,442,500 | June 26..... | 1,682,500 |
| June 20..... | 940,500 | June 27..... | 987,000 |
| June 22..... | 1,582,000 | June 29..... | 1,922,500 |
| June 23..... | 1,772,500 | June 30..... | 1,985,000 |
| June 24..... | 1,785,000 | July 1..... | 1,621,000 |
| June 25..... | 1,551,000 | July 2..... | 1,515,500 |
| Total ..... | 9,073,500 | Total ..... | 9,714,000 |

NOTE.—These figures represent only brick unloaded from barges consigned to Greater New York Brick Company and cover about 60 per cent. of all the Hudson brick used in this market. They reveal the fluctuations in current building requirements.

1913.

Left over, Friday A. M., June 27 41

| | Arrived. | Sold. |
|---|---|---|
| Friday, June 27 ..... | 11 | 7 |
| Saturday, June 28 ..... | 8 | 4 |
| Monday, June 30 ..... | 16 | 14 |
| Tuesday, July 1 ..... | 8 | 9 |
| Wednesday, July 2 ..... | 7 | 2 |
| Thursday, July 3 ..... | 3 | 2 |
| Total ..... | 53 | 38 |

Condition of market, dull. Prices: Hudsons, $6.75 to $7.25; Raritans, $6.62½ to $7.12½; Newark, yard, $8.25. Left over Friday a. m., July 4—56.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 ..... | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 2, 1914.. | 728 |
| Total No. bargeloads sold Jan. 1 to July 2, 1914 ..... | 717 |
| Total No. bargeloads left over July 3, 1914 | 11 |
| Total No. bargeloads left over Jan. 1, 1913. | 113 |
| Total No. bargeloads arrived, including left over Jan. 1 to July 4, 1913 ..... | 943 |
| Total No. bargeloads sold Jan. 1 to July 4, 1913 ..... | 887 |
| Total No. bargeloads left over July 5, 1913.. | 56 |

### PORTLAND CEMENT.

**Unsettled Conditions Due to Keen Competition.**

CONDITIONS in the Portland cement department of the building material market do not appear to be quite satisfactory. The current quotation is 90c mill. That makes the official price at dock in large quantities, this city, $1.58 a barrel. Some are quoting this price and are rigidly standing by it. Cement may be purchased below this figure, however. In most cases such purchases are made on back contracts. Under such circumstances quotations have dropped ten cents below the official price for the high grade products.

This instability of prices is unquestionably doing much to disturb construction work at this time. In practically all departments of the building material market prices are being held more firmly for early fall delivery in anticipation of improved building conditions then. Portland cement is practicaly the only basic commodity that is being cut, and there are instances where business is being taken at prices so near to cost as to leave little or no margin of profit.

Manufacturers do not seem to realize that price-cutting under the present circumstances unless on bona fide back contracts will result in making it difficult for them to get back to standard quotations when the market recovers from this present depression. Dealers naturally will cite precedence and consumers will be apt to stick out for the lower price, even when the market has regained its normal tone, as a condition for specification.

Conditions have reached a point in this market, it is said, where price cutting tactics may result in retaliation, unless a change of policy is speedily brought about by the cutters.

### COAL.

**Heating Fuel Contracts Crowd Distributors on Deliveries.**

FILLING of contracts for fuel coal are keeping the distributors busy making deliveries for fall reserves. Commercial sizes of anthracite are only in moderate demand, but the supply coming here is not any too generous. Bituminous is easy. Prices are steady in both grades.

According to the advance reports received from the United States Geological Survey the production of anthracite in 1913, was in excess of all previous records by nearly a million tons.

Including the coal recovered from old culm banks and a small quantity dredged from Susquehanna river, the production of anthracite for the year was 81,718,680 long tons, valued at $195,181,127, compared with 75,322,855 tons, valued at $177,622,626, for 1912. This is an increase of over 6,000,000 tons in quantity and more than $17,500,000 in value. The previous highest record was 80,771,488 long tons in 1910. Anthracite miners and operators are now working under an agreement extending over a period of four years from April 1, 1912, and industrial peace is assured in the anthracite region until 1916.

## CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, July 3, 1914.

BRICK—
Hudson common ..... $5.60@$5.87½
Raritan common ..... 5.50@ ——
2d hand common ..... 3.00@ ——
Newark (yard) ..... 6.50@ 7.25
Front or face ..... 18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland ..... $1.58@ nom
Con. Rosendale Nat. ..... .90@ nom
Alsen's German ..... 2.10@$2.15
Dyckerhoff German ..... 2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in. ..... $1.10
Trap rock, ¾ in. ..... 1.20
Bluestone, 1½ in. ..... 1.05
Bluestone, ¾ in. ..... $1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in. ..... $0.90
¾ in. ..... 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in. ..... $0.06
6x12x12 in. ..... .084
8x12x12 in. ..... .102
10x12x12 in. ..... .12
12x12x12 in. ..... .15
Interior—
2x12x12 in. ..... $0.048
3x12x12 in. ..... .048
4x12x12 in. ..... .054
6x12x12 in. ..... .072
8x12x12 in. ..... .096

LIME (Standard 300 lb. bbls. wholesale, select finishing):
Farnham Cheshire, finishing ..... $1.55@ ——
Eastern, common ..... 1.25@

LINSEED OIL—
American Seed City Raw ..... $0.54@$0.55
American Seed City Boiled ..... .53@ .54

LUBRICANTS (Mineral):
Black, refined, summer ..... 13 @13½
Black, reduced, 27 gravity, 35@30 c. t. ..... 13½@14
Black, reduced, 30 gravity, 15 cold test ..... 14½@15
Cylinder, light, filtered ..... 21½@23
Dark, steam, refined ..... 15½@25
Paraffin, high, viscosity ..... 19 @26
23½@24 gravity ..... 15 @15½
28 gravity ..... 13 @13½
Wax, crude ..... per lb. 3½@ 3¾
Refined, 120 m. p. ..... per lb. 4½@ 5
Refined, 125 m. p. ..... per lb. 4¼@—
Refined, 130 m. p. ..... per lb. 5¼@ 5½

LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.)
8 to 12 in. ..... $21.50@$25.00
14 to 16 in. ..... 27.50@ 31.50
Heart face siding 4-4 & 5-4.. 29.50@ 30.50
Flooring, 13-16x2½ & 3 ins.. 15.00@ 28.50
Heart face siding 4-4 & 5-4.. 29.50@ 30.50
Hemlock, Pa., f. o. b. N. Y. base price per M. ..... ——@ 24.50
Hemlock, W. Va., base price per M. ——@ 24.50
Hemlock, Eastern mixed cargoes.. 20.00@ 22.00
(To mixed cargo price add freight, $1.50.)
Spruce (W. Va. f. o. b. N. Y., lighterage limits)
2x4, 18 and 20 ft. ..... $27.50
2x6, 10 and 14 ft. ..... 22.00
2x8, 12 and 14 ft. ..... 23.00
2x10, 3x10, 10 to 16 ft. ..... 27.00
8x8 and under, 16 ft and under ..... 24.00
9 in., 16 ft. and under ..... 29.00
4x10 to 10x10, 16 ft. and under ..... 29.00
2x12 and 3x12, 16 ft. and under ..... 29.00
12 in., 18 and 20 ft. ..... 30.00
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side ..... $26.00
4-4x6" merchantable quality ..... 26.00
4-4x8" merchantable ..... 24.00
4-4x10" merchantable ..... 27.00
4-4x12" merchantable quality ..... 30.50

LATH (Eastern spruce f. o. b. N. Y.):
1½-in. round wood ..... ——@ ——
1½-in. slab ..... $4.00@$4.10

PLASTER—(Basic dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton.. $10.50

BLOCKS—
2 in. (solid) per sq. ft. ..... .06
3 in. (hollow) ..... .06½
4 in. (hollow) ..... .07¼
Boards ⅝ in. thick, per sq. yd. ..... .16

SAND—
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale ..... $0.50

SLATE (Per Square, N. Y.).
Penn. Bangor ribbon ..... $4.10@$4.75
Munson, Maine, No. 1 ..... 5.50@ 7.75
Munson, Maine No. 2 ..... 4.50@ 6.75
No. 1 red ..... 10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Bangor ..... 4.75@ 6.75
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green ..... 3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.
Beams and channels up to 14 in. .... $1.26@$1.31
Beams and channels over 14 in. ..... 1.26@ 1.31
Angles 3x2 up to 6x8 ..... 1.26@ 1.31
Zees and tees ..... 1.26@ 1.31
Steel bars, half extras ..... 1.26@ 1.31

WHITE LEAD: Per lb.
American, dry, car lots ..... $0.07
In oil, in 100, 250 and 500-lb. kegs ..... 0.09
On lots of 500 pounds or more a discount of ½c per pound is allowed.
Red Lead and Litherage—
In 100-lb. kegs ..... $0.07
On lots of 500 pounds or more a discount of ½c per pound is allowed.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JULY 11, 1914

# TO SIMPLIFY ADMINISTRATION OF LAWS

## Pertinent Suggestions Made by Well Known Architect, Tending to Eliminate Conflict of Authority and Unnecessary Red Tape.

By JULIUS FRANKE

THERE is much criticism at the present time with the workings of the Labor Law as affecting the building industry, as well as New York City real estate. The criticism is due, first, to conflict of authority and the unnecessary cumbersomeness of administering the law affecting buildings, both old and new; second, because of the numerous "orders" and many inspections from different departments; and, third, the expense that property owners are being put to in remodeling old buildings to suit the new Labor Law.

At the present time the Building Law requires that all buildings of whatever nature, erected in the City of New York, must have plans filed in the Bureau of Buildings and permits obtained. This is a wise procedure. Past experience teaches us too much care cannot be exercised in the erection of buildings. Many lives have been lost due to collapse from reckless construction, and although there has lately been a meritorious agitation for fire-prevention measures, the danger from poor building construction should not be lost sight of.

### Pertinent Suggestion.

There is no reason why the Bureau of Buildings cannot take charge of the proper construction of buildings to prevent the spread of fire, as well as of the proper construction of buildings to prevent collapse. The bureau has all the plans and records of old buildings, has the experience, and is, therefore, more qualified to take care of the fire-prevention subject as it affects buildings, than any new department which would require at least four or five years to get the proper men and accumulate the necessary experience to do what the present bureau could more efficiently and without additional expense, do; besides which, if other departments continue to have parallel jurisdiction, such as they have now, with the Bureau of Buildings in the matter of plan and construction, there is bound to be conflict of authority.

Should one department have exclusive charge of the construction of one class of buildings, and another department have exclusive charge of the construction of another class of buildings, there would be different standards of workmanship and materials. This would be confusing and uneconomical. If, on the other hand, the present system is modified so that the Building Department were to have exclusive charge of the construction, that is workmanship and materials only, and the Labor Department have charge of the planning of the building and exits, the dealings with these two departments on practically the same subject would lead to same misunderstandings, confusion and dissatisfaction that now exist, and would be little or no relief from the present unsatisfactory conditions of affairs.

### Simplifying System.

Even the plans for tenement houses must, at the present time, be approved by the Bureau of Buildings. But they



JULIUS FRANKE.

must be first filed and approved by the Tenement House Department before the Bureau of Buildings will consider them and give a permit. There is no sane reason for this. Whether a building be a tenement house, a factory, a theater, a lodging house, or any other kind of a building, the law affecting plan and construction should be explicit, and the Bureau of Buildings could readily, and without any additional expense, pass on all such matters.

The present justifiable movement for reform in factories originated from the lamentable catastrophe of the Triangle Waist fire. The lesson taught by that fire was not that the danger to the worker was from the construction of the building or its plan, but that it was from what I will designate as "house-keeping," meaning the management and arrangement within the building itself. This fire brought forth tremendous agitation, though it was afterwards discovered that the particular building itself was not at fault; still the impulse of that agitation has resulted in certain new laws affecting new buildings, and made necessary radical changes in old buildings.

### Too Little "House-Keeping."

In the agitation following the Triangle Waist fire, undue prominence was given to building construction to prevent fire, and too little to "house-keeping." Most of the lives lost in the fire could have been saved. First, had the doors been unlocked; second, more would have been saved had the aisles between the sewing machines been wider and had there been more of them; third, had there been some systematic cleaning up of rubbish and proper storing of the inflammable material as soon as it came from the operators, still more would have been saved; fourth, there would have been no loss of life had there been no carelessness due to smoking; and, fifth, and lastly, there would have been no loss of life had there been sprinklers.

The present Labor Law, as well as the Tenement House Law, places too much responsibility on the owner of the building, and too little or no responsibility on the occupant or tenant. It makes the owner responsible for certain conditions due to the action of his tenant over whom he has no control, particularly on the question of keeping aisle space, having doors unlocked, keeping place free of rubbish, and last, but not least, keeping the place in a sanitary condition.

### Carelessness of Occupants.

From the agitation against our fire-resistive buildings, one would imagine they were the worst in the world, when, in reality, there are none superior. On the other hand, the carelessness of the occupants, the way rubbish accumulates, and the way goods are stored and manufactured, or the "house-keeping" is, I believe, worse than in Europe. Given a building with all possible means of exit, lives will still be lost by fire, if the "house-keeping" is not proper.

The theory that "house-keeping" is of more importance than the building construction is accepted by an association of New England insurance companies, who will not insure a factory unless they are assured there will be proper "house-keeping," and this theory on their part is proving wonderfully successful in keeping down their fire losses.

I particularly dwell upon this to illustrate the fact that the activities of the Industrial Board, the Labor Department and the Tenement House Department should be in the matter of "house-keeping;" and the construction of the building itself, which in comparison is easy, can readily be taken care of by the Bureau of Buildings. The Industrial Board, the Labor Department and the Tenement House Department will have all they can do if they only take care of the "house-keeping."

### Placing Responsibility.

To the Industrial Board and the Labor Department should be assigned the administration of the laws which deals with the conditions under which labor may be employed, such as safeguards about machinery to prevent accidents, ventilation to take off poisonous gases, dust, fire-drills, removal of waste and cuttings, smoking in factories, keeping the place clean, providing emergency rooms, toilet and washing facilities, hours of labor, overtime, and many other matters of this kind.

The Tenement House Department should relinquish the construction of tenement houses. This could be just as well done by the Bureau of Buildings as it has been in the past.

The exits of a factory should be proportioned to the number of occupants. Why should we assume that those working in a factory are more easily killed by fire than any other of the human species? I believe that the Labor Law, with few exceptions, in regard to new buildings, is about right. The real trouble is with old buildings. These old buildings should be treated separate and apart from the law for new buildings. In dealing with old buildings it must be borne in mind that new buildings soon become old ones, and to "order" radical and expensive changes to buildings that have been built in good

faith within the law as it existed at the time is often unjust. If changes are deemed necessary, after careful and due consideration, they should be made generally over a term of years. Rather than order radical changes in old buildings, it would be better to limit the occupancy to a reasonably safe number on each floor.

**Owners Get Many "Orders."**

The property-owners of the City of New York have, for the last twenty years, been treated to more "orders" for changes to their buildings than have the owners of all the other buildings of the world put together. In spite of this it is remarkable that the property-owners of New York have been willing, and are doing so much and with good grace; but in regard to old buildings, I really believe they have been made to carry too great and unnecessary a burden, not only of expense, because of alterations, but continual annoyance due to the very "numerous orders."

In regard to new buildings there is not much that is new in the Labor Law that had not been provided by prudent builders. The principal points in the new law are sprinklers and the enclosing of stairways for certain classes of buildings, and these, due to the influence of the Underwriters and to obtain low fire insurance rates, were provided for most new buildings of the factory class, although not required by the present building code.

At the present time there is little or no criticism because of the Labor Law as it affects new buildings, except that the law as now administered is cumbersome and slow, resulting in loss of time by those erecting new buildings, and unnecessary extra expense to the city administration, because of the splitting up of the jurisdiction over building construction into many departments. Considering the cumbersomeness of the present system of administering the building laws, I would suggest that the administration of all the laws affecting building plan and construction be placed with the Bureau of Buildings.

Next, in order that there be an appeal from the decision of the Superintendent of Buildings on building matters, when he is afraid to use his judgment, that the Board of Examiners, which now, according to the Charter of the City, has power to review and reverse a decision of the Superintendent of Buildings, be enlarged, not only in regard to its membership, but also that its power be enlarged to take in the Labor Law and any other law affecting the construction or planning of a building.

**Board Members Suggested.**

I would suggest that the following organizations have representation on this Board: The New York Chapter of the American Institute of Architects, the Brooklyn Chapter of the American Institute of Architects, the New York Board of Fire Underwriters, the Fire Department, the Bureau of Buildings, the Industrial Board, the Department of Labor, the Society of Civil Engineers, the Society of Structural Engineers, the Chamber of Commerce, the Merchants Association, the United Real Estate Owners' Association, the Real Estate Board of New York and the Council of Real Estate Interests.

It would also be well worth considering the advisability of reorganizing the Industrial Board along the line of the Board of Examiners, i. e., by having representatives from the mechanical and ventilating societies, the Medical Association, the Board of Health and other similar societies, and possibly it might be well to put some on from the Chamber of Commerce and the Fire Department.

There is another provision in the Building Law in regard to what is known as "Unsafes," whereby in case the Superintendent of Buildings declares any building construction "unsafe" and in danger, and the owner of the property is dissatisfied, a survey is held, consisting of representatives of the New York Chapter of the American Institute of Architects, a representative from the Building Department and a representative from the owner. The decision of this Board must be complied with unless reversed by the Court, which is seldom or never done.

There is some similar arrangement to this in connection with orders issued by the Fire Department and the Labor Department, but the object of the law is nullified by making it mandatory on the part of the property owner receiving the notice to demand this survey within 48 hours after the issuance of the same, which is absurd, as many of the matters in connection with these orders are not immediately dangerous, like the collapse of a building due to unsafe conditions. This 48 hour limit should be abolished and no limit whatsoever should be set, but a limit should be set for the starting and finishing up of the work in connection with orders issued.

# MANHATTAN AND BRONX SALES COMPARED

## Table Compiled Showing Weekly and Monthly Totals for Six Months, Together With Corresponding Period Last Year

IN order that real estate brokers and property owners can get a clear idea of the realty activity since January 1, the Record and Guide prints a table showing the sales closed at private treaty and also the number of conveyances recorded in both Manhattan and the Bronx, together with comparative figures for the corresponding period in 1913.

The total number of private sales during the current year shows a considerable falling off, as compared with last year, but when the transfers as a whole are considered the figures about offset each other. In the Bronx the number of private sales and conveyances are almost exactly the same, which is rather remarkable when the large auction sales held last year, notably the Morris Park Race tract, are taken into consideration.

During the current year the sales in Manhattan showed a consistent monthly increase from January 1 to June 1, while during the latter month there was a slight falling off. This same condition existed in the Bronx. As far as the transfers the number recorded did not show the same consistent increase, the month of May, however, being the high water mark for both Manhattan and the Bronx.

May, 1913, witnessed the greatest realty activity for the first six months of the year, in both Manhattan and the Bronx. This is a natural condition and seems to follow the precedent established during former years. The market during the other months was spasmodic in character and showed considerable width of range.

The total assessed value of the properties transferred in Manhattan from January 1 to July 1 was $258,546,641, as against $264,807,422 during the corresponding period in 1913. There has been, however, a big falling off in the mortgages recorded, those put on record during the current six months totaling $69,007,819, as against $122,106,773 during the same period in 1913. In the Bronx the total for this year is $18,585,704, as against $24,-150,792.

### COMPARATIVE SALES TABLE.

| 1914. Week Ending | Manhattan Total | Below 59th St. | Above 59th St. | Bronx | Manhattan Conveyances. | Bronx Conveyances. |
|---|---|---|---|---|---|---|
| Jan. 10 | 16 | 1 | 15 | 2 | 159 | 89 |
| Jan. 17 | 29 | 8 | 21 | 14 | 129 | 118 |
| Jan. 14 | 20 | 8 | 12 | 15 | 161 | 111 |
| Jan. 31 | 27 | 6 | 21 | 15 | 138 | 93 |
| Total | 92 | 23 | 69 | 46 | 587 | 411 |
| Feb. 7 | 22 | 7 | 15 | 11 | 196 | 135 |
| Feb. 14 | 45 | 7 | 38 | 16 | 114 | 97 |
| Feb. 21 | 23 | 7 | 16 | 16 | 140 | 115 |
| Feb. 28 | 17 | 3 | 14 | 15 | 129 | 122 |
| Total | 107 | 24 | 83 | 58 | 579 | 469 |
| Mar. 7 | 25 | 8 | 17 | 9 | 144 | 119 |
| Mar. 14 | 34 | 13 | 21 | 14 | 115 | 136 |
| Mar. 21 | 31 | 6 | 25 | 18 | 141 | 103 |
| Mar. 28 | 28 | 9 | 19 | 18 | 124 | 107 |
| Total | 118 | 36 | 82 | 59 | 524 | 465 |
| April 4 | 26 | 9 | 17 | 19 | 180 | 123 |
| April 11 | 26 | 10 | 16 | 17 | 146 | 108 |
| April 18 | 32 | 10 | 16 | 22 | 143 | 101 |
| April 25 | 28 | 12 | 16 | 18 | 165 | 92 |
| Total | 112 | 47 | 65 | 76 | 634 | 424 |
| May 2 | 30 | 8 | 22 | 24 | 143 | 121 |
| May 9 | 29 | 14 | 15 | 14 | 181 | 167 |
| May 16 | 26 | 11 | 15 | 17 | 169 | 142 |
| May 23 | 19 | 4 | 15 | 13 | 185 | 147 |
| May 30 | 39 | 11 | 28 | 9 | 155 | 198 |
| Total | 143 | 48 | 95 | 77 | 836 | 775 |
| June 6 | 33 | 3 | 30 | 14 | 171 | 146 |
| June 13 | 25 | 12 | 13 | 15 | 167 | 171 |
| June 20 | 26 | 7 | 13 | 13 | 187 | 129 |
| June 27 | 27 | 12 | 15 | 14 | 145 | 140 |
| Total | 105 | 34 | 71 | 56 | 670 | 586 |
| Grand Total | 677 | 212 | 465 | 372 | 3830 | 3130 |

| 1913. Week Ending | Manhattan Total | Below 59th St. | Above 59th St. | Bronx | Manhattan Conveyances. | Bronx Conveyances. |
|---|---|---|---|---|---|---|
| Jan. 11 | 26 | 12 | 14 | 14 | 174 | 159 |
| Jan. 18 | 22 | 10 | 12 | 20 | 134 | 132 |
| Jan. 25 | 31 | 11 | 20 | 17 | 147 | 143 |
| Total | 79 | 33 | 46 | 51 | 455 | 434 |
| Feb. 1 | 37 | 14 | 23 | 21 | 154 | 153 |
| Feb. 8 | 45 | 15 | 30 | 14 | 214 | 163 |
| Feb. 15 | 35 | 15 | 20 | 14 | 118 | 96 |
| Feb. 22 | 47 | 14 | 33 | 19 | 160 | 95 |
| Total | 164 | 58 | 106 | 68 | 646 | 507 |
| Mar. 1 | 46 | 17 | 29 | 17 | 135 | 126 |
| Mar. 8 | 45 | 11 | 34 | 18 | 228 | 131 |
| Mar. 15 | 42 | 18 | 24 | 17 | 154 | 131 |
| Mar. 22 | 38 | 8 | 30 | 14 | 158 | 155 |
| Mar. 29 | 39 | 15 | 24 | 17 | 133 | 109 |
| Total | 210 | 69 | 141 | 83 | 808 | 652 |
| April 5 | 39 | 16 | 23 | 18 | 207 | 147 |
| April 12 | 29 | 5 | 24 | 19 | 137 | 93 |
| April 19 | 32 | 14 | 18 | 13 | 158 | 114 |
| April 26 | 40 | 13 | 27 | 17 | 151 | 123 |
| Total | 140 | 48 | 92 | 67 | 653 | 477 |
| May 3 | 39 | 13 | 26 | 14 | 232 | 147 |
| May 10 | 25 | 10 | 15 | 14 | 162 | 143 |
| May 17 | 42 | 12 | 30 | 18 | 186 | 116 |
| May 24 | 26 | 7 | 19 | 16 | 203 | 121 |
| May 31 | 19 | 5 | 14 | 4 | 198 | 80 |
| Total | 151 | 47 | 104 | 66 | 981 | 607 |
| June 7 | 27 | 5 | 22 | 9 | 219 | 151 |
| June 14 | 21 | 7 | 14 | 12 | 132 | 97 |
| June 21 | 28 | 8 | 20 | 9 | 166 | 108 |
| June 28 | 24 | 13 | 11 | 11 | 156 | 109 |
| Total | 100 | 33 | 67 | 41 | 673 | 465 |
| Grand Total | 844 | 288 | 556 | 376 | 4216 | 3142 |

# ADVISORY COUNCIL APPEALS FOR RELIEF

## More Trouble and Expense Threatened by Industrial Board—Hearings on Proposed Regulations for Fire-Resisting Materials.

THE Advisory Council of Real Estate Interests, since its inception, has endeavored to have certain provisions of the Labor Law modified, and has done all it possibly could to reenforce the positions taken by its constituent organizations, particularly in impressing upon public officials and men of high authority in administrative circles, the necessity of complying with the moderate and reasonable requests made by real estate owners in this particular respect.

Through various sources this matter has been brought to the attention of Governor Glynn, and he has been so favorably impressed with the justice and reasonableness of the claims of the large property owners of New York City, that he publicly stated that those features of the law which have been somewhat distressing and obnoxious should be eliminated in the re-codification, or be changed in such a manner as not to be harrassing in their enforcement.

In the preliminary work attending the proposed re-codification, the chairman of the Advisory Council has been selected as a member of the Advisory Committee of the State Factory Investigating Commission, and will represent the Council upon three sub-committees of this Advisory Body. In addition, it is proposed that the Staff of Experts, which is affiliated with the Advisory Council, shall co-operate with the State Factory Investigating Commission in the work which it is now doing.

However, an anomalous situation has been created by the proposed re-codification of the Labor Law, particularly since the State Factory Investigating Commission has been forced to realize that the property owners of New York have been burdened with excessive and multifarious legislation. At the recent meeting of the Advisory Council many complaints were received from property owners to the effect that the Labor Department is now enforcing various provisions of the present Labor Law, which may be amended. Although there was no objection whatsoever to complying with these orders and regulations, the question arose as to whether these regulations might not be changed within the next six months, particularly since the State Factory Investigating Commission itself was planning to propose a number of changes. In order to obviate the difficulties that might arise from this situation, the Council decided to call the attention of the State Factory Investigating Commission to this condition of affairs.

Consequently, the Advisory Council is making a strenuous effort to relieve property owners of the expense and trouble that may prevail during the interim between the hearings of the State Factory Investigating Commission and the enactment of the proposed amendments to the Labor Law, and has written to Lt.-Governor Wagner and the State Factory Investigating Commission, through Hon. Cyrus C. Miller and Adolph Bloch, saying in part:

"Would it not be expedient to suspend or hold in abeyance the operation of those particular provisions of the Labor Law which your commission contemplates changing, and which will, in all probability, be re-drafted in accordance with your suggestions? By adopting this course, Real Estate owners will be certain that they will only be amenable to the Law, as it will be ultimately defined upon the statute books.

The Industrial Board of the State Department of Labor is proceeding with its duty of interpreting the Labor Law as if the Legislatures Factory Investigating Committee, headed by the Lieut.-Governor, were not engaged in revising the law. The presumption follows that the board expects to be invested with broad powers and that the rulings which are to be promulgated will survive. On Tuesday and Wednesday of this week public hearings were held on a number of important propositions at the office of the board in the Fourth Avenue Building, with Commisssioner James M. Lynch of Syracuse presiding, and Messrs. Flaesch of Unadilla, Cullen and Wertheim, members, and Secretary Williams present. The fact that the board was traversing subjects fully treated in local codes and ordinances was frequently referred to and as often disregarded. At one stage Commissioner Lynch impatiently exclaimed, "I have heard and read so much about the duplication of work that I have almost come to believe it."

"Where the State building laws come in conflict with the local building codes, which are the ones to be followed?" an architect representing the New York Society of Architects asked several times during the hearings, and each time he was put off with the remark by the Commissioner saying, "The matter is not relevant to the paragraph under discussion; the secretary will proceed," etc.

**AN ANOMALOUS SITUATION is presented by the proposed re-codification of the Labor Law, which includes the State Fire Prevention requirements,and the sudden activity of the State Labor Department in framing rules for the enforcement of the existing law which by public opinion has been impeached as an unkind and unnecessary imposition upon real estate and manufacturing interests. Hearings were held this week by the Industrial Board upon proposed regulations for the construction and alteration of all buildings in which any amount of manufacturing, however small, is carried on, and upon other regulations for the construction and maintenance of elevators, which new rulings will supposedly supersede and nullify conflicting portions of the Building Code and Regulations of the City of New York.**

### New Fireproof Rules.

The most interest centered in the proposed rules defining fireproof and fire-resisting materials and describing certain specifications relating to construction. These rules have been long awaited, and do not come with the same force now that the State Factory Investigating Committee in public hearings went over the same ground only a few weeks ago with a view to revising the law on which the Industrial Board's rules are predicated.

The Labor Law in section 79-f, subdivision 2, requires the Industrial Board to specify what materials are fireproof materials and which materials, not being fireproof and incombustible, are fire-resisting material within the meaning of the law.

The law is (section 79-a) that all factory buildings hereafter erected more than four stories in height must be of fireproof construction, the roofs to be of incombustible material supported on arches of fireproof material. Here the Industrial Board comes forward with Rule 500, which tells how all roofs and floors shall be constructed. They may have segmental brick arches, terra cotta hollow tile arches, reinforced stone concrete arches, or (this is the important clause) any form of construction not less than four inches thick that shall have passed successfully the standard four-hour test from fire, load and water.

### Fireproof Partitions.

Tentative rule 501 permits not only reinforced cinder and stone concrete, brick and terra cotta to be used in constructing fireproof partitions, but it welcomes **any** form of construction not less than four inches thick when safely supported that has passed a standard three-hour fire and water test.

### Fire Doors.

Fire doors may be tin clad, iron or steel clad or composit or any form of door construction that stand a standard one-hour fire and water test. Fireproof windows may have frames of iron or steel or be metal covered, or of any other material that will stand a standard test.

### Fire-Resisting Material.

For stairway enclosures rule 504 permits (a) any form of fireproof partition previously defined, (b) any form of construction that has passed a standard one-hour test, (c) wood studs lathed each side with metal lath and plastered with Portland cement mortar ¾-inch thick, (d) or wood studs filled in with mineral wool, asbestos, gypsum, or other similar incombustible material, plastered with Portland cement at least 1⅛-inch thick, or covered on either side with metal lath or wire netting and plastered with Portland cement ¾-inch thick, (e) or wood studs filled in with masonry and plastered with Portland cement, (f) or existing wood stud lath and plaster partitions stripped of all wood base or other trim and covered with No. 24 U. S. standard gauge metal lath on each side and plastered with cement mortar.

### When Existing Partitions Are Acceptable.

Fire-resisting partitions, now in place, constructed in such manner and of such fire-resisting material, as have heretofore been approved by the local authorities exercising supervision over the construction and alteration of buildings, will be accepted when complying with the following requirements:

(a) Each side of existing partition covered with ½-inch approved plaster board protected by not less than 26 U. S. standard metal, both nailed to the woodwork.

(b) Each side of the existing partition covered with 2 thicknesses of ¼-inch approved asbestos board with staggered seams, provided that where in the opinion of the Commissioner of Labor protection is necessary against mechanical injury, such protection shall be provided.

(c) And in buildings not over 6 stories in height existing wooden partitions, double thickness, ⅞-inch board covered on both sides with 20 U. S. standard gauge metal, or with 26 U. S. standard gauge metal with lapped seams.

# THE TAX DEPARTMENT AND THE CITIZEN

## How Suspicion and Dissatisfaction Are Being Dispelled—Validity of Tax Liens Upheld—The Land Value Maps—Building Factors

A CASE of great importance to the City of New York has just been decided by the Appellate Division of the First Department. In several cases the validity of arrears of taxes on real estate have been attacked upon the ground that the description of the property was inadequate. In some of these cases the decision has been adverse to the city. In spite of these adverse decisions, Judge Guy, in a very carefully reasoned opinion, upheld the validity of a tax lien in the case of the Tax Lien Company against Bird. This decision of Judge Guy was rendered in 1913, and the Appelate Division has now affirmed it.

It seems that the courts have been misled by the theory that the assessment and taxation of real estate in the City of New York is the same as in a country town. Judge Guy carefully explains the difference. In the country town real estate is listed in the alphabetical order of the names of the owners, and the tax may be collected by a proceeding against the owner personally. In the City of New York the proceeding has for a great many years been in rem; that is to say, the lien of the tax has been valid whether the owner's name was correctly stated or not.

In the country, town land must be described by metes and bounds, whereas in the City of New York the land is properly described by reference to a tax map. The description by numbers referring to a tax map is far more accurate and is entirely adequate. Judge Guy held that this New York description by lot numbers is all that is necessary, and the numbers really import into the assessment roll a complete description by metes and bounds as shown on the tax map and such description of the improvements as may appear on the annual record.

These tax cases are often very technical, and the city is fortunate in having certain judges who have had experience as assistants to the Corporation Counsel, or have themselves at one time held the office of Corporation Counsel. Judge Guy's experience as Assistant Corporation Counsel, for part of the time in charge of legislation at Albany, is of the utmost value to the city now that he is on the bench.

### Cooperation with Citizens.

In a letter which the Board of Tax Commissioners, through President Lawson Purdy, sent to Mayor Mitchel this week, it is said that one of the leading principles of this administration is the analysis of every official act and the publication of every detail in such form that every citizen may determine for himself the wisdom of the act and whether or not its performance is efficient. To an extraordinary degree all the work of the Tax Department is subjected to intelligent criticism by a very large number of people. There are over one-half million separately assessed parcels of real estate in the City of New York. The assessed value of at least fifty thousand parcels is examined by the owners or their representatives and compared with the assessed value of neighboring parcels. In this examination the assessed value of at least one million parcels is subjected to careful scrutiny. Besides this every parcel is under examination by the owner when he receives his tax bill. On the average, therefore, there is examination, comparison and criticism of the assessed value of every parcel of real estate in the city at least three times by as many different persons.

"It is the purpose of the Tax Department," says President Purdy, "to use this vast army of critics in the most effective way for the common good. The old heresy that still persists in so many places, which regards the assessor as an enemy and which leads assessors to view public criticism with doubt and suspicion, is ended forever. This Tax Department is no longer in the position of the regiment in hollow square with bristling bayonets extended toward the taxpayers. It no longer carefully conceals everything from the taxpayer but the final total assessed value. Every assessment is analyzed into its component parts. The land value is shown separately and the manner of computing the land valuation of each parcel is displayed in such manner that it can readily be understood.

### The Record and Guide Land Value Maps.

"For the purpose of analyzing land valuation the department will publish on the first of next October a series of maps showing the value per front foot for lots 100 feet deep, of lots on every side of every square through the five Boroughs of the City of New York. The value of corner lots is influenced by the value of the intersecting streets, and the manner in which the value of every corner is determined appears upon examination of the unit values on the intersecting streets. In the suburban parts of the city where streets are not laid out, the value per acre is displayed upon the map.

"In order that these maps may receive the greatest publicity at a time when they will be most useful, a contract has been made with the Record and Guide, the leading real estate publication of the city, by which the Record and Guide is bound to distribute without charge a copy of the maps to every one of their subscribers and to sell them for one dollar apiece to every one who desires to purchase. The unit values to be published October 1 will be the tentative values fixed by the Deputy Tax Commissioners. There will be opportunity for persons interested to study the maps and then make application to the commissioners for reductions when the values are regarded as excessive.

### Invited to Give Information.

"In order that the tentative valuations may be made by the Tax Department with the fullest knowledge, every taxpayer has been invited to give information concerning his own property or the property of others by the use of blanks provided by the Tax Department or otherwise. All persons having a knowledge of values have been solicited to submit their opinions of values, especially by marking a page of the land value map with the units they regard as proper in every case where they believe the units for 1914 were either too low or too high.

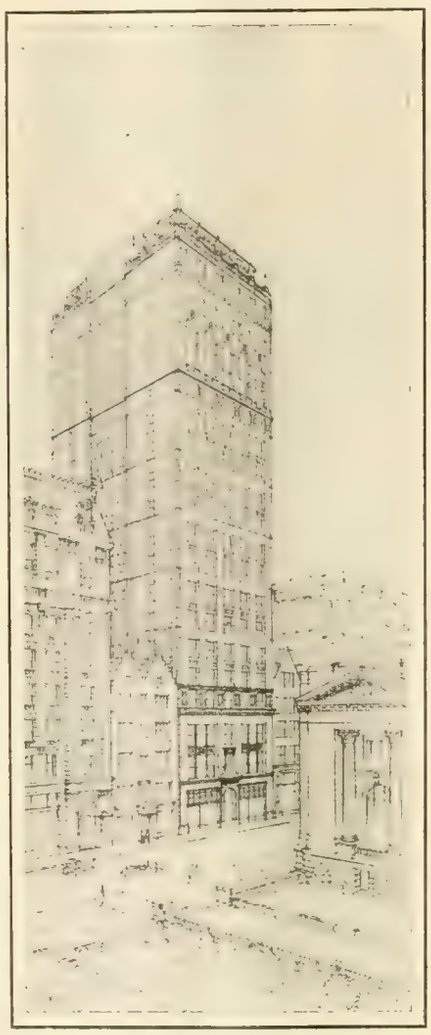
### Block Numbers.

"In the Boroughs of Manhattan, Bronx and Brooklyn the location of property upon the land value maps is rendered easy by distinguishing the various blocks by numbers. The maps for Queens and Richmond will be greatly improved by the use of local means and by the numbers of the plots or districts or blocks, as the case may be, into which they are now divided. It has been difficult in these two boroughs to make locations because the block system could not be extended until such time as the topography of the streets may be settled by the Board of Estimate. This difficulty will be overcome in large measure by the use of the numbering system referred to."

## PAUL STARRETT'S BUILDING.

### New Structure, Opposite Public Library, to Typify Last Word in Modern Construction.

It is expected that work will soon be started on the twenty-story office building, 6, 8, 10 West 40th street, opposite the New York Public Library for Paul Starrett, president of the George A. Fuller Company, 111 Broadway, which has the general contract to erect the building. The structure will possess



every improvement and will be fireproof to the finish. The lower stories are to be of limestone with bronze trimmings; the upper stories, of face brick with terra cotta trimmings.

The unique feature of the building is that it will be finished in design and carried around on all four sides. There will be five high-speed passenger elevators. The layout of the floors is so arranged as to be especially advantageous for high-class office use. Gold win Starrett & Van Vleck, 45 Union square, are the architects. The cost will exceed $500,000 and with the cost of site will represent an investment of more than $1,000,000.

# PROGRESS IN SUBWAY CONSTRUCTION

## Chief Engineer's Report to Public Service Commission—More than Half the System Under Contract, Representing $140,000,000 in Material and Labor.

THE construction of the greatest rapid transit system in the world—the Dual System in New York City—for operation by the Interborough Rapid Transit Company and the New York Municipal Railway Corporation, is progressing most satisfactorily, according to the report of Alfred Craven, Chief Engineer of the Public Service Commission for the First District for the month of June, 1914. The city, acting by the commission, now has $126,414,036.27 worth of new subway and elevated work going on in the several boroughs.

Of this total $67,208,248.84 is on lines for operation by the Interborough Company and $59,205,787.43 on lines for operation by the New York Municipal Railway Corporation. Under the Dual System agreements the city is pledged to contribute about $164,000,000 toward the construction of city-owned lines, so now more than two-thirds of this total has already been placed under contract.

It must be borne in mind, however, that some of the contracts in this total are to be paid for by the Interborough Company and the New York Municipal Railway Corporation, which pledged $58,000,000 and about $14,000,000 respectively, toward the construction of city-owned lines. The total city contribution, therefore, is considerably less than this total. In addition to the work on city contracts, the New York Municipal Railway Corporation has about $4,000,000 and the Interborough Rapid Transit Company about $10,000,000 worth of work under way; so that in round numbers there is all told about $140,400,000 in contracts now completed or under way. The estimated total construction cost of the entire Dual System is about $273,000,000, so it will be seen that more than half of the system is now under contract.

There are now employed by the contractors on the various sections of the work 12,517 men. The commission expects to see this vast army nearly doubled in the course of the next few months, when work is begun on several contracts that have recently been awarded.

### Interborough Lines.

The Seventh Avenue Subway extends from a connection with the existing subway at the Battery to another connection with the present subway at Times square. It is under contract for the entire distance, and work is now going on in Greenwich street, West Broadway, Varick street, Seventh avenue extension and Seventh avenue. Work at the two connection points has not yet begun.

East River Tunnel.—This tunnel extends from Old Slip, Manhattan, to Clark street, Brooklyn, and will be connected on the Manhattan side with the Seventh avenue subway, and on the Brooklyn side with the existing subway and the Eastern Parkway branch of the same. The contract has been let to Booth & Flinn, Ltd., and the O'Rourke Engineering Construction Company for $6,469,916.25. Frederick C. Noble, division engineer of the commission, who was connected with the building of the present East River tunnel, will have supervision of the construction work on this tunnel, as well as on the New York Municipal tunnel.

Lexington Avenue Line.—This subway is under contract from 43d street and Lexington avenue, Manhattan, up Lexington avenue to and under the Harlem River and beyond on the western branch to 157th street and River avenue and on the eastern branch to 138th street and Park avenue. Actual construction work is under way from 53d street north, work on Section No. 7, extending from 43d to 53d street, not yet having been commenced. Work on the Bronx extensions of this line is well under way, that on the Jerome avenue branch extending from 157th street and River avenue, up River and Jerome avenues to Woodlawn road; and that on the Southern Boulevard and Westchester avenue line extending from 138th street and Park avenue, through 138th street and Southern Boulevard to Whitlock avenue. The elevated portion of this extension through Westchester avenue to Pelham Bay Park is not yet under contract.

White Plains Road Extension.—This line is an extension of the existing subway from its present terminus at Bronx Park through White Plains Road to 241st street. It is entirely under contract, and work is proceeding all along the line.

Steinway Tunnel.—The Rapid Transit Subway Construction Company has the contract to fit this tunnel for temporary operation. Work is now in full swing, and should be completed by the first of next year.

Astoria and Corona Lines in Queens.—The work on the Astoria line is reported this month as completed. Work on the Corona line and the Queensboro Bridge section is progressing, the Corona line now being about half completed. The Interborough will operate its trains over these lines, and the New York Municipal Railway Corporation will have trackage rights over both lines also, and it will be possible for that company to send its Broadway-Fourth avenue subway trains over the Queensboro Bridge and out to Astoria, Corona and Flushing.

Steinway Tunnel Extension.—Work is going on in this extension rapidly. This extension will connect the Steinway tunnel with the other Queens' lines at the Queensboro Bridge Plaza.

### New York Municipal Railway Corporation's Lines.

Fourth Avenue, Brooklyn, Subway.—This subway is practically completed from the Manhattan Bridge through Flatbush avenue extension, Fulton street, Ashland place and Fourth avenue to 43d street. Work on the extension, from 43d to 86th street, is about half done. The reconstruction work at 36th street, to provide for the Coney Island connection through 38th street, is now under way. The commission has awarded the contract for the installation of tracks in this subway, and it is now advertising for bids, to be received July 10, for the construction of station finish work. The New York Municipal Railway Corporation, in anticipation of placing this line in operation about the first of the coming year, has placed orders for 100 new steel cars.

New Utrecht Avenue Line.—This line which will connect the Fourth avenue subway with Coney Island is entirely under contract, and work continues to go on rapidly.

Sea Beach Line.—This line is to be built and paid for by the New York Municipal Railway Corporation. It leaves the Fourth avenue subway at 65th street and runs through to Coney Island. It will be mainly a depressed railroad with four tracks. The contractors employ about 700 men on this work, and it is progressing rapidly.

Broadway, Manhattan, Subway.—This subway runs from Morris street and Trinity place, Church street, Vesey street, Broadway and Seventh avenue to 59th street, across 59th and 60th streets to the Queensboro Bridge and over the bridge to a connection with the new rapid transit lines in Queens. It is now under contract from the southerly terminus to Broadway and 38th street, and the commission is now advertising for bids, to be received July 24, for the section in 59th and 60th streets from Seventh to Second avenue. Actual construction work is now in progress as far north as Broadway and 26th street. The contract for the construction of the section between the southerly terminus of this line and the proposed tunnel from Whitehall street, Manhattan, to Montague street, Brooklyn, has also recently been awarded. Work is going forward rapidly.

Canal Street Subway.—This line will connect the Broadway subway with the Manhattan Bridge and the Fourth avenue, Brooklyn, subway. The contract has been awarded to the Underpinning and Foundation Company, but has not yet been executed.

East River Tunnel.—This tunnel extends from Whitehall street, Manhattan, to Montague street, Brooklyn, and will be connected on the Manhattan side with the Broadway subway, and on the Brooklyn side with the Fourth avenue subway. The contract has been let to Booth and Flinn, Ltd., and the O'Rourke Engineering Construction Company for $5,974,809.50. Frederick C. Noble, division engineer of the commission, will also supervise the construction work on this tunnel.

Broadway-Myrtle Avenue Connection.—The construction work on this line has been completed, and the track-laying is now about 80 per cent. done.

Lutheran Cemetery Line.—This line will be an extension of the Myrtle avenue elevated railroad to Lutheran cemetery. It will be built and owned by the company. It is now reported as about 95 per cent. completed.

Liberty Avenue Extension.—This is an extension of the Fulton street, or city line, elevated from its present terminus at the Brooklyn boundary line, through Liberty avenue, Queens Borough, to Lefferts avenue, Richmond Hill. Work is now under way.

## THREE-STORY PIERS.

### Their Cost Would Be Out of Proportion to the Requirements.

The question of the advisability of building city piers three-story high in order to give them greater capacity than double decked piers has been much discussed in the past, and has drawn out widely divergent views. The Commissioner of Docks and Ferries, Hon. R. A. C. Smith, was asked by the Record and Guide if three-story piers would so increase docking facilities as to solve in any degree the water front problem of congestion, and he said in reply:

"Without attempting, however, to speculate upon the effect on existing conditions as a result of erecting three-story piers, I might say that the primary objection would be the item of cost of construction as affected by the demands for adequate foundations.

"The bottom conditions are so variable and adverse, that the cost of foundations for a three-story structure extending out into the river on a pier with its wind exposure and leverage conditions under exposure to wind and impact of vessels, combined with uncertain character of bottom, ranging from soft mud through every possible formation to solid rock, would be out of all proportion to the essential docking requirements in the matter of cost."

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Restriction and regulation are threatening to take the place of the liberty with which the fathers once endowed this country.

Designating the City Investing Building as a factory because it contains a tailor shop is one of the absurdities of the State Labor Law.

The passenger traffic of the Long Island Railroad steadily increases from year to year, being considerably larger this year than last, in spite of the high cost of tickets.

Governor Glynn has told us what the State means to do to make amends for the over-regulation of buildings, but Mayor Mitchel has not yet told us what the City has in mind to do to reduce the inspection pest.

More new real wealth will come from the phenomenal crops than from any freight rate decision. Our agricultural products this year will reach $11,000,000,000 in value. While there may be a closer scrutiny of commercial credit than usual, money is cheap for approved enterprises, and the U. S. Treasury will see that there is plenty for moving the crops.

Brooklyn builders are taking more interest in high-class apartment work than ever before. Plans for 126 such structures were filed during the month of June. Brooklyn's record for plans filed during the current year for all kinds of new buildings is 31 per cent. over the record for the corresponding period last year. Queens had a gain of 120 per cent. in June over the same month last year.

## Excess Condemnation for Sixth Avenue Extension.

In every scheme which has been made for the reformation of the street plan of Manhattan, the extension of Sixth avenue has been associated with the extension of Seventh avenue. Both of these avenues were laid out to end in a blank wall and were deprived of their proper value in the street system of the city because they were not thoroughfares—because they had never obtained an outlet to the south which enabled traffic originating in the district to the south or seeking some goal in that district—a convenient route to travel. It has not usually been proposed, however, to open up a wholly separate outlet for Sixth avenue, which would be an extremely expensive thing to do. Practically all the plans which have been drawn to bring about this improvement merely opened up a connection between an extended Sixth and the lower extension of Seventh avenue. That is what the present movement proposes to accomplish; but two alternative methods are proposed to bring it about.

One of these plans provides for the extension of Sixth avenue to Carmine street, and the widening of Carmine street to its intersection with the new Seventh avenue. The other plan provides for cutting a straight avenue through all the blocks, which separate the lower end of Sixth avenue to Fourth street. The first of these plans would not cost very much money—not much over $1,000,000. The cost of the second would be very much larger, and would might well equal the cost of extending Seventh avenue. The city would, however, be compensated for the increase in expense by an increase in utility. This plan would open up a district, whose development is now injured because of its deficient means of street communication with the rest of the city. It is, consequently, the plan favored by the Central Mercantile Association, which is the local organization of West Side Merchants.

In placing an estimate on the relative merits of these two plans a great deal depends upon the point of view from which the plans are considered. If the interest of the whole city is taken into account, it looks as if the first and cheaper plan should be adopted. It is certainly desirable that lower Sixth avenue should be connected by a thoroughfare with the district to the south; but it is also desirable that the connection should be made at the minimum possible cost. The city's debt limit is almost reached. Sixth avenue is not very valuable for traffic purposes. It is a narrow avenue, encumbered with an elevated road, and vehicles avoid it in case there is another available route to their destination. The advantages of opening it up and connecting most efficiently with the district to the south of it are rather local than general, and if any considerable expense is to be involved that expense should be paid for by the property which is chiefly benefited by the improvement.

This proposed extension of Sixth avenue seems to present an admirable opportunity to put the principle of excess condemnation into practice. The benefits of the improvement are chiefly local. It ought to add considerably to the value of the real estate lying immediately along the line of the proposed new street. In this particular case of an unusually large amount of sheer waste would be avoided by the application of the new method. The plan of the new Sixth avenue, which is favored by the Central Mercantile Association, affects about two hundred parcels of real estate and would bring into existence many irregular pieces of property which would not be available for profitable improvement. If the city were to condemn about 100 feet on both sides of the line of the improvement and after the work is finished sell the property off to builders in plots, as large as a builder would need, it would reap a sufficiently large profit to pay for the expense of the work and save a wholly unnecessary loss to the city. Real estate in this neighborhood is cheap, and after the expense of the improvement, when added to the lots, the value of the land would still be low compared to other no worse available parts of Manhattan. It is very much to be hoped that the Board of Estimate will use this chance to try out the method of excess condemnation.

## A Covent Garden for New York.

It is an extraordinary comment on the vicissitudes of real estate, even in a most prosperous and growing community, that it should now be seriously proposed to establish a market in 23d street. For thirty years lots abutting in 23d street were considered to be the choicest and best established retail property in Manhattan; and it would almost certainly have remained so in case manufacturing industry had not invaded the territory immediately to the south and driven out the retail stores on lower Broadway and Fifth avenue. The only two important shops still transacting business in this neighborhood have recently announced their intention of moving—viz: Brooks Bros. and Arnold & Constable. Almost all of its better stores have already deserted 23d street, and it looked as if the vacant space would have to be filled by wholesale and manufacturing establishments. But now it is proposed to establish, in the building formerly occupied by Stern Bros., a market, and it seems strange that property which has been vacated by the retail trade, should be considered available for a market.

And the circumstance is not less strange, because it is a very exceptionally high-class market which it is proposed to establish. The idea is to reproduce Covent Garden in New York and to sell a high grade of food-stuffs at a comparatively low price. The plan provides for about sixty booths on the first, second and third floors. Each of these booths will occupy considerable space, and will give to the dealers an opportunity of attractively displaying his wares. The first floor will be devoted to general provision dealers, the second chiefly to groceries, and the third to household furnishings. The fourth floor will be occupied by a large public restaurant, with a seating capacity of 2,500, while the roof will be covered with a canopy of glass and will be converted into a new kind of greenhouse and aquarium, where fish and fowl and birds and all kinds of horticultural products will be sold.

It will be seen that the proposed enterprise has been ingeniously and carefully planned and will start under conditions which should afford to it every chance of success. The only question is whether the location is sufficiently well adapted to the purpose. The attempt to select a thoroughly satisfactory location must have been difficult, because a central location was needed for the convenience of customers, while at the same time the more central the location the more it divided the market retailer from the source of his supplies. It would also have been exceedingly difficult to obtain a sufficiently large site in an expensive retail district. Such being the difficulties, 23d street looks like a possible compromise. Its chief disadvantage consists in the lack of an express station on the new subway in its vicinity. If possible a site near such a section on the Broadway and Seventh avenue lines should have been selected.

## Unnecessary Laws.

*Editor of the* RECORD AND GUIDE:

The Merchants' Association of New York is fully in sympathy with the purposes of a Labor Law and it desires to co-operate with the commission and its counsel in amending the existing law.

The provisions of the present law relating to the construction of new buildings, the maintenance and alterations of existing buildings, also as regards fire prevention and sanitation should, however, exempt the City of New York, or cities of the first class, which have already been delegated with

functions for this purpose and should not be operative in this city through the Labor Department. The various city departments covering these matters have had jurisdiction for years, and to put provisions in the State law as regards this city covering what is already attended to by the authorities has led, and will in the future, lead, to hopeless confusion and duplication.

It will be useless to have our Building Department prepare, and our Board of Aldermen adopt, a new Building Code if this is to be superseded by a Labor Law Code. It will be useless to have our Sanitary Code and our Board of Health, in this city, if the Labor Law is to take precedence in our factory, mercantile and office buildings.

The people have been more and more strenuously demanding and the Legislature recognize 'home rule,' as expedient and necessary in large cities, and we cannot endorse or support any backward step to be taken in this direction.

We fully appreciate and agree that the working people need protection, in various ways, and that there are various sections in the Labor Law that are not taken care of by the City Departments, and these should be left under the present jurisdiction. Also, in many places in the State there are no adequate building codes, etc., and the Labor Department should have jurisdiction there.

We consider that the definition of a factory is unduly broad and that it includes any and all buildings, or any part of a building, in which one or more persons are engaged at labor.

We also insist that mercantile establishments and office buildings in the City of New York must be governed by the local authorities. If the Labor Department should have jurisdiction over these structures, why not give them our docks, our theatres and places of assemblage, our tenements and our homes, in all of which are employed one or more persons at labor.

We feel that the commission should consider the rating or classification of factories and factory buildings under the law, and make different requirements for occupancy, contents, height of buildings, or style of buildings, to say the least. Hazard conditions far more generally have their root in inflammable contents than in structural defects, and the surest way to prevent loss of life is to prevent the spread of fire where inflammable contents are present, by checking it in its incipiency.

We feel that the law has overlooked the simplest and most effective means for protection of life; that is, the general use of automatic sprinklers, which, if installed, would make unnecessary expensive structural changes called for in the law and to which objection has been so general.

A building should be rated by its condition of contents, occupancy and structure, and if these create a fire hazard, certain improvements might be required, but first of all, and before calling for structural changes, fire prevention should be considered and a premium put on that, for it is a great hardship if owners are to comply with orders, from the Fire Commissioner of the City to install sprinklers, and in addition be compelled under the Labor Law, to make structural changes the reason for which would be entirely eliminated by sprinklers. Rigid distinctions must be made between the occupant or the operator of a factory and the owner of the structure, for in many cases it is impossible for an owner of the structure to exercise any control over the tenant.

ALFRED R. KIRKUS,
(Chairman Sub-Committe on Revision of Labor Laws, Merchants' Asso.)

### Janitors and the Compensation Law.

*Editor of the* RECORD AND GUIDE:

The enclosed correspondence, of which I have the original at this office, may prove interesting to the owners of tenements who are in doubt as to how their janitors are affected by the Workmen's Compensation Law. While the reply of the commission is rather "wobbly," it tends to show their idea of the situation. Yours very truly,

HENRY BRADY.
262 West 23rd street

The correspondence referred to comprises a letter of inquiry from Mr. Brady to the Workmen's Compensation Commission of No. 1 Madison avenue, as to whether a janitor of a cold-water tenement house comes under the jurisdiction of the Workmen's Compensation Law; also a janitor operating a steam-heating plant, but doing no repairs in the tenement.

The answer of the commission through Secretary Frank A. Spencer was that "While we do not feel that this commission can properly be asked to make rulings or interpretations, except in concrete cases coming before it for decision, nevertheless we would say in reply to your inquiry that a janitor of a cold-water tenement house would not come under the law. If he operates a steam plant, he would come under the law. Please understand that the above is not to be taken in any way to be binding upon this commission, but to be merely an informal expression of opinion. We take pleasure in sending you a copy of the law."

### Let the Children Play in the Lots.

*Editor of the* RECORD AND GUIDE:

The Real Estate Board wishes to bring to general attention a plan in which it is co-operating with the Safety First Society. It is desired to secure for the use of children, who otherwise are compelled to play on the dangerous city streets, such vacant land as owners are willing to lend for that purpose. This board's committee, composed of Messrs. Lawrence B. Elliman, Albert B. Ashforth and Frederick D. Kelley, is desirous of aiding the work as far as possible, and is asking members of the Real Estate Board, and others, to allow the use of their vacant land for this purpose.

This board at the outset raised this question: "What liability would owners incur for accidents happening on land so loaned"

The Safety First Society took this matter up with Park Commissioner Cabot Ward, who in turn has secured from Corporation Counsel Polk an opinion that the city assumes all responsibility.

The questions asked were substantially these: Would the owner of the lots be responsible for possible injury to a child while at play? Would play attendants be necessary? Would the city incur further obligations to protect the children? What particular protective steps should be taken?

Mr. Polk's opinion, on file in this office, is in brief that the owners of lots would not be liable for a child's injury while at play if there is no defect or construction in or upon the land in question; that the owner of the lot might have a paper writing making it plain that in so loaning his property he relinquishes all control thereof so long as it is devoted to playground or recreation uses; that there is no necessity for play attendants unless the large number of children at play, or the character of the play accessories, seem to warrant it; that the city will incur no additional obligations to protect the children if the grounds are free from defects and properly adapted for use as playgrounds.

While, however, the Real Estate Baord gives this summary of the Corporation Counsel's opinion for the benefit of those who naturaly will be interested on this point, it also advises as follows: Those who are willing to loan vacant land for playground purposes should secure themselves by obtaining from the Park sommissioner or other proper city authority a statement in writing to the effect that **the city releases them from all responsibility and from liability for damage claims** in case of accident while land so loaned remains under the jurisdiction of the Park Department.

It is hardly necessary to emphasize the importance of this plan for playgrounds, and co-operation of those able to help is earnestly asked.

Those who desire to help are asked to notify this board at once, stating the exact location of the land, so that the necessary details may be arranged at the earliest possible moment.

RICHARD O. CHITTICK,
Executive Secretary.

### How to Root Out Anarchists.

*Editor of the* RECORD AND GUIDE:

The recent bomb explosion on Lexington avenue forces to the front the pertinent question: To what degree are real estate values jeopardized by the presence of anarchists? A clause in insurance policies provides that the companies shall not be liable for loss caused directly or indirectly by invasion, insurrection, etc., or by explosions of any kind.

It is well known that there are certain classes of occupied premises upon which it is difficult to secure mortgages, because of the character of the inmates. Insurance companies, fearing the bomb-throwers, will not write policies on houses occupied by them when exposed. If all policies should be so written as to preclude the right of an owner to house any one known to have anarchistic tendencies, the spread of that kind of population might be preventedfl

ONLOOKER.

### Who Is to Blame?

*Editor of the* RECORD AND GUIDE:

In your issue of July 4 is a letter from Thomas U. Slocum, president Wholesale Drygoods Centre Association, in which he states, that the association has been successful in checking the uptown movement. This may be so—to a certain extent. His statement that, "Real estate brokers interested in uptown property are trying again to artificially organize an uptown movement, is in all fairness, to say the least, inaccurate and inappropriate. By "uptown movement" I interpret he means the midtown section (say 23d to 59th street). Expressed in other words, he means the "honeycomb of transit facilities."

This is the section where downtown New York is moving to. Not from choice—and not on account of artificial stimulus by interested brokers. Simply on account of the business centre shifting nearer a radial zone.

The Pennsylvania and New York Central stations, the Steinway tunnel, the Queensboro Bridge, the Subway connections across 42d and 59th streets, the building of the large piers at the foot of 46th to 56th street, are all bona fide-permanently anchored propositions.

I am only mentioning some of the important compelling causes that have forced large business interests to seek this location. The moving is done in self-protection,—to be near all these facilities which have clustered around there: the department stores, hotels and places of amusement. They want to be where the city lives and throbs.

Another genuine reason for the uptown movement, combined with the above, is the need of modern buildings. These are lacking in the lower part of the city and are now being erected by people progressive enough to supply what is in demand. That is, new buildings with areas large enough to meet the requirements of modern business. It was acknowledged in a public statement by the head of the large drygoods firm recently in difficulties, that the downtown firms were suffering on account of the business moving away from that section and that the old firms remaining were losing ground.

It is a hardship for many downtown property owners, and business firms that things have so shaped themselves, but it illustrates the old truth, time and tide wait for no man. You can't blame the brokers.

NATHAN L. OTTINGER.
900 Seventh avenue, July 6.

Procrastination is the besetting sin of lawyers, which tends to explain but not to excuse the delay in handing down the rate decision case. There ought to be more quick-thinking practical men on the board.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.**

Tax Valuations Show Increase

## REALTY MEET.

**Greatest of Its Kind—1,500 Delegates and Visitors at Pittsburgh.**

Pittsburgh.—Real estate men from all quarters of the United States and Canada opened the seventh annual convention of the National Association of Real Estate Exchanges in the assembly room of the Hotel Schenley Wednesday morning. Every train arriving in Greater Pittsburgh that day brought its quota of the 1,500 delegates present. It is by far the most important as well as the largest convention of its kind ever held anywhere in America.

Charles L. Simpson, of Kansas City, president of the organization, voiced the sentiment of most of the members of the association, when in his opening address he recommended that real estate experts be employed by the government in appraising the lands owned by the railroads, expressed opposition to fraudulent advertising and advocated a uniform conveyance law in every State in the Union. These issues, with an exclusive listing system, are matters in which Pittsburgh real estate men are vitally interested. They believe it is best for one dealer to handle listed properties exclusively.

**Real Estate Business Becoming Specialized.**

President Simpson further said:

"A recommendation of the growing importance of the handling of real estate as a profession has been made by the various colleges, which have established regular courses for the study of the most scientific methods of city building.

"We are already beginning to specialize as to the particular branch of real estate for which we consider ourselves best fitted. The specialist in business property, in 99-year leases, in suburban platting, in farm lands, in high-class residence districts, in cottage homes, in switch properties, in factory sites and in rentals, each has a distinct business of his own, although under the head of real estate.

"It is remarkable how soon a man's specialty is recognized by the general public, and the time is already here when a man who gives his attention to developing residence districts is not expected to know all about factory sites, even in his own city."

Many interesting displays are being made in the corridors of the hotels and especially at the Hotel Schenley.

Three Pittsburgh men welcomed the delegates to the city. The City Solicitor, Charles A. O'Brien, represented Mayor Joseph G. Armstrong; David P. Black, vice-president of the National Association, and H. P. Haas, president of the Pittsburgh Real Estate Board, spoke.

**Schedule of Real Estate Convention.**

Wednesday.

2.30 p. m.—Contest for Chicago Real Estate Board silver trophy cup in assembly room, Schenley Hotel. "Five-minute talks."

8 p. m.—Fort Pitt Hotel, "A Night in Bohemia." A get-to-gether good time with unexpected and unusual surprises for all delegates and ladies.

Thursday.

9 to 9.30 a. m.—Question Box Leader, Thomas Shallcross, Jr., Philadelphia, vice-president National Association.

9.30 to 10 a. m.—"The Backbone of a Real Estate Board," R. Bruce Douglas, Milwaukee.

10.30 to 11.30 a. m.—"Advertising and Salesmanship." Hugh Chalmers, president Chalmers Auto Co., Detroit.

11.30 to 12 noon—"The Relation of a Real Estate Board to a Community," Roland B. Woodward, secretary Chamber of Commerce, Rochester.

12 to 12.30 p. m.—"Sign Board and Newspaper Advertising," Albert H. Wetten, Chicago.

12.30 to 1 p. m.—Reports of committees on national legislation, State legislation and commission rates.

1.30 p. m.—Luncheon meeting of stockholders of International Realty Associates. Luncheon conference of all secretaries.

8.30 to 10.30 p. m.—Lawn concert at Schenley Hotel by Pittsburgh Festival Orchestra. Direction Carl Bernthaler.

For the election Saturday there is more than usual activity. A committee on nominations, with V. H. Surghnor, of Chicago, as chairman, has been named by President Simpson to bring in nominations, but some of the delegates are anticipating the customary routine, in one instance at least. Philadelphia's delegation of 100 is vigorously booming Thomas Shallcross, Jr., vice-president of the association, and president of the Philadelphia real estate board for national president.

The delegates from the Lake city of the Keystone State were dressed in white flannel suits, tan shoes and straw hats and made an impression when they marched into the convention room.

**Sixth Avenue Extension.**

The hearing appointed to be held by the City Plan Committee of the Board of Estimate on Thursday, July 9, was postponed indefinitely.

**New York County Register's Report.**

In the first semi-annual report of Register John J. Hopper there is one item that should be of special and gratifying interest to the taxpayers of New York. The receipts of the Mortgage Tax Bureau for the six months, January 1 to June 30, amounted to $1,705,195.94, the highest revenue in its history for a similar period. By arrangement with banks and trust companies, Mr. Hopper received interest on daily balances which netted the sum of $8,728.59. The salaries of the bureau officials for six months aggregated $5,649.96, or $3,078.63 less than the interest allowed. It will thus be seen that not only is the Mortgage Tax Department of the Register's Office self-sustaining, operating without cost to the city and county, but adds something also toward the reduction of taxation.

The Legislature of 1910 imposed on the Mortgage Tax Bureau the duty of collecting the half of one per cent. from corporation bonds issued prior to July 1, 1906, in amelioration of personal taxation, and the receipts from this source are included in the total above stated. Monthly receipts vary—February with $960,803.15, and April with $432,773, being the largest, and May with $56,567.26 the smallest. During the half year $649,092.90 was transferred to the City Chamberlain, including the interest received from the various depositories, leaving $1,125,031.18 to be apportioned with other counties of the State.

It should be explained that this apportionment involves an immense amount of detail. For instance, if the New York Central Railroad issues trust mortgage bonds covering its property from New York to Buffalo, each county through which its tracks are laid is entitled to a percentage of the tax levied on such bonds in proportion to the

assessed property values in the different counties. The Register of New York must ascertain the exact sum due each State division before any payment is made and before he can report to the State Board of Tax Commissioners. The same rule applies to corporations other than railroads.

In the General Administration, during the half year, there were recorded and examined 77,620 instruments, producing $55,405.93 in fees.

### Plate-Glass Insurance.

At odd times plate-glass insurance companies have encountered a form of competition from without insurance circles that, while it lasted, was annoying if not effective. Individuals have attempted to undertake as such by some form of agreement to indemnify the party of the second part against loss or damage to plate glass, and when the matter has been brought to the attention of the authorities they have been compelled to discontinue such practices. Along these lines an opinion recently given by Attorney-General Carmody at the request of the Insurance Department is of interest.

The decision holds that any company incorporated under the business corporations Laws of New York to purchase, sell and exchange window and plate glass and to repair and replace the same, and which enters into agreements for such purposes, engages in the insurance business and therefore comes under the supervision of the Insurance Department and the insurance laws of this state.

One form of contract has been adopted by such corporation which closely resembles the ordinary plate glass insurance contract, the principal difference being that no money indemnity is promised, but the Attorney-General holds that it does not make any difference as it is not necessary that the indemnity should be in the form of cash settlement, the replacement of the broken glass being sufficient indemnity or protection.

The plate-glass insurance companies are naturally pleased with the decision as it in all likelihood will put an estoppel upon the organizing of any such corporations for such purposes and leaves the field free to companies properly operating under the insurance statutes of the State.

## INDIVIDUAL HOMES.

### The Quest for Them Has Extended Into the Country.

The changes in neighborhoods and the expansion of the residential area of the City of New York, form part of the interesting real estate phenomena of this generation. No longer are there any private dwelling neighborhoods for the middle class on Manhattan Island. Apartment houses are the habitat of this part of the population in the Bronx as well as Manhattan. The dwellings of the upper West Side, and the upper East Side adjacent to Fifth avenue, are occupied by the comfortably wealthy and the rich of the city's population. Costly apartment houses have been interspersed with these buildings in more recent years and there is even a tendency for good dwellings to make way for more fine apartment houses. Even the rich yearn for modern apartments in preference to dwellings in many cases.

Apartments are for two classes, the rich and those comfortably off. The poor occupy the tenement houses. No longer are private dwellings in medium neighborhoods, such as were visible in Manhattan fifteen years ago and previously. A private residence in the borough is now a luxury.

The fashionable part of Manhattan is not limited to Fifth avenue and its environs any more; it has spread so widely as to capture neighborhoods previously occupied by families of moderate incomes and the homes of the latter have made way for the costly apartments and private homes; but, very few of the latter are being built. It is to be noticed that many apartments are beyond the financial pale of the moderately well-to-do.

Dwellings of the old types in the neighborhood of Fourth, Lexington and Sixth avenues are either making way for business buildings or their attractiveness for quiet residence is gone. Even the old Ninth Ward is being eliminated as a quiet home part of the city.

More and more are persons of moderate means renting apartments in the Bronx and in Brooklyn. The latter borough is more and more in demand for apartments and two-family houses. Few new private dwellings are being built in Brooklyn.

Queens is rapidly building up with one and two-family houses; but, the borough yet awaits a complete street system, and, the latter is one of the costly processes of municipal development in Queens. The Long Island Railroad gridirons the borough and the elimination of grades of streets crossing the railroad means an enormous outlay. It also means years of work and municipal legislation.

In the meantime the middle class who desire individual homes and cannot obtain them in Manhattan are looking even beyond Brooklyn and Queens into Nassau County, without the boundaries of the city. Here is the permanent detached home district of the metropolis; which has been tied up to it by railroad improvements and trolley road construction.

There is no other suburban territory of New York that has lain fallow as Nassau county has until very recent years. Every other area is practically built upon. As a result the growing middle class of Manhattan are finding in the level stretches of Nassau county homes and home sites at prices commensurate with their means.

There is probably no city in the world with such an immense surrounding suburban territory as New York; and, Nassau county real estate is coming into stronger demand by the logic of location.

### Washington Heights District.

At the meeting of the Local Board the following resolution was adopted:

Laying out the change in the grade of Laurel Hill Terrace from West 181st street to Amsterdam avenue at about 188th street. The plan proposed raises the grade of Laurel Hill Terrace approximately six feet above the established grade and reduces the grades of the intersecting streets between Amsterdam avenue and Laurel Hill Terrace from 8 per cent. to about 5 per cent. The change is recommended by the Consulting Engineer.

### Westchester.

Paving with sheet asphalt on a concrete foundation (permanent pavement), the roadway of Kerega avenue, from St. Raymond avenue to Castlehill avenue. Change of grades for Unionport road between Morris Park avenue and Rhinelander avenue.

## EFFECT OF TROLLEY LINE.

### System Connecting Manhattan and Jamaica Brings Communities Into Closer Touch.

One of the factors which have had a beneficial effect on real estate values in Queens county and the central and western parts of Nassau county since the first of the year is the new trolley road now in operation between the Manhattan end of Queensboro bridge and the Long Island Railroad station in Jamaica. The fare is five cents and it is only since this road has been in use that Jamaica has been accessible by trolley from uptown Manhattan. Previously anyone bound to or from Jamaica had to travel on the Long Island Railroad at thirty cents for a single fare and fifty cents for a round trip. The distance is ten miles and the running time by the trolley is forty-five minutes.

Central and southern Nassau county feel the beneficial effect of new transit contact. The trolley road between Floral Park and Hempstead and Ja-

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on July 14, 1914. Record and Guide Company, 119 W. 40th St.

maica now connects directly with the new road between Jamaica and Manhattan. As a result the department stores of Manhattan are easily accessible from all points along the trolley road between Hempstead and Jamaica.

Hempstead is only ten miles east of Jamaica and just beyond the city line. Being the oldest community in Nassau county, its character is determined and its advantages are known. It has long been connected by trolley with points along the south shore of Nassau county and with the Brooklyn elevated railroad.

The company operating the new trolley road between Manhattan and Jamaica is the Manhattan and Queens Traction Corporation. It has been open to traffic since last February. Based on the number of passengers carried on the new trolley road in the month of May the operating company will have estimated annual earnings of $270,000.

### Salem Facts.

Fourteen million dollars was the total fire loss at Salem, and ten million was the total insurance. The only building of importance within the fire limit not destroyed was the Salem electric light works. The main building was practically uninjured, due primarily to superior construction and wireglass windows. The flames burned up sprinklered with unsprinklered buildings without distinction. The local dwelling house mutual insurance companies are badly hit, the Holyoke mutual with $250,000 and the Salem with over $100,000. They have a surplus of $560,000 and $49,000, respectively, which makes it obvious in the latter case that steps must be immediately taken for it to remain in business.

The spread of the fire among dwellings is charged against shingled roofs.

### Current Coal Prices.

For the year ending March 31, 1915, the following schedule of coal prices has been adopted by local dealers. There is a classification of buyers made, which comprises families, apartment houses and factories. The price varies more or less in each instance, being a little higher in case of a private family than for an apartment house or for a factory on account of the greater quantity sold to the latter.

For July the apartment house prices are as follows: White Ash, broken, $6.20 per ton; White Ash, Egg and Stove, $6.45; White Ash, nut, $6.70; White Ash, pea, $4.85; Buckwheat, $4.10, and Red Ash, stove and nut, $7.20. Commencing June 1 to and including September 1, there is an advance of 10 cents per ton over the April and May prices for Broken, Egg, Stove and Nut coal. There is an additional advance of 10 cents per ton made on December 1, to cover a part of the extra cost of winter delivery. For deliveries north of Tremont avenue in the Bronx, the Manhattan companies charge 25 cents per ton extra for the larger haul. These prices cover storing in the bins.

### What Is a Tenement?

There was never a time when the necessity for the work of the Tenement House Committee was so forcibly illustrated as during the legislative session of 1912. Had not this committee been on guard, the whole fabric of forty years' successful effort at housing reform would have been completely destroyed.

Out of a clear sky, in the middle of February, the Court of Appeals handed down a decision which at one blow swept away practically the entire structure of the tenement house law, and rendered ineffective the work of the Tenement House Department.

That court took the unexpected position that an "apartment house" was not a tenement house, "if each family had its separate kitchen, its own toilet conveniences, and a separate set bath tub," and was therefore not subject to the requirements of the tenement house law, but practically free from all regulation as to light, air, ventilation, cleanliness, occupancy and the rest. This was the attitude of the highest court in the State in the Grimmer case.

How far reaching and revolutionary this decision was, becomes apparent upon a moment's reflection:

Every new-law tenement has its separate kitchen; its separate toilet conveniences are made compulsory by law; and in over 80 per cent. of them each family also has its "separate set bathtub." Thus at least 80 per cent. of the city's new-law tenements, in which over a million and a half people live, would be at once withdrawn from the protection which the law affords; and similarly by slight changes, thousands of older houses could have been made to escape all legal regulation.

The Tenement House Committee at once sprang into the breach. Immediately upon being informed of the decision, Mr. de Forest, Mr. Veiller and Tenement House Commissioner Murphy were in active conference; and a plan of action was developed, which resulted in remedial legislation being obtained.

### $6,500,000 Mortgage.

Further particulars of the recent sale of the block front on the west side of Broadway, between 35th and 36th streets, a plot 211x207x81, were made known by the passing of title on Thursday by Charles E. Johnson to William H. Barnum and William Everdell, Jr., under the name of the 1337 Broadway Corporation. The transfer was made subject to two mortgages aggregating $6,500,000 at 5 per cent. One, for $1,500,000, is a building and permanent loan to the Thompson-Starrett Company, which has the contract to erect the twelve-story building, and the other, for $5,000,000, represents a purchase money mortgage, which falls due in ten years, to Mr. Johnson, the seller. Clinton & Russell, architects, will design the plans for the proposed improvement, to be started on May 1, 1915, and which will involve an investment of about $8,000,000. William A. White & Sons and F. & G. Pflomm negotiated the transaction.

### The Fire Prevention Tangle.

(From a statement by Mayor Mitchel.)

In the Fire Department there are great questions of organization, but the principal work that is before Commissioner Adamson and his associates is the work of fire prevention. I am convinced that we are making satisfactory progress in this field. The work is new and their are many tangles to be straightened out, particularly in matters of duplication of inspection.

I said during the campaign that I proposed to untangle, if I could, the complications of inspection work which no doubt often seem unnecessarily annoying to property owners. The State Factory Commission, other state authorities and various city departments are working together in this matter. Commissioner Adamson has already simplified inspections by arranging with the borough presidents to have the Bureaus of Buildings in the several boroughs examine plans for Fire Department requirements. Before this change plans were examined separately by the Bureau of Buildings and by the Fire Department. This is the kind of simplification that means economy and greater convenience to the public.

## PRIVATE REALTY SALES.

When all is said and done the cry of hard times seems to be overdone if the figures of the recent Tax Department report are to be taken as a criterion. The immense value and stability of New York City real estate can be realized when it is considered that 545,094 parcels of taxable realty are assessed, for 1914, at $8,049,859,912, exclusive of exempt property. This indicates an increase of $43,212,041 over 1913, despite the fact that in several sections of the city substantial reductions in assessed valuations were made. The losses in those districts of the city which suffered by the steady northward advance of business was offset by the increase in the benefited sections.

Another important uptown removal reported this week affected a large millinery firm, which, after an occupancy of over a quarter of a century leaves the old millinery center around Broadway and Bleecker street. The firm took new quarters in the midtown section in the vicinity of the Pennsylvania Railroad Terminal. Further north business which has been encroaching on hitherto exclusive residential blocks has penetrated into the street which contains the Vanderbilt and Untermyer mansions.

This whole section shows an increase in assessed values of about $20,000,000, indicating that while the owners may have been affected by the increased traffic and noise due to the creation of the commercial establishments, they have not been injured financially by the trade invasion.

Strenuous efforts are being made by the Wholesale Drygoods Center Association to preserve and unite the old drygoods district in the vicinity of Worth street. While several firms have moved away, a number of leases in the district have recently been negotiated.

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The total number of sales reported and not recorded in Manhattan this week was 17, as against 32 last week and 21 a year ago.

The number of sales south of 59th street was 6, as compared with 11 last week and 10 a year ago.

The sales north of 59th street aggregated 11, as compared with 21 last week and 11 a year ago.

The total number of conveyances in Manhattan was 124, as against 189 last week, 11 having stated considerations totaling $271,325. Mortgages recorded this week number 98, involving $8,444,946, as against 111 last week aggregating $2,703,140.

From the Bronx 4 sales at private contract were recorded, as against 25 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $803,157, compared with $217,802 last week, making a total since January 1 of $23,053,534. The figures for the corresponding week last year were $723,597, and the total from January 1, 1913, was $34,564,554.

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### Pearl Street Lofts in Trade.

White Realty Co., H. S. White, president, sold through the Charles F. Noyes Co., to Fred Ingraham, 228 Pearl st., a 6-story store and loft building, covering a lot of 2300 square feet. The building has recently been modernized from plans of Frederick Putnam Platt and rents for about $5,000 per annum. In part payment the sellers took 34 West 12th street and 10 plots in the "Ingraham Estate's property" at Hempstead, L. I. The transaction involved an aggregate of about $100,000. Negotiations are now pending for a resale of the 12th street parcel and the Hempstead property will probably be improved by the purchasers.

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### Alliance Realty Co. Buys.

According to a current report Martha B. Phillips has sold to the Alliance Realty Co. the seven-story apartment house at the northeast corner of West End avenue and 80th street, on plot 77.2x100. In part payment was given 32 West 58th street, a six-story dwelling on lot 25x100, under lease for a long term to Mitchell Kennerley, the publisher. It was altered last year for trade purposes. The West End avenue property is assessed at $250,000.

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### Investment Buying in Chelsea.

Ballin Brothers have purchased from Isaac Clebaud and Solomon Lent, through Charles Berlin, the two 6-story apartment houses at 352-360 West 15th street, on plot 100 x 100. The property was held at $100,000. Ballin Brothers have made eleven purchases in the Chelsea section within the past year.

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### E. A. Levy Buys Corner Plot.

Edgar A. Levy has purchased through George Ranger, from Henry B. Anderson, 525 Park avenue and 100-102 East 61st street, also from James Muir, 104 East 61st


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st.; from Elizabeth Stanton, 106 East 61st st., and from Isaac Sanger, 108 East 61st st.; five houses making in all a plot 100x100, on the southeast corner of 61st st. and Park av. A 13-story apartment house is to be erected on the property. Mr. Muir, the seller of 104 purchased his property in 1881 from the original builders, and this is the first sale of his property since that time. The combined houses have been held at $450,000.

### More Park Avenue Trading.

The Central Building Improvement & Investment Co., Sonn Brothers, has sold the old five-story flats at 103, 105 and 107 East 90th street, on plot 62x100, adjoining the northeast corner of Park avenue. It is said that an apartment house operation is contemplated which may include adjoining property. At the southeast corner of Park avenue and 90th street is the large plot accumulated last week by the Alliance Realty Co.

### Manhattan—South of 59th Street.

JANE ST.—Mrs. E. Bass has resold 80 Jane st, a 3-sty dwelling, on lot 14.3x80, near Greenwich st. The seller acquired the property last June at an auction sale by the Corn estate.

52D ST.—Henry R. Stern has sold through J. B. English 228 West 52d st, a 5-sty building, on lot 25x100, 100 ft. from Broadway. The Alland Realty Co., owners of 230 and 232, are the purchasers and they now control a plot 55x118 ft.

WATTS ST.—William A. White & Sons sold for the estate of John Ridley to James and Edward Bergonzi, the 2½-sty building on lot 21x85, at 50 Watts st, just east of Varick st, which is being widened in connection with the 7th av extension. The buyers, who own the property at 48, will improve the combined site with a new building which has been leased for 21 years to the Germania Roofing Co. The Ridleys had owned the Watts st parcel since 1860. This is the first instance in over a century of the Ridleys disposing of any of their large holdings in this city.

LEXINGTON AV.—United States Express Co. has sold through John N. Golding the 3-sty dwelling at 519 Lexington av, on lot 20x70x irreg., adjoining the northeast corner of 48th st.

### Manhattan—North of 59th Street.

71ST ST.—Frederick Winant sold, through Douglas Robinson, Charles S. Brown Co., 136 and 138 East 71st st, two 5-sty dwellings, on plot 30x84.5.

95TH ST.—Alexander Selkin has resold for the B. V. Construction Co. 172 East 95th st, a 4-sty dwelling, 18.9x100, to a Mrs. Ehlers. The selling company acquired the property recently in part payment for 896 Fox st.

142D ST.—Ennis & Sinnot bought from the Madden estate 202 West 142d st, a 3-sty dwelling, 16.8x100, adjoining the southwest corner of 7th av. W. J. Huston & Son were the brokers.

169TH ST.—Mary I. J. Campbell sold to Max H. Sharf, 515 West 169th st, a 2-sty frame dwelling, on lot 25x81.

PARK AV.—Leon S. Altmayer has sold for Frederick W. Marks 110 Park av, between 89th and 90th sts, a 3-sty flat with stores on lot 25.2x82.3 to the Blackstone Realty Co., Edgar A. Levy, president. The buying company owns the 7-sty Metor apartment house at 1100 to 1106 Park av, at the northwest corner of 89th st. This purchase was made to protect the north light of the apartment house.

SHERMAN AV.—Walter S. Logan, of Washington, D. C., sold to a builder the plot, 50x150, on the north side of Sherman av, 250 ft. west of 207th st. The buyer will erect 5-sty flats.

AMSTERDAM AV.—Lena Clark has sold to Patrick McSherry 1632 Amsterdam av, a 5-sty flt, on lot 25x100, between 140th and 141st sts.

### Bronx.

BEAUMONT AV.—Kurz & Uren, Inc., have sold for the William Slattery Construction Co., 2338-2340 and 2342-2344 Beaumont av, 170 ft south of 187th st, two 6-sty apartment houses with stores, each on plot 50x100.

HOBART AV.—Helen H. Laube has sold for the Davis estate to Frank Long, for occupancy, 1742 Hobart av, a 3-sty dwelling, on plot 50x100, near Westchester av.

UNIVERSITY AV.—Charles Dempsey sold for Maud Morell 1632 University av, a 7-sty apartment house on plot 40x100 to Dr. Henry Pearson.

WILKINS AV.—Well & Mayer purchased 1419 and 1423 Wilkins av, two 5-sty flats, on plot 81x102.

### Brooklyn.

CEDAR ST.—E. A. Kohler sold for Mrs. Laura Roten to Adolph Zink the one-family dwelling at 26 Cedar st.

CUMBERLAND ST.—O. W. Fulcher & Co. sold to Dr. F. M. Jacobs, 36 St. Felix st, and to Wm. T. Patterson the dwelling at 287 Clifton pl.

FULTON ST. ETC.—James R. Ross has sold 1314 Fulton st, a 3-sty store and flat on lot 18x100, for Howard M. Smith to M. W. Gibbons; 529 Nostrand av, a 4-sty store and dwelling, 20x100, for H. Davison to Edward Lyons; 566 Nostrand av, a 3-sty dwelling, 20x100, to J. Petroni; 80 Halsey st, a 3-sty brick dwelling, 20x100, to H. T. R. Heath, and a plot of lots on Jefferson av, near Belmont av, to the Nostrand Realty Co.

LINCOLN PL. ETC.—Ghegan & Levine sold for Phoebe G. Gardner, of Nantucket, Mass., the dwelling 992 Lincoln pl; also to Hyman Nagler and Norbert Herman the 2-sty dwelling 57½ North st, Brooklyn Hills; to the Margaret Realty Co. the 3-sty dwelling and garage 1307 President st, 32.6x120. The same brokers, in conjunction with R. C. Robinson, exchanged for David Edgerly the 2-sty dwelling, 89 Sterling pl, to George Wayre, who gave in part payment the 3-sty dwelling 569 Lafayette av

RALPH ST.—James M. Hawley sold 375 Ralph st for Charles Hass, who took in exchange 352 Ralph st; also for Jacob Horner, 169 Onderdonk av; for Jacob Standovich, two plots on Fresh Pond road to Robert Marx; 63 Cooper st to Henry Schaf, for occupancy; for John Grimm to Kate Coghill, 209 Ralph st, and for Jacob Herlich, 486 Knickerbocker av, to H. Levy for about $27,000.

SANFORD ST.—The Realty Associates sold the plot, 100x100, in the east side of Sanford st, 100 ft. north of Willoughby av, to Charles A. Bonoff, who will improve it with a 2-sty steam laundry, at an estimated cost of about $45,000.

63D ST.—Frank A. Seaver & Co. sold for the estate of M. Mullins the 2-sty dwelling, 472 63d st.

74TH ST.—Dwight L. Hewitt sold for Charles W. Ogden the Marion apartment house, corner of 74th st and 17th av.

BEDFORD AV.—Duross Co. has sold for R. W. Adamson 2515 Bedford av, 3-sty private house, on lot 20x100, to P. Howard.

HERALD AV.—Henry Magerle has sold for Frederick Roeder, two 1 family cottages at 309-311 Herald av, each on plot 30x100; a plot 40x100 on the northeast corner of Herald av and Cleveland st; for George Allen 4 Washington av, a 2-sty cottage on plot 50x100; for the Gatehouse Construction Co. a 1-family cottage south side of Fulton st, near Herald av, to William Barry; for Isabella Bates 336 Bainbridge st, between Ralph and Patchen avs, a 6-family flat; also 86 Saratoga av, near Decatur st, a 6-family flat; for Mrs. E. Bullwinkel 724-726 Jefferson av, two cottages, each on plot 28x100.

NEW UTRECHT AV.—Charles A. Wilson sold for Mrs. Ann Tosbell to the Joel W. Hutton Co., Philadelphia builders, 44 ft. on the easterly side of New Utrecht av, 22 ft. south of 69th st, with an adjoining lot in the rear, facing on 69th st, for immediate development. Albert E. Parfitt, architect, has prepared plans for a 4-sty building, covering two New Utrecht av lots, to cost about $25,000.

PARK PL.—Charles E. Rickerson has sold for Peter A. Shanahan to William F. Tribble the 2-sty dwelling at 303 Park pl, between Vanderbilt and Underhill avs.

AV. N.—The United Realty Alliance sold to the Maquki Realty Co. 10 lots at Av N and East 51st st. The same brokers sold to Archibald Bailey & Van Orden 10 lots at 20th av and 58th st.

### Queens.

ASTORIA.—The Matthews Building Co. sold dwellings in the Astoria section of Long Island City to Johan Nowajewski 373 and 375 12th av for about $11,500 each; also 353 and 357 12th av to Henry Wetjen for about $11,500 each; also the southeast corner of Grand and 12th avs to Paul Reiff for about $18,000, and 371 12th av to Susie Harneck for about $11,500.

BAYSIDE.—Frank Melville has purchased from Thomas Daly two lots on the west side of Highland av, 200 ft. north of Palace Boulevard, Bayside. Frank Powell has purchased two lots next to his home on Kingston av. William L. Lahiff has purchased from L. E. Wilder 5 lots on Elmwood av and Lawrence blvd.

LONG ISLAND CITY.—Joseph A. Stern sold for a client the plot, 75x93, at the southeast corner of Beebe and Van Alst av.

LONG ISLAND CITY.—William D. Bloodgood & Co. sold for the T. & M. Realty Co. the 4-sty flat, 37x100, on the north side of Jamaica av, 188 ft. east of Sherman st.

MORRIS PARK, L. I.—Tutino & Cerny have sold for William T. Pratt the vacant plot, 65x100 at the northeast corner of Atlantic av and Elm st, Morris park, Long Island.

NEWTOWN.—Philip J. Frederick, Henry F. and Charles Wagner purchased, for about $38,000, 3 parcels in the Forest Park section of Newtown. One parcel of 26 lots has a frontage of 123 ft. on Myrtle av and another a frontage on Fresh Pond rd.

RIDGEWOOD.—The G. X. Mathews Co. bought 41 lots in Madison st, Ridgewood, from the estate of Joachim Meyerrose, Joseph Meyerrose and Margaret Brunjes, for about $50,000. The property will be improved with thirty 3-sty tenements.

ROSEDALE.—New York Suburban Land Co. has sold in its development in Rosedale, 4th Ward, 60x100 in Sterling pl to J. H. Ruckert; 60x100 on Park av to Walter E. Hammond, and 40x100 on Kinsey av to Robert E. Gray.

### Richmond.

WESTERLEIGH.—J. Sterling Drake has sold for Jonathan C. Pierce, of White Plains, to Charles P. Weishampel, of New York City, the cottage at 210 Willard av, Westerleigh, S. I.

### Nearby Cities.

HARTFORD, CONN.—The $350,000 plant of the Columbia Motor Car Co. at Hartford, Conn., has been sold to the Billings & Spencer Co. of that city, through Joseph P. Day. The new owner is a manufacturer of steel tools and will occupy about 10 acres improved with many buildings for its business.

NEWARK, N. J.—James A. Bannister purchased at Newark, N. J., from Jane H. Cockshaw 370 to 386 Orange st, with frontages of 224.6 in the st and 384 along the Morris Canal.

NEWARK, N. J.—Feist & Feist sold for Robert D. Kent to Henderson & Aviland the 1-sty building 862 to 864 Summer av, northwest corner of Erie Railroad and Summer av, 100x70.

### Rural and Suburban.

BELLROSE, L. I.—David Hill sold his house on Ontario rd to W. Lee Cannon, an attorney; Mrs. Mary E. Ryerson, of Brooklyn, sold to W. W. Buchanan her house on Ontario rd and purchased from the United Holding Co. a plot upon which she will build a 2-sty residence.

BOONTON, N. J.—At Mount Lakes Residential Park, near Boonton, N. J., J. Edward Young, Jr., has purchased a residence on Tower Hill rd; Rowland W. Phillips a home of English architecture on the Boulevard; W. T. Helwege a house on the hillside, and K. I. Bates a house on the Plaza, at Briarcliff and Glen rd.

BRONXVILLE, N. Y.—The Tanglewilde Co. of Bronxville, has sold to the Bronck Co. a corner plot 140x128 at Tanglewilde and Oriole avs; also a plot 100x125 at the corner of Tanglewilde and Greenfield avs. They comprise the two remaining unimproved corners on Tanglewilde av in the Rockwell tract and will be improved with two high-class dwellings, to be erected under the supervision of Bertram G. Burtnett.

GREENACRES, N. Y.—Scarsdale Estates, Robert E. Farley, president, has sold a plot, 90x100, at Greenacres, to Reginald C. Knickerbocker, who is having plans prepared for a residence; also sold a plot, 90x200, on Greenacres av, to Dr. Albert R. Brown, who will also build a residence. The Gedney Farm Company has sold to Justin A. Seubert 125x235 on Sherman av, adjoining the country estate of Miss Emily O. Watson. Mr. Seubert is having plans prepared for a home.

HEMPSTEAD, L. I.—Windsor Land and Improvement Co. sold, at Hempstead, to John Norbon and Andrew Burke, each 40x100, on Kane av and Frazier st respectively; and to Charles Daft 60x100 on Hempstead Parkway; also sold at Floral Park to John Fitzsimmons 40x100, on Crocus av; and at Oceanside, to Matthew McNally, 40x100, on Hoke av.

MONTCLAIR, N. J.—Mayor Ernest C. Hinck, of Montclair, N. J., purchased the residence of Ernest S. Suffern, having frontage of 300 ft. on Highland av, for about $60,000. Mayor Hinck also sold 3 plots on Clinton av to Edwin Merton McBrier. F. M. Crawley & Brothers were the brokers.

NEW ROCHELLE, N. Y.—J. W. McAuliffe has bought a plot in Beechmont, New Rochelle, and will erect a residence. The sale was negotiated by J. B. Thill and Mrs. Edmund W. Bodine.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Mary A. Dorgan a plot in Westmoreland, L. I., with 40 ft. frontage on the east side of Nassau rd, 215 ft. north of Broadway.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Anna Conroy a plot in Westmoreland with 80 ft. frontage on the east side of Bayview av, 351 ft. north of Broadway.

WESTFIELD, N. J., ETC.—New York Suburban Land Co. has sold in its development at Westfield 40x100 on Princeton av to William J. Heller; and 60x100 on South av to G. R. Hicks; also at Garwood, N. J., house and plot 60x125 on Spruce av to Fred Malchow; 40x125 on Spruce av and 60x100 on Hickory av to Theodore Becker; 40x100 on Willow av to David M. and Irma Winslow, and 40x100 on Hickory av to Louis J. Botta.

WEST HOBOKEN, N. J.—Carroll Council, No. 1378, Knights of Columbus, bought from Ernest G. Schmidt the old Syms mansion, a 3-sty Colonial dwelling, 100x100, at 310 to 316 Demott st, West Hoboken.

WEST NEW YORK, N. J.—Limouze Shield Singer Co. sold for Ferdinand Tschupp estate to Samuel E. Renner and Dennis Murphy the old Hudson County Park property, consisting of about 30 lots at the northwest corner of Bergenline av and 5th av, West New York, N. J., at a reported price of $58,000.

WHITE PLAINS, N. Y.—J. L. Van Sant sold a new 10-room residence on Woodcrest av, White Plains, to Henry G. Wolfe, of the Edison Co.

## LEASES.

### Milliners in $1,000,000 Lease.

James G. Johnson & Co., wholesale milliners, located for more than 25 years on Broadway, near Bleecker street, leased through Peter Gilsey & Co., four lofts at an aggregate rental of about $1,000,000, in the Waldorf Building, at 2-16 West 33d street and extending through to 11-13 West 32d street, now in course of construction and owned by the 32d and 33d Street Corporation, Leslie R. Palmer, president. The property, which fronts 200 feet in 33d street and 25 feet in 32d street, was acquired by Mr. Palmer for a long term from the Astor estate and was the first large real estate transaction which Vincent Astor was known to have been directly interested in consummating.

### Furniture Firm in Lewisohn Building.

Frederick Fox & Co. leased the entire third floor in the Philip Lewisohn Building, 119 West 40th street, extending to 114 West 41st street, covering 14,000 square feet, to Burkey & Gay Furniture Co., wholesale dealers in fine furniture, for their executive offices and showrooms. The lease is for ten years, for an aggregate rental of about $100,000.

### Trade Near Vanderbilt Mansion.

Barnet House, dressmakers of 10 West 40th street, have leased from the Curtis estate through the Fifth Avenue Bond & Mortgage Co. the three-story dwelling at 1 East 53d street, which will be altered and occupied by the lessees. The property involved abuts the Vanderbilt and Untermyer houses on Fifth avenue, also the one-time residence of James Pyle at the 53d street corner, now held under lease by Charles Duveen, and the 12-story loft structure erected on the one-time site of the home of Levi P. Morton for occupation by E. P. Dutton & Co.

### Old Cotton Exchange Leased.

Charles F. Noyes Co. and the Douglas Robinson, Charles S. Brown Co. leased the old Cotton Exchange Building, Hanover square, Pearl and Stone streets, for L. J. Phillips & Co., representing George Ehret, to a new association devoted to the development of American-Foreign trade, to be known as "India House." The lease involves an aggregate rental of about $250,000. The build-

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GEO. B. CORTELYOU, President

ing, long occupied by W. R. Grace & Co., and formerly the New York Cotton Exchange, is now being remodeled and decorated in harmony with early trading traditions in the United States, which it is the purpose of the club to perpetuate. The membership will be national in character. The officers of the new association are: President, James A. Farrell, president U. S. Steel Corporation; treasurer, J. P. Grace, president W. R. Grace & Co.; secretary, Willard D. Straight, J. P. Morgan & Co.; vice-presidents, Alba B. Johnson, president Baldwin Locomotive Works, Philadelphia; Edward N. Hurley, president Machine Co. of Chicago; James R. Morse, president American Trading Co.

### Manhattan.

ALAN REALTY CO. leased in the new building being erected at 134-42 West 37th st, between Broadway and 7th av, the second loft, comprising 10,000 ft. of space, to Schmidt-Raymond Co. Heil & Stern were the brokers.


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Chicago San Francisco


LEON S. ALTMAYER has leased for Theresa Goldsmith the ground floor apartment in 378 Central Park West to Dr. Charles Hoffman.

AMERICAN WOOLEN CO. leased for ten years from the Howard C. Pyle Estate the warehouse at 132 to 138 King st, recently used by Francis H. Leggett & Co., grocers, now at 13th av and 27th st. The building is 10 stories high, on a plot 93.5x102.6. The woolen company will pay about $25,000 a year for the building.

JAMES E. BARRY & CO. leased to Felix A. Tierney, for James Rahill, the dwelling 561 West 169th st.

LOUIS BECKER CO. leased for Antonio Palagano, for 3 years, the store at 1970 Amsterdam av, to Antonio Stabile.

BURGHARDT GARAGE CO. leased the new 3-sty garage at 110 to 116 West 105th st for 21 years from Mary A. Loeffler. The rental is said to be $10,000 a year.

CROSS & BROWN CO. has leased additional space in 18 East 41st st to the American Mutual Compensation Insurance Co., and in the same building offices to T. Fred Moore; and in conjunction with Frank Burgin offices at 1790 Broadway to Ashley Wire Wheel & Rim Co.

CROSS & BROWN CO. has leased for Doctor James Bishop to M. Phillips and A. E. Phillips, doing business under the name of "Marguerite," the entire 2d and 3d floors in 39 West 46th st. Marguerite for many years was located at 25-7 West 36th st, where they conducted a high-class dressmaking establishment; also for the Ball Realty Co. to Clifford & Hartman the 3d floor at 36-38 West 37th st, and for the A. B. S. Co., Inc., to Kate Lilly the 4th floor at 46 West 46th st.

CROSS & BROWN CO., in conjunction with Albert B. Ashforth, Inc., has leased for the United Drug Co. the Broadway store adjoining Liggetts in the Hotel McAlpin, Broadway and 34th st, to Steel & Co. This store is 27 ft. wide and the rental was held at $18,000 per annum; also leased to the Marmon New York Co. the 8th floor in 16-24 West 61st st, and an apartment at 603 5th av to Albert H. Chaffee, and in conjunction with Frank Burgin, the westerly half of the ground floor at 224-50 West 49th st, to the General Rim Co. and Ashley Wire Wheel & Rim Co.

DOUGLAS L. ELLIMAN & CO. leased two large adjoining apartments, in the new building under construction at 755 Park av, corner of 72d st, for the E. A. L. Apartment Management Co., to Watson H. Butler and his mother, Mrs. E. H. Butler, at a total rental of nearly $25,000; also apartments in the new building at 116 East 63d st to Minturn deS. Verdi, and in the new building at 103 East 86th st to Mrs. William Lanman Bull, Jr., and another to John H. Hutaff.

DUROSS CO. has leased the store at 799 Greenwich st to the Pollack Fumigating Co.; the store at 111 West 16th st to the Columbia Belting and Oil Co., of 34 East 28th st, and the two stores at 428-30 West 13th st to Charles C. Beck.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the estate of John Parke to Guzy Freres, the store at 344 6th av.

SETON HENRY & DOUGLAS GIBBONS leased for J. Borden Harriman his house at 35 East 49th st, to C. W. Hammill; also leased, with Douglas L. Elliman & Co., the house at 43 East 53d st to J. D. Dilworth.

HEIL & STERN, in conjunction with Tucker, Speyers & Co., have leased for Helen G. Huntington and Madeline I. Dinsmore in 11-13 East 26th st, through to 6-8 East 27th st, the 1st, 3d and 4th lofts, comprising a total space of 35,000 sq. ft. The lessees are Harris Bros. & Barnett.

EDGAR A. MANNING leased to Rose Exiner a store at Madison av and 48th st for C. B. Halsey and T. J. S. Flint.

SAMUEL H. MARTIN has leased in the Simpson building, Broadway and 67th st, offices to the Stony Wold Sanatorium, and to G. A. Griebel; also 166 West 64th st to Daniel Thullier for 3 years.

LEWIS H. MAY CO. leased the 6th and 7th lofts in the building under construction at 32 and 34 East 31st st to Leberman and Lichtenstader; also space at 18 West 27th st to J. Parker & Co., Levine & Mahler, and Siegel Manufacturing Co.

MUTUAL LIFE INSURANCE CO. rented space at 43 Cedar st to L. Hollingsworth Wood.

CHARLES F. NOYES CO. leased the store at 41-3 Pine st for the Liverpool & London & Globe Insurance Co. to Frank B. Maloney for 5 years; also the store 50 Ann st for Michael Shea to M. G. Pasquale; 2d floor at 10 Cedar st to Thomas H. Grossmith; a portion of the first floor at 4-6 Cedar st to E. Comiski; space in 130-2 Pearl st to L. Wilson, and offices on the 9th floor of 160 Broadway for Lawyers' Title Insurance & Trust Co. to Chatham F. Bedell.

PAYSON McL. MERRILL CO. leased apartments at 257 West 86th st to W. W. Gile and Miss Anna C. Lockwood; at 21 West 30th st to Miss A. M. Smock and Mrs. J. Ray Barber, and at 62 Washington sq to Miss Mabel H. Kittredge.

PEASE & ELLIMAN have leased to David Basin for the Adrem Construction Co. the 11th loft in the new building, 35-39 West 35th st, and in conjunction with Moore & Wyckoff, as agents, for the Goelet Estate an apartment of 14 rooms and 4 baths in 410 Park av to Miss Blanche Potter.

PEASE & ELLIMAN leased for the Paterno Construction Co. to Mrs. R. deRobles Samper the 4-sty dwelling 510 West End av; also rented for A. Sargent the 3-sty house 267 West 71st st to Mrs. Dorothy Patterson; in "Marquand House," at 68th st and Madison av large suites to Henry Wardner and to Henry C. Lomb; in 12 East 87th st an entire floor for Chalmers Dale to E. E. Moberly; and apartments at 150 East 72d st for the E. A. L. Construction Co. to Ricardo de Acosta; at 24 West 59th st for C. F. Ryder to N. Ford Miller; at 50 East 58th st for Bing & Bing to Miss E. Louise Klotz; at 42 East 66th st to Blair Smith; at 565 Park av to Francis E. Storer; at 116 East 58th st to Buell Hollister; at 723 St. Nicholas av to J. A. Stephens; at 104 East 40th st to L. S. Miller; at 25 Fort Washington av to H. A. Dows; at 402 West 148th st to I. Goodman; at 170 West 73d st to Mrs. A. Campbell; at 27 East 62d st to Dr. James A. Carscaden; and at 42 East 66th st to Irving C. Stern.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has leased for 21 years for the Manhattan Co. to Frank Von Garrel & Co. the northwest corner of Lafayette and Reade sts, upon which the lessee will erect a 4-sty building for use as a cafe and restaurant. J. C. Cocker, architect, has prepared the plans for the new building.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to the Lord's Court Restaurant Co., a new corporation, the ground floor space formerly occupied by Plimpton, Gardner & Co. at 27 William st.

RULAND & WHITING CO. leased to the Hilton Co., of Broadway and 37th st, the store and basement at 85 Nassau st. These premises have just been extensively remodelled and the leasing of the same by the Hiltons completes the ninth store devoted by them to the sale of retail clothing; also 262 Water st to William Rosenblat, Inc.; the upper part of 298 Pearl st to E. Burros; basement at 59 East 9th st to Abraham J. Nahon; the top loft 38 East 8th st to Ashpis & Kirstein; the basement store at 39 East 9th st to Shapiro Bros and the 2d loft in the same building to Max Siegel; the 2d loft in 38 East 8th st to Saperstein & Levy; the store and basement, 480 Pearl st, to the Burgess Manufacturing Co, and basement in 17 New Bowery to Vassilaros Contracting Co., of 154 Nassau st.

LOUIS SCHRAG has leased for Elizabeth Shanley and Madeline Smith the four lofts in 360 6th av to Cantor & Malgood; for Rexton Realty Co. the 3d loft in 34 West 25th st to Rubin & Madini; and for Thomas & Eckerson the 5th loft in 247-9 West 36th st to Irving Rich for 5 years.

SHAW & CO. leased the 3d loft, 315 Lenox av, for John Shields to Alfred S. Sanford, and the 3d loft, 80 West 124th st, for John J. Spowers to Antonio Sasso.

SLAWSON & HOBBS rented for A. J. Austin the 3-sty dwelling at 257 West 74th st to Dr. J. F. Austin.

HENRY TRENKMAN in conjunction with Nathan Weiss, has leased a loft in the new building at 36-46 East 31st st to M. & H. Rentner.

LOTON H. SLAWSON CO. and Malcolm E. Smith & Co. have leased offices in the Burrell Building, 171 Madison av to the New York State Workmen's Compensation Commission for its headquarters in that district.

SPEAR & CO. rented for the Aeon Realty Co., Sumner Gerard, president, the 5th loft in 36-46 East 31st st to Joel Isaacs & Son, of 30 West 26th st.

UNGER & WATSON, INC., has leased for Julius Marqusee to August Schmidt for 5 years the 3-sty dwelling at 679 Lexington av.

UNGER & WATSON, INC., leased for Carrie Schwab 3 stores in the building at the northwest corner of 57th st and Lexington av to Chas. J. Schloss, market. They will be altered into one large store.

UNGER & WATSON leased for Mary Gallinger the 3-sty dwelling at 415 East 50th st to Mme. Hortense Mangin.

WILLIAM A. WHITE & SONS leased for De Bexedon Brothers the store on the southeast corner of 13th av and 25th st to the Consumers' Brewing Co. This is a portion of the square block from 24th to 25th st which is controlled by the owners making the present lease.

### Bronx.

DELAFIELD ESTATE has leased for David A. Clarkson to Karl D. Perkins 90 West st, the Janeway House on Livingston av, near West 246th st, Fieldston.

### Queens.

HERMAN FRANKFORT has leased cottages at Far Rockaway, L. I., to Henry Mendelson, Adolph Meyer, Frank Slater, J. Garlick, E. S. Cahn, Mrs. M. White and Mary T. Bird; also at Lawrence a cottage to F. Albert; and at Edgemere a cottage to H. A. Baruch.

LEWIS H. MAY CO. has leased at Far Rockaway, L. I., for John Mulholland cottage on Hollywood av to J. T. Morrison; for E. F. Keating Estate cottage corner Healy and Cornaga avs to Dr. S. Stern; at Arverne, for Max Ernst cottage on Jerome av to D. Shappiro; for L. Einhorn cottage on Park av to H. Mendelsohn; for Mr. Schwartz cottage on Pleasant av to M. Nyiri; at Rockaway Park, for V. P. Dunne cottage on S. West End av to Louis Krohnberg; and at Belle Harbor, for R. T. Burke cottage on S. Henley av to Jos Riley.

JOHN STICH & CO. leased dwellings at Far Rockaway for Mrs. Agnes L. Bresnan on Seaview av to Alvin Hartogensis, for John J. Halpin; in Willow pl to Estelle Rosenstein and for John Guilfoyle on Mott av to Gustave S. Boehm.

### Richmond.

RULAND & WHITING CO. has leased a 1-sty factory at Rosebank, S. I., to the Ingram-Hatch Motor Corporation.

### Suburban.

FISH & MARVIN rented the Cowperthwait property at Orienta Point, Mamaroneck, consisting of 7 acres, with dwelling, stable and outbuildings, to Leon P. Feustman for the sum-

mer; also in conjunction with Mrs. E. W. Bodine a house in Rochelle Park, New Rochelle, to Max Kaufmann.

KENNETH IVES & CO. leased for E. F. Giberson the Sarven property at Tarrytown to Arthur W. Betts for 3 years; also for Mrs. Daniel Bacon her house in Ardsley Park, Ardsley-on-Hudson, to John Wiley.

JOHN F. SCOTT rented for Stuyvesant Fish Morris, Jr., his country place at Hewlett, L. I., to D. B. Emburg, of Van Emburg & Atterbury.

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

### Conveyances.

| | 1914 July 3 to 9 | 1913 July 3 to 10 |
|---|---|---|
| Total No. | 124 | 146 |
| Assessed value | $15,975,800 | $7,101,500 |
| No. with consideration | 11 | 26 |
| Consideration | $271,325 | $755,515 |
| Assessed value | $338,000 | $834,500 |
| | Jan. 1 to July 9 | Jan. 1 to July 10 |
| Total No. | 4,053 | 4,560 |
| Assessed value | $274,522,441 | $271,908,922 |
| No. with consideration | 416 | 662 |
| Consideration | $17,844,221 | $27,273,643 |
| Assessed value | $18,404,671 | $28,169,862 |

### Mortgages.

| | 1914 July 3 to 9 | 1913 July 3 to 10 |
|---|---|---|
| Total No. | 98 | 119 |
| Amount | $8,444,946 | $1,576,195 |
| To Banks & Ins. Cos. | 26 | 19 |
| Amount | $673,000 | $493,000 |
| No. at 6% | 40 | 57 |
| Amount | $658,826 | $691,095 |
| No. at 5½% | 3 | 4 |
| Amount | $51,000 | $29,200 |
| No. at 5% | 19 | 27 |
| Amount | $1,820,160 | $429,400 |
| No. at 4½% | 16 | 3 |
| Amount | $400,660 | $33,000 |
| No. at 4% | 1 | 1 |
| Amount | $200,000 | $5,000 |
| Unusual rates | 2 | ..... |
| Amount | $5,007,000 | ..... |
| Interest not given | 17 | 27 |
| Amount | $307,300 | $388,500 |
| | Jan. 1 to July 9 | Jan. 1 to July 10 |
| Total No. | 2,421 | 2,945 |
| Amount | $77,452,765 | $123,682,968 |
| To Banks & Ins. Cos. | 555 | 817 |
| Amount | $34,642,230 | $75,342,650 |

### Mortgage Extensions.

| | July 3 to 9 | July 3 to 10 |
|---|---|---|
| Total No. | 37 | 41 |
| Amount | $1,273,000 | $932,750 |
| To Banks & Ins. Cos. | 21 | 6 |
| Amount | $742,160 | $229,000 |
| | Jan. 1 to July 9 | Jan. 1 to July 10 |
| Totol No. | 1,202 | 1,107 |
| Amount | $64,296,785 | $43,976,552 |
| To Banks & Ins. Cos. | 422 | 376 |
| Amount | $42,013,060 | $25,178,702 |

### Building Permits.

| | 1914 July 3 to 10 | 1913 July 5 to 11 |
|---|---|---|
| New buildings | 5 | 11 |
| Cost | $610,000 | $1,528,000 |
| Alterations | $128,137 | $177,780 |
| | Jan. 1 to July 10 | Jan. 1 to July 11 |
| New buildings | 263 | 369 |
| Cost | $26,790,640 | $33,967,315 |
| Alterations | $7,414,944 | $7,360,419 |

## BRONX.

### Conveyances.

| | 1914 July 3 to 9 | 1913 July 3 to 10 |
|---|---|---|
| Total No. | 160 | 97 |
| No. with consideration | 13 | 9 |
| Consideration | $119,585 | $46,250 |
| | Jan. 1 to July 9 | Jan. 1 to July 10 |
| Total No. | 3,535 | 3,360 |
| No. with consideration | 269 | 448 |
| Consideration | $3,863,462 | $3,693,326 |

### Mortgages.

| | 1914 July 3 to 9 | 1913 July 3 to 10 |
|---|---|---|
| Total No. | 126 | 76 |
| Amount | $578,978 | $1,002,000 |
| To Banks & Ins. Cos. | 6 | 11 |
| Amount | $82,000 | $349,800 |
| No. at 6% | 45 | 52 |
| Amount | $260,513 | $351,105 |
| No. at 5½% | 19 | 10 |
| Amount | $39,916 | $212,300 |
| No. at 5% | 29 | 23 |
| Amount | $96,304 | $241,450 |
| Unusual rates | 7 | 1 |
| Amount | $19,045 | $10,000 |
| Interest not given | 26 | 31 |
| Amount | $163,200 | $188,450 |
| | Jan. 1 to July 9 | Jan. 1 to July 10 |
| Totol No. | 2,205 | 2,368 |
| Amount | $19,164,682 | $25,152,792 |
| To Banks & Ins. Cos. | 230 | 244 |
| Amount | $4,745,601 | $4,454,279 |

### Mortgage Extensions.

| | July 3 to 9 | July 3 to 10 |
|---|---|---|
| Total No. | 23 | 17 |
| Amount | $290,000 | $185,200 |
| To Banks & Ins. Co. | 6 | ..... |
| Amount | $96,000 | ..... |


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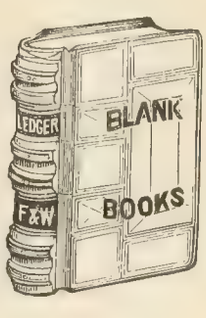
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| | Jan 1 to July 9 | Jan 1 to July 10 |
|---|---|---|
| Total No.. | 428 | 322 |
| Amount | $8,895,700 | $5,591,900 |
| To Banks & Ins Cos | 79 | 65 |
| Amount | $2,525,900 | $2,026,500 |

**Building Permits.**

| | 1914 July 3 to 9 | 1913 July 3 to 10 |
|---|---|---|
| New buildings | 14 | 12 |
| Cost | $323,000 | $140,500 |
| Alterations | $18,575 | $23,550 |
| | Jan. 1 to July 9 | Jan. 1 to July 10 |
| New buildings | 434 | 584 |
| Cost | $10,283,742 | $15,720,406 |
| Alterations | $721,840 | $621,470 |

**BROOKLYN.**

**Conveyances.**

| | 1914 July 2 to 8 | 1913 July 2 to 9 |
|---|---|---|
| Total No | 645 | 623 |
| No. with consideration | 44 | 65 |
| Consideration | $199,330 | $330,024 |
| | Jan. 1 to July 8 | Jan. 1 to July 9 |
| Total No | 12,622 | 13,005 |
| No. with consideration | 1,281 | 1,103 |
| Consideration | $8,080,992 | $6,757,084 |

**Mortgages.**

| | 1914 July 2 to 8 | 1913 July 2 to 9 |
|---|---|---|
| Total No | 478 | 446 |
| Amount | $1,933,382 | $1,315,573 |
| To Banks & Ins. Cos | 88 | 89 |
| Amount | $731,850 | $407,100 |
| No. at 6% | 285 | 223 |
| Amount | $1,021,426 | $527,311 |
| No at 5½% | 75 | 80 |
| Amount | $326,687 | $274,495 |
| No at 5% | 97 | 117 |
| Amount | $462,850 | $445,999 |
| Unusual rates | 4 | 2 |
| Amount | $10,700 | $1,645 |
| Interest not given | 17 | 24 |
| Amount | $111,719 | $66,123 |
| | Jan. 1 to July 8 | Jan. 1 to July 9 |
| Total No | 9,136 | 9,368 |
| Amount | $38,919,265 | $37,771,084 |
| To Banks & Ins. Cos | 1,892 | 2,204 |
| Amount | $15,162,114 | $14,385,608 |

**Building Permits.**

| | 1914 July 2 to 9 | 1913 July 3 to 10 |
|---|---|---|
| New buildings | 126 | 44 |
| Cost | $1,045,750 | $302,635 |
| Alterations | $40,350 | $90,760 |
| | Jan. 1 to July 9 | Jan. 1 to July 10 |
| New buildings | 2,642 | 2,001 |
| Cost | $24,520,960 | $16,988,337 |
| Alterations | $1,628,287 | $2,043,507 |

**QUEENS.**

**Building Permits.**

| | 1914 July 3 to 9 | 1913 July 3 to 10 |
|---|---|---|
| New buildings | 102 | 50 |
| Cost | $438,605 | $140,990 |
| Alterations | $15,105 | $126,312 |
| | Jan. 1 to July 9 | Jan. 1 to July 10 |
| New buildings | 2,700 | 2,404 |
| Cost | $11,944,532 | $8,169,593 |
| Alterations | $651,662 | $704,449 |

**RICHMOND.**

**Building Permits.**

| | 1914 July 3 to 9 | 1913 July 3 to 9 |
|---|---|---|
| New buildings | 30 | 16 |
| Cost | $29,752 | $138,785 |
| Alterations | $8,382 | $22,750 |
| | Jan. 1 to July 9 | Jan. 1 to July 9 |
| New buildings | 672 | 556 |
| Cost | $1,065,348 | $1,098,696 |
| Alterations | $136,807 | $151,701 |

## REAL ESTATE NOTES.

LOUIS PHILLIPS, of the firm of L. J. Phillips & Co., is a member of the Grand Jury.

HEIL & STERN have been appointed agents by the 312-314 7th Av Co. for the 12-sty loft building at 312 7th av.

COMMISSIONER LAWSON PURDY of the Tax Department sails today on a vacation trip to the British Isles, Holland and Belgium.

CORN & CO. have been appointed agents for the building 400 5th av, which will be remodelled into stores and lofts.

HENRY BRADY has been appointed agent for 2141 Amsterdam av, pending foreclosure proceedings.

GEORGE A. BOWMAN has been appointed agent for the 12-sty apartment house, 120 West 86th st.

A. PEACE & SON were the brokers in the recently reported Brooklyn sales of 85 8th av for the estate of Thomas E. Pearsall and of 33 8th av for Richard K. Valentine.

L. TANENBAUM, STRAUSS & CO., INC., have been appointed agents for the 12-sty building 40-2 West 27th st and the 10-sty building 110 West 14th st

STEPHEN C. CLARK is the buyer of the dwellings 136 and 138 East 71st st, reported sold last week. The property was taken in exchange for the residence 38 East 68th st.

CROSS AND BROWN CO. has been appointed agent by Robert H. Montgomery, receiver, of the 20-sty Croisic Building at the southwest corner of 5th av and 26th st.

JOSEPH P. DAY will hold an auction sale to-day on the premises of 190 lots at Edgemere, L. I., fronting on the Atlantic Ocean, Rockaway Beach blvd, from Beach 41st st to Beach 45th st.

CHARLES S. KOHLER has been appointed agent for 559 West 156th st, 844 Amsterdam av, 61 West 105th st, 139 West 104th st, 141 West 104th st, 509 Amsterdam av and 69 West 105th st.

MASON TROWBRIDGE, as referee, sold on Thursday, for $12,500, 16 acres of land occupied by the Sands Point Golf Club at a foreclosure sale to Harry Tibbits, who held a mortgage on the property.

M. MORGENTHAU, JR., CO. has arranged a first mortgage loan of $150,000, covering the property of the Terminal Supply Co., consisting of two blocks in South Brooklyn, formerly occupied by the plant of Henry R. Worthington, Inc.

PEPE & BRO. were the brokers in the recently recorded sale of 269 Bleecker st for the estate of Mary Allaire to A. Jordan and the resale to Edward W. Duff.

HUGH J. O'KANE, for the last eleven years with H. C. Senior & Co., is now associated with the Houghton Co.

A MORTGAGE LOAN of £5,900 was recorded Wednesday on the property at the southeast corner of Broadway and 22d st. It was made by the Equity & Law Life Assurance Society of London, England, to Cecil Fane and will fall due on the death of Frederick A. Fane, who is also interested in the property.

BERT G. FAULHABER & CO. have been appointed agents for the following apartment houses: 725 Riverside drive, 780 Riverside drive, 50 and 60 Northern av, 855 West 179th st, 870 West 180th st, 815 West 179th st, 44 and 48 Pinehurst av, 820 West 180th st, and 52 and 54 St. Nicholas pl.

MUTUAL REALTY CORPORATION, one of the largest owners and developers of New Jersey real estate, has moved its headquarters from the Essex Building, Newark, N. J., to the 7th floor of the Wilson Building, at Broadway and 33d st. This company has extensive holdings at Gillet, Lackawanna Park, West Summit, East Orange and Newark, N. J.

OGDEN IRON CO., through Thomas A. Edison and Mina A. Edison, his wife, of West Orange, have just transferred timber tracts of 2,249 acres in Sparta and Hardyston township, Newton County, and Jefferson township, Morris County, N. J., to the New Jersey Zinc Co. There are no mines on the two tracts, which contain 983 and 1,266 acres respectively.

PROPERTY on which taxes and assessments have accumulated since 1866, including taxes due the former town of Flushing, the villages of Flushing, College Point and Whitestone and Queens County, will be sold on October 20 by order of Daniel Moynahan, Collector of Assessments and Arrears, in the office of the Deputy Commissioner at Long Island City About 10,000 parcels are affected, which will involve between $200,000 and $400,000.

CHAPIN HOME for the Aged and Infirm has obtained permission through Justice Leonard A. Giegerich to sell its property in the north side of 66th st, 170 ft. east of Lexington av and having a frontage of 150 and extending 200 ft. to the south side of 67th st, for $180,000. The purchaser is Gertrude A. Vanderbeck, representing Bing & Bing. The details of this transaction were published in the Record and Guide of June 20.

CHARLES F. NOYES CO. has had placed in its exclusive charge for management during the past few weeks the following store and loft buildings: for George W. Bond, Jr., 118 Beekman st and 228 Water st; for Hovell, McChesney & Clarkson, attorneys, 43 Fulton st; for the Liverpool & London & Globe Insurance Co. 158-60 Greene st; for estate of Morris Goldstein 54 Harrison st; for Mrs. Wm. H. Barnum 368 Pearl st; for J. Frederic Kernochan, attorney, 236 South st; for Alfred W. Kiddle, trustee, 242 South st; for John Fleming 13 Vestry and 34 Laight sts; for F. B. Jennings 7-9 Water st, for Cornelia Realty Co. 39 White st, and for Frankel Brothers 175-7 Wooster st.

## OBITUARY

WILLIAM LOUGHLIN, a real estate broker, died of a complication of diseases on July 3, at his home, 181 Vernon av, Brooklyn. He was fifty years old and leaves a widow and two sons.

JAMES L. MARTIN, an insurance broker with the Home Life Insurance Co., and a Past Regent of Philadelphos Council, Royal Arcanum, died on Wednesday at his home, 527 Throop av, Brooklyn. He was born in Scotland 57 years ago and left a widow and three sons.

JOSEPH J. LOVELL, a Supervising Inspector in the Brooklyn Tenement House Department, and long active in Democratic politics in that borough, died Wednesday at his home, 19 Elmwood av, Morris Park. Mr. Lovell was formerly a Collector of the United States Internal Revenue. He was born in Weedon, England, 61 years ago. Four daughters survive him.

PHILIP ECKEL, JR., 27 years old, a real estate broker, who has been associated for many years with the office of the Douglas Robinson-Charles S. Brown Co., died suddenly in Venice, Italy, on Tuesday night. Mr. Eckel went abroad on a pleasure trip with his wife last month. He was taken ill soon after he arrived in Venice on July 3. Mr. Eckel was married about a year ago, and his home was at 57 Harrison st, East Orange, N. J.

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraiser in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ESTATE OF JAMES SULLIVAN—premises 379 Pearl st, valued at $18,000.

SAMUEL J. SILBERMAN—61-63 Canal st, $89,000; 51-53 Canal st and 14-16 Orchard st, $147,000; 79 Canal st, $28,500; 82 Canal st, $31,500; 85 Canal st, $57,000; 203-205 Canal st, $70,000; 63 East Broadway, $32,500; 20 East Broadway, $36,500; 28 East Broadway, $33,000; 89 East Broadway, $35,000; 120-122 East Broadway, $70,000; 143 East Broadway, $26,500; 91 1st av, $27,000; 34-36 Eldridge st, $72,500; 119 Essex st, $21,000; 43-45 Chrystie st, $35,000; 14-16 West 17th st, $215,000; 332-334 East 18th st, $52,000; 2501 8th av, $20,500; 124-126 West 135th st, $57,000; 273 West 138th st and 272 West 139th st, $100,000; 49-53 West 133d st, $43,000; 1551-1553 3d av, $95,000.

HENRY J MURPHY 327 East 93d st, $19,000; 447 East 80th st, $16,000.

CATHERINE R. VAN SICLEN—413 West 22d st, $11,000; 415 West 22d st, $11,000; 417 West 22d st, $16,000; 343 8th av, $24,350.

JOHN CUMMINGS.—532 West 40th st, $13,898.

ANNIE E. FOSTER.—7 St. Lukes pl, $14,500; 426 Lenox av, $12,000.

OWEN SHERIDAN.—206 Madison st, $15,000.

WILLIAM A. SPENCER.—183 Water st, $20,000; 37 Allen st, $20,500; 395 Grand st, $30,000; 181-185½ Forsyth st, $66,000; 100 West 77th st, $70,000; 2046-2050 7th av, $72,000; Throggs Neck Farm, 130 acres in the 24th Ward, plot 25, lot 4, $520,000; Williamsbridge farm in Bronx borough at the junction of Boston rd and Williamsbridge rd designated on tax-map as Plot 3, lots 6, 6¼, 6½, 6¾, Plot 4, lot 5, and Plot 8, lot 1, $720,000; and plot of land on the Bronx and Pelham Parkway known on tax-map as Plot 5, lot 19½, $42,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

Plaintiffs and other parties in interest comprised the bulk of buyers in the Manhattan and Bronx Exchange Salesrooms, figuring in 24 of the 37 sales. Eight were either withdrawn or adjourned and 5 properties went to outside bidders. The Douglas Robinson, Charles S. Brown Co., on a bid of $103,000, purchased for a client the plot of ground on the north side of 163d street, between Prospect avenue and Stebbins avenue, which they sold last year to Lowenfeld & Prager.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 10, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Grand st, 159,** ss, 59.7 w Centre, 25.6x80, 2 & 3-sty fr bk ft loft & str bldg; due, $6,945.43; T&c, $——; Barney Abramowitz, party in interest. 500

**19TH st, 417 E,** ns, 216 e 1 av, 20x92, 4-sty bk tnt & strs; due, $6,490.89; T&c, $118.70; withdrawn.

**116TH st, 231-3 W (*),** ns, 320 e 8 av, 40x100.11, 6-sty bk tnt; due, $58,355.73; T &c, $1,939.72; Lawyers Mtg Co. 52,000

**123D st, 449-53 W (*),** ns, 100 e Ams av, 75x100.11, 6-sty bk tnt; due, $108,593.05; T&c, ——; Edw A Kerbs. 109,000

**141ST st, 105-11 W (*),** ns, 100 w Lenox T&c, $3,000; sub to 2 mtgs aggregating T&c, $300; sub to 2 mtgs aggregating $120,000; Rental Mtg Securities Corpn. 130,658

**Park av, 1444 (*),** ws, 75.11 s 107th, 25x75; 5-sty stn tnt; due $12,757.72; T&c, $158.05; Amalie De Vries. 12,600

BRYAN L. KENNELLY.

**28TH st, 162 W,** see 7 av, 311-5.

**136TH st, 134 W (*),** ss, 333.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; due, $9,278.96; T&c, $288.50; Trstes of Robert College of Constantinople. 8,000

**7TH av, 311-5,** sec 28th (No 162). 78.1x56.11x75.2x57.7, 3-5-sty stn tnts & strs; adj Sept8.

HERBERT A. SHERMAN.

**East Broadway, 280 (*),** ns, 211 e Montgomery, 21.2x59.3x21.5x59.5, 4-sty bk tnt & strs; due, $14,071.63; T&c, $1,064.84; Fernando G Echeverria. 14,000

**2D av, 1890 (*),** es, 50.5 s 98th, 24.9x100, 4-sty bk tnt & strs; due, $11,367.63; T&c, $261.63. Anna R Fairchild. 10,000

J. H. MAYERS.

**Pike st, 66 (*),** ws, 94.5 s Monroe, 25.3x62.3x25.5x61.5, 6-sty bk tnt & strs; due, $20,187.72; T&c, $625; Hebrew Orphan Asylum of City N Y. 20,000

**26TH st, 355 W,** ns, 142 e 9 av, 22x98.9, 3 & 4-sty bk shop; due, $3,358.48; T&c, $——; sub to a prior mtg of $11,000; Wm N Croxton. 15,080

**61ST st, 239 W (*),** ns, 225 e West End av, 25x100.5, 5-sty stn tnt; due, $1,986.21; T&c, $445.10; sub to a mtg of $7,000; Leon Levy. 9,000

**121ST st W, swc Manhattan av,** see Manhattan av, 505.

**Manhattan av, 505 (*),** swc 121st, 18.5x80, 3-sty & b stn dwg; due, $13,450.92; T&c, $1,500; Bernard Schneller et al 10,000

D. PHOENIX INGRAHAM.

**131ST st, 63-5 W (*),** ns, 185 e Lenox av, 50x99.11, 5-sty bk tnt; due, $42,556.46; T&c, $1,634.45; Manhattan Savgs Instn. 35,000

**131ST st, 67-9 W** (*), ns, 135 e Lenox av, 50x99.11, 5-sty bk tnt; due, $42,556.46; T&c, $1,628.45; Manhattan Savgs Instn. 35,000

SAMUEL MARX.

**Greenwich st, 189,** es, 48.5 n Dey, 26.10x 73.9x26.4x65.5, 5-sty bk tnt & strs; due, $14,454.48; T&c, $1,314; mtg recorded Oct 15'61, Harry Lippmann. 18,575

**116TH st, 227-9 W (*),** ns, 360 e 8 av, 40x100.11, 6-sty bk tnt & strs; due, $58,-357.30; T&c, $1,930.63; Lawyers Mtg Co. 53,000

SAMUEL GOLDSTICKER.

**146TH st, 167 W,** see 7 av, 2521-3.

**147TH st, 164 W,** see 7 av, 2537-9.

**7TH av, 2521-3** (*), nec 146th (No 167), 40x100, 6-sty bk tnt & strs; due, $56,-270.73; T&c, $2,437.61; Dry Dock Savgs Instn. 40,000

**7TH av, 2537-9** (*), sec 147th (No 164), 40x100, 6-sty bk tnt & strs; due, $56,-254.74; T&c, $2,410.35; Dry Dock Savgs Instn. 40,000

M. MORGENTHAU JR. CO.

**154TH st, 418 W** (*), ss, 189.4 w St Nicholas av, 18.9x99.11, 3-sty & b stn dwg; due, $1,741.04; T&c, $693.70; sub to a 1st mtg of $12,500; Wm H Jeffers. 13,194

DANIEL GREENWALD.

**45TH st, 141 E** (*), ns, 240 w 3 av, 20x 100.5, 3-sty & b stn dwg; due, $5,184.85; T&c, $176; sub to a 1st mtg of $14,000; Maze Realty Co of N Y. 23,000

| | |
|---|---|
| Total | $648,607 |
| Corresponding week 1913 | 528,372 |
| Jan 1, 1914 to date | 19,256,468 |
| Corresponding period 1913 | 26,644,197 |

### Bronx.

The following are the sales that have taken place during the week ending July 10, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P DAY.

**Hancock st, sec Van Nest av,** see Van Nest av, sec Hancock.

**Newell st, 3470,** es, 250 s Gun Hill rd, 50x86, 2-sty fr dwg; due, $1,747.72; T&c, $509.28; Jas Down. 2,450

**153D st E, swc Morris av,** see Morris av, 651-5.

**163D st,** ns, whole front bet Prospect av & Stebbins av, runs n100.5xe—xn75xe 214.10xs182.7xw391.7 to beg; also STEBBINS AV, swc 163d, —x—x17.9x144.4, 2-sty fr dwg & vacant; due, $39,165.34; T&c, $5,710.30; Douglas Robinson, Chas S Brown Co, for a client. 103,000

**Garrison av** (*), ws, 212.11 s Lafayette av, 25x96, vacant; due, $682.79; T&c, $682.49; Kabee Realty Co. 1,500

**Van Nest av,** sec Hancock, 25x100; adj July31.

J. H. MAYERS.

**183D st, 107 W,** ns, 74.1 e Loring pl, 30.3 x84.11x35x84.11, 2-sty fr dwg; withdrawn.

**Middletown rd** (*), nec Mulford av, 83.11 x114.3x71.7x103.4; due, $1,317.81; T&c, $222.48; sub to a 1st mtg of $1,800; Jno H Stobbe et al. 1,900

**Mulford av, nec Middletown rd,** see Middleown rd, nec Mulford av.

SAMUEL MARX.

**Rowland av (*),** ws, 41 s Frisby av, 75x 95; due, $4,074.66; T&c, $500; North Side Mtg Corpn. 4,500

GEORGE PRICE.

**Morris av, 651-5,** swc 153d, 75x100, 2-sty fr dwg & 1-sty fr strs; due, $20,936.74; T&c, $1,382.07; Isidor Hershfield, party in interest. 20,000

A. V. CAGGIANO.

**138TH st, 260 E,** see 3 av, 2537.

**Forest av, 963-7,** see 3 av, 2537.

**3D av, 2537,** swc 138th (No 260), runs w 57.2xs36.4xe74xn43.11, 5-sty bk office & str bldg; also FOREST AV, 963-7, ws, abt 210 n 163d, —x—, 3-3-sty fr tnts & strs; Sheriff's sale of all right, title, &c, which Austin Carr had on Dec28'12, or since; Mantle & Co. 200

JAMES L. WELLS.

**135TH st, 302 E (*),** ss, 200 w Alex av, 25x100, 5-sty bk tnt & strs; due, $12,-562.94; T&c, $1,326.24; Frederic de P Foster et al. 11,500

**135TH st, 304 E (*),** ss, 175 w Alex av, 25x100, 5-sty bk tnt & strs; due, $11,501.53; T&c, $1,326.24; Frederic de P Foster et al. 9,500

HERBERT A. SHERMAN.

**Arthur av, 1911,** see Belmont av, ws, 200.5 s 177.

**Belmont av,** ws, 200.5 s 177th, 200x163.5 to Arthur av (No 1911), 201.8x189.1; adj sine die.

| | |
|---|---|
| Total | $154,550 |
| Corresponding week 1913 | 195,225 |
| Jan 1, 1914, to date | 3,797,066 |
| Corresponding period 1913 | 7,782,757 |

### Brooklyn.

*The following are the sales that have taken place during the week ending July 8, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM H. SMITH.

BUTLER ST, ns, 279.6 w Troy av, 17.8 x127.9; Anthony McGowan. 4,150 00

DELMONICO PL, 34, ws, 107 n Ellery, 25x70.8x28.9x56, 2-sty fr dwg & str (exr); withdrawn

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*Auction Sales—Brooklyn—Continued.*

ELLERY ST, 95-101, ns, 101 e Marcy av, runs e [illegible]100xw135.8x8ll.7x[illegible] x75 to Ins 2-sty bk stable & 3-2-sty fr dwgs (ea); withdrawn .....
ELLERY ST, 103, ns, 102.7 w Throop-nmoco pl, 14[illegible] w25x177.11xe28.9xs 6[illegible] S, 2-sty fr dwg & str (ea); withdrawn .....
GEORGE ST, nws, 225 sw Hamburg av, 125x200 to Noll st; Arthur A Miller.. 17,500.00
W 15TH ST (Coney), nws, 220 n Canal av, 40x115.10, Henry B Kruger..... 300.00
68TH ST, sws, 360 se 20 av, 60x100; adj July 21 .....
72D ST, ss, 314.6 e 5 av, 20x100; mtg $4,750; Jno E Sullivan Co..... 6,950.00
76TH ST (Bay), sw, 380 nw Ridge blvd, 80x109.4; Home Title Ins Co of N Y. 3,000.00
AV P, sw Ocean pkway, 129.4x40x irreg; withdrawn .....

WILLIAM P. RAE.

HIMROD ST (*), nws, 130 sw St Nicholas av, 25x100; Abr Klein..... 5,700.00
PACIFIC ST (*), ns, 202.6 w Hopkinson av, 24.6x100; Wood-Harmon Warranty Corpn ..... 11,500.00
PACIFIC ST (*), ns, 227 w Hopkinson av, 25x100; same ..... 11,500.00
WINTHROP ST (*), ss, 1,640.6 e Main Plank rd, 26x122.6; Alice Aston..... 5,700.00
16TH ST (*), ns, 463.8 e 8 av, 26.5x100; Jos Arons et al ..... 12,000.00
GREENE AV, nwc Sumner av, 20x80; withdrawn .....

JAMES L. BRUMLEY.

E 49TH ST, ws, 220 n Snyder av, 20x100; Frank Lehmann ..... 3,050.00
E 49TH ST, ws, 240 n Snyder av, 20x100; same ..... 3,050.00
NEW UTRECHT AV (*), nwc 58th, 68x116; M Edw Kelley; mtg $12,000....17,000.00

NATHANIEL SHUTER.

HEWES ST, swc S 2d, 120x150; Philip Jung ..... 37,000.00
MARTENSE ST, swc Rogers av, 95.6x22.3; also CHURCH AV, ns, 100 w Rogers av, 22.1x122.1; also CHURCH AV, ns, 122.1 w Rogers av, 25x122.10; adj Aug 5.....
CHRISTOPHER AV, es, 193.9 n Blake av, 18.9x100; A S Fink..... 3,700.00
NEW JERSEY AV, ws, 156.3 n Glenmore av, 43.9x100; Eltoma Realty Co. 20,500.00
NEW JERSEY AV (*), ws, 112.6 n Glenmore av, 43.9x100; Margt M Cumming ..... 20,500.00

CHARLES SHONGOOD.

73D ST, sws, 220 se 5 av, 30x100; withdrawn .....
5TH AV, es, 89.2 s 72d, 24x107.9; withdrawn .....

CHAUNCEY REAL ESTATE CO.

E 29TH ST (*), ws, 640 n Av F, 100.6x100xirreg; Magdalena Schoenig..... 3,700.00

Total ..... $186,800.00
Corresponding week 1913..... 582,035.00

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms* **14** *and* **16** *Vesey Street, unless otherwise stated:*

**JULY 11.**
No Legal Sales advertised for this day.

**JULY 13.**
DELANCEY ST, 88, ns, 32.6 e Orchard, 27.6x75, 5-sty stn tnt & strs; Henrietta Underhill—Jacob Volk et al; Edw P Lyon (A), 46 Cedar; Gilbert H Montague (R); due, $30,147.80; T&c, $396; Jos P Day.
STANTON ST, 127, ss, 100 w Norfolk, 25x75; 5-sty bk tnt & strs; Philip Klein et al—Morris Mandelskorn et al; F E Klein (A), 271 Bway; Chas H Murray (R); due, $2,020.50; T&c, $250.40; sub to two mtgs aggregating $23,000; Saml Marx.

**JULY 14.**
79TH ST, 100 W, swc Col av (Nos 390-6), 18.6x76.8, 5-sty stn tnt & strs & 1-sty bk str; Josiah H DeWitt, trste—Leon Levy et al; Kiddle & Margeson (A), 115 Bway; Jos Ullman (R); due, $39,300.56; T&c, $4,500; mtg recorded Oct27'08; Joseph P. Day.
109TH ST, 238 E, ss, 150 w 2 av, 25x100.10, 5-sty bk tnt & strs; Alfred M Snydacker—Threshold Realty Co et al; Hollander & Bernheimer (A), 10 Cedar; Edw J Redington (R); due, $17,231.83; T&c, $517.65; Joseph P Day.
113TH ST, 60 E, ss, 45 e Madison av, 25x100.10, 5-sty stn tnt & strs; Clarence Tucker et al trstes—Annie D Wallace et al; Chas P & Wm W Buckley (A), 141 Bway; John H Rogan (R); due, $18,608.36; T&c, $958.90; Henry Brady.

**JULY 15.**
COLUMBIA ST, 77, w s, 80 n Rivington, 19.10x49.8, 5-sty bk tnt & strs; Bella Feldman—Sarah Zazeela et al; Abr H Brill (A), 27 Cedar; James A Lynch (R); due, $3,147.92; T&c, $208.11 sub to a mort of $11,000; Henry Brady.
130TH ST, 249 W, ns, 250 e 8 av, 18x99.11, 3-sty & b stn dwg; Sol Wertheim—Joun Pardue et al; Eph A Karelsen (A), 87 Nassau; Richard M Henry (R); due, $9,679.02; T&c, $716.82; Henry Brady.
156TH ST W, nwc St Nicholas av, see St Nicholas av 921.
ST. NICHOLAS AV, 921, n w c 156th st, 25.10x92.10x24.11x99.9, 5-sty bk tnt; Henry Bruere, chamberlain—Victor L Prins et al; Frank I Polk (A), Hall of Records; Irving H Tifft (R); due, $37,463.20; T&c, $790.45; M Morgenthau Jr Co.

**JULY 16.**
42D ST, 550 W, ss, 227.6 e 11 av, 19.7x98.9, 3-sty stn tnt & str; Leon Levy—Marie M Wolf et al; action 1; Irving Katz (A), 15 Wall; Harry Lejar (R) due, $3,368.05; T&c, $250.02, sub to a mtg of $8,500, J H Mayers.
75TH ST, 188 E, ss, 103.9 w 3 av, 18.9x102.2, 4-sty stn tnt; Rector, Churchwardens & Vestrymen of Calvary Church in City N Y—Mary A Kauffman et al; Louis H Moos (A), 19 Cedar; Abr Oberstein (R); due, $14,004.79; T&c, $1,491.45; mort recorded Apr 30, 88; Joseph P Day.
124TH ST, 232-4 E, ss, 360 e 3 av, 40x100.11, 2-3-sty & b stn dwgs; B Aymar Sands, trste—Monroe J Fischer et al; Middleton S Borland (A) 46 Cedar; Morgan J O'Brien Jr (R); due, $16,126.99; T&c, $593.70; mort recorded May 1, 1906; Henry Brady.
128TH ST, S E, ss, 150 e 5 av, 20x99.11, 3-sty & b stn dwg; Emma C Stuart trste—Isaac E Wright et al, exrs; Emmet & Parish (A), 52 Wall; Harriette M J Wood (R); due, $17,552.83; T&c, $390; Joseph P Day.
181ST ST W, ns, 362.3 w Bway, 50.7x205.8x50x198.11, vacant; John O Baker—Gurdon S Buck et al; Bayard L Peck (A), 26 Liberty; Edw S Fowler (R) (partition); Bryan L Kennelly.
181ST ST, 561 W, ns, 170.3 e St Nicholas av, 19.10x103, 3-sty & b bk dwg; Noah C Rogers, trste—Mary A Fawcett et al; Payson Merrill (A), 100 Bway; Richard R Costello (R); due, $8,615.83; T&c, $305; Joseph P Day.

**JULY 17.**
18TH ST, 348 W, ss, 225 e 9 av, 25x92, 5-sty bk tent; Maybelle Realty Co—Carrie A Miller et al; Engel Bros (A), 132 Nassau st; Jas A Farrell (R); due, $2,321.16 T&c, $419.47; sub to 1st mtg $11,000; mtg recorded Apr 19'12; Samuel Marx.
56TH ST, 421 W, ns, 300 w 9 av, 25x100.5, 5-sty bk tnt; Bertha Wolf—Annie M Jones et al; Diamond & Abrahams (A), 41 Park Row; Chas L Cohn (R); due, $2,412.10; T&c, $231.45; sub to pr mort $13,000; Samuel Goldsticker.
119TH ST, 330 E, ss, 300 w 1 av, 18.9x100.10, 2-sty & b bk dwg; Elias J Marsh et al, exrs—Josephine Norcum et al; Cary & Carroll (A), 59 Wall; Timothy A Leary (R); due, $7,217.92; T&c, $269.67; Joseph P Day.
122D ST, 347 W, ns, 208 e Morningside av, 16x100.11, 3-sty & b stn dwg; Kath C Harper—John I Delany &c et al; Cary & Carroll (A), 59 Wall; Augustine R McMahon (R); due, $11,033.23; T&c, $443.93; mort recorded Jan 12, 1909; J H Mayers.
128TH ST, 240 E, ss, 155 w 2 av, 26x99.11, 5-sty bk tnt; Valentine E Macy et al, trste—Morris Landsberg et al; Davison & Underhill (A), 50 Court, Brooklyn; Emanuel Jacobus (R); due, $15,901.30; T&c, $432; mort recorded June 13, 1888; Joseph P Day.
130TH ST, 526, on map 520 A E, sec Old Bway (Nos 41-7), 100.1x85, 2-6-sty bk tnts & strs; Helen O Zurich—Leo Stark et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Wm H Wood (R); due, $19,435.37; T&c, $——; mtg recorded Dec15'08; Joseph P Day.
OLD BROADWAY, 41-7, see 130th st, 526, on map 520 A W.

**JULY 18.**
No Legal Sales advertised for this day.

**JULY 20.**
MARKET ST, 11, ws, 25 s E Bway, 25x90, 4-sty bk tnt & strs & 4-sty bk rear tnt; Annie J Gruner et al—Kupeler Realty & Personalty Commercial Co et al; Middleton S Borland (A), 46 Cedar; Wm A Boyd (R); due, $21,138.77; T&c, $425; D Phoenix Ingraham.
RIVINGTON ST, 5, ss, 119.5 e Bowery, 28.9x99.10x22.6x99.11, 5-sty bk tnt & strs; Hannah Sullivan—Emanuel Raunheim et al; Henry J & Fredk E Goldsmith (A), 41 Park Row; Saml Marks (R); due, $6,723.91; T&c, $1,900.09; Danl Greenwald.
82D ST, 18 E, ss, 119 w Madison av, 26x202.2, 4 & 5-sty & b stn dwgs; Sheriff's sale of all right, title, &c, which Fannie C Hoadley had on Nov 24, 1913, or since; Anderson, Iselin & Anderson (A), 25 Broad; Max S Grifenhagen, sheriff; Danl Greenwald.
117TH ST, 328 E, ss, 350 e 2 av, 25x100.11, vacant; Kath R Jackson et al, trstes—Elias A Cohen et al; Middleton S Borland (A), 46 Cedar; Jos C Levi (R); due, $7,877.19 T&c, $380.70; L J Phillips & Co.
133D ST, 19-21 W, ns, 260 w 5 av, 50x99.11, 6-sty sty bk tnt & strs; Lincoln Trust Co—Regina Rohman et al; Bowers & Sands (A), 46 Cedar Saul J Baron (R); due, $41,600.39; T&c, $2,087.44; Joseph P Day.
133D ST, 19-21 W, ns, 260 w 5 av, 50x99.11 6-sty bk tnt & strs; Lincoln Trust Co—Ray Maisel et al; Bowers & Sands (A), 46 Cedar; Saul J Baron (R); due, $42,698.57; T&c, $1,160.75; Joseph P Day.
LENOX AV, 186, es, 75.8 n 119th, 18x85, 3-sty & b bk dwg; Mary W S hoper Emily N R McLean et al; Wing & Russell (A); 14 Wall; Albt Blumensteil (R); due, $16,705.09; T&c, $1,207.82; Henry Brady.

### Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms,* 3208-10 *3d Avenue, unless otherwise stated.*

**JULY 11 & 13.**
No Legal Sales advertised for these days.

**JULY 14.**
VILLA AV, 3164, es, 391 n 204th, 18x100; 2-sty fr dwg; Geo F Dobson, trste—Jessie F Thorn et al; Noble S Nelson (A), 658 Nostrand av, Brooklyn; Edgar M Troutfelt (R); due, $1,732.33; T&c, $137.06; M Morgenthau, Jr, Co.
3D AV, 3870, es, 164.5 n Claremont pkway, 25x125, 4-sty bk tnt & strs; Chas L Kellner—Paula Moskowitz et al; Straus & Dworsky (A), 5 Beekman; Jacquin Frank (R); due, $4,289.91; T&c, $315.10; sub to a prior mtg of $13,000; J H Mayers.

**JULY 15.**
WALES AV, 558, es, 75.2 n 149th, 24.3x105, 2-sty fr dwg; Mary Hinternhoff—Thos P Connor et al; Jno Whalen (A), 206 Bway; Peter J McCoy, Jr (R); due, $5,528.87; T&c, $192.28; Joseph P Day.

**JULY 16.**
THWAITES PL, ——— 107.7 w Boston rd, see Thwaites pl, ss, 114.1 e Williamsbridge rd.
THWAITES PL, ss, 114.1 e Williamsbridge rd, runs s98.9x56.2x1136.11x50x111.6xN5.7xw 26.1 to beg; also THWAITES PL, ss, 107.7 w Boston rd, 50x175, Philip A Moore—Sarah McClinchie et al, Matthies & Eisner (A), 41 Park Row; Maurice S Cohen (R); due, $4,-465.44; Tax, $1,327.65; L J Phillips & Co.
HUGHES AV, 1978, es, 210.9 n 177th, 26x95 to Belmont av, 2 sty fr dwg; Beatrice O'Connor —Anthony H Werneke et al; Eugene L Brisach (A), 391 E 149; Geo B Hayes (R); due, $8,227.13; Tax, $275; Bryan L Kennelly.

**JULY 17 & 18.**
No Legal Sales advertised for these days.

**JULY 20.**
187TH ST E, ss, 120.9 w South rd blvd, 25x125x 26.5x125, vacant, Henry M Powell—Kitchen Improvement Co et al; Saxe & Powell (A), 51 Chambers; Isaac G Frauenthal (R); due, $3,262.41; Tax, $164.71; sub to a 1st mtg of $2,500, Joseph P Day.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.*

**JULY 11.**
No Legal Sales advertised for this day.

**JULY 13.**
DUMONT AV, ns, 20 w Alabama av, 20x75; Frank Wischert—Eastern Wood Wkg Co et al; Peter P Huberty (A), 957 Bway; Herbert Zarnikaur (R); Wm H Smith.
5TH AV, ses, 82.4 ne 72d, 20.7x110.2; Albt B King et al Jno E Sullivan et al, Action 3; Henry A Ingraham (A), 189 Montague; Chas W Philipbar (R); Jere Johnson, Jr, Co.
5TH AV, ses, 11.8 ne 72d, 20x100.5x19.6x95.8; Albt L King et al Jno E Sullivan et al, Action 1; Henry A Ingraham (A), 189 Montague; Benj T Hock (R); Jere Johnson Jr Co.
LOT 24, Block 4084, Sec 13; Etel Stromwasser Jno Blake et al; Schwartzman & Schwartzman (A), 44 Court; Jno C Stemmermann (R); Nathaniel Shuter.

**JULY 14.**
ELDERT ST, ses, 225 ne Knickerbocker av, 25x100; Jane Sayre Bank of Williamsburgh —Jacob Schauf et al; Otto F Struse (A), 260 Bway; David E Richter (R); Wm H Smith.
MAUJER ST, ws, 400 e Waterbury, 25x84.1x26 x90.10; Jno H Bierwirth—Anthony J Smith et al; Franklin P Trautmann (A), 132 Nassau, Manhattan; Fredk B Maerkle (R); Wm P Rae.
REEVE PL, nec Prospect av, 41.1x109.10; Fred H Pouch et al Louis Ratner Co et al; Wm Langdon (A), 2 Rector, Manhattan; Leon R Jacobs (R); Wm P Rae.
WILSON ST, ns, 290 w Pedford av, 20x100, Robt T Seibert et al—Francis A McArdle et al; Dykman, Oeland & Kuhn (A), 177 Montague; Chas Y Van Doren (R); Wm H Smith.
76TH ST, ws, 20 sw 10th av, 16x60, Milton J Platt et al Sylvester Shields et al; Reynolds & Geis (A), 359 Fulton; Henry C Underhill (R); Wm H Smith.
86TH ST, sws, 272 nw Gravesend rd, 50x195; Julie Mercier-Lang—Sea View Realty Co et al; Reynolds & Geis (A), 359 Fulton; Wm H Kinnear (R); Wm H Smith.
NEWKIRK AV, ss, 145.3 e 1st, 25x69.9; Margt Shields—Adele M R Gettys et al, Albt C Asche (A), 253 Bway, Manhattan; Ellis Lord (R); Wm H Smith.
VOORHIES AV, nec Kenmore pl, 100x100; Urban Securities Co—Max Wolfgang et al; Reeves & Todd (A), 165 Bway; Benj T Hock (R); Nathaniel Shuter.
18TH AV, nws, intersec sws 81st, 182.5x102x irreg; Wm S Pendelton—Wm P Bennett et al; Henry J Davenport (A), 375 Pearl; Elwell Palmer (R); Wm H Smith.
20TH AV, nws, 60 sw 70th, 40x100; Wm Siebert Sylvester Shields et al, Reynolds & Geis (A), 359 Fulton; Herbert Peake (R); Wm H Smith.
LOT 1, Block 8277; LOTS 2 to 41, Block 8278; LOTS 42 to 102, Block 8279; LOTS 103 to 171, excepting lots 108 to 115, and LOTS 172 to 214, Block 8281; LOTS 215 to 227, Block 8282; LOTS 228 to 273, Block 8301; LOTS 274 to 282, Block 8302; LOT 283, Block 8303; LOTS 216 to 353, Block 8297; LOTS 284 to 315, Block 2898; LOTS 369 to 403, Block 8298; LOTS 404 to 472, Block 8299, excepting lots 439, 455, 456, 457 & 460, Block 8299; LOTS 473 to 546, Block 8300, excepting lots 498, 521, 524, 525, 529, 532, 537 & 541, Block 8300, and Lot 135, Block 8296 and all other exceptions; Jno W Bausman—Chas F Hager et al; Campbell & Carlton (A), 44 Court; Chas Y Van Doren (R); Wm H Smith.

**JULY 15.**
46TH ST, nes, 20 se 16 av, 20x100.2; Robt Ward Jr et al Windsor Bldg Co et al; Cooke & Doulan (A), 375 Fulton; Edw B Thompson (R); Wm H Smith.
47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.
47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2 same (A), Fredk S Lake (R), Nathaniel Shuter.
47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.
63D ST, nec 5 av, 100x40; David Adler—Ludwig F Brauns et al; Howard O Patterson (A), 215 Montague; J Dwight Rogers (R); Wm H Smith.
ATLANTIC AV, ss, 25 e Howard av, 25x100; Benj Anchell—Alben Constn Co et al; Jonas, Lazansky & Neuburger (A), 115 Bway; Saml Green (R); Nathaniel Shuter.
CHURCH AV, ns, 200 w Nostrand av, 50x148; also CHURCH AV, ns, 250 w Nostrand av, 49.11x149.11; Albt Berry—Sarah D Fogelson et al; Geo C Case (A), 189 Montague, Leone D Howell (R); Jas L Brumley.
DE KALB AV, ss, 396 e Nostrand av, 20.9x100; Mary C Dimond—Benj Du Moulin et al; Arthur L Fullman et al (A); Chas H McCarty (R); Wm H Smith.
DUMONT AV, ns, 20 w Alabama av, 20x75; Frank Wischert Eastern Wood Working Co et al; Peter J Huberty (A), 957 Bway; Herbert Zarnikaur (R); Wm H Smith.
FLATBUSH AV, es, 55.1 s Fenimore, 32.1x112; Clementina S Wing—Wm A A Brown et al; Edwin Kempton (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.
FLUSHING AV, ses, 108 sw Onderdonk av, 90x 125xirreg; Edgar Impt Co et al—Louise Gmelin et al; Harry E Lewis (A), 50 Court; Milton M Brooke (R); Wm P Rae.
HOPKINSON AV, ws, 140.7 s Hegeman av, 20.4 x100x20.1x100; Leila P Cowhill—Sarah Edelist et al; Clarence F Corner (A), 375 Pearl; Michl Stein (R); Chas Shongood.
NEW JERSEY AV, es, 455 n Hegeman av, 20x 100; Geo B Ensworth—Saml Shapiro et al; DeWitt V D Reiley (A), 160 Bway; D L Donovan (R); Wm P Rae.
SHELL RD, ws, bet Avs X & Y, Lot 13; Tax Lien Co of N Y Brighton Beach & Bensonhurst Electric R R Co et al; Eliz S Pope (A), 68 William, Manhattan; Irving Katz (R); Wm H Smith.
VAN SICLEN AV, ws, 195 n Liberty av, 20x 100; Wilhelmina C Schumpt Marks Myzel et al; Kiendl, Smyth & Gross (A), 215 Montague; Edw I Garver (R); Nathaniel Shuter.

**JULY 16.**
W 8TH ST, ws, 360 s Av R, 20x100; Sophie Rackenbrandt—Ponce Realty Co et al; Wm E Cook (A), 309 Bway; Michl Ditore (R); Chas Shongood.
LOT 4, blk 1353, sec 5; Henry Seinfel—Stephen Branagan et al; Albt A Weinstein (A), 189 Montague; Abr Rockmore (R); Nathaniel Shuter.

**JULY 17.**
E 26TH ST, es, bet Av Z & Voorhies av, Lot 25; Tax Lien Co of N Y—Margt V McNulty et al; Eliz S Pope (A), 68 William, Manhattan; Herbert P Luce (R); Wm H Smith.
E 28TH ST, ws, bet Av Z & Voorhies av, Lots 55 & 56; Tax Lien Co of N Y—Margt V McNulty et al; Eliz S Pope (A), 68 William, Manhattan; Herbert P Luce (R); Wm H Smith.
E 42D ST, ws, 297.6 n Av I, 40x100; also BROOKLYN AV, es, 200 s Av C, 20x100; also E 40TH ST, ws, 620 s Av C, 20x100; also E 43D ST, es, 257.6 s Av D, 40x100; also ALBANY AV, ws, 217.6 n Ditmas av, 40x100; also E 35TH ST, es, 277.6 n Ditmas av, 20x 100; also FOSTER AV, sec Troy av, 20x100; Henry Waltemade—Kitchen Improvement Co et al; Elfers & Abberley (A), 277 Bway; Chas J Masone (R); Nathaniel Shuter.

**JULY 18.**
No Legal Sales advertised for this day.

**JULY 20.**
WALDORF COURT, ns, 140 w 17th, 40x112.6; Kings County Mtg Co—Rose V Hassen; Wm A Robinson (A), 44 Court; Wm Lieberman (R); Wm H Smith.
LOTS 304 to 309, blk 11, map of prop of estate of Jacob Sneeker, 26th Ward; Carl S Heidenreich et al—Eva Weisman et al; Bernhard Bloch (A), 233 Bway; Chas H Haubert (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**JULY 6.**
MADISON ST, 86; Betsey R Goldstein—Chas Gilinsky et al; Davis & Davis (A).
VANDERWATER ST, 24-26; Kate B Murray—Twenty & Twenty-six Vanderwater St Corpn et al; Forster, Hotaling & Klenke (A).
89TH ST, 65 W; Jennie Steinman—Alfred Koehler et al; foreclosure of mtg; M M Friend (A).

**JULY 7.**
No Foreclosure Suits filed this day.

**JULY 8.**
THOMPSON ST, 29½-37; City Real Estate Co —Margt L Secor et al; H Swain (A).
113TH ST, ss, 100 w 7 av, 50x100.11; Robt C Sands—Mathilda M Mertens et al, Bowers & Sands (A).
120TH ST, 239 E; Sadie Bernstein—Nicola Capozzolo et al; J Haberman (A).
125TH ST, 17-19 E; J Rutgers Le Roy et al—Peter Doerr et al; Cadwalader, Wickersham & Taft (A).

**JULY 9.**
11TH ST, 316 E, Winheld S Hoyt et al Frances o Spinella et al; Weekes Bros (A).
AMSTERDAM AV, 108; Lillian M Jauss Anna C Erb et al; C Huth (A).
MADISON AV, 1885; Title Guar & Trust Co—Ephraim K Brwd et al; H Swain (A).
MANHATTAN AV, ws, 84.11 n 121st, 16x90; Sarah A G Skinner Mary E O'Farrell et al; Cary & Carroll (A).

**JULY 10.**
SCAMMEL ST, 29; Isaac E Harris—Gussie Vlodofsky et al; Gallert & Heilborn (A).
12TH ST, 82 W, Wilson M Powell et al Harry Rosenwasser et al; W M Powell, Jr (A).
18TH ST, 116 E; Emily S Dow—Jas M Motley et al, L R Conklin (A).
106TH ST, 156 E; Theo T Brinckerhoff et al—Eva Cohn et al; M Deiches (A).
107TH ST, 111 W; Emily Hotman Jas S Hotman et al, Stern, Bart & Tyler (A).
110TH ST, 342 E; Wm Crawford—Jno Curcio et al; Powers & Sands (A).
118TH ST, ns, 231 w 2 av, 29x100.10; Lawyers Mtg Co—Bell Improvement Co et al; Cary & Carroll (A).
2D AV, 2429; Andw W Michel Julius Padwo et al, Moore & Upson (A).
11TH AV, swc 177th, 99.11x100; Wm T Rankin —Octav Land Co et al; W R Adams (A).


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### Bronx.

**JULY 3.**

BARRETTO ST, nec 167th, 79.9x82.1; Emanuel Glauber Robt Jordan et al; M Steiner (A).

GARRISON AV, ss, 75 e Bryant av, 50x100; Albt J Leon Lane Realty Co of the City of New York et al; C P Latting (A).

PROSPECT AV, ws, 113 s 181st, 20x66; Mary F Vandewater Antonio Galiani et al; J A Lane (A).

LOT 13, 14, 15, 16, 17 & 18, Parcel 25, Map of Subdivision of property of Wm B Ogden, at Highbridge; Wm Klauberg—Cathn Pilkington; King & W (A).

**JULY 6.**

COSTER ST, es, 240 s Spofford av, 20x100; Henry H Glass Edw D Fife, Jr, et al; T Gilleran (A).

WASHINGTON AV, 1154; Henry H Jackson—Jos L Davison; S H Jackson (A).

**JULY 7.**

19TH ST, ss, 330 e 5 av, Wakefield, 25x114; Herman D Junge—Frank M Hill et al; Frees & McEveety (A).

141ST ST, ss, 859 e Willis av, 37.6x100; Eliza Dunham—Lena Pahls et al; W B Chamberlin (A).

SOUTHERN BLVD, nws, 450 w Av St Johns, 50x115; Mary M Trageser—Sag Harbor Estate et al; S S Levine (A).

WASHINGTON AV, ws, 75 s 169th, 25x89.7; Mildred P Sundel—Ettie Rothenberg et al; Feltenstein & Rosenstein (A).

LOT 4, Parcel 24, Map of Estate of Wm B Ogden; Frencis S Whithouse—E Van Rensselaer Ketchum et al; D Seymour (A).

**JULY 8.**

139TH ST E, ss, 27.8 e St Anns av, 37.6x100; Wm & Bertha Dannheim—Maurice H Zucker et al; H Meyer (A).

SOUTHERN BLVD, ws, 36.2 s 178th, 36.2x100.5; Edwin B Meeks—Laura M Salter et al; E G Duvall (A).

SOUTHERN BLVD, ws, 72.6 s 178th, 33.4x100.6; same—same; same (A).

**JULY 9.**

179TH ST, ss, 78.1 w Marian av, 36x75.2; Philip Rhinelander—C K Realty Co et al; Miller & Hartcorn (A).

DAVIDSON AV, nec 177th, 31.9x90; Wm I Seeman—Jos P Fox et al; Speir & Bartlett (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 3 & 6.**

No Judgments in Foreclosure Suits filed these days.

**JULY 7.**

E BROADWAY, 311; Ella S Hopkins—Young Men's Benevolent Ass'n; Ver Planck, Prince & Flanders (A); Jas S Regan (R); due ..... 25,812.47

**JULY 8.**

No Judgments in Foreclosure Suits filed this day.

1ST ST, es, 150 n 237th, 100x275; Francis G de Peyster—Haynes & Coryell; Shattuck, Glenn, Huse & Ganter (A); Aug R McMahon (R); due..... 5,627.22

### Bronx.

**JULY 6.**

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 6.**

No Lis Pendens filed this day.

**JULY 7.**

No Lis Pendens filed this day.

**JULY 8.**

No Lis Pendens filed this day.

**JULY 9.**

9TH ST, ns, 302.4 w Bway, 25x92.3; Building Contracting Co Inc—Chas Rosenberg et al; action to foreclose mechanics lien; L Schafran (A).

34TH ST, 112 W; also 33D ST, 109-11 W; Patk H Sullivan et al Frank J Farrell et al; partition; Ellison & Ellison (A).

201ST ST, ACADEMY ST & HARLEM RIVER, ——; Sargent & Co—United Electric Light & Power Co et al; action to foreclose mechanics lien; Phillips & Avery (A).

**JULY 10.**

GRAND ST, swc Corlears, 23.5x59.6x irreg; City of N Y—Day Realty Co et al; foreclosure of tax lien; F L Polk (A).

BROADWAY, 1391; Augusta S Pothemont—P J Duff & Sons et al; action to foreclose mechanics lien; Foster & Cunningham (A).

### Bronx.

**JULY 3.**

MACY PL, ss, 75 w Hewitt pl, 25x94.7; Margt Burke—Saml Silberberg & ano; action to recover possession; Blandy, Mooney & Shipman (A).

MACY PL, ss, 50 w Hewitt pl, 25x194.1; Margt Burke—Mary J Higgins; action to recover possession; Blandy, Mooney & Shipman (A).

MACY PL, ss, 25 w Hewitt pl, 25x90; Margt Burke—Higgins & Stanton Constn Co; action to recover possession; Blandy, Mooney & Shipman (A).

LOT 24, Map of New Village of Jerome; Geo Corti—Ermino Corti et al; action to declare deed null and void; Menken Bros (A).

**JULY 7.**

No Lis Pendens filed this day.

**JULY 8.**

MERRIAM AV, swc University av, 125x42.8; Geo Colon & Co—Sarah B Smith et al; action to foreclose mechanic's lien; Menken Bros (A).

**JULY 9.**

No Lis Pendens filed this day.

### Brooklyn.

**JULY 2.**

ELTON ST, 270, Fredk Tietig Domenico Cassano et al, W C Low (A).

MARTENSE ST, ns, 537.1 w Rogers av, 20x130; Elise Eskens—Sarah Shapiro et al; H L Thompson (A).

REMSEN ST, ss, 52.6 w Clinton, 30.6x100; Rose S Bwartz Adelaide G Rice et al; A H Montegrin (A).

E 21ST ST, es, 90 s Ditmas av, runs s50xe100x n41.6xsw61.6xw39.9 to beg; Thos J McVinew—Mary L Mactarlan; D E Lynch (A).

E 21ST ST, sws, Newkirk av, 31.7x135x110.5x S8.11; Annie Lurie—Wm Jacob & ano; E E Rosenblume (A).

79TH ST, sws, 450 nw 11 av, 60x100; H A West—Geo S Collins et al; C S Warbassa (A).

BEDFORD AV, ws, 20 s Park pl, 21x100; Fannie Rottenberg—Katie Levy et al; Simon & Weinstein (A).

LEE AV, nes, 100 nw Wilson, runs ne110.7xnw 20.5xn27.6xw62.6xs3.6xse - x sw65.4 xs 40.6 x s 48.3 to beg; Title G & T Co—Lee Avenue Theatre Co et al; H L Thompson (A).

MARCY AV, 585; Ethel M Kahl—Rachel Latner; specific performance; S J Block (A).

OCEAN AV, es, 114.1 s Av I, 92.8x100; Sandy Lanza—Manhattan Terrace Cong Church et al; foreclosure of mechanic's lien; H E Herman (A).

PARK AV, ns, 40 e Franklin av, 20x80; Robt L Harrison—Guiseppina Torchia et al; W Byrd (A).

ROCKAWAY AV, es, 95 s Av D, runs s150x e450xnw166xw335.10 to beg; also E 99TH ST, es, at int land of Kath Oelze, runs e100xn50xw 100xs50 to beg; Frank Bailey—Laura E Fitzpatrick et al; H L Thompson (A).

SURF AV, nes, 40.8 se W 33d, —x—; Jacob E Newfield—Fanny Biber et al; foreclosure of mechanic's lien; Chilton & Levin (A).

5TH AV, ws, 64.9 s Carroll, 21.1x98.2x21x96.2; Geo Hofer—Margt O'Keefe et al; Watson & Kristeller (A).

LOTS 523 to 547, 511 to 515, 556 to 562 & 575 to 582, Map of 937 lots of New Utrecht Impt Co; Kath Gallagher—Wm Lehmkuhl et al; G C Speranza (A).

**JULY 3.**

OAKLAND ST, es, 50 s Eagle, 25x100; Penobscot Realty Corpn—Alice E Flood et al; E J Reilley (A).

WEST ST, es, 180 n Av C, 100x270; Watpit Realty Corpn—Bristol Bldg Co et al; Watson, Daniels & H (A).

AV J, ns, 100 e Mansfield pl, 50x100; Helen V Golden—Clara H Roehr et al; H L Thompson (A).

AV L, ns, 40 e E 36th, 20x100; Phebe Ryan—Axel L Anderson et al; H J Davenport (A).

BWAY, sws, 175 se Lewis av, runs sw87.11xs 41.6xe31.2xne77.7xnw25 to beg; Fanny Zirn—Morris Scheinhouse et al; Zirn & Zirn (A).

JEROME AV, es, 79.9 s Blake av, 20.1x75.6; Abr L Kass—Ida Burtrisky et al; L Lerner (A).

KIMBALL AV, sc Hobson av, runs ne675xn368.7 xnw314.6xsw522xse613 to beg; also PLOT, begins at Monument in cl of road, bet land formerly of Hendrick I Lott and Eliza A Voorhees, runs ne672.6xse1617.9xsw672.6xn 1619.11 to beg; Anna Stattell et al—Buffalo-Flatbush Corpn et al; J Z Lott (A).

STONE AV, swc Somers, 25x80; East N Y Savgs & Loan Assn—Jane Whelan et al; W L Durack (A).

WILLOUGHBY AV, ns, 94 e St Nicholas av, 40x 100; Conrad Hessner—Willoughby Constn Co & ano; Mann, Buxbaum & S (A).

13TH AV, nws, 40 sw 53d, 26.2x55.7x22x41.5; Chas F Hendrycy—Rostof Co et al; W S Miller (A).

13TH AV, nws, 103 ne 54th; runs ne35xnw41.4xs 51.11xe14.9 to beg; same—same; same (A).

**JULY 6.**

HAWTHORNE ST, ss, 480.5 e Nostrand av, 20x 106; Mary J Mayne—Mary A E Palmer et al; J T Eno (A).

HUMBOLDT ST, es, 41.3 s Maujer, 41.3x75; Eliz Neef—Highland Security Co et al; W C Rosenberg (A).

MARTENSE ST, ns, 537.1 w Rogers av, 20x130; Elise Eskens Sarah Shapiro et al; H L Thompson (A).

OSBORN ST, 81; Jos Ulin—Louis Pansick; to set aside deed; A B Schleimer (A).

PACIFIC ST, ns, 212.3 w Classon av, 30x80; Fredk Loehfelm—Margt Considine et al; J Levy (A).

11TH ST, ws, 159 nw P P W, 25x100; also 12TH ST, nes, 161.2, nw P P W, 25x100; Isabelle F Williams—Henry Ruland et al; partition; Hunt, Hill & B (A).

76TH ST, sws, 145 nw 4 av, 35x109.4; Jennie L Church—Patk J McKenna et al; Dykman, Oeland & K (A).

BAY PKWAY, ses, 273.6 ne Cropsey av, 96.8x 100; Annie C Lott—Walter Schrenkeisen et al; C H Lott (A).

FLUSHING AV, 1033; Danl Spitzer—Morris Kunitz et al; specific performance; H S & C G Bachrach (A).

MYRTLE AV, ns, 64.8 w Prince, 16.2x100; Mary C Keenan—Delia Kelly et al; J H Lack (A).

RIDGE BLVD, ws, 65.8 n 77th, 65x120; Ralph Barclay—Jefferson R Edwards et al; T Witte (A).

16TH AV, nc 54th, 20x100; Michl F McGoldrick Sigmund W Fruht et al; C H Harman (A).

**JULY 7.**

KOSSUTH PL, ns, 150 e Bway, 25x97; Maria Metzger—Willoughby Realty Co et al; H C Glore (A).

W 28TH ST, ws, 360 s Mermaid av, 25x118.9; Frank Pentlarge—Caterina Guido et al; M May (A).

44TH ST, nes, 250 se 12 av, 50x100.2; Title G & T Co—Amelia E Lomas et al; T F Redmond (A).

GLENMORE AV, nec Euclid av, 80.6x100x94x80; Carsten H Ollerman Otto Kampfe et al; W Watson (A).

GLENMORE AV, nwc Pine, 80x94; same—same; same (A).

WASHINGTON AV, es, 40 s Willoughby av, 20x 120; Robt Brautigam—Fredk E Rosebrock et al; R E Moffett (A).

**JULY 8.**

BERGEN ST, sec Troy av, 25x61.9; Geo Johnsston—Stephen Brannagan & ano; to set aside deed; Silverman & Silverman (A).

FROST ST, ss, 100 w Graham av, 50x100; Kings Co Savgs Instn—Johann Koeschinger et al; W W Taylor (A).

GROVE ST, ec Irving av, runs ne230xse200xsw 34.5xw27.8xnw1.7 to beg, Bruno Perry—Theresa Bigall & ano; foreclosure of mechanic's lien; C H Haubert (A).

OAKLAND PL, ws, 129 n Tilden av, 20x80; North River Savgs Bank—Eliz Neef et al; T F Redmond (A).

ROBINSON ST, nwc Nostrand av, 22.6x92.6; Amos Nichols Sarah C Brown et al; H J Davenport (A).

E 2D ST, ws, 360 s Av J, 20x125; Title G & T Co Jacob Eisenberg et al; T F Redmond (A).

E 4TH ST, es, 340 n Av N, 19.10x100; Margt J Franklin—Anna De Felice et al; H J Davenport (A).

E 4TH ST, es, 359.10 n Av N, 20x100; Geo Lechner—same; same (A).

W 5TH ST, nwc Av R, 340x100; Thos H Sherman—Chas A Rippman & ano; foreclosure of mechanic's lien; J N O'Neill (A).

45TH ST, ns, 560 e 3 av, 20x100.2; Clifford G Ludvigh—Wm Duncan & ano; to set aside deed; Katz & Sommerich (A).

58TH ST, sws, 120 nw 11 av, 20x100.2; Martin S Cohen—Eclipse Bldg & Operating Co et al; M Salpeter (A).

58TH ST, ss, 200 w 17 av, 40x100.2; also 58TH ST, ss, 280 w 58th, 210.6x100.2x213.2x100.2; Henry R Pyne—Godwin Realty Co et al; F C Mebane (A).

73D ST, ns, 260 e Narrows av, 20x100; Staten Island Savgs Bank—Jacob S Glaser et al; A C Fach (A).

ALABAMA AV, es, 100 n Blake av, 20x100; Bklyn Hospital—New Lots Bldg Co et al; T F Redmond (A).

ATLANTIC AV, ss, 200 e Howard av, 25x100; Celie Goldstein—Thos J Hines et al; M Lippman (A).

BEDFORD AV, sc Morton, 26.10x92; Kings Co Savgs Instn—Louis Marx et al; W W Taylor (A).

LIVONIA AV, sec Amboy, 100x120.3; Title G & T Co—Belmont Powell Holding Co et al; T F Redmond (A).

LIVONIA AV, ss, 25 e Osborn, 25x75; Sarah Johnston—Davis Rosenbaum et al; H J Davenport (A).

PROP bounded on s by land of Fredk Seeler xe land of Lydia Lott xn land of Edw Smith and xw land of Jeremiah Lott, —x—; also LOT 36, Map of Flatbush Woodlands; Thos F Magner—Max Kurzrok et al; A Firman (A).

PROP begins swc land of late Denyse D Denyse, —x—; Maddalena Franza—Flora Fields et al; partition; Howell, McChesney & C (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**JULY 6.**

39TH ST, 627 W; Harry Odwak—Jos Stern & Sons, Inc; Carleton Co, Inc; Benj B Tullin ..... 136.25

135TH ST, 36-38 W; Adolf Davis—Ruth L Cunningham; M Fleisher & Wm Joseph ..... 275.00

MORNINGSIDE AV, 171; Nicolaus Liess—Jennie Lederer; Chas Bjorkegren.. 25.00

**JULY 7.**

No Mechanics' Liens filed this day.

**JULY 8.**

BEEKMAN PL, 2; Anton Henricksen—Vincent S & Jos F Lippe; renewal (24) ..... 394.75

23D ST, 16 W; A Pardi Tile Co—Henry De P Weeks; W G Pigueron (22).. 458.47

115TH ST, 11 E; Goldenheim Bros—Jos Moskowitz (26)..... 110.83

116TH ST, 100 W; Louis L Goldbaum—Howard E Crall & H Mabel Macdonald; Barney Levy & Max Rosenblum; Alfred Stern & Co (28) ..... 308.00

136TH ST, 124-26 W; Hyman Schwartz—4th Moravian Church; Stephen Wilcox (30) ..... 210.00

150TH ST, 301-3 W; Max Shames—Markert Realty Co; Albert Market (22) ..... 318.81

BWAY, sec 81st, 102.1x220; National Fireproof Sash & Door Co—Estate of Adolph Bernheimer; Fulton Bldg Co; Fleischmann Bros Co, Inc (23)..... 1,400.00

5TH AV, nec 116th, 100.11x110; Francis L V Hoppin et al—Ancient Order of Hibernians (29)..... 7,588.46

6TH AV, 169; Oriental Fireproof Sash & Door Co—Rhinelander Real Estate Co; Michael Normoyle Co (25)..... 340.00

**JULY 9.**

112TH ST, 203-5 W; Aug Mugler— Estate Fred W Mertens (34) ..... 188.00

128TH ST, 238 E; Jos Leibowitz—C Isabelle Miller, United Realty Co & Frank Miller (33) ..... 37.00

132D ST, 554 W; Jos Leibowitz—Carrie N Miller, United Realty Co & Frank Miller (32) ..... 46.75

ST NICHOLAS AV, 280-6; Matthew Casey—Jno R Agnew & Geo B Juckelt (35) ..... 322.15

8TH AV, 2519-23; Geo Schweppenhauser—Edw H Gato & Matthew H Meyers (31) ..... 87.22

**JULY 10.**

44TH ST, 14 E; Halpern & Mestel Inc—W Taylor Sherman, L Pierre Walligny, Harry Pruzansky, J Kantrowitz B Sidelsky & Geo J Payne (37) 65.00

44TH ST, 14 E; Koslow Iron Works Inc —Harry T Sherman, Isidor Kantrowitz & L Pierre Walligny (41)..... 110.00
57TH ST, 347-9 E; Wm Be K Bessie Pekelman (39) ..... 57.50
MANHATTAN AV, 507; Jacob Levine—Henry Schurzer & Israel Becker (38) 850.00
MORNINGSIDE AV, 171; Louis—Marks—Jennie Lederer & Chas Bjorkogren (36) ..... 64.00
MORNINGSIDE AV, 56; Wright Lumber Co Inc—Estate of Fredk Beck, Bertha Beck, Christian F Tiegan, Saml Untermeyer exrs & Rosenberg-Goldman Co (40) ..... 46.94
MORNINGSIDE AV E, 25; Morris Levy —Annie E Medford (44)..... 60.00
NORTHERN AV, ws, 179 to 180th, 200x 175; Jno Trainor—Haven Constn Co & Harry Brown (45) ..... 370.00
8TH AV, swc 57th, 25.5x100; Gilroy Contracting Co—P A Hegeman, Rutan, McAdam & Cooper & Tulin Constn Co (42) ..... 40.00

## Bronx.

**JULY 3.**
3D AV, ws, bet 171st & St Paul's pl, Lot 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773 & 3775 3 av; Louis Greenberg Braude Papal Co; 1 Hirschowitz (6). 150.00

**JULY 6.**
176TH ST, sec Trafalger pl, 74x65; Louis Kanner—Matthew P Doyle (7) 63.75
GUN HILL RD, 400 (**); also WEBSTER AV, 3468-88; Pluemacher Contg Co —Maria Armanio et al; renewal.. 595.00
JACKSON AV, 804; Morris Zimmerman Paul & Elisa Grathwohl; Paul Grathwohl (8) ..... 1,241.00

**JULY 7.**
BERGEN AV, 597-9; Nimis & Nimis—Samson Lachman & Abr Goldsmith; Royal Theatre Co (12) ..... 287.00
TRINITY AV, 902; Jos Levenson - (Mrs) Emily P Bantly (10)..... 20.00
VAN NEST AV, 506-8; Bronx Tinsmith Supply Co Carlo Totaro (9)..... 34.38
WHITE PLAINS RD, ws, 50 s 221st, 50x100; J Marcus Woodworking Co —Bolte Bros (11)..... 122.00

**JULY 8.**
No Mechanics' Liens filed this day.

**JULY 9.**
HOFFMAN ST, 2438; Ludwig Larsen—Antonio Cimillo—Chas Corby; renewal (13) ..... 30.00
174TH ST, 517 E; Michl Lagana & Co —Elkan Kahn & Golden & Goldsmith (14) ..... 111.50

## Brooklyn.

**JULY 2.**
POWELL ST, nwc Pitkin av, 50x100; J Goldstein—Brien Amusement Co... 250.00
13TH ST, 503; W Kraslow—Wm Forger & Israel J Rosenstein ..... 2,000.00
56TH ST, ss, 520 w 8 av, 40x100.2; S Ziff—Julius Behn & Mrs Mary Buckley ..... 19.00
SUMNER AV, nec Quincy, 125x100; Stehlin - Miller - Henes Co — Sumner Quincy Amusement Co ..... 70.40
SAME PROP; same—same & Dazie Constn Co ..... 675.22

**JULY 3.**
QUINCY ST, 281-3; S Kuslamsky—Thrall Constn Co & Max Kessler.... 500.00
7TH ST, ns, 97.10 e 4 av, 50x100; Square Lumber Co—Cornfeld & Salvatore Squillaci ..... 100.00
EMMONS AV, 3154; W Clare—W Goallotti & Vionnie & Arthur Pierson & Martin Carroll ..... 85.25
3D AV, nec 72d, 250x100; C Carratino —Iba Bros, Inc, & Casper Iba..... 565.00

**JULY 6.**
QUINCY ST, nec Sumner av, —x—; Friedman Marble & Slate Wks—Sumner Quincy Amusement Co & Dazie Constn Co ..... 281.50
11TH ST, ns, 100 e 7 av, 40x100; D Kurlandzik—David Nutman & Saml Camner ..... 28.00
W 25TH ST, ws, 120 s Mermaid av, 60 x127.9; J Bossert—Saml B Balland & F G Folsom..... 608.09
GREENPOINT AV, 289-93; Maxwell Eng Co—Charlotte M Bierschenck & C. M. Bierschenck..... 150.00

**JULY 7.**
W 25TH ST, ws, 220 n Surf av, 40x 132.6; I Rosenberg—Rasal Solomon & Louis Solomon ..... 125.00
55TH ST, swc 7 av, 100x100; J J McCarthy—Mapes Realty Co..... 25.00
SUMNER AV, nw cor Quincy st, 100x 125; A Bonnet—Sumner Quincy Amusement Co & Dazie Constn Co.... 300.00
scondola ..... 74.42

**JULY 8.**
CUMBERLAND ST, sec Greene av, 80x 75; American Sheet Metal Lath Co—Berland Constn Co; Sheffield Constn Co & Beacon Photo Play Corpn ..... 378.67
54TH ST, nwc 16 av, 20x100; J Margolio—Sigmund W Frucht..... 85.00
73D ST, 1055; J Brancale—Jos Parascondola ..... 74.42
STONE AV, 840-64; D Peltz—N Y Mtg & Security Co, Vernewl Realty & Constn Co, Saml Skolink & Jacob Reich ..... 210.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**JULY 6.**
[2]13TH ST, 207-223 E; Michl Nocenti Co—Irvington Constn Co et al; Dec 9'13 ..... 1,384.75
[2]BROADWAY, 2248-58; Pietrowski & Konop Co Wm L Walter et al; June 24'14 ..... 5,358.20
[2]BROADWAY, 2248-58 & 81ST ST, 210-220 W; B B Hoffman et al—Wm I Walter et al; June24'14..... 4,567.83

**JULY 7.**
ACADEMY ST, 201st & Harlem River block, etc; Fuller Bros & Co—United Electric Light & Power Co et al; June25'14 ..... 2,756.14
[2]45TH ST, 7-11 W; Fordham Corners Wks, Inc—45th St Realty Co et al; May9'14 ..... 271.56
BWAY, nwc 47; F J Newcomb Mfg Iler Iron Wks, Inc—Estate of Adolph Bernheimer et al; June24'14..... 6,363.00
[2]SAME PROP; Northern Waterproofing Co—Same; June28'14 ..... 171.00

**JULY 8.**
[2]45TH ST, 7-11 W; Pollack & O'Neill—45th St Realty Co et al; May1'14.... 1,361.72
[2]46TH ST, 216 W; Vincenzo Avarello —Jas Moore et al; Mar12'14..... 173.00
BWAY, nwc 47th; F J Newcomb Mfg Co Amanda A Pope et al; July2'14 787.50

**JULY 9.**
19TH ST, 37 E; Acme Metal Ceiling Co —Montrose Realty Co et al; Jan10'13 142.00
111TH ST, 29 E; Sol Jaffe—Frank Locker et al; May14'14 ..... 78.50
201ST ST, ss, 300 e Academy; McVoy Sheet & Tin Plate Co—United Electric Light & Power Co et al; June 24'14 ..... 1,674.83
[2]BROADWAY, 2248-54; Gaites, Peace & Co—Wm I Walter et al; June24'14.. 1,000.00
[2]BROADWAY, sec 81st; National Fireproof Sash & Door Co—Quincy Amusement Co et al; June8'14..... 1,400.00
[3]CROTONA PKWAY, sec Elsmere pl; Jno McGrath—Crotona Parkway Amusement Corpn et al; Dec12'13... 1,193.00

**JULY 10.**
19TH ST, 37 E; Henry H Meise & Son Inc—Montrose Realty Co et al; Jan 23'13 ..... 256.30
SAME PROP; Wm Dunker—same; Jan 23'13 ..... 555.00
LEXINGTON AV, 567-71; also 51ST ST, 160-66 E; Jno Simmons Co—Hammerstein Opera Co et al; Jan 16'14 ..... 3,226.00

### Bronx.

**JULY 3.**
KELLY ST, ws, 100.4 s 165th, 25x100; Mulgers Iron Wks—Keilbert Constn Co; June18'14 ..... 324.00

**JULY 6.**
No Satisfied Mechanics' Liens filed this day.

**JULY 7.**
HOME ST, 936; Mulger's Iron Wks—Keilbert Constn Co, Inc, et al; June 18'14 ..... 508.80
HOME ST, 936; Realty Marble & Tile Co—Keilbert Constn Co, Inc; June 11'14 ..... 507.90
WEBSTER AV, 2246-50; Chas Shapiro Greystone Holding Co; Jan28'14.... 16.00

**JULY 8.**
No Satisfied Mechanics' Liens filed this day.

**JULY 9.**
No Satisfied Mechanics Liens filed this day.

### Brooklyn.

**JULY 2.**
AMES ST, ws, 125.5 s Newport av, 50x 100; Abr Alpert—Annie Weisman; Jno Weisman & Rose H Levine; May 29'14 .....200 & 460.00
AMES ST, ws, 125 s Newport av, —x—; United House Wrecking Co—Annie Weisman & Harry Finkelstein; May 12'14 ..... 131.00
AMES ST, ws, 125.5 s Newport av, 50x 100; Saml Gilewitz—Annie Weisman; June4'14 ..... 58.00
AMES ST, ws, 125.5 s Newport av, 40x 100; Klein Material Co—Annie & Morris Weisman; May27'14..... 130.15
CARROLL ST, sec Albany av, 320x100; Louis Brook—Heights Bldg Corpn & Wm H Fleming; Apr18'14..... 177.10
MALTA ST, 67; Ida Jaffe—Jacob Jaffe; June11'14 ..... 1,500.00
CATON AV, sec Stratford rd, 98x105; Morris Fooxman & ano—Plandome Constn Co; May23'14..... 422.50
SAME PROP; Robt C Purvis—same; May8'14 ..... 600.00
CATON AV, sec Stratford rd, 100x98; —x132.10; Jno Barbar—same; May 14'14 ..... 2,550.32
CATON AV, sec Stratford rd, 105.10x 98xirreg; Cohn Cut Stone Co—same; Apr11'14 ..... 1,476.25
AV U, ns, 20 w W 9th, 20x100; C I Constn & Supply Co—Frank & Lucia M Craffone & Nicolo Leuzvi; June 27'14 ..... 219.34

**JULY 3.**
JUNIUS ST, nwc Belmont av, 100x100; Jno Rossa—Israel Koeppel, Cement Walk & Floor Co & Ralph Riccardo; June24'14 ..... 92.20
SAME PROP; Andrew Van Sise—same; June24'14 ..... 159.00

**JULY 6.**
No Satisfied Mechanics' Liens filed this day.

**JULY 7.**
W 29TH ST, es, 380 s Mermaid av, 120 x118.9; Louis Bossert Sons—Mathilde B Jeltrup & Frank Martini; May21'14 1,065.00
80TH ST, ns, 100 nw 13 av, 160x100; Majestic Land Impt Co—Emanon Bldg Corpn & U S Title Guar Co; June18'14 ..... 500.00

**JULY 8.**
ADELPHI ST, 156-62; Gowanus Wrecking Co—Hartman Constn Co & Realty Associates; May21'14..... 1,500.00
41ST ST, swc 4 av, 140x62.2xirreg; Realty Supply Corpn—Wayfourth Constn Co & Morris Fine; June5'14. 5,096.25
41ST ST, swc 4 av, 120x60.2; Norton & Gorman Contracting Co—Wayfourth Constn Co; June8'14..... 1,500.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**JULY 2.**
COMPTOIR NATIONALE D'ESCOMPTE DE PARIS; U S Asphalt Refining Co; $2,924.25; W H Blymer.

**JULY 6.**
No Attachments filed this day.

**JULY 7.**
CARR, Spencer E; David Rosenthal; $4,000; Olcott, Gruber, Bonynge & McManus.

**JULY 8.**
No Attachments filed this day.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

JULY 3, 6, 7, 8, 9.

Bailey, L M & Equitable Life Assur Soc of U S, a corpn. 165 Bway. Bleecker st, 33-7..Tippett & Wood. Ttanks, &c. ..... 2,322.00
County Holding Co & Howard Carter. 23d st, 153-7 W..Tippett & Wood. Tanks, &c. ..... 2,350.00
Gramercy Wine & Liquor Co. Av C, 155..Albert Gas Fixture Co. Fixtures ..... 345.00
Pinchot, Mary E. Broadway, 2148-56.. Otis Elevator Co. Elevator ..... 6,475.00
Katzen, Louis, or Jacob. Av D, nwc 8th st..Levine & Posner. Iron Work. ..... .....(R) 1,300.00
Lonas, Frank E & Mary L Richards. 3d st, 37 W..Tippett & Wood. Tanks, &c ..... 2,190.00
Macvaffie, Charlotte & Wendell L Nichols, 32d st, 157-9 E..Tippett & Wood. Tanks, &c. ..... 2,100.00
33 W 51st St Co, Inc. 51st st, 33 W.. Gurney Elevator Co. Elevator..(R) 2,000.00
Volta Machine Mfg Co. 42d st, 209 E.. Fairbanks Co. Machinery ..... 1,141.00

### Bronx.

JULY 3, 6, 7, 8, 9.

No Chattels filed for these days.

### Brooklyn.

JULY 2, 3, 6, 7, 8.

Brein Amusement Co. 1855 Pitkin av ..Guarantee Chandelier Co. Gas Fixtures. ..... 175.00
Comet Constn Co, Inc. Caton av, c Stratford rd..Estate of S Weinstein. Mirrors, &c. ..... 4,130.00
Konkle Co. 63d st, bet 18 & 19 avs.. Isaac A Sheppard & Co .....(R) 200.00
Miller Bldg Co. Prospect pl nr Ralph av..Isaac A Sheppard & Co. Ranges ..... ..... .....(R) 250.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**JULY 6.**
WATER ST, 646; East Bklyn Svgs & Loan Assn loans Patrick McInerney to erect a —sty bldg; — payments... 6,500.00
180TH ST, nwc Haven av, 100x75; Premium Holding Corpn loans Haven Constn Co, Inc, to erect a —sty bldg; — payments .....50,000.00
180TH ST, ns, 100 w Haven av, 47x 125; same loans same to erect a —sty bldg; — payments.....25,000.00
HAVEN AV, ws, 75 n 180th, 50x100; same loans same to erect a —sty bldg; — payments .....25,000.00

### Bronx.

**JULY 3.**
LORILLARD PL, es, 221.7 n 3 av, 50x 100; Manhattan Mtg Co loaned Russo Iodioc Realty Co, Inc, to erect 3-sty apartment; 16 payments.....35,000.00
CAULDWELL AV, ws, 197.8 n 158th, 50.2x130.3; City Mtg Co loans McEvoy & Koester Constn Co to erect 5-sty apartment; 10 payments.....36,000.00

**JULY 6.**
BELMONT AV, sec 181st, 40.3x100.7; Jos N Finkelstein loans Robt Eff Corpn to erect a 5-sty apartment; 5 payments .....35,000.00
VYSE AV, es, adjoining Lot 62, on Map of property belonging to heirs of Thos Walker, 72x77; Lawyers' Mtg Co loans H C Jackson Realty Co, Inc to erect a 5-sty apartment; 8 payments.37,000.00

**JULY 7.**
DAVIDSON AV, nwc North st, 37.6x100; CityMtg Co loans Henry Cleland, Inc, to erect a 5-sty apartment; 9 payments .....28,000.00
TINTON AV, ws, 240.5 n 161st, 27x135; Elizabeth K Dooling loans Sara Constn Co to erect 3-sty apartment, with stores; 4 payments.....11,000.00

**JULY 8.**
230TH ST, ns, 205.2 e Barnes av, 25x 114; Alice E Howes loans Benedict Liuzzo, Santa Liuzzo and Giovanna Livolzi to erect 2-sty and basement, 2-family dwelling; 5 payments..... 3,500.00
TINTON AV, sec 150th, 75x120; Jas G Wentz loans Macy Constn Co to erect two 5-sty apartments; 9 payments...72,000.00

**JULY 9.**

BROADWAY, 1331-49; also 36TH ST, 122-30 W. Thompson-Starrett Co loans 1357 Broadway Corp to erect a [illegible] ty office bldg; [illegible] payments 1,250,000.00

SEDGWICK AV, e s 557.5 s Fordham rd, 25x100; Commonwealth Savgs Bank or N Y City loans Keith A Donovan to erect [illegible]sty bldg; 3 pay-ments 3,200.00

181ST ST, sec Crotona av, 102x65; Rockland Realty Co loans Masons Builders Co Inc to erect 5-sty apartment, 14 payments 51,000.00

## ORDERS.

### Brooklyn.

**JULY 8.**

STERLING PL, sec Rochester av, 100x129; Jas V Cunningham, Inc, on Spencer Aldrich to pay Terminal Lumber & Trim Co. 200.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Week Ending July 4.

Bleecker st, 111-113—Alex Singer.....G-C
Bleecker st, 111-113 Gustavus Sidenberg et al .....C
Bleecker st, 111-113—Samuel Frankel.....G-C
Bleecker st, 111-113—Peerless Clo Co.....G-C
Bleecker st, 119-121—Samuel Joseph.....C
Bond st, 52—Michael J. Adrian Corp.....C
Bond st, 55—Katherine J Berges et al.....C
Bond st, 55—The Royal Tip Printing Co.....C
Bridge st 20 Chas A Tecklenburg .....D
Broad st, 136—Est Robert Goelet.....B
Cherry st, 105½—Thomas F Connery, Jr.....B
Cliff st, 46—Richland Realty Co.....C
Cliff st, 52-54—Est Fred S Tallmadge.....C
East Broadway, 65 Morris Lasker.....I
East Broadway 65 The R & P Dress Goods Co .....I
East Broadway, 262—Abr Kamler.....C
East Houston st, 257-63—Max Schwartz....B-E
Goerck st, 153—Kofman & Jacobs.....G
Grand st, 437—Est James Moore.....C
Greene st, 125—Est Sylvester Brush.....C-SS
Mercer st, 5-7—Amos F Eno.....D
Mercer st, 295-303 Frank Katz .....G
Mercer st, 295-303—Elias Israel.....G
Mercer st 295-303 Nathan Traver .....G
Pearl st, 206-8—H B V Frankel, Inc.....C
Rivington st, 295 Wm H Schmohl .....C
Stanton st, 80 Max Kamerling .....E
Stanton st, 97—Nathan Rosenberg.....E
Stanton st, 209—Joseph Eunger.....L-C
Waverly pl, 12 Rochester Clothing Co .....G
Waverly pl, 12—Munves & Marmur.....G
Waverly pl 21-3 Lamb & Bros .....G
West Houston st 68 W Harry Steinberg .....G
West Houston st 80 W Samuel Manfred ...G
White st, 51-3—Chas B Cahm & Co.....C
White st, 54-56—E H Barnett & Bro.....G
White st, 54-56—Simon McGill.....G
Wooster st, 136—Max Popper.....C
Wooster st 136 Weiss & Brock .....C
Wooster st 146 Kohn & Ruben .....C
Wooster st 146 Sam Robinson .....C
Wooster st 167-9 Chas Paper Box .....G
Wooster st 167-9 Vogel Bros .....G
Wooster st 169-73 David Dunton & Co.....G
Wooster st, 171-3—A Leavitt Paper Fox Co..G
Wooster st 171-3 M M Bernstein & Bro .....G
Wooster st, 212-18—Perfect Sponging Works..G
Wooster st 25 Samuel Gordon .....G

*Numbered Streets.*

2d st 30 Alwen A Novelty .....B
4th st, S W—The Ideal Hat Frame Co.....G
4th st, 10 W Siegman & Weinberg .....G
4th st, 10 W Palitz & Goldberg .....G
4th st, 35 W Shapiro & Bernstein .....G
4th st, 39 W L Tannenbaum & Fishman G
5th st, 808 N Y Cotton Products Co .....G
6th st, 749 E—Realty Realization Corp.....C
6th st, 749-51 E Hoffman Bros & Co .....C
6th st, 749-51 E Kornbrust & Rothstein C
8th st, 53 E Abr Friedman .....G-C
8th st, 53 E—H Zimmerman & Son.....G
8th st, 53 E New Departure Mfg Co .....G
8th st, 53 E Sailor Song Herbert .....C
9th st, 43 E Nagler & Co .....G
9th st, 43 E—Jos Zinder.....G
9th st, 43 E Felix Gluck .....G
9th st, 43 E Turk & Besson.....G
9th st, 43 E—Sailors' Snug Harbor.....C
9th st, 43 E—Jacob Rosenberg.....G-C
9th st, 51 E—Raw Ostrich Feather Co.....G-C
9th st, 59 E—Abr Nahon.....G-C
10th st, 85 E—Rose Human Hair Co.....C-L
10th st, 85 E—Rose Human Hair Co.....G
10th st, 85 E Rose Bookbinding Co.....G
10th st, 432-34 E—Est Wm P F Youngs.....C
10th st, 432-34 E—Sigmund Sladkus & Co....G
11th st, 718-20 E—Paul Zguris.....C
11th st, 718-20 E—M B W Realty Co.....C
14th st, 9 E Samuel Abraham .....G
14th st, 13 E Herman Diamond .....G-C
14th st, 13 E Herman & Cohen .....G
14th st, 154-60 W Custey Bros .....C
14th st, 154-60 W—Max Oppenheim Hat Co...I-G
15th st, 10 E—Park Packing Box Co.....G
15th st, 10 E—Imperial Human Hair Co. ...G
17th st, 14 E—Cire Hat Co. .....G
17th st, 14-16 W—Est. Samuel J. Silberman, SS
17th st, 20 W—The 20 W 17th Str Co. .....C
17th st, 24 W Louis L Delafield .....C
17th st, 55-61 W—Louis Rubin .....G
17th st, 55-61 W—Hecht & Co.....G
17th st, 55-61 W Silberman & Becker .....G
17th st, 121-5 W Isaac Ginsberg .....G
17th st, 127-33 W—Cohen Bros .....C
18th st, 30 E Geo Rubenstein .....G
19th st, 39 E—Ginsberg & Cohen .....C
19th st, 39 E—Schechter & Metz .....C
20th st, 11 W Lewis J Earle .....C
20th st, 25 W—Gylmann Realty Co .....C
20th st, 37 W—I & B Sapiro Cloak Co .....G
20th st, 37-45 W—National Shirt Waist Co ..G
20th st, 37-45 W—Parisian Mfg Co .....G
20th st, 39 E Dolan C Cady.....C
20th st, 135-9 W—Katz Bros.....G-C
21st st, 30-32 W Herman Guttman .....G
21st st, 34 E Jacob H Levine .....G
21st st, 34 E Wm C Emevick .....G
21st st, 34 E—Louis K Ellenbogen.....G
22d st, 315-17 E N Y Trunk & Box Factory. G-C
22d st, 317-19 E—Joseph Simko .....G-C
22d st, 321 E—Peiffer Bros .....C
22d st, 321 E—Wm L Zuhr .....C
23d st, 126 W—Enterprise Dress Pleating Co, G
23d st, 128 W—David Silberstein .....G
23d st, 126 W Waymond Carlin .....G
23d st, 130 W Edward Usokin .....G
23d st, 130 W Arex Therm .....G
23d st, 148-56 W Herman Webber .....G
24th st, 36-44 W Morris Botwen .....G
25th st, 36-38 W Louis Smith .....I
25th st, 40-6 W—Weinstein & Brecher.....G
25th st, 40-6 W—The Theo Tiedemann Corp ..G
25th st, 40-6 W Mayer & Lester .....G
25th st, 40-6 W Levay & Friedberg .....G
25th st, 40-6 W—Imperial Dress Co .....G
25th st, 40-6 W—Cohen & Erdman .....G
25th st, 57 W—Capital Gloves, Inc. .....C
25th st, 119-25 W—Paramount Mfg Co .....C
25th st, 119-25 W—Fox, Lederer & Co .....G
25th st, 135-7 W—L & I Gleichenhaus .....G
25th st, 135-7 W Lyric Waist Co .....G
25th st, 135-7 W—Empire Floor Silk Co .....G
25th st, 147-9 W Max Ingerman & Co .....I
25th st, 147-9 W—Besthoff Sonn Co .....I
25th st, 151-5 W—Isidor Daniel .....G
25th st, 151-5 W Hyman Appelbaum .....G
25th st, 151-5 W—Amer Shirt Waist Co .....C
25th st, 200 E—Rausch & Langrock .....C
25th st, 200 E Sam Sing .....C
26th st, 56 W Lucy R Roosevelt .....C
26th st, 56 W—Joseph Faden .....C
26th st, 134-40 W—Myer Gans' Sons & Co ....C
27th st, 115-117 W Friedman & Herschkowitz .....G
27th st, 115-117 W—Schultz Dress Co .....G
27th st, 115-117 W Cohen & Miller .....G
27th st, 122-30 W—Markun Bros .....C
28th st, 32 W Samuel Herman .....C
28th st, 32 W—Farmers Loan & Trust Co .....C
28th st, 49 W—Henry J Schwartz .....C
28th st, 49 W Herman Bawer .....C
29th st, 6 W—Farmers Loan & Trust Co ...C
29th st, 11 W Isaac E Fairbanks .....C
30th st, 115-25 W—Propp & Gerrick .....G
30th st, 115-25 W—Eisenberg Kirschner & Walmund .....G
30th st, 115-25 W Louis Winter .....G
30th st, 115-25 W—Jos Steiner & Bros .....G
30th st, 115-25 W King Davidson & Co .....G
30th st, 115-25 W—Levine & Keller .....G
30th st, 115-25 W—Levy & Julius .....G
30th st, 515-19 W—Est John T Muller .....C
30th st, 515-19 W—Geo Dausch .....C
32d st, 12-14 W Lass & Newman .....G
32d st, 12-14 W Rogers & Grubman .....G
32d st, 12-14 W—Pacific Realty Co .....SS
32d st, 22-6 W—Isaac Lowenberg .....G
32d st, 22-6 W Rosen & Koder .....G
34th st, 201-3 E—Augusta Frakmann ...D-C-B
34th st, 201-3 E Henry Messinger .....A
34th st, 201-3 E—Angelo Sartiria .....F-C-E-D
35th st, 502 W Louis Levy .....C
36th st, 509 W Louis Bruno .....C
41st st, 449-55 W—Leo Kantor.....C
41st st, 449-55 W Victoria Onofrio .....C
42d st, 126 W—Christopher C Shayne .....C
46th st, 28 W—Emilv de Bermingler .....C
46th st, 28 W Elizabeth Stebbins .....C
46th st, 77 W—Philip A Fitzpatrick .....C
46th st, 77 W Louis Weinberg .....G-I
46th st, 77 W—Chas T Leproux .....G-A
46th st, 77 W Louis Bruno .....A-C
46th st, 77 W Isabel Swinburne .....G-A
46th st, 514 W Louis Nagler .....C
46th st, 514 W John Wilson .....C
46th st, 514 W Christopher Wolberson .....C
46th st, 514 W Albert J Brown .....C
51st st, 113 W—Auto Wind Shield Co..H-A-G-D
52d st, 215 W Harris Silverman .....C
58th st, 520-530 W American Play Co .....G
58th st, 218-220 W Lowe & Co .....C
101st st, 421-5 E—Brakeman & Guberman, G-C
101st st, 421-5 E Jos Melano .....G-C
104th st, 401-3 E—National Middy Waist Co....G
104th st, 402 E Harry Cohen .....C
104th st, 402 E—The Boyland Shirt Co ....G-C
111th st, 113 E—Rubin Schkolinik .....G-C
120th st, 501-23 E Lax Power, Inc .....C
121st st, 178 E Chas P Thomas .....C
124th st, 109 E Martin Leonhardt .....C
125th st, 301 E Anna Mason .....C
125th st, 203 W—Friedman Tailor, Inc .....G

*Numbered Avenues.*

Av D, 146-50—Herman Jaworsky .....C
Av D, 146-50—Gross & Goldberg .....C
Av D, 146-50—D H M Allen Co .....C
Av D, 146-50—N Y Edison Co .....C
Bowery, 21 (rear)—Silverman & Barth.....G
Bowery, 394—Joseph Prensky ... .....G
Bowery, 394—Wabash Cabinet Co .....G
Bowery, 394 Abraham Schaap .....G
Broadway, 317 N Y Edison Co .....C
Broadway, 455-7—Diamond Tea Gown Co ....G
Broadway, 455-7—Photo & Art Post Card Co ..G
Broadway, 455-7—Philip Kramer .....G
Broadway, 458 Simon Durkacher .....G
Broadway, 458—Greenberg & Marcus .....G
Broadway, 458—Robert Kresch & Leon Wachtel .....G
Broadway, 458—Philip Harris .....G
Broadway, 458—Israel Michelman & Bro.....G
Broadway, 512—Nathan Bregstone .....G
Broadway 512—Solomon Perlmutter .....G
Broadway, 512—Greenberg & Picker .....G
Broadway, 767-9—Marks Arnheim & Co .....G
Broadway 816—Isaac Kirschtel .....G-C
Broadway, 816—Rose Goldwine.....G-C
Broadway, 1151—Est Isaac Varian .....C
Broadway, 1151—The York Bldg Co .....G
Broadway, 1151—Jacob Hat Co .....G
Broadway, 1926—Henry Hersch .....E
Manson av, 1122 Otto Kussin .....C
Park Row, 128—Washington H Taylor .....C
West Broadway, 248-50 Est Margaret I Barnes .....SS

*Numbered Avenues.*

2d av, 136—The Holy Family .....E
2d av, 374-80—Schlegel Investing Co .....SS
3d av, 2224-34—John J Campbell ..... E-C-D
3d av, 2224-34 Max J Levy & Co .....C
3d av, 2224-34—F W Woolworth & Co ..L-C-G-F
3d av, 2224-34—Reformed Low Dutch Church of Harlem ..... SS-D-B-E-C
3d av, 2224-34—Chas P Hope .....C
3d av, 2224-34—Samuel Shapiro .....A
4th av, 367-75—Miro Dean Co .....I
7th av, 51-3—Hartman Goldsmith & Co .....G
7th av, 51-3—Jno A Whaley .....C

### BRONX ORDERS SERVED.

*Named Avenues.*

Haight av, swc Paulding av—Dennis Hennessy, J

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Amity st, 106—Dora Levine .....C
Amity st, 106—Julia Darmour ..... C
Amity st, 113—Edith A Fairchild .....C
Boerum st, 116—Abraham Thireas .....K-A
Columbia st, ft of—Theo A Crane's Sons Co.H-A
Eckford st, 311—Theo White ..... C
Essex st, 457 (rear)—Jos Pastis .....C-G-A
Fulton st, 70-2—Geo Pool & Son, Inc.....A-G-C
Fulton st, 1860 Morrell Bros .....D
Grand st, 104—Isaac Rehman ..... A-M-G-K
Hendrix st, 587—The Famous Skirt Co .....C
Hendrix st, 587—The Fulton Waist Co .....C
Hendrix st, 587—The Ideal Knitting Mills ...C
Montrose st 101 Edw R Clark .....C
Navy st, 122—Raphael Pensavauhia.....A
Quincy st, 888—The Fromme Estate .....C
Seigel st, 40—Lewis & Wein ..... K
Union st, 514-20—Albro J Newton .....C
West st, ws from Calyer to Quay sts The Continental Iron Works ..... A-G-L

*Numbered Streets.*

4th st, 119-25—John Glouse .....C
9th st 261-63 So—Peter Iglima .....D
10th st, 57 N—Benj Materson ..... A-J-G-H-F
13th st, 90 Bay—Samuel Williams .....C
21st st, 577 Bay Rose Futoransky .....C
85th st, 2202—Cong. Anshe Kehillah .....C

*Named Avenues.*

Bedford av, 703—N Y & Bklyn Casket Co .....C
Broadway, 339-41—Bernard Gallagher .....C
Central av, 510a—Robert Kinnier.....H-A
Cypress av, 864—Baldwin Palmer .....C
DeKalb av, 860—Isaac M Sarem .....D
East av, 344—Fredk Loehfelm .....C-D
Flushing av, 305—Theo Mitse .....A
Ft Hamilton av, 4901-05—Borough Park Congregational Church .....M
Gates av, 660—Louis Schneider .....H-A-G-D
Gates av, 959 Henry Vortemuller .....D
Hamilton av, 213—Matthew Katzman ...H-A-D
Kingston av, 76 John R Ryan 2d .....M
Manhattan av, 52 Sapel & Schapes .....D-C
Morgan av, ws cor Scholes st—Morris Solomon .....C
Myrtle av 19-21 Antonio Sciscione ..... M
Myrtle av, 441—Frank Farrell .....D
Neptune av & W 8th st (C I)—Fred Vundy H-A-G
Pitkin av, 2301—Adolph Prusmak & Son, D-K-A-G
Ridge Blvd 8101 11 Bay Ridge Presbyterian Church .....C
St Marks av, 201 F P Auto Transportation Co .....C
Snediker av, 57-59—Knickerbocker Ice Co ....C
Thatford av, 150—Louis Gitelman & Benj Lipman .....C
Tompkins av, 53—Vernon Paint & Varnish Co .....A-H
Throop av, 271-75—Cong Glory of Israel ....A
Van Sanderen av 95 Edw R Clark .....C
West av, 124—Henry Hunken.....F-A-C-D

*Numbered Avenues.*

1st av, 1257 Natl Meter Co .....G
3d av, 4906—Joseph Checks ..... O-H-A
3d av, 7407 Peerless Bros Co .....A
5th av, 7505—Gorden Bros .....A

### QUEENS ORDERS SERVED.

*Named Streets.*

Burns st, Forest Hills—Sage Foundation Homes Co .....A-G
Creek st, es cor 3d st, Dutch Kills Canal—Hudson Refining Co .....A
Grand st swc Broad st (Maspeth)—Cord Meyer .....M

*Named Avenues.*

Borden av, 227-37—Amer Drug Syndicate Co.C
Broadway, sec Corona av (Elmhurst)—Dutch Reform Church .....C-A
Forest pkway, 4—Henry W Morsch.....C-A
Freeman av, 305 Hugh Green .....C
Fresh Meadow rd, nr Cemetery lane—Chas A Grant .....M
Huntington av & Gherardi st—Geo Fogus .....C

### RICHMOND ORDERS SERVED.

*Named Streets.*

New York av, 1394 (Rosebank)—Adolph Zorn, C

# BUILDING MANAGEMENT

## ELECTRIC SUPPLY FOR LARGE BUILDINGS

By CHARLES MEIGS RIPLEY, Electrical Engineer, New York City.

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

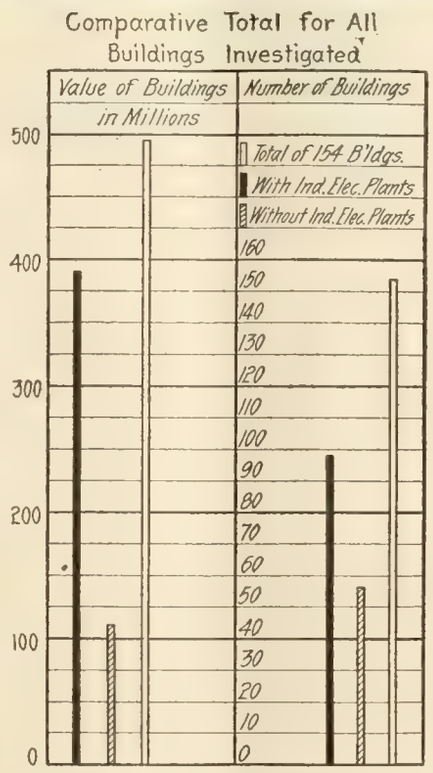
PROMPTED by curiosity, I personally inspected the premises of 154 large buildings in New York City, in order to determine which of these bought electricity and which had private electric plants in the building or near by. The list comprised privately owned buildings, valued at nearly half a billion dollars, and averaging more than $3,000,000 each, the smallest one being rated at $475,000. Obviously this list excludes municipal, governmental, and other buildings immune from taxation.

The values of the "Power Plant Buildings" being set down in the left hand column, and those of the "No Power Plant" buildings being placed in the right hand column. Attention is called to the fact that the Biltmore Hotel buys its electricity and heat from the New York Central Service station, nearby. This service station supplies all the buildings over the railroad tracks, with heat and electricity including the Grand Central Station, Grand Central Palace, and other structures in the group. This whole district covering more than a dozen city blocks has been converted into a model "Spotless Town," since coal and ashes are handled from one building only—and this all done below the level of the street.

### Results of the Census.

The following totals, percentages and values give the facts developed:

| | Buildings with Electric Plants. | Buildings without Electric Plants. |
|---|---|---|
| **RAILROAD STATIONS.** | | |
| Grand Central Station | $17,690,000 | ..... |
| Pennsylvania Station | 16,350,000 | ..... |
| **OFFICE BUILDINGS AND STORES.** | | |
| Metropolitan Life | 12,415,000 | ..... |
| Hudson Terminal | 12,250,000 | ..... |
| Mutual Life | 10,000,000 | ..... |
| Altman Store | 9,650,000 | ..... |
| Woolworth Building | 9,000,000 | ..... |
| 5th Ave. Building | 7,500,000 | ..... |
| Singer | 7,000,000 | ..... |
| Macy's | 6,800,000 | ..... |
| City Investing | 6,625,000 | ..... |
| Trinity | 6,500,000 | ..... |
| Wanamaker | 6,465,000 | ..... |
| Whitehall | 6,300,000 | ..... |
| Sterns New Store | ..... | $5,650,000 |
| U. S. Realty | 5,400,000 | ..... |
| Stock Exchange | 5,300,000 | ..... |
| Broad Exchange | 5,200,000 | ..... |
| Adams Express | 5,000,000 | ..... |
| Produce Exchange | 4,500,000 | ..... |
| Marbridge (Rogers-Peet) | 4,460,000 | ..... |
| Manhattan Life | 4,350,000 | ..... |
| 42 Broadway | 4,300,000 | ..... |
| Stewart Bldg | 4,225,000 | ..... |
| Mills Bldg | 4,175,000 | ..... |
| Empire Bldg | 4,100,000 | ..... |
| McCreery, 34th St | ..... | 3,860,000 |
| Brunswick Bldg | ..... | 3,850,000 |
| Lord & Taylor New Store | 3,625,000 | ..... |
| Fire Co.'s Bldg | ..... | 3,500,000 |
| Bowling Green Bldg | ..... | 3,500,000 |
| Park Row Bldg | 3,370,000 | ..... |
| 42d & Madison Ave | ..... | 3,275,000 |
| Standard Oil | 3,250,000 | ..... |
| | Power Plant. | No Power Plant. |
| Exchange Court | 3,100,000 | ..... |
| Saks Broadway store | ..... | 3,000,000 |
| Downtown Bldg | ..... | 3,000,000 |
| Commercial Cable | 3,000,000 | ..... |
| Atlantic Mutual | 2,900,000 | ..... |
| Tiffany 5th Av | 2,900,000 | ..... |
| Broadway & Maiden lane | 2,825,000 | ..... |
| Johnson Bldg., Broad st. | 2,625,000 | ..... |
| Acker, Merrall & Condit | 2,565,000 | ..... |
| 50 Broad | ..... | 2,400,000 |
| Sloane—5th av | ..... | 2,400,000 |
| Longacre | ..... | 2,390,000 |
| Wilks | ..... | 2,375,000 |
| Putnam | ..... | 2,360,000 |
| Postal Life | 2,350,000 | ..... |
| Lords Court | 2,300,000 | ..... |
| American Express, Bway. | ..... | 2,300,000 |
| Bryant Arcade | 2,100,000 | ..... |
| Barclay Bldg. | 2,100,000 | ..... |
| Fitzgerald | ..... | 2,050,000 |
| Aeolian Hall | 2,000,000 | ..... |
| 60 Wall | 2,000,000 | ..... |
| Washington Bldg | 2,000,000 | ..... |
| Liberty Tower | ..... | 1,950,000 |
| Postal Telegraph | 1,925,000 | ..... |
| Broadway Loft, cor 25th. | ..... | 1,910,000 |
| St. James | 1,900,000 | ..... |
| New York Times | ..... | 1,885,000 |




| | | |
|---|---|---|
| Lawyers' Title | 1,750,000 | ..... |
| N. Y. Tribune | 1,700,000 | ..... |
| Title Guarantee & Trust | 1,600,000 | ..... |
| Townsend Bldg. | 1,550,000 | ..... |
| Potter Bldg | 1,500,000 | ..... |
| Presbyterian Bldg | 1,452,000 | ..... |
| Cafe De Paris | ..... | 1,350,000 |
| Heidelberg Tower | 1,275,000 | ..... |
| **BANKS.** | | |
| Bankers' Trust | 5,800,000 | ..... |
| National City | ..... | 5,500,000 |
| Hanover National | 4,000,000 | ..... |
| Guaranty Trust | ..... | 2,200,000 |
| Emigrant Savings | 3,100,000 | ..... |
| Nat. Bank of Commerce | 3,100,000 | ..... |
| Bank of Manhattan | ..... | 2,700,000 |
| Union Trust | 2,600,000 | ..... |
| United Bank Bldg. (Not found) | ..... | ..... |
| American Surety | 2,425,000 | ..... |
| National Park | ..... | 2,300,000 |
| Knickerbocker Trust | ..... | 1,825,000 |
| Harriman National | 1,575,000 | ..... |
| East River Savings | 1,275,000 | ..... |
| 5th Av. | ..... | 1,220,000 |
| **THEATRES AND AMUSEMENT HOUSES.** | | |
| Metropolitan Opera House | ..... | 3,120,000 |
| Madison Square Garden | ..... | 3,000,000 |
| Hippodrome | ..... | 2,250,000 |
| N. Y. Theatre | ..... | 2,225,000 |
| Century Theatre | ..... | 1,800,000 |
| 5th Av. | ..... | 1,370,000 |
| Herald Square | ..... | 1,300,000 |
| Hammerstein's Victoria | ..... | 1,175,000 |
| Gaiety | ..... | 1,100,000 |
| Daly | ..... | 930,000 |
| Columbus | ..... | 840,000 |
| Wallacks | ..... | 810,000 |
| **CLUB HOUSES.** | | |
| University | 2,100,000 | ..... |
| Metropolitan | 2,000,000 | ..... |
| Union | 1,475,000 | ..... |
| Racquet & Tennis | ..... | 1,100,000 |
| N. Y. Athletic | 925,000 | ..... |
| Century Club | ..... | 545,000 |
| Democratic Club | ..... | 475,000 |
| **HOTELS.** | | |
| Waldorf-Astoria | 13,710,000 | ..... |
| McAlpin | 10,200,000 | ..... |
| Plaza | 7,900,000 | ..... |
| Biltmore | 6,000,000 | ..... |
| Ritz-Carlton | 5,175,000 | ..... |
| Belmont | 4,500,000 | ..... |
| Imperial | 4,230,000 | ..... |
| Knickerbocker | 4,050,000 | ..... |
| Astor | 3,950,000 | ..... |
| Ansonia | 3,750,000 | ..... |
| Manhattan | 3,710,000 | ..... |
| Sherry's | 3,100,000 | ..... |
| Martinique | 2,715,000 | ..... |
| Renaissance | ..... | 2,000,000 |
| St. Regis | 2,575,000 | ..... |
| Gotham | 2,500,000 | ..... |
| Claridge (form'ly Rector's) | 2,460,000 | ..... |
| Savoy | 2,350,000 | ..... |
| Netherlands | 2,050,000 | ..... |
| Buckingham | 1,950,000 | ..... |
| Majestic | 1,910,000 | ..... |
| Marlborough | 1,615,000 | ..... |
| Grand Union | 1,600,000 | ..... |
| Wallicks | 1,325,000 | ..... |
| Grand | 1,220,000 | ..... |
| Albemarle | 1,100,000 | ..... |
| Royalton | 850,000 | ..... |
| **APARTMENTS.** | | |
| Belle Nord | 3,550,000 | ..... |
| Apthorp | 3,200,000 | ..... |
| Montana | ..... | 2,500,000 |
| Dakota | 2,150,000 | ..... |
| Hendrick Hudson & Annex | ..... | 1,975,000 |
| Langham | 1,580,000 | ..... |
| Bretton Hall | 1,575,000 | ..... |
| Osborne | 1,175,000 | ..... |
| Forest Chambers | ..... | 1,060,000 |
| Hamilton | ..... | 1,050,000 |
| St. Urban | 1,050,000 | ..... |
| Bway & 89th St | ..... | 1,040,000 |
| Albany | ..... | 1,000,000 |
| Marquand | ..... | 1,000,000 |
| 875 Park Av | ..... | 1,000,000 |
| Hopperly Hall | ..... | 975,000 |
| Chetsworth | 950,000 | ..... |
| 7th Av & 58th St | ..... | 925,000 |
| Euclid Hall | ..... | 885,000 |
| Beresford | 875,000 | ..... |
| Park Av & 75th St | ..... | 800,000 |
| Dorchester | ..... | 750,000 |
| Cornwall | ..... | 740,000 |
| Clarendon | ..... | 675,000 |

**SUMMARY.**

| | | |
|---|---|---|
| Total with power plants | $388,192,000 | or 78% |
| Total without power plants. | $109,165,000 | or 22% |
| Grand total value | $497,357,000 | |

Number with power plants, 98, or 63%.
Number without power plants, 56, or 37%.
Grand total number, 154.

**PROPORTION IN EACH TYPE.**

| | Power Plant. | No Power Plant. |
|---|---|---|
| 2 railroad stations | $34,040,000 | ..... |
| Per cent | 100 | ..... |
| 27 hotels | 96,495,000 | 2,000,000 |
| Per cent of value | 98 | 2 |
| Per cent of number | 96 | 4 |
| 68 office bldgs. & stores | 211,177,000 | 53,005,000 |
| Per cent of value | 80 | 20 |
| Per cent of number | 72 | 28 |
| 7 club houses | 6,500,000 | 2,120,000 |
| Per cent of value | 75 | 25 |
| Per cent of number | 57 | 43 |
| 14 banks | 23,875,000 | 15,745,000 |
| Per cent of value | 60 | 40 |
| Per cent of number | 57 | 43 |
| 24 apartments | 16,105,000 | 16,375,000 |
| Per cent of value | 50 | 50 |
| Per cent of number | 37 | 63 |
| 12 theatres | ..... | 19,920,000 |
| Per cent | ..... | 100 |

### An Interesting Conclusion.

It will be noted that those types of buildings which have the greatest number of hours of active service also show the greatest popularity of private electric plants. Conversely those buildings which have an intermittent service show the greatest popularity of the outside electric current.

### Duluth Convention.

All indications point to the Convention at Duluth on July 14 to 17 as being the greatest gathering of skyscraper interests ever held. The program has been exceptionally well selected and embraces many prominent speakers of national reputation, among whom are Franklin N. Wentworth, secretary of the National Fire Protection Association, Boston; E. W. Doty, of the Public Utilities Commission of Ohio; Simon Straus, of S. W. Straus & Company, bankers; F. Robertson Jones, of the Workmen's Compensation Bureau, New York; Don O. Lawder, prominent journalist; John N. Hall, Emery Estate, Cincinnati; Allen D. Albert, editor Minneapolis Tribune, and others.

Several of the leading operators of New York have indicated that they will attend including George T. Mortimer, vice-president of the United States Realty Company; John C. Knight, manager of the Metropolitan Life Building, and W. H. Class of the Geo. R. Reed Company. The executive committee extends a cordial invitation to any one interested in the building or operating of central property.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

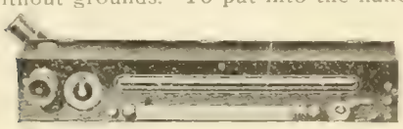
### Fire in Center of Water.

KEEPING a fire blazing when surrounded by water is a problem that has been successfully solved according to information that has reached the boiler trade from scientific sources.

Science has for years been trying to find a way to conserve the great quantity of heat that ordinarily goes to waste up the chimneys. To do this some means had to be obtained to get away from direct draught of the chimney. With the fire in the midst of the water every bit of heat must be used in water heating. This is accomplished by arriving at a suitable mixture of gas or oil and air. To start the flame the tank is first emptied and the vapor fuel forced in through a pipe that ends in a nozzle pointed downward. The vapor is lighted, making a roaring torch flame shooting downward in the middle of the tank. Then the tank is partly filled with water until the surface of the water is well above the nozzle, entirely covering the flame, which is left in an air pocket. The vapor fuel, of course, must be forced in at some pressure to prevent the water from putting the fire out. The water is soon boiling violently, making steam for running engines, etc. The steam, mixed with the gas from the burning fuel, is led into a separate tank, which serves as a storage bin for the steam. Scientists say that the device is simple and practicable and that before long commercial boilers utilizing this principle will be on the market.

### Proof of Lighting Service.

IT is easy enough to point to a meter and say that the lighting bill is in strict accordance with the reading of the instrument, but it is not so easy to prove that the tenant's complaint that the quality of light he got was below normal is without grounds. To put into the hands



of building managers operating isolated plants a means of making sure that he is giving to his tenants the requisite amount of illumination, Foote, Pierson & Company, of 162 Duane street, have introduced the device illustrated herewith. It is about ten inches long and weighs three pounds and is known as the Sharpe-Millar photometer. The device measures light anywhere, indoors or on the street, and serves as a check on errors under all circumstances.

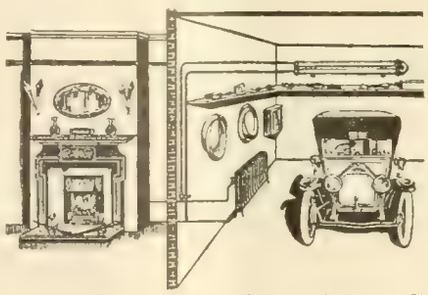
### The Poidometer.

COST accounting has reached the point where every little leak has a meaning all its own in the amount of profit taken out of a job. In times like these competition makes extra burdens risky and for that reason the Poidometer, a device for weighing materials in transit, has more than an ordinary appeal for those handling large quantities of material.

The device is made by the Schaffer Engineering and Equipment Company of Tiffin, Ohio. It weighs and regulates the flow of materials in transit in a continuous stream in a conveyer. It can be attached to a hopper, bin or elevator spout and delivers the material in any predetermined quantity at a regular flow. Furthermore, it records the amount of material handled, regardless of changes in specific gravity, amount of moisture or size of materials. It has a special value on reinforced concrete jobs where materials have to be apportioned with precision. In mixing concrete, or any other batch where many mixtures are compounded, three machines will deliver the predetermined quantity for a proper and continuous mixture unfailingly.

### Home Fireplace Heats Garage.

SUMMER is the time when the subject of winter heating systems should be considered so that whatever improvements are made will be ready for the first September chill. For that reason a system of heating wherein the open grate fire or furnace in the basement of the house may be made to heat the private garage in the rear is worthy of attention, especially since it has been



successfully introduced by James D. Prior, of the Empire Works, Birmingham, England.

The system involves a patent heater bearing the name of its inventor, James D. Prior, which is fixed at the back of the fireplace or furnace. This absorbs the heat that ordinarily is wasted in transit up the chimney. This heat is transmitted to a hot water system which is carried by insulated pipes to the garage, conservatory or servants' quarters if they are in buildings outside of the main house. It is particularly applicable to buildings situated in the country.

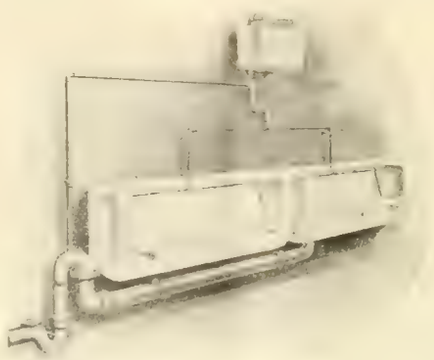
### Paint Peeling From Brickwork.

SEVERAL reasons are given by painting authorities for paint peeling from brick work. When paint is applied too soon after repointing, the lime in the mortar destroys the oil in the paint by saponification. The process of peeling may be recounted as follows:

Peeling invariably begins at the joints. Here the mortar, if fresh, or improperly mixed, had a chance to blister or saponify the oil in the paint. First there is a slight abrasion, then an open wound in the paint film. The first rain permits moisture to creep into the brick pores behind the protecting coat and in winter freezing forces off other parts of the paint over the brick itself. In summer the action of the sun on the wet surface draws the alkalies in the lime or cement mortar joint and soon loosens the paint from the brick surface. If bricks are greasy when laid up, paint will not adhere well to them. If the paint is applied over a coat of soot, so thick as to form an absorbent blotter for the paint oils before they reach the brick texture, peeling also is likely to result. It is not wise to use paint weak in oil properties on brick work, for the absorptive powers of the brick require more oil than wood or metal does.

### New Hydraulic Syphon Urinal.

NOVEL features are embodied in a new type of urinal being introduced



by the Monumental Pottery Company, of Trenton. Instead of the usual line of stalls ranging along the wall the full height of the wainscoting, there is a sort of vitrified white clay trough as shown in the cut. It has a sanitary integral back, concealed brackets and clean floor, a feature that will appeal at once to sanitation experts. The arrangement is such that perfect drain is afforded.

### Hardening Cement Floors.

IRON dust mixed with Portland cement when dry, prior to being made into concrete, has been found to have the property of adding wonderfully to the wearing ability of concrete floors. It is a 95 per cent. ingredient of a new material that is soon to be put on the market. It may be added to the dry cement in the proportion of 15 to 25 pounds to each 100 pounds. One part of the mixture is used with two parts of sand.

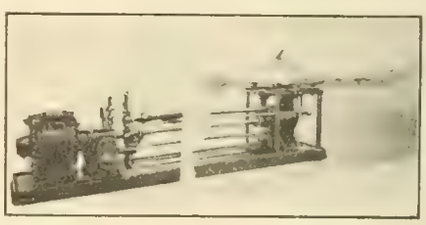
### New Building Pile.

AN Austrian engineering company is making a building pile of wood, with a plain or reinforced concrete cap to protect the portion above ground-water level, where decay is likely to develop. The ordinary wooden pile is driven in the usual way until the upper end projects about three feet above the ground, when a steel shell or pipe is fitted to the top, and a steel wedge, in the form of a ring or a star, is driven into the wood to make the pile fit the casing closely. The pile is then forced down still further, the shell being filled with concrete when the desired depth is reached. For lengthening out piles, a short connecting pipe is used, and two wedges—one inverted—are made to expand the end of the lower section and that of the one placed upon it, the lengthening pile being then driven in the usual way. After two years under a heavy stone building, the concrete-capped piles have shown no sign of deterioration.

### Rotary Oil Feed for Boilers.

HERE is a distinct novelty in boiler firing, consisting of a system of oil feed, but the jets rotate under the boiler, giving a hotter heat and at the same time causing even distribution. Through the courtesy of the Pacific Builder and Engineer, an illustration of the principle of this device is published. It is known as the Fess system, of which W. C. McTarnahan, of 67 Marion street, Seattle, is vice-president. He explains its operation as follows:

"We burn crude oil. The burners are set in under the boiler as shown in the illustration. In the case of the Pacific Telephone and Telegraph Company's building in Portland, Oregon, the boilers were installed for heating purposes and



consisted of two return tubular boilers, 135 horsepower each, and an auxiliary upright boiler for hot water, the first two being of the high pressure type. In operating these boilers neither compressed air nor steam is used for feed pressure, but instead, the distribution of the air and oil is accomplished by the centrifugal motion of the rotary burner in the firebox.

"This results in the atomization of the oil in particles so small as to be practically an oil vapor so that perfect combustion is obtained when it is fired. In the installation referred to there is a 1½-horsepower electric motor stationed at the entrance to the firebox of each boiler. The motor operates the rotary burner, situated within the firebox, the motion being imparted by means of a shaft and double gear.

"The burner operates on the principle of a centrifugal fan, atomizing the oil as it is discharged from the veins in the perimeter of the revolving head, and at the same time discharges into the firebox the volume of air required for combustion.

"Through a worm reduction gear a rotary pump is operated by which the requisite amount of oil is drawn from the oil tank. Each boiler and its oil-burning equipment constitutes an individual unit, capable of being started at a minute's notice with a cold boiler and cold crude oil. These burners do away with smoke in fireboxes and flues."

# CURRENT BUILDING OPERATIONS

## Comparative Table of Plans Filed in Five Boroughs Since January 1st — Brooklyn Shows Increase in Dwellings.

ACCORDING to the revised figures of the Building Superintendents of the five boroughs, the first six months of 1914 closed with $71,201,890 to be expended, as compared with $78,119,637 for the corresponding six months of 1913. The number of new plans exceeded those filed in 1913 by 135. In Manhattan the decrease specified cost over last year was $9,776,195, numbering 117 buildings, the falling off being chiefly in dwellings costing between $20,000 and $50,000 and over; also hotels, stores and lofts, costing more than $30,000 and public buildings, places of amusement.

In The Bronx the decrease was 146 buildings, costing $5,368,614, showing that fewer brick apartments costing more than $15,000 are to be erected. Brooklyn, which leads the five boroughs, shows a substantial gain over the same period of last year, 364 buildings being projected to cost $5,971,434, the increase being in one and two family brick dwellings, tenements, costing between $20,000 and $50,000, and stores with two-family apartments. In Queens there is an increase of $2,175,541 in the amount to be expended, but a falling off of 48 buildings. Richmond shows an increase of 82 more buildings than last year, with $80,087 more to be expended.

The following tables show the number and estimated cost of new buildings and alterations for which plans were filed according to the revised figures of the Building Bureaus, after allowing for the plans withdrawn and revised.

There is every promise of a better building record for the coming six months of this year. The Benenson Realty Company, Benjamin Benenson, president, contemplates the erection of several apartments with stores in the vicinity of Brook avenue and 169th street, Bronx, from plans by the Tremont Architectural Company.

McDermott & Hanigan, Inc., builders, 103 Park avenue, have plans for three apartments on Summit avenue, north of 162d street. The Valhalla Corporation, 3153 3d avenue, will soon start work on rebuilding the west side of Valentine avenue, north of 183d street, The Bronx, with five-story apartments. The 175th street Holding Company, David Zipkin, president, two six-story apartments at the northwest corner of Audubon avenue and 175th street; the F. M. & S. Corporation, two six-story apartments at the northeast corner of Audubon avenue and 170th street; The Horatio Realty Company a twelve-story apartment at the southeast corner of Park avenue and 54th street; The 48th Street Company, Henry Claman, president, a six-story apartment at 355-359 West 51st street, and William Emerson, of 281 Fifth avenue, a six-story apartment at the southeast corner of Eleventh avenue and 53d street; The S. O. Construction Company, Barney Saltz, president, will erect two five-story apartments at the northeast corner of Crotona Parkway and 176th street; The Phelan Brothers Construction Company, two five-story apartments on the north side of 182d street, between Valentine and Ryer avenues; Hubener & Escher, of Melrose avenue and 156th street, two five-story apartments at the southeast corner of German Place and 157th street; the Angel Construction Company, 1228 Hoe avenue, a five-story apartment on the west side of Intervale avenue, south of 165th street, and the Mason Construction Company, Hyman Glic, president, two five-story apartments at the southwest corner of Tinton avenue and 150th street.

### Manhattan

PLANS FILED FOR NEW BUILDINGS

January 1, to June 30, Inclusive

| | 1913 No | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| Dwellings, over $50,000 | 12 | $1,800,000 | 5 | $850,000 |
| Betw'n $20,000 and $50,000 | 10 | 365,000 | 2 | 90,000 |
| Under $20,000 | 2 | 25,000 | 5 | 37,000 |
| Tenements | 94 | 10,140,200 | 80 | 9,686,000 |
| Hotels | 7 | 1,075,000 | 6 | 425,000 |
| Stores, lofts, etc. over $30,000 | 38 | 10,408,000 | 22 | 6,273,000 |
| Betw'n $15,000. and $30,000 | 11 | 237,000 | 12 | 262,000 |
| Under $15,000 | 6 | 51,000 | 5 | 39,000 |
| Office buildings | 8 | 2,385,000 | 8 | 4,380,000 |
| Manufactories and Workshops | 12 | 2,937,000 | 19 | 1,477,950 |
| Schoolhouses | 5 | 620,000 | 4 | 201,600 |
| Churches | 3 | 280,000 | 2 | 235,000 |
| Public Build'gs Municipal | 6 | 245,000 | 4 | 522,000 |
| Places of Amusement, etc. | 63 | 3,940 375 | 22 | 770,000 |
| Stables and Garages | 22 | 616 000 | 23 | 829,600 |
| Other Structures | 73 | 148,760 | 39 | 48,790 |
| Railroad Stations | | | 1 | |
| Hospitals | 4 | 780,000 | 1 | 150,000 |
| Totals | 376 | $36,053,135 | 259 | $26,276,940 |
| | 259 | 26,276,940 | | |
| Decrease, 6 Months, 1914 | 117 | $9,776,195 | | |

PLANS FILED FOR ALTERATIONS IN MANHATTAN

January 1, to June 30, Inclusive

| | 1913 No | 1913 Cost | 1914 No. | 1914 Cost |
|---|---|---|---|---|
| Dwelling houses | 389 | $1,164,877 | 394 | $777,251 |
| Tenements | 520 | 558,860 | 663 | 752,483 |
| Stores, lofts, etc. | 611 | 2,421,803 | 700 | 2,375,461 |
| Office buildings | 246 | 810,017 | 234 | 1,236,039 |
| Manufactories and workshops | 118 | 372,385 | 208 | 440,614 |
| Schoolhouses | 31 | 119,025 | 14 | 145,600 |
| Churches | 20 | 89,750 | 18 | 283,450 |
| Public Build'gs Municipal | 13 | 155,050 | 7 | 63,100 |
| Public buildings Places of amusement, etc | 143 | 661,386 | 223 | 622,868 |
| Hotels | 80 | 264,850 | 97 | 148,015 |
| Stables and Garages | 59 | 269,935 | 84 | 329,430 |
| Other structures | | | | |
| Totals | 2,230 | $6,887,938 | 2,642 | $7,174,311 |
| | | | 2,230 | $6,887,938 |
| Increase 6 Months 1914 | | | 412 | $286,373 |

### Bronx

PLANS FILED FOR NEW BUILDINGS

January 1, to June 30, Inclusive

| | 1913 No. | 1913 Cost. | 1914 No | 1914 Cost |
|---|---|---|---|---|
| Dwell'gs Brick over $50,000 | | | | |
| Dwell'gs, brick Bet $50,000 and $20,000 | 1 | $20,000 | | |
| Under $20,000 | 68 | 449,325 | 52 | 292,500 |
| Tenem'ts, brick over $15,000. | 267 | 12,177,351 | 163 | 7,438,000 |
| Under $15,000. | 4 | 24 500 | | |
| Tenements frame | 1 | 7,000 | 3 | 15 000 |
| Hotels | | | 3 | 33,000 |
| Stores over $30,000 | | | 2 | 65,000 |
| Stores, between $30,000 and $15,000 | | | 3 | 50,000 |
| Under $15,000 | 15 | 74,700 | 24 | 109,300 |
| Office Build'gs. | 5 | 61,350 | 7 | 100,950 |
| Manufactories and workshops | 35 | 634,340 | 28 | 320,092 |
| Schoolhouses | 11 | 322.700 | 7 | 136 000 |
| Churches | 7 | 180,500 | 2 | 45 000 |
| Public Build'gs —Municipal | 6 | 287,000 | 8 | 580,825 |
| Places of Amuse'nt,etc. | 38 | 812,100 | 17 | 515,300 |
| Stables and Garages | 26 | 57,750 | 20 | 44.625 |
| Dwell'gs, frame | 70 | 256 400 | 70 | 249,975 |
| Other Structures | 27 | 6,740 | 26 | 7,575 |
| Totals | 581 | $15,371.756 | 435 | $10,003,142 |
| | 435 | 10,003,142 | | |
| Decrease, 6 Months 1914 | 146 | $5,368,614 | | |

PLANS FILED FOR ALTERATIONS IN THE BRONX

January 1, to June 30, Inclusive

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| Dwellings, brick | 19 | $41,400 | 26 | $20,365 |
| Dwellings, frame | 157 | 142,045 | 163 | 172,685 |
| Ten'm'nts, brick | 51 | 86,620 | 81 | 86,40 |
| Tenements, frame | 13 | 6,450 | 9 | 3,450 |
| Hotels | 8 | 35,450 | 5 | 3,425 |
| Stores | 27 | 37,150 | 38 | 52,075 |
| Office buildings | 6 | 33,300 | 6 | 8,630 |
| Manufactories and Workshops | 20 | 96,900 | 22 | 123,915 |
| Schools | 5 | 33,200 | 6 | 93,400 |
| Churches | 3 | 66,300 | 6 | 98,500 |
| Public Buildings | 8 | 22,225 | 20 | 28,230 |
| Stables and Garages | 7 | 5,125 | 5 | 5,100 |
| Miscellaneous | 1085 | 134,025 | 1,246 | 166,756 |
| | 1,409 | $740,990 | 1,633 | $864,936 |
| | | | 1,409 | 740,990 |
| Increase 6 Months, 1914 | | | 224 | $123,946 |

### Brooklyn

PLANS FILED FOR NEW BUILDINGS

January 1 to June 30, Inclusive

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| Dwellings, 1 family, over $50,000 | .. | ..... | .. | ..... |
| Dwellings, 1 family, btwn. $20 000 and $50 000 | .. | ..... | .. | ..... |
| Dwellings, 1 family, under $20,000 | 288 | $1,316,500 | 441 | $1,809,900 |
| Dwellings, 2 family, under $20,000 | 269 | 1,169,150 | 373 | 1,533,100 |
| Tenements. Bet. $20,000 and $50,000 | 166 | 5,735,500 | 343 | 11,299,500 |
| Tenements under $20,000 | 113 | 1,154,500 | 79 | 691.900 |
| Stores, over $30,000 | .. | ..... | 1 | 95,000 |
| Stores Bet. $15,000 and $30,000 | .. | ..... | .. | ..... |
| Stores, under 15,000 | 21 | 101,850 | 17 | 33,350 |
| Stores and two families | 91 | 550.400 | 132 | 761,200 |
| Office buildings | 5 | 1,005,500 | 6 | 114,700 |
| Factories and Workshops, brick | 48 | 1,126,800 | 35 | 1,377,100 |
| Manufactories and Workshops, frame | 9 | 14,450 | 4 | 5,100 |
| Schoolhouses | 3 | 505 000 | 3 | 215,000 |
| Churches | 9 | 272,500 | 4 | 215,500 |
| Public build'gs, Municipal | 6 | 327,000 | 6 | 457,300 |
| Places of Amusement, etc | 32 | 510,850 | 32 | 869,250 |
| Stables | 88 | 326,018 | 73 | 228,350 |
| Warehouses | 5 | 133,000 | 3 | 960,000 |
| Brick sundries. | 81 | 476,200 | 39 | 198,925 |
| Dwellings, 1 family | 381 | 1,042,800 | 390 | 1,004,900 |
| Dwellings, 2 family | 67 | 236,020 | 128 | 353,000 |
| Tenem'ts, " | 52 | 335,000 | 16 | 103,200 |
| Stores, frame, two family | 10 | 30,000 | 4 | 9,900 |
| Other frame structures | 191 | 169,513 | 168 | 173,810 |
| Totals | 1933 | $16,538,551 | 2297 | $22,509,985 |
| | | | 1933 | 16,538,551 |
| Increase, 6 Months, 1914 | | | 364 | $5,971,434 |

PLANS FILED FOR ALTERATIONS IN BROOKLYN

January 1, to June 30, Inclusive

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| Dwellings | 341 | $278,555 | 335 | $209,775 |
| Tenements | 260 | 115,113 | 260 | 120,735 |
| Hotels | 4 | 13,100 | 4 | 7,385 |
| Stores | 76 | 179,895 | 72 | 201,645 |
| Office Build'gs. | 16 | 70,385 | 11 | 14,925 |
| Manufactories and Workshops | 77 | 318,080 | 104 | 251,603 |
| Schools | 15 | 36,100 | 17 | 42,760 |
| Churches | 6 | 15,950 | 5 | 12,700 |
| Public Build'gs | 58 | 259,535 | 65 | 202,315 |
| Stables and Garages | 28 | 67,415 | 30 | 106,895 |
| Frame Build'gs | 970 | 495,599 | 870 | 405,663 |
| Totals | 1,851 | $1,829,729 | 1,773 | $1,576,401 |
| | 1,773 | 1,576,401 | | |
| Decrease 6 Months, 1914 | 78 | $253,328 | | |

### Queens

PLANS FILED FOR NEW BUILDINGS

January 1, to June 30, Inclusive

(The classifications have not been completed at this writing.

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| Decrease | 2,380 | $9,185,456 | 2,532 | $11,360,997 |
| No. build'gs | 2,532 | | | $9,185,456 |
| 6 Months 1914 | 48 | | | |
| Increase cost 6 months, 1914 | | | | $2,175,541 |

(Continued on Page 73.)

# BUILDINGS TO BE ERECTED SECOND HALF 1914

## The Total Appropriation for Construction Represented by the Buildings, in This List Is Nearly $95,000,000.

This list refers mainly to buildings in prospect. For a list of operations recently begun, representing in total estimated cost over $61,300,000, see issue of Jan. 3, 1914, page 9.

| Location. | Class. | Owners. | Architects. | Height. | Est. Cost. | Contractors. |
|---|---|---|---|---|---|---|
| Not selected | Educational | Museum Peaceful Arts | Not selected | — | $25,000,000 | Not let. |
| Bway, 8th av, 57th & 58th sts. | Office | Pan-Amer. States Assn. | Kimball & Roosa | 51 | 12,500,000 | Not let. |
| Pearl, Worth, Leonard sts block | Court House | City of New York | Guy Lowell | 8 | 10,000,000 | Not let. |
| Trinity pl, 78-86 | Office | Syndicate | Kimball & Roosa | 28 | 4,000,000 | Not let. |
| Lexington av, nwc 42d st. | Hotel | N. Y. C. & H. R. RR. Co. | Warren & Wetmore | 16 | 3,000,000 | Not let. |
| Bway, 63-65 | Office | American Express Co. | Renwick,Aspinwall & Tucker | 32 | 1,800,000 | Cauldwell-Wingate Co., G. C. |
| Kent av,ws,N 3d to N 4th, Bklyn | Factory | Havemeyer & Elder | Cass Gilbert | — | 1,700,000 | Turner Constn. Co., G. C. |
| 99th to 110th, Madison to 5 avs. | Hospital | Mt. Sinai Hospital | Arnold W Brunner | 6 | 1,500,000 | Not let. |
| East River, 51st to 52d sts. | Brewery | F.&M. Schaefer Brew. Co. | Mortenson & Co. | — | 1,500,000 | Not let. |
| Bway, cor 27th st. | Loft | 230 5th Av. Corpn. | Schwartz & Gross | 20 | 1,250,000 | Owner builds. |
| Bway, 2420-34, 90th st. | Apartments | Vincent Astor | Chas A. Platt | 12 | 1,000,000 | Marc Eidlitz & Son, G. C. |
| 5th av, nec 91st st. | Dwelling | Otto Kahn | C. P. H. Gilbert | 4 | 1,000,000 | Thompson Starrett Co., G. C. |
| 31st st, 406-26 W | Loft | 406 West 31st St., Co.,Inc. | Edw. L. Larkin | 15 | 1,000,00 | Owner builds. |
| Livingston pl, 12-16 | Hospital | Beth Israel Hospital | Not selected | 14 | 1,000,000 | Not let. |
| Hanson & Ft Green pls, Bklyn. | Clubhouse | Y. M. C. A. | Trowbridge & Ackerman | 12 | 1,000,000 | Whitney Co., G. C. |
| 45th st, swc Vanderbilt av. | Office | N. Y. C. & H. R. RR. Co. | Warren & Wetmore | 19 | 900,000 | Not let. |
| 31st st, 36-46 E. | Loft | Aeon Realty Co. | Walter Haefeli | 20 | 850,000 | Hasco Bldg. Co., G. C. |
| Morningside av, 114th to 115th. | Cathedral | Notre Dame R C. Ch. | Cross & Cross | 1 | 800,000 | Norcross Bros., G. C. |
| 33d st, near 5th av. | Loft | 32d & 33d St. Corpn. | H. L. Meader | 12 | 800,000 | Chas. T. Wills, Inc., G. C. |
| Park av, 409-413 | Apartment | Syndicate | Cross & Cross | 13 | 800,000 | Not let. |
| Madison av, nwc 44th st. | Store | Everdell,Jr.,& Wm.Brown. | La Farge & Morris & Clinton & Russell | 10 | 750,000 | Irons & Todd, G. C. |
| Whitehall st, 42-48 | Office | So. Ferry Realty Co. | Starrett & Van Vleck | 12 | 700,000 | Thompson-Starrett Co., G. C. |
| Montague st to Clinton, Bklyn. | Bank | Bklyn Trust Co. | York & Sawyer | 3 | 600,000 | Marc Eidlitz & Son, G. C. |
| West End av, nec 84th st. | Apartment | Paterno Constn. Co. | Schwartz & Gross | 13 | 600,000 | Owner builds. |
| Lexington av, swc 53d st. | Clubhouse | Y. W. C. A. | Donn Barber | — | 600,000 | Not let. |
| 41st st, 5-7 E. | Loft | Oceanic Investing Co. | Townsend, Steinle & Haskell | 10 | 500,000 | Owner Builds. |
| Colonial pkway, swc 160th st. | Apartment | Albert Schwarzler | Schwartz & Gross | 12 | 500,000 | Owner Builds. |
| 40th st, 6-8-10 W. | Office | Paul Starrett | Starrett & Van Vleck | 20 | $500,000 | Geo. A. Fuller Co., G. C. |
| 5th av, 481-485 | Office | Rogers Peet Co. | Townsend, Steinle & Haskell | 12 | 500,000 | Irons & Todd, G. C. |
| 62d st, nwc Park av. | Clubhouse | Colony Club | Delano & Aldrich | 6 | 450,000 | Not let. |
| 30th st, 136 W. | Prison | City of New York | Griffin & Wynkoop | 16 | 450,000 | Not let. |
| 46th st, 15-17 W. | Loft | Client of A. J. Robinson. | John E Nitchie | 9 | 450,000 | Not let. |
| 5th av, 415 | Loft | Mrs. E. M. Anderson. | Howells & Stokes | 11 | 450,000 | Cauldwell-Wingate Co., G. C. |
| 33d st, 30-38 E. | Loft | Geo. A. Wheelock | M. E. Rountree | 16 | 425,000 | Altoria Rlty. & Constn. Co., G. C. |
| 3d st, 6 E. | Clubhouse | Y. M. C. A. | Jackson & Rosencrans | 7 | 400,000 | Not let. |
| 84th st, 114-18 E. | Apartment | Samuel Herzog | Schwartz & Gross | 9 | 400,000 | Owner builds. |
| Park av, sec 84th st. | Apartment | Charter Constn. Co. | Robt. T. Lyons | 12 | 400,000 | Owner builds. |
| 23d st, W Sterns store | Loft, alt. | Syndicate, A. B. Ashforth. | Starrett & Van Vleck | — | 400,000 | Not let. |
| 37th st, 134-142 W. | Loft | Alan Realty Co. | Geo. & Edw. Blum | 12 | 350,000 | Owner builds. |
| 88th st, 343-351 W. | Apartment | Riverside Dr-88th St. Cpn. | Rouse & Goldstone | 9 | 350,000 | Not let. |
| Park av, sec 54th st. | Apartment | Horatio Realty Co. | Schwartz & Gross | 12 | 350,000 | Owner builds. |
| Park av, nwc 93d st. | Apartment | Bing & Bing | Robert T. Lyons | 12 | 350,000 | Owners build. |
| 37th st, ss, 175 e 10th av. | Factory | Elsie T. Underhill | Hill & Stout | 12 | 345,000 | The Whitney Co. |
| Washington av, 160th & 161st. | Clubhouse | Y. M. C. A. | Louis E. Jallade | 4 | 300,000 | Not let |
| 31st st, 31-7 E. | Store | Geo. Backer Constn. Co. | Wallis & Goodwillie | 12 | 300,000 | Owner builds. |
| 38th st, 223-231 W. | Loft | Andrew J. Kerwin | Wm H. Birkmire | 12 | 300,000 | Owner builds. |
| Madison av, nwc 28th st. | Office | Robert Goelet Estate | Warren & Wetmore | 12 or 16 | 300,000 | Not let. |
| 79th st, 156-60 E. | Apartment | H. S. & S. O. Crystal,Inc. | G. & E. Blum | 12 | 300,000 | Owner builds. |
| Bway, nwc 24th st. | Hotel | Francis S. Kinney Est. | Wm. F. Hemstreet | 12 | 300,000 | Not let. |
| City Hall Park (remodel) | Postoffice | U. S. Government | Oscar Wenderoth | 6 | 300,000 | Not let. |
| 38th st, 344-348 W. | Loft | Geo. Kern | Edward L. Larkin | 13 | 275,000 | Not let. |
| 6th av, 782-86 | Loft | 784 6th Av. Co. | Albert J. Bodker | 8 | 250,000 | Brown Bros., G. C. |
| 86th st, 309-11 W. | Hotel | Waitt Investing Co. | Schwartz & Gross | 12 | 250,000 | Owner Builds. |
| 16th st, ss, 570 e Av C | Hospital | City of New York | Wm E. Austin | 7 | 250,000 | Ruggles-Robinson Co., G. C. |
| 79th st, 7 E. | Residence | Mrs. E. B. Fischer | H. Van Buren Magonigle | — | 250,000 | Not let. |
| 30th st, 308-12 W. | Hotel | Irvin Hotel for Women. | Jackson, Rosencrans & Waterbury | 12 | 250,000 | Not let. |
| 38th st, 57-61 W. | Loft | Arthur Realty Co. | Rouse & Goldstone | 12 | 250,000 | Owner builds. |
| 5th av, swc 37th st. | Office | Robert W. Goelet | Warren & Wetmore | 10 | 250,000 | Geo. A. Fuller Co., G. C. |
| Bway, nwc 146th st. | Apartment | Bway & 146th St. Corpn. | Schwartz & Gross | 10 | 250,000 | Not let. |
| 62d st, 43-47 E. | Apartment | Mordecai & Son | Rouse & Goldstone | 9 | 250,000 | Owner builds. |
| Riverside dr, sec 149th st. | Apartment | West Side Constn Co. | Geo. F. Pelham | 11 | 250,000 | Owner builds. |
| 39th st, 117-119 W. | Station | N. Y. Edison Co. | Wm. Weissenberger, Jr. | 6 | 250,000 | Kennwell Contg. Co., foundations. |
| 31st st, 32-34 E. | Loft | Adroit Building Co. | Rouse & Goldstone | 12 | 225,000 | Owner builds. |
| 181st st, nec Riverside dr. | Apartment | Miami Realty Co. | Schwartz & Gross | 6 | 210,000 | Owner builds. |
| 4th av, nwc 28th st. | Loft | Robert Zobel | Frederick Zobel | 12, 14 or 16 | 200,000 | Owner builds. |
| Gouverneur slip, nec Front st. | Hospital | Bellevue & Allied Hosps. | McKim, Mead & White | 4 | 200,000 | Not let. |
| 55th st, 423-427 (add) | Loft | Standard Mail Order Co. | Henry B. Herts | 12 | 200,000 | Isaac A. Hooper, Inc., G. C. |
| S 5th st, nwc Berry st, Bklyn. | Factory | F. Gretsch Mfg. Co. | William Higginson | 7 | 200,000 | Not let. |
| 28th st, ss, 85 w 4th av. | Loft | Boehm & Boehm | Chas B. Meyers | 12 | 200,000 | Owners build. |
| 85th st, ss, 100 e West End av. | Apartment | Woolsey Rlty Corpn. | Schwartz & Gross | 9 | 200,000 | Owner builds. |
| 45th st, 35-39 W. | Factory | Holland Holding Co. | Frederick Zobel | 13 | 185,000 | Not let. |
| 72d,42W ; 72d,118W ; 73d, 126W. | (3) Apart's | Edw. W. Browning | Buchman & Fox | 13 | 180,000 | Owner builds. |
| 55th st, 441-443 W. | Loft | Alida B. Emmet | Henry B. Herts | 16 | 180,000 | Isaac A. Hopper, Inc., G. C. |
| 35th st, 35-39 W. | Loft | Est. Wm. T. Bull | Warren & Wetmore | 12 | 180,000 | Owner builds. |
| 151st st, ss, 150 w Bway. | Apartment | City Constn. Corpn. | Samuel Sass | 6 | 175,000 | Owner builds. |
| 36th st, 63-65 W. | Loft | 385 Park Av. Co. | Rouse & Goldstone | 12 | 175,000 | Owner builds. |
| 45th st, 305-17 W. | Apartment | Wm. Vincent Astor | Tracy & Swartwout | 7 | 165,000 | James McWalters, G. C. |
| Ft Washington av, sec 179th. | Apartment | H. M. Constn. Co. | Chas B. Meyers | 6 | 160,000 | Owner builds. |
| Bway, es, 134th to 135th sts. | Theatre | A. C. & H. M. Hall Co. | G. Ajello | 2 | 150,000 | Owner builds. |
| 70th st, sec 5th av. | Dwelling | Phillips Realty Co. | Thomas Hastings | 4 | 150,000 | Norcross Bros., G. C. |
| Brook av, swc 142d st. | Police Station | City of New York | Thain, Hewlett & Reddy | 4 | 150,000 | Not let. |
| Amsterdam av, 113th to 114th. | Chapel | Cathed'l St. John Divine. | Cram, Goodhue & Ferguson | 1 | 150,000 | Jacob & Youngs, G. C. |
| 84th st, 103-105 E. | Apartment | Rudolph Gross | Sommerfeld & Steckler | 9 | 150,000 | Owner builds. |
| Madison av, nec 58th st. | Office | Paul M. Herzog | Herbert M. Baer | 3 | 150,000 | Not let. |
| 5th av, 882 | Dwelling | Oliver G. Jennings | Walter B. Chambers | 6 | 150,000 | W. J. Taylor Co., mason. |
| 36th st, 233-237 W. | Loft | Holland Holding Co. | Frederick Zobel | 12 | 150,000 | Owner builds. |
| 14th st, 255-257 W. | Loft | James H. Cruikshank | Robert E. Moss | 9 | 135,000 | Not let. |
| Ft Washington av, nec 171st. | Apartment | Tilman Constn. Co. | Neville & Bagge | 6 | 125,000 | Owner builds. |
| Stuyvesant & 9th sts. | School (add) | Hebrew Technical School. | Steinman, Rouse & Goldstone | 6 | 125,000 | Jacob A. Zimmerman, G. C. |
| 30th st, 8-14 W. | Loft | Runline Rlty. & Constn. | Thomas W. Lamb | 12 | 125,000 | Isaac A. Hopper, Inc., G. C. |
| 59th st, 200-202 W, swc 7th av | Hotel | Theo. W. Meyer | Buchman & Fox | 12 | 125,000 | Not let. |
| Ft Washington av, sec 172d st. | Apartment | Tilman Constn. Co. | Neville & Bagge | 6 | 125,000 | Owner builds. |
| 123d st, 118-22 W. | Apartment | Patrick McMorrow | Neville & Bagge | 9 | 125,000 | Owner builds. |
| 159th st, nec Mott av. | Apartment | Edw. S. Napolis | Edw. J. Byrne | 6 | 125,000 | Owner builds. |
| 181st st, ns, 138 w Northern av. | Apartment | Harvey Realty Co. | Schwartz & Gross | 6 | 125,000 | Owner builds. |
| 20th st, 516-30 W. | Garage | Katherine T. Moore | Paul C. Hunter | 4 | 120,000 | Not let. |
| Not selected | Apartment | Feminist Alliance | Heidelberg & Levy | 10 or 12 | 100,000 | Not let. |
| Sherman av, nec Academy st. | Apartment | Jos. Runpert Rlty. Corpn. | Moore & Landsiedel | 5 | 100,000 | Not let. |
| Bklyn av & President st, Bklyn. | Hospital | Home St. Giles | Ludlow & Peabody | 4 | 100,000 | Not let. |
| 5th av, 805-7, cor 62d st. | Clubhouse | Knickerbocker Club | Delano & Aldrich | 4 | 100,000 | John Downey, G. C. |
| Ft Washington av, nwc 169th. | Apartment | 114th St. & 7th Av. Co. | Gronenberg & Leuchtag | 6 | 100,000 | Owner builds. |
| 39th st, 23 W. | Clubhouse | Engineers' Club | Beverly S. King | 6½ | 100,000 | Richard Deeves & Son, G. C. |
| Jackson & Westchester avs. | Theatre | Harthill Rlty. & Mtg. Co. | Paul B. La Velle | 1 | 100,000 | Not let. |
| 90th st, swc Bway. | Theatre | Robert Goelet | Thomas W. Lamb | 1 | 100,000 | Isaac A. Hopper, Inc., G. C. |
| Park av, es, bet 50th & 51st. | Church | St. Bartholomew's P.E.Ch. | Bertram G. Goodhue | — | | Not let. |
| 56th st, 12-14 W. | Clubhouse, alt. | Calumet Club | McKim, Mead & White | — | | Cauldwell-Wingate Co., G. C. |
| 67th st, ns, 100 w C P W. | (2) Apart's | Fullerton Weaver Rly Co. | Owner | 9 | | Not let. |
| Cathedral pky, nwc Lenox av. | Dwelling | Mrs. Peter Cooper Hewitt. | Warren & Wetmore | — | | Not let. |
| Barrow st, 27-31 | Settlement | Co-Operative Social Soc. | Delano & Aldrich | 8 | | Not let. |
| 58th st, 421-23 E. | Hospital | Orthopaedic Dispensary. | York & Sawyer | 10 | | Marc Eidlitz & Son, G. C. |
| 97th st, nwc West End av. | Apartment | Isaac Polstein | Schwartz & Gross | 12 | | Owner builds. |
| 39th st, 143-147 E. | Apartment | J. J. Hearn Constn. Co. | Geo. F. Pelham | 9 | | Owner builds. |
| 34th st, 46-48 W. | Hotel (add) | Greeley Sq. Hotel Co. | Warren & Wetmore | — | | Not let. |
| 65th st, 4 E. | Dwelling | Mrs. Anna L Bliss | Thomas Nash | 6 | | Jacob & Youngs, G. C. |
| 61st st, 7-9 E. | Dwelling | John T. Pratt | Chas. A. Platt | 5 | | Not let. |
| Total of Estimated Costs Specified | | | | | | $94,455,000 |

Continued from page 71.

**Richmond**

PLANS FILED FOR NEW BUILDINGS

(The classifications have not been completed at this writing.)

| 1913 | | 1914 | |
|---|---|---|---|
| No. | Cost. | No. | Cost. |
| 493 | $970,739 | 575 | $1,050,826 |
| | | 493 | 970,739 |
| Increase, 6 Months, 1914..... | | 82 | $80,087 |

### William Street Subway Contract.

The Public Service Commission on July 9 adopted the form of contract for the construction of Section No. 2 of Route No. 48, being a part of the William street branch of the Seventh avenue subway in Manhattan, and transmitted it to the Interborough Rapid Transit Company for its criticisms or suggestions. Section No. 2 begins at a point in Beekman street about 62 feet west of the westerly building line of William street, and curves thence under private property into William street, and extends southerly under William street and Hanover square to Pearl street, where it will connect with Section No. 3 of the same line, which comprises the East River tunnel. As soon as the contact is returned by the Interborough Company it will be put in permanent form by the commission and bids will be advertised for.

### Colgate & Co. Plan New Factory.

Colgate & Co., manufacturers of soap and perfumery, contemplate the erection of an extension to their plant at Jersey City, N. J. The proposed building will be used as a soap factory and warehouse and will be built in Greene street, between York and Grand streets. Reinforced concrete will be the material used in construction. The building will be eight stories in height and will cover a plot 100 by 200 feet. The project will include the laying of about 600 feet of single track for railroad sidings. Tentative sketches are now being made by the engineers of the company and it is expected that operations will be started as soon as plans can be completed.

### New Brooklyn Bank Building.

Renwick, Aspinwall & Tucker, architects, 320 Fifth avenue, New York City, have completed plans for a new banking building, to be erected at the southwest corner of Smith and Livingston streets, Brooklyn. The structure will be for the Provident Loan Society of New York and will be built of granite, brick and terra cotta. It will be one story in height, covering a plot 44 by 60 feet. The estimated cost is $85,000. The general contract has been awarded to C. T. Wills (Inc.), 286 Fifth avenue.

### Building Gain.

The June report to Bradstreet's Journal covering 122 cities, published today, shows a tendency toward improvement in that earlier unfavorable monthly percentages of decrease were cut down. The total expenditures for these cities for June were $71,573,386, as against $73,209,830 in May and $74,025,741 in June, 1913. There is shown a decrease of 3.3 per cent. from May and of 2.2 per cent. from June last year, with 66 out of 122 cities showing gains and 56 reporting loses. The six months' building aggregates show a decrease of 8.7 per cent. from the like period a year ago.

### New Hotel for Asbury Park.

Preliminary plans have been started by E. C. Benner, architect, Appleby Building, Asbury Park, N. J., for a hotel which the Ocean Hotel Co., M. J. Prentice, 22 Ocean avenue, Asbury Park, contemplates building on Asbury avenue. The operation will cost in the neighborhood of $300,000. The building will be of hollow tile and stucco on steel frame, six stories in height, 120 by 200 feet, with a three-story annex 50 by 50 feet for servants' quarters and garage. There will be 225 bedrooms, 70 with baths attached. It is not likely that work will be started during the present season.

### Greenwich Y. M. C. A. Awarded.

Jacob A. Zimmermann, 18 East 41st street, New York City, has recently been awarded the general contract for the erection of the Greenwich, Conn., Y. M. C. A. Building. This structure, which will cost more than $200,000 is the gift of the Nathaniel Witherell Estate. The plans and specifications were prepared by M. L. & H. G. Emery, architects, Bible House, New York City.

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## NO ARCHITECTS SELECTED.

BRONX.—J. Harris Jones, 30 East 42d st, contemplates the erection of a brick and stone warehouse from Park av to Canal pl, between 138th and 139th sts. An architect will probably be selected about August 1.

VERNON, N. Y.—The Village of Vernon Board of Education, L. L. Clarke, president, contemplates the erection of a school to cost about $25,000. No architect selected.

HARTWICK, N. Y.—The Synod of Hartwick Seminary, F. Wolford, D.D., president, contemplates the erection of a girls' dormitory to cost about $10,000. No architect selected.

ALLEGHANY, N. Y.—The First National Bank of Alleghany, Frederick Smith, president, contemplates the erection of a bank building here. No architect selected.

BUFFALO, N. Y.—Dr. B. C. Johnson, 1404 Main st, Buffalo, contemplates the erection of a 2½-sty brick and frame residence at Eggartsville, near this, city, for which no architect has been retained. Cost, about $15,000.

WHITESVILLE, N. J.—The Board of Education of Neptune Township, John Dewis president, Henry D. Chamberlain, 92 Mount Tabor Way, Ocean Grove, N. J., chairman of building committee, contemplates the erection of a $12,000 public school on the site of the present school. Several sketches have been submitted by local architects and it is expected that a selection will be made soon.

MECHANICSVILLE, N. Y.—Competitive sketches will be received until July 18 for the $20,000 City Hall for the Village of Mechanicsville. The following architects are competing: John T. Simpson, 1224 Essex Building, Newark; Demers, Mosely & Campaigne, Ilium Building, Troy; Jared S. Ladow, Poughkeepsie; Fuller & Robinson Co., 95 State st, Albany; Wm. J. Beardsley, 49 Market st, Poughkeepsie, and James A. Galvin, 114 Remsen st, Cohoes, N. Y.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Chas. Felki, 507 Euclid av, Brooklyn, owner, is taking bids on general contract to erect a 3-sty tenement, 25x80 ft., in the south side of Taylor st, 200 ft. from Van Alst av, from plans by L. Danancher & Co., Fulton st, Jamaica, L. I., architects. Cost, about $10,000.

DWELLINGS.

LONG BRANCH, N. J.—Leon Cubberly, 1 Madison av, Manhattan, architect, is taking bids on general contract to close July 14 for a hollow tile and stucco residence and garage, 34x36 ft., at the southwest corner of Atlantic av and Liberty st for Charles Hill, 311 Liberty st, Long Branch. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

TOMPKINSVILLE, S. I.—The American Dock Co., 17 State st, A. B. Pouch, president, is taking bids from a selected list of contractors, to close about July 27, for the 7-sty reinforced concrete storage warehouse in Marietta st, from plans by the Concrete Steel Co., 32 Broadway, Manhattan, engineer. Mr. Moffit in charge. Cost, about $175,000.

JERSEY CITY, N. J.—Plans are being refigured for the 2-sty brick and reinforced concrete packing plant for the Standard Provision Co., a subsidiary to Sulzberger & Sons Co., U. S. Yards, Chicago, Ill., and 45th st and 1st av, Manhattan. H. P. Henschien, 431 South Dearborn st, Chicago, Ill., architect. D. I. Davis & Co., 341 South Dearborn st, Chicago, Ill., engineers. Cost, about $250,000

MISCELLANEOUS.

MANHATTAN. W. Weissenberger, Jr., 55 Duane st, architect, is taking bids on the general contract for a 5-sty converter station, 50x100 ft., at 117-119 West 39th st, for the New York Edison Co., 130 East 15th st. Kennwell Contracting Co., 12 Elm st, contractor for foundations. Cost, about $250,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE.—George F. Pelham, 30 East 42d st, is preparing plans for the 11-sty apartment, 100x150 ft., at the southeast corner of Riverside Drive and 149th st for the West Side Construction Co., 322 West 100th st. Jacob Axelrod, president and builder, who will take bids on separate contracts about August 1. Cost, about $250,000.

123D ST.—Otto Reissmann, 30 1st st, has completed plans for alterations to the 5-sty tenement, 221-223 East 123d st, for A. E. Smith, 142 East 13th st, owner.

125TH ST.—T. J. Dunn, 953 Woodycrest av, has nearly completed plans for two apartments, 37x100 ft., at the southeast corner of 125th st and Claremont av, for N. A. McBride, 5 East 42d st, owner. Cost, about $30,000.

FT. WASHINGTON AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 6-sty apartment southwest corner of Ft. Washington av and 170th st, for the 114th St. & 7th Av. Construction Co., 1884 7th av. Cost, about $225,000.

SEAMAN AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for the 5-sty apartment northwest corner of Seaman av and 207th st, for the Seaman Construction Co., 612 West 207th st. Cost, about $50,000.

78TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment southeast corner of 78th st and West End av, for the 78th St. & West End Av. Realty Co., 56 West 45th st. Cost, about $300,000.

185TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment northwest corner of 185th st and Audubon av, of Donald Robertson, 700 West 179th st. Cost, about $80,000.

51ST ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 6-sty apartment, 56.6x86.5 ft., in the north side of 51st st, 143.6 ft. east of 9th av, for The 48th St. Co., 325 West 43d st. Cost, about $65,000.

120TH ST.—George Mort. Pollard, 127 Madison av, has completed plans for altering the 3-sty tenement 181 East 120th st for Lizzie H. Armstrong, 27 West 81st st.

39TH ST.—Hoppin & Koen, 244 5th av, have prepared plans for alterations to two 4-sty tenements, 443-5 West 39th st, for Lucy L. B. Mott, Bellport, N. Y.

WASHINGTON PL.—Gronenberg & Leuchtag, 303 5th av, have prepared plans for the 6-sty apartment, 44x84 ft., on the north side of Washington pl, 300 ft. west of 6th av, for the Crest Holding Co., 1200 Madison av. Cost, about $50,000.

DWELLINGS.

65TH ST.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for alterations to the 5-sty residence, 25x100 ft., 9 East 65th st, for Edward W. Humphreys, 220 5th av. Architect will take bids on general contract about August 15. Cost, about $5,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Peter P. Cappel, 44 Bowery, is taking bids for demolishing the buildings at 423-435 West 58th st and 420-426 East 59th st, for the 4 and 10-sty dispensary and hospital for the Orthopaedic Dispensary, 126 East 59th st. York & Sawyer, 50 East 41st st, architects. Henry C. Moyer, Jr., 101 Park av, consulting engineer. Marc Eidlitz & Son, 30 East 42d st, general contractor.

STORES, OFFICES AND LOFTS.

31ST ST.—Foundations are under way for the 20-sty store and loft building at 36-46 East 31st st for the Aeon Realty Co., Sumner Gerald, president, 60 Broadway. Walter Haefeli, 245 West 55th st, architect. Hasco Building Co., 245 West 55th st, general contractor. Sam Thomason, 1559 Undercliff av, has mason work; Knoburn Co., 359 14th st, Hoboken, kalamein; and Otis Elevator Co., 11th av and 26th st, elevators. Cost, about $850,000.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SEABURY PL.—Excavating is under way for three tenements, 41x88 ft., on the east side of Seabury pl, 100 ft. south of Boston rd, for the 173d St Improvement Co., Aaron Miller, president, 148 West 142d st. The Kreymborg Architectural Co., 1029 East 163d st, architect. Owner will build and take bids on subs about July 20. Cost, about $120,000.

169TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty tenements, 40x90 ft., and 40x88 ft., at the southwest corner of 169th st and Brook av, for the Benenson Realty Co., Benjamin Benenson, president, 407 East 153d st, owner and builder. Cost, about $90,000.

MARMION AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty store and tenement, 40x105 ft., at the southeast corner of Marmion and Tremont avs, for the Bronx County Construction Co., 1029 Tremont av, Pauline Levy, president. Cost, about $50,000. Owner will handle general contract.

181ST ST.—Foundations are under way for a tenement at the southeast corner of 181st st and Crotona av, for the Mason Building Co., A. Mungo, president, 391 East 149th st. Lucian Piscotta, 391 East 149th st, architect. A. Mungo, 391 East 149th st, general contractor. Mugler's Iron Works, Inc., 841 East 136th st, structural and ornamental iron work. Cost, about $60,000.

LORILLARD PL.—M. W. Del Gaudio, 401 East Tremont av, has completed plans for a 5-sty tenement, 56x88 ft., on the east side of Lorillard pl, 274 ft. south of 187th st, for the Russo Iodice Co., 2400 Cambrelling av. Cost, about $45,000.

VALENTINE AV.—Hoffman Building Co., George Hoffman, 1132 Clay av, president, contemplates the erection of two brick and stone apartments on the east side of Valentine av, 113 ft. south of 188th st, from plans by Harry T. Howell, 149th st and 3d av.

FOX ST.—C. B. Meyers, 1 Union sq, has been commissioner to prepare plans for a 5-sty apartment at the southeast corner of Fox st and Av St. John for the Normal Construction Co., John Brown president, 661 Tinton av.

SCHOOLS AND COLLEGES.

FOX ST.—The Board of Education of New York, 59th st and Park av, Thomas W. Churchill, president, contemplates the erection of an addition to P. S. 20 from plans by C. B. J. Snyder, 59th st and Park av. Cost, about $106,000.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EASTERN PARKWAY.—Farber & Markwitz, 189 Montague st, are preparing plans for two 4-sty apartments, 47x100 ft., on the north side of Eastern Parkway, 142 ft. east of Hopkinson av, for the Bond Construction Corporation, M. Palley, president, 430 Hopkinson av, owner and builder. Cost, about $70,000.

SACKMAN ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for two 4-sty tenements, 50x88 ft, in the east side of Sackman st, 150 ft. north of Livonia av, for Max Leber, 150 Hinsdale st, owner and builder. Cost, about $50,000.

LINDEN AV.—William A. Kenny, 420 West 259th st, has completed plans for two 4-sty apartments, 42x99 ft., on the south side of Linden av, 100 ft. east of Nostrand av, for the L. A. Building Co., 1148 Tiffany st, owner and builder. Cost, about $40,000.

PRESIDENT ST.—Laspia & Salvati, 525 Grand st, have completed plans for a 4-sty tenement, 40x79 ft., in the north side of President st, 80 ft. east of Brooklyn av, for A. H. Rosenberg, 1029 Prospect pl, owner and builder. Cost, about $30,000.

MILLER AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty tenements, 50x84 ft., on the east side of Miller av, 100 ft. south of Pitkin av, for the Dewey Realty Co., 2088 Douglass st, owner and builder. Cost, about $58,000.

HINSDALE ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for two 4-sty tenements, 50x88 ft., on the east side of Hinsdale st, 50 ft. north of Livonia av, for the Hinsdale Building Co., 593 Powell st, owner and builder. Cost, about $50,000.

OSBORNE ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty tenement, 30x90 ft., at the northeast corner of Orborne st and Riverdale av, for Sydmund Koeppel, 330 Utica av, owner and builder. Cost, about $20,000.

BEDFORD AV.—Henry V. Terboss, 26 Court st, owner, has completed plans for a 4-sty tenement, 48x90 ft., at the northwest corner of Bedford av and Canarsie lane, to cost about $40,000.

39TH ST.—M. A. Cantor, 39 West 38th st, Manhattan, is preparing plans for an apartment, 50x100 ft., in the south side of 39th st, 50 ft. west of 6th av, for M. Kornblum, 1341 46th st, owner and builder, who will take bids soon on subs and materials. Cost, about $24,000.

DWELLINGS.

CARROLL ST.—B. F. Hudson, 319 9th st, has completed plans for four 2½-sty brick residences, 20x40 ft., in the north side of Carroll st, 200 ft. east of Brooklyn av, for Edward T. Dickenson, 1139 East 19th st, owner and builder. Cost, about $6,500.

MANHATTAN BEACH, L. I.—Paul J. Gallagher, 210 Corbin pl, has completed plans for a 2½-sty residence, 40x52 ft., at the northwest corner of Exeter st and Oriental boulevard for Mrs. F. D. O'Brien, 124 Exeter st, owner. Cost, about $10,000. Architect will handle general contract.

22D ST.—B. F. Hudson, 319 9th st, is preparing plans for ten 2-sty frame and stucco residences, 19x36 ft., at the northwest corner of East 22d st and Av O, for M. Lucas, 2022 Av M, owner and builder, who will take bids on subs. Cost, about $35,000.

67TH ST.—Gregory B. Webb, 104 West 42d st, Manhattan, is preparing plans for five 2-sty brick residences at the northeast corner of 67th st and 20th av, for the Samusky Building Co., M. C. Schill, president, 1701 77th st, owner and builder. Cost, about $3,500 each.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education July 7 for alterations, repairs, etc., at P. S. 31 and 33. Simon Russel, low bidder for P. S. 31 at $3,173, and for P. S. 33 at $3,673.

BROOKLYN.—The Board of Education opened bids July 7 for alterations and repairs to heating and ventilating apparatus. Philip & Paul, low bidders for P. S. 51 at $4,838. E. Rutzler Co., for P. S. 92 at $752; P. S. 103 at $772; P. S. 150 at $1,915, and M. T. H. S. at $8,690.

STORES, OFFICES AND LOFTS.

SMITH ST.—Renwick, Aspinwall & Tucker, 320 5th av, Manhattan, have completed plans for the 1-sty bank building, 44x60 ft., at the southwest corner of Smith and Livingston sts, for the Provident Loan Society of New York, 346 4th av, Robert W. DeForest, president. C. T. Wills, Inc., 286 5th av, general contractor. Cost, about $80,000.

THEATRES.

16TH AV.—James A. Boyle, 367 Fulton st, is preparing plans for a 1-sty moving picture theatre at the corner of 16th av and 43d st, for Fred Wilms, on premises, owner and lessee, who will take bids on general contract. Cost, about $10,000.

HOWARD AV.—A. Allmendinger, 926 Broadway, is preparing plans for a 2-sty theatre, cafe and stores, 80x100 ft., at the southwest corner of Howard av and Monroe st for M. Minden, 926 Broadway, owner. Cost, about $75,000.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

QUEENS, L. I.—A. Allmendinger, 926 Broadway, Brooklyn, has completed plans for two 3-sty tenements, 30x64 ft., on the south side of Catalpa av, 91 ft., east of Seneca av, for Cornelius Werberg, 399 Fresh Pond rd, Ridgewood, L. I., owner and builder. Cost, about $15,000.

15TH ST.—B. F. Hudson, 319 9th st, has completed plans for a 4-sty tenement in the west side of East 15th st, 340 ft. north of Av J, for A. J. Raymond, 26 Court st, owner and builder. Cost, about $30,000.

LONG ISLAND CITY.—A. J. Pipitone, 606 6th av, owner and builder, has completed plans for two 4-sty tenements, 25x70 ft., on the west side of 8th av, 200 ft. north of Broadway, to cost about $17,000.

CHURCHES.

FOREST HILLS PARK, L. I.—William H. Gompert, Burrell Building, 33d st and Madison av, is preparing plans for a 3-sty Sunday school for the Dutch Reformed Church, Forest Hills Park, Rev. Dr. Cornish, pastor. Bids will be taken on general contract early in September.

DWELLINGS.

RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for a 2½-sty frame residence, 14x41 ft., in the east side of Ferry st, 90 ft. south of Syossett st, for Edward Sutterlin, 15 Russell pl, Brooklyn. Cost, about $5,000.

RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av, has completed plans for a 2-sty brick residence, 20x40 ft., in the south side of Linden st, 175 ft. east of Union st, for Louis De Loca, 146 North st, Richmond Hill. Cost, about $6,000.

WOODHAVEN, L. I.—George E. Crane, 2706 Jamaica av, Richmond Hill, has completed plans for a 2-sty frame residence, 16x35 ft., on the east side of Thrall pl, 100 ft. north of Fulton st, for Frank Gload, 21 Rugby rd, Brooklyn, owner. Cost, about $40,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education, July 6, for improving the sanitary conditions at P. S. 36. All bids were laid over.


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*Contemplated Construction—Queens (Cont'd).*

### Suffolk.

PUBLIC BUILDINGS.

NORTHPORT, L. I.—Harry E. Donnell, 225 5th av, Manhattan, has been commissioned to prepare plans for a brick library here for the Board of Trustees of Northport, Geo. Babcock. Cost, about $10,000.

### Westchester.

DWELLINGS.

YONKERS, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, is preparing sketches for a 2½-sty frame and stucco residence at Lowerre Summit, to cost about $9,000.

YONKERS, N. Y.—William F. Snyder, Getty sq, has completed plans for a 2-sty frame residence, 20x30 ft., at 255 Eldredge av for Jessie B. Fyfe, owner and builder. Cost, about $3,500.

YONKERS, N. Y.—Herman Fritz, 229 Main st. Passaic, is preparing plans for a 2½-sty frame residence for Charles S. Reed, 293 North Broadway. Cost, about $18,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BAYONNE, N. J.—Nathan Levy, at site, has received the general contract to erect a 3-sty flat, 25x73 ft., at the southeast corner of Broadway and 37th st for John M. Cherry, 28 Clifton pl, Jersey City, owner. Morris J. Scheffer, 67 West 46th st, Bayonne, architect. Cost, about $14,000.

BRONX.—(Sub.)—The Empire Roofing Co., 138th st, near Park av, has received the roofing contract and the Guarantee Electric Co., 1630 Park av, the wiring for three 5-sty apartments with stores at the southwest corner of Hunts Point av, corner of Garrison av, for the Baronette Construction Co., Adelstein & Arvutine, 71 Nassau st. C. B. Meyers, 1 Union sq, architect. Owner will handle the general contract. The Mason Construction Co., 661 Tinton av, has mason work. Cost, about $185,000. Work is up to the fourth tier.

BROOKLYN.—Thomas Drysdale, 26 Court st, has received the general contract to erect a 5-sty apartment, 50x89 ft., in the east side of Hicks st, 50 ft. north of Cranberry st, for the Hicks Street Corporation, George Brown, president. F. J. Dassau, 1373 Broadway, architect. Cost, about $36,000.

BROOKLYN.—Murray & Mauceri, 1081 Flushing av, have received the general contract to alter the bachelor apartments, 35 Schermerhorn st, for Ellen Samuel, care of architects, Slee & Bryson, 154 Montague st. Cost, about $8,000.

BRONX.—Excavating is under way for the 5-sty tenement, east side of Hoe av, 100 ft. south of 172d st, for the Coryell Building Co., 1414 Vyse av. Robert E. LaVelle, 2801 Valentine av, architect. Owner will handle general contract. The Greenberg Construction Co., 326 East 159th st, has mason work. Gus Schlaier, 580 Jackson av, structural steel and ornamental iron, and Chas. Kiepper, 150th st and Harlem River, cut stone work. Cost, about $50,000.

MANHATTAN.—J. Kerner Contracting Co., 31 East 1st st, has received the general contract to alter the 5-sty tenement, 17 East 114th st, for A. Wightman, on premises. Otto Reissmann, 30 1st st, architect. Cost, about $6,000.

BROOKLYN.—A. L. Fogell, 852 Eastern parkway, has received the general contract to erect a 4-sty apartment, 50x85 ft., on the south side of St. John's pl, 200 ft. east of Underhill av, for Leonara Schafer, 350 Fulton st. W. T. McCarthy, 16 Court st, architect. Cost, about $40,000.

NEWARK, N. J.—John J. Thomas, 124 Watson av, has received the general contract to erect a 3-sty frame flat, 22x62 ft., at 292 North 4th st, for William J. Philburn, 11½ Warren pl, owner. Walter Pierson, 72 Trinity pl, Manhattan, architect. Cost, about $8,000.

BANKS.

UPPER MONTCLAIR, N. J.—John Lowry, Jr., 235 5th av, Manhattan, has received the general contract to erect a 2-sty bank building opposite the Upper Montclair Station for the First National Bank of Montclair, 596 Valley rd. Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects.

DWELLINGS.

ENGLEWOOD, N. J.—William J. Tillack, 13-21 Park Row, Manhattan, has received the general contract to erect a 2½-sty terra cotta and hollow brick residence on Woodlawn av, for Dr. Edward Fischer, 46 East 52d st, Manhattan, owner. Aymar Embury, 132 Madison av, Manhattan, architect.

MANHATTAN.—Thompson Starrett Co., 49 Wall st, has received the general contract to erect the 6-sty residence at 5th av, northeast corner of 91st st, for Otto H. Kahn, 52 William st. C. P. H. Gilbert, 1123 Broadway, architect. Cost, about $500,000.

FACTORIES AND WAREHOUSES.

SPRING VALLEY, N. Y.—The Harriman Industrial Corporation, Harriman, N. Y., has received the general contract to make alterations and additions to the silk mill here for John Dunlop's Sons, this place, owners. Dwight Seabury, Pawtucket, R. I., architect. Cost, about $7,000.

BROOKLYN.—The American Concrete Steel Co., 27 Clinton st., Newark, N. J., has received the general contract to erect the 4-sty reinforced concrete, brick and concrete factory, at Locust and Liberty sts, for the American Vitagraph Co., 116 Nassau st, Manhattan. W. L. Stoddard, 30 West 38th st, Manhattan, architect.

PORT JERVIS, N. Y.—The Katterman & Mitchell Co., 300 Straight st, Paterson, has awarded the general contract to the B. & W. Concrete Company, Ordway Building, Newark, for the 2-sty concrete factory, 54x248 ft., in Barcelow st, between Church and Seward avs, from plans by John Westervelt, Citizens Trust Building, Paterson. Cost, about $35,000.

HALLS AND CLUBS.

NEWARK, N. J.—Essex Construction Co., 87 Academy st, has received the general contract to erect a 3-sty clubhouse in the north side of East Park st, near Division st, for the Newark Aerio, No. 44, Fraternal Order of Eagles, 15 West Park st. Fred Grad, American National Bank Building, architect.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has received the general contract to erect the 2 and 6-sty brick dormitory and gymnasium, at 9-11 Dominick st, for William S. Coffin, care of Edmund Coffin, 31 Pine st. Hill & Stout, 299 Madison av, architects. Cost, about $80,000.

MUNICIPAL.

PORTCHESTER, N. Y.—Allison F. Coe, 125 Fairview av, has received the general contract to alter the 3-sty fire house in South Main st for the Village of Portchester, William Ryan, president. Diedrich H. Ponty, 62 Westchester av, architect. Cost, about $10,000.

STABLES AND GARAGES.

MANHATTAN.—The Frymier & Hanna Co., 25 West 45th st, has received the general contract to erect a 2-sty brick and steel garage, 100x100 ft., at 127-133 West 99th st for M. Krause, president of the Eureka Auto Stations, St. Nicholas av and 122d st. Frank Straus, 25 West 42d st, architect. Cost, about $25,000.

PEARL RIVER, N. Y.—J. B. Schultz, Orange av, Suffern, N. Y., has received the general contract to erect the 2½-sty stable, 169x34 ft., for the Lederle Anti-Toxine Labratory, 170 William st, Manhattan, Frederick D. Bell, president. William E. Austin, 46 West 24th st, Manhattan, architect. Cost, about $20,000.

STORES, OFFICES AND LOFTS.

UPPER MONTCLAIR, N. J.—John Picken, 750 Valley rd, has received the general contract to erect three stores, 20x70 ft. each, opposite the Upper Montclair Station, for the Realty Associates of Montclair, Lewis B. Hubbard, care of Taft Pierce Mfg. Co., Woolworth Building. Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects.

BROOKLYN.—Edward D. Broderick, 17 East 40th st, Manhattan, has received the general contract to alter the 7-sty office building, 22 Court st, for the Metropolitan Associate Corporation, 261 Broadway, Manhattan. Wm. E. Harmon, president. Benjamin W. Levitan, 20 West 31st st, Manhattan, architect. Cost, about $20,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

146TH ST, n w cor Broadway, 10-sty brick fireproof apartment house, 99x90; cost, $250,000; owner, Broadway and 146th Street Corporation, Jos. Newmark, president, 501 West 157th st; architect, Schwartz & Gross, 347 5th av. Plan No. 241.

DWELLINGS.

91ST ST, 1 East, 5-sty brick fireproof residence, 130x100; cost, $375,000; owner, Otto H. Kahn, 8 East 68th st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 242.

HOSPITALS AND ASYLUMS.

BLACKWELL'S ISLAND, opp. East 54th st, 2-sty brick fireproof hospital, 108x82; cost, $40,000; owner, City of New York; architects, Heidelberg & Levy, 12 West 31st st. Plan No. 239.

STORES AND DWELLINGS.

125TH ST and Claremont av, s e cor, two 3-sty brick stores and dwellings, 100x36; cost, $35,000; owner, Nathaniel A. McBride, 5 East 42d st; architect, Thos. F. Dunn, 953 Woodycrest av. Plan No. 240.

STORES AND TENEMENTS.

50TH ST, 127 East, 1-sty brick stores, 100x97; cost, $10,000; owners, Akron Bldg. Co., Leo S. Bing, president, 119 West 40th st; architect, Robert T. Lyons, 119 West 40th st. Plan No. 238.

### Bronx.

DWELLINGS.

239TH ST, s s, 30 w Byron av, 2-sty brick dwelling, 20x52, tin roof; cost, $3,000; owners, U. S. Vault Light Co., Stephen Upheil, 608 East 137th st, president; architect, Mott B. Schmidt, 15 East 40th st. Plan No. 338.

230TH ST, n s, 205 e Barnes av, 2-sty brick dwelling, 21x55, slag roof; cost, $4,000; owner, B. Luizzo, 467 East 183d st; architect, N. Serracino, 1170 Broadway. Plan No. 339.

McGRAW AV, s s, 257 e Pugsley av, 2-sty frame dwelling, 25x36, shingle roof; cost, $4,500; owner, Lucy W. Hefter, 2164 Westchester av; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 340.

256TH ST, n s, 25 e Park View pl, 2-sty brick dwelling, tin roof, 40x25; cost, $3,000; owner and architect, W. S. Herreshoff, 253 West 256th st. Plan No. 344.

FACTORIES AND WAREHOUSES.

RANDALL AV, w s, opposite Edgewater rd, 1-sty steel storeroom, 60x131, iron roof; cost, $4,000; owners, Rodgers & Haggerty, 152d st and Harlem River; architects, McClintic & Marshall, Pottstown, Pa. Plan No. 343.

STABLES AND GARAGES.

ARTHUR AV, w s, 164.7 n 187th st, 1-sty frame stable, 24x71, slag roof; cost, $500; owner, Frank Fiocchio, 538 Morris av; architect, Arthur Arctander Co., 391 East 149th st. Plan No. 341.

STORES AND DWELLINGS.

FAILE ST, e s, 225 s Seneca av, 1-sty brick store and dwelling, slag roof, 25x65; cost, $2,500; owner, Wm. Barresford, 1025 Fox st; architects, Toelberg & Son, 1167 Fox st. Plan No. 345.

STORES AND TENEMENTS.

249TH ST, n s, 100 e Carpenter av, 1-sty brick stores, 25x80, plastic slate roof; cost, $1,500; owner, Isidor Newcorn, 2649 3d av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 342.

ROGERS PL, s e cor 163d st, 5-sty brick tenement, 72x90, slag roof; cost, $65,000; owners, Rogers Place Realty Co., Robt. Podgur, 1029 East 163d st, president; architect, Samuel Katz, 1 Madison av. Plan No. 337.

INTERVALE AV, s w cor 163d st, two 5-sty brick tenements, 72.1x90.0, 43.0x87.8, slag roof; cost, $105,000; owners, Rogers Place Realty Co., Robert Podgur, 1029 East 163d st, president; architect, Samuel Katz, 1 Madison av. Plan No. 336.

INTERVALE AV, w s, 293.82 n Westchester av, 5-sty brick tenement, slag roof, 50x88; cost, $50,000; owner, Angel Const. Co., Carmine Cioffi, 1228 Hoe av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 346.

UNIVERSITY AV, e s, 178.32 s Burnside av, two 5-sty brick tenements, slag roof, 43x96.4; cost, $80,000; owner, University Bldg. Co., Wm. C. Bergen, 130 West 180th st, Pres.; architect, W. C. Martin, on premises. Plan No. 347.

## Brooklyn.

DWELLINGS.

E 7TH ST, e s, 100 n Av C, ten 3-sty frame dwellings, 18x43.6, shingle roof, 1 family each; total cost, $34,000; owner, Harry B Harkins, 221 Stratford rd; architect, Benj. Hudson, 319 9th st. Plan No. 4581.

E 10TH ST, w s, 124.8 s Caton av, ten 2-sty brick dwellings, 17.5x50, gravel roof, 1 family each; total cost, $35,000; owner, Thos. Corrigan Co., 399 Coney Island av; architect, C. W. Hellbard, 2 East 10th st. Plan No. 4558.

71ST ST, s s, 80 w Narrows av, four 2-sty brick dwellings, 20x38, gravel roof, 1 family each; total cost, $12,000; owner, Theo. Frost, 452 Senator st; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 4584.

71ST, n s, 184.4 e Ft. Hamilton av, eight 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $36,000; owner, American Construction Co., 1365 Bay Ridge av; architect, F. W. Eisenla, 16 Court st. Plan No. 4586.

BARBEY ST, e s, 100 n Livonia av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $7,000; owner, Sparag Constn. Co., 661 Barbey st; architect, M. Rothstein, 627 Sutter av. Plan No. 4613.

BARBEY ST, e s, 80 n Livonia av, 2-sty brick dwelling, 17x42, gravel roof, 1 family; cost, $2,800; owner, sparag Constn. Co., 661 Barbey st; architect, M. Rothstein, 627 Sutter av. Plan No. 4614.

AV M, s s, 40 w Mainfield pl, 2-sty frame dwelling, 22x40, — roof, 1 family; cost, $4,500; owner, W. B. Bordfeld, 636 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4618.

NEWPORT AV, n w cor Hinsdale st, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $4,000; owner, Wm. Trieb, 534 Christopher av; architect, Benj. Cohn, 361 Stone av. Plan No. 4591.

NEWPORT AV, n s, 20 w Hinsdale st, seven 2-sty brick dwellings, 19.6x44, gravel roof, 2 families each; total cost, $21,000; owner, Wm. Trieb, 534 Christopher av; architect, Benj. Cohn, 361 Stone av. Plan No. 4592.

RIDGE BLVD, w s, 224 s 91st st, six 2-sty brick dwellings, 19.8x39.5, slag roof, 1 family each; total cost, $27,000; owner, M. L. Maxwell, 9124 Ridge blvd; architects, Tooker & Marsh, 101 Park av, Manhattan. Plan No. 4588.

RIDGE BLVD, s w cor 91st st, 2-sty brick dwelling, 22.4x60.1, slag roof, 1 family; cost, $7,000; owner, M. L. Maxwell, 9124 Ridge blvd; architects, Tooker & Marsh, 101 Park av, Manhattan. Plan No. 4589.

E 22D ST, e s, 100 s, Av M, 2-sty frame dwelling, 22.6x34.7, shingle roof, 1 family; cost, $5,000; owners, Steiner & Parkins, 5 Canarsie la; architects, Slee & Bryson, 154 Montague st. Plan No. 4646.

E 29TH ST, w s, 118.6 n Beverly rd, nine 2-sty brick dwellings, 13.2x49, slag roof, 1 family each; total cost, $30,000; owners, Tilden Constn. Co., 2174 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4640.

E 29TH ST, w s, 237 n Beverly rd, ten 2-sty brick dwellings, 13.2x49, slag roof, 1 family each; total cost, $40,000; owners, Tilden Constn. Co., 2174 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4641.

49TH ST, s s, 320 e 18th av, four 2-sty frame dwellings, 15x52, rubberoid roof, 2 families each; total cost, $11,200; owners, Ulster Constn. Co., 200 East 7th st; architects, Slee & Bryson, 154 Montague st. Plan No. 4645.

BAY 50TH ST, n s, 309 e Harway av, 1-sty frame dwelling, 16x35, — roof, 1 family; cost, $600; owner, Concetta Tripoldi, on premises; architect, Maurice P. O'Connor, 5 St. Brinden ter. Plan No. 4629.

SURF AV, s s, 100 w West 35th st, 2-sty frame dwelling, 15x32, — roof, 2 families; cost, $1,800; owner, Wm. Stevenson, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4627.

91ST ST, s s, 67.10 w 11th av; 1-sty frame dwelling, 14x25, shingle roof; 1 family; cost, $500; owner, Andrew Forsick, 292 2d av, Manhattan; architect, Harry Rocker, 371 Fulton st. Plan No. 4655.

N J AV, w s, 20 n Fulton st, four 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost, $18,000; owner, Saml. P. Brothers, 96 New Jersey av; architect, P. Millman, 1780 Pitkin av. Plan No. 4654.

SCHENCK AV, e s, 165 n Vienna av, 2-sty frame dwelling, 20x55, slag roof, 2 families; cost, $4,000; owner, Raffole Miransla, 37 Liberty av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 4685.

PRESIDENT ST, s s, 223.6 w New York av, 2-sty brick dwelling, 23x69, slag roof, 2 fami-


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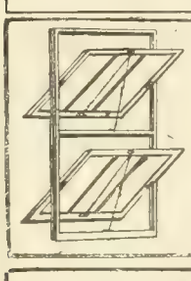
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*Plans Filed, New Buildings, Brooklyn (Cont'd)*

Inc., roof, $1,500; owner, Harris Bldg. Co., 180 Montague st.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4721.

WEST 30TH ST, e s, 40 n Surf av, three 2-sty frame dwellings, 21x20, shingle roof, 2 families each; total cost, $2,400; owner, Wm. Cumming Surf Av & West 30th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4731.

EAST 59TH ST, w s, 100 s Av M, four 1-sty brick dwellings, 22x28, shingle roof, 1 family each; total cost, $10,000; owner, Flatbush Development Co., 175 Remsen st; architect, M. D. Morrill, 1201 Pennsylvania av, Washington, D. C. Plan No. 4707.

62D ST, s s, 260 w 14th av, 1-sty frame dwelling, 19.11x24.11, tin roof, 1 family; cost, $900; owner, Carmine Festo, 1354 62d st; architect, Angelo H. Martire, 6005 14th av. Plan No. 4722.

STUYVESANT AV, s e cor Decatur st, 3-sty brick dwelling, 62.6x82.6, —— roof, 1 family; cost, $35,000; owner, Otto Ludenberg, 114 Bainbridge st; architect, Kirby & Pettit, 103 Park av, New York. Plan No. 4706.

20TH AV, e s, 70 s 86th st, 2-sty brick dwelling, 22x42, gravel roof, 1 family; cost, $3,800; owner, Mrs. Mary S. Waldron, 720 Riverside dr, New York; architect, Theo. Bennett, 3d av, cor 52d st. Plan No. 4729.

FACTORIES AND WAREHOUSES.

GARFIELD PL, s s, 346 w 5th av, 1-sty frame storage, 20x50, gravel roof; cost, $400; owner, Victor Simonelli, 284 1st st; architect, W. J. Conway, 400 Union st. Plan No. 4678.

HOSPITALS AND ASYLUMS.

RAYMOND ST, n e cor DeKalb av, 5-sty brick hospital, 37.4x125.6, tile roof; cost, $135,000; owner, Bklyn Hospital, 26 Bway, Manhattan; architect, Lord Hewlett & Tallant, 345 5th av. Plan No. 4696.

SCHOOLS AND COLLEGES.

WEST 1ST ST, w s, 485.9 s Sheepshead Bay, 4-sty brick school, 60x112.4, slag roof; cost, $180,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 4702.

STABLES AND GARAGES.

65TH ST, n s, 190 E 13th av, 1-sty frame stable, 20x14; tin roof; cost, $400; owner, Salvatore Eora, 64th st & 13th av; architect, C. A. Olsen, 1314 70th st. Plan No. 4652.

HOWARD AV, e s, 150 S. Pitkin av, 1-sty brick garage, 25x60; slag roof; cost, $1,500; owner, Adolph I. Rudolph, Howard av; architect, L. Danancher, 375 Fulton st, Queens. Plan No. 4661.

55TH ST, 1541, 1-sty frame garage, 12x20, shingle roof; cost, $350; owner, Harry E. French, on premises; architect, same. Plan No. 4568.

AV J, 1714, 1-sty frame garage, 14x20, shingle roof; cost, $750; owner, Wm. A. Corpeion, premises; architect, S. S. Cutting, 1721 Av J. Plan No. 4561.

STONE AV, e s, 70 n Liberty av, 1-sty brick garage, 20x100, —— roof; cost, $6,000; owner, Saml. Silverman, 257 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4595.

AV L, n s, 115 e Ocean Pkway, 1-sty brick garage, 36x43.6, slag roof; cost, $2,500; owner, Geo. Kuchuber, on premises; architect, Wm. Richter, 4411 18th av. Plan No. 4705.

15TH AV, 4612, 1-sty frame garage, 9.4x10, shingle roof; cost, $500; owner, Rose Harris, on premises; architect, W. Eisenla, 16 Court st. Plan No. 4710.

STORES AND DWELLINGS.

CHURCH AV, n s, 80 e N. Y. av, 2-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $6,000; owner, Leon Pashcoff, 3305 Church av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4669.

FULTON ST, nw cor N. J. av, 3-sty brick store and dwelling, 20x69, 2 families, slag roof; cost, $8,000; owner, Saml. P. Brothers, 96 N. J. av; architect, P. Millman, 1789 Pitkin av. Plan No. 4655.

STORES, OFFICES AND LOFTS.

LIVINGSTON ST, sw cor Smith st, 1-sty brick office, 60x44.6; tile roof; cost $30,000; owner, Product Loan Society, 346 4th av, Manhattan; architects, Renwick, Aspinwall & Tucker, 346 4th av, Manhattan. Plan No. 4659.

STORES AND TENEMENTS.

COOPER ST, n s, 123 w Knickerbocker av, 3-sty brick tenement, 25x78, slag roof, 6 families; cost, $7,500; owner, Meyer Silver, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4563.

RALPH AV, n e cor Park pl, 4-sty brick tenement, 55.7x90, slate roof, 23 families; cost, $45,000; owner, Frank Berlenbach, 36 Suydam st; architect, Adam E. Fischer, 373 Fulton st. Plan No. 4578.

SURF AV, s s, 40 e West 31st st, 1-sty frame store, 15.4x18.5, asbestos roof; cost, $350; owner, Margt. A. Clemenay, 334 Sumner av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4564.

RALPH AV, e s, 55.7 n Park pl, three 4-sty brick stores and tenements, 50x89, slate roof, 22 families each; total cost, $105,000; owner, Frank Berlenbach, 34 Suydam st; architect, Adam E. Fischer, 373 Fulton st. Plan No. 4579.

CAMBRIDGE PL, w s, 285.4 s Gates av, two 4-sty brick tenements, 52.6x81, slag roof, 20 families each; total cost, $7,000; owner, Morris Jarcho 2 West 11th st, Manhattan; architects, Cohn Bros., 361 Stone av. Plan No. 4593.

COLUMBIA ST, e s, 60 s Huntington st, 3-sty brick tenement, 30x52, slag roof, 3 families; cost, $5,000; owner, Sadie Marcello, 232 Van Brunt st; architect, W. T. McCarthy, 16 Court st. Plan No. 4612.

SO. 4TH ST, s s, 95.10 E. Havemeyer st, 6-sty brick tenement, 38.4x94.6; slag roof, 28 families; cost, $35,000; owner, P. Levy Const. Co., on premises; architect, Louis A. Sheinart, 194 Bowery, Manhattan. Plan No. 4674.

THEATRES.

SURF AV, s s, 40 e West 31st st, open air theatre, 25x122, —— roof; cost, $2,000; owner, Margt. A. Clemenay, 334 Sumner av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4565.

16TH AV, e s, 50 n 43d st, 1-sty brick theatre, 42.8x100, slag roof; cost, $7,500; owner, Fredk. Wilms, 672 President st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4708.

MISCELLANEOUS.

95TH ST, s s, 162 e 4th av, 3-sty brick convent, 38.4x57.6, —— roof; cost, $1,000; owners, Sisters of St. Dominick, on premises; architect, F. J. Berlenbach, 260 Graham av. Plan No. 4559.

RAYMOND ST, n e cor DeKalk av, 4-sty brick dormitory, 119x70, tile roof; cost, $90,000; owner, Bklyn Hospital, 26 Bway, Manhattan; architect, Lord, Hewlett & Tallant, 345 5th av. Plan No. 4697.

METROPOLITAN AV, n s, 148.3 w Bedford av, 3-sty brick convent, 36x43.6, slag roof; cost, $10,000; owner, Rev. A. J. Jarka, 184 Metropolitan av; architect, J. S. Kennedy, 157 Remsen st. Plan No. 4704.

## Queens.

DWELLINGS.

COLLEGE POINT.—12th st, w s, 150 n 7th av, 2-sty frame dwelling, 20x28, shingle roof, 1 family, steam heat; cost, $2,700; owner, J. Tracy, 21 12th st, College Point; architect, E. Leo McCracken, College Point. Plan No. 2244.

CORONA.—Steenwyck st, w s, 233 s Hayes av, 2-sty frame dwelling, 17x36, shingle roof, 1 family, steam heat; cost, $1,800; owner, Louisa A. Helm, 122 44th st, Corona; architect, Wm. Helm, 13½ West Jackson av, Corona. Plan No. 2246.

CORONA.—Vine st, w s, 446 s Grand av, two 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, $9,200; owner, J. Gallo, 14 Locust st, Corona; architect, C. L. Varrone, Corona av, Corona. Plans Nos. 2233-2234.

ELMHURST.—Hanover av, w s, 60 n Evergreen av, 2-sty frame dwelling, 32x32, tin roof, 2 families; cost, $3,000; owner, Charles H. Schneider, 29 Albertus av, Elmhurst; architect, Edw. Schneider, same address. Plan No. 2239.

ELMHURST.—Meyer av, w s, 271 n Woodside av, 2½-sty frame dwelling, 24x27, shingle roof, 1 family, steam heat; cost, $3,000; owner, H. P. Voss, 1178 Clay av, Bronx; architect, W. S. Moore, 30 East 42d st, Manhattan. Plan No. 2242.

RICHMOND HILL.—Chestnut st, w s, 100 n Belmont av, 2-sty frame dwelling, 20x56, tin roof, 2 families, steam heat; cost, $3,500; owner, W. C. Johnson, 936 Chestnut st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 2236.

COLLEGE POINT.—13th st, e s, 100 n High st, 2-sty frame dwelling, 42x50, tin roof, 2 families; cost, $6,800; owner, Wm. Mohrman, 6th st and 2d av, College Point; architect, H. T. Morris, 13th st, College Point. Plan No. 2223.

COLLEGE POINT.—13th st, 28, 2½-sty frame dwelling, 21x40, shingle roof, 2 families; cost, $4,000; owner, P. Sperling, 26 13th st, College Point; architect, John G. Pfuhler, 14 12th st, College Point. Plan No. 2221.

CORONA.—Central av, s w s, 50 s Locust st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $4,000; owner, Pastore Grannunzia, 41 Locust st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2232.

EDGEMERE.—Lincoln av, n s, 1,572 w Wavecrest av, 1-sty frame dwelling, 24x40, shingle roof, 1 family; cost, $3,000; owner, Mrs. Marie C. Connolly, 117 5th st, Manhattan; architects, Howard & Callmann, Far Rockaway. Plan No. 2215.

FLUSHING.—14th st, e s, 350 n Myrtle av, two 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, $4,000; owner Edward Richardson, 45 Percy st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plans Nos. 2229-30.

FOREST HILLS.—Slocum Crescent, n s, 100 e Bow st, 2½-sty tile dwelling, 22x41, tile roof, 1 family, steam heat; cost, $6,000; owner, Katherine Lines, 20 West 43d st, Manhattan; architect, G. Atterbury, 20 West 43d st, Manhattan. Plan No. 2227.

JAMAICA.—Bandamn av, s s, 25 e Henry st, 2½-sty frame dwelling, 20x44, slag roof, 2 families; cost, $3,000; owner, Stanlius Kowecki, 42 Henry st, Jamaica. Plan No. 2228.

MALBA.—Malba drive, w s, 400 n Summit pl, 2-sty frame dwelling, 61x34, shingle roof, 1 family, water heat; cost, $12,000; owner, R. W. Sampson, Vanderbilt Hotel, Manhattan; architect, H. P. Knowles, 1170 Broadway, Manhattan. Plan No. 2225.

MASPETH.—Jefferson av, e s, 1,037 n Grand av, 1-sty frame dwelling, 20x36, shingle roof, 1 family; cost, $1,200; owner, Geo. Mertz, 10 Charles st, Manhattan; architect, R. S. Baker, 375 Fulton st, Brooklyn. Plan No. 2224.

ARVERNE.—Remington av, w s, 360 s Amstel blvd, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat (4 houses); cost, $8,000; owner, Mrs. E. Weissbroch, Arverne; architect, E. F. Cojean, Arverne. Plan Nos. 2263-64.

COLLEGE POINT.—College av, w s, 77 s Monument av, 2½-sty frame dwelling, 22x31, shingle roof, 1 family, steam heat; cost, $3,300; owners, J. & A. Bauer, 31 11th st, College Point; architect, P. Schreiner, College Point. Plan No. 2269.

JAMAICA.—Victoria st, w s, 975 n Degraw av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $2,800; owner, James Canfield, 328 Fulton st, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 2258.

JAMAICA.—Clinton av, w s, 100 s Glenn av, two 2½-sty frame dwellings, 22x34, shingle roof, 1 family; cost, $9,000; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan Nos. 2254-55.

JAMAICA. Max Weber av, e s, 309 n Fulton st, five 2 sty frame dwellings, 20x32, slag roof, 1 family; cost, $12,500; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2255.

JAMAICA. Mitchell av, n s, 375 w Jeffrey av, two 2½ sty frame dwellings, 18x32, shingle roof, 1 family, steam heat; cost, $4,600; owners, Lashen Bros., George and Franklin sts, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plans Nos. 2256-2257.

RICHMOND HILL. Sherry st, s s, 100 w Grant av, four 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $8,800; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2259 to 2262.

CORONA. 44th st, e s, 260 n Jackson av, three 2½-sty brick dwellings, 20x50, slag roof, 2 families; cost, $10,500; owner, Frank Cerra, 86 Oak st, Corona; architect, A. DeBlasi, Jackson av, Corona. Plan Nos. 2290-91-92.

CORONA.—Queens st, w s, 125 s Jackson av, 2-sty frame dwelling, 22x50, tin roof, 2 families, water heat; cost, $4,500; owner, Mrs. Welsh, 21 Orchard st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2295.

CORONA.—47th st, w s, 259 s Jackson av, two 2-sty brick dwellings, 40x34, tin roof, 1 family; cost, $6,400; owner, T. Gage, 29 Park av, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 2282.

ELMHURST.—Ivy st, s s, 275 n Toledo av, 2½-sty frame dwelling, 17x32, shingle roof, 1 family, steam heat; cost, $3,000; owner and architect, J. Simkin, East Grand av, Corona. Plan No. 2277.

FLUSHING.—28th st, n e cor Broadway, 2½-sty frame dwelling, 30x32, shingle roof, 1 family, water heat; cost, $3,600; owner, N. Berth, Flushing; architect, Chas. Spaeth, Flushing. Plan No. 2302.

FOREST HILLS.—Slocum Crescent, s e s, 156 w Burns st, 2½-sty tile dwelling, 22x36, tin roof, 1 family, steam heat; cost, $7,500; and Underwood st, s s, 140 w Burns st, 2½-sty tile dwelling, 27x36, tile roof, 1 family, steam heat; cost, $7,500; owner and architect, Sage Foundation Home Co., Forest Hills. Plan Nos. 2286-87.

L. I. CITY.—Grace st, e s, 225 s Broadway, 2-sty frame dwelling, 20x40, tin roof, 2 families, water heat; cost, $3,200; owner, Joseph Tary, 398 Flushing av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2294.

SPRINGFIELD.—Willow pl, w s, 155 n Broadway, 2½-sty brick rectory, 36x40, shingle roof, water heat; cost, $9,000; owner, St. Mary's Magdelena Church, premises; architects, P. Tillion & Sons, 381 Fulton st, Brooklyn. Plan No. 2276.

WHITESTONE.—Bayview av, w s, 125 n 3d st, 2½-sty frame dwelling, 18x24, shingle roof, 1 family; cost, $1,800; owner, Mrs. A. Reitz, 104 West 16th st, Manhattan; architect, S. S. Larman, Whitestone. Plan No. 2289.

WOODHAVEN.—Vendeveer av, n w cor Atlantic av, eleven 2-sty brick dwellings, 18x36, slag roof, 1 family; cost, $84,000; owner, Inovation Homes Co., 1225 Av G, Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan Nos. 2278-79.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Ridge st, n e cor Sherman st, 1-sty brick factory, 50x100, slag roof; cost, $10,000; owner, J. Kleine, 82-84 Broadway, L. I. City; architect, F. Braun, 585 9th av, L. I. City. Plan No. 2271.

STABLES AND GARAGES.

GLENDALE.—Fresh Pond rd, e s, 250 s Myrtle av, 1-sty frame garage, 38x20, slag roof; cost, $400; owner, P. Hesper, premises. Plan No. 2245.

RICHMOND HILL.—Greenwood av, w s, 350 s Lexington st, 1-sty frame garage, 12x18, tin roof; cost, $200; owner, Ella A. W. Brown, premises; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 2237.

ROCKAWAY BEACH.—Lefferts av, s s, 101 e Ovean View av, 1-sty frame garage, 12x16, slag roof; cost, $100; owner, J. M. Klatz, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 2235.

WHITESTONE.—22d st, s w cor 8th av, 1-sty frame garage, 18x18, shingle roof; cost, $400; owner, Chas. F. O'Donnell, premises. Plan No. 2243.

FLUSHING.—Amity st, s e cor Main st, 1-sty frame garage, 14x18, tin roof; cost, $150; owner, P. Bach, premises. Plan No. 2231.

RICHMOND HILL.—Walnut st, w s, 150 n Fulton st, 1-sty frame garage, 12x18, shingle roof; cost, $100; owner, C. P. Stanson, premises. Plan No. 2226.

L. I. CITY.—10th av, w s, 382 n Jamaica av, 1-sty frame stable, 9x19, gravel roof; cost, $150; owner, C. Swan, 365 10th av, L. I. City. Plan No. 2265.

RIDGEWOOD.—Seneca av, w s, 25 n Harman st, 1-sty brick garage, 25x100, slag roof; cost, $3,000; owner, Thomas Erda, 537 Bleecker st, Brooklyn; architect, L. Berger & Co., Myrtle av and Cypress av, Ridgewood. Plan No. 2251.

JAMAICA.—Barrett st, e s, 220 n Hillside av, 1-sty frame garage, 30x15, shingle roof; cost, $200; owner, Theo. Cummins, premises; architect, L. Olsen, 86 Horton av, Elmhurst. Plan No. 2293.

ROCKAWAY PARK.—Bayside drive, s s, 100 e 8th av, 1-sty frame garage, 15x20, shingle roof; cost, $150; owner, D. Frey, premises. Plan No. 2283.

STORES AND DWELLINGS.

BAYSIDE.—10th st, s w cor Broadway, 1-sty frame store, 20x32, slag roof; cost, $500; owner, Mary A. Smith, premises; architect, J. C. Cocker, 2017 5th av, Manhattan. Plan No. 2214.

JAMAICA.—Jamaica av, three 3-sty brick store and dwellings, 20x60, slag roof, 2 famililes; cost, $15,000; owner, Charles Boos, Chichester av, Morris Park; architect, Henry Lunning, 68 Leggett pl, Woodhaven. Plan Nos. 2216-17-18.

CORONA.—Shell rd, s s, 75 w Evergreen av, 3-sty brick store and dwelling, 25x55, slag roof, 2 families; cost, $7,000; owner, Chas. Maas, 62 W. Jackson av, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2285.

STORES, OFFICES AND LOFTS

FAR ROCKAWAY. Beach blvd, n e, 20 e 16th st, 1-sty frame office, 12x18, tin roof; cost, $250; owner, Beachland Realty Co., premises. Plan No. 2240.

MIDDLE VILLAGE.—Wayne st, s w cor Hinman st, 1-sty frame store, 15x25, tin roof; cost, $300; owners, Gelb, Diskell & Fishman, 56 Boerum st, Brooklyn. Plan No. 2281.

WOODHAVEN.—Jamaica av, s s, 332 w Fulton st, 1-sty brick office, 14x14, slag roof; cost, $150; owner, J. Falkenberg, Woodhaven. Plan No. 2249.

CORONA.—Jackson av, s e cor Grant st, 1-sty frame office, 16x26, tin roof; cost, $300; owner, New Dio Construction Co., 29 East Jackson av, Corona; architect, A. DeBlasi, Corona. Plan No. 2273.

RIDGEWOOD.—Myrtle av, s s, 96 w Madison st, 1-sty brick post office, 66x64, slag roof; cost, $40,000; owner, Welz & Zerweck, Myrtle and Wyckoff avs, Brooklyn; architects, Shampan & Shampan, Brooklyn. Plan No. 2275.

STORES AND TENEMENTS.

EVERGREEN.—Stephen st, n s, 95 w Forest av, two 3-sty brick tenements, 31x78, slag roof, 6 families; cost, $20,000; owner, Jacob Erbach, 970 Forest av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 2252.

L. I. CITY.—15th av, s w cor Grand av, four 3-sty brick store and tenements, 25x75, slag roof, 4 and 6 families; cost, $38,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plans Nos. 2266-67-68.

RIDGEWOOD.—Catalpa av, s s, 91 e Seneca av, two 3-sty brick tenements, 30x64, slag roof, 6 families; cost, $15,000; owner, Cornelius Werburg, 399 Fresh Pond rd, Brooklyn; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 2247.

L. I. CITY.—5th av, w s, 100 n Jamaica av, two 4-sty brick tenements, 25x73, slag roof, 8 families; cost, $22,000; owner, Wm. Z. Partello, 1175 Lawrence st, Bronx; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 2274.

MISCELLANEOUS.

FLUSHING.—Main st, 27, 1-sty frame shed, 30x35, tin roof; cost, $350; owner, J. Reisenberger, premises. Plan No. 2241.

JAMAICA.—Hillside av, s w cor Jeffrey av, frame billboard, 155x8; cost, $155; owner, O. J. Gude Co., 42d st, Manhattan. Plan No. 2240.

OZONE PARK.—Lawn av, w s, 200 n Jerome av, new brick foundation; cost, $250; owner, T. Pagno, premises. Plan No. 2238.

WOODHAVEN.—Shoe and Leather st, s e cor 3d st, 1-sty brick bakery, 25x34, slag roof; cost, $700; owner, Rosa Wella, 3938 Broadway, Woodhaven; architect, Jos. Monda, 3938 Broadway, Woodhaven. Plan No. 2220.

L. I. CITY.—Boulevard, e s, 100 s Potter av, 1-sty frame shed, 24x24, tin roof; cost, $250; owner, American Bridge Co., 30 Church st, Manhattan. Plan No. 2270.

COLLEGE POINT.—19th st, 1,200 s 3d av, greenhouse, 76x200, glass roof; cost, $6,000; owner, Anton Schulthous, 316 19th st, College Point. Plan No. 2280.

CORONA.—48th st, w s, 137 n Jackson av, 1-sty frame barn, 19x16, tin roof; cost, $200; owner, Rocco DeMiao, 120 48th st, Corona; architect, A. DeBlasi, Corona. Plan No. 2272.

## Richmond.

DWELLINGS.

HOLTON ST, e s, 200 s Herbert av, Tottenville, 1½-sty frame dwelling, 20x22; cost, $1,970; owner, Mrs. Emma Drumm, Richmond; builder, Geo. B. Carr, Huguenot Park. Plan No. 586.

JOHN ST, s s, 350 e Rossville av, Rossville, 1-sty frame bungalow, 24x24; cost, $1,000; owner, Minnie Jellicks, Rossville; builder, Stanley Pollion, Rossville. Plan No. 584.

MINNA ST, 100 s Cornelia av, South Beach, 1½-sty frame dwelling, 32x44; cost, $1,500; owner and builder, Peter J. Hagan, 41 Whittaker pl, Garrettstown, N. Y.; architect, Radford Architectural Co., 345 5th av. Plan No. 590.

# PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposals for Repairs to 12" Water Main Under River at the Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Monday, July 27th, 1914, when they will be opened and read publicly. Proposals shall be enclosed in envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by certified check in the sum of 5% of the amount of bid. Contractor to whom the award is made shall be required to furnish surety company bid in the sum of 50% of the amount of contract within thirty days after official notice of award of contract, in accordance with the terms of specification No. 2003. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y.; at the office of the State Hospital Commission, 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., July 6th, 1914.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

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*Plans Filed, New Buildings, Richmond (Cont.).*

SAND ST, e s, 300 s Ennis st, Port Richmond, 2-sty frame dwelling, 17x40; cost, $1,800; owner, Victor Tybunski, on premises; architect, T. C. Larsen, Port Richmond; builder, John S. Lawson, Port Richmond. Plan No. 577.

SEAFOAM ST, w s, 100 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x27; cost, $254; owner, F. A. Reddall, New Dorp; architect and builder, McCourt Bros., Inc., South Beach. Plan No. 601.

1ST ST, 100 e Maple av, Midland Beach, 1-sty frame bungalow, 12x29; cost, $300; owner and builder, George Labach, 649 So. 14th st, Newark, N. J. Plan No. 593.

2D ST, n s, 160 e Elm av, Midland Beach, 1-sty frame bungalow, 14x20; cost, $350; owner, W. Kirk, 232 Leslie st, Newark, N. J.; builder, H. N. Hollister, Midland Beach. Plan No. 592.

2D ST, n s, 160 w Central av, New Dorp Manor, 2-sty frame dwelling, 21x25; cost, $1,500; owner, Jas. McCaffrey, Stapleton; architect and builder, Thos. Cummings, Stapleton. Plan No. 602.

2D ST, n s, 150 w Oak st, Midland Beach, 1-sty frame bungalow, 14x34; cost, $300; owner, Maggie Kelton, 614 Ocean av, Jersey City; builder, Chas. Kelton, 614 Ocean av, Jersey City. Plan No. 598.

7TH ST, w s, 303 n Midland av, Beach Park, 1-sty frame bungalow, 12x22; cost, $275; owner, Mrs. M. De Serres, 510 Manhattan av; builder, Otto Kalson, Midland Beach. Plan No. 578.

ATLANTIC AV, w s, 180 s Surf av, Rosebank, 2-sty brick dwelling, 25x50; cost, $3,000; owner and builder, R. Capieto & F. Plastino, care architects, De Rose & Cavalieri, 2333 1st av, Manhattan. Plan No. 580.

BREHAUT AV, w s, 400 s Amboy rd, Tottenville, 2-sty frame dwelling, 30x26; cost, $3,000; owner, S. Eilenberger, Tottenville; architect and builder, Depew & Jensen, Tottenville. Plan No. 576.

CASTLETON AV, n s, 100 w Broadway, Port Richmond, 2¼-sty frame dwelling, 20x45; cost, $3,000; owner, W. F. Gordier, Port Richmond; architect and builder, John O. Johnson, Port Richmond. Plan No. 582.

EGBERT AV, s s, 350 e Manor rd, New Brighton, 2-sty frame dwelling, 26x28; cost, $4,400; owner, W. Krone, 481 Forest av; architect, John P. From, Port Richmond; builder, Gus Erickson, Port Richmond. Plan No. 595.

HARRISON AV, n s, 55 e Elm st, Port Richmond, 2½-sty frame dwelling, 20x45; cost, $3,500; owner, Ben Gunderson, Port Richmond; architect and builder, O. O. Odegaard, Port Richmond. Plan No. 591.

PUTNAM PL, s s, 220 e Lincoln av, Midland Beach, three 1-sty frame bungalows, 10x15; total cost, $300; owner and builder, B. B. Babbitt, New Brighton. Plan No. 594.

ROMA AV, w s, 180 from Marine way, New Dorp, 1-sty frame bungalow, 16x20; cost, $200; owner and builder, V. Julino, 924 Flushing av, Brooklyn. Plan No. 579.

WINAN AV, w s, 378 s Boulevard, Great Kills, 1-sty frame bungalow, 16x24; cost, $338; owner, D. Colton, Great Kills; builder, W. Peters, Great Kills. Plan No. 581.

CAMP MIDLAND, e of Boardwalk, Midland Beach, 1-sty frame bungalow, 12x14; cost, $125; owner and builder, John L. Tate, Jr., 98 Lexington av, Jersey City. Plan No. 588.

CEDAR GROVE BEACH, 1-sty frame bungalow, 24x20; cost, $300; owner, E. T. Enthoren, Cedar Grove Beach; builder, Thos. Sanjour, New Dorp Beach. Plan No. 583.

STABLES AND GARAGES.

BROAD ST, 83, Stapleton, 1-sty brick garage, 19x22; cost, $450; owner, M. L. Zeyhle, Stapleton; builder, Jas. Thompson, Stapleton. Plan No. 600.

COLLEGE AV, s s, 50 w New York pl, Westerleigh, 1-sty frame garage, 12x12; cost, $300; owner, A. L. Prall, on premises; builder, John P. From, Port Richmond. Plan No. 597.

REAR OF 175 POST AV, New Brighton, 1-sty frame garage, 10x15; cost, $100; owner, Gus Illers, West New Brighton; builder, C. Davis, Port Richmond. Plan No. 599.

MISCELLANEOUS.

VAN DUZER ST, w s, 540 n Boring pl, Stapleton, stone retain wall; cost, $150; owner, Ludwig Raschle, Stapleton; builder, R. Langere, Rosebank. Plan No. 587.

BROADWAY, w s, 200 n James st, Tottenville, 1-sty hollow tile boiler house, 50x44; cost, $1,000; owner, Atlantic T. C. Co., Tottenville; architect and builder, Thos. Cummings, Stapleton. Plan No. 603.

1ST AV, s s, 130 w Jersey st, New Brighton, frame retaining wall; cost, $250; owner, Max Ginzburg, New Brighton; builder, J. Ball, Tompkinsville. Plan No. 596.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

CARMINE ST, 63, partitions to 5-sty brick store and tenement; cost, $50; owner, Chas. Decker Estate, 119 Nassau st; architect, J. P. Voelker, 979 3d av. Plan No. 2572.

CHAMBERS ST, 105-107, and 89-91 Reade st, reset doors to 5-sty brick stores, offices and lofts; cost, $200; owner, Wm. H. Cary, 200 Fulton st, Brooklyn; architect, Ernest Greene, 5 Beekman st. Plan No. 2566.

DELANCEY ST, 120, extension to 5-sty brick stores and tenement; cost, $300; owner, Katie Finkelstein, 325 2d av; architect, Morris Schwartz, 194 Bowery. Plan No. 2590.

DOWNING ST, 58, partitions to 3-sty brick tenement; cost, $115; owner, Estate of Ebenezer Bailey, 395 Canal st; architect, J. Chas. Hankinson, 147 Watts st. Plan No. 2597.

FERRY ST, 30-38, fire escapes, fireproof doors to two 10-sty brick factories and lofts; cost, $2,000; owner, Chas. A. Schieren Co., 30-38 Ferry st; architect, Peter J. McKeon, Bureau of Fire Engineering, 13-21 Park Row. Plan No. 2630.

HESTER ST, 167, partitions to 3-sty brick stores and dwelling; cost, $800; owner, Adelina Anselmi, 167 Hester st; architect Jacob Fisher, 25 Av A. Plan No. 2604.

HOUSTON ST, 158-160 E., doorway, fireproof door to 4-sty brick store and tenement; cost, $100; owner, Strong & Spitzer, 158 East Houston st; architect, Otto Reissmann, 30 1st st. Plan No. 2622.

LAFAYETTE ST, mason work, metal covering to 8-sty brick store and lofts; cost, $1,000; owner, Frank J. Jones, 54 Bleecker st; architect, George Hof, Jr., 371 East 158th st. Plan No. 2583.

NEW ST, 56, stairway to 5-sty brick office building; cost, $200; owner, Standard Oil Co. of New York, 26 Broadway; architect, C. A. Ellis, 26 Broadway. Plan No. 2608.

SUFFOLK ST, 171-173, connecting extension to three 1, 3 and 4-sty brick buildings; cost, $15,000; owner, Louis Krollberg, 299 Broadway; architect, Samuel Sass, 32 Union sq. Plan No. 2580.

WALKER ST, 55, fire escapes to 5-sty brick store and factory; cost, $500; owner, William H. White, 299 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2594.

WALL ST, 3-5-7, removal of encroachment to 12-sty brick offices; cost, $500; owner, Estate of W. Wheeler Smith, 7 Wall st; architect, Mason R. Strong, 7 Wall st. Plan No. 2605.

WATER ST, 153, new window and door to 5-sty brick lofts; cost, $150; owner, John Carle, 153 Water st; architect, F. H. Bosworth, Jr., 1170 Broadway. Plan No. 2561.

7TH ST, 101 East, extension to 3-sty brick tenement cost, $800; owner, Bertha A. Turkel, 101 East 7th st; architect, Jos. J. Eberle, 489 5th av. Plan No. 2633.

12TH ST, 348 West, alter foundry into 3-sty brick stable and apartments; cost, $8,000; owner, Marie Tutman, 348 West 12th st; architects, Beineix & Lewis, 243 West 53d st. Plan No. 2564.

14TH ST, 328 West, partitions, dumbwaiter shaft, tile floor, windows to 4-sty brick rectory; cost, $1,500; owner, St. Bernard's R. C. Church, 328 West 14th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2578.

14TH ST, 5 East, fireproof passageway to 4-sty brick offices and stores; cost, $300; owner, William Baker, 5 East 14th st; architect, Cohen & Felsch, 329 4th av. Plan No. 2623.

18TH ST, 36 West, board partition to 12-sty brick stores and lofts; cost, $25; owner, A. D. Juilliard, 70 Worth st; architect, Samuel W. Eckman, 11 Markwood rd, Forest Hills, Brooklyn. Plan No. 2575.

19TH ST, 39 East, pent house, sprinkler system, metal doors, fireproofing, sliding stairway to 8-sty brick loft and factory; cost, $5,000; owner, Estate of Thos. Adams, Edw. W. Sheldon, 45 Wall st; architect, Jos. W. Davis, Jr., 48 St. Nicholas av. Plan No. 2606.

23D ST, 119-21 West, elevator shaft, fire doors to 10-sty brick store and lofts; cost, $1,200; owner, Isaac H. Clothier, 8th & Walnut sts, Philadelphia, Pa.; architect, Archie W. Schwartz, 162 West 20th st. Plan No. 2632.

23D ST, 55-59 West, removal of encroachment to 2 and 4-sty brick exhibition building; cost, $400; owner, Eden Musee American Co., 50 West 23d st; architect, Archie W. Schwartz, 162 West 20th st. Plan No. 2631.

24TH ST, 162 East, window opening to 2-sty brick stable; cost, $200; owners, Fiss, Doerr & Carroll Horse Co., 153 East 24th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2574.

27TH ST, 154-156 West, mason work, cement sidewalk, iron steps to 7-sty brick stores and factory; cost, $500; owner, David Steiner, 115 West 30th st; architect, John M. Francis, 111 Broadway. Plan No. 2570.

28TH ST, 42-44-46 East, converting hotel into 6-sty brick hotel and stores; cost, $5,000; owner, Max Boehm, 99 Nassau st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 2642.

29TH ST, 167 West, removal of encroachment to 3-sty brick store and dwelling; cost, $250; owner, Louis Chardon, 277 President st, Brooklyn; architect, W. J. Conway, 499 Union st, Brooklyn. Plan No. 2568.

29TH ST, 42 West, removal of encroachment to 3-sty brick store and lofts; cost, $250; owner, Frank G. Riderbock, 157-159 West 36th st; architect, W. G. Clark, 438 West 40th st. Plan No. 2603.

29TH ST, 102 West, mason work to 5-sty brick tenement; cost, $250; owner, James Slater, 1123 Broadway; architect, James W. Cole, 403 West 51st. Plan No. 2589.

29TH ST, 104-112 West, removal of encroachments, store front, galv. iron cornice to five 3-sty brick stores, offices and dwellings; cost, $1,000; owner, Albert E. Reinthal, 10 West 93d st; architect, Christian H. Lang, 131 West 58th st. Plan No. 2618.

30TH ST, 114 West, 1-sty addition, elevator, stairs, fire escape to 2-sty brick garage; cost, $8,000; owner, J. J. Oakley Rhinelander, 27 William st; architect, Taylor & Levi, 105 West 40th st. Plan No. 2617.

32D ST, 43-45-47 West, store, front, floor beams, mason work, resetting of columns, cornices and steps to 12-sty brick apartment hotel; cost, $1,000; owner, Grunert Realty Corporation, 172 9th av; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 2635.

33D ST, 25 West, vault, light, steps to 8-sty brick stores and offices; cost, $350; owner, William Waldorf Astor, Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2612.

33D ST, 1-19 West, vault, lights, steps to 10 and 15-sty brick hotel; cost, $13,000; owner, William Waldorf Astor, Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Eurrowes, 410 West 34th st. Plan No. 2613.

33D ST, 33 West, removal of encroachment to 3-sty brick dwelling; cost, $285; owner Godtfue Waldaum, 258 Broadway; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 2595.

33D ST, 32-36 West, removal of encroachment to 6-sty brick store and lofts; cost, $1,000; owner, Emily B. Hopkins, 1 East 56th st; architect; Oliver Ravekes, 24 West Houston st. Plan No. 2573.

34TH ST, 208 West, doorway to 4-sty brick residence; cost, $45; owner, Hartford Realty Co., 47 Cedar st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 2625.

34TH ST, 455 West, 1-sty addition to 3-sty brick dwelling; cost, $2,500; owner, Dr. Robt. Stanley Bickley, 455 West 34th st; architect, W. G. Clark, 438 West 40th st. Plan No. 2619.

35TH ST, 314-316 East, converting storage house into one-car garage; cost, $500; owner, West Farms Presbyterian Church, Irving M. Shaw, 310 East 23d st; architect, W. W. Knowles, 37 West 39th st. Plan No. 2627.

39TH ST, 239-241 West, extension, elevator to 11-sty brick factory; cost, $10,000; owner, McGraw Realty Co., 239 West 39th st, Jas. H. McGraw, president; architects, Jackson, Rosencrans & Waterbury, 1328 Broadway. Plan No. 2598.

47TH ST, 3 East, and 48TH ST, 4 East, 1-sty extension to two 4-sty brick store buildings; cost, $5,000; owner, Robert Goelet, 9 West 17th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 2577.

57TH ST, 514-516 West, enlargement of window openings, fireproof door to 8-sty brick lofts; cost, $1,000; owner, Gustav Schock, 514-522 West 57th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2638.

59TH ST, 238-240 East, partition, skylight to 2-sty brick school; cost, $50; owner, Bloomingdale Bros., 3d av and 59th st; architect, John V. Van Pelt, 381 4th av. Plan No. 2629.

60TH ST, 141 West, new store front to 5-sty brick tenement; cost, $50; owner, Dorothea E. Egner & Alexander List, 670 9th av; architect, Jno. H. Knubel, 305 West 43d st. Plan No. 2565.

63D ST, 146-150 West, fireproof walls and doors to 3-sty brick garage and repair shop; cost, $300; owner, Amos R. E. Pinchot, 60 Broadway; architect, Geo. Keister, 56 W. 45th st. Plan No. 2614.

67TH ST, 162-172 West, doorway to 8-sty brick apartment; cost, $150; owner, West Side Construction Co., 322 West 100th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 2593.

70TH ST, 340 East, store front, partition, tile floor, plumbing to 4-sty brick stores and dwellings; cost, $1,100; owner, Mary McCormick, 219 East 50th st; architect, John W. Thompson, 201 Prince st. Plan No. 2581.

72D ST, 503-509, sidewalk vault to 8-sty brick lofts; cost, $1,750; owner, Godfrey Knoche, 516 East 72d st; architect, Louis A. Hornum, 405 Lexington av. Plan No. 2634.

75TH ST, 21 West, elevator shaft to 4-sty brick dwelling; cost, $1,200; owner, Emil Berolzheimer, 21 West 75th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2592.

76TH ST, 182 West, stairway to 5-sty brick stores and tenement; cost, $70; owner, Henry Lange, 335 Amsterdam av; architect; Leo Tyrola, 101 West 88th st. Plan No. 2588.

77TH ST, 174 East, masonry to 5-sty brick stores and tenement; cost, $25; owner, Louis R. Ransom, 279 Pearl st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 2559.

80TH ST, 100 West, fireproof block partitions and arch to 10-sty brick hotel; cost, $6,000; owner, Orleans Real Estate Co., W. J. Clarke, president, 100 West 80th st; architect, Chas. H. Fox, 542 West 112th st. Plan No. 2571.

80TH ST, 200-2 East, brick flue to 5-sty brick store and tenement; cost, $50; owner, William Auf der Heyde, 200-2 East 80th st; architect, E. Joseph Harrison, 230 Grand st. Plan No. 2641.

86TH ST, 1244 East, masonry and new window to 6-sty brick apartment; cost, $224; owner, The Rhinelander Real Estate Co., 31 Nassau st; architect, H. B. Von Wiedenfeld, 1499 3d av. Plan No. 2563.

94TH ST, 142-144 West, doorway openings, partitions to 4-sty brick dwelling; cost, $150; owner, Girard Romaine, 68 Broad st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2643.

106TH ST, 160-162 East, partitions, plumbing to 5-sty brick tenement; cost, $1,500; owner, Irving Bachrach, 74 East 92d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2610.

115TH ST, 191 East, cast iron flue to 5-sty brick stores and tenement; cost, $250; owner, Estate of Simon Fox, 11 East 125th st; architect, Otto Reissmann, 30 First st. Plan No. 2621.

120TH ST, 614 West, bathroom to 5-sty brick college; cost, $200; owner, Barnard College, Geo. A. Plimpton, Broadway and 119th st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 2628.

150TH ST, 601 West, store front to 6-sty brick stores and apartments; cost, $150; owner Bernard Buxbaum, 402 West 150th st; architect, Nathan Makstein, 7 East 14th st. Plan No. 2591.

154TH ST, 300 West, store front to 5-sty brick tenement; cost, $500; owner, Chas. J. Smith, 1314 2d av; architect, John H. Knubel, 305 West 43d st. Plan No. 2611.

AV C, 104, store front, partition to 5-sty brick store and tenement; cost, $150; owner, Jos. Herring, 104 Av C; architect, Henry Hurwitz, 270 Grand st. Plan No. 2576.

AMSTERDAM AV, 422, store front to 5-sty brick stores and dwelling; cost, $150; owner, John Michaels, 422 Amsterdam av; architect, William G. Clark, 438 West 40th st. Plan No. 2599.

BENNETT AV, 212, sidewalk vault to 6-sty brick apartment house; cost, $75; owner, McNulty Bros., Inc., 549 West 52d st; architects, Gilbert & Burnham, 80 Maiden lane. Plan No. 2615.

BENNETT AV, 300, sidewalk vault to 6-sty brick apartment house; cost, $75; owner, McNulty Bros., Inc., 549 West 52d st; architect, Gilbert & Burnham, 80 Maiden Lane. Plan No. 2616.

BROADWAY, 1293-1311, tank and steel supports to 7-sty brick department store; cost, $1,250; owner, Herald Square Realty Co., 30 East 42d st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2596.

BROADWAY, 2628-30, mason work, partitions, skylights to 3-sty brick stores, dance halls; cost, $500; owner, William F. Loew, 2630 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 2607.

BROADWAY, 752-754, steel tank supports, mason work to 12-sty brick loft and offices; cost, $1,800; owner, Sinclair Realty Co., 752-54 Broadway; architect, Wm. H. Gompert, 171 Madison av. Plan No. 2636.

BROADWAY, 680, masonry and steel to 4-sty brick bank and lofts; cost, $350; owner, East River National Bank, 680 Broadway; architect, Joseph W. Davis, Jr., 16 East 47th st. Plan No. 2562.

BROADWAY, 2881-2885, n w cor 112th st, masonry to 7-sty brick stores and tenement; cost, $300; owners, F. Augustus Schermerhorn & Ellen S. Auchmuty, 101 University pl; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 2560.

BROADWAY, 2621-23, store front, galvanized iron cornice, sheet iron doors to 7-sty brick store and tenement; cost, $500; owner, Gustave Stillgebauer, 243 West 99th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 2584.

BROADWAY, 135, tank and steel supports to 14-sty brick office building; cost, $1,000; owner, N. Y. Title Insurance Co., 135 Broadway; architect, Wm. T. Donnelly, 808 East 18th st, Brooklyn. No. 2587.

BROADWAY, 4344, converting stable and wagon shed into 1-sty frame garage; cost, $773; owner, Elizabeth A. Daly, 652 West 185th st; architect, Andrew S. Littlejohn, 4295 Broadway. Plan No. 2640.

COLUMBUS AV, 484-486, new partition and doorways to 5-sty brick stores and tenement; cost, $200; owner, Joseph P. Kennelly, 101 East 83d st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 2567.

GRACE AV, 14-16, mason work, steel girder, beams to 2-sty brick market; cost, $1,575; owner, the City of New York; architect, Chris. F. Lohse, 428 East 83d st. Plan No. 2602.

LENOX AV, 104, store front to 6-sty brick stores and dwelling; cost, $50; owner, Joseph Blau, 132 West 119th st; architect, Gronenberg & Leuchtag, 303 5th av. Plan No. 2624.

MADISON AV, 296-298, plate glass windows to 12-sty brick office building; cost, $600; owner, Jas. C. Colgate, 36 Wall st; architect, Augustus N. Allen, 2 West 45th st. Plan No. 2645.

MADISON AV, 159, store front to 5-sty brick stores and tenement; cost, $50; owner, Jacob Lishinsky, 110 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2609.

PARK AV, 933, store fronts, iron gratings to 5-sty brick tenement and stores; cost, $500; owner, Edw. X. McLaughlin, 2 Rector st; architect, Gross & Kleinburger, Bible House, Astor pl. Plan No. 2579.

ST. NICHOLAS AV, 1405, store front to 6-sty brick stores and tenement; cost, $500; owner, Bernhardt Buxbaum, 151st st and Amsterdam av; architect, Robt. E. La Velle, 2801 Valentine av. Plan No. 2601.

3D AV, 1537, store front, galvanized iron cornice, sheet iron doors to 5-sty brick store and tenement; cost, $300; owner, Jacob Ruppert Realty Corporation, 1603 3d av; architect, George Hof, Jr., 371 East 158th st. Plan No. 2586.

3D AV, 1535, store front, galvanized iron cornice to 5-sty brick store and tenement; cost, $300; owner, Jacob Ruppert Realty Corporation, 1603 3d av; architect, George Hof, Jr., 371 East 158th st. Plan No. 2585.

3D AV, 1770-1784, 1-sty extension to 2-sty brick office building; cost, $4,000; owner, Interborough Rapid Transit Co., T. P. Shonts, Pres., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 2637.

5TH AV, 665, terra cotta block partition to 12-sty brick lofts; cost, $450; owner, Edward Holbrook, Alfred B. Ashford, Inc., 10 East 33d st; architect, John H. Friend, 148 Alexander av. Plan No. 2620.

5TH AV, 111, fireproof partitions, fireproofing to 13-sty brick office building; cost, $8,000; owner, Estate of Henrietta Constable, John H. McCracken, 32 Waverly pl; architect, I. E. Ditmars, 111 5th av. Plan No. 2626.

5TH AV, 331, beams, flooring, metal ceiling to 5-sty brick store and offices; cost, $200; owner, Dr. Adolphus S. Knopf, 16 West 95th st; architects, Martin & Martin, 331 5th av. Plan No. 2644.

6TH AV, 913, removal of encroachment to 4-sty brick tenement and store; cost, $100; owner, Cortlandt F. Bishop, 15 East 67th st; architect, John J. Dinneen, 913 6th av. Plan No. 2639.

8TH AV, 991-993, store fronts, iron channels and plates to 4-sty brick hotel and stores; cost, $1,000; owner, Eugene Schlieb, 1-3-5 Columbus Circle; architect, Chas. Dingledein, Jr., 535 East 138th st. Plan No. 2582.

8TH AV, 2179, store fronts, partitions, mason work to 5-sty brick stores and dwelling; cost, $1,200; owner, Nicholas Yrunzfelder, 1058 Washington av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 2569.

9TH AV, 290, partitions, plumbing to 5-sty brick stores and tenement; cost, $200; owner, Herman Bornemann, 78 Shipman st, Newark, N. J.; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2600.

## Bronx.

HOFFMAN ST, n e cor 184th st, new show windows to 3-sty frame stores and dwelling; cost, $500; owner, Wm. J. Mooney, 571 East 114th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 369.

ALEXANDER AV, 368 and 370, new fronts, new partitions, &c, to 3-sty brick stores and dwelling; cost, $1,500; owner, Wm. Wreensche, on premises architects, Moore & Landseidel, 3d av and 148th st. Plan No. 368.

BAINBRIDGE AV, s w cor, opposite 204th st, new columns, girders and partitions to 1-sty frame church; cost, $2,000; owner, Church of the Holy Nativity, Rev. Horace Clute, on premises, pastor; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 376.

BARNES AV, n w cor 217th st, new foundation to 2-sty frame store and dwelling; cost, $350; owner, Mrs. Elizabeth Schmid, on premises; architect, Henry Schneider, on premises. Plan No. 364.

BROOK AV, s w cor 144th st, new vault to 3-sty brick factory; cost, $250; owner, Silk Finishing Co., on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 377.

CHATTERTON AV, n s, 104.9 e Zerega av, new brick front to 1-sty brick boiler house; cost, $450; owners, Black Rock Realty Co., John Bamby, 2604 3d av, president; architects, Seifert & Webb, 104 West 42d st. Plan No. 367.

CLINTON AV, 1954-6, 1-sty brick extension, 37.9x34.10 to 3-sty brick stores and tenement; cost, $2,000; owner, Henry Wendt, 99 Nassau st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 371.

FOREST AV, e s, 20 s 161st, change from peak to flat roof, new toilet to 3-sty and attic frame store and dwelling; cost, $1,500; owner, Mary E. Heisler, 960 67th st, Bay Ridge; architect, P. Gregory Stadler, 362 East 156th st. Plan No. 374.

RIVERDALE AV, w s, 600 n Randolph lane, new beams, columns, new floors to 2-sty stone stable and carriage house; cost, $3,500; owners, Sisters of Charity, on premises; architect, I. E. Ditmars, 111 5th av. Plan No. 373.

ST. ANN'S AV, 626, 2-sty frame extension, 22.1x15, to, and add 1-sty to 1-sty frame dwelling; cost, $1,000; owner, A. Schnaittacher, 55 Grand st; architect, Thos. J. White, 445 East 179th st. Plan No. 365.

WASHINGTON AV, 1572, new store front, new beams, etc, to 5-sty brick store and tenement; cost, $2,000; owner, Soloman Domberger, on premises; architect, S. W. Katz, 505 5th av. Plan No. 372.

WEBSTER AV, 3164-66, 1-sty extension, 16.6x22.6, to 1-sty frame shop; cost, $25; owner and architect, Oswald Benedix, 3166 Webster av. Plan No. 370.

ZEREGA AV, n e cor Chatterton av, new foundation, new front, new partitions to 3-sty frame factory; cost, $3,500; owners, Black Rock Realty Co., John Bamby, 2604 3d av, president; architects, Seifert & Webb, 104 West 42d st. Plan No. 366.

## Brooklyn.

CLINTON ST, 527, extensions to 1-sty church; cost, $1,200; owner, Finnish Seamans Mission Church on premises; architect, W. H. Wirth, 358 17th st. Plan No. 4691.

DECATUR ST, 1296, move 2-sty frame dwelling; cost, $1,000; owner, Meyer Silver, 239 Cooper st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4576.

ESSEX ST, 982, extension to 2-sty dwelling; cost, $400; owner, Joseph Gordon, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 4651.

FLOYD ST, 244, extension to 3-sty tenement; cost, $800; owner, Hyman Meyerson, on premises; architect, H. J. Dangler, 215 Montague st. Plan No. 4636.

FULTON ST, 1508, extension to 1-sty theatre; cost, $3,000; owner, Coster Stamatis, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 4639.

HANCOCK ST, 171, interior alterations to 4-sty apartments; cost, $1,500; owner, M. B. Fosdick, 388 Monroe st; architect, Glucroft & Glucroft, 971 Bway. Plan No. 4700.

HERKIMER ST, 519, plumbing to 2-sty dwelling; cost, $350; owner, Louisa C. Freitag, 504 Hart st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4603.

MELROSE ST, 112, interior alts to 3-sty tenement; cost, $250; owner Domino Cicio, on premises; architect, Carmella Gallo, 60 Graham av. Plan No. 4676.

MONA ST, 240, interior alterations to 2-sty tenement; cost, $150; owner, David Kesper, 2170 Pitkin av; architect, Max Cohn, 510 Linwood st. Plan No. 4631.

MONROE PL, 2, extension to 2-sty church; cost, $4500; owner, Bklyn. Soc. New Church, on premises; architect, Wilson H. Harrington, 5105 9th st. Plan No 4657.

PACIFIC ST, 89, interior alts to 3-sty tenement; cost, $2,000; owner Church of Virgin Mary, 89 Pacific st; architect, Otto Reissman, 30 1st st. Plan No. 4656.

PROSPECT PL, 1679, store to 2-sty dwelling; cost, $750; owner, Mendel Langson, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4608.

SEIGEL ST, 15, exterior alterations to 4-sty tenement; cost, $300; owner, Louis Weinreb, on premises; architect, Jacob Sutroth, 934 Myrtle av. Plan No. 4649.

STERLING PL, 482, interior alterations to 2-sty dwelling; cost, $200; owner, Fred Ochese, on premises; architect, Chas. M. Straub, 142 4th av, Manhattan. Plan No. 4566.

WARREN ST, 405, interior alterations to 3-sty tenement and 2-sty dwelling; cost, $600; owner, Simon Haber & ano, 474 Bedford av; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 4695.

WOODHULL ST, 76, interior alterations to 4-sty tenement; cost, $300; owner, Vincenzo Ajello, 168 Degraw st; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 4730.

NORTH 7TH ST, raise 3-sty dwelling; cost, $2,000; owner, Rosa Dalio, 237 North 5th st; architect, Max Cohn, 280 Bedford av. Plan No. 4573.

EAST 10TH ST, 1326, interior alts to 2-sty dwelling; cost, $2,000; owner, Saml. Cohen, 1663 Coney Island av; architect, L. Danancher, 375 Fulton st, Queens. Plan No. 4660.

60TH ST, 1218, raise 2-sty stable; cost, $300; owner, Louise Moccarilli, on premises; architect, Harry Olsen, 1633 31st st. Plan No. 4555.

BUSHWICK AV, 492, interior alterations to 3-sty dwelling; cost, $500; owner, Wm. G. Hawes, 490 Bushwick av; architect, L. Allmendinger, 926 Broadway. Plan No. 4647.

EASTERN PARKWAY, 1174, exterior alterations to 2-sty dwelling; cost, $600; owner, Simon Shapiro, 430 Stone av; architect, S. Millman, 1780 Pitkin av. Plan No. 4557.

FLATBUSH AV, 359, store front to 3-sty brick hotel; cost, $1,200; owner, Walter H. Miller, 987 East 8th st; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 4619.

GREENPOINT AV, 221, interior alterations to 2-sty shop; cost, $200; owner, H. C. Stowe, on premises; architect, Jas McKillop, Jr., 154 India st. Plan No. 4616.

JOHNSTON AV, 75, exterior alts to 3-sty dwelling; cost, $200; owner, Mrs. Margaret J. Casey, on premises; architect, W. J. Ryan, 162 Ryerson st. Plan No. 4686.

JOHNSON AV, 334, exterior alts to 2-sty slaughter house; cost, $2,500; owner, Robert Plant, on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 4684.

KINGS HIGHWAY, 1309, extension to 1-sty store; cost, $400; owner, Direct Realty Co., 70th st and Bowery, Manhattan; architect, Chas. A. Olsen, 1314 70th st. Plan No. 4644.

KNICKERBOCKER AV, 390, interior alterations to 3-sty dwelling; cost, $2,000; owner, H. Levy, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4549.

MANHATTAN AV, 129, interior alterations to two 3-sty tenements; cost, $4,000; owner, Max J. Annenberg, 966 Greene av; architects, Cannella & Gallo, 60 Graham av. Plan No. 4571.

MANHATTAN AV, 857, store front to 3-sty office; cost, $400; owner, Lastoro F. S. Chace, 31 Wales st, Dorchester, Mass; architect, Geo. M. Pollard, 127 Madison av, Manhattan. Plan No. 4725.

NEPTUNE AV, 873, plumbing to 1-sty dwelling; cost, $300; owner, Brooklyn Gas Co., on premises; architect, C. O. Faber, on premises. Plan No. 4562.

PENNSYLVANIA AV, 345, interior alterations to 2-sty dwelling; cost, $800; owner, Saml. Popink, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4624.

PITKIN AV, 1776, exterior alterations to 3-sty store and dwelling; cost, $1,000; owner, Meyer Fouschbaum, 1559 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4623.

PARK AV, 812, interior alterations to 3-sty tenement; cost, $200; owner, Herman Moscovitz, 812 Park av; architect, Max L. Epstein, 371 So. 5th st. Plan No. 4693.

SNEDIKER AV, 324, exterior alterations to 2-sty dwelling; cost, $800; owner, Sam Robb, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 4556.

SHORE RD, 9711, interior alterations to 2-sty dwelling; cost, $1,500; owner, John P. Mueller, 220 81st st; architect, Francis W. Stork, 7416 3d av. Plan No. 4717.

THATFORD AV, 132, interior alterations to 3-sty tenement; cost, $350; owner, M. Hoffman, 381 Barbey st; architect, Ernest Dennis, 241 Schenck av. Plan No. 4650.

7TH AV, 5701, extension to 3-sty dwelling; cost, $1,000; owner, John Schomacher, 24 Devon terrace, Kearney, N. J.; architect, F. W. Eisenla, 16 Court st. Plan No. 4587.

13TH AV, 4319, interior alterations to 3-sty tenement; cost, $800; owner, Ignatz Rusmak, 1035 41st st; architect, F. W. Eisenla, 16 Court st. Plan No. 4712.

## Queens.

ARVERNE.—Vernam av, w s, 325 n L. I. R. R., interior alterations to dwelling, new plumbing; cost, $200; owner, M. Ottens, premises. Plan No. 1473.

COLLEGE POINT.—12th st, w s, 100 s 1st av, plumbing in dwelling; cost, $150; owner, Jos. Bux, premises. Plan No. 1496.

COLLEGE POINT.—2d av, s e cor 11th st, interior alterations to dwelling, new plumbing; cost, $800; owner, Jane Reilly, premises. Plan No. 1495.

CORONA.—Mills st, s e cor Park av, new foundation to bakery; cost, $500; owner, E. Schmidt, premises. Plan No. 1501.

CORONA.—Main st, s s, 106 w Grand av, 1-sty frame extension, 12x12x12, rear dwelling, tin roof; cost, $200; owner, J. Neubach, premises. Plan No. 1497.

CORONA.—Jackson av, s s, 40 e 47th st, new store front; cost, $100; owner, New Dio Construction Co., Jackson av, Corona. Plan No. 1483.

CORONA.—Junction av, w s, 400 n Flushing av, 1-sty frame extension, 14x52, rear dwelling, tin roof; cost, $700; owner, J. Stoetsky, premises. Plan No. 1486.

CORONA.—Morton pl, n s, 100 e Jefferson st, new foundation to dwelling; cost, $300; owner, C. Quierelli, premises. Plan No. 1487.

*Plan Filed Alterations Queens (Continued.)*

FLUSHING.—Broadway, s s, 100 w Union st, interior alterations to lodge room; cost, $100; owner, Cornocopia Lodge, premises. Plan No. 1477.

FOREST HILLS.—Windsor pl, n w cor Austin st, repair stable after fire damage; cost, $200; owner, Cord Meyer Co., Forest Hills. Plan No. 1469.

JAMAICA.—Fulton st, 389, electric sign on store; cost, $100; owner, M. Greenberg, premises. Plan No. 1490.

L. I. CITY.—Star av, s e cor Young st, 1-sty frame extension, 100x100x62, side foundry, slag roof; cost, $4,500; owner, M. J. Reilly, premises; architects, P. Tillion & Son, 381 Fulton st, Brooklyn. Plan No. 1507.

L. I. CITY.—Hunterspoint av, n s, 190 e Greenpoint av, interior alterations to dwelling; cost, $150; owner, D. Doras, premises. Plan No. 1504.

L. I. CITY.—Hancock st, 300, new foundation to dwelling; cost, $300; owner, Wm P. Miller, premises. Plan No. 1488.

L. I. CITY.—Jackson av, 193, erect fire-escapes on factory; cost, $200; owner, Neptune Meter Co., premises. Plan No. 1514.

RICHMOND HILL.—Liberty av, n s, 116 e Spruce st, new porch on dwelling; cost, $100; owner, C. Lidon, premises. Plan No. 1484.

RIDGEWOOD.—Woodward av, 711, interior alterations to tenement; cost, $1,500; owner, J. G. Jung, 2059 Gates av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1502.

RIDGEWOOD.—Onderdonk av, 475, interior alterations to dwelling; cost, $150; owner, J. Eppig Estate, premises. Plan No. 1499.

ROCKAWAY BEACH.—Boulevard, s e cor Central av, plumbing in dwelling; cost, $75; owner, J. Grizell, premises. Plan No. 1513.

ROCKAWAY BEACH.—83d st, e s, 408 n Boulevard, 2-sty frame extension, 23x16, rear stable, tin roof, interior repairs; cost, $2,000; owner, Mrs. Eliz. Albert, 105 No. Carlton av, Rockaway Beach; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 1467.

ROCKAWAY BEACH.—Wainwright pl, n e cor Private walk, new plumbing in pavilion; cost, $150; owner, Rockaway Witching Waves Co., premises. Plan No. 1478.

ST. ALBANS.—Carter av, w s, 230 n Central av, 2-sty frame extension, 13x23, rear dwelling, tin roof; cost, $700; owner, E. H. Brown, 141 Broadway, Manhattan. Plan No. 1479.

SPRINGFIELD.—L. I. R. R., n s, 65 e Farmers av, repair side of shed; cost, $500; owner, Conrad Toyshulz, premises. Plan No. 1508.

WHITESTONE.—18th st, n s, 200 w 11th av, 1-sty frame extension, 12x12, rear dwelling, tin roof; cost, $285; owner, P. Palmeri, premises. Plan No. 1503.

### Richmond.

HARBOR VIEW COURT, e s, 150 n Castleton av, Tompkinsville, new partitions, etc., to frame dwelling; cost, $425; owner and builder, Jas. Kieffer, Tompkinsville; architect, John Davies, Tompkinsville. Plan No. 271.

LORETTO ST & SURF AV, s w cor, Tottenville, rearrange partitions to frame dwelling; cost, $150; owner, John A. Burt, 2 Hudson st, Manhattan; builder, Mitro Comm. Co., Inc., New Brighton. Plan No. 277.

RICHMOND TERRACE, n s, and Sharp av, Port Richmond, 1-sty addition and new roof to concrete block garage; cost, $500; owner, J. Donovan, on premises; builder, T. C. Larsen, Port Richmond. Plan No. 276.

ST. MARKS PL, e s, 200 n Curtis pl, New Brighton, masonry, plastering, etc., to brick dwelling; cost, $383; owner, Dr. D. L. Bardwell, New Brighton; builder, Jas. P. Thompson, Stapleton. Plan No. 275.

VAN DUZER ST, 125 s Simonson st, Stapleton, small extension, partitions, etc., to frame dwelling; cost, $425; owner, G. Consolazio, Stapleton; builder, P. Hamm, Stapleton. Plan No. 270.

ARTHUR AV, 10, Arrochar, concrete floor and new roof to frame stable; cost, $125; owner and builder, C. Perrella, 1311 Pugsley av, Bronx. Plan No. 264.

BEMENT AV, w s, 250 s Henderson av, West New Brighton, new floor and railing to frame dwelling; cost, $150; owner, Fred Smith, West New Brighton; builder, Thos. Hutton, New Brighton. Plan No. 267.

CRESCENT BEACH, 100 s Crescent av, Great Kills, new stairs and roof to frame dwelling; cost, $250; owner, A. Thainer, 96 Cliff st; builder, A. Lundgren, Great Kills. Plan No. 266.

CASTLETON AV, n s, 50 n Kissel av, New Brighton, rebuild retaining wall; cost, $725; owner, City of New York, Borough Hall; builder, C. Vanderbilt, West Brighton. Plan No. 272.

OSGOOD AV, w s, 115 s Van Duzer st, Stapleton, fireproof stairway, T. C. partitions, Kal. doors to brick P. S. 32; cost, $2,800; owner, City of New York; architect, C. B. J. Snyder, 500 Park av, Manhatan. Plan No. 268.

RICHMOND AV, e s, 25 n Ann st, Port Richmond, new store front, masonry, metal ceilings to frame store; cost, $1,000; owner, Geo. Thompson, New Brighton; builder, Frank B. Sterner & Co., West Brighton. Plan No. 273.

ST. MARY'S AV, Rosebank, rearrange partitions, new stairs and fixtures to brick tenement; cost, $1,000; owner, A. Vitacco, Rosebank; architect, M. W. Del Gaudio, 401 East Tremont av, Bronx. Plan No. 269.

WILLARD AV, 209, Westerleigh, enlarge front porch and concrete to frame garage; cost, $249; owner, D. E. Wells, Westerleigh; builder, C. W. Dymott, Westerleigh. Plan No. 274.

CEDAR GROVE BEACH, 1,300 s Cedar Grove av, New Dorp, comp. roofing, partitions, etc., to frame bungalow; cost, $200; owner and builder, G. W. Suydam, Great Kills. Plan No. 265.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending June 27. The location is given, but not the owner's address:*

NEWARK.—Harry Rosenberg, 129 Somerset st, 3-sty frame alteration, $500; Morris Furst, 506 Hunterdon st, 3-sty frame alteration, $400; Nicholas Phillips, 605 No. 7th st, 3-sty frame, $5,000; David Steinberg, 802-804 So. 14th st, two 3-sty frame, $11,000; Mr. Polakoff, 35 No. 9th st, 4-sty brick, $16,000; John Forster, 170 Spruce st, 3-sty frame alteration, $500; Otto Kern, 302 Camden st, 3-sty frame alteration, $500; Samuel Donaldson, 202 Leslie st, 3-sty frame, $6,000; Pasquale Pariso, 298 Van Buren st, 4-sty brick, $17,000; William Philburn, 292 No. 4th st, 3-sty frame, $8,000; Morris Sharff, 29-31 Dassing av and 38 West Side av, two 3-sty frame, $12,000.

NEWARK.—Paulo Altiere, 39 Sheffield st, 3-sty frame alteration, $800; Schapiro & Goldring, 263 Ferry st, 4-sty brick, $15,000; A. & T. Parillo, 62 Prospect st, 3-sty frame alteration, $1,000; Prosperity B. & L. Ass'n, 342-344 North 5th st, two 5-sty frame alteration, $800; Felice Onofrio, 80 Hayes st, 3-sty frame alteration, $100; Mathias Hiltgen, 748 South 19th st, 3-sty brick, $7,000; Morris Schreiber, 88 Wallace st, 3-sty frame alteration, $800.

PASSAIC.—Cohen & Saloway, 37-39 Lucille pl, 3-sty brick, $9,000; Jacob Meyers, 80 Jefferson st, 3-sty brick, $10,000; Rubin Garber, 134 9th st, 3-sty brick, $6,000; Abraham Krulewitz, 194 Myrtle av, 3-sty frame alteration, $400.

PASSAIC.—Eva Marcus, 8 Hope av, 2-sty brick alteration, $4,000.

MONTCLAIR.—Fairchild-Baldwin Co., northeast corner Union st and Fullerton av, 3-sty brick, $50,000.

KEARNY.—Jonas Flicker, northeast corner Kearny av and Halstead st, 3-sty frame, $10,000.

JERSEY CITY.—John Muller, 771 West Side av, 3-sty frame alteration, $2,000.

JERSEY CITY.—William Kurfehs, 191 Wayne st, 4-sty frame alteration, $400; John H. Mahlenbrook, 52-56 Tennele av, 4-sty brick, $50,000.

WEST NEW YORK.—Henry Caede, Hudson av and 21st st, 4-sty brick alteration, $500.

IRVINGTON.—Jos. Megal and Isaac Bernstein, 58 Grove st, 3-sty frame, $6,000; Frank Olenik, east side Harper av, 194 e of Stuyvesant av, two 2-sty frame, $8,000.

BAYONNE.—Harry Halperin, s w cor Av E and East 29th st, 3-sty frame, $4,000.

MORRISTOWN.—James J. Lyons, north side North Park pl, 150 e of Speedwell av, 3-sty brick, $9,000.

ORANGE.—John J. Kelly, 37 Park pl, 4-sty brick, $28,000.

WEEHAWKEN.—Schille Ermeti, 470 and 476 Park av, two 5-sty brick, $40,000.

ELIZABETH.—Cohen Bros., 508 and 512 Geneva st, two 3-sty frame, $12,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Frank Grad, American National Bank Building, is preparing plans for two 2-sty frame flats, 30x90 ft., at Hillside av and Runyon st, for Abraham Levy, 641 South Belmont av, owner and builder. Cost, about $10,000.

CHURCHES.

RIDGEWOOD, N. J.—Raphael Hume, 331 Madison av, Manhattan, has been commissioned to prepare plans for a chapel for the West Side Collegiate congregation.

DWELLINGS.

BOGOTA, N. J.—H. Fritz, 229 Main st, Passaic, N. J., has completed plans for five 2½-sty frame residences for H. J. Dinnebeil, this place, owner. Cost, about $5,000 each.

HALLS AND CLUBS.

CARTERET, N. J.—Oakley & Son, 280 North Broad st, Elizabeth, are preparing plans for a brick lodge building for the Knights of Columbus, to cost about $20,000.

HOSPITALS AND ASYLUMS.

HOBOKEN, N. J.—Foundations are under way for the 3-sty addition to the hospital, Willow av and 4th st, for St. Mary's Hospital of Hoboken, Willow av. James Brite, 1170 Broadway, Manhattan, architect. James Whalen, 1024 Garden st, contractor for foundations: Fagan Iron Works, 14th st, Jersey City, N. J., structural steel. Cost, about $200,000.

SCHOOLS AND COLLEGES.

BRADLEY BEACH, N. J.—The Board of Education of Neptune Township, John Dewis, president, Main st and Mattison av, contemplates the erection of a 2-sty hollow tile, stucco and steel addition to the public school here. Local architects have submitted competitive plans and it is expected that an architect will soon be selected.

JERSEY CITY, N. J.—John T. Rowland, Jr., 9 Sip av, will soon be ready to take bids for the 3-sty brick parochial school at 2d and Erie sts for St. Mary's R. C. Church, Rev. Father B. Henry Terwoert, 246 2d st, owner. Cost, about $100,000.

JERSEY CITY, N. J.—John T. Rowland, 98 Sip av, is preparing preliminary plans for a brick high school at the corner of Harrison and Crescent avs, for the Board of Education of Jersey City, City Hall. Nothing definite has been decided.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have completed plans for a 4-sty addition to the telephone building 63 Bloomfield av for the New York Telephone Co., 15 Dey st, Union N. Bethell, president. E. E. Paul Co., 101 Park av, general contractor. Cost, about $80,000.

### Other Cities.

HALLS AND CLUBS.

SCHENECTADY, N. Y.—M. L. & H. G. Emery, 42 North Pearl st, Albany, and Bible House, Manhattan, have completed plans for a 3-sty brick and stone Y. W. C. A. building at 12-14 State st for the Y. W. C. A., Miss Eleanor Allen, 14 State st. Cost, about $50,000.

HOSPITALS AND ASYLUMS.

POUGHKEEPSIE, N. Y.—Wm. J. Beardsley, 49 Market st, has completed preliminary plans and will take bids about July 15, for a 3-sty addition to the hospital at Reade pl and Prospect st, for the Vassar Bros. Hospital, Henry Booth, president, on premises. Cost, about $35,000.

MUNICIPAL WORK.

LACKAWANNA, N. Y.—The city of Lackawanna, Board of Councilmen, contemplate the construction of a municipal water system to cost about $250,000. It is undecided when action will be taken. Maxwell Briggs, city engineer.

PUBLIC BUILDINGS.

ITHACA, N. Y.—Sketches have been approved for the 2-sty brick armory, 200x400 ft., on the Cornell University Campus for Cornell University, E. L. Williams, treasurer, from plans by Lewis F. Pilcher, Capitol, Albany. Cost, about $350,000.

SCHOOLS AND COLLEGES.

GLENS FALLS, N. Y.—Tooker, Marsh & Barnett, 101 Park av, Manhattan, have been commissioned to prepare plans for a 12-room school for the Board of Education of Glens Falls, Dr. Fred G. Fielding, president, 72 Ridge st. Cost, about $60,000.

DUNKIRK, N. Y.—Freeburg & Fidler, Chadakoin Block, Jamestown, are preparing plans for a 2-sty brick school in the 4th ward for the City of Dunkirk Board of Education, D. Scannel, president, City Hall. Cost, about $40,000.

HARRIMAN, N. Y.—W. I. Dally, this place, is preparing preliminary plans for a 2-sty brick grade school for the Board of Education of Harriman, I. D. Smith, president. Cost, about $40,000. A meeting will probably be held this month to vote on same.

STORES, OFFICES AND LOFTS.

POUGHKEEPSIE, N. Y.—George R. Freeman, 54 Market st, has completed plans for a 4-sty brick office building at 64 Market st, for Dr. J. E. Patterson, 66 Market st, owner and builder. Cost, about $10,000.

## PERSONAL AND TRADE NOTES.

HERTS BROS., interior decorators, have moved their offices and show rooms from 34 West 38th st to 20 West 57th st.

O'ROURKE ENGINEERING CONSTRUCTION CO. has moved its offices from 345 5th av to the Whitehall Building, 17 Battery pl.

ELECTRICAL EXPOSITION.—From August 15 to September 6 an exposition of electrical appliances will be held at Frankfort-on-Main.

THE JOHN A. HENDRICK CO., iron and steel construction, has moved its offices from 116 Nassau st to 507 5th av. Telephone 2292 Murray Hill.

JANEWAY & CO., New Brunswick, N. J., one of the oldest wall paper manufacturing concerns in the United States, contemplate closing their factory and retiring from business.

DANIEL F. FULTON, recently appointed city engineer of Yonkers, is a native of that city, and has had a long experience as an engineer on many important projects. As city engineer he becomes a member of the Board of Estimate and Apportionment and the Board of Contract and Supply.

JOHN H. GREGORY, of Hering & Gregory, consulting engineers, 170 Broadway, and C. E. Gregory, chief engineer of sewers, Borough of Manhattan, sailed for Europe Saturday, July 4. While abroad they will make a study of European methods of sewage and refuse disposal, construction of water purification plants, etc.

ANDREW J. POST, of Post & McCord, has been appointed to represent the Merchants' Association upon an Advisory Committee formed by the New York State Factory Investigating Commission to assist it in the recodification of the State Labor Law. The commission is now engaged in holding hearings in the principal cities of the State.

EFFICIENCY in cement manufacture is demonstrated in the works of the Vulcanite Portland Cement Company at Vulcanite, Warren County, N. J., where there is a total annual output of 1,799,750 barrels. Great care is exercised in maintaining a uniform standard of excellence, not only in burning, but in chemical laboratories, where tests are constantly being made. The management of the plant is under the direct charge of W. R. Dunn, general superintendent, and his assistant, Warren S. Hartwell, who is also chemical director. Albert Moyer is the local sales representative at 200 Fifth avenue.

GEORGE G. BRADLEY, who has been for the last six years treasurer of the Alfred E. Norton Co., which firm has erected the steel work for some of the largest skyscrapers in New York, has been appointed attorney examiner for the Inter-State Commerce Commission at Washington, D. C. Mr. Bradley was educated at Amherst College and then studied law. He is a member of the Bar of New York and New Jersey, is first vice-president of the Credit Association of the Building Trades of New York, president of the 65 Houston Street Realty Co., vice-president of the Electric Fireproof Co., treasurer of the Jackson Square Realty Co., treasurer of the Associated Garage Co. He resides in Montclair, N. J.

## OBITUARY

JAMES RODERICK LODER, president of the Sickles-Loder Hardware Co., died of a complication of diseases, at his home, 77 Gifford av, Jersey City, Friday, July 3. He was born in Belvidere, N. J., June 30, 1853. He is survived by his widow and one daughter.

JOHN MURRAY, pioneer sand dealer and one of the largest property owners of Port Washington, Long Island, died at his home of apoplexy Sunday, July 5. Mr. Murray organized the Phoenix Sand and Gravel Co. at Port Washington in 1860. He had lived in Port Washington for fifty years and had a town house at 15 East 28th st, Manhattan. He was a member of the Tammany Hall Central Committee. He is survived by one daughter, Mrs. Peter C. Gallagher.

GEORGE N. GARDINER, senior member of the firm of George N. Gardiner & Son and president of the Gardiner Paint Company, died at his home, at Ardsley-on-Hudson, Monday, July 6. He was seventy-one years old. Mr. Gardiner, who was a brother of Colonel Asa Bird Gardiner, was an old time New York merchant, and was a veteran of the Twenty-second regiment, a member of the Society of the War of 1812, the Sons of the Revolution, the Brooklyn and other clubs. He is survived by his widow, three daughters and two sons.

FRANCIS BONTECOU, formerly a widely known lumber merchant in New York City, died of apoplexy at the home of his daughter, Mrs. Eugene W. Varion, 2709 Bainbridge av, the Bronx, Wednesday, July 8. He was ninety-five years old, being born in Coeymans, N. Y., in 1819. He was formerly in business in West st, under the name of Wills, Bontecou & Co., lumber merchants. He is survived by his widow, one son and two daughters.

EDWIN BAILEY, prominent in Long Island Democratic circles and a member of the firm of E. Bailey & Son, manufacturers of lumber and trim, at Patchogue, L. I., was killed as the result of an automobile accident on the road north of Medford, L. I., Wednesday, July 8. Mr. Bailey, with Theodore Brooks of Patchogue, and who was also killed, were returning from Port Jefferson when their car plunged down a nine foot embankment and turned turtle, killing both men. Mr. Bailey was born in Patchogue in 1860 and he entered his father's business when he became of age, a business which has since grown to be one of the largest of its kind on Long Island. Mr. Bailey had a long experience in Democratic politics in Suffolk County. He was elected trustee of the town of Brookhaven in 1896 and was the president of the village of Patchogue for four years. In 1902 he was elected State Senator from Suffolk County, but retired after a single term. He was transfer tax appraiser for a time under Comptroller Glynn and was appointed a deputy in charge of inland waters by the State Conservation Commission. Later he was made superintendent of marine fisheries. He is survived by his widow and three daughters.

## TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ELECTRICAL CONTRACTORS' ASSOCIATION of the United States will meet in annual convention at Detroit, Mich., July 15-18. Headquarters at the Cadillac Hotel. Secretary, G. H. Duffield, 40 Martin st, Utica, N. Y.

EXECUTIVE BOARD of the International Association of Master House Painters and Decorators of the United States and Canada, will hold its midsummer meeting at the Hotel Brunswick, Asbury Park, N. J., Thursday, July 30. The principal business of the meeting is to arrange the details and programme for the 1915 convention of the association.

BUILDING CONSTRUCTION EMPLOYERS' ASSOCIATION has recently been organized at Portchester, N. Y. The association was organized for the purpose of amicably settling all differences which may arise at any time between employers and employees and the promotion of good fellowship among its members. The following officers were elected to serve during the ensuing year: President, J. Fred Dold; vice-presidents, William Hamilton, Henry S. Townsend and Charles Marshall; secretary, Robert J. Armstrong; treasurer, Neil Brown. William Batten, William Bailie and Henry Walsh were elected trustees. Meetings will be held on the second Tuesday of each month in the Centennial Building, Portchester, N. Y.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of $250, one of $150, one of $50 and five of $10 each. The competition closes on September 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st, New York City.
Trade and Technical Society Events

CONVENTION OF CITY MANAGERS.—City Manager C. E. Ashburner of Springfield, Ohio, is sendiug out invitations to city managers throughout the country to meet in convention at Springfield, August 4, 5 and 6, next.

ENGINEERING CONGRESS.—Among the general subjects to be treated before the International Engineering Congress, 1915, probably the one having the broadest interest is that of materials of engineering construction, which enters into all phases of engineering activity. The list of topics which will be treated in this section is as follows: (1) Timber; (2) Preservative Treatment of Timber; (3) Substitutes for Timber in Engineering Construction; (4) Brick in Engineering Structures; (5) Clay Products in Engineering Structures; (6) Probable and Presumptive Life of Concrete Structures Made from Modern Cements; (7) Aggregates for Concrete; (8) Slag Cement; (9) Waterproof Concrete; (10) Cements Containing Additions of Finely Ground Foreign Material; (11) Economics of the World's Supply of Iron; (12) The Life of Iron and Steel Structures; (13) The Employment of Special Steel in Engineering Construction; (14) The Place of Copper in the Present Engineering Field, and the Economics of the World's Supply Thereof; (15) Alloys and Their Uses in Engineering Construction; (16) Aluminum in Engineering Construction; (17) The Influence of the Testing of Materials Upon Advances in the Designing of Engineering Structures and Machines; (18) Cement Testing; (19) Testing of Metals; (20) Testing Full-Sized Members; (21) Proof Testing of Structures. The papers to be presented from the United States have already been arranged for from the recognized leading authorities on the various topics. Arrangements for the papers from foreign authors are being rapidly concluded, and the aggregation of papers which will be presented will constitute a broad review of the field and be of the highest value.

## RECENT INCORPORATIONS.

C. B. JORDAN & CO. have been incorporated with $50,000 capital stock to do a realty business. The directors are C. Chambers, D. R. and C. B. Jordan, 383 Clinton st, Brooklyn.

PEERLESS HOTEL has filed incorporation papers with a capitalization of $50,000. The directors are P. R. Cadow, H. W. Hayes and F. Davis, 704 East 134th st.

OLD DOMINION REALTY CORPN. has filed papers with $25,000 capital stock, with G. W. Power, R. B. and C. G. Allen, 29 West 34th st, as directors.

HOBARD REALTY CO. has been chartered to do business with $10,000 capital stock with the following directors: E. Herbert, David and J. J. Goldstein, 366 Broadway.

KELMSCOTT CO. is a $5,000 realty company chartered to do business with A. M. Rosenthal, L. Lauterstein and E. H. Keller, 43 Exchange pl, as directors.

JAMES H. STANSBURY, INC., Hempstead, realty; $100,000; J. C. Mary and J. H. Stansbury, 49 Bergen av, Jamaica.

BOILEAU REALTY CORPN., Buffalo; $1,000,000; H. L. Jauch, G. A. Orr, O. B. Augspurger.

RELDA RIBBON MILLS, Matteawan; $100,000; H. B. L., M. D. Adler, 303 West 122d st, New York City.

ALADA REALTY CO.; $10,000; W. E. Bishop, A. Collard, T. J. Evers, 496 2d st, Brooklyn.

HOBARD REALTY CO.; $10,000; E. Herbert, David and J. J. Goldstein, 366 Broadway.

SWITKES & FIENSTEIN, wood work, store, office; $5,000; S. Lehrer, I. Fienstein, J. Switkes, 149 East 118th st.

WARWICK QUARRY CO.; $5,000; C. S. Taber, H. Maher, A. M. Englehardt, 755 Fulton st, Brooklyn.

SARAH A. BRADY has filed incorporation papers to do a realty and construction business with $74,000 capital stock. The directors are William Hollinger, Henry G. Wenzel, Jr., Arthur W. Dalton, and one other, all of 46 Cedar st. Palmer & Serles, 46 Cedar st, attorneys.

GEO. J. SCHNATZ IRON WORKS has been chartered to do an architectural, structural, ornamental iron, steel works and supplies business with offices in Manhattan. The incorporators are Geo. J. Schnatz, Frederick Schnatz and Henry Schnatz, all of 38 Old Broadway. Joab H. Banton, 1 Liberty st, attorney.

ESTATE OF JACOB DOLL has been incorporated to do a realty and construction business with $100,000 capital stock with offices in The Bronx. Jacob Doll, Jr., Otto Doll, 143 West 77th st, and George Doll, 6 West 77th st, are the directors. The attorneys are Wentworth, Lowenstein & Stern, 60 Wall st.

GREAT OAK REALTY CO. has filed incorporation papers with $50,000 capitalization to do a realty and construction business. A. Welles Stump and Mr. Diamond, both of 233 Broadway, and L. M. Bacon, 35 West 39th st, directors. A. Welles Stump, 233 Broadway, attorney.

JAMES CUNNION & SON, roofing, sheet metal work, ventilation systems, have filed incorporation papers to do business with $10,000 capital stock with offices in Manhattan. The directors are Frank P. Cunnion and Arthur Cunnion, 407 East 125th st, and Lewis V. Hulse, 525 Garden st, Hoboken, N. J. Jas. H. Tully, 271 Broadway, attorney.

GRETSCH BUILDING NUMBER THREE is the name of a $75,000 corporation chartered with offices in Brooklyn to do a realty and construction business. The directors are Walter and Fred Gretsch, 104 South 4th st, and Louis Gretsch, 177 Remsen st, all of Brooklyn. K. C. & M. V. McDonald, 189 Montague st, Brooklyn, attorneys.

CORRIGAN & RIGER has filed incorporation papers with $10,000 capital stock with offices in Manhattan to do a realty and construction business. The incorporators are Isidor Riger, 1411 Wilkins av, Ellis Riger, 57 East 111th st, and John H. Corrigan, 19th st and Av M, Brooklyn. The attorney is Louis Rosenberg, 116 Nassau st.

PINE PRODUCTS CO. is a $100,000 corporation chartered to do a timber, lumber, oil, etc., business with offices in Manhattan. The papers were filed by Harry E. Wilcox, 129 West 50th st. Leonard J. Nightingale, 928 College av, Thomas J. Murtha, 1437 Prospect av, as directors. C. W. Gregg, Grand Central Terminal, attorney.

POMPEI CONSTRUCTION CO. has been chartered with offices in The Bronx to do a contracting and building business with $10,000 capital stock. The directors are Charles L. Bowen, 2248 Webster av, Vincent Robino, 135 Sullivan st, and Stephen Galassi, 2552 Prospect av, Grant Hoerner, 27 Cedar st, attorney.

MAPLETON ASSOCIATES has been incorporated to do business as builders and contractors with offices in Brooklyn with $10,000 capital stock. Moses A. Lewis, 1330 53d st, Bertha King, 1951 Madison av, and Samuel Freedman, 55 Liberty st, are the incorporators. Samuel Freedman, 55 Liberty st, attorney.

ADAM HAPPEL has filed papers with $10,000 capital stock to do a structural iron, steel and metal work, realty, construction and brokerage business with offices in Manhattan. The directors are C. Royall Frazer, Earl A. Garr and Wm. M. G. Watson, all of 41 Park Row. Phillips & Avery, 41 Park Row, attorneys.

VICTORIAL LAND CO. is a $10,000 company chartered to do a realty and construction business with offices in Brooklyn. The directors are Samuel Hess and Sarah Hess, both of 89 Linden av, and Aaron Benjamin, 1464 Eastern parkway, all of Brooklyn. Cook & Benjamin, 189 Montague st, Brooklyn, attorneys.

### Handicapping Building Operations.

Under the Tenement House law no one is allowed to build a tenement containing a room which has less than 70 square feet of floor space and no room may be less than 7 feet wide. Therefore, while it is unlawful to construct a room 6 feet 10 inches by 11 feet, it is lawful to construct a room 7 by 10 feet, which is smaller.

This may seem like a harmless feature of the law, but it is a very serious matter in Brooklyn, where the normal width of lots is only 20 feet. There are thousands of these lots for which three-family houses would be a most logical improvement, but they are practically unusable and unsalable because of the expense and difficulty of complying with this law.

The present law forces the construction of large tenements. It creates congested conditions, and yet from the standpoint of good government and good morals, the fewer families under one roof the better.

This destruction of property values cannot be continued much longer with impunity. The city will soon find that notwithstanding its new subways, its borrowing capacity will disappear and many public improvements will be delayed for years.—Judson G. Wall.

### Want An Express Station at 59th Street.

Resolutions passed by the Citizens' East Side Improvement Association, of New York, at the meeting held June 22:

Resolved, That recognizing the justice of this important locality's claim for the best of transit facilities, the Citizens' East Side Improvement Association, heartily concurs in the demand for an express station at 59th street and Lexington avenue, on the Interborough route; wherefore, it calls upon the Public Service Commission to give consideration to the absolute need of an express station at that point.

Resolved, That, this association endorses, unreservedly, Bridge Commissioner Kracke's plan to take for a bridge plaza, the block between 59th and 60th streets, Second and Third avenues, and it urges upon the Board of Estimate to put an end to the long pending uncertainty in this matter, and to the consequent injustice to all property thereby affected.

### Proposed Memorial to Alfred Noble.

A committee appointed at a recent meeting of the Board of Direction of the American Society of Civil Engineers, consisting of Messrs. T. Kennard Thomson, chairman; Charles Warren Hunt and J. H. Edwards has reported that, in the opinion of the committee, a memorial to Alfred Noble is desirable, and should be undertaken by this society, and should be on no small scale. The committee suggests that the civil engineers of the world be asked to subscribe to the funds for this purpose, and that the memorial take the form of an appropriate bronze statue to be erected in some suitable place.

### First Subway in South America.

The first section of a new subway, said to be the first in South America, has just been completed at Buenos Aires, and opened to public service. This subway is double-tracked and equipped with cars of the most modern construction. The stations are distinguished by varying color schemes, as are those now in use in the Washington street subway in Boston.

# BUILDING MATERIALS AND SUPPLIES

## HOW PRICE CUTTING AFFECTED THE COMMODITY MARKET AND VALUE OF CONSTRUCTION DURING FIRST HALF OF YEAR.

Prospective Operations Total $94,450,000. — Plan Filings.

PUBLICATION this week of the results in the half year's building construction field and of statistics showing the volume of important operations scheduled to come out between now and January first, give the first intimation to building material interests in the metropolitan district of the trend of the market, both on current demand and future inquiry. Incidentally it explains why quotations on futures are stiffer while present lists are shaded.

The mere fact that in Greater New York alone prospective building operations, for which plans have been filed and finances arranged, in excess of $100,000 in value each, run to $94,450,000 on July 11, as compared with $61,300,000 on January 1; $61,000,000 on July 1, 1913; $56,000,000 on January 1, 1913; $54,000,000 on July 1, 1912, and $64,000,000 on January 1, 1912, gave a stimulus to material inquiry that was unexpected at this time.

If there are any who doubt the improvement in building that has been reported from time to time in these columns, verification may be found in the statistics for the half year just closed, showing what New York has been doing in construction work. In that time there were 6,098 new building plans filed, as against 5,963 for the same period last year, a gain of 135. The value, while $6,907,747 less than in the corresponding period last year, may be accounted for by great cuts in material prices and by the absence of many large operations.

Value of operations, generally speaking, are of less importance in comparing statistics of this sort than volume, because the latter illustrates general employment, while the former might indicate sporadic building activity. For instance, there might be a $13,000,000 building operation filed and in progress, but it would not mean as much for general building activity and demand for materials as 130 buildings each valued at $100,000.

Statements from the larger East Jersey communities regarding building operations for the first half just closed show practically the same ratio between volume and value as New York. Incomplete figures show a slight improvement in number, but with lower values. May developed in Newark, Jersey City, East Orange, Bayonne, Elizabeth, Paterson and Hoboken $2,113,000 in building construction. That was the total cost of the 264 buildings reported as having had plans filed in that time. During June the filings showed 309 buildings contemplated with a value of $194,908,000. In the first half of the year plan filings for East Jersey showed a total of 2,117, with a value of $16,936,000, as against 1,877 in the corresponding period last year, with a value of $21,003,000.

These statistics clearly show the effects of price cutting and proves that building construction costs have been lower during the half just closed than they were during the corresponding period last year. The commodities that have been cut the lowest are common brick, now off about $1.50 a thousand over normal wholesale quotations, Portland cement, brands of which are being shaded ten cents on the barrel, spruce, pine, hemlock have dropped a dollar to three dollars over lists ruling a year or two ago; and structural steel from ten to fifteen cents below normal quotations; glass, hardware, hardwood, roofing material and supplies, all are far below prices ruling in 1913. It is the answer to laid-off mill and yard hands, extended credit and ruinous competition. Mills have stocks that they are willing to sacrifice and the foregoing statistics show that those who have had money to build with during the last six months have had a golden opportunity.

But the pendulum has swung over about as far as it can go and the rebound gives promise of being long, steady and persistent. During the summer quotations will probably remain low, but on fall construction there undoubtedly will be a firmer tone at least.

Plan filings in the five boroughs for the week ending Friday, 3 p. m., compared with those reported last week, follow:

| | Week Ending July 3 | | July 10 | |
|---|---|---|---|---|
| | No. | Value | No. | Value |
| Manhattan | 7 | $184,450 | 5 | $610,000 |
| Bronx | 14 | 409,000 | 14 | 323,000 |
| Brooklyn | 124 | 624,000 | 126 | 1,045,750 |
| Queens | 152 | 545,545 | 102 | 438,605 |
| Richmond | 26 | 33,495 | 30 | 29,752 |
| Total | 323 | $1,796,490 | 277 | $2,447,107 |

### IRON AND STEEL.

**Freer Railroad Buying Encourages Building Orders.**

IF the railroads continue to come into the market for steel as they have been doing with slowly increasing freedom during the recent past, there is reason to believe that building orders will begin to come out with less reservation than has been the wont of specifiers since the first of the year. Some steel mills are reported as having shown some improvement in current business taken and there are instances where increased capacity has been employed. Equipment orders are not yet as encouraging as mill men wish, but this kind of business always follows that for plates and rails. Then follows bridge material, in which classification building orders are placed.

Fabricators in the local district are still grappling hard for new business, but there is a larger inquiry and more figuring is going on. Here and there are found instances where operations are being deferred, but for the most part the tendency is to place business at present prices for deferred delivery where possible. The steel interests are less inclined to take this sort of business, however, than they were a month ago. Current or thirty-day deliveries from stock are moving out at current quotations and some late summer deliveries have been arranged on the basis of 1.26 to 1.31c, but when it comes to third-quarter business greater reluctance is being shown.

June fabricating orders are expected to show a moderate total as compared with other months this year, despite low prices and concessions, but the reasons when sifted, may be found in the fact that fabricators, like many other distributors of building materials, have not been able to take as much paper in lieu of cash for work done as some building operators would have liked them to take. It has been extremely difficult to get this sort of paper discounted to meet payrolls and overhead charges and contractors have held that with quotations as low as they have been ruling they could not be expected to carry securities in their safe and organizations on their bank accounts pending the filling of the building with tenants. Hence much business has been turned down.

### LUMBER.

**Spruce Improving—Demand for Lath Moderate—General Conditions Firm.**

SPRUCE had a better June than May. The prospects earlier in the year were so unpromising that many of the Eastern mills began to look about for easy outlets, for even if the price was not higher, it was felt that the buyers in the territory usually supplied by the Eastern spruce mills would be unable to absorb the full product of these mills.

Mills on the Canadian side particularly have been canvassing the foreign field thoroughly, with the result that much Canadian spruce has found a market in Great Britain, and much more will go to the West Indies. This line of action has resulted in reducing the volume of stock to be dumped upon this market, and as a result there is a distinctly better tone, though the market is not quotably higher.

Good random cargoes from the East are quoted at a range of $22 to $24, and the smaller dimension stuff, particularly the 2x4 random, brings $21 to $23. West Virginia spruce is still dull and druggy, though the gains in actual selling prices quoted one month ago have been maintained. Sales are not being made yet at the full West Virginia list, but the market is clearly back to within $1 to $1.50 of the full list on all items, and in view of the fact that concessions from the list two months ago ranged from $2 to $3 the situation today is considered quite hopeful.

### SUPPLIES.

**Hardware Trade Slightly Better—Confidence Still Weak.**

HARDWARE and similar building supplies have entered the second half of the year with a little more firmness as to prices, but confidence is still shaky. The result is that buying is of the hand-to-mouth order, as far as building requirements are concerned. Discounts are still liberal for cash business, but the general rule is for long-term credits, which is not an especially good sign, as far as prospective stability is concerned, according to well informed interests in the trade.

Radiator concerns continue actively in the pig-iron market and equipment interests, like architectural ironworks, fire-escapes manufacturers, etc., are keen competitors for business and are shading quotations extremely low. They are cautious buyers of raw materials, too.

Window glass continues to show some improvement, although trade is spotty. There is a big gain for a week or two and then comes a discouraging slump. It is quoted here at 90 and 20 per cent. discount on single thick and 90 and 25 per cent. discount on double thick from jobbers' list.

### COMMON BRICK.

**Holiday and Rain Checks Unloading Movement in City—Bear Influences.**

COMMON brick still remains under bear influences as far as movement is concerned here, although there is said to be an improvement in inquiry that will result in firmer tone in the not distant future if it continues.

Official transactions for Hudson River brick covering the week ending Thursday, July 9, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.
Left over, July 3—11.

| | Arrived. | Sold. |
|---|---|---|
| Friday, July 3 | 11 | 12 |
| Saturday, July 4 | 5 | 3 |
| Monday, July 6 | 9 | 8 |
| Tuesday, July 7 | 3 | 4 |
| Wednesday, July 8 | 5 | 4 |
| Thursday, July 9 | 5 | 7 |
| Total | 38 | 38 |

Reported en route, Friday, July 10—7.

Condition of market, weak. Prices: Hudson, $5.25 and $5.75, special grades higher; Raritans, $5.50 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Firmer. Left over Friday a. m., July 10—11.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | |
|---|---|---|---|
| June 26 | 1,682,500 | July 3 | 1,128,500 |
| June 27 | 987,000 | July 4 | Holiday |
| June 29 | 1,922,500 | July 6 | 1,751,500 |
| June 30 | 1,985,000 | July 7 | 345,500 |
| July 1 | 1,621,000 | July 8 | 1,966,000 |
| July 2 | 1,515,500 | July 9 | 1,135,000 |
| Total | 9,714,000 | Total | 6,326,500 |

1913.
Left over, Friday A. M., July 4—56.

| | Arrived. | Sold. |
|---|---|---|
| Friday, July 4 | 6 | 1 |
| Saturday, July 5 | 1 | 2 |
| Monday, July 7 | 8 | 10 |
| Tuesday, July 8 | 2 | 3 |
| Wednesday, July 9 | 4 | 6 |
| Thursday, July 10 | 8 | 8 |
| Total | 29 | 30 |

Condition of market, dull. Prices: Hudsons, $6.75 to $7.25; Raritans, $6.62½ to $7.12½; Newark, yard, $8.25. Left over Friday a. m., July 11—55.

OFFICIAL SUMMARY

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 9, 1914 | 766 |
| Total No. bargeloads sold Jan. 1 to July 9, 1914 | 755 |
| Total No. bargeloads left over July 10, 1914 | 11 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over Jan. 1 to July 10, 1913 | 972 |
| Total No. bargeloads sold Jan. 1 to July 10, 1913 | 917 |
| Total No. bargeloads left over July 11, 1913 | 55 |

### USES OF LUMBER.

**U. S. Consumes Forty-Five Billion Feet of Lumber a Year.**

ABOUT forty-five billion feet of lumber of all kinds is the annual production in the United States, according to statistics compiled by the Forest Service, which show for the first time precisely how the lumber products in the country are utilized. Of this nearly 25 billion feet, board measure, are further manufactured, the other portion remaining for rough construction lumber and for similar purposes. This is exclusive of material which reaches its final use in the form of fuel, railroad ties, posts, poles, pulpwood, cooperage, wood distillates, and the barks and extracts demanded by the tanning industry.

Nearly or quite 100 different woods are used in this country under their own names, while an unknown number find their way to shops and factories without being identified or separately listed, except under general names. Yellow pine comes first with more than 8 billion feet, followed by white pine with 3 billion, and Douglas fir with a little more than 2 billion.

Fifty-five principal industries use wood as raw material. More than one-half of the total consumption consists of planing mill flooring, siding, ceiling and finishing. The next industry, in point of quantity of wood used, is the manufacture of boxes and crates. Nearly four times as much wood is demanded by makers of boxes and crates as by the builders of steam and electric cars, which come next, and five-fold the amount that goes into furniture, which in turn leads vehicle manufacture. Vehicles demand surprisingly large supplies of wood and much of it must be of a high class in order to meet requirements for frames, gears and bodies.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JULY 18, 1914

# REAL ESTATE BODIES ACTIVE FOR PUBLIC

## The Advisory Council Extending Its Organization—United Owners' Associations Open Permanent Office—Moving Against Death Avenue

OWNERS of real estate are finally to have headquarters and a central bureau of information of their own. The need of a meeting place where all matters affecting realty may be discussed, where city affairs and realty problems may be considered, has been sorely felt for years. The United Real Estate Owners' Associations have just established such a place and have opened permanent offices at 170 Broadway. Every facility will be offered to taxpayers; pamphlets and literature from the municipal and State departments will always be available for distribution and the latest realty records, periodicals and atlases will be kept on file. Taxpayers are invited to visit the headquarters, to transact their business there and to use the conveniences of the office for their own purposes.

Henry Bloch, president of the associations, in outlining the program, stated yesterday:

"The time will come, and before long, when our headquarters will be the recognized exchange for property owners. We will have experts to advise, without charge, as to the requirements of city and State departments. We will have every known realty record. We will furnish appraisements. We will have private conference rooms. We will have an executive secretary and a staff of competent assistants. In a word, we will have a meeting place for every real estate owner in New York. In this way our association will accomplish constructive work efficiently and effectively.

"The United Real Estate Owners' Associations have increased tremendously in membership during the past year. There are now eleven large associations, having a combined membership of thousands of owners of real estate, affiliated with the central body. The value of the realty represented aggregates hundreds of millions of dollars."

### Council Extending Its Organization.

The effectiveness of real estate associations has frequently been undermined by the belief that such bodies adopt no course of action upon public questions unless such action is extremely favorable to the real estate fraternity or reflects selfish desires of a few leaders, who may be the vital factors in the maintenance of such organizations.

Without doubt, unfounded suspicions of this character have often off-set the good work which the various real estate bodies have accomplished, and simultaneously invidious criticisms have not augured well for the real estate profession as a whole. As a matter of fact, many property owners and real estate brokers have, at considerable expense, devoted their efforts to the betterment and welfare of the city and have unselfishly contributed their time toward the civic development of Greater New York.

In order, therefore, to be in perfect consonance with this admirable public-spirited tendency, on the part of many real estate owners and agents and brokers, the Advisory Council of Real Estate Interests will endeavor to make its final decisions upon public questions of such a broad and liberal character, that, although primarily conserving the interests of the real estate owners, they will simultaneously be for the best interests of the city itself.

**THE REAL ESTATE BODIES of the City of New York are steadily following up their successes of last fall and winter and are putting their strength more and more to better account. They have come to the front as the most effective and powerful civic force of the day in the defense of public rights. The Real Estate Board, the Advisory Council of the Allied Real Estate Interests, the United Owners' Associations, the taxpayers' associations of the West Side of the city, the City Club and Citizens' Union, are all prominent in the news of the day and are rendering real service to the real people of New York in important channels.**

The proper and reasonable conservation of the interests of property owners should be analagous to the best interests of the city, inasmuch as the real estate constitutes the chief source of city revenue. Co-operation between landlord and tenant, between the public and the property owner, and between the city and real estate organizations, is thus the keynote of the work of the advisory council.

### A Publicity Committee.

In order to be fully advised upon every public question that may arise and in order to make its decisions as far removed from self-interest as possible the council has appointed a publicity committee, consisting of the real estate editors of the New York newspapers. This committee will advise the council with reference to public sentiment and general feeling among the citizens of New York as to the various propositions that will be considered.

It will seek to make known through the press and other means of publicity, the wishes and true interests of real estate owners, and secure for them proper consideration in the regulations of their own affairs. It is hoped that by being thus advised upon serious questions by representatives of the various newspapers, that the conclusions of the council will reflect both the views of the city and the public, as well as of the real estate owners.

### The West Side Terminal Improvements.

The question of the proposed alterations in the freight line operated by the New York Central and Hudson River Railroad Company along the west side of the city was revived during the past week by a communication presented to the Board of Estimate and Apportionment on behalf of the City Club, the Citizens' Union, the Independent Club of the West Side, the West End Association, the Twenty-third Street Improvement Association, the Washington Heights Taxpayers' Association, the West Side Taxpayers' Association, the Greenwich Village Improvement Association, the Chelsea Association, Woman's Municipal League, League to End Death Avenue, The Merchants' Association of New York.

The deliberate plans and far sighted views of the signers of the memorial entitle it to become the basis for a campaign which shall at last settle finally and successfully the one great unsettled undertaking on which the future of Manhattan depends.

### Investigate Titles.

The allied associations have not forgotten the rock on which the well-meant plans of the sub-committee of the Board of Estimate were wrecked last year, i. e., the failure of the city authorities to inform themselves in advance of the legal status of the title to the eight miles of water front involved in this transaction. This communication insists that "the title of the city to lands along the waterfront should be investigated," and if it contained no other recommendation, it will have served an important purpose, if it impresses upon the city authorities that this is the necessary initial step in the whole transaction, and that no short-cut scheme, undertaken without a full comprehension and fair appreciation of the city's legal rights to the water front, will receive any support from these important organizations. The West End Association has profited greatly by the thorough understanding of the legal situation in Riverside Park, by its counsel, Mr. Charles L. Craig, and, if the rights of the city and of the citizens along the remainder of the eight miles of waterfront were only as well understood and represented, as has been continually insisted on by Mr. J. Bleecker Miller—there would be great hope that an agreement would be reached in which the rights of the city and of the citizens would not be sacrificed.

### A Good Cause.

The recent decision of the Appellate Division in the case of Hearst against New York Central and Hudson River Railroad Company, in no wise prejudices the rights of the citizens, as heretofore assumed to exist in Riverside Park, for in that case it was stipulated that the railroad was entitled to occupy the main right-of-way, which its tracks then occupied. There was no such stipulation in the former case of Willson versus New York Central and Hudson River Railroad, which was tried by Mr. J. Bleecker Miller, and in which an injunction was awarded, although it was never enforced by Mr. Hearst's lawyers. There is therefore every reason for West Side citizens to keep up their courage in this fight and insist with vigor on the preservation of the most beautiful part of the greatest city of this continent from becoming an unsightly noisome freight yard.

# NOT A VICTORY FOR ARBITRARY IMPOSITIONS

## Decision in the Kaye Case Will Help to End the Reign of Terror —The Fire Commissioner's Orders Must Be Fair and Reasonable

THE Court of Appeals affirmed on Tuesday the conviction of Charles Kaye of misdemeanor, for failure to comply with an order of the Fire Commissioner requiring the installation of automatic sprinklers in the loft building, 30-34 West 26th street. The opinion of Judge Cuddeback, containing the decision, is not available for publication in this issue, but will be printed in full next week.

If, as it is expected, the Court of Appeals has definitely determined all of the important questions raised in the Kaye case, the decision will go far to end the reign of terror that has prevailed in local real estate circles ever since the Factory Commission began to tinker with the Labor Law.

Assistant Corporation Counsel MacNulty, who successfully conducted the prosecution of Mr. Kaye throughout its entire course, stated yesterday:

"The affirmation of Kaye's conviction by the Court of Appeals is not a victory for arbitrary and high-handed impositions upon the owners of factory buildings, but is rather a triumph for sane and reasonable fire prevention measures. It should be borne in mind that, while the courts have held that the Fire Commissioner has the power to exercise discretion and discrimination in requiring the installation of automatic sprinklers, they have also ruled that his orders must be fair and reasonable. The right of a property owner to contest the validity of a fire order, upon the ground that it is unnecessary or unreasonable, countinues unimpaired. In the Kaye case, a conviction would have been impossible had he been able to show that the order he disregarded was arbitrary and unreasonable. But the evidence was conclusive that his building was hazardous and that sprinklers were actually necessary for the protection of its hundreds of occupants; consequently, the courts held that the requirement of such safeguards was reasonable, and that his refusal to comply therewith was a crime.

**The Significance of the Kaye Decision.**

In the opinion of consulting engineers in fire-prevention matters the decision was due to the conditions in the building and was not a fair test of the law. The Court of Appeals' decision was expected to be what it is by fire-prevention engineers because the fire conditions in the building made such a strong case in favor of the Fire Department. If a building similar to the Asch Building has conditions actually worse than those which existed in the Asch Building at the time of the fire, there can be little hope entertained that the courts will interefere with fire-prevention precautions considered necessary by the Fire Department.

"It was, undoubtedly, a mistake from the standpoint of the interests of realty owners to make a test case of the Kaye order," said Peter Joseph McKeon yesterday.

"Now that the case has been decided adversely, there remains to owners the consolation that the decision is not as sweeping as some people think, but applies only to this particular building. In other words, orders against other individual buildings can be tried on their merits. The decision means that the courts will sustain the Fire Department when a building is really dangerous, but the burden of proof is on the Fire Department to show that a building is not reasonably protected against fire perils.

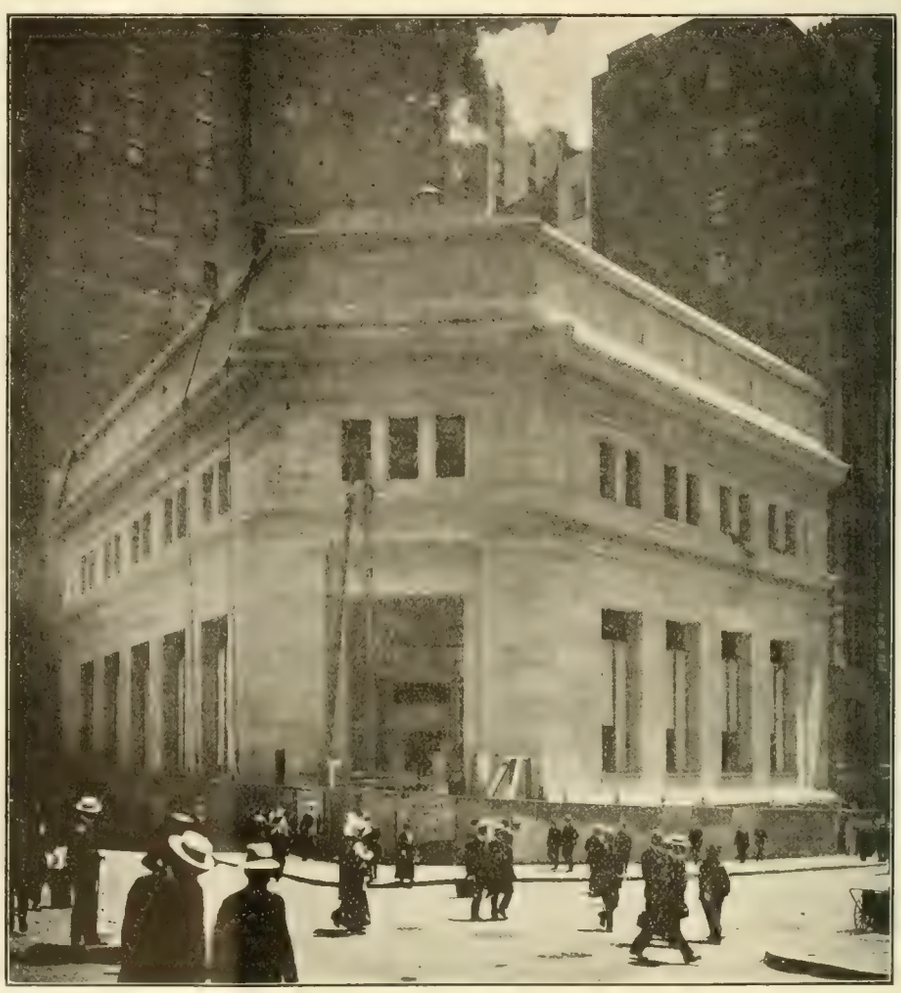
"This was the attitude of the judges in the court of Special Sessions, who practically swept aside legal technicalities and decided the case on the simple question: Is the building dangerous and does it need automatic sprinklers as a protection to life? These are questions to be answered in the first instance by a competent expert whose opinion should be a guide to owners and their lawyers in deciding whether or not to contest orders in court. If the expert agrees with the Fire Department that compliance with the order is reasonably necessary for the safety of life, there is small chance of the courts deciding against the Fire Department, because the facts of the case as well as the law are in favor of the Fire Department.

"One result of the unfavorable decision of the Kaye case may be that owners will comply too readily with discretionary orders which should be carefully scrutinized in order to be sure that they are according to fundamental principles of safety, are justified by conditions in the building and follow well-established precedents."

Fire Commissioner Adamson announced yesterday the installation of sprinklers in factory and loft buildings would be required without further delay. This is a result of the Court of Appeals' decision in the Kaye case, which was exclusively published in The World of yesterday morning.

"The decision in the Kaye case," Commissioner Adamson said, "sustaining the right of the fire commissioner to order sprinklers installed in buildings where they are not required by the Labor Law, is the most important decision to this department since the Fire Prevention Bureau was created.

## A RIVAL TO THE PARTHENON



Wall and Nassau Streets. Trowbridge & Livingston, Architects.

THE NEW BANKING-HOUSE OF J. P. MORGAN & CO.

For beauty of material, accuracy of workmanship and size of the component parts, the men who are building the banking house for J. P. Morgan & Co. have sought to rival the Parthenon, which was the most beautiful building ever erected. The best skill which Athens could command at the height of her glory was given to the construction of the temple. The Morgan banking house does not resemble a temple, but like the Parthenon its walls have been composed of solid blocks of marble, and not merely veneered with marble. The blocks are all three feet high and three feet thick, and according to location are seven to twenty-two feet in length.

As in the Parthenon, the courses are so accurately cut that the joints are almost invisible. The quarries at Knoxville, Tenn., were torn to pieces in order to produce blocks which are not only colossal in size but also flawless in texture. Some of the blocks weigh thirty-eight tons. They were shipped from the quarries in the rough and cut here in the yards of the Knickerbocker Marble Company for the general contractors, Marc Eidlitz & Son.

# SUBURBAN APARTMENT LIFE ATTRACTIVE

## Unique Buildings at Bronxville Offer All the Comforts of Country Dwellings—Artistic in Design, Structures Form Picturesque Group.

UNIQUE in many ways is the apartment house colony at Bronxville, which on account of its proximity to New York City, combines the advantages of city life with the benefits of the country. Its location is in one of the first sections of open country outside the city limits, being just north of, Mount Vernon. A station on the Harlem Division of the New York Central places it within thirty minutes ride from the Grand Central Station.

Bronxville's growth has been natural, but the project of erecting high class apartment houses, about six years ago was more or less in the nature of an experiment. Such a type of building in the suburbs was distinctly an innovation. The village contains all the modern improvements, and although a residential community, there are a number of stores grouped around the station to supply local needs. The Hotel Gramatan, a modern building containing nearly 300 rooms is another interesting feature of Bronxville.

There are at present eight multi-family structures in Bronxville, built along the lines of a college campus with spacious lawns and gardens. They contain about 100 apartments the rents averaging about twelve dollars a room. They are occupied by a most desirable class of tenants, including besides a number of prominent professional and business men, authors and artists.

The Gramatan Court was completed last October and contains twenty-one apartments; half of which were rented, according to the agent, before the foundation was finished and the remainder before the roof was completed. Alger Court was built about six years ago, and is the pioneer apartment house in the section. It was designed by Bates & How, architects. Alger Court East and Alger Court West are now in course of construction and will be completed about October 1. The structures contain 30 suites, 20 of which are reported to be leased. The three buildings with the grounds occupy about ten acres. The interests controlling them are said to be contemplating the erection of additional buildings to meet the steady demand.

In discussing this phase of Bronxville development, Charles I. Marvin of Fish & Marvin, said, this week: "Bronxville, one of the oldest of the suburban developments of New York City, has been the center of an interesting apartment house movement. Located as it is, with reference to accessibility from the business center of New York, it offers a country home without the usual cares often attendant upon such a residence.

"In addition, the forms of recreation are numerous and varied. For golf enthusiasts, the Lawrence Park Country Club offers its links and there are others on the grounds of the Scarsdale and Dunwoodie Country Clubs. The Bronxville Athletic Association maintains a number of tennis courts, which attract at the annual tournaments, some of the best known players in the country. The splendid roads make riding and motoring desirable, and boating or bathing available, by a four mile drive to the Sound."

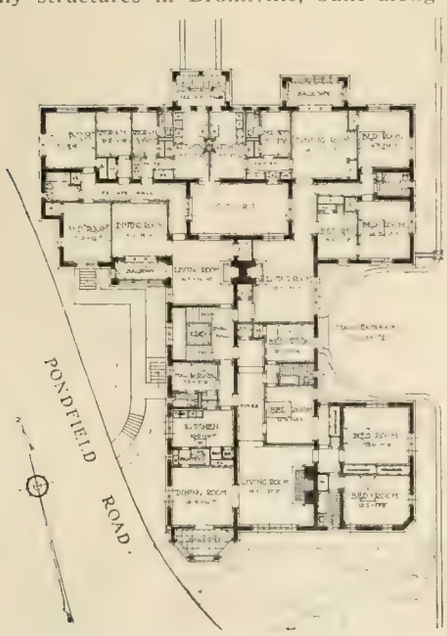
With these various forms of out-door recreation in the midst of country surroundings, it is not remarkable that a high class residential community was created. That it took the form of apartment house construction is one of the many unusual situations which have been typical of New York development.

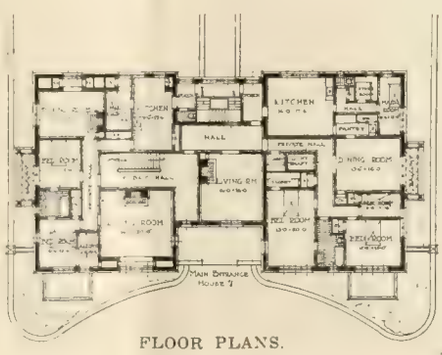
The village, itself, contains all the conveniences which make an all-year residence possible. Besides three churches, and a public school, there are two private educational institutions, the Massee Country School for boys and the Brantwood School for girls. Besides the apartment house suites for those who prefer such residence, there are of course, the surburban dwellings for all degrees of income except possibly the daily wage owner. There are to be found a number of attractive homes which are maintained in most cases as all-year residences.

The buildings are constructed along the unique lines laid out by some of the early developers and this plan has generally been followed by those who came later. Property values in the section have advanced coincident with its growth, but the speculative element is missing and buyers continue to be home-seekers. Bronxville will be remembered, however, as the pioneer apartment house section of the suburbs.

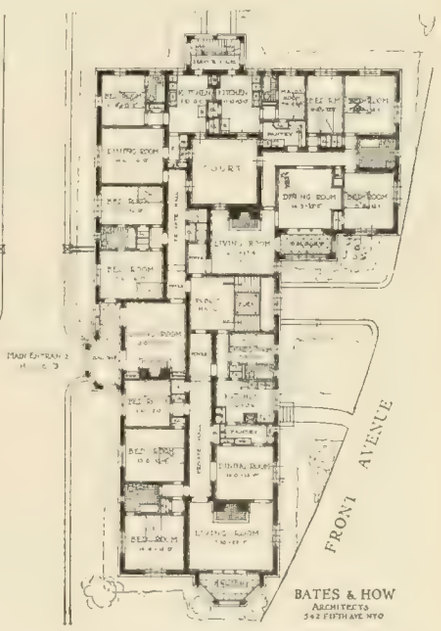


GROUP OF APARTMENTS AT BRONXVILLE, N. Y.



FLOOR PLANS.



# WHY LEXINGTON AVENUE IS WAITING

## A Consideration of the Influences and Motives Now in Control of the Real Estate Market in That Section in View of the Coming Transit Facilities

SURPRISE is expressed in some quarters that so little activity has yet developed along Lexington avenue where a subway line of rapid transit is under construction. There are at least two reasons for this, apart from the general business depression and the tightness with which the leading interests are holding on to funds which builders would like to use.

And first, there is the established belief that property actually abutting upon a railroad is not in the position to derive the most benefit from the operation of that railroad. A new line of rapid transit throws its finest favors to a distance, over the heads of the nearest owners, and therefore it is considered better to be situated a little distance from, than directly opposite a railroad station. On that principle, the first activity in anticipation of the coming transit benefits might be expected on some of the parallel avenues and intersecting streets. The whole upper East Side will be benefited in this case. Just how much of the new activity on Park avenue is to be attributed to the influence of the Lexington avenue subway is uncertain, but some of it surely is, because Park avenue, being only a block away, will share all the transit facilities and none of the things considered disagreeable.

A second reason for the continued inactivity on Lexington avenue is to be found in the policy of operators and builders to time their transactions accurately and not anticipate too far the period of greatest demand. The ideal time for starting an operation on Lexington avenue itself will be about a year in advance of the running of trains, provided values do not ascend too rapidly before then. If in order to anticipate this ascension, purchases of sites for improvement should be made by leading interests in any considerable number at an earlier date, a general "break" on the part of builders would very likely be precipitated, in spite of the restraining influence of the leading institutions. The institutional lenders do not control all the building money in the city, as there are always large individual lenders.

Turning back to subway history, it will be recalled that Broadway, on Washington Heights, remained inactive for the most part until the subway trains actually came through, but there was a building tide running up the avenues to the eastward, though for this the elevated road and general prosperity were responsible. The great speculative movement which caused a new city to be built in the East Bronx was not started until one could almost hear the rumble of the subway trains coming.

While precedent is being followed in restraining building movements that will be particularly dependent upon the Lexington avenue subway, yet there should be considerable more activity on the East Side than there is, on general principles. The smaller builders say they cannot get sufficient loans, and the big builders are waiting for general prosperity. It is not because values are too high, for it would not be difficult to buy a row of old brownstone dwellings in good locations as a site for moderate priced apartments, and this would seem to be the time for those who are waiting to put their money into safe securities, and also for those who would reap a handsome profit from mere land speculation.



LEXINGTON AVENUE, SOUTH OF 66TH STREET.

### The Greatest Need.

"What Lexington avenue most needs at this time," said a prominent broker yesterday, "is just one first-class mercantile leader. Let one such store, at which the families from Park, Madison and Fifth avenues, could trade, open on this avenue, and the firms that would follow would insure its future character and rapid transformation. One valid reason why there has been little doing in Lexington avenue realty is because operators do not know just what to do.

"Primarily this is to be a retail trading place. But if the stores are to be merely small provision and notion shops, then an alteration of the basement and parlor floors of dwellings will suffice for a time. The store accommodations are mostly of that nature now. Basement store rentals average, as yet, sixty dollars a month, which is not very attractive to a builder. I am inclined to think that the development of Lexington avenue proper will take its cue from and wait for eventualities in lateral streets and parallel avenues to the west, where there are many opportunities for investors at the present time."

### Current Work.

One of the first notable operations on the avenue is the erection of a twelve-story apartment house at the southwest corner of 72d street by the A. E. L. Construction Company, from plans by Schwartz & Gross, at an estimated cost for the building of $250,000. A 12-story brick hotel, 24x160 ft., costing $90,000, for the Allerton 38th Street Company (James S. Cushman, president), Paul S. Hunter architect, is to stand on the southeast corner of 38th street. The Akron Building Company (Leo S. Bing, president), is erecting two two-story buildings for stores offices and lofts, one with a frontage of 100 feet and one with a frontage of 50 feet at Nos. 563 and 573 between 50th and 51st streets. At No. 343, by Francis Connor, a five-story building for stores and offices on a 20 foot frontage to cost $20,000. A 4-story opera house for Oscar Hammerstein completes the list of new operations in anywise noteworthy.

As for conveyances, on the avenue, the year 1914 has so far produced remarkably few.

### Additional Trolley Service to Queens.

Additional trolley service across the Queensboro Bridge by the operation of the 59th street crosstown cars will shortly be inaugurated by the Third Avenue Railway Co. This company now operates the 42d street crosstown line across the Queensboro Bridge and intended to commence this new service several months ago, but has been delayed in getting the necessary permits from the officials of the Borough of Manhattan to enable the company to make the required change in its tracks. This new line will enable the residents of Queens Borough to travel from the Bridge Plaza, Long Island City, across 59th street, and up Broadway for a 5 cent fare and will be a very important factor for furnishing additional labor supply from Manhattan to the many new factories in Long Island City.

# NATIONAL REAL ESTATE CONVENTIONS

## Strong Resolutions Adopted at Pittsburgh—New York Board's Devotion to Duty Commended—Building Owners and Managers in Session.

PITTSBUURGH.—The National Association of Real Estate Exchanges will meet next year at Los Angeles. Thomas Shallcross, Jr., of Philadelphia, was elected president at Saturday's closing session in this city, and John E. Kane of Pittsburgh, secretary. Vice-Presidents—George Koester, Chicago; Col. T. M. Wier, Tampa, Fla.; A. H. Hanson, Saskatoon; R. L. Foust, Knoxville, Tenn.; W. P. Soowell, Indianapolis, Ind.; W. W. Mines, Los Angeles, Cal.; Samuel Collyer, Seattle, Wash.; Val J. Rothschild, St. Paul, Minn., and John J. Dowling, St. Louis, Mo. Byron Hastings of Omaha, Neb., got the treasureship.

### Resolutions.

Resolutions were drawn up and adopted concerning the findings of the convention. The document declared that a comparison of the data brought before the delegates from all parts of the United States and Canada proved the inherent stability of real estate values under the business conditions of the last year. It gave the following reasons for the enhanced demand for realty:

(1) The diminishing return from securities issued by public service and other corporations.

(2) The fundamental soundness of mercantile conditions; and

(3) The certainty of the largest harvest in the history of the country.

That the real estate exchanges in all parts of the country merit special praise for furnishing the best expert appraisers upon call by public officials. Work of the same quality is available for the difficult but important revaluation of the railroad lines of the United States.

### Compliments New York Board.

That we commend the devotion to duty shown by the New York and other boards that have demonstrated the need and value of our professional care for the great realty interests of the country. May the scope of our service to clients and patrons be proved by an increased participation in civic affairs.

Further, we resolve that the sale of real estate and real estate securities at grossly inflated values and through false statements of fact must be prevented by thorough investigation, prosecution and publicity in co-operation with local and state organizations.

That every offer of brokerage service under conditions which are manifestly impossible and fraudulent must be given attention by like means and the public protected against impostors who seek to profit from listing rather than from selling.

That no advertisement of any real estate, real estate brokerage service or course of instruction in real estate brokerage should be admitted to any official publication of this association without the endorsement of a local organization or a special committee of this association, as may be prescribed by our board of managers.

That this association should make a special study of ways and means for regulating the business of real estate brokerage, with a view to establishing uniform professional standards and enabling the public to clearly discern the difference between the peddling and the professional elements in the business of real estate brokerage.

### Code of Ethics.

One of the chief events of Friday was the presentation of a code of ethics for the profession by Henry W. Armstrong of Pittsburgh. This code, has for its central theme the application of the Golden Rule.

William E. Harmon, one of the biggest land brokers in New York city, talked for more than an hour and a half on "Sub-division Development," and in the course of it he made a strong appeal for more intelligent and consistent advertising in the business. Mr. Shallcross took his hearers by storm in a breezy and forcible treatise on "Dollars and Sense." B. G. Koebbe of St. Louis, Mo., spoke on "The Real Estate Salesman."

### Taxation.

Reports of committees took up much of the morning's session. In the report of the committee on taxation, read by Chairman Charles F. Laughlin of Cleveland, O., a change of the plan that left taxation in the hands of comparatively a few was talked of, and in this connection it was pointed out that the most potent hindrance to any reform in taxation methods lay in the opposition of the agricultural interests.

Mr. Laughlin reported that conditions were ripe for a uniform tax of 5 mills on mortgages. Another speaker on taxation was W. W. Polock of Cleveland. He said an assessment was not equitable unless it had the proper valuation as its foundation, and reported that the taxation on property valuations amounted each year in this country to $1,000,000,000.

Mr. Polock of the Manufacturers' Appraisal Co., Harry S. Kissell of Springfield, Mass., and Max Ragley of Seattle, Wash., named the new exchanges listed in the eastern and western divisions of the national association. Lee J. Nindle of Fort Wayne, Ind., read the report of the committee on city planning; Alfred G. Clark of Cleveland spoke on the value of convention exhibits, and Fred G. Smith of Minneapolis, Minn., told of the advantage in reading real estate trade papers.

The session opened with a question box conducted by Vice-President Moorhead Wright of Little Rock, Ark.

## DULUTH CONVENTION.

### Owners and Managers of Big Buildings Have a Profitable Meeting.

Duluth, Minn.—The first big noise of the convention of the National Association of Building Owners and Managers came on Monday night with the advent of the Atlanta delegation, bringing ten crates of Georgia peaches, the first of the season for Duluth. In the convention hall the next morning the peaches were served to the members of the association and all that the Atlanta men asked, those who liked their peaches was to vote for the convention to come to Atlanta next year.

J. Elsworth Randall of Chicago, president of the association, gave a dinner in Chicago on Monday night to sixty Eastern and Southern delegates. Immediately afterward the party left for Duluth.

Among the early arrivals at Duluth were Secretary Charles A. Patterson of Chicago, Louis B. Dailey of New York, John T. Sloan, Jr., of New Haven, Charles E. Doty of Cleveland, J. J. Forbrich of Edmonton, Alberta; and Charles Horton, manager of the L. C. Smith Building at Seattle, the tallest skyscraper

(Continued on page 96.)

# UNIQUE MARKET FOR SHOPPING CENTER



PLANS are being prepared by Starrett & Van Vleck, architects, 4th avenue and 17th streets, for the extensive alteration to the building covering about 35,000 square feet, formerly occupied by Stern Brothers, in West 23rd street. Albert B. Ashforth, 10 East 35th street, is the head of a syndicate which has taken over the property. A model market for the sale of foodstuffs and household appliances will be established, the first three floors being sub-divided into booths, about sixty to a floor. The estimated cost is about $500,000. Fruits, vegetables, flowers and other perishable goods will be on the first floor, dry groceries, bread, pastries, wines and liquors, on the second floor and household utensils, supplies and furniture on the third floor. Above these floors will be a mezzine to be used as offices for the lessees of the booths. A restaurant will be on the fourth floor, with a seating capacity of 2,500. The fifth floor and roof have been accorded a novel treatment by the architects. The roof will be a canopy of glass and all the space will be used as a greenhouse and aquarium. Fish, fowl and birds will be sold on this floor, as well as flowers and horticultural products. Ramps as well as elevators will be provided, thus eliminating crowding.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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The main cause of the over-inspection of buildings in this city is the over-supply of inspectors.

Commissioner Lynch is almost persuaded that there is a duplication of building inspection work between the local and State authorities. His superior, Governor Glynn, is certain of it.

As lack of confidence is the main reason for business inertia, the efforts of the general press to show that prosperity is really returning to many parts of the country are commendable. All the administration papers are piping the glad acclaim.

Chicago will set aside a day for a festival in October in which to celebrate her real estate growth. It will be called Real Estate Day. The real estate board and the public press are back of it and it is going to be a success. New York ought to do something to make real estate more popular than it has been instead of imposing unnecessary regulations upon owners and tenants.

Affairs are gradually shaping themselves along the new rapid transit routes for a general revival of real estate activity when investors and builders have fully determined in their own minds what it is best to do and when to do it. A distinguishing feature of this new general movement will be the exceptionally large number of areas or sections of the city that will be scenes of the transactions and operations. Seventh avenue and the old West Side, Lexington avenue and the upper East Side, Jerome avenue and the West Bronx, White Plains avenue, Westchester avenue and the East Bronx; the Fourth avenue section of Brooklyn, together with all the western half of Queens—these and other widely separated parts of the city will all have a reason for special activity. Each will have its own kind of development and its own operators and supply system, almost as if it were an independent political unit.

## Regulation and Reason.

The social reformers who are responsible for the great mass of legislation regulating the conditions of industrial employment in New York City should clearly realize two facts in connection with their well meant attempts to improve labor conditions, the fact that their legislation has been too hastily and inconsiderately framed, and that its administration has broken down. If they want to achieve the object which they propose to achieve—that is, the object of safeguarding the health and lives of the individuals engaged in industrial occupations in this city—they must make a fresh start and reconsider their whole plan of legislation and its administration.

They have gone ahead without any attempt to make the new means of regulation which they have brought into existence harmonize with previously existing agreements. The law, both in its specific provisions and in the administrative orders which have been issued under its general provisions, has been unnecessarily oppressive in its operation and has been moulded without sufficient inquiry into the specific conditions which obtain in this city.

Property owners in particular, even more than manufacturing tenants, have been harrassed by conflicting and burdensome regulations and inspections which have already seriously injured business in New York, and which have imposed wholly unnecessary expenses upon its conduct. The business men and the property owners in the industrial district are united in their protest and resentment at the results of the administration of the law; and the justice of their resentment has been practically admitted by the State authorities. The latter have agreed that the State factory investigating commission shall report a substantial modification of the existing laws and their methods of administration.

Such being the general situation, it is certainly desirable that the State Department of Labor should suspend its activity and not continue to issue new orders and insist upon obedience to these orders on the part of property owners and tenants. A proceeding of this kind can only intensify an already inflamed condition of public resentment and make the ultimate enforcement of the law more difficult. Inasmuch as the division of law is necessary and means are now being taken to substitute a new law, and in all probability a somewhat different administrative machinery, all public-spirited citizens should co-operate for the purpose of working out a new or better legal and administrative means of dealing with the situation and should in the meantime make the operation of existing laws, wherever possible, as little burdensome as possible.

In framing and executing legislation of this kind one general consideration of major importance should be kept in mind. The eventual success of such legislation depends upon the ability of those who are entrusted with its administration to secure the co-operation of the private interests affected by its provisions. Time was when statutes regulating industrial processes and conditions and passed under the police power of the State were conceived and administered as a kind of dual legislation. A group of precise rules were drawn up, to which manufacturers were compelled to conform under severe penalties and which were enforced by means of periodic inspections. Laws of this kind encouraged their own violation. They were necessarily administered either too rigidly or too loosely, and in either event they were frequently evaded. A manufacturer could always work out some new method of accomplishing his purpose without obeying the purpose of the law. Being treated by the law as a man who was conspiring against the public interest, he naturally became more or less that kind of man, which he was assumed to be. He obeyed the law reluctantly, because its operation was oppressive and unnecessarily expensive, and even if he conformed to its letter, he often violated its purpose.

Students of social legislation are agreed that this method of regulating industrial operations and conditions will certainly fail in the long run. Manufacturers should be trusted as if they were friends rather than enemies of its desirable objects of public policy. Their co-operation is necessary. It should be sought both by those who frame and those who administer these laws; and if sought in the proper manner it can be obtained. The manufacturers themselves know better than any one else how an order should be framed in order to produce a desired result; and they will co-operate in the framing of such a rule, provided public authorities show some understanding of their necessities and agree not to make the order any more rigorous and expensive than is necessary to accomplish its purpose.

Of course there will always be employers who are indifferent to the safety and health of their employees and who will do their best to evade the most reasonable requirements which are imposed upon them in the interest of the operatives, but such employers are in the minority. They are always looked upon with suspicion by their public-spirited competitors, who are trying to make their factories conform to modern standards of health and safety and who are prevented from going as far as they would like because they cannot afford to spend very much more money on such purposes than do their less scrupulous competitors. Such manufacturers will gladly co-operate with the public authorities in drawing up a really effective group of regulations because they will not then be placed under a disadvantage in competing with their negligent or malevolent associates. In many States and particularly in Wisconsin, manufacturers' associations have been formed particularly for the purpose of lending assistance to the industrial commission, and the law constituting the commission was framed for the purpose of securing such assistance. In the city of Buffalo, in this State, leading manufacturers have formed an organization called the "Associated Industries," whose object is declared to be that of aiding the industrial board in its attempt to execute the law. Its constitution states that "co-operation with this board constitutes one of the main objects of this association." The same document further states that "it is intended to keep members informed as to proposed laws, rules and decisions, to furnish all possible assistance to those whose duty it is to make and enforce the laws and rules and to work with them to the utmost."

This is the kind of co-operation upon which in the long run all successful social legislation will depend. In the case of New York City the Advisory Council of Real Estate Interests is ready to co-operate with the administration of any law that does not work oppressively and it is co-operating with the State Commission in its work of re-codifying the labor law; but its desire to co-operate is hampered by the condition of the existing law and the attitude of the State authorities. Any code of rules which are to be effective must be, as Prof. John R. Commons says, "not only reasonable in law, but reasonable in the minds of employers." The existing rules and their administration are far from reasonable in the minds of the employers and property owners of this city, and nothing should be done to make them more burdensome until the process of revision, which is now under way, is completed.

—At the suggestion of the Public Service Commission, the New York Railways Company has agreed to extend its double-track electric surface railroad line in 34th street from Tenth avenue to Eleventh avenue, Manhattan, and to build a cross-over at Eleventh avenue so that some cars may be turned back at that point and others sent through to Twelfth avenue over the single-track existing line. At present the double-track system ends at Tenth avenue.

### Civil Liability for Failure to Comply with Fire-Prevention Requirements.

*Editor of the* RECORD AND GUIDE:

In addition to the penal liabilities for failure to comply with fire-prevention requirements there arises a civil and collateral liability of much greater moment to the person who fails to comply or the person charged with the responsibility of complying. Except in what may be called the "fire-escape" cases, there is no considerable body of decisions as to this liability in fire-prevention matters, mainly because the question of fire prevention in this State is of comparatively recent growth. But, applying the general legal principles involved in negligence and nuisance cases, it would seem clear that similar liability would be sustained in fire-prevention cases.

Fire-prevention requirements are of two kinds:

(1) Those specifically required by statute, ordinance or regulations having the force of law;

(2) Those required in the exercise of discretion by administrative officers.

In the first class of requirements, liability is immediately incurred by noncompliance; in the second class, liability is incurred in the main only upon noncompliance after the discretion of the officer has been exercised in each specific case and the person affected notified. To illustrate: The Labor Law requires fireproof receptacles for clippings and rubbish in all factories. Liability arises by the mere fact of not having them. Ordinances give the Fire Commissioner the right to require the installation of fire-extinguishing equipment in certain classes of buildings. Liability in such cases arises only after the Fire Commissioner has ordered the particular equipment and notified the person.

The failure to comply with the fire-prevention requirements is in some cases a misdemeanor, and the law expressly declares that premises which are dangerous in case of fire by reason of failure to comply are nuisances. The maintenance of a nuisance is of course ground for damages in a proper case. The violation of law or ordinance is evidence of negligence and establishes a prima facie case. It would seem that in case of a fire resulting from a failure to comply with fire-preventive requirements the person responsible would be liable for damages the same as in any other nuisance or negligence case, and the fact that the non-compliance was a distinct violation of law would count against him.

The liability for damages might be to other persons who had suffered property loss by reason of the fire, such as the tenant in the same building, or an adjoining property owner. It might be for injuries or death occasioned by the fire. It might be to fire insurance companies who had paid to others losses caused by the fire, or to life or liability companies who had paid death or personal injury claims. It might be for loss of rent to the landlord. Quite likely the failure by a person to comply would vitiate all his fire insurance. And all this liability might also be incurred by an owner of the building who had knowingly permitted the conditions to exist.

In other words, a person who fails to comply with fire-prevention requirements is guilty of a negligent or tortious act which has to be excused in some way before he can escape the responsibility for damages to the same extent as in the case of any other negligent or tortious act.

Take a suppositious case to illustrate the various results which flow from failure to comply with fire-prevention requirements. A corporation is storing and handling inflammable motion picture films without a permit from the Fire Commissioner, as required by law. In the storing and handling of this film it has not observed the precautions required by law. A fire occurs by reason of the ignition of this film. There is provision in the insurance policies that the film shall be stored according to law. The insurance is invalid. The fire has killed and injured people. There is a liability for this. An insurance company has paid claims of tenants in the same building because of this fire. The insurance company has a right to recovery against the film company.

In fact, for all damages of any sort which may be said to be the proximate result of the fire, the film company would be liable.

The same liability might arise where a manufacturer had failed to provide fireproof receptacles required by law, and it was shown that the fire originated by reason of spontaneous combustion of oily waste and rags thrown in a corner. Or, again, owner of a building in which the installation of automatic sprinklers was mandatory under the Labor Law might encounter similar liability where a disastrous fire occurred which would have been confined and limited had a sprinkler system been installed.

Of course, each case must depend largely on its own facts, and there might be circumstances which would take away the negligent character of a failure to comply. On the other hand, the violation of a statute or an ordinance makes the imputation of negligence from the particular facts a hard thing to overcome. The fact that a condition exists in violation of law or ordinance would on principle entitle the question of negligence to go before a jury as a question of fact, in pretty nearly every case.

Because the matter of fire prevention is, in the main, of recent growth, this discussion is naturally suggestive rather than authoritative. The extent to which the courts have gone, as well as their tendency in the matter, is indicated in the case of Phenix Insurance Co. vs. N. Y. C. & H. R. R. R. Co., 122 App. Div., 113 (affirmed 196 N Y., 554). In this case the insurance company recovered from the railroad company because an engine of the latter had run across the Fire Department's hose in the City of Buffalo and because such running across the hose a fire then under control had spread to adjoining property and caused a loss to the insurance company.

The suggested liability in this discussion seems to be worth careful consideration by abler counsel. It should be considered in the matter of leases, insurances, mortgages and indemnity agreements. It is important that owners of buildings should have definite right to oust summarily tenants who do not comply with fire-prevention requirements and that mortgages should have clear provision as to the right of the mortgagees to compel the performance of fire-prevention requirements when the failure to comply imperils the security.

The development of a body of fire-prevention law (to be distinguished from laws) will take some time. The prevention of the enormous fire waste in this country will be materially aided by the growth of law along the line suggested in this discussion. Through credit influences also much will be accomplished, for credit and capital will not be given in the long run to those who by their carelessness subject themselves to the danger of the extensive liabilities here suggested.

ALBERT DEROODE,
Asst. Corporation Counsel.

### Town Plan for "New Dublin."

Great things are hoped for from the competition for a plan for New Dublin initiated by the action of the Earl of Aberdeen, Lord Lieutenant of Ireland, in offering a prize of £500, to be awarded to the author or authors of the design for the re-planning of Dublin which is placed first in the order of merit by the adjudicators. Information, conditions and particulars for guidance in the preparation of competitive designs may be obtained by addressing Eric Kaye Parry, Esq., Town Planning Competition, The Civic Exhibition, Dublin.

A civic exhibition at Dublin to show Irish life as it is, opened this week, and will continue until the end of August. Many societies are co-operating, including the Royal Institute of Architects of Ireland, the Architectural Association of Ireland, the Institution of Civil Engineers of Ireland, the Dublin Chamber of Commerce and the Housing and Town Planning Association of Ireland.

### MONTGOMERY SCHUYLER.

Montgomery Schuyler, an influential journalist and author, widely known for nis published studies in architecture, died from pneumonia July 16, after a short illness at his home, at 250 Winyah avenue, New Rochelle. He was in his seventy-first year.

Mr. Schuyler was a corresponding member of the American Institute of Architects and a member of the National Institute of Arts and Letters. He leaves two sons, Montgomery Schuyler, Jr., distinguished Orientalist and former Minister to Ecuador, and Robert Livington Schuyler. He was born in Ithaca, August 19, 1843, and was the son of the Rev. Anthony Schuyler. He entered Hobart College in 1858 but was not graduated. He married Miss Katherine Beeckman Livingston in 1876. She died only recently.



THE LATE MONTGOMERY SCHUYLER.

Mr. Schuyler was a frequent contributor to the Architectural Record Magazine during a long period of years, and occasionally to the Record and Guide.

For twenty-five years he was a member of the editorial staff of the New York Times, and for a few years was also the managing editor of Harpers Weekly. The Times says: "As an editorial writer he belonged to the school of Raymond, Marble and Hurlbert, imparting to the discussion of subjects of importance in the news of the day literary graces of an uncommon sort and the charm of a cultivated and genial mind. His published works, include "Westward the Course of Empire," and "Studies in American Architecture."

In 1912 Mr. Schuyler went to The Sun as a special writer on books, as he was noted for his command of the English language and an extraordinary acquaintance with the masterpieces of English literature. The Sun says of Mr. Schuyler that since the death of Russell Sturgis Mr. Schuyler was acknowledged to be the leading critic of architecture in the United States, his contributions to his favorite study being numerous and constant and confined in late years to the pages of the Architectural Record.

Mr. Schuyler was connected with nearly all the well known families of Colonial New York. His wife was Catherine Beekman Livingston, who was also of Colonial ancestry. He had a close acquaintance with many men of note, and he was a member of choice circles in intellectual New York club life, for he had many social graces. At an anniversary dinner of the Record and Guide staff Mr. Schuyler was present, and in a felicitous address extended his congratulations. The funeral will be held this morning.

—Flatbush keeps up its building operations.

—John Pullman, the Brooklyn broker, says the inspection plague is worst than the locust plague.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.**

Apartment House Operations.

## MURRAY HILL COVENANT.

### Latest Decision Lets in Apartment Houses as "Dwellings."

NO question as to the binding character of the Murray Hill restrictions was raised in the test case between the trustees of South Church and the Madison Avenue Building Company just decided by the Appellate Division of the Supreme Court. The sole question to be determined was whether the restriction established by the covenant permits the erection upon the premises of modern apartment houses, and the decision is in the affirmative.

The restriction, known as the Murray Hill Restriction, is contained in an agreement made and recorded in 1847, wherein the parties covenanted that neither they nor their heirs or assigns would erect or cause to be erected "Any building or erection other than brick or stone dwelling houses of at least two stories in height and with the ordinary yard appurtenances, and except churches and stables of brick or stone for private dwellings."

Justice McLaughlin, who writes the opinion handed down in the case, says if the term "dwelling house" is to be construed as meaning private residences, then the erection and maintenance of apartment houses would violate the covenant.

"It is urged," he says, "that the use of the words, 'private dwellings,' in limiting the character of the stables which might be erected, indicates that the parties intended that only private residences should be constructed upon the tract. But I do not think the reference can be construed as limiting or restricting the character of the dwellings previously mentioned.

"It may well be claimed that the reference to private dwellings in connection with the stables, while the houses themselves were described only as 'dwelling houses,' shows that the parties knew and intended to make a distinction between dwelling-houses and private dwellings.

"There certainly is as much merit in one argument as the other, and I do not think the description of the stables which might be erected was intended to or should be considered at all in determining the character of the dwelling houses which might be erected." Other excerpts from the opinion follow:

### No Longer an Open Question.

"That the erection of an apartment house does not violate a covenant forbidding the erection of any thing but dwelling houses, is no longer an open question in this court at least.

"It is a matter of common knowledge that in recent years in the City of New York there has been a great increase in the number of apartment houses and in their use for housing not only the middle, but the wealthy class. Many palatial apartment houses have been erected, and an ever-increasing number of persons financially able to live in private residences prefer to live in apartment houses.

"In this condition of affairs it is idle to say that the parties who made the Murray Hill restrictive agreement in 1847 intended that the district should be restricted to private residences. They undoubtedly did intend it to continue as a residential district, but they limited the character of the buildings only to dwelling houses. Apartment houses, a form of building unknown until long after the agreement was made, are now the dwelling houses of a constantly increasing proportion of the residences of the city of New York. Whether the parties, if they had foreseen this development, would have provided against it, is purely a matter of speculation."

Justice Ingraham and Justice Dowling concurred with Justice McLaughlin, but Justice Hotchkiss dissents. The case will be appealed. Jabish Holmes for the church trustees, and John M. Stoddard for the defendant building company.

### Were Principals in Action.

No apartment house has ever been erected within the Murray Hill district, but if this decision is confirmed by the highest court, a transformation of the district will be inevitable.

### Transferring Bronx Records.

Under Chapter 837 of the Laws of 1913 the records in the Register's office in New York County for the period 1891-1913 inclusive, relating to property in Bronx County, are to be transferred to the office of the Register of Bronx County. Register Hopper will begin sending these records to the office of the Register of Bronx County, Bergen Building, corner of Tremont and Arthur avenues, Bronx, at the close of business at noon on Saturday, July 18th, when the libers of conveyances and mortgages and the block indices of Sections 9 and 10 and the annexed district, will be transferred to the Bronx office.

Mortgages recorded in the libers of Sections 9 and 10 and the annexed district will be satisfied of record in the office of the New York County Register until noon, Saturday, July 18, and thereafter in the office of the Register of the Bronx. Notice will be given later when the libers and indices of Sections 11, 12 and 13 will be transferred from the office of the Register of New York County to the office of the Register of Bronx County, and until such notice, mortgages recorded in the libers of Sections 11, 12 and 13 will continue to be satisfied of record in the office of the Register of New York County.

## REAL ESTATE CONVENTIONS.

(Continued from page 93.)

out of New York. There are 42 stories in the L. C. Smith Building, and Mr. Horton will count them for you if you doubt it. With him came Frederick T. Bradley and C. B. Brown from Seattle.

### Tuesday's Proceedings.

Morning—Address of welcome on behalf of Duluth Building Managers' Association, Whitney Wall; address of welcome on behalf of city, Hon. W. I. Prince, mayor; president's address, J. E. Randall, president National Association Building Owners and Managers; Building Managers' contribution to downtown Development, John H. Hall, Emery es tate, Cincinnati.

Afternoon—"Rental Area Basis," A. L. Hawley; report of Ralph Hawley, chairman electrolysis committee; "The Significance of Fire Waste," Franklin N. Wentworth, secretary National Fire Protection Association.

Evening—Illustrated talks by representatives of manufacturers of standard materials and supplies, 8 to 11.

### Wednesday's Program.

Morning.—"Putting Your Building on the Map"—The publicity feature of rental campaign, Donald O. Lawder; "Building for Profit," H. F. Martin, building specialist, Atlanta; "The Building of American Cities," Allen D. Albert, associate publisher Minneapolis Tribune.

Afternoon—"Office Building Bonds," Simon Straus, president S. W. Straus & Co., Chicago and New York; "Workmen's Compensation," F. Robertson Jones, secretary workmen's publicity bureau, New York; report of W. Peyton Howard, chairman fire insurance committee.

Conference of local association officials called at 4.30 o'clock for private meeting to consider organizing permanent secretaries' conference. Report of this meeting to be made at executive session.

Reception and luncheon at Northland Country club, 11.30 to 2 p. m.

### Club at Douglaston.

As as evidence of real estate growth and general increase in population of nearby North Shore communities on Long Island, a civic and pastime club has been recently formed at Douglaston, L. I. The exodus of home seekers to this section has been heavy during the last few years. Not more than seven years ago Douglaston Park was comparatively a wilderness while today it boasts of many fine houses and well made streets.

The club will use for its headquarters and clubhouse the large north wing of the building at the entrance to the park. This building is owned by J. W. Doolittle, the founder of Douglaston Park, and is being altered by the architects into club rooms with lockers and other conveniences for members. Tennis courts will be the leading summer attraction. In the cold weather these same courts will, by a peculiar system of sloping banks, be flooded for ice skating. The membership of the club is made up of residents of Douglaston Park and already the limit of membership has been reached and a waiting list started.

The organization will be known as the Douglaston Park Tennis Club. The officers are E. S. Taylor, president; Donald Simpson, secretary, and Harold Jenkins, treasurer. In addition to its pastime features it is purposed to have the club take up various civic and political questions and all other topics that naturally arise in a rapidly increasing community of home loving people.

### Brooklyn League Would Limit Labor Department's Powers.

The Brooklyn League's committee on Water Supply and Fire Protection, has adopted resolutions in opposition to the extension of the powers of the State Labor Department:

Whereas, The New York State Factory Investigating Commission contemplates an extension of the fire-prevention provisions of the Labor Law to mercantile establishments (which are defined as "any place where goods, wares, or merchandise are offered for sale"), whereby the enforcement of those provisions would be devolved upon the State Department of Labor.

Resolved, That this organization recommends that the aforesaid extension of the powers of the Department of Labor be opposed, and advocate that the enforcement of laws relating to fire prevention in this city be vested solely in the Fire Department.

Resolved, That the Committee on Water Supply and Fire Protection of the Brooklyn League approves the proposed new fire limits suggested by Borough President Pounds as laid out in a map exhibited to this committee on June 25, 1914.

### Transit Service Complained Of.

On a protest signed by a great number of people living along the line of the Brighton Beach elevated railroad in Brooklyn, and transmitted to the Public Service Commission for the First District by William G. Halpin, Secretary of the Bedford Heights Board of Trade, the Commission has called for a public hearing, to be held July 24, 1914, in regard to the service rendered by the New York Consolidated Railroad Company on the Brighton Beach line. The complainants state that the service is inadequate and irregular and that some trains do not make certain stops. Inquiry will be made into all of these phases.

## LOCAL IMPROVEMENTS.

### Washington Heights District.

The following resolutions have been adopted:

Regulate and pave with a permanent sheet asphalt pavement, curb and recurb, and flag where necessary, Haven avenue from the southerly curb line of 170th street to the northerly side of 172d street. Estimated cost $6,500. Assessed valuation of property affected $430,000.

Re-regulate and re-grade Riverside Drive service street from 158th to 160th street, and curb and re-curb, and pave with a permanent sheet asphalt pavement a portion of the roadway 20 feet in width from the northerly side of 158 street to the northerly side of 161st street, and do all other work incidental thereto. Estimated cost $10,100. Assessed valuation of property affected $1,435,000. Note: No sewer provided for between 160th and 161st streets.

Rescind resolution of May 26th, 1914, providing for the paving of the widened portion of Riverside Drive from 158th to 160th street. Construction of sewer in Jacobus place from West 225th street to Van Corlear place. Estimated cost $4,000. Assessed valuation of property affected $196,200.

Construction of stairway at the southeast corner of 138th street and Riverside Drive. Estimated cost $2,000. Assessed valuation of property affected $1,424,600.

Construction of Receiving Basin at the southwest corner of 215th street and Park Terrace East. Estimated cost $350.00. Assessed valuation of property affected $61,000. Note: On January 16th, 1912, a resolution was adopted by the Local Board for the construction of a sewer in 215th street from Park Terrace East to the summit west. On December 19, 1913, a petition was filed requesting that this work be discontinued. This petition was signed by the owner now requesting this receiving basin.

Laying out a new (service) street on the easterly side of Riverside Drive from about West 168th street to about West 178th street; laying out a public park between the new (service) street on the easterly side of Riverside Drive; change of grade of Riverside Drive from West 173d to West 178th street; change of grade of West 177th street; from Riverside Drive to a point 370 feet southerly.

### "Oldtown."

Local public improvements in the older parts of New York at the present time consist almost altogether when there are any at all, of small sidewalk repairs. Only once in awhile is a block repaved or a sewer rebuilt. The proceedings of the last board meetings in Bowery, Corlears Hook, Murray Hill, Riverside, Harlem, Yorkville and Greenwich districts disclose nothing but sidewalk repairs. Kips Bay is building four receiving basins, and in the Hudson district there is one paving job—in West 60th street near West End avenue.

When the new business before the local board of the important Riverside drive district consists of merely twelve items of repairs to sidewalks, with each item relating to only one piece of property, it is not surprising that no quorum is reported. Similarly, seven items of small sidewalk repairs made up all there was for the local Board of Yorkville to consider at the last meeting. Six cases of uneven sidewalks constituted all there was for the local board of the wealthy Murray Hill section to think about. A dozen similar items engaged the attention of the Harlem local board. Not a thing else. Activity in local improvements is mostly confined to the newer sections of the outer boroughs though once in a while a really big job comes up in one of the old districts.

### No Funds for Big Sewer.

The big $1,200,000 Corona sewer now in course of construction will remain unused. No funds will be forthcoming to build connecting sewers. It also means that the same situation will prevail in connection with the Maspeth sewer, which is being built at a cost of $300,000, and the Flushing sewer, which is to cost $200,000.


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## PRIVATE REALTY SALES.

When compared with the similar period last year, this week's market shows a considerable improvement. While the deals were not numerous, they involved in several instances high-class holdings and indicated that, in spite of the season of the year, buyers were taking advantage of the opportunity to obtain desirable properties. Apartment houses and sites for such improvement continue to be in demand, the leading transaction concerning a row of West 86th street dwellings to be razed for 12-story multi-family building construction.

The strength of the Fifth avenue section was further evidenced by the lease for a long term of an eleven-story mercantile structure to Bonwit, Teller & Co.

"We have leased this building to meet increased business demands," said Frederick A. Taylor, of Bonwit, Teller & Co., "and because we feel that Fifth avenue will maintain its own for at least twenty years to come."

Important among the developments of the week also is the decision just handed down permitting the erection of apartment houses of the better grade within the Murray Hill restricted zone. While the case will be appealed, still the decision is most important, for again it demonstrates that changes in conditions and neighborhoods are carefully weighed by the courts. The Murray Hill restriction is probably the most talked of covenant of its kind in Manhattan and in many cases where property was affected along the same lines this covenant has been quoted in court. Should the final decision allow this type of multi-family construction, there is but little doubt but that several other properties will be placed upon the market for like improvement. In fact one prominent corner in the section, not the one affected by the decision, though within the proscribed area, is being offered for sale, one of the terms being that the buyer will be protected in the event of his erecting an apartment house.

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The total number of sales reported and not recorded in Manhattan this week was 21, as against 17 last week and 9 a year ago.

The number of sales south of 59th street was 5, as compared with 6 last week and 5 a year ago.

The sales north of 59th street aggregated 16, as compared with 11 last week and 4 a year ago.

The total number of conveyances in Manhattan was 162, as against 124 last week, 23 having stated considerations totaling $726,425. Mortgages recorded this week number 23, involving $2,351,559 as against 98 last week, aggregating $8,444,946.

From the Bronx 10 sales at private contract were recorded, as against 4 last week and 10 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $438,125, compared with $803,157 last week, making a total since January 1 of $23,491,659. The figures for the corresponding week last year were $651,711, and the total from January 1, 1913, to July 19, 1913, was $35,216,265.

### $1,600,000 Trade on Drive.

Bing & Bing, the builders and operators, sold to Philip Livingston, through Calder, Nassoit & Lanning, the new twelve-story apartment house at the south corner of Riverside drive and 88th street, which has been held at $850,000. The house, on plot 108x100, was completed about three years ago from plans by Schwartz & Gross, architects. Mr. Livingston gave in exchange the seven-story elevator apartment house on plot 104x168 at the north corner of Riverside drive and 112th street, which he acquired about five years ago; also his five-story residence at 1071 Fifth avenue on plot 30x127.8, with a 25-foot "L" to 88th street. The trade involves about $1,600,00. The 112th street apartment house was later resold for about $525,000, the buyer giving in part payment the seven-story loft building at 146 West 28th street.

### Queens Apartment Sold.

Now that the dual subway extensions into Queens are being rushed to completion so that they may be opened for service along with other parts of the system in October of next year, many investors are turning their attention to sections of Queens along the transit routes where it is expected considerable profits will be made.

Most interesting of the recent transactions was the sale by the Queensboro Corporation of the Jackson Heights apartment house at the corner of Jackson avenue and 25th street to W. J. Munson and J. W. Feeter. The property was held at $50,000. This house was erected by the Queensboro Corporation on the Barclay-Dugro tract.

The Jackson Heights apartment is a five-story building with two stores and 19 four-room apartments. It was built after an attractive plan. Rentals of from $20 to $30 a month were placed on the suites and before the building was completed last May it was more than half rented and since has been fully tenanted. Adjoining the house sold are three five-story apartments divided into five-room suites, two on each floor, which rent for from $26 to $29 a month. These, too, are entirely filled.

### U. S. Government in Deal.

Charles F. Noyes Company has sold 45-51 Suffolk street, a plot 75x100, for the El Nido Holding Company, represented by Gettner, Simon & Ashe, to Alfred M. Rau. The Noyes Company has leased for Mr. Rau, from the plans, to the United States Government, a building to be erected on the site for post office purposes, to be known as Station "B." The lease to the Government is at $15,000 per annum plus maintenance. The ground was held by the sellers at $110,000. The combined transaction represents a total of about $300,000. Liebman & Tanzer, attorneys, represented Mr. Rau.

### $1,500,000 West Side Operation.

A new firm organized by Mulliken & Moeller has purchased from the Realty Company of America, Franklin Pettit, president, seven houses at 310-322 West 86th street, with a frontage of 144 feet. The sellers have been accumulating the plot for over a year, the last house, at 316, having been obtained early in the week from Stuard Hirschman through Osgood Pell and Clark T. Chambers and A. V. Amy & Co. The new owners will erect two twelve-story apartment houses, each on plot 72.2x102.2, at an estimated cost of about $450,000. The transaction involves about $1,500,000.

### Harlem Deal Pending.

Negotiations are reported to be in progress for the sale of the six four-story dwellings at 125-135 West 111th street, by the Surety Realty Company, Samuel H. Stone, president. The property has a frontage of 105 feet and the prospective purchaser is said to be a builder.

### Park Avenue Corner for Builder.

Edgar A. Levy has bought the three five-story flats at 1054 and 1056 Park avenue and 72 East 87th street, a plot 50.8x107.9, from Amy Rosenberg, through Leon S. Altmayer.

### Y. W. C. A. Buys from Rockefeller.

John D. Rockefeller, Jr., sold to the Young Woman's Christian Association the West Side Neighborhood House, on plot 125x100, at the northwest corner of Tenth avenue and 50th street. The property is assessed at $185,000 and will be used by the buyer in connection with its West Side branch in West 44th street.

### Manhattan—South of 59th Street.

8TH ST.—Zachary T. Piercy has purchased through Pepe & Brother, from Minnie T. Owens, the 4-sty house at 17 West 8th st.

9TH AV.—Lewine & Kempner have purchased from Julia Colburg, the 3-sty frame building at 736 9th av, on lot 22.6x80. It has been in the family of the seller for over half a century.

### Manhattan—North of 59th Street.

84TH ST.—Pease & Elliman sold for Joseph F. Geraghty 355 West 84th st, a 4-sty dwelling, on lot 16x100.

86TH ST.—Negotiations are reported to be pending for the sale of the four 5-sty dwellings at 152-158 West 86th st, a plot 80x100. Olivia P. Hoe is the owner of record.

88TH ST.—Joseph N. Francolini, president of the Italian Savings Bank, has purchased from Mrs. Josephine Guild, 160 West 88th st, a 3-sty dwelling, on a lot 18x100.8. The F. R. Wood-W. H. Dolson Co. negotiated the sale.

102D ST.—The Menken estate sold through Sommer & Ortmann, the 5-sty flat, 118 West 102d st, on lot 24.7x100.11.

132D ST.—Henry Huckriede sold 23-25 West 132d st, a 5-sty flat, on plot 32x99.11, to Samuel Carucci, who gave in exchange the two 2-sty frame houses on plot 50x135, on the west side of Eagle av, 150 ft. south of 163d st.

137TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Paul Abelson, to the St. James Presbyterian Church, a negro congregation, 59-61 West 137th st, a plot 50x99.11, which will be improved with a church. The sellers sold their property in West 51st st several weeks ago.

147TH ST.—McDowell & McMahon have sold the 6-sty Brentwood apartments, at 507 and 509 West 147th st, on plot 50x100, for the Riverview Construction Co., H. M. Bloch president, to the Noillacs Realty Co., which gave in part payment the plot, 100.10x117x114, on Pinehurst av, adjoining the southwest corner of 181st st. The Riverview Construction Co. will erect two apartment buildings.

AMSTERDAM AV.—Lena Clark has sold to Patrick McSherry 1633 Amsterdam av, a 5-sty flat on lot 25x100, between 140th and 141st sts.

PARK AV.—Harris and Maurice Mandelbaum bought from Mrs. Amelia Metzger the 5-sty flat, 25x82, at 1052 Park av, between 86th and 87th sts. The buyers control a 50 ft frontage adjoining the holdings of George Ehret at the northwest corner of Park av and 86th st.

8TH AV.—Frederick Plump resold 2741 8th av, northwest corner of 146th st, a 5-sty flat with stores on lot 25x100, to Charles Hensle, who gave in exchange a 5-sty apartment house on the east side of Vermilyea av, just south of 207th st. It is one of a row of four houses erected at that point by Mr. Hensle. The 8th av property was acquired by the seller earlier in the month at foreclosure for $34,172.

### Bronx.

VAN BRUNT ST.—Schano & Co. have sold for J. J. Gallagher the 2-family house at 1726 Van Brunt st.

156TH ST.—Eugene J. Busher has sold for James L. Wells the vacant plot, 50x100, at the northwest corner of East 156th st and Elton av to the Benenson Realty Co., which will erect a 5-sty apartment house.

163D ST.—Mrs. Emma C. Smith has purchased from the Simbar Realty Co. the three 5-sty flats at 938 East 163d st, 50x100 ft.; also the southeast corner of Intervale av and 163d st, 75x100 ft., and the southwest corner of 163d and Kelly sts, 75x127xirreg. In part payment was given the triangular plot 125x125x100, at the junction of Aqueduct and Merriam avs. The trade involved about $400,000.

176TH ST.—The Carey Construction Co. sold through Arnold, Byrne & Baumann 897 East 176th st, a 5-sty flat on plot 50x104.

BOSCOBEL AV.—William F. Raab has bought through Jones, Meckes & Jones, the two-family dwelling, 1421 Boscobel av, on lot 25x90.

CROTONA AV.—Dr. Louis Scheinberg has sold the plot of 2½ lots on the northeast corner of Crotona av and 170th st, 25x108. A 5-sty apartment house is to be erected on the site.

MORRIS AV.—Simon G. Katzen has purchased the two 2-family houses at 1543 and 1547 Morris av, on a plot 50x75, facing Claremont Park, and a vacant plot, 51x116, in the north side of 198th st, 51 ft west of the Grand Boulevard and Concourse, which will be improved with an apartment house.

PELHAM AV.—H. H. Leube has sold for Richard Maslen a plot 28x83 on the north side of Pelham av, 100 ft. east of Hoffman st.

WALLACE AV.—Schano & Co. sold for George A. Devereaux the 2-family house at 1873 Wallace av.

### Brooklyn.

FIRST PL, ETC.—James H. Gilvarry has sold 42 First pl, a 3-sty dwelling, on lot 24x100, for Harris Cohen to John Cooney; also 126 First pl, a 3-sty dwelling, for Mrs. Kinsky; 76 Woodhull st, a 3-sty dwelling, for the Estate of Klein to A. D. Ajello; 126 Third pl, a 3-sty dwelling, for Caroline Viehman to May Johnson; 27 Fourth pl, 2-sty brownstone dwelling, for F. Fannon to Peter O'Connor; 118 First pl, 4-sty dwelling, for I. Felber to Lilie Bergesen; 457 43d st, a 2-sty dwelling, for Dora Johnson to Mary T. Gillen; 497 Clinton st, a 5-sty dwelling for John Burke; 499 Clinton st, a 5-sty dwelling for John Burke, and five vacant lots in the north side of 56th st, 100 ft east of 7th av, for James Dunne to Dennis O'Connor.


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FULTON ST.—John Woodenbury and the Albany Av. Real Estate Co. sold for William J. Ward to the Reid Moving Picture Co. the vacant plot, 25x146, in the north side of Fulton st, 50 ft. east of Reid av, running through the entire block, with 26 ft. in Marion st, for improvement with a moving picture theatre.

FULTON ST.—G. Lebett & Co. sold the five 4-sty buildings 1962, 1964, 1966, 1968 and 1970 Fulton st for J. Rosen; also the 2-sty dwelling at 566A Quincy st for John Higley to James Tolliver; for Charles Hagedorn a plot 100x100 on Jamaica av, between Manor and Willard avs; a plot 100x100 in East 73d st and av V, and a plot 100x100 on av L and Remsen av.

GOLD ST.—The three 5-sty apartment houses at 402, 404 and 406 Gold st, near Fulton st, on plot 75x100, have been sold by Philip Steinman & Son for Dr. Daniel K. Johnson.

HEWES ST.—Marks Brothers and M. J. Gooendo sold 2 5-sty apartments, northwest corner Hewes st and Lee av, Brooklyn, on a plot 125x125, for Isaac Haft to P. H. McElroy.

PRESIDENT ST.—Visco Brothers have sold 122 President st, a 3-family brick building, for Mrs. Louisa Lizzo to Giuseppa Venerosa and Grazia Sorrentino.

REMSEN ST.—Howard C. Pyle & Co. have sold the 4-sty dwelling, 98 Remsen st, southwest corner of Henry st, on lot 25x100, with an adjoining lot 25x50 in Henry st, for Martin Joost to Colonel Timothy S. Williams, president of the Brooklyn Rapid Transit.

7TH ST.—Fenwick B. Small sold for John B. Taylor to Harry B. Hawkins 14 lots in East 7th st, between Beverly rd and Av C, Brooklyn, for improvement, with detached dwellings.

BAY 16TH ST, ETC.—The Jerome Property Corporation sold 138 Bay 16th st, Bath Beach, a 3-sty residence, 50x100, for James S. Corrigan. This was given in part payment for a 4-sty flat in the south side of 3d st, 231 ft. west of 6th av, 22x105. The same brokers sold 1042 73d st, 31.6x100, a 2-sty house, for E. Phelps.

51ST ST.—Samuel Galitzka Co. sold for the John E. Sullivan Co., the 4-sty apartment house, 442 51st st, on plot 30x100.

71ST ST.—The John B. Bradley Co. bought 10 lots in 71st and 72d sts near Ridge Boulevard, adjoining the Ridge Club at Bay Ridge.

79TH ST.—The Dowling-Muller Co. have sold houses at 1028 79th st for Mrs. V. Gibson and 442 75th st for H. Geruldson.

BEDFORD AV.—The Bulkley & Horton Co. and Noah Clark, Inc., exchanged the 4-sty apartment house at 1481 Bedford av for the 3-sty flat at 675 Gates av and the 2-sty frame detached residence on Dry Harbor rd, Glendale, L. I.

JEFFERSON AV.—Friday & Lehmann have sold 1421 Jefferson av, a 3-sty three-family apartment house, for Henry Thomas.

KENT AV.—John H. Delack and J. J. Levey have sold the 4-sty loft building on the northeast corner of Kent av and Rush st for the Van Houghton, Ten Broeck Co., and leased the same for 5 years to the Consolidated Wafer Co.

OCEAN AV, ETC.—Louis Gold has sold a plot on the east side of Ocean av, 100 ft east of Beverley rd, to J. Frankel; also a lot, 20x100, with building from plans, at the southeast corner of 13th av and 44th st, to a Dr. Mishkind; the adjoining plot, with house, from plans, to John Dady, and a dwelling on the east side of 13th av, 20 ft north of 44th st, to J. Rushmore.

PERRY AV.—Max Adler has bought from Henry H. Studley the dwelling at 3325 Perry av, on lot 25x100, for about $8,000.

5TH AV.—Samuel Galitzka sold for John H. Barenburg the northeast corner of 5th av and 73d st; a 4-sty apartment with stores on a plot 20x100.

5TH AV.—Tutino & Cerny have sold for Barbara Iba to William T. Pratt the 4-sty corner store and apartments on plot 20x100, at 5902 5th av.

### Queens.

PUTNAM AV.—The G. X. Mathews Co. has sold three more of its six-family apartments at Ridgewood. Charles Miller has bought the corner of Woodward and Cornelia sts for about $19,500; Frank Weber, 2015 Woodbine st for about $11,500, and C. P. Inmann, 1892 Putnam av for about $11,300.

LONG ISLAND CITY.—The Queensboro Corporation has sold the 5-sty Jackson Heights apartment house at the corner of Jackson av and 25th st to W. J. Munson and J. W. Feeter. The property was held at $50,000.

LONG ISLAND CITY.—William D. Bloodgood & Co. have sold at Long Island City a plot 150x100 on the west side of 12th av, 125 ft. south of Jamaica av, for Charles J. Doran to the T. & M. Realty Co. for about $16,000.

RICHMOND HILL.—Joseph R. Krey has sold for Meruk & May, 270 Hamilton av, a 2-family dwelling on plot 40x100, at the rear of the Bank of Long Island, at Richmond Hill.

RIDGEWOOD.—Louis Gold sold 21 lots at the corner of Putnam av and Madison st, Queens, to W. Seigel for about $32,000. Mr. Seigel will erect eleven 6-family houses.

WOODSIDE HEIGHTS.—John W. Paris sold to the Fiske Co. a plot 101x130 at Kelly and Polk avs, for about $30,000.

### Rural and Suburban.

BRONXVILLE, N. Y.—Frank Ferris has sold a plot of about an acre in Lawrence Park West, Bronxville, to W. H. Despard. The buyer will build a residence.

BROOKVILLE, L. I.—E. S. Willard & Co. sold for the Cocks Realty Co. about 50 acres at Brookville, L. I., near the Piping Rock Club, to Montague Flagg, who will erect a residence.

ISLIP, L. I.—The Duross Co. has sold for Howard Place to E. W. Hooper the Francis property at Islip, containing a large frame dwelling and about 2 acres.

MONTCLAIR, N. J.—James H. Gilvarry sold 64 Watchung av, a 2-sty dwelling on plot 60x150, for K. Murtagh to Christina Hartman.

MORRISTOWN, N. J.—The Olmsted property on Washington ave, Morristown, N. J., adjoining that of the late Mrs. George F. Stone and the estate of Mrs. Patrick Farrelly, has been purchased by Nicholis Marinaro of Morristown, through Howard I. Johnston.

OCEANSIDE, L. I., ETC.—Windsor Land & Improvement Co. sold at Oceanside to Frederick Dillon and Edward Schroeder each 40x100 respectively on Oceanside av and Ebert av; also at Hempstead to M. L. Reniff and J. L. Kissich each 40x120 on Acacia av; to Jordan Maguire, 40x96 on Milburn av; to Charles Curran, 40x100 on Kane av; to James Durkin, 40x100 on Kennedy av; at Floral Park to T. J. McKinn, 40x100 on Geranium av, and to Matthew Davin, 40x100 on Daisy av; and at Rosedale to N. C. Mortensen, 40x100 on Hampton rd, and to A. C. Johnson, 40x104 on Johnson av.

RYE, N. Y.—Charles Field Griffen & Co. have sold for the heirs of the late Henrietta de Ruyter a tract of land at Rye, N. Y., containing 8 acres, with large frontage in Grace Church st and Manursing av, to Harold Milliken, who will improve with a residence.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. sold to Michael J. Bourke a plot in Westmoreland with 73-ft. front in the south side of Wooley pl, 100 ft. east of Old House Landing.

## LEASES.

### Bonwit, Teller & Co. Lease Building.

Mrs. Elizabeth M. Anderson has leased through Frank D. Veiller, to Bonwit, Teller & Co., for 18 years, the eleven-story building now in course of construction at 415 Fifth avenue, extending through to 5-7 East 37th street and 8 East 38th street. The building was designed by Howells & Stokes, architects, and will be ready for occupancy about Feb. 1, 1915. Masten & Nichols, as attorneys, represented Mrs. Anderson. The Fifth avenue store and a 25 foot frontage in 38th street is already under lease to J. & J. Slater, the shoe dealers. Bonwit, Teller & Co. will occupy the 2d, 3d and 4th floors of the new building and they have leased the 9th and 10th floors for ten years to J. A. Stein, large feather dealer, at an aggregate rental of about $200,000. In these two floors the lessee will have considerably more space than he has at present in a six-story building at 54 to 58 East 9th street, where he has been located for the past nineteen years.

### Annex for Lewisohn Building.

The Rudolph Wurlitzer Company, manufacturers of pianos and musical instruments, which recently leased the store and basement in the 22-story Lewisohn Building, at 113-119 West 40th street, running through to 114-118 West 41st street, have leased from Philip Lewisohn the five-story building to be erected at 120-122 West 41st street. The property is now occupied by dwellings which were bought for protective purposes. The new building will be ready for use in the Fall and will give the lessees about 20,000 square feet in addition to 28,000 square feet already leased. A new lease has been signed by the Rudolph Wurlitzer Company on the store of the main building and the new five-story structure to run for 21 years at an aggregate rental of about $850,000. Cross & Brown were the brokers in the transaction.

### Manhattan.

NATHAN BLOCH has leased from Leopold Hellinger the rear portion of 128 2d av, and also of the abutting dwelling at 42½ St. Mark's pl from Ralph Davis. The plot will be added to the site of the moving picture theatre at 126 2d av. The leases are for 21 years, with renewal.

JOHN J. CLANCY & CO. leased the dwelling 334 West 58th st to George P. Litten; also the dwelling 317 West 57th st to Jane Morressonier.

CROSS & BROWN CO. have leased for the Rivoli Realty Co., Judson S. Todd, president, to the American Pulp & Paper Association, the 6th floor at 18 East 41st st. In conjunction with the real estate department of the Hudson

& Manhattan Railroad Co. arrangements have been made with the Erie Railroad Co. to take over the lease on the present offices of the American Pulp & Paper Association at 50 Church st. Among the large firms already located in the Grand Central district are the Manufacturers' Paper Association, Perkins, Goodwin & Co., Grand Lake Co. and M. Gottesman & Son. The same brokers also leased for the Marmon New York Co. the 3d floor at 38-42 West 62d st to the National Auto Repair Co.

DOUGLAS L. ELLIMAN & CO. leased apartments in 383 Park av to D. W. McCord; also at 274 Madison av to Miss Kitty Cheatham; at 123 East 53d st for Louis S. Weeks to Alfred Ely, Jr.; in 103 East 86th st to Mrs. B. F. Drakenfeld; in 146 East 49th st to Miss H. Counihan for Pease & Elliman, and space in 9 East 49th st to C. F. Jenson & Co.

DOUGLAS L. ELLIMAN & Co. have leased a large duplex apartment of 12 rooms and 3 baths in 823 Park av for Payson McL. Merrill Company, agents, to Mrs. Strong Ronalds; also in 103 East 86th st to Joseph G. Ringladt, and in 178 East 70th st to Foster Milliken, Jr.

DOUGLAS L. ELLIMAN & CO. leased for the Advocate Realty Co., the south store and basement at the southwest corner of Madison av and 49th st to Angiolo V. Cusamano.

FREDERICK FOX & CO. and Spear & Co. leased for the 227-239 West 17th St. Co. the store and basement in 227-239 West 17th st to Joseph L. Rossman & Co., of St. Louis, Mo., dealers in wines and liquors.

FREDERICK FOX & CO. leased for the Adrem Construction Co., Inc., from the plans, the 8th and 9th lofts in the 12-sty building being erected at 35-39 West 35th st, to William Jackman's Sons, furriers.

FREDERICK FOX & CO. leased for Charles Kaye the store and basement in 32-36 West 26th st to Manheims & Ente; and for Samuel Bergman the store and basement at 34 West 17th st.

GAINES & DRENNAN, INC., leased in 1 Lexington av a duplex apartment to F. Abbott Ingalls; also in 24 Gramercy Park, an apartment to Harold Weddle.

GOODWIN & GOODWIN rented for Belle Moses to Pauline Hirsch, the 3-sty dwelling at 148 West 120th st.

N. BRIGHAM HALL AND WILLIAM D. BLOODGOOD, INC., leased for the St. Gall Restaurant Co. the 2d floor in 136 5th av to Marcelle, manufacturer of children's dresses.

HEIL & STERN (Inc.) leased for Emily B. Hopkins the 6th and 8th floors in 29-35 West 32d st to the Ross Waist Co. and the Greeley Waist Co.

HEIL & STERN (INC.) leased for Henry C. Lytton in 8-10 West 19th st, 6th loft to Frances Waist Co.; for 36 West 20th St. Co. in 36-8 West 20th st, 3rd loft to Empress Manufacturing Co.; for 76 Fifth Av., Inc., in 36-44 West 24th st, 9th loft to Greene Manufacturing Co.; for Rockbridge Realty Co. in 39-41 West 29th st, 4th loft to Holstein & Sachs; for Adrem Construction Co. in 35-9 West 35th st, 7th loft to Dreyer & Turkel, and for Whiting Development Co. in 29-33 West 35th st, 1st loft to Freiman-Franklin Costume Co.

SETON HENRY and Douglas Gibbons leased for Richard Croker, Jr., his house at 31 East 40th st, to Mrs. L. C. Pancoast.

HESS BUILDING CO. leased to Deutsch & Rosenberger, dealers in woolens, through Carstein & Linnekin, about 5,000 sq. ft. on the 13th floor of the Hess Building, 4th av and 26th st.

M. & L. HESS, INC., leased the 6th loft at 40 East 20th st to Robbins & Davidson; the 5th loft at 36 West 22d st to A. J. Kurland; the 3d loft at 24 East 22d st to P. Nadelberg, and the 5th loft at 95 5th av to I. Frank & Son.

M. & L. HESS, INC., leased the 10th loft at 110-112 5th av to Samuel Lasher; the 1st loft at 35 West 19th st to H. I. Litty, and the 2d loft to B. E. Jacobs; the 2d loft at 98-100 Bleecker st to Heilbron-Englehardt, Inc., the 4th loft at 13 East 16th st to the United Embroidery & Novelty Co.

SLAWSON & HOBBS leased for R. H. Winston 304 West End av, a dwelling to R. W. Martin.

HOUGHTON CO. has leased for Hamilton H. Salmon, the 4-sty dwelling 132 West 85th st, to Adolph Aronstein.

INTERBOROUGH RAPID TRANSIT CO. leased from the Ingraham Realty Co. a large plot at the foot of East 128th st, having about 500 ft. water frontage. The spans of the new bridge across the Harlem River at Second avenue will be built on floats along this water front and floated to their positions when completed.

A. KANE & CO. leased for Mary A. Ferguson and Edward Lennon the dwelling 535 Manhattan av.

GORMAN H. LENNEY has leased dwellings for Judge Alfred Ommen at 168 West 76th st to Mrs. Freda Schirm; 73 West 68th st for 10 years to be used as a private sanitarium, and 236 Central Park West to Mrs. Marion Peterson.

MADAME E. LIDVOL has leased from Charles Scribner the 3-sty dwelling at 12 East 38th st. She conducts at present a fur business at 14 East 40th st.

MARSTON & CO. leased space in 315 5th av, on the 11th floor, to Frank Zak & Co.; also on the 10th floor to Timmis & Chapman; and on the 9th floor to the Crown Hosiery Co. and James R. Cullin.

SAMUEL H. MARTIN leased for Bolton Hall the dwelling 141 West 63d st for 3 years to Margaret H. King.

SAMUEL H. MARTIN leased for the General Synod of the Reformed Church in America the 4-sty dwelling, 124 West 65th st., to Elsie Reginier for three years.

PAYSON McL. MERRILL CO. leased an apartment at 140 West 57th st to Major Sanford H. Wadhams and one to Mrs. Thomas B. Wiley; also at 112 West 57th st to H. Lambert Murphy and Alfred Froehlich, and at 18 East 57th st to Lucien L. Sirret.


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MOORE & WYCOFF have leased apartments of 14 rooms and 4 baths for the estate of Ogden Goelet, at 410 Park av, to Frederick T. Freylinghuysen; and in conjunction with Pease & Elliman, to Miss Blanche Potter; also at 115 East 53d st to E Farrar Bateson, and at 123 East 53d st to Dr. James Porter Fiske and T. B. Harrison.

NELSON & LEE leased for the Times Square Improvement Co. to Mme. Mendes, now at 491 5th av, the only remaining store in the new 12-sty building recently completed on the northeast corner of Broadway and 37th st.

AUSTIN NICHOLS & CO., wholesale grocers, leased from the Payne estate a plot 200x250 in the north side of 129th st, between 2d and 3d avs. The plot adjoins the 3d av bridge approach, and will be improved at once with a 4-sty warehouse. The north side of the property, which fronts on the Harlem River, will be dredged, bulkheaded and a wharf built.

PEASE & ELLIMAN have leased for the Century Holding Co., Lee & Fleischmann, space in 25 West 45th st, their new 16-sty building, to Miss Nellie West; and also in 996 5th av, the simplex apartment of 14 rooms and 4 bathrooms of H. Rogers Winthrop to Mr. Sherwood Aldrich. This suite has been held at $15,000 a year; apartments in 800 Park av to Solomon Kahn; at 144 east 56th st, to Elliot S. Benedict; at 565 Park av, to Arnold S. Furst; at 202 West 81st st, to Mrs. C. Mather; at 411 West 114th st, to Mrs. E. N. Shepard; at 804 West 180th st, to R. Brody; at 465 Central Park West, to N. D. McManus; at 110 Riverside Drive to W. J. Johnston; at 723 St. Nicholas av, to Jacob Manheimer and to Martin Smith; in 116 East 58th st, to Emery H. Smith; as agents, in conjunction with Douglas Robinson, Charles S. Brown & Co., in the new house under construction at Park ave and 77th st, to William R. Kip; as agents, through D. L. Elliman & Co., in the new house at the southeast corner of Lexington av and 72d st, to L. Weil and to a Mrs. Hess.

PULLMAN PORTERS' ASSOCIATION has leased for club purposes from Albert Clein, the 3-sty dwelling at 105 West 136th st, through Louis W. George, who also leased for Joseph Shenk the 6-sty apartment house at 174 West 136th st.

LEWIS B. PRESTON, INC., has leased to the Read Printing Co. an additional floor in 106-110 7th av, for 15 years.

GEO. R. READ & Co. have leased the store, basement and subbasement in 35 Warren st, corner of Church st, to C. Contopaulo, importer of Turkish tobacco and manufacturer of cigarettes. The store has been held at $7,000 per annum.

WILLIAM J. ROOME & CO., INC., leased the parlor floor store in 61 West 37th st to S. Charles Lavin and Louis Senie, the firm of the United Trimming Co., now at 18 West 27th st.

SHAW & CO. have leased the dwelling, 227 West 113th st, for Mary S. Maddock, to Emil Ritzwoller.

SHAW & CO. leased the 3-sty and basement dwelling 24 West 123d st, for Anna Moran to William Blohm.

BURTON THOMPSON leased for the Standard Oil Co. of New York to the Royal Mail Steam Packet Co. 8,000 ft. at 26 Broadway. Sanderson & Son, agents for the company and the Wilson line, will remove their offices to the newly acquired space.

UNGER & WATSON leased for Annie Padian to Margaret Nathanson the 4-sty dwelling at the northwest corner of 51st st and Lexington av for 5 years.

CHARLES B. WALKER has leased space in 203-205 Centre st to the Taylor Iron Works and the Cloister Press.

LEOPOLD WEISS & I. V. Cohen have leased from the Eduardo H. Gato Cigar Co. of Key West, Florida, the 3 buildings, 2519-2521-2523 8th av.

WILLIAM A. WHITE & SONS have leased offices in the Franklin-Hudson Building, 100 Hudson st, to Henry Caplan and Henry A. Sherwood; at 10-12 Old Slip to the Schweitzer Coffee Co. and Alfred E. Norton; for Michael Mitchell the store and basement at 86 Watts st to C J Smith; the 5th loft at 127-129 Bleecker st to The Three Star Waist Co; and the 3d loft at 158 Franklin st for F. C. Barger to Tokstad-Burger Co; and for Robt Gray the 6-sty tenement at 336-338 East 114th st to Michael Flumiano.

WILLIAM A. WHITE & SONS have leased the store at the southeast corner of 7th av and 126th st to Barnett & Cohen; also the 3d and rear half of the 4th loft at 46 West Broadway for Clarence Sackett, to J. B. Russell & Co.

PEASE & ELLIMAN have rented for Mrs. Josephine S. Bennett to George Harvey the 3-sty house 239 West 51st st; also for C. H. Rhinelander the 4-sty dwelling 123 East 38th st to Mrs. Mary E. Green; the 5-sty house at 101 East 72d st to Samuel Battle; and apartments at 601 Madison av to Miss Elizabeth K. Coulter; at 213 West 85th st to Theresa E. Lawler; at 202 West 81st st to Anna W. Dowd; at 133 West 11th st to Fannie L. Davis; and at 607 West 136th st to Emory A. Elrod.

### Bronx.

AARON BACHRACH leased to the Congregation Khal Adath Yeshurun the building at 1275 Hoe av. The lessees are making alterations and will occupy it as a synagogue.

DELAFIELD ESTATE leased a large house with garage on Livingston av, adjoining the corner of West 246th st, Fieldston, to Larimer A. Cushman.

MARSTON & CO. have leased 488 East 140th st, a 4-sty dwelling, to Edward Rolston.

SIDNEY S. COHEN leased for George F. Johnson to the Sydco Photoplay Corporation the Empire Theatre property, at the northeast corner of 161st st, Westchester av and Hewitt pl, 223x256x214, for a term of 21 years at an aggregate net rental of about $400,000.

### Brooklyn.

HEALY SHOE CO. of Brooklyn leased the factory, containing 80,000 sq ft of space, at the corner of Flushing and Carlton av.

T. A. BAFFA & CO. leased the corner of Bridge and John sts, 4-sty brick factory, for Miller & Van Winkle to the Vernon Carton Co., manufacturers of paper goods, etc.; 171 Clymer st, 4-sty brick factory, for H. Buttenheim to the Blendes-Strarber-Brecher Dress Form Co., manufacturers of metal figures for dressmakers, etc.; a loft in the factory corner of Roebling and South 1st sts for Adam Schulz to Max Gelles of Manhattan, manufacturer of men's fine neckwear; and a loft in the Cavanagh Building, northeast corner of Roebling and Hope st. to S. Weisler, manufacturer of clothing, for 3 years.

### Queens.

ARTHUR F. TOMLINSON & CO. have rented cottages at Far Rockaway for Ellen M. Desmond 52 Nostrand av, to Rafael Dorantes; for Mary A. Boyle 10 Birdsall av to Lazarus Freund; for Joseph Cassidy on Carlton av to J. F. Leve; at Edgemere for Everett, Heaney & Lawrence 18 Boulevard to J. A. Heaney.

CROSS & BROWN CO. and Goodale, Perry & Dwight leased for the Eastern Warehouse & Storage Co. the fireproof factory building containing about 102,000 sq. ft. of floor space and known as the McClure Building, at the corner of Orchard st and Jackson av, Long Island City, to Rosenwasser Brothers, manufacturers of leggins. The building was held at $22,000 per annum.

### Suburban.

KENNETH IVES & CO. leased for Matthew M. Moralle, as Superintendent, the McEldowney house on the Sterling estate at Harrison, N. Y., to Henry Zuckerman, for 3 years; for George Henderson, residence on Central av, Rye, to Charles D. Adams; for Mary Baillie, house in Sound View Park, Rye, to Samuel Marx; for Henry Davis, residence on the Boston Post rd, Rye, to Daniel B. Childs; for Adelaide L. Clarkson, Dr. H. H. Janeway's residense at Riverdale, to K. D. Perkins, and for Margaret A. Eadie, cottage at Saybrook Point, Conn., to Rev. Edward S. Travers.

MATT J. WARD & CO. has leased the new Hotel Clark, Derby, Conn., to Mr. W. C. Skinner, assistant manager of the Plaza Hotel, this city. The hotel will be finished and opened about Sept. 15. Also sold the furniture, lease and business of Roe's Hotel, Patchogue, L. I., and sold the furniture, lease and business of the New Colonial Hotel at Dayton, O.

## REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

### MANHATTAN.

**Conveyances.**

| | 1914 July 10 to 16 | 1913 July 11 to 17 |
|---|---|---|
| Total No. | 162 | 166 |
| Assessed value | $8,778,967 | $8,193,600 |
| No. with consideration | 23 | 22 |
| Consideration | $726,425 | $531,663 |
| Assessed value | $749,750 | $962,300 |
| | Jan. 1 to July 16 | Jan. 1 to July 17 |
| Total No. | 4,215 | 4,726 |
| Assessed value | $283,301,408 | $280,102,522 |
| No. with consideration | 439 | 684 |
| Consideration | $18,570,646 | $27,805,306 |
| Assessed value | $19,154,421 | $29,132,162 |

**Mortgages.**

| | 1914 July 10 to 16 | 1913 July 11 to 17 |
|---|---|---|
| Total No. | 100 | 109 |
| Amount | $2,351,559 | $3,123,696 |
| To Banks & Ins. Cos. | 16 | 26 |
| Amount | $778,000 | $851,000 |
| No. at 6% | 49 | 46 |
| Amount | $1,243,624 | $1,755,633 |
| No. at 5½% | 2 | 6 |
| Amount | $21,000 | $39,000 |
| No. at 5% | 29 | 19 |
| Amount | $690,300 | $380,500 |
| No. at 4½% | 1 | 6 |
| Amount | $20,000 | $205,000 |
| No. at 4% | ..... | ..... |
| Amount | ..... | ..... |
| Unusual rates | 2 | 1 |
| Amount | $17,135 | $35,000 |
| Interest not given | 17 | 1 |
| Amount | $359,500 | $708,563 |
| | Jan. 1 to July 16 | Jan. 1 to July 17 |
| Total No. | 2,521 | 3,054 |
| Amount | $79,804,324 | $126,806,664 |
| To Banks & Ins. Cos. | 571 | 843 |
| Amount | $35,420,230 | $76,193,650 |

**Mortgage Extensions.**

| | July 10 to 16 | July 11 to 17 |
|---|---|---|
| Total No. | 39 | 24 |
| Amount | $1,364,500 | $503,500 |
| To Banks & Ins. Cos. | 14 | 3 |
| Amount | $626,500 | $75,000 |
| | Jan. 1 to July 16 | Jan. 1 to July 17 |
| Totol No. | 1,241 | 1,131 |
| Amount | $65,661,285 | $44,480,052 |
| To Banks & Ins. Cos. | 436 | 373 |
| Amount | $42,639,560 | $25,153,700 |

**Building Permits.**

| | 1914 July 11 to 17 | 1913 July 12 to 18 |
|---|---|---|
| New buildings | 7 | 7 |
| Cost | $815,000 | $1,398,000 |
| Alterations | $223,995 | $687,423 |
| | Jan. 1 to July 17 | Jan. 1 to July 18 |
| New buildings | 270 | 376 |
| Cost | $27,605,640 | $35,365 315 |
| Alterations | $7 638,939 | $8,247,842 |

**BRONX.**
**Conveyances.**

| | 1914 July 10 to 16 | 1913 July 11 to 17 |
|---|---|---|
| Total No. | 141 | 251 |
| No. with consideration | 11 | 16 |
| Consideration | $121,765 | $226,146 |
| | Jan. 1 to July 16 | Jan. 1 to July 17 |
| Total No. | 3,676 | 3,611 |
| No. with consideration | 280 | 464 |
| Consideration | $3,985,227 | $3,919,472 |

**Mortgages.**

| | 1914 July 10 to 16 | 1913 July 11 to 17 |
|---|---|---|
| Total No. | 105 | 153 |
| Amount | $1,434,458 | $644,193 |
| To Banks & Ins. Cos | 6 | 8 |
| Amount | $27,250 | $95,362 |
| No. at 6% | 25 | 37 |
| Amount | $133,800 | $249,622 |
| No. at 5½% | 10 | 7 |
| Amount | $74,550 | $22,900 |
| No. at 5% | 40 | 77 |
| Amount | $200,638 | $211,050 |
| Unusual rates | 2 | ..... |
| Amount | $1,470 | ..... |
| Interest not given | 28 | 32 |
| Amount | $1,024,000 | $160,621 |
| | Jan. 1 to July 16 | Jan. 1 to July 17 |
| Totol No. | 2,310 | 2,521 |
| Amount | $20,599,140 | $25,796,985 |
| To Banks & Ins. Cos. | 236 | 252 |
| Amount | $4,772,851 | $4,549,641 |

**Mortgage Extensions.**

| | July 10 to 16 | July 11 to 17 |
|---|---|---|
| Total No. | 14 | 16 |
| Amount | $154,300 | $231,845 |
| To Banks & Ins. Co. | 2 | 2 |
| Amount | $16,000 | $74,000 |
| | Jan. 1 to July 16 | Jan. 1 to July 17 |
| Total No. | 442 | 338 |
| Amount | $9,050,000 | $6,504,780 |
| To Banks & Ins. Cos | 81 | 67 |
| Amount | $2,541,900 | $2,100,500 |

**Building Permits.**

| | 1914 July 10 to 16 | 1913 July 11 to 17 |
|---|---|---|
| New buildings | 30 | 14 |
| Cost | $824,050 | $474,050 |
| Alterations | $17,850 | $11,650 |
| | Jan. 1 to July 16 | Jan. 1 to July 17 |
| New buildings | 464 | 598 |
| Cost | $11,108,392 | $16,194,456 |
| Alterations | $769,690 | $633,120 |

**BROOKLYN.**
**Conveyances.**

| | 1914 July 9 to 15 | 1913 July 10 to 16 |
|---|---|---|
| Total No. | 456 | 474 |
| No. with consideration | 35 | 59 |
| Consideration | $376,200 | $250,162 |
| | Jan. 1 to July 15 | Jan. 1 to July 16 |
| Total No. | 13,078 | 13,479 |
| No. with consideration | 1,316 | 1,162 |
| Consideration | $8,457,192 | $7,007,246 |

**Mortgages.**

| | 1914 July 9 to 15 | 1913 July 10 to 16 |
|---|---|---|
| Total No. | 395 | 326 |
| Amount | $1.767,099 | $982,904 |
| To Banks & Ins. Cos. | 90 | 59 |
| Amount | $871,350 | $308,950 |
| No. at 6% | 187 | 190 |
| Amount | $684,348 | $427,143 |
| No. at 5½% | 95 | 62 |
| Amount | $588,671 | $236,270 |
| No. at 5% | 76 | 51 |
| Amount | $408,925 | $246,755 |
| Unusual rates | 20 | 2 |
| Amount | $48,830 | $6,450 |
| Interest not given | 17 | 21 |
| Amount | $36,325 | $66,286 |
| | Jan. 1 to July 15 | Jan. 1 to July 16 |
| Total No. | 9,531 | 9,694 |
| Amount | $40,686,364 | $38,753,988 |
| To Banks & Ins. Cos. | 1,982 | 2,263 |
| Amount | $16,033,464 | $14,694,558 |

**Building Permits.**

| | 1914 July 10 to 16 | 1913 July 11 to 17 |
|---|---|---|
| New buildings | 103 | 85 |
| Cost | $883,300 | $787,253 |
| Alterations | $52,675 | $113,068 |
| | Jan. 1 to July 16 | Jan. 1 to July 17 |
| New buildings | 2,745 | 2,086 |
| Cost | $25,404,260 | $17,775,590 |
| Alterations | $1,680,962 | $2,156,575 |

**QUEENS.**
**Building Permits.**

| | 1914 July 10 to 16 | 1913 July 11 to 17 |
|---|---|---|
| New buildings | 92 | 117 |
| Cost | $1,018,568 | $682,538 |
| Alterations | $25,485 | $72,013 |
| | Jan. 1 to July 16 | Jan. 1 to July 17 |
| New buildings | 2,792 | 2,521 |
| Cost | $12,963,100 | $8,852,131 |
| Alterations | $677,147 | $776,462 |

**RICHMOND.**
**Building Permits.**

| | 1914 July 9 to 15 | 1913 July 10 to 16 |
|---|---|---|
| New buildings | 27 | 11 |
| Cost | $36,220 | $40,900 |
| Alterations | $2,214 | $3,399 |
| | Jan. 1 to July 15 | Jan. 1 to July 16 |
| New buildings | 699 | 567 |
| Cost | $1,101,568 | $1,139,596 |
| Alterations | $139,021 | $155,100 |

## REAL ESTATE NOTES.

David Porter, Brooklyn, broker and appraiser, sails today for a European trip.

JOSEPH P. DAY, wife and son will sail for a European tour next Tuesday.

LOUIS BECKER CO. has been appointed agent for 952 St. Nicholas av.

S. D. COOPER and Emanuel G. Bach have moved to 128 Broadway.

C. F. W. JOHANNING has been appointed agent for 306 West 120th st, 263 West 112th st and 230 East 54th st.

PEASE & ELLIMAN have been appointed agents by Hamilton Carhart, of Detroit, for the 5-sty apartment house at 135 West 67th st.

EUGENE J. BUSHER has placed for George W. Fennell a 1st mortgage of $35,000 at 5 per cent. for 5 years on 2906 3d av.

CHARLES L. KOHLER has been appointed a transfer tax appraiser by State Controller William Sohmer, to take the place of Frank J. Goodwin, who has become Deputy City Clerk.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 34-6 East 58th st, two 5-sty buildings containing 5 stores and 12 apartments, by the Royton Realty Co., Harold C. Matthews, president.

A. B. BAIRD, of New York, has bought Oak Hill estate near Delaplane, Va., from its owner, F. Webb Maddox. The property comprises nearly 600 acres, and was once the home of Chief Justice Marshall.

A. G. JOHNSON paid $13,500 for the Valley Brook Farm property of Arthur I. Hoe on Wednesday. It was sold at auction by Bryan L. Kennelly in the county court house at White Plains, N. Y.

CHARLES F. NOYES CO. announced the addition of William F. Osler, M. E., a Stevens Institute graduate, to the staff of Robert E. Leigh, in charge of the plant engineers department of the agency business of the company.

LOWENFELD & PRAGER are the buyers of 2338 to 2344 Beaumont av. The sellers, the William Slattery Construction Co., took in part payment the plot, 175x100, north side of 145th st 100 ft. east of Lenox av.

CHARLES F. NOYES & CO. were the brokers in the recent lease of 210 Fulton st for the Hudson Realty Co. to the New Jersey Wire Cloth Co. for 10 years at an aggregate rental of about $50,000.

WILLIAM A. WHITE & SONS have been appointed agents for the following apartment houses: Hortense Court, 9 East 97th st; Hortense Arms, 602 West 157th st; Gorham, 370 Manhattan av, and for 9 East 54th st.

JOSEPH P. DAY sold at auction last Saturday on the premises 79 Ocean Front lots fronting on the Atlantic Ocean and Rockaway Beach Boulevard, from Beach 41st st to Beach 45th st. A total of $99,300 was realized. Among the buyers were George Colon, Hugh Mock, J. A. Broderick, O. L. Moser, M. H. Sterling, Charles M. Russell, Charles Abbott and Elizabeth S. Warner.

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ESTATE OF CHARLOTTE WETTLAUFER.—Premises 917 West End av, valued at $25,000.

JOSEPHINE C. WEBSTER.—301-307 8th av and 305-307 West 25th st, $82,100.

ELIZABETH TRIMMER.—36 Edgecombe av, $11,000.

HERMAN C. STROBEL.—53-55 Elizabeth st, $75,000; 223 Mulberry st, $15,000; 106 Mott st, $20,000; 262 West 91st st, $24,000.

KATE HILL QUINN.—125 East 108th st, $15,000; 118 East 112th st, $8,000.

C. VIRGINIA DAHLGREN.—109 West 57th st, 61,000.

KARL HUTTER.—241 Lafayette st, $45,300.

HENRIETTA KAHN.—106-108 Beekman st, $17,000.

FRANK A. MERRALL.—130-132 Chambers st, $200,000; 129 West 72d st, $60,000; 320 East 11th st, $20,000.

FRANCIS E. QUIN.—16 West 9th st, $19,500.

ROBERT J. TURLEY.—312 East 38th st, $10,500; 329 East 38th st, $10,500.

MATTHEW C. D. BORDEN.—27 West 56th st, $100,000; 154 West 56th st, $37,500.

JAMES HARVIE DEW.—65 West 68th st, $35,500.

GEORGE B. POST.—129 East 69th st and 944-946 Lexington av, $65,000; 948 Lexington av, $25,000; 950 Lexington av, $25,000.

MORRIS WIESENBERG.—39 West 117th st, $27,000.

AUGUST F. ZIMMERMAN.—114 East 10th st, $11,500.

JOSEPH SCHAEFFLER.—316 East 13th st, $35,000; 318 East 13th st, $35,000; 613 East 16th st, $15,000; 205 West 61st st, $13,500; 719 5th st, $33,000; 721 5th st, $33,000; 141 East 34th st, $34,000; 345 Lexington av, $31,000; plot of 12 lots at Cambreling av and Grote st, $30,000; plot at southwest corner of Garden st and Crotona av, 50x140x irreg, $10,000.

MARY V. HILL.—1065-1067 Morris av, $12,000.

LOUIS KATZ.—103 West 74th st, $30,000.

WILLIAM ROSENTHAL.—101 2d av, $58,000.

## OBITUARY

JOHN HENRY SPALTHOFF, aged 72, a real estate dealer of East New York, died at his home, 217 Alabama av, Brooklyn, last week. He is survived by two sons and a daughter.

MAX S. BOEHM, 35 years old, a member of the realty firm of Boehm & Boehm, 35 Nassau st, was killed by a Long Island Railroad electric train early last Saturday morning, near the Edgemere station. He was a son-in-law of Jonas Weil of Weil & Mayer, and had been residing for the summer at Far Rockaway.


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**Broker and Appraiser**

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Modern Improvements

Isn't it true that ofttimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of housekeeping.

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## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

The City of New York became the owner of another piece of real estate this week, as a result of foreclosure proceedings to satisfy a lien with taxes and interest. Henry Bruere, as City Chamberlain, purchased the five-story apartment house at the northwest corner of St. Nicholas avenue and 156th street, at the stand of the M. Morgenthau Jr. Co. This is the second parcel sold to the city as a result of suits under which the City Chamberlain is trying to recover amounts loaned from trust funds. Nearly all of the properties offered in the Manhattan and Bronx Exchange Salesrooms went to the plaintiffs, who bought in twenty-three of the twenty-five properties.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 17, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Delancey st, 88,** ns, 32.6 e Orchard, 27.6x75, 5-sty stn tnt & strs; due, $30,147.80; T &c, $396; Albt A Volk, party in interest. 51,100

**75TH st, 188 E (*),** ss, 168.9 w 3 av, 18.9 x102.2, 4-sty stn tnt; due, $14,004.79; T&c, $1,491.45; Rector, Churchwardens & Vestrymen of Calvary Church in City N Y. 12,250

**79TH st, 100 W (*),** swc Col av (Nos 390-6), 18.6x76.8, 5-sty stn tnt & strs & 1-sty bk str; due, $39,300.56; T&c, $4,500; Josiah H De Witt, trste. 43,000

**109TH st, 238 E (*),** ss, 150 w 2 av, 25x 100.10, 5-sty bk tnt & strs; due, $17,231.83; T&c, $517.65; Alfred M Syndacker. 16,000

**119TH st, 330 E (*),** ss, 300 w 1 av, 18.9 x100.10, 2-sty & b bk dwg; due, $7,217.92; T&c, $269.67; Elias J Marsh et al, exrs. 7,000

**128TH st, 8 E (*),** ss, 130 e 5 av, 20x 99.11, 3-sty & b stn dwg; due, $17,552.83; T &c, $390; Emma C Stuart trste. 13,000

**128TH st, 240 E** (*), ss, 153 w 2 av, 26x 99.11, 5-sty bk tnt; due, $15,901.30; T&c, $432; Valentine E Macy et al, trste. 10,000

**130TH st, 526 on map 520A E (*),** sec Old Bway (Nos 41-7), 100.1x85, 2-6-sty bk tnts & strs; due, $19,435.37; T&c, $——; 2 pr mtgs $82,000; Helen O Zurich. 83,000

**181ST st, 561 W (*),** ns, 170.3 e St Nicholas av, 19.10x103, 3-sty & b bk dwg; due, $8,615.83; T&c, $305; Noah C Rogers, trste. 8,250

**Old Broadway, 41-7,** see 130th, 526 on map 520 A W.

HENRY BRADY.

**Columbia st, 77 (*),** ws, 80 n Rivington, 19.10x49.8, 5-sty bk tnt & strs; due, $3,-147.92; T&c, $298.11; sub to a mort of $11,-000; Beller Feldman. 13,500

**113TH st, 60 E (*),** ss, 45 e Madison av, 25x100.10, 5-sty stn tnt & strs; due, $18,-608.36; T&c, $958.90; Clarence Tucker et al trstes. 18,000

**124TH st, 232-4 E (*),** ss, 360 e 3 av, 40 x100.11, 2-3-sty & b stn dwgs; due, $16,-126.99; T&c, $593.70; B Aymar Sands, trste. 16,000

**130TH st, 249 W (*),** ns, 250 e 8 av, 18x 99.11, 3-sty & b stn dwg; due, $9,679.02; T&c, $716.82; Sol Wertheim. 9,000

J. H. MAYERS.

**42D st, 550 W,** ss, 227.6 e 11 av, 19.7x98.9, 3-sty stn tnt & str; due, $3,368.08; T&c, $230.62; sub to a mtg of $8,506; Rose Schwartz. 12,825

**122D st, 347 W** (*), ns, 208 e Morningside av, 16x100.11, 3-sty & b stn dwg; due, $11,033.23; T&c, $443.93; Kath C Harper. 11,000

SAMUEL MARX.

**Stanton st, 127 (*),** ss, 100 w Norfolk, 25 x75, 5-sty bk tnt & strs; due, $2,020.50; T &c, $250.40; sub to two mtgs aggregating $23,000; Philip Klein et al. 23,000

**18TH st, 348 W,** ss, 225 e 9 av, 25x92, 5-sty bk tnt, withdrawn. ——

BRYAN L. KENNELLY.

**181ST st W (*),** ns, 362.3 w Bway, 50.7x 205.8x50x198.11, vacant; partition; Jno O Baker. 25,000

M. MORGENTHAU JR. CO.

**156TH st W, nwc St Nicholas av,** see St Nicholas av, 921.

**St Nicholas av, 921 (*),** nwc 156th, 25.10 x92.10x24.11x99.9, 5-sty bk tnt; due, $37,-463.20; T&c, $790.45; Henry Bruere, chamberlain. 25,000

SAMUEL GOLDSTICKER.

**56TH st, 421 W** (*), ns, 300 w 9 av, 25x 100.5, 5-sty bk tnt; due, $2,412.10; T&c, $231.45; sub to pr mtg $13,000; Bertha Wolf. 15,000

| | |
|---|---|
| Total | $411,925 |
| Corresponding week 1913 | 541,661 |
| Jan 1, 1914 to date | 19,668,393 |
| Corresponding period 1913 | 27,185,858 |

### Bronx.

The following are the sales that have taken place during the week ending July 17, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Wales av, 558 (*),** es, 75.2 n 149th, 24.3x 105, 2-sty fr dwg; due, $5,528.87; T&c, $192.28; Mary Hinternhoff. 5,700

M. MORGENTHAU JR. CO.

**Villa av, 3164 (*),** es, 391 n 204th, 18x100, 2-sty fr dwg; due, $1,732.33; T&c, $137.06; Geo F Dobson, trste. 1,000

BRYAN L. KENNELLY.

**Hughes av, 1978 (*),** es, 210.9 n 177th, 26 x95 to Belmont av, 2-sty fr dwg; due, $3,-227.13; T&c, $275; Beatrice O'Connor. 4,000

L. J. PHILLIPS & CO.

**Thwaites pl, ss, 107.7 w Boston rd,** see Thwaites pl, ss, 114.1 e Williamsbridge rd.

**Thwaites pl (*),** ss, 114.1 e Williamsebridge rd, runs s98.9xe56.2xn136.11xw50xs 111.5xn78.7xw26.1 to beg; also THWAITES PL, ss, 107.7 w Boston rd, 50x175; due, $4,-405.44; T&c, $1,327.65; Philip A Moore. 1,500

J. H. MAYERS.

**3D av, 3870 (*),** es, 164.5 n Claremont Pkway, 25x125, 4-sty bk tnt & strs; due, $4,289.91; T&c, $315.10; sub to a prior mtg of $13,000; Chas L Kellner. 14,000

| | |
|---|---|
| Total | $26,200 |
| Corresponding week 1913 | 110,050 |
| Jan 1, 1914 to date | 3,823,266 |
| Corresponding period 1913 | 7,892,807 |

### Brooklyn.

*The following are the sales that have taken place during the week ending July 15, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM H. SMITH.

CLEVELAND ST (*), ws, 140 n Glenmore av, 20x90; Lizzie Task..... 4,250.00
DEWEY PL (*), ws, 98 s Herkimer, 23x97; Anton Knapp..... 2,600.00
ELDERT ST, ses, 225 ne Knickerbocker av, 25x100; Jacob Schaul..... 7,550.00
WILSON ST (*), ns, 290 w Bedford av, 20x100; Robt T Seibert et al.... 4,550.00
E 4TH ST (*), ws, 260 s Av M, 60x100; Chas R Stilwell et al..... 1,500.00
E 32D ST (*), ws, 140 s Av M, 60x100; Westminister Heights Co..... 250.00
E 37TH ST, es, 140 s Av J, 40x100; Bank Clerks' Co-Operative Bldg & Loan Assn of N Y City..... 4,500.00
46TH ST, nes, 20 se 16 av, 20x100.2; Robert Ward Jr..... 500.00
63D ST, nec 5 av, 100x40; withdrawn. ——
70TH ST, wc 20 av, 100x60; Rose Kley. 1,525.00
86TH ST, sws, 272 nw Gravesend rd, 50x195; Edwin Mandeville..... 2,450.00
CLINTON AV, ws, 100 s Lafayette av, 22x200; withdrawn ——
DE KALB AV (*), ss, 396 e Nostrand av, 20.9x100; Mary C Dimond..... 2,000.00
DUMONT AV, ns, 20 w Alabama av, 20x75; Eastern Wood Working Co.... 5,100.00
NEWKIRK AV (*), ss, 145.3 e 1st, 25x 69.9; Margt Shields ..... 3,500.00
SHELL RD (*), ws, bet Avs X & Y, Lot 13; Tax Lien Co of N Y..... 700.00
12TH AV (*), ses, 20.2 w 43d, 20x100; Oswald Gueth ..... 4,750.00
12TH AV (*), ses, 40.2 sw 43d, 20x100; Dora Morgan ..... 4,750.00
18TH AV, nws, intersec sws 81st, 182.5x 162xirreg; withdrawn ..... ——
20TH AV, nws, 60 sw 70th, 40x100; Rose Kley ..... 1,075.00
LOT 1, Block 8277; LOTS 2 to 41, Block 8278; LOTS 42 to 102, Block 8279; LOTS 103 to 171, excepting lots 108 to 115, and LOTS 172 to 214, Block 8281; LOTS 215 to 227, Block 8282; LOTS 228 to 273, Block 8301; LOTS 274 to 282, Block 8302; LOT 283, Block 8303; LOTS 216 to 353, Block 8297; LOTS 284 to 315, Block 2898; LOTS 369 to 403, Block 8298; LOTS 404 to 472, Block 8299, excepting lots 439, 455, 456, 457 & 460, Block 8299; LOTS 473 to 546, Block 8300, excepting lots 498, 521, 524, 525, 529, 532, 537 & 541, Block 8300, and Lot 135, Block 8296 and all other exceptions; Kathryn F Murphy & Tillie Karasik ..... 30,525.00

WILLIAM P. RAE.

MAUJER ST, ws, 400 e Waterbury, 25x 84.1x26x90.10; withdrawn ..... ——
REEVE PL, nec Prospect av, 41.1x 109.10; withdrawn ..... ——
BLAKE AV, sec Stone av, 100x20; also MELROSE ST, ses, 250 ne Bway, 25x100; withdrawn ..... ——
FLATBUSH AV, es, 55.1 s Fenimore, 32.1x112; withdrawn ..... ——
NEW JERSEY AV (*), es, 455 n Hegeman av, 20x100; Geo B Ensworth.. 3,500.00
5TH AV, es, 44.7 n 73d, 24x110.1; withdrawn .. .....

NATHANIEL SHUTER.

POLHEMUS PL (*), ws, 150 n Garfield pl, 18x96; Blanche W Cameron..... 7,500.00
20TH ST, ss, 300 w 3 av, 25x100; Maurice Samuels ..... 1,700.00
ATLANTIC AV (*), ss, 25 e Howard av, 25x100; Benj Anchell ..... 2,900.00
CHURCH AV (*), ns, 200 w Nostrand av, 50x148; also CHURCH AV, ns, 250 w Nostrand av, 49.11x149.11; Albt Berry ..... 8,375.00
VAN SICLEN AV (*), ws, 195 n Liberty av, 20x100; Wilhelmine C Schimpf.. 3,500.00
VOORHIES AV (*), nec Kenmore pl, 100x100; Urban Securities Co..... 7,600.00
LOT 24 (*), Block 4084, Sec 13; Etel Stromwasser ..... 500.00

CHARLES SHONGOOD.

73D ST, sws, 220 se 5 av, 30x100; to be readvertised for July 31..... —

HOPKINSON AV (*), ws, 140.7 s Hegeman av, 20.4x100x20.1x100; Leila P Cowhill ..... 1,000.00

JERE JOHNSON, JR., CO.

5TH AV, ses, 41.8 ne 72d, 20x100.5x19.6x95.8; withdrawn ..... —

5TH AV, ses, 82.4 ne 72d, 20.7x110.2; withdrawn ..... —

Total .....$118,650.00

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:*

**JULY 18.**

No Legal Sales advertised for this day.

**JULY 20.**

MARKET ST, 11, ws, 25 s E Bway, 25x90, 4-sty bk tnt & strs & 4-sty bk rear tnt; Annie J Gruner et al—Kupeler Realty & Personalty Commercial Co et al; Middleton S Borland (A), 46 Cedar; Wm A Boyd (R); due, $21,138.77; T&c, $425; D Phoenix Ingraham.

RIVINGTON ST, 5, ss, 119.5 e Bowery, 28.9x99.10x22.6x99.11, 5-sty bk tnt & strs; Hannah Sullivan—Emanuel Raunheim et al; Henry J & Fredk E Goldsmith (A), 41 Park Row; Saml Marks (R); due, $6,723.91; T&c, $1,-900.09; Danl Greenwald.

82D ST, 18 E, ss, 119 w Madison av, 26x202.2, 4 & 5-sty & b stn dwgs; Sheriff's sale of all right, title, &c, which Fannie C Hoadley had on Nov 24, 1913, or since; Anderson, Iselin & Anderson (A), 25 Broad; Max S Grifenhagen, sheriff; Danl Greenwald.

117TH ST, 328 E, ss, 350 e 2 av, 25x100.11, vacant; Kath R Jackson et al, trstes Elias A Cohen et al; Middleton S Borland (A), 46 Cedar; Jos C Levi (R); due, $7,877.19 T&c, $380.70; L J Phillips & Co.

133D ST, 15-17 W, ns 210 w 5 av, 50x99.11, 6-sty sty bk tnt & strs; Lincoln Trust Co—Regina Rohman et al; Bowers & Sands (A), 46 Cedar Saul J Baron (R); due, $41,600.39; T&c, $2,087.44; Joseph P Day.

133D ST, 19-21 W, ns, 260 w 5 av, 50x99.11 6-sty bk tnt & strs; Lincoln Trust Co—Ray Maisel et al; Bowers & Sands (A), 46 Cedar; Saul J Baron (R); due, $42,698.57; T&c, $1,160.75; Joseph P Day.

LENOX AV, 186, es, 75.8 n 119th, 18x85, 3-sty & b bk dwg; Mary W Scheper—Emily N R McLean et al; Wing & Russell (A); 14 Wall; Albt Blumensteil (R); due, $16,705.09; T&c, $1,207.82; Henry Brady.

**JULY 21.**

MANGIN ST, 25, ws, 125 n Broome, 25x100, 5-sty bk tnt; Union Trust Co of N Y—Alfred C Bachman et al; Miller, King, Lane & Trafford (A), 80 Bway; Samuel J Wagstaff (R); due, $11,869.09; T&c, $937.92; Joseph P Day.

PIKE ST, 54, ws, 25 n Monroe, 24x86, 5-sty bk tnt & Strs; Kath Chambers—Albert Stake et al; DeWitt, Lockman & DeWitt (A), 88 Nassau; Arthur D Truax (R); due, $25,-176.68; T&c, $733.79; Henry Brady.

56TH ST, 244 W, ss, 100 e 8 av, 20x100.5, 5-sty stn tnt; Annie E Copeland—Rudolph A Rodel et al; Lewkowitz & Schaap (A), 299 Bway; Leo L Leventritt (R); due, $7,242.97; T&c, $2,200.23 sub to first mtg $32,000; mort recorded May 19, 1909; M Morgenthau Jr Co

109TH ST, W, see Riverside dr, 362.

RIVERSIDE DR, 362, sec, 109th, 151.10x100, 10-sty bk tnt; Arrow Realty Co—Paul B Pugh et al; Woodford, Bovee & Butcher (A), 1 Madison av; Isaac Cohen (R); due, $32,-723.27; T&c, $47,833.80 sub to a pr mort $550,000; Joseph P Day.

**JULY 22.**

59TH ST, 218 W, ss, 187 w 7 av, 20x98.9, 3-sty & b bk dwg; Jennie B Crispell—Louise Frank et al; Halstead H Frost Jr (A), 52 Bway; Arthur S Friend (R); due, $9,808.05; T&c, $617.52; Joseph P Day.

53D ST, 331-3 W, ns, 375 e 9 av, 34.11x42.4x39.7x47.4, 2 4-sty bk tnts; Geo B Lauck, commr—Nellie Scott et al; Cannon & Cannon (A), 135 Bway; Maurice B Blumenthal (R); due, $10,803.09; T&c, $392.64; Samuel Marx.

104TH ST, 18 W, ss, 80 e Manhattan av, 20x100.11, 5-sty bk tnt; Archibald H M Sinclair—James R Keane et al; Wm A Alcock (A), 44 Wall; Ezekiel Fixman (R); due, $22,-381.06; T&c, $1,100.37; M Morgenthau Jr.

107TH ST, 304 E, ss, 100 e 2 av, 25x100.11, 4-sty bk tnt & strs; Presbyterian Hospital in City N Y—V Garofalo; Action 3; De Forest Bros. (A); 30 Broad; Jas N Tuttle (R); due, $15,-934.60; T&c, $176.24; mort recorded Aug. 17, 1907; Joseph P Day.

107TH ST, 306 E, ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & strs; Presbyterian Hospital in City N Y—V Garofalo (a corp) et al; Action 1; De Forest Bros (A), 30 Broad; Jos N Tuttle (R); due, $15,934.60; T&c, $192.02; Joseph P Day; mort recorded Aug. 17, 1907.

107TH ST, 308 E, ss, 150 e 2 av, 25x100.11, 4-sty bk tnt & strs; Same—Same; Action 2; Same (A); Same (R); due, $15,934.60; T&c, $225.96; mort recorded Aug. 17, 1907; Joseph P Day.

117TH ST, 302 E, ss, 84.10 e 2 av, 20.2x100.11, 4-sty stn tnt; John A Stewart et al, trstes—Nicola Arenella et al; Beekman, Menken & Griscom (A), 52 William; Henry Fluegelman (R); due, $9,966.99; T&c, $680.82; Samuel Goldsticker.

119TH ST, 70 W, ss, 202 e Lenox av, 17x100.11, 3-sty stn tnt; Helena D K Hulst—Fannie Epstein et al; Leach & Williams (A), Long Island City, N Y; Gustave S Drachman (R); Due, $13,128.74; T&c, $250; Josephine P Day.

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*Advertised Legal Sales, Manhattan (Continued)*

121ST ST, 157 W, ns, 110 e 7 av, 18x100.11, 3-sty & b stn dwg; Helen L Rennell—Rosa Hatt; Dutton & Kilsheimer (A), 203 Bway; Morris Cooper (R); due, $15,776.67; T&c, $140.95; mort recorded May 15, 1906; James L Wells.

**JULY 23.**

103D ST, 79 E, nwc Park av (No. 1382), 27x75, 5-sty bk tnt & strs; William Jay et al, exrs James Boyd et al; Everett, Clarke & Benedict (A), 37 Wall; Jos C Levi (R); due, $24,609.69; T&c, $232.60; Joseph P Day.

144TH ST, 509 W, ns, 133.9 w Ams av, 16.6x99.11; Estelle Clark—Henry B Kirkland et al; Fuller & Prest (A), 145 Nassau; Jos T Ryan (R); due, $8,155.81; T&c, $525.95; Joseph P Day.

PARK AV, 1382; see 103d st, 79 E.

**JULY 24.**

116TH ST, 329 E, ns, 316.8 e 2 av, 16.8x100.11, 3-sty & b stn dwg; Sadie Bernard—Jennie Dellon et al; I L Broadwin (A), 170 Broadway; Frank Keck (R); due, $2,271.42; T&c, $532.10 sub to pr mtg $6,000; mort recorded June 12, 1912; Joseph P Day.

LENOX AV, 646-8, es, 74.11 s 143d st, 50x85, 6-sty bk tnt; Chas H Young et al, trstes—Saml Parnass et al; Albert Ritchie (A); Frederick C Hunter (R); due, $24,304.14; T&c, $1,500.62; Henry Brady.

**JULY 25 & 27.**

No Legal Sales advertised for these days.

## Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.*

July 18.

No Legal Sales advertised for this day.

**JULY 20.**

151TH ST E, ss, 120.9 w Southern blvd, 25x125x irreg, Vacant; Henry M Powell Kitchen Improvement Co et al, Saxe & Powell (A), 32 Chambers; Isaac G Frauenthal (R); due, $3,262.31; T&c, $164.11, sub to a first mtg of $2,000; Joseph P Day.

**JULY 21.**

141ST ST, 486 E; ss, 141.8 w Brook av, 37.6x100, 3-sty bk tent; Eliz Dunham et al, exrs—Susie L Snook et al, W B & G F Chamberlin (A), 31 Nassau, Warren Leslie (R); due, $20,911.25; T&c, $669.84; Joseph P Day; mtg recorded Feb 7 06.

166TH ST, 445-7 E, ns, 222 e Park av, 62x90; 6-sty bk tnt; Fort Masonry Co, Inc, Rahnk Constn Co, Inc, et al, Weschler & Kohn (A), 141 Bway; Sydney W Stern (R); due, $1,323.90; T&c, ——; Joseph P Day.

225D ST, E, ss, 280 e Barnes av, 25x114; Louis Pines Michele Arra et al; Theo Schwartzman (A), 44 Court, Bklyn; Jas C Brady (R); due, $218.82; T&c, $117.51; Bryan L Kennelly.

**JULY 22.**

FOX ST, 989, ws, 485.1 n 163d, 100x104.2; 3-sty stn dwg; Abr L Kass—Rebecca Goldberg et al, Horwitz & Feinberg (A), 41 Park Row; Adam Wiener (R); due, $4,314.81; T&c, $968.34; sub to a mtg of $23,200; Joseph P Day.

241ST ST, E, ns, 415.5 e White Plains av, 50x100; Jno R Wheaton et al, exrs—Geo P Langdon et al; David O Williams (A), 10 S 3 av, Mt Vernon, N Y; Wm S Corey (R); due, $691.28; T&c, $1,415.10; Joseph P Day.

**JULY 23.**

No Legal Sales advertised for this day.

**JULY 24.**

ELIZABETH ST; see Bronx blvd.

JULIANNA ST; see Bronx blvd.

221ST ST, E, nec White Plains rd, 80x114.4; Bernhard Frankenfelder et al—Jno B Lazzari et al; action 2; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, $6,912.76; T&c, $639.56; Samuel Goldsticker.

227TH ST, E, ss, gore lot 62, 130x114x—, Map Wakefield; Henry Gobelein et al—Jno M Dumproff et al; Henry Hetkin (A), 44 Court, Bklyn; Peter L Mullady (R); due, $853.65; T&c, $150; Herbert A Sherman.

241ST ST, E, nwc Martha av, 100x100, vacant; Sheriff's sale of all right title &c which Germansky Constn Co had on Jan17'11, or since; Jno V Sheridan (A), 4102 White Plains rd; Jas F O'Brien, sheriff; Anthony V Caggiano.

BOSTON RD, 1351-3, ws, 251.9 s Jefferson pl, 35.11x131x37.6x142, 2-sty fr bldg & str and 2-sty bk & fr theatre; Franciska B Hohmann—Jacob Kronenberger et al; Rudolph Loewenthal (A), 1547 Boston rd; Chas P Hallock (R); due, $6,778.67; T&c, $170; Chas A Berrian.

BRONX BLVD, Julianna, Barker av, Elizabeth, block &c, 200x225; Bernard Frankenfelder et al—Jno B Lazzari et al; Action 1; Edw Jacobs (A), 25 Broad; Chas L Cohn (R); due, $6,693.16; T&c, $3,843.30; Samuel Goldsticker.

MARTHA AV, nwc, 241, see 241st st, E, nwc Martha av.

BARKER AV; see Bronx blvd.

WHITE PLAINS RD, nec 221st; see 221st st, E, nec White Plains rd.

**JULY 25.**

No Legal Sales advertised for this day.

**JULY 27.**

144TH ST, 388 E; see Willis av, 407.

WILLIS AV, 407, swc 144th (No 388), 25x84, 5-sty bk tnt & strs; Isaac E Brown—Ray Solomon; Jonas, Lazansky & Neuburger (A), 115 Bway; Alex Karlin (R); due, $5,726.25; T&c, $412.54; sub to mtg $16,000; M Morgenthau, Jr, Co.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.*

**JULY 18.**

No Legal Sales advertised for this day.

**JULY 20.**

WALDORF COURT, ns, 140 w 17th, 40x112.6; Kings County Mtg Co—Rose V Hassen; Wm A Robinson (A), 44 Court; Wm Lieberman (R); Wm H Smith.

47TH ST, ns, 280 e 5 av, 20x100.2; Sigmund Levine—Jno E Sullivan Co et al; Action 1; Reuben Stone (A), 44 Court; Sidney H Weinberg (R); Nathaniel Shuter.

47TH ST, ns, 300 e 5 av, 20x100.2; same—same; Action 2; same (A); Fredk S Lyke (R); Nathaniel Shuter.

47TH ST, ns, 360 e 5 av, 20x100.2; same—same; Action 3; same (A); Chas J Masone (R); Nathaniel Shuter.

LOTS 304 to 309, blk 11, map of prop of estate of Jacob Snediker, 26th Ward; Carl S Heidenreich et al Eva Weisman et al; Bernhard Bloch (A), 233 Bway; Chas H Haubert (R); Nathaniel Shuter.

**JULY 21.**

BUTLER ST, ns, 90 w 5 av, 20x144.9x20x144.8; Maria M Von Spreckelsen—Jno F Farrell et al; Theodore Burgmyer (A), 40 Court; Chas C Lockwood (R); Frederick B Snow.

58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curren (A), 375 Fulton; Wm H Griffin (R); Frederick B Snow.

68TH ST, sws, 300 se 20 av, 60x100; Gustave Liebscher—Bertha A M Sweitzer; Henry J Davenport (A), 375 Pearl; Wm H Knemeyer (R); Wm H Smith.

CROPSEY AV, nes, intersec nws 18 av, 96.10x 40; also 18TH AV, nws, 140 ne Cropsey av, 100x96.8; also LOTS 368, 369, 370, 371, 372, Map of land of Asa W Parker, Bath Beach; Cath Leonard et al Maria B Menendez et al; Abner C Surpless (A), 189 Montague; Elmer G Sammis (R); Frederick B Snow.

**JULY 22.**

10TH ST, ns, 195.4 e 8 av, 19.6x92.6; N Y Investors Corpn—Clara L Whitlock et al; Harry L Thompson (A), 175 Remsen; Wm Lieberman (R); Wm P Rae.

2D AV, nec 58th, 25x80; Robt B Moore—Emil F Lofgren et al; action 1; Frank L Polk (A), Hall of Records, Manhattan; Hugh F Kenna (R); Nathaniel Shuter.

2D AV, es, 25.2 n 58th, 25x80; same—same; action 2; same (A); John Murphy (R); Nathaniel Shuter.

**JULY 23.**

CONSELYEA ST, nec Manhattan av, 75x25; Edw Baruch et al—Rosa Losasso et al; Edw Baruch (A), 699 Bway; Harris G Eames (R); Frederick B Snow.

49TH ST, ns, 500 w 6 av, 30x100; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Hugh A McTernan (R); Thos Hovendon.

CONEY ISLAND AV, Bridge Co's turnpike rd, adj land of late Maria Scott, runs e242.8xn286 xw400xs250 to beg; also PARCEL of land beg at a point on Guisberts or Johnson's Island, near Shore rd, runs s xe xn—xw250 on each side of road, x80 on sws and 100 on nes; Methodist Episcopal Hospital in the City of Bklyn—Sarah V Tremper et al; Harry L Thompson (A), 175 Remsen; Carl S Flanders (R); Frederick B Snow.

NEWPORT AV, ss, 75 w Christopher av, 25x105; Chas E Cornell et al—Dufferin Realty Co et al; Harry L Thompson (A), 175 Remsen; Chas H Haubert (R); Frederick B Snow.

WILLIAMS AV, ws, 96.8 s New Lots rd, 20.1x 20; Georgia Bldg Co—Vermont Bldg Co et al; Geo B Davenport (A), 44 Court; Harry H Altman (R); Nathaniel Shuter.

**JULY 24.**

E 4TH ST, nec Caton av, 100x20; Jas Cline—Geo W Young et al; Geo W Pearsall (A), 49 Court; Eugene F. O'Connor (R); Wm P Rae.

44TH ST, ss, 180 e 15 av, 20x100.2; Johanna S Riedemann—Urban Realty Co et al; Addison Gardiner (A), 20 Broad, Manhattan; Benj Ammerman (R); Nathaniel Shuter.

72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of the Presbyterian Church in the U S of America Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.

72D ST, ns, 95.10 e 5 av, 30x118.4; Cayuga County Savgs Bank—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; I M Lerner (R); Wm P Rae.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margt Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

74TH ST, ss, 466.6 w 7 av, 20x100; Fairview Home for Friendless Children—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; J Dwight Rogers (R); Wm P Rae.

ELM AV, ns, Lot 73, Map of South Greenfield, Town of Flatlands and Gravesend; Velez Land & Bldg Co of N Y—Michl O'Brien et al; Henry A Ingraham (A), 189 Montague; Eugene F O'Connor (R); Jere Johnson, Jr, Co.

WOODRUFF AV, ss, 116.7 e Kenmore pl, 43.4x 150.10xirreg; Realty Associates—Morris N Lawrence et al; Harry L Thompson (A), 175 Remsen; Peter W Ostrander (R); Jas L Brumley.

LOT 2, Sec 5, Block 1393; Beatrice Realty & Constn Co—Henry W Putnam et al; Leon Sacks (A), 378 Stone av; Eugene Sherk (R); Nathaniel Shuter.

**JULY 25.**

No Legal Sales advertised for these days.

**JULY 27.**

FLUSHING AV, ses, 108 sw Onderdonk av, 90x 125xirreg; Edgar Impt Co et al—Louise Gmelin et al; Harry E Lewis (A), 50 Court; Milton M Brooke (R); Wm P Rae.

**FORECLOSURE SUITS.**

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**JULY 11.**

SOUTH ST, 190; Robt Connor—Wm A Wilson et al; Maclay & McBurney (A).

60TH ST, ns, 255 w 2 av, 20x100.5; Jno M Bowers—Eliza Mando et al; M S Borland (A).

116TH ST, ss, 87 w 2 av, 25x100.11; Archibald K Mackay et al Santa Rumore et al; G B Winthrop (A).

BWAY, 475; Jno I Downey et al; No 475 Bway Co, Inc, et al; Montgomery & Peabody (A).
ST NICHOLAS AV, 361; Chas G Koss—Nellie Sandy et al; G F Warren, Jr (A).

**JULY 13.**
LEWIS ST, 91; Maer Pearl—Saml Stoopack et al; Weismann & Hertz (A).
29TH ST, 319-21 E; Saml Katz- East 29th St Co et al; Cary & Carroll (A).
98TH ST, 58 E; Louis R P Sanger Michl Power et al; Cary & Carroll (A).
102D ST, ns, 100 e 2 av, 37.6x100.11; Perry C Todd et al—Davis Russack et al; Foley & Powell (A).
147TH ST, 417 W; Grace George—Isaac C Hotaling, Jr, et al; Cary & Carroll (A).
LENOX AV, se 111th, 71.10x100; Max Kobre—Kramer Contracting Co et al, Strauss & Singer (A).

**JULY 14.**
DELANCY ST, ns, 25 w Sheriff, 50x75; Henry Silverstone et al Adolph Garmise et al; S Sturtz (A).
ELDRIDGE ST, ws, Lot 657, 17th ward; Aug Witzel—Solomon Blinder; (A).
31ST ST, 114 W; Lambert S Quackenbush—Rodisi Holding Co et al; Quackenbush & Adams (A).

**JULY 15.**
HENRY ST, ns, Lot 27, Map of Estate of David Seaman, 7th ward; U S Trust Co of N Y—Julius Aberman et al; Stewart & Shearer (A).
23D ST, 403-7 E; Genl Theological Seminary of the P E Church in the U S Thos J Mooney et al; Murray, Ingersoll, Hoge & Humphrey (A).
50TH ST, 554 W; Stephen H Jackson—Peerless Holding Co, Inc, et al; S H Jackson (A).
52D ST, ss, 555 w 11 av, 20x100.5; Jno J A Hickey—Ellen Hickey et al; R J Heisler (A).
99TH ST, 210 E; Fannie Brown—Jos Weiss et al; J I Weiner (A).
AMSTERDAM AV, 2360; Florence B Friedlander—Bretthotz-Krumholz Constn Co et al; J Manheiman (A).

**JULY 16.**
JAMES SLIP, nec South, 84.10x45; Harry W Watrous—Jacob Herb et al; Finck, Cobb & Hubby (A).
73D ST, 228 E; Edwd Ridley et al Leopold Kaufmann et al; Uterhart & Graham (A).
109TH ST, ns, 375 ft e 2 av, 25x100.11; Helen A Kudlich—Alfd L Rose et al; amended; H C Kudlich (A).
111TH ST, ss, 230 w Park av, 16.8x100.11; Harry Knopp—Esther Katz et al; W B Marx (A).
129TH ST, ss, 385 e 5 av, 35x99.11; Alfd M Heinsheimer et al; Stroock & Stroock (A).

**JULY 17.**
CHERRY ST, 229; also WATER ST, 486-88; Farmers Loan & Trust Co—Stonington Realty Co et al; M A Raymond (A).
37TH ST, 145 E; Paul L Kiernan—Nancy A Furst et al; A E Gunn (A).
76TH ST, 303 W; Henry B. Platt—Minnie E O'Sullivan et al; J T Crane (A).
89TH ST, ns, 153.6 e Columbus av, 18x100.8; Jennie Steinman—Alfd Koehler et al; amended; M M Friend (A).
104TH ST, ss, 80 e Manhattan av, 20x100.11; Archibald H M Sinclair—Jas R Keane et al; amended; W A Alcock (A).
179TH ST, ss, 100 w Audubon av, 50x100; Harry Blauner—Wallach, Reisler & Co et al; J S Demovitch (A).
WEST END AV, 913; Dry Dock Savgs Institution—Nettie Ingersoll; F M Tichenor (A).
5TH AV, nwc 14th, 100.3x100; Fredk T Van Beuren et al—Henry Corn et al; Mitchell & Mitchell (A).

### Bronx.

**JULY 10.**
196TH ST, 937 E; Saml L Feldman—Alexander L Fenny et al; A O Ernst (A).
184TH ST, E nwc Marion av, 63.9x97.7; Peter Eandibode—Henry Fursht et al; S P Hallock (A).
ALBANY RD, ws, 185.8 n 231st, 52.1x51.3; Addie Powers—Thos J Totten et al; E J Donegan (A).
MAPES AV, ws, 35 s 179th, 40x100; Clarence Mayer—Chas Schaefer, Jr, Co et al; A Frankenthaler (A).
TINTON AV, es, 6 s 160th, 26x80; Wm C Keppenheimer—Jas Weston et al; Todd & St John.
3D AV, ws, 94 s 183d, 36x119; Cross, Austin & Ireland Lumber co—Edmund Powers et al; Finck, Cobb & Hubby.
LOT 119, revised Map of Seneca Park; Chas Glore et al—M Kempf Realty Co et al; Clocke, Koch & Reidy (A).

**JULY 11.**
No Foreclosure Suits filed this day.

**JULY 13.**
No Foreclosure Suits filed this day.

**JULY 14.**
ANTHONY AV, es, 100 n 181st, 50x100; Jos A Mulholland—Wm L Phelan; Sproull, Harmer & Sproull (A).
RYER AV, ws, 245.1 n Burnside av, 50x267.6; Wentworth Mtg Co—Wm L Phelan et al; Sproull, Harmer & Sproull (A).
BRONX FORECLOSURE SUITS.

**JULY 15.**
ALEXANDER AV, 134; College Point Savgs Bank—Frederic Bierhoff et al; F S Rauber (A).
ALEXANDER AV, 126; same—same; same (A).
COLLEGE AV, ws, 400 s 169th, 80x85; Mary A Kreuter—Wm L Phelan et al; Amend & A (A).
VALENTINE AV, ws, 210.2 n 183d, 100x200; Julia A Ford—Ada B Fiedler et al; W C Arnold (A).
WEBSTER AV, es, 138.6 e Tremont av, 75x158.9; E S Appleby—Adolph Freund et al; Cannon & C (A).

**JULY 16.**
179TH ST, ss, 78.1 w Marion av, 36x75.2; Philip Rhinelander, exr—C K Realty Co et al; Miller & Harteorn (A).
194TH ST, nec Valentine av, 100x113.6; Wm H Valentine—Jno J Tully Co; Salter & Steinkamp (A).
ALEXANDER AV, 128; College Point Savgs Bank—Frederic Bierhoff et al; F S Ruber (A).
ALEXANDER AV, 130; same—same; same (A).
ALEXANDER AV, 132; same—same; same (A).
HUGHES AV, es, 175 n 183d, 100x100; Frank Fallotico—Nicola Tedeschi et al; A M Yuzzelino (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 9.**
OOSTER ST, 97; Rector, Church-Wardens & Vestrymen of St Bartholomew's Church in the City of N Y—Mary E Flomerfelt; Henry L Morris (A); Edw N Goodwin (R) due ..... 45,284.81
CLAREMONT AV, es, 300 n 122d, 75x115.3; Jos Joffe—Tuscan Constn Co; Abr A Silberberg (A); Herman M Zodikow (R); due ..... 2,008.46

**JULY 10.**
LEXINGTON AV, es, 19.6 n 62d, 34x70; Jessie Gillender—Albt Klenk; Chas A Runk (A); Jno H Rogan (R); due ..... 44,273.46

**JULY 11.**
No Judgments in Foreclosure Suits filed this day.

**JULY 13.**
96TH ST, ss, 325 w Central Park W, 17x100.8; Henry G Timmerman—Peter Wagner et al; Chas J McDermott (A); Meyer Auerbach (R); due ..... 19,084.75
150TH ST, ss, 116.6 e Convent av, 83.6x99.11; Jno G Moore et al—Nellie C McCarthy; Geo S Kebabian (A); Fredk L C Keating (R); due..... 105,062.50

**JULY 14.**
82D ST, 246-8 E; Mutual Life Ins Co of N Y—Beth David Hospital; Fredk L Allen (A); Jno J Hynes (R); due ..... 16,666.67

**JULY 15.**
BROADWAY, 32-4; also NEW ST, 69-71; Mutual Life Ins Co of N Y—Hudson Building; Fredk L Allen (A); Jno C Coleman (R); due..... $33,264.12

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 13.**
FULTON ST, sec Church, 33x78; Oscar Lowinson—Saml K Jacobs et al; action to foreclose mechanic's lien; Gilbert & Gilbert (A).
87TH ST, 109 W; Ellen M McClellan—Florence M Clarke et al; partition; G M Cumming (A).
5TH AV, 396; Ellen M McClellan—Nina M Stedman et al; partition; G M Cumming (A).

**JULY 14.**
No Lis Pendens filed this day.
DELANCEY ST, 77-79; Passaic Structural Steel Co—Manhattan Holding Co et al; action to foreclose mechanic's lien; M S Marden (A).

**JULY 16.**
46TH ST, 46 W; Sydney J Freidin et al—Nicholas Gregorio & Co et al; counter-claim; Weschler & Kohn (A).

**JULY 17.**
28TH ST, 329 & 337 E; Sophia A Dougherty—Sarah J O'Neil et al; warrant of attachment; J H Dougherty (A).
44TH ST, 557 W; Andw Whelan—Bernardina Gorgers et al; action to enforce lien; J J Harris (A).

### Bronx.

**JULY 10.**
No Lis Pendens filed this day.

**JULY 11.**
VILLA AV, es, 171.6 e Van Cortland av, 50x122.5; Luigi Torregiani et al—Monaco Constn Co et al; action to foreclose mechanic's lien; Menken Bros (A).
WHITE PLAINS RD, nw—Eliza Nerid av; 82.9x100.2; Eliza Hart et al—Eliza Hart et al; partition suit; Engelhard & P (A).

**JULY 13.**
No Lis Pendens filed this day.

**JULY 14.**
MAGENTA ST, ns, bet Bronxwood av and White Plains rd Lot 30, Sec 16, blk 4,629; L Josephine Moses—Carmelo Messina et al; action to foreclose lien; G A Moses (A).
160TH ST E, ss, 30.1 e Trinity av, 50x75; Mary T Rennard—Mary T Rennard et al; partition; Joline, Larkin & Rathborn (A).
ELLIS AV, ns, 280 e Pugsley av, 25x108; Danl Buhre—John J Gillis et al; action to declare conveyance fraudulent; Howell, McChestney & Clarkson (A).
LOT 24, map of the new Village of Jerome; Geo Corti—Kingston Securities Co et al; action to set aside conveyance; Menken Bros (A).
LOTS 248-249, map of Gleason prop; Leo Wolfson, receiver—Reinhold Richter et al; action to declare conveyance void; T W Constable (A).

**JULY 16.**
No Lis Pendens filed this day.

### Brooklyn.

**JULY 9.**
CONOVER ST, nws, 68 sw Wolcott, 16x100; Fulton Co-Op B & L Assn—Antoinette Mayo et al; R K Jacobs (A).
GREENE ST, nwc Provost, runs w175xn100xe50xn100xe125xs200 to beg; Albert Ulrich—Jno C Wiarda & Co; foreclosure of mechanic's lien; Hirsh & Newman (A).


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COUNSELOR AT LAW
19 CEDAR STREET, N. Y.
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**Mechanics' Liens A Specialty**

MARTENSE ST, ns, 537.1 w Rogers av, 20x130; Roslyn H Harris Sarah Shapiro & ano; E E Rosenblume (A).
TALLMAN ST, ss, 175 e Jay, 25x47; also TALLMAN ST, ss, 125.3 e Jay, 25.1x47; Margt V Hersh Mary J McCole et al; partition; G D Russell (A).
NOLL ST, ses, 200 ne Central av, 25x100; Becky Rafel—Mollie Vinegar; partition; Weinberg Bros (A).
14TH ST, sws, 69.9 se Hamilton av, runs nw69.9 xs67.4xe23.11xnw15.7 to beg; Equitable Trust Co—Raphel Seril et al; Murray, Porentice & H (A).
58TH ST, sws, 120 se 3 av, 200x100.2; Kitty Carpenter—Leon Geisman et al; Cary & Carroll (A).
AV P, ss, 40 e E 18th, 40x100; N Y Investors' Corpn—Arthur G Deatly et al; H L Thompson (A).
BKLYN AV, es, 20 s East N Y av, 60x105.6; Amanda E Meyer—Jane Bowery et al; to create a title; F C Haven (A).
JEFFERSON AV, sc Hamburg av, 100x100; Wm Henneman—Irving B Clement et al; partition; J M O'Neill (A).
VANDERBILT AV, es, 102.10 n DeKalb av, 18 x75; Robt L Pierrepont—Caroline W Weiss et al; W Anway (A).
17TH AV, ws, 200 s Bath av, 75x108.4; Jno F Saddington Eliz H Cogan et al; H J Davenport (A).
LOTS 43 & 44, Map of Rugby; Cora I Read—Sadie Smith; to set aside deed; N Selvaggi (A).

**JULY 10.**

DEGRAW ST, ns, 384.4 e Howard av, runs n 129.9xne10.10xse121.11xsw21.5xw16.4 to beg; Edwin P Maynard—Morris Goldman et al; T F Redmond (A).
JEROME ST es, 79.9 s Blake av, 20x75; Title G & T Co—Rose Nathenson et al; T F Redmond (A).
MALTA ST, es, 340 n Hegeman av, 40x100; Jos G Scharff—Morris Keshner et al; foreclosure of mechanic's lien; P F Rosenberg (A).
PARK PL, ns, 300.6 e Saratoga av, 19.6x127.9; Schenectady Savgs Bank—Ida Bangel et al; T F Redmond (A).
SCHOLES ST, ss, 300 w Waterbury, 50x100; Title G & T Co—Ida Rosen et al; T F Redmond (A).
UNION ST, ss, 323.6 e 6 av, 22x190; also PROP in Orange county; also MONROE ST, ss, 180 w Lewis av, 20x100; also UNION ST, ss, 348 e 7 av, 21x90; also 74TH ST, sws, 85.11 nw 11 av, runs x ; also BAY RIDGE AV, nc 12 av, runs ne52.2xw157.10xse148.11 to beg; also 70TH ST, nc 12 av, runs nw360xne100xnw 240xsw100xnw100xe402xse320xsw200 to beg; also 70TH ST, sws, 100 se 11 av, 200x600; also 71ST ST, sc 11 av, runs sw40xse100xsw120x nw100xsw37.7xe—xnw549.3 to beg; Jno Guilfoyle—Jos F McClean et al; to declare a deed fraudlent; Lewis & Lewis (A).
E 3D ST, es, 60 s Av D, 20x100; Mary A Ward Parkville Impt Co et al; W L O'Malley (A).
38TH ST, sws, 116.5 se Ft Hamilton av, 20x 95.2; Clara P Ackerman—Jos T Thompson & ano; J T Ackerman (A).
49TH ST, nes, 300 se 14 av, 60x100.2; Chas F Siemons Elsie M Marks & ano; A Madeo (A).
74TH ST, ns, 140 w 16 av, 40x100; Wm Meyer —Alacia Hornecker et al; Van Alen & Dyckman (A).
82D ST, nwc Bay pkway, 100x100; Matthew J McCue Helen M Sargent et al; T F McGuire (A).
MYRTLE AV, ns, 49.5 w Stockholm, 40x80; Adelia C Flood—Philip Stephens et al; to set aside deed; MacGregor & Wickert (A).
ST MARKS AV, ns, 80 w Utica av, 30x52.9; O'Donohue Estates—Evelyn E Grelli et al; H L Thompson (A).
LOTS 32 & 33, Map Rugby E; Hyman Plotkin—Sarah Cornman; to set aside deed; S S Schwartz (A).

**JULY 11.**

BARBEY ST, nec Liberty av, 25x100; Annie Hommel—Nathan Ulman et al; R K Jacobs (A).
COMMERCE ST, sws, 56 nw Van Brunt, 17x70; Atlanta Savgs & Loan Assn Eva Maresca et al; C A Webber (A).
HARRISON PL, ns, 250 w Porter av, 150x100; Jos A Burr—Emma A Mayhew et al; Coombs & Wilson (A).
UNION ST, ss, 281.4 w 8 av, 19.6x90; Bernhard H Plate Chas H Tiedeman & ano; G V Brower (A).
17TH ST, ss, 112.6 w 7 av, 18.9x100; also DEAN ST, ss, 275 e Pearsall, 30.3x120; also HUDSON AV, ws, 88.3 n Concord, 52.11x 97.6x52.11x80; also JOHNSON ST, nec Lawrence, 56.6x100; Henry A Cornell—Frank C Cornell et al; partition; G V Brower (A).
61ST ST, sws, 260 se 5 av, 20x100; Herman E Tappe—Loretta Anacreonti et al; to set aside deed; H Newman (A).
75TH ST, ss, 640 w Ridge blvd, 60x100; Cornelia C Emaus—Municipal Holding Co et al; L W Thompson (A).
DUMONT AV, ss, 40 e Hemlock, 40x90; Dietrich W Kaatze—Abram Caspe & ano; N D Shapiro (A).
OCEAN AV, es, 140 s Av S, 60x110; Isaac C Yowger Jno C McDonald et al; A B Fisk (A).
LOT 41, block 5676; Assessment Map of Bklyn Realty Associates—Sedgwick Realty Co et al; J A Warren (A).
LOTS 681 to 683, Map Sea Gate; Mary C Hibberd Kath Lindemann et al; Van Jandt & Webb (A).

**JULY 13.**

DOUGLASS ST, es, 230 s Blake av, 20x100; Mary A Gallagher—Ida Goetz et al; Cary & Carroll (A).
KENT ST, ss, 132.11 e Franklin, 221x95; Albert L Perry Jno Gillies Co et al; C & T Perry (A).
STATE ST, 151 Henry, 36x100; Alice Gilsey—Profit Holding Corpn et al; Cary & Carroll (A).
48TH ST, ns, 240 w 5 av, 30x100.2; Willard P Butler Jno E Sullivan Co et al; Cary & Carroll (A).
ATLANTIC AV, nec Hale av, runs n29xe75xs 16xw75.1 to beg; E D Savgs Bank—Geo Schroeder et al; C L Sicard (A).
BEDFORD AV, es, 20 n Clifton pl, 20x80; John P Short—Anna Mitchell et al; R G Perry (A).
PROSPECT AV, nes, 97.5 nw 3 av, 22.1x70; Title G T Co—Cath Harkins et al; H L Thompson (A).
VANDERBILT AV, es, 102.10 n DeKalb av, 18x75; Ross L Pierrepont—Caroline W Weiss et al; W Anway (A).
WEBSTER AV, ns, 424 w 1 st, 42x107; May Farrell—Renry Rudloff et al; J Z Lott (A).

**JULY 14.**

HUDSON ST, es, 277 s Tillary, 28.1x100; Luciano Marzullo—Filomena Lentino et al (partition); W J Driscoll (A).
McDONOUGH ST, nwc Bway, 46.1x110.1; also Bway swc McDonough st, runs se29.3xsw70.2x s29.11xw35xn100xe64.4 to beg; Wm L Mitchell —Moses H Moses et al; Smith & Bowman (A).
SMITH ST, 155; also BERGEN ST, 86; Gertrude M O'Donnell—Rose Moody et al; M Daly (A).
WARREN ST, ss, 287.2 e 5 av, 16x100; Edw A Everit—Fahle Berkeley Sr et al; G W Pearsall (A).
E 8TH ST, ws, 77.6 s Johnson, 15x100; Title G & T Co—Frank A Jones et al; H Redmond (A).
N 8TH ST, ss, 303.4 e Havemeyer, 25.8x100; Wm F Taylor—Robt E Patterson et al; E H Hazelwood (A).
BAY 35TH ST, nws, 201 sw Bath av, 80x96.10x 86.2x96.8; Title G & T Co—Emma A Mayhew et al; H L Thompson (A).
38TH ST, ss, 206 w 13 av, 25x95.2; Alex H Anderson—Selia Moliner et al; T F Redmond (A).
39TH ST, ss, 220 e 10 av, 20x95.2; Vito De Fino —Abr Ludecker et al; H O Dobson (A).
GATES AV, ss, 119.6 w Lewis av, 19.6x100; Ephraim Miller—Arthur I Braus et al; W F Connell (A).
LEXINGTON AV, ns, 16.8 e Reid av, 16.8x100; Theresa Neuville Mary A Hutchings et al; E L Brisach (A).
LIBERTY AV, swc Alabama av, 25x100; Bank for Savgs at Ossining—Brown Realty Co; T F T F Redmond (A).
PITKIN AV, nec Alabama av, 50x75; Trustees of N Y Annual Conference—David Davis et al; T F Redmond (A).
SNEDIKER AV, es, 395.2 n Liberty av, 20x100; Bond & Mtg Guar Co—Julia Ballenberg, etc; Redmond (A).
STRATFORD RD, es, 290 s Albemarle rd, 50x 100; Wells College—Caroline Breitenbecker et al; Cary & Carroll (A).
15TH AV, ws, 40 n 76th, 30x90; Home Title ins Co—Ryland E Clarke et al; H J Davenport (A).
15TH AV, ws, 70 n 76th, 30x91; same—same; same (A).
17TH AV, ses, 380 sw 81st, 20x90; So Bklyn Savgs Bank—Sarah G Meistrell et al; Coombs & Whitney (A).
17TH AV, es, 62 n 17 av, 19x90; Bklyn Trust Co —Hilda M Johnson et al; Dykman, Oeland & K (A).
18TH AV, nws, 80.2 ne 57th, 40x91.6; also 59th, nes, 220 se 17 av, 60x100.2; Wm E Frost—Pauline Lenkowsky et al; H L Thompson (A).

**JULY 15.**

LEONARD ST, es, 88 n Grand, runs n 37xw69xs37 to beg; Jacob Simon—Anton Hecht et al; partition; R W Scott (A).
PRESIDENT ST, ns, 60.6 e N Y av, 19.6x125; Edw R Vollmer—Estelle Baar et al; J H Ines (A).
15TH ST, swc 6 av, 25x100; Florence S Weil—Fannie T Burrough et al; S Rasch (A).
ATLANTIC AV, ns, 20 w St Andrew's pl, 20x 64.6; Margt F Hammill—Annie Wolpoff et al; Johnston & Johnston (A).
GRAVESEND AV, ws, 439.11 n Av S, 19.6x75; Walter E Merlin—Fanny Kahn et al; Mc Loughlin & Martin (A).
15TH AV, 5504; Paul Hirsch—Ethel M Kahl; specific performance; Abramson & Rose (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**JULY 11.**

9TH ST, '- E; New Columbia Iron Wks —Sailors' Snug Harbor & Chas Rosenberg; Bldg Contracting Co (51).... 205.00
39TH ST, 317 W; Jno A Murray & Co —Sidonia Weiss; Morris Fogel (50).. 100.00
40TH ST, 320-20½; Atlas Marble & Slate Wks—Albt Bosch; Jacob Goldman; (49) ..... 20.00
46TH ST, 126-32 W; Manhattan Office Partition Co—Leavitt Realty Co; North American Films Corpn (47).. 5,801.00
BWAY, 704-6; Atlas Marble & Slate Wks—Adolph Boskowitz; Jacob Paris (48) ..... 41.50
MANHATTAN AV, 507; Genl Contracting Co—Harry Schwitzer; Isaac Y Becker (53) ..... 282.50
MANHATTAN AV, 507; Isaac Becker— Harry Schwitzer (54) ..... 3,800.00
MANHATTAN AV, 507; Harry Streichler—Harry Switzer; Isaac Beck (55). 332.00
MORNINGSIDE AV, 171; Nicholas Mascio—Jennie Lederer; Chas Bjorkegren (52) ..... 82.25
ST NICHOLAS AV, nwc 176th, 99.11x 115; Luke Smith—Stephen J Egan; Robertson & Govanne Contracting Co (46) ..... 45.00
7TH AV, 869-73; Van Kannel Revolving Door Co Welham Co & J F Champlin Hotel Co (45) ..... 350.00

**JULY 13.**

BEAVER ST, 23-25; Raisler Heating Co—New & Beaver Arcade Co; Beaver St Restaurant Co, Inc (58)..... 273.25
CHARLES ST, 28-32; Dazie Constn Co, Inc—Margt M Fritz (62) ..... 6,923.00
SAME PROP; same—same (63)..... 1,876.00
49TH ST, 536-40 W; David H Nathanson—Mary Frawley; Patrick Frawley (56) ..... 115.00
136TH ST, 124-26 W; Louis Ordenstein —Chas D Martin & 4th Moravian Church; Stephen Wilcox (60) ..... 100.75
7TH AV, 869-73; Van Kannel Revolving Door Co—Welham Co; Minnie E Fritz; J F Champlin Hotel Co (57). 350.00

**JULY 14.**

9TH ST, 51 E; Morris Sandzig—Snug Harbor & Sailers' Assn; Bldg & Contracting Co (64) ..... 75.00
42D ST, 229 E; Louis Borenstein— Henry Weiss (66) ..... 50.00
49TH ST, 547 W; Saml Specter—Michl Hallinan; Isaac Barr, Inc; renewal (65) ..... 50.00
50TH ST, 507-13 W; Bessie Rosenthal Julius O Hoke & City Bank of Bayonne, N. J; O Erickson (67).... 64.55
129TH ST, ss, 125 e Riverside dr, 50x 115.9; Northern Cornice & Roofing Wks—London Constn Co; renewal (69) ..... 338.40
183D ST, 553 W; Alfonso Cummaro— Jno N Springer; J W Springer (68). 35.00

**JULY 15.**

FULTON ST, 144; Saml Specter—Thos Newbold; Isaac Barr, Inc; renewal (72) ..... 38.00
WASHINGTON ST, 24; David Morison —Ann White, Jno Stewart, Campbell Stewart, Cath Stewart, A E Stuyvesant & Ann Stuyvesant; Battery Theatre Co, Inc (71)..... 4,400.00
3D AV, 2072-80; Spota & Di Martini, Inc—Mary E Jones; Film Amusement Co; Jno Carlucci (73) ..... 660.00
3D AV, 2078-80; Larkin Lumber Co— Chas St Jones; Film Amusement Co; Jno Carlucci (70) ..... 596.13
3D AV, 2078-80; Empire Architectural Iron Wks—Annie Jones; Film Amusement Co; Jno Carlucci (75).. 487.00
SAME PROP; I Rosenblum Co—Mary E Jones; Film Amusement Co; Jno Carlucci (76) ..... 52.89
SAME PROP; Jarchos & Ebert—Film Amusement Co; Jno Carlucci (77)... 275.00
8TH AV, 930; Richard S Brown—Jno Doe & Walter Van Erlenbell (61).. 1,195.00

**JULY 16.**

BEAVER ST, 23-5; also NEW ST, 50-60; J P Zurla Tile Co, Inc—New & Beaver Arcade Co; Beaver St Restaurant Co, Inc, & Saml Geneen (82). 1,075.00
55TH ST, 540 W; A F Hamowitz— Simon Meyer (80) ..... 8.00
3D AV, 2078-80; Jarcho & Ebert—Mary E Jones; Film Amusement Co; Jno Corlucci (81) ..... 275.00
3D AV, 2078-80; Ike Klinghofer—Mary E Jones; Film Amusement Co, Inc; Jno Carlucci (78) ..... 120.00
SAME PROP; Felice Trocchia—same (79) ..... 225.00
3D AV, 2078-80; Savoy Cornice & Skylight Wks—Mary E Jones; Film Amusement Co; Jno Calucci (83).... 300.00
3D AV, 2076-80; Rubinstein Bros—Jno Doe; Jno Carlucci (84)..... 75.00

**JULY 17.**

W BROADWAY, 400; Jacob Fein— Leon C Giordano & Otto Melin (85). 220.00
9TH ST, 302-8 E; Sam Boyarn—Max & Sigmund Menschel & M Goldstein (86) ..... 56.00
3D AV, 2078-80; Cross, Austin & Ireland Lumber Co—Chas S, Mary E & Annie Jones, Film Amusement Co & Jno Carlucci (87) ..... 323.34
142D ST, 128 & 138 W; Louis W Peters, assignee—No 146 W 142d St Corpn; renewal (88) ..... 650.00
3D AV, 2078-80; Frank Angelilli—Jno Jones, Film Amusement Co & Jno Carlucci (89) ..... 233.50
113TH ST, 200 W; Edw R Hotaling— Mathilde M Mertens et al; J H Steljes (90) ..... 44.05
52D ST, 223 W; Bernard Hirschberg— Posada Realty Co, Geo Townsend, Jane Prince & Edw L David (91).. 29.07
JEFFERSON ST, 80; Isaac Fleisher— Morris Azwolinsky (92)..... 164.70
8TH AV, sec 111th, 75.8x100; Max Siegel—Josephine Schmid, Jacob & Rosie Silverstein (93) ..... 160.75
130TH ST, 105 W; Benj Bronstein— First Emanuel Church & Jacob Perlman (94) ..... 62.25

### Bronx.

**JULY 10.**

173D ST, E, ns, 57.9 e Webster av,50x 92.7; Standard Plumbing Co—Simplex Impt Co (15) ..... 48.80
184TH ST, 299 W; Louis J Schoeffer —Jos Gruber (16) ..... 270.00
BATHGATE AV, sec 172d, 55.8x87; Hyman Rapport—Bathgate Fealty Corpn; Louis Weiner (18)..... 265.00
SAME PROP; Benny Jacobs—same (19) ..... 200.00
SAME PROP; Berger Mfg Co—Bathgate Realty Corpn; L Greenberg; Model Constn Co; Louis Weiner (20) .... 650.25
Constn Co (20)..... 650.25
TINTON AV, ws, 275 s 163d, 27x135; Jno Yorio—L Cohen; Louis Weiner (17) ..... 500.00
UNIVERSITY AV, es, 50 n 190th, 50x 100; Jno Trainer—Wm M Moore Constn Co; Harry Brown (21)..... 50.00

**JULY 13.**

172D ST, 500 E; G Goldberg & Sons Inc—Louis Greenberg, Bathgate Realty Corpn & Louis Weiner (22). 61.44
178TH ST,** ss, whole front bet Mapes & Prospect avs, 295x47; Henry G Silleck, Jr—Middle Bronx Realty & Constn Co; renewal (59)..... 182.80
BATHGATE AV, 1612; Jno Richman Plumbing Co—same (23) ..... 725.00

**JULY 14.**

WALLACE AV, 1932; Jacob Schwartz J Molpiedi (24) ..... 28.00

**JULY 15.**
165TH ST, 930-4 E; Sheiner & Gotlieb—J G Patton; John Doe; J Mendelson (27) ..... 8.35
178TH ST, ss, whole block front, from Mapes to Prospect avs, 295x47; Henry G Silleck, Jr—Middle Bronx Realty & Constn Co (25) ..... 182.80
PROSPECT AV,** ws, 75 s 180th; Empire Door & Trim Co—Ike Stup, Raphael Kurzrok; Paulina Schwartz; renewal (74) ..... 1,132.88
WILKINS AV, 1419-23; Louis Dittelman—H H & S S Hess (26) ..... 174.50

**JULY 11.**
172D ST, 451 E; Jno Richman Plumbing & Contracting Co—Hyman Samuelson (30) ..... 260.00
217TH ST, 724 E; Antonio La Cagnina—Chas Hensle; Hensle Constn Co; Chas Hensle (28) ..... 65.00
SOUTHERN BLVD, 2427; Harry Gorelick—Mary Maley; Frank Maley (29) 293.00
**Recorded in N Y County.

## Brooklyn.

**JULY 9.**
HERKIMER ST, 176; S Hollander—Chlara Firestone ..... 205.00
WEST ST, 438-40; N Gagliardo—Clarence D Quaid ..... 100.00
W 25TH ST, ws, 120 s Mermaid av, 60 x129; E E Buhler Co Saml G Balland; F G Folsom..... 438.20
81ST ST, ss, 80 w 5 av, 140.8x100; F Cicconi—Edw Edwards..... 862.81
AV L, ss, 40 e E 48th, 120x100; R L Williams—M J Crawford..... 25.00
AV P, nec E 13th, 100x100; R L Williams—Provident Associates ..... 25.00
AV T, nec E 7th, 140x101.6; R L Williams—McIntire Constn Co..... 25.00
SURF AV, sec W 21st, —x—; Jno Mulstein Co—Richman Holding Co..... 446.90

**JULY 10.**
RODNEY ST, nws, 100 n S 3d, 40x61; Halperin & Nierlel—Bertha Long & Abr Barash & Ridgewood Realty Associates ..... 120.00
58TH ST, sws, 180 se 3 av, 20x100; H Gosh—Leon Geisman ..... 40.00
LAFAYETTE AV, 1150-2; S Chodesh—Stolier Realty Co ..... 950.00
16TH AV, 8647-53; S Jaffe—Esther & Nathan Kelmenson ..... 105.00
17TH AV, 7701; B Krackow—Jasper Wolta, Wm De Goode, Mainard E & Bertha Schell ..... 160.00

**JULY 11.**
FULTON ST, swc, Richmond, 140x90; W F Austin—Concord Photo Play Co & Ferdinand Hoffman ..... 68.20

**JULY 13.**
BERRY ST, 84-6; N Aripotch—Mrs Ellen Kelly ..... 145.00
HALSEY ST, ns, 410 e Tompkins av, 30x100; Sam Leurtzky—Mae E Williams; Israel M Davidson..... 27.00
HOPKINSON AV, ws, 200 n Church av, 20x100; Benj Altshuler—S Dinsick.. 44.00
7TH AV, swc 55th; —x—; F Lee—Shun & Drucker ..... 47.40

**JULY 14.**
AMES ST, ws, 125.5 s Newport av, 50x100; N A Goldstein—Annie & Morris Weisman ..... 160.00
LENOX RD, 293; S Madorsky—Lillian R Robbins..... 260.00

**JULY 15.**
E 13TH ST, ws, 440 n Av R, —x—; A Rosenthal—Mary J McClain ..... 10.05
E 15TH ST, ws, 260 s Av S, 40x100; G Rebel—Mary I Gordon ..... 74.88
E 39TH ST, es, 160 n Church av, 20x100; S Rendelstein—Herman Largerson & Langsam & Schwartz Plumbing & Heating Co ..... 56.00
E 98TH ST, es, 100 s Farragut rd, 20x100; R Dose—Aloysious Moser & Herman E Fink & Fritz Eigler..... 171.98
CLARENDON RD, sec Bedford av, 80x100; Norfolk Lumber Co—Conrad Realty Co & Aron Schonberger Parquet Flooring Co ..... 385.69
TROY AV, 307; J M Hayes—T & B Leslie Co & E Stayer ..... 25.00
23D AV, 8628; H Miller—Michl Wilson & J H Walters ..... 97.01

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

## Manhattan.

**JULY 11.**
19TH ST, 37 E; Wm A Thomas—Montrose Realty Co et al; Mar17'13..... 300.43
ST NICHOLAS AV, nec 160th; American Flooring Co, Inc—N Y Public Library, Astor, Lenox & Tilden Foundations et al; Mar14'14..... 1,450.00

**JULY 13.**
[2]DELANCEY ST, 77-9; Passaic Structural Steel Co—Manhattan Holding Co et al; Apr15'14 ..... 2,897.21
45TH ST, 7-11 W; Fleischmann Bros Co—45th St Realty Co et al; Feb 26'14 .....157,108.12
SAME PROP; same—same; Apr2'14..139,427.83

**JULY 14.**
DELANCEY ST, 81-3; Passaic Structural Steel Co—Manhattan Holding Co et al; Apr4'14 ..... 2,897.21
[1]45TH ST, 7-11 W; United Metal Door & Sash Co—Jas Keene et al; June 26'14 ..... 60.00
WEST END AV, nec 96th; Canavan Bros—W 82d St Realty Co et al; Feb2'14 .....15,500.00
3D AV, 1991; Ida Leventhal—Payne Estate, Inc, et al; Apr2'14..... 80.00

**JULY 15.**
5TH AV, 424-38; N Y Foundry Co—Frank V Burton et al; Mar9'14..... 928.20

**JULY 16.**
No Satisfied Mechanics' Liens filed this day.

**JULY 17.**
12TH ST, 19 E; Henry & Bafian—Light Car Corpn et al; Mar9'14.... 95.00
57TH ST, 347-9 E; Wm Beck—Bessie Pekelman et al; July10'14..... 57.50

## Bronx.

**JULY 10.**
No Satisfied Mechanics' Liens filed this day.

**JULY 11.**
No Satisfied Mechanics' Liens filed this day.

**JULY 13.**
No Satisfied Mechanics Liens filed this day.

**JULY 14.**
No Satisfied Mechanics Liens filed this day.

**JULY 15.**
173D ST, ns, 58.11 e Webster av; D'Amore & Lanzetta—Emil Spindler et al; Nov18'13 ..... 1,726.85
173D ST, ns, 58.11 e Webster av; Matthew W Del Gaudio—Casolaro & Fasany Co et al; Oct18'13 ..... 175.00
SAME PROP; Clarence De Witt Rogers—Wilhelmine Spindler et al; Dec3'13 ..... 1,726.85
186TH ST, ns, whole front bet Belmont & Crescent avs; Vincenzo D'Alessandro—Iamascia Realty Corpn et al; Sept16'13 ..... 202.00
186TH ST, nec Belmont av; Louis Marx & Son—Iamascia Realty Corpn et al; Aug8'13 ..... 950.00
186TH ST, ns, whole front bet Belmont & Crescent avs; Ambroso & Angelilli—Iamascia Realty Corpn et al; Sept16'13 ..... 565.80
186TH ST, nec Belmont av; Eller Mfg Co—Iamascia Realty Co et al; Sept18'13 ..... 100.00
CRESCENT AV, nec 186th; Tozzini & Co—Guiseppe Jamascia Constn Co et al; July29'13 .....0..... 167.0
**JULY 16.**
GIFFORD AV, ss, 528.8 e Balcom av, 25x93; Standard Plumbing Supply Co—Ingrid Thorsland et al; June17'14 90.00

## Brooklyn.

**JULY 9.**
No Satisfied Mechanics Liens filed this day.

**JULY 10.**
CATON AV, sec Stratford rd, —x—; Morris I Davidson & ano—Plandome Constn Co; May13'14..... 47.88

**JULY 11.**
[3]TROUTMAN ST, 183-185; Conrad Valentine—Estate of Friedrich Wolf; Feb28'13 ..... 81.83
BAY RIDGE PL, 18 to 24, 28-30; Farber & Markwitz—Montrose Bldg Co & Thos Brown; June24'14..... 52.00
LIBERTY AV, ss, 61 w Forbell av, 20.1 x100; Warren Chemical & Mfg Co—Wm Zaslav & Rockmore Realty Co; July10'14 ..... 77.80
WILLIAMS AV, ws, 220 s Sutter av, 80 x100; Brownsville House Wrecking Co—Habena, Inc; Apr9'14..... 175.93

**JULY 13.**
AMES ST, ws, 125.5 s New York av, 50x100; Jennie Silverstein—Harry Finkelstein; May8'14 ..... 133.50
GRAND ST, nwc Rodney, 25x100; Hudson Refrigerator Co—Keap Constn Co; July10'14 ..... 338.00
PRESIDENT ST, 1497-99; Nils Ostborg—P F Emmet Co; Mar31'14..... 505.00
RODNEY ST, swc Grand, ext, —x—; Louis Brook—Ridgewood Realty Associates & Abr Baruch; Jan29'14..... 23.00
STERLING PL, sec Rochester av, 45x 100x50x100; Constn Cornice & Roofing Co—J V Cunningham, Inc, & Spencer Aldrich; Mar23'14 ..... 200.00
DEKALB AV, 714-6; Jno Murphy—714 DeKalb Av Realty Corpn & Curtin Constn Co; Mar4'14 ..... 476.84
DEKALB AV, ss, 175 e Marcy av, 100x 100; Sunset Tile Wks—714 DeKalb Av Realty Corpn & Curtin Constn Co; Mar5'14 ..... 155.00
DEKALB AV, ss, 175 e Marcy av, —x—; Watson & Pittinger—714 DeKalb Av Realty Corpn & Curtin Constn Co; Mar12'14..... 205.18
SAME PROP; John Curtin—same; Feb 26'14 ..... 650.00
SAME PROP; Meyer Goldberg—714 DeKalb Av Realty Corpn & John Curtin; Feb26'14 ..... 184.30
SAME PROP; John Stark—same; Feb 26'14 ..... 205.00
SAME PROP; Jos Pinson—714 DeKalb Av Realty Corpn & Curtin Constn Co; Feb26'14 ..... 416.00
SAME PROP; John J Keegan—same Feb26'14 ..... 487.50
SAME PROP; Louis Linder—same; Feb 27'14 ..... 105.00
SAME PROP; Rosario Greco—same; Feb27'14 ..... 60.00
SAME PROP; Jos Sidoti—same; Feb 27'14 ..... 200.00
SAME PROP; Louis Marx & ano—same Feb28'14 ..... 1,730.00
SAME PROP; So Bklyn Marble & Tile Co;—same; Mar3'14 ..... 345.00
FULTON ST, nec Somers, 127.4x124.3; Realty Supply Corpn—Ethel A Potts; June6'14 ..... 140.31

**JULY 14.**
PLYMOUTH ST, 324; Frank Di Stefano—Louise Van Wicklen; May28'14. 104.25
PENNSYLVANIA AV, 365-71; Cohn Cut Stone Co—Glory of Israel Hebrew Institution of East N Y; June8'14.... 854.00

**JULY 15.**
PROSPECT PL, ns, 225 e Franklin av, 30x131; Benj Shurack—Rosalie Rosenfeld; Jan30'13 ..... 750.00
E 5TH ST, es, 200 n Av C, 120x100; Jno Morton's Sons Co—Chas Schirrmeister, Jr, & John W & R Jackson Hcaslip; June26'14 ..... 200.00
[2]HAMBURG AV, ws, 25 n Bleecker, 25x90; Emanuel Stone & ano Abe Goldinger; May1'13 ..... 9.75
[2]HAMBURG AV, ws, 75 n Bleecker; 25 x90; same—same; May1'13..... 14.10
MORGAN AV, 589; Jacob Axelrod—Diana Buchanan; June9'14..... 58.00
ST MARKS AV, ns, 325 e Rockaway av, 25x127.9; Jos G Scharff—Annie Levine, Nathan Rolnick & Jacob Zommick; July18'13 ..... 87.00
SAME PROP; Hyman Mendelowitz—Minnie Levine & Louis Goldsmith; Dec29'13 ..... 2,215.06
ST MARKS AV, ns, 325 e Rockaway av, 25x127.9; Metropolis Lumber Co—Minnie Levine, Nathan Rolnick & Jacob Zommick; July22'13 ..... 196.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

## Manhattan.

**JULY 9.**
HILLMAN, Max; S & K Tire Co, Inc; $3,700; Boudin & Liebman.
SETZER, Ella B Ottmann; H F Meyer; $2,-000; S Bowman.
JUNIATA MFG CO; W V Darling Co; $1,-982.80; Barney & Schuldenfrei.

**JULY 10.**
No Attachments filed this day.

**JULY 11.**
BEARDSLEY, Ralph E; Isotta Fraschini Motors Co; $4,900; J C Higgins.

**JULY 13.**
No Attachments filed this day.

**JULY 14.**
MULLER, Jos H S; Geo F Snyder; $504.78 Kellogg & Rose.

**JULY 15.**
CLARK, Walter G; Wm M Alberti; $1,749.10; R A Inch.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

## Manhattan.

JULY 10, 11, 13, 14, 15 & 16.

Beaver St Restaurant Co & Saml Genee. Beaver st, 23-5..Raisler Heating Co. Heating apparatus.... 1,600.00
Claman, Hy & 48th St Co. 43d st, 241-5 W..Raisler Heating Co. Heating Apparatus. ..... 2,450.00
Eagle Plumbing Co. 26th st, 109 E.. Rumsey Pump & Machine Co. Pumps, &c. ..... 975.00
Kennedy, Jno & Son. Church st, 8-10 ..Otis Elevator Co. Elevator...(R) ——
Tonas, Frank E & Mary L Richards. 3d st, 37 W..Tippett & Wood. Tanks, &c. ..... 2,190.00
Traphagen, Alonzo B. 8th av, nwc 115th..Jos Feldman. Fixtures..... 2,980.00

## Bronx.

JULY 10, 11, 13, 14, 15 & 16.

No Chattels filed these days.

## Brooklyn.

JULY 9, 10, 11, 13, 14, 15.

Crystal Constn Co. Amboy st nr Dumont av..Colonial Mantel & Refrigerator Co. .....(R) 60.00
Edgerton, Thos W. 211 5th av..Robt Edgerton. Plumbing Supplies.....13,000.00
Edgerton, Robt S. 962 Gravesend av.. Robt Edgerton. Plumbing Supplies.. 3,000.00
Grand Av Constn Co. Grand av, bet Prospect pl & St Marks av..Elsie E Kerby as extrx.....(R) 783.00
H K Realty Co. E 35th st, bet Avs J & K..Colonial Mantel & Refrigerator Co. .....(R) 150.00
Kivor-Kuper & Goldberg. Blake av, c Williams av..Isaac A Sheppard & Co. .....(R) 100.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

## Manhattan.

**JULY 11.**
7TH AV, swc 59th, 25x100; Theodore W Myers loans Sol Bloom to erect a 12-sty apartment; — payments....100,000.00

**JULY 13.**
CONVENT AV, ws, 123.6 s 133d, 135.5 x100xirreg; Austin B Fletcher loans Convent Park Constn Co to erect a —sty building; 13 payments .....120,000.00

**JULY 14.**
FT WASHINGTON AV, sec 172d, 93.4 x122.5xirreg; Manhattan Mtg Co loans Tilman Constn Co, Inc, to erect a 6-sty apartment; 8 payments....165,000.00

**JULY 15.**
145TH ST, ns, 100 w Lenox av, 175x 99.11; Hamilton Holding Co loans Wm Slattery Constn Co to erect 3 6-sty tenements; 15 payments .....80,000.00

**JULY 16.**
31ST ST, 406-26 W; Hosmer J Barrett loans406 West 31st St. Co, Inc, to erect a 15-sty loft building; 9 payments .....235,000.00
180TH ST, ns, 120 e Audubon av, 50x 100; City Mtg Co loans Hannion Constn Co to erect a 5-sty apartment; 10 payments ..... 36,000.00

*Building Loan Contracts, Manhattan, Continued.*

**JULY 17.**

MADISON AV, nwc 44th, 85.5x128.4x irreg; Prudential Ins Co of America loans Wm H Barnum to erect a 10-sty apartment; 5 payments ..... 1,000,000.00

## Bronx.

**JULY 15.**

187TH ST, E ns, 120.1 w Southern blvd, 80.9x170.1; Lu G Wentz loans Nicol Bldg Corpn to erect a 5-sty apartment; 5 payments ..... 55,000.00

JEROME AV, sec Clifford pl, 25x100; Henry D Wilmans loans Riker R James to erect a 1-sty bldg; 2 payments... 7,000.00

## ORDERS.

## Brooklyn.

**JULY 11.**

E 26TH ST, ws, 362.6 n Av N, 37.6x100; Otto Nelson on Lewis F Wood to pay Fredk W Starr..... 63.56

ALABAMA AV, es, 106 s Dumont av, 100 x100; Domicile Realty Co on Tinns & Behrens to pay Realty Supply Corpn. 1,600.00

EMMONS AV, 3154; Inter-City Constn Co on Gabler Constn Co to pay J P Duffy Co ..... 831.86

# DEPARTMENTAL RULINGS.

## BOARD OF EXAMINERS.

APPEAL 65 of 1914, New Building 129 of 1914, premises Vanderbilt avenue and 45th street, Manhattan, northwest corner, Warren & Wetmore, appellant.

Windows. Sec. 104 Code.

APPROVED ON CONDITION that the windows in the westerly wall overlooking the adjoining building be glazed with wireglass for a height of sixty feet above the roof of the building adjoining on the west; and further, that all exterior windows in the elevator-shafts and elevator-halls be glazed with wireglass.

APPEAL 66 of 1914, Alteration 1743 of 1914, premises 158-160 East 86th street, Manhattan, Max Muller, appellant.

Walls. Sec. 32, 39. Meeting rooms; moving pictures.

APPROVED ON CONDITION that the strength of the old walls is satisfactory to the Bureau of Buildings.

APPEAL 67 of 1914, New Building 169 of 1914, premises 57-61 West 38th street, Manhattan, Rouse & Goldstone, appellants.

Walls. Sec. 36, 39. 12-sty fireproof lofts.

APPROVED.

APPEAL 68 of 1914, Alteration 1783 of 1914, premises northwest corner 115th street and 8th avenue, Manhattan, Koppe & Moore, appellants.

Theatre (pictures), bowling alley under; one story.

APPROVED (only in so far as it applies to Objection No. 5) ON CONDITION that the partitions separating basement stores from the bowling alleys be built of six-inch terra cotta blocks; and further, that the girders and columns supporting the fireproof structure above the bowling alleys be properly fireproofed.

APPEAL 69 of 1914, New Building 3624 of 1914, premises 342-348 Prospect place, Brooklyn, Shampan & Shampan, appellants.

Walls. Sec. 31. 5-story tenement.

APPROVED.

APPEAL 70 of 1914, New Building 3625 of 1914, premises 129-135 Division avenue, Brooklyn, Shampan & Shampan, appellants.

Walls. Sec. 31. 6-story tenement.

APPROVED.

APPEAL 71 of 1914, New Building 3481 of 1914, premises 142-144 South 9th street, Brooklyn, Shampan & Shampan, appellants.

Walls. Sec. 31. 6-story tenement.

APPROVED ON CONDITION that an unpierced brick wall at least eight inches thick be built at the point marked "A" on the first, second and upper floor plan, said wall to extend from the first floor to the underside of the roof-boards; and on the further condition that the vestibules marked "B" on the second and upper floor plan be enclosed with six-inch terra cotta blocks, the steel work supporting same, to be properly fireproofed.

APPEAL 72 of 1914, New Building 177 of 1914, premises 6-10 East 43d street, Manhattan, Geo. B. Post's Sons, appellants.

Walls. Sec. 26, 36. 10-story stores and offices.

APPROVED.

APPEAL 73 of 1914, Alteration 3562 of 1914, premises northwest corner Smith and Livingston streets, Brooklyn, Thomas W. Lamb, appellant.

APPROVED ON CONDITION that all stairs be made fireproof and enclosed with six-inch fireproof block partitions.

APPEAL 74 of 1914, New Building 190 of 1914, premises 156-160 East 79th street, Manhattan, Geo. F. Pelham, appellants.

Walls, party.

APPROVED ON CONDITION that the old party wall and the new foundations are found to be adequate by the Bureau of Buildings.

APPEAL 75 of 1914, New Building 3617 of 1914, premises 283-303 Johnson avenue, Brooklyn, Glucroft & Glucroft, appellants.

Walls, section 33. One-story garage.

APPROVED ON CONDITION that the piers supporting the roof girders be increased to twenty inches in thickness, and that a buttress four feet wide and twenty inches thick be placed in the centre of the wall marked "A" on the first floor plan.

APPEAL 76 of 1914, New Building 186 of 1914, premises 344-348 West 38th street, Manhattan, Edward L. Larkin, appellant.

Walls. Sec. 26, 36, 37.

Withdrawn by apellant.

APPEAL 77 of 1914, New Building 185 of 1914, premises 406-426 West 31st street, Manhattan, Edward L. Larkin, appellant.

Walls. Sec. 26, 36, 37.

Withdrawn.

APPEAL 78 of 1914, New Building 3754 of 1914, premises 1406 Lincoln place, Brooklyn, Benj. Cohn, appellant.

APPROVED.

APPEAL 79 of 1914, New Building 217 of 1914, premises 118 West 72d street, Manhattan, Buchman & Fox, appellants.

Walls, windows, area. Apartment hotel. Sec. 105.

APPROVED ON CONDITION that all windows in the courts, and windows on the lot lines in the gable walls, be made fireproof and glazed with wireglass.

APPEAL 80 of 1914, New Building 218 of 1914, premises 42 West 72d street, Manhattan, Buchman & Fox, appellants.

Same question, same decision.

APPEAL 81 of 1914, New Building 219 of 1914, premises 126 West 73d street, Manhattan, Buchman & Fox, appellants.

Same question, same decision

APPEAL 82 of 1914, New Building 221 of 1914, premises 89th to 90th street, east side Broadway, Manhattan, Charles A. Platt, appellant.

Walls, Sec. 36; pent house, Sec. 105.

(New Astor apartment house.)

APPROVED.

APPEAL 83 of 1914, New Building 183 of 1914, premises 30-38 East 33d street, Manhattan, M. E. Rountree, appellant.

Walls.

APPROVED ON CONDITION that the walls at each story are carried independently on the steel structure.

APPEAL 84 of 1914, Alteration 2100 of 1914, premises 123-127 West 47th street, Manhattan, Adolph Mertin, appellant.

Conversion, dwelling to hotel. Sec. 105.

Withdrawn by appellant.

APPEAL 85 of 1914, New Building 2762 of 1914, premises 300-300A Livingston street, Brooklyn, W. E. Lehman, appellant.

Theatre (width of entrance).

DISAPPROVED.

APPEAL 86 of 1914, New Building 222 of 1914, premises 63-65 West 36th street, Manhattan, Rouse & Goldstone, appellants.

Walls, 12 inches. Sec. 36.

APPROVED.

APPEAL 87 of 1914, New Building 3 of 1914, premises, southwest corner East and Cherry streets, Manhattan, Frank H. Quinby, appellant.

Violation 3450. Exits from warehouse.

DISAPPROVED.

APPEAL 88 of 1914, New Building 24 of 1914, premises 885-895 Fifth avenue, Manhattan, Thomas Hastings, appellant.

Fence ordinance of May 29, 1914. Ornamental wooden lattice, facing masonry wall.

APPROVED.

APPEAL 89 of 1914, Alteration 4132 of 1914, premises 42 South 10th street, Brooklyn, Jacob Lubroth, appellant.

Walls. Sec. 31. Area 8.

APPROVED (in so far as it applies to the question of wall thicknesses) ON CONDITION that the present walls are found by the Bureau of Buildings to be capable of sustaining the load to be imposed thereon by the additional story; and on the further condition that an independent enclosure wall is built, where no enclosure wall is now shown.

The question of lot area covered, the Board declines to act upon.

APPEAL 90 of 1914, New Building 185 of 1914, premises 406-426 West 31st street, Manhattan, Edward L. Larkin, appellant.

Walls.

APPROVED.

APPEAL 91 of 1914, New Building 186 of 1914, premises 344-348 West 38th street, Manhattan, Edward L. Larkin, appellant.

Walls.

APPROVED ON CONDITION that the walls in the first story be made not less than sixteen inches thick.

APPEAL 92 of 1914, Alteration 2100 of 1914 premises 123-127 West 47th street, Manhattan, Adolph Mertin, appellant.

Conversion, dwellings to hotel.

DISMISSED (the papers being irregular)

APPEAL 93 of 1914 (No. 92 repeated, with correct papers).

APPROVED ON CONDITION that an additional fireproof stairway be provided on the westerly side of the building, similar to the one shown on plans on the easterly side; with fireproof passage in the cellar, connecting with the fireproof passage already shown on the cellar floor plan.

APPEAL 94 of 1914, New Building 4091 of 1914, premises 774 Liberty avenue, Brooklyn, Charles Infanger & Son, appellants.

Walls. Sec. 31.

APPROVED.

APPEAL 95 of 1914, New Building 226 of 1914, premises northwest corner State and Whitehall streets, Manhattan, Starrett & Van Vleck, appellants.

Walls, Sec. 36; pent house, 105. Offices

APPROVED ON CONDITION that all doors and trim in the pent house be made of kalamein or hollow metal and that all exterior windows of the pent house be metal, glazed with wireglass; that the foundations of the self-supporting party wall between columns 13-15 be found sufficient by the Bureau of Buildings to carry the load imposed thereon; and further, that the roof be provided with skylights in accordance with section 78 of the Code.

APPEAL 96 of 1914, New Building 4228 of 1914, premises 370-372 South 2d street, Brooklyn, Nast & Springsteen, appellants.

Walls. Sec. 31; tenements.

APPROVED ON CONDITION that the enclosure walls of the vestibules at the ends of the stair-halls be made of six-inch terra cotta blocks in angle iron frames, the supporting steel work to be fireproofed with two inches of fireproof material to the satisfaction of the Bureau of Buildings.

APPEAL 97 of 1914, New Building 4136 of 1914, premises 682-688 Rockaway avenue, Brooklyn, Cohen & Felson, appellants.

Walls. Sec. 31; tenements.

APPROVED ON CONDITION that a brick cross-wall at least eight inches thick be provided at the point marked "A" on the typical floor plan, to extend from the first floor to the underside of the roof-boards.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

| | | |
|---|---|---|
| **A--** | Signifies, | Auxiliary Fire Appliance. (Sprinklers, etc.) |
| **B--** | " | Fire Escape. |
| **C--** | " | Fireproofing and Structural Alteration. |
| **D--** | " | Fire Alarm and Electrical Installation. |
| **E--** | " | Obstruction of Exit. |
| **F--** | " | Exit and Exit Sign. |
| **G--** | " | Fireproof Receptacles and Rubbish. |
| **H--** | " | No Smoking. |
| **I--** | " | Diagrams on Program and Miscellaneous. |
| **J--** | " | Discontinue use of premises. |
| **K--** | " | Volatile, Inflammable Oil and Explosive. |
| **L--** | " | Certificates and Miscellaneous. |
| **M--** | " | Dangerous condition of heating or power plant. |
| **O--** | " | Discontinue use of Oil Lamps. |
| **DR--** | " | Fire Drills |
| **SS--** | " | Standpipes and Sprinklers. |

**MANHATTAN ORDERS SERVED.**

Week Ending July 11.

*Named Streets.*

Barclay st, 68—Morris Freeman.....C
Barclay st, 68—Ficken & Haaren, Inc.....C
Beach st, 8—S. Charles Welsh.....SS
Beach st, 65—Independent Starch Co.....C
Beekman st, 102—Est. Henry L. Meyer.....C
Bleecker st, 93—John Saage & Alfonso Ippolito .....C
Bleecker st, 208—Louis Durgolo.....G-A
Bleecker st, 208—Thomas Pinto.....A-G
Bleecker st, 208—Giuseppe Aleprando....A-I-G
Bleecker st, 208—Frank Calbarasi.....A-G
Bond st, 27—Josephine Flament.....C
Bond st, 27—Abraham Winters.....C
Bond st, 28—Est. Henry E. Lowrie.....C
Bond st, 25-9—Robert Colin & Co.....D
Bond st, 35-9—Joseph Weschler Est.....D
Broome st, 265-9—Samuel Barkin.....E
Broome st, 458—Roger P. Smyth.....G
Broome st, 460—Arthur J. Anderson Est.....C
Broome st, 460—Andrew McLean & Co.....G-C
Broome st, 460—Joseph Besner.....C-A-I-G
Broome st, 460 Charles Komar.....G-C-I-A
Canal st, 200—Joseph Boderman.....C
Cannon st, 13-15—Mrs. Silverman.....G
Cannon st, 133—John Wallach.....G
Cliff st, 29-31—Knoepful & Bergland.....C
Cliff st, 29-31 Marconi Wireless Telegraph Co. .....C
Cliff st, 29-31—Chamberlain Supply Co.....C
Cliff st, 29-31—Swift Slicing Machine Co.....D
Cliff st, 29-31—Garden & Berg.....C
Cliff st, 29-31—N. Y. Edison Co.....D
Cliff st, 29-31—Wm. H. Oscanyan.....D
Crosby st, 151—The New Star Straw Hat Mfg. Co. .....C-I-G
Duane st, 108-10—James H. Heroy Est.....C
East Houston st, 435—Harry Schudi.....G
Franklin st, 132-42—D. S. Walton Co.....G
Greene st, 53—Sherman Bros.....C-I
Greene st, 53—Louis Friedman.....G-A
Greene st, 53—Isidor Crystal & Co.....G-I
Greene st, 53—Flax Bros.....C-I
Greene st, 53—Julius Rosenberg & Co.....C-I
Greene st, 53—Elizabeth C. Brown.....C
Greene st, 165-7—Thomas Gordon.....G
Greene st, 165-7—Amer. Hat Frame Co.....G
Greene st, 165-7—Adolph Pastnernack.....G
Greene st, 165-7—Mayer & Schoenfeld.....G
Greene st, 165-7—Chas. F. Beckman.....G
Greenwich st, 78-80—The Egyptian Nov. Co..G
Greenwich st, 78-80—The Automatic Coin-wrapping Co. .....G
Greenwich st, 78-80—Daniel J. Faour.....C
Hester st, 130-2—Louis Ladinsky.....G
Hester st, 130-2—Joseph Gotteseman & Julius Broder .....G
Howard st, 6—Wrought Iron Art Glass Fixtures Co. .....G-I
Hudson st, 498—Est. Fred. Meyer.....E-B
Hudson st, 513—Anthony Sartirana.....D-E-C
Leonard st, 55—Wm P. Draper.....B
Lewis st, 56-8—Joseph Hurswitz.....G
Lewis st, 117—George Gertz.....G
Lewis st, 117—Max Goldstein.....G
Lewis st, 117—Max Cohen.....G
Lewis st, 117—Max Feinberg.....G
Lewis st, 117—John Mantell.....G
Lewis st, 126—John Berger.....G
Lewis st, 126—Jacob Rubinstein.....G
Lispenard st, 13-15—Sigmund Farkash.....C
Mercer st, 115—Anne B. C. Hillis.....C
Mercer st, 115—Joseph Newmark.....C-A-G
Mercer st, 115—Anna B. C. Hillis.....SS
Mercer st, 173—Morris Adelman.....C
Mercer st, 193-5—John Bernstein.....G
Mercer st, 221-3—John Parmigiani.....C
Mercer st, 221-3—Frederick J. Mitchell.....C
Mott st, S Est—Edwin Bergh.....B
Mulberry st, 100-02—Nourmacher & Co.....G
Nassau st, 83—N. Y. Life Ins. & Trust Co.....C
Pelham st, 7-9—Jacob Flatow.....C
Perry st, 161-5—Thos. J. Hall & Benj. E. Panath .....G
Perry st, 161-5—Knickerbocker Machine Co. .....A-G-C
Spring st, 75—S. J. Singer & Son.....C-I
Spruce st, 29—Marie Hausler.....SSS
Stanton st, 84—Dorsa Liebner.....E
Stone st, 28—Jacob Barsky.....A-E-C
Vanderwater st, 24-6—24th and 26th st Corpn.D

Washington st, 187 Louis A. Laurencelli....G
West st, 419 Josephine A. Budke.....B
West Houston st, 29-35 Chas. Burstein.....G
West Houston st, 44-8—Louis Wilson.....G
West Houston st, 44-8—Chas. I. Seidler.....G
White st, 47-9—Neuss, Hesslein & Co.....G
White st, 90—Alexander Laird.....C
Wooster st, 42-44 Silverman Bros.....C
Wooster st, 137—Silverman & Grossman.....C
Wooster st, 174—Ratner & Rosner.....G
Wooster st, 174 Levine & Finkelstein Co....G
Wooster st, 174—Hyman Kaufman & Son....G
Wooster st, 174—Decorative Novelty Mfg. Co..G
Wooster st, 174 Rosenberg & Cohen.....G
Wooster st, 174—Clover Paper Co.....G
Wooster st, 175-7—Night & Day Press.....G
Wooster st, 175-7—W. & B. Paper Box Co.....G
Wooster st, 175-7—Elicit Skirt Co.....G
Wooster st, 175-7—Wienrub Bros.....G
Wooster st, 175-7—Empire Knee Pants Co....G
Wooster st, 175-7—Rosenthal & Sobel.....G
Wooster st, 175-7—Gilbert Paper Co.....G
Wooster st, 186-88—Germania Life Ins Co....E
Wooster st, 194—Aaron B. Rosentreich.....G
Wooster st, 203-5—Samuel Wallner.....G
Wooster st, 203-5—Blumberg Bros.....G-C
Wooster st, 203-5—Dienstag & Nagel.....C-G
Wooster st, 203-5—Cohen & Rosenthal.....G
Wooster st, 234—Crescent Cap Co.....G

*Numbered Streets.*

3d st, 20 E—Y. M. C. A.....C
3d st, 20 E—David Grosnoff.....A-C
3d st, 21 W—Sun Dress Waist Co.....G
3d st, 50-2 W—Jacob Sperling.....G
3d st, 50-2 W Sternlieb & Goldman.....G
3d st, 82 W—Penzo & Co.....G
4th st, 18-20 W—Meyer Berman.....G
4th st, 40-44 W—Chester K. Clark.....G
4th st, 40-44 W—Yale System Clothes.....G
4th st, 40-44 W—I. Goodman & Co.....G
4th st, 40-44 W Waverly Studios.....G
4th st, 40-44 W—Samuel Symons.....G
4th st, 40-44 W—Levinson Bros.....G
4th st, 40-44 W—Redbord, Gabrilove Co.....G
4th st, 40-44 W—Arthur S. Millard.....G
8th st, 67 E Abram Cohen.....G
10th st, 52 E—Prime Feather Co.....G
10th st, 52 E S. J. Hyman & Bro.....G
11th st, 60-62 E—Leo. A. Feldman.....G
12th st, 34 E—Benjamin Elgart.....C
12th st, 34 E—Samuel Genauer.....C
14th st, 12 W—White & Frieman.....C
14th st, 30-32 E—Baum & Medicus.....G
14th st, 30-32 E—Union Pencil Co.....G
14th st, 30-32 E—Mrs. Evelyn Drea.....G
14th st, 116-18 E—August Luchow.....C
17th st, 11 W—Joseph Schenkein.....C
17th st, 112 W—L. & K. Cloak & Suit Co.....G
17th st, 11 W—Gottfried Dress Mfg. Co.....G
17th st, 11 W Benj. Weissman & Morris Weintraub .....G
17th st, 11 W—Moses Schlessel & Aaron Wilner .....G
18th st, 15 W—Excellen Mfg. Co.....G
18th st, 216-22 W—L. Starkey Co.....G
18th st, 2126-22 W—Frank Meany Co., Inc...G
18th st, 216-22 W—Grady Book Binding Co...G
18th st, 216-22 W—James MacDonald.....G
18th st, 216-22 W—American Label Co.....G
18th st, 216-22 W—Monahan Co.....SS
19th st, 16-20 W—Cohen Raincoat Co.....G
19th st, 16-20 W—Richman, Schlessel & Rapaport .....G
19th st, 133-5 W—Herman Sirvivitz.....G
20th st, 25 E—James Muir.....C
21st st, 35 W—Samuel Diamond.....G
21st st, 35 W—Feldman & Milberg.....G
21st st, 35 W—Posner & Cooper.....G
21st st, 35 W—Jos, Giorgan.....C-G
21st st, 35 W—Harry Schlesinger.....C-G
21st st, 37 W—Robinson & Miller.....G
21st st, 37 W Morris Ludwig.....G-C
21st st, 37 W—Liff Mfg. Co.....G-C
21st st, 37 W—Bernstein & Freezer.....G
21st st, 37 W—Weingarten Bros. & Co.....G-C
21st st, 39 W—Mrs. Lizzie Dommenget.....C-G
21st st, 39 W—P. & M. Dress Co.....A-C-G
21st st, 39 W—Andrew Musket.....G-C
21st st, 543-45 W—Simon G. Sterne & Co.....C
22d st, 26 E—M. Lichtenstein & Co.....G-A-C
22d st, 26 E—Mermaid Waist Co.....A-G
22d st, 309-11 E—Carmel Wine Co.....G
22d st, 309-11 E—Geo. Rutledge & Co.....G
22d st, 309-11 E—Little & Preuss.....G
22d st, 309-11 E—Hollis Press.....G
22d st, 535 W—Eliza N. Hall.....C
22d st, 545 W—George Becker.....C
23d st, 54 W—Bernard Price.....G
23d st, 122 W—Fred C. Wrightman.....G
23d st, 133-7 W—Harris Bros.....G
23d st, 142 W—Est. James A. Ruthven.....C
23d st, 142 W—Richard H. Thierfeld.....G
24th st, 13-15 W Sigmund Jackter.....I
24th st, 13-15 W—Cohen Block Co.....I
24th st, 147 W—Gysel Co.....C
24th st, 147 W—Est. Edmund Abby Hurry....C
25th st, 45-51 W—M. Steinberg & Son.....G
25th st, 45-51 W—Mack, Kanner & Milius....G
25th st, 45-51 W—John I. Gibbons.....C
25th st, 45-51 W—Ceasar Romangnoli.....G
25th st, 45-51 W—Stern & Adler.....A-G
25th st, 45-51 W—Edward Newgass.....I
25th st, 45-51 W—John J. Gibbons.....SS
25th st, 130-32 W—Frank Balkon.....I
25th st, 130-32 W—Brill & Kaplan.....I
26th st, 26 W—Rosanna Batchelor.....C
26th st, 114-20 W—M. Aronin & Sons.....G
26th st, 114-20 W—Lavy & Schwartzenberg..C
26th st, 114-20 W Singer & Kambolz.....G
26th st, 114-20 W—J. P. Slater & Co.....C
26th st, 114-20 W—Morris Meiselman.....G
26th st, 114-20 W The Bklyn-New York Mfg. Co. .....G
26th st, 114-20 W—The Lask Mfg. Co.....G
26th st, 114-20 W—Joseph Weissman.....G
26th st, 114-20 W—Leo Schwortzreich & Goodman Co. .....G
26th st, 141-3 W—Geo. B. Leonard.....C
27th st, 12-16 W Benard & Isaacs.....G
27th st, 12-16 W—Murphy Waist House.....G
27th st, 45-7 W—Weinschenker & Kornbluth.G
27th st, 45-7 W—Pritchard & Collins.....G
27th st, 45-7 W—Karp Bros.....G
27th st, 114-16 W—Samuel Samuels.....C
27th st, 135-7 W—Edelman & Edelstein..G-I-C
27th st, 348-50 W—Watt & Sheridan.....G
28th st, 57 W—John Hayes.....C
28th st, 57 W Albert N. Kanantrowitz.....C
28th st, 57 W—Moses Rosenblatt.....C
28th st, 57 W Meyer Hockstadt.....C
29th st, 219 W—De Paoli & Kelly.....C
29th st, 244 W—Collins Wagner Mfg. Co.....C
30th st, 157 W—Morris Abrahams.....C
31st st, 31-3 W Birnbaum & Auerbach.....D
31st st, 31-3 W—Richardson & Boynton.....D
32d st, 22-6 W—Albert Harris.....C
32d st, 22-6 W Henry H Finder.....I
32d st, 22-6 W—Robbins Dress Co.....G
32d st, 106-8 W—Est. Chas. F. Hoffman, Inc..C
34th st, 152-54 W—Henry Brown.....C
34th st, 201-3 E—Consolidated Gas Co.....L
34th st, 510-14 W—James McLean.....C
35th st, 3-7 W—Ginsberg Bros.....G-C
36th st, 207-19 W (rear)—Patrick Tully.....C
37th st, 403 W—Louis Krauss.....C
38th st, 39 W Henry Corman.....G
38th st, 63 W—Charles Stenberger.....G
38th st, 63 W Hyman Goldfarb.....G
38th st, 63 W—Geo. W. Bonothal.....G
38th st, 63 W Joseph Levin.....G
38th st, 63 W—Benj. Wertheimer.....G
38th st, 63 W—Louis F. Castle.....G
38th st, 350-52 W George Kern.....C
38th st, 350-52 W—Eli Lester.....C
41st st, 230 W—Robert Shields.....C
42d st, 433-5 W—Henry L. Gobgordt.....C
42d st, 433-5 W—Albert Lauber.....C
42d st, 433-5 W—Thomas Hanlon.....C
43d st, 533 W—Frank Platzer.....C
45th st, 133-5 W Mrs. Eva Joubert.....C
48th st, 14 E—Elizabeth Host.....C
66th st, 311-15 W—Nathan A. Cushman....D-C
66th st, 311-15 W—N. Y. Edison Co.....L
103d st, 404 E—William Sostman.....C
105th st, 254 W—Sophia G Cane.....C
107th st, 339 E Filippa Rizzo.....C
115th st, S W Cong. Schilchonurch Anchekutno .....A
122d st, 327 E Geo. C. Kline.....C
122d st, 327 E—Shipp Bros.....C
125th st, 51 E—Est. Gustav Solomon.....C
125th st, 51 E—Elizabeth Piser.....G-C
146th st, 246-8 W—Hopkins Holding Co.....C

*Named Avenues.*

Av D, 127—W. R. Addicks, Con. Gas Co.....C
Bowery, 267—Isidore Gang.....C
Bowery, 267—Herman Greenblat.....C
Bowery, 267—Michael J. Adrian Corp.....C
Broadway, 60—Consolidated Gas Co.....C
Broadway, 349—Est. James C. Ayer.....SS-B
Broadway, 610—Moses Goldsmith.....G
Broadway, 610—Rich Bros.....I-C-A
Broadway, 616-18—Henry Burstein.....A-G
Broadway, 616-18—The Jos. Klein Co.....I
Broadway, 616-18—P. Rosen & Co.....I-C-G
Broadway, 616-18—Knoble & Jacobson.....C-A
Broadway, 707-9—J Samuels & Bros.....A-G
Broadway, 707-9—Cohen & Lang.....I
Broadway, 707-9 H. B. Rosenthal & Co.G-I-C
Broadway, 707-9—Preiss Bros.....G
Broadway, 707-9—Mary M. Ward.....C
Broadway, 707-9—Consolidated Gas Co.....C
Broadway, 753-5—Marks Volansky.....A
Broadway, 753-5—Saliors Snug Harbor.....C
Broadway, 753-5—Meyer Heller & Eisig Dickman .....C-G
Broadway, 753-5—The B. Light Co.....G
Broadway, 753-5—Benj. Fletcher.....G-A
West Broadway, 28-30—A. O. Schoonmaker..C
West Broadway, 28-30—John O. Eberle.....C
West Broadway, 65—Henry C. Overin.....C
West Broadway, 217—E. N. Little's Sons....G

*Numbered Avenues.*

3d av, 386—W. R. Addicks, Con. Gas Co.....C
4th av, 362-5—Phebe S. Sinclair.....SS
5th av, 1444—Isaac Peaceman.....G-A

## BRONX ORDERS SERVED.

*Named Streets.*

Canal pl, 9-15—Sanitary Stamp Wares & Spec. Co. .....C-G
Canal pl, 9-15—William Toop.....C

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Ash st, 36—Church & Dwight Co.....A-G
Bergen st, 25-27—Rex Extract Co.....A
Bergen st, 1190—Thos. E. Murray....H-A-G-C
Bond st, 143—E. D. Bushnell.....A
Carroll st, 505—Shultz Bread Co.....G-A-D
Cedar st, 98 L. Lachmann's Sons.....A-H
Cherry st, 125-7—Baar Bros., Inc....G-A-H-C
Christopher st, 220—Stitch Bros.....D-A
Clinton st, 573—J. B. Cronin Corpn.....A
Columbia st, 159½—David Rafelowitz...A-H-G
Columbia st, ft. Pier 2, Erie Basin—Schuyler & Caddell .....H A-G
Court st, 332—Philip Lillie.....D-M-H-A
Franklin st, 2-4—J. F. Cogan Co.....H-A-G
Franklin pl, 885 Maclin Laundry Co.....A-O
Fulton st, 863 Mrs. Kate Campbell.....C
Fulton st, 1174—Hoffman Bros.....A-G
Garden pl, 27 P. N. Sproule.....A-C
Grand st, 524 G. Busch.....I
Grand & Waterbury sts—Ferdinand Von Damm .....A
Harmon st, 363-65—Atlantic Comb Wks..L-A-G
Hicks st, 137—J. J. Luesier.....H-A-G
Hooper st, 332—Joseph Fuchs.....H-A-G
Hunts Alley, 10—Harold L. Burnett..H-A-G-D
Jefferson st, 177—Francis A. Kaicher.....H-A
McDougal st, 302-4—Wischerth Mfg. Co.....A
Nimrod st, 193—James Y. Hawley.....H-A-G
North Pier, 23-5—Jas. W. Crane.....H-A-G
Park pl, 65—F. T. Parsons.....G-A-C
Pioneer st, 88—T. P. Patterson, M.D.....H-A
River st, bet. 2d & 3d sts—Amer. Sugar Refining Co. .....G
Russell st, 215 21 Hector C. Jack.....A
Summit st, 43-53—Mrs. Jennie P. Childs....C
Sumner pl, 12-14—J Kurtz & Son.....G-A
Tillary st 39 Brooklyn News Co.....H-A
Van Brunt st, ft.—Est. Wm. Beard.....C-G-A
Water st, 190-94—Jones Bros. Co.....A-H-D-C
Wyckoff st, 9—Geo. Kienkle, Jr.....C

*Numbered Streets.*

5th st, 141-151 S—Simon W. Farber.....A-C
5th st, 283 S—Max M. Apfel.....H-A-G
9th st, 154—Wm Haws.....H-F-A
13th st & Gowanus Canal Bklyn Alcatraz Asphalt Co. .....H-A
15th st, ft.—Vitagraph Co. of America.....J
17th st, 981-3 E—Moses Loewenthal.....A
19th st, 515 E—Chas. Addoms.....A
19th st, 604 E—Edward J. Fanning.....A-G
19th st, 852 E—C. B. White.....H-A
23d st, 539 E—G. E. Lyon.....H-A-G
46th st, 4510-20—Norwegian Hospital....G-A-C
48th st, 1446—Sol Cedar.....A-G-M
50th st, 1440—Philip Cedar.....H-A
53d st, ft.—E. W. Bliss & Co.....H-G
86th st, 607-9—Jas. Fully.....M-C
86th st, 1760—Philip Van Gelderen.....H-A
92d st, E. nr. Church Lane T. F. Winterberg .....A

*Named Avenues.*

Atlantic av, 110 Kelly & Mulligan.....D
Atlantic av, 449½—Eureka Cement Co....H-A
Atlantic av, 1263—E. G. Hinchman Co.....H
Atlantic av, ft.—Union Ferry Co. of N. Y. & Brooklyn .....H-A
Av G, 1421—Floyd G. Ten Broeck.....C-A
Bath av, 1790—B. Sternbach.....H-A-G
Bay Parkway, 8801—Chas. H. Lott..H-A-G-D
Bedford av, 639—Guiseppe Covalluzzi....A-G-D
Bedford av, 642—Chas. Tamarin.....D-A-H
Bedford av, 1114—Geo. W. Northridge.....A
Broadway, 1318—Jos. Saltzman.....K-A-D
Broadway, 1664—Westerich & Greschler..A-M-K
Broadway, 1672—Hyman Shanchner..H-A-G-D
Bushwick av, 432—Morris Pomerantz..K-H-A
Bushwick av, 563—Henry C. Beebach.....A-H
Bushwick av, 579—A. Corelkoff.....A-H-D
Church av, 37-39—Wm. Beierlein....H-A-G-L
Classon av, 332-34—Grace A. M. E. Church..C
Columbia Heights, 7—Eagle Warehouse & Storage Co. .....D-A-C
DeKalb av, 620-2—Wm. R. Hague.....D-M-A
Evergreen av, 179—John Braband & Son.....C
Flatbush av, 1622—Hatch Bros.....H-A-G
Flushing av, 387-91—Rosen & Helfat.....A
Flushing av, 409—Schnitzer & Shore.....H-A
Flushing av, 630—Chas. Pfizer & Co.....G-D
Ft. Hamilton av, 6508—Catozzi & Jensen.L-A-G
Glasson av, 101—Waterbury Co.....F-A
Greene av, 283-9—Bklyn Metal Ceiling Co..K-A
Greene av, 515—C. A. Breitenstein.....A

*Namcd Avcnucs.*

Jamaica av, 462 -Wm A Lee Jr.....H-A-C
Jamaica av, 518—Ferris A Overfield.....C
Jamaica av, 594—John S Heinson .....G-L
Kent av, 430-4—Wm Burrows Mfg Co.....A
Kent av, 702-6—Sterling Products Co.....H-A
Lexington av, 364-66—Chas B Allen.....G-A
Lexington av, 841-3—H C Bohack Co, Inc....C
Metropolitan av, 291-93—John Lambert.....A
Metropolitan av, 637—Adolph Wexler.....H-A
Morgan av, 208—Empire Brick & Supply Co.A-H
Neck rd, 65—Stephen G Petit.....A-G
Neck rd, 609—Chas R Stillwell.....K-A-G-H
Neptune av, 1607—Alfonso Martorello.....J
Ocean av, 930—Harman H Doehler.....H-A-G
Ocean av, 1815 Chas C Krelleirtz.....A-G
Park av, 888—Wm J Bloeth.....A-H
Schenectady av, 54-62—Wichert & Gardner..K-A
Sumner av, 51½—Morris Gum.....A-G
Surf av, bet 14th and 15th sts Nicholas P Lovas .....H-A
Surf av, bet 16th and 17th sts—Peter A Dooley .....L-A-K
Tompkins av, 140-46 Cong Ohel Moshe Aushe Trob .....M
Washington av, 73—B G Latimer Sons & Co..D
West av, 124—Brooklyn Union Gas Co.....C
Wythe av, nwc N 12th st—Hecla Winslow Co .....A-G

*Numbered Avenucs.*

5th av, 4514—Harry Lagaroff.....A-H
8th av, 4113—C & W Schinkel.....A
11th av, 441-3—Michael Burger.....H-A
14th av and Bath av (Dyker Beach Pk) Welsbach St Lighting Co of Amer.....H-A

## QUEENS ORDERS SERVED.

*Named Streets.*

Amity st, nwc James pl—Chas W Copp...H-A
Beaufort st & Schooley pl -General Acoustic Co .....A
Church st, ss, 150 s Metropolitan av—Paul H Irvin .....A
Cornelia st, 416—Albert Rickert.....K-H-A
Crescent & Nude sts—Queens Borough Gas & Electric Co. .....A
Honeywell st & Queens blvd—E E Smith Contg Co .....G-H-A
Howard st, sws R R av—Holbrook, Cabot & Rollins Corp.....A-H-G
Spruce st, 1320—Charlton A Swope.....A-C
10th st, 12—J. Fries & Co. .....A-G
10th st, 14-28—Standard Oil Co. .....C-A
10th st, 38—W. D. Wilson Printing Ink Co., Ltd. .....A-G C
13th st & Broadway Chas. G Hieger .....G

*Named Avenues.*

Bell av, 52 Wm Parker .....G-M-D
Bergen av, 22-28 Jamaica Brain & Metropolitan Tobacco Co. .....A
Boulevard, 571—Nathan Abraham .....A
Boulevard swc Main st—The Waste Products Co., Inc. .....A-G
Bowne av, 62—Augustus M. Ryan .....A-H-G
Broadway, 535 Long Island Beobachter .....C
Broadway, s of Clinton st Alfred Wright & Son .....A-G-D
Broadway, nwc New st -Samuel Migel .....C
Campion av & Hansen pl Graf & Jocken, H-A-G
Cypress av, 816 Queensborough Business Institute .....A
Cypress, av, 816—Ridgewood Times Printing & Pub. Co. .....C
Fisk av, 8 (Winfield)—Philip Frank, H-A-G-C-O
Fulton av, nwc Columbus av—John H. Descher, Inc. .....G-A-C
Hobson & Halle avs—Nichols Copper Co. .....A
Hunters Pt av & Creek st Degnon Contg Co. .....H
Palo Alto & Flushing av (Hollis)—Fred'k W. Dunson .....K
Parsons av, 16 N—E C. Hulst .....A
Sanford av, 312—Joseph Dykes .....A-G
Vernon av, 682 Fred Schluer .....A
Vernon av & Bodine st Mayer & Loewenstein .....A-G
Woodhaven av, 1659—Woodhaven Water Supply Co. .....A G

*Numbered Avenues.*

6th av, 64 (L. I. C.)—Mrs. Vincenzo Permo..C
12th av, 393 August Gripel .....A-G-H

## RICHMOND ORDERS SERVED.

*Named Streets.*

Bay st, 48 (Rosebank) -John Schick .....C

# BUILDING MANAGEMENT

## INSTALLATION OF ELEVATORS IN LOFTS

By CHARLES E. KNOX, Consulting Engineer

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

VIEWED from the standpoint of elevator service, the term Loft Building presents the broadest classification of buildings. It comprises structures of such varied use that it will be possible to consider the question of elevator service only in a very general way. It is obvious that the population, or total number of persons working in a loft building is determined entirely by the kind of business to which the building is devoted, and this population, which vitally affects the elevator service, varies widely with the kind of business. For example, the loft building occupied entirely for the manufacture of clothing would have a very large population, while, on the other hand, a building used for the exhibition of such commodities as furniture, would have a very small population. In the first case, the density of population might be such that there would be only fifty to sixty square feet of rentable floor area available per person; while in the case of the furniture show room, there might be as much as two or three hundred square feet per person. Both buildings would be termed Loft Buildings, yet to obtain satisfactory service in the first case, several times the number of elevators would be required that might be sufficient in the second case.

### Use an Important Factor.

It is therefore important to determine as nearly as possible the kind of business for which the building may be used, before the particular arrangement, size and speed of the elevators are settled. In many cases, the location of the building and the occupancy of the surrounding buildings would enable the experienced engineer to make at least, an educated guess as to the proper service. Of course, the conditions might change, the character of the locality might vary from time to time and the occupancy of the building would change accordingly. Where wide variations of this kind are apt to occur, the allowance in the number of elevators and their speed should be more liberal than in a case where the conditions were more likely to be fixed, or else the building should be framed and arranged in such a way that additional elevator hatchways could be built, if conditions required.

Another element which enters into the matter of elevator service is that of the working hours of the people occupying the building. Naturally, the severest requirements of the elevators in a loft building used for the manufacture of clothes, or similar purposes, is that of carrying the employes to and from their work during the night and morning rush hours and during the noon recess. For this reason, in a loft building occupied for manufacturing purposes, the passenger service (using the term "passenger" in the sense of a visitor, rather than an employe) is of relatively small importance and the service elevators (that is, those carrying the employes) should be the first consideration. At this point I may say that, with few exceptions, all of the elevators in a loft building should be adapted for carrying passengers and should comply with the requirements of the Building Code, so that they may be used for passengers as well as freight. In many loft buildings, elevators are installed for freight purposes only, with the result that when the owners try to use them to carry employes, they are either stopped by the Building Department or are obliged to make changes in the equipment to make them conform with the rules governing passenger elevators.



CHARLES E. KNOX.

The difference between a freight and passenger elevator, so far as the cost is concerned, is not great and it is generally advisable to have the elevators comply with the laws relating to passenger elevators. Merely placing a sign "Freight elevator. Persons riding on this car do so at their own risk," does not relieve the owner of legal liability, nor should it relieve his conscience in case of accident. The large percentage of the accidents occur in freight elevators, due to the lack of proper safety devices, rigid inspection and inferior equipment. No freight elevator should be permitted to carry any passengers, other than the operator, unless it complies with the very reasonable requirements of the Building Department; yet the practice is entirely too common to use freight elevators for passenger service as well.

The number of elevators therefore, depends upon the character of the tenancy of the building, but in any event, particular attention should be paid to the service for carrying employes, and all of the elevators, except in unusual cases, should be arranged to carry passengers, as well as freight.

### Elevator Speed.

The next question of importance is the speed of the elevator. This is determined to a large extent by the height of the building, but it should be borne in mind that the speed of the elevators is gradually increasing with the more exacting demands of the modern building and the higher the speed, the greater the number of passengers that can be carried by the building with the same number of elevators, which helps to relieve the situation during the rush hours.

For a ten-story building or under, the speed of the passenger elevators should be not less than two hundred and fifty feet a minute, and the service elevators, not less than two hundred feet. From ten stories to sixteen stories, the passenger elevators should not be less than three hundred feet to three hundred and fifty feet, and the service elevators not less than two hundred to three hundred feet. For buildings of sixteen stories or over, the passenger elevators should be not less than three hundred and fifty to four hundred feet, and the service elevators, two hundred and fifty to three hundred and fifty feet. I realize in giving these speeds, that they are higher than the speeds ordinarily used in the past, but I think it is "good business" from the renting standpoint to use the speeds given hereinabove as minimum speeds in the cases of medium and high-grade loft buildings. In some cases the speeds of the service (or the combined passenger and freight elevators) should be as high as the passenger elevators.

### Type of Elevators.

With reference to the type of elevator, there are few cases where the electric elevator is not superior to all other types, with regard to the initial cost and economy of operation. There are several types of electric elevators from which to chose in the case of loft build-

**Schedule Showing Number and Speed of Elevators in Some Typical Loft Buildings.**

| Building Number | Number of Stories | Total Rentable Area | Passenger | Service | Freight | Speed—Feet | Floors Served | Rise—Feet |
|---|---|---|---|---|---|---|---|---|
| 1 | 17 | 224,000 | 5 | ... | .. | 400 | 1-17 | 220 |
| .. | .. | ..... | .. | ... | 5 | 300 | B-16 | 219 |
| 2 | 20 | 228,000 | 4 | ... | .. | 400 | 1-20 | 245 |
| .. | .. | ..... | .. | ... | 3 | 300 | B-20 | 258 |
| 3 | 20 | 192,888 | 4 | ... | .. | 400 | 1-20 | 260 |
| .. | .. | ..... | .. | ... | 3 | 300 | B-20 | 270 |
| .. | .. | ..... | .. | ... | .. | 550 | .. | .. |
| 4 | 19 | 168,480 | 4 | ... | .. | 600 | 1-19 | 254 |
| .. | .. | ..... | .. | ... | 5 | 300 | B-19 | 254 |
| 5 | 18 | 89,200 | 3 | ... | .. | 400 | B-R | 264 |
| .. | .. | ..... | .. | 2 f | .. | 300 | B-R | 264 |
| 6 | 18 | 323,000 | 4 | ... | .. | 400 | B-18 | 250 |
| .. | .. | ..... | .. | ... | 3 | 300 | 1-18 | 238 |
| 7 | 19 | 360,000 | 4 | ... | .. | 250 | 1-19 | 244 |
| .. | .. | ..... | 7 | ... | .. | 350 | B-14 | 174 |
| .. | .. | ..... | .. | ... | 1 | 200 | B-18 | 250 |
| .. | .. | ..... | .. | ... | 1 | 200 | B-12 | 167 |
| .. | .. | ..... | .. | 3 | .. | 200 | 1-19 | 251 |
| 8 | 16 | 157,500 | 4 | ... | .. | 400 | B-16 | 209 |
| .. | .. | ..... | .. | ... | 3 | 250 | SB-16 | 219 |
| 9 | 20 | 247,000 | 6 | ... | .. | 400 | B-20 | 265 |
| .. | .. | ..... | .. | ... | 4 | 300 | B-20 | 265 |
| 10 | 12 | 52,250 | 2 | ... | .. | 200 | C-12 | 148 |
| .. | .. | ..... | .. | 1 f | .. | 200 | C-12 | 148 |
| 11 | 11 | 143,000 | 3 | ... | .. | 250 | 1-11 | 133 |
| .. | .. | ..... | .. | ... | 3 | 150 | 1-11 | 133 |
| 12 | 12 | 102,740 | 2 | ... | .. | 350 | B-12 | 164 |
| .. | .. | ..... | .. | ... | 2 | 250 | B-R | 177 |
| 13 | 12 | 78,375 | 2 | ... | .. | 350 | 1-12 | 135 |
| .. | .. | ..... | .. | ... | 2 | 250 | B-12 | 149 |
| 14 | 12 | 104,500 | 2 | ... | .. | 250 | B-12 | 150 |
| .. | .. | ..... | .. | ... | 3 | 150 | B-12 | 150 |
| .. | .. | ..... | .. | ... | .. | 350 | .. | .. |
| 15 | 10 | 85,100 | 1 | ... | .. | 400 | 1R | 136 |
| .. | .. | ..... | .. | ... | 2 | 250 | B-10 | 133 |
| 16 | 20 | 165,370 | 4 | ... | .. | 550 | B-20 | 293 |
| .. | .. | ..... | .. | 3 | .. | 400 | SB-20 | 305 |
| 17 | 5 | 36,244 | 1 | ... | .. | 250 | B-5 | 72 |
| .. | .. | ..... | .. | 1 f | .. | 150 | B-5 | 72 |
| 18 | 6 | 18,680 | 1 | ... | .. | 250 | B-6 | 91 |
| 19 | 6 | 12,420 | 1 | ... | .. | 250 | B-6 | 72 |
| .. | .. | ..... | .. | 1 | .. | 150 | B-6 | 72 |
| 20 | 12 | 45,440 | 2 | ... | .. | 400 | 1-12 | 180 |
| .. | .. | ..... | .. | ... | 1 | 250 | B-12 | 197 |
| .. | .. | ..... | 1* | ... | .. | 200 | B-3 | 56 |
| 21 | 12 | 120,500 | 3 | ... | .. | 350 | B-12 | 152 |
| .. | .. | ..... | .. | ... | 2 | 250 | B-12 | 152 |
| 22 | 8 | 71,780 | 2 | ... | .. | 350 | B-8 | 100 |
| .. | .. | ..... | .. | ... | 2 | 250 | B-8 | 100 |

f—Combination. *Private Elevator.

ings, including drum machines, worm geared and helical geared traction machines; and in the case of the higher buildings with highest speed requirements, the two to one gearless machine. The cost of the various types increases in the order in which the machines have been named. The drum machine for speeds more than two hundred and fifty feet is, however, less desirable than the traction type from the viewpoint of safety. It is, however, cheaper in its initial cost and on that account will probably continue to be used for the lower speeds for several years to come.

**Size of Cars.**

Care should be exercised in determining the size of hatchways, so that the cars—particularly those used for carrying employes—may be as large as possible; and they should proferably be wider than they are deep, with large openings so as to facilitate loading and unloading of the cars.

In determining the size of the car and the corresponding lifting capacity of the elevator machines, an allowance of at least eightv to eighty-five pounds per square foot of floor area should be allowed for the service elevators, although the Building Department requirement is only seventy-five pounds per square foot. The reason I recommend the higher figure is because of the crowding which takes place, particularly at the noon hour and at night, as in these cases it has been found that loadings of approximately this amount occur.

The cars should have an entrance at only one side where it is at all possible to avoid doing otherwise. In many cases, particularly for service elevators, openings are provided at the front and back, so that the cars may be loaded from a corridor on one side at the ground or basement floors and unloaded from the other side at the upper floors. Having two doors in the car frequently leads to accidents and is to be avoided wherever possible. Where it is not possible to avoid having two openings, means should be provided whereby the operator may close the rear door in the hatchway and in the car also, by compressed air or similar device, so that he need not leave the car switch. Furthermore, electric contacts or interlocking devices should be provided so that the car could not be started until the door and gate were positively closed.

**Safety Device.**

As a matter of fact, means should be provided on all hatchway openings to prevent the movement of the car until the door is closed. While this adds slightly to the cost of the equipment, it unquestionably is the most needed safety device in the elevator equipment, because hatchway accidents which could be prevented by devices of this kind, are the most frequent of all accidents. The service elevator should be equipped with the same type and grade of safety devices as used on passenger elevators. As a matter of fact, the service elevators are likely to be overloaded and require safety devices even more than the passenger elevators.

In the schedule is given a list of twenty-two typical New York loft buildings of various heights and sizes, showing the number and kind of elevators, the height of building, number of stories served and the total rentable area per elevator due to differences in show the wide variation in the rentable area per elevator due to differences in the business transacted in the various buildings and also to improper judgment used in determining the number of elevators. In some of the buildings the elevator service has proved satisfactory, but in others, the service has been found inadequate owing to errors in judgment exercised in determining the number of elevators or their speed.

**Serve All Alike.**

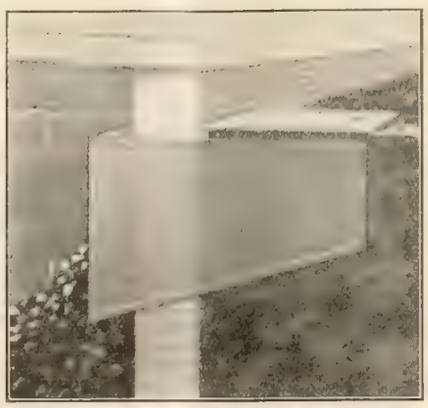
One of the worst things that could happen to any country is to enact laws which are calculated to protect one class of citizens to the detriment of another class. Both are injured and both become distrustful and dissatisfied.—Judge E. H. Gary.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

**Coal Chute Flush With Lawn.**

OWNERS of suburban homes, especially those painted white, have long sought for a coal chute that will do away with the annoyance of smut appearing on the white surface of buildings after the coal man has dumped several tons of furnace coal through it into

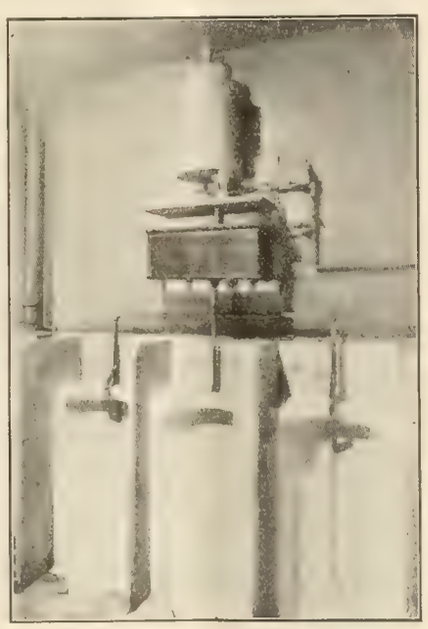


the cellar. It seems that the Galt Stove and Furnace Company, of Galt, Ontario, has something that should solve the problem.

The device consists of a chute placed flush with the lawn and protruding, underground, through the cellar wall into the basement coal pocket as shown in the illustration. It is especially adaptable in cases where the floor is on the same level with the sidewalk.

**A Novel Urinal Flush.**

EFFICIENCY seems to have reached the ultimate application when urinals in a hotel lavatory are flushed by water discharged by beer pumps in the cafe, but the fact is vouched for by the Plumbers' Trade Review, through the courtesy of which the accompanying illustration is printed. The air is drawn



from the outside through the smaller pipes shown in the top and then discharged to the beer taps. In this manner fresh air only is pumped into the beer kegs. The operation of the beer pump is automatic and the periods between flushes in the urinals are only a few minutes apart. The waste water, instead of being permitted to go from the beer pumps into the sewer are directed to the toilet fixtures and perform a drain service before being sent to the soil pipes. The arrangement is entirely sanitary according to E. Ed. Hants, of York, Pa., who made the installation.

**Scale Salts and Feed Water.**

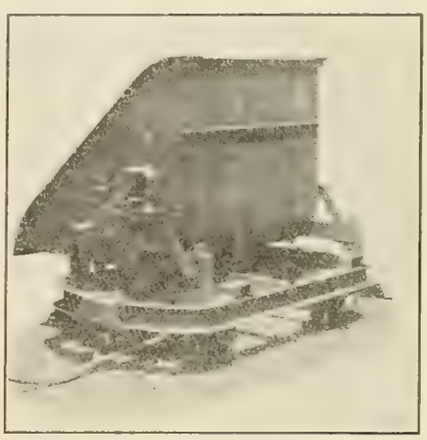
ACCORDING to statistics, most defects in steam boilers are due to scale and deposits, thus showing the importance of knowing the amount of scale-producing salts in feed water, says "Power." To detect individual impurities in water is a rather troublesome job and as scale is caused by two or three chief impurities, the following is a good way for an engineer, with the aid of inexpensive apparatus, to estimate the amount of these scale-producing substances. Some scale forms when hard water is heated and is due to deposits of calcium and magnesium carbonates and calcium and magnesium sulphates. The former arise from temporary and the latter from permanent hardness.

In the first case, the salts are in solution as bicarbonates, which, on boiling, lose the carbonic-acid gas and are converted into normal crystalline carbonates which are precipitated, the particles sticking to the side, forming scale. In the latter case, the salts are in solution as sulphates. These are not affected by boiling and the scale in this instance is formed simply by evaporation.

The total hardness is the amount due to both the temporary and permanent. Both temporary and permanent hardness may be tried for, and the result will give the amount of impurities causing scale. A standard is adopted as "degrees of hardness" and is expressed as grains per gallon or parts by weight in 100,000.

**A Part-Way-Dump Coal Carrier.**

THE Bertha Mining Company recently ordered an interesting special type of dump car for handling coal to their boilers, the car only dumping part way and remaining in position so that the material could be shoveled out easily and rapidly. When loading, the cars remain in normal upright position, but when unloading it is tipped over to



the position shown in the cut and held by an adjustable calk which fits under the rockers.

The car was designed for running over floors and is provided with flangeless wheels and swivel front axle with handle so that it can be pulled in any direction. It was designed and the underframe is made by the Orenstein-Arthur Koppen Company's special wide flange channel and roller bearings.

**Liberty vs. Restriction.**

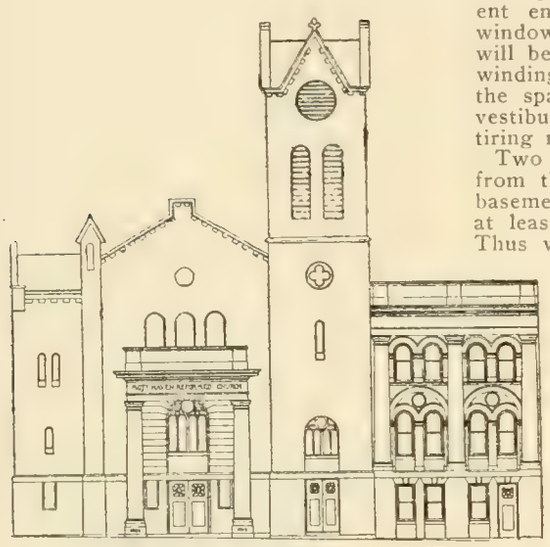
Just as the driving force of an engine is to be found in the steam chest and not in the brake, so the driving force in civilization will be found in liberty and not in restriction. The cycle will, in due time and after a colossal waste of energy and of accomplishment, complete itself, and liberty will once more displace regulation and restriction as the dominant idea in the minds of men. It is worth your while to take note, therefore, that while liberty is not now in the foreground of human thinking and human action, it cannot long be keep out of the place which of right and of necessity belongs to it.—President Nicholas Murray Butler.

**The National Association of Building Owners and Managers is in session this week at Duluth. See report on another page.**

# CURRENT BUILDING OPERATIONS

## Interesting Project of Moving a Stone Church in the Bronx to Another Site—Several Unique Mechanical Problems.

THE members of the consistory of the Mott Haven Reformed Church, Third avenue and 146th street, the Bronx, have not been unmindful of the need of making improvements, but have not as yet been able to effect them. The increasing noises of Third avenue, due to its enlarged use for surface and elevated traffic, have complicated the situation and made the continuance of church work on the present site practically impossible. Under the circumstances the consistory decided that to spend more money in the endeavor to improve the basement would be a waste and, moreover, the large stone edifice is too valuable to be destroyed. It has become a landmark, and its destruction would be heartily disapproved by many, so the proposition to abandon the church and build a new one in another locality has not been seriously considered. The need of a church in this strategic point is evident to all.



ELEVATION OF CHURCH EDIFICE.

For many years the consistory has been convinced that the problem can be solved by removing the church building to a new location on the vacant lot between the church and the parsonage, in 146th street, having a depth of 120 feet. There is abundant space in the rear for a new building for Sunday school and social purposes to supplement the new basement which can be made dry, light and with a much higher ceiling. The lot on Third avenue can then be improved with a business structure which will be a source of revenue, and will also help protect the church from the noises of the avenue.

The consistory has given this proposition unanimous approval, and has engaged Albert E. Davis, architect, to outline a plan for the removal of the church and for making the best possible use of the available space for the needs of the congregation. Movers of buildings have assured the committeee that the church can be moved to the new site without injury, and at a reasonable cost. The plan is subject to improvement in details, but in general seems to meet the needs remarkably well.

### Church on New Site.

As will be seen, the church will be placed in 146th street, adjoining the parsonage. Back of the towers abundant space will be reserved for light and air, and for passageways to the entrances of the new building. The commined frontage of church and parsonage will be 85 feet, while 90 feet is reserved for the new business building. No portion of the church lot will be used respecting the title to which there is any question.

When the building is upon the new site the auditorium will be only slightly changed. The floor will be on the same level. Owing to the slope of the street, it will seem higher, and the entrances will lead into a new vestibule, practically on the level of the sidewalk, which will be underneath the present vestibule, to which access will be had by two flights of stairs. The present entrances will be converted into windows. The stairway into the gallery will be placed in the east tower. The winding stairway will be removed and the space added to the present tower vestibule will make it a convenient retiring room.

Two short flights of steps will lead from the vestibule to the level of the basement, the ceiling of which will be at least twelve and a half feet high. Thus will be provided, what has long been needed, a front entrance to this lower room. This will be divided by rolling-doors into three rooms, the first of which will be 20x36 feet. Furnished with tables and bookcases this will provide a reading room and a meeting place for committees and small social gatherings. Divided by curtains it will provide two pleasant class rooms for the senior department of the Sunday school, the Baraca and teacher-training classes. The second room is about the same size as the first, and will provide place for the intermediate department of the Sunday school. The floor of the third, or rear room, will be raised about 30 inches above the floor of the main room, and will thus provide a suitable platform for lectures and entertainments.

### The Sunday School Room.

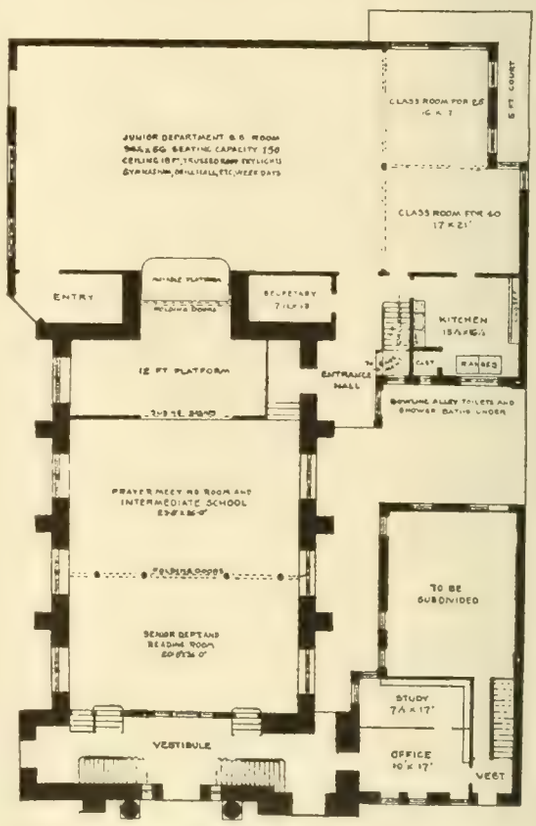
The new building is designed to provide room for Sunday, school, social and athletic purposes. There are three entrances, and in addition to numerous windows, it will be lighted in part through skylights in the roof. The floor will be on the level of the rear room under the church. The main room is for the junior department, and can be divided by curtains into class rooms and provided with other up-to-date equipment. This will be the playroom, where drills and gymnastic exercises may be held, and games, like handball and basketball, may be played. Here socials will be held, dinners served and a variety of social activities enjoyed. The commodious kitchen to the right of the entrance will especially appeal to the women. The architect has shown where sink, closets and ranges may be placed, but the final disposition of these facilities will be left to the women.

Over the two class rooms and the kitchen are rooms for the beginners and primary departments. Beneath are toilets and shower baths, and if desired space may be set apart for bowling alleys. Over the entrance hall and the secretary's room, on the level of the church floor, is a pastor's room, from which, by a new door to be cut through the church wall, pastor and choir will find entrance to the pulpit and choir loft. A flat roof will cover the new building, on which open air services can be held. In case dispensary work is undertaken, for which the kitchen and class rooms will furnish splendid opportunity, this will provide space for patients needing sunshine and air.

### The Parsonage.

The first floor of the new parsonage, like the new church vestibule, will be on the level with the sidewalk. Here study and offices will be provided where pastor and church workers may receive callers without disturbing the family. Space is reserved for the men's club, to be fitted up as their needs require. The minister's apartments, and rooms for the church workers are provided on the floors above. Though not shown in the sketch, the architect has endeavored to make them commodious and suited to the special needs of the occupants. The heating plant for the entire structure will be in the basement of this building.

Realizing its pressing needs the Classis of New York has voted to loan the church, on mortgage, a sum not to be less than $30,000 to aid in carrying this project into effect. With the amount thus obtained it is proposed to erect the business building, from the income of which taxes and interest will be paid, and the surplus used in part to reduce the mortgage, and in part to aid in the work.




GROUND FLOOR PLAN.

Toward the cost of removing the church and making the proposed addition about $4,000 are in hand. This must be supplemented by such amounts as members and friends of the church will contribute. If the amount subscribed is sufficient to warrant it, the plan will be carried to completion the present season. If not, some parts will have to be left to the future. The church congregation was organized November 17, 1851, and the present edifice was constructed in 1853.

# NEW HOUSES ON BROOKLYN'S HEIGHTS



9-13 Schermerhorn Street, Brooklyn. Robt. T. Lyons, Architect.

THE MONTANA.

The Colonial and the Montana, the six-story elevator apartment houses which the firm of Bing & Bing are completing in the Heights section of Brooklyn are giving an early promise to their builders of complete success for the undertaking, according to George H. Gray of Howard C. Pyle & Co., renting agents for the houses. Mr. Gray says the section could profitably take a few more high-class multiple dwellings, and that there are similar opportunities in other good neighborhoods; but on the whole he is not advising more housing at the present time.

Many Manhattan builders are watching the Bing & Bing experiment, as it is called, in order to take advantage of the judgment of the big New York operators. The Montana and the Colonial have interesting floor plans. The Montana has suites of nine rooms and three baths, with two apartments on the floor. The principal rooms are exceptionally large, the living-rooms 14x 20 ft., and some of the chambers 14.8x 16.4.

The Colonial contains suites of three and four rooms and bath, with exceptionally large living-rooms and completely equipped kitchens. These small suites are interesting. They respond to a wish often expressed in the public prints in behalf of folk who would be delivered from the fashionable boarding-house but would not undertake the care of a large apartment. The surroundings of these houses, in Livingston and Schermerhorn streets, are refined.




FLOOR PLAN IN THE COLONIAL.

### Reminiscenses of the Tower Building.

Referring to the demolition of the Tower Building, George A. Just, of the George A. Just Company, states in the Engineering Record anent some highly colored accounts that have appeared in the past concerning the construction of the Tower Building, says that while this was the first attempt in New York City to build a so-called skeleton frame building, it turned out, however, to be of hybrid construction, with cast-iron columns in the gable walls, bolted together through the flanges, and without cross-bracing of any kind in the narrow or Broadway wing of the structure.

The columns were raised to a certain level, at which level they were topped with a rolled beam girder, which in turn carried the solid brick gable walls to the roof. As the building was about topped-out, doubts as to its stability arose. A prominent consulting engineer called to report on existing conditions did not hesitate to say that it was criminal to lay another brick in the building.

At this crisis Mr. Just was called in consultation. With the building almost under the roof, the task was hardly alluring. However, stability was secured in the narrow Broadway wing by introducing vertical angle-iron trusses in the plane of the trusses and transverse to the building. The scheme was not admirable, says Mr. Just, but as a makeshift, under extraordinary circumstances, it fully answered its purpose.

It may be added to what Mr. Just has said that steel-framed buildings had already been erected in Minneapolis and Chicago, which embodied more of the principles of modern skeleton construction than were contained in our Tower Building.

### New Fifth Avenue Apartment.

Plans have been prepared by C. P. H. Gilbert, architect, 1123 Broadway, for a twelve-story apartment to be built on the property 1066-1067 Fifth avenue. It will be erected as an investment, by the 1067 Fifth Avenue Company, Bainbridge Clark, president. This project will cost in the neighborhood of $400,000 and will cover a plot 50 by 100 feet. The front facade of the building has been designed in the style of the 15th century period of French Gothic, built of Indiana limestone. In appearance it will be similar to a high class residence. The return walls of the building on the north and south sides will be finished to harmonize with the front façade. In plan the architect has provided for single and duplex apartments, with every modern convenience and decorations and finish of the highest class. Active operations will be started in the near future and the building will be ready for occupancy early in the summer of 1915.

### Contract Awarded for Ford Factory.

Fountain & Choate, 110 East 23d street, have recently been awarded the general contract to build an addition to the Ford Motor Co.'s plant at Long Island City. The building will be used as a warehouse and assembly plant, and will cost about $750,000. It will be built of brick, terra cotta and reinforced concrete, eight stories and basement in height and will cover a plot 328x150x256x200 feet. The plans and specifications were prepared by the owner's architect John Grahm, 2030 Woodward avenue, Highland Park, Detroit. The T. L. Gordon Co., 53 West Jackson boulevard, Chicago, has charge of the structural engineering. Work will be started immediately.

### Austin, Nichols & Co. to Build.

Austin, Nichols & Company, wholesale grocers, contemplate the erection of a large fireproof four-story warehouse on the Harlem River, covering the plot 200x250 feet on the north side of 129th street, between Second and Third avenues, adjoining the old Payne flour mill. The structure will be for the exclusive use of the company.

The warehouse in course of construction in Brooklyn for the firm is now well under way. Plans are by Cass Gilbert, and the Turner Construction Company has the general contract.

### Mr. Reid & Co. Awarded Contract.

A general contract for the erection of a residence at 7 East 79th street for Mrs. Elvira Brokaw Fischer, 9 West 47th street, has recently been awarded to M. Reid & Co., 116 West 39th street. The building will be six stories in height, with a facade of Indiana limestone and marble. Construction will be fireproof throughout. The house will cost more than $250,000 to build. Plans and specifications were prepared by H. Van Beuren Magonigle, architect, 101 Park avenue.

### $2,000,000 Plant at Edgewater.

Following the report in the Record and Guide last April, it was learned that the Aluminium Company of America will erect a $2,000,000 factory on the two blocks of land purchased on the River road, Edgewater, N. J. The tract containing about 118 lots was sold for about $400,000, by William Bauer, who recently bought it from George R. Beach, receiver of the Columbia Real Estate and Investment Co.

### Catching the Eye of the Public.

In the last fifteen years of the production of the Otis electric type of elevator has increased from 15 to 90 per cent of the total output, representing an aggregate load of 525,000 horsepower. A booklet entitled "Catching the Public Eye," has been issued by the Otis Elevator Company, particularly intended to interest central electric station men in a business suggestion made in the booklet.

—There are 172,686 houses in Brooklyn, while there are but 119,383 in Manhattan.

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### NO ARCHITECTS SELECTED.

In this department are published advance information regarding building projects where architects have not as yet been selected.

ROCHESTER, N. Y.—The Central Trades Council of Rochester, A. Agren, president, 100 Arcade Building, is receiving competitive sketches for a 3-sty brick labor temple in North Fitzhugh st, near Church st, to cost about $40,000.

### PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Herman Nathaniel Lubet, 101 West 42d st, Manhattan, architect, is taking bids on separate contracts to close July 20 for a 5-sty apartment, 52x105 ft, at 253-255 Pearl st, for Malafsky & Rappaport, 333 Sheffield av, owners. Cost, about $50,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—R. I. Dodge, 233 Broadway, architect, is taking bids for an 8-sty reinforced concrete factory on the site of the present factory for the Adriance Machine Works, Benjamin Adriance, president, 254 Van Brunt st. Richard A. Wright, 233 Broadway, Manhattan, consulting engineer. Cost, about $100,000.

HALLS AND CLUBS.

MANHATTAN.—Plans are being figured for alterations to the 4-sty settlement house, southwest corner of Av A and 59th st, for the Madison Av M. E. Church, Madison av and 60th st, Rev. Chas. L. Mead, pastor. Joseph L. Hernon, care of Douglas Robinson Co., 14 Wall st, architect. Cost, about $9,000.

SCHOOLS AND COLLEGES.

FARMINGDALE, L. I.—The Board of Trustees of the New York State School of Agriculture, Dr. Franklin W. Hooper, secretary, 30 Lafayette av, Brooklyn, is taking bids to close at 10 A. M., August 8, for the construction of a power house at the New York School of Agriculture, near Farmingdale.

FLUSHING, L. I.—W. J. Ryan, 162 Ryerson st, Brooklyn, architect, is ready to take bids on general contract for a 4-sty brick parochial school, 108x85 ft,, for St. Michael's Parish, Rev. Father E. J. Donnelly, pastor, 62 Madison av. Cost, about $90,000.

MANHATTAN.—The Board of Education opened bids July 13 for gymnasium apparatus for various schools in Manhattan and the Bronx. The Narragansett Machine Co., low bidder at $13,380 for Manhattan and $810 for the Bronx.

ROCKVILLE CENTRE, L. I.—Plans are being figured for the 1 and 2-sty brick parochial school for St. Agnes R. C. Church, Rev. Father Queenley, pastor. Frank J. Berlenbach, 260 Graham av, Brooklyn, architect. Cost, about $20,000.

MANHATTAN.—The Board of Education, corner of Park av and 59th st, is taking bids to close July 27 at 3 p. m. for additions and repairs to the electric equipment in P. S. 106, 253 Lafayette st and P. S. 184, 31 West 116th st, from plans by C. B. J. Snyder, corner of Park av and 59th st.

MISCELLANEOUS.

MANHATTAN.—Plans are being figured by McDermott & Hanigan, Inc., 103 Park av, for the 5-sty brick and steel transformer and battery station, 50x100 ft., at 115-117 West 39th st, for the N. Y. Edison Co., 130 East 15th st. W. Weissenberger, Jr., 55 Duane st, architect. Kennwell Contracting Co., 12 Elm st, contractor for foundations. Cost, about $250,000.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DR.—Rouse & Goldstone, 40 West 32d st, are preparing plans for a 9-sty apartment, 118x100 ft. and two 4-sty residences, 40x50 ft. each, at the northeast corner of Riverside drive and 88th st, for Klein & Jackson, 149 Broadway, owners and builders. C. E. Matlock, 30 East 42d st, mechanical and ventilating engineer. Cost, about $400,000.

51ST ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment, 56x100 ft., at 355-359 West 51st st, for the 48th Street Co., Henry Claman, president, 325 West 43d st, owner and builder. Owner will soon call for bids.

1ST AV.—L. A. Sheinart, 194 Bowery, has completed plans for alterations to two 5-sty tenements, 1571-3 1st av, for Samuel D. Wohlfeil, 441 East 87th st. Cost, about $3,000.

129TH ST.—Plans for alterations to the 5-sty tenements, at 165 West 129th st, have been completed by Delano & Aldrich, 4 East 39th st, for the Estate of J. A. Megargee, 1 East 124th st. Cost, about $8,000.

135TH ST.—Maximilian Weinstein, 507 5th av, has had plans prepared by Nathan Korn, 251 West 114th st, for alterations to the 5-sty tenement, 178 West 135th st.

HESTER ST.—Louis Goodman, 50 Church st, has completed plans for alterations to two 6-sty tenements, 54-56 Hester st, for the Estate of Rachel Gossett, 121 St. Nicholas av.

8TH AV.—Plans have been completed by W. B. Tubby, 81 Fulton st, for alterations to the 6-sty tenement, 485-7 8th av, for the Estate of Richard Smith Clark, 19 Liberty st. Cost, about $6,800.

134TH ST.—Cohen & Felson, 329 4th av, have completed plans for alterations to the 5-sty tenement, 130 West 134th st, for Arthur M. Bullowa, 29 West 42d st. Cost, about $18,000.

DIVISION ST.—Abraham H. Sarasohn, 200 West 113th st, has had plans prepared by Horenburger & Bardes, 122 Bowery, for alterations to the 5-sty tenement, 193 Division st.

PARK AV.—Robert T. Lyons, 119 West 40th st, has completed plans for a 12-sty apartment, 77x81 ft., at 951-955 Park av, for the Akron Building Co., 119 West 40th st. Cost, about $225,000.

AUDUBON AV.—Plans have been completed by George F. Pelham, 30 East 42d st, for a 6-sty apartment, 49.9x80.10 ft., at the northeast corner of Audubon av and Croton st, for Isaac Weil, 204 West 110th st. Cost, about $50,000.

CHURCHES.

138TH ST.—Ludlow & Peabody, 101 Park av, have been commissioned to prepare plans for a church in the south side of 138th st, between Lenox and 7th avs, for St. James' Presbyterian Church, care of the Church Extension Committee of Presbytery of N. Y., 156 5th av. Cost, about $55,000.

STORES, OFFICES AND LOFTS.

WATTS ST.—Renwick, Aspinwall & Tucker, 320 5th av, have been commissioned to prepare plans for a 2-sty brick and stone store and loft building at 48-50 Watts st, for James E. Bergenzi, 58 Grand st, owner. Germania Roofing Co., 26 Sullivan st, is lessee.

53D ST.—Schwartz & Gross, 347 5th av, have been commissioned to prepare plans for alterations to the residence 1 East 53d st, for business purposes. Barnet House, Inc., 10 West 40th st, lessee.

STORES, OFFICES AND LOFTS.

SUFFOLK ST.—The U. S. Government will improve the plot, 75x100 ft., 45 to 51 Suffolk st, with a new post office building. The property was acquired this week through the Charles F. Noyes Co.

#### Bronx.

SCHOOLS AND COLLEGES.

LONGWOOD AV.—The Board of Education contemplates the erection of a brick addition to P. S. 39, on Longwood av, Kelly and Beck sts, from plans by C. B. J. Snyder, 59th st and Park av. Cost, about $285,000.

BROWN PL.—C. B. J. Snyder, 59th st and Park av, will soon start work on plans for a brick addition to P. S. 43, at Brown pl and 135th st, for the Board of Education, 59th st and Park av.

BRONX.—Bids were opened July 13 by the Board of Education for the general construction and for plumbing and drainage of additions to and alterations in P. S. 12. All bids laid over.

BRONX.—The Board of Education opened bids July 13 for additions, alterations and repairs to the electric equipment in P. S. 2, T. Frederick Jackson, Inc., low bidder at $1,081; P. S. 10, $1,496; Commercial Construction Co., for P. S. 27 at $824; and Electrical Engineering Co. for P. S. 38, at $690 and M. H. S. at $315.

#### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

17TH ST.—F. W. Eisenla, 16 Court st, has completed plans for a 4-sty tenement, 25x75 ft., in the north side of 17th st, 100 ft. east of 3d av, for the Carnician Realty Co., 30 Sherman st, owner and builder. Cost, about $20,000.

NEW LOTS RD.—Morris Whinston, 459 Stone av, has completed plans for two 4-sty tenements at the northwest corner of New Lots rd and Hendrix st, for the Hadrian Realty Co., 674 Hendrix st, owner and builder. Cost, about $75,000.

RALPH AV.—C. Infanger, 2634 Atlantic av, is preparing plans for six tenements with stores on the east side of Ralph av, 55 ft north of Sterling pl, for the Howard Investing Co., M. Seiderman, 1934 Prospect pl, president and builder. Cost, about $43,000.

LIBERTY AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 25x68 ft, on the south side of Liberty av, 160 ft east of Van Siclen av, for the H. & A. Construction Co., 156 Grafton st, owner and builder. Cost, about $30,000. Also for two 4-sty apartments, 50x89 ft, at the southeast corner of Liberty and Van Siclen avs, for the same owners, to cost, about $70,000.

WILLIAMS AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty tenements, 50x88 ft, on the east side of Williams av, 300 ft south of Dumont av, for Wallan & Hoffman, Inc., 653 Georgia av, owner and builder. Cost, about $50,000.

13TH ST.—Cohn Bros., 361 Stone av, are preparing plans for four 4-sty tenements, 53x82 ft, in the east side of East 13th st, ft north of Caton av, for Miller-Bergs Realty Co., Isidore Bergs, president, 12210 Nostrand av, owner and builder. Cost, about $100,000.

DUMONT AV.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty tenements, 50x89 ft, at the northeast corner of Dumont av and Powell st, for the Stratmore Co., J. P. Slater, president, 156 Glenmore av. Cost, about $50,000.

7TH AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 25x90 ft, at the southwest corner of 7th av and 53d st, for George Shumer, 1164 49th st, owner and builder. Cost, about $20,000.

41ST ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty tenement, 40x89 ft, in the north side of 41st st, 200 ft east of 9th av, for Pasquale De Rosa, 1260 59th st, owner and builder. Cost, about $20,000.

BAY PARKWAY.—Wortmann & Braun, 114 East 28th st, Manhattan, have nearly completed plans for a 4-sty tenement, 50x100 ft., on the west side of Bay Parkway, 150 ft south of Benson av, for Samuel Brill, 126 Bay 13th st, owner and builder. Cost, about $45,000.

CHURCH ST.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for a 4-sty tenement, 60x103 ft., on the south side of Church av, 216 ft. east of East 16th st, for John Farina, 226 19th st, owner and builder. Cost, about $75,000.

DIVISION AV. Shampan & Shampan, 772 Broadway, have prepared plans for a 6-sty apartment on the north side of Division av, 264 ft. east of Bedford av, for the Keap Construction Co., to cost about $50,000.

DWELLINGS.

NEW LOTS RD.—L. Dananeher, Fulton st, Jamaica, has completed plans for two 2-sty brick residences, 20x55 ft., on the south side of New Lots rd, 40 ft. west of Berriman av, for Shirley S. Lloyd, 105 West 40th st, Manhattan. Cost, about $10,000.

20TH AV.—Thomas Bennett, 52d st and 3d av, is preparing plans for a 2-sty brick residence and store, 22x42 ft., on the east side of 20th av, 70 ft. south of 86th st, for Mary F. Waldron, 720 Riverside dr, owner and builder. Cost, about $4,500.

CHAUNCEY ST.—H. E. Funk, 1008 Gates av, has completed plans for a 2½-sty brick residence, 25x100 ft., at 282 Chauncey st, for Mr. and Mrs. Klein, 217 Patchen av.

AV J.—B. F. Hudson, 319 9th st, is preparing plans for two 3-sty brick residences, 20x55 ft., on the north side of Av J, 60 ft. east of 15th st., for Edward Neilson, builder, 368 East 11th st, owner and builder. Cost, about $6,500.

SCHENECTADY AV.—Cohn Bros., 361 Stone av, are preparing plans for six 3-sty brick residences, 20x55 ft., at the northeast corner of Schenectady av and Eastern parkway, for Flynn & Katz, 216 Utica av, owners and builders. Cost, about $5,000.

NOSTRAND AV.—The Krasiow Construction Co., 189 Montague st, owner and builder, contemplates the erection of eleven 3-sty brick residences, 21x55 ft., on the east side of Nostrand av, from Beverly rd to Canarsie lane, from plans by Cohn Bros., 361 Stone av. Cost, about $4,500 each.

ESSEX ST.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for five 2-sty residences, 20x55 ft., in the north side of Essex st, 94 ft. south of Blake av, for the De Haven Building Co., N. Schnitman, president, 460 Snediker av, owner and builder. Cost, about $4,500.

SCHOOLS AND COLLEGES.

12TH AV.—The Board of Education, Park av and 59th st, Thomas W. Churchill, president, contemplates the erection of a public school on the east side of 12th av, between 64th and 65th sts, from plans by C. B. J. Snyder, Park av and 59th st. Cost, about $290,000.

## Queens.

DWELLINGS.

FLUSHING, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for a 2½-sty brick and frame residence, 39x24 ft., on Jamaica av, near Parental School, for Theodore Elflein, Jamaica av. Cost, about $7,500.

BAYSIDE, L. I.—The Hansen Building Co., Bell av, contemplates the erection of eight 2½-sty frame residences at 3d and 4th sts and Ashburton av, from plans by C. W. Ross, 47 West 34th st, Manhattan. Cost, about $30,000.

RICHMOND HILL, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for seven 2-sty brick residences, 20x55 ft., at Garden and Ward sts, for George Koeppel, Vince st, owner and builder. Cost, about $35,000.

SCHOOLS AND COLLEGES.

QU__NS.—Bids were opened by the Board of Education July 13 for installing electric equipment in Flushing High School. N. Y. Construction Co. low bidder at $26,668.

QUEENS.—The Board of Education opened bids July 13 for alterations, repairs, etc., at P. S. 20, Edw. E. Stapleton, low bidder at $1,334, and for Jamaica High School, Wesley De Graff, at $1,259.

## Richmond.

HOSPITALS AND ASYLUMS.

SEA VIEW, S. I.—The Municipal Art Commission has approved plans of Edward F. Stevens, 9 Park st, Boston, Mass., and Renwick, Aspinwall & Tucker, 320 5th av, Manhattan, and F. A. Wright, in charge, 110 East 23d st, Manhattan, associated architects, for twenty-two 2-sty pavilions for tuberculosis patients, 1-sty dining hall and kitchen building and 2-sty administration building, for the Department of Public Charities, Municipal Building, John A. Kingsbury, commissioner. Cost, about $532,000.

## Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—James A. Watson, Reeves Building, has completed plans for a 4-sty apartment, 48x52 ft, at the corner of McLean & Cornell avs, for Patrick McGrath, 99 Morris st, owner and builder. Cost, about $20,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Jackson, Rosencrans & Waterbury, 1328 Broadway, are preparing plans for a brick and marble residence at Beechmont for J. W. McAuliffe, 200 5th av, Manhattan.

WHITE PLAINS, N. Y.—Louis Petry, Depot Sq, White Plains, is preparing plans for a 2½-sty brick, hollow tile and stucco residence, 40x128 ft, at Prospect Park, for James Ullman, care of Sigmund Ullman & Co., Park av and 146th st, Manhattan. Bids will be taken on general contract by architect about July 24.

YONKERS, N. Y.—A. J. Van Suetendael, 15 North Broadway, has completed plans for a 2½-sty frame residence, 26x38 ft, at Yonkers and Grace avs, for Theo. R. Heinrichs, 175 Yonkers av, owner and builder. Cost, about $6,500.

GEDNEY FARMS, N. Y.—W. S. Phillips, 103 Park av, Manhattan, has completed plans for a 2½-sty frame residence, 50x25 ft, for Miss M. Whitney, White Plains, N. Y., owner. Cost, about $15,000.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for two 2½-sty frame and stucco residences, 34x43 ft., on Claremont av, between Lincoln and Primrose avs, for the Manor Building Co., care of architect. Cost, about $7,000 each. Bids will be taken about Aug. 1.

YONKERS, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, is preparing plans for a 2½-sty frame and stucco residence, 40x34 ft., at Lowerre Summit, for Dr. M. Caturani, care of architect. Cost, about $9,000.

RYE BEACH, N. Y.—Louis Petry, Depot Sq., White Plains, has completed plans for a 1½-sty frame bungalow, 35x60 ft., for G. Albert Thompson, 3 Stewart pl and Depot sq, White Plains, owner and builder. Cost, about $5,000.

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*Contemplated Construction—Brooklyn (Cont'd).*

RYE, N. Y.—A tract of land containing eight acres, with large frontage on Grace Church st and Manursing av has been purchased by Harold Milliken. He intends to improve the property at once with a residence for his own occupancy.

STABLES AND GARAGES.

YONKERS, N. Y.—George Starin Cowles, 215 Woodworth av, has been commissioned to prepare plans for a stable in Alexander st, for the City of Yonkers. James T. Lennon, mayor; T. A. Brogan, clerk, City Hall.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Andrew Cisen, 1330 62d st, Brooklyn, has received the general contract to erect two 3-sty apartments, 42x98 ft., on the east side of Sheepshead Bay Road, 204 ft. north of Voorhies av, for John A. Knukel, 1665 Shore rd. Koch & Wagner, 26 Court st, architects. Cost, about $25,000.

CHURCHES.

COLLEGE POINT, L. I.—A. P. Fries, College Point, has received the general contract to erect a 2½-sty frame chapel, 30x35 ft., at 13th st and 18th av for St. Paul's Episcopal Church, College Point, Rev. Mr. Mattram, pastor. Cost, about $5,000. Harry T. Morris, this place, architect.

OSSINING, N. Y.—Michael Delfino, this place, has received the general contract to erect a fieldstone church, 36x72 ft., at Groton and Stone avs for the Ossining Gospel Assembly, owner. John C. Moore, Realty Building, White Plains, architect. Cost, about $15,000.

RIDGEWOOD, L. I.—The Tower Construction Co., 1 Madison av, Manhattan, has received the general contract to erect a 2½-sty brick church and parsonage, 60x100 ft, at the southeast corner of Catalpa and Buchman avs, for the Lutheran Church of the Covenant, on premises, Rev. J. H. Stellijes, pastor, 2409 Hughes av. Carl L. Otto, 45 Broadway, Manhattan, architect. Cost, about $30,000.

DWELLINGS.

HARTSDALE, N. Y.—Adam Kirchhoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty frame and stucco residence on Greenacres av for Dr. Albert R. Brown, 1328 Broadway, Manhattan. Chester A. Patterson, 262 Main st, New Rochelle, architect. Cost, about $9,000.

ROSEDALE, L. I.—Charles Hoffman, 21 Avroyd av, Jamaica, has received the general contract to erect a 2½-sty hollow tile and stucco residence at Foster Meadow rd, near Ocean av, for John E. Minchen, care of architect, Hans Liebau, Fulton st, Jamaica. Cost, about $6,000.

YONKERS, N. Y.—George T. Kelly, 20 John st, Yonkers, has received the general contract to erect a 3-sty brick residence in Franklin st for the Sisters of the Most Holy Trinity, Rev. Father John Kunusek, pastor, 18 Franklin st. Stephen J. Kodak, 45 Warburton av, architect. Cost, about $12,000.

DOUGLASTON, L. I.—The Efficient Construction Co., 1416 Broadway, Manhattan, has received the general contract to erect a 2½-sty frame residence, 30x39 ft., on the south side of Bay av, 237 ft. west of Main av, for Dwight Rockwell, Main av. N. McGlashan, 1123 Broadway, Manhattan, architect. Cost, about $7,000.

CEDARHURST, L. I.—Peter Roche, John st, Far Rockaway, L. I., has received the general contract to erect a 2½-frame residence, 30x100 ft., for J. Howes Burton, this place, owner. Cross & Cross, 10 East 47th st, Manhattan, architects. Cost, about $30,000.

BROOKLYN.—John Auer & Sons, 648 Lexington av, Brooklyn, have received the general contract to erect a 3-sty residence and garage, 44x62 ft., at the southwest corner of Stuyvesant av and Decatur st for Otto Seidenberg, 17 Battery pl, Manhattan, owner. Kirby & Petit, 103 Park av, Manhattan, architects.

JERSEY CITY, N. J.—Herman Wurret, 50 Bidwell av, has received the general contract to erect two frame residences for George J. Macklin, care of general contractor. John Armstrong, 175 Duncan av, architect. Total cost, about $7,000.

GARRISON, N. Y.—Gillies-Campbell Co., 101 Park av, Manhattan, has received the general contract to alter and make additions to the 2½-sty brick residence, 53x108 ft., and garage for Samuel Sloan, this place, owner. Cost, about $75,000. James Gamble Rogers, 470 4th av, Manhattan, architect.

GREENWICH, CONN.—B. E. Schubert, Cos Cob, Greenwich, has received the general contract to erect a 2½-sty frame residence, 30x50 ft, at Rock Ridge Park, for George E. Lander, Jr., Greenwich. F. G. C. Smith, Smith Building, architect. Cost, between $8,000 and $10,000

FACTORIES AND WAREHOUSES.

BROOKLYN.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have received the general contract to erect a storage building on Fresh Pond rd, for the Brooklyn Rapid Transit Company, 85 Clinton st, T. S. Williams, president.

BROOKLYN.—Joseph Kist, 938 Metropolitan av, has received the general contract to erect a 1 and 2-sty brick foundry, 50x200 ft., on the south side of Metropolitan av, 147 ft. east of Olive st, for the Metropolitan Iron Foundry, Thomas Halloran, president, on premises. E. J. Meisinger, 394 Graham av, architect. Cost, about $25,000.

HALLS AND CLUBS.

NORTH PLAINFIELD, N. J.—Stahl & Kenny, 71 Pearl st, Plainfield, have received the general contract to erect a 2½-sty frame lodge building at Washington Rock Park for an association, care of P. H. Stewart, president, Washington Rock Park, North Plainfield. Wilder & White, 50 Church st, Manhattan, architects. George S. Drew, State House, Trenton, N. J., state architect.

BROOKLYN.—Gillies, Campbell Co., 101 Park av, Manhattan, have received the contract for alterations to the building and new auditorium of the Apollo Club, 41-43 Greene av, from plans by Ludlow & Peabody, 101 Park av, Manhattan.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Henry M. Doremus & Co., 36 Orange st, have received the general contract to erect a 4-sty addition to the hospital, 50x50 ft, in 10th st, adjoining the present building for the Women's & Children's Hospital, Central av, owner. F. F. Ward, 203 Broadway, Manhattan, architect. Cost, about $30,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Isaac A. Hopper, Inc., 110 West 40th st, have received the contract to erect the John Hus Bohemian Church House at 347-351 East 74th st, from plans by Ludlow & Peabody, 101 Park av.

NORTH BABYLON, L. I.—A. H. Clace, this place, has received the general contract, and Alley Bros., Deer Park av, the heating and ventilating for the 1-sty frame school, 30x40 ft., to be erected in District 3 for the Board of Education of Babylon. Lewis Inglee, Broadway, Amityville, architect. Cost, about $6,000.

FARMINGDALE, L. I. (sub.).—Mack & Mack, 16 Baufort av, Jamaica, L. I., have received the contract for the electric wiring for the 2-sty stucco horticulture building for the Board of Trustees of New York State School of Agriculture on Long Island, Dr. Franklin W. Hooper, in charge. Lewis F. Pilcher, Capitol, Albany, State architect. Rufus Brown, Inc., 350 Fulton st, Brooklyn, general contractor. Cost, about $40,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, have received the contract for alterations to the building at the southwest corner of Greenwich and Harrison sts, from plans by V. Hugo Koehler. Cost, about $5,000.

MANHATTAN.—The Turner Construction Co., 11 Broadway, has received the general contract for the erection of a 10-sty factory at 163 Front st, near Fletcher st, for the L. E. Waterman Company, from plans by Ludlow & Peabody, 101 Park av, architects. Work will be undertaken at once.

MANHATTAN.—The general contract has been awarded to Jennings & Welstead, 227 West 50th st, for the 3-sty store and office building at 964 Madison av for the Tailfer Co., 225 5th av. Herbert M. Baer, 665 5th av, architect. Cost, about $40,000.

MANHATTAN (sub).—Cathcart & Meagher, 7 West 42d st, have received the plastering contract and Barker Painting Co., 355 West 26th st, the painting work for the 2-10-sty store and office building at the southwest corner of 5th av and 37th st, for Robert W. Goelet, 9 West 17th st. Mark Cross Co., 210 5th av, lessee. Warren & Wetmore, 70 East 45th st, architects. George A. Fuller Co., 111 Broadway, general contractor.

MISCELLANEOUS.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have received the general contract to erect a 1-sty brick shop at 123d-124th sts and Amsterdam av, 200 ft. north of 123d st, for the Standard Gas Light Co., 130 East 15th st, W. Greeley Hoyt, president. William C. Morris, care of owner, architect.

BROOKLYN.—P. J. Carlin Construction Co., 1123 Broadway, Manhattan, has received the general contract to erect a 1-sty and basement brick sub-station, 50x100 ft, at 64th st and 4th av, for the N. Y. Municipal Railway Corp., 85 Clinton st. Cost, about $40,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SEAMAN AV, 50 w of 207th st, two 5-sty brick apartments, 55x87; cost, $55,000 each; owner, Seaman Constn. Corporation, president, Gaetano Gelardi, 612 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 243.

SHERMAN AV and Academy st, n e cor, 5-sty brick apartment, 100x90; cost, $100,000; owner, Jacob Ruppert Realty Corporation, Jacob Ruppert, president, 90th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 244.

5TH AV, 1066-67, 12-sty brick fireproof apartment house, 50x83; cost, $260,000; owner, 1067 5th Av. Co., Inc., Bainbridge P. Clark, president, 45 Cedar st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 248.

170TH ST, 513 West, n s cor Audubon av, two 6-sty brick tenements, 65x90; cost, $120,000; owner, F. M. & S. Corporation, Aaron Goodman, Pres., 117 West 119th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 251.

54TH ST, 100-108 East, s e cor Park av, 12-sty brick fireproof apartment house, 114x90; cost, $350,000; owner, Horatio Realty Co., Inc, Samuel A. Herzog, Pres., 299 Madison av; architects, Schwartz & Gross, 347 5th av. Plan No. 252.

HALLS AND CLUBS.

125TH ST, East, s s, 20 w Madison av, 1-sty brick store and dance hall, 176x88; cost, $25,000; owner, Jas. Everard Estate, care Farmers' Loan & Trust Co., Edwin F. Marston, president, 22 William st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 247.

STABLES, STORAGE AND DWELLINGS.

95TH ST & 1ST AV, s e cor, 2-sty brick stable, storage and dwelling, 100x103; cost, $15,000; owner, Wm. F. Cunningham, 438 East 91st st; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 253.

STORES, OFFICES AND LOFTS.

MADISON AV and 28th st, n e cor, 16-sty brick fireproof store and loft building, 98x150;

cost, $350,000; owner, Robt. W. Goelet, 9 West 17th st; architects, Warren & Wetmore, 16 East 17th st. Plan No. 146.

CLINTON ST, 133, 7-sty brick loft and stable, 25x95; cost, $25,000; owner, Dorothy Sokolski, 354 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 249.

48TH ST, 17 East, 8-sty brick fireproof store, office and loft building, 25x84; cost, $40,000; owner, Rosa L. Barzaghi, 130 West 77th st; architect, D. C. Newman Colliers, 29 Broadway. Plan No. 250.

MISCELLANEOUS.

25TH ST, n e cor, and 13th av, 1-sty frame platform, 14x160; cost, $1,800; owner, Real Estate & Improvement Co. of Baltimore City, Baltimore, Md.; architect, Herman W. Ordeman, Port Richmond, S. I. Plan No. 245.

## Bronx.

DWELLINGS.

HILL AV, e s, 250 n Strang av, 2-sty frame dwelling, 20.6x30; shingle roof; cost, $2,000; owner, John Aagman, 3957 Amundson av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 350.

LELAND AV, e s, 300 n Lacombe av, 1-sty frame dwelling, 25x30, tin roof; cost, $1,500; owner, Annie Moccia, 362 East 152d st; architect, T. J. Cunningham, 256th st and Fieldstone rd. Plan No. 351.

CASTLE HILL AV, w s, 77.81 s Parker st, 2-sty brick dwelling, tin roof, 23x47; cost, $5,000; owner, Alex Berman, 282 South 4th st, Brooklyn; architect, Otto Reissmann, 30 1st st. Plan No. 355.

225TH ST, n s, 146.8 e Bronxwood av, 3-sty brick dwelling, tin roof, 25x61.6; cost, $15,000; owner, Mary Gerbin, 1226 St. Nicholas av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 360.

231ST ST, s s, 105 w Laconia av, 2-sty frame dwelling, tin roof, 20x35; cost, $3,500; owner, Thos. Gilday, 484 East 141st st; architect, Carl P. Johnson, 30 East 42d st. Plan No. 358.

WATERBURY AV, s s, 50.10 e Wilcox av, 1-sty brick dwelling, tin roof, 20x34.6; cost, $3,000; owner, Jos. Wendt, 134 Prospect av; architect, B. Ebeling, 135 Westchester sq. Plan No. 361.

WEBSTER AV, w s, 353.6 n 236th st, 2½-sty frame dwelling, shingle roof, 20x29; cost, $3,100; owner, Mary A. Willinbuesher, 4304 Webster av; architect, Ehrich Peterson, 2254 Ryer av. Plan No. 363.

FACTORIES AND WAREHOUSES.

CABOT ST, e s, 550 s Eastern blvd, 1-sty brick storage, 42.9x37.6, galvanized iron roof; cost, $1,200; owners, Rock Plaster Mfg. Co., 381 4th av; architects, Turner Constn. Co., 11 Broadway. Plan No. 353.

SCHOOLS AND COLLEGES.

INTERVALE AV, w s, from Chisholm st to Freeman st, 5-sty brick school, tile roof, 200x94; cost, $320,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 357.

STABLES AND GARAGES.

188TH ST, s e cor Concourse, 2-sty brick garage, slag roof, 91.8x87.11; cost, $15,000; owner, John M. Ireland, 2505 Creston av; architect, M. J. Garvin, 3307 3d av. Plan No. 354.

WATERBURY AV, n s, 15 w Vreeland av, 2-sty brick stable, asbestos roof, 42.10x32; cost, $5,000; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 364.

STORES AND DWELLINGS.

WALKER AV, s e cor Commonwealth av, 2-sty frame store and dwelling, tin roof, 19.6x20; cost, $3,000; owner, John Wholey, 5673 Broadway; architect, B. Ebeling, 135 Westchester sq. Plan No. 362.

STORES AND TENEMENTS.

176TH ST, n e cor Crotona pkway, 5-sty brick store and tenement, 58.10x83.3, slag roof; cost, $65,000; owners, S. & O Constn. Co., Barnett Saltz, 574 St. Nicholas av, president; architect, Chas. B. Meyers, 1 Union sq. Plan No. 352.

166TH ST, n w cor Findlay av, eight 5-sty brick tenements, 34x90, 38x68, slag roof; cost, $255,000; owners, Tully Bldg. Co., John J. Tully, 391 East 149th st, president; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 348.

INTERVALE AV, w s, 71.26 s 167th st, 5-sty brick tenement, plastic slate roof, 30x74.4; cost, $25,000; owner, I. & H. Const. Corp., Janette A. Bravy, 254A Saratoga av, Brooklyn, Pres.; architect, Franz Wolfgang, 535 East 177th st. Plan No. 356.

BROOK AV, s w cor 169th st, two 5-sty brick tenements, plastic slate roof, 42x88, 40x90; cost, $95,000; owner, Benj. Benenson, 407 East 153d st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 359.

MISCELLANEOUS.

VERNON PKWAY, w s, 150 s Baychester av, 1-sty frame office and storehouse, 24x24; cost, $400; owner, Louis Hansen, on premises; architest, Geo. Carlson, Lincoln Heights, Yonkers, N. Y. Plan No. 349.

WATERBURY AV, n s, 15 w Vreeland av, 1-sty brick tank house, slag roof, 31x50; cost, $1,000; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 365.

WATERBURY AV, n s, 57 w Vreeland av, 1-sty brick pump house, asbestos roof, 12x16; cost, $450; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 366.

WATERBURY AV, n s, 107.10 w Vreeland av, 1-sty brick shed, galvanized iron roof, 40x22; cost, $500; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 367.

WATERBURY AV, n s, 107 w Vreeland av, 1-sty brick shed, corrugated iron roof, 35x20; cost, $350; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 368.

WATERBURY AV, n s, 127.10 w Vreeland av, 1-sty brick can house, asbestos roof, 35.6x40.6; cost, $4,650; owner and architect, Standard Oil Co. of New York, H. C. Folger, Jr., 26 Broadway, Pres. Plan No. 369.


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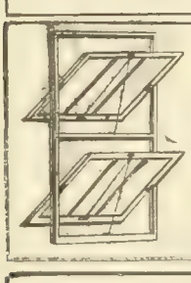
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*Plans Filed, New Buildings, (Continued).*

## Brooklyn.

DWELLINGS.

WARWICK ST, e s, 150 n Livonia av, two 2-sty brick dwellings, 20x52, slag roof, 2 families each; total cost $9,000; owner, Warwick Impt. Co., 635 Ashford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4737.

WARWICK ST, e s, 190 n Livonia av, 2-sty brick dwelling, 17x42, slag roof, 2 families; cost, $3,500; owner, Warwick Impt Co., 635 Ashford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4738.

EAST 35TH ST, e s, 147.6 s Av G, two 2-sty frame dwellings, 18x55, —— roof, 2 families each; total cost, $7,000; owner Daniel Laur, 800 East 21st st; architect, B. Driesler, 153 Remsen st. Plan No. 4744.

AV L, between East 36th and East 37th sts, ten 2-sty frame dwellings, 18x55, gravel roof, 2 families each; total cost, $35,000; owner, Daniel Laur, 800 East 21st st; architect, B. Driesler, 153 Remsen st. Plan No. 4751.

CARROLL ST, n s, 166 w Albany av, seven 2-sty brick dwellings, 22x65, gravel roof, 2 families each; total cost, $49,000; owner, Jas. K. Cole, 1440 Union st; architect, L. Allmendinger, 926 Broadway. Plan No. 4818.

E 19TH ST, w s, 226 s Av J, 2-sty frame dwelling, 27x29.9, shingle roof, 1 family; cost, $5,000; owners, D. & W. Constn. Co., 1410 Av J; architect, A. B. Dietrich, 1410 Av J. Plan No. 4796.

W 23D ST, w s, 63.6 s Railroad av, six 1-sty frame dwellings, 12x27, —— roof, 1 family each; total cost, $3,000; owner, Vincent P. Donohue, 1010 East 3d st; architect, E. E. Soderstrom, 1142 East 37th st. Plan No. 4792.

W 23D ST, w s, 340 s Surf av, 2-sty frame dwelling, 24.8x32, shingle roof, 1 family; cost, $8,000; owner, N. Y. Children's Aid Society, 105 East 22d st, N. Y.; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 4795.

E 24TH ST, e s, 250 s Av K, 2-sty frame dwelling, 24x29, shingle roof, 1 family; cost, $3,000; owner, Kate C. Roberts, Hempstead, L. I.; architect, B. F. Hudson, 319 9th st. Plan No. 4797.

SEA PL, n s, 47 w West 32d st, two 1-sty frame dwellings, 12x34, shingle roof, 1 family each; total cost, $1,400; owner, Wm. J. Hunter, West 32d st and Sea pl; architect, Wm. Richter, 4411 18th av. Plan No. 4840.

69TH ST, s s, 204.10 e 17th av, two 2-sty frame dwellings, 17x51, shingle roof, 1 family each; total cost, $7,000; owner, Mary Callahan, 1725 70th st; architect, Chas. A. Olsen, 1314 70th st. Plan No. 4858.

WARWICK ST, w s, 125 s Pitkin av, 2-sty brick dwelling, 20x56, gravel roof, 2 families; cost, $3,500; owner, Mrs. Ray Feldman, 2158 Atlantic av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4896.

WARWICK ST, w s, 150 s Pitkin av, 2-sty brick dwelling, 20x56, gravel roof, 2 families; cost, $3,500; owner, Solomon Agress, 509 Barbey st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4895.

HEGEMAN AV, n s, 20 w Snediker av, four 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, $12,000; owners, Pentz & Rosenstein, 428 New Lots rd; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4857.

RUTLAND RD, s s, 180 w Kingston av, two 1-sty brick stable and dwellings, 26x26, gravel roof, 1 family each; total cost, $2,300; owner, Frances Cuicio, 189 Prospect st; architect Pasquale Gagiardi, 239 Navy st. Plan No. 4837.

EAST 10TH ST, w s, 220 n Av I, two 2-sty frame dwellings, 18x40, shingle roof, 1 family each; total cost, $8,000; owner, G. M. Craiger Co., 2801 Av F; architect, A. White Pierce, 59 Court st. Plan No. 4777.

EAST 15TH ST, w s, 420 n Av I, two 2-sty brick dwellings, 20x34, slag roof, 2 families each; total cost, $8,000; owner, Soloff Const. Co., 158 East 8th st; architect, M. A. Cantor, 39 West 28th st, Manhattan. Plan No. 4781.

55TH ST, s s, 60 w 14th av, two 2-sty frame dwellings, 26x36, shingle roof, 1 family each; total cost, $5,000; owner, St. Judas P. E. Church, on premises; architect, Harry Olsen, 1633 51st st. Plan No. 4778.

13TH AV, n e cor 38th st, 3-sty brick store and dwelling, 20x80, slag roof, 2 families; cost, $7,500; owner, Sherman Holding Co., 1480 38th st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 4766.

13TH AV, e s, 120 n 38th st, 3-sty brick store and dwelling, 20x80, slag roof, 2 families; cost, $7,500; owner, Sherman Holding Co., 1480 38th st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 4768.

BUCKINGHAM RD, e s, 250 n Albemarle rd, 2-sty frame dwelling, 42.2x35.2, shingle roof, 1 family; cost, $8,500; owner, John A. Davison, 185 Montague st; architects, Slee & Bryson, 154 Montague st. Plan No. 4865.

DUMONT AV, n s, 20 w Railroad av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, $2,500; owner, Salvatore Mauro, 174 Chester st, Manhattan; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 4861.

NEWKIRK AV, n w cor East 13th st, 2-sty frame dwelling, 24x24, —— roof, 1 family; cost, $3,000; owner, John McLean, on premises; architect, Benj. Driesler, 153 Remson st. Plan No. 4868.

FACTORIES AND WAREHOUSES.

FROST ST, 55, 1-sty brick shop, 50x50, gravel roof; cost, $2,000; owner, Jas. Arnone, on premises; architect, G. Harry Madigan, 243 Withers st. Plan No. 4856.

HOSPITALS AND ASYLUMS.

DE KALB AV, n e cor Raymond st, 4-sty brick hospital, 37.8x276.1, slag roof; cost, $225,000; owner, Brooklyn Hospital, 26 Broadway, Manhattan; architects, Lord, Hewlett & Tallant, 345 5th av, Manhattan. Plan No. 4906.

STABLES AND GARAGES.

W 9TH ST, n s, 143.6 e Columbia st, 1-sty frame stable, 30x96, gravel roof; cost, $1,000; owner, John Muldoon, 364 Union st; architect, W. J. Conway, 400 Union st. Plan No. 4826.

EAST 18TH ST, w s, 135 s Newkirk av, 1-sty frame garage, 12x18, shingle roof; cost, $400; owner, A. H. Strong, on premises; architect, A. R. Strong, on premises. Plan No. 4917.

BLAKE AV, n e cor Jerome st, 1-sty brick garage, 16x16, gravel roof; cost, $500; owner, Louis Wiland, M.D., 509 Schenck av; architect, Lee Samenfeld, 741 McDonough st. Plan No. 4925.

NOSTRAND AV, 1127, 1-sty brick garage, 24x20, iron roof; cost, $1,000; owner, Rose Sickler, on premises; architect, Raphael Caporale, 1929 63d st. Plan No. 4824.

VAN SICLEN AV, e s, 125 n Liberty av, 1-sty brick garage, 40x20, iron roof; cost, $850; owner, Rudolph Reimer, Jr., 2814 Atlantic av; architect, Metal Shelter Co., 17 Battery pl, Manhattan. Plan No. 4848.

LOTT ST, w s, 220 s Beverly rd, 1-sty brick garage, 37x37, slag roof; cost, $5,000; owner, Robt. Johnston, 2456 Bedford av; architect, John F. McKenna, 83 Murray la. Plan No. 4815.

W 9TH ST, n s, 143.6 e Columbia st, 2-sty brick stable and dwelling, 40x100, slag roof, 2 families; cost, $9,000; owner, Porfiro Moriello, 11 West 9th st; architect, John Burke, 22 Tompkins pl. Plan No. 4805.

E 19TH ST, e s, 140 n Av J, 1-sty frame garage, 12x20, shingle roof; cost, $500; owner, Ascutney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 4804.

E 19TH ST, w s, 140 s Av J, 1-sty frame garage, 13x18, shingle roof; cost, $250; owners, D. & W. Constn. Co., 1410 Av J; architect A. B. Dietrich, 1410 Av J. Plan No. 4801.

OCEAN AV, 950, 1-sty frame garage, 23x37, shingle roof; cost, $1,200; owner, Arthur A. Jones, premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4811.

STORES AND DWELLINGS.

AV J, n s, 60 w East 15th st, two 3-sty brick store and dwelling, 20x55, gravel roof, 2 families each; total cost, $12,000; owner, Edw. S. Nielson, 36 East 11th st; architect, B. F. Hudson, 319 9th st. Plan No. 4798.

SHEEPSHEAD BAY RD, e s, 204.9 n Voorhees av, two 3-sty brick stores and dwellings, 42.10x98, —— roof, 2 families each; total cost, $20,000; owner, Helen E. Kunkel, 1665 Shore rd; architect, C. C. Wagner, 422 54th st. Plan No. 4743.

DEAN ST, n e cor Bond st, 2-sty brick store and dwelling, 20x44, tin roof, 1 family; cost, $3,000; owner, Robert T. Downing, on premises; achitects, Brook & Rosenberg, 350 Fulton st. Plan No. 4853.

LIBERTY AV, s e cor Sheridan av, 1-sty frame store and dwelling, 25.8x55, slag roof, 2 families; cost, $1,200; owner, Perfect Constn. Co., 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 4850.

LIBERTY AV, s s, 28.5 e Sheridan av, 1-sty frame store and dwelling, 26x55, slag roof, 2 families; cost, $1,200; owner, Perfect Constn. Co., 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 4849.

13TH AV, e s, 20 n 38th st, five 3-sty brick stores and dwellings, 20x50, slag roof, 2 families each; total cost, $25,000; owner, Sherman Holding Co., 1480 38th st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 4767.

CANARSIE LA, n e cor Nostrand av, 4-sty brick store and dwelling, 19x60, gravel roof, 2 families; cost, $7,000; owner, Kraslow Constn. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 4889.

BEVERLY RD, s e cor Nostrand av, 4-sty brick store and dwelling, 19x60, gravel roof, 2 families; cost, $7,000; owner, Kraslow Constn. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 4887.

NOSTRAND AV, e s, 19 s Beverly rd, eight 4-sty brick store and dwellings, 19x55, gravel roof, 2 families each; total cost, $24,000; owner, Kraslow Constn. Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 4888.

STORES, OFFICES AND LOFTS.

LINDEN AV, s s, 272.5 e Flatbush av, 3-sty brick office and dwelling, 19.10x85, tin roof, 2 families; cost, $9,000; owner, Linden Av. Co., 854 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 4839.

86TH ST, s s, 410.6 e Sea Beach R. R., 1-sty frame store, 13x20, gravel roof; cost, $500; owner, Sevolano Coreall, on premises; architect, Doni Salvati, 525 Grand st. Plan No. 4789.

STORES AND TENEMENTS.

HINSDALE ST, e s, 50 n Livonia av, two 4-sty brick tenements, 50x88.6, slag roof, 23 families each; total cost, $50,000; owner, Hinsdale Bldg. Co., 593 Powell st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4758.

SACKMAN ST, e s, 100 n Livonia av, two 4-sty brick tenements, 50x88.6, slag roof, 23 families each; total cost, $50,000; owner, Max Leiber, 150 Hinsdale st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4759.

OSBORN ST, n e cor Riverdale av, 4-sty brick tenement, 30x90, slag roof, 14 families; cost, $20,000; owner, Saml. Koeppel, 330 Utica av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4819.

MILLER AV, e s, 100 s Pitkin av, two 4-sty brick tenements, 50x84, slag roof, 20 families each; total cost, $50,000; owner, Dewey Realty Co., 2036 Douglass st; architect, S. Millman, 1780 Pitkin av. Plan No. 4761.

THEATRES.

KNICKERBOCKER AV, s e cor Halsey st, 2-sty theatre, 88x100, concrete roof; cost, $18,000; owner, Jas. H. Ward, 157 Remsen st; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 4810.

MISCELLANEOUS.

GRAFTON ST, w s, 350 n Sutter av, 1-sty brick bakery, 50x53.7, slag roof; cost, $5,000; owner, Bakery Builders, 175 Watkins st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4762.

FRANKLIN ST, e s, 87.15 n Meserole av, 1-sty frame shed, 20.4x74, gravel roof; cost, $1,000; owner, W. H. Avery, 18 Franklin st; architect, Christian Bauer, 651 Leonard st. Plan No. 4885.

LOMBARDY ST, n s, 211.10 e Kingsland av, 1-sty frame shed, 13x38, —— roof; cost, $300; owner, Max Truns, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 4876.

DEKALB AV, n e cor Raymond st, 4-sty brick powerhouse, 78.4x122.2, slag roof; cost, $130,000; owner, Brooklyn Hospital, 26 Bway, Manhattan; architects, Lord, Hewlett & Tallant, 345 5th av, New York. Plan No. 4905.

## Queens.

CHURCHES.

FLUSHING.—Murray st, w s, 61 s Sandford av, 2-sty brick church, 37x17, slag roof, steam heat; cost, $12,000; owner, 1st Church, Christian Scientist, Flushing; architect, A. Wallace McCrea, 23 East 15th st, Manhattan. Plan No. 2343.

CORONA.—Home st, n s, 100 e Corona av, 2-sty frame Synagogue, 23x65, slag roof; cost, $4,500; owner, Cong. Independent of Isreal, 136 Home st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2330.

DWELLINGS.

FLUSHING.—27th st, e s, 160 s Norwood av, 2-sty frame dwelling, 18x20, tin roof, 1 family; cost, $1,200; owner and architect, Yale Land Co., 110 West 34th st, Manhattan. Plan No. 2345.

MIDDLE VILLAGE.—Fulton av, e s, 300 n Market st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $2,000; owner, Jos Kurlander, 45 Main av, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2346.

MIDDLE VILLAGE.—Griffeth av, e s, 100 n Wayne st, two 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, $3,700; owner, Union Hall Building Co., 243 Union Hall st, Jamaica; architect, M. Perlstein, Fulton st, Middle Village. Plan No. 2347.

MIDDLE VILLAGE.—Wayne st, n e cor Griffeth av, two 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, $3,700; owner, Union Hall Building Co., 243 Union Hall st, Jamaica; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2348.

MIDDLE VILLAGE.—Wayne st, n s, 25 e Griffeth av, two 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, $3,700; owner, Union Hall Building Co., 243 Union Hall st, Jamaica; architect, Morris Perlstein, Fulton av, Middle Village. Plan No. 2349.

WOODHAVEN.—Woodhaven av, e s, 74 s Kimball av, 2½-sty frame dwelling, 22x34, shingle roof, 1 family, steam heat; cost, $2,600; owner, H. F. McAfee, 110 Forball av, Brooklyn; architect, G. Sternberg, 3739 Syosset st, Woodhaven. Plan No. 2352.

BEECHURST.—28th st, s s, 120 e 14th av, 2-sty frame dwelling, 22x30, single roof, 1 family, steam heat; cost, $3,000; owner and architect, H. Anderson, Bayside. Plan No. 2301.

COLLEGE POINT.—21st st, e s, 111 s 5th av, 2-sty frame dwelling, 20x42, shingle roof, 1 family; cost, $3,200; owner, Mrs. Hattie Franklin, 907 East 175th st, Manhattan; architect, F. O. H. Funky, 46 North Murray st, Flushing. Plan No. 2308.

CORONA.—Buena Vista st, s s, 150 w Myrtle av, 1-sty brick dwelling, 25x30, slag roof, 1 family; cost, $1,500; owner, N. Ramanelli, 89 Myrtle av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2331.

ELMHURST.—Ivy st, n s, 298 w Chicago av,, two 2-sty frame dwellings, 21x58, tin roof, 2 families; cost, $8,538; owner, Ruth A. Smith, care architect; architect, W. B. Gardner, 110 Miller av, Brooklyn. Plan No. 2317.

FAR ROCKAWAY.—McNeil av, w s, 61 n Morrell pl, 2-sty frame dwelling, 34x38, shingle roof, 1 family, steam heat; cost, $4,500; owner S. J. Ellsworth, Far Rockaway; architect, Robert Davis, Far Rockaway. Plan No. 2307.

FOREST HILLS.—Exeter st, n e s, 160 s e Tennis pl, 2½-sty tile dwelling, 29x34, tile roof, 1 family, water heat; cost, $7,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2335.

FOREST HILLS.—Puritan st, n w s, 50 s w Seasonwood rd, 2½-sty tile dwelling, 34x30, tile roof, 1 family, steam heat; cost, $8,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2336.

JAMAICA.—Desmond av, e s, 280 s Ayling av, 2-sty frame dwelling, 22x38, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mrs. Emma Wooley, Puntine st, Jamaica; architect, Wm. Young, 12 Dora av, Jamaica. Plan No. 2332.

JAMAICA.—Jeffrey av, e s, 236 n Hillside av, 2½-sty frame dwelling, 25x46, shingle roof, 1 family, water heat; cost, $5,000; owner, Chas. Ebert, 108 Wyckoff av, Brooklyn; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 2327.

MASPETH.—Clinton av, s s, 245 e Clermont av, 2-sty frame dwelling, 25x20, shingle roof, 1 family; cost, $1,800; owner Paul Keryc, Willow av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2315.

OZONE PARK.—Brazil st, n s, 305 e Freedom st, 2½-sty frame dwelling, 17x28, shingle roof, 1 family, steam heat; cost, $3,000; owner, Jacob Hessler, 69 Nicholas av, Ozone Park; architect, R. T. Schaeffer, 1526 Flatbush av, Brooklyn. Plan No. 2316.

RICHMOND HILL.—Lexington st, s s, 50 w Chestnut st, two 2-sty frame dwellings, 17x36, shingle roof, 1 family, steam heat; cost, $5,000; owner, Lewis Gotthelf Constn. Co., 2377 Lexington st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 2296-97.

SOUTH OZONE PARK.—Brinkmeyer av, e s, 1,000 s Rockaway rd, two 2½-sty frame dwellings, 16x38, shingle roof, 1 family; cost, $3,200; owner and architect, B. Olsen, South Ozone Park. Plan No. 2313.


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*Plans Filed, New Buildings, Queens (Continued)*

SOUTH OZONE PARK.—Brinkmeyer av, w s, 64 s Alquin av, 2-sty frame dwelling, 16x32, shingle roof, 1 family; cost, $2,000; owner and architect, Ole Emerson, 71 Brinkmeyer av, South Ozone Park. Plan No. 2318.

WOODHAVEN. Ocean view av, w s, 907 n Jamaica av, three 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $7,500; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 2298-99-2300.

WOODHAVEN. Napier av, w s, 137 n University pl, 2-sty frame dwelling, 19x42, shingle roof, 1 family; cost, $2,500; owner, Jos. Carney, care Architect Henry Ludermann, 333 Chestnut st, Woodhaven. Plan No. 2325.

WOODHAVEN.—Dennington av, w s, 40 n Ferris st, 2½-sty frame dwelling, 24x31, shingle roof, 1 family, water heat; cost, $3,500; owner, Gustave Hofer, 375 Kent st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 2324.

WOODHAVEN.—Dennington av, n w cor Ferris st, 2½-sty frame dwelling, 24x31, shingle roof, 1 family, steam heat; cost, $3,800; owner, Jacob Hofer, 375 Kent st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 2323.

ELMHURST HEIGHTS.—Lenox av, w s, 320 n Port pl, 2½-sty frame dwelling, 20x34, shingle room, 1 family, steam heat; cost, $3,000; owners, Candberg & Ossessky, 17 West 60th st, Manhattan; architect, C. Gebele, 114 Maurice av, Elmhurst. Plan No. 2362.

ELMHURST.—Acorn st, n s, 200 e Van Dine st, four 2½-sty frame dwellings, 21x54, tin roof, 2 families; cost, $14,800; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 2355-56-57-58.

FOREST HILLS.—Tennis pl, s s, 260 s e Exeter st, 2½-sty tile dwelling, 30x31, tile roof, 1 family, steam heat; cost, $8,500; owner, Sage Foundation Homes Co., Forest Hills; architect, owner. Plan No. 2353.

FOREST HILLS.—Jewel st, n s, 225 n Seminole av, 2-sty frame dwelling, 34x24, shingle roof. 1 family, steam heat; cost, $5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 2359.

JAMAICA.—Brown av, e s, 125 n State st, 2-sty frame dwelling, 17x36, shingle roof; cost, $1,400; owner, Anthony Farreccha, Catherine st, Jamaica; architect, Constant Varrine, 58 Washington st, Jamaica. Plan No. 2361.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Webster av, n e cor 7th av, 2-sty brick carpet factory, 200x138, slag roof; cost, $80,000; owner Anna S. Anabel, Morristown, N. J.; architect, Henry J. Horwitz, 290 Broadway, Manhattan. Plan No. 2310.

LONG ISLAND CITY.—Jackson av, cor Honeyville st, 8-sty brick factory, 300x200, slag roof; cost, $650,000; owner, Ford Motor Co., Detroit, Mich.; architect, John Graham, Detroit, Mich. Plan No. 2360.

STABLES AND GARAGES.

ARVERNE.—Remington av, 118, 1-sty frame garage, 18x18, shingle roof; cost, $90; owner, L. Druckerman, premises. Plan No. 2303.

JAMAICA.—Jeffrey av, e s, 236 n Hillside av, 1½-sty frame stable, 34x18, slag roof; cost, $1,450; owner, Chas. Ebert, 108 Wyckoff av, Brooklyn; architect, J. H. Vandervegt, 2328 Linden st, Evergreen. Plan No. 2326.

LAUREL HILL.—Washington av, w s, 100 s Shell rd, 1-sty frame garage, 17x15, tin roof; cost, $150; owner, L. Wagner, premises. Plan No. 2314.

L. I. CITY.—Broadway, s s, 50 e 7th av, 1-sty frame stable, 25x13, tin roof; cost, $100; owner, Mrs. J. Kemerer, 456 Broadway, L. I. City; architect, J. M. Grady, 265 8th av, L. I. City. Plan No. 2306.

WOODHAVEN.—Oveanview av, n w cor Fulton st, 1-sty steel garage, 17x17, steel roof; cost, $400; owner, F. P. Nichols, premises. Plan No. 2339.

# PROPOSALS

**The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.**

NOTICE TO CONTRACTORS.

Sealed proposals for Repairs to 12" Water Main Under River at the Manhattan State Hospital, Ward's Island, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Monday, July 27th, 1914, when they will be opened and read publicly. Proposals shall be enclosed in envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by certified check in the sum of 5% of the amount of bid. Contractor to whom the award is made shall be required to furnish surety company bid in the sum of 50% of the amount of contract within thirty days after official notice of award of contract, in accordance with the terms of specification No. 2003. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the Manhattan State Hospital, Ward's Island, N. Y.; at the office of the State Hospital Commission, 1 Madison Avenue, New York City, and at the office of the State Architect. Complete sets of drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

Dated Albany, N. Y., July 6th, 1914.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

RAMBLERSVILLE.—Hawtree av, s e cor Grimm av, 1-sty brick garage, 12x20, slag roof; cost, $350; owner, J. J. Riccardo, 1160 Halsey st, Brooklyn. Plan No. 2333.

WOODHAVEN.—Dennington st, n w cor Ferris st, 1-sty frame garage, 19x12, slag roof; cost, $200; owner, Jacob Hofer, 375 Kent st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 2322.

STORES AND TENEMENTS.

L. I. CITY.—Taylor st, s s, 200 w Van Alst av, 3-sty brick tenement, 25x80, slag roof, 6 families; cost, $8,000; owner, Chas. Felke, 507 Euclid av, Brooklyn; architect, Louis Danancher, 375 Fulton st, Jamaica. Plan No. 2344.

RIDGEWOOD.—Madison st, s s, 818 e Fresh Pond rd, four 3-sty brick tenements, 28x68, slag roof, 6 families; cost, $40,000; owner, Chas. Groesch, 2570 Hughes st, Evergreen; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2321.

MISCELLANEOUS.

BAYSIDE.—Titus av, w s, 200 s Braddish av, frame coop, 18x12, paper roof; cost, $125; owner, W. T. Talumn, premises. Plan No. 2351.

COLLEGE POINT.—5th av, s s, 250 w 10th st, 1-sty frame shed, 40x24, slag roof; cost, $300; owners, Kraemer Bros., premises. Plan No. 2350.

GLENDALE.—Myrtle av, n s, 775 w Woodbine st, cesspool for dwelling; cost, $85; owner, J. Bensel, premises. Plan No. 2340.

MIDDLE VILLAGE.—Firth av, e s, opposite Catherine st, 1-sty frame shed, 15x36, gravel roof; cost, $215; owner, J. Baumann, premises. Plan No. 2338.

COLLEGE POINT.—3d av, s e cor 3d st, metal tank; cost, $1,000; owner, U. S. Metal Product Co., premises. Plan No. 2311.

ELMHURST.—Maurice av, n w cor Chicago av, 1-sty frame office, 16x34, slag roof; cost, $150; owner, J. Gleason, premises. Plan No. 2312.

FAR ROCKAWAY.—Grandview av, n s, 200 e Rue De St Felix, temporary observatory, 18x8; cost, $250; owner U. S. Coast and Geological Survey, Far Rockaway. Plan No. 2329.

L. I. CITY.—Blackwell st, foot of, steel tower, 8x25; cost, $150; owner, Astoria Veneer Co., premises. Plan No. 2334.

L. I. CITY.—Boulevard, s w cor Webster av, 1-sty frame shed, 15x35, tin roof; cost, $350; owner, V. Tortora, premises. Plan No. 2309.

NORTH BEACH.—Beach st, e s, 125 s Jackson av, fence, 325x8; cost, $200; owners, Rae Bros., premises. Plan No. 2305.

RAMBLERSVILLE.—Hawtree Creek, e s, 65 n Brook rd, 1-sty frame barn, 8x12; cost, $75; owner, W. M. Pierce, premises. Plan No. 2304.

ROCKAWAY PARK.—Beach 110th st, e s, 200 n Triton av, 1-sty frame isolation ward, 30x16, shingle roof; cost, $500; owner, Sanitarium for Hebrew Children, premises; architects, L. Rouse and Goldstone, 38 West 32d st, Manhattan. Plan No. 2320.

SOUTH OZONE PARK.—Leahy av, e s, 100 n Attley av, 1-sty frame barn, 12x16; gravel roof; cost, $150; owner, M. Gunther, premises Plan No. 2319.

RICHMOND HILL.—Hillside av, s s, 50 w Cottage av, 1-sty frame shed, 7x8, tin roof; cost, $50; owner, C. Hansen, premises. Plan No. 2354.

## Richmond.

DWELLINGS.

GROVE PL, w s, 127 s Hatfield av, Port Richmond, 2½-sty frame dwelling, 19x41; cost, $2,800; owner, Jeanette Clark, Port Richmond; architect and builder, J. A. B. Larsen, Port Richmond. Plan No. 619.

NORTHCOLTE PL, n s, 200 w Richmond rd, Stapleton, 2-sty frame dwelling, 22x24; cost, $1,800; owner and builder, H. H. Pasewark, Stapleton. Plan No. 605.

3D ST, s s, 66 e Fairview av, New Brighton, five 2-sty frame dwellings, 22x22; total cost, $9,000; owner, Mary O. Phillips, New Brighton; architect and builder. John J. McHenry, New Brighton. Plan No. 607.

CEDAR GROVE AV and Seafoam st, n e cor, New Dorp, 1½-sty frame dwelling, 14x29; cost, $700; owner and builder, W. T. Ford, Bayonne, N. J. Plan No. 615.

DECKER AV, w s, 478 n Katherine st, Port Richmond, 2-sty frame dwelling, 20x42; cost, $3,700; owner, Fritz Bucha, Port Richmond; architect and builder, Louis Larsen, Port Richmond. Plan No. 617.

LAUREL AV, s s, 200 e Gordon st, Stapleton, two 2-sty frame dwellings, 16x46; total cost, $4,000; owner, W. Kemether, Stapleton; architect, Thos. Cummings, Stapleton; builder, Hy. Kressin, Richmond. Plan No. 616.

NEW YORK AV, n s, 925 e Jewett av, New Brighton, 2-sty frame dwelling, 33x25; cost, $5,000; owner, Jos. Wanty, Westerleigh; architect, Jas. Whitford St. George; builder, Gus. Erickson, Port Richmond. Plan No. 618.

ROMA AV, e s, 350 s Marine Way, New Dorp, 1-sty frame bungalow, 18x24; cost, $400; owner and builder, Tony Compo, 165 Christ st, Manhattan. Plan No. 606.

WINAN AV, n s, 600 e Bayview av, Cresant Beach, 1-sty frame bungalow, 20x24; cost, $350; owner and builder. Ed Gross, 64 2d av, Manhattan. Plan No. 610.

1ST AV, s s, 120 e Pine st, New Brighton, two 2-sty frame dwellings, 21x46; total cost, $5,600; owner, Max Ginzberg, New Brighton; architect and builder, Jos. Kienan, New Brighton. Plan No. 604.

WOODLAND BEACH, 350 s Lincoln av, Woodland Beach, three 1-sty frame bungalows, 10x15; total cost, $180; owner and builder, H. W. Putnam, New Dorp. Plan No. 612.

STABLES AND GARAGES.

PROSPECT ST, 692, West Brighton, 1-sty frame garage, 12x18; cost, $75; owner, M. W. Allen, New Brighton; builder, H. Hermansen, New Brighton. Plan No. 613.

CASTLETON AV, s s, 100 e Richmond av, Port Richmond, 1-sty concrete garage, 28x28; cost, $500; owner, Dr. G. Walrath, Port Richmond; architect and builder, W. D. Bailey, Mariners' Harbor. Plan No. 622.

MISCELLANEOUS.

RICHMOND TER, n s, 230 e Broadway, Port Richmond, 1-sty frame brass foundry, 41x22; cost, $1,250; owner, architect and builder, Staten Island Ship Bldg. Co., Port Richmond. Plan No. 620.

GYNAN AV, n s, 250 s Boulevard, Great Kills, 1-sty frame hen house, 9x12; cost, $10; owner and builder, Louis Capell, 5623 7th av, Brooklyn. Plan No. 621.

JACKSON AV, n s, 140 e Old Stone rd, Granite Park, 1-sty frame shed, 10x16; cost, $55; owner and builder, J. Marsiglio, Granite Park. Plan No. 614.

OVERLOOK AV, s s, cor Fairview av, Graniteville, 1-sty frame workshop, 20x30; cost, $250; owner, I. W. Wolf, Graniteville; builder, F. H. Skerritt, Port Richmond. Plan No. 611.

CEDAR GROVE BEACH, ¼ mile from Marine Hospital, New Dorp Beach, 1-sty frame camp, 20x26; cost, $300; owner, J. L. Rose, Cedar Grove Beach; builder, Thos. Sanjour, New Dorp Beach. Plan No. 609.

CEDAR GROVE BEACH, ¼ mile from Marine Hospital, New Dorp Beach, 1-sty frame camp, 15x26; cost $250; owner, J. L. Rose, Cedar Grove Beach; builder, Thos. Sanjour, New Dorp Beach. Plan No. 608.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BIBLE HOUSE, 1-19, s s 9th st, between 3d and 4th avs, stairs, bulkhead to 6-sty brick office building; cost, $75; owner, American Bible Society, 29 Bible House, Astor pl; architects, M. L. & H. G. Emery, 68 Bible House. Plan No. 2661.

BROAD ST, 8-16, mason work, removal of encroachment, to 10-sty brick building (New York Stock Exchange); cost, $7,500; owner, New York Stock Exchange Bldg. Co., Ransom H. Thomas, president, 71 Broadway; architects, Geo. B. Post & Sons, 101 Park av. Plan No. 2687.

CHAMBER ST, 77, fire escape ladder, fireproofing dumbwaiter shaft to 5-sty brick store and loft; cost, $350; owner, First Peddie Memorial Baptist Churh, Sidney W. Blum, 845 Broad st; architect, Geo. Dress, 1436 Lexington av. Plan No. 2662.

DIVISION ST., 28, partition, plumbing, stairway to 6-sty brick stores and tenement; cost, $800; owner, Estate of Simon Epstein, 1851 7th av; architect, Otto Reissmann, 30 1st st. Plan No. 2646.

EAST BROADWAY, 185-187, removal of masonry and partitions to 4-sty brick school and stores; cost, $300; owner, Leon Kamaiky, 185 East Broadway; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2713.

EXTERIOR ST, w s, 65th to 67th sts, pent house extension to 5-sty brick laboratory; cost, $500; owner, Rockefeller Institute, Av A and 65th st; architect, William J. Larch, 30 East 42d st. Plan No. 2683.

FRANKLIN ST, 48, fire escapes to 5-sty brick store and factory; cost, $700; owner, John S. Sutphin, 311 West 72d st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2651.

FRONT ST, 49, mason work, beams to 3½-sty brick loft; cost, $200; owner, Theo. Camp, 28 Broad st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 2673.

GRAND ST, 260, partition to 6-sty brick stores and lofts; cost, $100; owner, Joseph Korns, 260 Grand st; architect, Max Glassberg, 445 West 45th st. Plan No. 2746.

GREENWICH ST, 729, doorway to 3-sty brick tenement; cost, $30; owner, M. B. Brown, 49 Wall st; architect, John McDonough, 47 Morton st. Plan No. 2688.

HUDSON ST, 640-642, kalamein door to two 3-sty brick stores and dwellings; cost, $50; owner, John H. Nicholson, 646 Hudson st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 2657.

LAFAYETTE ST, 382, steel tank supports to 9-sty brick lofts; cost, $800; owner, Laura Jay Edwards, Wm. White & Sons, 62 Cedar st; architect, Axel S. Hedman, 371 Fulton st, Brooklyn. Plan No. 2691.

LEROY ST, 49, mason work, beams, store front, firescapes, partition, ceiling, fireproof doors, cornices to 5-sty brick tenement; cost $6,000; owner, Estate of Jas. Galbraith, Sarah Galbraith, 49 Leroy st; architect, John McDonough, 47 Morton st. Plan No. 2711.


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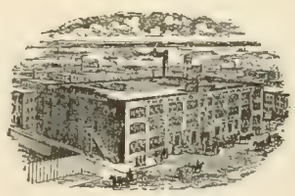
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*Plans Filed—Alterations—Manhattan (Cont.)*

LUDLOW ST, 21, mason work, partitions, store front, galvanized iron cornice to 2-sty brick store and dwelling; cost, $1,500; owner, Frank D. Creamer, 44 Court st, Brooklyn; architect, Frank Straub, 25 West 42d st. Plan No. 2733.

MOORE ST, 12-14 North, demolition, moving, mason work, stairs, partitions to 3-sty brick apparatus house; cost, $12,000; owner, City of New York, Fire Dept., Municipal Bldg.; architect, William S. Connell, Fire Dept. Plan No. 2680.

NEW ST, 34-38, cellar stairways, iron grating to 5-sty brick store and offices; cost, $500; owners, De Forrest Bros., 34-36 New st; architect, Brutus Gundlach, 185 Madison av. Plan No. 2647.

NEW ST, 52-54, removal of encroachment to 4-sty brick store and offices; cost, $300; owner, Almy G. Gallatin, Hotel St. Regis; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2726.

NEW ST., 3-5-7, removal of encroachment to 11-sty brick stores and offices; cost, $200; owner, Union Trust Co., 80 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2751.

PIKE ST, 71-73, steel tank supports to 7-sty brick store and lofts; cost, $750; owner, Saml. Strausbourger, 74 Broadway; architects, The Rusling Co., 39 Cortlandt st. Plan No. 2666.

VESTRY ST, 19, stairs, bulkhead to 5-sty brick shop and storage house; cost, $350; owner, David W. Cochran, 120 West 12th st; architect, Chas. Mayer, 30 East 42d st. Plan No. 2665.

WILLIAM ST, 26 South, fire escapes to 4-sty brick store and factory; cost, $500; owner, Estate of Alexander Brown, 21 Liberty st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 2649.

3D ST, 5 WEST, partition, plumbing to 3-sty brick store and lofts; cost, $125; owner, Farmers' Loan & Trust Co., 22 William st; architect, Robt. Teichman, 22 William st. Plan No. 2656.

21ST ST, 538 West, mezzanine floor to 1-sty brick studio; cost, $700; owner, Eugene W. Glaenzer, 538 West 21st st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 2658.

22D ST, 142 East, casement sash, iron balcony to 3-sty brick dwelling; cost, $200; owner, Samuel V. Hoffman, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 2752.

22D ST, 346 West, skylight, door opening to 4-sty brick dwelling; cost, $450; owner, Stewart Chaplin, Woodstock, N. Y.; architect, Jos. Mitchell, 332 West 24th st. Plan No. 2729.

24TH ST, 537 West, fire escape stairway to 5-sty brick factory; cost, $150; owners, John & Lee McCallum, 537 West 24th st; architect, Adolf Rosenbaum, 499 West 41st st. Plan No. 2724.

24TH ST, 203-17 West, alteration to conveyor of 11-sty brick loft building; cost, $1,000; owner, National Cloak & Suit Co., 203-17 West 24th st; architect, Otis Elevator Co., 250 11th av. Plan No. 2734.

29TH ST, 52 West, removal of encroachment to 3-sty brick store and lofts; cost, $200; owner, Sarah A. McLanahan, 68 Broad st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 2730.

29TH ST, 155-161 West, removal of encroachments to two 7 and 5-sty brick stores and loft buildings; cost, $500; owner, Josephine M. Schweinler, 421 Hudson st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2681.

29TH ST, 128 West, iron stairs to 3-sty brick stores and tenement; cost, $100; owner, Geraldine M. Brosseau, 177 Madison av; architect, Christian H. Lang, 131 West 58th st. Plan No. 2700.

29TH ST, 46-50 West, removal of encroachment to 3-sty brick factory; cost, $650; owner, 48 West 29th St. Corporation, 48 West 29th st; architect, Wm. A. Hynd, 28 East 23d st. Plan No. 2717.

29TH ST, 36-38-40 West, removal of encroachment to three 3 and 5-sty brick dwellings; cost, $200; owner, Mary B. Fareira, 106 6th av; architect, William A. Hynd, 28 East 23d st. Plan No. 2747.

30TH ST, 1 West, steel tank supports to 9-sty brick apartments; cost, $350; owner, John J. Gibbons, 1 West 30th st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2753.

31ST ST, 13 West, store front to 4-sty brick dwelling and store; cost, $200; owner, Mark W. Maclay, 13 West 31st st; architect, John H. Knubel, 305 West 43d st. Plan No. 2697.

31ST ST, 155 West, removal of encroachment to 4-sty brick store and tenement; cost, $200; owner, Wm. F. Donnelly, 407 West 22d st; architect, Geo. M. McCabe, 96 Fifth av. Plan No. 2720.

32D ST, 2-4 WEST, removal of encroachment to 4-sty stores and lofts; cost, $800; owner, Wm. Waldorf Astor; atty., Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2758.

33D ST, 15-17 EAST, removal of encroachment to 4-sty brick stores and lofts; cost, $700; owner, Wm. Waldorf Astor; atty., Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2757.

34TH ST, 131 East, store front, doorway, fireproof door; cost, $500; owner, Dr. John A. Wyeth, 244 Lexington av; architect, Henry H. Holly, 39 West 27th st. Plan No. 2654.

36TH ST, 127 East, partitions to 4-sty brick dwelling; cost, $800; owner, John M. Dickinson, 60 Wall st; architect, Chas. Graf, 101 Park av. Plan No. 2695.

36TH ST, 601 West, fireproof elevator shaft to 8-sty brick printing shop; cost, $3,000; owner, David Williams, 437 11th av; architect, Walter S. Timmins, 315 5th av. Plan No. 2689.

36TH ST, 506 W, driveway alteration for store purposes in 4-sty brick tenement; cost, $1,000; owner, Equitable Trust Co., 37 Wall st; architect, Brady & Oltrash, 31 West 140th st. Plan No. 2756.

37TH ST, 113 East, partition, vent flue to 4-sty brick dwelling; cost, $200; owner, Geo. B. McEntyre, 401 Greenwich st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 2712.

37TH ST, 36-38 West, windows to 14-sty brick loft and offices; cost, $300; owner, Ball Realty Co., 334 5th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2709.

38TH ST, 23 West, store front to 4-sty brick stores and tenement; cost, $125; owner, Arthur Brisbane, 238 William st; architect, Samuel Goldsmith, 242 Delancey st. Plan No. 2682.

40TH ST, 125 West, mason work, store front to 2-sty brick stores and dwelling; cost, $500; owner, Edw. H. Van Ingen, 160 5th av; architect, Morris Schwartz, 194 Bowery. Plan No. 2725.

40TH ST, 604-610 West, adding 1-sty brick garage to 2 and 3-sty brick stable; cost, $12,000; owner, Chas. E. Appleby, 11 John st; architect, Alexander Brociner, 489 5th av. Plan No. 2659.

45TH ST, 25 West, partitions, fireproof doors and base to 5-sty brick stores and offices; cost, $200; owner, Century Holding Co., 1182 Broadway; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2676.

45TH ST, 156 West, extension to 5-sty brick stores and dwelling; cost, $2,000; owner, May I. Eiseldt, 127 West 43d st; architect, Henry B. Herts, 35 West 31st st. Plan No. 2708.

50TH ST, 160 West, partitions to 3-sty brick dwelling; cost, $300; owner, Albert H. Miller, 162 West 50th st; architect, Adolph Giobbe, 144 West 39th st. Plan No. 2696.

53D ST, 446 West, fireproof passage to 4-sty brick tenement; cost, $300; owner, Chas Lovinger, 446 West 53d st; architects, Cohen & Felson, 329 4th av. Plan No. 2702.

53D ST, 1 East, removal of encroachment, extension to 5-sty brick store and dwelling; cost, $5,000; owner, Curtis Estate, 1 East 53d st; architects, Schwartz & Gross, 347 5th av. Plan No. 2701.

54TH ST, 307-309 East, mason work, gallery, fire passage, stairway to 4-sty brick lofts, distillery and stable; cost, $10,000; owner, Martin Wortman, 419 West 119th st; architect, Jos. J. Eberle, 409 5th av. Plan No. 2678.

54TH ST, 305 West, iron stair, partitions, fireproof door to 3-sty brick stores and hall; cost, $150; owner, N. Y. Turn Verein, 915-919 8th av; architect, Jos. J. Eberle, 489 5th av. Plan No. 2679.

54TH ST, 314 West, partition to 4-sty brick court house; cost, $100; owner, City of New York, president of the Borough of Manhattan, Municipal Bldg.; architect, Frank M. Coffin, 272 Manhattan av. Plan No. 2650.

56TH ST, 36 West, windows to 5-sty brick dwelling; cost, $750; owner, Louis Cerlian, 36 East 49th st; architect, Lawrence M. Loeb, 37 East 28th st. Plan No. 2648.

56TH ST, 120 East, pent house, stairway to 4-sty brick dwelling; cost, $2,000; owner, Ernest A. Bigelow, 120 East 56th st; architect, Vernon Jarboe, 381 4th av. Plan No. 2684.

56TH ST, 164 West, plaster boards to 2-sty brick garage and lofts; cost, $500; owner, P. J. Finn, 879 7th av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2740.

58TH ST and 3d av, s w cor, fire escape stairway to 5-sty brick store and tenement; cost, $150; owner, W. C. Dilger, 198 East 58th st; architect, Adolf Rosenbaum, 449 West 41st st. Plan No. 2723.

58TH ST, 422-430 West, terra cotta block partitions, iron stairs, metal door, mason work, roofing, skylight, fire escapes to 4-sty brick office building; cost, $15,000; owner, N. Y. Telephone Co., Union N. Bethell, president, 15 Dey st; architect, Edward A. Munger, 15 Dey st. Plan No. 2718.

59TH ST, 241 East, window openings, kalamein frames and sashes to 2-sty brick garage; cost, $20; owner, William J. Roome, 177 Madison av; architect, Frederic Ober, Jr., 30 East 42d st. Plan No. 2664.

61ST ST, 58-60 East, room on roof of 9-sty brick school; cost, $1,000; owner, Brearley School, 58-60 East 61st st; architects, McKim, Mead & White, 101 Park av. Plan No. 2754.

67TH ST, 205-215 East, mason work, marquise to 5-sty brick theatre; cost, $300; owner, Otto Cohn, 148 West 36th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2669.

73D ST, 219 East, partition, light shafts, skylight, chimneys, plumbing, concrete work, tar roof, painting to 5-sty brick stores and tenement; cost, $5,000; owner, Augusta L. Jones, Tuxedo, N. Y.; architect, Alfred A. Zink, 219 East 73d st. Plan No. 2652.

75TH ST, 201-205 West, partitions, ceilings to 5-sty brick stores and loft; cost, $850; owner, Estate of W. S. Walton, 30 Broad st; architect, Jas. C. Green, 103 Park av. Plan No. 2677.

77TH ST, East, s w cor Lexington av, steel beams, fireproofing, mason work, partitions, ventilating flues, extension of stairs and elevator shaft to 5-sty brick hospital; cost, $10,000; owner, German Hospital & Dispensary, premises; architect, I. E. Ditmars, 111 5th av. Plan No. 2671.

78TH ST, 22 East, 2-sty addition to 4-sty brick dwelling; cost, $1,500; owner, Jos. L. De Saulles, 22 East 78th st; architect, Edwin Wilbur, 120 Liberty st. Plan No. 2732.

80TH ST, 42 East, mason work, dumb waiter shaft, partitions, plumbing, electric wiring to 4-sty brick dwelling; cost, $5,000; owner, Ford Huntington, 15 Dey st; architects, Hoppin & Koen, 244 5th av. Plan No. 2693.

85TH ST, 211-215 East, partitions, windows to 6-sty brick stores and tenement; cost, $1,000; owner, Ignatz Weisberg, 211-215 East 85th st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2698.

86TH ST, 230-240 East, resetting doors, light, fan-light, iron enameled sink to six 4-sty brick stores and dwellings; cost, $500; owner, Tryus Realty Corporation, 160 Broadway; architect, none. Plan No. 2706.

99TH ST, 219 East, mason work, fireproof doors and stairs to 5-sty brick school; cost, $4,000; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 2748.

103D ST, 302 East, store fronts, plumbing, column, girders, iron doors to 5-sty brick stores and tenement; cost, $1,000; owner, Nathan Schaincupp, 151 East 81st st; architect, Maximilian Zipkes, 220 5th av. Plan No. 2694.

106TH ST, 207 East, window opening, stairway to 4-sty brick store and tenement; cost, $50; owner, Antonio Granatelli, 220 East 105th st; architect, Rosario Candela, 205 East 106th st. Plan No. 2727.

109TH ST, 51-53 East, stair and scuttle to 6-sty brick stores and tenement; cost, $60; owner, Lewis Samuels, 1 West 70th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2653.

116TH ST, 105 West, exit to 2-sty brick restaurant; cost, $300; owner, Morris E. Bernheimer, 105 West 116th st; architects, Cohen & Felson, 329 4th av. Plan No. 2703.

116TH ST, 162 East, terra cotta block partitions, kalamein frames, doors and sash doorway to 2-sty brick school annex; cost, $750; owner, Emanuel Alexander, Hotel Chamberlain, Bath Beach; architect, H. S. Minnerly, 103 Park av. Plan No. 2742.

124TH ST, 80 West, photographic studio, on roof of 3-sty brick stores and dwelling; cost, $500; owner, John J. Spowes, 101 Pierpont st, Brooklyn; architect, Jos. C. Cocker, 2017 5th av. Plan No. 2721.

135TH ST, 52-54-56 East, roof, posts to 1-sty frame storage shed; cost, $100; owner, N. Y., C. & H. R. Railroad; architect, Robt. H. Mathews, 109 East 126th st. Plan No. 2675.

152D ST, 448 West, stairway to 2-sty brick dwelling; cost, $70; owner, Isabell Wallace, 54 West 120th st; architect, Abel B. Lieberman, 71 East 108th st. Plan No. 2705.

178TH ST, 670 West, mason work, partitions, plumbing, metal ceiling, vent shaft to 1-sty brick stores and restaurant; cost, $5,000; owner, Cliff Constn. Co., John Lever, president, 4194 Broadway; architect, John P. Walther, 201 North High st, Mt. Vernon, N. Y. Plan No. 2716.

AMSTERDAM AV, 2906, store front to 5-sty brick store and tenement; cost, $250; owner, Ebling Realty Co., 271 West 125th st; architect, John J. McCoy, 1874 Park av. Plan No. 2692.

BOWERY, 223½-225, fireproof doors, partitions to 10-sty brick lodging house; cost, $2,500; owner, The Salvation Army, 122 West 14th st; architect, Wm. S. Barker, 122 West 14th st. Plan No. 2710.

BROADWAY, 42, removal of encroachment to 20-sty brick office building; cost, $500; owner, Jas. N. Rosenberg, 42 Broadway; architect, Jas. C. McGuire, 50 Church st. Plan No. 2722.

BROADWAY, 1710-1718, store fronts to 2-sty brick stores and lofts; cost, $250; owner, Jesse Froelich, 1727 Broadway; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 2707.

BROADWAY, 113 West, fire escapes, fireproof frames and sash to 5-sty brick lofts; cost, $1,000; owner, John H. Haaren, 134 West 121st st; architect, John T. Riggs, 507 2d st, Brooklyn. Plan No. 2736.

BROADWAY, 1161, store front to 4-sty brick store and loft; cost, $450; owner, N. Y. Business Corporation, 347 5th av; architect, John H. Friend, 148 Alexander av. Plan No. 2737.

BROADWAY, 817-19, steel tank supports to 14-sty brick store and lofts; cost, $2,000; owner Isabell Anderson, care D. Birdsall & Co., 317 Broadway; architect, The Rusling Co., 39 Cortland st. Plan No. 2749.

BROADWAY, 1441-1449, flooring, kalamein doors, dressing rooms, steel work to 5-sty brick theatre; cost, $30,000; owner, Broadway & 41st St. Co., Geo. H. Earle, Jr., president, Broad and Chestnut sts., Phila., Pa.; architect, W. H. Hoffman, 1323 Market st, Phila., Pa. Plan No. 2735

CENTRAL PARK, 292-293 West, dumb waiter shaft, skylight, kalamein doors, jambs and trim, partitions, tile to 5-sty brick sanitarium; cost, $3,750; owner, Chas. B. Towns, 119 West 81st st; architect, A. H. Schoonmaker, Jr., 103 Park av. Plan No. 2739.

COLUMBUS AV, 753, flooring, windows to 5-sty brick stores and tenement; cost, $200; owner, Samuel Martin, 1974 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2728.

MADISON AV, 132, partition to 4-sty brick stores and offices; cost, $250; owner, Jared W. Bell, 248 Lexington av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2714.

PARK AV, 635, extension of elevator shaft, cables, kalamein door and trim, plastering to 12-sty brick apartment house; cost, $1,200; owner, Susanna S. Minturn, 109 East 21st st; architect, Wm. J. Smith, 37 West 25th st. Plan No. 2674.

PLEASANT AV, 277, mason work to 3-sty brick store and dwelling; cost, $1,000; owner, Nicolo Grasso, 277 Pleasant av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2655.

WEST END AV, 440, windows to 7-sty brick tenement; cost, $350; owner, Eugene Rothschild, 440 West End av; architect, John Hooper, 2240 Broadway. Plan No. 2704.

1ST AV, 1467, mason work, plumbing to 4-sty brick tenement; cost, $500; owner, Andrew Adamco, 253 East 3d st; architect, Frank Eberhart, 401 East 76th st. Plan No. 2670.

2D AV, 1035, store front to 4-sty brick store and tenement; cost, $200; owner, Joseph Haupt, 46 Jay st; architect, John M. O'Rourke, 137 East 47th st. Plan No. 2699.

2D AV., 1094-6, store front to 6-sty brick stores and tenement; cost, $350; owner, E. Martin Pietzsch, 2344 2d av; architect, H. A. F. Wunderlich, 550 Jackson av. Plan No. 2750.

3D AV, 1724, store front, partitions to 5-sty brick tenement; cost, $1,000; owner, Cora De J. Henie, 1724 3d av; architect, John H. Knubel, 305 West 43d st. Plan No. 2660.

3D AV, 1527, store front, galvanized iron cornice, ceiling to 5-sty brick store and hall; cost, $2,415; owner, Jacob Lauchheimer, Greenwood av, Far Rockaway; architect, Stephen R. Vous, 215 7th av. Plan No. 2719.

5TH AV, 1054-1056, partitions, changing widths of doors, altering service entrance, elevator, plumbing, trim, floors, plastering to 6-sty brick and stone dwelling; cost, $38,000; owner, William H. Erhart, Cedarhurst, L. I.; architect, Addison Mizner, 431 5th av. Plan No. 2686.

5TH AV, 319, removal of encroachment to 4-sty brick club; cost, $1,000; owner, The Knickerbocker Club, 319 5th av; architects, Delano & Aldrich, 4 East 39th st. Plan No. 2743.

5TH AV, 503, partitions to 5-sty brick stores and offices; cost, $1,000; owner, 503 5th Av Co., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 2755.

6TH AV, 651, mason work, partitions, columns, girders, stairs, iron doors, iron and glass cornice to 4-sty brick cafe and tenement; cost, $1,500; owner, P. J. Flannery, 38th st and 6th av; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2741.

6TH AV, 496-498, removal of encroachment to 2-sty brick stores and lofts; cost, $1,500; owner, 1227 Broadway Co., 1119 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2715.

6TH AV, 677, mason work, partitions, plumbing to 4-sty brick apartments; cost, $1,000; owner, Adolph A. Hageman, 67 West 36th st; architect, Adolph Mertin, 34 West 28th st. Plan No. 2731.

6TH AV, 483, store front to 4-sty brick store, office and hotel; cost, $500; owner, Wm. T. Hallahan, 483 6th av; architect, George Hof, Jr., 371 East 158th st. Plan No. 2685.

7TH AV, 361, store front to 4-sty brick store and loft; cost, $300; owner, Morris Littman, 226 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 2672.

7TH AV, 2309, window, door, partition to 3½-sty brick dwelling; cost, $100; owner, Bert Williams, 210 West 133d st; architect, Aaron Bibsky, 165 West 143d st. Plan No. 2744.

8TH AV, 2662, store front to 5-sty brick store and tenement; cost, $350; owner, Katherine Syska, 100 West 94th st; architect, Karl Schultz, 150 West 99th st. Plan No. 2738.

8TH AV, 871, store front, girders to 5-sty brick store and tenement; cost, $400; owner, Wm. Cahill, 871 8th av; architect, Rudolf Boehler, 195 Lexington av. Plan No. 2668.

9TH AV, 755, store front to 5-sty brick stores and tenements; cost, $100; owner, Richard Van Der Handin, 402 West 51st st; architect, Jos. J. Eberle, 489 5th av. Plan No. 2667.

9TH AV, 235, partition, plumbing to 4-sty brick store and tenement; cost, $25; owner, Sol Cohen, 158 West 131st st; architect, Jesse Acker, 1045 Hoe av. Plan No. 2680.

10TH AV, 499, store front, beams to 4-sty brick store and dwelling; cost, $600; owner, Sarah J. Leonard, 51 Bradhurst av; architect, Thos. H. Styles, 1451 Broadway. Plan No. 2663.

10TH AV, 169-171, repairs to roof of 4-sty brick stores and tenement; cost, $50; owner, The General Theological Seminary, Chelsea Square; architect, none. Plan No. 2745.

## Bronx.

HOME ST, 897, new show windows, new toilet to 3-sty frame store and tenement; cost, $400; owner, Nichola Apostolico, 1158 Simpson st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 381.

OAKLAND PL, n s, 100 w Prospect av, 1-sty stone extension, 8.9x14, to 2-sty frame dwelling; cost, $250; owner, Chas. F. Griffin, on premises; architect, R. F. Knockenhauer, 531 Tremont av. Plan No. 394.

155TH ST, 751 to 755, new toilet to 6-sty brick stores and tenement; cost, $250; owner, Nathan Marcus, 121 Canal st; architect, Samuel Sass, 32 Union sq. Plan No. 370.

186TH ST, n s, from Crescent to Belmont avs, new toilet, new partitions to 5-sty brick store and tenement; cost, $500; owner, Guiseppe Jamascia, 651 Crescent av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 378.

BATHGATE AV, 2341, 1-sty frame extension, 25x16.6, and new partitions to 2-sty frame store and dwelling; cost, $500; owner, Henry Schmidt, on premises; architect, Thos. E. Leahy, 446 East 185th st. Plan No. 377.

CLAY AV, 1133-1135, new store front, new beams to two 2-sty frame stores and dwelling; cost, $800; owner, Jacob Marx, 170 Broadway; architect, M. M. Del Gaudio, 401 Tremont av. Plan No. 386.

ELLISON AV, w s, 37.6 n Waterbury av, move 2½-sty frame dwelling; cost, $2,000; owner, Joseph Polschenske, Fort Schuyler rd; architect, M. A. Buckley, 1513 Howe av. Plan No. 387.

HOE AV, 1275, new stairs, new partitions to 2-sty frame synagogue; cost, $1,000; owners, The Freeman & Hoe Av. Realty Co., 39 West 91st st; architect, Joe Lewis, 24 East 97th st. Plan No. 391.

LONGWOOD AV, 887, new show windows, new partitions to 5-sty brick store and tenements; cost, $2,500; owner, Geo. F. Johnson, 212 5th av; architect Carl J. Itzel, 847 Freeman st. Plan No. 382.

MARION AV, e s, 25 n Oliver pl, 2-sty frame extension, 8x16.3 to 2¼-sty frame dwelling; cost, $500; owner, C. Katz, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 393.

PROVOST AV, w s, 136.5 n Light st, move 2½-sty frame dwelling; cost, $3,000; owners, Dursie & Russell, Dyre av; architect, Wm. S. Irving, 752 East 226th st. Plan No. 392.

ST. ANNS AV, 342, new piers, new girders, new store front to 4-sty brick store and tenement; cost, $5,000; owner, Solomon Schubach, 695 Eagle av; architect, Norman Leduer, 1341 Southern Boulevard. Plan No. 396.

ST. LAWRENCE AV, e s, 25.9 s Beacon st, move 2½-sty frame dwelling; cost, $2,500; owner, Ida Kushner, 1424 Rosedale av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 383.

ST. PETER'S AV, s w cor St. Raymond's av, new store front, new stairs to 2-sty frame store and dwelling; cost, $500; owner, Wm. Fonzo, 1701 Zerega av; architect, Anton Pirner, 2069 Westchester av. Plan No. 389.

SO BOULEVARD, n e cor 137th st, 1-sty brick extension, 40x90, to 5-sty brick factory; cost, $10,000; owners, Winter & Co., on premises; architect, Albert E. Davis, 258 East 138th st. Plan No. 385.

WATSON AV, n e cor Tremont av, new posts, new foundation to 2-sty frame store and dwelling; cost, $500; owners, G. & A. Kreisdel, on premises; architect, Thos. L. Newman, 2236 Ellis av. Plan No. 390.

WESTCHESTER AV, s s, 213 e Olmstead av, 2-sty frame extension, 18x26, to 1-sty frame store and dwelling; cost, $150; owner, J. Braithwaite, 2126 Westchester av; architect, Thos L. Newman, 2236 Ellis av. Plan No. 381.

WESTCHESTER AV, s s, 213 e Olmstead av, move 2-sty frame dwelling; cost, $500; owner, J. Braithwaite, 2126 Westchester av; architect, Thos. L. Newman, 2236 Ellis av. Plan No. 380.

WILLIS AV, 458, new store front, new partitions to 3-sty frame store and dwelling; cost, $1,000; owner, Harry P. Minogue, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 395.

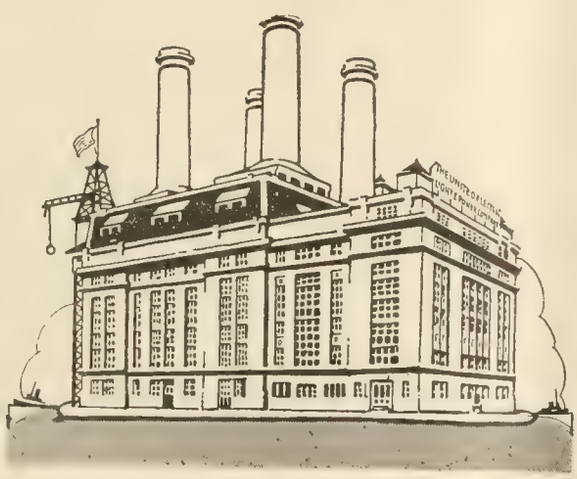
3D AV, s w cor, 146th st, move and new stairs to 1-sty stone church; cost, $16,000; owner, Reformed Church of Mott Haven, Oscar M. Voorhees, 350 East 146th st, president Board of Trustees; architect, Albert E. Davis, 258 East 138th st. Plan No. 388.

## Brooklyn.

CEDAR ST, 88, interior alterations to 3-sty tenement; cost, $450; owner, Anna Dillon, 8 Kissuth pl; architect, M. J. Boyle, 1039 DeKalb av. Plan No. 4843.

DEGRAW ST, 99, extension to 1-sty w. c.; cost, $500; owner, Guiseppe Caruba, 202 Union st; architect, F. P. Imperato, 356 Fulton st. Plan No. 4749.

FLATBUSH AV, 1580, extension to 2-sty garage; cost, $1,200; owner, Fred Brecht, 1580 Flatbush av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 4926.

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*Plans Filed, Alterations, Brooklyn (Continued)*

FULTON ST, 503, vault to 7-sty office building; cost, $1,500; owner, Offerman Estate, premises; architects, Voss & Lauritzen, 65 DeKalb av Plan No. 4802.

GRAND ST, 176, exterior alterations to 3-sty dwelling; cost, $1,000; owner, Chris Stepleberg, 176 Grand st; architect, E. J. Messinger, 394 Graham av. Plan No. 4748.

HENDRIX ST, 399, extension to 2-sty dwelling; cost, $200; owner, Bertha Hess, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 4885.

HOWARD AV, 146, move 2-sty dwelling; cost, $1,500; owner, Herman Moscowitz, 184 Watkins st; architect, S. Millman, 1780 Pitkin av. Plan No. 4898.

LEONARD ST, 362, interior alterations to 3-sty tenement; cost, $400; owner, Sam Roser, 894 Withers st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4773.

MADISON ST, 447, interior alterations to 2-sty dairy; cost, $2,000; owner, High Ground Dairy Co., on premises; architect, A. R. Koch, 737 Chauncey st. Plan No. 4860.

PROSPECT AV, 261, extension to 4-sty lodge rooms; cost, $12,000; owner, John A. Kolle, on premises; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 4918.

SACKETT ST, 155, interior alterations to 3-sty tenement; cost, $250; owner, Dominic Esposito, 194 Union st; architect, E. H. Scally. Plan No. 4765.

STERLING PL, 1170, porch to 2-sty dwelling; cost, $300; owner, Jos. M. Levy, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 4904.

TILLARY ST, 14, interior alterations to 4-sty mission; cost, $500; owner, Fredk. Loeser, 177 Montague st; architect, W. H. Ludwig, 801 Eastern parkway. Plan No. 4769.

WILLOUGHBY ST, 28, extension to 3-sty store; cost, $150; owner, Chas. Duane, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 4782.

S 2D ST, 181, interior alterations to 3-sty tenement; cost, $300; owner, Solomon Tanenbaum, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 4808.

WEST 3D ST, 3000-4, plumbing to two 3-sty tenements; cost, $100; owner, Estate of Chas. E. Morson, 3004 West 3d st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4855.

W 9TH ST, 140, interior alterations to 3-sty tenement; cost, $500; owner, Margt. Berrey, 410 Classon av; architect, A. J. Johnson, 438 Court st. Plan No. 4787.

E 14TH ST, 2413, move 1-sty shop; cost, $600; owner, Herman C. Peterson, 656 10th st; architects, Rupp Bros., 189 Montague st. Plan No. 4757.

E 18TH ST, 912, interior alterations to 2-sty dwelling; cost, $850; owner, Bessie Natsch, premises; architect, Seth Cutting, 1721 Av J. Plan No. 4742.

E 19TH ST, 1058, plumbing and porch to 2-sty dwelling; cost, $1,000; owners, D. & W. Constn. Co., 1410 Av J; architect, A. B. Dietrich, 1410 Av J. Plan No. 4884.

24TH ST, 146, extension to 2-sty factory; cost, $300; owner, Estate Alex M. White, 14 Wall st; architect, Maxwell Eng. Co., 146 26th st. Plan No. 4812.

W 29TH ST, 2933, interior alterations to 1-sty dwelling; cost, $150; owner, Jennie A. Trimble, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 4875.

42D ST, 1017, extension to 2-sty dwelling; cost, $900; owner, John D'Alessio, 3921 New Utrecht av; architects, Laspia & Salvati, 525 Grand st. Plan No. 4851.

93D ST, 334, extension to 2-sty dwelling; cost, $300; owner, Cath. Salmon, on premises; architect, Olof B. Almgren, 230 95th st. Plan No. 4800.

ATLANTIC AV, 326, interior alterations to 4-sty tenement; cost, $800; owner, Sarah Suisky, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4816.

ATLANTIC AV, 1199, interior alterations to 4-sty factory; cost, $1,200; owner, Louis Metra, 11 West 46th st, Manhattan; architect, Albert Ulrich, 371 Fulton st. Plan No. 4747.

BROADWAY, 772, interior alterations to 4-sty store and dwelling; cost, $1,000; owner, Wm. Ahneman, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 4825.

EVERGREEN PL, 26, move 1-sty dwelling; cost, $900; owner, Jas Mulligan, on premises; architect, S. J. Shelton, 352 Elton st. Plan No. 4790.

GATES AV, 1421, extension to 3-sty tenement; cost, $500; owner, Benj. Light, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4774.

GRAHAM AV, 123, interior alterations to 3-sty store and tenement; cost, $500; owner, Mrs. Leib Lurie, 119 Graham av; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 4892.

IRVING AV, 480, extension to 3-sty garage; cost, $750; owners, E. & F. Pinkerhill, premises; architect, G. W. Springsteen, Jr., 21 West 45th st, Manhattan. Plan No. 4783.

NEW LOTS RD, 380, extension to theatre; cost, $3,000; owner, Harry Brady, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 4871.

SHORE RD, 9711, move 1-sty garage; cost, $1,300; owner, John P. Muller, 220 81st st; architect, F. W. Stork, 7416 3d av. Plan No. 4732.

STONE AV, 70, interior alterations to 3-sty tenement; cost, $475; owner, Barbara Lutz, 287 St. Nicholas av; architect, Jacob Fein, 99 Powell st. Plan No. 4784.

SUTTER AV, 894, extension to 2-sty store and dwelling; cost, $2,000; owner, Chas. Weissinger, 448 Ashford st; architect, Joseph W. Weiss, 24 Cooper av, Glendale, L. I. Plan No. 4882.

THROOP AV, 105, interior alterations to 3-sty store and tenement; cost, $500; owner, Moses Rosen, 27 Whipple st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4844.

TOMPKINS AV, 185, interior alterations to 4-sty dwelling; cost, $2,000; owner, Saml Feldman, 192½ Stockton st; architects, Shampan & Shampan, 772 Broadway. Plan No. 4739.

VANDERBILT AV, n w cor Sterling pl, interior alterations to 2-sty school; cost, $2,400; owner, City of New York; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 4847.

5TH AV, 5624, store front to 4-sty store and tenement; cost, $700; owner, Ernest Tutino, 4919 5th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4846.

5TH AV, 344, interior alterations to 1-sty theatre; cost, $3,000; owner, C. A. McInerney, 392 8th st; architect, L. A. Sheinart, 194 Broadway. Plan No. 4771.

7TH AV, 455, interior alterations to 2-sty theatre and dwelling; cost, $200; owner, Henry Morgenstein, on premises; architect, Thos. Bennett, 3d av, cor. 52d st. Plan No. 4919.

8TH AV, 33, exterior alterations to 5-sty dwelling; cost, $4,500; owner, Helen A. Courtney, on premises; architect, Robert J. Reilly, 477 5th av, Manhattan. Plan No. 4842.

## Queens.

BAYSIDE.—6th st, w s, 100 n Lawrence blvd, 1-sty frame extension, 8x15, side dwelling, tin roof; cost, $350; owner, Hensen Building Co., Bayside. Plan No. 1544.

BLISSVILLE.—Review av, n w cor Pine st, interior alterations to factory; cost, $1,000; owner, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 1540.

CEDAR MANOR.—Kosciusko st, s s, 140 e Strensky st, 1-sty frame extension, 12x12, rear dwelling, tin roof; cost, $150; owner, Jos. Gansky, premises. Plan No. 1575.

COLLEGE POINT.—11th st, e s, 125 s 4th av, interior alterations to dwelling; cost, $225; owner, W. M. Mounts, premises. Plan No. 1518.

EVERGREEN.—Cypress av, e s, 400 s Cooper av, 1-sty frame extension, 8x12, rear dwelling, tin roof; cost, $60; owner, M. Mullins, premises. Plan No. 1537.

EVERGREEN.—Cypress av, e s, 400 s Cooper av, 1-sty frame extension, 8x8, rear dwelling, tin roof; cost, $125; owner, M. Mullins, premises. Plan No. 1538.

EVERGREEN.—Cypress av, e s, 225 s Cooper av, 1-sty frame extension, 8x8, rear dwelling, tin roof; cost, $125; owner, M. Mullins, premises. Plan No. 1539.

EVERGREEN.—Lafayette st, 32, 1-sty frame extension, 16x14, rear dwelling, tin roof; cost, $200; owner, G. Clauder, premises. Plan No. 1554.

FAR ROCKAWAY.—Walker av, w s, 200 n Remsen st, plumbing to two dwellings; cost, $100; owner, M. Lucas, premises. Plan Nos. 1526-27.

FAR ROCKAWAY.—Mott av, n w cor Clinton av, 1-sty frame extension, 3x9, rear dwelling; cost, $75; owner, M. H. Loeb, premises. Plan No. 1564.

FAR ROCKAWAY.—Remsen st, w s, 200 n Lake Grove pl, plumbing to dwelling; cost, $100; owner, A. Capparelli, premises. Plan No. 1546.

FLUSHING.—Washington av, n w cor Prince st, interior alterations to church, to provide for moving picture show; cost, $350; owner, Castle Amusement Co, 56 Beaver st, Manhattan. Plan No. 1522.

FLUSHING.—Elm st, 15, plumbing to dwelling; cost, $50; owner, C. Garner, premises. Plan No. 1545.

GLENDALE.—Dry Harbor rd, w s, 120 n Cooper av, interior alterations to dwelling; cost, $100; owner, A. Welsmantle, premises. Plan No. 1573.

JAMAICA.—Rockaway rd, w s, 311 s Bandman av, 1-sty frame extension, 28x20, rear dwelling, tin roof; cost, $300; owner, John McKay, 46 Campion st, Jamaica; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 1572.

JAMAICA.—Hillside av, n s, 300 w Holliswood av, signboard, 100x11; cost, $200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 1565.

JAMAICA.—Wyckoff av, s e cor Humboldt blvd, 1-sty brick extension, 23x33, on both sides of hall, slag roof; cost, $7,000; owner not given. Plan No. 1541.

L. I. CITY.—Boulevard, s w cor Webster av, 1-sty frame extension, 31x10, rear of office, tin roof; cost, $100; owner, V. Tortora, premises. Plan No. 1535.

L. I. CITY.—Borden and Van Alst avs, install two elevators in factory; cost, $3,800; owner, American Druggist Syndicate, premises. Plan Nos. 1568-69.

MASPETH.—1st st, s s, 50 w Astoria av, plumbing to dwelling; cost, $50; owner, J. Caestke, premises. Plan No. 1567.

METROPOLITAN, Flushing av, n s, 225 e Woodward av, plumbing to dwelling; cost, $50; owner, A. Sauer, premises. Plan No. 1521.

MIDDLE VILLAGE.—Forge st, e s, 150 n Metropolitan av, repair greenhouse; cost, $175; owner, T. Oskerko, premises. Plan No. 1542.

MIDDLE VILLAGE.—Furman av, w s, s Juniper Swamp rd, repair stable after fire damage; cost, $300; owner, M. Krout, premises. Plan No. 1570.

OZONE PARK.—Lawn av, e s, 325 n Broadway, foundation to dwelling; cost, $100; owner, G. Servio, premises. Plan No. 1576.

OZONE PARK.—Rockaway rd, n w cor Van Sicklen av, foundation to dwelling; cost, $400; owner, E. E. Beechman, premises. Plan No. 1529.

OZONE PARK, Jerome av, s s, 20 e Oakley av, plumbing to dwelling; cost, $75; owner, E. Nelson, premises. Plan No. 1548.

OZONE PARK.—Jerome av, s e cor Oakley av, plumbing; cost, $75; owner, E. Nelson, premises. Plan No. 1550.

OZONE PARK.—Oakley av, e s, 100 s Jerome av, plumbing to dwelling; cost, $50; owner, E. Nelson, premises. Plan No. 1551.

RICHMOND HILL.—Chichester av, n s, 100 e Stoothoff av, plumbing to dwelling; cost, $100; Jos Jenkleson, premises. Plan No. 1519.

RICHMOND HILL.—Jerome av, s s, 25 w Spruce st, plumbing to three dwellings; cost, $150; owner, H. Meyers, premises. Plan Nos. 1523-4-5.

RICHMOND HILL.—Beaufort st, s s, 140 e Lefferts av, plumbing to dwelling; cost, $50; owner, E. V. Greene, premises. Plan No. 1528.

RICHMOND HILL.—Jefferson av, 143, plumbing to dwelling; cost, $150; owner, J. Gibbons, premises. Plan No. 1530.

RICHMOND HILL.—Cedar st, w s, 125 n Jerome av, plumbing; cost, $50; owner, C. Brussinger, premises. Plan No. 1561.

RICHMOND HILL.—Cedar st, w s, 250 n Jerome av, new plumbing to dwelling; cost, $50; owner, C. Toner, premises. Plan No. 1562.

RICHMOND HILL.—Spruce st, 321, plumbing to dwelling; cost, $50; owner, P. Cerman, premises. Plan No. 1547.

RICHMOND HILL.—Lefferts av, e s, 50 n Fulton st, plumbing to dwelling; cost, $50; owner, E. Spalt, premises. Plan No. 1557.

RICHMOND HILL.—Brandon st, s e cor Freedom av, plumbing to dwelling; cost, $50; owner, J. Wyontask, premises. Plan No. 1559.

RICHMOND HILL.—Cedar st, w s, 175 s Atlantic av, plumbing to dwelling; cost, $50; owner, C. Kaiser, premises. Plan No. 1560.

RICHMOND HILL.—Chestnut st, w s, 50 n Jerome av, plumbing to dwelling; cost, $90; owner, R. Ergenhardt, premises. Plan No. 1571.

RIDGEWOOD.—Seneca av, 565, new store front; cost, $250; owner, Fred Sohlanch, premises. Plan No. 1531.

RIDGEWOOD.—Myrtle av, 1759, electric sign, store; cost, $90; owner, American Sign Co., 160 8th av, Manhattan. Plan No. 1556.

RIDGEWOOD.—Forest av, 52, cut new entrance to store; cost, $100; owner, J. Houser, premises. Plan No. 1552.

RIDGEWOOD.—Myrtle av, s s, 44 e Stephen st, new store front; cost, $50; owner, Wm. Neubach, premises. Plan No. 1553.

ROCKAWAY BEACH.—Beach 83d st, e s, 400 n Boulevard, 2-sty frame extension, 23x16, rear dwelling, tin roof; cost, $200; owner, Mrs. Eliz. Albert, premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1566.

WHITESTONE.—7th av, w s, 220 s 20th st, cut new windows; cost, $50; owner, G. Weber, premises. Plan No. 1558.

WINFIELD.—Chestnut st, e s, 100 n Walnut st, 1-sty frame extension, 12x28, rear dwelling, tin roof, interior alterations; cost, $1,500; owner, P. Killcourse, 108 Chestnut st, Winfield; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 1543.

WOODHAVEN.—Freedom av, e s, 280 n Grafton av, plumbing to dwelling; cost, $50; owner, Dr. Hicks, premises. Plan No. 1517.

WOODHAVEN.—Park av, e s, 140 n Walnut st, plumbing to two dwellings; cost, $80; owner, C. Nehrbas, premises. Plan Nos. 1532-33.

WOODHAVEN.—Jerome av, n s, 25 w Guion pl, plumbing to dwelling; cost, $75; owner, I. Steiner, premises. Plan No. 1555.

## Richmond.

CANAL ST, 205, Stapleton, new partitions to brick and frame tenement; cost, $10; owner and builder, Alex Buegler, Stapleton; architect, John Davies, Tompkinsville. Plan No. 282.

LINCOLN PL and Cherry lane, cor, West Brighton, new roof to frame barn; cost, $125; owner, Sarah Willis, West Brighton; builder, Thos. Cummings, Jr., Stapleton. Plan No. 278.

NEW DORP LANE, s s, 500 w 3d st, New Dorp, new cesspool to frame police station; cost, $569; builder, William Schroeder, Stapleton. Plan No. 284.

BROADWAY, w s, 50 n West Union st, West Brighton, plaster partitions and new plumbing to frame tenement, stores and offices; cost, $800; owner, John J. Crawford, West Brighton; architect, E. H. Boyle, West Brighton; builder, John Murphy, West Brighton. Plan No. 280.

RICHMOND TURNPIKE, 55, Tompkinsville, rear extension and flat roof to frame store; cost, $400; owner and builder, Stanley Solineo, Tompkinsville; architect, Daniel Santoro, Tompkinsville. Plan No. 279.

VAN PELT AV, e s, 1,300 s railroad, Mariners' Harbor, 1-sty extension and plastering to frame dwelling; cost, $250; owner, A. Bruno, Mariners' Harbor; builder, P. Flore, Mariners' Harbor. Plan No. 281.

VIRGINIA AV, 119, Rosebank, new partitions to brick tenement; cost, $10; owner and builder, F. Richinenda, Rosebank; architect, John Davies, Tompkinsville. Plan No. 283.

OCEAN BREEZE, South Beach, 1-sty extension to frame bungalow; cost, $50; owner and builder, W. J. Bell, South Beach. Plan No. 285.

# NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

***The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending July 4. The location is given, but not the owner's address:***

JERSEY CITY.—Archibald M. Henry, 383 Palisade av, 3-sty frame alteration, $1,000; Morris Broadman, s e cor Arlington av and Carteret avs, 3-sty brick, $10,000; John E. Paul, 3444 Boulevard, 4-sty brick, $14,000.

PASSAIC.—Philip Sobel, 177 8th st, 3-sty brick, $6,000.

NEWARK.—Ella A. Walters, 281 North 5th av, 3-sty frame, $8,000; Abraham Levy, s e cor Hillside av and Runyon st, 3-sty frame, $10,000; Charles Mertz, 324-326 Hawthorne av, 3-sty frame, $6,000; Augusta Wagner, 62 Norwood av, 3-sty frame, $5,000.

EAST ORANGE.—Morris Tarnofsky, 200 Rhode Island av, 3-sty frame, $10,000.

BAYONNE.—Simon Susser, 168 Av E, 3-sty frame, $5,000.

WEST NEW YORK.—John Vitale and George Weiss, s w cor 11th st and Palisade av, two 4-sty brick, $33,000.

MONTCLAIR.—James Reid, 20 Pine st, 3-sty brick, $9,000.

WEST HOBOKEN.—John Wagner, n side Hague st, 100 ft. w of Clinton av, 3-sty brick, $8,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, are preparing plans for a 4-sty tenement, 36x42 ft, at 73 High st, for Luigi Signorini, 79 High st. Cost, about $11,000.

NEWARK, N. J.—Chas. L. Steinbrenner, Essex Building, is preparing plans for a 3-sty flat, 40x40 ft., at the corner of South Orange av and 17th st, for Mrs. A. Kimmerle, 488 South Orange av. Cost, about $12,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, is preparing plans for three 3-sty brick, frame and stucco flats, 26x70 ft. each, at the corner of Lincoln av and May st, for Louis Goldfarb, 800 Broad st. Cost, about $9,000 each.

DWELLINGS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for eight 2-sty frame residences, 22x48 ft. each, in Fleet st for Levin & Uslan, 46 Rutgers av, owners and builders. Cost, about $4,500 each.

PERTH AMBOY, N. J.—Goldberger & Greisen, 149 New Brunswick av, are preparing plans for a 2½-sty hollow tile residence, in Prospect st, for Benjamin Flenberg, Prospect st. Cost, about $5,000.

MORRIS PLAINS, N. J.—George S. Drew, State House, Trenton, N. J., is preparing plans for three 1½-sty frame and stucco cottages, 65x35 ft., for the State of New Jersey, Department of Charities and Corrections. Cost, about $20,000.

HALLS AND CLUBS.

CARTERET, N. J.—Oakley & Son, 280 North Broad st, Elizabeth, have nearly completed plans for a 2-sty brick lodge building, 40x80 ft., for the Knights of Columbus of Carteret, Herman Mayor, Roosevelt, N. J., chairman of building committee. Cost, about $20,000.

HOTELS.

BALMAR, N. J.—Watson & Huckel, 1211 Walnut st, Philadelphia, Pa., are preparing plans for a 5-sty hotel, 85x100 ft., on Ocean Front for Paul Zizina, Belmar. Cost, about $250,000.

PUBLIC BUILDINGS.

EAST ORANGE, N. J.—Hobart A. Walker, 437 5th av, Manhattan, has been commissioned to prepare plans for a brick and limestone addition to the library building at Main st and Munn av for the East Orange Public Library, Board of Trustees, Ed. O. Stanley, president. Cost, about $40,000.

SCHOOLS AND COLLEGES.

BLOOMFIELD, N. J.—W. W. Rasmussen, 1133 Broadway, Manhattan, has been commissioned to prepare plans for a school in Grove st, near Bloomfield av, for the Board of Education of the Town of Bloomfield, Charles W. Martin. Cost, about $45,000.

FLEMINGTON, N. J.—J. N. Pierson & Son, 95 Smith st, Perth Amboy, have about completed plans for a 2-sty brick public school at Hunterdon County, for the Board of Education, Gudua Higgins, clerk. Cost, about $45,000. Bids will be advertised for at once.

STORES, OFFICES AND LOFTS.

PASSAIC, N. J.—H. Preiskel, Hobart Trust Building, is preparing plans for two stores, offices and flats at 62 2d st, for Jaffe Dunivitch & Kaplan, this place, owner. Cost, about $25,000.

RAHWAY, N. J.—David M. Ach, 1 Madison av, Manhattan, has completed revised plans for alterations to the 3-sty brick store building for Gries Bros., this place, owners.

NEWARK, N. J.—David M. Ach, 1 Madison av, Manhattan, has completed plans for a 2 or 3-sty brick and terra cotta taxpayer, 64x150 ft., at the northeast corner of Park pl and East Park st, for J. B. Meyer, 224 Washington st, Hoboken. Cost, about $25,000.

THEATRES.

UNION HILL, N. J.—Frank G. Hall, 95 River st, Hoboken, contemplates the erection of a brick and stone theatre from plans by Percy A. Vivarttes, 110 4th st, Union Hill.

MISCELLANEOUS.

SOUTH ORANGE, N. J.—Work has not yet been started on the new Mountain station 1-sty brick, steel and tile, 100x30 ft., for the Delaware, Lackawanna & Western R. R. Co. L. R. Simpson, care of owner, architect. F. H. Hyde, 90 West st, Manhattan, general contractor.

## Other Cities.

CHURCHES.

CUBA.—Ludlow & Peabody, 101 Park av, have been commissioned to prepare plans for a Presbyterian Church and School by the Board of Home Missions of the Presbyterian Church, Cienfuegos, Cuba. Also for a church and school for the same owners at Sancti Spiritus, Cuba. Buildings will be built of brick, timber and tile, of Spanish Mission style.

## OBITUARY

JOHN McDOWELL, an inventor, for a number of years connected with the Derby Desk Co., died of general debility at his home, 96 Garfield pl, Brooklyn, Saturday, July 11. He was seventy years old.

KURT W. PEUCKERT, architect, senior member of the firm of Peuckert & Wunder, Philadelphia, died at his home in Sharon Hill, Pa., Saturday, July 11. He was born in Germany sixty-six years ago and came to America when a young man. Mr. Peuckert was a member of many German social and fraternal orders. He is survived by his widow and a daughter.

JOSEPH SMYTH, general contractor who has been prominent for many years as a builder in the Bedford and Stuyvesant Heights sections of Brooklyn, died at the home of his daughter, 460 Macon st, Thursday, July 9. He was born in Dublin, Ireland, eighty-three years ago and has been a resident of Brooklyn for forty years. He was formerly active in Democratic politics in Brooklyn, and is survived by a son and a daughter.

WILLIAM BLEECKER POTTER, founder and manager of the St. Louis Sampling and Testing Works and one of the best known mining engineers and metallurgists in the United States, died of peritonitis at his home in St. Louis, Tuesday, July 14. He was sixty-eight years old and was a son of the late Bishop Horatio Potter, of the diocese of New York City of the Protestant Episcopal Church. He was graduated from Columbia in 1866 and received the honorary degree of doctor of science from Columbia University in 1904 in recognition of his services in the field of mining and metallurgy. He also was the first professor of mining and metallurgy in Washington University when the chair was founded in 1871.

JAMES M. KENNEY, for twelve years construction inspector in the Board of Education, and a recognized authority on building construction, died at his home, 320 Columbia st, Brooklyn, Sunday, July 12, after a long illness. Mr. Kenney, who was an architect and engineer, was born in Middletown, N. Y., fifty-four years ago. When a young man he came to Brooklyn and learned the various branches of the building trade with M. Gibbons & Sons, by whom he was long employed, and worked on many of the large buildings constructed by that firm throughout the country. He supervised the erection of Erasmus Hall High School, the Gates Avenue Court, the first Bush Terminal building and the Graves Wall Paper Company factory. Mr. Kenney was a member of the Ninth Assembly District Democratic Association and several fraternal orders. He is survived by his widow and one daughter.

## TRADE AND TECHNICAL SOCIETY EVENTS.

CONVENTION OF CITY MANAGERS.—City Manager C. E. Ashburner of Springfield, Ohio, is sendiug out invitations to city managers throughout the country to meet in convention at Springfield, August 4, 5 and 6, next.

EXECUTIVE BOARD of the International Association of Master House Painters and Decorators of the United States and Canada, will hold its midsummer meeting at the Hotel Brunswick, Asbury Park, N. J., Thursday, July 30. The principal business of the meeting is to arrange the details and programme for the 1915 convention of the association.

BROOKLYN HARDWARE DEALERS' ASSOCIATION will hold its annual outing at Pleasure Bay, N. J., on the Shrewsbury River, Wednesday, July 22. There will be a fine shore dinner served at the Bridgewater Inn, Pleasure Bay. The trip will be made from the foot of Cedar st, North River, by the Sandy Hook steamer to Atlantic Highlands, thence by special train to Pleasure Bay. The tickets are four dollars each, application for which may be made to H. A. Cornell, 121 Court st, Brooklyn, N. Y.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of $250, one of $150, one of $50 and five of $10 each. The competition closes on September 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st, New York City.

## PERSONAL AND TRADE NOTES.

A. C. WEIN, architect, has moved his offices from 160 West 99th st to 188 West 101st st.

DULA & PATTERSON, architects, have opened offices in the Anderson Building, 15 East 40th st.

SAMUEL GIBSON, general contractor, has opened an office in the Proctor Building, Mt. Vernon, N. Y.

MITCHELL CONSTRUCTION CO., general contracting, 4 Court square, Brooklyn, has changed the firm name to Mitchell, Farrell & Adrian.

MAXIMILIAN ZIPKES, architect, has moved his offices from 220 5th av to more commodious quarters in the Long Beach Building, 405 Lexington av, corner of 42d st.

JAMES PERRY, architect, has discontinued his office at 3 South Third av, Mt. Vernon, N. Y. He will in future conduct his practice at his home, 349 South Fourth av.

JONES & TABOR, architects, Improvement Loan & Trust Co. Building, Galveston, Texas, desire catalogues and samples from manufacturers interested in the building trades.

ASSISTANT SECRETARY WALKER of the Public Service Commission is in the far West on his annual vacation, and his assistant, Mr. Clark, is temporarily filling his chair.

NEWTON L. SCHLOSS, mechanical and electrical engineer in design and supervision of heating, ventilating, lighting, power and refrigerating systems, has recently moved his offices to 25 West 32d st.

ALEXANDER JOHNSON, chief engineer of the Department of Bridges, and who has been connected with the department since February 1, 1896, has resigned. Austin Lord Bowman has been appointed chief engineer by Commissioner Kracke to succeed Mr. Johnson.

WOODBURY GRANITE CO., Hardwick, Vermont, has elected William C. Clifford as general manager and George James as treasurer of the company. Both of these offices were left vacant by the recent death of George H. Bickford. The New York office of the Woodbury Granite Co. is at 101 Park av.

HARRY STERNFELD, a graduate of the University of Pennsylvania, has been awarded the eleventh Paris prize of the Society of Beaux Arts Architects. There were 125 entrants in the competition, students from eighteen cities. The award to Mr. Sternfeld marks the fourth time that the prize has been won by a student from the University of Pennsylvania. The prize, intended for students in the United States under twenty-seven years old, entitles the winner to a residence of two and one-half years abroad for study and travel. A fund of $2,500 is provided yearly for the purpose. The subject of the competition was "A City Hall Designed to Meet the Needs of a Commission Form of Government." The second prize was won by B. Hoyt, of New York, and the third prize by J. Moscowitz, of New York. The jury was William Emerson, Wendell P. Blagden, F. H. Eosworth, Jr., E. S. Hewitt, G. S. Chappell, William Lamb, Arthur C. Nash and J. C. Levi. The exhibition of the drawings will be at 16 East 33d st until July 24.

## RECENT INCORPORATIONS.

MADEIRA REALTY CORPN. has been incorporated with $10,000 to do a realty and construction business with offices in Manhattan. The directors are Kathryn A. Murphy, Edward Gates and Leo Koenig, 1 Madison av. Woodford, Bovee & Butcher, 1 Madison av, attorneys.

THE LIEBOWITZ REALTY CO. has been chartered to do a realty and construction business with $15,000 capital stock with offices in Manhattan. Isidor Liebowitz, Isaac Liebowitz and Ethel Liebowitz, all of 150 Nassau st, are the directors. Schleider & Schleider, 150 Nassau st, attorneys.

OLD DOMINION REALTY CORPN. is a $25,000 company chartered with offices in Manhattan to do a realty, construction, brokerage and insurance business with Cecilia G. Allen, Richard B. Allen and George W. Power, 29 West 34th st, as directors. Henry Best, 60 Wall st, attorney.

CATHCART AND MEAGHER have filed incorporation papers to do a plastering, lathing, furring and repairing building business with a capitalization of $10,000. Offices in Manhattan. The directors are Jos. M. Cathcart and Thomas J. Meagher, both of 5 East 42d st, and Jacob Aronson, 70 East 45th st, who is also the attorney.

JOHN A. McCARTHY & CO. have been chartered with $25,000 capital stock to deal in building materials, general contracting and construction with offices in Manhattan. The directors are John A. McCarthy, Frank J. Higgins and Wm. J. Allen, all of 357 Rivington st. The attorneys are Griggs, Baldwin & Baldwin, 27 Pine st.

THE GORDON ENGINEERING CORPN. is a $12,000 company chartered to do engineering and contracting with offices in Manhattan. The papers were filed by John H. Knox, 103 West 78th st, Wm. M. Card, 430 West 58th st, Wm. M. C. Marsh, 238 West 73d st, and one other, as directors. Thos. F. Carroty, 286 President st, Brooklyn, attorney.

## Cheaper Electricity for New York.

There has been constructed a generating station at Hauto, Pa., for the purpose of utilizing refuse coal from the breakers and washers where commercial sizes of anthracite coal are prepared. The project of electric-energy supply from waste fuel has been carried out intelligently and on a scale large enough to reap the substantial advantages of the plan, says the Electrical World. The plant is located in the anthracite territory of the Lehigh Coal and Navigation Company, to which the Lehigh Navigation Electric Company is allied, and is skillfully laid out for the production of energy at a low cost.

The fuel is conveyed to the furnaces in a simple manner, for a trestle carries a track of standard gauge equipment directly over the bunkers in the upper part of the boiler house, so that the fuel can be run in on cars and dumped directly into the bunkers, whence it is fed by gravity to the fire room. There is no need for any considerable coal storage, inasmuch as the mine is nearby and can be reached at any time. Every ton of coal burned in this plant represents a genuine saving, a reduction in the drain on the world's supply of coal, to say nothing of abolition of an economic waste in carrying fuel when such transportation is really unnecessary.

When one realizes that New York City is less than a hundred miles from this plant, the possibilities of disposing of the output are obvious. The Hauto plant represents a serious and well-planned effort to realize a dream of conservation which has troubled the sleep of engineers for at least twenty years past.

# BUILDING MATERIALS AND SUPPLIES

## HOW THE $100,000,000 TO BE SPENT IN THE METROPOLITAN DISTRICT WILL BE DISTRIBUTED AMONG DEALERS.

First Men Arrested in Campaign to Stop Brick Stealing Held in $1,500 Bail.

CLOSER analysis of the building statistics available for the first half of the current year just closed covering the metropolitan district, gives cause for optimism. With $94,000,000 involved in prospective building operations in New York, in addition to practically $2,000,000 in East Jersey and $800,000 in Westchester almost $100,000,000 is due to move toward builders and material dealers' hands within the next six months. This is minimum because it takes into consideration only new buildings costing more than $100,000 each in New York and more than $8,000 each in the suburbs.

One hundred million dollars distributed among building material interests supplying the metropolitan district spells at least improvement in building business. Proportionately divided on an average of material consumption in fire resisting buildings this sum of money will move at least 80,000 tons of structural steel shapes 26,560,000 common brick; approximately 500,000 barrels of Portland cement; 45,000 kegs of wire nails; 100,000 tons of iron and steel wire rods for wall tying and reinforcement; about 55,000,000 cubic yards of sand; 12,000,000 cubic yards of crushed stone; about 7,000,000 board feet of lumber including hardwood flooring. This does not include equipment.

In the six months just closed the building expenditures for new buildings only, totalled $71,201,890 in New York, $1,946,475 in East Jersey and $650,000 in Westchester or a total of $73,798,365. In the last half of 1913 the total for the district totalled $78,000,000; in the first half of the same year $81,000,000 compared with $90,000,000 in the last half of 1912 and $96,000,000 in the first half of that year.

There is a contingency in the possibility that some of the buildings like the Pan-American or the American Express building may not go ahead in the next half year, but even with the $35,000,000 involved in these two operations removed, and even discounting the filings being made daily that are not included in the statistics prepared to include filings up to June 30, this would bring the total value of projected buildings to within $6,000,000 of the volume recorded up to June 30 which included every filing made in the six months previous. It therefore would appear that the outlook for building activity during the next six months is much brighter than it was at the first of the year.

Building plans filed in the five boroughs this week, compared with last week's filings are as follows:

| | Week Ending July 10 | | Week Ending July 17 | |
|---|---|---|---|---|
| | No. | Value | No. | Value |
| Manhattan | 5 | $ 610,000 | 7 | $ 815,000 |
| Bronx | 14 | 323,000 | 30 | 824,650 |
| Brooklyn | 126 | 1,045,750 | 103 | 883,320 |
| Queens | 102 | 438,605 | 92 | 1,018,568 |
| Richmond | 30 | 29,752 | 27 | 36,220 |
| | 277 | $2,447,107 | 259 | $3,577,738 |

### ALLEGED BRICK GRAFTERS CAUGHT.

**Dtectives Nab Ring that has Drained Market Prices.**

CONSUMERS, dealers and manufacturers of common brick entering the metropolitan district have long suspected that a system of brick stealing has been in part, at least, responsible for low prices that have featured the market for a year. The arrest on Wednesday of two men alleged to belong to an interlocking directorate of brick grafters operating throughout the district is the first of a series that detectives in the employ of various brickmakers in the Building Material Exchange expect to make if the action of Recorder McGovern of Hoboken does not have salutary effect upon others involved in the nefarious practice.

The fact that the system of operating is exactly similar throughout East Jersey, New York and Westchester gives rise to the belief that not only will the grafters be discouraged from operating, but that all manufacturers will be moved to take more care in counting cargoes and filling out bills of lading, for there is no doubt in the minds of the detectives investigating this matter for almost a year that looseness of loading and discharging systems in this market has not only been the primary encouragement for illicit selling of "over-cargoes," but has been largely instrumental in keeping prices in the legitimate market low. Incidentally, the hand of the "Shoestring" contractor is discerned in the building market in a new role.

THE SHOESTRINGER'S ALLY.

Most barge captains are honest, at least until they get under the thumb of a "Shoestring contractor" having an ally in a waterfront bar room, an installment clothing house, a green grocer or some other purveyor of commodities who first get the captain involved in hopeless debt and then turn him over for "satisfaction" to the "Shoestring contractor," who holds the debtors' law over him and bids him do his will, which is to purloin a certain quantity of brick from each bargeload and sell to him. The teamster is also involved in the same way, and so the manufacturer, the dealer and the consumer are all held up and bled, whether the "Shoestringer" gets the contract on a building operation or not.

When the brick market got down as low as $5.25 a thousand for common Hudson and Raritan River brick at dock, wholesale, the real extent of this directorate of brick thievery came to be realized. William K. Hammond, the Greater New York Brick Company, Sayre & Fisher Company and others have employed detectives at different times to try to run down the gang. They have been able to get trace of some of the individuals, but the system as a whole has never been ferreted out to the extent of discovering how it is operated, at least, up to Wednesday, when John Annillo, teamster of 913 New road, North Bergen, N. J., was held in $1,000 bail, and John LeMoine, captain of the barge Athens, Mattawan, N. J., in $500, after their arrest on complaint of William Walser, of the North Hudson Supply Company. Recorder McGovern, of Hoboken, held the former on the charge of receiving stolen goods and the latter on one of grand larceny.

First intimation that the detectives were running down the scent of the ring leaders of the gang came early in the month when A. W. Tuthill, manager of the common brick department of the Sayre & Fisher Company, received word from Walser that he was being short counted. Authority was given him to go the limit in making an investigation. Detectives were put on the barges and the watch ended with the arrests.

ENORMOUS PROFITS IN SYSTEM.

But of primary importance was the discovery of how the system was worked and the enormity of the profits involved in the transaction. Incidentally it cast a strong light on the cause of the low prices prevailing for common brick here.

The practice was found to be most general among owners of outside boats. The system would be worked successfully whether the captain got a true manifest or not, for in the case cited, the Sayre & Fisher Company had given the captain a true manifest before he left the Sayreville docks. In each case the captain proved to have been prompted to try the system through "necessity," which has been classed as a sort of peonage wherein the installment house agent, the bartender or the green grocer was the secondary factor for the true master, the "Shoestring" supply man and the peon was the captain, the teamster, or both, as in this case.

Brick coming into this market on a 450,000 barge would be short counted. The captain would claim that the "L. O." belonged to him as commission. He would ask $5 a load of 1,500 for it. Usually he would be beaten down to $3.50. The lot would subsequently be sold for prices ranging from $9 to $12.75, depending upon the quantity taken at once, for it was expedient for the captain to make a quick sale so that he would not be compelled to clear for the yards again with some brick aboard still unloaded. The profits may be measured this way:

A. W. TUTHILL SOUNDS WARNING.

On a 450,000 barge, 9,000, or six loads, would be "scraped off." This would be sold for $9 or more. The saving, even at this price to the contractor over current quotations would be $38.28. But if the contractor did not send his own trucks for the brick, the "Shoestringer's" teamster would "peel" off a few hundred brick more from the load enroute, usually at the "Shoestringer's" supply yard. This would be resold for an extra profit.

A. W. Tuthill, former president of the Building Material Exchange, who has been aggressively interested in rooting out this evil in the brick business for several years, said today that the scope of this practice is not dreamed of, and that if vigorous prosecution of the men in the custody does not stop the practice, not only the captains and the teamsters, but those who ultimately receive the brick, will be apprehended. Speaking of the significance of the arrest as it affects the wholesale and manufacturing trade and the basic cause of the practice, Mr. Tuthill said:

NEED FOR ACCURATE COUNTING.

"The Sayre & Fisher Company has always taken a vigorous stand for honest count in the delivery of brick. Cargoes of building brick are tallied several times and checked up by an expert whose only duty it is to see that the correct number of brick are on board and that the captain is given a true bill of lading with the quantity specifically stated. In no case is a captain sent away with the quantity aboard left blank.

"I venture to say that no firm in the brick business goes to greater trouble or expense than we have to establish and maintain for our customers an actual delivery of ten hundred brick when a thousand has been ordered.

'In the Hoboken case it is only fair to state that the captain was not one of our own men, but had charge of an outside barge, a chartered boat. Our customer had advised us of his suspicions some days before the arrests were made, and the importance of the result of the subsequent investigation in the eyes of the Magistrate speaks for itself by his action in holding the captain for grand larceny and the teamster on the more serious charge of receiving stolen goods in an aggregate bail of $1,500."

The possible extent of this system of brick stealing may be measured by the fact that 1,200,000,000 common brick come into this market each year from the Hudson district alone. The figure would reach nearly 2,000,000,000 if all the New Jersey, Connecticut and Long Island brick were included. Approximately 68 barge loads, or 27,000,000 brick, are moved in this district each week, and if one one-thousandth part of this quantity is stolen and sold in a year the profits alone would reach to something like $12,000.

CURRENT BRICK MARKET.

Official transactions for Hudson River brick covering the week ending Thursday, July 16, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, July 10—11.

| | Arrived. | Sold. |
|---|---|---|
| Friday, July 10 | 7 | 8 |
| Saturday, July 11 | 5 | 8 |
| Monday, July 13 | 15 | 10 |
| Tuesday, July 14 | 5 | 6 |
| Wednesday, July 15 | 6 | 8 |
| Thursday, July 16 | 10 | 7 |
| Total | 48 | 47 |

Reported en route, Friday, July 17—8.

Condition of market, weak. Prices: Hudson, $5.25 and $5.75, special grades higher; Raritans, $5.50 to $5.75 (wholesale dock, N. Y.; for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Firmer. Left over Friday a. m., July 17—12.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | |
|---|---|---|---|
| July 3 | 1,128,500 | July 10 | 1,671,500 |
| July 4 | Holiday | July 11 | 845,000 |
| July 6 | 1,551,500 | July 13 | 1,849,000 |
| July 7 | 345,500 | July 14 | 1,683,000 |
| July 8 | 1,966,000 | July 15 | 1,513,000 |
| July 9 | 1,135,000 | July 16 | 1,281,000 |
| Total | 6,326,500 | Total | 8,842,500 |

1913.

Left over, Friday A. M., July 11—55.

| | Arrived. | Sold. |
|---|---|---|
| Friday, July 11 | 3 | 12 |
| Saturday, July 12 | 9 | 2 |
| Monday, July 14 | 20 | 11 |
| Tuesday, July 15 | 5 | 8 |
| Wednesday, July 16 | 5 | 10 |
| Thursday, July 17 | 7 | 6 |
| Total | 49 | 49 |

Condition of market, dull. Prices: Hudsons, $6.75 to $7.25; Raritans, $6.62½ to $7.12½; Newark, yard, $8.25. Left over Friday a. m., July 18—55.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 16, 1914 | 814 |
| Total No. bargeloads sold Jan. 1 to July 16, 1914 | 802 |
| Total No. bargeloads left over July 17, 1914 | 12 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over Jan. 1 to July 17, 1913 | 1021 |
| Total No. bargeloads sold Jan. 1 to July 17, 1913 | 966 |
| Total No. bargeloads left over July 18, 1913 | 55 |

### OILS AND LUBRICANTS.

**Linseed Oil Advanced One Cent—Petroleum Products Steadier.**

LINSEED oil has moved up one cent a gallon in this city following a rise of 1¼ to 1¾ cents a bushel in flaxseed at Duluth. This is the first of the basic building materials to make an upward move, but it is not sufficiently strong at the new level to warrant expectations of a further advance just at present. It is believed that paint, dressing and composition floor manufacturers who have been deferring purchasing of linseed oil will come into the market actively within the near future providing the sharp tone to the Duluth market is maintained.

### IRON AND STEEL.

**Railroad Orders Continue to Give Hope to Builders.**

RAILROAD orders continue to come out more freely. This is a source of encouragement to builders because it indicates that railroad traffic managers foresee a turn for the better in general business. This improvement centers primarily in equipment orders, although here and there are reported fairly large orders for structural steel which helps to stablize the general material market.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, JULY 25, 1914

# WEST SIDE WATER FRONT IMPROVEMENTS

## What the Board of Estimate Hopes to Achieve for the District South of 60th Street—Explained by a Former Borough President.

By HON. CYRUS C. MILLER

IS anything more forlorn looking than a deserted house in which human beings have dwelt? This melancholy picture is intensified when a whole section of the city is changed from a place of trade, alive with the energy of a busy people, to the lifeless quiet of a deserted village. If anyone will walk through that part of the city, west of Broadway, between Chambers street and 23d street, he will wonder at the number of vacant buildings and the general air of desertion.

The reports of the Tax Department show that within the area mentioned a shrinkage of real estate values amounting to many millions of dollars has taken place within the past five years. Why is all this? There are some who will say that it is because trade has moved away. But why has trade moved away? It may be said it is because rapid transit lines have taken the people to other sections and trade has followed. This might be so with the retail trade, but not with the wholesale. There must be some other reason.

**Like New Blood into a Withered Limb.**

The conclusion is easy that the main reason is the lack of adequate freight handling facilities for the district. If the tracks of the New York Central Railroad and other roads coming into the city were carried down the West Side, so that a merchant in the district could send his truck load of goods down to the foot of the street, and deliver at a freight-receiving platform without delay, it would have an effect like bringing new blood into a withered limb, to restore it to its former strength.

On account of the agitation against the operation of the New York Central Railroad on grade below 60th street, and the necessity of better freight handling facilities for the city, the Board of Estimate and Apportionment early in 1910 entered into negotiations with the railroad for the following ends:

(1) The discontinuance of the occupation of public streets by the railroad tracks at grade.

(2) Such municipal improvements as can be effected as part of, or incident to, the proposed changes of location or grade of the railroad tracks.

(3) Enlarged and improved railroad facilities for the shippers of the city.

These negotiations were divided into two parts, from Spuyten Duyvil to 60th street, and from 60th street south. Necessarily, in an article so short as this, many details of the plan agreed upon by the railroad company and the committee of the Board of Estimate must be omitted.

**Advantages Desired.**

For the district south from 60th street to 30th street the committee endeavored to achieve:

(1) The removal of surface operation by the New York Central south of 60th street.

(2) That the convenience of shippers and of consumers and the needs of the commerce of the port must be served.

(3) That free access to and from the waterfront for surface traffic must be preserved.

**A NUMBER of civic societies, including the West Side taxpayers' associations, are pressing for a settlement of the problems connected with the Hudson River water-front improvements and for the completion of the plans. The article herewith by a former Borough President, who was a member of the Board of Estimate's committee on terminals, discusses a section of the proposed plans in an interesting and informing manner. The section referred to is the lower West Side. Limitations of space prevent consideration of the plans in their entirety.**

(4) That elasticity of the waterfront must be preserved in such a way as to permit the use of the upland in connection with the waterfront for the spread inland of waterfront terminal facilities in order that the most intensive use thereof may be realized.

(5) That as much of the waterfront must be liberated from railroad occupation for the purpose of marine commerce as is consistent with the efficient and economical transportation of railroad freight.

(6) That the appearance of the city waterfront must be preserved, and the convenience, comfort, and safety of its citizens safeguarded.

**A Four-Track Subway.**

The result of the negotiation was an agreement whereby the committee of the Board of Estimate recommended that the railroad company be permitted to construct, at its own expense, a four-track subway through what is now private property from 59th street to 44th street, the railroad right of way to leave the 60th street yards at the corner of Twelfth avenue and 59th street immediately west of the westerly corner of the Interborough's present power-house, to curve thence eastwardly through private property to a point sufficiently distant from the waterfront to permit of the construction of 1,200 foot piers with appropriate bulkhead space, to pass southwardly through private property at a grade identical with that of Twelfth avenue as it exists to-day, to a point on the southerly line of 44th street, at which point the railroad right of way will curve back to Twelfth avenue. Between 59th and 44th streets it is proposed that the railroad company construct at its own expense a roof over its entire right of way 100 feet in width which will constitute the surface of a new Twelfth avenue or marginal way between 59th and 44th streets. It is further proposed that the railroad company, entirely at its own expense, both as to construction cost and grade damages, change the grade of each side street between 59th and 43d streets to conform to the new grade of the new marginal way as laid out over the roof structure covering the railroad tracks.

South of 30th street the agreement was as follows:

The company consents to construct, at its own expense, a two-track subway southward from 30th street under the bed of Tenth avenue to ——— street, thence under the surface of the present Gansevoort Market site to the head of Washington street to Canal street; thence under Canal street to Varick street, at which point the subway will enter the company's new and extended St. John's Park yard.

The company requests the right to construct two tracks under the easterly side of Hudson street, from Canal street southward to Beach street, such occupation by the company, however, to be terminable at the option of the city at any time upon the adoption of plans for a passenger subway in Hudson street.

The company further requests the privilege of exercising an option to substitute for the subway through Canal street a continuation of the subway southward under Washington street to Barclay street, such election to be made at or before the final signing of the contracts to carry this settlement into effect.

**Option to Purchase.**

The agreement also provided for an option by the city up to November, 1913, to purchase from the company, at a price to be agreed upon, its perpetual and exclusive franchise for its tracks in the streets and avenues south of 30th street. So that the city, upon the exercise of the option, might construct or cause to be constructed proper and suitable rail facilities south of 30th street either to a point opposite St. John's Park or to Barclay street, including at least two main tracks, with provision for proper connection with freight stations which the railroad company may acquire or own; and also such industries, warehouses, etc., doing an amount of business which would justify a siding or private track, which facilities shall be open to the use of the New York Central and all other roads upon equal terms.

This option reserves to the city the power to extinguish all of the rights of the New York Central Company to its tracks in the streets and avenues south of 30th street, and to establish, if the means can be secured in the interim, a joint terminal freight railroad into which the Central will come as a customer upon terms equal to those offered to all other railroads. Such a railway, it is this committee's conviction, can be established only in connection with tunnels or bridge to New Jersey to be constructed simultaneously.

**Modern Freight Facilities Contemplated.**

The improvement contemplates a modern railroad with sufficient tracks, terminals, warehouses, switches and other accommodations, from Spuyten Duyvil to Battery Park. It is not to be supposed that such a vast enterprise can be carried through without some valid objections being made to it. The most important one is the opposition of the citizens along Riverside Drive to the open freight yard from 135th street to 155th street. It is proposed to screen this from Riverside Drive by trees, so

that its view will not be a nuisance; but something further should be done to remedy this defect in the plan, if possible. This, and other objections, possibly may be eliminated upon further consideration of the matter.

It seems that the plan will give a monopoly to the New York Central Road for the section south of 30th street if the city does not take up its option. A comprehensive plan probably will be needed to supplement the present one, so as to provide accommodation for the New Jersey roads coming to the city. The plan proposed will permit this, but it would be better to have it include the New Jersey roads, south of 30th street, if possible at the same time that the plan for the New York Central is adopted. Also, the title of the lands claimed by the road should be investigated, if there is any doubt about them; and the railroad should pay for what it needs.

The tremendous gains to the city from such an improvement are apparent at a glance. It would cost many millions of dollars, practically all of which is paid by the railroad, the city's share being met out of a sale and interchange of property with the railroad. In our endeavor to protect the dweller along Riverside Drive from the annoyance of a railroad, we must not forget the claim of the district south of 30th street, and of the whole city. Undoubtedly everything possible should be done to minimize the injury to Riverside Drive, but to prevent the development of the freight handling facilities of the whole lower West Side of the city is folly. The life and commercial supremacy of the city depend upon it. I hold no brief for the New York Central Railroad, except to say that I look upon it as upon all other railroads, as a public necessity. Whatever rights it has, should be protected by the city, while the city is enforcing its own rights. I take the point of view that a failure to give the railroads whatever facilities are necessary for handling the freight of the city, is an injury to the city.

We take great pride, theoretically, in thinking that our city is the greatest port of the western world. Yet, whenever a proposition is broached to build facilities for our shipping and railroads, how small we think!

We hardly realize the vast volume of freight which will come to us from the Panama Canal, the Barge Canal and the Cape Cod Canal. Yet, what are we doing to receive and handle this freight in Manhattan?

The new extension of the subway through Seventh avenue will bring people to the district between Chambers street and 23d street, and all that is needed for bringing the old life and values back to it are adequate freight handling facilities.

The city must adopt this improvement if it is to remain the great port of the United States.

# INCREASE IN EXEMPT PROPERTIES

## Interesting Data and Figures Obtained From the Tax Department—Exempt Realty for 1914 Has Assessed Valuation of $1,873,895,243.

FOR 1914 the assessed valuation of properties exempted from taxation will total $1,873,895,243, an increase of $77,274,790 as compared with $1,796,620,453 for last year. It is apportioned as follows: The United States Government, $66,331,900 as compared with $65,957,400 for 1913; State of New York, $3,298,025 with $3,955,075 for 1913; City of New York, $1,423,034,740 with $1,355,164,450 for 1913, and educational and charitable institutions, etc., exempted under the charter, $381,230,578, as compared with $371,543,528 for 1913.

For this year, the recent report of the Tax Department shows an increase of $43,212,041 over the previous year, exclusive of exempt property. This increase may be considered the more remarkable when it is learned that $77,274,790 worth of taxable realty was transferred into the exempt class and relieved from taxation. With nearly nineteen hundred millions of dollars of real estate untaxed, only one-fifth of this amount does not belong to the City, State and Nation. The total value of New York City real estate, according to the Tax Department, was for last year $8,049,859,912, which with the exempt property, $1,873,895,243, makes a grand total of $9,923,755,155. Of this amount about 81.1% is taxable, about 15% exempt government holdings and about 3.9% educational, charitable, etc., institutions.

### Some Interesting Figures.

In every instance but that of the United States Government, the figures since 1910 show a steady increase in the number and value of properties free from taxation. In 1910 the City of New York owned real estate assessed at $964,309,185; in 1911, $1,142,564,535; in 1912, $1,666,856,790; in 1913, $1,355,164,450 and this year, $1,423,034,740, an increase of $67,870,290 since 1913, and of $458,725,555 since 1910.

The State of New York in 1910 owned real estate assessed at $1,756,900; in 1911, $3,248,775; in 1912, $3,248,575; in 1913, $3,955,075, and this year $3,298,025, a decrease of $657,050 when compared with last year, but an increase of $1,541,125 over 1910.

The Federal Government in 1910 held real estate valued at $70,582,300. In 1911 it rose to $74,002,700; in 1912, $75,941,300; in 1913 it dropped to $65,957,400, and last year it amounted to $66,331,900.

The value of properties owned by other owners, corporations and associations exempted by subdivisions 5, 7, 9, 10 and 11, Section 4, Tax Law, etc., which includes the holdings of churches, asylums, hospitals, settlement houses and other like institutions, amounted this year to $381,230,578. The figures since 1910 show $322,365,754 for that year; $356,392,869 for 1911; $361,059,144 for 1912, and $371,543,528 for 1913.

There are about fifty classifications of exempt properties. For 1914 the detailed report is not available at the present time because the complete report of the Tax Department is now in the hands of the printer and will probably be ready for public inspection by the end of August. The figures for 1913, however, were obtained and they indicate how the exempted properties are listed and classified and valued. The following summaries show how the various ownerships are subdivided:

### United States Government.

| | |
|---|---|
| Forts | $13,591,000 |
| Navy Yard | 15,131,000 |
| Post Office | 16,057,100 |
| Custom House | 8,176,000 |
| Public places | 139,500 |
| Lighthouses | 686,800 |
| Barge office | 550,000 |
| Army Building | 810,000 |
| Assay Office | 2,500,000 |
| Treasury Building | 5,750,000 |
| Appraiser's Stores | 1,400,000 |
| Land Under Water | 106,000 |
| Cemeteries | 1,060,000 |
| Total | $65,957,400 |

### The State of New York.

| | |
|---|---|
| Armories | $2,167,800 |
| Rifle Range | 129,800 |
| State Lands | 886,975 |
| Quarantine | 70,500 |
| Land Under Water | 700,000 |
| Total | $3,955,075 |

### The City of New York.

| | |
|---|---|
| Bath Houses | $2,546,250 |
| Recreation Piers | 1,400,500 |
| Board of Education | 116,134,350 |
| Fire Dept. | 8,287,965 |
| Street Cleaning Dept. | 1,040,075 |
| Dept. Water Supply, etc. | 52,030,370 |
| Dept. Docks and Ferries | 106,424,690 |
| Dept. of Bridges | 97,723,500 |
| Dept. of Correction | 26,398,000 |
| Dept. of Public Charities | 28,280,350 |
| Dept. of Parks | 669,503,355 |
| Armories | 14,536,800 |
| Dept. of Health | 1,082,350 |
| Public Libraries | 24,113,300 |
| Police Dept. | 7,149,300 |
| Sewerage System | 70,660,925 |
| Fire & Police Elec. System | 1,385,000 |
| Corporation Yards | 578,600 |
| Markets | 6,669,300 |
| Rapid Transit (Subway) | 87,941,000 |
| Public Bldgs. and Places | 31,278,470 |
| Total | $1,355,164,450 |

### Other Owners Exempted.

| | |
|---|---|
| Churches, Synagogues, Convents, Parochial Schools, Theological Seminaries, etc. | $185,554,100 |
| Asylums and Homes | 30,542,260 |
| Hospitals, infirmaries, dispensaries | 35,060,205 |
| Christian, social, moral and benevolent associations and societies, settlement and lodging houses and Salvation Army properties | 34,280,225 |
| Colleges, schools, academies, etc. | 44,027,950 |
| Cemeteries | 27,656,420 |
| Libraries, other than city | 3,897,000 |
| Parsonages | 1,149,625 |
| Agricultural societies | 15,500 |
| Pensioners | 590,237 |
| Clergy | 338,500 |
| Rapid Transit Subway—L. 1891,, Ch. 4, Sec. 35 | 8,431,506 |
| Total | $371,543,528 |

### Location by Boroughs.

| | |
|---|---|
| Manhattan | $1,294,620,421 |
| The Bronx | 147,078,735 |
| Brooklyn | 287,718,401 |
| Queens | 49,770,270 |
| Richmond | 17,432,626 |
| Total | $1,796,620,453 |

### Bay Ridge Notes.

"Bay Ridge is a home community," said Patrick J. Carley, the builder, who erected and sold about 100 dwellings in the section in the last three years, "on account of its location on high ground and its accessibility to the business centers of the city and the proximity to Coney Island.

'The prevailing type of building is the one and two-family dwelling on a lot 20 x 100. The demand for such residential buildings has been so steady that their presence in such great numbers throughout Bay Ridge is the great characteristic of that part of Brooklyn."

"Lower Bay Ridge," said John F. Burke, the broker, "has already been affected by the apartment house building movement noticeable in other sections of New York City. In the newer buildings erected the average room rent ranges from $7 to $8 for three to five room suites and they are in good demand."

—James Blackwell purchased Blackwell's Island in 1828 for $32.500. Its assessed value is now $11,000,000 and it belongs to the city.

# INCONGRUOUS LAWS TO BE SUSPENDED

## Pending Revision of Labor Laws—Real Estate Board Effects An Agreement to This End With the State Authorities.

OWNERS of factory buildings in New York City and throughout the State will appreciate the importance of the announcement just made by the Real Estate Board of New York that such orders of the State Labor Department as, after proper consideration, are now agreed to be unreasonable requirements and likely to be amended, will not be issued or enforced by the department.

Some weeks ago the Real Estate Board, through Mr. George W. Olvany, analyzed the proposed recodification of the Labor Law and presented specific recommendations for amendments to the State Factory Investigating Commission. Such recommendations only were made as the board believes to be proper and reasonable, and this work was done in a spirit of co-operation with the Labor Department and State Factory Investigating Commission.

This matter has been further taken up with the officials, with the co-operation of Mr. Abram I. Elkus, Chief Counsel of the State Factory Investigating Commission. As a result it is practically agreed that the Labor Department between now and the convening of the next Legislature, will not issue or enforce orders covering such portions of the Labor Law as it is agreed are likely to be amended.

The suggestion is therefore made that if members of the Real Estate Board will present to the Board orders which seem to be too drastic, and these orders cover points of the Labor Law for which amendments are likely to be allowed, the matter will be presented to the Labor Department and such proper and reasonable relief as the conditions allow undoubtedly will be granted.

The Real Estate Board considers this the most gratifying recognition of the sort of constructive work it has been trying to do in the interest of sound business in New York City and also, of course, in the interests of its members. In this suggestion to real estate owners and its members, the Real Estate Board is not dealing in vague generalities, but feels reasonably sure that orders which the experience of the past few months have demonstrated to be unnecessarily severe, will receive serious consideration when the time for amendments comes, and that in the interval owners will not have to be harassed by the enforcement of such orders.

### The Lesson of the Kaye Case.

As predicted in our last issue, the text of the decision of the Court of Appeals in People v. Kaye, the automatic sprinkler case, demonstrates that the interests of real estate have been reasonably safeguarded rather than ruthlessly sacrificed.

The crux of the case was whether or not the discretionary power vested in the Fire Commissioner to require the equipment of factory buildings with "such fire hose, fire extinguishers, buckets, axes, fire-hooks, fire-doors and other means of preventing and extinguishing fires," as he might direct, was sufficiently broad to include the requirement of automatic sprinklers. (See Record and Guide, Feb. 21, 1914.) Upon this point the Court was divided; Judges Cuddeback, Werner, Chase and Miller holding that the authorization was inclusive of sprinklers, while Judges Hogan and Collin and Chief Judge Bartlett held that it was not.

The case was argued before six judges by Assistant Corporation Counsel Alexander C. MacNulty for the Fire Commissioner and Carlisle Norwood for the defendant. Three decided in Mr. Kaye's favor and three against. When the case was called the seventh judge on the bench was Judge Cardozo, who had a client directly interested and he therefore withdrew from the case. In the conferences and consultations over the case Judge Werner took Judge Cardozo's place and that together with the case on appeal and the briefs gave him his knowledge of the case. The vote, therefore, that decided the case was cast by a judge who did not hear the argument of counsel. The question of the reasonableness of an automatic sprinkler order is left open; that is, an order of the Fire Commissioner is not conclusive. He cannot order the installation of apparatus as he thinks best where it is clearly unnecessary.

### "A Sprinkler for Every Boarding House?"

The opinion of the majority of the judges by no means conceded that the Fire Commissioner had the authority he claimed. To give the statute and ordinance the construction claimed for them would authorize the Fire Commissioner to require the installation of any means specified by him for extinguishing fires in the buildings specified in the section, including churches, stores, offices and boarding houses, and would confer upon the Fire Commissionerr unlimited power as to the character or the means for preventing or extinguishing fires.

"He might," says Justice Cuddeback sarcastically, "require an automatic sprinkler system in every church, boarding-house and building described in the section.

### "A Steam Fire Engine for Every Church?"

"He might in his discretion say certain churches and buildings should maintain fire steamers for the purpose of extinguishing fires—if the language used were to be given the broad construction claimed for it.

"He might today require the installation of an automatic sprinkler system at large expense, and one year later condemn it and order an improved system installed."

In writing for the majority, Cuddeback, J., held: "The words of section 762, which speak of certain kinds of fire extinguishing apparatus, are not exhaustive, and the comprehensive words 'other means of preventing and extinguishing fires' which follow, should be held to include other means of the same general character and purpose as those particularly enumerated. (1b.) Now, automatic sprinklers, though they may cost a little more than the articles specifically mentioned in the section, are of the same general character, and are intended for the same purpose as those articles.

"This liberal construction has been placed on section 762 in every case where it has come before the courts. It was held by the Appellate Term of the Supreme Court in New York (Lantry v. Hoffman, 55 Misc. Rep. 261—1907) that the section authorized the Fire Commissioner to require the installation of perforated pipes on and along the ceiling, located above the curb level in a position accessible for the use of the Fire Department. This decision was affirmed by the Appellate Division (124 App. Div. 937). In Waldo v. Christman (72 Misc. Rep. 349—1911) it was held that section 762 empowered the Fire Commissioner to require the installation of a separate and distinct system of automatic sprinklers of practically the same character as that required in this case.

"The question is asked, who, if section 762 in the Charter already included automatic sprinklers, was it deemed necessary to mention them particularly in section 775 of chapter 899, Laws of 1911? A consideration of the act will show that the Legislature intended to confirm the construction which the court in the cases cited had theretofore put on section 762, and authorized the city to extend the requirements of the section to all buildings.

### "A Tangle of Fire Laws.

"The act of 1911 added eleven sections (774-778c) to title 3, chapter 15, of the Charter. In these sections the Legislature brought together in one act many provisions of the Charter relating to the prevention of fire, couching them in general language, and, at times, extending their application. For example, section 762 of the Charter (L. 1897, ch. 378), required the owners and proprietors of some fifteen different kinds of buildings mentioned to 'provide such means of communicating alarms of fire, accident or danger, to the police and fire departments, respectively, as the Fire Commissioner or police board may direct.' Subdivision 3, section 775, added by the act of 1911, empowered the Fire Commissioner to require 'the installation, as prescribed by any law or ordinance, in any building, structure or inclosure of automatic or other fire-alarm system.'

"The only effect of this provision in sub-division 3 was to empower the city to require that all buildings, structures and inclosures, not merely those mentioned in section 762, be provided with fire-alarm systems. Space will not admit of further comparisons, but it will be found that other sub-divisions of section 775 empower the city to extend pre-existing requirements of the Charter, which were limited the same as those relating to fire-alarm systems, to all buildings, structures and inclosures. I believe it was the intention of the Legislature, in like manner, to authorize the extension of the provisions of section 762 relating to the installation of fire-extinguishing apparatus, as those provisions had been interpreted by the court, to all buildings, structures and inclosures."

### Discretionary Powers.

But the feature of the decision that is most important to real estate owners and the proprietors of factories is that which relates to the discretionary powers of the Fire Commissioner. On the subject, Judge Cuddeback, for the court, stated:

"The defendant also argues that the order of the Fire Commissioner is invalid because the power exercised by him under the Charter is legislative in its nature, and legislative power cannot be delegated. The case falls within the line of decisions which hold that authority to determine what ought to be done to protect the public welfare in particular cases as necessity requires, may properly be reposed in public boards and officers. Boards of health and health officers are constituted on that theory, and on the same theory licenses to carry on different kinds of business are granted by designated boards and officers. There are many statutes whereby legislative power is thus delegated, and they have never been questioned. The presumption is that such boards and officers will discharge their duties honestly and in accordance with law."

### Fire-orders Are Reviewable.

Concerning this vital question, the court held: "Where, however, no general rules are enacted, but a subordinate officer is empowered to investigate and determine the fact whether in any particular instance further fire protection is required, the reasonableness of the determination of such officer is open to review by the courts, and the person aggrieved is entitled to show that the order made was unreasonable, unnecessary and oppressive."

# HOW THE LAW VIEWS THE FIXTURE PROBLEM

## A Discussion of Recent Rulings and Their Application to the Respective Rights of Landlords and Tenants.

THE law of fixtures deals with property whose status as realty or personalty is indeterminate until proved by certain facts and by the application of certain rules of law. When the status is so determined, tangible property must be either realty or personalty. A fixture may be called an article of personal property affixed to real estate. While this may not be a standard definition, it will suit our purposes for the present, since there are as many definitions advanced by writers as there are opinions of judges as to what constitutes a fixture.

The general rule is that fixtures cease to be personal property and become part of the freehold when they are firmly attached to the real estate in such a way that they cannot be removed without causing material injury to the realty, where they are adapted to the uses and purposes of the real estate to which they are annexed, and where it was the intention of the parties that such annexation should be permanent. The law varies when the relationship arises between a grantor and a grantee or between these and third persons, likewise between a mortgagor and a mortgagee and third persons. But this discussion will concern only the relative positions of a landlord and a tenant.

The controversy arises between a lessor and a lessee who improves property by the installment of fixtures as to whether or not the said fixtures become the property of the landlord, or remain the belongings of the man who placed them there, and who retains the privilege of removing them before the expiration of the term.

### What Is Your Intention?

The paramount test whether a given article be a part of the realty or remains personalty is the intention with which the annexation is made—that intention is the apparent or evident one which may be found in an express agreement, such as a stipulation in a lease, or it must be gathered from the circumstances of the particular case. Therein lies the bone of contention.

It is obvious that where an understanding is reached between the parties before the installment of the fixtures, there is little likelihood of litigation, whereas in the absence of such an agreement, difficulties are bound to arise when the tenant removes the fixtures as his own, and the courts have to establish their ownership.

To illustrate how intention may be inferred from the facts of the individual cases, take the case of Ward vs. Kirkpatrick, 85 N. Y., 413, in which it was held that where a builder contracted with a dealer for the installment of certain mirror frames, in the walls of a building in course of construction, the frames were part of the realty as permanently annexed. The frames were not brought in as articles of furniture but were necessary for the completion of the building. The facts showed that they were an essential part of the interior of the building, that they were of the material and construction to correspond with the fittings. While they might be removed, their removal would have left an unfinished wall.

It is from circumstances such as these, in the absence of an express agreement, that the intention to make them part of the realty is gathered. It was clearly the intention of both parties in this case that the mirror frames were to be permanently affixed and made part and parcel of the real estate. Thus, in McCabe vs. Hanover, 81 N. Y., 38, it was held that where mirrors were brought into a house after completion, as mere furniture, while they were affixed firmly to the wall, they yet remained personalty. Even so, the tenant in removing them, although he has the right to do so, must not damage the freehold.

It is generally recognized by the courts of this State that a chattel installed by a tenant for the purposes of trade remains strictly his own. If a candy-store man sets in counters and shelves which are necessary for the carrying on of his business, these never lose their nature as personalty and can be removed at the will of the tenant. There is no question that articles placed in a building for ornamental purposes, although they are firmly affixed, as in the case of McCabe vs. Hanover above, do not lose their personal nature.

### Gas Fixtures.

In a quite recent case, Condit vs. Goodwin, 44 Misc., 312, Justice Gildersleeve decided that where gas fixtures were installed in a building under an agreement between the landlord and the tenant, they were to be considered as personalty and they could not be touched by the foreclosure of a mortgage against the real estate. This illustrates how the careful precaution taken by the tenant who knew his business saved him considerable property. In the absence of an agreement the general opinion would have been that the gas fixtures became part of the realty, since being imbedded in the wall, they are usually considered part of the freehold.

### Theatre Chairs.

It was held in the case of the Metropolitan Concert Co. vs. Perry, 9 N. Y. S., 342, that chairs in a theatre, secured by screws into its floor, were personal property, the reason being that it was clearly known to both parties that the chairs were trade fixtures and were not intended to be permanently annexed, and besides they could be removed without injury to the leased premises. For the same reasons the court held in Havens vs. West Side Electric Co., 17 N. Y. Supp., 580, that machinery placed by an electric light company in a building erected by it in leased premises does not become part of the realty.

### Household Goods.

In other cases it has been held that stoves, portable bathtubs, ranges, etc., are all domestic fixtures and may be removed. The courts have reached this conclusion for reasons based on public policy, which demands that justice be administered in those cases where it is clearly not the intention of the man who places fixtures in leased property for ornamental, domestic or trade purposes, to make such annexation of permanent duration.

### Concerning Elevators.

But in Jacob vs. Kellogg, 56 Miscl., 661, it was held that an elevator permanently installed in a building became the property of the landlord and could not be removed.

It is evident that the removal of an elevator necessitated considerable injury to the freehold, involving the cutting through of floors and walls and general damage to the premises, which could not be returned to the landlord in as good condition as when they were originally leased. An improvement requiring so much labor in construction evinces an intention of making it a permanent one, and so the court decided from the facts in the case.

Other cases have determined for the same reason that steam-heating plants permanently annexed to real estate become part of the real estate, as are vaults placed in a building. (People vs. Wells, 181 N. Y., 245.) In McMillan vs. Seaman, 101 App. Div., 436, it was held that all plumbing equipments were part of the realty in that they were so annexed that removal without tearing down walls was impossible and the tenant lost his right of removal.

### The Intention Governs.

The most recent cases show that the intention of the parties is still the important factor in the consideration of "fixture" litigation and that the intention is evidenced by the circumstances of the particular cases. However, in a case where, in the absence of an agreement, fixtures would become the property of the landlord except for an express agreement, if the tenant accepts a new lease which does not mention his claim to the fixtures, and enters upon a new term, then the right of removal is lost, notwithstanding his active possession has been continued. The idea is that the premises in the new lease are demised as they are, to the tenant for a further period. If the tenant has reached no understanding with the landlord regarding the fixtures, his claim is lost and the ownership is vested in the landlord, who in the new lease is undisputed owner of all he demises. So held in Loughran vs. Ross.

Summing up in a few words the entire subject: In the absence of an express agreement trade fixtures are usually removable at any time prior to the expiration of the lease. If they are so annexed that their removal is impossible without injury to the inheritance, they lose their character as trade fixtures and become the property of the landlord.

### Write Your Intention in the Lease.

In the absence of an express agreement, the circumstances of the case will determine whether or not it was the intention of the parties that the annexation be permanent. At this point, it may be said that all buildings erected upon land by a tenant are prima facie fixtures and become the property of the landlord, unless there is an agreement made vesting title in the building in the tenant.

The most advisable thing to do in all cases is to have a stipulation in the lease regarding the respective rights of landlords and tenants over fixtures and improvements. Then the courts will not have to determine what the intent was. It will be down in black and white!

---

### New Jersey Road Building.

The science and development of the art of road building has been given another test in suburban New Jersey. The automobilist is no longer content with the ordinary macadam road that soon becomes bumpy and uneven. He demands a better made road and one that keeps its surface.

As a result of these demands the city of Elizabeth is investing thousands of dollars in its outlying districts to make this section one of the finest examples of permanent road building in the country. Tests have been made of the various forms of road composition with the result that several different kinds have been laid. The tests have now narrowed down to two accepted forms, brick and bitulithic pavement.

# NEWARK'S TERMINAL WILL COST $5,500,000

## Street Car Systems Will Focus at Military Park—Every Section of the City Accessible From Heart of Municipality.

WHEN the project now in course of construction is finished, Newark's street railway problem will be solved. The city has been afforded an opportunity to promote its own growth and wider development without cost to itself. Since the founders of Newark laid out Broad and Market streets the bulk of traffic of the city has flowed to and through those thoroughfares with the resultant present overcrowded condition. Various methods of relieving the serious congestion have been suggested and tried but without any great degree of success.

The Public Service Corporation some time ago formulated a plan which was looked upon favorably by the city authorities. It provided for the construction of a new terminal station on Park place, between North Canal and East Park streets, with certain additional trackage facilities in nearby streets. This will make remedial rerouting of cars practicable and at the same time afford opportunity for nearly doubling the service.

### $5,500,000 Project.

The terminal project will involve an expenditure of more than $1,000,000 for land and the further expenditure of about $4,500,000, by the railroad, for construction. The terminal proper is being erected on an irregular shaped plot having a frontage of 180 feet on Park place, between Proctor's Theatre, and the American Insurance Company's building, and extends easterly to Mulberry street, with outlets in North Canal and East Park streets. The plot is intersected by Pine street. The building will be a combination three-level street railway terminal and office building and will provide quarters for the Public Service Corporation of New Jersey and its subsidiary railway, gas and electric companies, as well as for the accommodation of its patrons. The building will be eight stories in height and designed by George B. Post & Sons, engineers, 347 Fifth avenue, New York.

On the ground floor will be a concourse or station occupying about 25,000 square feet, an entrance lobby to upper floors and a large showroom for the use of the Public Service Gas Company and Public Service Electric Company. In one respect the new Newark terminal will be an improvement over most modern terminals. Here the main station is at the street level while in others it is generally below the street.

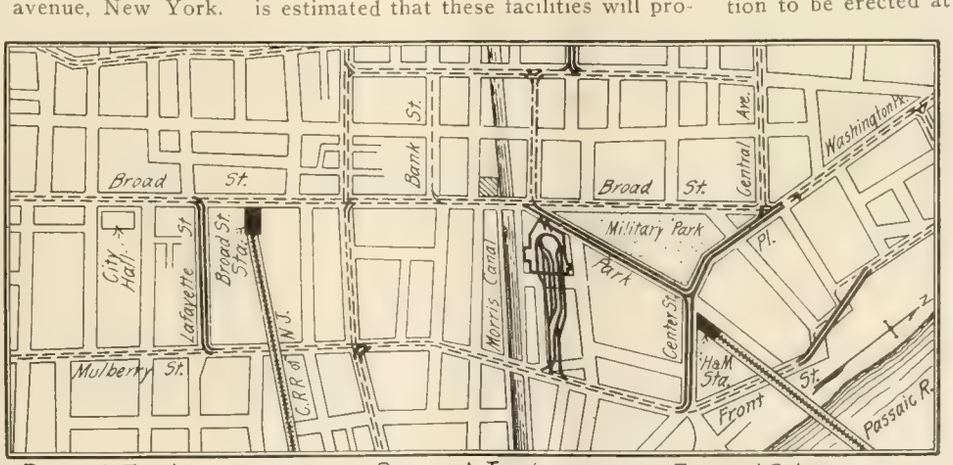
Passengers entering the concourse will deposit their cash fares or transfer tickets on the pay-as-you-enter principle and will then descend to a lower or ascend to a higher level, according to the lines they wish to take. In no case will the rise or descent exceed over fifteen or sixteen feet.

All conveniences for the traveling public will be provided in the concourse. It will have retiring rooms for women and a smoking room and lavatory for men, an information bureau, parcel checking room, news stand, confectionery and soda booth, bootblack's stand and station master's and starter's quarters. Entrances will be arranged independent of exits and separate stairways to the upper and lower levels are to be provided. Illuminated signs will point the way to all lines and incoming and outgoing traffic will be kept segregated. As a consequence crowding and confusion will be reduced to a minimum.



Geo. L. Post & Son, Consulting Engineers.
TERMINAL BUILDING, NEWARK, N. J.

The entire subsurface level will be devoted to handling the cars which enter the terminal through a subway from the west. Five tracks will be provided, two for unloading and three for loading. The cars will turn a loop after the passengers disembark and before taking on a new load. Each track will have its own platform and independent stairways. It is estimated that these facilities will provide for the movement of from 175 to 200 cars an hour. The subway to and from the building extends underneath Park place, the apex of Military Park, Broad street, Cedar and Halsey streets to a point on private property between Halsey and Washington street, where the cars will reach the surface.




SHOWING LOCATION OF NEW TERMINALS.

The second floor level will be reached from Mulberry street. This level will have two unloading platforms, about 200 feet in length. It is not the company's plan to operate all cars to and from the terminal. The interurban and many of the suburban cars will be diverted to the new station, thus relieving the present congestion.

The construction of the terminal is not contingent on the abandonment of the canal as a waterway, however, its location lends itself admirably to the utilization of the canal bed when the time comes to convert that unnecessary waterway into a really useful means of affording additional rapid transit facilities for Newark and the territory to the northwest. A connection could easily be made between the canal and the subsurface loops of the terminal so that trains could be run into the latter, thus providing ideal station facilities for a high-speed line that would rapidly develop a section of the country now practically dormant.

### Operation Began.

Active operations on the construction of this immense project were begun June 24, 1914. Thomas M. McCarter, president of the Public Service Railway, personally starting the steam-shovel which was used in excavating the site for the building. The contract for the foundations has been awarded to Hollbrook, Cabot & Rollins, 1 Madison avenue, New York City, and it is expected that they will be ready for the superstructure about March 1, 1915. These foundations and piers are to be located on bed rock and will reach a depth of 54 feet below grade. Train floor of the sub-surface level will be 18 feet below grade. The general contract for the construction of the superstructure has recently been awarded to Hedden Construction Co., 1 Madison ave., N. Y. C., and 763 Broad st., Newark.

Another contemplated improvement, the preliminary plans for which are well under way, is the proposed power station to be erected at Point-no-Point, on the Passaic River for Public Service Electric Co. This plant when completed will be the largest of its kind in the State of New Jersey and one of the largest steam plants in the country. The plant will be known as the Essex Plant of the Public Service Electric Co., and is designed to supply power for all traction lines in the county. The plant as designed will have a capacity of 150,000 kilowatts or the equivalent of 200,000 horse power. It is not intended, however, to build the plant to its maximum capacity at once. About $2,000,000 is to be expended during the year for the first section of the work and the design is such that additional units may be added as the future business demands.

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Throughout the long depression Flatbush values continued firm. Brokers report many inquirers disappointed to find prices have not receded to the bargain level.

This is the ideal time to build for one's own occupancy. Years are likely to pass before materials of construction will be as low again. And if speculative builders can see their way clear to a market for their product, this is also the time for them to build, if they have the means.

The recession in residential construction in Manhattan and the Bronx is, of course, strengthening the technical position of the real estate market by steadily reducing the percentage of vacancies. There is some compensation in this for builders who have not been able to sell.

Wealth brought into existence by bountiful harvests is sure to be translated sooner or later into general prosperity. Even if a country's other resources in commerce and manufacturing be temporarily reduced they will be revived by the buying power generated from the crops.

Becoming alarmed at the large accumulation of unpaid assessments for public improvements authorized, the Board of Estimate made it plain awhile ago to the delinquent sections that they must discharge their obligations before they can have further improvements authorized.

On Thursday next the Board of Estimate will give a hearing on the proposed elevation of the Marginal Railroad in Brooklyn, an improvement that will greatly advance the real estate interests of the whole borough and should not be hindered by the temperamental objections of a few owners.

## The Problems of City Government.

In the opinion of the Record and Guide, it will be the emphatic verdict of those taxpayers and brokers whose business brings them in closest touch with the administration of the local government that Mayor Mitchel and his associates are making good. In one salient respect the apprehensions which were aroused during the campaign among property owners have proved to be unfounded. The City Economy League refused to endorse Mr. Mitchel because it feared he would place an excessive burden of taxation upon real estate for the sake of carrying out an expensive policy of social reform. The indications all are that the fear upon which their action was based will prove to be unfounded. Of course it is too early to pass a final judgment on this matter, for the present administration has not prepared its first Budget, but up to date the administration has exhibited every disposition to consider the ability of the taxpayers to meet the cost of social improvements. The Board of Estimate has been economical and prudent in its special appropriations. The Mayor has ordered all heads of departments to make no increase in their estimates for the coming year not warranted by unavoidable necessities, and he states that certain estimates which he has already received show decreases from the totals of last year. Neither is the administration at the present time committed to any actions, except in the matter of education, which involves the imposition of additional burdens upon the already over-burdened taxpayers of New York.

On the other hand, there is every reason to believe that the Mayor and his associates are taking in all seriousness their pledges to make the conduct of the city's business more economical and efficient. They are going about the fulfillment of these pledges according to the most promising methods. They are not announcing in the newspapers drastic savings which, when the Budget comes to be made up, do not have any effect upon the estimates for the next year or the appropriations. They are studying carefully and comprehensively the existing machinery of administration with a view to its improvement and to devising a policy dealing with the social improvement problems, which will have to be computed in the near future. New York City is a corporation, organized for the purpose of conducting one of the largest and most complicated business enterprise in the world. Its existing organization and its methods of doing business have been pieced together in a hap-hazard manner, and have been determined largely by political rather than business motives. They cannot be radically improved, nor can any real economies be introduced without any elaborate study of the problem of administration as a whole.

Such a study the Mayor and his associates are undertaking, and as a result of the study certain preliminary results of value have already been reached. The Board of Estimate, for instance, has reduced the number of its committees, simplified its organization, adopted regular methods of procedure and has thus made itself capable of transacting a larger amount of business with more celerity and less friction. The Mayor has rightly reached the conclusion that he cannot properly meet his own general responsibility for the supervision and co-ordination of the city's business without the creation of an appropriate piece of administrative machinery. He proposed consequently to convert the Commissioners of Accounts into a general investigating, recording and planning body, which would serve him much as a group of staff officers serves the general of an army. He tried to secure the necessary legislation for this purpose and failed, but he has already accomplished a great deal without legislation to convert officers like the Commissioner of Accounts and the City Chamberlain into his aids in meeting the more general responsibilities of his office.

One of the most important problems which confronts the administration is that of increasing the efficiency of the civil service, and this vital matter is receiving the most careful consideration. The object of the re-organization will not be to reduce salaries or to increase the hours of work, although some saving may be accomplished in these two directions. What Mr. Mitchel wants most of all to introduce into the service is an esprit de corps; and he is going about it in the right way. He proposes to standardize work and salaries to arrange for a regular system of promotion and to organize a system of employee's committees, through which grievances can be presented and perhaps within limits discipline enforced. He wants to make the city a model employer, and he hopes in this way to gain for the city the loyal co-operation of its departmental employees.

The general problems of the city government are receiving similarly scrupulous consideration. A comprehensive plan of port development is being prepared. That part which concerns the development of the South Brooklyn water-front has already been reported to the Board of Estimate and so will be carried out as soon as the city can obtain power from the Legislature to make the necessary contract for the operation of the Terminal Marginal Freight Railway with the trunk line railroads. During the coming winter a new plan for the improvement of Manhattan's water-front will be submitted; and this new plan, according to the Mayor's own statement, will deal not only with the difficulty arising out of the existing legal rights of the New York Central, but will include a plan of terminal facilities, whose rail terminals are situated on the New Jersey shore.

Finally, attention is being given to two matters of even greater importance for future welfare of New York City. An elaborate revision of the City's Charter is being prepared and will be submitted probably to the next Legislature. A standing committee of the Board of Estimate has been constituted for the purpose and it is to be assisted by other municipal officials and qualified citizens. When the revision is prepared it will be placed before the public for criticism and discussion. If it incurs much opposition the work of revision may be spread over a year or two. The Mayor recognizes that the present Charter is by no means an impossible instrument of government, and should not be changed until there is every assurance that it is being substantially improved. The opportunity and need of improvement is evident, but Mr. Mitchel intends to be very sure of his ground before committing his administration to any definite plan, in which he is most emphatically right.

But what is most important of all is the Mayor's recent announcement that plans are being prepared for a comprehensive system of industrial and technical education. New York exceeds all the cities of the union in the variety and volume of its manufacturing industry. Its prosperity depends upon its ability to furnish for its industries a supply of skilled workers. The methods whereby this result can be accomplished have already been worked out, notably in Munich, and the Mayor wants to have them adopted in this city. If he succeeds in doing so he will be accomplishing more for his native city than he can by the greatest successes in administrative reorganization. He will be doing better than contributing to the industrial efficiency of the city. He will be contributing still more effectually to the civic life. As the ablest and most successful advocate of vocational training says: "Man's strongest emotions are always those connected with the attainment of the practical ends of life; and if we foster such feelings in a pupil, we can win his confidence and make him take pride in his work; and when once this is accomplished, we can make of him not only an efficient hand worker but a good man and a useful citizen."

—A street lined with symmetrical trees is naturally beautiful, and without them it would be cheerless. If possible, save the trees on Eastern Parkway.

### Would Tax Land Only.

*Editor of the* RECORD AND GUIDE:

A letter in your issue of July 4 contains some statements, not intentionally misleading, but arising, seemingly, out of misapprehension of the laws that govern real estate. It decries the Herrick-Schaap bill as "iniquitous and absurd," and urges the "real estate interests" to continued aggressiveness against "demagogues attempting to ride into office," and quotes a letter from President Marcellus, of the Brooklyn Dime Savings Bank, which bewails the fact that this present generation is not satisfied with the methods of preceding generations.

Now, I own a home in Flatbush, which, before the 1907 panic, could have been sold for $2,000 more than I can get for it today. I don't know whether I belong to the "real estate interests," but I am sure that these interests would not object if the $2,000 decrease in my property would return to me. I can see that by taking the tax off my house and putting it on the land—and doing the same elsewhere—that general business conditions will so revive that my lost value will return again. And, as members of my immediate family have for years been depositors in the Dime Savings Bank, I cannot be charged with desiring that they lose their money when advocating what I believe both Mr. Finck and Mr. Marcellus would agree to if they understood the prerequisites always essential to make healthy real estate conditions.

Two prime factors give value to real estate. These are, presence of population, and production of wealth. If all the people of New York City would move away, an acre of Manhattan Island land would be of as little value as an acre of Sahara desert land; and if the people of New York City would cease to produce, exchange and distribute wealth, as they now do, there would be no wealth present to create the values upon which mortgages are based and from which rents are paid. These two propositions are incontrovertible. A sufficient demonstration of their correctness is the mere statement that as population and wealth increase in New York City, its land values go up. I am sure that Mr. Finck (the author of the letter above referred to) and Mr. Marcellus, and the "real estate interests," whoever they may be, desire that land values shall increase.

The problem then is, what shall we do to increase our population and our wealth production? First, abolish all personal and other taxes and place the entire tax burden on real estate; then, exempt all the improvements from taxation and collect our taxes from the land only according to its value. If I were to say that this would create a real estate boom in New York City, and increase the security of mortgages held by savings banks, insurance companies and trust companies, Mr. Finck might laugh—and Mr. Marcellus too—but that would be because they have not thought the question down to the bottom. If Mr. Finck had a horse earning for him $2 a day net, and I would say to him, "If you will spend twenty-five cents a day more for oats for that horse, he will earn three dollars a day," would Mr. Finck laugh? Until I could prove that the extra oats created muscular fiber and increased his horse's drawing capacity he would; but when he found a practical demonstration of my proposition by seeing his horse raised from a $2 to a $3 a day class he would bemoan his previous blindness in trying to conserve his interest in his horse by feeding it too little oats. So it is with land. We feed it too little population and too little wealth production.

We recognize the economic fact that a tax on buildings deters improvements and so, to encourage buildings, we exempt from taxation such structures as churches, hospitals, schools, etc. We get more of these particular kinds of buildings because of the exemption. If we exempted from taxation hotels, depots, clubhouses, warehouses, manufactories, private residences, tenement houses, apartments and all sorts of buildings and improvements, we could certainly get and have more of them. And, as all these structures require labor for their erection, the presence here of such labor would mean increase in population. If we encouraged our manufacturers, by relieving them of the tax on their buildings, we would have more manufacturies—which would mean more population—and from these factories would come the great quantity of produced wealth, out of which real estate gets the most of the vast rent paid for its use.

The value of land in Greater New York has increased wonderfully since consolidation, but its value could easily be doubled in the next decade by encouraging improvements and general business through their exemption from taxation. Taking taxes off business would enable it to pay more rent than it does now.

JAMES P. KOHLER.

44 Court street, Brooklyn.

### The West Side Improvements.

*Editor of the* RECORD AND GUIDE:

Commissioner Smith, of the Department of Docks and Ferries, before sailing for a two months' vacation in Switzerland, gave forth a reply to the communication which various real estate associations addressed to the Board of Estimate and Apportionment concerning the elimination of the New York Central's tracks as a nuisance, on the west side of the city. He states that this movement is one of "the things that have obstructed a common sense and efficient effort to dispose of this problem"; that it is criticising public work without informing itself as to all the material facts; that "very few of the agitators of this question appreciate the material and legal obstacles which require much time consuming preliminary work."

Permit me to say that in my opinion this criticism is rather unkind coming from city officials to the organizations which have interested themselves in improving the condition of public streets, parks and water-front on the West Side.

Was the fact that the railroad did not own more than one-third of its track, north of Riverside Park, brought out last year by the city officials or the Secretary of the League to end Death avenue? Was the fact that the railroad did not own even that much of its track, in Riverside Park, brought out last year by the city officials or by the counsel for the West Side Association?

It is because the associations appreciate the amount of these material and legal obstacles and also the failure of the city officials in the past to make the slightest preparation to meet the thoroughly schooled lawyers of the railroad in their contest for the eight miles of waterfront that these associations have signed this paper, urging the city authorities particularly that "the title of the city to lands along the waterfront be investigated."

What have the city officials done in this matter since printing the City Record of last July an opinion, fourteen columns in length, which purported to have been read at a public meeting, when not one word of it was read and not even the existence of such an opinion announced.

At the office of the Commissioner of Docks and Ferries the only information to be obtained, concerning the "document containing the plan for the common sense solution of the West Side problem" which, as he states, "is being continuously considered"—is that it refers to last year's report, signed by Messrs. Mitchel, McAneny and Prendergast.

How this plan can be still under consideration, after the opinion of the Corporation Counsel, above referred to, seems incomprehensible; the Corporation Counsel flatly contradicted the committee as two things of the title of the road bed north of 72d street. But even this opinion of the Corporation Counsel, in spite of its wealth of words, falls far short of a full and fair statement of the rights of the city and the citizens. Only one authority is deemed necessary to decide the rights of the city and the railroad over most of these eight miles of waterfront, and that is the case of Aldrich vs. N. Y. C. & H. R. R. Co., and this arose in Poughkeepsie and has no more to do with lands under water in the City of New York than it has to do with the mountains of the Moon.

In short, it is not these associations who are "troubling Israel," but the city officials who seem to fail to grasp the meaning of last year's experience and are again drifting into another attempt to solve this most difficult and important problem, in the same unprepared condition.

J. BLEECKER MILLER.

Secretary of League to End Death Ave.

### Jerome Avenue Activity.

*Editor of the* RECORD AND GUIDE:

Jerome avenue, being a thoroughfare running directly north from Central Bridge in the Borough of the Bronx, and Seventh avenue on the south in the Borough of Manhattan, no doubt will together be an important business thoroughfare of Greater New York. Oscar Daniels, who has the contract for the first section of the Jerome avenue branch of the Lexington avenue subway, says the undertaking will be completed in less than eighteen months.

The right to operate elevated trains over the Jerome avenue line from the West Side elevated road has been given to the Interborough, so that when the extension is built, trains starting at the Battery may run through to Jerome avenue to Woodlawn road, and it will be the only rapid transit line in the metropolis where the train service will accommodate the traveling public to either the east or west of Manhattan from the Bronx without change of cars.

Illustrating the confidence of the local owners along the Jerome avenue section, several have refused flattering offers for their holdings. The writer, a local real estate broker, had an offer of $35,000 refused for a corner of 52x100 feet, covered with an old two-story building. For another corner, 100x100 feet, an offer of $40,000 was refused. The owner of a third corner, 50 feet by irregular, with an old building thereon, refused an offer of $22,000. This shows you the confidence the owners have in their holdings along this thoroughfare.

Should a prospective builder or operator undertake to investigate conditions, he will note that there are few house vacancies or to-let signs to be seen. Buildings recently completed have been rented without any trouble to the builder, considering the double fare which the traveling public has to contend with for the present.

JOHN PFLUGER.

### Rocking the Boat

*Editor of the* RECORD AND GUIDE:

Your comments on the anomalous position of the State Labor Department confirms the belief of unprejudiced persons that, however well intentioned, the State authorities have gone too far and have seriously confused matters. They are rocking the boat.

FAIR MINDED.

### Title Company's Statement.

The New York Title Insurance Company has just issued its statement at the close of business on June 30. The undivided profits of the company are slightly less than they were last December, but this is accounted for by the payment since then of dividends amounting to $25,000, and $10,000 set aside as a reserve for possible losses. Instead of a reserve of but $2,001 for taxes on December 31 last, there is now reserved for possible losses and taxes, $15,917.57; and instead of $295,000 of loans payable, the Company at present have no loan obligations. It is also interesting to note that the real estate item has remained practically the same, showing that the company has not had to take in any property under foreclosure.

—Prosperity is returning to Brooklyn and Queens boroughs in their building departments. Twenty-five million dollars' worth of work has been planned so far this year, compared with eighteen million last year. The conveyances recorded are not quite equal in number to last year's record, which is accounted for in part by the fact that a larger number of new houses than last year are intended for the occupancy of their owners and builders.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.**

Latest Brokerage Reports

## BUILDING MANAGERS

### Re-Elect J. E. Randall President—Will Go to Atlanta Next Year

Duluth, Minn.—Atlanta was chosen as the next convention city and last year's officers were re-elected at the Spalding Hotel Saturday morning at the closing business session of the greatest convention ever held by the National Association of Building Owners and Managers.

Throughout the convention, delegates from Atlanta, St. Louis and Omaha were vigorously campaigning among the other delegates, but the half carload of Georgia peaches sent up by Atlanta boosters—and lavish promises of Southern hospitality on the part of silver-tongued delegates—won.

On the first ballot Atlanta received 49 votes, St. Louis 26 and Omaha 15. The vote followed "impassioned" addresses



PRESIDENT J. E. RANDALL.

by boosters for the three cities, in which Atlanta got first honors by a narrow margin. Atlanta's fight was conducted by Frederick House, secretary of the convention bureau of his city.

The re-election of the 1914 officers set a precedent for the association, and the recommendations of John C. Knight, chairman of the nominating committee, surprised a great many of the convention's "dopesters," who had expected a vigorous contest for new officers. After Mr. Knight's speech, however, members of the association were enthusiastic in applause and the old officers were retained by a hearty verbal vote.

#### Official Personnel

The list of officers is as follows:

J. E. Randell, Chicago, president; Charles E. Doty, Cleveland, vice-president; C. A. Patterson, Chicago, secretary, and L. L. Banks, Pittsburgh, treasurer.

#### Tells of Association

Secretary C. A. Patterson made his annual report, in which he declared that the affairs of the association were in a highly satisfactory condition and that the organization is growing rapidly.

Seventy-five cities have local organizations of building owners and managers, Mr. Patterson said, and there are 272 members in the national association.

John C. Knight of New York, made the report for the publicity committee which does not favor an official publication for the association at this time. W. M. Ellis of Chicago, chairman of the membership committee, reported that 39 members have been added to the association in the last year. E. H. Doyle of Detroit, gave the report of the committee on plumbing, and H. G. Perring and T. E. Bainbridge of Chicago, told about the convention of the National Fire Prevention association at Chicago last spring and the work of the committee on advancement of local organization.

#### Income Tax Provision Scored.

Mr. Bainbridge also gave the report of the income tax committee, and declared that the "collection at the source" clause of the income tax law is working great hardship on owners of buildings. The association adopted a resolution urging an amendment to the national law, and offering the support of the association to the American Bankers Association which is making an attempt to have the clause changed.

As the law now is, tenants of buildings are instructed to withhold one per cent. of the yearly rental for income tax. The building owners want to make their own tax returns and settle for the taxes. They are willing that renters, however, should give information as to the amount of rent they pay. Mr. Bainbridge was reappointed chairman of the committee, which is to continue for another year.

#### Auction Business Enlarged.

William P. Rae & Company, auctioneers and brokers, 180 Montague street, Brooklyn, make the announcement that they have bought the real estate auction and brokerage business of the late William H. Smith. The offices heretofore occupied by the late Mr. Smith, adjoining the Exchange Salesroom, 189 Montague street, together with 400 Nostrand avenue, will be continued by the Rae Company, as branch offices to 180 Montague street. The Rae Company has been identified since 1879 with Brooklyn and Queens realty and has been instrumental in the development of several tracts, including Hillcrest-Jamaica and Sea Gate. The company is considering having an auction sale of lots on the former property on Labor Day. Mr. Smith's widow retains an interest in the business.

#### New Mortgage Certificates.

Harry A. Kahler, president of the New York Mortgage & Security Company, announces the introduction of two new features in the issuance of first mortgage 5 per cent. certificates. One of these provisions represents the adoption in a modified form of the general principle of amortization followed by the several mortgage banks of Europe, while the other, giving to the mortgage certificate holders the right, after three years, on sixty days' notice, to call for payment from the deposited mortgages, is intended to provide a means for preventing the necessity, in any emergency thereafter, of selling a certificate in the open market.

Mr. Kahler, who is the president of the New York Title Insurance Company of 135 Broadway, as well as president of the New York Mortgage & Security Company, explained the new ideas adopted in the latest series of certificates as follows:

"In a new series of five per cent. guaranteed first mortgage certificates, the New York Mortgage & Security Company has added two features not heretofore embraced in such issues by the other well-known New York mortgage companies. Frequently it is impossible

for an investor to find a mortgage for an amount equal to the funds he may wish to invest. He is thus delayed in investing his money with consequent loss of interest, whereas he may at once purchase mortgage certificates for any amount that he requires, in multiples of $100, and interest will begin immediately. The mortgages securing these certificates are deposited with the Columbia Trust Company, as trustee, for the certificate holders. The depository must always hold mortgages of a par value at least equal to the amount of mortgage certificates outstanding.

"Our certificates mature in ten years, but we do not intend that every loan shall provide sinking funds or serial payments sufficient to amortize all loans within so short a time. Our company obligates itself to require a provision for some annual reduction of principal in every mortgage in order that the margin of security may be constantly increased, or to cover unforeseen depreciation, if any should occur. Serial payment loans also actually encourage borrowers to pay off their mortgages, particularly small mortgages on homes.

"The second added provision giving the mortgage certificate holders the right, after three years, on sixty days' notice, to call for payment from the deposited mortgages, is intended to provide a means for preventing the necessity, in any emergency thereafter, of selling a certificate in the open market."

## PLATE GLASS PREMIUMS.

The recent issuance of a new price list by the plate glass manufacturers, according to an article in the bulletin published by the Fidelity & Casualty Company, has prompted the representative companies transacting plate glass insurance to consider seriously the matter of establishing a new basis of premium charge. At a meeting of the Plate Glass Service and Information Bureau a committee was appointed to prepare a new manual which will be consistent with the present market price of plate glass.

The 1909 manual, now in universal use, provides as a basis from which the varying discounts are made a premium charge which is wholly inadequate, in view of the prices that the manufacturers are charging for glass. The rates with few exceptions were computed twenty-five years ago on the basis of the 1,885 manufacturers' list.

Three factors were used—2½ per cent. for sizes valued up to and including $200; 3½ per cent. from $201 to $245; and 4½ per cent. above that amount. Since 1885 the list has been revised three times, in 1895, 1910, and lastly in 1914; and to illustrate the extreme variation in the cost of glass between 1885 and 1914, we quote the rates for a number of sizes most commonly used in store fronts, as they appear in the respective price lists:

| | 1885. | 1895. | 1910. | 1914. |
|---|---|---|---|---|
| 96 x 50..... | $71.80 | $90.70 | $134.00 | $150.00 |
| 96 x 50..... | 71.00 | 113.00 | 167.00 | 178.00 |
| 96 x 60..... | 85.00 | 136.00 | 200.00 | 230.00 |
| 96 x 72..... | 108.00 | 173.00 | 240.00 | 276.00 |
| 96 x 84..... | 125.00 | 202.00 | 286.00 | 348.00 |
| 96 x 120..... | 179.00 | 288.00 | 412.00 | 496.00 |
| 108 x 120..... | 218.00 | 324.00 | 455.00 | 540.00 |
| 200 x 120..... | 1,001.00 | 1,458.00 | 3,167.00 | 3,167.00 |
| 200 x 130..... | 1,084.00 | 2,257.00 | 3,612.00 | 3,612.00 |

It will be noted that the first seven items show an increase of over 150 per cent., and the last two over 200 per cent.; and it can be seen readily that a premium manual in which rates are computed on the lower figures is hardly adequate where the cost of replacements must be controlled by the latest and highest figure. Therefore, it follows that the companies must take steps to secure a premium income which will offset the very considerable increase in the present-day cost of loss adjustment, and the most direct method is by the adoption of a new manual.

### Plate Glass Men Meet.

At a meeting of the Plate Glass Underwriters' Association held at the office of the Fidelity & Casualty Company on Tuesday, July 21st, the commission situation in Greater New York was discussed. The association had disposed of the rate matter at a previous meeting, but there were several obstacles in the way of harmonizing the various companies on the subject of brokerage and agents' commission. The matter is still in status quo. The companies are required to file by August 1 a list of all brokers with whom there are special commission arrangements and a meeting of the association is to be called soon after in an effort to adjust the situation. The present rules of the association were reaffirmed at this meeting and will obtain until some action is taken at the next meeting. No new arrangements of any kind will be permitted until after August 18th, before which time it is hoped that the whole situation will be cleared up.

### 'Bus Franchise Controversy.

When the Board of Estimate holds its public hearing on the proposed extension of the auto 'bus line franchises, there will be a spirited protest registered by certain residents against the proposal to allow the coach companies to use uptown residential streets without the consent of the property owners.

William Wickham Hoffman, of Hoffman, Keogh & Jay, lawyers, with offices at 15 Broad street, who has been acting as attorney for several property owners of East 79th street, is planning to register vigorous objections as soon as he has the opportunity to appear before the Board of Estimate.

"The city proposes to allow 'bus lines to run through residential streets without consulting the owners of the properties along the way," said Mr. Hoffman. "In the case of elevated and trolley lines, however, the city protects the owners by requiring assents of one-half the value of the abutting property. It is a property right for an owner to have control of the street upon which his house is located, and when that right is taken away a consideration of definite value is removed.

"Another thing, East 79th street is one of the quietest residential streets in the city, in that section nearest Fifth avenue, and should be preserved as such. And where it approaches the East River it becomes a tenement district with the street filled with playing children. This means that there will be a decided increase in the accident risk. The same statement would apply to other residential streets."

## OWNERSHIP OF CORTLANDT ST.

### Was Originally in the Crown and Descended to the Public.

The ownership of the bed of Cortlandt street is in the City of New York, together with the right to regulate the use of streets for vault purposes, according to the decision handed down this week by the Appellate Division, First Department. The abutting owners have hitherto claimed to own to the middle line of the street. The case was entitled William W. Appleton et al., plaintiffs and respondents, vs. the City of New York, defendants and appellants. The case is considered of high importance to downtown real estate interests, and will be carried to the highest court.

The plaintiffs are the owners as tenants in common of premises situate on the northwesterly corner of Broadway and Cortlandt street, Borough of Manhattan, New York, known as No. 173 Broadway, and they claim to be the owners of the fee to the centre line of Cortlandt street adjacent thereto, subject to the public easements for street purposes. They concede that the city has the right to regulate their use of the street in front of their premises to the centre line for vaults or otherwise, but they contend that it has no right to compel them to pay for such use. The only theory on which the learned counsel for the respondent attempts to support the judgment is that his clients own the fee of the street to the centre line thereof.

The trial court found that plaintiffs own such fee, but that the construction of the vaults has not been authorized, and that they have no right to construct and maintain vaults under the street without obtaining a permit therefor. The counsel for the city contends that the court erred in finding that the city does not own the fee, and even though it does not, in deciding that plaintiffs own it;

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## Wants and Offers

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on July 28, 1914. Record and Guire Company, 119 W. 40th St.

and he also argued that the judgment cannot be sustained in any event, for he argued that if the fee be in the abutting owners, the city has a right to make a reasonable charge for permitting the construction of vaults, and that the amount exacted by the city ordinance is reasonable.

### Went Back to the Crown.

The Appellate Division holds that as it was a rule of the Civil Law, which was in force during the Dutch occupation, that the sovereign acquired a fee to all lands laid out as public streets through grants made by it; that this rule, in the absence of proof to the contrary, continued after the English conquest, and was in force in the colonies in 1733, when Cortlandt street was originally laid out, and that title to the bed of Cortlandt street when it was originally laid and staked out, vested in the public.

"In view of such original public ownership of the street bed, and furthermore, as, under chapter 18 of the Colonial Law of 1691, the public was authorized to acquire a fee in lands to be taken for a public street, the public, especially by virtue of the proceedings taken under the Act of 1784, owned a fee in the widened strip of Cortlandt street.

"But even if plaintiffs owned half the street bed as widened, the city would have the right, under and by virtue of its police powers, to regulate the use of the street for vault purposes and to charge a reasonable fee to cover the cost of supervision, inspection, &c.

"The construction and maintenance of a vault without a permit from the municipal authorities is a public nuisance which may be abated."

### Bright Outlook for Nostrand Avenue.

Nostrand avenue is looked upon by many as the seat of a future building campaign under subway stimulus. The section has no rapid transit. Said a Flatbush broker:

"By the new subway route it will be possible to go from the junction of Nostrand and Flatbush avenues in less than one-half the time now taken to any part of Manhattan. The gain is obvious and the building development will be enormous over a great territory. By the surface cars in Flatbush avenue and Nostrand avenue extension, beyond the present terminus of the proposed subway, the entire region to Bergen Beach and Sheepshead Bay will be brought in close touch with the metropolis, and building operations in Westminster Heights, Flatbush Gardens and other recent developments should be greatly stimulated."

### The Science of Floor Filling.

Concrete floor wear and how to check it is explained in detail in a little booklet, entitled "Toch's Cement Filler and Cement Floor Paint," just issued by the house of R. I. W. It should be looked over by every architect, builder, owner and, in fact, every person utilizing concrete flooring or walks of any sort. They are sent gratuitously to every person writing for them by Toch Brothers, 320 Fifth avenue.

Following is what the publishers say in introducing the book: "In practice, the constant attribution to which cement floors are subjected causes the surface to crumble away into fine dust—a process technically known as 'dusting'—while changes of temperature, oils, acids, etc., all tend to cause the cement to disintegrate, and in some cases to crumble.

"The remedy is, obviously, to give the floor a protective coating with a suitable material that will fill up the pores, bind the surface so that it cannot 'dust,' and protect it against the action of oil, acids, water, etc.—a coating that can be easily and cheaply renewed, in the event of wear, so that, regardless of purely surface wear, the body of the floor will be practically everlasting.

"Prior to 1905 there was no commercial coating on the market for the protection of Portland cement construction. Our invention was the first in the field, and from that time to this it has not been superseded by anything more effective. This material was patented on February 27, 1906 (U. S. Letters Patent No. 813,841), and is exceptionally rational. The fact that at this time there are a great many infringers tends to indicate that the material has appealed to the general public."

## PRIVATE REALTY SALES.

Realty brokers generally are finding it difficult to interest prospective purchasers, because at this season of the year the sales branch of the market is normally at the lowest ebb. The heated term has rarely ever been conducive to activity, and this year it is no exception to the rule. The average buyer prefers to go out-of-town at the earliest opportunity rather than inspect properties while the temperature rises.

The autumn apartment renting season is not far off, however, and is viewed with optimism by brokers specializing in that department of the business. They are preparing for the inrush of clients who will seek new homes for the winter season. Nearly all the offices are busy making the preliminary arrangements for the handling of an increased business.

There is no doubt that a preference is shown for apartments over private dwellings during the winter season by those who can well afford either. Recent buying and building activity on Park avenue, West End avenue and other parts of the West Side indicate the demand and the trend.

The total number of sales reported and not recorded in Manhattan this week was 17, as against 21 last week and 21 a year ago.

The number of sales south of 59th street was 9, as compared with 5 last week and 6 a year ago.

The sales north of 59th street aggregated 8, as compared with 16 last week and 15 a year ago.

The total number of conveyances in Manhattan was 125, as against 162 last week, 20 having stated considerations totaling $553,000. Mortgages recorded this week number 57, involving $711,130 as against 23 last week, aggregating $2,351,559.

From the Bronx 10 sales at private contract were recorded, as against 10 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,120,394, compared with $438,125 last week, making a total since January 1 of $24,612,053. The figures for the corresponding week last year were $1,149,931, and the total from January 1, 1913, to July 26, 1913, was $36,366,196.

### $600,000 Mid-town Deal.

The Marmac Construction Company, Hubert B. McLellan, president, sold to Louis Auerbach through M. & L. Hess, Inc., and Philip Jeselson, the twelvesty. loft building, 241-245 West 37th street, on plot 75x98.9. It was completed a year ago and is fully rented to publishers and printers, among the tenants being E. P. Dutton & Co., the Pictorial Review, G. Shirmer, and Gibbs & Van Vleck. The property has been held at $450,000. In part payment was given 24 West 31st street, a four-story building on lot 25x98.9; 20 East 13th street, a four-story building on lot 21x80, and 155 Sixth avenue, a three-story building, on lot 20x60. The transaction involves about $600,000.

### McKinley Square Casino Sold.

The Brown-Weiss Realties purchased from the McKinley Square Casino Co., William H. Weissager, president, the three-story building, on plot 98.11x109, at 773 to 781 East 169th street, just east of Boston road, together with the three buildings abutting, at 1283 to 1287 Union avenue, known as the McKinley Square Casino.

In part payment the Brown-Weiss company gave the Temple theatre and office building at Camden, N. J., located in Market street, on plot 90x175.

The Casino is under a long term lease to Alfred Furst, which he secured last March.

### Sisters May Buy in Bronx.

It was reported that an order of Catholic sisters was negotiating to purchase the holdings of the late George F. Robinson, at the north junction of Featherbed lane and Macombs road. It comprises about eighteen lots, 260x160x 186. If the deal is closed, it is said that the plot will be improved with several buildings to be used bv the order.

### 475 Brooklyn Lots Sold.

Henry R. Nostrand has sold for the Assets Realization Co., 475 lots located on Twenty-second avenue, Avenue P, King's Highway, Stillwell avenue, 75th, 76th, 77th, 78th, West 10th, 11th, 12th and 13th streets, Brooklyn. The property was formerly known as the Morrisey Farm and is assessed at $254,600.

### Skin and Cancer Hospital Enlarges.

The New York Skin and Cancer Hospital has purchased through Horace S. Ely & Co., the four-story house at 336 Second avenue, on lot 22x100, adjoining its present building. It will be used to enlarge the dispensary work.

### Manhattan—South of 59th Street.

BROOME ST.—Bloch Brothers sold to Louis Spektorsky the 6-sty tenement on lot 22x87.6, at 291 Broome st, southwest corner of Eldridge st.

CATHARINE ST.—G. Carlucci & Co. have sold for Lowenfeld & Prager the 2 and 3-sty tenement at 57 and 59 Catharine st, northeast corner of Monroe st, on plot 48x100, to Rev. Father Iannuzzi of St. Joaquin's Church.

CHERRY ST.—D. and W. Mullins have sold for the Elliott estate, 181 Cherry st, a 4-sty tenement, on lot 22x60, to Abraham Golden.

11TH ST.—Pepe & Bro. have sold for Sofa V. S. Lester, 271 West 11th st, a 4-sty building on lot 26x102 to James A. Lowe, of North Branch, N. J.

15TH ST.—Duross Co. and Thomas Watson & Son have sold for William E. Good 134 West 15th st, a 5-sty flat, 25x103. The property was held at $35,000.

28TH ST.—Heil & Stern sold for I. Randolph Jacobs and Everett Jacobs, 129 West 28th st, a 3-sty loft building, on lot 25x98.9, to Leo J. Kreshover. The building is leased for a long term to the Growers' Cut Flower Co.

### Manhattan—North of 59th Street.

99TH ST.—J. Van Vechten Olcott, et al, have sold 227 East 99th st, a 6-sty new-law tenement, on plot 37.6x100.

117TH ST.—Harold E. Witteman bought from Margaretta La Falce the 6-sty tenement on plot 30x100.11, at 509 East 117th st.

122D ST.—Ennis & Sinnott have sold, through Benjamin Nauheim, the 5-sty flat at 124 West 122d st, on lot 20x100.

134TH ST.—H. B. Davis sold, through Lauter & Blackner, the 5-sty flat, at 72 West 134th st, on lot 25x100, to the Milton Building Co., which gave in exchange Bronx property at 1810-1812 Cedar st.

142D ST.—Ennis & Sinnott have resold through W. J. Huston & Son, 202 West 142d st, a 3-sty dwelling, on lot 16.9x99.11.

204TH ST.—Charles Hensle sold to Frederick Plump, the 5-sty apartment house, 608 West 204th st, on plot 45x100. In exchange was given the northwest corner of 8th av and 146th st reported sold last week.

MADISON AV.—Wiliam S. Lalor sold for the estate of Nathaniel Wise 1230 Madison av, a 3-sty dwelling, on lot 18.9x75, to Joseph McNamara.

PARK AV.—Milton C. Henley is reported to have sold 1070 Park av, a 5-sty flat, 25.2x82.2.

### Bronx.

KELLY ST.—Abraham Schneider sold to A. L. Ernst the northeast corner of Kelly and 167th sts, a vacant lot, 23.6x99.4. The new owner will improve the site with a 2-sty taxpayer.

WHITTIER PL.—Joseph S. Munday has purchased a plot 100x132 on the northeast corner of Whittier pl and Dayton st from the Aetna Realty Co. The buyer will improve the site with 2-family houses.

156TH ST.—The Benenson Realty Co. has resold 834-836 East 156th st, a 6-sty apartment house on plot 50x91, which it acquired last week in an exchange for New Rochelle property.

HOE AV.—Louis Schloss and David Leitner have sold the southeast corner of Hoe av and 173d st, a 5-sty apartment house, with stores, on plot 75x100.

HUGHES AV.—P. H. McElroy bought from Isaac Haft the two 5-sty apartment houses on plot 125x125, at the northeast corner of Hughes and Lee avs.

LUDLOW AV.—Mrs. G. Schwartz has sold to the Schill Construction Co. a plot 50x100 on Ludlow av, Unionport.

PROSPECT AV.—Morris Berkowitz purchased through H. J. Radin the northeast corner of Prospect av and 183d st, a 5-sty apartment house, on plot 50x100.


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SOUTHERN BOULEVARD.—Alexander Selkin has sold for William H. May 2431 Southern boulevard a 3 family house, on lot 18.6x89, near 187th st.

### Brooklyn.

HALL ST.—H. W. Rozell & Son sold 120 Hall st, a two-family house for Mrs. Martinus; also for M. Farrell, the three-family house at 137 North Elliott pl.

HIMROD ST.—James M. Hawley sold 217 Himrod st for Mr. Liebergott to Christian Schmalz; also for William Griener to John Radke 92 Stanhope st and for Jerome De Paus 1208 Greene av to Capt. Gotghart.

WHITTIER PL.—Baker & Grover have sold for the Etna Realty Co. to Joseph S. Mundy the plot, 100x132, at the northeast corner of Whittier pl and Dayton st.

6TH ST.—M. A. Fountain bought from the S. K. Realty Co., through the Jerome Realty Corporation, the 4-sty flat, 316 6th st.

15TH ST.—James B. Thomas sold to Julia Klemt the 4-sty apartment house, 70x100, in the north side of 15th st, 310 ft. west of 4th av, South Brooklyn. In part payment the purchaser gave a plot with a frontage of 125 ft. in the east side of William st, 175 ft. south of Beebe av, Long Island City, together with a plot with a frontage of 125 ft. in 13th av, 300 ft. south of Wilson av, Astoria. The plots will be improved with 4-sty apartments.

45TH ST.—I. Salzberg has sold for the estate of Mildred Livingston 1115 45th st, a 2-family house, on lot 23x100, to Max Weisholz.

55TH ST.—Frank A. Seaver sold the 1-family house at 158 55th st for John Wohltjen to American Machine and Foundry Co.

70TH ST.—The Meister & Bache Realty Co. resold 18½ lots in the south side of 70th and 71st sts, in the Homewood section, and resold 8641 Bay 13th st, Bath Beach, a 2-family dwelling, 20x108.

79TH ST.—The Dowling-Miller Co. sold 1028 79th st for Mrs. V. Gibson, and 442 75th st for H. Geruld.

BEDFORD AV.—The Ford Motor Co. of Detroit bought through William D. Bloodgood & Co., the plot, 44x100, at the northwest corner of Sterling pl and Bedford av and the adjoining 6-sty building, on plot 36x100. A 6-sty salesroom and service building will be erected.

BEDFORD AV.—Dr. Elias Peter Hicks sold to Charles M. Williamson 2455 and 2461 Bedford av and 371 East 31st st, three 2-family houses. Mr. Williamson gave in part payment his farm at Martinsville, N. J., of 111 acres, and all implements and live stock.

BROADWAY.—Isaac Haft bought from Samuel Pein the five 4-sty buildings at the southwest corner of Broadway and Bartlett st, on plot 102x153.

CLINTON AV.—Harry L. Batterman sold 404 Clinton av to Mrs. Josephine M. L. Fleet a 4-sty dwelling and garage, on plot 27.6x180.

NEWKIRK AV.—Arthur H. Strong sold 1919 Newkirk av, Flatbush, a detached dwelling, on plot 40x120, with garage, to C. Frank Reed.

FORBELL AV.—Frank Jewell sold for Mrs. Helen de Groot Davis the 2-sty dwelling, 20x100, at 94 Forbell av.

ROCKAWAY AV.—Joseph P. Day has sold 668 Rockaway av, a 4-sty tenement, on a lot 20x100. The property was held at $12,000.

VAN SICLEN AV.—J. Rothenberg sold the plot, 150x100, at the corner of Van Siclen and Liberty avs, to the Diaz Building Co., for improvement with four 4-sty flats; and to B. Ruderman, 48 Lewis av, a 3-sty flat.

5TH AV.—T. Kavanagh bought through John F. Burke the 3-sty building, 3911 5th av, on lot 20x100.

6TH AV.—Iba Brothers, Inc., have sold the 4-sty apartment house at 4906 6th av, on plot 40x100.

MAPLETON PARK.—Alco Building Co. has sold dwellings at 2079 66th st to J. W. Lehrfield; 6120 19th av to A. Pariser; 2036 66th st to A. Miller Speiser; 2072 66th st to William Macrae, Jr.; 2070 66th st to Mrs. William Michelson; 1962 65th st to Martin L. Sugarman, and 2081 66th st to Julius Lichterman.

### Queens.

ARVERNE.—The Lewis H. May Co. has sold for the Arverne-By-the-Sea Co., Wm. Amerman, president, the Union Church property, on the south side of Ocean av, on a plot 75x125, to Rev. Dr. Adolph Spiegel. It will be occupied by the Congregation Sharey Zedak.

EDGEMERE.—A. E. & D. A. Karelson sold to the South Jersey Land Co. 50 lots in Florence pl, running north from the Boulevard.

EDGEMERE.—The Meister & Bache Realty Co. sold bungalows at Beach 43d st, Edgemere, L. I., to Katherine Gerber, to Mortimes Rossheim, to J. A. Mack, and two lots in Beach 43d st, 1,240 ft south of Far Rockaway boulevard, to Fred J. Bell; also to Nathan Jaffee, 5 lots in Beach 43d st, 1,300 ft from Far Rockaway boulevard, and to Louis Gordan, 10 lots, 1,100 ft. from Far Rockaway Boulevard.

FLUSHING.—Prof. William Thorne purchased the 3-sty dwelling at 20 Stanford av, on plot 100x125.

GARWOOD, N. J.—New York Suburban Land Co. sold at Garwood a triangular plot of 14,000 sq. ft. and lot 20x100 to Theodore Becker; 40x100 on South av to M. J. Daniel; 60x100 on Myrtle av to Joseph T. Griffin; 80x150 on 3d av to Walter H. Harding; 40x100 and 40x150 on Locust av to D. M. and I. Winslow; 60x100 on Pine av to L. Corby; 50x100 on Spruce av to Mrs. A. Howell; 60x100 on Willow av to Herbert T. Anderson, and 60x150 on 3d av to Walter S. Milne; also sold at Westfield, N. J., 60x100 on Trenton av to Alfred Mitchell; 80x100 on Newark av to Richard A. Eakins; 40x100 on Cranford av to Albert R. Acker, and 40x100 in Hudson pl to Miss Jeanette Forbes.

ROSEDALE.—New York Suburban Land Co. sold at Rosedale 40x100 on Union av to Charles F. Rowland; 80x100 on Park av to H. E. Lyman; 60x100 on President av to Frank T. Arnold; 80x100 on Park av to E. L. Mayer; 40x100 on President av to Francis D. Bryan; 40x100 on Park boulevard to William Keenan; and 40x100 in Dale pl to B. Rogers.

SECOND WARD.—Cross & Brown Co. has sold for Julien Haberer the northeast corner of Roosevelt av and 18th st.

WOODLAND AV.—Philip Opper sold to the National Web Co. the factory at the southwest corner of Woodland and Linden avs, on plot 100x164.

### Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for William D. Goud the residence and garage at 40 Van Ness pl, on plot 75x100, to John H. Steenberg of Perth Amboy, N. J.; and for Francis H. Robinson to Kelly & McLaughlin, manufacturers of patent and enameled leathers, the 3-sty building on plot 100x132x150x173, at 58-62 Searing st, adjoining their present plant.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Maria L. Marley to M. C. Cohen, 2½-sty residence on plot 117x136, at 45 Milford av.

NEWARK, N. J.—M. Copland Cohen and Isaac D. Miller sold for Edward Blau to Max Biddleman three apartment houses at the southwest corner of Littleton and South Orange avs. The buyer gave in part payment 261 and 261½ Springfield av, two buildings, on plot 50x100.

### Rural and Suburban.

CEDAR KNOLLS, N. Y.—J. F. Donnell has sold for the First Mortgage and Real Estate Co. a plot of 13,000 sq. ft. on Pondfield rd at Cedar Knolls, overlooking the golf links, for about $4,400.

GREENACRES, N. Y.—Scarsdale Estates sold to J. A. Sherer a plot, 100x150 in Brayton pl.

HEMPSTEAD, L. I.—The Windsor Land and Improvement Co. sold at Hempstead to Thomas J. Quinn 60x100; to C. W. Neu, Milton Bradley and Howard Cohen each 40x100, on Homan boulevard, and to A. M. McDermott 40x100 in Miller st; and at Oceanside to S. M. Passmore 40x100 on Perkins av.

MONTCLAIR, N. J.—Mrs. Florence Lang sold a plot fronting 200 ft. on North Fullerton av, adjoining Rand Park, to Dennis Fallon, for improvement with two residences.

MONTCLAIR, N. J.—The Crestmont Realty Co. bought a plot of land on Watchung av, adjoining Edgemont Park, through F. M. Crawley & Brothers. Six dwellings will be erected.

MT. VERNON, N. Y.—M. J. Sullivan sold the Kelly house, 122 Summit av, on plot 120x175, with garage.

MT. VERNON, N. Y.—The Anderson Realty Co. sold in 265 Summit av, to Robert B. Scott; also 125 South 2d av, to Rebecca I. Lannan.

MORRISTOWN, N. J.—The Noble estate property, of seven acres, at Early st and Atno av, Morristown, N. J., will be bought as the site for the proposed high school. The decision carries with it an appropriation of $168,000 for the erection and furnishing of the building.

NORTH YONKERS, N. Y.—The Riverview Building Co., sold in the River View colony, the 2½-sty dwelling, on plot 50x125, at 37 Morsemere pl.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for Mrs. Margaret A. Gibbs her dwelling 71 South Irving st to James S. Anderson.

RIVERDALE, N. J.—Mrs. B. Richardson, of East Orange, N. J., has purchased from Mrs. Natalie A. Blauvelt, through Louis Schlesinger, Inc., a six-acre farm on the Newark and Pompton turnpike, Riverdale, which will be converted into a poultry farm.

WESTCHESTER.—The Gedney Farm Co. sold to Emerson W. Adams two plots, each about one-third acre, near the Gedney Farm Hotel.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Kate O'Connell a plot in Westmoreland with 80 ft. frontage on the east side of Bayview av, 431 ft. north of Broadway.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. has sold to Harry Wulle a plot with 80 ft. frontage on the north side of Broadway, corner of Bayview av.

YONKERS, N. Y.—The Westchester Land Exchange, Robert E. Farley, president, has sold to Margaret Donovan two lots at Nepperhan Heights.

## LEASES.

### $500,000 Fourth Avenue Lease.

A. Wimpfheimer & Brother, dealers in velvets, silks, etc., now at 131 Spring street, have leased from the de Forest Estate Corporation the store, basement, first and second lofts in the 456-460 Fourth avenue; also the store, basement, first and second lofts in the building adjoining at 450-454 Fourth avenue, comprising in all about 54,000 square feet. The rental is about $50,000 per annum. Carstein & Linnekin, Inc., were the brokers.

### Co-operative Concern in 22d Street.

The Five and Ten Cent Exchange, leased from Louis Stern, through Geo.

R. Read & Co. and William A. White & Sons, the fifth floor of 11-19 West 19th street through to 10-16 West 20th street, comprising about 22,500 square feet of floor space. The organization intends to buy, for the account of its members, all kinds of five and ten cent merchandise at greater than the usual discounts. A number of store owners are said to be behind the movement.

### Scandinavian Society Moves.

Unger & Watson leased the five-story building at 691 Lexington avenue and the vacant lot at 136 East 57th street to the Scandinavian Home Association, who have occupied premises 527-9 Lexington avenue. The new quarters form an "L" around the corner of 57th street and Lexington avenue. A five-story structure will probably be erected on the vacant lot, as an addition to the Lexington avenue building.

### Manhattan.

IRVING BACHRACH leased to Frederick Hachemeister for 5 years the dwelling 19 East 94th st.

GEORGE BOCKHAUS CO. leased for the Austin estate, to the Standard Ice Cream Co., portion of the plot 409-421 East 121st st, with buildings for 10 years; also for the same estate 419 East 121st st, to Harlem Express Co. for 10 years.

EDWARD W. BROWNING has leased space in 110-112 West 40th st to the Pacific Lamp Co.

CLARK ESTATE leased 135 West 73d st to George F. Shrady; and 53 West 65th st to Dr. William V. P. Garretson.

LEROY COVENTRY leased the dwelling 32 West 94th st to R. P. Stanley.

CORN & CO. have leased for Colony Construction Co., 10,500 sq. ft. in 63-67 West 38th st, and 62-64 West 39th st to Hollow & Perlow; for A. R. Keller a loft in 41-43 West 25th st to Garfinkel & Hendler; in conjunction with Fredk. Fox & Co., for Adrem Construction Co., 11,200 sq. ft. in 35-39 West 35th st. to Pinas & Kimmel and N. Y. Dress & Costume Co., and for Lloyd Realty Co., store and basement at 169 Broadway to Philip Liberman.

CROSS & BROWN CO. has leased for the Seaich Realty Co. to Horwitz & Levy the 6th floor at 38-42 East 32d st; and for the Mitchell Lewis Motor Co. to Kelly-Field Co. the 2d floor at 1851-5 Broadway.

GAINES & DRENNAN, INC., has leased the 11th loft in 118-20 East 25th st to J. R. Keim & Co., of Philadelphia, Pa.; also space in 7-9 West 22d st to The Ritter Dental Manufacturing Co.

DUFF & CONGER leased for Louise Beringer to Dr. P. A. Levene, the dwelling, 108 East 74th st; also for Charles Gulden, two apartments in 1142 Madison av to Edwin Prince, and apartments in 1219 Madison av, for Carlisle Norwood, to Jacob Blumenthal and Charles A. Schermerhorn.

DOUGLAS L. ELLIMAN & CO. leased a duplex apartment at 128 East 60th st to Irving McKesson for E. de Forest Simmons, agent; also apartments in 150 East 72d st for the E. A. L. Apartment Management Co. to W. M. Hoes; in 122 East 82d st to Miss Flora L. Stewart; and in 178 East 70th st to Guy H. Scull.

FREDERICK FOX & CO. leased for the Adrem Construction Co. from the plans, the 3d and 4th lofts in 35-39 West 35th st to the New York Dress & Costume Co. and Pinas & Kimmel; also for the estate of Julius S. Stern, the 4th loft in 35 West 22d st to Levine & Pavsner; for the Eugatnom Realty & Construction Co., the 7th loft in 143-145 West 20th st to Isadore Saffer-son; and for David L. Newberg, the 7th loft at 5-7 West 4th st to Samuel Levy.

ESTATE OF RANDOLPH GUGGENHEIMER has leased in 40-46 West 20th st the 4th story to Rosenman Brothers, manufacturers of spool silks and threads, and the 8th story to Sacks Bros. and Jalkut, manufacturers of infants' wear.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD leased the westerly store in 149 West 4th st, to John Palma.

M. & L. HESS, INC., have leased for E. T. Underhill from the plans, the store, basement, 1st and 2d lofts in the 12-sty building in course of construction at 438-48 West 37th st, to Baer Bros. for 10 years at an aggregate rental of about $200,000.

HOUGHTON CO. leased the 4-sty dwelling, 120 West 82d st, for Isaac Rodman to Eliz. Wolff for 3 years.

H. W. KRUMWIEDE, JR., and William Bettman leased for L. Schaefer 242 West 136th st; also for the estate of E. C. Morse, 224 West 132d st; for the estate of Joseph Bacharach, 156 West 121st st; for C. F. Tietjen, 59 West 86th st, and for M. Rosenthal 270 West 132d st.

SAMUEL H. MARTIN has leased for William L. Ammerman the 3-sty dwelling 168 West 64th st to Joseph Holmes, and for Eliza J. Arkenburgh the entire upper part of the 4-sty building at 1985 Broadway.

MARSTON & CO. have leased 134 West 136th st, a 3-sty dwelling to L. O. Humphrey.

WILLIAM B. MAY & CO. have leased 7,500 sq ft additional to the Acker, Merrall & Condit


# NEW YORK TITLE INSURANCE COMPANY

135 Broadway, Manhattan — 203 Montague St., Brooklyn

**Statement at the close of Business, June 30, 1914:**

| ASSETS | | LIABILITIES | |
|---|---|---|---|
| Cash on hand & in banks | $501,970.37 | Capital | $2,000,000.00 |
| Bonds and mortgages | 1,409,099.23 | Surplus | 1,000,000.00 |
| Stocks | 71,236.14 | Undivided profits | 284,461.80 |
| Equity in Company's office buildings | 767,916.57 | Agency accounts | 138,687.73 |
| Other real estate | 350,544.14 | Sundry accounts | 7,768.48 |
| Loans | 25,000.00 | Special reserves for losses and taxes | 15,917.57 |
| Title and Tax Plants | 251,000.00 | | |
| Accounts receivable | 62,893.07 | | |
| Accrued interest, net | 7,176.06 | | |
| | $3,446,835.58 | | $3,446,835.58 |

**The largest Title Insurance Company in the State of New York doing a strictly TITLE INSURANCE BUSINESS.**

**Its Capital and Surplus are devoted exclusively to the protection of policy holders, who are not subject to the risks of a banking or trust business, on the one hand, nor to the guaranty of mortgages on the other.**

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CYRIL H. BURDETT, Vice-President and General Mgr.,
GEORGE ZABRISKIE, Vice-President,
JOHN D. CRIMMINS, Chairman of Executive Committee,
HENRY S. ACKEN, Vice-President and Assistant General Manager in charge of Brooklyn Office,
FRANK L. COOKE, Secretary,
GERHARD KUEHNE, Treasurer,
MORGAN J. O'BRIEN, General Counsel.

JOSEPH CACCAVAJO, C. E. — WARREN C. HAFF, M. E.
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## STATIONERS
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FOR FIRST CLASS PRINTING COME TO US

Co., in the southeast corner of 6th av and 57th st. The Guardian Holding Co., owners have contracted with Gillies-Campbell Co. from plans by Augustus N. Allen, architect, to rebuild the entire street floor, providing a new stone entrance and three stores in 57th st.

M. MORGENTHAU, JR. CO. have leased for the 6th Av and 23d St Corporation, a store in the building formerly occupied by Ehrich Brothers, to Doniger & Borgeson, milliners.

NELSON & LEE and Corn & Co. have subleased for Mme. Mendes a portion of the store at the northeast corner of Broadway and 37th st to Frederick Young, who will open a jewel shop.

PEASE & ELLIMAN leased for the United States Co. the 4-sty house 40 East 80th st to E. A. Proudman; also rented for Mrs. Frances Simon to Orrin F. Perry the 4-sty dwelling 96 Riverside drive.

PEASE & ELLIMAN leased a 5-sty factory at 549-57 West 54th st to the Henry Bosch Co, the dealers in and importers of wall papers and decorators' supplies. This firm has been located at 880-92 Broadway for the last ten years. They recently leased the 5th av side of the first loft in the new Rogers Peet Building at 5th av and 41st st. The same brokers also leased for Mrs. Charles H. Senff the 4-sty dwelling at 300 Madison av to the Lady Baltimore Cake Shop; for W. B. Thom his 2-sty garage at 237 West 69th st to George Legg; and space in the Putnam Building on Broadway for Vincent Astor to the publishers of the Dramatic Mirror.

S. H. RAPHAEL & CO. subleased for the Mecca Enterprise, the store, at 111 and 113 West 125th st, to the Kaufman Shoe Co., for 10 years, at an aggregate rental of about $35,000.

GEO. R. READ & CO. leased the 4-sty building at 1439 Broadway for Ritchie & Cornell to the George E. Keith Co., manufacturers of shoes, at an aggregate rental of about $100,000.

DOUGLAS ROBINSON, CHARLES S. BROWN & CO. leased for the Adams Express Building Co., to the Perley Morse Co., offices on the 24th floor of the Adams Express Building.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and Horace S Ely & Co. leased for John M. Dickinson, 66 West 12th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mary Semple 32 West 11th st; for Dr. Theodore C. Janeway, 131 East 60th st; for Mrs. Emily Vanderpool, 723 Park av, and for Franklin D. Roosevelt, 49 East 65th st, furnished.

SPEAR & CO. have rented for Julius Wiles Sons the 2d loft in 62-64 9th av to Eureka Pneumatic Spray Co; for the Wilward Realty Co. the 6th loft in 15 West 17th st to Wohl Raeder Co.; for Lewis S. Samuels the 5th loft in 476-478 Broome st to David Kno hmal; for Louisa Appell the 10th loft in 510-512 6th av to Max Beckerman, and for Bertfield Realty Co. the top loft in 28-30 West 20th st to Barnet Savitch.

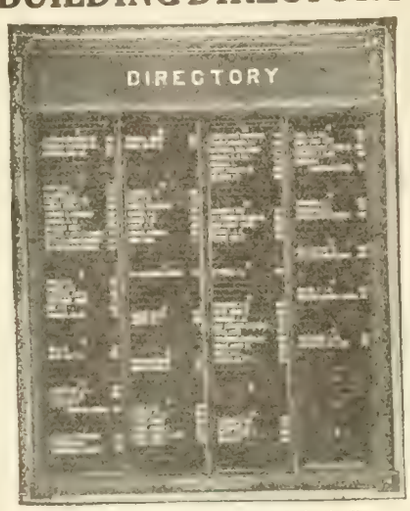
HENRY TRENKMANN has leased a loft in 39-41 West 29th st to the Century Dress Co., and a loft in 157 Grand st to Matusow & Mershon.

WILLIAM A. WHITE & SONS have leased the store at 1230 3d av to Paul E. Lux.

### Bronx.

TREBOR SUPPLY CO., dealer in engine packings and supplies, has leased the store at 280 Morris av from John Reebers' Sons.


WILLSON'S OFFICE BUILDING DIRECTORY




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### Suburban.

COMMERCIAL TRUST CO. of Jersey City, N. J., leased, through Louis Schlesinger, Inc., to William Gray, the 2-sty building, 554 Broad st, Newark.

J. K. MOORS leased at Rye, N. Y., bungalows to H. B. Whelpley, R. W. Howell, James F. Kenney, W. D. Zink and F. E. Goett.

ALFRED E. SCHERMERHORN has leased at Southampton, L. I., for Mrs. Frank H. Corwith her cottage in the east side of Main st to Joseph E. Stevens; for James D. Sawyer "The Homestead" in the east side of Main st to Henry M. Ward; for Mrs. Edward Mitchell "Bonnie Dune" in the south side of Gin lane to Mrs. Howard C. Dickinson; for Mrs. Sybil M. Atkinson cottage on the north side of Shinnecock rd to F. Livingston Pell; for Joseph P. Knapp "Tenacre" on the north side of Great Plains rd to Harrison Williams; for W. A. Putnam "Midfields" in the east side of Halsey's Neck lane to Henry W. de Forest; for Mrs. Marie Louise Linderskold cottage at the northwest corner of Meeting House lane and Lewis st to P. Stuyvesant Pillot; for L. F. Jennings cottage in the east side of Main st to the Myrtle Bowman Co., Inc., and for William Davidson cottage in the west side of Willis av to Mrs. Walter B. Hofer.

LOUIS SCHLESINGER, INC., leased for Oscar Michael to I. Blyn & Sons, shoe dealers, the building at 689 Broad st, Newark, which will be operated as one of their retail stores.

## REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

### MANHATTAN.

**Conveyances.**

| | 1914 July 17 to 23 | 1913 July 18 to 24 |
|---|---|---|
| Total No. | 125 | 135 |
| Assessed value | $6,547,300 | $6,113,250 |
| No. with consideration | 20 | 21 |
| Consideration | $553,000 | $431,363 |
| Assessed value | $628,000 | $541,000 |

| | Jan. 1 to July 23 | Jan. 1 to July 24 |
|---|---|---|
| Total No. | 4,340 | 4,861 |
| Assessed value | $289,848,708 | $286,215,772 |
| No. with consideration | 459 | 705 |
| Consideration | $19,123,646 | $28,236,669 |
| Assessed value | $19,782,421 | $29,673,162 |

**Mortgages.**

| | 1914 July 17 to 23 | 1913 July 18 to 24 |
|---|---|---|
| Total No. | 57 | 96 |
| Amount | $711,130 | $2,585,220 |
| To Banks & Ins. Cos. | 10 | 21 |
| Amount | $199,000 | $1,062,500 |
| No. at 6% | 22 | 41 |
| Amount | $153,745 | $1,287,490 |
| No. at 5½% | ..... | 5 |
| Amount | ..... | $297,500 |
| No. at 5% | 14 | 19 |
| Amount | $301,000 | $483,750 |
| No. at 4½% | .... | 4 |
| Amount | .... | $118,000 |
| No. at 4% | ..... | . |
| Amount | .... | |
| Unusual rates | | 1 |
| Amount | | $40,000 |
| Interest not given | 21 | 26 |
| Amount | $256,385 | $358,480 |

| | Jan. 1 to July 23 | Jan. 1 to July 24 |
|---|---|---|
| Total No. | 2,578 | 3,150 |
| Amount | $80,515,454 | $129,391,884 |
| To Banks & Ins. Cos. | 581 | 864 |
| Amount | $35,619,230 | $77,256,150 |

**Mortgage Extensions.**

| | July 17 to 23 | July 18 to 24 |
|---|---|---|
| Total No. | 42 | 48 |
| Amount | $2,387,300 | $2,131,000 |
| To Banks & Ins. Cos. | 7 | 29 |
| Amount | $322,000 | $1,750,500 |

| | Jan. 1 to July 23 | Jan. 1 to July 24 |
|---|---|---|
| Totol No. | 1,283 | 1,179 |
| Amount | $68,048,585 | $46,611,052 |
| ToBanks & Ins. Cos. | 443 | 402 |
| Amount | $42,961,560 | $26,904,200 |

**Building Permits.**

| | 1914 July 18 to 24 | 1913 July 19 to 25 |
|---|---|---|
| New buildings | 10 | 10 |
| Cost | $726,550 | $778,000 |
| Alterations | $167,995 | $253,965 |

| | Jan. 1 to July 24 | Jan. 1 to July 25 |
|---|---|---|
| New buildings | 280 | 386 |
| Cost | $28,332,190 | $36,143,315 |
| Alterations | $7,806,934 | $8,501,537 |

### BRONX.

**Conveyances.**

| | 1914 July 17 to 23 | 1913 July 18 to 24 |
|---|---|---|
| Total No. | 130 | 340 |
| No. with consideration | 16 | 14 |
| Consideration | $141,616 | $52,550 |

| | Jan. 1 to July 23 | Jan. 1 to July24 |
|---|---|---|
| Total No. | 3,806 | 3,951 |
| No. with consideration | 296 | 478 |
| Consideration | $4,126,843 | $3,972,022 |

**Mortgages.**

| | 1914 July 17 to 23 | 1913 July 18 to 24 |
|---|---|---|
| Total No. | 112 | 301 |
| Amount | $854,732 | $803,693 |
| To Banks & Ins. Cos. | 14 | 2 |
| Amount | $176,000 | $35,000 |
| No. at 6% | 44 | 27 |
| Amount | $328,470 | $99,348 |
| No. at 5½% | 4 | 11 |
| Amount | $20,500 | $33,600 |
| No. at 5% | 26 | 239 |
| Amount | $238,282 | $490,514 |
| Unusual rates | 1 | 1 |
| Amount | $42,500 | $431 |
| Interest not given | 37 | 23 |
| Amount | $224,980 | $179,800 |

| | Jan. 1 to July 23 | Jan. 1 to July 24 |
|---|---|---|
| Totol No. | 2,422 | 2,822 |
| Amount | $21,453,872 | $26,600,678 |
| To Banks & Ins. Cos. | 250 | 254 |
| Amount | $4,948,851 | $4,584,641 |

**Mortgage Extensions.**

| | July 17 to 23 | July 18 to 24 |
|---|---|---|
| Total No. | 16 | 9 |
| Amount | $210,950 | $118,900 |
| To Banks & Ins. Co. | 2 | 1 |
| Amount | $47,500 | $30,000 |

| | Jan. 1 to July 23 | Jan. 1 to July 24 |
|---|---|---|
| Total No. | 458 | 347 |
| Amount | $9,260,950 | $6,623,680 |
| To Banks & Ins. Cos. | 83 | 68 |
| Amount | $2,589,400 | $2,130,500 |

**Building Permits.**

| | 1914 July 17 to 23 | 1913 July 18 to 24 |
|---|---|---|
| New buildings | 13 | 7 |
| Cost | $435,900 | $132,350 |
| Alterations | $7,950 | $48,125 |

| | Jan. 1 to July 23 | Jan. 1 to July 24 |
|---|---|---|
| New buildings | 477 | 605 |
| Cost | $11,544,292 | $16,326,806 |
| Alterations | $777,640 | $681,245 |

### BROOKLYN.

**Conveyances.**

| | 1914 July 16 to 22 | 1913 July 17 to 23 |
|---|---|---|
| Total No. | 578 | 428 |
| No. with consideration | 92 | 56 |
| Consideration | $692,429 | $192,187 |

| | Jan. 1 to July 22 | Jan. 1 to July 23 |
|---|---|---|
| Total No. | 13,656 | 13,907 |
| No. with consideration | 1,408 | 1,218 |
| Consideration | $9,149,621 | $7,199,433 |

**Mortgages.**

| | 1914 July 16 to 22 | 1913 July 17 to 23 |
|---|---|---|
| Total No. | 444 | 328 |
| Amount | $1.836,331 | $1,018,704 |
| To Banks & Ins. Cos. | 85 | 81 |
| Amount | $358,465 | $382,130 |
| No. at 6% | 192 | 162 |
| Amount | $559,932 | $403,464 |
| No. at 5½% | 102 | 68 |
| Amount | $640,013 | $224,200 |
| No. at 5% | 128 | 85 |
| Amount | $497,592 | $367,105 |
| Unusual rates | 3 | 1 |
| Amount | $5,900 | $400 |
| Interest not given | 19 | 12 |
| Amount | $132,894 | $23,535 |

| | Jan. 1 to July 22 | Jan. 1 to July 23 |
|---|---|---|
| Total No. | 9,975 | 10,022 |
| Amount | $42,522,695 | $39,772,692 |
| To Banks & Ins. Cos. | 2,067 | 2,344 |
| Amount | $16,391,929 | $15,076,688 |

**Building Permits.**

| | 1914 July 16 to 22 | 1913 July 18 to 24 |
|---|---|---|
| New buildings | 76 | 53 |
| Cost | $582,535 | $660,600 |
| Alterations | $60,950 | $86,870 |

| | Jan. 1 to July 22 | Jan. 1 to July 24 |
|---|---|---|
| New buildings | 2,821 | 2,139 |
| Cost | $25,986,795 | $18,436,190 |
| Alterations | $1,741,912 | $2,243,445 |

### QUEENS.

**Building Permits.**

| | 1914 July 16 to 22 | 1913 July 18 to 24 |
|---|---|---|
| New buildings | 94 | 60 |
| Cost | $377,265 | $353,210 |
| Alterations | $8,280 | $8,536 |

| | Jan. 1 to July 22 | Jan. 1 to July 24 |
|---|---|---|
| New buildings | 2,886 | 2,581 |
| Cost | $13.340,365 | $9,205,341 |
| Alterations | $685,427 | $784,998 |

### RICHMOND.

**Building Permits.**

| | 1914 July 16 to 22 | 1913 July 17 to 23 |
|---|---|---|
| New buildings | 25 | 33 |
| Cost | $137,750 | $127,225 |
| Alterations | $6,730 | $2,725 |

| | Jan. 1 to July 22 | Jan. 1 to July 23 |
|---|---|---|
| New buildings | 724 | 600 |
| Cost | $1,239,318 | $1,266,821 |
| Alterations | $145,751 | $157,825 |

## REAL ESTATE NOTES.

THE BOARD OF ESTIMATE will meet on Thursday, July 30.

GOODALE, PERRY & DWIGHT, INC., have been appointed agents for 961 Hoe av.

HENRY BRADY has moved his offices to 200 West 23d st, southeast corner of 7th av, and opened a Bronx office at 3208-3210 3d av.

JOHN L. DE SAULLES is the buyer of the 4-sty dwelling 22 East 78th st, sold several weeks ago, through Francis B. Robert.

H. KALLMAN & CO. have opened offices at 2840 8th av, where they engage in a general real estate and insurance business.

SCHINDLER & LIEBLER have been appointed agents for 174 East 74th st, 154 East 113th st, 332 East 79th st, 317 East 75th st and 72 East 113th st.

ST. JAMES ROMAN CATHOLIC CHURCH has taken title from Eugene F. O'Connor to the strip, 3.6x2.5x2.6, at the southerly intersection of New Bowery and James st. It adjoins the school connected with the church.

MARY B. BRANDEGEE is the purchaser of 20-22 Worth st, sold recently through Daniel Birdsall & Co. Mrs. Brandegee owns 18 Worth st and 85 to 89 Thomas st and now controls a plot 75x180.

FRANK A. MUNSEY CO. is the lessee of the three top floors of the 20-sty building to be erected at 6 to 10 West 40th st. The lease is for 10 years at a rental of about $22,500 a year. The Munsey Co. is now located on lower 5th av.

TIMES SQUARE REALTY & Construction Co. is the buyer of the two vacant lots, 50x150, on the west side of Sherman av, 250 ft south of 207th st, reported sold recently by Walter S. Logan, through John N. Golding.

GEORGE S. HAGERMAN, formerly of Hagerman, Hall & Byrnes, at 371 Fulton st, Brooklyn, has left that firm and opened offices in the same building, where he will transact a general real estate and insurance business.

DOUGLAS L. ELLIMAN & CO. have been appointed agents by the Horatio Realty Co., Samuel A. Herzog, president, for the 13-sty building being erected at the southeast corner of Park av and 54th st.

GEORGE H. GRAY, of the firm of Howard C. Pyle & Co., has been appointed acting treasurer of the Brooklyn Board of Real Estate Brokers to take the place of the late William H. Smith, the auctioneer, who held the position for several years.

ALBERT B. ASHFORTH announces that he was interested only as broker in the deal which will result in the establishment of a market in the former Stern Brothers store in West 23d st. He states that he is not connected in any way with the syndicate which will manage it, but will be appointed agent for the property.

MRS. JULIET K. LAMONT, widow of Daniel S. Lamont, transferred, as a gift, the dwelling at 32 West 48th st to Florence B. de Peyster, of Chicago, daughter of the late Dr. Joseph D. Bryant. Mrs. Annette Bryant, widow of Dr.


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188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton Street, Jamaica

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REPAIRS

**Troegerlith Sanitary Flooring**
Laid in Plastic Form
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Cost very little more than cement
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Artistic, durable and very easy of tread. Write for booklet No. 5
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—or, at least, it should be to the wise, foresighted builder, architect or realty owner.

**Our "Word" is this:—**

¶ *Don't neglect to install GAS PIPES when you are building. Don't wait until the structure is completed, and you are looking for tenants.*

¶ **No building** is really modern nowadays unless it has an ample supply of **gas** for every purpose—manufacturing, cooking, lighting, heating, etc.

¶ You never know when a prospective tenant will insist on being assured of adequate **gas** facilities for his needs before he will move in.

¶ If you have to tear out walls and rip up floors to install **gas pipes,** you will find it a costly and wasteful proceeding.

¶ Put in **gas pipes** in the first place and avoid all this expense and waste.

Talk it over with one of our engineers! Drop a line to our **Gas Appliance Dept., General Office, No. 130 East Fifteenth St.,** or phone **STUYVESANT 4901**

*"The Right Way is the Gas Way"*

**Consolidated Gas Company of New York**

GEO. B. CORTELYOU, President

Bryant, has transferred the house to Mrs. Lamont in payment of a debt which her husband owed Mr Lamont.

WILLIAM J. McPHILLIAMY, for the last six years associated in the real estate business with the late William H. Smith, and August Holman, also an associate of Mr. Smith, have leased room 402 in the Real Estate Exchange Building, 189 Montague st, where they will transact a general real estate and auction business.

PERCY S. AND JESSE C. STRAUS have acquired title from John H. Towle to his fifth interest in three lots on which the Macy store is built, which the former held under lease. The lots have 48.2 ft. frontage on Broadway, 56 ft. north of 34th st, 75 ft. in 35th st, and 50 ft. in 34th st. The consideration was $107,500. Six other persons own the other four-fifths interest.

UNITED STATES GOVERNMENT has taken title from Fannie S. Morton to the 3-sty dwelling, 566 Mott av, on lot 25x102.2, for a stated consideration of $17,742. With this purchase the government owns the entire block bounded by Mott av, Spencer pl, 149th and 150th sts, 279.10x276.3x196.3x191 ft., which will be the site of the proposed Bronx post office.

EDGEMERE TAXPAYERS' ASSOCIATION have elected the following officers: Jacob Leberman, president; Lewis H. May, vice-president; Edward Levinson, secretary, and John Schmieg, treasurer. The association will give a regular annual dinner, at which the borough officials will be present. The committee in charge consists of Henry Leerburger, Herman Josias, Samuel Loewy, David Steckler, P. J. Brennan and Aaron Sterm.

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ESTATE OF WILLIAM J. CASSIDY—premises 788 11th av, valued at $13,000.

BENJAMIN EMANUEL—305 East 90th st, $24,000.

SOPHIA SCHUSTER—2231-2233 2d av, $32,000.

FLORA UNGER—50 West 117th st, $29,000.

ALFRED M. WOOD—405 West 147th st, $12,000.

ISABELLA JEX—1231-1235 Broadway, 45-47 West 30th st and 500 6th av, $747,500; 456 West 152d st, $10,000; 460 West 152d st, $10,000.

THEODORA BAILEY—864 Broadway, $109,000.

MARY E. ELDRIDGE—741 East 133d st, $3,800.

ROBERT FANNING 82 Lewis st, $8,000; 84 Lewis st, $8,000; 1622 1st av, $11,000; 579 1st av, $17,000; 622 West 47th st, $11,000; 157 East 117th st and 159 East 117th st, each $7,500.

CHRISTINA VAN BRUNT—153 Watt st, $7,500.

KATIE ROSENKRANZ—540 East 89th st, $20,814.

PHILIP LUTHER—873 Cauldwell av, $15,000.

EDWARD A. KRAUSSMAN—249 West 132d st, $11,000.

ADRIENNE O. FITZIPIO—730 Lexington av, $32,500; 112 West 17th st, $27,000.

HENRY H. ROGERS.—3 East 78th st, $300,000; 38 East 38th st $115,000; 68 East 58th st, $120,000; block 2878, lot 120, on Andrews and Montgomery avs, Bronx (ownership still in dispute), $114,000.

BENJAMIN ALTMAN.—Premises partly leasehold and partly fee, comprising the entire block bounded by 5th av, Madison av, East 34th st and East 35th st, $6,194,500 for the land in fee, and $160,000 for the leasehold parcels, with all rights of the lessee; the main building, exclusive of the property on Madison av in course of construction, $3,750,000; the building under construction up to Oct. 7, 1913, $159,028; also block front on east side of 5th av, from 30th to 31st st, 164.5 ft. in 30th st and 200 ft. in 31st st, $2,508,500; the northeast corner of 5th av and 36th st, 38.9x147, $813,000; Columbia College leaseholds, 626 5th av and 1 West 50th st, $150,000; 1 East 35th st, $150,000; 156-158 West 127th st, $38,800; 207-213 East 36th st and 206-210 East 37th st, $300,000; northeast corner of Riverside dr and 88th st, 103.7x241.4, $300,000; land at Fort Washington av and Haven av, West 177th to West 178th sts, with frontage on Northern av, West 177th to 178th st, ½ interest, $334,000.

## OBITUARY

BENJAMIN E. HALL, a lawyer, with offices at 32 Nassau st, and a home at 15 West 83d st, died on Tuesday, aged 52, at Plattsburg, N. Y. He was at one time a State Tax Commissioner and was well versey in municipal law and government. He is survived by a widow and four children.

EDWARD C. DODD, of Glen Ridge, N. J., for many years an official of the Essex County Mutual Insurance Co. at Bloomfield, N. J., died on Thursday at the home of his son, Nelson Dodd, in Rochester, N. J. He was 67 years old and is survived by a widow and a son.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

A possible improvement in the condition of the auction market may be indicated by the sale of the "Bonavista" apartment house at 362 Riverside drive to the Arrow Realty Co., plaintiff, for $625,000, which is $5,556 below existing encumbrances. The property is subject to a mortgage of $550,000 and other items aggregating $80,556. It is understood that the building will be offered for resale. A. P. W. Kinnan is interested in the purchasing company.

When it is remembered that of late, high-class properties, involving large sums of monies, have been knocked down to parties in interest for considerably less than incumbrances and deficiency judgments obtained, the present sale, while an isolated instance, may be viewed in a favorable light.

Another rare occurrence just contrary to the above case was the sale of a building at foreclosure for a price which left a balance for the defendant. In this instance, the sale of the southwest corner of Willis avenue and 144th street, there was a surplus of $2,000 for the defendant, Ray Solomon. The property was struck down for $9,000 above a mortgage for $16,000, to Isaac E. Brown.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 24, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Mangin st, 25** (*), ws, 125 n Broome, 25x100, 5-sty bk tnt; due, $11,869.09; T&c, $937.92; Union Trust Co of N Y. 11,000

**39TH st, 218 W** (*), ss, 187 w 7 av, 20x98.9, 3-sty & b bk dwg; due $9,808.05; T&c, $617.52; Jennie B Crispell. 25,000

**103D st, 79 E** (*), nwc Park av (No. 1382), 27x75, 5-sty bk tnt & strs; due, $24,609.69; T&c, $232.60; Wm Jay et al, exrs. 24,500

**107TH st, 304 E,** ss, 100 e 2 av, 25x100.11, 4-sty bk tnt & strs; Action 3; due, $15,934.60; T&c, $176.24; Hospital Estates, Inc. 15,300

**107TH st, 306 E,** ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & strs; action 1; due, $15,934.60; T&c, $192.02; Hospital Estates, Inc. 15,600

**107TH st, 308 E,** ss, 150 e 2 av, 25x100.11, 4-sty bk tnt & strs; Action 2; due, $15,934.60; T&c, $225.96; Hospital Estates, Inc. 15,300

**109TH st W,** see Riverside dr, 362.

**119TH st, 70 W** (*), ss, 202 e Lenox av, 17x100.11, 3-sty stn tnt; due, $13,128.74; T&c, $250; Helena D K Hulst. 1,000

**116TH st, 329 E** (*), ns, 316.8 e 2 av, 16.8x100.11, 3-sty & b stn dwg; due, $2,271.42; T&c, $532.10; sub to pr mtg $6,000; Sadie Bernard. 7,000

**133D st, 15-7 W** (*), ns, 210 w 5 av, 50x99.11, 6-sty bk tnt & strs; due, $41,600.39; T&c, $2,087.44; Lincoln Trust Co. 40,000

**133D st, 19-21 W** (*), ns, 260 w 5 av, 50x99.11, 6-sty bk tnt & strs; due, $42,698.57; T&c, $1,160.75; Lincoln Trust Co. 40,000

**144TH st, 509 W,** ns, 133.9 w Ams av, 16.6x99.11; due, $8,155.81; T&c, $525.95; H Powell. 7,875

**Park av, 1382;** see 103d, 79 E.

**Riverside dr, 362** (*), sec 109th, 151.10x100, 10-sty bk tnt; due, $32,723.27; T&c, $47,833.80; sub to a pr mtg $550,000; Arrow Realty Co. 629,194

HENRY BRADY.

**Pike st, 54** (*), ws, 25 n Monroe, 24x86, 5-sty bk tnt & strs; due, $25,176.68; T&c, $733.79; Kath Chambers. 24,500

**Lenox av, 186,** es, 75.8 n 119th, 18x85, 3-sty & b bk dwg; due, $16,705.09; T&c, $1,207.82; withdrawn.

**Lenox av, 646-8,** es, 74.11 s 143d, 50x85, 6-sty bk tnt; due, $24,304.14; T&c, $1,599.62; Adolf Mandel. 42,750

M. MORGENTHAU JR. CO.

**56TH st, 244 W** (*), ss, 100 e 8 av, 20x100.5, 5-sty stn tnt; due, $7,242.97; T&c, $2,200.23; sub to 1st mtg $32,000; Annie E Copeland. 41,000

**104TH st, 18 W,** ss, 80 e Manhattan av, 20x100.11, 5-sty bk tnt; adj sine die.

DANIEL GREENWALD.

**Rivington st, 5** (*), ss, 119.5 e Bowery, 28.9x99.10x22.6x99.11, 5-sty bk tnt & strs; due, $6,723.91; T&c, $1,900.09; Hannah Sullivan. 30,500

JAMES L. WELLS.

**121ST st, 157 W** (*), ns, 110 e 7 av, 18x100.11, 3-sty & b stn dwg; due, $15,776.67; T&c, $140.95; Helen R Rennell. 12,500

L. J. PHILLIPS & CO.

**117TH st, 328 E** (*), ss, 350 e 2 av, 25x100.11, vacant; due, $7,877.19; T&c, $380.70; Kath R Jackson et al, trstes. 7,000

D. PHOENIX INGRAHAM.

**Market st, 11** (*), ws, 25 s E Bway, 25x90, 4-sty bk tnt & strs & 4-sty bk rear tnt; due, $21,138.77; T&c, $425; Annie J Gruner et al. 21,000

SAMUEL MARX.

**17TH st, 206 W,** see 7 av, 106-10.

**53D st, 331-3 W** (*), ns, 375 e 9 av, 34.11x42.4x39.7x47.4, 2-4-sty bk tnts; due, $10,803.09; T&c, $392.64; Geo B Lanck, Commr. 11,600

**7TH av, 106-10** (*), ws, 52.11 s 17th, runs w79xn52.11 to 17th (No 206) xw20xs104.11x e99xn52 to beg, 12-sty bk loft & str bldg; due, $66,814.30; T&c, $2,267.15; Oscar J Mayer. (Corrects error in issue of May30 when consideration was $50,000.) 240,000

SAMUEL GOLDSTICKER.

**117TH st, 302 E** (*), ss, 84.10 e 2 av, 20.2x100.11, 4-sty stn tnt; due, $9,966.99; T&c, $680.82; Jno A Stewart et al, trstes. 10,000

| | |
|---|---|
| Total | $1,032,619 |
| Corresponding week 1913 | 522,822 |
| Jan 1, 1914 to date | 20,701,012 |
| Corresponding period 1913 | 27,708,680 |

### Bronx.

The following are the sales that have taken place during the week ending July 24, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Fox st, 989,** ws, 485.1 n 163d, 100x104.2, 3-sty stn dwg; due, $4,314.81; T&c, $568.34; sub to a mtg of $23,200; adj sine die.

**141ST st, 486 E** (*), ss, 141.8 w Brook av, 37.6x100, 5-sty bk tnt; due, $29,911.25; T&c, $639.84; Eliz Dunham et al exrs. 30,000

**166TH st, 443-7 E,** ns, 222 e Park av, 62x90, 6-sty bk tnt; due, $7,323.90; T&c, $——; mechanics lien; Fort Masonry Co, Inc. 100

**187TH st E** (*), ss, 120.9 w Southern blvd, 25x125x26.5x125, vacant; due, $3,262.31; T&c, $164.71; sub to a first mtg of $2,500. Henry M Powell. 3,000

**241ST st E** (*), ns, 475.5 e White Plains av, 50x100; due, $691.28; T&c, $1,415.10; Jno R Wheaton et al exrs. 750

BRYAN L. KENNELLY.

**23D st E,** ss, 280 e Barnes av, 25x114; due, $218.82; T&c, $117.51; Clarence C Rogers. 575

HERBERT A. SHERMAN.

**227TH st E,** ss, gore lot 62, 130x114x—, map Wakefield; due, $853.68. T&c, $150; Conrad Weitzel. 3,150

CHARLES A. BERRIAN.

**Boston rd, 1351-3** (*), ws, 251.9 s Jefferson pl, 35.11x131x37.6x142, 2-sty fr bldg & str and 2-sty bk & fr theatre; due, $6,778.67; T&c, $170; Franciska B Hohmann. 19,000

SAMUEL GOLDSTICKER.

**Elizabeth st,** see Bronx blvd.

**Julianna st,** see Bronx blvd.

**221ST st E** (*), nec White Plains rd, 80x114.4; action 2; due, $6,912.76; T&c, $639.56; Chas Boroni. 21,850

**Barker av,** see Bronx blvd.

**Bronx blvd,** Julianna, Barker av, Elizabeth, blk, &c, 200x225; due, $6,693.16; T&c, $3,843.30; Chas Boroni. 9,000

**White Plains rd, nec 221st,** see 221st st, E. nec White Plains rd.

ANTHONY V. CAGGIANO.

**241ST st E** (*), nwc Martha av, 100x100, vacant; Sheriff's sale of all right, title, &c, which Germansky Constn Co had on Jan17 '11, or since; M Zambetti. 350

**Martha av, nwc 241st,** see 241st st E, nw c Martha av.

| | |
|---|---|
| Total | $87,775 |
| Corresponding week 1913 | 627,109 |
| Jan 1, 1914 to date | 3,911,041 |
| Corresponding period 1913 | 8,519,916 |

### Brooklyn.

*The following are the sales that have taken place during the week ending July 22, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM H. SMITH.

WALDORF COURT, ns, 140 w 17th, 40x112.6; E R Strong Co. 8,500.00

E 26TH ST (*), es, bet Av Z & Voorhies av, Lot 25; Tax Lien Co of N Y. 600.00

E 28TH ST (*), ws, bet Av Z and Voorhies av, Lots 55 & 56; Tax Lien Co of N Y 400.00

68TH ST (*), sws, 300 se 20 av, 60x100; Gustave Liebscher 500.00

NATHANIEL SHUTER.

E 42D ST (*), ws, 297.6 n Av I, 40x100; also BROOKLYN AV, es, 200 s Av C, 20x100; also E 40TH ST, ws, 620 s Av C, 20x100; also E 43D ST, es, 257.6 s Av D, 40x100; also ALBANY AV, ws, 217.6 n Ditmas av, 40x100; also E 35TH ST, es, 277.6 n Ditmas av, 20x 100; also FOSTER AV, sec Troy av, 20x100; Henry Waltemade. 1,000.00

47TH ST, ns, 280 e 5 av, 20x100.2; withdrawn

47TH ST, ns, 300 e 5 av, 20x100.2; withdrawn

47TH ST, ns, 360 e 5 av, 20x100.2; withdrawn

2D AV, nec 58th, 25x80; action 1; Chamberlain of the City of N Y. 5,000.00

2D AV, es, 25.2 n 58th, 25x80; Chamberlain of the City of N Y. 5,000.00

LOTS 304 to 309, blk 11, map of prop of estate of Jacob Snediker, 26th Ward; adj Oct 21 ..... —
LOT 4 (*), blk 1353, sec 5; Henry Seinfel ..... 3,700.00

FREDERICK B. SNOW.

BUTLER ST, ns, 90 w 5 av, 20x144.9x 20x144.8; Robert Dalton..... 3,050.00
CROPSEY AV, nes, intersec nws 18 av, 96.10x40; also 18TH AV, nws, 140 ne Cropsey av, 100x96.8; also LOTS 368, 369, 370, 371, 372, Map of land of Asa W Parker, Bath Beach; Manuel Menendez ..... 24,300.00

WILLIAM P. RAE.

16TH ST, ns, 195.4 e 8 av, 19.6x92.6; adj Aug 5 ..... — —

CHAS. SHONGOOD.

W 8TH ST (*), ws, 360 s Av R, 20x100; Sophie Rackenbrandt..... 3,600.00

Total ..... $55,650.00
Corresponding week, 1913..... 341,525.00

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:*

**JULY 25**
No Legal Sales advertised for this day.

**JULY 27.**
82D ST, 18 E, ss, 119 w Madison av, 26x202.2, 4 & 5-sty & b stn dwgs; Sheriff's sale of all right, title, &c, which Fannie C Hoadley had on Nov 24, 1913, or since; Anderson, Iselin & Anderson (A), 25 Broad; Max S. Grifenhagen, sheriff; Danl Greenwald.

**JULY 28.**
CHERRY ST, 277-81, swc Jefferson (No. 76-8), 75x94.8, 3 & 6-sty bk loft & str bldg; Mary E Hazelton—Jno M Dempsey et al; Alex Thain (A), 38 Park Row; Louis Wendel, Jr (R); partition; Henry Brady.

JEFFERSON ST, 76-8; see Cherry, 277-81.

ST MARK'S PL, 37; see 2 av, 133.

50TH ST, 224-32 W, ss, 250 e 8 av, 75x100.5, 7-sty bk tnt; Jos L Graf et al Bonwit Realty Co et al; Weed, Henry & Meyers (A), 62 William; Dallas Flannagan (R); due, $59,-428.31; T&c, $2,309.50; sub to mtg $135,000; mtg recorded Apr8'10; Joseph P Day.

62D ST, 144 E, ss, 160 e Lex av, 20x100.5, 3-sty & b stn dwg; Geo W Wickersham—Rosalie Joel et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Robt L Luce (R); due, $17,-360.36; T&c, $806.80; Joseph P Day.

81ST ST, 204-6 W, ss, 137.6 w Ams av, 37.6x 100.2, 5-sty bk tnt; Ellis Hyman—San Diego Realty Co, Inc, et al; London & Davis (A), 55 Liberty; Wm H Hirsh (R); due, $11,433.67; T&c, ——; sub to 1st mtg $45,000; Joseph P Day.

95TH ST, 335 E, ns, 110 w 1 av, 30x100.8, 5-sty bk tnt; Harriett B Morse et al—Robt Smolka et al; Martin, Fraser & Speir (A), 20 Exchange pl; Chas E Heydt (R); due, $21,-524.01; T&c, $790.55; mtg recorded Mar9'00; Joseph P Day.

133D ST, 206 W, ss, 175 w 7 av, 37.6x99.11, 5-sty bk tnt; Jas C Brown—Edwin S Alton et al; Lord, Day & Lord (A), 49 Wall; A Walker Otis (R); due, $29,605.00; T&c, $1,130.92; Herbert A Sherman.

MADISON AV, 220, ws, 37.6 n 36th, 28.4x95, 5-sty & b bk dwg, 3-sty ext; Metropolitan Life Ins Co—Ruth N Heinze et al; Dean, Tracy & McBarron (A), 160 Bway; Chas L Hoffman (R); due, $149,846.16; T&c, $2,872; mtg recorded Mar29'10; Joseph P Day.

2D AV, 133, nwc St Mark's pl (No 37), 48x120, 2-sty bk theatre; Aaron Wartels—Saml Augenblick Co et al; Marks & Marks (A), 63 Park Row; Percival H Gregory (R); due, $18,609.55; T&c, $1,005.04; Joseph P Day.

**JULY 29.**
134TH ST, 181 W, ns, 275 e 7 av, 25x99.11, 5-sty bk tnt; Henry D Brewster—Mary J Hughes et al; Edw H Tatum (A), 20 Broad; Paul M Crandall (R); due, $4,724.49; T&c, $313; sub to prior mtg $13,000; Jos P Day.

**JULY 30.**
96TH ST, 324 W, ss, 266.8 w West End av, 41.8x 100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, $38,412.38; T&c, $796.50; Joseph P Day.

LEXINGTON AV, 1701, es, 46.11 s 107th, 27x 82.9, 4-sty stn tnt & strs; Marie L Constable —Saml Hanes et al; Fuller & Prest (A), 145 Nassau; Benj Tuska (R); due, $19,429.51; T&c, $687.43; James L Wells.

**JULY 31.**
9TH ST, 1 E; see 5 av, 23.
59TH ST, 41 E, ns, 90.6 e Mad av, 16.2x100.5, 4-sty stn tnt & strs; Mary J McNamee—Cath R Chenoweth et al; action 1; Alvan R Johnson (A), 189 Montague, Bklyn; Wm T Quinn (R); due, $23,701.49; T&c, $452.20; sub to three mtgs aggregating $43,000; Henry Brady.

112TH ST, 26-30 W, ss, 389 w 5 av, 90x100.11, 3 5-sty bk tnts; Bernard Galewski—Blitzen Realty Co et al; David Galewski (A), 299 Bway; Philip J McCook (R); due, $15,634.38; T&c, $1,112.70; sub to pr mtgs aggregating $75,000; mtg recorded Dec21'12; Joseph P Day.

181ST ST, 750 W; see Ft Washington av, 454-66.
COLUMBUS AV, 35, es, 20.5 s 61st, 20x70.6, 4-sty stn tnt & strs; Mary J McNamee—Cath R Chenoweth et al; action 2; Alvan R Johnson (A), 189 Montague, Bklyn; Wm T Quinn (R); due, $13,249.69; T&c, $363.43; sub to 2 mtgs aggregating $20,000; Henry Brady.

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*Legal Sales, Manhattan (Continued.)*

FT WASHINGTON AV, 454-66, sec 181st (No 700), runs s173.10xe100.xn10xe32.2xn150xw140.6 to beg, G sty bk tnt & strs; Louis Fagin - Brown Weiss Realties et al - Wm Hauser (A), 100 William; Fredk C Leubuscher (R); due, $622.17; T&c, $4,750.90; sub to mtgs aggregating $105,000; Joseph P Day.

5TH AV, 23, nec 9th (No 1), 52.8x100, 3 & 4-sty bk dwg; Bowery Savgs Bank—Danl E Sickles et al; Strong & Cadwalader (A), 40 Wall; Branch P Kerfoot (R); due, $96,823.00; T&c, $10,444.26; Joseph P Day.

5TH AV, 25, es, 52.8 n 9th, 26.4x100, 4-sty & b bk dwg, 2-sty ext; Bowery Savgs Bank—Otto Werber et al; Strong & Cadwalader (A), 40 Wall; Branch P Kerfoot (R); due, $33,033.75; T&c, $4,913.03; Joseph P Day.

**AUG. 1.**
No Legal Sales advertised for this day.

**AUG. 3.**
10TH ST, 31-3 E, ns, 204.3 e University pl, 44.5x94.9, 8-sty bk loft & str bldg; Warren W Foster et al—Susanna S Minturn et al; Jacob Newman (A), 61 Bway; Aimuth C Vandiver (R); due, $136,562.47; T&c, $2,588.84; Joseph P Day.

24TH ST, 43-7 W, ns, 200.6 e 6 av, 62.6x98.9, 12-sty bk loft & str bldg; Max Kobre—Rosdorf Co et al; Strauss & Singer (A), 27 Cedar; Isidor Wels (R); due, $30,124.27; T&c, $3,895.00; sub to 1st mtg of $305,000; Joseph P Day..

## Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.*

**JULY 25.**
No Legal Sales advertised for this day.

**JULY 27.**
144TH ST, 388 E; see Willis av, 407.

WILLIS AV, 407, swc 144th (No 388), 25x84, 5-sty bk tnt & strs; Isaac E Brown—Ray Solomon; Jonas, Lazansky & Neuburger (A), 115 Bway; Alex Karlin (R); due, $5,726.25; T&c, $412.54; sub to mtg $16,000; M Morgenthau, Jr, Co.

**JULY 28.**
175TH ST, 731 E, nec Clinton av (No 1810), 90.2x19.5, 4-sty bk tnt; Ella H Holgate—Holyoke Realty & Constn Co et al; Madison J H Ferris (A), 59 Wall; W Stebbins Smith (R); due, $14,844.11; T&c, $313.54; Geo Price.

261ST ST, 400 W, swc Tyndall av, 37x100, 2-sty fr dwg; Frances H Leavitt—Forster Property Builders et al; Hunt, Hill & Betts (A), 165 Bway; Jos R Truesdale (R); due, $2,781.24; T&c, $393.07; sub to 1st mtg of $8,000; Jos P Day.

BAYCHESTER AV, ws, 75 s Mace av; see De Reimer av, ws, 25 s Stillwell av.

BOSTON RD, 991-5; see 3 av, 3300-8.

CLINTON AV, 1810; see 175th, 731 E.

DE REIMER AV, ws, 25 s Stillwell av, 150x100; DE REIMER AV, es, 25 s Stillwell av, 200x100; BAYCHESTER AV, ws, 75 s Mace av, 50x80; DE REIMER AV, es, 275 s Waring av, 25x100; DE REIMER AV, sec Waring av, 50x100; STILLWELL AV, ss, whole front bet Edson & Baychester avs, x25; Franklin So for Home Bldg & Savgs—Jno P Wenninger et al; Ferriss & Storck (A), 165 Bway; Hyman Pouker (R); due, $19,635.31; T&c, $2,204.59; Herbert A Sherman.

STILLWELL AV, ss, from Edson to Baychester av; see De Reimer av, ws, 25 s Stillwell av.

TYNDALL AV, swc 261st; see 261st, 400 W.

WARING AV, sec DeReimer av; see De Reimer av, ws, 25 s Stillwell av.

3D AV, 3300-8, nec Boston rd, 115x—x to Boston rd (Nos 991-5) x159x—, 3-6-sty bk tnts & strs; N Y Life Ins & Trust Co—Arthur G Fuchs et al; Emmet & Parish (A), 52 Wall; Nathan Gordon (R); due, $84,869.23; T&c, $3,528.72; Geo Price.

**JULY 29.**
No Legal Sales advertised for this day.

**JULY 30.**
178TH ST, 200 E; see Grand blvd & Concourse, 1942.

GRAND BLVD & Concourse, 1942, sec 178th (No 200), 37.7x106.5x36x95.5, 2-sty fr dwg; Amer Swedenborg Printing & Publishing Soc—Hagemann Constn Co et al; Edmond C Brown (A), 233 Bway; Timothy A McCarthy (R); due, $13,047.28; T&c, $2,223.50; mtg recorded Jun 5709; Jos P Day.

**JULY 31.**
224TH ST, E, ns, 160 w White Plains rd, 20x114; Anna Young—David M Meyerson et al; Shaw & Landon (A), 29 Bway; Edw D Dowling (R); due, $3,328.58; T&c, $465.83; Jos P Day.

BRIGGS AV, 2751, ws, 100 n 196th, 20x90; 3-sty bk dwg; Marian H Erbacher et al—Nannie S McLaughlin et al; Mabel B McHugh (A), 115 Bway; J Homer Hildreth (R); due, $1,131.69; T&c, $227.00; Geo Price.

FRANKLIN AV, 1391, ws, 73.10 s 170th, 20x95.2-sty & b bk dwg; Eliz A May et al—Chas J Fahrenkopf et al; Heironymus Breunich (A), 149 Washington av; Jos H Fargis (R); due, $7,191.69; T&c, $182.27; Jos P Day.

PARK AV, 2951, es, 54.6 s 153d, 54.6x121.6x50x100.8, 3-sty bk market & vacant; National Bank of Far Rockaway - Alfred C Michaud et al; Erwin Fried & Czaki (A), 15 William; Geo B Hayes (R); due, $3,853.05; T&c, $507.60; sub to mtg $8,000; Geo Price.

**AUG. 1.**
No Legal Sales advertised for this day.

**AUG. 3.**
HUNT AV, ss, 823.2 s Bronxdale av, 24.10x100; Karoline Behrens—Andrew Kitchen Realty Co Inc, et al; Elfers & Abberley (A), 277 Bway; Clarence Y Palitz (R); due, $4,034.27; T&c, 204.57; Jacob H Mayers.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.*

**JULY 25.**
No Legal Sales advertised for these days.

**JULY 27.**
FLUSHING AV, ses, 108 sw Onderdonk av, 90x125xirreg; Edgar Impt Co et al—Louise Gmelin et al; Harry E Lewis (A), 50 Court; Milton M Brooke (R); Wm P Rae.

**JULY 28.**
REMSEN ST, ns, 123 e Clinton, 24x100; Realty Associates—Feppard Realty Co, Inc, et al; Harry L Thompson (A), 175 Remsen; Geo E Serenbetz (R); Nathaniel Shuter.

8TH ST, ns, 75 w 8 av, 18x100; 5th Av Savgs & Loan Assn—Eliz G McGowan et al; Jas P Judge (A), 189 Montague; Eugene J Skelly (R); James L Brumley.

58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curren (A), 375 Fulton; Wm H Griffin (R); Frederick B Snow.

61ST ST, ns, 380 w 11 av, 20x100; Equitable Co-Operative Bldg & Loan Assn—Wm L Anderson et al; Jas P Judge (A), 189 Montague; Jas P Collins (R); James L Brumley.

AV U, ns, 40 e 4th, 20x100; Home Title Ins Co of N Y—Henrietta Snell et al; Henry J Davenport (A), 375 Pearl; David Hirshfield (R); Fredk B Snow.

CHURCH AV, ss, 80 w New York av, 22.6x90; Albt Berry—Ideal Realty Co et al; Geo C Case (A), 189 Montague; Herbert B Brush (R); Jas L Brumley.

FRANKLIN AV, ws, 69 s Willoughby av, 20.3x80; also CLASSON AV, ws, 375.6 n DeKalb av, 18.11x85.6; Cornelius O'Connell—Timothy O'Connell et al; Harold Swain (A), 176 Bway; Francis J Sullivan (R); Wm J McPhilliamy.

NEW UTRECHT AV, es, 48.6 n 54th, 20x84.3; Margt A Whitby—Rostof Co et al; Franklin C Haven (A), 189 Montague; Jas P Collins; Fredk B Snow.

LOT 2, block 7656, sec 23d; Michl E Finnigan—Jas M Holland et al; Louis A Brown (A), 44 Court; Jno T Eno (R); Fredk B Snow.

**JULY 29.**
COMMERCE ST, swc Van Brunt, 55.6x17.6; Catharina Henry—Thos J Moran et al; Harry L Thompson (A), 175 Remsen; Jas M Fawcett (R); Wm P Rae.

ST JOHN'S PL, ns, 223.4 e Underhill av, 41.8x123.6 Hudson City Savgs Bank—Eddy Glickman Bldg Concreting & Impt Co et al; Hirsh & Newman (A), 391 Fulton; Ruben L Haskell (R); Wm J McPhilliamy.

38TH ST, ss, 260 e 14 av, 20x95.2; Wm N Corneth—Silver Land Impt Co et al; Henry S Goodspeed (A), 37 Liberty; Jas M Fawcett (R); Wm P Rae.

93D ST, sws, 149.10 se 3 av, 25x130.10; Frank McGahan et al—Aug Hildebrandt et al; Harry L Thompson (A), 175 Remsen; Leon R Jacobs (R); Wm P Rae.

ALBEMARLE RD, nec Rogers av, 23.7x110.2; Annie F Wallace—Valentine Goetz et al; Harry L Thompson (A), 175 Remsen; Milton Wright (R); Wm P Rae.

CHESTER AV, ws, 30 n Sutter av, 25.2x100; Edw Henshaw—Carolyn Koechlein et al; Arthur O Ernst (A), 170 Bway; Harris G Eames (R); Wm P Rae.

LAFAYETTE AV, ss, 50 e Throop av, 25x100; Wm Allinson—Cathn S Bower et al; Thos C Hughes (A), 215 Montague; Abr Levitt (R); Nathaniel Shuter.

ROCKAWAY AV, ws, 105.6 n Hegeman av, 20x100; Jno Auer—Bklyn & Queens House & Home Corpn et al; Chas H Levy (A), Court; Henry F Wilkie (R); Nathaniel Shuter.

STONE AV, ws, 80 n Truxton, 20x100; Edw G Eckert—Veronica Hanse et al; Thos F Tevlin (A), 375 Fulton st; Emil E Rathgeber (R); Jas C Archer.

**JULY 30.**
AINSLIE ST, ns, 200 w Manhattan av, 25.4x111.5; Jos Farber—Aoffie Novak et al; Jos Gans (A), 140 Nassau, Manhattan; Redfield P Malony (R); Wm J McPhilliamy.

CAMBRIDGE PL, ws, 172 n Fulton, 49.3x44x irreg; Josephine F Brown—H B Hill Co et al; Peter P Smith (A), 44 Court; Walter J Keating (R); Wm J McPhilliamy.

ST JOHN'S PL, ss, 180 e Classon av, 103.8x109.10; Thos F Martin Realty Co—Glaton Holding Co et al; Hovell, McChesney & Clarkson (A), 50 Court; Edgar T Beamish (R); Wm P Rae.

2D ST, ss, 180 w Bond, 20x100; also 2D ST, se Bond, 20x80; also BOND ST, es, 80 s 2d, 20x40; Thos C Burns—Mary T Moran et al; Jos P Reilly (A), 189 Montague; Fredk M Ahern (R); Wm P Rae.

47TH ST, ss, 100 e 6 av, 20x100; Harriet K Pringle—Antonio Delessandro et al; Walter L Durack (A), 215 Montague; Francis P Koehler (R); Wm J McPhilliamy.

47TH ST, nes, 380 se 16 av, 40x100.2; also 50TH ST, sws, intersec ses 16 av, 20x100.2; Ralph W Long—Thos J Coffey et al; Lawrence B Cohen (A), 64 Wall; Edw Lazansky (R); L J Phillips & Co.

**JULY 31.**
DIAMOND ST, ss, 1298.4 e main rd in village of Flatbush, 25x168.4; Merchants Co-Operative Mtg Co—Grant R Pitbladdo et al; Milton Hertz (R), 391 Fulton; Sidney F Strongin (R); Nathaniel Shuter.

PACIFIC ST, nwc Hopkinson av, 202x100; Stephen D Pyle et al—Ocean Hill Contracting Co et al; Harvey O Dobson (A), 189 Montague; Wm A Mathis (R); Wm J McPhilliamy.

66TH ST, nes, 204 nw 20 av, 17x100; T Henry Dewey—South Bklyn Homes Corpn et al—Cary & Carroll (A), 59 Wall, Manhattan; C Walter Randall (R); Jas L Brumley.

73D ST, sws, 220 se 5 av, 30x100; Emma A Jones et al—Hoxie Realty Co et al; Phillips & Avery (A), 41 Park Row; Algernon L Nova (R); Chas Shongood.

76TH ST, nes, 187 nw 20 av, 17x100; Mary E Lanz—South Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.

76TH ST, ns, 100 w 14 av, 22.8x100; Edgar J Phillips et al—South Bklyn Homes Corpn et al; Action 5; Cary & Carroll (A); C Walter Randall (R); Jas L Brumley.

76TH ST, ns, 122.8 w 14 av, 22.8x100; same—same; Action 6; same (A); same (R); Jas L Brumley.

76TH ST, ns, 145.4 w 14 av, 22.8x100; same—same; action 7; same (A); same (R); Jas L Brumley.
76TH ST, ns, 168 w 14 av, 22.8x100; same—same; Action 8; same (A); same (R); Jas L Brumley.
76TH ST, ns, 190.8 w 14 av, 22.8x100; same—same; Action 9; same (A); same (R); Jas L Brumley.
76TH ST, ns, 113.4 w 14 av, 22.8x100; same—same; Action 10; same (A); same (R); Jas L Brumley.
76TH ST, ns, 236 w 14 av, 22.8x100; same—same; Action 11; same (A); same (R); Jas L Brumley.
76TH ST, ns, 258.8 w 14 av, 22.8x100; same—same; Action 12; same (A); same (R); Jas L Brumley.
76TH ST, ns, 281.4 w 14 av, 22.8x100; same—same; Action 13; same (A); same (R); Jas L Brumley.
76TH ST, ns, 304 w 14th av, 22.8x100; same—same; Action 14; same (A); same (R); Jas L Brumley.
76TH ST, ns, 326.8 w 14 av, 22.8x100; same—same; Action 15; same (A); same (R); Jas L Brumley.
76TH ST, ns, 349.4 w 14 av, 22.8x100; same—same; Action 16; same (A); same (R); Jas L Brumley.
76TH ST, ns, 371.10 w 14 av, 22.8x100; same—same; Action 17; same (A); same (R); Jas L Brumley.
76TH ST, ns, 394.8 w 14 av, 22.5x100; same—same; Action 18; same (A); same (R); Jas L Brumley.
76TH ST, ns, 417.1 w 14 av, 22.11x100; same—same; Action 19; same (A); same (R); Jas L Brumley.
77TH ST, ns, 155.4 w 14 av, 22.8x100; Geo B Covington—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
77TH ST, ns, 190.8 w 14 av, 22.6x100; Edgar J Phillips et al—S Bklyn Homes Corpn et al; Action 1; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
77TH ST, ns, 213.2 w 14 av, 22.10x100; same—same; Action 2; same (A); same (R); Jas L Brumley.
77TH ST, ns, 236 w 14 av, 22.8x100; same—same; Action 3; same (A); same (R); Jas L Brumley.
77TH ST, ns, 258.8 w 14 av, 22.8x100; same—same; Action 4; same (A); same (R); Jas L Brumley.
77TH ST, ns, 303.10 w 14 av, 22.10x100; Rebecca R Schmidt—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
77TH ST, ns, 349.4 w 14 av, 22.8x100; Sarah Salmon—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
77TH ST, ns, 394.8 w 14 av, 22.8x100; Margt E De Winter—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
77TH ST, ns, 417.4 w 14 av, 22.8x100; Jas Arthur—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
77TH ST, ns, 122.8 w 14 av, 22.8x100; Edw S Keller—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
77TH ST, ns, 372 w 14 av, 22.8x100; Gertrude Keller—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
77TH ST, ns, 100 w 14 av, 22.8x100; Lawyers' Mtg Co—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
77TH ST, ns, 326.8 w 14 av, 22.8x100; Kings County Trust Co—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (A); Jas L Brumley.
77TH ST, ns, 281.4 w 14 av, 22.6x100; Lillie F Weilbacher et al—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.
77TH ST, ns, 168 w 14 av, 22.8x100; Bklyn Soc for the Prevention of Cruelty to Children—S Bklyn Homes Corpn et al; Cary & Carroll (A), 59 Wall, Manhattan; Frank H Field (R); Jas L Brumley.

**AUG. 1.**
No Legal Sales advertised for this day.

**AUG. 3.**
CHESTNUT ST, ws, 190 n 4th, 20.6x100; Thos F McGee—Hugo Elmhorst et al; Wm C McGann (A), 1012 Gates av; Jno H Steenwerth (R); Wm J McPhilliamy.

LINWOOD ST, es, 125 s Glenmore av, 25x100; Henry Neugass—Hannah McNally et al; Jos A Whitehorn (A), 201 Bway, Herman S Bachrach (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 18.**
BLEECKER ST, 291; also 7TH AV, sec Bleecker, 39.6x2.5xirreg; Annie L Horn—Jacob Richard et al; G W Ellis (A).

**JULY 20.**
MONTGOMERY ST, 57; Georgianna B Maclay—Berliner & Greenberg, Inc, et al; Maclay & McBurney (A).
WATER ST, ns, 52.11 w Gouverneur, 46.11x65.11 xirreg; Annie M Diehl—Belsey Krulewitch et al; Stoddard & Mark (A).
131ST ST, ns, 260 e Lenox av, 25x98.11; Manuel A Gonzales—Lillian E Reed et al; Dean, Tracy & McBarron (A).

**JULY 21.**
STANTON ST, sws, 57 se Norfolk, 23x50; Ignatz Fischer et al—Morris Mandelskorn et al; P Hellinger (A).
12TH ST, nec Washington, 119.6x89.10; Equitable Life Assurance Society of the U S—Duval Co et al; Alexander & Green (A).
65TH ST, ns, 275 se 2 av, 20x100.5; Annie T Renn—Kleinschmidt Magnesic Co et al; C J Lane (A).

**JULY 22.**
FLETCHER ST, 18; Augustin Merle—Thos H Grossmith et al; Douglas & Minton (A).
GRAND ST, ns, 75 w Wooster, 25x100; Metropolitan Life Ins Co—Hyman Horwitz et al; Woodford, Bovee & Butcher (A).
73D ST, 228 E; Edw Ridley et al—Leopold Kaufmann et al; amended; Uterhart & Graham (A).
AUDUBON AV, nec 177th, 107.11x100; Jeanette Goodrich—Inter-City Land & Securities Co et al; Marks & Marks (A).
EDGECOMBE AV, 145-7, and EDGECOMBE AV, ws, 675 s 145th st, 40x97.2; two actions; State Bank—Thos L Craik et al; amended; J A Kohn (A).
5TH AV, nwc 14th, 100.3x100; Fredk T Van Beuren et al—Henry Corn et al; Mitchell & Mitchell (A).
7TH AV, nes, 105 e Av D, 20x96.8; Aarob Korn Korngold—Ida Kraus; P Hellinger (A).

**JULY 23.**
HUDSON ST, 561-7; also 11TH ST, 302-4 W; Wm I Jacobs—Jno M Williams et al; H Swain (A).
PRINCE ST, ns, 100 e Sullivan, 25x95.6; Stephen P Sturges, trste—Brown-Weiss Realties et al; J J Speth (A).
26TH ST, 436 W; Jas Forbes—Jos Edelson et al; Goldman, Heidenheimer & Unger (A).
50TH ST, ns, 100 w 10 av, 100x100.5; City Bank of Bayonne—Julius C Hocke et al; amended; S H Kugel (A).
61ST ST, ns, 324.9 e 11 av, 25.3x100.5; Alice R Sprague—Saml Rosenthal et al; Foley & Powell (A).

**JULY 24.**
LUDLOW ST, 25; also CHERRY ST, 376; also HENRY ST, 93; Jno Galvin—Madeleine Balfour; W F Clare (A).
RIDGE ST, 85; also SPRING ST, —s; also ELIZABETH ST, —s, lot 862; also 9TH AV, swc 37th, 22.6x75; also 2D AV, 1901; three actions; Annie T Healy—Madeleine Balfour; W F Clare (A).
SPRING ST, —s; also ELIZABETH ST, —s, lot 862; also 86TH ST, ss, 100 w West End av, 19x102.2; two actions; Loretto E Cosgrove—Madeleine Balfour; W F Clare (A).
118TH ST, 160 E; Arnold Thayer—Irving Cohen; J W McElhinney (A).
187TH ST, 661 W; Lizzie Van Boskerck et al—Jno A Honer et al; R J Fox (A).
LEXINGTON AV, ws, 65.4 n 31st, 22.6x100; Max Kobre—Julius Rosenberg et al; Strauss & Singer (A).

### Bronx.

**JULY 17.**
162D ST, ns, 290.6 e Morris av, 43.6x115; Josephine Fox—Melrose Bldg Co et al; O A Samuels (A).
COURTLANDT AV, ws, 150 n 162d, 25x140; Josephine Eoff—Mary F Reilly et al; A B La Far (A).
LOT 4, Map of building lots in village of Morrisania; Wm Ollendorff—Geo A Damiano et al; J D Tobias (A).

**JULY 18.**
COSTER ST, es, 460 s Spofford av, 20x100; Emily M Wheeler—Raffaele Luongo et al; Mitchell & Mitchell (A).
COSTER ST, es, 480 s Spofford av, 20x100; same—same; same (A).
LORING PL, es, 287.6 n 181st, 79.3x127.9; Franklin Savgs Bank—Wm E Smith et al; W Powell, Jr (A).
142D ST, ss, 59 w Morris av, 50x100; Scotch Presbyterian Church in the City of New York—Jacob Leventhal et al; H F Miller (A).
175TH ST, ss, 35.8 e 3 av, 39x100; Michl Piel—Codae Realty Co et al; Fitch, M & G (A).
JEROME AV, nwc Clarke pl; 76.8x117.6; Wells Holding Co—Arline R Keirns et al; Wayland & B (A).
PROSPECT AV, nec Jennings, 20.7x98.9; Christopher J Doody—Ferdinand W Fey et al; J H Hull (A).

**JULY 20.**
156TH ST, 937 E; Saml L Feldman—Alex L Kenney et al—A O Ernst (A).
226TH ST, ss, 25 e Lot 382, on Map of village of Wakefield, 25x114; Geo Hauser—Maria Viscardi et al; Neier & Van Derveer (A).
LOTS 28 & 29, on Map for partition sale of the Lott G Hunt estate; Jacob Cooper, as committee—Emil Heyde et al; M Cooper (A).
LOTS 218 & 219, Map of Seton Homestead; Henry Stellman—Mary Francis McGrail et al; J Kadel (A).

**JULY 21.**
WHITLOCK AV, ws, 100 s Longwood av, 75x100; Jeanette Gardam—Wm H Harden; Stanton & Hopkins (A).

**JULY 22.**
HOME ST, ss, 142.8 e Forest av, 50x60.7; Andrew Wisserman—Kate Sternkopf et al; Ferris & Storck (A).
CAMBRELING AV, ws, 50 s 189th, 100x25; Cath Sutorius—Wm Scholermann et al; Gerlich & Schwegler (A).
KINGSTON AV, nec Oak, 500x100; Delia A Holston—Geo E Conley et al; L Skidmore (A).

**JULY 23.**
HOE AV, es, 125 s Freeman, 25x100; Margt C Hicks—Belinda T Lyttle; Williamson & Bell (A).
INWOOD AV, es, 404.1 n Gerard av, 25x94.6; Henry N Grebbels, exr—Emil N Sorgentrei et al; G Ludwig (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 16, 17 & 18.**
No Judgments in Foreclosure Suits filed these days.


BROOKLYN'S OLDEST
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*Judgments in Foreclosure Suits (Man.) Cont'd.*

**JULY 20.**
133D ST, ns, 325 e 7 av, 25x99.11; Jas L Barclay -Amalie Cohn; Dixon & Holmes (A); Elek J Ludvigh (R); due ..... 20,724.19

**JULY 21.**
No Judgments in Foreclosure Suits filed this day.

**JULY 22.**
128TH ST, 240 E; Anna Katzner—Nathan Langer et al; Chas Schwick (A); Saul J Baron (R); due..... 1,016.92

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 18.**
BANK ST, 121; Hugo Persch -Jno E Wellenkamp et al; action to set aside deed; L W Emerson (A).
7TH AV, 2249; David Lippmann—Jno B Haskin, Jr, et al; amended action to foreclose tax lien; Miller & Bretzfelder (A).

**JULY 20.**
No Lis Pendens filed this day.

**JULY 21.**
34TH ST, 112 W; also 33D ST, 109-11 W; Patrick H Sullivan et al—Frank J Farrell et al; partition; Ellison & Ellison (A).
BWAY, sec 95th, 25.6x100; also 7TH AV, nwc 33d, 25x100; Elizabeth Sullivan—Ellen Connell; action to set aside deeds; T J O'Neill (A).
LEXINGTON AV, 517; also PROP in Kings county; Chas H Liss—Andrew F Liss et al; partition; F J Tinaldi (A).

**JULY 22.**
46TH ST, 46 W; Kawneer Mfg Co Nicholas Gregorio & Co et al; counterclaim; Phillips & Avery (A).

**JULY 23.**
HOUSTON ST, ns, 140 nw Av C, 22x64.7; also 60TH ST, ns, 46 w Lex av, 21x100.6; Fannie Moses—Moses H Moses et al; partition; Johnston & Johnston (A).
100TH ST, 229 E; Frieda Zeiler—Abr Kadin et al; action to set aside deed; I Goetz (A).

**JULY 24.**
158TH ST, 522-8 W; Doric Theatre Co et al - Rose Simon et al; action to declare lien; S Edelman (A).
BRIGGS AV, ns, 150 e Southern blvd, 50x110; also MOSHOLU PKWAY, nec Hull av, 119.7x105.10x irreg; also BRIGGS AV, ns, 250 e Southern blvd, 100x110; also 2D AV, 2306; Francis A Robert—Francis P A McGowan et al; specific performance; C L Hoffman & H A Friedman (A).

### Bronx.

**JULY 17.**
172D ST, sec Bathgate av, 87.2x55.3; Jos Salop—Bathgate Realty Corpn et al; action to foreclose lien; S S Marcus (A).
LOT 12, Section 12, Block 2985, on Tax Map; Anna F Ostrowe—Florine Evesson et al; action to foreclose transfer of tax lien; Morrison & Schiff (A).

**JULY 18.**
150TH ST, ss, being lot 13, sec 10, Block 2653; Philip Paff—Peter Albecker et al; action to foreclose transfer of tax lien; F X Kelly (A).
232D ST, ns, bet Bronxwood & Paulding avs, known as Lot No. 45, Map of 82 lots; Island Investing Corpn—Jno Erickson et al; action to foreclose transfer of tax lien; R C Durland (A).
MAPES AV, sec 182d, 86x70.3xirreg; Geo Daiker -Jno D Weber et al; action to foreclose tax lien; Beardsley, H & T (A).

**JULY 20.**
LOT 92, Map of land of the Dutchess Land Co; Agnes M Pragnell—Jos Flynn et al; action to set aside conveyance; G R Hawes (A).

**JULY 21.**
ROMBOUTS AV, nwc Conner, 100x303.9; Domenico De Fipippo—Vincenzo Serritella et al; action to foreclose mechanic's liens; Holden & Cavanaugh (A).

**JULY 22.**
No Lis Pendens filed this day.

**JULY 23.**
WILLIS AV, ws 75 s 147th, 75x106, Oscar C Hene—Robt J Mahoney et al; action to obtain judgment; Feiner & Maass (A).
LOT 36, Map of New village of Jerome; Mary A Ferris—Frank McGarry et al; action to set aside deed; C A Clark (A).

### Brooklyn.

**JULY 16**
BARBEY ST, es, 125 n Sutter av, 25x100; Henry Sauer—Rachel Durst & ano; P Windels (A).
HOPKINS ST, ns, 300 e Tompkins av, 25x100; Title G & T Co—Bertha Geismann et al; T F Redmond (A).
LAKE ST, es, 232.11 s King's hway, 20x75; Bklyn Associates—Mary P Norton et al; W T Lindsay (A).
SANDS ST, swc Adams, 24x80; Harrison B Moore—Brown Realty Co et al; H L Thompson (A).
STATE ST, ns, 20 w 3 av, 20x100; Theophilus Olena -Mary A Kennedy et al; Merchant Olena & M (A).
TERRACE PL, nwc 20th, 75x97.3x52x93; Lillian M Smith—Thos H Sherman et al; C F Corner (A).
E 12TH ST, ws, 602 s Slocum pl, runs w122.1x se77.11xne100xn34 to beg; Julia S Lorber—Jacob Grossman et al; partition; M B Blumenthal (A).
W 32D ST, es, 50 n N Y & C I R R Co, 40x118.10; Ellen Nevins—Hannah L Totten et al; T F Redmond (A).
E 38TH ST, ws, 337.6 n Av J, 80x100; Title G & T Co- Jos T Knight, Jr, et al; T F Redmond (A).
46TH ST, 1768; Kingsboro Realty Co—Michl Clancy et al, W T Lindsay (A).
63D ST, sws, 300 nw 5 av, 20x100; Robt A Ryons—Hugh Moffat et al; T F Redmond (A).
BLAKE AV, ss, 25 w Alabama av, 25x80; Title G & T Co—Irene Hurwitt et al; T F Redmond (A).
DRIGGS AV, 538; also DRIGGS AV, nws, 50 sw N 8th, 25x100; Pasquale Allocca—Mary E Fierro et al; H Curren (A).
GRAHAM AV, ws, 75 s Frost, 25x100; also WITHERS ST, ns, 50 w Graham av, 50x100; also 72D ST, sws, 100 nw 21 av, runs sw128.5 xse105xne119.4xnw100 to beg; also 70TH ST, nes, 100 se 19 av, 80x100; also 72D ST, nes, 140 nw 22 av, 100x120; also E 37TH ST, es, 60 n Av L, 40x100; also E 37TH ST, es, 220 n Av L, 40x100; Lydia E Cowen Sarah Pottberg et al; partition; M B Blumenthal (A).
METROPOLITAN AV, sws, 292.7 se Bedford av, runs sw100xse22.5xne40.6xn60.9xnw29.6 to beg; Emil M Karmel—Abr Karmel, et al; partition; J Rosenberg (A).
SHEPHERD AV, es, 40 n Dumont av, 20x80; Title G & T Co—Sam Sukofsky et al; T F Redmond (A).
SUTTER AV, ss, 25 e Barbey, 25x100; Isy Goldberg—Abr Goldberg & ano; specific performance; I Solomon (A).
17TH AV, e s, 62 n 79th, 19x90; Bklyn Trust Co—Hilda M Johnson, et al; corrects error in last issue. Dykman, Oleland & Kuhn (A).

**JULY 17.**
DEAN ST, nwc Rochester av, 20x86.7; Maria Poto—Almont Holding Co; Cass & Apfel (A).
FENIMORE ST, ns, 138.4 e Rogers av, 33.4x100; Matilda Michaels—Ridgewood Devel & Constn Co et al; C F Corner (A).
HARMAN ST, ses, 360 sw Central av, 20x100; Anna Houdek- Wm S Houdek; to set aside deed; G Wiener (A).
PARK PL, ns, 340 e Saratoga av, 20x127.9; Louis Schmerkowitz—Lewis Mayer et al; to set aside deed; H M Fertig (A).
VERANDAH PL, 12; Annie P Hayman—Asad Shurry et al; H L Thompson (A).
WATKINS ST, ws, 40 n Livonia av, 20x50; Isaac Goblin—Mollie Goldschmidt et al; to set aside deed; G Wiener (A).
E 21ST ST, es, 99 s Ditmas av, runs s50xe100x n74.7xsw61.5xw43.9 to beg; Thos J McVinew—Mary L MacFarlan et al; D E Lynch (A).
40TH ST, sws, 526.4 se 10 av, 25x100.2; Francis U Johnstone—Sakaye Y Amans et al; Reeves & Todd (A).
60TH ST, ne 9 av, 20x80.2; Saml H Coombs Emily M Fitall et al; R M Hart (A).
60TH ST, nes, 20 nw 9 av, 20x80; same—same; same (A).
S PORTLAND AV, ws, 482.3 s DeKalb av, 20x100; Bklyn Trust Co—Annie Martin et al; H L Thompson (A).
13TH AV, nws, 80 ne 66th, 14.5x100x106.8x51.6; Jno P Griebel—Generosa Lanzielo et al; Reynolds & Geis (A).

**JULY 18.**
ADAMS ST, ns, 391.10 w Coney Island Plank rd, 50x100; Francis O Samuel—Henry J Samuel et al; partition; J H Lack (A).
37TH ST, we 9 av, runs sw100.2xnw24.11xne 103.3 to beg; also 8TH AV, nws, 20.2 sw 37th, 80x86.4; S Bklyn R R Co—Chas Mass et al; G D Yeomans (A).
70TH ST, sws, 340 nw 20 av, 20x100; Harry A Flynn—Lillian E Harman et al; partition; E L Holvwell (A).
ATLANTIC AV, nec Hale av, 29x75x16x76.1; Jno Meyn—Geo Schroeder et al; Kiendl & Smith & G (A).
LINCOLN AV, es, 100 s Liberty av, 20x100; Jno J White- Chas Freel et al; P P Smith (A).
11TH AV, nws, 60.2 ne 49th, 20x100; Putnam Co Savgs Bank Gilbert C Shepard et al, H L Thompson (A).

**JULY 20.**
CHEEVER PL, ws, 59 n Degraw, 20x80; Maria Cantanzaro—Antonio Murolo et al; A F Tuozzo (A).
LEONARD ST, es, 88 n Grand, 37x69 Jacob Simon Anton Hecht et al; partition, R W Scott (A).
BEDFORD AV, ce S 3d, 24x103.6; Helen M Wells—Morris Rabinowitz et al; Coombs & Wilson (A).

**JULY 21.**
FULTON ST, ss, 440 e Howard av, 20x100; Augusta Krieg—Wm H Burroughs et al; L Karasik (A).
HERRIMAN ST, es, 80 n Blake av, 20x100; Daisy J Miller Ocean Hill Bldg & Constn Co & ano; R O Kathan (A).
KENT ST, ss, 139.11 e Franklin, 22.1x95; Albt L Perry—Jno Gillis Co et al; C & T Perry (A).
MILFORD ST, ws, 110 s Glenmore av, 20x95; Alma M Kathan Emma Taiber & ano; R O Kathan (A).
WILLOW ST, swc Orange, 25x100; Geo F Martens—Ahrend Schierenbeck et al; T J Farrell (A).
E 11TH ST, nec Voorhies av, runs e51.5xn125xw 40.9xs125.5 to beg; Chas W Baker—Constance P Spissell et al; A D Fisher (A).
E 35TH ST, ws, 107.6 n Av H, 20x100; Jno T G Finn—Cath F Plunkett et al; S Weinstein (A).
FLUSHING AV, ss, 25 w Bedford av, 16.8x62.2; Augusta Krieg Saml Chisdes et al; L Karasik (A).
WASHINGTON AV, ws, 57 n St John's pl, 39.10x 119.8x99x129.7; Borough Bank Wm F Smith et al; J T Mahoney (A).
12TH AV, es, 60 n 18th, 40.2x100; Wm P Hom Eliz G Passer, Reeves & Todd (A).
18TH AV, ws, 600 s 86th, 50x96.8; Nellie Connors Daniel Almond Co et al; H J Davenport (A).
LOT 180, Map of open in Williamsburgh made by Danl Ewen; Emilie Souvage Rosalie Mounier et al, P P Huberty (A).

**JULY 22.**
BEADLE ST, ns, 160 e Morgan av, 20x100; Mazarin Land Devel Co- Jno H Mahnken Co et al; J Winans (A).
HART ST, ns, 414 w Lewis av, 16x100; Jos Stoopack—Harris H Feinstein et al; H Salant (A).
LINDEN ST, nws, 450 sw Central av, 75x100; Henry C West—Wm Gambert et al; H L Thompson (A).
PROSPECT ST, ss, 200 e Jay, 25x100; Antonio Gentile—Antonio Stable et al; partition; C J Ryan (A).
1ST ST, sc 7 av, 25x97.10; David H Eisner—Fredericka L Franke et al; J Eisner (A).
S 6TH ST, ns, 75 w 4th, 20.3x78; Mary E Miller—Ephraim M Youmans et al; Low, Miller & L (A).
LIVONIA AV, nec Barbey, 40x100; Morris Maten—Wm Harker; foreclosure of mechanics lien; I Solomon (A).
NEW JERSEY AV, nwc Pitkin av, 20x85; Sarah Wertheimer—Frances Beck et al; Jonas, Lazansky & N (A).
PITKIN AV, ns, 50 e Georgia av, 25x100; Morris Charney—Celia Suirsky et al; I Solomon (A).
STUYVESANT AV, nwc Jefferson av, 20x95; Louis L De Bost—Kate L McNevin et al; Ferriss & Storck (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**JULY 18.**
43D ST, 206-8 W; Tompkins Kiel Marble Co—Morris Newgold; Borgia Potane (95) ..... 262.91

**JULY 20.**
23D ST, nwc 3 av, 80x84; Michl Beninvase J J Lorrilard; Jno Flynn (99) ..... 69.00
56TH ST, 238-40 W; Bartolicius Star Iron Wks—Fredk J Kelly; Albt J Sire; renewal (97) ..... 505.00
112TH ST, 203 W; Parker & Cooley—Matilda M Mertens; Jno H Stoljes.. 117.20
113TH ST, 200 W; same—same (98)... 394.92
123D ST, 124-8 E; Purie L Hartnett—Adolph Finkenberg; Saml Prensky (100) ..... 1,067.50

**JULY 21.**
21ST ST, 132-4 W; Adolf Goldstein—Newstate Co (102) ..... 200.00
46TH ST, 216 W; Adolph Mertin—Helen B Lugar & Marion L Tierney; Jas Moore; Annie Moore (101) ..... 175.00
108TH ST, 306-10 W; Anthony Falciglia Elizabeth A Moore; Jno B English (105) ..... 125.00

**JULY 22.**
99TH ST, 25 E; Jacob Alpert—Theodore P Cooper (105) ..... 78.51
MANHATTAN AV, 507; Jacob Victor—Saml Shwitzer; Israel Becker (104). 270.00
7TH AV, 2303; Jos P Skelly Robt Blackburn; Fredk Aldhous & Co (106) 207.00

**JULY 23.**
LE ROY ST, 19; Saml Patz—Margarita Campiglia; P Campiglia (109) ..... 214.53
75TH ST, 331 E; Aron Schonberger—Friedman Bros & Son; Emil Held (110) ..... 274.00
113TH ST, 2 E; Chas Greenberg—Irving T Smith; Bldg Contg Co (108)..... 17.00
LENOX AV, 414; Geo P Schildwachter—Caroline Linder; Chas Linder (111). 46.00
7TH AV, 1862; also 113TH ST, 200 W; Joe Prushansky—Fredk W Mertens, Jr, & Estate of F W Mertens; F J Stelzer (107) ..... 551.50

**JULY 24.**
98TH ST, 326-8 E; Saml Abrahowitz Nathan & Morris Schwartz (112)... 2,300.00
2D AV, 1494; Wm Garber—Bertha Levy; renewal (114) ..... 55.00
2D AV, 1167; Wm Garber Siegfried Solomon; renewal (115). ..... 41.50
3D AV, 2078-80; Hudson Woodworking Co Mary E Jones, Film Amusement Co, Inc & Jno Corlucci (113)..... 19.00

### Bronx.

**JULY 17.**
165TH ST, W, ns, 80 e Ogden av, 25x60; P Ventimiglia—A Kellerman; Jas Burns (31) ..... 22.20
HUGHES AV, 2310; Benj Goldstein—Nicola Tedeshi—Chas A Corby & Nicola Tedeshi (32) ..... 400.00

**JULY 18.**
WEBSTER AV, sec 176th, 57.5x106.1; Henry Ahr Sons Iron Wks—Boscobel Bldg Co; Michl Montag (34) ..... 1,000.00
3D AV, 2960-64; Louis Wiener—Harry Weaver; Jas D O'Toole (33) ..... 2,475.00

**JULY 20.**
No Mechanics' Liens filed this day.

**JULY 21.**
TREMONT AV, 414 E; Christian Swenson Mary E Mullins; D & W Mullins (35) ..... 180.00
TREMONT AV, nec Prospect av, 100x100; Peter Fasco—Geo Hahn, Clement H Smith; Mattio Capobianco (36)... 179.00

**JULY 22.**
BEAUMONT AV, 2345; Herman Schank P Salvatore; Alfred Sanna (37)..... 166.80
TINTON AV, 777; Jos G Lavine—Lena Kravitz; Nathan Kravitz (38)..... 42.60
3D AV, 4413; Max Glotzer—A McClinchie; Max Kurlandzik (39)..... 23.50

**JULY 23.**
WALKER AV, es 134 w Bronx Park av, 26.1x102.8; Garvey Bros Co—Michl D Howard (40) ..... 450.00

### Brooklyn.

**JULY 16**
AMES ST, ws, 125.5 s Newport av, 50x100; A Alpert—Annie & Jno Weissman ..... 248.00
9TH ST, ns, 247.10 e 6 av, 60x80; B B Tolinson—Cong Sholaum, Thos Drysdale & E Platt & Son..... 47.30
E 25TH ST, 336; C A Halstead—B W Byington ..... 27.00

ATLANTIC AV, sws, 260.8 se Flatbush av, —x—; Gowanus Wrecking Co—Marianna Moody & Jacob Somers & Jno Jacobs ..... 105.57
MANHATTAN AV, 644; S Rosner—Mrs Eliz Gilmartin & Louis Warady..... 100.00
OVINGTON AV, ns, 140 w 11 av, 40x 120; Gowanus Wrecking Co—Geo E Fuller & Thos Piscarda..... 38.80
SURF AV, nes, 40.10 se W 33d, —x—; Jacob Sommer—Fannie & Wm Biber & Rosie & Max Altshuler..... 1,825.00

**JULY 17.**
ADELPHI ST, ws, 84 s Myrtle av, 100x103.9; D Gowans—Hartman Constn Co ..... 1,350.00
S 2D ST, 261; J Victor—Joe & Becky Bernstein, Louis Zimmerman & Abr Zuidler ..... 105.00

**JULY 18.**
8TH ST, ss, 25 e 2 av, 48.9x101; R MacCrocker Thos Roulston & Edw J Belford ..... 103.00
S 9TH ST, ss, 121 e Bedford av, —x—; S Steiner Michl Josephsohn & Chas Farrenkopf ..... 392.50
SNYDER AV, 3202; Globe Tile Co—Mass Realty Co & Jacob Mass..... 305.00

**JULY 20.**
AV K, nec 23d, 60x100; C Aznare—Jos Dix ..... 40.00
BEDFORD AV, 246; H P Holm—Frank Foster & Elias P Hicks ..... 53.00

**JULY 21.**
ADELPHI ST, ws, 84 s Myrtle av, 103.9 x100; A Fuesslein—Hartman Constn Co ..... 190.00
BERRIMAN ST, es, 100 n Pitkin av, 200 x100; Bernhard Goetz & ano—Berrilen Realty Co, Inc..... 80.50
CHRISTOPHER AV, 211; M Kurlandzik —Ray Baronowsky & Isaac Lewis.. 125.00
PITKIN AV, nwc Powell, 50x100; Bernhard Goetz & ano—Brein Amusement Co ..... 79.63
TROY AV, swc Union, 95x100; Salvatore Bonagura—G & W Bldg Co, Inc. 1,100.00

**JULY 22.**
LEONARD ST, swc Driggs av, x—; B Jones R Tufenbaum ..... 264.50
E 13TH ST, 1742; Liss & Diamond - Mary J McLain ..... 40.00
ATLANTIC AV, sec Rochester av, —x—; D Glasser—Jas Clary & Michl G Sullivan ..... 162.50
BUSHWICK AV, ws, 25.6 s Melrose, 75 x165.9; German Stone Co—Mr & Mrs David Werchen, Harris Mankin & Max Kovalsky ..... 335.00
NASSAU AV, ss, 60 w Hausman, 50x 100; B Jones—R Tufenbaum ..... 156.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**JULY 18.**
24TH ST, 156-8 E; Eugene J Reid—Fiss Doeer & Carrol Horse Co et al; Aug 6'12 ..... 25.00
24TH ST, 152-62 E; Jno F Cockerill, Inc—same; Sept27'12 ..... 2,445.44
24TH ST, 156-64 E; Pollack & O'Neill, Inc—same; Aug10'12 ..... 207.55
24TH ST, 152-62 E; Adam Happel - same; Aug7'12 ..... 149.00
24TH ST, 152-62 E; Pietrowski & Konop Co—same; Aug6'12 ..... 550.00

**JULY 20.**
175TH ST, ns, 100 e St Nicholas av; Dittman Powder Wks, Inc—Moses Goodman Corpn et al; Apr30'14 ..... 74.04
175TH ST, ns, 100 w Audubon av; Nappi Contracting Co -same; Apr30'14 ..... 72.00
175TH ST, ns, whole front bet Audubon & St Nicholas avs; Lamura Contracting Co—David Zipkin et al; Apr28'14 213.66
[3]FOREST AV, 768; West Side Masons Contracting Co—Oscar L Lyons et al; Nov26'12 ..... 4,695.00
[3]SAME PROP; C Bertone—same; Aug 14'12 ..... 255.95
[3]SAME PROP; H Witchinsky—same; Aug27'12 ..... 100.00
[3]SAME PROP; W Arnott—same; Sept 3'12 ..... 148.00
[3]SAME PROP; Klost Contracting Co—same; Sept6'12 ..... 110.00
[3]SAME PROP; Claremont Lumbering & Mfg Co—same; Oct29'12 ..... 50.00
[3]SAME PROP; Claremont Lumbering & Mfg Co—same; Oct29'12 ..... 50.00
[3]SAME PROP; J A Adler—same; Aug 3'13 ..... 179.00
7TH AV, 869-73; Van Kannel Revolving Door Co—Welham Co et al; July13'14 350.00
SAME PROP; same—same; July11'14. 350.00

**JULY 21.**
21ST ST, 37 W; Philip Silverman—A Brill et al; July1'13 ..... 115.00
78TH ST, 45-7 E; Grant Pulley & Hardware Co—Albt Rathbone et al; May 27'14 ..... 132.50
6TH AV, 624; Chas Koster—Alvina C McAleenan et al; May23'14..... 5,468.85

**JULY 22.**
[3]125TH ST, ns, 225 e 8 av; John Bell Co—Saml D Lit et al; Sept3'13..... 4,075.35
[3]SAME PROP; Arthur Greenfield, Inc—same; Sept20'13..... 8,629.71
[3]SAME PROP; same—same; Sept20'13. 485.17
[3]SAME PROP; J P Duffy Co—same; Sept5'13 ..... 66.00
[3]SAME PROP; Keystone Fireproofing Co—same; Sept9'13 ..... 66.00
[3]SAME PROP; Colonial Sand & Stone Co—same; Sept9'13 ..... 909.61
[3]SAME PROP; Chesbro Whitman Co—same; Oct3'13 ..... 722.50
[3]SAME PROP; National Structural Co—same; Sept4'13 .....12,268.89
[3]SAME PROP; New Jersey Terra Cotta Co—same; Sept4'13 ..... 650.00
[3]SAME PROP; Jno A McCarthy—same Sept4'13 ..... 171.00
[3]SAME PROP; Heron Granite Co—same Sept10'13 ..... 150.00
137TH ST, 6-20 W; Ike Greenbaum—Sender Jarmulowsky et al; Mar27'14. 121.99

**JULY 23.**
45TH ST, 121 W; Luigi Constabile—Jas Hebron et al; Aug19'13..... 120.00
PARK AV, sec 172d; Morris Liebson—Ernest Keller et al; Dec11'13..... 162.50
[3]5TH AV, 424-34; W G Cornell Co—Frank V Burton et al; Feb28'14..... 1,662.14

**JULY 24.**
39TH ST, 2-14 W; Elevator Signal Co Frank V Burton et al; Apr21'14.. 146.65
45TH ST, 7-11 W; Globe Automatic Sprinkler Co—45th St Realty Co et al; May27'14 ..... 3,600.00
46TH ST, 17 W; Louis F Bergman—Edw B Dench et al; Nov25'13..... 129.00

### Bronx.

**JULY 17.**
No Satisfied Mechanics' Liens filed this day.

**JULY 18.**
TINTON AV, ws, 297 s 163d, 27x135; Jno Yoris—L Cohen et al; July10'14 500.00
WILKINS AV, 1419-23; Louis Dittleman—H H & S S Hess et al; July 14'14 ..... 174.50

**JULY 20.**
No Satisfied Mechanics' Liens filed this day.

**JULY 21.**
3D AV, 2960-64; Louis Weiner—Harry Weaver et al; July12'14 ..... 2,475.00

**JULY 23.**
No Satisfied Mechanics' Liens filed this day.

### Brooklyn.

**JULY 16**
SACKMAN ST, 552; Elias Kaplan—Israel Skolnick; June25'14 ..... 180.00

**JULY 17.**
BERGEN ST, 1142-46; Attilio Stiria—Wm B Greenman & Wm H Winter; Apr28'14 ..... 145.00
CENTRAL AV, 161; Hyman Wolovitz & Saml Patz—Jacob & Rebecca Anenberg & Frank Vitale; May7'14..... 132.20
SAME PROP; Jacob Rockmore—same; May7'14 ..... 66.00
PITKIN AV, 2174; Wm Lipschitz—Aaron Benjamin & Mr Stone or Stern; Apr9'14 ..... 35.00

**JULY 18.**
PACIFIC ST, 1033; Fredk Loehfehn—I & J Silverstein & C F Luby; Nov 3'13 ..... 37.50

**JULY 20.**
ADELPHI ST, ws, 84 s Myrtle av, 100x 100; Spatt Plumbing Co—Hartman Constn Co & Realty Associates; May 26'14 ..... 1,800.00

**JULY 21.**
CLIFTON PL, 264; Mutual Guarantee Roofing Co—Frank M Braisted & Mrs H Olt agent; June30'14..... 16.00
FULTON ST, 1134-52; Ferdinand M Barrell Fred Schwartje; July1'14.. 97.97

**JULY 22.**
GRAND ST, nwc Rodney, 25x100; Hudson Refrigerator Co—Keap Constn Co; July10'14 ..... 338.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**JULY 16 & 17.**
No Attachments filed these days.

**JULY 18.**
O'NEIL, Sarah J, Sadie Naylor & Jas Demarest; Sophia A Dougherty; $15,000; J H Dougherty.
McKINLEY, Wm; E M Farrier, exr; $1,500; R Parlmey.
TISCH, Annette P, extrx & trste; J F Sheehan; $10,000; A J Levine.

**JULY 20.**
BEACH, Ralph H; Thos J Moneks; $19,460; Gillespie & O'Connor.
FISCHOFF, Eugene; Bloomingdale Bros, $6,001.29; Hays, Herschfield & Wolf.
HADDORFF PIANO CO; Desire R Szakvary; $866.66; Blau, Zalkin & Cohen.
RENAKER, SELDON, BARRY & LEON; H E Stout Co; $1,529.18; Shelp & Broomell.

**JULY 21.**
No Attachments filed this day.

**JULY 22.**
CORBIN, Wm H; Robt Anderson Corbin trste; $5,907.56; H M Kirk.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

JULY 17, 18, 20, 21, 22, 23.

Claro, Chas. 8th st, 70 E..Erminio Esposito. Table, &c..... 35.00
Flynn, Jno A. 15th st & 8th av; also 23d st, 302 E..Roeser & Sommer Co. Fixtures. ..... 470.50
Kellwood Realty Co, F W Lorch & Jas F Meehan. Southern blvd & 163d st..Consolidated Chandelier Co. Fixtures. ..... 4,000.00
Mecca Enterprises, Inc, & Edw Freund. 125th st, 111-3 W..Consolidated Chandelier Co. Fixtures ..... 110.00
Reilly, Thos. 112th st, 504-6 W..A B See Electric Elevator Co. Elevator ..... (R) 375.00

### Bronx.

**JULY 17, 18, 20, 21, 22, 23.**
No Chattels filed these days.

### Brooklyn.

**JULY 16, 17, 18, 20, 21 & 22.**
No Chattels filed these days.

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**JULY 18.**
ACADEMY ST, ws, 125 n Bway, 50x 129.7; Manhattan Mtg Co loans Knapp & French, Inc, to erect a 5-sty apartment; 13 payments .....45,000.00
ACADEMY ST, ws, 175 n Bway, 50x 137.7; Manhattan Mtg Co loans Jarvis Realty Co, Inc, to erect a 5-sty apartment; 13 payments .....47,000.00

**JULY 24.**
GROVE ST, 42-4; Peerless Holding Co, Inc, loans Chas I Weinstein Realty Co to erect a 6-sty tenement; 11 payments. .....25,000.00

### Bronx.

**JULY 17.**
LONGFELLOW AV, ws, 257.2 n 167th, 50x100; Manhattan Mtg Co loans Wm Sinnott Co to erect 5-sty apartment; 15 payments .....36,000.00
LONGFELLOW AV, ws, 207.2 n 167th, 50x100; same loans same to erect 5-sty apartment; 15 payments .....36,000.00

**JULY 18.**
176TH ST, swc Clinton av, 57.8x100; Manhattan Mtg Co loans Hargton Bldg Co, Inc, to erect 5-sty apartment; 17 payments .....55,000.00

**JULY 20.**
223D ST, ns, 377.2 e Corsa la, 21x100; Elizabeth K Dooling loans Guiseppe & Cristina Varanelli to erect 3-sty brick dwelling and store; 4 payments. 3,200.00

**JULY 22.**
WESTCHESTER AV, nws, 378 ne Prospect av, 42x100; City Mtg Co loans Reich Bldg Co, Inc, to erect 5-sty apartment; 12 payments.....30,000.00
WESTCHESTER AV, nws, 420 ne Prospect av, 42x100; same loans same to erect 4-sty apartment; 12 payments..30,000.00

**JULY 23.**
ZEREGA AV, ws, 229 s Castle Hill av, 25x104.1; Eliz K Dooling loans Antonio and Vincenza Marinello to erect 2-sty brick building; 3 payments ..... 4,000.00

## ORDERS.

### Brooklyn.

**JULY 22.**
RODNEY ST, nws, 100 ne S 3d, 40x 61.11; Ridgewood Realty Associates on Fundy Co to pay Saml Olstein.... 312.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

**MANHATTAN ORDERS SERVED.**
WEEK ENDING JULY 18.
*Named Streets.*

Beach st, 48-60—Varick Warehouse Co.....E
Beach st, 65—Winifred E Judge.....B
Beckman st, 97—Ezra D Bushnell et al.....C
Beekman st, 31 Miss S K Anderson & Mrs V B Clowes .....SS
Bleecker st, 115—National Flower & Feather Co .....G
Bleecker st, 43-9—Clarence W Seamans.....C
Bleecker st, 43-9—M A Cumings Co.....G
Bleecker st, 130—Louis Sisenwein.....G
Bleecker st, 115—Feinman & Lendenbaum....G
Broad st, 87-9—John Epson.....A-G
Canal st, 349—Joshua S Tobin.....C
Cannon st, 36—Jacob Friedman .....G
Crosby st, 151—Josephine M Carney.....E-C
Division st, 264—Mamie E Adams.....C
Duane st, 193—Wm D Mangels.....C
Elizabeth st, 5—Harris Silverman.....C
Elizabeth st, 5—Rebecca Lowenthal.....C
Elizabeth st, 5—Co-operative Custom Tailors' Assn .....C
Elizabeth st, 5—Abraham Cohn.....C
Franklin st, 75—John S Hulin .....C-G

Franklin st, 102—Franklin Herris.....C
Greene st, 35—Elizabeth C Brown.....E-C
Greene st, 133-5—Diaglo Holding Co.....D
Greene st, 133-5—Bonser & Freeman.....C
Greene st, 133-5—Schwartz & Mandel.....C
Greene st, 133-5—Joseph Zuckr.....C-D
Greene st, 133-5—Solomon Dyal.....C-D
Greene st, 133-5—Speigelman & Gottlieb....D-C
Greene st, 204-6—Progress Holding Co, Inc...C
Henry st, 94—Morris Barman.....A-C
Henry st, 94-8—Max Domosa.....J-B-C
Henry st, 96—Max Ginsberg.....A-C
Houston st, 17 W—Simon Greenberg.....G
Houston st, 50 W—Max Rosenbaum.....G
Houston, 50 W—J P Asch & Son.....G
Houston st, 50 W—Harry Hein.....G
Houston st, 66 W—Philip Billfeld.....G
Houston st, 66 W—Max McDermott.....C-G
Hudson st, 513—Eliz Cheesbrough.....C-B
Lewis st, 56-8—John Baewther.....G
Mercer st, 231—Kaufman Bros.....G
Mercer st, 231—Morris Harris.....G
Mercer st, 231—Morris Rosenberg.....G
Mercer st, 231—Louis Weichsler.....G
Mercer st, 229—John Merando.....C-G
Mott st, 85—Georgeanna B MacKay.....B
Murray st, 20—Frederick C Tatje.....G
Murray st, 29—Jane W Slevin.....C
Murray st, 29—L D Nolke.....D
Nassau st, 111—Union Photo Eng Co....C-A-H
Orchard st, 17—Jacob Levin.....A
Orchard st, 17—Harris Miller.....G-C-I-C
Orchard st, 17—Max Seidman.....G-C
Orchard st, 17—Jacob Bernstein.....C-C
Orchard st, 17—Charles Bauer.....C-I-G
Orchard st, 17—Isaac Levitsky.....C-A
Orchard st, 17—Benjamin Weinberg.....I-C-G
Orchard st, 17—Abraham Goldberg.....G-C
Orchard st, 17—Joseph Unger.....G
Pearl st, 379—Est James Sullivan.....B
Pike st, 45—Max Dunn.....C
Pike st, 45—Morris Michaels.....C
Pike st, 45—Jacob Rosen & Son.....C
Pike st, 45—Abraham Silverman.....C
Pike st, 45—Samuel Lenenzahl.....C
Pike st, 45—Michael Betreder.....C
Pike st, 45—Abraham Nitishensky.....C
Rutgers slip, 73—Lawrence E Witzel et al....E
South st, 187—Joseph Diaz.....E
Washington pl, 13-15—Samuel Levy.....C
Washington pl, 14-16—Leon Sable.....C-G
Water st, 575-7—Edward V Z Lane.....C
Water st, 296-98—James Neswith et al.....B

*Named Avenues.*

Bassett av, 300 ft n of 257 Pearl st—Magnus, Mabel & Reynard.....H-A
Bowery, 275—Robert M Meed Est.....B-F
Broadway, 71-3 E—Thomas Sheils.....D
Broadway, 71-3 E—Harry Levy.....D
Broadway, 245 W—Isaac Prager.....F
Broadway, 338—Est George Bliss.....D
Broadway, 338—Frank G Dexter.....D
Broadway, 654—Amelia W Boardman.....C
Broadway, 682—Alexander Bros.....G
Broadway, 682—Britt & Foley.....G
E Broadway, 48—Louis Rubinstein.....D
E Broadway, 103—Max Rothbell & Son.....I
Madison av, 1816—Sing Lee.....C
West End av, 253—Consolidated Gas Co.....C
West End av, 253—Viola P Eytinge.....C

*Numbered Streets.*

3d st, 5 W—Edelman & Grosoff.....G
3d st, 8-10 W—Abraham J Friedenberg.....G
3d st, 8-10 W—Miller & Kardover.....G-C
3d st, 8-10 W—Bernard Frank.....C
3d st, 11 W—Mayer Markowitz.....G
3d st, 54-6 W—Meyer Ulin.....G
4th st, 27-9 W—Bronston Bros.....A-G
4th st, 37 E—Charlotte M O'Connor.....C
5th st, 616—L Fruchthendler & Co.....C-G
8th st, 63 E—Aluminum Novelty Co, Inc.. H-L-O
9th st, 746 E—Max Lubin & Anton Hecht.....G
10th st, 281 E—F & R Gaetano Tantillo.....C
12th st, 40 E—S Fligel & Son.....C
12th st, 40 E—Herman Holms.....D
12th st, 40 E—Hyman Cantor.....C
12th st, 40 E—Israel & Ashendorf.....C
12th st, 40 E—Hochstetter Utility Co.....C-D
12th st, 119 W—Second United Presby Church C
13th st, 40 W—Knickerbocker Bindery Co.....C
13th st, 40 W—Nester Manufacturing Co.....C
13th st, 337 W—Church of St Bernard.....B
14th st, 25 E—Est Henry Spingler.....C
17th st, 107-9 E—The John Kroder & Henry Reubel Co.....C
17th st, 127-33 W—A Lepsig, Inc.....E-L
17th st, 135-9 W—A Lepsig, Inc.....E-L
17th st, 227-239 W—Chauncey Holt & Co.....G
17th st, 227-239 W—Book Publishing Press....G
17th st, 227-239 W—Queen Braid Co.....C
18th st, 254-62 W—New York Ticket Co.....G
18th st, 254-62 W—Joseph Costanso.....G
18th st, 254-62 W—American Sign Co.....G
19th st, 251 W—George H Taylor Co.....G
19th st, 251 W—Graham & Matlack.....G
19th st, 251 W—The Jennings Gragdon Co....G
19th st, 251 W—Littman Color Printing Co...G
19th st, 124 W—Hammond Printing Co.....G
19th st, 251 W—Mortimer Raskin.....G
20th st, 7 W—Leader Button Co.....G
20th st, 7 W—Sunerior Dye Works.....G
20th st, 7 W—Melton Press Co.....G
20th st, 7 W—Edward H Van Ingen.....C
20th st, 7 W—Wexler & Rosenburg.....G
20th st, 7 W—Jacob S Jarkon.....G
20th st, 21 W—Gusten & Siegel.....G
21st st, 162-6 W—Continental Printing Co....G
22d st, 10-12 W—Samuel Brandon.....G
22d st, 10-12 W—Jacob Wolkind.....G
22d st, 10-12 W—Mary V McNiff.....G
22d st, 10-12 W—Philip Landan.....G
22d st, 10-12 W—Harry Weisman.....G
22d st, 10-2 W—Bernard Levinson.....G
22d st, 10-12 W—Samuel Feld.....G
22d st, 10-12 W—Louis Bouvinck.....G
22d st, 10-12 W—Herman Rothman.....G
22d st, 13-21 E—Charles Hischhorn et al.....C
22d st, 62 W—Jacob Stortz.....G
22d st, 62 W—Benjamin Teshin.....G
22d st, 116 W—Frank Worth.....G
22d st, 116 W—Samuel Arnhoft.....G
22d st, 235 W—Kalem Co.....D-C-G
22d st, 311-13 E—James McAfee.....C
22d st, 124 W—Sadie H Hobbs.....I
22d st, 312-16 E—Frederick Brooks.....C
22d st, 312-16 E—Independent Steam Laundry C
22d st, 312-16 E—E W Bliss Building Co.....C
22d st, 244-6 E—Wm H Chandler.....C
22d st, 244-6 E—Percy S Sykes.....C
22d st, 248 E—Kaufman Worms & Co.....C
22d st, 432-34 E—Black & Boyd.....C
24th st, 142-6 W—Dilof & Zimmerman.....I
24th st, 228 E—Geo Silsum & Co.....C
24th st, 228 E—August W Rabe.....C
24th st, 525-31 W—Frank King.....G
24th st, 525-31 W—Mutual Laundry Co.....G
20th st, 127-33 W—Miller & Co.....G
20th st, 127-33 W—A Hirsch & Son.....G
26th st, 127-33 W—A W Drubin & Kantrowitz.....G
26th st, 127-33 W—S Strauss & Co.....G
26th st, 127-33 W—Halpern Waist Co.....G
26th st, 127-33 W—Miller & Sons.....G
26th st, 306 E—Antonio Reall.....C-G
26th st, 306 E—James H Rollins.....C
26th st, 306 E—The Bokelman Trimming Co C-G
28th st, 45 W—Phineas Lewinson.....C
28th st, 53 W—Henry J Schwartz.....C
28th st, 55 W—Henry J Schwartz.....C
28th st, 55 W—Fanny Spelberg.....C-G
28th st, 332-44 E—Manhattan Brass Co.....C
29th st, 116-18 W—Miller Bros.....G
29th st, 116-18 W—Florence Coleman.....C
29th st, 150 W—Angelo Ford.....G
29th st, 150 W—Challan & Co.....G
29th st, 150 W—Morris Lowy.....G
29th st, 150 W—Est of Sarah Hinton.....C
31st st, 407 E—Philip Alberts.....C
31st st, 407 E—Paul Morich.....C
33d st, 150 E—Patrick J Walsh.....B
34th st, 314 E—George Sykes, Inc.....C
37th st, 212 E—United States Carbon Co.....C
37th st, 212 E—Harriet J Cook.....C
42d st, 155-7 E—Est Robert F Westcott.....D
42d st, 155-7 E—Jack Weston & Mike Aronson.D
42d st, 155-7 E—Geo Belebas.....D
45th st, 137 W—Harry Hallenbeck. B-D-A-C-E-ESS-J
63d st, 150 W—Universal Motor Truck Co.....G
73d st, 500-11-19 E—Hyman Jacobs.....C-I
72d st, 500-11-19 E—Franklin Knitting Mills.I-C
76th st, 198 E—Mary King.....C
76th st, 198 E—Charles Sirch & Co.....C
95th st, 312-16 E—Kessler Bros.....C
95th st, 312-16 E—Wm Buess, Inc.....C
95th st, 312-16 E—Bonaventura Bonanno.....G
96th st, 306-8 E—Max Bowsky.....C
96th st, 312-14 E—Ideal Iron Works.....C
111th st, 132-42 E—Uptown Talmud Assn.B-C-E
115th st, 75—Adath Israel of N Y, Inc....G-A-J
115th st, 75—Henry Feuchtwanger.....J
120th st, 84 W—Mollie Goldstein.....G
125th st, 108-10 E—James M Morton et al....C
126th st, 167-9 E—Cohen Wintfeld.....G

*Numbered Avenues.*

2d av, 2076—Jacob & J Drozin.....C
3d av, 386—James McGuire.....D-F-E-C-A
3d av, 2224-34—Charles P Hopf.....D-C
3d av, 2224-34—Samuel Shapiro.....D
3d av, 2224-34—Edward Rundback.....D
6th av, 664—George Schuler.....L
7th av, 270-2-4—Joseph Guffani.....E
7th av, 270-2-4—Hubert De Stuers.....E
7th av, 291-3—The Safety Fire Extinguishing Co.....D
7th av, 291-3—7th Av Meat & Provision Co..D
7th av, 291-3—Samuel Jacobs.....C
7th av, 291-3—Aureli Hollander.....C
7th av, 291-3—Gitelman & Co.....I
7th av, 291-3—Logomaresino Wine Co.....D
7th av, 291-3—Asners Dougherty Co.....C
7th av, 291-3—Renrew Realty Corp.....D
7th av, 291-3—Charles B Byron & Co.....D
7th av, 291-3—Gitelman & Co.....G
7th av, 291-3—Sand & Appel.....D-C
11th av, 250—Consolidated Gas Co.....C

*Named Avenues.*

Av D, 79—Consolidated Gas Co.....C
Av D, 79—Bernard Cohen.....C-A
Av D, 79—Frank Debski.....C-A
Av D, 119-21—Consolidated Gas Co.....C
Av D, 127—Est Abner Mills.....C
Av D, 127—Modern Stamping Co.....C-A
Av D, 127—Louis Firstenberg.....A

## BRONX ORDERS SERVED.

136th st, 240 E—M Ewing Fox Co.....C
3d av, 3287-89—Bostonian Dept Store.....C-I
Saratoga av—Borea Contracting Co.....C-H-A
St Peters av, 1461—W E Hendry.....H-G-D-C

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Ashford st, 387—Heppel Meltzer.....A
Bergen st, 2118-24—Brooklyn Union Gas Light Co.....C
Boerum pl, 29—Benjamin Kogan.....G-H-A
Boerum st, 223—Otto Gruhn.....H-A
Boerum st, 52-4—Est Levi Cohen.....J-A
Bond st, cor 3d st—L Michel Brewing Co. A-G-H
Cleveland st, 207-11—Charles Goldstein. H-A-G-D
Clifton pl, 299—M Kanter.....A-D
Cooks Ln, n of R R av—Henry Comer...G-A
Court st, 68—Thomas J Molloy.....A-H
Delevan pl, 65-9—Delevan Mfg Co.....H
Eldert st, 112-16—The Open Church.....M-C
Ellery st, 52-62—Brooklyn Union Gas Co....C
Emerson pl, 84—Van Pelt Brower.....H-A
Etna st, 314—Henry C Dolmann.....H-A-G
Ferris & Dykeman sts—Ice Manufacturing Co.....K-H-A
Franklin st, 214-18—M Salzman Co.....A
Fulton st, 241—Inter City Car Adv Co.....A-H
Fulton st, 503—Mrs Kate Campbell.....C
Fulton st, 1352—Joseph Ryan.....A
Fulton st, 1973—George J Schalk.....H-A-M-D
Fulton st, 2216—Samuel Goldman.....D
Grand st, 769—Glaser & Glaser.....A-H
Grand st, 800—Morris Shetter.....H-A
Hart st, 438—St John's Baptist Church Nursery.....C-F-A
Hausman st, 86-112—Schiner & Emquist.....L
Herkimer st, 542-44—Edwin S Brook.....A
Hope st, 57-65—Friedman Bros & Stoll.....A-H
Humbolt st, 365—Paul A Smith.....D-M-A-H
Imlay & Summit sts, s e c r—Atlantic Basin Iron Wks.....L-A
Leonard st, 395—Brooklyn Shoe Case Co. D-A-G-H
Nevins st, 280-98—Est of I H Dykeman.....H-A
Oakland st, 274—Union Roofing Co.....O-H
Osborne st, 292—Ben Sitler.....D-A
Penn st, 302-4—M Livingston & Sons.....A-H-A
Pierrepont st, 166—Metropolitan Parq Fl Co.A
Prospect st, 210—Philip Werner.....K-A
Raymond st, 65—Natl Parlor Suit Co.....A
Richardson st, 97—J D Hauer.....A-H
Richardson st, 97—Brooklyn Fireproof Sash & Door Co.....G
Sackett st, 100—S Vanacore.....H-A
St John pl, 1787—Josh Linder.....H-A-G
Sterling pl, 814—John F Flemming..H-A-G-D
Union st, 548—Geo F Driscoll.....A-G-C
Union st, 652—W G Gilmore.....A
Van Brunt st, 333—Rudolph Backman.....H-A
Warren st, 299—Newcomb B Welch.....H-A-G
West st, 184—Solomon Levin.....G
Willoughby st, 206—Barber Auto Service Co..L
Willoughby st, 914-16—Katherine Becker.....A

*Numbered Streets.*

1st st, 167-9 N—Joseph Blumenthal.....A
6th st, 127 N—Samuel Green.....A-H
8th st, 131-33 S—The E Z Extension Table Co.D
9th st, 91 N—Chemical Lubricating Oil Co. G-H-A
10th st, 139 N—Bernard Rice Sons.....A
15th st, 742 E—Thomas C Carswell.....J
16th-17th sts & Mermaid av—Hassan Ben Ali H-A-G
21st st, foot of—Ira S Bushey & Sons.....A-G
22d st, 2554 W—Dominick Palestrina.....D
34th st, 33-87—Hydrex Chemical Co.....L
75th st, 1701-09—The Advent Mission Church.M

*Named Avenues.*

Atlantic av, 481—Meltzer & Finkelstein..H-A-G
Atlantic av, 2783—Clarence J Milbaius....G-A
Bartlett & Getty sts & Harrison av—Charles Pfizer & Co.....A
Bradford av, 1051—Julius Bindrim.....A-H
Broadway, 417—David Poriser.....A
Bushwick av, 76—Wm Bennett.....A-H
Bushwick av, 366—Morris Epstein.....G-H-C
Central av, 607—Max Tashman.....G-A-H
Church av, 2245—Alfred Edwards.....A
Classon av, 255-71—Bommer Bros.....H-A
Flushing av, 68—Shadbolt Mfg Co.....G-A
Flushing av, 501—Wm Stadts.....D-A-K
Gates av, 19—David B Carswell.....A-H
Gates av, 561—Menash Josephson.....A-G
Gates av, 655—Robert K Joseph.....A
Graham av, 28—J Goldberg.....A
Gravesend av, 944—R & E Johnson.....K-M
Gravesend av, 1127—Adolph Reitze...D-G-A-H
Graham av, 172—Louis Seldowitz.....D-A-H
Hamilton av, 235—Louis Epstein.....H-A
Hamilton av, 544—Diana Oil & Grease Co..H-A
Harway av, 2614—R O'Brien.....H-M-A-G-D
Highland Boulevard, 341—Charles Lutz.....A
Irving av, 205—Frank O Hoyt.....E
Kent av, 191—Charles Wechselblatt.....H-A
Kingston av, 98—Westrick & Mendelsohn.H-A-G
Liberty av, 647—Simon Greenspan.....H-A
Metropolitan av, 502—Merkin & Fine.....H-G
Metropolitan av, 1444—August Merz.....H-A
Myrtle av, 17—Brooklyn Union Gas Co.....C
Myrtle av, 765—Edmund J Dorethy....A-K-D-M
Myrtle av, 1546—Jacob Sachs.....A
Nassau av, 118—F Murewski.....H-A
Norman av, 103—Charles M Price.....H-A
Nostrand av, 590—Joseph Ryan.....A
Park av, 96—Louis Smith.....A-G
Pitkin av, 2492—Joseph Brodsky.....H-A-D
Ralph av, 241—John D Spradmann.....M
Reid av, 228—Ezekiel Ehrlich.....D-H-A-G
Reid av, 340—Frances A Wedell.....A
Rockaway av, 604—Harry Feinberg.....J-A-D
Rogers av, 566—Jacob Fox.....A
Rogers av, 1090—J Philip Goetz.....A-K
Surf av, 2305—Sam Goldman.....H-J-A-G-D
Tompkins av, 39—Julius Klein.....H-A
Tompkins av, 484-86—C J Wilkenson.....H-A
Troy av, 247—Troy Hardware Co.....A-O
Vanderbilt av, 187—William Beard...H-A-G-D
Vanderbilt av, 319—John Osborn Polak.....D
Vanderbilt av, 405—H L Batterman.....A
Waverly av, 271—James J Coan.....G

*Numbered Avenues.*

3d av, 463—Harry J Singer & Co.....H-A-G
3d av, 524—Joseph Yoelson.....A-G
3d av, 685—James Raddman.....A-H-D
3d av & 10th st—U S Metal Products Co....G-D
4th av, 485-7—Keihn & Fauser.....A-G
5th av, 104—Sam Shapiro.....K-H-A-G
5th av, 339—Lesser Soman.....H-A-G
5th av, 4206—John Lovett.....K-A-H

## QUEENS ORDERS SERVED.

*Named Streets.*

Anthon & Catalpa sts—Knight & Kreuscher, A-H-L
Clinton pl, 33—Martin S Ropelye.....J
Douglas Manor—Franklin V Canning..H-A-G
Fulton st, 377—Herman Kohn.....L-A-C
Fulton st, 379—Kaiser Wine Co.....A
Fulton st, 431—Philip M. Wood, M.D.....A
Fulton st, 452—Berdsall & Co, Inc.....A
Ruffle Bar, Jamaica Bay—Wm H Dickens....A
Rockaway rd, 91½—Hyman Entin....A-H-M-D
Rockaway rd, 103—Nager Bros.....A
White st, 47—Mullen & Buckley.....C-A

*Numbered Streets.*

9th st, 52—Manufacturers Oxygen Co.....L
13th st, 322—Charles E Johnson.....H
14th st, 81 N—Willett G Burhaus.....G
15th st, 119-27—Independent Salt Co.....A

*Named Avenues.*

Bayview av, w s—John O'Connor.....H-A-G-C
Boulevard, 135—David Konofsky.....A-H
Boulevard, 513—L Ehrgott & Co, Inc.....A-G
Broadway, 65—G E Howard.....A
Broadway, 1105—Nathan Goldgeier.....G-A
Ditmars av, 449—Eugene Platt Burden..H-A-G
Flusbing av, 129—Rudolph A Weber.....D
Jamaica av, 1086—Frunce Polonz.....A-D
Lincoln av, ft of—Rowland Dimelow.....A-H
New York av, s e c r—Edgar av—Louis Wolf A-G
North Beach—Morris Amusement Co.....H-A-G
Skillman av & Honeywell st—Akron Tire Co. Inc.....L-C-G
Steinway av, 867—Charles Faubel.....A
Van Wyck & Atlantic avs—N Y & Queens Electric Light & Power Co.....G-A
Webster av, 300—The Mercury Motor Co....G-A
Williard av, 445—Geo Mueller.....H-A-G

*Numbered Avenues.*

11th av & Van Deventer av—Paul Sachse.K-G-A

## RICHMOND ORDERS SERVED.

Boardwalk, South Beach—South Beach Land and Improvement Co.....C

# BUILDING MANAGEMENT

## REDUCING COST OF OPERATING LOFTS

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

PRACTICALLY every building manager has a different way of organizing his service forces. Methods vary with the size of the building, the class of tenant and the type of clientele the tenants have. The character of engine-room equipment frequently has a bearing upon the organization of the service squads. But regardless of the type of building or class of tenant, the great objective of the men charged with the responsibility of making commercial building investments pay is efficiency among the employes who daily come in contact with the lease holders.

Of primary importance is the engine-room staff. Here is where the highest skill is expected. It is the engineer who can help make or mar the owner's investment if the man to whom he is directly answerable is not thoroughly versed in matters concerning the power plant. A vengeful engineer could throw an entire lighting system out of service by dropping a few pieces of broken glass into a dynamo in operation or by manipulating some of the parts of the boiler or fire pit. The purchase of a poor oil because of some illicit emolument that induces the sale might also work costly harm to the delicate machinery; and the petty thievery of waste, cloth, or soap powder by the women scrubbers may run up the cost of cleaning considerably in a year.

Several managers were asked how they handled situations like graft, dishonesty, indifference and insolence among their employees and their answers were entirely in harmony: They discharge offenders on the spot. But, in building maintenance, as in other lines of business, the effort is not to hire and discharge as many men as possible, but to perfect a corp of workers possessing every attribute that will tend to please and satisfy tenants by rendering impartial service to all.

### Tipping Positively Barred.

Tipping is positively prohibited in buildings of the better class. All managers have come to realize that the acceptance of gratuities by porters, starters, engineers, scrubwomen and other employes ruins them for future efficient service. Some buildings make the penalty of violation of the tipping rule cause for instant discharge.

In some of the largest high-class buildings a sort of clearing house is maintained for all employees. Applications for positions are constantly being made by scrubwomen, porters, elevator runners, engine-room help, painters and other trades. These are filed away for reference by the janitor, superintendent or chief engineer, depending upon who does the employing and who has direct supervision over the help. References are demanded and are thoroughly looked into. Then the employees are given a set of rules and regulations to follow and are shown how things are to be done. They are put on probation and, if they fulfill expectations, are placed on the regular roll. Employment agencies are practically never used. Preference is always given to a friend of a present employee because that makes the favored one doubly anxious to make good and pleases the older employee into the belief that he has some influence with his superior, at least in the eyes of his friend. Employees in buildings who know that there is a waiting list are usually pretty jealous of their jobs.

In the employment of elevator runners men of no previous experience have proved to be the most satisfactory in many buildings. They have nothing to unlearn and they grasp the requirements of the building more thoroughly and more quickly.

Young men of clean-cut appearance are most in demand. The pay is from $10 to $13 a week. Some buildings pay a bonus of a dollar a week extra salary to runners who retain their places more than a year. This reward is offered to discourage shifting of jobs, which for some reason is remarkably prevalent among elevator runners, but even under the bonus system, some buildings are not able to keep more than two-thirds of their runners in the cars more than a year.

### Elevator Running Monotonous.

The occupation of running an elevator looks easy to the beginner, but it is monotonous work. In the smaller buildings, say eight and ten-story structures, the elevator runner is required to know most of the tenants by sight within a week and to stop at their floor without having to ask the question of the tenant. In the larger buildings this work is not made a condition of efficiency, but the ability of the man to "hit the floor" each time he stops so as not to require annoying see-sawing up and down in order to bring the floor of his car exactly level with that of the landing counts in his favor in all buildings, and is expected of all good operators.

Here is where the greatest volume of complaint arises in the elevator service. Runners will pass floors some times after a tenant has pressed the signal button. A curt "car full" from the descending car does not help to make the irate tenant more pleasantly minded. A talkative elevator man never is countenanced in a high-class office building and neither is the man, when caught, who does not throw his controller at the top or bottom of his run, but depends upon the safeties somewhere in the inwards of the lifting mechanism to prevent a crash onto the bottom buffer or into the top staging.

### Good Operators Valued.

Plunger elevator runners are in a class by themselves as far as running cars are concerned. Put a plunger elevator runner into a traction car and he will have difficulty in "hitting the floor." It is because the "respond" is different. Runners operating open shaft cars are less apt to "float" past signals than runners of enclosed shaft cars, and in the latter case, complaints of insolence are less frequent than where open shafts permit the operator to "talk back" to the tenant who has been left.

Managers frequently are inclined to be considerate of a good elevator runner who has been called upon the tapis on a complaint, because the work they do is extremely monotonous and yet very responsible. Running a ten by eight car up and down steadily at from 200 to 600 feet per minute for ten hours in a darkened shaft, opening and closing two doors at each stop (the inside door now being required by law) and making sure that the passenger is safely on or off before starting and keeping to the schedule maintained by the starter and at the same time watching his signal light and answering all sorts of questions regarding persons employed or who have offices in the building, is anything but an easy job, even at best; but the good of the service demands a civil tongued employee at all times, no matter what the provocation. Elevator runners are also forbidden to accept gratuities. Some building managers prohibit the runner from conversing with passengers or answering questions, the operator in all cases referring the inquirer to the starter.

### Efficient Starters Rare.

The starter's duties are almost as numerous as those of the runner, but are more exacting. He must be at all times the courteous guide to the stranger within the gates. He not only knows the names of the tenants, but every one employed in the building. He keeps a sharp lookout for peddlers, or persons having suspicious errands in the building. In certain uptown buildings having a fashionable clientele he even has charge of the cab stand in front of the building; he must keep the elevators running on schedule and helps the postman in re-directing mail. His remuneration runs from $15 to $18 a week. Above all, he must be a person of good appearance, courteous of speech and know his building thoroughly.

Then comes the janitor. If he is a good janitor, with more than average mechanical ability and can handle men he is called a superintendent directly under the engineer who, in turn, is the next official to the manager. The superintendent gets $45 a month, sometimes more, depending upon his capacity, the size of the building and the arrangement of his responsibility. He does the employing of porters, who get from $1.50 to $2 a day. He also employs the scrubwomen who earn about $5 a week.

### "Honest Graft."

Many porters will abstract soap, while some women will take home soap powder or cloths, unless these commodities are doled out according to the amount required for one night's work. Then there is what is called by superintendents "legitimate or honest graft." Very often tenants will have an old rug, or a waste basket, a chair or some piece of bric-a-brac that they no longer have use for and these fall to the lot of the woman who cleans the office at night. These are all marked and recorded before they pass the janitor or superintendent at night.

Building managers constantly strive to keep the cost of cleaning down to a minimum consistent with efficiency. To do this they reduce it to a square foot basis. If there is any grafting or dishonesty in this department it will soon show up in an additional cost per foot for cleaning. This is checked off at frequent intervals and as soon as a change in figures is noted the leakage is stopped. After a workable cost accounting system has been introduced, whether it be the card index, square footage or unit department plan, these leaks are positively and permanently preventable. Laxity in discipline always results in waste and the more unskilled the labor, the greater is the need for rigid supervision.

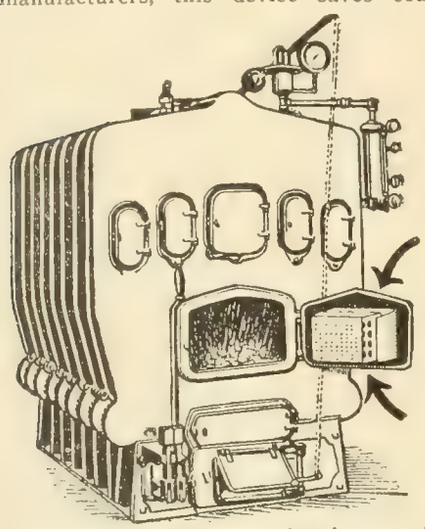
In other words, the building manager is a housekeeper on a wholesale plan. He must be a good theoretical mechanic, have some of the qualities of generalship, be a statistician, know something about landlord and tenant law, and be adept in the intricacies of diplomacy. Given these qualities he may be expected to be able successfully to solve the servant problem, at least as far as commercial housekeeping is concerned.

# USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### Reduces Fuel Cost.

ONE of the simplest devices for conserving heat in boilers at a moderate first cost and no maintenance charges is being introduced by the Combusto Devices Corporation, 250 West 54th street. The illustration shows the application of the device to a boiler. It is seen attached to the door, where it does not interfere with the operation of the fire in any way and needs practically no attention. According to the manufacturers, this device saves coal



cost, it gives perfect combustion to all fuel in the fire backs and saves the large percentage of heat energy in coal lost through the chimney draughts. It follows in its operation the true science of combustibility. It controls the oxygen in the air in such a way as to make combustion of the fuel complete and uniform and therefore eliminates smoke. Bituminous coal can be used in boilers equipped with this device with as much freedom and cleanliness as afforded by the use of anthracite. In this one point alone much saving in fuel can be accomplished.

### A New Pump Valve.

FEATURED by an inserted steel disc, to which the rubber is vulcanized by a new process perfected by the Voorhees Rubber Manufacturing Company, of Jersey City, N. J., a new pump valve called Rub Steel is being placed upon the market. By this process the rubber is vulcanized chemically so that it is practically united with the steel, giving the valve the rigidity of the latter and the resilient seating surface of rubber. The same material is being introduced in Flexible Shaft Coupling, in which the same process of vulcanizing the rubber cushion is employed.

### Reduces Sign Costs.

CONSUMPTION of electricity in the average illuminated advertising sign involves heavy expense. A sign reading "Lunch" is usually made up of 14-inch leters illuminated by 10-watt Tungsten lamps on each letter or 50 lamps on each side, the total requiring 1,000 watts in use. The economy made possible by the use of what has become to be known as the Multi Power Sign, which requires only 150 watts of electricity to give the service that 1,000 watts formerly did, should appeal to persons contemplating the use of electric night signs.

John M. Williams, Jr., the inventor, of 181 Christopher street, says that another advantage afforded by the use of his system lies in the fact that the small sign lamps are about twice as expensive as the regular 25-watt light used in the signs operated in his system. This is accomplished by the use of one light and a series of reflectors projecting the light outward.

In operation the full power of one lamp is given to many. The illumination is directed upward and the rays are reflected down through the cut letter in the sign, giving the appearance of many lights in illumination, whereas only one is actually used. Furthermore, this is accomplished without the use of transformers which, according to the inventor, is another item of saving peculiar to this system.

### Water Heater in Gas Range.

USERS of gas ranges have long sought a compact device for instantaneously heating water by means of the ordinary gas jets affecting the same results as a water back in a coal stove. The illustration shows hot water being delivered from a gas range made by the Gas Stove Instant Water Heater Company, of Baltimore, Md. It is designed to be placed on the top burners of a gas range or hot plate and to utilize the heat ordinarily lost by radiation in cooking.

The essential feature of the invention is the triangular shape of the metal water chamber, which is made to fit about the gas jets and does not interfere with the direct flame therefrom in heating the bottom of the cooking vessel, but serves to intensify the heat. The excess heat instead of being wasted by radiation into the air from the periphery of the bottom of the cooking vessel is absorbed by the metal water chamber. The flame from the jets does not impinge on the V-shaped sides of the triangle, but rises to the bottom of the cooking utensil through slots that form the openings between the wings of the cross, and two long slots crossing at right-angles in the center.

The apparatus is made to operate by the lower V-shaped sides absorbing heat that would otherwise be wasted, accumlating in the inverted V-shaped spaces forming part of the periphery of the cross and terminating at the up-



per surface in slots for the flame to pass through. The water flowing through the metal chamber is thus heated and passes out of the appliance, rising to the tank reservoir in the same manner as from a waterback in a coal range. The result is that while the family meal is being cooked an ample supply of hot water is created and stored in the tank reservoir for washing dishes and other purposes.

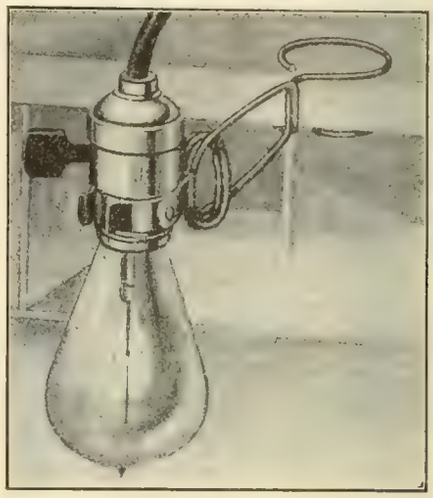
By the use of a small pilot-light of blue flame made to impinge on one of the arms or wings of the heater, and after the main supply of gas has been cut off, the water circulation is maintained and renewed so that the supply of hot water will be sufficiently large to provide for the ordinary needs of the home as long as the pilot-light is kept burning.

The inlet for cold and the outlet for hot water is just far enough below the top surface of the triangle to permit of a small pocket or reservoir of superheated water, maintained at the boiling point, so that the top side of the chambered triangle becomes in itself a radiating surface to assist in supplying heat for cooking under the full flow of the lighted burner, and for keeping foodstuffs warm when only the pilot-light is kept going. This small sub-reservoir of superheated water does not interfere with the free flow of the water, being heated from the cold water inlet to the water outlet of the device.

The illustration shows the hot water pouring from the service tap into a pan on the floor. The intensity of the heated water is amply shown by the blur in the plate caused by the steam rising.

### Handy Bracket for Electric Light.

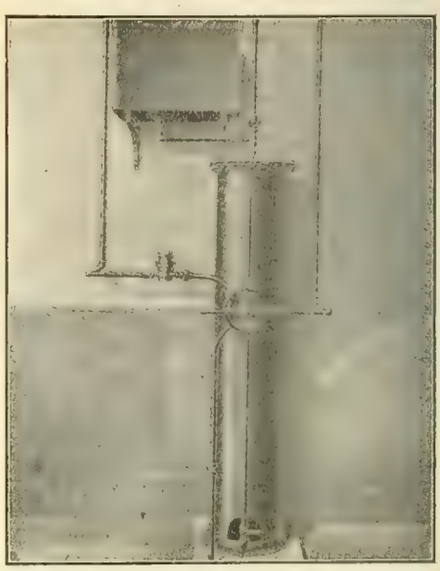
OCCASIONS frequently arise where it is desirable to attach an electric light globe to a piece of furniture, a shelf or wall, so as to obtain more direct illumination on work. Such a device is



being introduced by the Reliable Electric Company, of Chicago, which is in the form of an arm consisting of a spring clip and clamp for clipping the socket of an incandescene lamp and attaching it to some convenient object such as the top of a desk, shelf or where it may be used for a machine shop or automobile and repair work. It can be attached to any piece of machinery or object worked upon. It is also available for use in attaching a reading lamp to a bed post or chair. The accompanying illustration shows the arm itself as attached for a desk light.

### Water Softening Device.

BUILDING managers, who have been having trouble with scaling of boilers may be interested to know that a compact and comparatively inexpen-



sive device is being put upon the market by the Permutit Company, of 30 East 42d street, which softens water so that no matter how hard it may be it may be safely and economically used in boilers. Hard water denotes the presence of lime, which, when injected into the hot boiler, results in the precipitation of this foreign substance which producing a cake around the inside of the tubes, preventing quick heating.

# CURRENT BUILDING OPERATIONS

## Notable Improvement for Grand Boulevard—The First Eleven Story House—Current Operations are Generally of Good Quality.

HIGHER than any apartment house yet erected in the Bronx is the still incomplete Mount Hope Court on a commanding three-sided site at the intersection of the Grand Boulevard and Concourse and Tremont avenue. Standing on the crown of the hill, it is visible at a long distance. Its eleven stories have foundations of solid rock, and its construction is fireproof. It is a house which plainly has been built for investment, not for speculation. The materials and workmanship, the plumbing, lighting and heating, the decoration and conveniences, show plainly that it was built for investment and not for speculation purposes. Charles Schaefer Jr., of the Tremont Architectural Company, is the architect and engineer for A. F. Schwarzler, the owner and builder.

This operation marks a departure in construction in the Bronx, for besides being the tallest house in the Bronx it measures up closely to the best Manhattan standard. Contractors wish it could be said that there are many such to be erected in the borough, as work continues to be below normal. Owners and brokers do not complain of this, as it strengthens the market for what they have to sell and rent. Builders ascribe the dullness to the hardness of the money market. Some builders there are who can always command building money, and on the whole there is of course considerable work going on in the borough. Some of the jobs planned since the first of the year are here named.

M. Zipkes, architect, 220 Fifth avenue, prepared the plans for the two six-story apartments being erected at the northwest corner of 170th street and Wilkins avenue for Louis E. Kleban of 1116 Jackson avenue, owner. The cost is estimated at about $200,000.

One hundred thousand dollars will be spent for the erection of the two five-story brick stores and tenements, to be erected on the east side of Washington avenue, 123 feet north of 169th street, by the Til Mill Realty Company, S. Williams, 132 Nassau street, president, from plans by Gronenberg & Leuchtag, architects, 303 Fifth avenue.

Moore & Landsiedel, Third avenue and 148th street, have prepared plans for two five-story brick apartments, 48.10x87, for the Adolphus Realty Corporation, C. Hoffman Von Waffenstein, 1118 Tinton avenue, president, which they contemplate erecting on the east side of Tinton avenue, 52 feet north of 166th street, at a cost of $100,000.

Three five-story brick multi-family dwellings, 76x72 and 78x68, are to be erected in the south side of 163rd street, from Stebbins avenue to Rogers place by Grossman Brothers & Rosenbaum, of 133d street and Willow avenue from plans by George F. Pelham, 30 East 42d street.

The Tinton Building Corporation, Frank Begrisch, 391 East 149th street, president, will erect three five-story brick apartments at the southwest corner of Tinton avenue and 149th street from plans by Harry T. Howell, architect, Third avenue and 149th street, at a cost of $130,000.

At the northwest corner of Union avenue and 158th street, the 173rd Street Improvement Company, Aaron Muller, 148 West 142d street, president, will erect a five story brick apartment 50x103.11 at a cost of $60,000. The Kreymborg Architectural Company, of 1029 East 163d street, is the architect.

On the south side of 179th street, 99.3 feet east of Bryant avenue, Ann Reiss, of 1509 Bryant avenue, is erecting a five-story brick tenement from plans by Goldner & Goldberg, of 391 East 149th street, to cost about $50,000.

A five-story brick tenement, 60x81, at a cost of $50,000, is being erected at the southeast corner of 167th street and Hoe avenue, for the Absar Realty Company, 919 Fox street, from plans by the Kreymborg Architectural Company, of 1029 East 163d street.



Grand Boulevard. Charles Schaefer, Jr., Architect.

MOUNT HOPE COURT.

The W. A. J. Building Company, W. A. Janota, president, of 176th street and Trafalgar place, is erecting a six-story brick tenement, 50x100, on the east side of Washington avenue, 401.5 feet north of 169th street, at a cost of $60,000.

Fifteen thousand dollars is estimated as the cost of the three story brick dwelling to be erected on the west side of the Grand Concourse, 375 feet south of 204th street, for the Roman Catholic Church of St. Philip of Neri, Rev. Daniel Burke, 204th street and Villa avenue, treasurer, from plans by George H. Streeton, architect, of 31 East 27th street.

James C. Gaffney, 1148 Tiffany street, is erecting at the southwest corner of Preston avenue and 182d street, a five-story multi-family on a plot 52.10x90, to cost about $60,000, from plans by Robert E. La Velle.

The Kreymborg Architectural Company, of 1029 East 163d street, is preparing plans for the Wilbur Turek Building Company, of 961 Hoe avenue, for the five-story brick apartment, 50.3x90, to be erected at the southeast corner of Tiffany street and Whitlock avenue to cost about $60,000.

The southwest corner of Garrison and Hunts Point avenues is to be improved with three five-story brick tenements, 65.13x76.10, 30.93x88 and 61x irreg., to cost about $185,000, to be erected for the Baronet Realty Company, of 71 Nassau street, from plans by Charles B. Meyers.

On the west side of Stebbins avenue, about 322.5 feet north of Lyman place, the Joseph Sousin Company, of 1344 Bristow street, is erecting a five-story brick apartment, 47.3 by 93, at an estimated cost of about $60,000. Plans were prepared by Lucian Pisciotta, architect, of 391 East 149th street.

A five story brick house 50x88, is being erected on the west side of Hoe avenue, 208.7 feet north of Freeman street, at an estimated cost of about $40,000, from plans by Samuel Sass, architect, of 32 Union Square, for the Galveston Building Company, of 1041 Hoe avenue.

On the east side of Ogden avenue, about 50 feet south of 170th street, a five-story brick apartment is being erected by the Phyfe Building Company, of 1451 University avenue, at a cost of $50,000.

## STATE OF EMPLOYMENT.

### Steady Improvement Reported in Building Trades—Very Busy in the Suburbs.

The number of men under employment in the building trades of Greater New York and Long Island has decidedly increased during the last two months. "We are going along very nicely now," said Secretary Tompkins, of the United Board of Business Agents, referring to the unions affiliated there, which include all the principal trade unions in the district, except the bricklayers and a few independent bodies.

"In Queens, Nassau and Suffolk counties the trades which can be used there are all very busy. Here in Manhattan a good amount of work is being started, including some very large jobs, but these will not require inside workers until the late fall or winter. We look for good employment during the winter."

Many mechanics from Manhattan are finding work in Brooklyn, the Jerseys and the suburbs generally. Drillers, excavators and rockmen are coming in for considerable work. Twelve thousand men are now employed in the subways, and soon there will be several thousand more. As there are a hundred thousand men in the building trades, and thousands more in allied lines, their steady employment will mean a great buying power at work for general prosperity before many months pass.

### New Day Nursery.

The Church of St. Ignatius Loyola, occupying the block west of Park avenue, between 83d and 84th street, is soon to have a day nursery building at 240-244 East 84th street, which will be most complete in interior details and one of the finest buildings of its character in New York. It will be strictly fireproof, six stories in height, with a front of tapestry brick and cast granite trimmings. The stairs and halls will be of marble and caen stone, while all floors throughout will be of marble, tile or rubber tiling; and the walls will be wainscoted with faience tile or salt glazed brick with caen stone above. Many of the ceilings are vaulted and richly decorated. The principal rooms will have mantels of faience tile with open hearth. All windows will be of drawn or hollow copper and wall trim of pressed steel. Hardware throughout is to be of white metal. To complete the details, the building will have a thermostatic heating system. The ground floor will contain the general kitchen, laundry, isolation room and receiving room. On the first floor will be the dining-room, sacristy and chapel. The second floor will contain the library, nursery and diet kitchen. The third floor will be devoted to the kindergarten room and bed rooms. On the fourth floor will be a large play-room and bedrooms and the roof will be a playground with tile floor and having parapet walls of salt glazed brick. The architect is W. Weissenberger, Jr., and the consulting engineer, Thomas E. Murray. The general contract has been awarded to The Murphy Construction Company, 50 Church street, N. Y. C. The building will cost $150,000 and it is planned to have it completed about December first of this year.

### Bids for Subway Station.

The Public Service Commission on Thursday opened bids for the construction of station finish on the six stations of the extension of the Fourth avenue subway, in Brooklyn. These stations are located at 45th street, 53d street, 59th street, express, Bay Ridge avenue, 77th street and 86th street, express. The stations must be finished absolutely complete under this contract. The work will include the placing of tile, terra cotta, mosaic, concrete stairs and landings, all hardware, ornamental iron and steel work, all plumbing fixtures, electric fixtures, etc. Bids were received on the unit price basis and it will be a day or two before the totals will be known. In all ten bids were received for this work, and the unofficial totals, as given by representatives of the contractors present, were as follows: Station Construction Company, 277 Broadway, New York City, $250,000; Marble Arch Company, 216th street and Broadway, $257,000; Snare & Triest Co., 233 Broadway, $275,300; P. J. Carlin Construction Co., 1123 Broadway, $280,000; MacKinley Engineering Co., 51 Chambers street, $285,208; Conners Bros. Co., 153 W. Kingsbridge road, $300,176; Carpenter & Boxley & Herrick, 375 Ovington street, Brooklyn, $333,929; Thos. J. Buckley Const. Co., 303 Fifth avenue, $335,000; Norton, Gorman Contracting Co., 303 Douglas street, Brooklyn, $339,732; E. E. Smith Contracting Co., 101 Park avenue, $366,000.

### Architects for Two Churches

Crow, Lewis & Wickenhoefer, 200 Fifth avenue, have been selected architects for the new edifice which The Church Extension Society of the Presbytery of New York, 156 Fifth avenue, Rev. Jesse F. Forbes, is to erect at the northeast corner of Grand Boulevard, Concourse and 178th street, the Bronx. The construction will probably be of field stone, size 40 x 88 feet. The same architects have also been retained by the Presbytery to design plans for a stone structure to be erected at Hartsdale, Westchester county.

### Rectory for Paulist Fathers.

Maynicke & Franke, 25 East 26th street, will be ready about August 1st to take bids on the general contract for a new rectory for the Paulist Fathers Church, Columbus avenue and 60th street, to be erected at the southwest corner of Isham and Cooper streets, in the Dyckman section. The building will be fireproof, three stories in height, probably of stone construction, and will cost about $35,000. The Rev. Father Daly is in charge.

### Yonkers to Have New Post Office.

The United States Government, Washington, D. C., has just purchased a site at the southeast corner of Main street and Buena Vista avenue, Yonkers, for improvement with a two-story fire-proof post office building to cost around $250,000. Oscar Wenderoth, Washington, D. C., is the architect.

## NO ARCHITECTS SELECTED.

In this department is published information regarding building projects where architects have not as yet been selected.

HARTSDALE, N. Y.—Frederick H. Hurdman, 26 Crane st, White Plains, contemplates the erection of a residence on Greenacres av, to cost $10,000. No architect selected.

PLAINFIELD, N. J.—The Bosch Magneto Co., 223 West 46th st, Otto Heins, president, Carl L. Schurz, secretary, Gunther John, treasurer, contemplate the erection of a factory, 1-sty fireproof, probably concrete. No engineer or architect has been selected.

BALDWIN, L. I.—Samuel Tauber, of this place, is receiving competitive sketches for a casino and restaurant building, 2-stys, hollow concrete base and frame, including a training court and ball room, to be erected at Grand Boulevard, Jackson st and the Northern Boulevard, at a cost of $80,000.

ROCHESTER, N. Y.—The Knights of Columbus, James P. Jones, Deputy Grand Knight, 627 Chamber of Commerce Building, Rochester, contemplates the erection of a club house here to cost about $150,000. A building committee will soon be appointed. No architect selected.

AUBURN, N. Y.—The Y. M. C. A. Association, G. W. Irwin, secretary, contemplates the erection of a new association building here to cost about $100,000. Nothing definite has been settled and no architect has been retained.

WASHINGTON, N. J.—The Methodist Episcopal Chapel, Rev. Dr. Fletcher L. West, pastor, contemplates the erection of an addition to its chapel. No architect selected.

SPARTA, N. J.—The Board of Education of Sparta, Robert Smith, chairman of Building Committee, contemplates the erection of a public school for Sussex county, to cost about $12,000. No architect selected.

ROCHESTER, N. Y.—The Home for Friendless, care of A. M. Lindsey, 973 East av, contemplates the erection of a home on East av and Allen creek. No architect selected.

BUFFALO, N. Y.—The Electric Elevator Co., H. M. Barker, president, 321 Chamber of Commerce Building, contemplates the erection of an addition to the grain elevator plant, on the Buffalo River and Buffalo Creek Terminal Railroad. No architect selected.

DOVER, N. J.—Richardson & Boynton, stove manufacturers, Henry T. Richardson, president; D. R. Richardson, secretary; D. S. Richardson, treasurer; contemplate rebuilding their factory along the D. L. & W. R. R., near the Morris Canal. No architect selected.

NEWARK, N. J.—The Essex County Park Commission, Alonzo Church, secretary, 810 Broad st, Newark, contemplate the erection of an administration building at Branch Brook Park, to cost $100,000. No architect selected.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Rosenberg & Aronson, 121-123 Canal st, are figuring the general contract and desire bids on all subs for a 4-sty flat on the east side of West 32d st, 220 ft south of Mermaid av, Brooklyn, for the Eagle Realty & Construction Co., owner. Chas. M. Straub, 147 4th av, architect.

DWELLINGS.

BRONX.—Charles E. Birge, 29 West 34th st, is ready for bids for two residences, brick, and a garage, for Frank E. Wright, 9 East 37th st, to be erected at Lydig av and Williamsbridge rd, Bronx, at a cost of $25,000.

BROOKLYN.—William Van Allen, architect, 4 west 37th st, Manhattan, is taking bids for a 3-sty brick residence, 40x50 ft, for Alfred E. Horn, owner, at the northeast corner of President st and Brooklyn av, to cost about $30,000. Peter Guthy, 926 Broadway, Brooklyn, is figuring and wants bids on all subs.

PASSAIC, N. J.—E. H. Lyall, 2 West 33d st, architect, is taking bids until August 1 for a 2½-sty residence on Bloomfield av for William L. Lyall, owner. Estimated cost, $40,000. Brinley & Holbrook, 156 5th av, Manhattan, are landscape architects.

BROOKLYN.—William Higginson, 13 Park Row, is taking bids on the general contract for a 7-sty reinforced concrete factory on plot 75x147, for the Frederick Gretsch Manufacturing Co., 110 South 4th st, Brooklyn, to be erected at the northwest corner of South 5th and Berry sts, at a cost of $185,000. The National Fireproofing Co., 949 Broadway, Manhattan, are figuring.

LONG ISLAND CITY.—F. Braun, 585 9th av, L. I. C., is ready for bids on the general contract for a 1-sty brick factory, 50x100 ft, at Sherman and Ridge sts, to cost $12,000. J. Klein, 8284 Broadway, L. I. C., is the owner.

HALLS AND CLUBS.

MECHANICSVILLE, N. Y.—The trustees of village of Mechanicsville, John F. Green, president, will advertise for bids about July 26, for the construction of a 3-sty fireproof brick village hall, to cost about $20,000; John T. Simpson, Essex Building, Newark, N. J., is architect and engineer.

PUBLIC BUILDINGS.

COMSTOCK, N. Y.—The State of New York, Department of Prisons, John B. Riley, commissioner, is taking bids until August 6, for refrigerating equipment and electric work necessary at the Great Meadow Prison. Lewis F. Pilcher, Capitol Building, Albany, state architect.

BELFAST, N. Y.—Mowbray & Uffinger, 56 Liberty st, are taking bids until July 28, for a 1-sty tapestry brick and limestone public library for the Bartlett Memorial Association, to cost $10,000.

SCHOOLS AND COLLEGES.

RARITAN, N. J.—The Board of Education, C. Tappan, clerk, is taking bids on a 3-sty brick school, 75x66 ft, to be erected here, at a cost of about $30,000. P. C. Van Nuys, Main st, Sommerville, N. J., is architect.

JERSEY CITY, N. J.—John T. Rowland, Jr., architect, 9 Sip av, Jersey City, is taking bids for the 4-sty brick parochial school to be built at 2d and Erie sts, Jersey City. Cost, $100,000. Jno. Kennedy & Co., 1133 Broadway, Manhattan, is figuring general contract.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Dunn Brothers, Firemen's Building, are taking new bids for the 7-sty store and office building, on plot 100x82, for E. P. Earle, 165 Broadway, Manhattan, to be erected at 20-28 Clinton st, costing between $150,000 and $200,000.

PATCHOGUE, L. I.—Nathan Meyers, Court Theatre Building, Newark, N. Y., and Woolworth Building, Manhattan, is taking bids on a 1-sty brick, terra cotta, granite or marble bank building for the Patchogue Bank, John A. Potter, president. Cost, about $30,000.

BROOME ST.—The S. & H. Realty Co., Inc., Oscar Herman, president, 470 4th av, is taking additional figures for alterations to the stores and factory, 368-370 Broome st, from plans by Sommerfeld & Steckler, 31 Union sq, to cost $15,000.

PATERSON, N. J.—L. S. Beardsley, 38 West 32d st, Manhattan, is taking bids on the general contract for a brick (mill construction) store house and offices at 534 Ellison st, for the Consumers Baking Co.

CLIFTON, N. J.—Wm. F. Fanning, Colt Building, Paterson, is preparing plans and will take bids about Aug. 1, for a 1-sty bank building at Main and Clifton avs, for the Clifton Trust Co., William E. Hughey, president. Estimated cost about $30,000.

MISCELLANEOUS.

THOMSON, N. Y.—The State of New York, Duncan W. Peck, Superintendent of Public Works, Capitol, Albany, N. Y., is taking bids until Aug. 11, for terminal contract No. 34, near Cumberland Dam.

MANHATTAN.—T. J. Bartley, 15 Broad st, wants estimates at once on Kalamein windows.

NEW YORK STATE.—The Superintendent of Public Works, Duncan W. Peck, Capitol, Albany, is taking bids until Aug. 11, for contract (No. 1) improvement of the Erie, Oswego & Champlain canals. John A. Bensel, Capitol, Albany, is State Engineer.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SHERMAN AV.—Gross & Kleinberger, 75 Bible House, have been selected architects for a 5-sty apartment house to be erected on the west side of Sherman av, 250 ft south of 207th st, adjoining the Dyckman Theatre, for the Times Square Realty & Construction Co., 53 Hamilton terrace.

ST. NICHOLAS AV.—Foundations are under way for two apartments, 6 stys, at the northeast corner of St. Nicholas av and 175th st, for the 175th St Holding Co., David Zipkin, president, 180 Broadway. Nast & Springsteen, 21 West 45th st, architects. Cost, about $100,000. Plumbing has been awarded to S. S. Alkoff, 987 Union av; wiring to Joseph Starobin, 971 East 165th st; masonry to Mason Construction Co., 661 Tinton av.

PARK AV.—Schwartz & Gross, 347 5th av, will have plans ready about Aug. 15, for the 13-sty apartment house, for Edgar Levy, 505 5th av, at the southeast corner of Park av and 61st st. The owner builds.

MOTT ST.—John H. Naughton, care of Astor Stables, 133 East 53d st, owner, is having plans prepared by George Fred Pelham, 30 East 42d st, for a 6-sty tenement, at 33 to 37 Mott st, to cost about $60,000. The architect will call for bids about Aug. 1.

PINEHURST AV.—Samuel Sass, 32 Union sq, has been selected architect for two 5-sty apartments at the southwest corner of Pinehurst av and 181st st, for the Riverview Constn. Co., Henry McBloch & Bro., 21 Waverly pl, owner.

AUDUBON AV.—Neville & Bagge, 217 West 125th st, are preparing plans for two 5-sty tenements, for the Tralow Construction Co., P. S.

Tracey, president, 193 West 168th st, to be erected at the southwest corner of Audubon av and 191st st, to cost $50,000 each. The owner builds

145TH ST.—George Fred Pelham, 30 East 42d st, has been selected architect for three apartments, 6 stys, for the Win Slattery Construction Co., 155 West 145th st, on the north side of 145th st, 100 ft west of Lenox av.

NORTHERN AV.—B. W. Levitan, 20 West 31st st, has completed plans for a 5-sty apartment at the northwest corner of Northern av and 180th st, for the Haven Constn. Co., 215 Audubon av, to cost $80,000.

NORTHERN AV.—B. W. Levitan, 20 West 31st st, has completed plans for a 5-sty apartment on the west side of Northern av, 75 ft north of 180th st, for the Haven Constn. Co., 215 Audubon av, to cost $50,000.

180TH ST.—B. W. Levitan, 20 West 31st st, has completed plans for a 5-sty flat on West 180th st, 100 ft west of Northern av, for the Haven Constn. Co., 215 Audubon av, to cost $55,000.

BROADWAY.—Schwartz & Gross, 347 5th av, have completed plans for the 10-sty apartment house to be erected at the northwest corner of Broadway and 146th st, to cost $250,000. The Broadway & 146th St. Corporation, Joseph Newmark, 501 West 157th st, president, is the owner.

CHURCHES.

56TH ST.—Hoggson Brothers, 7 East 44th st, will soon take bids on subs for alterations in basement of the church and parish house, 211 West 56th st, for the Broadway Tabernacle Society. Cost about $20,000.

137TH ST.—Ludlow & Peabody, 101 Park av, are preparing plans for a 2-sty church and school for St. James Presbyterian Colored Church, care of the Church Extension Committee of Presbytery of New York, 156 5th av. Bids will be taken about Sept. 1.

HALLS AND CLUBS.

65TH ST.—Clarence L. Sefert, 110 West 40th st, has plans in progress for alterations to the brick apartment, 32 West 65th st, for club purposes for the New York City Loyal Order of Moose. The architect will take estimates. Cost between $15,000 and $20,000.

5TH AV.—Mason work has been started on the club house at 805-807 5th av, for the Knickerbocker Club, 319 5th av, to cost $100,000. Delano & Aldrich, 4 East 39th st, architects; Griggs & Holbrook, 3 South Wiliams st, heat and ventilating engineers; John Downey, 410 West 34th st, general contractor; Klee Thompson Co., 327 East 40th st, plastering. The steel work is up to roof.

STABLES AND GARAGES.

1ST AV.—John P. Boyland, 2526 Webster av, has plans in progress for a 2-sty brick stable, storage and dwelling, at the southeast corner of 1st av and 95th st, for William F. Cunningham, 438 East 91st st, to cost $15,000.

STORES, OFFICES AND LOFTS

WATTS ST.—Renwick, Aspinwall & Tucker, 320 5th av, are completing plans for a 2-sty fireproof store and loft building, for James E. Bergonzi, 58 Grand st. The Germania Roofing Co., 26 Sullivan st, is lessee. E. A. Carpenter, 120 West 32d st, has received the general contract.

MADISON AV.—Herbert M. Baer, 665 5th av, has plans ready for bids for the store and office building, 3-stys, tile, brick and terra cotta, for Paul M. Herzog, Woolworth Building, at the northeast corner of Madison av and 58th st, to cost $150,000. Park & Tilford, 329 West 42d st, lessees.

THEATRES.

HOUSTON ST.—L. A. Sheinart, 194 Bowery, is preparing plans for alterations to the National Theatre, at the southwest corner of Houston and Chrystie sts, to cost $12,000. The stage will be extended and a new entrance to the roof garden will be installed.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ELTON AV.—Tremont Architectural Co., Webster & Tremont avs, have been selected architects for a 5-sty apartment at the northwest corner of Elton av and 156th st, for the Benjamin Benenson Realty Co., 407 East 153d st.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—L. Berger & Co., 1652 Myrtle av, have completed plans for four tenements, 3 stys, 28x68 ft, on the southside of Madison st, 818 ft. east of Fresh Pond rd, to cost $40,000. Chas. Grosch, 2570 Hughes st, Ridgewood, owner.

GRAVESEND AV.—Wortmann & Braun, 114 East 28th st, have completed plans for six 3-sty flats for 36 families, on the east side of Gravesend av, 195 ft north of Av C, to cost $60,000. The Brooklyn Heights Land & Mortgage Co., 44 Court st, is the owner. The owner builds and will take bids on all subs.

POWELL ST.—Farber & Markwitz, 189 Montgomery st, have plans for a 4-sty flat, at the northeast corner of Powell st and Riverdale av, for Powell River Co., 437 Sackman st, to cost about $25,000. Owner builds and will take bids on all subs.

GRAFTON ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty, 24-family tenement, for the Realty Constn. Corporation, 2041 Douglass st, to be erected on the west side of Grafton st, 100 ft south of Pitkin av, to cost $28,000.

PARK PL.—Cohn Brothers, 361 Stone av, have completed plans for a 4-sty, 11-family brick flat, for Abraham Kaplan, 1462 Eastern parkway, on the west side of Park pl, 100 ft east of Howard av, to cost $16,000.

LIBERTY AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 3-sty frame flats, for the Dias Building Co., 136 Grafton st, on the south side of Liberty st, 100 ft south of Van Siclen av, to cost $14,000.

NORTH PORTLAND AV.—J. S. Kennedy, 157 Remsen st, has completed plans for a 4-sty flat, for the Lampart Realties Corporation, at 128-130 North Portland av, to cost $30,000. Wm. Kennedy Constn. Co., 215 Montague st, has contract.

5TH ST.—Samuel Sass, 32 Union square, Manhattan, has completed plans for a 6-sty

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*Contemplated Construction—Brooklyn (Cont'd).*

tenement for the South Fifth Construction Co., 686 Willoughby av, at 374-378 South 5th st, to cost $50,000. The owner builds.

HOSPITALS AND ASYLUMS.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, have completed plans for the hospital, 4-stys, fireproof, brick and limestone, for the Home of St. Giles the Cripple, Garden City, L. I., at the southeast corner of Brooklyn av and President st, to cost about $100,000.

FACTORIES AND WAREHOUSES.

BEDFORD AV.—John Graham, care of the Ford Motor Co., Detroit, Mich., will prepare plans for the 6-sty reinforced concrete auto central service station, which the Ford Company will erect at the northwest corner of Bedford av and Sterling pl, Brooklyn, recently purchased.

HALLS AND CLUBS.

BROOKLYN.—J. S. Kennedy, 157 Remsen st, is taking bids on the general contract for a 3-sty brick convent, for the Church of Our Lady of Consolation, Rev. Father Alexius Jarka, pastor, 184 Metropolitan av, on the northside of Metropolitan av, 148 ft west of Bedford av, to cost $18,000.

PUBLIC BUILDINGS.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are taking bids on general contract for a post office station, brick, 1-sty, on Myrtle av, 96 ft. west of Madison st. U. S. Government (Treasury Department), lessee. Thos. Drysdale, 26 Court st, is figuring.

### Queens.

DWELLINGS.

WOODSIDE, L. I.—Edward Hahn, Bridge plaza, has completed plans for five 2-sty frame and stucco residences for Charles Wille, State st, Flushing, to cost $20,000. The owner will take bids.

EDGEMERE, L. I.—Cohen & Felson, architects, 331 4th av, have plans in progress for a frame and stucco residence, 2-sty, to be built on Mermaid av, Edgemere, for Harry Lehrer, owner, 8 East 8th st, N. Y. C.

### Westchester.

SCHOOLS AND COLLEGES.

TUCKAHOE, N. Y.—The Board of Education, Wm. F. Thompson, president, will advertise for bids about Aug. 1, for an addition to the Main st school to cost about $20,000. Wm. Whitney Rasmussen, 1133 Broadway, Manhattan, has plans in progress.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Siegel Contracting Co., 187 East 93d st, has received the general contract for fire repairs to the 3-sty tenement, 5th av, northeast corner 112th st, for J. Crohn, on premises. Cost, about $12,000.

PASSAIC, N. J.—The Residence Construction Co., Inc., has received the general contract to erect a 3-sty brick flat at 182 Jefferson st, 42x89 ft, for Jacob B Meyers, 104 Lexington av. Cost, about $12,000. Abram Preiskel, Hobart Bank, Passaic, architect.

CHURCHES.

BREWSTER, N. Y.—John Kennedy Co., 1133 Broadway, Manhattan, has received the general contract to erect a brick and stone church on Prospect st, for the St. Lawrence R. C. Church, Rev. Father F. P. Phelan, pastor, to cost $40,000. Robert J. Reiley, 477 5th av, Manhattan, architect. The general contractor is ready for bids at once on subs.

DWELLINGS.

SCARSDALE, N. Y.—Benjamin Edwards, of this place, has received the general contract to erect a residence and garage on the Edgemont estate property, for Ernest Hanford, of Platt av, Scarsdale. Ernest Greene, 5 Beekman st, Manhattan, architect.

SUMMIT, N. J.—E. T. Abbott Construction Co., 1133 Broadway, Manhattan, has received the general contract to erect the 2½-sty terra cotta block residence for George T. Dunlap, of Grosset & Dunlap, 518 West 26th st, New York City. B. V. White, 110 West 23d st, New York City, architect. Estimated cost, $20,000. Work has not been started.

SAYBROOK, N. J.—Joseph S. P. Dorlan, Arlington, N. J., has received the general contract to erect three residences on Pennsylvania av, for A. F. Bull Realty Co., 845 Broad st, Newark, to cost $5,000 each.

BROOKVILLE, L. I.—Rogers & Blydenberg, Babylon, L. I., have received the general contract to erect the farm building and garage, frame, 1 and 2-stys, for George T. Brewster, 71 East 71st st, Manhattan, from plans by Alfred Hopkins, 101 Park av, N. Y. C.

SMITHTOWN, L. I.—Morgan Goetchins, Happauge rd, has awarded the general contract for his new residence to a Mr. Land, of Smithtown. James Gamble Rogers, 470 4th av, Manhattan, architect. Cost, between $10,000 and $12,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Richard Deeves & Son, 309 Broadway, have received the general contract, and C. H. Southard Co., 9th av and 15th st, contract for demolishing necessary for alterations to the gas works for the Consolidated Gas Co., 44th to 46th sts, west of 11th av, from plans by W. Cullen Morris, architect.

EVERETT, MASS.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract for the erection of a plant for the Bowker Insecticide Co., at Everett, Mass., consisting of a 3-sty reinforced concrete warehouse, 92x76, with miscellaneous 1-sty buildings attached. A. H. Nickerson is the engineer. Work will be undertaken at once.

BROOKLYN.—Herman Veit, 260 Devoe st, Brooklyn, has received the mason contract for the brick factory on Metropolitan av, 147 ft. east of Olive st. E. J. Meisinger, 394 Graham av, architect; Joseph Kist, 938 Metropolitan av, general contractor.

HALLS AND CLUBS.

MANHATTAN.—Mark & Mohl, Inc., 273-277 Russell st, Brooklyn, have received the contract for ornamental iron work for the addition to the Engineers' Club, 23 West 39th st Beverly S. King, 103 Park av, architect; Richard Deeves & Son, general contractors.

STORES, OFFICES AND LOFTS.

MANHATTAN.—A. H. Hillers, 11 East 59th st, has received the general contract and desires bids on all subs for alterations to the department store 901 Broadway, for store and factory purposes. Edward H. Mount, 137 East 34th st, owner; Otto Reissmann, 30 1st st, architect. Cost, about $20,000.

NEWARK, N. J.—The Hedden Constn. Co. 763 Broad st, Newark, has received the general contract for section 2 of the Street Railway Terminal and office building at Park pl, North Canal st, Mulberry and East Park st, to cost $4,000,000. The Public Service Corporation is owner. George B. Post & Sons, 101 Park av, New York City, are consulting engineers.

MANHATTAN.—Cohen & Perlman, 533 8th av, have received the general contract to erect the 4-sty brick store and loft building, 20x62 ft, at 2295 2d av, for the Trinity Methodist Church, 305 East 118th st, Rev. Jay B. Hamilton, pastor, to cost about $20,000. L. F. J. Weiher, 271 West 125th st, is architect.

THEATRES.

FLUSHING, L. I.—McCarthy Bros., 57 Jay st, Corona, L. I., have received the general contract to erect the moving picture theatre, 1-sty, fireproof, at Broadway and Main st, for J. E. Haubeil, 12 Main st, Flushing, to cost $22,000. Janet County Co. is lessee. A. E. Richardson, 100 Amity st, Flushing, is architect.

BROOKLYN.—The Empire Fireproofing & Concrete Construction Co., 103 Park av, has received the concrete and cement work necessary for the theatre on Livingston st, through to Schermerhorn st, for Frank A. Keeney, 1493 Broadway, Manhattan. Estimated cost is $150,000. William E. Lehman, 738 Broad st, Newark, architect.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

HOSPITALS AND ASYLUMS.

84TH ST, 240-244 East, 5-sty brick day nursery, 35x96; cost, $110,000; owner, The Church of St. Ignatius Loyola, 980 Park av, Rev. David W. Hearn, pastor; architect, Wm. Weissenberger, Jr., 130 East 15th st. Plan No. 257.

STORES, OFFICES AND LOFTS.

23D ST, 104-106-108 East, 2-sty brick stores, offices and show rooms, 75x98; cost, $35,000; owner, United Charities, 105 East 22d st, R. Fulton Cutting, president; architect, Phillip H. Ohm, 15 West 38th st. Plan No. 255.

36TH ST, 233-235-237-239 West, 12-sty brick fireproof store and factory lofts, 74x90; cost, $200,000; owner, Holland Holding Co., Judson S. Todd, Pres., 18-20 East 41st st; architect, Fredk. Zobel, 35 West 39th st. Plan No. 261.

120TH ST, 302 East, 80 e 2d av, 1-sty brick office, 9x18; cost, $1,000; owner, Chas. C. Watkins, 2338 2d av; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 258.

STORES AND TENEMENTS.

DOWNING ST, 59-61, 155 e Varick st, 6-sty brick stores and tenement, 39x77; cost, $40,000; owner, Domenico Rovegna, 118 West Houston st; architect, John A. Rofrano, 110 West 34th st. Plan No. 254.

170TH ST and Ft Washington av, s w cor, 6-sty brick tenement, 100x140; cost, $250,000; owner, 114th St & 7th Av Constn. Co., Max Weinstein, president, 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 256.

CATHERINE ST, 50, 6-sty brick tenement and stores, 70x57; cost, $60,000; owner, Bernard F. Golden, 23 Duane st; architects, Cohen & Felson, 329 4th av. Plan No. 263.

MISCELLANEOUS.

CANAL ST, 240, 1-sty brick grand stand, 24x19; cost, $300; owner, Public Service Commission, 154 Nassau st; architect, Joseph Bloom, 5305 13th av, Brooklyn. Plan No. 260.

CANNON ST, 7-9-11, 4-sty brick fireproof bakery, 50x70; cost, $30,000; owner, Manhattan Pie Baking Co., Wm. Folterman, Pres., 540 Grand st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 259.

84TH ST, 234 East, 1-sty frame water closets; cost, $250; owner, Alois Bohsung, 322 East 83d st; architect, George Dress, 1436 Lexington av. Plan No. 262.

### Bronx.

FACTORIES AND WAREHOUSES.

133D ST, n s, 116 e 3d av, 2-sty brick shop and office, 50x100, slag roof; cost, $11,000; owner, Union Railway Co., F. W. Whitridge, 10 East 11th st, president; architect, Cornelius J. Horgan, 934 Ogden av. Plan No. 374.

STORES AND DWELLINGS.

223D ST, n s, 302.3 e Corsa lane, 3-sty brick store and dwelling, slag roof, 21x40; cost, $4,500; owner, Augustin Grosso, 2425 Lorillard pl; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 372.

STORES AND TENEMENTS.

LORILLARD PL, e s, 274.4 s 187th st, 5-sty brick tenement, tin roof, 50x88; cost, $55,000; owners, Russo & Iodice, 2400 Cambreleng av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 373.

GERMAN PL, s e cor 157th st, two 6-sty brick tenements, 50x62, 50.4x67.6, slag roof; cost, $75,000; owners, Hubener & Escher Co., 748 Melrose av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 370.

177TH ST, n e cor Marmion av, 5-sty brick tenement, 40.1x105.9, plastic slate roof; cost, $50,000; owner, Bronx County Constn. Co., Chas. S. Levey, 1029 Tremont av, president; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 375.

VYSE AV, e s, 143.98 n Boston rd, 5-sty brick tenement, 72.1x75.4, slag roof; cost, $45,000; owner, H. C. Jackson Realty Co., H. C. Jackson, 1419 Wilkins av, president; architect, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 376.

SEABURY PL, e s, 101.62 s Boston rd, three 5-sty brick tenements, slag roof, 41.8x88; cost, $105,000; owner, 173d St. Imp. Co., Aaron Miller, 148 West 142d st, president; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 377.

150TH ST, s e cor Tinton av, two 5-sty brick tenements, slag roof, 62x67.6, 58x63; cost, $90,000; owner, Macy Const. Co., Samuel Silberberg, 919 Tiffany st, president; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No 378.

## Brooklyn.

DWELLINGS.

AV H, n s, 40 w East 7th st, 2-sty frame dwelling, 17x36, —— roof, 1 family; cost, $3,000; owner, Economy Home Co., 110 Av I; architect, F. J. Dassau, 1373 Broadway. Plan No. 4962.

SHEEPSHEAD BAY RD, s s, 38 w West 3d st, two 1-sty frame dwellings, 24x51, gravel roof, 2 families each; total cost, $2,400; owner, Rose C. Burckhard, 429 Neptune av; architect, Frank Schultze, 252 Kings hway. Plan No. 4987.

AMES ST, w s, 175.2 n Newport av, 2-sty brick dwelling, 18x55, slag roof, 2 families; cost, $3,500; owner, Bernard Cohen, Pitkin and Rockaway avs; architect, L. Danancher, 370 Fulton st, Queens. Plan No. 4955.

NEW LOTS AV, s s, 40 w Berriman st, two 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $8,000; owner, Shirley S. Lloyd, 105 West 40th st, Manhattan; architect, L. Danancher, 370 Fulton st, Queens. Plan No. 4954.

UTICA AV, e s, 97.6 s Av N, fifteen 2-sty frame dwellings, 13.4x45, gravel roof, 1 family each; total cost, $30,000; owner, Danley A. Gillezean, 1550 East 46th st; architect, Chas. G. Wessel, 1536 East 46th st. Plan No. 4949.

BROOKLYN AV, w s, 95 s Farragut rd, five 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, $22,500; owner, John J. Nolan, 997 Rogers av; architect, same. Plan No. 5003.

OSBORN ST, e s, 195 n Vienna av, three 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $10,500; owner, Wm. Ralph, 226 Christopher av; architect, Morris Rothstein, 627 Sutter av. Plan No. 5056.

AV D, s s, 20 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $3,000 owner, Bush Bldg. Co., 367 Fulton st; architects, H. T. Jeffreys & Son, 923 Lefferts av. Plan No. 5046.

AV D, s s, 120 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $3,000; owner, Bush Bldg. Co., 367 Fulton st; architects, H. T. Jeffreys & Son, 923 Lefferts av. Plan No. 5048.

AV D, s w cor Brooklyn av, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $3,000; owner, Bush Bldg. Co., 367 Fulton st; architect, H. T. Jeffreys, 923 Lefferts av. Plan No. 5049.

AV D, s s, 60 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $3,000; owner, Bush Bldg. Co., 367 Fulton st; architect, H. T. Jeffreys, 923 Lefferts av. Plan No. 5050.

16TH AV, e s, 20 s 55th st, four 2-sty frame dwellings, 20x50, gravel roof, 2 families each; total cost, $12,800; owner, Jos. Scholtz, 429 Pennsylvania av; architect, Morris Rothstein, 627 Sutter av. Plan No. 5054.

6TH AV, s e cor 55th st, 3-sty frame store and dwelling, 20x50, gravel roof, 2 families; cost, $4,400 owner, Jos. Scholtz, 429 Pennsylvania av; architect, Morris Rothstein, 627 Sutter av. Plan No. 5055.

CARROLL ST, n s, 400 w Kingston av, four 3-sty brick dwellings, 20x51.6; gravel roof, 1 family each; total cost, $16,000; owner, Edw. Dickinson, 1136 East 19th st; architect, B. F. Hudson, 319 9th st. Plan No. 5090.

EAST 3D ST, e s, 106.8 n Church av, 1-sty frame dwelling, 17x37.10, shingle roof, 1 family; cost, $3,000; owner, Louis Obermeyer, 317 East 2d st; architect, B. F. Hudson, 319 9th st. Plan No. 5091.

47TH ST, n s, 100 e 13th av, two 2-sty frame dwellings, 24x55, shingle roof, 2 families each; total cost, $11,000; owner, Harris Wilner, 13th av, near 47th st; architect, F. W. Eisenla, 16 Court st. Plan No. 5092.

76TH ST, n s, 296.8 w 15th av, 2-sty frame dwelling, 13.4x48, gravel roof, 1 family; cost, $2,000; owner, Jas. Y. Roth, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 5085.

76TH ST, n s, 330 w 15th av, three 2-sty frame dwellings, 13.44x48, gravel roof, 1 family each; total cost, $6,000; owner, Jas. W. Roth, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 5084.

AV D, ss, 80 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $3,000; owner, Bush Bldg. Co., 367 Fulton st; architect, H. T. Jeffery & Son, 923 Lefferts av. Plan No. 5103.

AV D, s s, 140 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $3,000; owner, Bush Bldg. Co., 367 Fulton st; architect, H. T. Jeffery & Son, 923 Lefferts av. Plan No. 5102.

SHEPHERD AV, w s, 165 n Vienna av, two 2-sty brick dwellings, 20x40, slag roof, 2 families each; total cost, $5,500; owner, Michael Angelo, 199 N J av; architect, John M. Ricca, 1556 St. Marks av. Plan No. 5075.

13TH AV, s e cor 47th st, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $5,000; owner, Harris Wilner, 13th av, near 47th st; architect, F. W. Eisenla, 16 Court st. Plan No. 5093.


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*Plans Filed, New Buildings, Brooklyn (Cont'd)*

FACTORIES AND WAREHOUSES.

FROST ST, n s, 100 e Lorimer st, 1-sty brick storage, 75x100, gravel roof; cost, $4,000; owner, Annie Schultz, 2141 Prospect av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4965.

LOERUM ST, s s, 125 w White st, 2-sty brick storage, 25x80, ——— roof; cost, $4,500; owner, Harry Gerofskey, 257 Boerum st; architect, Low Kroon, 9 Debevoise st. Plan No 4979.

65TH ST, n s, 160 e 14th av, 1-sty brick storage, 58x99, iron roof; cost, $6,000; owner, Peter Prasse, 1406 65th st; architect, S. W. Katz, 505 5th av, Manhattan. Plan No. 4969.

NEW JERSEY AV, w s, 74 s Pitkin av, 2-sty brick factory, 22x74, slag roof; cost, $2,500; owner, Emily Wozinak, 2098 Pitkin av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 5067.

HALLS AND CLUBS.

CLASSON AV, w s, 75 n Clifton pl, 4-sty brick club, 50x92, concrete roof; cost, $40,000; owner, Bristol Meyers Co., 281 Greene av; architect, C. Christianson, 133 Clifton pl. Plan No. 4963.

SCHOOLS AND COLLEGES.

LEONARD ST, n e cor Maujer st, 3-sty brick school, 76x97, slag roof; cost, $100,000; owner, City of New York; architect, C. B. J. Snyder, Park av and 59th st, Manhattan. Plan No. 5032.

STABLES AND GARAGES.

EAST 28TH ST, e s, 280 s Av F, 1-sty brick garage, 20x100, gravel roof; cost, $2,500; owner, Mrs. Anna G. Meyer, 1460 Flatbush av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 5059.

84TH ST, 1246, 1-sty frame garage, 12x20, shingle roof; cost, $350; owner, Henry D. Bixbey, on premises; architect, Harry Olsen, 1633 51st st. Plan No. 4986.

AMES ST, w s, 175.2 n Newport av, 1-sty frame stable, 15x15, slag roof; cost, $250; owner, Bernard Cohen, Pitkin and Rockaway avs; architect, L. Danancher, 370 Fulton st, Queens. Plan No. 4956.

ELDERTS LANE, s w cor Liberty av, 1-sty brick garages, 60x18, ——— roof; cost, $885; owners, A. & M. Bath, on premises; architect, Builder Metal Shelter Co., 17 Battery pl, Manhattan. Plan No. 4928.

RUTLAND RD, s s, 80 w Kingston av, 1-sty brick stable, 15x14, gravel roof; cost, $500; owner, Francesco Curcis, 189 Prospect st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 4943.

CEDAR ST, s s, 100 w Evergreen av, 1-sty brick stable, 25x20, gravel roof; cost, $900; owner, Adolph Zink, 736 Bushwick av; architect, E. J. Messinger, 394 Graham av. Plan No. 5002.

BAY 17TH ST, e s, 250 n Benson av, 1-sty frame garage, 18x20, shingle roof; cost, $200; owner, Anton Enger, 4424 6th av; architect, O. F. Anderson, 139 4th pl. Plan No. 5009.

47TH ST, n s, 100 East 13th av, two 1-sty frame garages, 15x17, shingle roof; total cost, $1,000; owner, Harris Wilner, 13th av, near 47th st; architect, F. W. Eisenla, 16 Court st. Plan No. 5099.

76TH ST, 1445, 1-sty frame garage, 20x16, gravel roof; cost, $250; owner, J. W. Roth, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 5083.

13TH AV, s e cor 47th st, 1-sty frame garage, 15x17, shingle roof; cost, $500; owner, Harris Wilner, 13th av, near 47th st; architect, F. W. Eisenla, 16 Court st. Plan No. 5100.

14TH AV, s w cor 47th st, 1-sty frame garage, 16x18, shingle roof; cost, $500; owner, Isidore Lashner, 119 Bleecker st; architect, F. W. Eisenla, 16 Court st. Plan No. 5072.

STORES AND DWELLINGS.

4TH AV, s e cor President st, 2-sty brick store and dwelling, 40.10x20, gravel roof, 1 family; cost, $2,500; owner, Michael Gurello, 256 4th av; architects, Laspia & Salvati, 525 Grand st. Plan No. 4948.

MELROSE ST, s s, 275 e Hamburg av, 2-sty brick store and dwelling, 22x97, tin roof, 1 family; cost, $4,000; owner, Samuel Graber, 332 Melrose st; architects, Kalich & Lubroath, 186 Remsen st. Plan No. 4999.

STORES AND TENEMENTS.

RALPH AV, e s, 55.7 n Sterling pl, five 3-sty brick stores and tenements, 20x75, gravel roof, 5 families each; total cost, $30,000; owner, Howard Investing Co., 1934 Prospect pl; architect, Charles Infanger, 2634 Atlantic av. Plan No. 4998.

PRESIDENT ST, n s, 80 w Brooklyn av, 4-sty brick tenement, 40x79.6, tin roof, 8 families; cost, $30,000; owner, Aaron H. Rosenberg, 1029 Prospect pl; architect, Dominick Salvati, 525 Grand st. Plan No. 4984.

17TH ST, n s, 100 e 3d av, 4-sty brick store and tenement, 24x75, gravel roof, 7 families; cost, $11,000; owner, Carnission Realty Co., 133 14th st; architect, F. W. Eisenla, 16 Court st. Plan No. 4975.

41ST ST, n s, 200 e 9th av, 4-sty brick tenement, 40x89.2, slag roof, 16 families; cost, $30,000; owner, Pasquale De Rossa,, 1260 59th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 4970.

61ST ST, n s, 240 e 13th av, 3-sty brick tenement, 20x85, tin roof, 7 families; cost, $9,000; owner, Guissepe Vitola, 6003 14th av; architect, A. H. Martin, 6005 14th av. Plan No. 4964.

LINDEN AV, s s, 102 e Nostrand av, two 4-sty brick tenements, 42x99.4, slate roof, 16 families each; total cost, $40,000; owner, L. A. Bldg. Co., 1148 Tiffany pl, Manhattan; architect, Wm. A. Kenny, 420 West 259th st, Manhattan. Plan No. 4968.

WILLIAMS AV, w s, 300 s Dumont av, two 4-sty brick tenements, 50x88, 23 families each; total cost, $50,000; owners, Wallan & Hoffman, 653 Georgia av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 4958.

POWELL ST, n e cor Riverdale av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, $24,000; owner, Powell River Co., 437 Sackman st; architects, Farber & Markwitz, 189 Montague st. Plan No. 5034.

POWELL ST, e s, 50 n Riverdale av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, $20,000; owner, Powell River Co., 437 Sackman st; architects, Farber & Markwitz, 189 Montague st. Plan No. 5035.

MISCELLANEOUS.

BALMERS WALK, w s, 100 s Surf av, 1-sty frame laundry, 20x44, gravel roof; cost, $600; owner, Saml. Richman, on premises; architect, A. C. Hinsdale, 96 Coney Island av. Plan No. 4937.

## Queens.

DWELLINGS.

COLLEGE POINT.—12th st, e s, 225 n 5th av, 2½-sty frame dwelling, 21x47, tin roof, 2 families; cost, $4,600; owner, Jacob Schaeffer, 48 Main st, Flushing; architect, E. Leo McCracken, Manhattan court, College Point. Plan No. 2381.

CORONA.—Shell rd, s s, 79 w Central av, five 2-sty frame dwellings, 17x34, tin roof, 1 family; cost, $12,000; owner, Frank Mangelletti, care architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 2376 to 2380.

FLUSHING.—Chestnut st, n s, 30 e Brewster st, 2-sty brick dwelling, 20x55, tile roof, 2 families, water heat; cost, $6,500; owner, Yorkvill Land Co., 147 Sandford av, Flushing; architect, Harold T. Smith, 159 North 15th st, Flushing. Plan No. 2363.

FOREST HILLS.—Slocum Crescent, n s, 83 e Greenway South, 2½-sty tile dwelling, 36x39, tile roof, 1 family, steam heat; cost, $8,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2373.

FOREST HILLS.—Slocum crescent, s e s, 99 s w Burns st, 2½-sty tile dwelling, 23x36, tile roof, 1 family, steam heat; cost, $8,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2372.

JAMAICA.—Barrett av, w s, 152 s Hillsdale av, two 2-sty brick dwellings, 20x52, tin roof, 2 families, air heat; cost, $8,000; owner, Miss Carrie A. Riebling, 21 Emerson av, Glendale; architect, H. E. Funk, 1008 Gates av, Brooklyn. Plan No. 2383.

ROCKAWAY.—Boulev. rd, n w cor Beach 92d st, 2-sty brick garage and dwelling, 50x100, slag roof; cost, $4,000; owner, A. C. Howse, Seaside; architect, J. B. Smith, Rockaway Beach. Plan No. 2371.

WOODHAVEN.—Shoe and Leather st, s s, 100 w Ferry st, two 2-sty brick dwellings, 22x56, tin roof, 1 family; cost, $7,000; owner, Domenica Mynon, Shoe and Leather st, Woodhaven; architect, A. Cehio, Broadway, Woodhaven. Plan Nos. 2365-66.

BAYSIDE.—1st st, s s, 100 w Crocheron av, 2½-sty frame dwelling, 26x50, slag roof, 2 families; cost, $4,000; owner, B. Balzewski, 1st st, Bayside; architect, Jos. Smulzewski, Bayside. Plan No. 2395.

FLUSHING.—Lawrence st, w s, 51 n Washington st, 2-sty brick dwelling, 22x56, tile roof, 1 family, steam heat; cost, $5,800; owner, Jos. Pagnozzi, 46 Grove st, Flushing; architect, owner. Plan No. 2387.

FLUSHING.—Doden lane, s s, 376 w Jamaica av, 2½-sty frame dwelling, 50x40, shingle roof, 1 family, water heat; cost, $8,000; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, Fred Johnson, 160 Prospect st, Flushing. Plan No. 2386.

FLUSHING.—26th st, w s, 60 n Depot lane, 2½-sty brick dwelling, 26x30, tile roof, 1 family, water heat; cost, $6,800; owner, John Hallop, 236 East 32d st, Manhattan; architect, A. B. Anderson, 47 West 34th st, Manhattan. Plan No. 2398.

JAMAICA.—Adelaide av, e s, 80 s 5th st, 1-sty frame dwelling, 14x30, tin roof, 1 family; cost, $1,200; owner, P. Vinciquerra, Rockaway rd, South Jamaica. Plan No. 2385.

JAMAICA.—Wyckoff st, e s, 75 s Sylvester av, 2-sty frame dwelling, 20x36, shingle roof, 1 family; cost, $2,500; owner, Adam Fialkoski, 14 Sylvester av, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 2399.

JAMAICA.—Amherst av, s s, 125 e Victoria st, 2½-sty comt. dwelling, 30x32, shingle roof, 1 family, steam heat; cost, $5,000; owner, Mrs. Alla F. Griffen, 359 Fulton st, Jamaica; architect, Jos. Hrostoski, Hollis, L. I. Plan No. 2395.

KEW.—Austin st, n e cor Quentin st, 2-sty frame dwelling, 35x51, tile roof, 1 family, steam heat; cost, $8,500; owner, John F Kendall, 1023 Beverly rd, Brooklyn; architect, E. M. Woods, 47 West 34th st, Manhattan. Plan No. 2412.

KEW.—Onslow pl, n s, 472 e Austin st, 2-sty frame dwelling, 41x27, tile roof, steam heat, 1 family; cost, $7,500; owner, H. M. Newcombe, 115 Terald av, Richmond Hills; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 2411.

MASPETH.—Ward st, w s, 100 n Whitlock av, 2-sty frame dwelling, 18x40, shingle roof, 2 families; cost, $2,000; owners, Molitor & Muller, Grand st, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2488.

RICHMOND HILL SOUTH.—Briggs av, w s, 310 n Belmont av, 2-sty frame dwelling, 16x26, shingle roof, 1 family, air heat; cost, $1,600; owner and architect, G. Eicholz, 1253 Woodhaven av, Ozone Park. Plan No. 2408.

RICHMOND HILL.—Church st, e s, 775 n Division av, 2½-sty frame dwelling, 32x48, shingle roof, 1 family; cost, $6,500; owner, M. H. Brunjes, 1581 Myrtle av, Brooklyn; architect, H. E. Haugaard, Fulton st, Richmond Hill. Plan No. 2413.

RICHMOND HILL.—Stoothoff av, e s, 100 s Ridgewood av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $3,000; owner, Ev. Lutheran St. Paul's Germainde Church, Jamaica; architect, Wm. A. Bleecher, Kimball av, Richmond Hill. Plan No. 2395.

RIDGEWOOD.—Elliott av, s w cor Azelia st, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, $3,500; owner, Cutler Building Co., 312 Wyona st, Brooklyn; architect, M. Rothstine, 627 Sutter av, Brooklyn.

RIDGEWOOD Elliott av, s e cor Magnolia av, seven 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, $24,500; owner, Cutler Building Co., 312 Wyona st, Brooklyn; architect, M. Rothstine, 627 Sutter av, Brooklyn. Plan Nos. 2290-91.

RIDGEWOOD Elliott av, n s, 314 w Mt. Olivet av, eight 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, $28,000; owner, Cutler Building Co, 312 Wyona st, Brooklyn; architect, M. Rothstine, 627 Sutter av, Brooklyn. Plan No. 2289.

ROCKAWAY BEACH.—North Chase av, w s, 550 n Boulevard, 2-sty frame dwelling, 11x43, slag roof, 2 families; cost, $800; owner, B. Kohn, premises; architect, P. Caplan, Rockaway Beach Plan No. 2394.

ROSEDALE.—Melrose av, e s, 100 n Oxford av, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, $2000; owner and architect, Niels C. Mortinson, Rosedale. Plan No. 2428.

ST. ALBANS.—Rutland st, n s, 40 e Glenham st, 2-sty frame dwelling, 36x26, shingle roof, 1 family, water heat; cost, $4,500; owner, Edwin H. Brown, Bayville, L. I.; architect, W. C. Mott, Lynbrook, L. I. Plan No. 2429.

WHITESTONE—11th st, s s, 410 e 7th av, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, $4,500; owner, Nutman Co., Inc., 581 Franklin av, Brooklyn; architect, Jacob Subroth, 934 Myrtle av, Brooklyn. (5 houses cost $22,500.) Plan Nos. 2402-03--04-05-06.

WOODHAVEN.—Leggett av, s e cor Emma pl, seven 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $17,500; also n e cor Leggett av and Roswell pl, four 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $10,000; also Roswell pl, n s, 80 e Leggett av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,500; owner Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E Crane, 67 Welling st, Richmond Hill. Plan Nos. 2416 to 2427.

COLLEGE POINT.—9th st, e s, 480 s Av D, two 2½-sty frame dwellings, 28x28, shingle roof, 1 family, steam heat; cost, $6,000; and Lucerne pl, n s, 60 w 8th st, 2½-sty frame dwelling, 28x28, shingle roof, 1 family; cost, $3,000; owner, Thomas J. Smith, 321 13th st, College Point; architect, Harry Morris, 13th st, College Point. Plan Nos. 2453-54-55.

CORONA.—South st, n s, 145 e Shopoler av, 2-sty brick dwelling, 30x26, tin roof, 1 family; cost, $2,700; owner, G. Bianchine, 11 South av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2458.

EAST AQUEDUCT.—Beekman st, e s, 122 s Park Row, 1½-sty frame summer house, 16x14, tin roof; cost, $400; owner, Grant Wahlran, 208 Richardson st, Brooklyn. Plan No. 2451.

ELMHURST.—Hanover av, n cor Evergreen av, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $3,000; owner and architect, John Simkin, East Grand av, Corona. Plan No. 2463.

FLUSHING.—Hillside av, e s, 140 n Hempstead turnpike, 2-sty frame dwelling, 17x35, shingle roof, 1 family, steam neat; cost, $3,200; owner, Laurent Surr, 323 West 38th st, Manhattan; architect, G. E. Millspaugh, 1945 Flatbush av, Brooklyn. Plan No. 2457.

FLUSHING.—Whitestone av, w s, 41 n 4th st, 2-sty brick dwelling, 30x31, shingle roof, 1 family; cost, $4,200; owner, Wm. Fallitt, 35 Main st, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 2459.

FOREST HILLS.—Whitson av, w s, intersection Norden rd, 2½-sty tile dwelling, 23x36, tile roof, 1 family, steam heat; cost, $8,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2452.

JAMAICA.—Wyckoff av, e s, 75 s Sylvester av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $2,000; owner, Adam Fialkoski, 14 Sylvester av, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 2465.

MIDDLE VILLAGE.—Steuben st, s s, 125 s Morton st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $2,000; owner, C. Hoerning, Morton av, Middle Village; architect, M. Perkstein, Fulton av, Middle Village. Plan No. 2466.

MIDDLE VILLAGE.—Hinman st, w s, 450 n Market st, 2-sty frame dwelling, 20x52, tin roof, 2 families; cost, $2,000; owner, H. Isaacson, 610 Oak terrace, Bronx; architect, M. Perkstein, Fulton av, Middle Village. Plan No. 2467.

ST. ALBANS.—Lanarch rd, n s, 140 e Wyndham walk, 2½-sty frame dwelling, 24x36, shingle roof, 1 family; cost, $7,000; owner and architect, J. P. Lane, premises. Plan No. 2460.

BEECHURST.—29th st, n s, 233 w 15th av, 1½-sty frame dwelling, 24x45, tile roof, 1 family, water heat; cost, $3,200; owner, Alexander Stern, 87 Nassau st, Manhattan; architect, Bernhard Herzbaum, 319 West 116th st, Manhattan. Plan No. 2482.

ELMHURST.—3d st, w s, 150 n Vietor pl, 2-sty frame dwelling, 16x42, shingle roof, 1 family, steam heat; cost, $4,000; owner, J. L. Gundrey, Jr., 173 9th st, Elmhurst; architect, O. Olsen, Ivy st, Elmhurst. Plan No. 2484.

FLUSHING.—State st, s s, 200 w Parsons av, 2½-sty frame dwelling, 24x29, shingle roof, 1 family; cost, $4,000; owner, Fredericka Thomas, 680 Broadway, L. I. City; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2473.

GLENDALE.—Poplar st, s s, 262 e Van Dine av, 2-sty frame dwelling, 20x27, tin roof, 1 family, water heat; cost, $2,000; owner and architect, George Froehlich, Van Dine av, Glendale. Plan No. 2483.

MASPETH.—Lenox av, n s, 100 e Maiden lane, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, $3,000; owner, Chas. Hack, Maiden lane, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2481.

MASPETH.—Perry av, n s, 400 e Clermont av, 2-sty frame dwelling, 24x25, tin roof, 2 families; cost, $1,800; owner, Jos. Zambrzewcki, 187 Hull av, Maspeth; architect, A. H. Stines, 132 4th st, L. I. City. Plan No. 2472.


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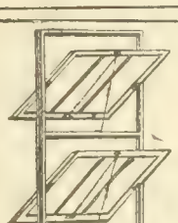
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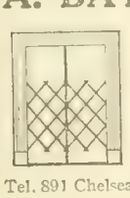
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*Plans Filed, New Buildings, Queens (Continued)*

ST. ALBANS.—Glenham st, e s, 100 n Central av, 2½-sty frame dwelling, 60x26, shingle roof, 1 family; cost, $4,000; owner, Edward H. Brown, Bayville, L. I.; architect, R. C. Edwards, Woolworth Building, Manhattan. Plan No. 2476.

ST. ALBANS. Glenham st, e s, 350 w Central av, 2½-sty frame dwelling, 60x22, shingle roof, 1 family, cost, $4,000; owner, Edward H. Brown, Bayville, L. I., architect, R. C. Edwards, Woolworth Building, Manhattan. Plan No. 2475.

STABLES AND GARAGES.

JAMAICA. Bergen av, s e cor Bergen rd, 1-sty frame garage, 10x12, tin roof; cost, $100; owner, W. D. Llewllyn, premises. Plan No. 2480.

JAMAICA.—Myrtle av, w s, 210 s Shelton av, 1-sty brick garage, 20x20, tin roof; cost, $600; owner, Mrs. G. F. Hobart, 7 Myrtle av, Jamaica. Plan No. 2394.

RICHMOND HILL. Church st, e s, 775 n Division av, 1-sty brick garage, 14x19, shingle roof; cost, $250; owner, M. H. Brunjes, 1081 Myrtle av, Brooklyn; architect, H. E. Haugaard, Fulton st, Richmond Hill. Plan No. 2414.

WOODHAVEN.—Fulton st, s s, 226 e Woodhaven av, 1-sty frame garage, 12x16, shingle roof; cost, $200; owner, Chas. Forbell, Fulton st, Woodhaven. Plan No. 2415.

ELMHURST.—11th st, 8, 1-sty frame garage, 11x14, tin roof; cost, $150; owner, Wm. K. Dickmuth, premises. Plan No. 2480.

FLUSHING.—Barclay st, 206, 1-sty frame garage, 12x16, shingle roof; cost, $15; owner, Josephine Lawlor, premises. Plan No. 2480.

L. I. CITY.—Baker av, s s, 30 e 1st av, 1-sty frame garage, shingle roof; cost, $500; owner, H. Markhoner, premises. Plan No. 2477.

WHITESTONE.—7th st, n s, 200 e Howland av, 1-sty brick cow stable, 70x74, gravel roof; cost, $4,000; owner, Benj. Beyer, Whitestone; architect, F. J. Grotz, Whitestone. Plan No. 2464.

STORES AND DWELLINGS.

RIDGEWOOD.—Madison st, n s, 36 w Woodward av, 3-sty brick store and dwelling, 23x51, slag roof, 2 families; cost, $4,000; owner, G. X. Mathews, 1856 Putnam av, Ridgewood. Plan No. 2471.

RIDGEWOOD.—Woodward av, w s, 25 n Madison st, 3-sty brick store and dwelling, 29x32, slag roof, 2 families; cost, $4,000; owner and architect, G. X. Mathews, 1856 Putnam av, Ridgewood. Plan No. 2470.

RIDGEWOOD.—Madison st, n w cor Woodward av, 3-sty brick store and dwelling, 20x66, slag roof, 2 families; cost, $4,000; owner and architect, G. X. Mathews, 1856 Putnam av, Ridgewood. Plan No. 2469.

STORES, OFFICES AND LOFTS.

FLUSHING.—Main st, e s, 50 s Broadway, 2-sty brick store and office, 25x53, slag roof; cost, $3,800; owner, Jacob Hanbiel, Broadway, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2409.

COLLEGE POINT.—3d av, s s, 50 e 8th st, 1-sty brick garage, 29x66, slag roof; cost, $6,000; owner, U. S. Metal Products Co., premises; architect, Sidney M. Fehn, College Point. Plan No. 2364.

STORES AND TENEMENTS.

RIDGEWOOD.—Madison st, n s, 51 e Fairview av, three 3-sty brick tenements, 26x70, slag roof, 6 families; cost, $25,000; owner and architect, G. X. Mathews, 1856 Putnam av, Brooklyn. Plan Nos. 2367-68-69.

FLUSHING.—Amity st, s s, 126 w Union st, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, $27,000; owners, A. & R. Gottlieb, Flushing; architect, J. J. O'Brien, 72 Maurice av, Elmhurst. Plan No. 2468.

L. I. CITY.—Webster av, n w cor 6th av, 5-sty brick tenement, 26x90, slag roof, 40 families; cost, $60,000; owner, Pemona Construction Co., 20 9th av, L. I. City; architect, Frank J. Scheffick, 4168 Park av, Bronx. Plan No. 2461.

THEATERS.

RIDGEWOOD.—Fresh Pond rd, Halleck st and Cypress Hill rd, 1-sty brick moving picture show, 100x97, slag roof; cost, $12,000; owner, Henry Bachmann, 164 Foxall st, Ridgewood; architect, W. H. Tiedemann, 475 North st, Brooklyn. Plan No. 2384.

MISCELLANEOUS.

FLUSHING.—Lawrence st, w s, 195 s Maple st, 1-sty greenhouse, 24x130, glass roof; cost, $400; owner, Anton Noblik, premises. Plan No. 2410.

HOLLIS.—Chichester av, n w cor Cornwell st, 1-sty frame greenhouse, 75x100; cost, $500; owner, T. Speigelhure, premises. Plan No. 2430.

WHITESTONE.—8th st, s w cor Hurd av, 2 greenhouses, 22x99, glass roof; cost, $1,800; owner, J. McMullan, premises. Plan No. 2407.

WOODHAVEN.—Right of way, w s, 400 s Old South rd, 2-sty brick cowstable, 14x79, slag roof; cost, $4,500; owner, M. Emmer, premises; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2401.

WOODHAVEN.—Yarmouth st, w s, 50 s Fulton st, 1-sty brick store, 50x20, slag roof; cost, $300; owner, Lerner Realty Co., 744 Oceanview av, Woodhaven; architect, owner. Plan No. 2400.

FOREST PARK.—Winthrop av, e s, 100 s Queens st, new foundation for church; cost, $150; owner, Forest Park Cong. Church, premises. Plan No. 2382.

COLLEGE POINT.—21st st, e s, 300 s 5th av, 1-sty frame shed, 16x22, tin roof; cost, $50; owner, F. O. H. Fincke, Murray st, Flushing. Plan No. 2462.

## Richmond.

DWELLINGS.

BOND ST, n s, 44 w College pl, Port Richmond, 2-sty frame dwelling, 19x30; cost, $2,800; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 626.

PROSPECT ST, n s, 125 w Bement av, West Brighton, 2-sty frame dwelling, 20x46; cost, $3,000; owner, architect and builder, John H. Johnson, Port Richmond. Plan No. 624.

SEAFOAM ST, w s, 320 n Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x36; cost, $600; owner, Eva Glynn, 316 West 120th st; builder, Emil Peterson, Princess Bay. Plan No. 641.

BEMENT AV, e s, 150 s Carey av, New Brighton, 2-sty frame dwelling, 28x28; cost, $3,000; owner and architect, F. J. Nettleton, New Brighton; builder, H. Hermanson, New Brighton. Plan No. 633.

CAREY AV, n s, 85 e Burgher av, New Brighton, 2½-sty frame dwelling, 20x28; cost, $2,500; owner, Mr. Lockhart, West Brighton; architect and builder, John O. Johnson, Port Richmond. Plan No. 645.

FOOT OF CLIFTON, Penn, Maryland and St. John s avs, Rosebank, 2-sty frame dwelling and office, 111x28; cost, $6,000; owner and builder, Italian Rifle Shooting Society of U. S., 496 West Broadway, Manhattan; architect, J. C. Corsa, 136 Liberty st, Manhattan. Plan No. 635.

FOUR CORNERS RD, n s, 284 w Richmond rd, Dongan Hills, 2½-sty brick dwelling, 32x35; cost, $5,000; owner, Martin C. Flor, Dongan Hills; architect, Jas. E. Grunert, New Dorp. Plan No. 623.

LEXINGTON AV, n s, 488 w Chelsea av, Port Richmond, 2-sty frame dwelling, 20x28; cost, $2,700; owner, John Kubasek, Linoleumville; architect and builder, Peter Larsen, Port Richmond. Plan No. 643.

OAK AV, n s, 20 e 1st st, Midland Beach, 1-sty frame bungalow, 8x14; cost, $50; owner, Louise Kreps, Midland Beach; builder E. Larsen, Midland Beach. Plan No. 639.

OCEAN AV, 1,500 from Mill rd, Oakwood Beach, two 1-sty frame bungalows, 14x30; total cost, $400; owner and builder, E. R. Fuchs, 205 East 9th st, Manhattan. Plan No. 632.

OLD TOWN RD, s w, and Park av, Grasmere, 1½-sty frame dwelling, 22x44; cost, $2,800; owner, P. J. Maskill, New Brighton; architect, Jas. Whitford, St. George; builder, John McDowell, Stapleton. Plan No. 628.

PELTON AV, e s, 104 n Cast. av, W. Brighton, 2½-sty frame dwelling, 20x28; cost, $2,300; owners, A. & M. Hespe, West Brighton; architect and builder, Jonn O. Johnson, Port Richmond. Plan No. 644.

SHELDON AV, e s, 280 s Washington av, Tottenville, 2-sty frame dwelling, 22x30; cost, $1,500; owner, Genaro Gragnano, 63 Withers st, Brooklyn; builders, Brook & Roseuberg, 350 Fulton st, Brooklyn. Plan No. 636.

LAMONT AV, e s, 120 s Washington av, Annadale, 2-sty frame dwelling, 21x25; cost, $2,000; owner, Chas. Chave, Brooklyn; architect, C. E. Heweker, Tompkinsville; builder, John Karlson, Tompkinsville. Plan No. 627.

WATERS AV, n s, 85 w Jewett av, West Brighton, 2-sty frame dwelling, 26x31; cost, $3,500; owner, C. E. Watson, West Brighton; architects and builders, D. T. Corson & Son, West Brighton. Plan No. 629.

WAVECREST AV, e s, 80 s Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x36; cost, $600; owner, Thos Pride, 404 West 54th st; builder, E. Peterson, Princess Bay. Plan No. 640.

CEDAR GROVE BEACH, ¼ mile w Marine Hospital, 1-sty frame bungalow, 20x26; cost, $300; owner, J. L. Rose, Cedar Grove Beach; builder, Theo. Sanjour, New Dorp Beach. Plan No. 637.

CEDAR GROVE BEACH, ¼ mile w Marine Hospital, 1-sty frame bungalow, 20x26; cost, $300; owner, J. L. Rose, Cedar Grove Beach; builder, Theo. Sanjour, New Dorp Beach. Plan No. 638.

NEW DORP BEACH, 1-sty frame bungalow, 14x36; cost, $600; owner, Dora Kraft, Brooklyn; builder, Emil Peterson, Princess Bay. Plan No. 642.

HOSPITALS AND ASYLUMS.

MT. LORETTA PLAINS, 3-sty brick infants' home, 97x34; cost, $53,000; owner, Mission Immaculate Virgin, Pleasant Plains; architects, S. L. Stewart and F. E. Estabrook; builder, Campbell Dempsey Co. Plan No. 630.

STABLES AND GARAGES.

WRIGHT ST, 150 e Van Duzer st, Stapleton, 1-sty frame garage, 31x16; cost, $200; owner, H. Frager, Stapleton; architect and builder, W. A. Schield, Stapleton. Plan No. 625.

THEATRES.

RICHMOND AV, w s, 164 n Grove av, Port Richmond, 2-sty brick theatre, 51x123; cost, $35,000; owner, Emma De Hart, Port Richmond; architect, Harry Pelcher, Port Richmond; builder, John Milnes Co., Port Richmond. Plan No. 646.

MISCELLANEOUS.

FOOT OF CLIFTON, Penn, Maryland and St. John's avs, Rosebank, frame shooting range; cost, $7,000; owner and builder, Italian Rifle Shooting Society of U. S., 496 West Broadway, Manhattan; architect, J. C. Corra, 136 Liberty st, Manhattan. Plan No. stores, offices and lofts, 634.

MORNINGSTAR RD, e s, 125 n Innis st, Port Richmond, 1-sty frame stores, 25x30; cost, $1,800; owner, Sam Applebaum, Port Richmond; architect, O. O. Odegaard, Port Richmond; builder, Jos. Buttermark, Port Richmond. Plan No 631.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

CANAL ST, 30, store front, lowering of vault, lights to 5-sty brick store and tenement; Cost, $2,000; owner, Samuel Gorganow, 35 Canal st; architects, Makstein & Erler, 7 East 14th st. Plan No. 2776.

CHAMBERS ST, 111, store front to 5-sty brick stores and lofts; cost, $100; owner, Edward Bridge Holding Co., 187 Berkely pl; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2828.

DIVISION ST, 17-17½, store front to 3-sty brick store and loft; cost, $300; owner, Morris Gross, 17-17½ Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2820.

GRAND ST, 377½, steel beams, store front, galvanized iron cornice; cost, $600; owner, Dora Gitler, 377½ Grand st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2768.

GRAND ST, 146, converting 4-sty brick building into court house, two electric elevators, partitions, plumbing, wiring; cost, $30,000; owner, City of New York, President of Borough of Manhattan, Municipal Bldg.; architect, Frank H. Hines, Municipal Bldg. Plan No. 2795.

LAFAYETTE ST, 90, extension, beams, columns, partitions, store front to 3-sty brick store and offices; cost, $2,000; owner, Rube R. Fogel, 177 Bowery; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2833.

LEWIS ST, 195-97, stud partitions to 4-sty brick factory; cost, $100; owner, Henry Waterman, 195 Lewis st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2816.

MARKET SLIP, 84-90, steel tank supports to 7-sty brick loft building; cost, $500; owner, Market St. Realty Co., 45 West 34th st; architect, Abraham H. Zacharius, 1661 Madison av. Plan No. 2838.

McDOUGAL ST, 107, 1-sty extension to 3-sty brick restaurant; cost, $600; owner, John Morando, 107 McDougal st; architect, Anthony Vendrasco, 498 West Broadway. Plan No. 2821.

ORCHARD ST, 159, beams and columns to 5-sty brick stores and tenement; cost, $300; owner, Marcus Buda, 159 Orchard st; architect, Jacob Fisher, 25 Av A. Plan No. 2762.

PELL ST, 16, partitions to 4-sty brick store and lofts; cost, $200; owner, Ida W. Beiser, 810S 13th av, Brooklyn; architect, none. Plan No. 2812.

RECTOR ST, 14-18, store front to 4-sty brick stores and tenement; cost, $275; owner, Estate of Catherine McCrea, 262 Broadway; architect, Daniel J. Lynch, 97 Coffey st, Brooklyn. Plan No. 2788.

STANTON ST, 30-32, change of doorway to 7-sty brick stores and tenement; cost, $50; owner, Arthur M. Mundt, 30-32 Stanton st,; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2793.

WASHINGTON PL, 4-6, tank and steel supports to 11-sty brick office building; cost, $700; owner, Central Bldg., Improvement & Investment Co., 149 Church st; architect, Edw. L. Angell, 117 West 90th st. Plan No. 2822.

WATER ST, 638, mason work, 1-sty extension to 2-sty brick stable; cost, $5,000; owner, John J. Coughlin, 638 Water st; architect, Jas. L. Maher, 431 West 14th st. Plan No. 2835.

1ST ST, 103 East, metal-covered partition to 4-sty brick wagon storage and lofts; cost, $150; owner, Louis Minsky, 111 East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2832.

10TH ST, 48 West, skylight to 2-sty brick studio and dwelling; cost, $150; owner, Adelbert C. Becker, 440 East Tremont av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 2786.

10TH ST, 15 West, window openings to 4-sty brick dwelling; cost, $800; owner, Bartlett Arkell, 15 West 10th st; architect, Clarence L. Sefert, 110 West 40th st. Plan No. 2805.

12TH ST, 311 East, doorway, fireproof door to 3-sty brick lodging house; cost, $125; owner, Children's Aid Society, 311 East 12th st; architect, Henry H. Holly, 39 West 27th st. Plan No. 2804.

19TH ST, 146 East, increase in height of top story of 3-sty brick residence; cost, $750; owner, George W. Bellows, 146 East 19th st; architect, Adolph Mertin, 34 West 28th st. Plan No. 2792.

19TH ST, 119-121 East, house tank and extension to tank-house to 12-sty brick club room and studios; cost, $700; owner, National Arts Club, 119-121 East 19th st; architect, David Scott, 119 West 33d st. Plan No. 2826.

20TH ST, 40 East, steel tank supports to 8-sty brick lofts; cost, $850; owner, Wm. Colgate, 5 East 82d st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2778.

20TH ST, 35-37 East, steel tank supports to 8-sty brick store and lofts; cost, $2,500; owner, Emily Hopkins, care Jas. H. Benedict, 1 Wall st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2818.

23D ST, 449 West, 3-sty brick extension to 4-sty brick dwelling; cost, $2,000; owner, Dr. Agnes Cloud, 449 West 23d st; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 2780.

23D ST, 14 East, mason work, partitions, stairs to 4-sty brick store and lofts; cost, $500; owner, Estate of John H. Mahony, 872 Madison av; architect, Morris Schwartz, 194 Bowery. Plan No. 2827.

25TH ST, 319 West, resetting of windows, partitions to 5-sty brick store and tenement; cost, $2,500; owner, Dietrich Ruter, 47 West 92d st; architect, Otto Reissmann, 30 1st st. Plan No. 2808.

27TH ST, 6-8 East, plaster block partitions, iron stair to 21-sty brick offices and lofts; cost, $100; owner, Madeline I. Dinsmore, 33 Union sq; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2806.

27TH ST, 28-32 West, store front to 12-sty brick store and lofts; cost, $200; owner, The Sperry Realty Co., 2 West 45th st; architect, Augustus N. Allen, 2 West 45th st. Plan No. 2763.

27TH ST, 3-5-7 East, outside staircase to 12-sty brick hotel; cost, $300; owner, Alexander R. Peacock, 1784 Broadway; architect, John R. Hinehman. 437 5th av. Plan No. 2767.

27TH ST, 3-5-7-9-11, cement sidewalk, mason work, store front to 5-sty brick stores and lofts; cost, $800; owner, Charles E. Johnson, 9 West 29th st; architect, Julius A. Tassi, 8508 17th av, Brooklyn. Plan No. 2803.

28TH ST, 131-133 West, removal of encroachment to 13-sty brick store and lofts; cost, $250; owner, 131 West 28th St. Co., 2 Rector st; architects, Berger & Son, 121 Bible House. Plan No. 2840.

28TH ST, 12-14 West, marquee to 7-sty brick storage warehouse; cost, $500; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 2836.

29TH ST, 51 West, stoop, cement sidewalk, mason work to 4-sty brick store and lofts; cost, $500; owner, Thomas Morgan, 130 West 86th st; architect, Julius A. Tassi, 8508 17th av. Plan No. 2814.

29TH ST, 129-31-33-35 West, tank house to 12-sty brick lofts and stores; cost, $10,000; owner, East 30th st Constn. Co., Peter Ramsey, president, 110 West 34th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 2830.

31ST ST, 159-61-63 West, removal of encroachment to three 3 and 4-sty brick tenements; cost, $400; owner, The Stuyvesant Real Estate Co., Room 33, Penna. Station; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2817.

31ST ST, 133-135 West, vault lights, alteration to granite steps and fence to 4-sty brick monastery; cost, $500; owner, Franciscan Fathers, 133-135 West 31st st; architect, Thomas J. Duff, 407 West 14th st. Plan No. 2800.

32D ST, 2-4 West, removal of encroachment to 4-sty brick stores and restaurant; cost, $800; owner, Marie H. D. Polk, 310 5th av; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2813.

32D ST, 42-50 West, removal of encroachments to 8-sty brick hotel and stores; cost, $3,000; owner, Robt. W. Goelet, Newport, R. I.; architect, Albert Morton Gray, 1402 Broadway. Plan No. 2824.

33D ST, 23 East, removal of encroachment to 5-sty brick residence; cost, $1,500; owner, Egerton L. Winthrop, 23 East 33d st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 2770.

34TH ST, 142 West, stairs, doorways to 4-sty brick restaurant and dwelling; cost, $150; owner, J. Varnum Mott, 42 Broadway; architect, Joseph H. Stertz, 953 Simpson st. Plan No. 2766.

34TH ST, 43-45 West, store front to 12-sty brick stores and offices; cost, $500; owner, Monolith Realty Co., 45 West 34th st; architect, Abraham H. Zacharius, 1661 Madison av. Plan No. 2837.

39TH ST, 29 East, elevator shaft, dumbwaiter shaft, roof tank to 4-sty brick residence; cost, $5,000; owner, Joseph Milbank, 27 East 39th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2810.

40TH ST, 9-11 East, wood and glass partitions, plaster block partition to 12-sty brick store and offices; cost, $1,000; owners, Yale & Towne Mfg. Co., 9-11 East 40th st; architect, Richard Rohl, 128 Bible House. Plan No. 2784.

42D ST, 5 East, mezzanine floor to 10-sty brick store and office building; cost, $1,000; owner, Jos. Milbank, 5 East 42d st; architect, Mott B. Schmidt, 15 East 40th st. Plan No. 2765.

45TH ST, 115 West, party wall extension to 3-sty brick stores and dwelling; cost, $300; owner, Robert H. Davis, 3 East 44th st; architect, Geo. I. Cavalieri, 3 East 44th st. Plan No. 2815.

49TH ST, 9 East, wood and iron fence, concrete foundations; cost, $150; owner, Henry Ammerman, Richmond Hill, L. I.; architects, George & Henry Boehm, 7 West 42d st. Plan No. 2785.

51ST ST, 23 East, basement vault, concrete stairs to 4-sty brick school; cost, $5,000; owner, St. Joseph's Seminary and College, John M. Farley, Pres., 23 East 51st st; architect, Adolph Balschun, 2698 Creston av. Plan No. 2798.

54TH ST, 247-259 West, girders, columns, concrete piers, fire proofing, mason work to 8-sty brick storage building; cost, $5,000, owner, Automobile Club of America, Henry B. Anderson, president, 247-259 West 54th st; architect, T. Joseph Bartley, 15 Broad st. Plan No. 2774.

53TH ST, 242-50 West, iron stairs, metal covered doors, t. c. partitions, dumbwaiter to 12-sty brick garage and offices; cost, $1,000; owner, Automobile Club of America, 247-259 West 54th st; architect, T. Joseph Bartley, 15 Broad st. Plan No. 2773.

55TH ST, 24 East, hand-lift, iron trap-doors to 7-sty brick loft building; cost, $250; owner, Federal Estates Corporation, 30 East 43d st; architects, Schwartz & Gross, 347 5th av. Plan No 2789.

56TH ST, 211 West, completion of work in basement of 10-sty brick church and parish building; cost, $20,000; owner, Broadway Tabernacle Society, Irving R. Fisher, 144-146 Duane st; architects, Hoggson Bros., 7 East 44th st. Plan No. 2759.

61ST ST, 30 West, doorway to 4-sty brick store and dwelling; cost, $20; owner, Alexander List, 48 West 68th st; architect, Frank D. Patterson, 30 West 61st st. Plan No. 2829.

63D ST, 154-156 East, to convert two 4-sty brick dwellings into one dwelling; cost, $8,000; owner, Fredk. J. Sterner, 139 East 19th st; architect, owner. Plan No. 2782.

63D ST, 220-224 West, brick chimney to 5-sty brick school building; cost, $500; owner, Children's Aid Society, 224 West 63d st; architect, Otto Reissman, 30 1st st. Plan No. 2790.

73D ST, 182 East, steel beams, partitions to 5-sty brick garage; cost, $1,200; owner, Bella Kayton, 1855 7th av; architect, William B. Young, 1931 Broadway. Plan No. 2802.

73D ST, 504 East, runway, stalls to 5-sty brick stable and lofts; cost, $500; owner, Geo. Knoche, 50 East 73d st; architect, Harold L. Young, 1204 Broadway. Plan No. 2831.

75TH ST, 205 West, store fronts to 5-sty brick stores and lofts; cost, $500; owner, William T. Walton, 853 8th av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2794.

116TH ST, 153 East, store fronts to 3-sty brick stores and dwellings; cost, $2,500; owner, Mrs. Maud C. Nelson, 155 East 116th st; architect, Nathan Langer, 81 East 125th st. Plan No 2781.

125TH ST, 109 East, partitions, steel beams, stairs, skylight, store front to 4-sty brick store and hotel; cost, $1,000; owner, Max Bernstein, 3197 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2809.

129TH ST, 67-73 East, girders, beams, spruce posts, tension rods to 1-sty brick garage; cost, $400; owner, N. Y. Central Railroad; architect, Chas. T. E. Dieterlin, 41 West 127th st. Plan No. 2771.

132D ST, 159 West, mason work, steel beams, partitions, stairs, to 3-sty brick church and rectory; cost, $3,500; owner, Baptist Temple Corporation, Rev. M. B. Hacloss, 159 West 132d st; architects, Ogden & Day, 1170 Broadway. Plan No. 2811.

139TH ST, 502 West, window opening to 5-sty brick stores and apartments; cost, $75; owner, Mrs. Margaretha Schwitters, 64 Perry st; architect, I. B. Miller, 411 West 38th st. Plan No. 2799.

AMSTERDAM AV, 112, stairway to 3-sty brick store and dwelling; cost, $100; owner, Samuel Parsout, 112 Amsterdam av; architect, Eli Benedict, 1947 Broadway. Plan No. 2769.

AMSTERDAM AV, 851, toilet room to 2-sty brick store and dwelling; cost, $150; owner, Jena Ella Luckings, 851 Amsterdam av; architect, Eli Benedict, 1947 Broadway. Plan No. 2775.

AMSTERDAM AV, 466, store fronts to 5-sty brick store and tenement; cost, $200; owner, Victor S. Maier, 466 Amsterdam av; architect, Otto Reissmann, 30 1st st. Plan No. 2807.

AMSTERDAM AV, 2120-22, extension to 1-sty brick store; cost, $500; owner, Andrew T. McKegney, 2486 DeVoe terrace; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2841.

BROADWAY, 2787, removal of encroachment to 5-sty brick store and dwelling; cost, $450; owner, Luana Corporation, 55 Liberty st; architect, John E. Scharwith, 523 West 146th st. Plan No. 2783.

BROADWAY, 625, tanks and steel supports to 11-sty brick lofts; cost, $2,400; owner, Sound Realty Co., 128 Broadway; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2777.

BROADWAY, 1439, store fronts, radiators, to 4-sty brick store and offices; cost, $500; owner, Childs Real Estate Co., 200 5th av; architect, Russell T. Walker, 47 West 34th st. Plan No. 2760.

CENTRAL PARK, 88 West, partitions, iron platform and steps, doorways to 12-sty brick tenement; cost, $200; owner, Esthold Realty Co., 119 West 40th st; architect, Robt. T. Lyons, 600 West 115th st. Plan No. 2797.

WEST END AV, 619, partitions, staircase, mason work, heating, plumbing, wiring, painting to 4-sty brick residence; cost, $5,000; owners, Lowenfeld & Prager, 149 Broadway; architect, William W. Knowles, 37 West 39th st. Plan No. 2801.

1ST AV, 1484, store front to 4-sty brick stores and tenement; cost, $175; owner, Harrie S. Lines, 136 West 131st st; architect, M. J. O'Connor, 1438 East 95th st. Plan No. 2823.

2D AV, 140-42, marquise to 5-sty brick store and hall; cost, $500; owner, Philip Menschel, 142 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2761.

2D AV, 1397-9, fireproof stairway, steel tank supports to 6-sty brick stores and factory; cost, $4,950; owner, Frederick Hermann, 1451 1st av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2787.

3D AV, 2324-2326, store front to 3-sty brick store and dwelling; cost, $500; owner, Ray H. Winsten, Edgemere, L. I.; architects, Berger & Son, 121 Bible House. Plan No. 2825.

5TH AV, 126-128, tanks and steel supports to 15-sty brick lofts; cost, $2,500; owner, Chas. A. Gould, 30 East 42d st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 2779.

5TH AV, 386-390, entrance hallway, flooring, door openings to 8-sty brick store and offices; cost, $7,000; owner, The Gorham Mfg. Co., Edw. Holbrook, president, 386-390 5th av; architects, McKim, Mead & White, 101 Park av. Plan No. 2772.

5TH AV, 334, removal of encroachment to 6-sty brick store and offices; cost, $1,000; owner, Vincent Astor, 26 West 26th st; architect, T Kirkpatrick & Co., 334 5th av. Plan No. 2796.

6TH AV, 637-39-41, bay windows to three 4-sty brick stores and dwellings; cost, $500; owner, Adolph A. Hageman, 67 West 36th st; architect, Adolph Mertin, 34 West 28th st. Plan No. 2839.

7TH AV, 91-97, brick bulkhead, fireproof manhole door to 5-sty brick factory; cost, $200; owners, Liggett & Myers Tobacco Co., 95 7th av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2791.

7TH AV, 800, elevator, stairs to 2-sty brick cafe and restaurant; cost, $6,000; owner, Emma L. Badgeley, East Orange, N. J.; architect, Chas. W. Buckham, 307 5th av. Plan No. 2764.

7TH AV, e s, 64 from 11th st, entrances, concrete floor to 3-sty brick garage and laundry; cost, $1,000; owner, St. Vincent's Hospital, Julia M. Dunn, Mt. St. Vincent-on-Hudson; architect, I. E. Ditmars, 111 5th av. Plan No. 2834.

8TH AV, 665, store front, stairway, partition, plumbing to 4-sty brick store and dwelling; cost, $525; owner, William Volk, 658 3d av; architect, William Kurtzer, 192 Bowery. Plan No. 2819.

8TH AV, 500, store front to 4-sty brick store and dwelling; cost, $500; owner, Estate of Frances A. Lawrence, 54 Cedar st; architect, Jas. T. Raftis, 131 West 31st st. Plan No. 2842.

## Bronx.

161ST ST, s e cor. St. Ann's av, change from peak to flat roof, add ½-sty of brick to 1½-sty brick offices; cost, $600; owner, A. Huppel's Sons, 842 St. Ann's av; architect, M. J. Garvin, 3307 3d av. Plan No. 402.

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*Plans Filed, Alterations, Bronx (Continued)*

ARTHUR AV, 2375-77, 1-sty brick extension, 24x72.8 to 1-sty brick nicolette and stable; cost, $3,000; owner, Frank Trocchio, 538 Morris av; architects, Arthur Arctander Co., 391 East 149th st. Plan No. 399.

McGRAW AV, 1869, 3-sty frame extension, 18.4x14, to 2-sty frame store and dwelling; cost, $2,000; owner, Leonardo Martino, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 397.

NEWBOLD AV, n s, 430 e Havemeyer av, raise to new grade 2-sty frame dwelling; cost, $350; owner, Guiseppe Fauello, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 400.

UNIVERSITY AV, n w cor Weigand pl, 2-sty brick and frame extension, 42.6x33, to 2½-sty frame school; cost, $2,000; owner, N. Y. University, on premises; architect, Robt. N. Cleverdon, 15 East 40th st. Plan No. 401.

## Brooklyn.

BERGEN ST, 506 interior alterations to 2-sty church; cost, $7,000; owner, Mt. Olivet Church, on premises; architect, G. H. Anderson, Grove st, Peekskill, N. Y. Plan No. 5019.

CEDAR ST, 26, interior alterations to 2-sty dwelling; cost, $1,200; owner, Adolph Zink, 736 Bushwick av; architect, Emil J. Meisinger, 394 Graham av. Plan No. 5097.

COURT SQ, 12, interior alterations to 3-sty store and dwelling; cost, $1,200; owner, Jas. Shevlin, 9 Willoughby st; architect, W. A. Parfitt, 26 Court st. Plan No. 5088.

DOUGLASS ST, 23, plumbing to two 3-sty dwellings; cost, $160; owner, J. Gottlieb, on premises; architect, same. Plan No. 5053.

FULTON ST, 709, interior alterations to 3-sty store and dwelling; cost, $1,800; owner, Bernheit Faber, 620 Fulton st; architect, A. W. Pierce, 59 Court st. Plan No. 5038.

FULTON ST, 1599, extension to two 3-sty dwellings; cost, $3,000; owner, Sam Ueberall, 631 Myrtle av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4989.

FULTON ST, 1298, interior alterations to 1-sty theatre; cost, $8,000; owner, Mary A. Ryan, 146 Monroe st; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 4997.

FULTON ST, 3386, interior alterations to 1-sty theatre; cost, $300; owner, Abr. Frankel, 118 Cleveland st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5015.

FULTON ST, 503, interior alterations to 7-sty office building; cost, $750; owner, Offerman Estate, on premises; architect, Lauritz Lauritzen, 525 Bedford av. Plan No. 5069.

INDIA ST, 39, extension to 3-sty tenement; cost, $190; owner, Eliza Griffiths, 72 Huron st; architect, Jas. McKillopp, Jr., 154 India st. Plan No. 4939.

JEROME ST, 514, extension to 2-sty dwelling; cost, $600; owner, Morris Katz, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5013.

LEONARD ST, 33, interior alterations to 3-sty dwelling; cost, $600; owner, D. Vanderveer, 392 Bushwick av; architect, T. Goldstone, 49 Graham av. Plan No. 5020.

MELROSE ST, 332, exterior alterations to 2-sty shop; cost, $500; owner Samuel Graber, on premises; architects, Kalish & Lubroath, 186 Remsen st. Plan No. 5000.

MELROSE ST, 103, interior alterations to 2-sty tenements; cost, $400; owner Rialto Realty Co., 115 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 4947.

MIDDLETON ST, 181, exterior alterations to 3-sty tenement; cost, $400; owner, Freida Lupka, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 4990.

MONITOR ST, 18, exterior alterations to 1-sty stable; cost, $200; owner, John J. Slattery, 241 Jackson st; architect, G. H. Madigan, 243 Withers st. Plan No. 4971.

NAVY ST, 107, exterior alterations to 3-sty tenement; cost, $1,000; owner, Margt. Lauro, 109 Navy st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 5005.

SMITH ST, 450, interior alterations to 3-sty tenement; cost, $350; owner, Antonio Pidcente, 84 Carroll st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5017.

STOCKTON ST, 300, interior alterations to 3-sty tenement; cost, $200; owner, Sarah Bogin, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4980.

SUYDAM ST, 109, interior alterations to 2-sty dwelling; cost, $300; owner, Frederick Fink, 315 Lenox rd; architect, Willard Parker, 885 Gates av. Plan No. 4996.

WATKINS ST, 618, interior alterations to 3-sty tenement; cost, $750; owners, Kurland & Boxer, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5058.

WOODHULL ST, 17, interior alterations to 2-sty dwelling; cost, $500; owner, Jas. J. Long, 169 Meserole st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4933.

4TH PL, 46, interior alterations to 3-sty dwelling; cost, $300; owner, Marie Blank, 40 4th pl; architect, Edw. H. Scalley, 527 Henry st. Plan No. 4973.

E. 4TH ST, 501, extension to 2-sty dwelling; cost, $500; owner and architect, Annie Quinn, on premises. Plan No. 5068.

14TH ST, 397, interior alterations to two 3-sty dwellings; cost, $1,000; owner, Nathan Saratzken, 411 7th av; architect, T. Goldstone, 49 Graham av. Plan No. 5021.

15TH ST, 235, extension to 2-sty dwelling; cost, $600; owner, Wm F. Hurley, 253 15th st; architect, Thomas Bennett, 3d av, cor 52d st. Plan No. 5061.

BAY 35TH ST, 140, extension to 2-sty dwelling; cost, $250; owner, Andrew Kopf, on premises; architect, Adolph W. Gutheil, 8758 24th av. Plan No. 5098.

39TH ST, 116, extension to 4-sty factory; cost, $500; owner, Edw. Dannemeller, on premises; architect, Gus. Seaberg, 407 Douglass st. Plan No. 4961.

42D ST, 131, extension to 1-sty lodgings; cost, $2,500; owner, Gerolamo Corrao, 151 42d st; architect, C. Gallo, 60 Graham av. Plan No. 5071.

84TH ST, 1828, exterior alterations to 2-sty dwelling; cost, $200; owner, Albert Halman, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5001.

BROADWAY, 854, interior alterations to 3-sty store and dwelling; cost, $200; owner, Harry Miller, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 4959.

BROADWAY, 1514, interior alterations to 4-sty store and tenement; cost, $1,000; owner, Gustave Auslander, 8 Saratoga av; architect, Alfred Auslander, 1369 Clay av, Bronx. Plan No. 4946.

DE KALB AV, 29, interior alterations to 4-sty storage; cost, $350; owner, Nichols Langler Estate, 91 Grand av; architect, Wm. A. Nugent, 61 DeKalb av. Plan No. 4988.

FT. HAMILTON AV, 3904, extension to 2-sty theatre; cost, $5,000; owner, John L. Bohm, on premises; architect, John C. Wandell, 4 Court sq. Plan No. 5076.

HUDSON AV, 87, exterior alterations to 4-sty tenement; cost, $500; owner, Benjamin Ibelli, 88 Hudson av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4934.

LAFAYETTE AV, 1014, exterior alterations to 4-sty tenement; cost, $300; owner, B. Black, 77 Walton st; architect, Sidney L. Gould, 419 Chauncey st. Plan No. 5060.

MYRTLE AV, 719, interior alterations to 3-sty tenement; cost, $300; owner, Saml. Goldinger, 492 Greene st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4963.

MYRTLE AV, 672, interior alterations to 3-sty dwelling; cost, $1,800; owner, Hugh P. Skelly, 646 1st av, Manhattan; architect, John P. Voelker, 979 3d av, Manhattan. Plan No. 5079.

OCEAN AV, 704, extension to 1-sty greenhouse; cost, $2,000; owner, A. H. Dollard, on premises; architects, Lord & Burnham Co., 42d St. Building, Manhattan. Plan No. 4978.

SEA BREEZE AV, n s, 485 w Ocean pkway, interior alterations to 2-sty dance hall; cost, $6,000; owner, Brighton by the Sea Co., 162 Remsen st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5082.

SNEDIKER AV, 317, extension to 2-sty dwelling; cost, $350; owner, Morris Aginsky, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4992.

3D AV, 5410, interior alterations to 2-sty store and dwelling; cost, $5,000; owner, Sol Friedman, 5303 5th av; architect, Wm. Debus, 86 Cedar st. Plan No. 4995.

6TH AV, 4523, extension to 1-sty dwelling and garage; cost, $1,200; owner, Paul Peters, on premises; architect, E. J. Ericson, 5418 5th av. Plan No. 4957.

21ST AV, e s, 215 s Bath av, exterior alterations to 2-sty dwelling; cost, $1,500; owner, Mary Roussett, on premises; architect, C. Schubert, 13th av and 86th st. Plan No. 4985.

## Queens.

BROOKLYN HILLS.—Freedom av, n e cor Tulip st, plumbing to dwelling; cost, $200; owner, L. Baranague, premises. Plan No. 1577.

BROOKLYN HILLS.—Brandon av, n s, 235 e Freedom av, new plumbing in dwelling; cost, $100; owner, N. Quala, premises. Plan No. 1636.

COLLEGE POINT.—Av D, n s, 90 e College av, storm shed and porch on rear of dwelling; cost, $200; owner, S. Fehn, premises. Plan No. 1586.

COLLEGE POINT.—North Boulevard, n s, 100 e College av, erect porch on dwelling; cost, $700; owner, F. E. Treibel, premises. Plan No. 1594.

CORONA.—Railroad av, s s, 125 e Sycamore av, 1-sty frame extension, 12x20, rear dwelling, tin roof; cost, $450; owner, L. Currate, premises. Plan No. 1613.

ELMHURST.—Ericson st, e s, 320 n Grand st, interior alterations to dwelling; cost, $150; owner, Wm. Howell, premises. Plan No. 1640.

FAR ROCKAWAY.—Waterview av, w s, 250 s Bayswater av, interior alterations to garage; cost, $500; owner, L. Leavitt, premises. Plan No. 1626.

FLUSHING.—Smart av, 125, interior alterations to dwelling; cost, $300; owner, Rocco Pihero, premises. Plan No. 1619.

FLUSHING—Wilson av, n w cor Amity st, repair and reshingle porch; cost, $200; owner, C. Voelcker, premises. Plan No. 1620.

FLUSHING.—Broadway, n s, w Murray lane, repair stable after fire damage; cost, $500; owner, McCreery Estate, Broadway, Flushing. Plan No. 1581.

JAMAICA.—Globe av, 185, new foundation to dwelling; cost, $150; owner, Wm. Pennecke, premises. Plan No. 1583.

JAMAICA.—South st, 548, water closet compartments in dwelling; cost, $100; owner, A. Reisenberger, premises. Plan No. 1595.

JAMAICA.—Twombly pl, 2 to 12, electric sign on store; cost, $500; owner, K. Vill, premises. Plan No. 1630.

JAMAICA.—Fulton st, n w cor Bergen av, new store front; cost, $100; owner, W. & H. Realty Co., 200 Broadway, Manhattan. Plan No. 1647.

L. I. CITY.—Crescent st, 717, general interior alterations to store; cost, $1,000; owner, N. Oliva, 67 Flushing av, L. I. City. Plan No. 1642.

L. I. CITY.—Jackson av, 437, electric sign on store; cost, $100; owner, I. N. Paymtar, 171 Hunter av, L. I. City. Plan No. 1629.

L. I. CITY.—9th st, 88, new foundation to dwelling; cost, $800; owner, W. Schultz, premises. Plan No. 1631.

L. I. CITY.—Jackson av, 52, new plumbing in dwelling and interior alterations; cost, $700; owner, G. J. Ryan, 46 Jackson av, L. I. City; architect, H. Wosthoff, 83 8th st, L. I. City. Plan No. 1639.

L. I. CITY. 16th av, n e cor Newtown rd, 3-sty frame extension, 10x10, front dwelling, interior alterations; cost, $1,000; owner, C. Fuhrman, 183 Newtown av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1585.

L. I. CITY.—Crane st, e s, 226 s Jackson av, install new elevator in factory; cost, $2,425; owner, Neptune Meter Co., premises. Plan No. 1583.

L. I. CITY.—Jackson av, 426, electric sign, on store; cost, $50; owner, Jos. A. Burns, 167 Beebe av, L. I. City. Plan No 1611

L. I. CITY.—Queens st, e s, 100 s Jackson av, new 2-sty frame extension, 10x12, to rear dwelling, tin roof; cost, $100; owner, W. Lee, premises. Plan No. 1627.

MASPETH.—Jefferson av, w s, 200 n Grand st, repair coop; cost, $10; owner, W. Mulborn, premises. Plan No. 1614.

MASPETH.—Perry av, 160, enclose porch to dwelling; cost, $25; owner, F. Ziemansky, premises. Plan No. 1623.

MORRIS PARK.—Liberty av, n s, 20 w Church st, new foundation to dwelling; cost, $200; owner, Wm. Scott, premises. Plan No. 1632.

OZONE PARK.—Freedom av, w s, 300 n Jamaica av, plumbing to dwelling; cost, $50; owner, A. Hubs, premises. Plan No. 1624.

OZONE PARK.—McCormack av, e s, 60 n Jamaica av, plumbing to dwelling; cost, $50; owner, M. Blumenfield, premises.

OZONE PARK.—Freedom ac, e s, 200 n Jerome av, plumbing to dwelling; cost, $50; owner, J. Sterazo, premises. Plan No. 1625.

OZONE PARK.—Freedom av, w s, 150 s Kimball av, 2-sty frame extension 14x9, rear dwelling, tin roof; cost, $300; Jacob Satek, 1256 Freedom av, Ozone Park; architect, G. Stahl, Ozone Park. Plan No. 1587.

OZONE PARK.—Grafton av, s s, 50 w Herold av, 2-sty frame extension, 13x20, rear dwelling, new plumbing; cost, $350; owner, W. Mocenski, premises. Plan No. 1582.

OZONE PARK.—Jerome av, s s, 25 and 50 w Thadford av, plumbing to 2 dwellings; cost, $120; owner, M. Gross, premises. Plan No. 1580.

QUEENS.—Poplar st, n w cor Kelsey av, concrete block foundation to dwelling; cost, $150; owner, L. E. Haskell, Queens. Plan No. 1649.

RAMBLERSVILLE.—Center of meadows, e L. I. R. R., four billboards, 48x10; cost, $200; owner, O. J. Gude Co., Manhattan. Plan Nos. 1588-89-90-91.

RICHMOND HILL.—Kimball av, n s, 40 w Church st, plumbing to dwelling; cost, $50; owner, M. Cavanagh, premises. Plan No. 1618.

RICHMOND HILL.—Jamaica av, 2609, new store front to dwelling; cost, $80.0; owner, F. Stern, premises. Plan No. 1612.

RICHMOND HILL.—Atlantic av, 4413, dig new cellar to dwelling; cost, $75; owner, F. S. Cicione, premises. Plan No. 1616.

RICHMOND HILL.—Cedar av, 162-4, plumbing to two dwellings; cost, $130; owner, Mrs. Hillmuth, premises. Plan No. 1609.

RICHMOND HILL.—Ridgewood av, n w cor Oxford av, new plumbing in church; cost, $250; owner, Pilguin Cong. Church, premises. Plan No. 1635.

RIDGEWOOD.—Forest av, n w cor Putnam av, new store front; cost, $250; owner, C. Gautier, premises. Plan No. 1621.

UNION COURSE.—4th st, s s, 125 e Shaw av, 2-sty frame extension, 16x12, rear dwelling, tar and gravel roof; cost, $400; owner Laurla Cayea, 22 4th st, Union Course; architect, owner. Plan No. 1615.

WOODHAVEN.—Jamaica av, s w cor Bigelow pl, interior alterations to dwelling; cost, $100; owner, L. Ficken, premises. Plan No. 1643.

WOODSIDE.—Greenpoint av, s w cor Betts av, new foundation to dwelling; cost, $200; owner, E. Koch, premises. Plan No. 1617.

### Richmond.

BAY ST, 648, Stapleton, 1 electric non-combustible sign to frame store electric sign; cost, $100; owner, C. L. Mouquin, 273 West End av; builder, Federal Sign Sys. Electric Co., 1790 Broadway. Plan No. 291.

RICHMOND TER, s s, 55 e Van Name av, Port Richmond, new foundations and plkg. to frame church; cost, $4,000; owner, Diocesan Missionary and Church Extension Society, New Brighton; architect, Thos. Perkins, West Brighton; builder, Frank Russell, 79 West 22d st, Bayonne, N. J. Plan No. 287.

AMBOY RD, s s, and Main st, Tottenville, new store front to brick store and dwelling; cost, $500; owner, A. H. Yetmann, Tottenville; builders, Depew & Jensen, Tottenville. Plan No. 286.

BROADWAY, n s, 200 e James st, Tottenville, 1-sty addition to frame storage; cost, $250; owner, architect and builder, Atlantic T. C. Co., Tottenville. Plan No. 290.

CASTLETON AV, s s, 50 e Caroline st, West Brighton, 3-sty addition and new stairs to frame store and dwelling; cost, $1,000; owner, Marcus Klauber, Rosebank; architect, John Davies, Tompkinsville; builder, Louis Desgum, New Brighton. Plan No. 289.

LOCKMAN AV, w s, 900 s Richmond ter, Mariners' Harbor, new stoop to frame dwelling; cost, $175; owner, Edwin Kridler, Mariners' Harbor; builder, C. C. Conklin, Mariners' Harbor. Plan No. 292.

RICHMOND TURNPIKE and Cebra av, n e cor Tompkinsville, frame extension to brick store and dwelling; cost, $300; owner, Robt. Kienzle, Tompkinsville; architect, C. B Hewcker, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 288.

ST. MARY'S AV, s s, 200 w Ormond pl, Rosebank, new roof, siding, floors and addition to frame dwelling; cost, $135; owner and builder, Chas. Rosenholz, Stapleton; architect, John Davies, Tompkinsville. Plan No. 293.

SURF AV, s s, 100 w Seaside blvd, South Beach, concrete walls and spruce to frame hotel toilet; cost, $20; owner, W. Nunley, Stapleton; builder, Thos. Cummings, Stapleton. Plan No. 294.

SURF AV, n s, 50 w Loretta st, Tottenville, 1-sty addition to frame dwelling; cost, $250; owner, H Sherry, Tottenville; architect and builder, W. Wilpern, Tottenville. Plan No. 295.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending July 18. The location is given, but not the owner's address:*

HILLSIDE.—Alice Lechentshak, north side New York av, near Long av, 2-sty frame, $6,000.

JERSEY CITY.—Rose Lerner, 157-159 Bergen av, two 3-sty brick, $18,000; Rose Don Dero Siletti, 182 Congress st, 4-sty brick, $12,000; Benjamin Caminsky, 177-179-181 Baldwin av, three 3-sty brick, $24,000; Katharine Mench, 261 Hutton st, 3-sty brick, $10,000; Rose Lerner, 161-163 Bergen av, two 3-sty brick, $16,000; Harry J. Max, 24, 26 and 30 Broadway, three 3-sty brick, $30,000.

ELIZABETH.—Jacob Weinstein, 637-639 South Park st, two 3-sty frame, $13,000; Isador Goorevich, 600 Livingston st, 3-sty frame, $5,000.

EAST ORANGE.—Fiore Dattalo, 419 Halstead st, 3-sty frame, $5,000.

WEST NEW YORK.—John Maus, northeast corner Hudson av and 10th st, 4-sty brick, $19,000.

NEWARK.—Mathias Hiltgen, 750-752-754 South 19th st, three 3-sty brick, $24,000; Mathias Hiltgen, 756 South 19th st, 3-sty brick, $8,000; Jos Heller and Jos. Beloserkowsky, 56 Hillside pl, 4-sty brick, $13,000; Herman Siemering, 243 Livingston st, 3-sty frame alteration, $7,000; Chinich & Densky, southeast corner Pechine av and Runyon st, 3-sty frame, $9,000; Amalia Marra, 82 Nichols st, 3-sty brick, $6,000; Oraton Investment Co., 106 1st st, 3-sty brick, $14,000; Ralph Urcinolo, 57 Stone st, 4-sty brick, $10,000.

NORTH BERGEN.—Giuseppina Pedretti, south side New road, 236 ft. west of Boulevard 2-sty brick, $6,000.

BAYONNE. — Abraham Mendelwager, 982 Broadway, 3-sty frame alteration, $4,000.

APARTMENTS FLATS AND TENEMENTS

NEWARK, N. J.—F. H Shepard, 564 Main st, East Orange, has plans in progress for a 4-sty brick flat, for the Empire Realty Co., 61 Freeman st, Orange, to cost about $45,000.

CHURCHES.

PATERSON, N. J.—Emanuel Mission of the Methodist Church is having plans prepared by Floyd Parsons, 1133 Broadway, Manhattan, for a church and parsonage, frame, 1½-stys, 35x70 ft, seating capacity 250, on 16th st, to cost about $12,000. Architect will take bids on general contract about July 29.

## PERSONAL AND TRADE NOTES.

HON. CYRUS C. MILLER goes next week to Greenboro, Vt., to spend a vacation season.

COMMISSIONER R. A. C. SMITH, of the Department of Docks and Ferries, has sailed for Europe.

MICHAEL STAUB, general contractor, has moved from Mamaroneck, N. Y., to Newburgh, N. Y.

EDWARD J. RALDIRIS, formerly associated with the Building and Tenement House Departments of the City of New York, has been appointed secretary of the Department of Water Supply.

INTERNATIONAL CASEMENT CO., INC., Jamestown, N. Y., has opened a New York office in the Park Row Building, 21 Park Row, room 1733. The new office will be in charge of M. Gray Carrel.

WILLIAM B. GRAY, formerly general superintendent of S. Pearson & Son, Inc., general contracting, has resigned and opened offices at 2 Rector st, where he will conduct a civil engineering practice.

THE SPENCER HEATER COMPANY of Scranton, Pa., will move its New York branch on August 1, to larger quarters in the Architects building, 101 Park avenue, corner of 40th st. E. R. Troxell, Jr., is the New York manager.

SENATOR JOHN B. ROSE of the Greater New York Brick Company is being mentioned in the daily papers in connection with the Republican nomination for Lieutenant-Governor on the same ticket with Mr. Hinman, who is proposed for Governor.

ALBERT C. KAY, architect, formerly connected with A. P. Kahr, Buffalo, N. Y., has opened an office for the practice of his profession at 119 Barton st, Buffalo, and desires catalogues and samples from manufacturers interested in the building trades.

CYRUS C MILLER, former Borough President of the Bronx, who is representing Frank J. Helmle, the Brooklyn architect, in his controversy with the Department of Public Charities, over the cancellation of his contracts, expressed the opinion that an amicable settlement of the dispute could be reached.

ELECTRICAL CONTRACTORS.—The electrical fraternity of New York was well represented at the National Electrical Constructors' convention, which closed last Friday night at Detroit, with the election of the following officers: President, John R. Galloway, Washington, D. C.; first vice-president, J. C. Hatsel, New York City; second vice-president, W. L. Hutchinson, Kansas City, Mo.; third vice-president, John C. Rendler, Los Angeles.

EIGHTH ANNUAL CHICAGO CEMENT SHOW will be held at the Coliseum, February 10-17, 1915. The show is under the management of the Cement Products Exhibition Co., 208 South La Salle st, Chicago. Plans are well under way for the 1915 show and the first allotment of space will be made by drawing on Saturday, August 8, 1914, at the office of the Cement Products Exhibition Co. Only those whose applications are filed on or before noon, Saturday, August 1, 1914, will be permitted to participate in this drawing. Exhibits comprising cement products, cement and concrete machinery, reinforcing materials, coloring mixtures, fireproofing systems, and other articles pertaining to the use of Portland cement will be brought together during this exhibition.

## OBITUARY

JAMES F. McCABE, general contractor, who had contracts for the construction of two sections of the New York City subway, died at Haverstraw, N. Y., Saturday, July 19.

GEORGE STEWART, chief engineer for the American Coal Products Co., 17 Battery pl, died of a complication of diseases at his home, 1807 East 14th st, Brooklyn, Thursday, July 16. He was seventy-four years old.

FRANK DE FRATE, who was the oldest employe of the Hodgman Rubber Co., at Tuckahoe, N. Y., died of general debility at his home in Scarsdale av, Yonkers, N. Y., Thursday, July 23. Mr. De Frate was eighty-nine years old and had been employed with the rubber company for fifty-nine years. He is survived by a granddaughter and a nephew.

JOSEPH WILES, a retired general contractor, died at his home, 812 Ocean parkway, Brooklyn, Monday, July 20. He was born in Southampton, England, seventy-four years ago and has been a resident of Brooklyn for more than fifty years. Mr. Wiles was prominent in Brooklyn fraternal circles and an active member of numerous lodges and societies. He is survived by two sons and a daughter.

ARTHUR SANDS, a retired civil engineer, died of a complication of diseases at his home at Washington, N. J., Tuesday, July 21. He was seventy-seven years old. For a number of years Mr. Sands was connected with the Novelty Iron Works, which during the civil war built engines for use by the United States government. He is survived by his widow.

DAVID O. FOWLER, 640 Madison av, president of the Uvalde Asphalt Paving Co., died of heart disease in his summer home, in Lawrence, L. I. Mr. Fowler was fifty-four years old, and was a great-grandson of Admiral Comte De Grasse, the French sailor, who fought for American independence during the Revolutionary war.

J. WHEELER HARDLEY, secretary and director of the Wolverine Copper Co., died Tuesday, July 21, at the General Memorial Hospital following an operation. He was sixty-five years old and lived at 848 Prospect pl, Brooklyn. He also was interested in the Mohawk Mining Co. and the Michigan Copper Mining Co. and was a member of the Union League Club, of Manhattan. He is survived by his widow and a daughter.

## TRADE AND TECHNICAL SOCIETY EVENTS.

THE AMERICAN MUSEUM OF SAFETY will hold its annual dinner at the Waldorf-Astoria Friday evening, December 11.

CONVENTION OF CITY MANAGERS.—City Manager C. E. Ashburner of Springfield, Ohio, is sending out invitations to city managers throughout the country to meet in convention at Springfield, August 4, 5 and 6, next.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

EXECUTIVE BOARD of the International Association of Master House Painters and Decorators of the United States and Canada, will hold its midsummer meeting at the Hotel Brunswick, Asbury Park, N. J., Thursday, July 30. The principal business of the meeting is to arrange the details and programme for the 1915 convention of the association.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces, eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of $250, one of $150, one of $50 and five of $10 each. The competition closes on September 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st, New York City.

SHEET METAL CONTRACTORS.—At the national convention at Cincinnati, July 16-19, Secretary Edward L. Seabrook reported that the question of installing metal trim in buildings is still an unsettled problem. A resolution was adopted saying that "the thanks of this association are due to the National Warm Air Heating and Ventilating Association for the work they have thus far performed looking toward the elevation of the warm air furnace business to the high plane in the field of heating to which its intrinsic merit entitles it. We pledge the National Warm Air Heating and Ventilating Association our undivided and enthusiastic support." Paul F. Brandsted, of Washington, D. C., was elected president for the ensuing year, and the next convention will be held at Denver.

# BUILDING MATERIALS AND SUPPLIES

## DISTRIBUTORS MAKING PRICE INDUCEMENTS TO PROSPECTIVE CONSTRUCTORS TO ENCOURAGE ACTION BEFORE PRICES ADVANCE

Quotations Not So Low in a Decade—Mill Supplies Shrinking—Linseed Again Advances.

CURRENT prices on building materials are such as to indicate a disposition on the part of distributors to make every concession possible that will induce prospective builders to go ahead with plans at once. There is an increasing firmness in the supply department in other parts of the country where, outside of the metropolitan district, the building statistics show a volume of construction comparable with the high water mark of $376,507,817 in plan filings made up to this time last year. Here, however, the tendency is below last year's record, and it is with the purpose of counteracting this lethargy that current price lists are being made elastic.

There are only two notable exceptions to this rule; steel and linseed oil. In the last two weeks there has been a sharp upturn in the latter, resulting in a two-cent raise in current quotations to 56 and 57 cents. Dealers say this advance was due to falling off in supply and consequent higher seed prices at Duluth, rather than to an increase in demand. So close had consumers been buying prior to the advance, however, that the demand increased as soon as it was evident that the uplift was not due to manipulation with the result that even further advances are expected.

As the week closed the bottom level of 1.26c was dropped from structural steel quotations, leaving the list bare at the single figure of 1.31c. At the same time Raritan river common brick shifted its bottom level to $5.50 per M. wholesale, while Hudson common continued to rule uneasily at $5.25 to $5.75. Hardware and glass schedules also were nervous under improved undertone on Friday.

This is exactly what will occur in other building commodities, say local distributors, hence their interest in trying to make prospective builders see the wisdom of coming into the market now. Mill supplies are much lower than they were a month ago. At that time there was a tendency to make sacrifices in order to move materials. In some cases distributors took advantage of this condition and bought heavily. They knew that dealers were carrying very light stocks, and when the building movement actually did begin to develop they anticipated that the hand-to-mouth policy of buying would give way to a policy of stacking.

They looked for increased activity in June, but while other parts of the country showed improvement, the metropolitan district actually fell behind as far as its ratio of new building operations were concerned. Plans were filed, but for some reason a large percentage of building in New Jersey and New York failed to develop activity. Money was not as freely forthcoming here as it was in the West, apparently, and to help to overcome this difficulty prices were permitted to remain without change from the levels ruling in May and June.

Builders in some parts of Queens complain of the same sluggishness, as do those in New Jersey. They aver that money is not hard to get on good investment propositions, but that investors are undecided about whether the time is propitious to improve their properties. In Newark, for instance, the prospective change in the routing of the surface car system incidental to the erection of the Public Service Terminal is causing owners in the business section to hold tight to their property as it is pending closer surveys of realty values that will be possible a little later. In Queens there is marked hesitancy regarding building operations in accord with the effect that the new subway service will have there. Brooklyn owners are holding back for other possible values while Manhattan and the Bronx are undergoing another period of readjustment in trade districts that bids defiance to realty experts to solve at the moment.

Practically no new building projects are being lined up on the streets through which the new transit lines are being routed in any section of the city, while Jersey City, Newark and Hoboken, according to realty experts, are following a policy of watchful waiting to see the next trend of commerce and industry. Once these two factors are determined, the housing problem is resolved into a mere mechanical problem of putting up buildings enough to accommodate the new population.

At the same time builders say that it will be a long time before materials will be procurable at prices as low as those now prevailing. They predict that another thirty days will not lapse before the lead of linseed oil is followed by other commodities.

Building plan filings in the five boroughs as reported up to noon yesterday with comparisons with the filings of a week ago, follow:

| | Week Ending June 17. | | June 24. | |
|---|---|---|---|---|
| | No. | Value. | No. | Value. |
| Manhattan | 7 | $815,000 | 10 | $726,550 |
| Bronx | 30 | 824,650 | 13 | 425,900 |
| Brooklyn | 103 | 883,320 | 76 | 582,535 |
| Queens | 92 | 1,018,568 | 94 | 377,265 |
| Richmond | 27 | 36,220 | 25 | 137,750 |
| Totals | 259 | $3,577,738 | 219 | $2,260,000 |

### IRON AND STEEL.

**Slight Strengthening in Structural Material—Low Level Off.**

PRICES moved up slightly in the structural steel market Thursday. This was the first real evidence, outside of the upward shift in linseed oil, of a definite improvement in the basic material market and reflects the stiffness incidental to the stronger demand for fall deliveries.

The Carnegie Steel Company notified its customers of an advance of a dollar a ton on bars, plates and shapes. The minimum price now being 1.15c base, Pittsburgh. At tidewater city, the quotations on structural material are 1.31c flat, 1.26c level being eliminated. It is said that the largest steel companies are not sold very far ahead at the low prices heretofore prevailing and that manufacturers now show a tendency to make even a stronker effort to secure higher prices before long time contracts are freely taken.

This action immediately follows a sharp improvement in structural steel orders developing in the east for both plain and fabricated material. Orders for numerous loft and apartment buildings in this city have been taken within the last ten days, including 1,100 tons for an apartment building at 86th street and West End avenue, which went to the Hay Foundry and Iron Company, 800 tons for the McMorrow Realty Company, which went to George A. Just; 550 tons for the Mordecai Realty Company at 63 West 36th street, and 350 tons for an apartment at 42 East 62d street, which went to the Hinkle Iron Works.

The American Steel & Wire Company reports specifications against contracts booked since July 1 averaging about 5,400 tons a day. This is considered fairly satisfactory for July. New business, however, has averaged scarcely 4,000 tons a day, but the sales department predicts higher prices for wire products. The charges manufacturers are still reluctant to write wire contracts at prices at which they were taking business for shipment over the next thirty days.

**Strike Talk Unconfirmed.**

Reports were current this week that a large body of insite steel and iron workers were considering a strike for higher wages. It was also rumored that the strike would become effective next week. The demands were said to include a five-hour work day on Saturdays, nine hours a day five days a week, a minimum scale of $20 a week for finishers and $16 for helpers and $12 for apprentices, union agreement and sanitary shops. This does not include the structural iron workers, bridgemen or erectors, according to information received from various headquarters, and neither could confirmation be obtained from other sources as to the identity of the union affected.

### LINSEED OIL.

**Another Advance in Price of One Cent per Gallon.**

REFLECTING in some degree the general lowering of supply of all building materials at source of production the second advance of one cent a gallon in linseed oil in this market this week was significant. While the second jump was primarily due to the scarcity of seed at Duluth the sudden buying movement at the consuming end had a great deal to do with it.

For almost a year linseed oil prices have been held at low levels. The cause was the same as that pervading all other departments of building materials and supplies. Dealers were content, in the face of a more or less desultory buying movement, to make their requisitions on the jobbing trade on a hand-to-mouth policy. The result was that when the market, despite warnings given in these columns some three weeks ago, actually moved up, and they were convinced that it was not merely another piece of manipulation, their stocks were short and, fearing further advances, they rushed in to buy. So great became this demand that cards were imediately moved up another cent

### COMMON BRICK.

**Raritan Moves Up on Bottom Range—To Prosecute Thieves.**

HUDSON River common brick developed a slight gain in unloading operations this week, although the wholesale outward movement was less than arrivals by eleven bargeloads or approximately 3,850,000 brick. Raritan river brick interests eliminated the low level of $5.25 and refused to sell below the $5.50 minimum on list. The demand for yard brick in Newark was reported to be nominal on actual movement, but strengthening in undertone on later delivery.

Further investigation into the operations of the two men under arrest in Hoboken charged with, in one case, purloining brick from barges consigned by the Sayre & Fisher Company to the North Hudson Supply Company, and in the other case with receiving the stolen material, developed the fact that some of this brick has found its way into second-hand dealers' hands in this city when ready sales could not be made by the padrones, or "shoestring" contractors, to builders. It is the intention of those interested in the arrests reported in the Record and Guide last week to vigorously prosecute the men now in custody.

"This is a case," said a prominent brick man, "in which the honor of every brick manufacturer is at stake. It would not surprise me at all if facts showed that a large part of the present weakness in the brick market were directly due to lack of confidence in honest counting of brick.

"There is no doubt that many brick manufacturers do make an effort to give honest count, but when brick is constantly being missed from full cargoes by architects and contractors, and complaint to the distributor fails to bring permanent relief, it seems to me a specified instead. At any rate, it will do no matter of small wonder that other materials are harm to ask brick manufacturers and distributors these questions:

"'Is it not high time to counteract this distrust among brick specifiers?' 'Is it not the easiest way to put a check on employes in charge of transportation, even if to do so involves a little extra expense for honest inspectors?'"

Official transactions for Hudson River brick covering the week ending Thursday, July 23, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, July 17—12.

| | Arrived. | Sold. |
|---|---|---|
| Friday, July 17 | 8 | 8 |
| Saturday, July 18 | 5 | 4 |
| Monday, July 20 | 13 | 5 |
| Tuesday, July 21 | 2 | 2 |
| Wednesday, July 22 | 2 | 8 |
| Thursday, July 23 | 12 | 6 |
| Total | 42 | 33 |

Reported en route, Friday, July 23—8.

Condition of market, weak. Prices: Hudson, $5.25 and $5.75; Raritans, $5.50 to $5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Nominal. Left over Friday a. m., July 24, 21.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | |
|---|---|---|---|
| June 17 | 1,441,500 | July 10 | 1,671,500 |
| June 18 | 808,000 | July 11 | 845,000 |
| June 20 | 1,917,000 | July 13 | 1,849,000 |
| June 21 | 1,680,000 | July 14 | 1,683,000 |
| June 22 | 1,755,000 | July 15 | 1,513,000 |
| June 23 | 1,445,000 | July 16 | 1,281,000 |
| Total | 9,046,500 | Total | 8,842,500 |

1913.

Left over, Friday A. M., July 18, 55.

| | Arrived. | Sold. |
|---|---|---|
| Friday, July 18 | 10 | 7 |
| Saturday, July 19 | 4 | 0 |
| Monday, July 21 | 15 | 10 |
| Tuesday, July 22 | 4 | 8 |
| Wednesday, July 23 | 10 | 3 |
| Thursday, July 24 | 11 | 6 |
| Total | 54 | 34 |

Condition of market, dull. Prices: Hudsons, $6.75 to $6.90; Raritans, $6.50 to $6.75; Newark, yard, $8.25. Left over Friday a. m., July 25, 75.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 23, 1914. | 856 |
| Total No. bargeloads sold Jan. 1 to July 23, 1914 | 835 |
| Total No. bargeloads left over July 24, 1914 | 21 |
| Total No. bargeloads left over Jan. 1, 1913. | 113 |
| Total No. bargeloads arrived, including left over Jan. 1 to July 24, 1913 | 1075 |
| Total No. bargeloads sold Jan. 1 to July 24, 1913 | 1000 |
| Total No. bargeloads left over July 25, 1913 | 75 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 1, 1914

# CONSOLIDATION OF CITY DEPARTMENTS

## It Is Believed To Be Impending—Intimated by Counselor Elkus of the State Factory Investigating Commission—The Revision of the Labor Law Not To Be Extensive.

DISAPPOINTMENT is being expressed in business circles where reports have been heard that the revision of the Labor Law, and especially the factory regulations contained therein, may not be as radical as the public has hoped for and expected.

During the week intimations have come from semi-official sources that as a result of hearings held here and elsewhere the committee is of the opinion that only a few changes of importance are needed in the law. It is understood that Counselor Elkus contends that the only principal changes should be, first, an enlargement of the powers of the Industrial Board, and second, a better definition for the term "factory" as used in the law.

It is presumed that a statement as to the nature of the amendments to be introduced at the next session of the Legislature will be made in time for ample consideration by the interests affected. Regarding a related subject, the over-inspection of buildings, Mr. Elkus made the following statement to a representative of the Merchants' Association:

"We have found that one of the chief causes of complaint is the multiplicity of inspections. There are now five separate building departments in New York City, one for each Borough. Each has a different Superintendent at the head and a different set of employes, making possible five different ways of interpreting the law. The Bureau of Fire Prevention has to do with matters relating to the fire hazard in both old and new buildings. The Health Department has jurisdiction over buildings for the most part in so far as they are used as bakeries or food product manufactories. The Tenement House Department has jurisdiction over tenements. The Department of Electricity, Gas and Water Supply has jurisdiction over the installation of electrical apparatus and equipment, and the Police Department issues licenses after boiler inspection. Finally, the License Bureau must inspect and license theatres, moving picture establishments and so forth.

**A New Building Department Proposed.**

"The Police Department, the Fire Department, the Law Department, and the Tenement House Department have jurisdiction over the entire city. The Commission is considering whether it would not be advisable to consolidate practically all the various jurisdictions over buildings, so far as they relate to construction and alterations, in a Building Department for the entire city. The powers of the State Labor Department with relation to buildings would be transferred to the new department, together with those of the Fire Prevention Bureau. It is a question how far the jurisdiction of the Health Department and the Tenement Department should be merged in the new department.

"The advantage of this plan is that it would bring about uniform interpretation and enforcement of the law,



COMMISSIONER ADAMSON.

reduce the number of inspections, and undoubtedly save a large sum of money for the city.

**Advantages of Consolidation.**

"The commission is now working on several alternative plans along the same lines. These will be submitted for criticism and suggestion to all persons interested at an early date.

"The commission failed to find substantiation of the complaint that the various departments are issuing conflicting orders, and it also failed to discover any case in which a manufacturer intends to leave the State because of the enforcement of the factory laws."

From the foregoing it is inferred that the committee still holds to the opinion that public dissatisfaction is not so much directed against the Labor Law itself as against the methods pursued in administering it, and that irrespective of what the city authorities are doing to co-ordinate inspection work, the State Factory Investigating Commission is planning radical changes in local organizations in expectation, doubtless, of assent and cooperation from the city authorities.

**Statement From the Fire Commissioner.**

Commissioner Adamson of the Fire Department when asked as to the progress being made by the Mayor's committee in reducing the multiplicity of inspections, said to a representative of the Record and Guide:

"I am sure that a way will be found to prevent the constant annoyance of property owners by repetition of inspections and possibly by the conflict of orders or the issuance of new orders due to a change of mind on the part of officials. Many conferences have been held in the last few months to consider this subject, and I consider that great progress has been made. I think the Fire Department was the first department to take up this matter, though not the first to say anything about it publicly. We happen to be in a position where the complaints of property owners first make themselves heard, and I think the Fire Department was the first to make a practical move to reduce the cause for complaint.

"The first step that was taken was the formation of a committee of technical experts, due to the efforts of Mr. F. J. T. Stewart, of the Board of Fire Underwriters, and President Robert D. Kohn of the New York Chapter of Architects. This committee was made up of representatives of a number of outside organizations and representatives of the City Departments, and its object was to formulate and adopt standards which might be used by all of the city departments.

**The Mayor's Committee.**

"The next step, I believe, was the appointment by the Mayor of a committee of city department heads, of which I was chairman, to consider the general subject of co-operation between departments with a view to reducing duplication of inspections and any conflict of orders, if such existed. This committee found that the first logical step was to adopt harmonious standards which would be used by every department, and thus avoid the possibility of a department changing its mind and ordering one thing today and another thing tomorrow, and also avoid the possibility of one department ordering something in conflict with the requirements of another department. It was therefore decided that we should first proceed to formulate a set of standards which would cover every condition in the building.

"As the work of the outside committee, to which I have referred, was already well advanced in doing this work, it was decided that the Mayor's committee co-operate with it, as this department and several others had been doing since last January, and endeavor to push its work to a conclusion as rapidly as possible. This is now being done, and I feel sure that the work of this committee, after it has been considered and adopted by the various departments, will go a long ways in reducing cause for complaint. Every department affected is represented on this committee—in most cases by technical men.

"There have also been a number of conferences called by Mr. Abram I. Elkus, of the State Factory Commission, and these have been extremely helpful. All of the departments interested were represented at Mr. Elkus' conferences, there was a full discussion of every phase of the matter, and an effort was made to arrive at a plan of co-operation whereby any duplication or conflict of departments would be prevented.

"I think that these discussions and interchanges of views did a great deal to clear the air and to impress upon all of the department heads the importance of exercising care not to harrass property owners.

**Practical Progress.**

"I think the Fire Department has made practical progress in this matter. For example, we have arranged with the Labor Department that when it sends us complaints of violations which come under the jurisdiction of this depart-

ment, that it shall give the exact floor of the building where this violation exists and the name of the person responsible. Upon the receipt of this, instead of sending around an inspector, this department communicates by letter with the person responsible, calling his attention to the violation, requests him to remove it, and states that within ten days or two weeks an inspector will be sent around to see whether the violation has been corrected. By this plan we estimate that our inspections are reduced by the number of 5,000 every year, as that is about the number of complaints of this kind that we receive.

**Sympathy for Property Owners.**

"I sympathize fully with the feeling of the property owners in this matter. I have felt all along that jurisdiction over safety in buildings is distributed over too many departments. I believe there should only be two departments dealing in this matter, namely, the Fire Department, which should have jurisdiction over every matter effecting fire prevention, no matter in what class of building, and, secondly, the Health Department, which should have jurisdiction over the entire subject of ventilation, sanitation and health regulations generally in a building.

"I do not mean by this that I would take away from the Labor Department its just control. This control, however, should be regulated by a legislative and ordinance-making body and not by an administrative body. In other words, the Industrial Board should be continued with power to make regulations for all factories and factory buildings, but those regulations should be enforced by the local authorities which I have named. The Fire Department should enforce the Industrial regulations in respect to fire prevention matters, and the Health Department in relation to health matters.

**Housekeeping Inspections.**

"It seems to me the thought of creating a fire prevention bureau separate from the uniformed force, with its great experience and the opportunity which it offers for co-operation, is absurd to the last degree. How the uniformed force can co-operate with the Fire Prevention Bureau in real fire prevention is being demonstrated now in this department. The uniformed force is now making all of the 'housekeeping' inspections. There have been over 500,000 of these so far. One of the results is that for the last six weeks we have been having a reduction in fires of between 75 and 80 per week.

"These laws should be enforced with sanity, intelligence and judgment. If the heads of departments show a disposition to treat the property owners in this spirit, one source of irritation will be removed. The lot of the real estate owner in New York is anything but a happy one just now, and this fact should at all times be borne in mind by officials who have the power to issue orders affecting property. It certainly is always borne in mind in this department, and I trust that no property owner will have substantial reasons for complaint of any lack of consideration or just treatment from the Fire Department."

# ETHICAL CODE OF NATIONAL REALTY BOARDS

## The Golden Rule in Business—Increasing Appreciation of High Ideals—Standards Adopted at Pittsburgh Convention

APPLICATION of the Golden Rule to the real estate business was urged upon the members of the National Association of Real Estate Exchanges by the Committee on Code and Ethics at the Pittsburgh convention in a report which was adopted without discussion or objection. The basis of the report had been under consideration at previous conventions and its general purport was well understood. The chairman of the committee, Henry W. Armstrong of Pittsburgh, who presented the report, in some preliminary remarks said the members of the committee desired to express their appreciation of the honor which the president had conferred upon them in this appointment, indicating as it has his belief that they each as individuals appreciate the beauty and utility of ethical standards of living and that without incongruity the same may be adopted and practiced by those engaged in the real estate business. Parts of the code follow:

**Duties of the Broker and Client.**

Should the location of a property offered a broker to sell or rent be such that he cannot render prompt and efficient service, he should either immediately enlist the co-operation of a fellow broker more favorably situated to accomplish prompt results or recommend that the owner place the property in the hands of such broker.

The broker should, if possible, promptly and carefully inspect and appraise such properties as he accepts for rent or sale, that he may be prepared intelligently and truthfully to advise the owner regarding the actual value of each and as to the prospects for securing the price desired; also that by viewing its peculiar advantages, if any, he may be stimulated to earnest effort to accomplish a sale, as well as by reason of the familiarity with the property thus acquired, to avoid misrepresentation.

It is also a duty of the agent or broker to suggest to owners in an appropriate manner, as circumstances appear to warrant, the making of such repairs or improvements to buildings or premises which after deliberate consideration he believes will make the property more attractive to prospective tenants or purchasers and yield increased returns, justifying the new expenditures.

The broker may not safely and usually cannot honorably speculate for his own account with the property of his client. As a general rule he would do best to make sales directly for the account of the owner, deducting only the usual commission. However, in some localities, especially in the Far West, in the marketing of large tracts of land, it is customary for owners to make a net price to brokers, choosing that plan as being mutually advantageous.

It is doubtless a duty of the broker strongly to encourage his client to express in the deed the real consideration for which a sale is made, for the sake of the moral effect thereof upon all concerned, to aid in preventing fraudulent practices as well as for the sake of the great advantage which should accrue to property holders in general, by reason of the improved opportunities afforded assessors to arrive at a fair and equitable basis for taxation. In rare cases circumstances may appear to justify the entering of a merely nominal consideration, but the latter custom is never open to the charge of intended misrepresentation.

**Duties of an Agent.**

The duty of the agent, to those owners whose property he holds in charge for rental purposes, requires him to spare no effort to secure reliable tenants for vacant properties as promptly as possible, agree to or recommend to the owner the making of such repairs as would be equally fair to owner and tenant, and make contracts therefor, with at least as careful regard to economy as if the property were his own. He should make prompt collections and remittances at regular intervals and ever keep in mind that the exercise of patience and courtesy, while discussing with the tenants affairs relating to the property, will not only increase his own popularity, but will usually enhance the interests of the owner.

The agent should guard the reputation of both the client and his property by declining under any and all circumstances to rent the premises to persons desiring to occupy the same for immoral purposes and should any owner wish him to do otherwise, it is his duty to the owner, as well as to himself, to decline to accede to those wishes even at the risk of the property being withdrawn from his agency.

**Should Give Good Advice or None.**

When appealed to by a client for advice, the agent or broker should never turn the applicant away with ill-considered suggestions, merely to save himself time and trouble. He should either decline to advise or take time to familiarize himself with all the essential details of the case, so that he may intelligently guide the applicant to his advantage rather than to his detriment. He should especially avoid giving advice upon legal points with which he is not thoroughly familiar by reason of practical experience, but should instead earnestly recommend that his client promptly consult a lawyer regarding such matters.

**Duties of Broker to Buyers.**

An invitation to deal with him, extended by the broker to the public, through any sort of medium, should be a guarantee to anyone who responds thereto that he will be dealt with in an honorable, straightforward manner, and no duties or responsibilities which the broker has assumed toward the owner by reason of the acceptance of his property for sale, can justify the broker in dealing with the former in any other manner, as "duties never conflict."

**Duties of Brokers to Each Other.**

In his attitude toward his fellow brokers each broker should endeavor to the best of his ability to at all times follow the Golden Rule—"As ye would that men should do to you, do ye also to them likewise." By the use of this quick acting and infallibly accurate computing scale, the ethical quality of any contemplated action may be immediately determined, but should complete success in this endeavor not immediately crown his meritorious efforts, compliance with the following suggestions will in the meanwhile be helpful and indicate good progress.

A broker worthy of respect and confidence will never indulge in unfair criticisms of or untruthful statements regarding his fellow broker, either for the purpose of securing a personal advantage, at the expense of his fellow broker's reputation, through resentment for past injuries, either real or fancied, or for any other reason. The man who maligns his brother brings the whole family, including himself, into disrepute.

Brokers should recommend and earnestly encourage the granting of exclusive contracts by owners to brokers who make a specialty of the vicinity in which the property offered is located, because of the obvious and decided advantages accruing therefrom to all concerned.

Should a broker desire to offer a property for which he knows a fellow broker holds the exclusive agency, either under a written contract or otherwise, he should solicit permission to do so from the latter only and not directly from the owner, and the exclusive agent should at all times be willing to accept a satisfactory buyer or tenant from the former, provided he has not already in prospect a buyer or tenant, as well as to agree to an equitable division of the commission with the broker whose customer he accepts.

# BREWERY COLONY IN KIPS BAY DISTRICT

## Acquisition of Large Waterfront Plot by the Schaefer Brewing Company Adds Another Concern to the Old-Established Center

FOR more than half a century there has been a brewery colony in the Kips Bay section of the city, east of Third avenue, between 40th and 60th streets. That it is still desirable for such purposes is evident, by the fact that the F. & M. Schaefer Brewing Company, one of the earliest of the brewer settlers in the district, intends to erect a large plant along the East River, from 51st to 52d streets, having sold its Park avenue property to St. Bartholomew's Church.

There are within the radius of one mile probably more breweries than in any other section of the city. Farther north, large companies, including those of George Ehret, Jacob Ruppert and George Ringler, own brewery plants, but their number and collective size is not as large as that of the group in Kips Bay district.

The tendency of allied businesses to create centers of their own has been a noteworthy characteristic of New York's commercial development, and the brewing industry is no exception to this rule. The reasons for the selection of this particular section of the city are not difficult to determine. The entire river-front, or in the vicinity to the river-front, is most desirable for the brewing business, because the salt water is needed for the ice machines and for the condensers used in the manufacture of beer. Another advantage is the shorter haul for coal and other supplies from the barges. If the concerns were located some distance from the water-front it would involve not only additional expense but also delay in delivery.

The Central Park Brewing Company occupies the major portion of the block bounded by the East River, Avenue A, 56th and 57th streets. Peter Doelger's buildings take up practically the entire block bounded by Avenue A, First avenue 55th and 56th streets. Peter Doelger died in December, 1912, the owner of nearly three hundred parcels of well located real estate.

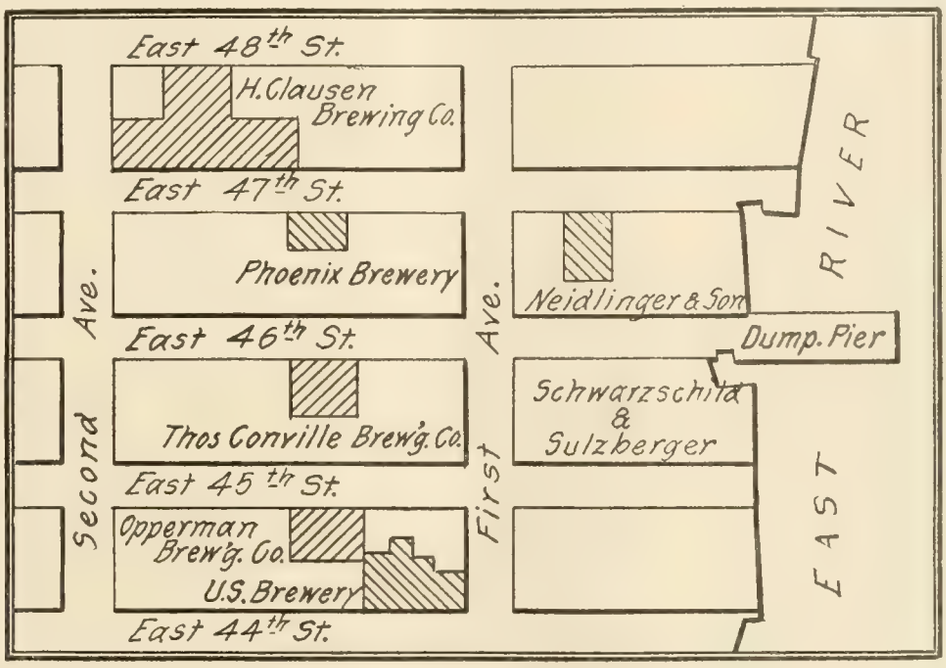
The Consumers' Brewing Company of New York is situated on the west side of Avenue A, from 55th to 54th streets; and further west on the same block most of the property is occupied by the Henry Elias Brewing Company. Nearer Third avenue are the plants of the Jetter Brewing Company, and of Joseph Doelger's Sons. The latter firm has been established in business on that block since 1846. Just east is the large establishment of Jacob Hoffmann.

Farther south, at Second avenue and 47th street, are the Henry Clausen Brewing Company and the Phoenix Brewing holdings. In the next block is located the Opperman Brewing Company and just south the United States Brewing Company. With this number of similar manufacturing concerns grouped together, it was inevitable that kindred business would also become established in the immediate vicinity, such as the ice plants, malt and other supply companies.

Typical of all water-front sections, the Kips Bay district houses a number of factories, coal pockets, stone yards, etc., with no particular class of industry conspicuous, except the breweries. There are to be found also rows of tenements and in direct contrast, here and there, a row of pretty brownstone residences. With this mixture of business and residential properties Kips Bay presents a number of interesting studies. For its social and moral uplift there was recently organized the Kips Bay Neighborhood Association, Charles C. Burlingham, president.

Other similar social service associations include the Kips Bay Branch of the Charity Organization Society and the Children's Aid Society. Public schools include No. 27, in East 41st street, No. 73, in East 46th street, No. 135, in East 51st street, and No. 59, in East 57th street.

For the benefit of the residential sections of the district religious and educational institutions are not lacking. One of the most imposing ecclesiastical edifices in this city, the Roman Catholic Church of St. John the Evangelist, occupies with its school, the entire block front on the west side of First avenue, from 55th to 56th street. Further west is the German Evangelist Church and in East 57th street, near First avenue, is a Jewish synagogue. Other religious institutions include the St. Boniface Roman Catholic Church, at the corner of Second avenue and 47th street, and the Beekman Hill Church, in East 50th street. In East 44th street, near Third avenue, and extending through to 43d street, is the Roman Catholic Church and school of St. Agnes.

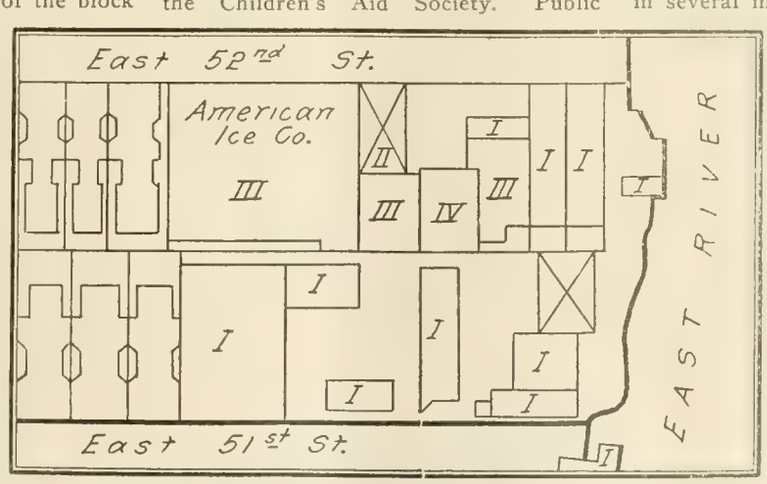



MAP OF PART OF KIPS BAY SECTION.

Here, in 1663, lay the farm of Jacobus Kip, then secretary of the province, comprising about 150 acres of meadow, woodland and stream. Fourteen years later Sir Edmund Andros granted to David Duffor a tract of nearly 60 acres on the shore of the East River from 41st street to 48th street. On this farm, in addition to other buildings, was erected a grist mill, the first industrial development in what was destined to be a center of a brewing and other manufacturing district.

Just west of First avenue, between 51st and 52nd streets, stood the famous mansion and country seat of William Beekman. In the green house of this dwelling Nathan Hale was confined, while the British officers deliberated on his fate. It served also during a period of the Revolutionary War as the headquarters of the English commanding generals, Howe and Clinton.

Hemmed in among the tenements, and in several instances outbuildings of the breweries, may be found some of the old Dutch Colonial residences, typical of the period. They may still be recognized in their strange surroundings by their solid masonry and quaint old fashioned construction. They are the last of the landmarks of Dutch occupancy of Kips Bay, long before the farm lands were invaded by the incoming tide of immigration. This brought with it industrial concerns and congested home communities. What stands out most conspicuously, however, in the Kips Bay district and makes it an interesting unit in the chain of New York industrial trade centers, is the brewery colony which is evidently there to stay, while other business centers shift constantly. The district is one, however, which will not be affected directly by the projected rapid transit lines.




PLOT OWNED BY SCHAEFER BREWING CO.

# PROVISION FOR FUTURE RAPID TRANSIT

## Advantages and Disadvantages of Subways, Elevated Structures and Open Cut Systems Discussed at National Conference on City Planning

By JOHN VIPOND DAVIES

THE development of all big cities of the world has been dependent on transportation. The early cities were with hardly any exception built on waterways where the water furnished the means of transportation, and even in the development of New York City, the original city plan was laid out with the east-and-west streets running between the North (Hudson) River and the East River at frequent intervals, because the transportation was by those rivers, and the increased facilities for intercommunication from side to side were considered of superior importance to the longitudinal movement which it was then believed would always remain upon the waters of the North River and the East River.

The steam railroad brings the city into touch with the outer world and yet at the same time it can, and must continue to, handle a very large share of what is usually described as rapid transit business.

### Functions of Surface Systems.

The function of the street surface railroad is that of distribution within limited areas of the population, and as the population spreads and the distance and time for distribution become greater, it is obvious that a point is reached in the evolution of a city when some means of quicker and more rapid handling of passenger service becomes necessary.

Generally speaking, it can be assumed that a properly built railroad track, whether on surface right of way or viaduct or steel structure, or in a subway, is capable of doing only the same passenger business, or, in other words, can serve to operate the same number of persons per hour; and, further, that the operation and maintenance, including depreciation and all other charges, will, if a road is doing a reasonably full business, use up about 45 per cent. of its gross income, the remaining 55 per cent. being available to pay the interest charges on the capital invested. It, therefore, can readily be seen how important it is with light traffic to keep the cost of construction and equipment low, considering that, for illustration, the Interborough Rapid Transit Subway in New York, consisting in part of subway and in part of elevated structure, must haul more than 2,000,000 pay passengers per annum per mile of single track to meet fixed charges for structure and equipment; or, further, that a road which would cost, for structure alone without equipment, say $500,000 per mile of double track, would have to haul at a five-cent fare 910,000 pay passengers to pay interest charges on its expenditures for that structure and, if equipment were included, would have to haul probably 1,400,000 pay passengers per annum.

### Statistics Given.

It will help materially in this consideration to have clearly stated the approximate relative costs of producing different structures, and the table published in the adjoining column presents in comprehensive detail what may be considered as the average cost for the general construction of structures and the installation of structural equipment, but without power or rolling stock. The figures do not include the value of property for rights of way or easement and are given on the basis of constructing a double track railroad in each case, although reduced to the cost per mile of single track.

In the matter of speed of operation of improvements under varying conditions, it is well to bear in mind that for street surface railroads in congested portions of great cities the average speed does not exceed 8 miles per hour. In the less dense districts of a city this speed is increased to 11 or 12 miles per hour, but the average speed for street trolley railroads in cities will not exceed 9½ miles an hour. Similar electric trolley service in outlying districts on private right of way will average somewhere between 12 and 15 miles per hour. Local service on elevated railroads or subways or in open cut, with stations approximately 1,200 feet apart, will operate at an average speed of about 15 miles per hour. Express service on subway or elevated railroads or in open cut, with express stops spaced about 2 miles apart, will operate at an average speed of about 25 miles per hour, while steam railroads operating rapid transit suburban service, with stops at longer intervals, have an average operating speed of 30 to 35 miles an hour, depending on the district served and the frequency of stops. The spacing of stations on any type of rapid transit railroad is an important factor as affecting train operation and development of the district.

| Types of structure for double railway tracks | Cost per mile of single track |
|---|---|
| Trolley Railroad in suburban district, either on public roads or private right of way where no paving is required; complete with overhead trolley construction, track bonded; all in operating condition | $25,000 |
| Trolley Railroad on city streets, including asphalt or granite block pavement for width of tracks and 2 feet outside of tracks; complete with overhead trolley construction, track bonded; all in operating condition | 42,000 |
| Underground Trolley Railroad in congested streets of a city, including necessary pavements, conduits, etc., and with reasonable allowance for changes of subsurface improvements: | |
| New York | 126,000 |
| Washington | 48,500 |
| Elevated Railroad of a type and for the loading permissible to meet requirements of Public Service Commission of New York; complete with stations, contact rail, ties and track; averages | 125,000 |
| Railroad in open cut similar to Sea Beach Railroad of Brooklyn Rapid Transit Company in Brooklyn, where work is executed with steam shovel and with concrete walls; averaging cost of bridges and stations as part of the cost; complete with contact rail, ties and track; averages | 225,000 |
| Railroad on masonry viaduct filled in with stone ballast, similar to structure now being erected on Queens Boulevard from Queensboro Bridge to Greenpoint, on Long Island, New York; complete with stations, contact rail, ties and track; averages | 330,000 |
| Subway such as the Fourth Avenue Subway in Brooklyn, where work is unaffected by subsurface improvements, where the digging is easy and can be done with steam shovel and under typical ideal conditions; complete with structural and track equipment; averages | 402,000 |
| Subway such as the Broadway Subway now being constructed in New York City, where the work is very difficult and involves extreme interference with subsurface improvements of all kinds, the support of street surface, trolley car tracks, underground trolley construction, etc.; complete with structural and track equipment; averages | 1,190,000 |
| Iron lined Tube Tunnels under waterways or below water level; complete with structural equipment and track; averages | 2,700,000 |

The increase in travel in relation to the population of cities, as illustrated by New York, indicates the growing necessity for constantly increasing facilities by all classes of transportation service. In New York City in 1860, by all means of public conveyance, there were only 43 rides a head of population per annum. In 1870 this figure had increased to 100; in 1880, to 150; in 1890, to 230; in 1900, to 247; in 1910, to 322; and the most recent figures indicate about 360 rides a head of population per annum during the last year.

The various types of structures which have been developed for rapid transit service comprise:

### Types Enumerated.

1. Tube Tunnels.—In cities where the underlying soil is sand, clay, silt or other water-bearing material, below tidal or river levels, or under conditions where construction must be carried on without breaking the surface of streets, tubular tunnels, usually carrying a single track within each tube, are built by use of a shield and the lining constructed of cast iron or steel segmental plates. This type is used also for passing under rivers or waterways where no other type of structure is equally advantageous.

2. Subways.—By subway is meant construction in the open of a railway below surface grade and the structure covered over so as to restore intact a continuous street surface. According to the difficulties of construction, this type may be more or less expensive; but even in the cheapest form, with ideal conditions, the cost of producing such structures is so great as to warrant its being used only in districts where the population has reached a condition of practical saturation, or in commercial districts where the population has to enter and leave in large numbers.

3. Open cut.—The open cut method of construction of rapid transit facilities necessitates gravity retaining walls and construction at a depth which will permit highways to be abridged over such open cut. This method has an advantage over a subway in the matter of first cost due to the fact that usually steam shovels may be used.

4. Viaducts.—The development of viaducts with masonry and solid fills was the earliest type of construction of steam railroads through European cities. As applied to a street, it is very questionable whether it is a desirable type, as the masonry and piers have of necessity to be massive and obstructive.

### Above Ground Systems.

5. Elevated Railroads.—The elevated railroad, constructed of steel, serves a function which it would be difficult to replace. The first cost of such a structure is reasonable and its application to surface conditions is remarkably easy. A solid track floor of reinforced concrete increases somewhat the cost, but reduces the noise, and probably reduces somewhat the cost of maintenance. To the traveler this mode of transportation is particularly desirable since he gets the full benefit of light and air while traveling. The great function served by the elevated structure is to enable a railroad to be constructed which does not interfere with the use of the street surface and provides rapid transit operation at the smallest cost.

The introduction in the last 15 years of electric power for propulsion has advanced greatly the rapidity of such developments. New York started in 1875, when its population, now included within the territory of the Greater City, was 1,700,000, to build elevated railroads, operated with steam locomotives, by private capital, and for years they were a financial failure. Brooklyn followed suit at a later date, about 1885, and managed to survive for several lean years until the territory served grew.

# HOW LAND IS DEVELOPED

**William E. Harmon Gives Some Inside Information—Regarding Mortgages and Release Payments — Street Improvements.**

William E. Harmon gave the real estate convention at Pittsburgh some advice regarding suburban land development. He said, first, that he rarely paid over forty per cent. cash for his raw acreage. Press reports quote him as follows:

"We rarely, if ever, pay over 40 per cent. cash," added Mr. Harmon. "We like to buy our properties from 30 to 33 per cent. cash—balance secured by a purchase money mortgage running five or six years—preferably six, with interest at a rate not exceeding 5 per cent. The mortgage should contain a release clause providing for a distribution by the mortgagee of the amount of the mortgage with not more than 20 per cent. additional over the plat, fixing prices on each lot in accordance therewith, which price shall constitute the price at which said lot is released, together with rights-of-way over all streets and alleys.

"Sometimes an owner will demand his release payments in sums of from $1,000 to $5,000 at a time, but if so we always require that if we are obliged to pay larger sums than our immediate release requirements, and are not prepared to ask for releases up to the amount of our payment, that we can call for releases subsequently until they aggregate the amount of money we have paid. I suppose more investments have been wiped out through inadequate or improper release clauses than would be represented by all the capital stock and deposits of all the banks of Pittsburgh, and it is so easy to do the thing properly in the first place that there is no excuse for neglect of this most essential matter.

"In addition to the amount of cash necessary to purchase the property, a developer should have available an amount approximately equal to this amount for the purpose of preliminary expenses such as improvements, advertising, construction of houses, etc. If a sale goes right this may be more money than you need, but if it should go wrong, you will need every cent of it. To illustrate: Assuming a piece of property cost $100,000 and a first payment was $40,000, we would in this instance set aside $30,000 for our preliminary work; if we paid $30,000 cash, we would set aside from $30,000 to $33,000 for preliminary work, for in the latter case the release requirements would be heavier than in the other case cited."

**Street Improvements.**

"With regard to street improvements, my point of view is to make them as good as possible; that is to say, as good as your clientele will stand. In Chicago it costs us from $250 to $300 to put the improvements in on every thirty feet of ground, but in Chicago it pays to do this. On the other hand, in an industrial city like Pittsburgh people would not pay for such costly improvements on the class of property we handle, and one-half the above amount is probably about as much as is practical to spend. The point to be kept in mind is to give the people all that they will pay for; in this way you are creating something of a permanent character, and the benefit comes to you as well as to your customer. Besides sewers, gas, water, electric lights, curbs, macadam or asphalting and sidewalks and parking places, floral and shrubbery embellishments, which represents what might be termed perfect improvements, we have added what we have termed a maintenance fund amounting to $1 to $1.50 per front foot, which is paid in by the purchaser during the term of his installments, and which is used for keeping the property in an attractive, park-like condition, removing snow, etc.

"In the Russell Sage Foundation Homes Company, with which I have been connected in an advisory capacity since its beginning, we have a permanent maintenance fund in which we followed the suggestions of Edward Broughton, who made such a successful development in Baltimore of the property called Roland Park.

"Now, I could spend a good deal of time going into the cost of street improvements, but I don't think that is necessary here. Moving dirt costs from seventeen to twenty-five cents per yard, and moving excavation and stone $12.50 a yard, and granolithic curb and gutter cost from fifty to sixty cents a foot, and sidewalks from eight to fifteen cents a square foot; macadam, $1.25 a square yard, and asphalt, $2.50. These figures are not strictly accurate and vary in different places.

"It might be said of the form of maintenance fund established in the Sage Foundation operation that in its essence it becomes a permanent charge against the property, and is somewhat hard to establish, because it is in perpetuity, but when it can be put through the permanent effect upon the property is undoubtedly worth the individual contribution of the lot owner, and in the long run the property would show the effect in its enhancement in value."

—Mount Morris Park was bought for $26,000 and is now worth $7,500,000.

—New York City is the owner of 5,500 parcels of real estate, valued by the assessors at $1,300,000,000.

## QUEENSBORO BRIDGE CHANGES

**New Plans for Rapid Transit Tracks and Carriage Drives.**

The plans of the Bridge Department for the reconstruction of the Queensboro Bridge, to adapt it to the operation of the rapid transit trains of the Dual Subway System, are favored by the members of the Chamber of Commerce of the Borough of Queens. A delegation headed by Robert W. Higbie, president, and John Adikes, chairman of the Transit Committee of the Chamber, called upon Bridge Commissioner Kracke this week and made a thorough study of the new plans that have been devised to carry both the Brooklyn Rapid Transit Subway trains and Interborough Elevated trains across the bridge, without reducing the total roadway capacity. The plan provides for two rapid transit tracks on the north side of the lower level, and two rapid transit tracks on the south side of the upper level; and two 26 ft. roadways for vehicles, one on the north side of the upper level, and one on the south side of the lower level.

After inspecting the plans those present at the conference express themselves as greatly pleased with the efficient solution, which is the result of the efforts of Bridge Commissioner F. J. H. Kracke, Chief Engineer A. L. Bowman and Traffic Engineer C. M. Ingersoll.

The Queens Chamber of Commerce took the position months ago that there should be no delay in the early reconstruction of the bridge in order that rapid transit might be inaugurated as soon as possible on those extensions into Queens, which connect with the station on the Bridge Plaza, Long Island City, and at the same time urged the Bridge Department and the Public Service Commission to take into consideration the serious matter of the proposed reduction in width of the present roadway by the operation of the Brooklyn Rapid Transit trains. It was also urged that additional roadway space be provided, if possible, on some other part of the bridge to compensate for any reduction of the present roadway on the lower level. The plans as proposed, will not only insure the early inauguration of rapid transit across Queensboro Bridge, but will give a total width of 52 feet for vehicles.

# NEW WASHINGTON HEIGHTS APARTMENTS



George & Edward Blum, Architects.

162D STREET AND FT WASHINGTON AVENUE.

A NEW high-class elevator apartment is nearing completion at the southwest corner of Fort Washington avenue and 162d street by the Friedman Construction Company, owners and builders. The plans were prepared by George and Edward Blum, architects, 505 Fifth avenue. The building is six stories in height and covers a plot 140 x 161 x 102 x 100. The facades are of Indiana limestone and tapestry brick, with a decorative treatment of terra cotta. Balconies and fire escapes are of ornamental iron and tile. Forty-two families will be housed in this building in suites ranging from four to eight rooms each with one or two baths. The building, which represents an expenditure of over $200,000, will be ready for occupancy early in September, 1914.

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Too many To Let signs in a neighborhood do it no good in public estimation, and real estate boards are advising moderation. A multiplicity of signs exaggerate conditions which may be far from being as bad as they seem.

There is plenty of gold for export to Europe, the U. S. Treasury officers say, and it will come back, with more besides, in payment for American manufactures and food supplies that will be needed in case of a general war.

August Belmont has had added to the list of his great public services the completion of the Cape Cod Canal, celebrated this week. May a good net income from tolls reward his public-spirited investment.

One of the sad things connected with city life is the absence of playgrounds for boys and girls. It constitutes one of the main reasons why families move to neighboring villages. One of the best things the Real Estate Board can do is to lead the movement to prevail on the owners of vacant lots to let the children have them for playgrounds.

In compliance with the request of property owners along William street, Manhattan, and with an opinion of the Appellate Division, the Public Service Commission has agreed to draw up the liability clause in this contract in a different manner than usual. Heretofore the contractor for any section of work assumes all liability resulting from such work. The work in William street, however, will be through very low and partly made ground, and for that reason the property owners wish the city to be primarily responsible for any damage that may result to their buildings. The contract will accordingly be drawn in such a manner that the contractor will still be responsible, but he will have the backing of the city.

## The Lower West Side.

Mr. Cyrus C. Miller is right in comparing the West Side of Manhattan from Chambers street to 23rd street to a withered limb. A limb which has been allowed to become withered, because it has been deprived of the blood necessary to its vigorous development. As a consequence of the natural advantages of its situation the Lower West Side of Manhattan should have been the particularly industrial part of the city and should by this time have been covered with warehouses, factories and business offices. It is the part of Manhattan which is most accessible to communication with the rest of the country and with the world, but it has never been allowed to profit by its natural advantages because in every respect it has been denied any sufficient machinery with which to turn its advantages to good account.

In the first place, its street system was laid out apparently for the purpose of isolating it. It was provided with no thoroughfare connecting it with the Upper West Side and with the central business ridge of the island. It did not even have the benefit of a straight avenue connecting Greenwich Village with upper Broadway. It has been equally ill-provided with means of transit. The surface cars which ran through that part of the city provide a most inferior means of communication with the other parts. Some districts did indeed profit from the Ninth and Sixth avenue elevated roads, but not for long. When the first subway was built the West Side was left entirely out of account, and the consequence was the cream of the wholesale trade was diverted to the line of Fourth avenue on the East Side. Finally, what was worst of all, no attempt has been made to improve the means of handling the freight which needed to be shipped into the West Side and shipped out of it.

In this respect nothing has been done during the last forty-five years except to build improved docks. The freight has to be hauled in and out the city in trucks and barges. The New York Central has tracks running down the West Side; but they are all of comparatively small use compared to the advantage which would be derived from a modern freight railway, which was properly connected with warehouses and docks. The largest city in the United States has treated this phase of its business machinery in the spirit and with the neglect comparable to that of a backward Southern village, and it is no wonder that the community is not now deriving anything like the economic benefit from the West Side of Manhattan which it ought to derive. A better illustration could not be asked of the close relation which exists between private parties in business and a responsible public policy of business encouragement. If New York showed anything like the business public spirit that the German cities have developed, the lower West Side of Manhattan would now be crowded with factories and warehouses, and its working population would be living remote from their work in New Jersey or the Bronx.

## A Revival on the Way.

The revival in business which was predicted in the Record and Guide some weeks ago seems to be slowly but surely putting in its appearance. There are evidences of an increased volume of business in many different parts of the country, and this increasing activity has been taking place without the assistance of any of those stimulating causes upon which business men have apparently been counting. Congress has not adjourned, and has gone ahead with the legislation in relation to trusts, which were supposed to be so dangerous to business prosperity. The decision of the Interstate Commerce Commission in regard to the increase of freight rates has not at this writing been formally announced, but its general nature has been an open secret, and it is known that the railroads will get only a part of what they have demanded.

The effects of this decision are already fully discounted, and it will not result in the paralysis of business in which it was expected to result. The more cheerful feeling is due in part to the prospect of unprecedently large crops, which are likely to be sold at high prices, and impart to a general revival of confidence. Business men are recovering from their scare and are more ready than they were to invest capital in new enterprises or in adding to existing plants. Of course the recovery is only just beginning and it is being expressed more in a change of disposition and spirit than in the announcement of matured plans; but unless the increase in confidence receives a setback it will undoubtedly bear substantial fruit during the coming fall and winter. What the consequences of the wars breaking out or impending in Europe at this writing may be to the business of this country cannot now be foretold.

At this moment Europe is on the brink of a war involving the great powers. Whether the crisis will eventuate in anything more than a localized attempt on the part of Austria to punish Servia while the other powers keep off, or whether all the powers will be brought into the conflict by their alliances and ententes, is a question yet unanswered. As the answer may come before these lines reach the reader, this is not a time for prophecy. But it can be said that the American government is fortunate in having no entangling alliances and also fortunate to be in a sound financial condition.

## A Confusion of Laws.

The fire-hazard in some factories has been made the reason for much legislation in the last few years. Private societies and governmental commissions have been chartered to formulate and promote restrictive laws and regulations. Men and women of more or less wealth and leisure, with a desire to be of service to their fellow men, have found opportunities. Others have found remunerative positions as investigators, inspectors and technical experts. The legislation has emanated both from the city and the State, and new powers have been conferred and new authorities ordained in order to enforce it. A large mass of labor legislation has come from the labors and reports of the State Factory Investigating Commission which was appointed in 1911 to investigate conditions of manufacturing in loft buildings in first and second class cites, and which has since had its powers enlarged and its tenure prolonged. The body of laws enacted this year under the designation of New York State Labor Laws fills more than sixty pages of fine type in a special bulletin issued under the direction of the Commissioner of Labor. A mere index of brief titles of labor bills introduced fills fourteen other pages. There seems to be a new fancy for welfare work that finds expression in legislative bills to regulate the construction, maintenance and taxation of buildings. No doubt it is only a passing emotion, but the temporary consequences have been serious to real estate interests, besides confusion and conflict in administrative circles.

Laws passed in 1913 were repealed this year, and now the whole code of labor laws is being revised. According to a former statue, one of the two required means of exit from a factory building might be an outside fire-escape if, in the opinion of the Industrial Board, safety was not thereby endangered. An amendment made this year, however, provides in effect that whereas formerly the permission of the Industrial Board was to be obtained before an outside fire-escape could be used, such fire-escapes may hereafter be used until the board affirmatively "finds" them unsafe. (The use of outside fire-escapes in buildings over five stories high remains contingent upon the approval of the board.) At first it was required that stairways in factory buildings more than four stories high should be enclosed with fire-resisting material, but the law did not define the material. The latest amendment applies

this requirement only to buildings more than five-stories high, but the regulations for fire-resisting materials have not yet been promulgated. A third modification made by the Legislature this year is that windows leading to fire-escapes may be provided with frames and sash covered with metal instead of being made of metal, and the definition of fireproof windows has been changed so as to permit frames and sash covered with metal instead of being made of metal. The duty of providing proper ventilation and also dressing and emergency rooms for women has been laid upon the person operating the factory and lifted from the owner.

While these amendments have been favorable to the landlords, still remaining are many requirements which if not unjust are crude and absurd. It is highly desirable that they be revised, a relief which the Governor has promised and the Factory Commission has undertaken. But more than this is justly due. An opportunity is presented of once for all, settling the conflict between city and State authority, and of reducing the fundamentals of the law to the simplest possible terms. A State Labor Law should not be loaded with a helter skelter collection of construction details. Leave the details for departmental rules and regulations; and where cities are already equipped with a full quota of inspection bureaus, leave the enforcement of the law and regulations to the local authorities, whose work in turn should be reduced, co-ordinated and synchronized, much after the manner that Superintendent Miller has already suggested to the State authorities. If these reforms should follow the present confusion, real estate would be measurably compensated for a long series of unjust impositions.

### The Single Tax in Other Lands.

*Editor of the* RECORD AND GUIDE:

There was introduced in the Legislature at the last session an act, "to amend the Greater New York charter, by providing for a difference in the rate of taxation on the value of land wholly unimproved, and the rate on the difference between the value of the land with its improvements and the value of the land wholly unimproved."

This act provides only for a shifting of the rate from the improved property to that of the unimproved property by easy stages covering a period of five years, so that at the end of five years, unimproved property will bear 50 per cent. of a higher rate than real estate wholly improved. The change is to be gradual so as to almost be imperceptible, and in that way the change can be brought about without any sudden revolution or shock. The owners of real estate and the institutions lending money on bond and mortgage can gradually adjust themselves to new conditions. It must be borne in mind that it was not proposed in this act to change the values of the unimproved and improved property for the purposes of taxation; it was only the rate that is to be adjusted.

In other countries the taxes imposed on the owners of real estate property is more onerous than here. Lloyd-George's budget of 1909 imposed four different taxes upon land, the first and most important of which was the so-called increment value duty. This imposed a tax of 20 per cent. upon the land increment arising after 1909, payable by the owner when land is sold, leased for more than fourteen years, or transferred at death.

In Germany the first of the recent experiments in taxing the increment of land was made in the model German colony of Kiao-Chau, established in China in 1897. The land and tax ordinance of 1898 imposed a tax of 33⅓ per cent. of any increment of value accruing thereafter to private purchasers of lands acquired from the government, a tax of 6 per cent. on the value of land, exclusive of improvements, and a tax on land sales at auction. In 1904-5 Frankfort and Cologne took the lead in this reform. By 1910 the increment tax was in operation in 457 cities and towns in Germany, yielding a substantial revenue, the rates of taxation being as high as 25 per cent.

In 1911 the German Empire introduced an imperial tax upon the unearned increment. This law imposes a progressive tax, increasing according to the percentage which the increment bears to the original value of the land. The rate is 10 per cent. of the increment when that amounts to 10 per cent. of the original value, and increases one per cent. for each additional 20 per cent. of increment until it reaches 19 per cent. on increments ranging from 170 per cent. to 190 per cent. From that point it increases one per cent. for every additional 10 per cent. of increment, until it reaches 30 per cent. on all increments of 290 per cent. and over, with provision for certain deductions. The imperial tax is intended to unify the taxation of the unearned increment throughout the empire and will replace the local increment taxes. To compensate the cities for the revenue thus lost, the law provides that 40 per cent. of the product of the imperial increment tax shall be apportioned to the local governments, while the States are given 10 per cent. and the empire retains 50 per cent. Authority is granted, however, to impose additional rates for local purposes, so that some measure of local option is retained.

In Australia, Queensland has already adopted the exemption of all improvements, and New South Wales, South Australia and every other State, as well as the federal government, are moving steadily in the same direction.

New Zealand has had a graduated state land tax since 1891, which has already to a great extent accomplished its purpose of breaking up large estates. In 1896 local bodies were empowered to levy their rates on the unimproved value of land. By 1909 not less than 85 districts had adopted the method with satisfactory results.

Of the nine Canadian provinces, three have taken important steps toward the single tax. In British Columbia, provincial revenue is still derived from poll, property, and income taxes, but since 1891 municipalities have been permitted to exempt improvements from taxation in part or in whole. Since 1892, indeed, municipalities have not been permitted to assess improvements at more than 50 per cent. of their actual value. Under the authority thus granted all the important urban and many rural municipalities are now exempt entirely, thus raising practically all local revenue from land. The Government, through its Finance Minister, Hon. Price Ellison, now formally announces its purpose to adopt the single tax for all provincial revenues. He says, "Our aim is to reach a point where direct taxation will be eliminated and our revenues will be obtained from the natural resources of the province. This I regard as a sound policy."

In Ontario, 300 municipalities have petitioned for power to reduce taxes on improvements. By twenty-three to one, the Toronto City Council, in January, 1913, submitted to the citizens the question of exempting buildings, whereupon the citizens voted in the affirmative, four to one.

Land owners are adopting a false policy in proclaiming that their property is being reduced in value and confiscated and that it will bring a revolution in real estate through destroying mortgage values. By adopting this false cry they are depreciating the value of their own property and destroying the real estate market. So it is they and not the advocates of the milder form in taxation as represented in the Herrick-Schaap bill that will be responsible for depreciation in values. Their policy should be to meet the advocates in this reform half way and to agree on a policy of reform in taxation that will benefit the community as a whole.

B. C. BROWNFILLE.

### Growing Cost of Government.

The cost of municipal government has grown rapidly since the simple methods of the fathers have been made to give way to the so-called modern systems. The comparatively few regulations which the old charter builders thought sufficient have been expanded into elaborate codes, small committees have grown into big departments, and petty offices into high-salaried commissionerships. In most cities the increase in taxation has been out of all proportion to growth of population.

A report just made public by the United States Census Bureau deals with the per capita expenditures of municipalities for other than public service enterprises, and it covers the operations of 195 cities having a population of 30,000 and over in the year 1912. The total per capita payments of these cities for expenses of the kind indicated averaged $17.34 in that year, an amount representing an advance of $4.22, or 33.2 per cent., as compared with the year 1902; that is, just a decade before, when the expenditure per head of population was $13.02.

The per capita payment for fire department service for the 195 cities increased from $1.30 in 1902 to $1.62 in 1912. The per capita cost of police protection increased from $1.84 in 1902 to $2.04 in 1912. The expense for education shows the largest advance for the decade, rising from $3.61 in 1902 to $5.02 in 1912.

### Strength of American Finances.

It would be idle to attempt an estimate of how far foreign liquidation of American stocks might go in the event of a great European conflict, says the Wall Street Journal. The amount of foreign investment in American securities is enormous, and if investors were obliged to liquidate on a large scale, the consequences would be difficult to foretell. American securities can now be liquidated more readily than those of other countries and that is one of the chief reasons for the recent heavy selling here. The situation, so far as our stocks are concerned, will end, however, like a run on a bank which promptly meets all demands and demonstrates its strength and solvency. In that case there is a rush of depositors to put back their money; and when New York has successfully withstood the present wave of selling, there will be a return rush of foreign buyers for the securities of the country in which liquidation can be accomplished under any circumstances.

### Ticket Booths and Choppers.

The method of control for all principal stations on the new subway lines to be operated by the New York Municipal Railway Corporation will be by ticket booths and choppers instead of turnstiles, but at stations where traffic is light, turnstiles may be established and continued until the commission decides that conditions require the substitution of ticket booths and choppers. This means that ticket booths and choppers will be used at all stations on the new lines in Manhattan, except the stations in the Centre Street Loop and on the Nassau street extension of such loop. The question as to this extension is left open until the plans shall have been completed. Ticket booths and choppers will be used at all stations on the new lines in Queens Borough; on the Montague street-Flatbush avenue connection in Brooklyn; on the main line of the Fourth avenue subway in Brooklyn, including the extension to 86th street; at all stations on the New Utrecht avenue and Culver line elevated roads in Brooklyn north of and including 62nd street and Avenue I; also at the 18th avenue and Coney Island stations on the New Utrecht avenue line, and at the Coney Island station on the Culver line. The engineers were instructed to design all other stations so that ticket booths and choppers may be installed when the commission desires without inconvenience or much expense, but that in the meantime turnstiles may be used if the company so desires. The use of turnstiles will be permitted on all lines built and owned by the operating company, subject to the right of the commission to order a change when conditions demand it. The commission also, directed its chief engineer to provide for the immediate construction of stairways at both ends of the stations on the New Utrecht avenue line.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits,**
**Together With Other Current Realty Items.**

## LIVERPOOL INTERESTED.

### In Mr. Lustgarten's Story About New York Real Estate.

The Liverpool (Eng.) Daily Post and Mercury contains an interview with Mr. William Lustgarten, of the real estate firm of Wm. Lustgarten & Co., of New York, and secretary of the Tax Law Revision Committee. The report says:

"Mr. Lustgarten, who is over for a holiday in company with several friends, told how the old tenement houses of New York are being remodelled and modernized as a result of the partial adoption of the principle of the taxation of land value. In New York the system proposed in Mr. Lloyd George's present Budget, of separating land and buildings for the purpose of assessing and rating both occupied and vacant land at its fair value, has been in operation since 1903, and the economic consequences have been important and far-reaching. The effect of the rate on unused building lots has been to make it imperative for the holders to bring them into use. The building of new houses has been greatly stimulated, and to these new tenements have been attracted large numbers of tenants of the old consumption-breeding rookeries.

### Renovation of Old Houses.

"Firms like that of Mr. Lustgarten then step in, buy the old property at the price of the land, entirely renew the interiors and the roofs, equip the houses in the most modern up-to-date style, including improved sanitary arrangements, the conversion of cellar kitchens into storerooms, and the provision of white enamel sinks, stationary slate washtubs, etc. This is precisely the kind of scheme suggested recently by our own Special Committee on Leaseholds in regard to the old Corporation property in the Abercromby district, and the advocates of that plan will be encouraged by the success of the venture in New York. 'Not only,' said Mr. Lustgarten, 'are the renovated tenements quickly let, but there is always a waiting list of tenants ready for them, and it is certain that the health of the city will be greatly improved.'

"Mr. Lustgarten expressed himself as perfectly satisfied that the taxation of land values in New York has been of enormous public benefit, and he is a strong advocate of raising the tax to 100 cents on the dollar, while realizing that the profits of land speculators, like himself, would then disappear. An annual tax of 1.85 per cent. on the selling or capital value, equal to 37½ on the annual value, makes it impossible, he said, to hold land out of use. Many wealthy families have had to partition their large estates on Manhattan Island because to hold them out of use was too expensive a luxury.

"As an instance he mentioned a corner site on 11th avenue, owned by the Astor estate. It had never been built upon since the Creation, but its selling value was assessed for the purpose of taxation at $37,500, though measuring only 75 feet by 125 feet. At public auction Mr. Lustgarten bought the plot for $46,000, and in thirty days he sold it again at a profit of $5,000, and it is now occupied by a big warehouse.

### To Abolish Slums.

"During his visit to this country Mr. Lustgarten has seen a good deal of London, Edinburgh, Glasgow and Liverpool, and noted the congestion to be found at the heart of each city, while within a ten-minutes' ride by train there are thousands of acres of open country. Many of the old houses, he said, ought to have been scrapped generations ago. 'In Edinburgh I saw tenement buildings five stories high, which are said to be 600 years old. Why, in New York we have a sinking fund for every building, and every thirty years practically everything is scrapped and rebuilt out of the amortisement fund. If you had a tax on the land values you would have to do the same, and slum property would be demolished and rebuilt without any cost to the city. The quickest, cheapest and most equitable way of clearing your slums is just to put a tax on your land values.'

"Mr. Lustgarten added that he looks forward to a big building boom in New York next year. By then the effects of the slump of 1907 would have passed away, and the opening of the Panama Canal would cheapen shipments to the West and reduce the railway freight rates."

### How He Grew Rich.

The late Charles Edgar Appleby, who accumulated a fortune estimated to exceed $25,000,000 in real estate, once gave expression to these views:

"If I had spent ten per cent. a year more between the ages of twenty-one and thirty-one I would not have been worth ten per cent. of what I have. That ten per cent. made me forehanded.

"I have always advised young men that the way to become wealthy is to save. Saving and careful investment will make any man well off.

"Real estate stays in a family longer than money. For that reason I believe in investing in land.

"It has been my rule to keep the value of my property in land, not in building. Land can't wear out, can't deteriorate, doesn't demand insurance and doesn't need repairs. The value of land constantly advances. That of buildings constantly deteriorates. I never mortgage my property. I prefer to lease my land to others to build upon, or to lease it for purposes not requiring big buildings. That is what I call scientific investment."

### Objecting to a Tenement Law.

Brooklyn real estate interests are complaining considerably on account of the Tenement House law prohibiting the erection of a tenement or apartment house containing a room which has less than 70 square feet of floor space or less than 7 feet wide. Under this law it is unlawful to construct a room 6 feet 10 inches by 11 feet, but it is lawful to construct a room 7 by 10 feet, which is considerably smaller. The former room would contain 74 and a fraction feet while the latter would contain but 70 square feet.

To the inexperienced person this might seem like a harmless little feature of our modern method of enacting laws without due consideration to the unlooked-for effect they might have, but it is a very serious matter, especially in Brooklyn, says the Brooklyn Times. Brooklyn feels the burden of this law more than its sister boroughs, because of the fact that here the normal width of lots is only 20 feet. There are thousands of these lots in Brooklyn for which three-family houses would be a most logical improvement, but they are practically unusable and unsalable because of the expense and difficulty of complying with this joker law.

The present law forces the construction of large tenements. To some persons this might seem to have been an object in passing the law, but it creates congested conditions, and from the standpoint of good government and good morals, the fewer families under one roof the better.

One prominent real estate man, in commenting on this law said: "The destruction of property values cannot be continued much longer with impunity. The city will soon find that notwithstanding its new subways, its borrowing capacity will disappear and many public improvements will be delayed for years.

### Proposed New Highway.

Because of the large amount of vehicular traffic over the Long Beach road a movement is on foot to have the thoroughfare widened to 100 feet and rebuilt. There is also a sentiment for an entirely new highway from a point between Freeport and Rockville Centre southwest to Long Beach. The present Long Beach road is fifty feet in width and extends from the Merrick road at Rockville Centre south through Oceanside to the Beach. As many as 1,500 automobiles an hour pass over it during certain hours on Sundays.

One-half million dollars is the estimated cost of building a new highway, while the cost of rebuilding and widening Long Beach road would be considerably less. A new highway to Long Beach would pass through Oceanside the same as Long Beach road does and that section is now undergoing extensive development and improvement. The Long Island Railroad has built a new station at Oceanside.

Nassau County, however, does not want to pay all of the cost of these proposed highway improvements because automobilists from everywhere in and adjacent to New York City travel to the ocean front of the county. It will urge the state to make the improvement.

### New School at Douglaston.

Douglaston is to have a new modern school house to be built on the site of the present one, which is not large enough to accommodate the increasing number of pupils in the fast growing section. The plans, specifications and appropriation have already passed the New York City Board of Education and the Board of Estimate. In October the bids for construction will be accepted and the work of demolishing the old building and erecting the new one will begin. Owing to the style of architecture in Douglaston Park, which adjoins Alley Park and the school house tract, the plans have been drawn with special care as to design and modern conveniences. The specifications call for a modern brick building and the appropriation and estimated cost is $129,000.

Douglaston Park and contiguous communities have developed so rapidly during the last few years that it has become imperative for the city officials to meet the need of larger and better educational facilities. The entire market of North Shore real estate has shown encouraging results in spite of the so-called business oppression.

### The Committee Controls the Board.

The Board of Estimate as now organized gives the City Plan Committee a majority vote in the Board. This may have some advantages, though they are not apparent. Questions of the greatest importance, calling for the expenditure of large sums, will be submitted to this committee. A unanimous report means the committee can always carry its plans through the Board of Estimate. In this connection the Bulletin of the Real Estate Board says:

"It seems to be a grave mistake that any sub-commmittee of the Board of Estimate should control a majority vote in the Board."

### Steinway Tunnel Progress.

The Steinway tunnel will be completed by the first of the year, and ready for a shuttle service from Long Island City to 42d street and Lexington avenue, Manhattan, according to Engineer Shailler, who has charge of the work now being done in the tubes. With the exception of the laying of the tracks, the work of that part of the tubes under the river is about finished and the men are now working on the land ends of the tunnel, both in Long Island City and Manhattan.

## LOCAL IMPROVEMENTS.

### Van Courtlandt.

1247. Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of Corlear avenue from West 230th street to West 231st street, adjusting curb where necessary, together with all work incidental thereto. Total estimated cost $3,850; assessed value of the real estate included within the probable area of assessment is $137,242. Estimated cost for each 25-foot lot $82.25.

1250. Acquiring title to the lands necessary for Putnam avenue East, from West 238th street to Van Courtlandt Park South. See Engineer's report.

1253. Acquiring title to the land necessary for Sylvan avenue, from West 254th street to Faraday avenue (Iselin avenue). See Engineer's report.

On May 19, 1913, the Local Board of Van Courtlandt, 25th District, initiated proceedings for constructing a sewer and appurtenances in Newton avenue, between West 253d street and West 260th street; and in West 256th street, between Broadway and Newton avenue, and all work incidental thereto, which resolution was amended by said Board on July 28, 1913, so as to provide for constructing sewer and appurtenances in Newton avenue, between West 253d street and West 260th street, and in West 256th street, between Broadway and Sylvan avenue, and all work incidental thereto. It is now proposed that the aforesaid resolution of July 28, 1913, be amended so as to provide only for constructing sewers and appurtenances in Newton avenue, between West 253d street and Farraday avenue and between Mosholu avenue and West 260th street, with a temporary connection at West 256th street, together with all work incidental thereto.

1195. For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Kingsbridge avenue, from West 230th street to the line between the Boroughs of Manhattan and the Bronx, together with all work incidental thereto. Total estimated cost $7,300. The assessed value of the real estate included within the probable area of assessment is $55,000. Estimated cost for each 25-foot lot $456.25. Proceedings initiated by Board of Estimate and Apportionment for acquiring title February 20, 1913, and Commissioners appointed April 3, 1914.

### Crotona.

1207. For laying out on the map of the City of New York, East 147th street, from Austin place to East 149th street. See Engineer's report dated May 23, 1914. Laid over on June 16, 1914, until July 14, 1914.

1235. Repairing concrete sidewalk where necessary on the easterly side of Jackson avenue, commencing at a point 170 feet north of Westchester avenue and extending 125 feet northerly, and 13 feet 6 inches in width, together with all work incidental thereto (in accordance with section 435 of the Greater New York Charter as amended). Also repairing concrete sidewalk on the northerly side of Westchester avenue, from a point 128 feet easterly from the corner of Jackson avenue, and extending 20 feet easterly, 22 feet in width, together with all work incidental thereto (in accordance with section 435 of the Greater New York Charter as amended). Total estimated cost $430; assessed value of the real estate included within the probable area of assessment is $75,000.

## PRIVATE REALTY SALES.

Two or three interesting transactions were consummated during the week, one being the acquisition of the fifteen-story office building at the northeast corner of William and Cedar streets by the Casualty Company of America, and the other a prominent corner on Park avenue north of the Grand Central Terminal. The casualty company will occupy three entire floors after possession is obtained in the autumn. Speculative builders bought the southeast corner of Park avenue and 55th street, which will be improved.


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The total number of sales reported and not recorded in Manhattan this week was 18, as against 17 last week and 10 a year ago.

The number of sales south of 59th street was 4, as compared with 9 last week and 5 a year ago.

The sales north of 59th street aggregated 14, as compared with 8 last week and 5 a year ago.

The total number of conveyances in Manhattan was 129, as against 125 last week, 27 having stated considerations totaling $1,111,168. Mortgages recorded this week number 85, involving $1,960,258, as against 57 last week, aggregating $1,960,258.

From the Bronx 14 sales at private contract were recorded, as against 10 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $736,056, compared with $1,120,394 last week, making a total since January 1 of $25,348,109. The figures for the corresponding week last year were $589,615, and the total from January 1, 1913, to Aug. 2, 1913, was $36,955,811.

### New Home for Casualty Company.

The Casualty Company of America, Edward W. Deleon, president, has bought from the 68 William Street Company, Robert E. Dowling, president, the northeast corner of William and Cedar streets, a fifteen-story mercantile structure, fronting 54.5 feet in William street and 124.2 feet in Cedar street. The Casualty Company now occupies space at 123 William street, and upon the expiration of its lease will move to the new building and occupy the second, third and fourth floors. The remainder of the building is rented, the ground floor being occupied by the Royal Bank of Canada. It was erected in 1901 at an estimated cost of $785,000.

### "Eldorado" in $1,200,000 Deal.

The Trio Realty Company, William A. Todd, Albert B. Kerr and W. K. Brice, have sold through the F. R. Wood-W. H. Dolson Company, the "Eldorado" apartment house, an eight-story building on plot 201x100, occupying the entire block on Central Park West, from 90th to 91st street. It has been held at $1,200,000. The Trio Realty Company was organized last March when it purchased the property from the Audley Realty Company, Audley Clark, President.

### Controls Block Front.

Joseph P. Day, in conjunction with Theodore A. Kavanagh, have sold to Charles Gulden the four-story dwelling, 1001 Madison avenue, on lot 20x80. Mr. Gulden recently bought at the Hennessy estate partition sale the five four-story dwellings, on plot 82.2x100xirregular, at 1003-1009 Madison avenue and 44 East 78th street, which together with the Don Carlos apartment house, gives the buyer control of the entire block front on Madison avenue between 77th and 78th streets.

### Standard Oil Co. Takes Title.

An important improvement for lower Broadway is under way as a result of the conveyance of title this week to the Standard Oil Company of New York, by the Morris Building Company, a subsidiary, of 44-50 Broadway. It is the site of the Tower Building recently torn down, fronting 81.10 feet on Broadway, 80.3 feet in New street, with a depth of about 167.3 feet. The total area of the plot is approximately 13,000 square feet. Full details of this operation will be found elsewhere in the Record and Guide.

### New Park Avenue Operation.

The Park avenue and 55th street corporation, a Massachusetts corporation with a capital of $500,000, and represented as attorney by George R. Coughlan, has been formed to take over the southeast corner of Park avenue and 55th street, from the Swan-Brown Company. It is a plot 100x90 and will be improved with a twelve-story apartment house.

### Arbuckle Estate Enlarges Plot.

The Arbuckle estate, owner of the Hotel Margaret, has purchased through John F. James & Sons from the Lois M. Lane estate, the five-story apartment house, 91 Columbia Heights, Brooklyn, on lot 25x100, adjoining the hotel. The Arbuckle estate recently acquired other adjoining property, and it is rumored that an addition to the Hotel Margaret is contemplated.

### More Space for Pictorial Review.

Julius Kayser acquired from the Realty Holding Company the plot 216-220 West 39th street, 61x98.9, adjoining the twelve-story structure also owned by Mr. Kayser, and under lease for twenty-one years to the Pictorial Review Company. That company has arranged to lease a similar building to be erected on the newly-acquired plot. The two buildings will have a frontage of 123 feet.

### Manhattan—South of 59th Street.

BLEECKER ST.—Joseph F. A. O'Donnell sold 288 Bleecker st a 4-sty tenement on lot 19.1x50.

THOMPSON ST.—The Citizens' Investing Company, Dominick Allaire president, sold the recently completed 6-sty tenement on plot 49x100, at 152 and 154 Thompson st, to Camelo Lacapria.

### Manhattan—North of 59th Street.

60TH ST.—The Greenwich Savings Bank has sold 315 to 323 West 60th st, three 6-sty new law houses, each on plot 21.6x100.5, which were acquired at auction in January 1911, at $27,500 each.

89TH ST.—The estate of Marie Koehler sold, through Slawson & Hobbs, the 3-sty dwelling, 65 West 89th st, on lot 18x100.8.

95TH ST.—Herman Arns & Co. sold for William P. Rooney 104 West 95th st, a 5-sty flat on lot 25x100. The purchaser gave in part payment a 3-sty cottage on plot 50x125 on the northwest corner Haworth av and Owatonna st, Haworth, N. J.

102D ST.—John R. Davidson sold for Mrs. Ann T. S. McLane 110 West 102d st, a 5-sty flat on lot 25x100.11, to Isidor Abraham.

AMSTERDAM AV.—Kempe & Co. sold for Bernard Gerdes 705 Amsterdam av, a 5-sty tenement with stores, on lot 25x82, to Ferdinand H. Stellhorn.

BROADWAY.—The "Carrollton" at the northwest corner of Broadway and 168th st, a 6-sty apartment house on plot 90x150, was reported sold yesterday by the James Livingston Construction Co. Other property was said to have been given in part payment.

CONVENT AV.—Joseph F. A. O'Donnell has bought from Nathaniel A. McCready, the plot of 4 lots, 100x95, at the southwest corner of Convent av and 141st st.

LEXINGTON AV.—Arthur Ochs bought from John Duane, the 4-sty flat, 1207 Lexington av, on lot 20x70.

SHERMAN AV.—Frederick Zittel & Sons and William B. Young sold for the Hensle Construction Co. 164 Sherman av, a 5-sty apartment house on plot 50x150. The buyer gave in exchange a 20-room house and 5 acres of land at Saugerties, N. Y.

SHERMAN AV. Frederick Zittel & Sons and W. B. Young sold for the Charles Hensle Construction Co. 160 Sherman av, a 5-sty apartment house, 50x150, to a Boston client of Lewis S. Marx. The purchaser gave in exchange the 3-sty Odd Fellows' Hall building, 25 and 27 Fairmont av, Boston, on plot 37x100.

7TH AV.—Arnold, Byrne & Bauman resold for the Henry Morgenthau Co. the southeast corner of 7th av and 128th st, two 5-sty apartment houses on plot 50x75, to John Flannery, who gave in part payment, 3 St. Luke pl, a dwelling 20x100, and 271 West 121st st, a dwelling 17x100.

### Bronx.

FOX ST.—Dr. I. Stern has purchased from Lowenfeld & Prager, the 5-sty flat at the southwest corner of Fox and Home sts, on plot 59x95.

176TH ST.—Richard H. Scobie resold for Louis E. Bates the northwest corner of 176th st and Southern blvd and Crotona pkway, 57.27 ft. on Southern blvd and 145 ft. in 176th st, to the Park Hill Construction Co., H. Ratner, president, which will improve the plot with a 6-sty apartment house.

178TH ST.—Simon J. Bloom sold for James S. Friedman, 865 East 178th st, a 5-sty apartment house, 36.6x143, to Futera & Vilone, who gave in part payment a waterfront property, with a dwelling, in Gedney, st, Nyack, N. Y. The exchange involved about $50,000.

BEAUMONT AV.—A. I. Shapiro sold for R. Benenson 2304 Beaumont av, a 5-sty flat, on plot 36.6x100, to D. Stein, who gave in part payment a plot, 100x46, in Crotona pl, 100 ft north of St. Paul's pl.

CASTLE HILL AV.—Frank Gass, Inc., sold for Vondran & Bacon, to Pauline Fox, the three 3-sty buildings, 1011-1015 Castle Hill av.

CLINTON AV.—The Hamilton Holding Co. Lowenfeld & Prager, sold the 6-sty apartment house on plot 40x107, at the southeast corner of Clinton av and 180th st, to the U. E. Realty Co., Hugh P. Skelly president, which gave in part payment the lot 25x100 at the northeast corner of Walton av and 179th st.

DUDLEY AV.—Frank Gass, Inc., sold for the Bentz Construction Co. to Peder M. Pederson, 4 Dudley av, Unionport.

FORDHAM RD.—W. E. & W. I. Brown, Inc., sold for the McNamara estate the plot on the south side of Fordham rd, 61.9 ft. east of Tiebout av.

LACONIA AV.—The Monatquot Real Estate Co. has contracted to sell for $1,350 to Nicholas Cinelli, the lot 39.10x105, on the west side of Laconia av, 25 ft. north of 232d st.

OLD ALBANY POST RD.—Joshua L. Evans has sold for the Van Cortlandt Park Realty Co., plot 234, map of Samler estate, fronting on the Old Albany Post road and running through to Newton av.

PARK AV.—M. Zeller has sold 3426 Park avenue, a 4-sty flat, on lot 25x99.7. In part payment the buyer gave a house on Marmion av.

TELLER AV.—Charles A. Weber sold for Phoebe A. Rose, 1324 Teller av, a dwelling, on lot 25x100. The buyer gave in part payment a plot 40x100, on Rosefeld av, Elmhurst, L. I.

WESTCHESTER AV.—The Charwyn Realty Co., Charles Wynne, president, purchased from Peter H. Ryan, of Clinton, N. Y., the southeast corner of Westchester avenue and Taylor avenue, a lot 25x116.

### Brooklyn.

COURT ST.—Estate of J. Curtis sold through John F. James & Sons, the five 3-sty buildings, 375-383 Court st.

PACIFIC ST.—Louis P. Schien sold for the Onyx Realty Exchange 467 and 469 Pacific st, a 5-sty apartment house, on plot 50x100. The buyer took in part payment a country home in Bethel, Me., and a plot 100x217.6 in Elizabeth, N. J. The exchange involved about $150,000.

PRESIDENT ST.—E. T. Newman sold for F. J. Goode, the 3-sty dwelling, 702 President st; also for Charles H. Brown, the 2-sty dwelling, 115 Garfield pl.

STARR ST.—James M. Hawley sold for Joseph Morgan 169 Starr st to J. Fink; also for E. Scherer 18 Schafer st to R. A. Schlesing, and for Nat McCann 761 Hart st, 25x100, to R. A Schlesinger.

4TH ST.—Burrill Brothers sold for J. G Hogen the 3-sty house, 404 4th st.

18TH ST.—Henry Pierson & Co. Inc., sold for Arthur H. Strong, the residence, 600 East 18th st, on plot 60x100.

52D ST.—The Beekman Realty Co. has sold for the A. Dann Construction Co. the 2-family residence at 1218 52d st.

55TH ST.—Frank A. Seaver & Co. sold the dwelling 160 55th st, on lot 26.8x100, for S. C Nelson to American Machine & Foundry Co.

58TH ST.—B. J. Sforza sold for Charles Gahren the 2-fam. dwelling, on lot 20x100, at 1064 58th st.

73D ST.—George W. Dredger sold for the Shlikerman Realty & Impt. Co., to John Durlap, the 2-fam. house, 566 73d st.

CHURCH AV.—Tutino & Cerny sold for The Kraslow Construction Co., to Michael Zecchina, the 3-sty dwelling and store on lot 20x100, at 1813 Church av.

NEW UTRECHT AV.—The Connelly Construction Co. sold, through John H. Delack and J. J. Levy, the 2-sty building, 5406 New Utrecht av.

OCEAN PARKWAY.—Nicholas Rubenstein sold for Louis Gold a plot, 100x150, on the east side of Ocean parkway to the Comet Construction Co., which will erect two 4-sty apartment houses. The same broker sold 192 Eastern parkway to S. Amato, who will erect a garage.

KINGSBORO.—Wood, Harmon & Co. sold at Kingsboro lots to R. N. Wilson, N. Getso, J. G. Schell, T. R. Thompson, M. A. Doan, J. L. Hill, G. Koffman, Mrs. M. Arnold and H. O. Cameron; also at So. Marlboro, to W. W. Munger, Charles P. Harris, George N. Bunch, P. Stahl, George McDanald, M. Ferst, A. V. Schreel, L. Bullard; at Marlboro, to C. H. Manson, B. A. Wood, J. C. Rossiter, J. Sykes and H. R. Altick.

### Queens.

EDGEMERE.—Joseph P. Day sold to William H. Gregory two lots, 20x100 each, on the east side of Lucia av, south of Rockaway Beach boulevard.

FLUSHING.—E. E. Thomas has sold for Bella Dyer the plot 50x100 on the east side of Union av, 190 ft. south of Laburnum av, to Mary A. Stewart.

GLENDALE.—The Glendale Development Co. has purchased from Welz & Zerweck 8 2-3 acres and from Henry Roth about 30 acres at Glendale, fronting on the Rockaway branch of the Long Island Railroad, Myrtle avenue, Vandine avenue, and 947 feet in west side of Trotting Course lane, in the Forest Park section.

RICHMOND HILL.—H. R. Williams & Son sold for Lewis & Gotthelf, builders, four 3-sty brick buildings on the north side of Jamaica av, between Garfield and Herald avs, to a Brooklyn buyer, who gave in part payment 39 lots in Concord st, south of Liberty av, Morris Park.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President av, to Howard Pritchard, 60x100, on Oxford pl, to A. H. Housman; 40x100 on Sterling st, to Henry Bauer; and 80x100 on Park av, to P. J. O'Keefe.

### Richmond.

NEW BRIGHTON.—G. W. Cooper sold for Jacob Seitz 23 lots at New Brighton to A. Provost.

### Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for H. Herpers to Sidney T. Holt 4 lots, 100x185, at 954-960 South 15th st, on which will be erected two residences, one for Mr. Holt and the other for his mother, Mrs. Susan A. Holt.


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NEWARK, N. J.—Feist & Feist sold for the Moses Strauss estate, the vacant plot, 261-265 South st, 75x208, through to Thomas st, to Jacob W. Katz, manufacturer of hatters furs, who will erect a factory; also sold for the same estate, the plot 105x160, at the southeast corner of Pacific and South sts, to Harry Horton.

YONKERS, N. Y.—J. Romaine Brown has sold through the J. Romaine Brown Co., the plot 125x225 at the northwest corner of South Broadway and Prospect st, to the firm of Edgar Allen & M. S. Epstein, Inc., Charles L. Robinson, president, which will erect a 5-sty theatre and office building.

### Rural and Suburban.

BARNEGAT, N. J. F. Schuyler Dunne sold a 150 acre tract for J. Ludlum to George M. Storm.

CORNWALL LANDING, N. Y.—J. Sterling Drake sold for Mrs. Sallie I. Hawthorne to John Best her cottage, "Bide-a-wee," with 2¼ acres of ground; 428 ft. front on Hudson river and riparian rights.

FLORAL PARK, L. I., ETC.—The Windsor Land and Improvement Co. sold at Floral Park to M. A. Moser 40x100 at Elder and Primrose avs; to Wallace Green 58x100 at Carnation and Plainfield avs; to John O'Connell and James Toohey each 40x100 respectively on Geranium av and Violet av; also at Hempstead to D. M. Parker 40x125 on Willow av; and to Kellogg Jones 60x100 on Homan av.

GARWOOD, N. J.—The New York Suburban Land Co. sold 40x100, on Myrtle av, to Frederick H. Noack; 60x100, on Willow av, to H. J. Turner; 40x100 on Hemlock av, to Mrs. E. Muller; also at Westfield, N. J., 40x100 on Elizabeth av, to Milton Adams, and 60x100 on Trenton av, to R. S. Hall.

SOUTHPORT, Conn.—A syndicate of New Yorkers has purchased as a site for a new country club a tract of 20 acres in Southport, Conn., with waterfront. The directors include Oliver G. Jennings, Clarence B. Sturges, A. Holland Forbes, B. D. Regall, John H. Perry and George P. Brett. Allen T. Jennings is the president and Charles W. Gordan vice-president.

## LEASES.

### Heights Store to Enlarge.

The L. Wertheimer Department Stores have arranged to lease from Charles C. Marshall, for ten years, a new building to be erected at 622-625 West 181st street, adjoining their new store at 621 West 181st street recently leased to them by the same owner. There are two three-story frame buildings on the site which will be razed and replaced with a one-story building, giving the lessees control of 100 feet in the street.

### Paper Company in Greene Street.

Spear & Co. have rented for L. Erstein & Bro. the entire five-story and basement building at 62-64 Greene street to the Grand Corrugated Paper Company. This building was vacant for several years and was occupied by L. Erstein & Brother, prior to their removal to Fourth avenue and 25th street.

### Manhattan.

LEON S. ALTMAYER rented to the Gospel Mission Society the ground floor in 202 East 56th st.

S. & R. AMUSEMENT CO. leased, from the plans, from the Ingersoll Construction Co., Elwood Salisbury, president, the 1 and 2-sty moving picture theatre to be built at the northwest corner of 110th st and 8th av. The lease is for 10 years, at a rental of about $7,500 net per annum. The site was bought earlier in the week from the Stix estate, which owned it since 1878.

WILLIAM S. ANDERSON CO. leased the dwelling 959 Lexington av for J. A. Stursberg and the dwelling 970 Lexington av for the Utility Realty Co.

ROBERT BROWN leased for August Heckscher, the west store at 4 West 57th st to Mme. A. Bruck.

FIRM OF L. J. CARPENTER leased for F. Augustus Schermerhorn and Mrs. Ellen S. Auchmuty to the Modern Millinery Stores the southerly store in 2887 Broadway.

CARSTEIN & LINNEKIN, INC., leased the 4th floor in 456-460 4th av, to the Stuttgart Underwear Co.

GEORGE H. CHIVVIS leased for the 32d and 33d St. Corporation space in the Waldorf Building to Mme. Stephano.

NORMAN DENZER and Horace S. Ely & Co. leased the 4-sty house, 228 Lenox av, to H. Meyer.

DUROSS CO. leased for Louis Samuel to the Supreme Chocolate Co. the 1st loft in 476-478 Broome st with L to 62 Wooster st; also for Christian Luckey, part of store in Duane st, side of 306 Broadway to John Pepiditimitriou.

DOUGLAS L. ELLIMAN & CO. leased offices in 250 East 42d st to the Fullerton Weaver Realty Co., now at 1 Madison av; also leased apartments at 383 Park av to Charles A. Dana, and at 375 Park av to Henry L. Batterman

DOUGLAS L. ELLIMAN & CO. leased for Joshua F. Tobin the 3-sty house, at 13 West 11th st, to Mrs. Samuel Willetts; also the parlor store in 26 East 49th to Frans O. Bjerken, furrier.

ESTATE OF RANDOLPH GUGGENHEIMER leased to the Glassheim Hertz Co., manufacturers of millinery and neckwear, through M. Rosenthal Co., the 3d story of 40-46 West 20th st.

EWING, BACON & HENRY have leased space at 101 Park av to E. M. Houghtaling, Orrin D. Person, Stephenson & Murray, Inc., and Galbraith Welsh.

EDWARD S. FOLEY leased 203 West 16th st to James J. Noonan and 239 West 14th st to Mrs. Mary Jones.

FREDERICK FOX & CO. leased for Isreal Unterberg the 4th loft in 432 4th av and 53-9 East 25th st to Hays & Greene.

HEIL & STERN have leased for the Alan Realty Co., A. E. Lefcourt, president, in the new building at 134-42 West 37th st, the 8th and 9th lofts to Shaff & Mandel for 5 years, at a total rental of about $65,000.

M. & L. HESS, INC., leased for the 10 West 30th St. Co., from the plans, the 4th and 5th lofts in 10 West 30th st, to The Eclipse Silk Waist Co., and the 6th loft to Horwitz Brothers; also the 3d loft at 131-7 West 35th st to Gottlieb & Rosenthal; the 8th floor at 39-41 West 29th st to Blumenthal, Uhren & Sherlib; the 11th loft at 116-18 West 29th st to Bulkin & Rosenthal; space on the 4th floor at 752 Broadway to the Ostrich Feather & Producing Agency, and rear half of the 9th loft at 142-6 West 24th st to S. Ellis & Brother.

EDWARD J. HOGAN has leased to the Chicago, Milwaukee and St. Paul Railroad for 10 years corner offices on the 14th floor of the Woolworth Building for its freight traffic department and ticket office.

HOUGHTON CO. leased for David N. Carvalho the dwelling 125 West 93d st to John Reuge.

JAMES KYLE & SONS leased 4-sty house, 844 Lexington av, to the Froebel League.

WEBSTER E. MABIE & CO. leased for the Duncan Realty Co. the 5-sty building at 12 East 18th st, for 10 years to Arthur W. Ware & Co., manufacturers of umbrellas and canes.

M. MORGENTHAU JR. CO. leased in 367 6th av, a store to J. Michel, jeweller, and a store in 363 6th av, to Abraham & Bernstein, shoe dealers.

CHARLES F. NOYES CO. leased for Josephine Del Drago the top floor of 413 Broadway; also space at 200 Front st for Steinhardt Catering Co. to John C. McCree; two floors at 79 Beekman st for Ruland & Whiting to Arthur F. Smith, and space in the Smith-Gray Building to George F. Farnham.

PAYSON McL. MERRILL CO., INC., leased apartments at 116 East 58th st to William Rand, Jr., at 257 West 86th st to Mrs. Irene A. Funk, at 1600 Madison av to John Mowbray Clark and at 36 East 40th st to Charles E. Lawrence.

PEASE & ELLIMAN have rented for F. R. Swift the 4-sty house at 162 East 74th st to Drelincourt M. Martin; also offices at 42-4 West 39th st to Wilkins & Williams; and at 340 Madison av to Duval, Greer & Co; and apartments in 200 West 58th st to Miss K. Brown; in 110 Riverside drive to Luther S. White; in 402 West 148th st to Mrs. Martha Orcutt; in 200 West 58th st to A. Rothstein; in 804 West 180th st to W. C. Reichebach; in 25 Fort Washington av to William E. Taylor; in 213 West 85th st to Robert A. Barnet.

PEASE & ELLIMAN leased for the O. B. Potter Properties, Inc., to William Wolff, the store at 139 Nassau st; also at 62 Broadway, the front part of the 3d floor to Henri P. Bailvet; floors, at 53 Nassau st for Reinhard Bros. to Messrs. Martin Solomon and Harry M. Feuerstein; at 120 Nassau st, for Peter J. Meehan to Irving Bunze and Otto Hirsch; at 152 West st, for Thomas B. Ellison, as agent, to Thomas Kelly; at 48-50 Nassau st, for I. N. Maaskoff to N. W. and Joseph Kimmel; the store at 157 Greenwich st to Isaac Levinson; at 44 Nassau st the southerly store for Mimon Coriat; office space for the Guarantor Realty Co., as agents, in 437 5th av, to Dr. J. M. Byers; also rented for Mrs. P. M. Raborg to Dr. Antonio Scaturro the 4-sty house, 161 East 36th st, and for P. B. Worrall the 4-sty dwelling, 55 West 70th st, to Mrs. Hortense Spier; and for D. L. Elliman & Co. as agents, two apartments in 103 East 86th st, to Mrs. McNeal Dilworth and to Austin McNeal; for W. Emlen Roosevelt an apartment in 68 East 86th st to John C. Hughes; and as agents for Benjamin Duke in 200 West 58th st to Mrs. S. Lansburgh and in 55 East 65th st to Mrs. Helen Lowden.

PORTER & CO. leased dwellings for Eugene Higgins, 46 West 127th st; for estate of Cyrus Hitchcock, 85 West 134th st; for Alfred D. Compton, 40 West 126th st; for Louis J. Pooler, 239 West 122d st; for Mary Brown, 213 West 128th st, and for James Crawford, 138 West 118th st.

RICE & HILL leased for Frederick Southack and Alwyn Ball, Jr., the south store, basement and offices in 509 5th av, to "Jossette" the milliner formerly at 6-8 East 46th st; also the 3d floor at 13-15 West 34th st for Frederick A. Seitz to Madame Fried at an aggregate rental of about $30,000; offices in 507 5th av to the W. W. Kimball Co., McCann & Callahan, Mrs. Mary E. Simpson, J. H. Boss, W. A. Varney, and J. E. Wohlfarth.

RICE & HILL leased for the Maury Shoe Co. the store 1215 Broadway to Paul Wiener the balance of the 3d floor at 13-15 West 34th st for F. J. Seitz to Madame Fried for 6 years.

SCHINDLER & LIEBLER leased for the Leo House for German Catholic Emigrants the dwelling at 330 West 23d st.

LUDWIG C. TRAUBE leased for Cartwright & Murley the dwelling 1462 Lexington av to Ernst Klein; also for Charles E. Popp, the dwelling 131 East 93d st to Louis Berman.

E. A. TREDWELL has rented offices in the Times Building to Larry Goldberg, New York Community Mausoleum Construction Co., Globe Shoe Store, Laurence Harbor Colony, M. Sakano & T. Kasai, Palmer & Carter, Life's Mirror Film Co., Charles F. Jones, Philip Mindil, K. J. Beebe, Peterson & Greiner, Louis Bergman, Dirigo Manufacturing Co., Raygorodosky Aeroplane Co., Eugene S. Devlin, Frederick Pfister, Mort Winsten and Mead Gas Heater Co.

UNGER & WATSON, INC., leased the two stores on the northerly side of 137-139 East 57th st, for 5 years, to Max Furman, ladies' tailor. The two stores will be converted into one.

H. M. WEILL CO. has arranged a new lease on the 3-sty warehouse 712 11th av for the Metropolitan Opera Co.

JAMES N. WELLS' SONS leased for A. E. Straker the 4-sty building at 338 West 21st st to Middleton Bros. of London, England, and Toronto, Canada, who will use the building as their New York branch for the manufacture of M's Stone Ginger Beer.

WILLIAM A. WHITE & SONS have leased for the Guardian Holding Co. Mrs. Jennie K. Stafford, president, the building at 6 East 41st st to Mr. Frank Kines.

### Brooklyn.

GUARANTOR REALTY CORPORATION leased part of the Fulton st side of the Smith, Gray & Co. store at Fulton st and Flatbush av to the Riker-Hegeman Corporation.

E. T. NEWMAN leased the 3-sty dwelling, 832 Union st, to H. W. Mitchell and the 3-sty dwelling at 510 5th st, to a Mr. Caro.

### Queens.

LEWIS H. MAY CO. leased cottages at Far Rockaway, L. I., for Joseph Cassidy to Dora T. Rosett; for W. J. McKenna to George W. McNulty; also at Arverne, L. I., for Joseph Hyman to Dr. S. Friedman, and for Louis Rosenthal to Albert August; at Edgemere, L. I., for Mrs. E. Levy to Louis Frazin, and at Cedarhurst, L. I., for Dr. D. Smith to Leo Zimmerman.

### Out of Town.

FEIST & FEIST, INC., leased for William E. Lehman to the Simon Regal Cigar Co. the north store in 861 Broad st; also for the Keeney Theater owners the 2-sty building 31-33 Treat pl to the Newark Industrial Exposition; and for Mrs. Stella Schureman the 3-sty building 18-20 Commonwealth st to Morris Greenberg, manufacturer of fixtures.

CHARLES FIELD GRIFFIN & CO. rented for Frank R. Lawrence his country seat at Milton Point, Rye, N. Y., to S. Morton.

WILLIAM A. WHITE & SONS leased the country place, "Tree Tops," at Darien, Conn., to Roger H. Lutz for Mrs. Fannie T. Low.

## REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

**(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)**

### MANHATTAN.

**Conveyances.**

| | 1914 July 24 to 30 | 1913 July 25 to 31 |
|---|---|---|
| Total No. | 129 | 156 |
| Assessed value | $8,869,700 | $15,522,200 |
| No. with consideration | 27 | 26 |
| Consideration | $1,111,168 | $1,781,426 |
| Assessed value | $1,167,000 | $2,361,000 |
| | Jan. 1 to July 30 | Jan. 1 to July 31 |
| Total No. | 4,469 | 5,017 |
| Assessed value | $298,718,408 | $301,737,972 |
| No. with consideration | 486 | 731 |
| Consideration | $20,234,814 | $30,018,095 |
| Assessed value | $20,949,421 | $32,034,162 |

**Mortgages.**

| | 1914 July 24 to 30 | 1913 July 25 to 31 |
|---|---|---|
| Total No. | 85 | 78 |
| Amount | $1,960,258 | $2,077,156 |
| To Banks & Ins. Cos. | 10 | 14 |
| Amount | $305,000 | $1,004,500 |
| No. at 6% | 42 | 26 |
| Amount | $793,933 | $414,090 |
| No. at 5½% | 2 | 4 |
| Amount | $31,000 | $228,000 |
| No. at 5% | 18 | 25 |
| Amount | $693,500 | $714,089 |
| No. at 4½% | 1 | 3 |
| Amount | $30,000 | $437,000 |
| No. at 4% | 1 | 1 |
| Amount | $80,000 | $1,000 |
| Unusual rates | ..... | 3 |
| Amount | ..... | $28,997 |
| Interest not given | 21 | 16 |
| Amount | $331,825 | $253,980 |
| | Jan. 1 to July 30 | Jan. 1 to July 31 |
| Total No. | 2,663 | 3,228 |
| Amount | $82,475,712 | $131,469,040 |
| To Banks & Ins. Cos. | 591 | 878 |
| Amount | $35,924,230 | $78,260,650 |


# Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

## Lawyers Title Insurance & Trust Co.

160 Broadway, Manhattan
381-383 East 149th Street
188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton Street, Jamaica

## A House, Like a Woman, Is As Old As It Looks

**Why not get the Full Value of that Property, Mr. Landlord, Agent or Contractor, by treating the Walls with**



# LU-CO-FLAT

**"The Dependable Flat Interior Finish" for any surface**



***Your Requirements are:***

First; a paint that will wear—**LU-CO-FLAT** is Durable, will not crack, peel blister or rub off.

Second; a paint that will go over either a new wall or one previously treated—**LU-CO-FLAT** can be applied over plaster, wood, metal, brick, burlap, paper, and any varnished, painted, or enameled surface.

Third; a paint that will not fade or become dull and dingy—**LU-CO-FLAT** holds its color, is made in twenty-eight shades, sold ready mixed, with full directions how to apply. Can be washed or scrubbed with soap and water as moisture has no effect upon it, a feature unique among interior finishes.

Fourth; a paint that is artistic and attractive—**LU-CO-FLAT** is the Aristocrat of wall finishes, artistic, cheerful, refined, charming, hygienic and durable.

Send for Color Card at once.

**Put up in all sizes from barrels, fifty gallons to half pint cans**

## John Lucas & Co. Inc.

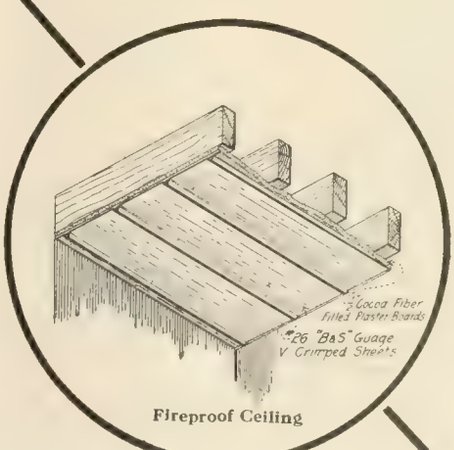
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# BERGER'S METAL

**METAL** **LATH**

**We Fireproof Ceilings and Partitions of GARAGES and FACTORIES according to regulations of Fire Department, City of New York, as per illustration**

**VIOLATIONS REMOVED**




Fireproof Ceiling

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**VAULT** **LIGHTS**

## BERGER MFG. CO.

**Chelsea No. 1409** **22d St. and 11th Ave., New York**

**Mark & Mohl Inc.**

**Iron Works**

Structural and Ornamental Work for Buildings and other purposes.

**Estimates and Designs Promptly Furnished**

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Near 23d Street Ferry
Telephones {549 Greenpoint / 1658 Greenpoint

**HARLEM RIVER IMPROVEMENT**

We will fill in low land on Harlem River, or vicinity, with dredged material from dump scows at the low cost to land owners of from 10c. to 20c. per cubic yard, depending on local conditions.

Liberal commissions to Real Estate Agents securing us contracts.

**THE NEWBURG DREDGING CO.**
259 BROADWAY NEWBURG, N. Y.

**Saum's Preservative**




**Makes CONCRETE Floors as Indestructible as Granite**

Saum's Preservative prevents or stops disintegration. Concrete so treated resists acids, alkali, and is water, sun and wind-proof. Horses' feet, wagon wheels, hand trucks do not scrape or wear concrete floors after Saum's Preservative has been applied.

Easy to use, economical, efficient and lasting. Write for book of evidence. Our engineers will call upon request.

**GEORGE J. HEALEY**
1482 Broadway New York

**Mortgage Extensions.**

| | July 24 to 30 | July 25 to 31 |
|---|---|---|
| Total No | 29 | 32 |
| Amount | $1,079,275 | $1,039,000 |
| To Banks & Ins. Cos. | 9 | 7 |
| Amount | $198,500 | $410,500 |
| | Jan. 1 to July 30 | Jan. 1 to July 31 |
| Totol No. | 1,312 | 1,211 |
| Amount | $69,127,860 | $47,650,052 |
| ToBanks & Ins. Cos. | 452 | 409 |
| Amount | $43,160,060 | $27,314,700 |

**Building Permits.**

| | 1914 July 25 to 31 | 1913 July 26 to Aug. 1 |
|---|---|---|
| New buildings | 11 | 16 |
| Cost | $719,000 | $2,093,500 |
| Alterations | $82,960 | $139,603 |
| | Jan. 1 to July 31 | Jan. 1 to Aug. 1 |
| New buildings | 291 | 402 |
| Cost | $29,051,190 | $38,236,815 |
| Alterations | $7,889,894 | $8,641,140 |

## BRONX.

**Conveyances.**

| | 1914 July 24 to 30 | 1913 July 25 to 31 |
|---|---|---|
| Total No. | 181 | 440 |
| No. with consideration | 12 | 10 |
| Consideration | $143,400 | $31,470 |
| | Jan. 1 to July 30 | Jan. 1 to July 31 |
| Total No. | 3,987 | 4,391 |
| No. with consideration | 308 | 488 |
| Consideration | $4,270,243 | $4,003,492 |

**Mortgages.**

| | 1914 July 24 to 30 | 1913 July 25 to 31 |
|---|---|---|
| Total No. | 142 | 448 |
| Amount | $895,989 | $831,116 |
| To Banks & Ins. Cos. | 5 | ..... |
| Amount | $48,000 | ..... |
| No. at 6% | 30 | 25 |
| Amount | $399,350 | $71,765 |
| No. at 5½% | 10 | 3 |
| Amount | $42,635 | $16,250 |
| No. at 5% | 81 | 393 |
| Amount | $193,125 | $645,840 |
| Unusual rates | 2 | 1 |
| Amount | $2,117 | $1,361 |
| Interest not given | 19 | 26 |
| Amount | $268,762 | $95,900 |
| | Jan. 1 to July 30 | Jan. 1 to July 31 |
| Totol No. | 2,564 | 3,270 |
| Amount | $22,349,861 | $27,431,794 |
| To Banks & Ins. Cos. | 255 | 254 |
| Amount | $4,996,851 | $4,584,641 |

**Mortgage Extensions.**

| | July 24 to 30 | July 25 to 31 |
|---|---|---|
| Total No. | 7 | 7 |
| Amount | $86,500 | $53,400 |
| To Banks & Ins. Co. | 1 | ..... |
| Amount | $9,000 | ..... |
| | Jan. 1 to July 30 | Jan. 1 to July 31 |
| Total No. | 465 | 354 |
| Amount | $9,347,450 | $6,677,080 |
| To Banks & Ins. Cos. | 84 | 68 |
| Amount | $2,598,400 | $2,130,500 |

**Building Permits.**

| | 1914 July 24 to 30 | 1913 July 25 to 31 |
|---|---|---|
| New buildings | 21 | 7 |
| Cost | $492,915 | $189,500 |
| Alterations | $19,000 | $38,100 |
| | Jan. 1 to July 30 | Jan. 1 to July 31 |
| New buildings | 498 | 612 |
| Cost | $12,037,207 | $16,516,306 |
| Alterations | $796,640 | $719,345 |

## BROOKLYN.

**Conveyances.**

| | 1914 July 23 to 29 | 1913 July 24 to 30 |
|---|---|---|
| Total No. | 424 | 430 |
| No. with consideration | 39 | 55 |
| Consideration | $218,527 | $270,449 |
| | Jan. 1 to July 29 | Jan. 1 to July 30 |
| Total No. | 14,080 | 14,337 |
| No. with consideration | 1,447 | 1,273 |
| Consideration | $9,368,148 | $7,469,882 |

**Mortgages.**

| | 1914 July 23 to 29 | 1913 July 24 to 30 |
|---|---|---|
| Total No. | 339 | 306 |
| Amount | $1,405,203 | $1,526,722 |
| To Banks & Ins. Cos. | 62 | 58 |
| Amount | $334,700 | $790,469 |
| No. at 6% | 193 | 176 |
| Amount | $694,445 | $680,707 |
| No. at 5½% | 74 | 62 |
| Amount | $388,023 | $246,984 |
| No. at 5% | 56 | 55 |
| Amount | $263,537 | $186,820 |
| Unusual rates | 1 | 2 |
| Amount | $1,000 | $1,850 |
| Interest not given | 15 | 11 |
| Amount | $58,198 | $410,361 |
| | Jan. 1 to July 29 | Jan. 1 to July 30 |
| Total No. | 10,314 | 10,328 |
| Amount | $43,927,898 | $41,299,414 |
| To Banks & Ins. Cos. | 2,129 | 2,402 |
| Amount | $16,726,629 | $15,867,157 |

**Building Permits.**

| | 1914 July 23 to 29 | 1913 July 25 to 31 |
|---|---|---|
| New buildings | 129 | 40 |
| Cost | $1,141,200 | $278,425 |
| Alterations | $50,550 | $125,281 |
| | Jan. 1 to July 29 | Jan. 1 to July 31 |
| New buildings | 2,950 | 2,179 |
| Cost | $27,127,995 | $18,714,615 |
| Alterations | $1,792,462 | $2,368,726 |

## QUEENS.

**Building Permits.**

| | 1914 July 23 to 29 | 1913 July 25 to 31 |
|---|---|---|
| New buildings | 72 | 61 |
| Cost | $284,263 | $232,775 |
| Alterations | $36,615 | $4,700 |
| | Jan. 1 to July 29 | Jan. 1 to July 31 |
| New buildings | 2,958 | 2,642 |
| Cost | $13,624,628 | $9,438,116 |
| Alterations | $722,042 | $789,698 |

## RICHMOND.

**Building Permits.**

| | 1914 July 23 to 29 | 1913 July 24 to 30 |
|---|---|---|
| New buildings | 31 | 17 |
| Cost | $50,737 | $38,328 |
| Alterations | $3,020 | $2,365 |
| | Jan. 1 to July 29 | Jan. 1 to July 30 |
| New buildings | 755 | 617 |
| Cost | $1,290,055 | $1,305,149 |
| Alterations | $148,771 | $160,190 |

## REAL ESTATE NOTES.

BURRILL BROTHERS have moved to 115 7th av, Brooklyn, near President st.

GOODALE, PERRY & DWIGHT have been appointed agents for 1993 Bathgate av.

ADOLPH B. ZUCKERMAN, formerly with William J. Roome & Co., is now connected with Senior & Stout, Inc.

LEON S. ALTMAYER has obtained a first mortgage loan of $11,000 at 5 per cent. on the 4-sty apartment house at 1341 3d av.

HENRY BRADY, real estate auctioneer and broker, has moved his offices to 200 West 23d st, southwest corner of 7th av.

WILLIAM E. GOOD is the purchaser of 921 and 923 Trinity av, Bronx, a 5-sty apartment house, sold through the Durosss Co.

M. H. GAILLARD & CO. have been appointed agents for 314-316 West 93d st, 2072-2080 3d av and the southwest corner of 8th av and 36th st.

J. ROMAINE BROWN CO. has been appointed agent of the "Bona Vista" apartment house at the southeast corner of 109th st and Riverside drive.

ROBERT F. BONSALL, formerly with William H. Whiting & Co., has opened a general real estate and insurance office at 233 Broadway.

M. MORGENTHAU, JR., CO. has negotiated a first mortgage loan of $35,000 at 5 per cent., covering the northwest corner of Clay av and 167th st, a 6-sty apartment house, for the A. J. Schwarzler Co.

OCEANIC INVESTING CO. has loaned $175,000 on first mortgage for 5 years to the Friedman Construction Co., on the 6-sty apartment house being erected at the southeast corner of Fort Washington av and 161st st.

LEO J. KRESHOVER gave in part payment for 129 West 28th st, reported sold last week by Jacob and Everett Jacobs the two 4-sty dwellings on plot 40x98.9, at 308-310 West 25th st.

HARVEY I. UNDERHILL, of South Orange, N. J., obtained a building loan of $240,000 from the New York Title Insurance Co., to be used in erecting a 12-sty mercantile building at 438 to 448 West 37th st, on plot 125x98.9.

THE CHURCH OF ST. CHARLES BORROMEO is the buyer of the dwelling 202 West 142d st, sold last week by Ennis & Sinnott through W. J. Huston & Son. The church and parochial school are located a few doors west of the property, which will be used as quarters for the teachers.

CHARLES F. NOYES CO. has obtained the following mortgage loans: for the White Realty Co. from Sullivan & Cromwell $28,000 covering 228 Pearl st; for Capt. William M. Halsted from the Lawyers Mortgage Co. $17,000 covering 11 Water st; and for Edward S. Savage from New York Title Insurance Co. $14,000 covering 98 Pine st through to Depeyster st.

THE HOUSE OF CALVARY, now at 5 and 7 Perry st, is the buyer of the plot of 18 lots at the northerly intersection of Featherbed lane and McComb's rd, the sale of which by Phoebe L. Robinson was reported last week. The property will be improved with hospital buildings. The present location in Perry st is on the line of the extension of 7th av.

THE REPORT of the transfer tax appraiser of W. Burling Cocks, who died at Locust Valley in May, 1913, shows an estate with personalty amounting to $235,704 and realty worth $197,583. The 100-acre farm at Locust Valley was appraised at $100,000. Mr. Cocks was a member of the real estate firm of Cocks & Willets, 49 Wall st.

E. A. McDOUGALL, president of the Queensboro Corporation, will sail on the Minnewaska, August 1, to visit London, Berlin, Paris and other large cities on the continent. He will make a study of real estate conditions in those places, and will meet F. Ray Howe, secretary of the company, who has been in Europe for several weeks. They will return August 27, on the Cedric.

COMMISSIONERS OF THE SINKING FUND have authorized the Controller to sell at auction properties in Brooklyn for which the city has no use, comprising the plot 70x200 extending from West 1st st to Ocean pkway, adjoining the Coney Island Railroad's right of way, at an upset price of $10,500; also a parcel at Flatbush av and Sterling pl for $35,000, and in the south side of Butler pl, between Underhill av and the plaza, for $31,000.

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every cast indicate the equity of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ESTATE OF FRANK W. CHAMBERLIN premises 411 Convent av, $17,500.

SILAS F. SIMPSON.—581-583 8th av, $52,000.

PHEBE C. LAWRENCE—60 West 16th st, $75,000; 63 West 9th st, $20,000; 65 West 9th st, $20,000; 48 East 67th st, $85,000; 33-35 Greene st, $115,00.

FLORA E. ROGERS—336 West 88th st, $33,000.

GEORGE W. BOHDE.—560-566 Hudson st, $48,000; 412-416 Greenwich st, $45,000; 117 Varick st, $35,000; 190 West 10th st, $15,000; 208 West 11th st, $10,000; 105 West 42d st, $40,000.

PAUL GUMBINER.—54 West 70th st, $43,000.

HENRY KRAUS.—59 Bleecker st, $60,000; 40-42 Bleecker st and 308 Mulberry st, $100,000; 1600 Shakespeare av, $17,000; lot in Featherbed lane, $5,000.

## OBITUARY

JOHNSTON MORROW, an insurance broker, died suddenly on Sunday last of heart disease at his residence, 118 Convent Pl, Yonkers, N. Y. Mr. Morrow was 40 years old and leaves his widow and two children.

JOHN McCOURT, a veteran of the Civil War, and for many years a real estate expert for the Commonwealth Title & Trust Co., died of heart disease on Monday, at his home in Philadelphia.

LOUIS ARNSTEIN died on Wednesday, aged 61, at his home, 941 Intervale av, Bronx. He was for ten years with the Register's office and for sixteen years with the Department of Water Supply, Gas and Electricity. He is survived by a widow, two sons and one daughter.

SETH MacARTHUR died on Monday at his home in Athens, N. Y. He was for many years with the State Insurance Department. He was a brother of Charles MacArthur of this city and a nephew of the late Senator Jacob W. Hoysrod.

SAMUEL MARKS, a retired real estate operator, died of general debility on Wednesday at his home, 2633 East 27th st, Brooklyn. He was 72 years old and leaves his widow and one daughter.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### Auction Market.

Among the few properties sold at auction this week which went to others than parties in interest was 144 East 62nd street, a three-story dwelling which was acquired by John B. Clark, representing a client, for $24,250. The New York Life Insurance Company, as plaintiff, bought 3300-3308 Third avenue, three six-story tenements, for $80,000. The property is located at the northeast corner of Boston road. The most important offering in the Exchange Salesroom next week is 32 Broadway, a twelve-story structure, known as the Hudson Building. The property will be offered to satisfy liens aggregating about $833,264.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 31, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Jefferson st, 76-S,** see Cherry, 277-81.

**St Marks pl, 37,** see 2 av, 133.

**9TH st, 1 E,** see 5 av, 23.

**50TH st, 224-32 W** (*), ss, 250 e 8 av, 75 x100.5, 7-sty bk tnt; due, $59,428.31; T&c, $2,309.50; sub to mtg $135,000; Jos L Graf et al. 194,631

**62D st, 144 E,** ss, 160 e Lex av, 20x100.5, 3-sty & b stn dwg; due, $17,360.36; T&c, $806.80; J B Clark, for client. 24,250

**81ST st, 204-6 W** (*), ss, 137.6 w Ams av, 37.6x100.2, 5-sty bk tnt; due, $11,433.67; T&c, $——; sub to 1st mtg $45,000; Ellis Hyman. 50,000

**95TH st, 335 E** (*), ns, 110 w 1 av, 30x 100.8, 5-sty bk tnt; due, $21,524.01; T&c, $790.55; Harriett B Morse et al. 18,000

**96TH st, 324 W,** ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; adj Aug31.

**134TH st, 181 W** (*), ns, 275 e 7 av, 25x 99.11, 5-sty bk tnt; due, $4,724.49; T&c, $313; sub to pr mtg $13,000; Henry D Brewster. 18,000

**181ST st, 750 W,** see Ft Washington av, 454-66.

**Ft Washington av, 454-66,** sec 181st (No 750), runs s173.10xe100xn10xe32.2xn150xw 140.6 to beg, 6-sty tnt & strs; due, $622.17; T&c, $4,750.90; sub to mtgs aggregating $405,000; withdrawn.

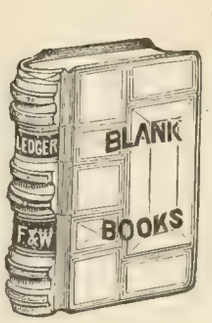

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*Auction Sales, Manhattan—Continued.*

**2D av, 133** (*), nwc St Marks pl (No 37), 48x120, 2-sty bk theatre; due, $18,609.55; T&c, $1,005.04; Aaron Wartels. 12,000
**5TH av, 23** (*), nec 9th (No 1), 52.8x100, 3 & 4-sty bk dwg; due, $96,833.00; T&c, $10,444.26; Bowery Svgs Bank. 104,850
**5TH av, 25** (*), es, 52.8 n 9th, 26.4x100, 4-sty & b bk dwg, 2-sty ext; due, $33,033.75; T&c, $4,913.03; Bowery Savgs Bank. 37,400

HERBERT A. SHERMAN.

**133D st, 206 W** (*), ss, 175 w 7 av, 37.6x99.11, 5-sty bk tnt; due, $29,605; T&c, $1,130.92; Jas C Brown. 25,000

JAMES L. WELLS.

**Lexington av, 1701** (*), es, 46.11 s 107th, 27x82.9, 4-sty stn tnt & strs; due, $19,429.51; T&c, $687.43; Marie L Constable. 17,000

HENRY BRADY.

**Cherry st, 277-81,** swc Jefferson (Nos 76-8), 75x94.8, 3 & 6-sty bk loft & str bldg; withdrawn; to be readvertised.
**50TH st, 41 E** (*), ns, 90.6 e Mad av, 16.2 x100.5, 4-sty stn tnt & strs; action 7; due, $23,701.49; T&c, $452.20; sub to three mtgs aggregating $43,000; Mary J McNamee. 48,783
**Columbus av, 35** (*), es, 20.5 s 61st, 20x70.6, 4-sty stn tnt & strs; action 2; due, $13,249.69; T&c, $363.43; sub to 2 mtgs aggregating $20,000; Mary J McNamee. 25,742

| | |
|---|---|
| Total | $585,656 |
| Corresponding week 1913 | 396,822 |
| Jan 1, 1914 to date | 21,286,668 |
| Corresponding period 1913 | 28,105,502 |

## Bronx.

The following are the sales that have taken place during the week ending July 31, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**175TH st, 200 E,** see Grand blvd & concourse, 1942.
**224TH st E** (*), ns, 160 w White Plains rd, 20x114; due, $3,328.58; T&c, $465.83; Anna Young. 3,000
**261ST st, 400 W** (*), swc Tyndall av, 37 x100, 2-sty fr dwg; due, $2,781.24; T&c, $393.07; sub to 1st mtg of $8,000; Frances H Leavitt. 8,250
**Franklin av, 1391** (*), ws, 73.10 s 170th, 20x95, 2-sty & b bk dwg; due, $5,101.63; T &c, $182.27; Eliz A May et al. 4,000
**Grand blvd & concourse, 1942** (*), sec 178th (No 200), 37.7x106.5x36x95.5, 2-sty fr dwg; due, $13,047.28; T&c, $2,225.50; Amer, Swedenborg Printing & Publishing Soc. 14,900
**Tyndall av, swc 61st,** see 261st, 400 W.
**Van Nest av,** nec Hancock, 25x100; adj Aug 13.

GEORGE PRICE.

**175TH st, 731 E** (*), nec Clinton av (No 1810), 90.2x19.5, 4-sty bk tnt; due, $14,844.11; T&c, $313.54; Ella H Holgate. 1,500
**Boston rd, 991-5;** see 3 av, 3300-8.
**Briggs av, 275** (*), ws, 100 n 196th, 20x90, 3-sty bk dwg; due, $1,431.69; T&c, $225; Marian H Erbacher et al. 6,750
**Clinton av, 1810,** see 175th, 731 E.
**Park av, 2954** (*), es, 54.6 s 153d, 54.6x131.6x50x109.8, 1-sty bk market & vacant; due, $3,853.05; T&c, $303.60; sub to mtg $6,000; National Bank of Far Rockaway. 7,000
**3D av, 3300-8** (*), nec Boston rd, 115x—x— to Boston rd (Nos 991-5) x159x—, 3-6-sty bk tnts & strs; due, $84,869.23; T&c, $3,528.72; N Y Life Ins & Trust Co. 80,000

M. MORGENTHAU JR. CO.

**144TH st, 388 E,** see Willis av, 407.
**Willis av, 407** (*), swc 144th (No 388), 25x84, 5-sty bk tnt & strs; due, $5,726.25; T&c, $412.54; sub to mtg $16,000; Isaac E Brown. 25,000

| | |
|---|---|
| Total | $150,400 |
| Corresponding week 1913 | 192,793 |
| Jan 1, 1914 to date | 4,061,441 |
| Corresponding period 1913 | 8,712,708 |

## Brooklyn.

*The following are the sales that have taken place during the week ending July 29, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE.

COMMERCE ST, swc Van Brunt, 55.6 x17.6; Belle Johnson. 3,600.00
E 4TH ST, nec Caton av, 100x20; Richard Sherlock 6,000.00
38TH ST (*), ss, 260 e 14 av, 20x95.2; Wm N Corneth 3,000.00
74TH ST, ss, 466.6 w 7 av, 20x100; withdrawn ——
ALBEMARLE RD, nec Rogers av, 23.7 x110.2; withdrawn —
CHESTER AV (*), ws, 30 n Sutter av, 25.2x100; Edw Henshaw. 1,400.00
FLUSHING AV, ses, 108 sw Onderdonk av, 90x125xirreg; Sylvan Levy & Benj Levy 3,000.00

NATHANIEL SHUTER.

REMSEN ST (*), ns, 123 e Clinton, 24 x100 Realty Associates 11,600.00
44TH ST (*), ss, 180 e 15 av, 20x100.2; Johanna S Riedmann 3,500.00
LAFAYETTE AV (*), ss, 50 e Throop av, 25x100; Wm Allinson 3,000.00
ROCKAWAY AV (*), ws, 105.6 n Hegeman av, 20x100; Jno Auer. 4,000.00
WILLIAMS AV, ws, 96.8 s New Lots rd, 20.1x20, Geo F Sibley. 6,057.00
LOT 2, Block 1393, Sec 5; withdrawn.

FREDERICK B. SNOW.

CONSELYEA ST (*), nec Manhattan av, 75x25; Edw Baruch et al. 5,500.00
58TH ST, ns, 126.8 w 4 av, 26.8x100; adj Aug 11 ——
AV U, ns, 40 e 4th, 20x100; Jay Holding Co 1,000.00
CONEY ISLAND AV, Bridge Co's turnpike rd, adj land of late Maria Scott, runs e242.8xn286xw400xs250 to beg; also PARCEL of land beg at a point on Guisberts or Johnson's Island, near Shore rd, runs s—xe—xn—xw250 on each side of road, x90 on sws and 100 on nes; withdrawn ——
NEWPORT AV, ss, 75 w Christopher av, 25x105; Belle Johnson. 4,250.00
NEW UTRECHT AV (*), es, 48.6 n 54th, 20x84.3 Margt A Whitby. 7,500.00
LOT 2 (*), block 7657, sec 23; Michl E Finnigan 2,500.00

JAMES L. BRUMLEY.

8TH ST (*), ns, 75 w 8 av, 18x100; 5th Av Savgs & Loan Assn. 5,500.00
CHURCH AV (*), ss, 80 w New York av, 22.6x90; Albt Berry 3,000.00
WOODRUFF AV, ss, 116.7 e Kenmore pl, 43.4x150.10xirreg; Cathryn J Murphy 6,500.00

WILLIAM J. McPHILLIAMY.

ST JOHN'S PL, ns, 223.4 e Underhill av, 41.8x123.6; U S Title Guar Co. 10,000.000
CLASSON AV, ws, 375.6 n DeKalb av, 18.11x85.6; Cornelius Murphy. 4,725.00
FRANKLIN AV, ws, 69 s Willoughby av, 20.3x80; Johanna Louder 4,400.00

JERE JOHNSON, JR., CO.

ELM AV (*), ns, Lot 73, Map of South Greenfield, Town of Flatlands and Gravesend; Velez Land & Bldg Co of N Y 2,000.00

| | |
|---|---|
| Total | $102,032.00 |
| Corresponding week 1913 | 108,839.00 |

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:*

**AUG. 1.**
No Legal Sales advertised for this day.
**AUG. 3.**
10TH ST, 31-3 E, ns, 204.3 e University pl, 44.5x94.9, 8-sty bk loft & str bldg; Warren W Foster et al—Susanna S Minturn et al; Jacob Newman (A), 61 Bway; Almuth C Vandiver (R); due, $136,562.47; T&c, $2,588.84; Joseph P Day.
24TH ST, 43-7 W, ns, 200.6 e 6 av, 62.6x98.9, 12-sty bk loft & str bldg; Max Kobre—Rosdorf Co et al; Strauss & Singer (A), 27 Cedar; Isidor Wels (R); due, $30,124.27; T&c, $3,895.00; sub to 1st mtg of $305,000; Joseph P Day.
82D ST, 18 E, ss, 119 w Madison av, 26x202.2, 4 & 5-sty & b stn dwgs; Sheriff's sale of all right, title, &c, which Fannie C Hoadley had on Nov 24, 1913, or since; Anderson, Iselin & Anderson (A), 25 Broad; Max S. Grifenhagen, sheriff; Danl Greenwald.
MADISON AV, 220, ws, 37.6 n 36th, 28.4x95, 5-sty & b bk dwg, 3-sty ext; Metropolitan Life Ins Co—Ruth N Heinze et al; Dean, Tracy & McBarron (A), 160 Bway; Chas L Hoffman (R); due, $149,846.16; T&c, $2,872; mtg recorded Mar29'10; Joseph P Day.
**AUG. 4.**
127TH ST, 58 E, ss, 93 e Madison av, 17x76, 3-sty & b stn dwg; Emma L Chadwick—James Shea et al; Stoddard & Mark (A), 128 Bway; James A Lynch (R); due, $11,260.68; T&c, $288.20; Henry Brady.
AUDUBON AV, 240-6, nwc 177th (No 551), 94.11 x100, 6-sty bk tnt; Middletown Savgs Bank—N Y Real Estate Security Co et al; Foster & Thomson (A), 141 Bway; James A Lynch (R); due, $145,627.28; T&c, $4,017.78; Henry Brady.
**AUG. 5.**
EAST BROADWAY, 311, ss, 240.3 e Scammel, 25.1x78.10x24.10x79.3, 4 & 5-sty bk club house; Ella S Hopkins—Young Men's Benevolent Association et al; Ver Planck, Prince & Flanders (A), 149 Bway; James S Regan (R); due, $26,165.32; T&c, $604.38; mort recorded March 4, 1905; Joseph P Day.
FRONT ST, 359, ss, 200 w Jackson, 25x140 to South (No 382), 2 6-sty bk tnts & strs; Josephine E Carpenter—Benj J Sforza et al; W B & G F Chamberlin (A), 31 Nassau; Maxwell Davidson (R); due, $25,130.83; T&c, $1,585.14; Joseph P Day.
93D ST, 167 W, ns, 151 e Ams av, 17x88.6x17x89.3, 3-sty & b stn dwg; Alfred W Kiddle, exr—Harry C Senior et al; Kiddle & Margeson (A), 115 Bway; Michael J Scanlan (R); due, $17,027.14, T&c, $670; Henry Brady.
102D ST, 108 E, ss, 105 e Park av, 25x100.11, 5-sty bk tnt; Marie Robert—Timothy Murphy et al; Bowers & Sands (A), 46 Cedar; David Tim (R); due, $11,865.05; T&c, $320.10; Joseph P Day.
**AUG. 6.**
70TH ST, 228 E, ss, 155 w 2 av, 25x100.4, 4-sty stn tnt; Mutual Life Ins Co of N Y—John H Bodine et al; action 1; Frederick L Allen (A), 55 Cedar; Peter Zucker (R); due, $16,921.01; T&c, $420; Joseph P Day.
70TH ST, 230 E, ss, 130 w 2 av, 25x100.4, 4-sty stn tnt; same—same; action 2; same (A); same (R); due, $16,921.01; T&c, $396; Joseph P Day.
70TH ST, 232 E, ss, 105 w 2 av, 25x100.4, 4-sty stn tnt; same—same; action 3; same (A); same (R); due, $16,921.01; T&c, $396; Joseph P Day.
82D ST, 246-8 E, ss, 61.8 w 2 av, 40x76.7xirreg, 2 & 3-sty fr and bk club house; Mutual Life Ins Co of N Y—Beth David Hospital et al; Fred K I Allen (A), 55 Cedar; Jno J Hynes (R); due, $17,053.37; T&c, $——; mort recorded March 12, 1907; Henry Brady.

124TH ST, 73 E, ns, 107.6 w Park av, 17.6x100.11, 3-sty & b stn dwg; Margaretha Reinken—Cath M Schwenk et al; Louis B Hasbrouck (A), 257 Bway; Saul J Dickheiser (R); due, $12,028.15; T&c, $319.50; Samuel Marx.

BROADWAY, 32-4, es, 322.7 s Exch pl, 53.3x206 to New (Nos 69-71), x40.4x197, 16 & 17-sty bk office bldg; Mutual Life Ins Co of N Y—Hudson Building et al; Fredk L Allen (A), 55 Cedar; John C Coleman (R); due, $853,590.27; T&c, $——; mort recorded May 17, 1909; M Morgenthau Jr Co.

CLAREMONT AV, 140, es, 300 n 122d, 75x115.3 x75.3x121.2, 6-sty bk tnt; Jos Joffe—Tuscan Constn Co et al; Abr A Silberberg (A), 258 Bway; Herman M Zodikow (R); due, $2,258.83; T&c, $1,500; sub to morts aggregating $145,000 and a judgment for $15,217.21; Joseph P Day.

**AUG. 7.**

COLUMBIA ST, 75½, ws, 60 n Rivington, 20x49.8, 5-sty bk tnt & strs; Abel King et al—Isaac Lipshitz et al; Cary & Carroll (A), 59 Wall; Warren Leslie (R); due, $13,028.99; T&c, $700.81; Joseph P Day.

112TH ST, 26-30 W, ss, 389 w 5 av, 90x100.11, 3 5-sty bk tnts; Bernard Galewski—Blitzen Realty Co et al; David Galewski (A), 299 Bway; Philip J McCook (R); due, $15,634.38; T&c, $1,112.70; sub to pr mtgs aggregating $75,000; mtg recorded Dec21'12; Joseph P Day.

158TH ST, 522-8 W, on map 522-6 W, ss, 350 w Ams av, 100x99.11, 2-6-sty bk tnts; Sheriff's sale of all right, title, &c, which Rose Simon had on Dec9'13 or since; Harry A Gordon (A), 320 Bway; Max S Griffenhagen (sheriff); Danl Greenwald.

JEROME AV, es, whole front bet 164th & 165th, runs e125.10xn202.11xne159.2xn167.1 to 165th xw189.1xe466.5 to beg; also JEROME AV, sec 164th, runs s201.8xe25xne138xn174.7xw133.6 to beg, vacant; Ranald H MacDonald et al—Edw F Robinson et al; Allen & Sabine (A), 55 Liberty; Jno J Hynes (R); due, $4,439.59; T&c, $5,432.35; Chas A Berrian.

**AUG. 8.**

No Legal Sales advertised for this day.

**AUG. 10.**

65TH ST, 25 E, nwc, Madison av, 22x100.5, 4-sty & b bk dwg; Greenwich Savings Bank—Helene R G Bosch et al; B Aymar Sands (A), 46 Cedar; Henry H Davis (R); due, $88,953.43; T&c, $2,989; Henry Brady.

### Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.*

**AUG. 1.**

No Legal Sales advertised for this day.

**AUG. 3.**

HUNT AV, es, 823.2 s Bronxdale av, 24.10x100; Karoline Behrens—Andrew Kitchen Realty Co, Inc, et al; Elfers & Abberley (A), 277 Bway; Clarence Y Palitz (R); due, $4,034.27; T&c, $204.57; Jacob H Mayers.

**AUG. 4.**

BECK ST, 841, ws, 310 n Longwood av, 40x100, 5-sty bk tnt; Workmen's Sick & Death Benefit Fund of the U S of A—McIntee & Kelly Co et al; Hillquit & Levene (A), 30 Church; Anthony J Griffin (R); due, $29,599.45; T&c, $994.30; Henry Brady.

145TH ST E, ss, 150 w St Anns av, 24.6x99.11, vacant; Caroline M Behnken—Andw Kitchen Realty Co Inc et al; Elfers & Abberley (A), 277 Bway; Maurice S Cohen (R); due, $2,826.67; T&c, $223.11; Joseph P Day.

**AUG. 5.**

237TH ST, ns, 100 w Martha av, 100x100, vacant; John McGonegal—Wesley Constn Co et al; Reed & Pallister (A), 233 Bway; Allen Carruthers (R); due, $3,904.08; T&c, $187.58; Henry Brady.

**AUG. 6.**

215TH ST, 708 E, ss, 175 w Holland av, 25x125; David Stevenson Brewing Co—Filomena De Carlo et al; Brown & Falkinburg (A), 10 Wall; Wm Berg (R); due, $4,883.69; T&c, $363.34; T&c, $2,721.57; Joseph P Day.

**AUG. 7.**

JEROME AV, es, whole front between 164th and 165th sts, runs n 466.5xe189.1xs167.1xse 195.2xs202.11xw125.10 to beg; also JEROME AV, sec, 164th st, runs s201.7xe25xne138xn 174.7xw133.6 to beg, vacant; Ronald H Macdonald et al—Edw F Robinson et al; Allen & Sabine (A), 55 Liberty; John J Hynes (R); due, $64,439.59; T&c, $5,432.35; Chas A Berrian.

PARK AV, 4121-5, ws, 108 n 175th, 72x307.6 to Webster av (Nos 1818-24), x83.6x—, 1sty bk factory & garage; Edgar S Appleby et al—Prudence S Ketterer et al; Cannon & Cannon (A), 135 Bway; Anthony J Griffin (R); due, $31,158.87; T&c, $2,730.54; Henry Brady.

**AUG. 8 & 10.**

No Legal Sales advertised for these days.

### Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.*

**AUG. 1.**

STONE AV, ws, 80 n Truxton, 20x100; Edw G Eckert—Veronica Hanse et al; Thos F Tevlin (A), 375 Fulton st; Emil E Rathgeber (R); Jas C Archer.

**AUG. 3.**

CHESTNUT ST, ws, 190 n 4th, 20.6x100; Thos F McGee—Hugo Elmhorst et al; Wm C McGann (A), 1012 Gates av; Jno H Steenwerth (R); Wm J McPhilliamy.

LINWOOD ST, es, 125 s Glenmore av, 25x100; Henry Neugass—Hannah McNally et al; Jos A Whitehorn (A), 201 Bway, Herman S Bachrach (R); Nathaniel Shuter.

**AUG. 4.**

DRESDEN ST, es, 200 n Atlantic av, 25x100; Hattie Harburger—John Scanlan et al; Edward Jacobs (A), 25 Broad, Manhattan; Dominic B Griffin (R); Samuel Goldsticker.

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*Legal Sales, Brooklyn, continued.*

LINCOLN PL, ss, 258 w Utica av, 18x80; Chas H Reynolds—Alex Wallace et al, C & T Perry (A), 845 Manhattan av; Leon R Jacobs (R); Wm P Rae.

E 8TH ST, es, 480 n Av L, 40x100; Edw M Bassett—Margt C Gilligan et al, Bassett, Thompson & Gilpatric (A), 277 Bway, Manhattan; Chas W Church Jr (R); at County Court House at 12 o'clock noon; Chas W Church Jr.

W 27TH ST, ws, 100 n Mermaid av, 410x118.10; Henry P Journeay Mary J McNiff et al, Hamilton C Rickaby (A), 176 Bway, Chas M Hall (R), Wm P Rae.

61ST ST, ns, 380 w 11 av, 20x100; Equitable Co-Operative Bldg & Loan Assn—Wm L Anderson et al; Jas P Judge (A), 189 Montague; Jas P Collins (R); James L Brumley.

76TH ST, ns, 380 e 20 av, 60x100; Eagle Savings & Loan Co—Delia Walsh et al, James C McLeer (A), 189 Montague; George Tiffany (R), Wm J McPhilliamy.

E 99TH ST, ws, 320 n Av E, 20.10x75; also E 99TH ST, ws, 340 n Av E, 20.10x72, also E 99TH ST, ws, 360 n Av E, 20x66; also ROCKAWAY av, es, 100.11 n E 98th, 22.11x67.5; also ROCKAWAY AV, es, 123.10 n E 98th, 22.11x62.2; ROCKAWAY AV, es, 146.10 n E 98th, 22.11x56.11; Brooklyn & Philadelphia Realty Co—Wm D Snow et al; Wm F Haggerty (A), 26 Court; Eugene F O'Connor (R), Wm J McPhilliamy.

MYRTLE AV, ss, 25 w Emerson pl, 25x100; Edw A Freis, exr, &c—Henry Feldman et al; Mann, Buxbaum & Schoenherr (A), 886 Bway; Arthur M Milligan (R); Wm P Rae.

LOTS 636 to 675, and 1787 to 1811; map of property of Bensonhurst Land Co; Barbara Silkworth—Milton S Kistler et al; Van Alen & Dyckman (A), 215 Montague; William Howard Jr (R); Wm J McPhilliamy.

**AUG. 5.**

MADISON ST, ns, 160 e Patchen av, 20x100; Gertrude Horowitz—Nettie Mandel et al; Charles Furstein (A), 802 Bway; Sydney Rosenthal (R); Nathaniel Shuter.

MARTENSE ST, swc, Rogers av, 95.6x22.3; also CHURCH AV, ns, 100 w Rogers av, 22.1x122.1; also Church av, ns, 122.1 w Rogers av, 25x122.10; Link Realty & Constn Co—Emanuel Lieberman et al; Grover M Moscowitz (A), 189 Montague; Marcus B Campbell (R); Nathaniel Shuter.

STERLING PL, ns, 332.6 w Troy av, 17.6x127.9; William Herod—Abraham Martins et al; Chas S Taber (A), 189 Montague; Harry L Thompson (R); Wm P Rae.

SUMPTER ST, swc, Rockaway av, 50x20; Williamsburgh Savings Bank—Jennie Schoenberger et al; S M & D E Meeker (A), 217 Havemeyer; Abr L Lazarus (R); Nathaniel Shuter.

10TH ST, ns, 195.4 e 8 av, 19.6x92.6; N Y Investors Corpn—Clara L Whitlock et al; Harry L Thompson (A), 175 Remsen; Wm Lieberman (A); Wm P Rae.

ATLANTIC AV, ns, 32 e Ralph av, 15x80; James S Anderson—Alice B Kreps et al; Niebrugge & Maxfield (A), 233 Bway, Manhattan; Geo W Gibbons (R), Wm P Rae.

HAMILTON AV, ws, intersec n e s Huntington, 37.7x28.8; Frances E Flint Cyrus V Washburn et al Harry L Thompson (A), 175 Remsen; Geo C Jeffreys (R); Wm H Smith.

STONE AV, ws, 88 n Truxton, 20x100 Edw G Eckert Veronica Hanse et al; Thomas F Tevlin (A), 375 Fulton, Jamaica; Emil E Rathgeber (R); James C Archer

**AUG. 6.**

ERSAMUS ST, ws, adj land of John D Hopkins, 75x150; Edwin H Blume et al—Jacob Schaefer et al; Harry L Thompson (A), 175 Remsen; Alfred A Schlickerman (R); Wm H McPhilliamy.

PACIFIC ST, ss, 355 e Buffalo av, 20x107.2; Anna Cerovsky—F Dornberger Realty Co et al; Myron & Sulzberger (A), 38 Park Row, Manhattan; Milton Hertz (R); Nathaniel Shuter.

E 10TH ST, ws, 220 n Av M, 40x100, Eagle Savings & Loan Co—Jennie Melander et al; James C McLeer (A), 189 Montague; Edward W Walker (R); Wm J McPhilliamy.

W 15TH ST, ws, 320 n Mermaid av, 40x118.10; Martino Casso et al Maria Vastola et al; Chas J Masone (A) 44 Court st; Wm P Pickett (R) Wm J McPhilliamy.

43D ST, ns, 225 w 3 av, 25x100.2; also MADISON ST, ss, 230 e Marcy av, 20x100; South Brooklyn Savings & Loan Assn—Minnie A Moore et al; Wm J Bolger (A), 149 Bway; Alois J Keogh (R); Wm P Rae Co.

48TH ST, ns, 240 w 5 av, 30x100.2; Chas A Hardy—John E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Louis J Carruthers (R); Thomas Hovendon.

49TH ST, ns, 360 w 6 av, 30x100; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan Hugh A McTernan (R); Thos Hovendon.

53D ST, ns, 100 e Fort Hamilton av, 190.8x 104.10xirreg; Nellie S Barker—Alfred J Boulton et al; action 1; Sarah Stephenson (A), 16 Court; W Rossiter Redmond (R); Wm J McPhilliamy.

53D ST, nec, Ft Hamilton av, 100x101.9; same—Same; action 2; same (A); same (R); Wm J McPhilliamy.

AV T, nwc, W 7th, 82.6x200; also W 7TH, ws, 280 n Av T, 20x82.6; John C Langan—Celia

ATLANTIC AV, sec Georgia av, 25x99.8xirreg; B Holt et al; Albert W Brown (A), 27 Cedar; Edw S Fowler (R); James L Brumley.

Eliza J Boehme—Rudolf C Werner et al; Sackett & Lang (A), 99 Nassau, Manhattan; Walter E Warner (R); Wm J McPhilliamy.

ROCKAWAY AV, ws, 105 s Lott av, 20x100; Nettie B Anchell, extrx Basonio Constn Co et al; Morris Reizenstein (A), 44 Court; Jacob W Kahn (R); Nathaniel Shuter.

ROCKAWAY AV, ws, 125 s Lott av, 20x100; Rebecca Levine—Basonio Construction Co et al; Morris Reizenstein (A), 44 Court; Jacob A Freedman (R); Nathaniel Shuter.

**AUG. 7.**

37TH ST, nec, Ft Hamilton av, 40.8x110.9, Geo Hewlett et al Eva Olsen et al; Baylis & Sanborn (A), 37 Liberty; James W Williamson (R); Wm J. McPhilliamy.

68TH ST, sws, 300 s e 20 av, 60x100; Gustav Liebscher—Bertha A Mergenthaler Sweitzer; Henry J Davenport (A), 375 Pearl; Wm H Knemeyer (R); Wm H Smith.

72D ST, ns, 334.6 w 6 av, 20x117.5, College Board of the Presbyterian Church in the U S of America—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.

72D ST ns, 95.10 e 5 av, 30x118.4; Cayuga County Savgs Bank—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; I M Lerner (R); Wm P Rae.

73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margaret Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.

BROOKLYN & JAMAICA TURNPIKE ROAD, ss, intersec c l, Market and Chestnut sts, runs s137xe50xn155xw52 to beg; also JAMAICA AV, ss, 106.6 sw Market st, 3.3x102x irreg; Bertha Meyer—American Necropolis Monument Co et al; McLaughlin & Stern (A), 15 William, Manhattan; Parker V Lawrence (R); Wm P Rae

CLERMONT AV, ws, 107 n Atlantic av, 31x30.6 xirreg; Bertha I Treat—Mary F V Holland et al; L & A U Zinke (A), 290 Bway, Manhattan; Joseph S Buhler (R); Joseph P Day.

MYRTLE AV, ns, 180 w Tompkins av, 20x100; Sinclair Tousey et al—Jessie Driscoll et al; Harry L Thompson (A), 175 Remsen; I Buxbaum (R); Nathaniel Shuter.

SNEDIKER AV, es, 140 n Glenmore av, 19.11x 100, Bank for Savings of Ossining—Samuel D Schmarack et al; action 1; Harry L Thompson (A), 175 Remsen; Chas W Philipbar (R); Wm P Rae.

SNEDIKER AV, es, 159.11 n Glenmore av, 20x 100; same—same; action 2; same (A); J Gardner Stevenson (R); Wm P Rae.

**AUG. 8 & 10.**

No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 25.**

57TH ST 47 E; Amy A C Montague—Mary C Elliott et al; G H Montague (A).

99TH ST, 218 E; American Mtg Co—Theo I Jacobus et al; Bowers & Sands (A).

115TH ST, 75 E; Betty Gusthal—Jos Edelstein et al; Bowers & Sands (A).

136TH ST, 102 W; Morris E Webber, trste—Carrie Bal Cole et al; M S Borland (A).

3D AV, se 61st, 21.5x70; Greenwich Savgs Bank—Ralph W Mallon et al; B A Sands (A).

**JULY 27.**

27TH ST, 22-4 W; Realty Holding Co—Elmont Realty Co; amended; N V Rothschild (A).

45TH ST, ns, 175 e 2 av, 25x100.5; Sonia Dressel—Nicola Rimori et al; J G Abramson (A).

95TH ST, 19 W; also 98TH ST, 137 W; Esther Schnitzer—Margt McKeon et al; S Friedlander (A).

137TH ST, 178 W; Jno V Coffey—Jno Pruss et al; J P McGowan (A).

AV A, es, 51.9 s 12th, 25.9x95.6; Rosa Gentzlinger, extrx—Barney Mechanic et al; H P Botty (A).

AV A, ws, 50.10 s 91st, 25x94; Edw Ridlay et al, exrs—Tilmil Realty Co et al; Herbert & Graham (A).

AMSTERDAM AV, nwc 185th, 49.4x100x irreg; Mary C Wilson—Robt A Nugent et al; H K Vollmer (A).

**JULY 28.**

BROAD ST, 46-52; also NEW ST, 48-50; New York Life Ins Co—50 Broad St Co et al; G W Hubbel (A).

JACKSON ST, 5; Jonas Weil et al—Abe Fisher et al; I S Heller (A).

57TH ST, 545-7 W; Stephen H Jackson—Selara Holding Co; S H Jackson (A).

129TH ST, 211 W; Henry J Storrs et al—Gramercy Investing Co—F L Holt (A).

**JULY 29.**

61ST ST, 233 W; Anna A Ould—Saml Rosenthal et al; H Swain (A).

69TH ST, ns, 265 e 5 av, 28x100.5; Bowery Savgs Bank—Louis M Jones et al; Cadwalader, Wickersham & Taft (A).

122D ST, ns, 116 e 9 av, 15x100.11; Donald Robertson Co—Jno M Hogencamp et al; T J Meehan (A).

125TH ST, 114 W; Moritz Walter et al—Katherine G Farrell et al; H Walter (A).

131ST ST, ns, 274 w Lenox av, 17x99.11; Corn Exchange Bank—Bernhard Moral et al; Bowers & Sands (A).

MADISON AV, 1584; Louis W Harlem et al—Isaac Schmeidler et al; C E Heydt (A).

**JULY 30.**

WATER ST, ns, 52.11 w Gouverneur, 46.11x 65.11xirreg; Annie M Diehl—Betsey Krulewitch et al; Stoddard & Mark (A).

17TH ST, ns, 250 w 5 av, 53x92; Troy Savgs Bank—E E M Co et al; Cary & Carroll (A).

20TH ST, 24 W; Seamen's Bank for Savings in the City of N Y—Maria M Bohling et al; Cadwalader, Wickersham & Taft (A).

120TH ST, 109 W; Seamen's Bank for Savings in the City of N Y—Grace H Chapelle et al; Cadwalader, Wickersham & Taft (A).

123D ST, ns, 231 e Lenox av, 19x100.11; Catherine Biehn—E H R Realties, Inc, et al; Cary & Carroll (A).

**JULY 31.**
ALLEN ST, 200; Cecilie Nanun Tarsus Realty Co et al; L Huhner (A).
BLEECKER ST, 20-24; also ELIZABETH ST, 309-11 County Holding Co Jno E Pyc et al; Berrill & Rogers (A).
GOERCK ST, swc 3d, 77.4x100.10; Saul Letkowitz Morris Podolsky et al; Simmons, Harris & Rotrano (A).
LISPENARD ST, 44; Warren Cruikshank Mary J Frechet et al; Lord, Day & Lord (A).
22D ST, 140-44 W; Postal Life Ins Co Ritaro Realty Co et al; C C Lockwood (A).
60TH ST, 22 W; National Savgs Bank of City of Albany Clarence E Anderson et al; Rosendale, Hessberg & Haines (A).
68TH ST, 54 W; National Savgs Bank of City of Albany Chas E & Clarence E Anderson et al; Rosendale, Hessberg & Haines (A).
95TH ST, ns, 318 w Columbus av, 18x100.8; Jos Veith Theo E Kihan et al; Finch & Coleman (A).
115TH ST, 32 W; Mutual Life Ins Co of N Y Moses M Valentine et al; F L Allen (A).
136TH ST, 55 W; General Synod of the Reformed Church in America Philip E Hendrick et al; Reed & Pallister (A).
136TH ST, 118 W; Lincoln Trust Co—Jennie E Wiegand et al; Bowers & Sands (A).
146TH ST, ns, 100 w St Nicholas av, 25x74.11; Maud P Gillies—Margt Schwoerer et al; L & A U Zinke (A).
LEXINGTON AV, 1736; Chas G Moller et al Isaac J Danziger et al; Bowers & Sands (A).
PARK ROW, nec Pearl, 3.10x43.9x40.6x54.10; Geo E Chisholm Ellen C O'Rourke; Bowers & Sands (A).
2D AV, sec 114th, 20.11x80; Greenwood Cemetery—Abr Cohn et al; Miller, King, Lane & Trafford (A).
7TH AV, 283-5; Annie R Gilbert et al—7th Av Holding Co et al; I S Heller (A).

### Bronx.

**JULY 24.**
BROADWAY, es, 103 n Middletown rd, 25x121.7; Eliz Amsler—Jno A May et al; Hirleman & Vaughan (A).
**JULY 25.**
179TH ST, 820 E; Philip Rhinelander—C K Realty Co et al; Miller & H (A).
BATHGATE AV, es, 180.1 n 172d, 25x90.5; Percy E Dowe—Anna Mainsch et al; C V Halley, Jr (A).
**JULY 27.**
PROSPECT AV, 568-70; Constantin Wagner—Munderloh Realty Co, Inc, et al; Quackenbush & Adams (A).
**JULY 28.**
No Foreclosure Suits filed this day.
**JULY 29.**
156TH ST, nwc Fox, 100x100; Geo F Johnson—Haase Lippmann Constn Co et al; Ferris & Storck (A).
233D ST, ns, 55 e Carpenter av, 25x114; Fanny B Gardner—Wm H Grill et al; Allen & Sabins (A).
CRESTON AV, sec 181st, 60x100; CRESTON AV, swc 181st, 50x50; Anna Rihm—Conrad R Schmitt et al; H C Boty (A).
TREMONT AV, ns, 44.8 e Washington av, 46.7x93.5; Mendel Marcus—Moses Lowenstein et al; I Levison (A).
VALENTINE AV, es, 152.7 n 181st, 20x118.3; Lizzie Van Riper—Home Specialty Co, Inc, et al; Theall & Beam (A).
**JULY 30.**
161ST ST, 770 E; Jno C Titus—Benj Rosen et al; H Swain (A).
RYER AV, es, 125 n 180th, 18.7x104.2; Charlotte Trubenbach Rebecca F Levin et al; Baldwin, B & F (A).
SOUTHERN BLVD, es, 200 n Jennings, 50x100; Alma Greenbaum—Sonein-Wahlig Constn Co et al; A Greenbaum (A).
SOUTHERN BLVD, es, 250 n Jennings, 50x100; Lawrence P Goldstein—same; same (A).
LOT 228, Map of Village of Mott Haven; Francis H Bolton—Luigi Flora et al; J A Lane (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 23.**
CHARLES ST, 130-2; Myron Strauss—Alfd Van Houten et al; Max Monfried (A); Jas O Farrell (R); due ..... 2,198.17
9TH ST, 337 E; Elivia H Comyngham—Isaac Salmonowitz et al; Bowers & Sands (A); Phoenix Ingraham (R); due ..... 24,041.53
**JULY 24.**
LEXINGTON AV, ws, 80.5 s 59th, 20x75; Georgette Brown—Carl Sotscheck et al; Morris Cooper (A); Phoenix Ingraham (R); due ..... 37,353.25
**JULY 25.**
No Judgments in Foreclosure Suits filed this day.
**JULY 27.**
50TH ST, ss, 250.10 e 5 av, 21.5x100.5; Albt Rothbart et al—Geo B de Forest; Cary & Carroll (A); Sidney W Fish (R); due ..... 78,427.08
108TH ST, ss, 225 w 2 av, 25x100.11; Jos Fritz et al; — Luigi Pitilli et al; Amend & Amend (A); Geo B Hayes (R); due ..... 12,650.00
140TH ST, 59-63 W; Lester Florsheim—Henry S Warner et al; Milton Mayer (A); Chas H Murray (R); due ..... 4,716.08
**JULY 28.**
55TH ST, ns, 240 w 3 av, 20x100.5; Andw Sheridan—Nicholin Lindberg et al; Johnston & Johnston (A); Max Altmayer (R); due..... 5,603.94
**JULY 29.**
109TH ST, 229 E; Francis H Page—Anna M Cefela et al; Jno M Rider (A); Irving J Joseph (R); due.... 8,528.80

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 25.**
3D AV, 1992-4; Francis D Bowne—Eliz B Colt et al; partition; S P Savage (A).
**JULY 27.**
No Lis Pendens filed this day.
**JULY 28.**
No Lis Pendens filed this day.
**JULY 29.**
E HOUSTON ST, ns, 141.10 w 1 av, 16.8x80; Morris Specter—Wolf Baratz et al; action to foreclose mechanic's lien; Hirschman & Drucker (A).
E HOUSTON ST, ns, 159.7 w 1 av, 25x81; Morris Specter—Wolf Baratz et al; action to foreclose mechanic's lien; Hirschman & Drucker (A).
PARK AV, 1548; 112TH ST, 74 E; Julius Tishman—Abram Spanner et al; action to declare conveyance void, &c; J Manheim (A).
**JULY 30.**
MORNINGSIDE AV, 171; Kues Bros—Gotfred Nelson et al; counter claim; J P Donellan (A).
**JULY 31.**
BEAVER ST, ns, 115.4 w Broad, runs w49.4xn 66.7xw64.1 to New xne65.2xe41.2xn1.3xe33.9 xs25xe22.1xs103.10 to beg; J P Zurla Tile Co Inc—New & Beaver Arcade Co et al; action to foreclose mechanics lien; Weschler & Kohn (A).
WALKER ST, 89; also HOUSTON ST, nwc Thompson, 25x100; also 14TH ST, 207 E; also 80TH ST, 310 E; also HAMILTON TER, ws, 619.6 n 141st, 20x100; also 129TH ST, 248 W; also 28TH ST, 230 W; also 85TH ST, 234-6 E; Susan A K Links—Adele M Comyns et al; amended; partition, M S Hart (A).

### Bronx.

**JULY 24.**
172D ST W, ns, 99.4 e Inwood av, 25x87.1; Putnam Realty Co—Wm C Arnold; action to enforce contract; Dean, Tracy & McBarron (A).
179TH ST, ss, 125 w Bronx Park av, 25x114; Garvey Bros Co—Michl D Howard; action to foreclose mechanics lien; C P Hallock (A).
**JULY 25.**
TEASDALE PL, ss, 119.8 e 3 av, 25x100; Hugh McCaffrey—Geo W McDermott; action to enforce lien; J W Bryant (A).
PROSPECT AV, ss, 465 e Wiliams av, 25x100.6; Ida L Karelbach—Harry C Frank et al; action to foreclose transfer of tax lien; F W Hottenroth (A).
**JULY 27.**
LAFAYETTE or Cyrus pl, ss, 91.7 w 3 av, 37.6x100; Casolaro Fasany Co, Inc—Izeyl W Reid et al; action to enforce performance of contract; J Kurzman (A).
150TH ST, ss, 300 w Courtlandt av, 50x100; Thos W Reid—Thos W Reid et al; partition suit; F P Trautmann (A).
BRIGGS AV, ns, 150 e Bedford Park blvd, 50x110; also MOSHOLU PKWAY, nec Hull av, 105.9x110; also BRIGGS AV, ns, 250 e 200th, 100x110; Francis B Robert—Francis P A McGowan et al; action to enforce performance of contract; Hofman & Friedman (A).
**JULY 28.**
No Lis Pendens filed this day.
**JULY 29.**
CARR ST, nec German pl, known as Lot No 75, Block 2358, Sec 9, on Tax map; Tax Lien Co of N Y—Jno M Farley et al; action to foreclose transfer of tax lien; A Weyman (A).
**JULY 30.**
No Lis Pendens filed this day.

### Brooklyn.

**JULY 23.**
CHESTER ST, ws, 175 s Sutter av, 50x100; Alvin S Underhill—Morris Plotnick et al; L Searle (A).
McDONOUGH ST, swc Bway, runs w64.4xs100 xe35xn29.11xne70.2xnw29.3 to beg; Fannie Moses—Moses H Moses et al; partition; Johnston & Johnston (A).
MONMOUTH ST, swc Atlantic av, runs n100xw 100xn100xw25xs200xe125 to beg; Fredk H H Winckler—Jos B Silman et al; H O Patterson (A).
NEWELL ST, ws, 225 s Nassau av, 64.3x100; Lena Fraser Jno Kalmbach et al; C & T Perry (A).
PARK PL, ss, 120.6 w Saratoga av, 42.8x37.2x 27x16.10; N Y Investors Corpn—Rachel Lefkowitz et al; T F Redmond (A).
PROSPECT PL, ns, 645 e Grand av, 30x128.6; Onslow-Moore Co—Maurice Lawlor et al; G Elliott (A).
PROSPECT PL, ns, 515 e Grand av, 30x128.6; same—same; same (A).
SENATOR ST, ss, 400 e 4 av, runs s215.3xe40.1 xn112.9xw20xn100xw20 to beg; also PROP in Queens Co; Tillie Karasik—Merchants Lloyds Realty Co et al; specific performance; A A Katzen (A).
UNION ST, ns, 282.6 w Clinton, 27.6x100; Germania Savgs Bank—Lillian Hegeman et al; Wingate & Cullen (A).
WINTHROP ST, ss, 1,458.5 e Main Plank rd, 32x122.6; General Clergy Relief Fund—Chas L Drake et al; Cary & Carroll (A).
4TH ST, 378; also FULTON ST, 969; also REID AV, 279; Chas H Liss—Andw F Liss et al; partition; F J Rinaldi (A).
E 13TH ST, ws, 150 s Av W, 50x100; Eagle Savgs & Loan Co—Mary J McClain & ano; J C McLeer (A).
51ST ST, ss, 160 e 6 av, 20x80.3; Jno D Holsten—Nestor Westerberg & ano; H A Holsten (A).
59TH ST, sws, 160 nw 23 av, 40x100.2; Fredk C Rudolff—Nicola Danna et al; S L Cohen (A).
81ST ST, ns, 236 w 17 av, 240x100; Eliz A De Mund—Milton S Kistler et al; R O'Byrne (A).
83D ST, ns, 200 w 17 av, 20x100; Essex & Lee Co—Lena Goldstone et al; G Elliott (A).


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13 and 34 Acres **nursery land**
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12 Room House, plot 110 x 220, valued at $8,000
11 Room House and Barn, plot 95 x 220 valued at $6,000.
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*Lis Pendens, Brooklyn, continued.*

83D ST, ns, 220 w 17 av, 20x100; Essex & Lee Co—Lena Goldstone et al; G Elliott (A).
83D ST, ns, 140 w 17 av, 20x100; same—same; same (A).
83D ST, ns, 240 w 17 av, 20x100; same—same; same (A).
83D ST, ns, 260 w 17 av, 20x100; same—same; same (A).
CHRISTOPHER AV, es, 137.6 n Blake av, 18.9x100; Title Guar & Trust Co—Max Fisher et al; T F Redmond (A).
CHURCH AV, ns, 95 e Rogers av, 30.5x123.8x28x123.10; Harry W Fairfax—Jos Vanoris et al; J H Shaffer (A).
DRIGGS AV, ws, 75 s N 8th, 25x100; also DRIGGS AV, nws, 50 sw N 8th, 25x100; Fred Goetsch Mfg Co—Vincenzo Fierro & ano; to create a lien; K C & M V McDonald (A).
GEORGIA AV, es, 505 n Hegeman av, 20x100; Geo B Ensworth—Georgia Bldg Co, D V D Reiley (A).
5TH AV, nws, 25.2 sw 39th, 19x100; Louis Bonert—Henry Kreichell et al; E M Perry (A).
LOTS 131-132, map of 358 lots of M L Towns; Edw Bailey—Ralph Stout & wife; Reynolds & Geis (A).
LOTS 377-378, map "Kings Oaks"; Wm Gremler—Fredk M Seiler et al; J M O'Neill (A).

**JULY 24.**
HANCOCK ST, ss, 128 e Howard av, 22x100; Wm F Kuntz—Eugene J Dibble et al; M Cooper (A).
OLIVE PL, es, 75 n Atlantic av, 18.6x97; Jos Roberts—Constantince Cassidy et al; H L Thompson (A).
PARK PL, ss, 300 e Howard av, 50x127.9; Cohn Cut Stone Co—Parkling et al; foreclosure of mechanics lien; M Storch (A).
2D ST, ns, 122.10 w P P West, 25x100; Thos Colson—Thos O'Connor et al; Van Alen & Dyckman (A).
39TH ST, ss, 200 e 10 av, 20x95.2; Annie H Chadwick—Halberg Realty Co et al; Reeves & Todd (A).
84TH ST, nc 23 av, 60x100; Kate Hofaker—Emma Rosenbluth et al; A J Griffin (A).
BEDFORD AV, ws, 207.1 s Foster av, 50x100; Henry Berberich—Lincoln Monolithic Co et al; M Hertz (A).
CHURCH AV, ns, 95 e Rogers av, 35.5x123.10x28x123.8; Anna H Hollmann—Wm A A Brown et al; H L Thompson (A).
CHURCH AV, ns, 179 e Rogers av, 28x124.5; N Y Investors Corpn—Wm A A Brown et al; H L Thompson (A).
CHURCH AV, ns, 235 e Rogers av, 28x124.7x28x124.10; Cath Bittmann—Wm A A Brown et al; H L Thompson (A).
METROPOLITAN AV, sws, 207.1 se Bedford av, 26.8x100; Merchants Co-op Mtg Co—Annie Lurie et al; M Hertz (A).
PUTNAM AV, ss, 180 w Nostrand av, 20x100; Wyckoff H Garrison—Hannah F Hayden et al; S E Faron (A).
SKILLMAN AV, 10-12; Antonetta Acquavella—Caterina Gallo et al; Caldwell & Holmes (A).
SUTTER AV, ns, 20 w Barbey, 20x89.11; Sam Soren—Nathan Trokie et al; J E Rose (A).
VESTA AV, es, 140 s Dumont av, 120x100; Homestead Bank—Ida Kurlandzik et al; Watson & Kristeller (A).
WILLOUGHBY AV, ns, 94 e Wyckoff av, 240x100; Emma Brickmann—Retta H Barranger et al; Mann, Buxbaum & S (A).

**JULY 25.**
BUTLER ST, ss, 175 e Hoyt, 25x100; Fredk Pape—Mary Barker et al; N D Shapiro (A).
KOSCIUSKO ST, 415A; Asa A Spear—Danl McDicken et al; to correct a deed; C A Spear (A).
E 15TH ST, es, 205 n Av U, 40x75; Orrie P Cummings Guzepa Rosiello et al, Sutfren, Humphreys & O (A).
AV L, ns, 40 e E 36th, 20x100; Phebe Ryan—Axel L Anderson et al; H J Davenport (A).
BEDFORD AV, ws, 100.6 s Hancock, 39.6x100; Jennie Heinemann—Chas Galewski et al; P Windels (A).
FRANKLIN AV, es, 30 s Monroe, 20x100; Ella M Eschbach—Georgia Wortman & ano; H Reeves (A).
OCEAN AV, es, 140 s Av S, 60x110; Jno G McDonald—Anna E Fletcher et al; J M O'Neill (A).

**JULY 27.**
LEFFERTS ST, swc Canarsie rd, 45.5x102.6; Title Guar & Trust Co—Katie Richig et al; H L Thompson (A).
MARION ST, ss, 81.3 w Ralph av, 19.4x100; Title Guar & Trust Co—Kittie Tuteur et al; T F Redmond (A).
PACIFIC ST, ns, 133.4 e Henry, 21x100; Wm A Nicoll—Jno W Osman et al; C A Clayton (A).
E 12TH ST, ws, 200 s Av O, 33.4x100; Lydia A Senior—Frank J Flynn et al; Cary & Carroll (A).
87TH ST, sws, 175 se Narrows av, 100x100; Chas L Feltman—Claire Ford et al; H L Thompson (A).
CONEY ISLAND AV, es, 120.4 s Av G, 20x127.9 Meta E Heeny—Anna K Dittes et al; Murtha & Hanson (A).
FLUSHING AV, nec Kent av, 25x100; Lena Muhs—Isaac Selzer et al; W F Hagarty (A).
LINCOLN AV, es, 457.1 s Mill rd, 16.11x118.5x16.11x119.8; Fundy Co—Geo Mayhew et al, Jonas, Lazansky & N (A).
NEW JERSEY AV, ws, 105 n Belmont av, 20x95; Natl Savgs Bank of Albany—Annie Bretschneider et al; T F Redmond (A).
NEW LOTS RD, ss, 21.2 w Williams av, 21.2x89.10x20x89.10; Roy Lashewitz—Vermont Bldg Co et al; A Sachs (A).
RUGBY RD, ws, 321.4 s Av C, 40x100; Church Charity Foundation of L I—Mary E B Frank et al; T F Redmond (A).
STONE AV, ws, 150 s Lott av, 200x357.2x—x296.6; also HEGEMAN AV, nec Alabama av, 100x440.4x100x441; also VERMONT AV, sec New Lots av, 97x200x99x200; also VAN SINDEREN AV, es, 430 n Hegeman av, runs e100xn20xe100xn134.3xs—xw211.11 x s 54.1 to beg; Georgia Bldg Co—Cyril H Burdett et al; to set aside deed; C Dushkind (A).

**JULY 28.**
DOUGLASS T, wc Bond, 25x50; Louise Reese—Raffaele Sansone et al; H L Thompson (A).
QUINCY ST, ns, 350 e Nostrand av, 50x100; Montague Mtg Co—Thrall Constn Co et al; Cook & Benjamin (A).
1ST PL, nwc Court, runs n21xw55xn59xw20xs80xe75 to beg; also COURT ST, ws, 300 n Degraw, 25x112.6; also COURT ST, ws, 18.3 n Union, 18.2x80; also HARRISON ST, ss, 75.9 w Court, 20x91.5; Silas Decker—Carrie M Vreeland et al; partition; M St John (A).
E 11TH ST, ws, 50 s Matthew pl, 50x100; Title Guar & Trust Co—Persis H Gilmour et al; T F Redmond (A).
45TH ST, sws, 300 nw 12 av, 40x100.2; Title Guar & Trust Co—Johanna Osberg et al; T F Redmond (A).
59TH ST, sws, 320 se 14 av, 40x100.2; Henry W Chadeayne Annie D Flynn et al; H L Thompson (A).
61ST ST, nes, 250 se 16 av, 20x100; Title Guar & Trust Co—Christian Swensen et al; T F Redmond (A).
74TH ST, nes, 137.8 nw 18 av, 17x100; Jno H Droge—Saml Brill et al; S Seiderman (A).
BEDFORD AV, ws, 153.1 s Av D, runs w78xs15.8xse11.1xe72.1xn25 to beg; Title Guar & Trust Co—Eliz M Dornheim et al; T F Redmond (A).
BUSHWICK AV, sws, 25.6 se Melrose, 75x105.9; Philip Miller—Daret S Werchen et al; J Solomon (A).
CONEY ISLAND AV, 1920; Augusta Krieg—Rose Kavshansky et al; R Stone (A).
LOTT AV, nwc Watkins, 100x150x100x—; Title Guar & Trust Co—Rosie Pilzer et al; T F Redmond (A).
MEEKER AV, sec Manhattan av, runs s9.3xe88.3xn29xnw29xsw85.8 to beg; Jos A Burr—Jos Vespole et al; R H Wilson (A).
ROCKAWAY AV, ws, 20 n Sumpter, 16x71.8; Ellen A Borgstrom—Mary E Bundick et al; J C Danzilo (A).
LOT 176, map "B" of East N Y lots; Wilhelm Mattfeld—Anna G Heinson et al; Reynolds & Geis (A).

**JULY 29.**
CRESCENT ST, ws, 90 s Blake av, 100x203.9x127.6x124.3; Linsmeyer Holding Co—Wm T Brice; C Reinhardt (A).
DEBEVOISE ST, ns, 175 e Humboldt, 12.4x100x46.2x105.6; Julius Tishman—Abram Spanner & ano; to set aside deed; I Manheim (A).
GREENE ST, ns, 201 e Oakland, runs n100xe30.2xse45.6xse45.6xw56.7 to beg; Malcolm R Matheson—Jas F Boyle et al; W J Carlin (A).
HARRISON ST, ns, 85.6 w Hicks, 21.4x94.10; Title G & T Co—Assemta Auletta et al; T F Redmond (A).
HICKS ST, 342; Gaetano Paciello—Guiseppe Cerami et al; J L Danzilo (A).
MAPLE ST, nec Kingston av, 40x200; Title G & T Co—Interboro Bwg Co et al; T F Redmond (A).
PINE ST, es, 90 s Blake av, 203.9x100x28.4x127.6; Eliz Froehlich—Wm T Brice; C Reinhardt (A).
55TH ST, sws, 360 nw 16 av, 40x100.2; Georgianna Nelson—Anna P R Black et al; T F Redmond (A).
63D ST, ss, 100 e 5 av, 60x100; Fredk J W Bursch—Jno T Lynch et al; A L Phillips (A).
AV I, ns, 40 w E 19th, 80x100; Title G & T Co—Josephine A Nelson et al; T F Redmond (A).
BWAY, ec Hewes, 25x100; Margt S Manson—Batchis & Motta et al; J Siegelman (A).
DITMAS AV, sec E 13th, runs e40xs100xw24.6xw54.2xn85.5 to beg; Dime Savgs Bank—Ever-Last Constn Co et al; Clarke & Frost (A).
GRAVESEND AV, ws, 360 n Av F, 20x100; N Y Investors' Corpn—Arthur Barnett et al; T F Redmond (A).
ROCKAWAY AV, ws, 145 s Lott av, 20x100; Adolf A Schuster—Basonio Constn Co et al; Jonas Lazansky & N (A).
ROCAKWAY AV, ws, 165 s Lott av, 20x100; Philip Laison—same; same (A).
ROCKAWAY AV, ws, 85 s Lott av, 20x100; Rachel Wertheimer—same; same (A).
SHEPHERD AV, swc Jamaica av, runs s104.3xw80xs1.5xsw21.5xs25xw20.3 x n95.8 x e128.6 to beg; Jacob Wills—Solomon Guggenheim et al; S M & D E Meeker (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**JULY 25.**
CROSBY ST, 59; Harry I Keason—Michele Brigante & S E S Realty Co (117) ..... 230.00
LAFAYETTE ST, 206; Harry I Kenson—Alfd R Conkling & Michele Brigante (116) ..... 230.00
LEROY ST, 19; Anthony Polzella—Margarita Campiglia & Michele Brescia (118) ..... 495.00
BROADWAY, sec 41st, 55x173.4; Sargent & Co—41st St Realty Co; renewal (119) ..... 1,623.15

**JULY 27.**
ATTORNEY ST, 97; J Stowe & Son—Estate of Martha Grossman et al, Phillip Berman & Morris Rosen..... 315.00
7TH ST, 130 E; Van Wagoner-Linn Constn Co—Ladislaus W Schwenk... 354.38
11TH AV, 628-44; Wm L Grow Constn Co—A Leopold Auerbach & Jos F Auerbach .....31,639.08
BROADWAY, 2248-58; Arthur Brounet—Wm J Walton et al, Fulton Bldg Co & Flieschman Bros. ..... 1,034.77

**JULY 28.**
22D ST, 237 E; Ford Roof Constn Co—Theresa J Kelly & Geo H Kelly (125) 87.00
113TH ST, 200 W; Aug M Adolff—Matilda Mertens, extrx, & J H Stiljes (126) ..... 49.00
2D AV, 318; Kalman Grossman et al—Alex J Leimberg & Andw L Anderson (127) ..... 100.00

3D AV, 2078; Abr Shemel—Film Amusement Co & Jno Carlucci (124)..... 175.00

**JULY 29.**

BWAY, nwc 72d, 104.x180.5; Cornell & Underhill—Morris Schinasi; Gustave Kautmann; Hemeke Engineering Co (128)..... 433.90

EAST SIDE of N Y Cen R R tracks, 450 s Dyckman, 101x143.6; Pheon Contracting Co—Vermont Hygeia Ice Co (129)..... 3,000.00

**JULY 30.**

51TH ST, 104-8 E; Gelband Contracting Co, Inc—Horatio Realty Co, Frank Melton, Melton Contracting Co & Melton House Wrecking Co (131)..... 236.00

119TH ST, 37 W; Henry Depue—Congregation Mount Zion of the City of N Y (130)..... 154.00

5TH AV, 1362-66; Jos H Haynes—Sophie Maas (132)..... 250.00

**JULY 31.**

561H St, 36 W; Alois Staudt— Louis Cerlian (137)..... 158.00

170TH ST, 565 W; Benj Rosengarten—Margt I Berg (136)..... 1,158.88

BROADWAY, 1490; Winkler Iron Co—American Druggists Syndicate & Geo W Lithgow & Son (134)..... 130.00

BROADWAY, 1482; Winkler Iron Co—1482 Broadway Corpn & Geo W Lithgow & Son (135)..... 80.00

1ST AV, 1359; Mark Strompf—Bohemian Amusement Co, Jno Nemesek & Jno Janusek & Judson & Masson (133)..... 356.04

## Bronx.

**JULY 24.**

VAN NEST AV, 563; Michl A Buckley—Jos Placek (41)..... 241.00

**JULY 25.**

BATHGATE AV, 1740; Jos Edelmyth—Danl W McCahill & Abe G Michaels (43)..... 80.00

TREMONT AV, nec Prospect av, 100x100; Peter Fusco—Geo Hahn, Clement H Smith & Matteo Capobianco (42)..... 179.50

**JULY 27.**

WALKER AV, ns, 125 w Bronx Park av, 26.1x102.8; Harris Rose Constn Corpn—Michl D Howard (44)..... 450.00

**JULY 28.**

BATHGATE AV, 1740; Benj Kaplan—D W McCahill, Kuepper Realty Co & Abe G Michaels (45)..... 85.00

**JULY 29.**

WALKER AV, 1125-27; Theodore C Wood—Michl D Howard, John Doe; Michl D Howard (46)..... 213.70

**JULY 30.**

FOLIN ST, es, 126.4 n 181st, —x—; Handy Bros—Ernest Wenigman; Jno Doe & Ernest Wenigman (47)..... 2,404.50

## Brooklyn.

**JULY 23.**

BRIDGE ST, 209-11; W E Williams Sons—Henrietta Ficken & Wilfred Mulveny..... 116.69

DECATUR ST, 515; G W Northbridge—Eliz G Clark..... 112.50

NEW GRAND ST, swc Rodney, —x—; J Bloch—Ridgewood Realty Associates..... 295.00

PROSPECT PL, 217; J Ryan—Ellen B Hilt..... 308.00

46TH ST, 1331; D E Kennedy—Jos Gottfried & Louis Brittschneider..... 142.45

SCHENCK AV, 572-4; H Senzer—Abram Centor..... 95.00

**JULY 24.**

ADELPHI ST, ws, 84 s Myrtle av, 103.9x100; R Dowdeswell Co—Hartman Constn Co..... 1,000.00

CUMBERLAND ST, 323; W Lawrence—Sheffield Constn Co, Harry T Maneis & Berland Constn Co..... 233.00

KOSCIUSKO ST, 557-9; P Grossman—Kahn Bros..... 2,250.00

**JULY 25.**

75TH ST, sec 13 av, —x—; S Mandamici—Ida Marcus..... 50.00

BUSHWICK AV, ss, 25 w Melrose, 75x100; P Muller—Mr & Mrs David Werchen, Harris Mankin & Max Kovalsky. 28.50

PUTNAM AV, sec Howard av, 100x100; H J Wilks Co—Bushwick Hospital & Jno H Parker Co..... 978.96

**JULY 27.**

RODNEY ST, ws, 180 n Ainslie, —x—; H November—Yetta Dresler..... 700.00

50TH ST, 1346; B Elias—Jas B & Frances Patterson..... 125.00

55TH ST, ss, 100 w 8 av, 40x100.2; M F Kelly—Marie Backiv & Erick P Backiv..... 98.20

CATON AV, sec Stratford rd, 132.9x100; A Schonberger—Comet Constn Co..... 2,725.00

**JULY 28.**

CUMBERLAND ST, sec Greene av, 75x80; Salvatore Marecca—Sheffield Constn Co & Berland Constn Co.... 410.00

INDIA ST, ns, 150 w Provost, 25x100; H Wolovitz—Annie Craven, Morris Baron & Jno & Jacob Menkin..... 148.35

ST JOHNS PL, ss, 100 w Rochester av, 40x100; Donin Plumbing & Cont Co—Trojan Constn Co..... 150.00

E 34TH ST, ws, 120 s Snyder av, 80x100; D Frank—Julia & A B Nicholas. 206.75

LIBERTY AV, swc Forbell av, 81x100; Warren Chemical & Mfg Co—Rockmore Realty Co, Wm Zaslav & Sloan & Friedman..... 77.80

**JULY 29.**

CUMBERLAND ST, 323-27; W Lawrence—Sheffield Constn Co & Berland Constn Corpn..... 233.00

GRAND ST, 679; S Rabinowitz—Sarah & Edw Zimmer..... 145.00

QUINCY ST, ns, 350 e Nostrand av, 50x100; Austin Ludlam—Thrall Constn Co..... 25.00

RODNEY ST, 457; H November—Yetta Dresler..... 700.00

75TH ST, ss, 100 w 13 av, 60x100; S Mandanci—Ida Marcus..... 50.00

ARGYLE RD, 760; P M Mullan Mrs Jno Kenny..... 23.00

FLUSHING AV, sec Beaver, —x—; M Davidson Estate of R Tiefenbrun & Rudolph Tiefenbrun..... 101.89

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

## Manhattan.

**JULY 25.**

25TH ST, 11 W; Standard Utility Co—11 W 25th St Co et al; Mar16'14.. 449.50

134TH ST, 204 W; Otto Goldberg—Paik McNulty et al; June20'13..... 8.50

WEST END AV, 924; J & F Wannemer, Inc—W 82d St Realty Co et al; Nov25'13..... 12,970.31

**JULY 27.**

BROADWAY, nec 94th, 33.6x142; Jno P Kane Co—W 82d St Co et al; Jan 16'14..... 8,250.04

BROADWAY, 2520; G Schaille & Sons—Harry Schiff et al; Nov25'13..... 2,200.00

[2]NORTHERN AV, ws, whole front bet 179th & 180th; Jno Trainor—Haven Constn Co, Inc; July10'14..... 370.00

**JULY 28.**

MADISON AV, Vanderbilt av, 43d & 44th sts, block, &c; Standard Metal Furring & Lathing Co—N Y C & H R R R Co; Apr28'14..... 1,589.39

**JULY 29.**

BWAY, nec 94th; J P Duffy Co—West 82d St Realty Co et al; Jan17'14.... 1,095.78

SAME PROP; J & F Wennemer, Inc—West 82d St Realty Co et al; Nov25'13..... 23,000.00

[3]MADISON AV, 2020; Raisle Heating Co—Regina T Lohman et al; Mar 13'14..... 470.00

**JULY 30.**

[2]LEXINGTON AV, 567-9; 51ST ST, 140-160 E, Davis Brown, Inc—Hammerstein Opera Co et al; Mar27'14. 9,449.79

[2]SAME PROP; Consolidated Chandelier Co—same; Mar23'14..... 4,200.00

[2]SAME PROP; T E McAvoy, Inc—same; Oct15'13..... 3,832.00

[2]SAME PROP; Jno Jordis Iron Wks—same; June30'14..... 7,112.77

**JULY 31.**

46TH ST, 216 W; Sussman & Sussman—Helen B Lugar et al; Apr1'14.... 193.00

SAME PROP; same—same; June13'14. 167.00

19TH ST, 37 W; Barger Electric Co—Montrose Realy Co et al; Jan22'13. 263.00

46TH ST, 216 W; Nathan Picket—Annie Moore et al; May22'14..... 3,950.00

SAME PROP; Hudson Marble Slate & Tile Co—Jas Moore et al; Apr30'14. 300.00

[2]BROADWAY, 2076-80; Felice Trocchia—Mary E Jones et al; July16'14... 225.00

[2]SAME PROP; Jarcho & Ebert—same; July16'14..... 275.00

[2]SAME PROP; Empire Architectural Iron Works—Annie Jones et al; July15'14..... 487.00

ST NICHOLAS AV, nwc 190th; H Storm & Co—190th St Holding Co et al; Jan21'14..... 2,674.07

[3]3D AV, 2076-80; Spota & DiMartini Inc—Mary E Jones et al; July15'14 660.00

[2]SAME PROP; Rubenstein Bros—Jno Doe et al; July16'14..... 75.00

[2]SAME PROP; Savoy Cornice & Skylight Works—Mary E Jones et al; July16'14..... 300.00

[2]SAME PROP; Larkin Lumber Co—Chas H Jones et al; July15'14,..... 596.13

[2]SAME PROP; Chas I Rosenblum Co—Mary E Jones et al; July15'14..... 52.89

[2]SAME PROP; Cross, Austin & Ireland Lumber Co—Chas S Jones et al; July17'14..... 323.34

[2]SAME PROP; Frank Angellilli—Jno Jones et al; July17'14..... 253.50

[2]SAME PROP; Excelsior Metal Ceiling Co—Mary E Jones et al; July16'14.. 120.00

## Bronx.

**JULY 24.**

No Satisfied Mechanics Liens filed this day.

**JULY 25.**

No Satisfied Mechanics Liens filed this day.

**JULY 27.**

No Satisfied Mechanics' Liens filed this day.

**JULY 29.**

No Satisfied Mechanics' Liens filed this day.

**JULY 30.**

173D ST, ns, 57.10 e Webster av, 50x92.7; Standard Plumbing Supply Co—Simplex Impt Co et al; July9'14... 48.80

186TH ST, nec Crescent av, 25.4x74.6; Mulgers Iron Wks—Jamascia Realty Corpn et al; Jan7'14..... 454.60

WHITE PLAINS AV, ws, 50 s 221st, 50x100; Geo Anderson—Bolte Bros et al; Apr21'14..... 89.00

## Brooklyn.

**JULY 23.**

E 13TH ST, nec Av P, 100x100; R L Williams—Provident Associates; July 9'14..... 25.00

HEGEMAN AV, nwc New Jersey av, 104x95; Sam Peretz & ano—Ike Sandler; June12'14.....300.00 or 250.00

**JULY 24**

CARROLL ST, ss, 20 e Albany av, 140x100, Kings Co Plumbing Co—Heights Bldg Co & Wm H Fleming; June18'14..... 75.00

CUMBERLAND ST, nec Greene av, —x—; Lawrence Co—Sheffield Constn Co & Berland Constn Co; July24'14.. 233.00

**JULY 25.**

DOUGLASS ST, swc Dumont av, 300x100; Terminal Lumber & Trim Co—Douglass Bldg Co, H M Bernstein, Morris Grotenstein & Jos Weinstein; Oct8'13..... 775.00

ROCHESTER AV, sec Sterling pl, 45x100; Terminal Lumber & Trim Co—J V Cunningham Inc & Spencer Aldrich; June30'14..... 166.70

**JULY 27.**

LOTT AV, ss, 40 w Amboy, 20x100; Milford Constn Co—Annie Weisman; June23'13..... 70.00

**JULY 28.**

[2]81ST ST, ss, 80 w 5 av, 140.8x100; Fredk Cicconi—Edw Edwards; July 9'14..... 862.81

[3]WAVERLY AV, ws, 100 n Atlantic av, 12.8x75; Saml Turner—N Y Tel Co; July31'12..... 110.00

**JULY 29.**

AMES ST, ws, 125.5 s Newport av, 50 x100; Abr Alpert—Annie & "Jno" Weisman; July16'14..... 248.00

SAME PROP; Morris A Goldstein—Annie & Morris Weisman; July14'14. 160.00

PUTNAM AV, sec Howard av, —x—; Martin Schaefer—Bushwick Hospital & Golleik & Smith; June22'14..... 390.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

## Manhattan.

**JULY 23, 24, 25, 27 & 28.**

No Attachments filed these days.

**JULY 29.**

ALAJMO, Francesco & Vittoria; F Zito & Co; $5,000; I Finkler.

JULIUS PINTSCH AKTIENGESELLSCHAFT; International Process Co; $7,661.98; Harris, Corwin, Gunnison & Meyer.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

## Manhattan.

JULY 24, 25, 27, 28, 29, 30.

Amusement Restaurant Co, Broadway, nwc 47th..Cort & Beals Co, Fixtures. 1,650.00

Flynn, Jno A. 3d av, 302, & 161 E 23d st—Roesser & Sommer Co. Fixtures..... 470.50

Palmer, Jno, 8th av, 205..Voss Ice Machine Works. Machine.....(R) 735.00

Kull & Thomas. 52d st, 136 W..Fairbanks Co. Machinery..... 262.00

Auto Service, Inc. 68th st, 241 W.. Fairbanks Co. Machine..... 220.00

Stone, Abr. Greene st, 100..Fairbanks Co. Machine..... 100.00

## Bronx.

JULY 24, 25, 27, 28, 29, 30.

Friscia, Giuseppe. Forest av, sec 160th..Erminio Esposito. Barber Fixtures..... 906.50

Gerhards, Albt. 818 Bryant av.. Metropolitan Chandelier Co. Chandeliers..... 55.00

Graham Constn Co. Seneca av, sec Hunts Point av, —x—..Colonial Mantel & Refrigerator Co. Refrigerators. 341.00

Valente, Frank & Frank Madonna. 904 E 180th st..Erminio Esposito. Barber Fixtures..... 896.50

## Brooklyn.

JULY 23, 24, 25, 27, 28, 29.

Berilen Realty Co. Berriman st, nr Pitkin av..Equitable Chandelier Co. Gas Fix..... 150.00

Cervadora, Dominico. Maple st, c E 48th..Silberling Gas Fix Co....(R) 114.00

Greenblatt, L & Son. Sheffield av & Livonia av..Staines, Bunn & Taber Co. Gas Fix..... 290.00

Heymann, Saml. 7317 5th av..Automyrtle av..A Entenman, Inc. Doors, &c..... 3,950.00

Heyman, Saml. 7317 5th av..Automatic Refrigerating Co., Hartford, Conn. Refrigerators..... 2,072.00

Melnick, Raechel, Wyona, c Belmont av..Colonial Mantel & Refrigerator Co. Refrigerator, &c..... 320.00

Levy, Bertha. 1940 78th st..Harry Selden. Gas Fix..... 46.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

## Manhattan.

**JULY 25.**

FT WASHNGTON AV, nec 171st 98.3x100; Dorothy Gutman loans Tilman Constn Co to erect a 6-sty apartment; 8 payments.....70,000.00

**JULY 28.**

BENNETT AV, es, 181.11 n 182d, 104.7x100.11; Van Dyck Estate loans Bennett Av Realty Co Inc to erect a 6-sty apartment; 14 payments.....125,000.00

## Bronx.

**JULY 25.**

117TH ST, swc Hoe av, 38x160; City Mtg Co loans Trask Bldg Co to erect 5-sty apartment; 11 payments.....33,000.00

LOT 10, map 126 lots belonging to Hudson P Rose, being subdivision of plot 23 on map Classon Point, North New York Savgs & Loan Association loans Margt A & David J Hanrahan to erect 2-sty frame dwelling; 3 payments.....2,750.00

**JULY 27.**

SEABURY PL, es, 233.4 n 172d, 41.8x100; Manhattan Mtg Co loans 173d St Improvement Co to erect 5-sty apartment; 13 payments.....30,000.00

SEABURY PL, es, 191.8 n 172d, 41.8x100; same loans same to erect 5-sty apartment; 13 payments.....30,000.00

SEABURY PL, es, 150 n 172d, 41.8x100; Manhattan Mtg Co loans 173d St Improvement Co to erect 5-sty apartment; 13 payments.....30,000.00

166TH ST, nec Findlay av, 193.4x160.1; City Mtg Co loans A J Schwarzler Co to erect 5-sty apartment & 4 6-sty apartments; 10 payments.....95,000.00

VALENTINE AV, ws, 210.3 n 183d, 50x100; same loans same to erect 5-sty apartment; 16 payments.....36,000.00

VALENTINE AV, ws, 260.3 n 183d, 50.4x100; Manhattan Mtg Co loans Valhalla Corpn to erect 5-sty apartment; 16 payments.....36,000.00

SOUTHERN BLVD, es, 450 n Jennings, 50x100; City Mtg Co loans Simpson Constn Co to erect 5-sty apartment; 10 payments.....28,000.00

TREMONT AV, ss, 525 w Marmion av, 25x100; Margt Knox loans Otto Silberman to erect 1-sty taxpayer; 2 payments.....8,500.00

**JULY 28.**

SOUTHERN BLVD, es, 25 s Jennings, 50x109; Saml & Chas Klein loans York Constn Co to erect —-sty bldg; 3 payments.....3,000.00

**JULY 30.**

FAIRMOUNT PL, nwc Southern blvd, 54.9x128.4; City Mtg Co loans P J Bldg Co, Inc, to erect one 5 & one 6-sty apartment; 11 payments.....52,500.00

GOODRIDGE AV, ws, 246.8 s 250th, 101.2x113.3; Violette W Delafield loans Geo A Wyeth to erect a 2-sty and attic frame and stone dwelling; payments.....11,000.00

## ORDERS.

## Brooklyn.

**JULY 23.**

STERLING PL, sec Rochester av, 95x100; J V Cunningham, Inc, on Spencer Aldrich to pay Terminal Lumber & Trim Co.....77.00

**JULY 29.**

E 23D ST & Av D; Perker & Liebewitz on Moskowitz Bldg Co to pay Barnet Weston.....450.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

| | | |
|---|---|---|
| **A--** | Signifies, | Auxiliary Fire Appliance. (Sprinklers, etc.) |
| **B--** | " | Fire Escape. |
| **C--** | " | Fireproofing and Structural Alteration. |
| **D--** | " | Fire Alarm and Electrical Installation. |
| **E--** | " | Obstruction of Exit. |
| **F--** | " | Exit and Exit Sign |
| **G--** | " | Fireproof Receptacles and Rubbish. |
| **H--** | " | No Smoking. |
| **I--** | " | Diagrams on Program and Miscellaneous. |
| **J--** | " | Discontinue use of premises. |
| **K--** | " | Volatile, Inflammable Oil and Explosive. |
| **L--** | " | Certificates and Miscellaneous. |
| **M--** | " | Dangerous condition of heating or power plant. |
| **O--** | " | Discontinue use of Oil Lamps. |
| **DR--** | " | Fire Drills |
| **SS--** | " | Standpipes and Sprinklers. |

Week ending July 25.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Amsterdam av, 1774-6—Eliz Heimsoth et al..C
Attorney st, 105—Paul Hoffman.....B
Bar Le[illegible] 12—Hamilton V Meeks.....C
Barclay st, 12—Anna L Eaton.....C
Bleecker st, 43-9—Clarence W Seamans.....C
Broadway, 60—Downtown Building Co.. B-SS-A-E
Broadway, 610—Reversionary Estates Co..C-SS
Broadway, 1889—Morewood Realty Holding Co. B-F-C
Broadway, 605—Max Goldstein.....C
Broadway, 691—Jos Solomon & Sons.....G-C-A
Broadway, 691—Charles Levy & Son.....A-C
Broadway, 691—Nathan Ehrman.....G
Broadway, 691—Albert Edw Texet.....B-SS-C
Broadway, 817-19—Fred Anderson.....E-C
Broadway, 535 W—Geo M Wyman.....B-F-C-E-A-D
Broadway, 5 E—[illegible].....C-I
Broadway, 25 E—[illegible].....C
Cortlandt st, 3 W R—Addison.....I
Dey st, 51-56—Hudson & Man R R Co.....SS
East st, 39—Morris Lipps.....G
Eldridge st, 238—Columbia Printing Press..G
Elizabeth st, 39—American Flag Co.....G
Forsyth st, 118—Kranzof & Shemin.....C
Forsyth st, 118—Stern & Son.....C
Franklin st, 114—Gertrude A Manly.....G
Franklin st, 181-3—John Leffler.....G
Franklin st, 194-6—Saml Weil.....C
Franklin st, 194-6—August Klettman.....C
Franklin st, 105—Morris Edmann.....C-G
Fulton st, 221-5—John Cassidy.....C
Grand st, 625—Meyer Frankels.....C
Greene st, 145-51—Saul & Israel Shapiro.....C
Harrison st, N—James C Kellog.....C
Harrison st, 165—Theodore F Goldmark.....G
Houston st, 147-9 E—Careful Realty & Const Co.....C
Houston st, 147-9 E—Alexander Ratner.....C
Houston st, 183 W—Chas Frank Est.....D
Houston st, 183 W—Peter V Close...D-B-E-A
Houston st, 183 W—Chas Frank Est....C-E-B
Houston st, 183 W—W R Addicks, care Consolidated Gas Co, 15th st & University pl...I
Hudson st, 360—John Flocco.....C
Lafayette st, 123-27—Fred Hollender & Co....I
Mangin st, 99—Mollie Brown.....C-G
Pearl st, 62—Bertram Bros.....C
Pearl st, 214—Robert B Roosevelt.....E
Spring st, 154-6—Jos Rosenberg & Co.....G
Stanton st, 2—Isidore Epstein.....C
Suffolk st, 30—Jacob Levy.....C
Suffolk st, 30—Solomon Hoberman.....C
Suffolk st, 30—Abraham Rosenblum.....C
Suffolk st, 65-7—Suffolk Lubricating Co.....K
Sullivan st, 26-32—Charles Burkelman.....C
Thomas st, 14-16—Jacob Cranzler.....C
Thompson st, 5—Robert Scott.....C-A-G-L
Thompson st, 5—Pietro Beauchetti, B-C-E-A-F-D
University pl, 64—No name given.....C
University pl, 84—Feinstein & Dickstein.....G
University pl, 84—Glass & Laznou.....G
University pl, 84—Lowitt & Grossman.....G
University pl, 84—Saml Liebowitz.....G
Walker st, 16—Louis Nerenberg.....G
Walker st, 31-33—Max Lipschitz.....G
Walker st, 49—Meyer Newman.....C-G
Walker st, 49—Jacob P Rice.....C
Walker st, 49—Michael A Benjamin.....C-G
Walker st, 79-80—Milton C. Johnson.....G
Walker st, 78-80—Charles Green.....G
Washington pl—Chas A Loeser, Herdweig.....C
Waverly pl, 25—Eastern Mill Pants Co.....G
Wooster st, 200—Saml Rabinowitz.....G

*Numbered Streets.*

4th st, 35 W—Shapiro & Bernsen.....G
10th st, 413 E—N Y Railways Co.....B-C
12th st, 43-5 E—The Heller Co.....C
15th st, 50 W—Saml Ginsburg.....C
15th st, 61 W—Jacob Kass.....C
15th st, 61 W—John Rosenkrintz.....C
18th st, 162 W—M Sherman & Co.....G
18th st, 145-51 W—Crystal Dress Mfg Co.....C
19th st, 130-41 W—Morris Kronech.....C
19th st, 32 W—Himmel Dress Co.....G
19th st, 9 W—Thomas Waist Co.....G
20th st, 35 W—Eastern & Kass.....G
20th st, 35 W—Manhattan Realty & Leasehold Assts.....C
21st st, 18-20 W—Emil Bumenthal.....G
21st st, 18-20 W—American Silk Garment Co..G
21st st, 18-20 W—Samuel Floersheimer.....SS
24th st, 142-6 W—Foster Mfg Co.....G
24th st, 142-6—Lipschitz, Graber & Adelson..G
24th st, 142-6—Alexander & Greenberg.....G
24th st, 142-6—Aaron Littman.....G
24th st, 142-6—Dilloff & Zimmerman.....G
28th st, 42 W—Equitable Trust Co.....C
28th st, 149 W—Ernest Nilson.....C
28th st, 245-47 W—Charles Schmidt.....C
28th st, 245-47 W—Edward Engl.....C
29th st, 34 E—Fuchs Bros.....C
29th st, 538 W—Edward Siedle.....C
31st st, 6 E—Central Radiator Manufacturing Co.....G
32d st, 318-24 E—Fuller-Burr Co.....C-D
32d st, 318-24 E—Frankel Bros.....D-C
33d st, 151 E—Axel O'Ihlsend.....A-F-B-C
35th st, 557 W—Thomas W Watson.....C
35th st, 557 W—Arthur Westly.....C
38th st, 48-56 W—Michael Coleman.....SS
38th st, 48-56 W—J Opozonauer & Co....C-G-A
38th st, 48-56 W—H Berger & Co.....G
38th st, 48-56 W—S J Manne & Bro.....G
38th st, 48-56 W—B Libman.....G
38th st, 48-56 W—Geo H Rawak.....A
38th st, 48-56 W—Frederick Tietig.....C-G
38th st, 48-56 W—Warshauer & Rosemond....A
38th st, 48-56 W—Veit, Son & Co.....G
38th st, 48-56 W—Gould-Mersereau Co.....G
42d st, 206 W—Albert B Croner.....C
42d st, 206 W—Timothy F Paddell.....C
49th st, 222 W—William A Riley.....A-E-F-G
49th st, 222 W—Lowell Realty Co.....C-SS
59th st, 308-10 W—Chas E Appleby.....C-B
59th st, 308-10 W—Dr Watson L Savage..A-F-J
75th st, 100-2 W—S Morrill Banner et al....SS
77th st, 50-58 W—Montrose Bond & Realty Co. SS-C-B
77th st, 50-58 W—Manhattan Sq Hotel Co.....E
77th st, 50-58 W—Manhattan Sq Realty Co. G-E-A-C
104th st, 231-3 E—Union Theological Seminary.....F-C-SS
105th st, 254 W—Sophia G Cane.....C
107th st, 339 E—Filippa Rizzo.....C
107th st, 204-06 E—Est of Eliz McManus.....C
114th st, 18 W—Kate G Kraner.....C-E
114th st, 18 W—Congregation Ada Jacob Auth.....E
116th st, 174 E—Ernest Follender.....C
130th st, 77-79 E—Martin H Marcus.....G-A
130th st, 77-79 E—William Wessel.....G
130th st, 77-79 E—Schlalter Emb Co.....G
130th st, 77-79 E—Adams-Schrey Co.....G
130th st, 77-79 E—Phinney Walker Keyless Clocks.....G
130th st, 77-79 E—Costikyan & Co.....G
130th st, 77-79 E—Eastern Parkway Co..C-A-SS
130th st, 77-79 E—A Lesser Mfg Co.....G-C
130th st, 77-79 E—Tatt's Asthmaline Co...G
130th st, 77-79 E—John J O'Brien.....G
130th st, 77-79 E—Wade Corset Co.....G
158th st & N River—Joseph Jellinon.....K

*Named Avenues.*

Av D, 119-21—Robert Goelet.....C
Av D, 119-21—Max Seidman.....C-G-J
Av D, 119-21—Louis Levine.....C-G-I-A
Av D, 119-21—Tobias Cohn.....A-G
Av D, 119-21—Gordon, Wolf & Cowen Co.....A
Av D, 146-50—Jacob Cohen.....C
West End av, 253—Viola P Eytinge.....B-C-D
Zerega av, 1175—William Hyland.....E

*Numbered Avenues.*

1st av, 35—Isaac Flichtenfeld.....C
1st av, 540—Meyerowitz Photo Laboratory....G
1st av, 540—Riverside Press.....G
1st av, 707—Henderson Bros.....C
1st av, 709—Adolph Herman.....C
3d av, 248—William Sander.....C-I
3d av, 2224-34—The N Y Edison Co.....D
4th av, 59—Hamilton Fish Corp.....D-C
5th av, 236—Harris Bernstein Co.....I-C
5th av, 236—N Y Mutual Gas Light Co.....C
5th av, 236—Anna Keyes Co.....G
5th av, 236—Michael H De Young.....SS-C
5th av, 236—Jacob Wechsler, Inc.....G-I-C
5th av, 236—Mark Aronson Co.....I-G-C
6th av, 436—Harry Aronchick.....G
6th av, 436—Joseph Bratnick.....G
6th av, 466-8—Victor Kramer & Saml Pitkin, G
6th av, 466-8—Trades Pleating Co.....G
6th av, 466-8—Fashion Emb Co.....G
6th av, 484—Louis Silverblatt.....C
6th av, 944—John Frank.....C
11th av, 250—Otis Building Co.....SS

### BRONX ORDERS SERVED.

Tinton av, 673—St Anslem's Priory.....C-B-A

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Aberdeen st, 11—Christopher Willnuo.....A-H
Bergen st, 218-24—Kurzrok Bros.....C-G
Beverly rd, 1617—Alice J Williams.....A-G
Clinton st, 148—Henri A Santoere.....A-G-H
Dresden st, 24—Frederick Kempf.....A-G
Ellery st, 52-62—Brodie Mfg Co.....G-C-A
Fulton st, 281-85—Hugh L Willoughby...C-D
Fulton st, 289-91—William Lyons & Co, C-F-A
Glenada av, 1-E P Porter.....A-D
Havemeyer st, 264½—Thomas J McEnaney, H-A-G
Nassau st, 199—Armond J Salmon.....A-G-H
Park pl, 1084—Geo E Brewer.....A-G-H-K
Powers st, 153—Chas Steen.....A-G-H
President st, 565—John Hanlein Cut Stone Co, A-G
President st, 909—Wm C Ormund....A-B-G-H-K
President st, 1295—Jacob L Hauf.....A-H-G
Quincy st, 699—Alex Taylor.....A-G-H
Ridge st, 8311—John M Boyce.....A-H
Sackett st, 42—Fileppo Pertoleno.....C
Sterling pl, 184—Peter W Rouse.....A
Tillary st, 10-12—Loeser Estate (Robt Loeser, extr).....C-D
West & Calyer sts—The Continental Iron Wks.....D
Westminster rd, 170—Chas J Joachim.....A-G
Winthrop st, 45—Robert M King.....C
Woodbine st, 42—Wm Koster.....H-A-G

*Numbered Streets.*

1st st, 166 S—James H Walsh.....A-H-G
1st st, 242-44 S—S E & M Vernin.....A
2d st, 516—Elizabeth Hatton.....H-A-G
6th st, 477—G Wildermuth.....H-A-G
7th st, 2082 E—Bertha P Duryea.....A-G-H
8th st, 221 Bay—Mrs. Sarah Sembrada...A-G-H
9th st, 99—Henry S Hand.....H-A-G
10th st, 1436 E—Geo Dainty.....A-G-H
11th st, 555—Finn & Wickland.....A-C-L
16th st, 2025 E—Thomas J Cox.....A-H
17th st, 1084 E—Frank E Griffin.....A-G-H
17th st, 1534 E—Frank E Brown.....J
18th st, 1659 E—Wm B Lester.....A-H
23d st & Surf av—Jerry Carter.....A-G-H
24th st, 293—John Condon.....A-G
56th st, 526—Barbara Iba.....A-D-H
80th st, 2024—Harry A Guden.....A-G-H-K
80th st, 2135—John F Pearson.....A-G-H
84th st, 1830—Anthony H Hansen.....A-G-H

*Named Avenues.*

Av N, 1804—Chas E Fox.....A-H
Av O, 721—Peter La Crasso.....A-H
Av S, 1490—Henry M Rich.....A-C-H
Av N & E 8th st—Edw A Mosbane.....A-C-H
Ely av, 36, L I C—H Bumsla.....A-G-H
Eastern pkway, 1125—M J Dattelbaum..A-G-H
Graham av, 57—Jacob H Weberlovsky Est....C
Graham av, 57—Abraham Aaronmuth.....A-F
Graham av, 57—Abraham Levy.....A
Graham av, 57—Socialist Labor Party.....A-F
Kent av, 643-47—Geo F Simpson.....C
Myrtle av, 17—James Shea.....C-D
Myrtle av, 17—Deparina & Sorterano..C-F-G-D
Nostrand av, 123—Chas Braverman & S Berman.....G
Nostrand av, 123—Jacob Goetz.....C
Nostrand av, 400—Wm P Eno.....A
Ocean pkway & 22d av—John Cavanagh. A-G-H-K
Ocean pkway, 240—Max Blank.....A-G-H
Ocean av, 470—Geo M Boardman.....A-K
Ocean av, 940—John F. Edwards.....A-K
Stone av, 485—Dr J L Krupp.....H-A-G
Tennis court, 5—A B Boyd.....K-A-H-G
Waverly av, 508—C Van Deusen.....H-A-O

*Numbered Avenues.*

2d av, 5802—Timothy A Cronin.....H-A-G
4th & Ovington avs—C H Carpenter.....D-H

### QUEENS ORDERS SERVED.

18th av, 85 ft s Flushing av, L I C—James Prowse.....A-G-H
Bayview av & Prospect pl, s w cor—John W Lieb.....A-H
Boulevard, 936, Astoria—Edw McGanney..A-G-H
Dennington av, 73, Woodhaven—Harry Dickel, A-G
Park av, 9, Jamaica—Geo C Damon.....A-G-H
1st st, ft of College Point—Herman Kraemer..L
Flushing & Bellview avs, Hollis—Elwood W Hannas.....A-G-H
46th st, 263, Corona—Frank Mayer.....A-G-H
Fulton st, 4120, Woodhaven—Chas H Forbell, A-G-H
Grandview av, 298, L. I. C—John Pfister.H-A-G
46th st, 137, Corona—I Weichselbaum...H-A-G
Ontario st, 41, Neponsit—A F Dickson...H-A-G
Shore drive, Douglaston—E J Johnson...H-A-G
Vine st, 60, Corona—J D Richardson....H-A-G
Wolcott av, 416, Steinway—Waldz Kongs.H-A-G
Woodhaven av & Bryne pl, Woodhaven—F C Jaeger.....A-G
Woolsey st, 59, L I C—L C L Smith.....H-A

### RICHMOND ORDERS SERVED.

Sand lane, 235—Arrochar Vincenzo De Felice..B

# BUILDING MANAGEMENT

## POWER GENERATING PLANTS FOR LOFT BUILDINGS

By WERNER NYGREN, Nygren, Tenney & Ohmes, Consulting Engineers

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

AS a rule, owners and business managers do not look with favor on private power generating plants for ordinary loft buildings. To a certain extent they are right, as it must be admitted that buildings which come strictly within this class are not the kind in which private plants can make an appreciable showing, unless the buildings are of considerable size.

There are a number of loft buildings in New York City and elsewhere which are supplied with electric current for light and power purposes from the street, and heated by low-pressure steam generated in their own boilers. Without question a majority of these buildings are either doing decidedly better—at least as well, or nearly as well—from the standpoint of economy, as if they had their own electric generating plants. Only a few of them would be better off financially for having their own private plants.

### Undue Influence on Owners.

To draw the line with arguments dealing with generalities is difficult; specific figures, honestly compiled, are an owner's best guidance. The campaigns for and against private plants, while they are very interesting, are not, on the other hand, conclusive. Certain public utility corporations will frequently take the stand that a private plant will not prove a paying proposition, whereas the private plant operating companies will just as vigorously advocate a private plant under the very same conditions.

The plausibility of such arguments when advanced by specially gifted promoters, without being effectively offset by the other side, are known occasionally to have influenced owners to adopt the alternative, which they later on regret. When mistakes of this kind occur they are usually the result of the owner's inclination to listen to advice from interested parties who juggle figures right under his eyes to suit their arguments, rather than trust to the figures of engineers who have professional reputation to sustain, and are disinterested besides.

When a building project has developed to a stage that the size, character and service of the building is defined, it is merely a matter of figures to determine the operating cost either way, and in such a manner that the owner can make up his mind at a glance whether or not a private plant will be a paying proposition and worth his trouble to manage.

### Justification of a Plant.

The installation of a private plant cannot very well be advocated unless there is indication of a sufficient net earning above the total expenses chargeable to the plant to reimburse the owner for his trouble. In the expenses chargeable to the plant should be included the cost of operation, interest on the money invested in the plant, depreciation, as well as the rental value of the space given up to the plant.

Even when the figures point to a gain, unless it is so considerable that it leaves no doubt, it is well to be conservative and play safe. This can readily be done by reserving space and making the necessary provisions for a later installation of a plant, and in the meantime contract for electric current from an outside source for a period of a year or so. At the expiration of such a trial period, the owner will be able to determine with accuracy where he is at, and can then proceed without hesitation on whatever course he deems best.



WERNER NYGREN.

The requirements of loft buildings of the ordinary kind, in which little or no manufacturing is permitted, are of course much different from those mainly given up to manufacturing. Whenever extensive use of power and high pressure steam for manufacturing processes enter into the problem, and a so-called loft building becomes more of a factory than a loft building, a private power generating plant is usually, although not necessarily so, the better proposition.

### Important Factors.

In selecting his equipment, the owner of a loft building is often attracted to material and appurtenances which cost the least to install, and he also looks with favor on cheap help for the operation of his plant. Both are bound to be the most expensive in the long run. If he gets an honest deal at all he will get what he pays for, and no more. Although a loft building appears very simple when compared with an office building, there is not much difference between them when it comes to burning coal with efficiency, getting horsepower out of steam, and reducing to a minimum repairs resulting from poor material and stupidity in handling.

A power generating plant for a loft building, whether used for manufacturing or not, should be designed for endurance and economy in operation, and be ample in capacity so as to have spare boiler and electric generating units to insure a good upkeep and proper care of the plant. While it is not important in what part of the basement such a plant is located, so long as ample space is allotted for the installation of proper equipment, it is obviously best to have the boiler and the electric generating plant as close together as possible, and so located as not to encroach unnecessarily on rentable space or imperil the renting value of the lower portion of the building. Under no condition should a plant be crowded into an undesirable or inadequate space, or in any other way sacrificed for the sake of a few square feet of rentable space, as sometimes happens to be the case. If the basement is desired for renting purposes to such an extent that sufficient space will not remain for plant equipment, a sub-basement to accommodate the power plant equipment may pay for itself, unless special ground conditions prohibit the building of such a sub-basement from the standpoint of cost.

In a building project which is to be a permanent investment, the installation cost of the plant is only important to the extent of eliminating useless expense. To sacrifice the quality of the plant, and thus lessen its endurance and economy of operation for the sake of reducing its first cost, is false economy.

### Determining Factors.

In order that a private plant may become a commercial possibility, it is very important that the entire mechanical equipment be of good quality, of such design that the plant can be operated with the greatest possible economy, and that the available exhaust steam can be utilized to full advantage. About 80 per cent. of the heat in the steam generated for power purposes is usually available for heating purposes in the form of exhaust steam. To be able to put this by-product to proper use means a considerable saving, at least in the winter time. In summer, when the exhaust steam has to be wasted, except for what is used in heating water for boiler feed and domestic use, very little, if anything, can be gained by generating electricity with a private plant. It is only during the winter season that such a plant will make any appreciable showing, except, of course, when a building has an unusually large power requirement.

When the average power requirements of a building are such that the available exhaust steam will ordinarily accomplish the heating, the combined cost of generating power, light and heat is reduced to a minimum. This will, if the building is large enough, justify the existence of a private plant. In ordinary loft buildings, however, the conditions are often such that the available exhaust steam is insufficient for the average heating needs; hence the reason why it is not always advisable to install a private generating plant in such buildings.

### A Suggestion.

The prevailing custom in loft buildings of moderate size of purchasing electric current from an outside source and generating steam at a low pressure for heating purposes, while it is often cheaper and quite as satisfactory as to operate a private generating plant, it does not necessarily follow that it is the most economical arrangement. It would be still more economical to have co-operative central plants for supply of electric currents, steam, hot water, etc., at a pro rata charge, according to quantities used.

In such plants a considerable saving would be possible. Less steam would be required for the operation of one consolidated generating plant of a given power than would be the case with a number of smaller plants of the same total power. Furthermore, less fuel would be required for a given amount of steam, due to the possibility of securing an equal, if not greater, amount of heat from a low grade of coal in a plant of this kind than would be possible with a higher grade of coal with individual boilers.

### Co-operative Schemes.

Co-operative schemes of this kind would not be altogether new in New York City. There are already existing cases where a number of buildings, owned or controlled by the same interests, are operated from one central plant. There are also cases where smaller buildings are supplied with power, light and heat from plants in

neighboring buildings to mutual advantage. Moreover, co-operative associations with the same object in view were started years ago, when buildings were operated entirely by steam and lighted by gas. These associations owned and controlled central boiler plants, from which steam was distributed to the share-holding consumers.

In common with most enterprises started ahead of the times, these plants were not, however, altogether successful. Proper and reliable means for measuring steam were unknown. This necessitated fixed charges to the individual buildings, based on estimated steam consumption, which led to disputes and dissatisfaction. The introduction of electricity for light and power in the buildings thus supplied with steam, and the added expense which this entailed, so increased the total operating cost that there was no longer any saving to speak of. To continue to generate steam solely for heating did not offset the added expense, as the antiquated equipment of these plants made it impossible to burn fuel with much more economy than in individual boiler plants of more modern type. The result of all this has been that the co-operative plant has not survived, despite the fact that the application of the principle was a step in the right direction.

Today, with meters and appliances both for measuring and distributing steam, electric current, water, etc., there should be no mechanical difficulty in the way. The drawback would be the difficulty of organizing such co-operative associations and securing franchises for their operation. Still, even this may be hoped for in an age when co-operation is more and more looked upon as a business necessity.

## THE CARE OF OAK FLOORS.

### Correct Scraping and Finishing Essential to Permanent Beauty.

IF one only knows how, nothing is easier than the care of a well-finished oak floor. Water should never be used on a waxed or varnished floor. The surface may safely be wiped with a cloth dampened in tepid water to remove dirt and dust, but the dampness should be immediately taken up with a dry cloth.

One of the best mixtures for keeping a floor in good condition is the use of equal parts of sweet oil, turpentine and vinegar, well mixed, and rubbed on the floor with waste or a cotton or woolen rag. The vinegar will cut the dirt or grime worked into the finish from shoes; the sweet oil produces a lustre, and the turpentine promptly dries the moisture.

This mixture need not be applied oftener than once a month to insure a floor finish that will resemble the sheen of a piano. Should wax finish become worn in spots from hard usage, a little of this mixture, thoroughly rubbed in, will renew the finish quickly.

The occasional use of a weighted floor brush, alone or with a piece of Brussels carpet placed beneath it, will assist in keeping the finish of an oak floor in good condition. Once a year, it is well to use a good floor wax and rub it into the floor with the aid of a brush, with or without a piece of carpet attached. Before the finish is worn down to the wood, an additional coat of wax should be applied and thoroughly rubbed.

#### Care Begins When Floor Is Laid.

As a matter of fact, the care of an oak floor should begin when the floor is originally laid. The laying of an oak floor is not difficult. Any first-class carpenter can make a good job, but some judgment and care is necessary in order to produce the best result. A sub-floor should be used under both the 13/16-inch and ⅜-inch thicknesses. The sub-floor should be reasonably dry and laid diagonally. Boards of about 6 inches wide are preferred. These boards should not be put down too tight and should be thoroughly dried off and cleaned before the oak flooring is laid. It is well to use a dampproof paper between the oak flooring and the sub-floor. Where sound-proof results are desired, a heavy deadening felt is recommended.

Oak flooring should be laid at an angle to the sub-floor. After laying and nailing three or four pieces, use a short piece of hardwood 2x4, placed against the tongue, and drive it up. The nailing of oak flooring is important. All tongued and grooved oak flooring should be blind nailed. The best floor made can be spoiled by the use of improper nails. The steel-cut variety is recommended for all blind nailing. For 13/16-inch use 8-penny steel-cut flooring nail; for ⅜-inch use 3-penny wire finishing nail. The maximum distance between the nails should be: for 13/16-inch thickness, 16 inches, and for ⅜-inch thickness, 10 inches. For even better results it is recommended that the nails be driven closer than indicated.

#### How to Scrape the Floor.

After the oak flooring is laid and thoroughly swept, it is better to scrape it, in order to get the best results for a nicely polished surface. This scraping process can be done by the ordinary scrapers, such as used by cabinet makers, or by one of the many types of power or hand scraping machines that are generally used by contractors and carpenters. Always scrape lengthwise of the wood and not across the grain. A floor properly scraped looks very smooth, but it should be thoroughly gone over with No. 1½ sandpaper to obtain the best results in finishing. After this, the floor should be swept clean and the dust removed with a soft cloth. The floor is now ready for the finish.

The finishing of an oak floor is an important feature, upon which authorities fail to agree; but the question resolves into a matter of cost, as to the color or brilliancy of finish desired. Personal taste, artistic or decorative effects are the guides for the floor finisher.

#### Grades of Oak Flooring.

The "clear" grade of oak flooring should have a natural oak filler—color of oak. With the "select" and "sap clear" grades a light golden oak filler should be used, and after the floor is filled it should be gone over with a little burned umber mixed with turpentine to darken light streaks. This will make the "select" and "sap clear" grades look like the "clear" grade except that it will be slightly darker in color. In filling the "No. 1 common" grade a dark golden oak filler should be employed, and the light streaks should be darkened in the same manner as the "select" and "sap clear" grades. If a little care is used in laying this grade, splendid results can be obtained.

First: Treat the floor with a paste filler of desired tone, to fill up the pores and crevices. To thin the filler for application, one has a choice of using turpentine, benzine, wood alcohol or gasoline to get the right consistency. When the gloss has left the filler, rub off with excelsior or cloth, rubbing against the grain of the wood. This will make a perfectly smooth and level surface. It keeps out dirt and forms a good foundation, which is the keynote for successful treatment of floors. Allow the filler twelve hours to set or dry before applying a wax or varnish finish. Never use a liquid filler on any floor.

#### Varnishes and Finishes.

A wax or varnish finish can be used. The wax finish is preferred by many, due to economy and ease of renewing places that show the wear. The renewing can easily be applied by the housekeeper or servant.

Wax Varnish.—The best method for applying the wax is to take cheesecloth and double it to get a little more thickness; then make it into a sort of bag. Put a handful of wax inside of this and go over the floor thoroughly. You will find that you can work the wax through the meshes of the cheesecloth to give an even coating over the floor. This prevents too much wax in spots and wasting it. After the floor has been gone over with the wax and allowed to dry, say about twenty minutes, it is ready for polishing. Rub to a polish with a weighted floor brush, first across the grain of the wood, then with it. (A clean, soft brush can be used in place of the brush, if desired.) Then a piece of woolen felt or carpet should be placed under the brush to give the finishing gloss. After waiting an hour, a second coat of wax should be applied in the same way as the first and rubbed to a polish.

Varnish Finish.—This is usually more expensive than the wax finish, but it gives a very hard surface, yet at the same time it is elastic. Two or three coats should be applied after the application of the paste filler. Each coat should be thoroughly rubbed with oil and pumice. Any of the standard hardwood flooring varnishes are recommended.

Floor Oil Finish.—When a high-class finish is not desired, a very economical finish can be had by the use of a light flooring oil, that is made expressly for this purpose by many paint and varnish houses and oil makers; it serves as a filler as well as a finish and is strongly recommended for oak flooring in public institutions, office buildings and stores. This oil keeps the dust from rising and preserves the floor.

#### Definition of Grades.

Clear.—Shall have one face practically free of defects, except three-eighths of an inch of bright sap; the question of color shall not be considered; lengths in this grade to be 2 feet and up, not to exceed 15 per cent. under 4 feet. Generally used in high-class residences, hotels, apartment houses and clubhouses.

Sap Clear.—Shall have one face practically free from defects, but will admit unlimited bright sap. The question of color shall not be considered; lengths in this grade to be 1 foot and up. Adaptable for use as an economical substitute for clear quartered where a dark finish is desired. These grades make a flooring equally durable as the first grade in high-class residences, hotels, apartment houses, churches and clubhouses.

Select.—May contain bright sap, and will admit pin worm holes, slight imperfections in dressing, or a small tight knot, not to exceed one to every 3 feet in length; lengths to be 1 foot and up. This may be used in medium-priced residences, hotels and apartments, schools, office buildings and stores.

### The Assessment Rolls.

In order that the assessed value of buildings may readily be compared, the Deputy Tax Commissioners have been instructed to insert in their field books what is known as the 'building factor.' It is obviously impossible to compare the assessed value of buildings of different sizes without the use of some comparable figure. The building factor is this comparable figure and it represents the value per square foot of floor surface of every building. An ordinary loft building may be assessed at the rate of $2.50 per square foot of floor space, and the assessed value of this building may then be compared with the assessed value of any other loft building regardless of differences of size by comparison with the factor of value in each case. The President of the Tax Board says: "The Deputies are instructed to inform anyone who inquires the factor of value used in determining the assessed value of any building. In many cases where buildings are obsolete or greatly depreciated, the factor of value is very low as compared with a good building of like kind suitably located. The factor of value immediately exhibits the extent of the allowance made for depreciation or obsolescence.

"The efficient use of the publication of land units and assessment rolls, together with the detailed information freely offered to taxpayers, is all designed as a complete system of publicity to the end that the most effective cooperation may be secured with all persons informed as to value and interest in assessments. It is confidently expected that this wide open policy of the fullest publicity will both tend to the correction of errors of fact or of judgment and to the satisfaction of all property owners. All fair-minded men are willing to contribute their fair share, and when they can see for themselves that their share is fairly determined and that their property is assessed in harmony with other realty."

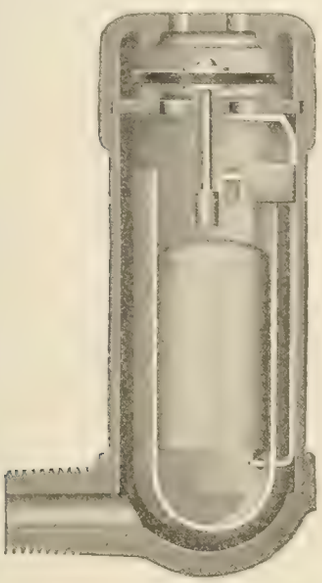
## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

ACCORDING to an announcement made by the Koalsave Vacuum Valve Co., Park Row Building, any steam-heating plant can be transformed into an economical vapor system merely by the application of a certain type of air control which that company is introducing into this market. It is said to possess the added virtue of being noiseless in operation, sans packing and is fool-proof.

The system merely creates a vacuum in the ordinary steam-heating equipment identical with that which features the void characterizing the vapor system of heating, at merely nominal first cost.

The valve shown is simple in construction. The disc operating between an outer or steam seat, and an inner or vacuum seat is raised from the seat by the slightest pressure (less than one ounce per sq. in.) from within the valve,



but is prevented from closing on seat by the hook on one extremity of the thermostat - metal tongue engaging shoulder on valve stem, thus providing ample passage around the disc, through holes the inner seat and in top of valve, for the free escape of air.

Steam entering the valve causes extremities of the thermostat-metal tongue to separate, disengaging the shoulder on the valve stem and permitting the disc to close on the seat, thus preventing escape of steam. Water entering the valve causes the inverted cup, attached to tongue, to rotate the tongue about its hanger, disengaging hook, allowing the valve to close against the escape of water. Disc is closed on seat when pressure within valve is equal to or less than that of the atmosphere, preventing air entering valve, thus creating and maintaining a vacuum.

This device is said to heat all radiators almost instantly as all the air is taken out of the system and kept out. Hence this device should appeal strongly to apartment house and hotel managers where complaint is frequently made that the radiators do not readily respond to the steam pressure supplied the system. Incidentally the coal bills are said to be reduced, for the simple reason that greater efficiency is given to the steam plant requiring a smaller amount of coal to generate the necessary supply of steam considerably quicker than is possible under the ordinary system.

It is an established scientific fact that a given amount of coal will convert a pint of water into 25 cubic feet of steam at one pound gauge pressure, while a slightly lower amount of coal will convert the same pint of water into 75 feet of steam in 18 inches of vacuum. If some method is employed to produce a vacuum in a heating system, therefore, it is logical to expect a decided lowering in the amount of coal required to put a working pressure into a heating system. The manufacturers of this device aver that the valve they are introducing will permit the generation of three times more steam with the valve installed on radiators than the same heating plant can produce with the identical amount of coal under the ordinary steam-heating system.

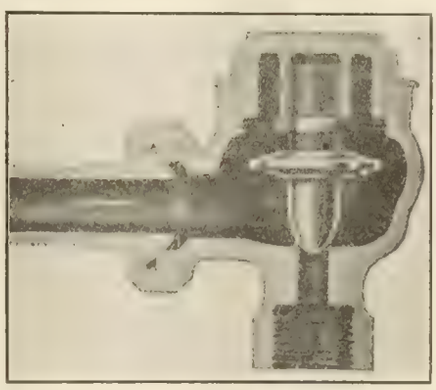
### New Thermostatic Trap.

ILLUSTRATED herewith is a new thermostatic trap that is being introduced by James P. Marsh & Company, of Chicago. The device was designed with the idea of supplying a much-needed small unit control for moderate-sized heating equipments.

The principle of construction is similar to that of other Marsh reflux traps except that it is applicable to much smaller radiators and coils. It is especially serviceable on two-pipe gravity installations and vapor heating systems and is made entirely of metal, so that the wear incidental to the use of rubber and fibre for packing is eliminated.

The diaphram is made of phosphor bronze spun directly on the post at the top, making a tight container for the volatile fluids and a sensitive diaphram, securing a perfect automatic action of the trap. Another feature of the trap, which the manufacturers say is exclusive with this device, is a reservoir which is designed to act as a cushion to relieve the force of the expanding member.

This reservoir is simply a post with an interior chamber for the expansion of the gases generated in the diaphram. The upper end is threaded, which makes it adjustable to permit the diaphram to be raised or lowered. It is furnished either with concealed adjustment, as



shown, or with outside adjustment. It is supplied with ½-inch angle pattern with nickle-plated brass body and has a capacity of 100 sq. ft. of cast iron radiation.

### Finishing Floors by Varnishing.

THE most essential things in floor finishing, next to the selection of the right varnish are: First, to see that the floor is absolutely solid; that is, there must be no give to it when stepped upon, for if such is the case it will crack the finish in a new floor, while in an old refinished floor it will break the finish and will work the filler out of joints. Second, the floor must be perfectly smooth, clean and dry, otherwise a good finish cannot be obtained, even with the very best material. For treating new floors, such as hard or close grained woods, like oak, chestnut, maple and hard pine, the best way is to fill open grained wood with a good paste filler, and when this is done, give a good thin coat of floor varnish, giving ample time to dry hard, and sandpaper; follow, after dusting, with a good, full coat of varnish, and for a right good job give a third coat. If this is to be rubbed, let it dry hard throughout, then use crude oil and pumice. For hard pine, use one coat of shellac before varnishing, so as to keep back the sap or pitch. The chief requisite for good wear on a finished floor, however, is the selection of the varnish, which must not readily mar or scratch on being walked over.

To refinish an old floor, the first thing is to get rid of the old finish or whatever may be left of it, and here is where the difficulty lies. If it can be removed with a scraper or an old plane, it is not such a bad undertaking, but when a remover is used it has to be got rid of, and if not done thoroughly there will be no end of trouble. Otherwise, proceed same as for a new floor, excepting as to filling, which is not necessary, but there may be most likely cracks and open joints, caused by the shrinking of the lumber, that require filling, and for this purpose we would suggest one of the non-shrinkable crack fillers on the market.

### Improved Steel Lath.

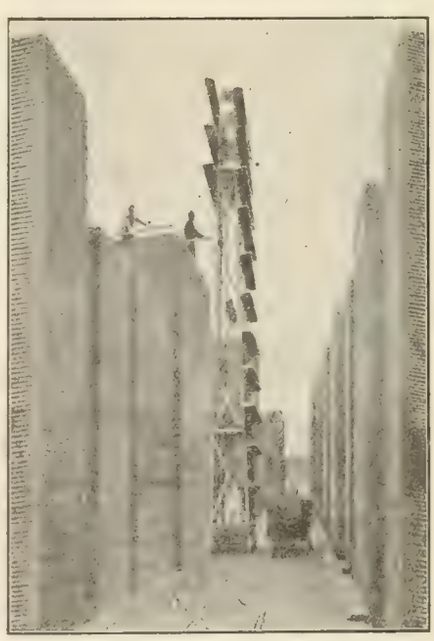
INTEREST has recently been aroused in the metal lath market by the issuance of patents to Martin Kuhne, of Portland, Ore., for a system of metal lathing that is said to have novel features. It is about to be introduced by Sasher & Bondurant, Portland, Ore.

There are numerous steep corrugations and keys running parallel its entire length, with openings to allow the thinnest coat of plaster to pass through and cover the rear side. Another feature is the fact that either side is right side in putting it on, so that even an unskilled laborer can make no mistake in placing the key side. The inventor asserts that a marked saving in labor is made possible by the versatility of the lath, as fibre or hair plaster is not necessary to obtain perfect security, as the lath provides ample opportunity for even the thinnest plaster to key securely. The supports, it is said, may be set up to 24-inch centers and even at that distance it cannot sag or bulge.

### A Forty-Foot Piler.

LUMBER interests trying to solve the problem of cutting down labor cost on their distributing yards may be interested in a device that is being introduced by the Hilke Stacker Company, 1 Broadway. It consists of a portable machine that will stack lumber or timber of any size or weight up to forty feet. It is shown in operation in the accompanying cut.

The advantage claimed by the manufacturers of this device is that it reduces the area covered by stacks from 50 to 75 per cent., cuts down team mileage, alley mileage, pile bases and roof-



ings. The machines are tight, strong and durable, according to the inventor. They are made to operate either on wide tread wheels or track. The lumber is hoisted by an endless chain system, so that instead of a few boards only being in transit from wagon to stack at a time, as many as thirty can simultaneously be moving to packers' hands on the pile.

# CURRENT BUILDING OPERATIONS

## Arcade to Be Erected by Standard Oil Company, at 50 Broadway, on Site of Old Tower Building.

ANNOUNCEMENT is made by the Standard Oil Company of New York that plans have been accepted and adopted for the improvement of the plot at No. 50 Broadway, for years occupied by the Tower Building, an early example of steel frame construction.

Realizing that there already exists an over-plus of office space below Cortlandt street, with hundreds of thousands of square feet soon to be added to the available supply; and further that in the natural course of events to throw more floor space for office purposes on the market at this time or in the near future, would simply result in additional disaster to normal rates, the Standard Oil Company concluded to wait until demand has caught up with supply and to bide the hour when office buildings of either the normal or the "skyscraper" variety were in sufficient demand to offer to capital a reasonable excuse for investment.

But to carry their property against such a time as demanded its full development, or rather how to make it carry itself, was a problem of no little moment where, as in this case, the bare land value is estimated at more than $1,500,000.

The situation was carefully studied by experts, with the result that plans have been adopted for a typical Arcade building. It will be called the "Standard Arcade." It is to be observed that this busy section of Broadway, Broad street, Trinity Place and William street, below Cortlandt street, is poorly supplied with retail shops. New street below Wall offers the single exception. Up to the present time banking houses, Stock Exchange concerns, ships' companies and express agencies have taken up all of the street space that was available. It has been difficult for the merchants to "break in." This has been due to two factors: First, the concerns above mentioned have required and been willing to pay a good rate for large space and secondly the architectural plans of the buildings in this section were not such as to properly provide for the needs of the retail merchants.

Recognizing these conditions, the Standard Oil Company developed plans for a building which would meet the requirements of the merchants and at the same time be one which would provide great service to the public. Both of these elements are covered by the Standard Arcade as planned.

The block from Exchange Place to Beaver street is one of the longest on Broadway in the downtown district. The stretch from Beaver street to Exchange Place is 655.2 feet without a direct "short cut" between these two important highways south of the Astor Building located at the corner of Exchange Place and Broadway.

Such retail shops as exist in this district are generally to be found below the Broadway level on corridors or in entrances to subway or elevated stations. The business population below Wall street alone would suggest something in the way of further convenience to the public, with considerable profit to the merchant who could locate "on the street."

It is to be remarked that New York City has been backward in recognizing the value of Arcade buildings. The European cities long since adopted this character of development for real estate in important centers, Edinburgh, London, Paris, and Milan and Moscow, all have famous arcades filled with small shops, paying large rents and doing business adequate to the demands of the several landlords. In our own country the arcades of Cleveland and Pittsburgh are well established and are paying propositions.

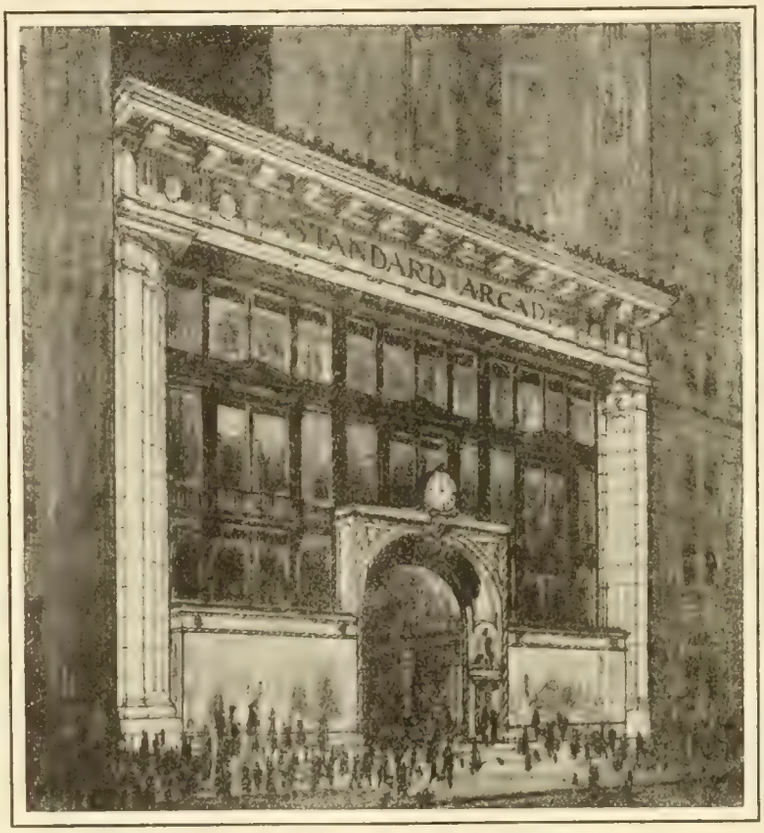
It was determined at the outset that the new building should be an ornament to the section; a work of art in itself with the embodiment of all the practical features which would appeal to merchants and tenants for office space. H. Craig Severance and William Van Allen have been employed by the Standard Oil Company as architects. They have developed plans for a most attractive improvement for this space. The building will be three stories on Broadway and four stories in New street. There will be about 12,000 square feet to each floor and the Arcade will be 20 feet in width by 73 feet to the top of the arch. The Arcade will be entirely open from Broadway to New street. The latter level will be devoted to stores in New street and a restaurant space of about 7,000 square feet at the Broadway end of the building.

The Broadway level on both sides of the Arcade will be devoted exclusively to commercial purposes and will be subdivided into spaces for shops of various kinds. The depth of stores from either side of the Arcade proper is about 30 feet. The height of the ceiling in Arcade shops is 25 feet. It is proposed to have galleries or mezzanine floors where required. The Arcade will be lighted and ventilated from a large central court directly above and is so arranged as to give outside light and ventilation to the stores along the Arcade.

The walls of the Arcade are to be of iron and glass between marble pilasters which support the vaulted ceiling. The ceiling will be coffered, while the floor is to be of marble decorated with mosaics. The two upper floors, above the Aracade, are to be used exclusively for office purposes. Large elevators are being installed. The ceilings of the office floors are to be 12 feet in height. All offices are so arranged as to have outside light and ventilation. The corridors are to be laid with marble floors, and the walls are to be wainscoted with marble to the height of seven feet.

The building is to be fireproofed throughout. The Broadway facade is to be of iron and glass enclosed in a frame of white marble composed of engaged columns supporting an entablature of Roman Doric order. The New street facade is to correspond in several designs and will provide a maximum amount of light for offices and stores.

Burton Thompson, broker, 7 Wall street, is representing the Standard Oil Company of New York in the management of the property.




THE PROPOSED STANDARD ARCADE AT 50 BROADWAY.

### A Queens Terminal Market.

The Chamber of Commerce of the Borough of Queens has appointed the following Terminal Market Committee to co-operate with the members of the Market Committee of the Board of Estimate to study the market situation with the view of establishing public markets in the Borough of Queens:

Michael J. Degnon, president of the Degnon Terminal Co., chairman; Geo. J. Ryan, vice-president of the Queens Chamber of Commerce; A. L. Langdon, traffic manager of the Long Island Railroad; John Adikes, merchant, Jamaica; Frederick Russell, chairman Commerce Committee.

Complete plans have been prepared by the Long Island Railroad for the establishment of a public market, on the west side of Dutch Kills Creek, between Borden avenue and Hunters' Point avenue. These plans include in addition to a general market, a fish market, meat and vegetable warehouse, fruit warehouse, etc., where supplies can be received by train and by boat from all parts of the country and be available for immediate distribution to any part of New York City.

An estimate of the complete cost of this market is $3,500,000. The Long Island Railroad owns the land, comprising over four blocks, and is willing to co-operate in a plan for financing the erection of these market buildings. Such a market would have both all rail and water communication, and would not be limited in space. It would be a big central distributing depot, and there would be room for sales rooms and cold storage plants.



Pennsylvania R.R. Station, New York City
View of main waiting room, looking from entrance to concourse toward Seventh Avenue, showing Grand Stairway

# Specify ALPHA and be SURE

This great waiting room—one of the most impressive among the world's railroad stations—demonstrates the possibilities in combining the beautiful with strength and permanence. The author of "The Concrete House and Its Construction" says of this room:

*"Above the costly Travertine stone, imported from Italy, the interior walls are faced with concrete, colored and cast in imitation of this stone. Even experts have been deceived as to the point where the stone ends and the concrete begins. The economy and utility of concrete for architectural purposes is strikingly exemplified in this magnificent building."*

## ALPHA PORTLAND CEMENT

### The High-Water Mark of Quality

was used in the construction of the P. R. R. Terminal to the extent of over 250,000 barrels. Exacting tests showed, as they always do, that ALPHA could be depended upon for strength, uniformity of composition, thorough burning, fine grinding and proper ageing.

In great structures everywhere—in the New York Aqueduct; in the Bush Terminal Buildings; in the Union Station, Washington; in great sea walls, dams, and railroad bridges; in government forts, piers and dry docks—wherever the demand is for the most uniform and the highest quality, ALPHA Portland Cement has more than met all requirements.

The production of high-grade Portland Cement requires long experience and the exercise of the greatest care. ALPHA Cement represents 23 years of experience. In every ALPHA plant, chemists are real dictators. They make hourly tests throughout the process of manufacture, to keep ALPHA up to the standard that represents the high-water mark of quality. Neither sharp competition nor zeal for impressive output at low cost is allowed to lower the ALPHA standard.

Six great plants on six trunk line railroads, one with private docks directly on the Hudson River, with a daily capacity of 25,000 barrels and storage for 2,000,000 barrels, insure prompt shipments of thoroughly seasoned cement at all times.

**Alpha Portland Cement Co.,**

**New York Office: 50 Church St.**
**General Offices: EASTON, PA.**

**OTHER SALES OFFICES: Chicago Philadelphia Boston Pittsburgh Buffalo Baltimore Savannah**

## ELEVATOR REGULATIONS.

### Building Code Revisers Ask Modifications for Private Dwellings.

REGULATIONS for elevator enclosures in private dwellings is a subject that will soon be taken up in its order by the Building Committee of the Board of Aldermen and the editor of the new building code, Supt. Miller. The requirements of the present building code and the proposed code of April, 1912, which latter was prepared by the Joint Committee of City Departments, are considered by many architects as excessive, and the committee has received requests for modifications.

Speaking of the subject this week Supt. Miller said that it was being said by those in favor of modifying the law that the fire hazard in private houses is mostly confined to the cellars and basements, where it is practical to build elevator enclosures with eight-inch walls, but above the basement it is claimed that conditions change, and every inch of thickness of the elevator enclosure is a serious matter. The present requirement of a minimum thickness of wall of four inches renders the installation of elevators in many private houses impossible.

**Points for Consideration.**

By various architects and builders Mr. Miller has been asked to give consideration of the following points:

"The stair halls of private houses are not fireproof and the stairs are open—the result is a non-fireproof shaft of large size from top to bottom of the house.

"Any elevator enclosure which adjoins and connects with this non-fireproof hall and which does not increase the fire hazard must be built according to the excessive fireproof requirements of the existing Building Code.

"These elevators in most cases are located either behind the stairs against the wall or in the center of the house with the entrance from the hall. In many cases existing non-fireproof dumbwaiter shafts are fireproofed and used for elevator enclosures, thus reducing existing fire hazard.

"Further, the code requirements are not consistent, for after elevator enclosure is built as required, there may be placed in the most vulnerable positions—the door openings—wood doors covered with sheet metal only on the elevator side of enclosure, leaving the wood exposed on the outside!

**Fire Hazard Is Slight.**

"The fire hazard from a private house elevator is very slight; these elevators are automatic in their working and their mechanism requires that all the elevator doors be closed at all times or the elevator will not move.

"The Building Code properly requires that the electric elevator mechanism be enclosed in a fireproof room, so that the elevator constitutes no fire hazard to the building, as the entire installation at all times is safely guarded or houses within a fireproof enclosure.

"The Building Code should be revised to permit of some form of enclosure for private house elevators that would permit of their being erected inside existing closets, etc. For example, a skeleton steel frame with horizontal bracing spaced not more than 2 feet apart; expanded wire lath securely fastened to the steel frame and covered with 2 inches of any of the patent plastering mortars with 25 per cent. of Portland cement added.

"Or a steel skeleton frame with no unsupported panel more than 7 feet 6 inches high filled with an approved 2-inch gypsum block laid with gauged mortar. These requirements need not be confined to existing buildings, as they are good and sufficient for both new and old private houses.

"The present building code should be revised in regard to short run elevators in business buildings. The present code says all elevator enclosures must extend not less than 3 feet 6 inches above the roof. Where a tenant in a store occupies the second floor and wants a private elevator this requirement cannot be met. The proposed code prepared by the Joint Committee on City Departments in April, 1912 (section 26, clause 5) took proper cognizance of this question."

## NO ARCHITECTS SELECTED.

In this department we publish information regarding projects for which architects have not yet been selected.

MANHATTAN.—A client of Joseph F. A. O'Donnell, 141 Broadway, contemplates the erection of a 10-sty apartment house at the southwest corner of Convent av and 141st st. No architect selected.

WALTON, N. Y.—The Board of Education of Walton, W. R. Reynolds, trustee and chairman of building committee, is considering the erection of an addition and alterations to the school at this place, or the erection of a new school. Nothing definite has been decided and an architect has not been selected.

NEWBURGH, N. Y.—St. Mary's R. C. Church, William R. Hayes, pastor, 180 South st, Newburgh, is contemplating the erection of a school building on South st, but it is probable that the project will not go ahead for some time. No architect has been selected.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Benjamin Schneider, 30 West 182d st, owner, is taking bids on all subs for a 5-sty flat for 25 families at the southwest corner of Featherbed lane and Nelson av, from plans by the Tremont Architectural Co., 401 East Tremont av, to cost $55,000.

MANHATTAN.—Cohen & Felson, 329 4th av, Manhattan, are taking bids on $20,000 worth of alterations to the 5-sty tenement 130 West 134th st, for Arthur M. Bullowa.

BROOKLYN.—M. A. Cantor, 39 West 38th st, has completed plans for an apartment, 50x100, on the south side of 39th st, 50 ft. west of 6th av, for M. Kornblum, 1341 46th st, Brooklyn, to cost about $24,000. The owner will build and is taking bids on subs and materials.

DWELLINGS.

MANHATTAN.—Charles A. Platt, architect, 11 East 24th st, is preparing plans and will be ready for bids about August 3 for a brick and stone residence to be erected at 9 East 61st st, for John T. Pratt, 43 Exchange pl. E. E. Seelye, 101 Park av, is steel engineer.

POUGHKEEPSIE, N. Y.—Simon King, 1 Franklin st, will soon take bids on separate contracts for a 3-sty brick lodging house on Cannon st, west of Academy st, from plans by De Bois Carpenter, 45 Market st, to cost $25,000.

LONG BEACH, L. I.—George Bartlett, architect, 103 Park av, Manhattan, is taking bids on a 2½-sty terra cotta block and stucco residence at this place for Louis Hones, care the architect.

SCARSDALE, N. Y.—Fountain & Choate, 110 East 23d st, Manhattan, are figuring the masonry and carpenter work for a 2½-sty hollow tile and stucco non-fireproof residence, 25x112, on the Post rd for A. R. Loveridge, care of Arbuckle Coffee Co., Old Slip and Water st, Manhattan, from plans by Upjohn & Conable, 456 4th av, Manhattan.

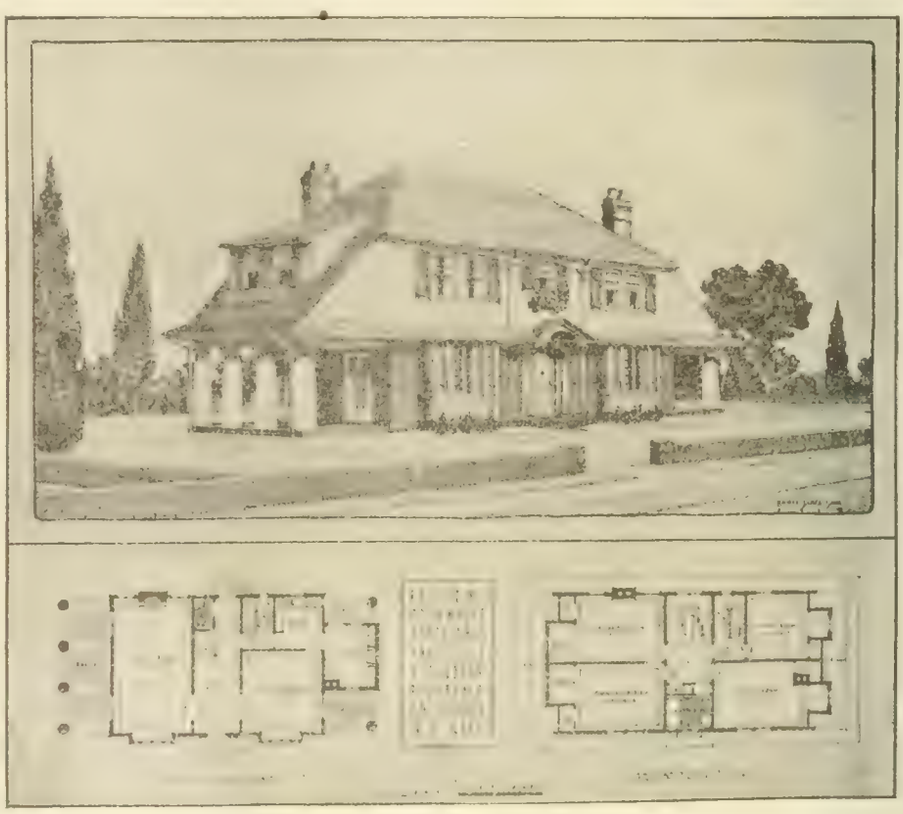
WHITE PLAINS, N. Y.—W. S. Philips, architect, 103 Park av, Manhattan, is taking bids on the general contract for a 2½-sty frame residence at Gedney Farms for Mary Whitney, New York Post rd, White Plains, N. Y.

GREENWOOD LAKE, N. J.—The Ringwood Company, R. M. Ekings & Co., agents, 152 Market st, Paterson, N. J., is taking bids for seven frame cottages to be erected at this place from plans by Robert C. Hutchinson, 126 Liberty st, Manhattan. The Harriman Industrial Corporation, Harriman, N. Y., is figuring the general contract and desires bids on subs.

BROOKLYN.—J. S. Kennedy, architect, 157 Remsen st, is taking bids on the general contract for a 3-sty brick non-fireproof convent on the north side of Metropolitan av, 148 ft. west of Bedford av for the Church of Our Lady of Consolation, Rev. Father Alexius Jarka, pastor, 184 Metropolitan av, Brooklyn, at an estimated cost of about $18,000.

COLD SPRINGS HARBOR, L. I.—Murphy & Dana, architects, 331 Madison av, Manhattan, will be ready for bids on general contract about July 31, from a selected list of bidders, for a 2½-sty brick fireproof residence and garage at this place, for Donald Scott, 9 East 9th st. Charles Leavitt, 220 Broadway, Manhattan, is landscape architect and Clark, MacMullen & Riley, 101 Park av, Manhattan, is heating, lighting and plumbing engineer. Cost, about $125,000.

# A NEW RESIDENCE AT FIELDSTON



The new home of Architect Dwight James Baum at Fieldston, the development of the Delafield estate at Riverdale-on-Hudson, shows an unusual design, its motives being derived from the old Dutch Colonial farmhouses found throughout Pennsylvania. It is built of Tapestry brick and hollow tile, the first floor has its face brick laid in Dutch bond and yellow mortar joints, while the second story, which is separated from the first by a small projecting roof, is covered with light gray stucco. The green shingle roofs come down to the ceiling line of the porches, where they are supported by large stucco columns. The porches and terraces are of tapestry brick and tile.

The interior is kept Colonial in character by its white enamel finish and mahogany doors throughout, while the main hall and dining room are paneled after old Georgian models. A vista is obtained through the main rooms of the first floor from porch to porch, and from entrance front to garden front. The kitchen, while small, is compact, and with three exposures is well ventilated. A grade entrance at the rear permits entering direct to the service stairs and rooms without entering the rest of the house.

FACTORIES AND WAREHOUSES.

POUGHKEEPSIE, N. Y.—The Bridgeport Construction Co., M. R. Aldrich and W. F. Lent, 236 Main st, Poughkeepsie, is taking bids on subs and materials for the 2-sty fireproof warehouse on Tulip st, from plans by William J. Beardsley, 49 Market st. Work will start about Sept. 1.

LONG ISLAND CITY.—The New York & Queens Light & Power Co., 444 Jackson av, is taking bids on the 2-sty brick sub-station at 4 Hamilton st, near Harris av, from plans by W. W. Knowles, 35 West 39th st, Manhattan. Jacob & Youngs, 116 West 32d st, are figuring.

HOSPITALS AND ASYLUMS.

TROY, N. Y.—William E. Clark, architect, 506 Frear Building, will take bids about August 1 for an addition to the Leonard Hospital, at 6th av and 14th st, to cost $35,000.

MUNICIPAL WORK.

OTISVILLE, N. Y. The city of New York, Department of Health, is taking bids until August 5, for structural steel necessary for the construction of the antitoxin horse stable here.

BROOKLYN.—The City of New York, Lewis H. Pounds, president, room 2, Borough Hall, Brooklyn, is taking bids to close 11 a. m. August 5 for regulating and repaving with permanent grade 1 granite pavement, permanent asphalt pavement on 6-inch concrete foundation on Front st, Glenmore av, Greenpoint av, Hudson av, Jefferson av, Morgan av, Hewes st, Siegel st, Gerry st, Lewis av, Knickerbocker av, St. Marks av, Glenmore av and Sutter av; security, $55,000.

ST. GEORGE, S. I.—The City of New York, Charles J. McCormack, president, Borough of Richmond, Borough Hall, St. George, New Brighton, will take bids until 12 m. August 25 for the 4-sty brick and limestone fireproof Court House at Stuyvesant to Jay sts and Hamilton av, from plans by Carrere & Hastings, 225 5th av. The cost is estimated at about $350,000.

SCHOOLS AND COLLEGES.

FRANKLIN, N. J.—The Board of Education, G. R. Ricker, president, is taking bids until August 6, for a 2-sty brick manual training school to cost $65,000. Guilbert & Betelle, 665 Broad st, Newark, are the architects.

DUNKIRK, N. Y.—The city of Dunkirk, D. Scannel, president, is taking bids until August 8, for a 2-sty brick, fireproof school, containing 6 rooms, auditorium and gymnasium, to cost $40,000. Freeburg & Fidler, Jamestown, N. Y., architects.

FLUSHING.—W. J. Ryan, architect, 162 Ryerson st, Brooklyn, is taking bids on a 4-sty brick fireproof parochial school, to be erected at this place for the St. Michael's Parish, Rev. Father E. J. Donnelly, pastor, 62 Madison av, Flushing. Edward Stapleton, 256 Jamaica av, Flushing, is figuring the general contract and J. T. Woodruff & Son, Academy st, Long Island City, is figuring the masonry. Estimated cost about $90,000.

STABLES AND GARAGES.

ST. JAMES, L. I.—Peabody, Wilson & Brown, architects, 389 5th av, Manhattan, are taking bids for a terra cotta block garage and frame farm building for the Hon. Lathrop Brown, Congressman, St. James, L. I., at an estimated cost of $10,000 each.

THEATRES.

BROOKLYN.—Arthur H. Carlson, architect, 157 Remsen st, Brooklyn, is taking bids for the 1-sty brick fireproof moving picture theatre, 100x100 ft., at Knickerbocker av and Halsey st for James H. Ward, care of architect, to cost $50,000.

THEATRES.

BROOKLYN.—George Keister, 56 West 45th st, Manhattan, is taking bids for a moving picture theatre, 1-sty, brick, for Solomon Brill, on the north side of Sumpter st, 325 ft west of Patchen av. Grant Contracting Co., 5 East 42d st, Manhattan, is estimating.

MISCELLANEOUS.

MORRISTOWN, N. J.—The Board of Chosen Freeholders of Morris County, Montville and Hanover Township Bridge Committee, Edward Kayhart, chairman, Morristown, N. J., will take bids until 11 o'clock August 10 for the finishing and erection of two reinforced concrete arch bridges over the Rockaway River on Denville and Pine Brook road.

FARMINGDALE, L. I.—The Board of Trustees of the New York State School of Agriculture, Dr. Franklin W. Hooper, secretary, 30 Lafayette av, Brooklyn, A. A. Johnson, director, Farmingdale, L. I., will take bids until 10 a. m. August 8, on a power house, five cottages and dormitory, sewerage and sewage disposal plant, water supply works. Lewis F. Pilcher, Capitol, Albany, N. Y., architect.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

60TH ST.—Neville & Bagge, 217 West 125th st, have prepared plans for alterations to the 9-sty apartment, southwest corner of 60th st and 5th av, for the 5th Av Estates, 37 Wall st.

BARROW ST.—Henry Regelmann, 133 7th av, has plans for alterations to the 5-sty tenement, 16 Barrow st, for Mrs. Frederick Guntzer, 220 East 49th st.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, has prepared plans for the 12-sty apartment house for the 1067 5th Av Co., 45 Cedar st, to be erected at 1067 5th av, to cost, $260,000.

145TH ST.—George Fred Pelham, 30 East 42d st, has completed plans for three 6-sty apartments for the William Slattery Constn. Co., 155 West 145th st, to be erected on the north side of 145th st, west of Lenox av, to cost $165,000.

160TH ST.—Harold L. Young, 1204 Broadway, has completed plans for nine 6-sty apartments for the Melvin Constn. Co., 189 Broadway, to be erected in the north side of 160th st, and the south side of 161st st, west of Fort Washington av, to cost a total of $1,280,000.

GRAND ST.—Nast & Springsteen, 21 West 45th st, have plans for alterations to the 5-sty tenement southeast corner of Grand and Norfolk sts, for the Estate of Solomon Bachrach, 149 Broadway.

L. S. Bing, President A. M. Bing, Treasure

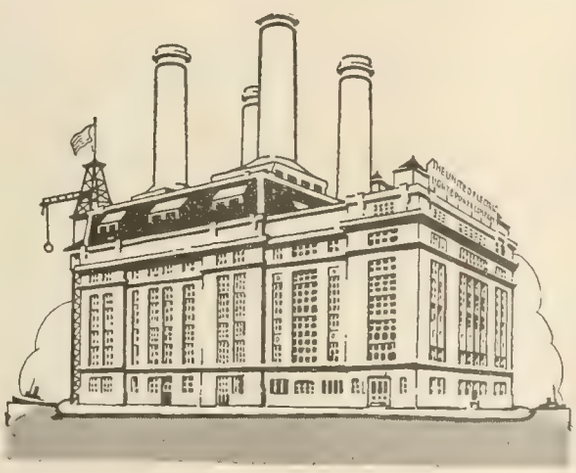
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*Contemplated Construction Manhattan (Contd.).*

3D AV.—Nast & Springsteen, 21 West 45th st, have plans for alterations to the three 4-sty tenements, 200, 202 3d av, for Anna A. Johnson, 52 West 58th st.

GROVE ST. Chas. B. Meyers, 1 Union sq, has completed plans for a 6-sty flat for the Chas. I. Weinstein Realty Co., 14 West 126th st, to be erected at 42-44 Grove st, to cost $45,000.

HOSPITALS AND ASYLUMS.

MADISON AV.—Arnold W. Brunner, architect, 101 Park av, has completed plans for the four hospital buildings to be erected at 99th and 100th sts, Madison to 5th avs, for the Mount Sinai Hospital, 5th av and 100th st, George Blumenthal, president, E. Asiel, treasurer, Phil J. Goodhart, vice-president, S. Herbert W. Wolfe, secretary. C. W. Knox, 101 Park av, is electrical engineer and Nygren Tenney & Ohmes, 101 Park av, steam engineers.

MUNICIPAL WORK.

SOUTH FERRY. Bids will be advertised for about August 20, for the construction of pier and ferry slips at the South Ferry and Barge Office for the U. S. Government, to cost about $90,000. E. B. Fry, Custom House, chief engineer.

STORES, OFFICES AND LOFTS.

MADISON AV.—Herbert M. Baer, 665 5th av, has about completed plans for a 3-sty tile, brick and terra cotta store and office, at the northeast corner of Madison av and 58th st, for Paul M. Herzog, Woolworth Building; Park & Tilford, 529 West 42d st, lessees. The cost is estimated at about $150,000.

CONVENT AV.—D. H. Burnham & Co., 80 Maiden lane, are preparing plans for a 6-sty fireproof loft building to be erected at the southwest corner of Convent av and 141st st for P. H. McNulty, 549 West 52d st. Bids will be called for about August 30.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS.

GRAND CONCOURSE. Robert R. La Velle, architect, 2801 Valentine av, is preparing plans for a 5-sty apartment to be erected at the northwest corner of Grand Concourse and Minerva pl at an estimated cost of about $50,000. The owner, whose name will be announced later, will be ready for bids on all subs about September 1.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BATH BEACH.—Charles Straub, 147 4th av, Manhattan, is completing plans for three 4-sty tenements on Bay 22d st, the east side, 100 ft south of Bath, for Paul Pinto, 179 Bay 17th st, to cost $30,000 each.

6D ST.—Thomas Bennett, 303 52d st, Brooklyn, is completing plans for 14 tenements for the Boyd Realty Co., 215 50th st, Brooklyn, to be erected on 62d st, the west side, 300 ft west of 3d av, to cost a total of $650,000.

NEW YORK AV.—F. L. Hine, 189 Montague st, has completed plans for a 4-sty flat for Patrick McTierman, 241 Rutland rd, to be erected at the northeast corner of New York av and Union st, to cost $25,000.

SOUTH 3D ST.—Samuel Sass, architect, 32 Union sq, Manhattan, will complete plans about August 1 for two 6-sty tenements at 304 to 310 South 3d st for Charles I. Mandel, 193 Broadway, Brooklyn, at a total estimated cost of about $100,000. The owner will build.

CLIFTON PL.—Harry Dorf, architect, 614 Kosciusko st, has completed plans for a 4-sty brick non-fireproof apartment on the north side of Clifton pl, 550 ft. east of Bedford av for the DeKalb Construction Co., 1935 Bedford av, to cost about $30,000. The owner will build and take bids on subs.

BATH BEACH.—Charles Straub, architect, 147 4th av, Manhattan, has plans under way for three 4-sty tenements to be erected in the east side of Bay 22d st, 100 ft. south of Bath av, for Paul Pinto, 179 Bay 18th st, at a cost of $30,000 each. The owner will build.

ST. JOHN'S PL.—Serota Brothers Realty & Construction Co., 1494 Eastern parkway, Brooklyn, will erect a 4-sty apartment in the south side of St. John's pl and East Troy av, from plans by Cohn Brothers, 361 Stone av. The owner will build and take bids on subs.

LINCOLN PL.—The Serota Bros. Realty & Construction Co., 1494 Eastern parkway, Brooklyn, is contemplating the erection of a 4-sty apartment in the north side of Lincoln pl, east of Troy av. Cohn Brothers, 361 Stone av, Brooklyn, is the architect. The owner builds.

CHAUNCEY ST.—Shampan & Shampan, 772 Broadway, have prepared plans for an apartment to be erected on the north side of Chauncey st, 350 ft. west of Ralph av, for the Clifton Place Realty Co.

CHURCHES.

CONEY ISLAND AV.—F. J. Dassau, 1373 Broadway, Brooklyn, is preparing plans for a 1-sty frame chapel on the east side of Coney Island av, 460 ft. south of Av I, for Thomas G. Martin, 314 Av J, Brooklyn, at a cost of about $7,500. The owner will take bids on the general contract.

DWELLINGS.

10TH ST.—Benjamin Driesler, architect, 153 Remsen st, Brooklyn, has plans under way for a 2½-sty frame non-fireproof residence on the west side of East 10th st, 220 ft north of Av Q, for James Manley, 24 Neck st, Brooklyn, at a cost of about $3,000. The owner will take bids on the general contract.

FACTORIES AND WAREHOUSES.

INGRAHAM ST.—Robert Teichman, architect, 22 William st, Manhattan, has completed plans for a 1-sty fireproof warehouse at 213 to 219 Ingraham st for E. T. Trotter, on premises, at a cost of about $10,000. John Auer & Sons, 648 Lexington av, Brooklyn, will figure the general contract.

## Queens.

HOTELS.

RIDGEWOOD, L. I.—L. Berger & Co., architects, 1652 Myrtle av, Ridgewood, L. I., have completed plans for the 3-sty brick semi-fireproof hotel and cafe on the east side of Fresh Pond road, 19 ft. north of Myrtle av, for Louis Burkhardt and George Bieweiner, 2340 Myrtle av, at a cost of about $25,000. The owner will build.

## Nassau.

DWELLINGS.

OYSTER BAY, L. I.—Clark MacMullen & Riley, 101 Park av, Manhattan, have been selected heating and ventilating engineers for the residence here for C. K. G. Billings, 30 East 42d st, Manhattan. Guy Lowell, 225 5th av, Manhattan, architect. Plans are still in progress.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J. (Sub).—G. Lowry, Grant av, Jersey City, has received the mason contract for four 3-sty brick flats at 157 to 163 Bergen av for Mrs. Rose Lerner, 143 Pearsall av, Jersey City, from plans by Nathan Welitoff, 13 Wegman st, Jersey City. D. Lerner, 143 Pearsall av, Jersey City, has the carpenter contract.

IRVINGTON, N. J.—Israel Blum, 146 21st st, Irvington, N. J., has received the general contract to erect the 3-sty frame flat at 25 Sharon av for Frank Oehm, 96 19th av, Newark, at a cost of about $5,500.

MANHATTAN.—The New York Architectural Terra Cotta Co. has been awarded the contract to furnish the architectural terra cotta for the apartment house being erected at the southeast corner of Park av and 54th st. Schwartz & Gross, 347 5th av, architects.

LONGWOOD AV.—Greenwald & Pollak, 505 5th av, have received the general contract for alterations to four tenements 871, 879, 883 and 887 Longwood av for George P. Johnson, 214 5th av, from plans by Carl J. Itzel, 1338 Wilkins av, to cost about $15,000.

CHURCHES.

BOGOTA, N. J.—Edward M. Waldron, Ordway Building, Newark, has received the general contract to erect the 2-sty brick and stone church and auditorium here for the Carmelite Fathers, Rev. Father Basil, Englewood, N. J., from plans prepared by T. H. Poole Co., 13 West 30th st, Manhattan. Estimated cost, $16,000.

PERTH AMBOY, N. J.—Ira R. Crouse, 495 State st, Perth Amboy, has just received the general contract to erect a brick church, 1-sty and basement for St. Stephen's Polish R. C. Church, Rev. Dr. Paul Knappek, pastor, to cost $45,000. E. F. Durang & Son, 12th and Chestnut sts, Philadelphia, Pa., are architects.

BRONX.—William Higginson, 1123 Broadway, has received the contract for alterations to the Mott Haven Reformed Church, southwest corner of 3d av and 146th st, from plans by Albert E. Davis, 258 East 138th st, to cost $16,000.

DWELLINGS.

PERTH AMBOY, N. J.—John W. Buck, Washington st, has received the general contract to erect the residence on Broad st, for Michael Panko. Tube Diamond, architect. Cost, about $5,000.

MANHATTAN.—The Amsterdam Building Co., 140 West 42d st, has received the general contract for alterations to the 3-sty residence 154 and 156 East 63d st for Fred J. Sterner, 139 East 19th st, at an estimated cost of about $8,000.

MADISON, N. J.—J. Westlecraft & Son, Bernardsville, N. J., has received the general contract to erect six 2½-sty frame and stucco residences on Green Village rd and one on High View terrace, for the Hillcrest Realty Co., Madison, N. J., from plans by H. King Conklin, 665 Broad st, Newark. Estimated cost about $30,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY (Sub).—Walker & Chambers, 222 East 41st st, Manhattan, have received the heating contract for the can factory at 8th st and East River, for the Standard Oil Co. H. D. Best & Co., 320 5th av, general contractor. Cost, about $150,000.

DOVER, N. J.—The Lackawanna Bridge Co., 2 Rector st, Manhattan, has received the general contract to erect the factory buildings here for the Richardson & Boynton (stoves).

BROOKLYN.—Tower Construction Co., 1 Madison av, Manhattan, has received the general contract to erect the 2-sty brick warehouse for the Brooklyn Master Bakers, at Decatur st, near Wyckoff av, to cost $10,000. Henry Hoeder, Jr., 242 Franklin av, architect.

BUFFALO, N. Y.—The Turner Construction Co. has been awarded the contract for the construction of a new plant for the Ralston-Purina Co. in Pernati st, from plans by A. E. Baxter Engineering and Appraisal Co. The buildings will be built of reinforced concrete throughout and are to be started at once.

NIAGARA FALLS, N. Y.—The Turner Construction Co. has received the general contract to erect the 3-sty and basement reinforced concrete factory building, 100x50, on Buffalo av, from plans by C. A. Tryon, engineer. Work will be started at once.

SCHOOLS AND COLLEGES.

ROCKVILLE CENTRE, L. I.—Herman Veit, Inc., De Voe st, Brooklyn, has received the general contract to erect the brick parochial school here for the St. Agnes R. C. Church, Rev. Father Queenley, pastor, to cost $20,000. Frank J. Berlenbach, 260 Graham av, Brooklyn, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—James McWalters & Son, Inc., 1493 Broadway, has received the general contract for interior alterations to the 6-sty office building on the west side of Broadway, between 43d and 44th sts, for the Vincent Astor estate, 23 West 26th st, from private plans.

MANHATTAN.—The Gillies Campbell Co., 101 Park av, has received the general contract to remodel the Telephone Building at 424 West 58th st for the New York Telephone Co., 15 Dey st, at a cost of about $50,000. E. A. Munger, care of owner, architect.

MANHATTAN.—The New York Architectural Terra Cotta Co. has received the contract to furnish the architectural terra cotta for the store and loft building 35 to 39 West 35th st, from plans by Warren & Wetmore, 16 East 47th st.

MISCELLANEOUS.

WALLABOUT BASIN.—Henry Steers, Inc., 17 Battery pl, N. Y. C., has been awarded the general contract to reconstruct and build an extension to the present steel frame pier and bulkhead shed at Pier No. 5, for the Lehigh Valley Railroad, 143 Liberty st, E. B. Thomas, president; D. G. Baird, secretary; J. M. Baxter, treasurer. E. B. Ashby, care the owners, is the chief engineer. The cost is estimated at about $35,000.

ALBANY, N. Y.—The Riverdale Contracting Co., Inc., 37 East 28th st, Manhattan, has received the general contract for the intercepting sewer and sewage disposal plant in Dove st, from Morton av south, for the Board of Public Works of Albany, at a cost of $1,000,000. Frank Lanigan, City Hall, Albany, is city engineer; Rudolph Hering and John H. Gregory, 170 Broadway, Manhattan, consulting engineers.

ALBANY, N. Y.—James K. Nolan, 141 South Pine av, has received the general contract for alterations to the fireproof pumping station at Montgomery and Quackenbush sts for the Board of Contract and Supply of Albany, Isadore Wachsman, secretary, City Hall, to cost $50,000. Alexander Selkirk, 133 North Pearl st, architect.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

180TH ST, West, 100 w Northern av, n w cor Northern av and 180th st, w s, Northern av, 75 n 180th st, three 5-sty brick apartment houses, 90x69; cost, $185,000; owner, Haven Constn. Co., Chas. Flaum, Pres., 215 Audubon av; architect, B. W. Levitan, 20 West 31st st. Plan No. 266.

PARK AV, 951-953-955, 12-sty brick apartment, 77x81; cost, $225,000; owner, Akron Bldg. Co., 119 West 40th st; architect, Robert T. Lyons, 119 West 40th st. Plan No. 269.

AUDUBON AV & 185TH ST, n w cor, 6-sty brick tenement, 54x90; cost, $50,000; owner, D. Robertson, s w cor 179th st and Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 273.

FACTORIES AND WAREHOUSES.

AV D, 78, 4-sty brick repair shop and dead storage, 20x93; cost, $15,000; owner, Wendel Estate, John G. Wendel, exec., 158 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 267.

124TH ST, 504-506-508 West, 1-sty brick shop, 50x100; cost, $15,000; owner, Standard Gas Light Co. of N. Y., 130 East 15th st; architect, W. Cullen Morris, 102 Franklin pl. Plan No. 270.

HOSPITALS AND ASYLUMS.

BLACKWELL'S ISLAND, 2-sty concrete hospital, 108x82 (street level); cost, $10,000; owner, City of New York, Department of Correction; architects, Max G. Heidelberg & Emilio Levy, 12 West 131st st. Plan No. 272.

HOTELS.

30TH ST, West, s s, 136 w 8th av, 13-sty brick fireproof hotel, 66x98; cost, $185,000; owner, The Hotel Irvin for Women, Inc., Mrs. Richard Irvin, Pres., 1 West 39th st; architects, Jackson, Rosencrans & Waterbury, 1328 Broadway. Plan No. 264.

STORES, OFFICES AND LOFTS.

MADISON AV, 617, n e cor 58th st, 3-sty brick store and office building 40x139; cost $50,000; owner, John D. Crimmins, 624 Madison av; architect, Herbert M. Baer, 665 5th av. Plan No. 268.

COLUMBUS CIRCLE, w s, Central Park West, West 61st st and Broadway, 25-sty brick office, 316x195; cost, $1,000,000; owner, Veronica Realty Corpn., 256 West 58th st; architect, J. C. Green, 103 Park av. Plan No. 274.

THEATRES.

110TH ST, 243 West, 1-sty brick theatre, 25x171; cost, $19,000; owners, S. & R. Amusement Co., 66 Broadway; architect, Sol. S. Sugar, 600 West 181st st. Plan No. 271.

MISCELLANEOUS.

SUFFOLK ST, 45-51, 2-sty brick post office, 74x97; cost, $15,000; owner, 45 Suffolk St. Co., 505 5th av, Alfred M. Row, Pres.; architects, Sugar & Pollard, 600 West 181st st. Plan No. 265.

### Bronx.

DWELLINGS.

KING AV, w s, 50 s Sutherland st, 1½-sty frame dwelling, shingle roof, 18.2x36.5; cost, $850; owner and architect, Geo. W. Kibitz, 800 East 175th st. Plan No. 381.

COSTER AV, e s, 125 s Eastern Boulevard, 2-sty brick dwelling, tin roof, 20x55; cost, $4,000; owner, Frank Gallucci, 1156 Simpson st; architect, Lucian Piscotta, 391 East 149th st. Plan No. 379.

PARK DRIVE, s w cor Circle drive, 2-sty brick dwelling, 45.6x33, 1-sty brick garage, 14x20, slate roof; cost, $14,000; owner, The Along the Hudson Co., Henry Kroger, 84 William st, Pres.; architects, Mann & MacNeille, 70 East 45th st. Plan No. 385.

232D ST, s s, 295 w Laconia av, 2-sty brick dwelling, tin roof, 23x45; cost, $4,700; owner, Francis O'Donnell, 1128 Park av; architect, Carl P Johnson, 30 East 42d st. Plan No. 391.

PAINE ST, s s, 100 w Huyler st, 2-sty brick dwelling, tin roof, 20.6x42; cost, $4,600; owner, Demetria Pesante, 2947 Paine st; architect, Chris F. Lohse, 428 East 83d st. Plan No. 394.


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*Plans Filed, New Buildings, (Continued).*

CARPENTER AV, s w cor 230th st, five 2-sty frame dwellings, tin roof, 22x30, 22x30, cost, $20,000; owner, Veritas Realty Co., A. L. Irving, 160 Broadway, Pres.; architect, John E. Schaarschmith, 525 West 140th st. Plan No. 386.

166TH ST, s s, 89 w Prospect av, 4-sty brick factory, slag roof, 31x35; cost, $20,000; owner, St. Anthony's R. C. Church, Rev. Otto F. Strack, 542 East 166th st, rector; architect, Anthony F. A. Schmidt, 604 Courtlandt av. Plan No. 389.

MORRIS PARK AV, n w cor Mulliner av, 3-sty frame dwelling, tin roof, 11.4½x30.4; cost, $7,000; owner, Chas. Gills, 853 Morris Park av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 396.

PALMER AV, w s, 200 n Needham av, 1-sty frame dwelling, shingle roof, 18x36; cost, $1,500, owner, Crawford Real Estate & Bldg. Co., 5 East 42d st; architect, Geo. A. Sumner, 989 Southern boulevard. Plan No. 397.

FACTORIES AND WAREHOUSES.

ARTHUR AV, e s, 170 n 188th st, 1-sty brick shop, tin roof, 20x45; cost, $5,000; owner, Jos. Capasso, 2100 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 384.

STABLES AND GARAGES.

GLEASON AV, s s, 250 e Olmstead av, 1-sty frame garage, 10x14; cost, $65; owner, Edw. J. Moberg, on premises; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 380.

MULINER AV, e s, 415 n Bronxdale av, 1-sty frame garage, 12x20; cost, $200; owner, Rachel Bailey, on premises; architect, J. J. Vreeland, 3 West Burnside av. Plan No. 392.

STORES AND TENEMENTS.

RYER AV, n e cor 182d st, 5-sty brick tenement, plastic slate roof, 40x89.11; cost, $50,000; owners, Phelan Bros. Constn. Co., Wm. L. Phelan, 2046 Ryer av, president; architects, Moore & Landsteel, 3 av and 148th st. Plan No. 387.

179TH ST, n e cor Clinton av, 5-sty brick tenement, plastic slate roof, 50x88; cost, $50,000; owner, Albert Herbst, 983 East 179th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 386.

CLINTON AV, s e cor 181st st, three 5-sty brick tenements and stores, slag roof, 54.2x54.2, 43x31; cost, $100,000; owner, Clint Const. Co., Geo. Daffa, 1887 Vyse av, Pres.; architect, John P. Boyland, 402 Fordham rd. Plan No. 382.

FEATHERBED LANE, s w cor Nelson av, 5-sty brick tenement, plastic slate roof, 48.8½x110.4; cost, $55,000; owner, Benj. Schneider, 30 West 182d st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 383.

167TH ST, n e cor Kelly st, 1-sty brick stores, plastic slate roof, 23.61x99.14; cost, $8,000; owner, Value Realty Co., Jacob Marx, 170 Broadway, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 398.

INTERVALE AV, e s, 144.30 n 165th st, 5-sty brick tenement, slag roof, 50x88; cost, $50,000; owner, 182d St. Realty Co., Frank Galotto, 2170 Belmont av, Pres.; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 395.

THEATRES.

WESTCHESTER AV, n w cor Forest av, 1-sty brick theatre, 46.8x175, concrete roof; cost, $100,000; owners, John J. Murphy Estate, 165 Broadway; architects, Gordon and La Velle, 507 5th av. Plan No. 389.

## Brooklyn.

CHURCHES.

CONEY ISLAND AV, e s, 406 s Av L, 1-sty frame church, 32x72, —— roof; cost, $5,000; owner, Thos. G. Martin, 314 Av J; architect, F. J. Dassau, 1373 Broadway. Plan No. 5155.

DWELLINGS.

CAMBRIDGE PL, w s, 285.4 s Gates av, two 4-sty brick dwellings, 52.6x81, slag roof, 2 families each; total cost, $70,000; owner, Morris Jaicho, 22 East 108th st; architect, Benj. Cohen, 361 Stone av. Plan No. 5146.

EXETER ST, w s, 160 s Oriental boulevard, 2-sty frame dwelling, 26x27, asbestos roof, 1 family; cost, $8,000; owner, Antonette F. Cassidy, 272 Beaumont st; architects, McKennee & Cassidy, 272 Beaumont st. Plan No. 5158.

AV D, s s, 40 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $3,000; owner, Bush Bldg. Co., 367 Fulton st; architects, H. T. Jeffery & Son, 923 Lefferts av. Plan No. 5152.

AV D, s s, 100 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $3,000; owner, Bush Bldg. Co., 367 Fulton st; architects, H. T. Jeffery & Son, 923 Lefferts av. Plan No. 5153.

AV D, s s, 160 e East 35th st, 2-sty frame dwelling, 17x37, shingle roof, 1 family; cost, $3,000; owner, Bush Bldg. Co., 367 Fulton st; architects, H. T. Jeffery & Son, 923 Lefferts av. Plan No. 5154.

BEADLE ST, n s, 131 e Kingsland av, 2-sty frame dwelling, 18x40, tin roof, 2 families; cost, $2,500; owner, Dominie Di Micri, 133 Beadle st; architect, Crescent L. Varrone, 166 Corona av. Plan No. 5121.

E. 21ST ST, w s, 200 n Av M, 2-sty frame dwelling, 26x26, shingle roof, 1 family; cost, $4,000; owner, Mary C. Pounds, 584 East 17th st; architect, Willard Parker, 24 McDonough st. Plan No. 5123.

E. 21ST ST, w s, 160 n Av M, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $4,500; owner, Mary E. Pounds, 584 East 17th st; architect, Willard Parker, 24 McDonough st. Plan No. 5124.

BROOKLYN AV, w s, 297.6 n Av I, two 2-sty frame dwellings, 17x42, slag roof, 2 families each; total cost, $5,000; owner, Christian M. Jorgenson, 4916 6th av; architect, Wm. Richter, 4411 18th av. Plan No. 5104.

DITMAS AV, s e cor East 18th st, 2-sty frame dwelling, 34x51, shingle roof, 1 family; cost, $12,000; owner, Harry Gratton, 523 East 14th st; architect, same. Plan No. 5133.

HOPKINSON AV, w s, 120 n Newport av, 2-sty brick dwellings, 20x45, slag roof, 1 family; cost, $2,000; owner, Germil Lepidas, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5119.

HOPKINSON AV, w s, 120 n Newport av, 1-sty frame shed, 20x10, shingle roof; cost, $250; owner and architect, Germil Lepidas, owner; E. M. Adelsonn, 1776 Pitkin av, arcnitect. Plan No. 5120.

13TH AV, e s, 42 s 47th st, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $5,000; owner, Hans Willner, on premises; architect, F. W. Eisenla, 16 Court st. Plan No. 5130.

13TH AV, e s, 42 s 47th st, 1-sty frame garage, 15x14, shingle roof; cost, $600; Hans Willner, owner, on premises; F. W. Eisenla, 16 Court st, architect. Plan No. 5129.

E 3D ST, w s, 100 s Av Y, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $5,250; owner, Ellen M Goettisheim, Av X & East 14th st; architect, F. G. Wallus, 2700 Ocean av. Plan No. 5117.

52D ST, n s, 200 w 9th av, two 2-sty frame dwellings, 20x36.2, —— roof, 2 families each; total cost, $8,000; owner, Matilda Wikman, 85 St. Mark's pl; architect, A. H. Strong, 600 East 18th st. Plan No. 5191.

77TH ST, s s, 100 e 13th av, nine 2-sty frame dwellings, 17.9x44, slag roof, 1 family each; total cost, $25,800; owner, Wm. Shapiro, 302 Glenmore av; architect, S. Millman, 1780 Pitkin av. Plan No. 5174.

VIENNA AV, n w cor Hinsdale st, 2-sty frame dwelling, 8x13.6, gravel roof, 1 family; cost, $250; owner, Abr. Kaplan, 50 Av A, Manhattan; architect, Morris Rothstein, 627 Sutter av. Plan No. 5195.

48TH ST, n s, 220 w 15th av, 2-sty frame dwelling, 24x38.2, shingle roof, 1 family; cost, $5,500; owner, Wm. Carton, 43 2d av, Manhattan; architect, F. Eisenla, 16 Court st. Plan No. 5249.

NEWPORT AV, s s, 60 e Chester st, 2-sty brick dwelling, 20x53, gravel roof, 2 families; cost, $4,000; owner, Wm. Trieb, 558 Christopher av; architect, Benj. Cohn, 361 Stone av. Plan No. 5210.

JEROME ST, e s, 61 n Pitkin av, 2-sty frame dwelling, 30x25, tin roof, 2 families; cost, $3,000; owner, Tillie Rothstein, 586 Liberty av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5238.

WEST 9TH ST, e s, 148 s Av I, eighteen 2-sty brick dwellings, 16x50, slag roof, 1 family each; total cost, $54,000; owner, Buyers' Construction Co., 1269 48th st; architect, J. C. Wandell, 4 Court sq. Plan No. 5207.

EAST 37TH ST, w s, 357.6 s Av I, two 2-sty frame dwellings, 17x38, gravel roof, 1 family each; total cost, $6,000; owner, Louis R. Paulson, 1147 Lincoln pl; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 5229.

DITMAS AV, s e cor East 17th st, 2-sty frame dwelling, 43x49, shingle roof, 1 family; cost, $10,000; owner, Geo. H. Edwards, 565 Rugby rd; architect, Wm. H. Orchard, Pelham Manor. Plan No. 5202.

18TH ST, s e cor Newkirk av, 2-sty frame dwelling, 26x38, shingle roof, 1 family; cost, $5,000; owner, Arthur H. Strong, 600 East 18th st; architect, same. Plan No. 5296.

59TH ST, n s, 120 w 12th av, 2-sty brick dwelling, 20x42, slag roof, 2 families; cost, $4,200; owner, Lugi Golucci, 1340 60th st; architect, Arthur R. Koch, 26 Court st. Plan No. 5293.

71ST ST, s s, 200 w 2d av, six 2-sty brick dwellings, 16.8x44, slag roof, 1 family each; total cost, $30,000; owner, John B. Bradly, 7004 2d av; architect, Harry Rocker, 371 Fulton st. Plan No. 5279.

SURF AV, n e cor West 30th st, 2-sty frame dwelling, 32x14.6, gravel roof, 2 families; cost, $1,000; owner, Wm. Canning, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5301.

FACTORIES AND WAREHOUSES.

LEXINGTON AV, s s, 325 e Reid av, 3-sty brick factory, 25x90, tin roof; cost, $11,500; owner, Mrs. Matilda Funk, 210 Cornelia st; architects, Koch & Wagner, 26 Court st. Plan No. 5274.

HUNTINGTON ST, n s, 104 w Henry st, two 2-sty brick storages, 60x32; gravel roof; total cost, $13,000; owner, Angelina Salomone, 62 Summit st; architect, Vincent M. Cajano, 280 South 3d st. Plan No. 5314.

BELMONT AV, n w cor Junius st, 4-sty brick factory, 100x96, slag roof; cost, $60,000; owner, Abraham Koppel, 330 Utica av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5190.

BERRY ST, s w cor S 5th st, 7-sty brick factory, 74.8x89, pitch roof; cost, $8,000; owner, Gretsch Mfg. Co., 110 South 4th st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 5137.

VANDERVOORT AV, from Anthony to Lombardy sts, 4-sty brick factory, 114.6x196.8, gravel roof; cost, $105,000; owner, Champlain Silk Mills, 500 Driggs av architect, Lockwood Greene Co., 60 Federal st, Boston. Plan No. 5126.

STABLES AND GARAGES.

IRVING AV, n w cor Hancock st, 1-sty brick garage, 35x20, slag roof; cost, $750; owner, Ernest Pinkermill, on premises; architect, Geo. W. Springstein, 21 West 45th, Manhattan. Plan No. 5106.

BEDFORD AV, w s, 160 n Clarendon rd, 1-sty brick garage, 40x100, tin roof; cost, $3,000; owner, Mary F Martin, 2458 Bedford av; architect, Geo. W. Williams, 64 Washington av, Richmond Hill. Plan No. 5201.

DECATUR ST, n s, 100 e Knickerbocker av, 1-sty brick garage, 50x20, tin roof; cost, $1,000; owner, Ray Streep, 230 Conert st; architect, L. Allmendinger, 926 Broadway. Plan No. 5251.

EAST 7TH ST, e s, 240 n Av E, 1-sty frame garage, 18x18, shingle roof; cost, $200; owner, Fred Stark, 748 Coney Island av; architect, John Burke, 22 Tompkins pl. Plan No. 5275.

EAST 14TH ST, e s, 170 s Av J, 1-sty brick garage, 20x18, shingle roof; cost, $500; owner, Fred S Quirk, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5262.

CONEY ISLAND AV, w s, 102 s Av H, 2-sty frame stable, 37x20, gravel roof; cost, $700; owner, John Scher, 976 East 9th st; architect, Earl F. Schmidt, 179 Laurence av. Plan No. 5263.

18TH AV, e s, 60 s 65th st, 1-sty brick garage, 10x20, asbestos roof; cost, $3,000; owner, Samuel Hammond, 65th st, cor 18th av; architect, Raphael Caporale, 1929 63d st. Plan No. 5213.

CLARENDON RD, s s, 50 w 32d st, 1-sty brick garage, 50x52, gravel roof; cost, $2,000; owner, Henry Cirps, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 5281.

DITMAS AV, s e cor East 18th st, 1-sty brick garage, 22x24, shingle roof; cost, $1,250; owner, Harry Grattan, 523 East 14th st; architect, same. Plan No. 5302.

STORES AND DWELLINGS.

BOERUM st, s s, 150 e Leonard st, 3-sty brick store and dwelling, 25x100, gravel roof, 2 families; cost, $7,000; owner, Harry Cohen, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5235.

HENDRIX ST, n w cor New Lots rd, 4-sty brick store and dwelling, 29.2x95.6, tin roof, 16 families; cost, $3,000; owner, Hadrian Realty Co., 674 Hendrix st; architect, Morris Whinston, 459 Stone av. Plan No. 5273.

ROEBLING ST, w s, 97 n South 9th st, 2-sty brick store and dwelling, 15.9x50.1, slag roof, 1 family; cost, $3,000; owner, Saml. Jane, 320 Roebling st; architect, Jacob Fisher, 931 Fox st, Manhattan. Plan No. 5242.

13TH AV, e s, 43.11 s 44th st, six 3-sty brick store and dwellings, 18x55, gravel roof, 2 families each; total cost, $24,000; owner, R. Vanderveer Co., 961 52d st; architect, same. Plan No. 5122.

NEW YORK AV, s w cor Malbone st, 3-sty brick store and dwelling, 20x60, slag roof, 2 families; cost, $8,000; owner, Thos. Calandriello, 408 Malbone st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5141.

CHURCH AV, s s, 276 e East 16th st, three 3-sty brick store and dwellings, 20x55, gravel roof, 2 families each; total cost, $19,500; owner, Gaetano Farina, 169 East 23d st; architect, Dietrich Wortmann, 114 East 28th st. Plan No. 5170.

N. Y. AV, e s, 30.6 n Union st, three 3-sty brick stores and dwellings, 19x55, gravel roof, 2 families each; total cost, $18,000; owner, Patrick McTiernan, 241 Rutland rd; architect, H. L. Hine, 189 Montague st. Plan No. 5171.

STORES AND TENEMENTS.

GRAFTON ST, w s, 100 s Pitkin av, 4-sty brick tenement, 75x65, slag roof, 24 families; cost, $30,000; owner, Realty Const. Co., 2041 Douglass st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5150.

PARK PL, n s, 100 e Howard av, 4-sty brick store and tenement, 30x89, gravel roof, 11 families; cost, $14,000; owner, Abr. Kaplan, 1462 Eastern parkway; architect, Benj. Cohen, 361 Stone av. Plan No. 5102.

HOWARD AV, e s, 35.7 n Park pl, 4-sty brick store and tenement, 40x39, gravel roof, 14 families; cost, $22,000; owner, Abr. Kaplan, 1462 Eastern parkway; architect, Benj. Cohen, 361 Stone av. Plan No. 5108.

HOWARD AV, n e cor Park pl, 4-sty brick store and tenement, 35.7x30, gravel roof, 16 families; cost, $20,000; owner, Abr. Kaplan, 1462 Eastern parkway; architect, Benj. Cohen, 361 Stone av. Plan No. 5109.

E. 13TH ST, e s, 99 s Caton av, four 4-sty brick tenements, 53x81.10, gravel roof, 16 families each; total cost, $120,000; owner, Miller Bergs Realty Co., 1815 Nostrand av; architects, Cohn Bros., 361 Stone av. Plan No. 5200.

GRAVESEND AV, e s, 195.2 n Av C, six 3-sty brick tenements, 23.8x69, gravel roof, 6 families each; total cost, $14,000; owner, Brooklyn Heights Land & Mtg. Co., 44 Court st; architect, Dietrich Wortmann, 114 East 28th st. Plan No. 5169.

LIBERTY AV, s s, 100 e Van Siclen av, two 3-sty brick tenements, 25x68, gravel roof, 6 families each; total cost, $14,000; owner, Saml. Himmelstein, 136 Grafton st; architect, S. Millman, 1780 Pitkin av. Plan No. 5168.

SARATOGA AV, e s, 100.3 s Sutter av, 3-sty brick tenement, 26.3x65, gravel roof, 3 families; cost, $8,000; owner, Lena Lippman, 617 Saratoga av; architects, Cohen Bros., 361 Stone av. Plan No. 5199.

BARRETT ST, w s, 299.6 n Sutter av, three 4-sty brick tenements, 52.6x88.11, slag roof, 23 families each; total cost, $90,000; owners, I. & J. Investment Co., 1512 Eastern pkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5241.

HENDRIX ST, w s, 29.2 n New Lots rd, 4-sty brick tenement, 42x97, tin roof, 20 families; cost, $20,000; owner, Hadrian Realty Co., 614 Hendrix st; architect, Hadrian Realty Co., 674 Stone av. Plan No. 5272.

POWELL ST, e s, 50 s Dumont av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $25,000; owner, Stratmore Co., 156 Glenmore av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5270.

POWELL ST, s e cor Dumont av, 4-sty brick store and tenement, 50x90, gravel roof, 23 families; cost, $25,000; owner, Stratmore Co., 156 Glenmore av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5269.

PROSPECT PL, s s, 275 w Brooklyn av, 4-sty brick tenement, 75x65, slag roof, 16 families; cost, $30,000; owner, Henry Healy, 973 Park pl; architect, J. C. Wandell, 4 Court sq. Plan No. 5211.

PROSPECT PL, s s, 200 w Brooklyn av, 4-sty brick tenement, 75x65, slag roof, 16 families; cost, $30,000; owner, Henry Healy, 973 Park pl; architect, J. C. Wandell, 4 Court sq. Plan No. 5212.


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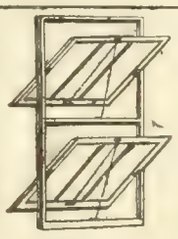
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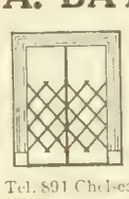
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*Plans Filed, New Buildings, Brooklyn (Cont'd)*

LENOX RD, n s, 170 w Rogers av, two 4-sty brick tenements, 50x96, slag roof, 16 families each; total cost, $65,000; owner, J. Eugene Ryerson, 542 3d st; architect, F. W. Eisenla, 16 Court st. Plan No. 5307.

THEATRES.

SUMPTER ST, n s, 325 w Patchen av, 1-sty brick theatre, 42.4x100, slag roof; cost, $12,000; owner, Sol. Brill, 43 West 16th st, Manhattan; architect, Geo. Keister, 56 West 45th st, Manhattan. Plan No. 5226.

MISCELLANEOUS.

DEAN ST, n s, 475 w Franklin av, 1-sty iron shed, 23x64, iron roof; cost, $900; owner, Chas. Hartman, on premises; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 5208.

KENT AV, n w cor Cross st, ash-hoist, 11.6x 10, steel roof; cost, $5,000; owner and architect, Brooklyn Union Gas Co., 172 Remsen st. Plan No. 5268.

BAY ST, n s, 100 w Hicks st, 1-sty frame shed, 100x100, felt roof; cost, $3,500; owner, Emil V Konslam, 83 Park pl, Manhattan; architect, Wm. Higginson, 21 Park Row. Plan No. 5167.

LOGAN ST, w s, 170 n Glenmore av, 1-sty waiting room, 32x87, slag roof; cost, $5,000; owner, Henry Diasin, 126 Fountain av; architect, S. Millman, 1780 Pitkin av. Plan No. 5128.

MIDWOOD ST, s s, 309 e Albany av, three 1-sty frame greenhouses, 72x199, glass roof; cost, $5,000; owner, Peter Wagner, on premises; architect, Jos. Jacobs, 1765 Flushing av. Plan No. 5295.

## Queens.

DWELLINGS.

BELLE HARBOR.—Oxford av, w s, 405 n Bayside drive, two 2½-sty frame dwellings, 25x34, shingle roof, 1 family, steam heat; cost, $7,000; owner and architect, John M. Connolly, 73 7th av, Rockaway Park. Plan Nos. 2509-2510.

ELMHURST.—Toledo av, e s, 50 s Suydam pl, 2½-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, $3,000; owner and architect, John J. Froenhoefer, Grand av, Elmhurst. Plan Nos. 2407-2408. Two houses cost $6,000.

MIDDLE VILLAGE.—Main av, e s, 125 s Pulaski st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,000; owner, Mortimer R. Sherman, 27 Main av, Middle Village; architect, Joseph W. Weiss, 24 Cooper av, Glendale. Plan No. 2511.

OZONE PARK.—Hatch av, w s, 225 s Kimball st, 3-sty frame dwelling, 17x36, shingle roof, 1 family; cost, $2,500; owner, M. Ball, 514 Freedom av, Richmond Hill; architect, Edward Ball, same address. Plan No. 2514.

WOODHAVEN.—Thrall av, e s, 282 n Fulton st, 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $6,600; owner, Chas. Sohl, 125 2d av, Woodhaven; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan Nos. 2503-4-5.

BEECHURST.—Cedar ter, w s, 180 s 27th st, 2½-sty frame dwelling, 30x29, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mae Loomis-Woollett, care Architects Reynolds & Stewart, 27th st, Beechurst. Plan No. 2517.

HOLLIS TERRACE.—Chichester av, s w cor Ulster st, 2½-sty frame dwelling, 22x40, shingle roof, 1 family, steam heat cost, $3,000; owner and architect, Andrew Woodin, 442 Waterbury av, Richmond Hill. Plan No. 2522.

HOLLIS.—Chichester av, s e cor Nyack st, 2½-sty frame dwelling, 28x34, shingle roof, 1 family, steam heat; cost $2,500; owner and architect, Wm. Woodin, 112 Maple st, Richmond Hill. Plan No. 2521.

JAMAICA.—Beaufort st, s w cor Irving pl, 2½-sty frame dwelling, 18x34, shingle roof, 1 family, steam heat; cost, $2,500; owner and architect, John Leonard, 289 Hillside av, Jamaica. Plan No. 2524.

KEW GARDENS.—Austin st, n w cor Quentin st, 2-sty frame dwelling, 51x24, shingle roof, 1 family, steam heat; cost, $5,500; owner, Good Homes Building Co., 1123 Broadway, Manhattan; architect, Leonard D. Hosford, 603 East 18th st, Brooklyn. Plan No. 2520.

ROCKAWAY PARK.—Beach 121st st, w s, 140 n Newport av, 2½-sty frame dwelling, 30x44, shingle roof, 1 family; cost, $5,000; owner and architect, J. F. Lynch, Holland av, Rockaway Park. Plan No. 2516.

ST. ALBANS.—Glenham av, n w cor Rutland st, 2-sty frame dwelling, 24x33, shingle roof, 1 family; cost, $4,500; owner, Edwin H. Brown, Bayville, L. I.; architect, Irving B. Ells, 47 West 34th st, Manhattan. Plan No. 2518.

WOODHAVEN.—Diamond av, s w cor Poplar st, 2½-sty frame dwelling, 22x52, shingle roof, 2 families, furnace heat; cost, $7,500; owner, L. Y. Hageman, 66 Welling st, Richmond Hill; architect, Phillip H. Deim, Neponsit, L. I. Plan No. 2515.

FOREST HILLS.—Tennis pl, e s, 297 n e Exeter st, 2½-sty tile dwelling, 32x46, tile roof, 1 family, steam heat; cost, $9,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2495.

LITTLE NECK HILLS.—Brow Vale drive, n w cor Iona rd, 1-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, $3,200; owner, Little Neck Bungalow Builders, Inc., 31 Nassau st, Manhattan; architect, Wm. Rapp, Jr., Woodhaven P. O. Plan No. 2499.

LITTLE NECK HILLS.—Little Neck rd, s e cor Abingdon pl, 1-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, $3,200; owner, Little Neck Bungalow Builders Co., 31 Nassau st, Manhattan; architect, Wm. Rapp, Jr., Woodhaven P. O. Plan No. 2498.

MORRIS PARK.—Spruce st, w s, 300 n Chichester av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $7,600 (two houses); owner, Minnie W. Koeppel, 51 Spruce st, Morris Park; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 2487.

WOODHAVEN.—Grimm av, s e cor Hawtree av, 2-sty brick dwelling, 22x35, shingle roof, 1 family, hot water heat; cost, $3,500; owner, Jacobina Riccardo, 1160 Halsey st, Brooklyn; architect, Fredk. Wormberger, 30 Snediker av, Union Course. Plan No. 2497.

WOODHAVEN.—Bigelow pl, w s, 20 n Fulton st, 2-sty brick dwelling, 20x56, slag roof, 2 families; cost, $4,500; owner, Eierman Bros., Inc., 374 Manor av, Woodhaven; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan No. 2494.

WOODHAVEN.—Ferry st, w s, 177 n Hillside av, 2½-sty frame dwelling, 24x49, shingle roof, 1 family, steam heat; cost, $6,000; owner, Gutting Bros., Ashland av, Woodhaven; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan No. 2492.

CORONA.—Montgomery av, n s, 140 n Jackson av, 2½-sty brick dwellings, 17x50 (two houses), tar and gravel roof, 2 families; cost, $7,500; owner, Egbert N. Whiles, 80 Henry st, Corona; architects, Tandy & Foster, 1931 Broadway, Manhattan. Plan No. 2549.

CORONA.—Way av, w s, 25 s Fidde st, 2-sty frame dwelling, 21x42, shingle roof, 2 families; cost, $3,000; owner, Jos. Fitzgerald, care architect, J. Kraus, Flushing, L. I. Plan No. 2545.

FLUSHING.—Grove st, s s, 177 e Lawrence st, two 2-sty brick dwellings, 36x38, tar and gravel roof, 2 families; cost, $6,400; owner, Mrs. Matty Williams, 50 Main st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2531.

FOREST HILLS.—Greenway South, n e cor Rockrose pl, 1-sty brick dwelling, 14x19, tile roof; cost, $850; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2538.

FOREST HILLS.—Greenway South, n e cor Rockrose pl, 2½-sty brick dwelling, 28x49, tile roof, 1 family, steam heat; cost, $12,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2539.

JAMAICA.—Wyckoff av, s e cor Shaw av, 2½-sty frame dwelling, 36x30, shingle roof, 1 family, steam heat; cost, $4,000; owner, Thomas Gerus, Jamaica; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan No. 2532.

KEW.—Mowbray pl, n s, 166 e Austin st, two 2½-sty frame dwellings, shingle roof, 1 family; cost, $14,000; owner, Frank Newmann, 270 Riverside drive, Manhattan; architects, Newmann & Harris, 1123 Broadway, Manhattan. Plan Nos. 2543-44.

KEW.—Onslow pl, n w cor Austin st, 2½-sty brick dwelling, 38x28, tile roof, 1 family, steam heat; cost, $9,500; owner, George W. Yepson, 1983 Grand av, Manhattan; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 2530.

OZONE PARK.—Rockaway rd, n s, 160 e Davis av, 2-sty frame dwelling, 20x62, slag roof, 1 family and store; cost, $2,500; owner, R. Peterson, Rockaway rd, South Ozone Park; architect, A. West, South Ozone Park. Plan No. 2550.

MORRIS PARK.—Curtis av, w s, 300 s Mills st, 2½-sty frame dwelling, 19x30, shingle roof, 1 family, steam heat; cost, $2,600; owner, L. Hildebrandt, 1517 Curtis av, Morris Park; architect, Max Jaeger, Maspeth, L. I. Plan No. 2529.

RICHMOND HILL.—Hamilton av, e s, 261 s Liberty av, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $7,500 (three houses); owner, Harry Fleit, Chester Park, L. I.; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan Nos. 2533-34-35.

RICHMOND HILL.—Curtis av, e s, 307 s Jamaica av, six 2-sty frame dwellings, 16x45, tin roof, 2 families; cost, $13,200; owner, James S. Rourke, 197 Winthrop st, Brooklyn; architect, Christian Bauer, 651 Leonard st, Brooklyn. Plan No. 2536.

WOODHAVEN.—Dennington av, w s, 305 n Jamaica av, 2½-sty frame dwelling, 24x50, tin roof, 2 families; cost, $5,500; owner, Phillip E. Worth, 82 Milford st, Brooklyn; architect, H. E. Haugaard, Richmond Hill. Plan No. 2546.

FACTORIES AND WAREHOUSES.

UNION COURSE.—Jamaica av, s s, 300 e Shaw av, 1-sty frame machine shop, 20x17, slag roof; cost, $500; owner, Peter Gutley, 926 Broadway, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2519.

STABLES AND GARAGES.

JAMAICA.—Beaufort st, s w cor Irving pl, concrete garage, 12x18, shingle roof cost, $150; owner, J. Leonardi, 289 Hillside av, Jamaica. Plan No. 2523.

L. I. CITY.—9th st, s s, 125 w Vernon av, 2-sty brick stable, 25x54, gravel roof; cost, $5,000; owner, J. Welden, premises; architect, J. M. Baker, 9 Jackson av, L. I. City. Plan No. 2527.

JAMAICA.—Fulton st, n w cor Columbus av, 1-sty brick garage, 45x90, slag roof; cost, $1,500; owner, Hillside Transportation Co., 4 Cornwall av, Hollis; architect, Robt. Kurz, Fulton st, Jamaica. Plan No. 2488.

FOREST HILLS.—Tennis pl, s s, 98 n e Exeter st, 1-sty brick garage, 13x19, tile roof; cost, $850; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2537.

WINFIELD.—Lee av, e s, 300 n Thompson av, 1-sty brick garage, 16x20, tin roof; cost, $175; owner, T. Rappatta, premises. Plan No. 2542.

STORES AND DWELLINGS.

JAMAICA.—Jamaica av, s s, 20 e North Cochran av, 2-sty brick dwelling and store, 25x51, slag roof, 2 families; cost, $3,000; owner, Chas. L. Gorden, 366 Fulton st, Jamaica; architects, Kunzie & Willant, 182 Harman st, Brooklyn. Plan No. 2526.

JAMAICA.—Jamaica av, s e cor North Cochran av, 2-sty brick store and dwelling, 20x58, slag roof, 1 family; cost, $4,000; owner, Chas. L. Gorden, 366 Fulton st, Jamaica; architects, Kunzie & Willant, 182 Harman st, Brooklyn. Plan No. 2525.

RIDGEWOOD.—Fresh Pond rd, e s, 19 n Myrtle av, 3-sty brick store and dwelling, 23x28, tin roof, 2 families; cost, $20,000; owner, Burkhard & Bieweiner, 2340 Myrtle av, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2512.

SOUTH OZONE PARK.—Rockaway Plank rd, s s, 60 w Pressberger av, 2-sty frame store and dwelling, 20x50, tar and gravel roof, 1 family; cost, $2,500; owner, L. C. Grimmer, Amityville, L. I.; architect, Albert J. Wick, South Ozone Park. Plan No. 2502.

CORONA.—46th st, s s, 260 s Burnside av, 2-sty brick dwelling and store, 18x50, tin roof, 1 family; cost, $4,000; owner, A. Napoli, 124 45d st, Corona; architect, A. DeBlasi, 94 East Jackson st, Corona. Plan No. 2491.

WOODHAVEN.—Bigelow pl, n w cor Fulton st, 2-sty brick store and dwelling, 20x59, slag roof, 1 family; cost, $5,500; owner, Eiermann Bros., Inc., 374 Manor av, Woodhaven; architect, Chas. W. Rose, Woodland av, Woodhaven. Plan No. 2495.

STORES AND TENEMENTS.

L. I. CITY.—Van Alst av, w s, 50 n 12th st, 4-sty brick tenement, 50x88, slag roof, 20 families; cost, $25,000; owner, Chas. P. Ross Realty Co., Brown Station, N. Y.; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 2485.

L. I. CITY.—12th st, n s, 100 w Van Alst av, 4-sty brick tenement, 39x87, slag roof, 16 families; cost, $16,000; owner, Chas. R. Ross Realty Co., Brown Station, N. Y.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 2486.

RIDGEWOOD.—Madison st, n s, 59 w Woodward av, 3-sty brick tenement, 19x65, tin roof, 3 families; cost, $5,000; owner and architect, G. Mathews Co., 1856 Putnam av, Brooklyn. Plan No. 2496.

MISCELLANEOUS.

JAMAICA.—Brenton av, w s, 186 s Fulton st, 1-sty frame shed, 18x40, gravel roof; cost, $350; owner, Max Karchmann, 717 New Jersey av, Brooklyn. Plan No. 2500.

JAMAICA.—Lincoln av, n s, 175 e Fulton st, 1-sty frame barn, 10x20, tin roof; cost, $100; owner, Prudence Realty Co., Lincoln av, Jamaica. Plan No. 2489.

L. I. CITY.—William st, 184, 1-sty coop, 18x12; cost, $50; owner, Roger Martin, premises. Plan No. 2501.

WOODHAVEN SOUTH.—Old South rd, s s, 1,200 w Woodhaven av, 1-sty frame dairy, 35x45, slag roof; cost, $2,000; owner, Goldstein & Balsman, Old South rd, near Centerville av, Woodhaven South; architect, Louis F. Schilinger, 167 Van Sicien av, Brooklyn. Plan No. 2513.

L. I. CITY.—Ely av, n w cor Bridge Plaza, frame billboard, 75x24; cost, $200; owner, T. J. O'Day, 275 Ely av, L. I. City. Plan No. 2548.

## Richmond.

CHURCHES.

JEWETT AV, e s, 75 n New st, Port Richmond, 1-sty frame church, 22x33; cost, $1,275; owner, Church Ext. Society, New Brighton; architect, Ducker Co., 277 Broadway; builder, J. J. Denton, 277 Broadway. Plan No. 662.

DWELLINGS.

BODINE and Cedar sts, s e cor, West Brighton, 2-sty frame dwelling, 22x48; cos, $4,800; owner, J. Worth, Stapleton; architect and builder, E. K. Whitford, Port Richmond. Plan No. 663.

NEPTUNE ST, s s, 100 e Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 20x32; cost, $550; owner, C. H. Ellis, Elizabeth, N. J.; architect and builder, H. M. Rae, New Dorp. Plan No. 654.

MANHATTAN ST and Belmont av, n w cor, Tottenville, 1-sty frame dwelling, 32x29; cost $1,200; owner, G. Samonacco, 125 2d av, Manhattan; architect and builder, C. Peterson, Tottenville. Plan No. 657.

3D ST, e s, 107 s Midland av, Midland Beach, 1-sty frame bungalow, 24x32; cost, $650; owner, F. Peterson, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 667.

6TH ST and Monroe av, s e cor, Midland Beach, 1-sty frame bungalow, 14x31; cost, $300; owner, Mrs. G. Dempsey, 123 West 28th st; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 668.

7TH and Franklin sts, s e cor, Midland Beach, 1-sty frame bungalow, 12x32; cost, $325; owner, Mrs. G. W. Forland, 206 West 25th st; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 669.

BISMARCK AV, w s, 205 s Crescent av, New Brighton, 2-sty frame dwelling, 22x47; cost, $2,000; owner and architect, Hy. F. Comtois, Tompkinsville; builders, Block & Uslan, Stapleton. Plan No. 661.

DELAWARE AV, s s, 427 e Richmond rd, Dongan Hills, 2-sty frame dwelling, 24x28; cost, $2,500; owner, Chas. Whitaker, Dongan Hills; architect and builder, E. Springman, Stapleton. Plan No. 652.

GARIBALDI AV, 244 Roma av, New Dorp, 1-sty frame bungalow, 14x13; cost, $150; owner, architect and builder, L. Gaspare, New Dorp. Plan No. 649.

SEAVIEW AV, s s, 200 e Winson av, Port Richmond, 2-sty frame dwelling, 25x20; cost, $2,500; owner, architect and builder, A. J. Reed, Hampton Court. Plan No. 670.

WOODLAND AV, n s, 450 w Gifford lane, Great Kills, 1-sty frame bungalow, 24x26; cost, $750; owner and builder, Julius De Roche. Plan No. 672.

WILLOWBROOK AV, 300 s King st, new Brighton, 1-sty frame bungalow, 16x30; cost, $150; owner, C. Angroi New Brighton; builder, John Raska, New Brighton. Plan No. 648.

CEDAR GROVE BEACH, 1-sty frame bungalow, 15x16; cost, $350; owner, Mrs. McQuade, Brooklyn; builder, J. Warhattig, 520 Av A, Bayonne, N. J. Plan No. 664.

CEDAR GROVE BEACH, 1-sty frame bungalow, 13x23; cost, $325; owner and builder, L. W. Barker, Stapleton. Plan No. 665.

STABLES AND GARAGES.

CORTELYOU PL, 250 e Lafayette av, New Brighton, 1-sty concrete garage, 23x21; cost, $350; owner and builder, C. J. Primm, New Brighton. Plan No. 676.


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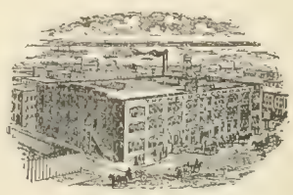
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*Plans Filed, New Buildings, Richmond (Cont'd)*

WRIGHT ST, e s, 700 s Richmond terrace, Port Richmond, 1-sty frame garage, 12x20; cost, $100; owner and builder, Geo. Morehead, Port Richmond. Plan No. 659.

8TH ST, e s, 200 s Midland av, Midland Beach, 1-sty frame stable, 10x10; cost, $47; owner, Mr. McCann, Midland Beach; builder, R. G. Lazzari, Midland Beach. Plan No. 677.

LEONARD and Fiske avs, n w cor, West Brighton, 1-sty frame garage, 18x18; cost, $150; owner and builder, Geo. Boardman, Jr., West Brighton. Plan No. 653.

NELSON AV and Amboy rd, ne cor, Great Kills, 1-sty brick garage, 40x70; cost, $2,000; owner, Jos. Gillies, Jr., Great Kills; architect, Jas. E. Grunert, New Dorp; builder, Chas. Walschleger, Richmond. Plan No. 655.

MANHATTAN ST and Cleremont av, s e cor, Tottenville, 1-sty frame garage, 14x18; cost, $200; owner, G. Kerken, Tottenville; builder, C. Peterson, Tottenville. Plan No. 658.

WILSON AV, n s, 985 s Amboy rd, Great Kills, 1-sty frame garage, 18x20; cost, $250; owner and builder, J. H. Mansfield, Great Kills. Plan No. 650.

STORES AND DWELLINGS.

RICHMOND AV and Division st, s e cor, Graniteville, 3-sty brick store and dwelling, 22x43; cost, $3,500; owner, G. Magloedio, Graniteville; architect and builder, Jos. Tortori, Port Richmond. Plan No. 647.

SEASIDE BLVD, s s, 40 s Old Town rd, South Beach, two 1-sty frame bungalow and stores, 11x16 and 25x30; total cost, $400; owner and builder, Ideal Camping Co., South Beach. Plan No. 673.

MISCELLANEOUS.

BROAD ST, n s, 100 w Bay st, Stapleton, 2-sty brick club house, 48x95; cost, $23,000; owner, Volunteer Firemen's Association, Stapleton; architect, Chas. Feist, Stapleton. Plan No. 666.

WILLIAMS ST, w s, 400 n Amboy rd, Tottenville, 1-sty frame workshop, 15x12; cost, $75; owner, E. L. Hudson, 230 William st; builder, Geo. Hudson, Jr., 230 William st. Plan No. 651.

EDINBORO RD, s s, St. Warwick av, Hampton Court, 1-sty brick storage, 13x12; cost, $100; owner, M. Detremont, Richmond Hill; architect and builder, E. Fischer, Richmond Hill. Plan No. 656.

FOOT RICHMOND TURNPIKE, Linoleumville, three 1-sty frame toilets, 18x8; total cost, $600; owner and builder, American Linoleum Mfg. Co., Linoleumville. Plan No. 675.

LEXINGTON AV, w s, 1,000 w Chelsea rd, Linoleumville, 1-sty frame workshop, 20x12; cost, $125; owner, John Kilimungor, Linoleumville; builder, Percy E. Decker, Linoleumville. Plan No. 674.

WOODROW, Rapp and Foster rd, n s, Tottenville, 1-sty iron greenhouse, 100x40; cost, $2,000; owners and builders, Nanse Bros., Princess Bay. Plan No. 671.

NEPTUNE HOUSE, South Beach, frame platform, 10x16; cost, $15; owner, R. Noble, South Beach; builder, J. M. Stelletson, South Beach. Plan No. 660.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

CANAL ST, 97, store front to 4-sty tenement and stores; cost, $200 owner, Louis Rubenstein, 215 4th av; architect, Jacob Fisher, 25 Av A. Plan No. 2890.

DEY ST, 15, new window to 15-sty brick office building; cost, $300; owner, N. Y. Telephone Co., 15 Dey st; architect, J. King Wright, 15 Dey st. Plan No. 2910.

DIVISION ST, 22-24, store front to 3-sty brick stores and tenement; cost, $90; owner, J. Searle Barclay, 19 Liberty st; architect, Henry Z. Harrison, 61 West 117th st. Plan No. 2874.

EAST BROADWAY, 171, remove cornice, new wall to 6-sty brick tenement; cost, $2,000; owner, Isaac Goldberg, 171 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2919.

ELIZABETH ST, 253, partition, fire escapes to 5-sty brick store and tenement; cost, $500; owner, Estate of Henry Pasinsky, 109 West 118th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2862.

ELIZABETH ST, 41-47, fireproof windows, skylights, cut openings to 7-sty brick factory; cost, $1,000; owner, Estate of J. W. Hamburgh, 2051 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 2905.

GRAND ST, 277-79, partitions to 3-sty brick store and restaurant; cost, $25; owner, Nicholas Poppos, 116 Delancey st; architect, Ligh Tigh, 4 James st. Plan No. 2846.

GREENWICH ST, 92, removal of encroachment to 5-sty brick store and tenement; cost, $300; owner, Patrick McCarty, 15 Rector st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2875.

EAST HOUSTON ST, 210, beams, cut opening, remove partitions to 4-sty brick loft; cost, $500; owner, Louis Minsky, 111 East Houston st; architect, Otto Reissmann, 30 1st st. Plan No. 2923.

JOHN ST, 81, store front, skylight, columns, beams to 4-sty brick store and lofts; cost, $2,000; owner, Estate of Alfred L. White, 62 Cedar st; architect, Axel S. Hedman, 371 Fulton st, Brooklyn. Plan No. 2857.

MONROE ST, 16, partitions to 6-sty brick lofts and dwelling; cost, $100; owner, Jas. Cornwal, 111 Warren st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2870.

MONTGOMERY ST, 36-38, opening in cellar wall of 5-sty brick stores and tenement; cost, $25; owner, Aaron Adler, 134 East 160th st; architect, M. Zipkes, 405 Lexington av. Plan No. 2856.

MOTT ST, 197-199, fire-escapes, marquee to 6-sty brick lofts; cost, $500; owner, S. & H. Realty Co., Inc., 470 4th av; architects, Somerfeld & Steckler, 31 Union sq. Plan No. 2515.

LUDLOW ST, 151, partitions, remove water closets to 4-sty brick tenement; cost, $1,000; owner, S. Erschowsky, 173 East Houston st; architect, Otto Reissmann, 30 1st st. Plan No. 2924.

PINE ST, 50-52, removal of encroachment to 12-sty brick office building; cost, $2,500; owner Caledonian Insurance Co., 50-52 Pine st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2865.

RECTOR ST, 17, removal of encroachment to 6-sty brick stores and apartments; cost, $900; owner, Patrick McCarty, 15 Rector st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 2864.

SPRING ST, 63, store front to 5-sty brick store and loft building; cost, $700; owner, Emily C. Thole, 865 Carroll st, Brooklyn; architect, Jacob Greenheld, 117 2d st, Manhattan. Plan No. 2885.

WALKER ST, 123-125, windows, frames to 4-sty brick department store; cost, $300; owner, Moe Levy, 123-125 Walker st; architect, Otto Reissmann, 30 1st st. Plan No. 2869.

WASHINGTON PL, S, structural iron work on roof to 8-sty brick store and loft building; cost, $400; owner, Isaac H. Clothier, 8th and Market sts, Philadelphia, Pa; architect, Eugene J. Reynolds, 248 Grand av, Brooklyn. Plan No. 2902.

WILLIAM ST, 118 & 120, 1-sty extension, vaults, toilets to two 6 and 8-sty warehouses and offices; cost, $3,000; owners, Lehn & Fink, Inc., 120 William st; architects, Kahn & Van Pelt, 381 4th av. Plan No. 2895.

11TH ST, 234 East, building brick piers, beams to 2-sty brick parish house; cost, $1,000; owner, St. Mark's-in-the-Bouwerie Church, 234 East 11th st; architect, Edward L. Tilton, 32 Broadway. Plan No. 2900.

12TH ST, 36-38 East, structural iron work on roof to 7-sty brick store and office building; cost, $400; owner, Clara A. M. Greer, Rye, Westchester county, N. Y.; architect, Eugene J. Reynolds, 248 Grand av, Brooklyn. Plan No. 2904.

14TH ST, 738-40 East, flue, partitions to 2-sty brick factory; cost, $400; owner, Lorillard Estate, 14 Wall st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 2865.

14TH ST, 230 East, store front to 6-sty brick stores and tenement; cost, $200; owner, Annie Roth, 600 West End av; architect, Morris Schwartz, 194 Bowery. Plan No. 2861.

19TH ST, 451 West, extension to 2-sty brick dwelling; cost, $1,200; owner, S. MacMichael, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 2849.

23D ST, 235-39 West, partitions, plastering, fireproofing to 8-sty brick office building; cost, $1,200; owner, Eastman Kodak Co., Rochester, N. Y.; architect, Richard Rohl, 128 Bible House. Plan No. 2909.

24TH ST, 216-218, steel beams, columns, mason work to 2-sty brick storage house; cost, $500; owner, Jas. D. Powell, Rockville, Ontario, Canada; architect, P. F. Brogan, 119 East 23d st. Plan No. 2850.

24TH ST, 57-59, removal of encroachment to 4-sty brick restaurant and stores; cost, $500; owner, Michael P. Rich, 32 West 88th st; architect, Rexter L. Herron, 217 East 19th st. Plan No. 2864.

27TH ST, 100 West, removal of encroachment to 5-sty brick store and tenement; cost, $150; owner, Estate of Henry Brien, 800 Riverside drive; architect, John P. Johnson, 303 East 78th st. Plan No. 2853.

27TH ST, 103-105 West, iron stairs, window, granolithic to 3-sty brick Home for Girls cost, $400; owner, Margaret Strachan Home, Inc.; Architect, Henry H. Holly, 39 West 27th st. Plan No. 2892.

28TH ST, 132 West, remove entrance, stairs to 5-sty brick tenement; cost, $150; owner, W. E. Hopkins, 17 West 35th st; architect, F. Hausle, 81 East 125th st. Plan No. 2920.

29TH ST, 49 West, stairs, doorway to 3-sty brick business purposes; cost, $500; owner, Josephine Cone, Kane av, Larchmont, N. Y.; architect, Henry L. Jochum, 4 South 14th st, Flushing. Plan No. 2915.

31ST ST, 132 West, grating, remove railing and coping to 3-sty brick stable; cost, $50; owner, Robert William Taylor, 648 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2917.

32D ST, 6-8-10 East, removing store front, sidewalk ventilators to 11-sty brick store and lofts; cost, $500; owner, American Real Estate Co., 527 5th av; architect, Geo. A. Sumner, 989 South Boulevard. Plan No. 2888.

32D ST, 23 West, store front to 5-sty brick store and lofts; cost, $500; owner, Lita del Sera, 10 West 53d st; architect, F. Livingston Pell, 158 East 63d st. Plan No. 2851.

33D ST, 6-8 East, removal of encroachments to 6-sty brick stores and lofts; cost, $500; owner, Wm. Waldorf Astor; attorney, Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 2867.

33D ST, 12 East, alter show window to 12-sty brick dry goods; cost, $200; owner, Ralph Wilson, 12 East 33d st; architect, J. R. Rainbow, 10 East 47th st. Plan No. 2916.

33D ST, 33-43 East, cutting opening to 12-sty brick store and loft building; cost, $60; owner, East 33d St Realty Co., Inc.; architects, Wallis & Goodwillie, 56 West 45th st. Plan No. 2901.

33D ST, 35-37-39 West, removing new store front, store front to 6-sty brick store and loft building; cost, $500; owner, Childs Co., 200 5th av; architect, John C. Westervelt, 36 West 34th st. Plan No. 2906.

35TH ST, 101 East, 1-sty addition, girders, extension to dumbwaiter shaft, stair to 4-sty brick dwelling; cost, $500; owner, Jas. Forbes, 152 East 35th st; architect, Theodore C. Visscher, 299 Madison av. Plan No. 2883.

38TH ST, 34 West, columns, girders, remove wall, partitions to 4-sty brick dwelling; cost, $1,000; owner, J. Winter, 25 West 37th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2925.

38TH ST, 72-74 West, cellar, removing porch to 4-sty brick office; cost, $400; owner, J. G. Wendel, 175 Broadway; architect, A. Giobbe, 144 West 39th st. Plan No. 2918.

39TH ST, 55 West, removal of encroachment to 4-sty brick dwelling; cost, $350; owner, George Evans, 55 West 39th st; architect, Jas. A. Clark, 464 Canal st. Plan No. 2882.

42D ST, 223 West; 43D ST, 230-232 West, fire passage, girder, concrete work, asbestos boards, metal lath, plastering and doors to three 4-sty brick dwellings and moving picture theatre; cost, $250; owners, Sperry & Hutchinson Co., 2 West 45th st; architect, Wm. Huenerberg, 792 East 166th st. Plan No. 2889.

47TH ST, 48-50 West, doorways to 4-sty brick dwelling; cost, $50; owners, Bing & Bing, 119 West 40th st; architect, Chas. S. Utterson, Jr., 912 6th av. Plan No. 2860.

49TH ST, 615 West, 1-sty addition to 1-sty brick stable and offices; cost, $2,000; owner, Estate of Bradish Johnson, 34 Cortlandt st; architect, Otto H. Taub, 130 West 16th st. Plan No. 2866.

50TH ST, 45 West, extension, plumbing to 4-sty brick dwelling; cost, $800; owner, W. J. Taylor, 7 East 42d st; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 2879.

52D ST, 6 West, passenger elevator, stairway, 1-sty addition to 4-sty brick residence; cost, $8,000; owner, Bernard M. Baruch, 6 West 52d st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 2859.

57TH ST, 4 West, 1-sty extension, new front, steel girders, columns, plumbing, stairs to 5-sty brick residence; cost, $6,000; owner, August Heckscher, 516 5th av; architect, Edwin Wilbur, 120 Liberty st. Plan No. 2868.

57TH ST, 24 East, new front, windows, concrete sidewalk, extension, skylights fire-escapes to 4-sty brick dwelling; cost, $4,000; owner, George Keiser, 27 Cedar st; architect, John H. Friend, 148 Alexander av. Plan No. 2878.

68TH ST, 245 West, fireproof partition to 3-sty brick dwelling; cost, $925; owner, Hugo Reisinger, 993 5th av; architect, M. H. Hirshbaum, 274 West 140th st. Plan No. 2922.

74TH ST, 246 West, pent house, stair, plumbing, partition, door to 3-sty brick residence; cost, $900; owner, Frank H. Platt, 242 West 74th st; architect, Herbert M. Baer, 665 5th av. Plan No. 2894.

77TH ST, 174-6 East, build extension, partitions to 5-sty brick tenement; cost, $6,000; owner, L. E. Ransom, 279 Pearl st; architect, O. L. Spannhake, 23 East 78th st. Plan No. 2926.

80TH ST, 102 West, bathroom fixtures, partitions and plumbing to 8-sty brick apartment; cost, $2,000; owner, Anna R. Mead, Tarrytown-on-Hudson, N. Y.; architect, Geo. H. Breed, 36 West 35th st. Plan No. 2893.

88TH ST, 63-65-67 East, remove girders to 1-sty garage; cost, $1,000; owner, Estate of Elliott F. Shepard, Scarborough, Westchester county, N. Y. Plan No. 2911.

91ST ST, 314 East, mason work, concrete floor to 1-sty frame stable and wagon shed; cost, $1,200; owner, S. J. Stroh, 314 East 91st st; architect, Herbert F. Tucker, 394 East 150th st. Plan No. 2877.

110TH ST, 236-238 West, girders, reconstruction of front, doors, columns to 2-sty brick moving picture theatre; cost, $3,000; owner, T. J. S. Flint, 7 East 42d st; architect, Herbert J. Krapp, 116 East 116th st. Plan No. 2884.

129TH ST, 41-47 East, toilet room to 4-sty brick school; cost, $300; owner, All Saints Church (R. C.), 47 East 129th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 2843.

136TH ST, 161 West, store front, plaster block partition, floor to 4-sty brick dwelling; cost, $500; owner, Ernestine De Lyons, 24 West 136th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 2881.

181ST ST, n e cor St. Audubon av, partitions, plastering, store front, water closet to 1-sty brick store; cost, $200; owner, Estate of Emanuel Heilner and Moses J. Wolf, 32 East 42d st. Plan No. 2913.

207TH ST, 610 West, marquee to 2-sty brick stores and cafe; cost, $100; owner, Melville Bearns, 110 Hulbert st; architect, Harrison L. Brandt, 48 Marble Hill av. Plan No. 2858.

AV D, 146-150, fireproof stairway, enclosures to 6-sty brick loft building; cost, $5,000; owner, Louis Shulsky, 146 Av D; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2914.

AMSTERDAM AV, 169, store front to 5-sty brick stores and tenement; cost, $400; owner, James Linden, 171 Amsterdam av; architect, Morris Schwartz, 194 Bowery. Plan No. 2876.

BOWERY, 20, partitions, fireproofing to 4-sty lodging house and store; cost, $750; owner, Estate of Hyman Schnitzer, 171 Broadway; architects, Cohen & Felson, 329 4th av. Plan No. 2886.

BROADWAY, 1985, removal of brick piers, galvanized cornice to 4-sty brick store and lofts; cost, $325; owner, Samuel H. Martin, 1974 Broadway; architect Wm. G. Clark, 438 West 40th st. Plan No. 2887.

BROADWAY, 558, fire-escapes, stairs to 4-sty brick factory; cost, $250; owner, Mary A. L. De Merlemont, Av Iena, Paris; architect, Adolf Rosenbaum, 449 West 41st st. Plan No. 2848.

BROADWAY, 603, structural iron work on roof to 8-sty brick store and loft building; cost, $300; owner, Fredk. Avers, 1004 Oliver Building, Boston, Mass.; architect, Eugene J. Reynolds, 248 Grand av, Brooklyn. Plan No. 2903.

BROADWAY, 1418, marquise to 6-sty brick store and office building; cost, $100; owner, Edwin Wolff, Philadelphia, Pa.; architect, Henry Oestricher, 11 East 35th st. Plan No. 2896.

BROADWAY, 1412-14-16, marquese to 7-sty brick store and office building; cost, $100; owner, Broadway & 39th St Co., 1412 Broadway; architect, Henry Oestricher, 11 East 35th st. Plan No. 2897.

CONVENT AV, e s, bet 130th and 135th sts, stair shaft, doorways, extension of elevator shaft, electric motor and elevator machine to 4-sty brick school and convent; cost, $4,000; owner, Convent of the Sacred Heart, Rev. Mother Moran, 130th st and Convent av; architect, F. W. Ruin, 624 Madison av. Plan No. 2847.

MADISON AV, 171, cut opening in wall to 16-sty brick office and store building; cost, $50; owner, Burrell Realty Co., 171 Madison av; architect, Norman H. Hunt, 139 West 24th st. Plan No. 2908.

1ST AV, 1549, water closet compartment, partitions to 4-sty brick tenement; cost, $150; owner, Pauline Larchan, 319 East 57th st; architect, Sol. J. Harris, 1043 Lexington av. Plan No. 2899.

3D AV, 527, windows, skylight, water closet compartments to 4-sty brick store and tenement; cost, $400; owner, Chas. Hoenninger, 529 3d av; architect, Chas. H. Richter, 68 Broad st. Plan No. 2852.

3D AV, 2181, store front to 5-sty brick store and tenement; cost, $300; owner, Samuel Winters, 357 West 118th st; architect, John Brandt, 271 West 125th st. Plan No. 2871.

3D AV, 1447, water closet to 4-sty brick store and tenement; cost, $100; owner, David Steigerwald, 1572 3d av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2872.

3D AV, 2309, store front, metal cornice to 2-sty frame stores; cost, $125; owner, Estate of Jos. Kahn, 47 White st; architect, John J. McCoy, 1874 Park av. Plan No. 2880.

3D AV, 1678, new front, partitions, water closet compartment to 5-sty brick tenement; cost, $1,200; owner, W. D. & F. B. Faris, Belle Haven, Greenwich, Conn.; architect, J. H. Knubel, 305 West 43d st. Plan No. 2921.

3D AV, 2020, store front, new floor to 4-sty brick tenement; cost, $480; owner, Jos. H. Bearnes, 119 Lefferts pl, Brooklyn; architect, S. J. Stammers, 500 5th av. Plan No. 2912.

5TH AV, 433, store front to 5-sty brick loft building; cost, $600; owner, Hardman, Peck & Co., 433 5th av; architect, Tron. O. Peterson, 1476 Broadway. Plan No. 2844.

5TH AV, 337-9, store front to 5-sty brick offices and stores; cost, $400; owner, Estate of Margaret Zborowski, 32 Liberty st; architect, John P. Johnson, 303 East 78th st. Plan No. 2855.

5TH AV, 320-322, store front, iron gratings to 10-sty office building; cost, $1,000; owner, Mary W. Ball, 347 5th av; architect, David Scott, 119 West 3d st. Plan No. 2891.

5TH AV, 563-569, booths, mezzanine floor, stairs to 2-sty brick store and office building; cost, $1,800; owner, 5th Av. & 46th St. Co., 567 5th av; architect, Simeon B. Eisendrath, 500 5th av. Plan No. 2907.

8TH AV, w s, 50 s 150th st, new stoop to 5-sty brick tenement; cost $25; owner, Louis K. Ungrich, 475 West 144th st; architect, Louis K. Ungrich, 475 West 144th st. Plan No. 2898.

8TH AV, 409, water closet to 2-sty brick motion picture theatre; cost, $300; owner, Hans Rudolph, 557 West 145th st; architect, Samuel Levingson, 39 West 38th st. Plan No. 2845.

## Bronx.

KINGSBRIDGE TERRACE, e s, 575 n Kingsbridge rd, new porch, new partitions, &c., to 2½-sty frame dwelling; cost, $1,500; owner, Theo. H. Mulch, on premises; architects, Seifert & Webb, 104 West 42d st. Plan No. 404.

149TH ST, 291, new toilet to 3-sty brick tenement; cost, $400; owner, Marv Padula on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 411.

165TH ST, 491, new windows, new partitions, &c., to 6-sty brick tenement; cost, $1,000; owner, Louis Lewan, 74 2d st; architect, Otto Reissmann, 30 1st st. Plan No. 405.

166TH ST, s s, 142 w Prospect av, 1-sty brick extension, 18.6x13, to 3-sty brick school and church; cost, $600; owner, St. Anthony's R. C. Church, Rev. Otto F. Strack, 822 East 166th st, rector; architect, A. F. A. Schmidt, 604 Courtlandt av. Plan No. 407.

166TH ST, s s, 89 w Prospect av, 2 stories of brick built upon stone foundation of boiler room and sacristies; cost, $2,000; owner, St. Anthony's R. C. Church, Rev. Otto F. Strack, 822 East 166th st, rector; architect, A. F. A. Schmidt, 604 Courtlandt av. Plan No. 408.

166TH ST, s s, 173 w Prospect av, new front, brick wall, new foundation to 3½-sty frame rectory; cost, $1,000; owner, St. Anthony's R. C. Church, Rev. Otto F. Strack, 822 East 166th st, rector; architect, A. F. A. Schmidt, 604 Courtland av. Plan No. 409.

HONEYWELL AV, w s, 85.6 s 181st st, move 2½-sty frame dwelling; cost, $3,000; owner, Mrs. Maria De Blase, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 403.

OLINVILLE AV, e s, 26 s Lister st, move 2½-sty frame dwelling; cost, $1,000; owner, North Bronx Realty Co., 2022 Boston rd; architect, F. J. McGarry, Jr., 762 East 219th st. Plan No. 413.

PROSPECT AV, w s, 156.6 s Home st, new floor, new windows to 1-sty frame nicolette; cost, $300; owners, Sonn Bros., 149 Church st; architect, A. A. Kuttler, 520 West 188d st. Plan No. 412.

ST. ANN'S AV, 283, new beams, new columns, new show windows to 5-sty brick store and tenement; cost, $2,000; owner, Tuitonia Imp. Co., 204 West End av; architect, Otto Reissmann, 30 1st st. Plan No. 406.

WILKINSON AV, 1661, increase height of walls and new windows to 2-sty frame dwelling; cost, $800; owner, Louis Stelminger, on premises; architect, M. A. Buckley, 1513 Howe av. Plan No. 410.

## Brooklyn.

BRIDGE ST, 359, exterior alterations to 6-sty store and dwelling; cost, $700; owner, Maer Pearl, on premises; architect, Wm. J. Ditthey, 1 Union sq, Manhattan. Plan No. 5207.

DEAN ST, 2414, extension to 2-sty dwelling; cost, $750; owner, Dominick Trugals, on premises; architect, Max Hirsh, 391 Fulton st. Plan No. 5219.

DECATUR ST, 732, move two 2-sty dwellings; cost, $5,000; owner, Ray Streep, 230 Covert st, architect, L. Allmendinger, 926 Broadway. Plan No. 5253.

ECKFORD ST, 173, exterior alterations to 2-sty dwelling; cost, $300; owner, Patk. O'Brien, 163 Eckford st; architect, John G. Dryer, 75 Oakland st. Plan No. 5222.

FRANKLIN ST, 191, interior alterations to 4-sty tenement; cost, $350; owner, Rose M. Grace, 64 East 87th st, Manhattan; architect, Jas. McKillop, Jr., 154 India st. Plan No. 5166.

FULTON ST, 574, interior alterations to 3-sty theatre; cost, $1,200; owner, B. F. Keith's Theater & Realty Corpn., 1564 Broadway, Manhattan; architect, Wm. F. McElfatrick, 701 7th av, Manhattan. Plan No. 5225.

GRAND ST, 374, interior alterations to 4-sty store and tenement; cost, $200; owner, Robt. H. G. Murphy, 169 Columbia Hts.; architect, Augustus C. Becker, 312 Grand st. Plan No. 5227.

GRANT SQ., 20, interior alterations to 5-sty club; cost, $6,000; owner, Unity Club, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 5243.

MONROE PL, 10, extension to 4-sty dwelling; cost, $600; owner, Kings & Westchester Land Co., 350 Fulton st; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 5247.

NEVINS ST, 197, interior alterations to 3-sty tenement; cost, $1,800; owner, Henry V. Raymond, 461 East 16th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5259.

RICHMOND ST, 140, interior alterations to 2-sty dwelling; cost, $600; owner, John Given, 142 Richmond st; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 5246.

RUTLEDGE ST, 96, extension to garage; cost, $10,000; owner, John Probst, 87 Heyward st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 5127.

SCHOLES ST, 204, interior alterations to 3-sty tenement; cost, $150; owner, Louis Schenkman, on premises; architect, T. Goldstone, 49 Graham av. Plan No. 5151.

WARREN ST, 460, interior alterations to 2-sty stable; cost, $150; owner, John Munerria, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5266.

SOUTH 1ST ST, 303, interior alterations to 3-sty tenement; cost, $200; owner, Robt. H. G. Murphy, 169 Columbia Hts.; architect, Augustus C. Becker, 312 Grand st. Plan No. 5224.

N. 5TH ST, 259, exterior alterations to 3-sty rectory; cost, $500; owner, Rev. N. J. Pitkin, on premises; architect, Edw. Rose, Jr., 5 Grand st, Elmhurst. Plan No. 5145.

SOUTH 9TH ST, 228, interior alterations to 3-sty tenement; cost, $560; owner, Harry Sharf, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 5231.

EAST 18TH ST, 2066a, move 3-sty dwelling; cost, $2,000; owner, John A. Kunkel, 1665 Shore rd; architect, Arthur R. Koch, 26 Court st. Plan No. 5254.

W. 31ST ST, 2972, extension to 2-sty dwelling; cost, $1,000; owner, Henry Argue, on premises; architect, Wm. Richter, 4411 18th av. Plan No. 5196.

EAST 32D ST, 336, extension to 1-sty storage; cost, $1,200; owner, Geo. L. Von Deylen, on premises; architect, A. W. Pierce, 59 Court st. Plan No. 5245.

38TH ST, 1309, move 1-sty office; cost, $150; owner, Cath. Nolan, 272 49th st; architect, Jens P. Olsen, 3819 8th av. Plan No. 5287.

CLINTON AV, 405, extension to 3-sty dwelling; cost, $1,000; owner, Chas. A. Scheien, on premises; architect, F. P. Kelley, 432 5th av Manhattan. Plan No. 5278.

BROOKLYN AV, 249, extension to 4-sty dwelling; cost, $400; owner, Frank A. Selah, 249 Brooklyn av; architect, Mott B. Schmidt, 15 East 40th st, Manhattan. Plan No. 5248.

DUMONT AV, 396, exterior alterations to 3-sty tenement; cost, $500; owner, A. Wittcher, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5113.

KENT AV, 198, roof sign to 5-sty warehouse; cost, $4,500; owners, Havemeyer & Elder, 129 Front st, Manhattan; architect, Communipaw Steel Co., 95 Liberty st, Manhattan. Plan No. 5264.

KENT AV, 198, roof sign to 5-sty warehouse; cost, $4,000; owners, Havemeyer & Elder, 129 Front st, Manhattan; architect, Communipaw Steel Co., 95 Liberty st, Manhattan. Plan No. 5267.

LEE AV, 152, exterior alterations to 3-sty store and dwelling; cost, $200; owner, Miss Nellie Lund, 278 Marcy av; architect, Benj. Finkenseiper, 134 Broadway. Plan No. 5291.

LONGWOOD AV, n s, 150 e Westchester av, new openings, new flooring, &c., to 1-sty brick theatre; cost, $3,000; owner, Henry Morgenthau Co., 42d st and Broadway; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 414.

MANHATTAN AV, 16, interior alterations to 4-sty dance hall; cost, $300; owner, Jos. Niemark, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5115.

MANHATTAN AV, 168, interior alterations to 1-sty theatre; cost, $300; owner, Alex Reisenburger, 712 Broadway; architect, W. B. Wills, 1181 Myrtle av. Plan No. 5188.

MASPETH AV, 21, interior alterations to 3-sty tenement; cost, $850; owner, John J. McCanna, 216 Clarkson st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5236.

*Plant Filed, Alterations, Brooklyn (Continued)*

PITKIN AV, 1607—Exterior alterations to 3-sty office and dwelling; cost, $2,000; owner, Bessie Unger, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 5164.

SURF AV, 3313, exterior alterations to 1-sty theatre; cost, $300; owner, Eliz. E. Hart, Ocean pkwy and Av N; architect, Jas A McDonald, 2329 Surf av. Plan No. 5147.

THATFORD AV, 61, extension to 2-sty dwelling; cost, $1,500; owner, Hyman Limo, on premises; archite.t, Max Hirsch, 391 Fulton st. Plan No. 5131.

UNION AV, 268, plumbing to 3-sty tenement; cost, $150; owner, Jos. Feldman, 412 East 23d st, Manhattan; architect, Saml. Archer, 518 6th st, Manhattan. Plan No. 5299.

WASHINGTON AV, 1479, remove projections to 5-sty brick tenement; cost, $400; owner, Abram Kaplan, Summit, N. J.; architect, Nathan Myers, Newark, N. J. Plan No. 415.

4TH AV, 280, extension to 1-sty garage; cost, $200; owner, Jack Terrogna, 282 4th av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5276.

5TH AV, 484, extension to 4-sty tenement; cost, $1,100; owner, Jas. G. McBride, 415 Ocean pkway; architect, Jos. Hartung, 548 2d st. Plan No. 5143.

## Queens.

BAYSIDE.—Bell av, e s, 100 n Lawrence boulevard, 2-sty frame extension, 6x12, front store and dwelling, general interior alterations; cost, $6,000; owner, James Cain, Bell av, Bayside; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1706.

BAYSIDE.—West st, n w cor Broadway, 1-sty frame extension, 10x19, rear dwelling, tin roof; cost, $150; owner, John Bender, premises. Plan No. 1677.

COLLEGE POINT.—13th st, e s, 175 s 6th av, extension rear dwelling for bedroom; cost, $200; owner, P. Sperling, premises. Plan No. 1679.

COLLEGE POINT.—2d av, n s, 25 w 7th av, interior alteration to store to provide for living rooms, new plumbing; cost, $300; owner, H. Tewes, premises. Plan No. 1712.

CORONA.—Shell rd, s s, 50 w Evergreen av, 2-sty frame extension, 23x12, front 2-sty store and dwelling, interior alterations; cost, $1,000; owner, M. Falco, 173 17th st, Manhattan; architect, A. DeBlasi, Corona. Plan No. 1699.

DOUGLASTON.—Willow st, e s, 365 n Prospect av, 1-sty frame extension, 7x8, rear dwelling, tin roof; cost, $150; owner, J. Magonan, Willow st, Douglaston. Plan No. 1676.

EVERGREEN.—Decateur st, s s, 200 w Myrtle av, plumbing to dwelling; cost, $45 owner, F. Nornelka, premises. Plan No. 1680.

ELMHURST.—Trotting Course lane, w s, 702 s Dry Harbor rd, 2-sty frame extension, 75x78, side cow barn, gravel roof; cost, $5,000; owner, Louis Lachter, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1716.

FLUSHING.—Union st, 71, 2-sty frame extension, 14x10, rear 2-sty store and dwelling, interior alterations; cost, $800; owner, Herman Marx, 83 Main st, Flushing; architect, H. T. Smith, 159 No. 15th st, Flushing. Plan No. 1698.

FLUSHING.—Main st, s e cor Amity st, erect pit under dwelling; cost, $120; owner, P. Bach, premises. Plan No. 1704.

FLUSHING.—Murray st, e s, 100 s Beech st, plumbing to dwelling; cost, $150; owner, Mr. Thompson, premises. Plan No. 1690.

FLUSHING.—Park st, n w cor Congress av, 1-sty frame extension, 12x10, rear, tin roof; cost, $200; owner, Gaumont Co., premises. Plan No. 1675.

FLUSHING.—Elm st, s s, 240 w Murray st, plumbing to dwelling; cost, $100; owner, M. Henning, premises. Plan No. 1649.

FLUSHING.—Lincoln st, 110, 1-sty frame extension, 11x10, rear dwelling, tin roof; cost, $100; owner, Mrs. Annie Craik, premises. Plan No. 1652.

JAMAICA BAY.—Rockaway Point, west shore, 1-sty frame extension, 16x42, side hotel, slag roof; cost, $200; owner, Niles Freiberg, premises. Plan No. 1671.

LAUREL HILL.—L. I. R. R., s s, n s Creek st, new plumbing to factory; cost, $250; owner Nat'l Enameling & Stamping Co., premises. Plan No. 1653.

L. I. CITY.—Wilson av, n w cor 18th av, plumbing in dwelling; cost, $275; owner, M. Sterner, premises. Plan No. 1701.

L. I. CITY.—North William st, s s, 200 w Van Alst av, new plumbing to dwelling; cost, $150; owner, Mrs. J. Tully, 34 North William st, L. I. City. Plan No. 1658.

L. I. CITY.—Sherman st, e s, 275 n Webster av, new plumbing to store and dwelling; cost, $250; owner, J. Tverdik, premises. Plan No. 1655.

L. I. CITY.—Webster av, s w cor Hamilton st, new plumbing to dwelling; cost, $100; owner, J. Disone, premises. Plan No. 1666.

L. I. CITY.—Radde st, 314, install new plumbing in dwelling; cost, $150; owner, G. Schatz, premises. Plan No. 1678.

L. I. CITY.—9th av, w s, 200 n Vandeventer av, vut new window to dwelling; cost, $50; owner, M. Hahn, premises. Plan No. 1666

L. I. CITY.—Orchard st, 12 to 22, erect new water tank on roof of factory; cost, $1,200; owner, Eastern Warehouse Realty Co., 339 West 32d st, Manhattan. Plan No. 1665.

L. I. CITY.—Jackson av, s e cor Honeywell st, platform to factory; cost, $200; owner, Ford Motor Co., premises. Plan No. 1689.

L. I. CITY.—9th st, s s, 100 w Vernon av, brick foundation to dwelling; cost, $275; owner, S. Schultz, premises. Plan No. 1687.

L. I. CITY.—Hancock st, 502, plumbing to dwelling; cost, $75; owner, Wm. King, premises. Plan No. 1688.

L. I. CITY.—Van Pelt st, 55, plumbing to dwelling; cost, $75; owner, Mrs. P. Powers, premises. Plan No. 1682.

MALBA.—Center drive, s s, 250 w Malba drive, erect pergola on dwelling; cost, $50; owner, Malba Estates Co., 47 West 34th st, Manhattan. Plan No. 1681.

METROPOLITAN.—Harman st, s s, 400 w Forest av, new plumbing in dwelling; cost, $25; owner, V. Hammerich, premises. Plan No. 1669.

OZONE PARK. Belmont av, n s, 25 e Lawn av, plumbing to dwelling; cost, $75; owner, S. Musto, premises. Plan No. 1685.

OZONE PARK.—Liberty av, n w cor Ocean av, new foundation to dwelling; cost, $150; owner, N. Andrea, premises. Plan No. 1709.

OZONE PARK.—Oakley av, e s, 375 s Jerome av, plumbing in dwelling; cost, $75; owner, T. Wakefield, premises. Plan No. 1694.

OZONE PARK.—McCormack av, w s, 250 n Jerome av, plumbing in dwelling; cost, $75; owner, M. B. Smith, premises. Plan No. 1695.

RICHMOND HILL.—Brandon av, s s, 4508, plumbing in dwelling; cost, $75; owner, M. Sacks, premises. Plan No. 1702.

RICHMOND HILL.—So. Vine st, w s, 200 n Liberty av, plumbing in dwelling; cost, $75; owner, J. Rover, premises. Plan No. 1703.

RICHMOND HILL.—Kimball av, s s, 45 e Spruce st, plumbing in dwelling; cost, $75; owner, H. Mason, premises. Plan No. 1696.

RICHMOND HILL.—Beech st, w s, 115 n Jerome av, plumbing in dwelling; cost, $75; owner, N. E. Boell, premises. Plan No. 1697.

RICHMOND HILL.—Jamaica av, 3742, 1-sty frame extension, 3x4, rear dwelling, tin roof; cost, $100; owner, L. Gardi, premises. Plan No. 1708.

RICHMOND HILL.—Stewart av, s w cor Grant st, plumbing in dwelling; cost, $75; owner, Lembeck & Betz, 173 9th st, Jersey City. Plan No. 1707.

ROCKAWAY BEACH.—Eldert av, w s, 300 s Rockaway rd, plumbing in dwelling; cost, $65; owner, G. Olson, premises. Plan No. 1711.

RICHMOND HILL.—Metropolitan av, w s, 150 e Gould st, plumbing to dwelling; cost, $75; owner, R. Guidano, premises. Plan No. 1691.

RICHMOND HILL.—Grant st, e s, 100 s L. I. R. R., 1-sty frame extension, 40x20, rear foundry, tin roof; cost, $500; owner, Arthur Muller, premises. Plan No. 1683.

RICHMOND HILL.—Jamaica av, n s, 68 e Chestnut st, new plumbing in two dwellings; cost, $150; owner, H. J. Cullingford, Maplewood, N. J. Plan No. 1670.

RICHMOND HILL.—Park av, s w cor Ashland av, 3-sty brick extension, 65x47, side factory, tin roof, interior alterations; cost, $10,000; owner, Wm. DeMuth Co., 507 Broadway, Manhattan; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 1674.

RICHMOND HILL.—Division av, n s, 240 e Lefferts av, new plumbing in dwelling; cost, $75; owner, E. C. Malby, 227 Lefferts av, Richmond Hill. Plan No. 1664.

RICHMOND HILL.—Vine st, 135, new plumbing in dwelling; cost, $75; owner, J. Allen, 16 Exchange pl, Manhattan. Plan No. 1668.

SOUTH RICHMOND HILL.—Liberty av, n w cor Cedar av, new foundation and other repairs to dwelling; cost, $1,000; owner, Edw. Newsberger, premises. Plan No. 1663.

RICHMOND HILL.—Beaufort st, s s, 100 w Ward st, plumbing to dweling; cost, $75; owner, J. Dannenberg, premises. Plan No. 1651.

RIDGEWOOD.—Bleecker st, n w cor Amory st, interior alterations to dwelling and store; cost, $75; owner, B. Klee, 14 Kossuth pl, Brooklyn. Plan No. 1684.

WHITESTONE.—Whitestone av, s w cor 8th st, 1-sty frame extension, 14x15, rear dwelling, tin roof; cost, $300; owner, John Connors, premises. Plan No. 1686.

WHITESTONE.—4th av, w s, and 13th st, 1-sty frame extension, 15x42, rear dwelling, tin roof; cost, $200; owner, L. Dupey, premises. Plan No. 1692.

WHITESTONE.—10th av, 91, 1-sty frame extension, 3x9, rear dwelling, tin roof; cost, $35; owner, Chas. Loeschmann, premises. Plan No. 1672.

WHITESTONE.—8th av, e s, 200 n 17th st, interior alterations to dwelling; cost, $200; owner, G. Camile, premises. Plan No. 1705.

WINFIELD.—Meyers av, w s, 250 s Woodside av, 1-sty added to top dwelling, interior alterations; cost, $600; owner, Groce & Garbiani, 8 Meyers av, Winfield; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1713.

WINFIELD.—Franklin av, s s, s w cor Madison av, 2-sty frame extension, 22x26, rear dwelling, tin roof, interior alterations; cost, $1,000; owner, Jos. Klein, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1714.

WINFIELD.—Franklin av, s s, 60 w Madison st, 1-sty frame extension, 25x55, side and rear stable, tin roof; cost, $600; owner, Jos. Klein, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1715.

WOODHAVEN.—Huntington st, n e cor Spruce st, new foundation to dwelling; cost, $500; owner, A. Cantor, premises. Plan No. 1710.

WOODHAVEN.—Huntington av, s s, 125 w Ferry st, 1-sty frame extension, 13x20, rear dwelling, tin roof; cost, $200; owner, A. Armbruster, premises. Plan No. 1700.

WOODHAVEN.—Jamaica av, 1183, 1-sty frame extension, 20x20, rear dwelling, tin roof, interior alterations; cost, $2,200; owner, James Gartner, 1183 Jamaica av, Woodhaven; architects, Maul & McMum, 365 Columbia av, Woodhaven. Plan No. 1657.

WOODSIDE.—Woodside av, n w cor Jackson av, repair chimney to car barns; cost, $100; owner, N. Y. & Queens Ry. Co., premises. Plan No. 1654.

## Richmond.

BAY ST, w s, 75 n Dock st, Stapleton, new store front to frame store; cost, $150; owner, Harry Blunna, Stapleton; builder, F. Molinoff, Stapleton. Plan No. 308.

BROAD ST, n s, 150 e Brook st, Stapleton, new store front to frame store; cost, $400; owners, Chas. Worth, Stapleton; builder, Jas. P. Thompson, Stapleton. Plan No. 302.

CHURCH ST and railroad, n e cor, Tottenville, small spruce addition to frame storage; cost, $250; owner, Tottenville Copper Co., Tottenville; architect and builder, Chris. Mauer, Concord. Plan No. 296.

GORDON ST, 215, Stapleton, new store front, cement walk to frame store; cost, $250; owner, Flake Real Estate Co., Stapleton; architect, A. Doerr, Stapleton; builder, F. Molinoff, Stapleton. Plan No. 309.

MARY ST and Laurel av, n e cor, Richmond, 100 ft fence to frame fence; cost, $150; owner, R. C. Turnbull, 52 William st; builder, John Schroll, Richmond. Plan No. 310.

WARREN ST, n s, 100 n Broadway, West Brighton, partitions to frame store house; cost, $150; owners, McCrae & Rose, West New Brighton; architect and builder, E. A. Deppe, West New Brighton. Plan No. 305.

CLARE RD, s s, 1,700 w Martling lane, New Brighton, small extension to frame chicken house; cost, $175; owner and builder, Fred. H. Carter, New Brighton. Plan No. 297.

MANOR RD and Brooks av, West New Brighton, cedar novelty siding to frame greenhouse; cost, $150; owner and builder, A. J. Scott, West New Brighton. Plan No. 304.

MONTGOMERY AV, e s, 150 n Richmond turnpike, Tompkinsville, small extension to frame store; cost, $80; owner, S. A. Realty Co., Tompkinsville; builder, P. Fiore, Tompkinsville. Plan No. 311.

MERSEREAU AV, 92, Mariners Harbor, 1-sty addition to frame dwelling; cost, $150; owner, Estate of Eliz. Van Name, Mariners Harbor; builder, M. Van Name, Mariners Harbor. Plan No. 303.

NEW YORK AV, e s, 100 n Cliff st, Rosebank, masonry to brick trap pit; cost, $50; owner, Mary Harden, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 301.

RICHMOND TURNPIKE, 24, Tompkinsville, 1 elec., non-combust. sign to frame street elec. sign; cost, $50; owner, M. Rosenholz, Tompkinsville; builder, Federal Sign Co., 1790 Broadway. Plan No. 307.

ST. PAUL'S AV, s s, 50 w Stone st, Stapleton, 2-sty extension and shingle roof to frame dwelling; cost, $250; owner, A. Schick, on premises; builder, Karlson Bros., Tompkinsville. Plan No. 300.

WESTERVELT AV and Egmont pl, cor, New Brighton, 21 stoop concrete stair to concrete apartments; cost, $100; owners, A. & D. Huebner, New Brighton; builder, F. Nicholson, Port Richmond. Plan No. 299.

WILD AV, n e cor Richmond turnpike, Port Richmond, new porch to frame store and dwelling; cost, $150; owner, Geo. Culline, Linoleumville; builder, A. E. Ellis, Jr., Mariners Harbor. Plan No. 312.

WILLARD AV, 80 s Lathrop av, Westerleigh, enlarge porch to frame dwelling; cost, $415; owner, Anna M. Weishampel, Westerleigh; builder, C. H. Dymott, Westerleigh. Plan No. 298.

5TH AV, n s, 75 w Bismarck st, New Brighton, 1-sty extension and plastering to frame dwelling; cost, $100; owner and builder, Geo. J. Sullivan, 119 5th av. Plan No. 306.

# NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

***The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement** House Supervision of the main office, **Newark, N. J., to be erected in these** counties for the week ending July 25. **The location is given, but not the owner's address:***

WEST NEW YORK.—Francesco Malzone, 512 10th st, one 2-sty frame, alteration, $500; Bernard Hughes, s s 22d st, near Park av, one 3-sty brick, $8,000.

IRVINGTON.—John L. Zander, 136 19th av, one 3-sty frame, $6,000.

HACKENSACK.—Cornelius V. R. Bogert, 248 State st, twelve 3-sty brick, $30,000.

ORANGE.—Joseph Franchino, 48 Cone st, one 3-sty frame, alteration, $1,000.

JERSEY CITY.—National Corp. of N. J., 765 Ocean av, one 3-sty brick, $8,000; Abe Gorlin, 64-66-70 Clifton pl, three 3-sty brick, $84,000.

TOWN OF UNION.—Charles Heintzmann, 524-526 Morgan st, two 3-sty brick, $16,000; Thomas Denehy, n s Union pl, 430 w of Boulevard, one 2-sty brick, $7,000.

PASSAIC.—Nathan Riskin, 205-207-209-211-213 Monroe st, five 3-sty brick, alteration, $3,400.

PATERSON.—William J. Bibbings, 28 Armory pl, one 3-sty frame, $6,000.

NEWARK.—Isriel Green, 39 Blum st, one 3-sty frame, alteration, $500; Angelo Colotrello, 37 Nesbit st, one 3-sty frame, alteration, $800; Elizabeth Kalie, 15 Cedar av, one 3-sty frame, $6,000; Dina Mull; 916 Bergen st, one 3-sty frame, $6,000; Richard F. Mattia, 39 Crane st, one 3-sty frame, alteration, $400; Max Levy, 309 Avon av, one 3-sty frame, $6,000; John Marlove, 910 South 18th st, one 3-sty frame, $6,000; Herman Meyer, 323 18th av, one 3-sty frame, alteration, $2,500.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for the 3-sty brick flat and two stores at 371 South Orange av, for Louis Zapoikov, 54 16th av, Newark, at an estimated cost of about $8,000. The owner will build.

DWELLINGS.

MORRISTOWN, N. J.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, has plans for a 2½-sty residence for Frederick P. Humphreys, to be erected here, to cost $50,000. The architect will take bids about August 25.

HASBROUCK HEIGHTS, N. J.—H. Fritz, architect, 237 Main av, Passaic, N. J., has completed plans for four frame residences at this place for C. William Collings, Hasbrouck Heights, N. J., to cost about $4,500 each.

SCHOOLS AND COLLEGES.

RARITAN, N. J.—C. W. Eilenberg, Hampton, N. J., was low bidder at $25,211 for the public school to be erected here for the Board of Education of Raritan, C. Tappen, clerk, Raritan Township, at a cost of about $30,000. P. C. Van Nuys, Main st, Sommerville, N. J., architect.

STABLES AND GARAGES.

RED BANK, N. J.—Work has been started on alterations to the stable on Tower Hill for Andrew Freedman, 534 5th av, Manhattan, from plans by John H. Duncan, 347 5th av. Harry G. Borden, Shrewsbury, N. J., is general contractor. Estimated cost, $15,000.

MISCELLANEOUS.

PLAINFIELD, N. J.—The joint municipalties of Plainfield, North Plainfield and Dunellen, James T. McMurray, 151 North av, Plainfield, chairman of committee, will advertise for bids about September 15, for 4 miles of 42-inch piping disposal plant, gravity system, special automatic machinery to be used in the sewerage disposal plant system at Darling Farm. George W. Fuller, 170 Broadway, Manhattan, engineer. Estimated cost, $400,000.

## Other Cities.

CHURCHES.

WATERTOWN, N. Y.—Norman B. Hayes, 1106 Academy st, Watertown, has completed preliminary plans for a 1-sty brick and stone church and Sunday school, on Arsenal st, for the Bethany M. E. Church, Rev. Charles T. Holcolme, pastor, 222 West Lynde st, Watertown; W. J. Greer, chairman Building Committee, 205 Arsenal st, Watertown. Estimated cost is about $40,000.

BUFFALO, N. Y.—The Church of the Immaculate Conception contemplates the erection of a brick addition to its edifice at Edward st and Elwood av. Max Beierl, 405 German-American Bank Building, is architect. Rev. Father Donohue, pastor, is in charge.

## PERSONAL AND TRADE NOTES.

A GREAT LOCKOUT on the buildings trades of Great Britain is reported from London to be impending.

DR. CHARLES W. BERRY, of Brooklyn, N. Y., has recently been appointed Sanitary Supervisor of the New York State Department of Health at a salary of $4,000 per year.

CHARLES A. ANDRES, formerly of the Hale & Kilburn Company, in the sales department, is now connected with the Reliance Fireproof Door Company, Milton and West sts, Brooklyn.

LOUIS E. EDEN, M. E., formerly connected with Cass Gilbert, architect, 11 East 24th st, has opened offices at 1 Madison av, where he will practice as a steam, electric and sanitary engineer.

BERTRAM G. GOODHUE, architect, 2 West 47th st, has been selected to prepare the plans for the New York City Building at the Panama-Pacific Exposition. The building will be 120x160 feet and will cost $50,000.

R. L. VANIMAN, formerly associated with Starrett & Van Vleck, architects, has been appointed associate engineer and Western representative of Percival Robert Moses, 366 5th av. His office will be located in Vancouver, B. C.

HARRY J. MARKS, manager of New York office of the American Engine & Electric Co., 90 West st, has been promoted to the position of sales manager of the company. His time will be divided between the New York office and the home office at Bound Brook, N. J.

THE CHESTNUT RIDGE WHITE BRICK COMPANY, formerly of 122 West 42d st, has opened attractive offices in the Keen Building, West 45th st at 5th av. It will take possession today. The company occupied its former offices for twelve years.

RALPH ADAMS CRAM, formerly of the firm of Cram, Goodhue & Ferguson, architects, has been appointed Senior Professor of Architecture in the Massachusetts Institute of Technology. This chair was recently vacated by the resignation of James Knox Taylor.

ALFRED D. FLINN, department engineer of the Board of Water Supply of New York City, and formerly managing editor of the Engineering Record, has been appointed deputy chief engineer to succeed Col. Merritt H. Smith, who was recently made the chief engineer of the department.

COMMISSIONER JOHN T. FETHERSTON'S plan for a model street-cleaning district has received the endorsement of the Merchants' Association. The initial cost for establishing the proposed model district will be $253,000. This expenditure, it is estimated, will result in an annual saving of $50,000 in maintenance charges.

JOSEPH T. RYERSON & SON announce that it has established warehouses in St. Louis for the greater convenience of their customers requiring finished steel. It has taken over the plant, merchandise, equipment and good will of the W. G. Hagar Iron Company of St. Louis. It will be conducted, according to the formal announcement just sent out, as an independent, well equipped steel warehouse.

THE INSIDE IRONWORKERS currently reported to be striking for better wages and hours are merely trying to organize into a union. There are already two unions of inside workers, but they do not include the workmen now taking action. The leaders report that their demands are being conceded, and that building operations are not appreciably affected. Only the shops south of 25th street are involved.

HARRY BURDETT has resigned as secretary and treasurer of F. A. Burdett & Co., Inc., consulting engineers, of New York City, with whom he has been associated for nine years, and with W. C. Couch and William P. Rand has opened offices at 303 5th av under the firm name of Burdett, Couch & Rand for the practice of architectural and structural engineering. Mr. Couch has been engaged in structural engineering work for fifteen years, the greater part of that time with Post & McCord, of New York City, Fort Pitt Bridge Works, of Pittsburgh, and F. A. Burdett & Co. Mr. Rand has been engaged in engineering work for fourteen years with the Boston Steel & Iron Co.

JOSE BERRE KING, head of the firm of J. B. King & Co., leading plaster manufacturers, of No. 1 Broadway, who died April 22, 1913, left a total estate of $1,531,862, according to a transfer tax appraisal filed this week. The net value was fixed at $1,290,509. Mrs. Louise W. King, widow, of London, received all personalty, value at $4,321, and an annuity of $30,000. Edward D., David W., Elsie, Emma and Mary King, children of Mr. and Mrs. King, each received the income from $196,869. On the death of their mother they will divide equally the principal of the trust set aside to pay the annuity to Mrs. King. Mr. King owned no realty in New York State. The works of J. B. King & Co., located on Staten Island, manufacture plaster board, plaster of paris and cement. The 4,000 shares of stock held by Mr. King represents two-thirds of the entire stock. Subsidiary companies are J. B. King Transportation Company, Gypsum Packet Company, Newport Plaster and Mining Company, Windsor Cement Company and the Muralo Company.

SECRETARY HELMS of the Advisory Council of Real Estate Interests left town yesterday for a vacation which he will spend yachting on the New England coast with John Hays Hammond and a party of friends.

## OBITUARY

CHARLES E. COLTON, one of the foremost architects of Syracuse, N. Y., and well known throughout the central part of New York State, died at his home in Syracuse, Saturday, July 18.

JOHN M. CROLY, general contractor, died at his home in Great Neck, L. I., Wednesday, July 22. He was twenty-seven years old and had been interested in the building business with his father.

THOMAS MARTIN WEEKS, well-known builder and contractor, of Brooklyn, died at his home, 6 7th av, July 28. He was born at Oyster Bay, L. I. fifty-nine years ago, and had lived in Brooklyn for the last eighteen years. He is survived by his widow and four daughters.

JOHN BENSON PRESCOTT, an iron manufacturer, died suddenly Tuesday, July 28, at his home, in Webster, Mass., of heart disease. Mr. Prescott was founder of the J. B. Prescott & Son Foundries in Webster and Douglas, Mass. He retired ten years ago. He was a thirty-third degree Mason and is survived by his widow, a daughter and a son.

HORACE CROSBY, civil engineer, died suddenly of heart disease, at his home in New Rochelle, N. Y., Friday, July 24. He was seventy-six years of age and had practiced his profession for many years. During his activity as an engineer, Mr. Crosby laid out many of the exclusive sections of New Rochelle and all of Pelham Manor. His assessment map, which is in use in the Department of Assessments and Taxation of New Rochelle, has been adopted by many other communities. He was at one time president of the Board of Education and president of the Public Library Board of New Rochelle. It was through him that the New Rochelle Public Library was founded. He is survived by his widow, one son and three daughters.

## TRADE AND TECHNICAL SOCIETY EVENTS.

THE AMERICAN MUSEUM OF SAFETY will hold its annual dinner at the Waldorf-Astoria Friday evening, December 11.

CONVENTION OF CITY MANAGERS will be held at Springfield, Ohio, August 4-6. C. E. Ashburner, Springfield, Ohio, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces, eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of $250, one of $150, one of $50 and five of $10 each. The competition closes on September 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st, New York City.

## RECENT INCORPORATIONS.

J. B. SHAW & CO. has been chartered with $10,000 capital stock to manufacture and install hardwood floors and fancy floorings, with offices in Manhattan. The directors are Alfred Abrams, 50 North st, Mt. Vernon; John H. Martin, 300 Hemmock st, and John B. Shaw, 904 Sterling pl, both of Brooklyn. Lewis & Lewis, 50 Court st, Brooklyn, attorneys.

F. L. REALTY CORPORATION is a $10,000 company chartered to do a realty business, with offices in Manhattan, with Max L. Schallek, 808 West End av; Jos. M. Herzberg, 3495 Broadway, and Julia R. Roth, 145 Lenox av, as directors. Strasbourger, Eschwege & Schallek, attorneys.

PATTERSON & DULA have filed incorporation papers as architects and contractors and to manufacture building materials with $10,000 capital stock with offices in Manhattan. Chas. A. Gill and Robert L. Dula, both of Tarrytown, N. Y., and Chester A. Patterson, New Rochelle, N. Y., directors. W. R. Perkins, 200 5th av, attorney.

MANHATTAN AVENUE REALTY CORPORATION has been incorporated with $5,000 capital stock with offices in Manhattan to do a realty, construction, contracting, general roofing, manufacturing cornices and roofs business. The directors are Abraham Kaplan, 356 West 145th st, Joshua Hammel and Jack Milburg, both of 12 West 103d st. Powers & Kaplan, 154 Nassau st, attorneys.

UP-TO-DATE BUILDING CO. has been chartered with $10,000 capital stock with offices in Brooklyn to do a realty, construction and contracting business. The directors are Parke L. Woodward, 154 Nassau st, Henry H. Merritt, 106 Murray st, Geo. Van Orden, 154 Nassau st. Park L. Woodward, 154 Nassau st, attorney.

WYONBAY HOLDING CO. is a $10,000 company chartered to do a realty and construction business with offices in Brooklyn. The incorporators are Rachel Melnick, 318 East 8th st, Annie Topp and Isaac Topp, both of 671 Glenmore av, Brooklyn. S. A. Telsey, 44 Court st, Brooklyn, attorney.

M. WHITELAW & CO. have filed incorporation papers to do general construction and contracting business with offices in Manhattan. The directors are Louis Whitelaw, 45 John st, Max Whitelaw, 26 East 116th st, Simon Wiesenberg, 79 East 108th st. Louis Rosenberg, 116 Nassau st, attorney.

TRI-CHESTER IMPROVEMENT CO. has been incorporated with $20,000 capital stock to do a realty and construction business with offices in The Bronx. The directors are Wm. Buhl, 1940 McGraw av, Jos. Wormser, 234 Willis av, and Wm. C. Koechling, 1941 Benedict av. Wm. Buhl, Inc., 1940 McGraw av, attorney.

THE FLOY REAL ESTATE CO. is a $15,000 company chartered with offices in Manhattan to do a realty, building, contracting and dealing in building material business. Frederic H. Floy, Henry Floy, Grace S. Floy, all of 165 Broadway, and two others, directors. Tallmadge & Foster, 257 Broadway, attorneys.

E. M. HOUGHTALING & CO., manufacturers of brick, cement, general contracting, construction, engineering, realty, brokerage, have been incorporated with $50,000 capital stock with offices in Manhattan. The directors are Elmer Enfield, Geo. C. Swedberg, and Wm. Sanschez, all of the Woolworth Building. Jos. V. Mitchell, 233 Broadway, attorney.

HITZEL REAL ESTATE CORPORATION has been incorporated with $50,000 capital stock with offices in New York City, to do a realty and construction business with Abram Sebring, 185 Washington Park, Brooklyn, Isabella Rutherford, 1542 Hoe av, Bronx, and Daniel S. Remsen, 34 Sidney pl, Brooklyn, as directors. Remsen & Parsons, 60 Wall st, attorneys.

### Must Replace Steam Pipes.

The New York Steam Company has been ordered by the Public Service Commission to gradually replace their present antiquated mains with a more modern type, designed to minimize the troubles which have been a source of numerous complaints in the past. The steam companies were placed under the jurisdiction of the commission in 1913, and since that time the commission has made an exhaustive investigation into the methods of operations of this company. It was testified at the various hearings, held by Commissioner Milo R. Maltbie, that the heat from the steam pipes caused thousands of dollars' damage yearly. Asphalt is frequently melted, and this results in injury to the waterproofing of subways. Pavements have been ruined by the heat; and it is difficult for men to work in manholes in the vicinity of the steam pipes. Temperatures of the ground were reported as high as 220 degrees. The company now has 14,567 feet of mains of the modern style construction out of a total of 73,553. The commission's order required that 58,986 feet of the old style be replaced by the modern type at the rate of not less than 12,000 feet a year, beginning September 1, 1914.

—Concrete roads and pavements consumed 1,750,000 barrels of cement in 1912 and 4,200,000 barrels in 1913, according to the Universal Portland Cement Co. This amount of cement would build a 16-foot concrete road, considerably farther than from New York to Chicago.

# BUILDING MATERIALS AND SUPPLIES

## SHORTAGE OF SUPPLY AND FREER BUYING STIFFEN LINSEED OIL AND STRUCTURAL STEEL QUOTATIONS—BRICK EASY

Current Prices of All Basic Building Commodities—War Opinion Divided

LINSEED oil jumped in price to 60 cents plus per gallon this week, a total gain of six cents in a fortnight, thus leading every other department of the building material market in price improvement. Heavy buying by shorts and continued depressing reports of the linseed crop were important factors in the East. There are prospects that a still further advance will be reported. Many heavy users of linseed oil are known to have light supplies in hand, and with the prospect of foreign supplies being shut off by reason of the martial state of affairs on the continent, there is reason, according to well-informed interests, to believe that quotations will move up much farther before harvest time arrives.

Common brick prices close the first month in the second half of the year practically at the same basis at which they entered it. The Greater New York Brick Company has just finished a count of the supply in sheds along the Hudson and estimated the number in dealers' hands in the district. The figures seem to indicate that, like the cement market, the over-production has been brought nearer to basic market requirements, through the policy of restricted shipment, so that within the next thirty days there may be a change in quotations upward. Raritan common is firm at $5.50 to $5.75 and $6.25 to $6.75 yard, Newark, Hudson common is quoted now at $5.25 to $5.75, wholesale dock, New York.

Other commodities are nervous on lists. Structural steel is being fairly well taken at the new 1.31c level. There is talk of advancing the price another $1 west of Pittsburgh and if this is done there may be another slight advance at tidewater, New York.

August lumber lists will show a slight advance in hardwoods, yellow pine, spruce and hemlock. Lath probably will remain stationary. The advance is expected to be $2 on oak, maple and yellow pine. Spruce is expected to advance a dollar on Eastern Pennsylvania.

This change is due to curtailment of production and a general tightening in market demand. The approach of the fall buying season is also partly responsible for the uplift. Credits probably will continue to be liberal to free buyers.

Building plan filings in the five boroughs during the week ended 3 P. M. yesterday compared with those filed last week follow:

| | Week Ending July 23. | | July 31. | |
|---|---|---|---|---|
| | No. | Value. | No. | Value. |
| Manhattan | 10 | $726,550 | 11 | $719,000 |
| Bronx | 13 | 425,000 | 21 | 492,915 |
| Brooklyn | 76 | 582,535 | 129 | 1,141,200 |
| Queens | 94 | 377,265 | 72 | 284,003 |
| Richmond | 25 | 137,750 | 31 | 50,737 |
| Totals | 218 | $2,260,000 | 265 | $2,688,115 |

### COMMON BRICK.

**Sales Exceeded Receipts on Wholesale Market—Rain Checks Riding.**

WHILE sales exceeded in volume arrivals of common brick on the wholesale market this week, rain cut down the total of brick unloaded from barges to jobs as reported by the Greater New York Brick Company, almost a million and a half. Prices are steady and the demand seems to be gradually getting back to normal.

Official transactions for Hudson River brick covering the week ending Thursday, July 30, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, July 24—21.

| | Arrived. | Sold. |
|---|---|---|
| Friday, July 24 | 9 | 9 |
| Saturday, July 25 | 5 | 5 |
| Monday, July 27 | 18 | 19 |
| Tuesday, July 28 | 3 | 5 |
| Wednesday, July 29 | 2 | 3 |
| Thursday, July 30 | 6 | 10 |
| Total | 43 | 51 |

Reported en route, Friday, July 30—9.

Condition of market, weak. Prices: Hudson, $5.25 and $5.75; Raritans, $5.50 to $5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Nominal. Left over Friday a. m., July 31, 13.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | |
|---|---|---|---|
| June 17 | 1,147,500 | July 24 | 1,495,000 |
| June 18 | 808,000 | July 25 | 361,500 |
| June 20 | 1,917,000 | July 27 | 1,648,500 |
| June 21 | 1,680,000 | July 28 | 796,500 |
| June 22 | 1,755,000 | July 29 | 1,592,000 |
| June 23 | 1,445,000 | July 30 | 1,445,000 |
| Total | 9,046,500 | Total | 7,338,500 |

1913.

Left over, Friday A. M., July 24, 75.

| | Arrived. | Sold. |
|---|---|---|
| Friday, July 25 | 7 | 9 |
| Saturday, July 26 | 5 | 4 |
| Monday, July 28 | 8 | 8 |
| Tuesday, July 29 | 6 | 4 |
| Wednesday, July 30 | 5 | 3 |
| Thursday, July 31 | 11 | 7 |
| Total | 42 | 35 |

Condition of market, dull. Prices: Hudsons, $6.75 to $6.90; Raritans, $6.50 to $6.75; Newark, yard, $8.27. Left over Friday a. m. Aug. 1, 1913, 82.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 30, 1914 | 899 |
| Total No. bargeloads sold Jan. 1 to July 30, 1914 | 886 |
| Total No. bargeloads left over July 31, 1914 | 13 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over Jan. 1 to July 31, 1913 | 1117 |
| Total No. bargeloads sold Jan. 1 to July 31, 1913 | 1025 |
| Total No. bargeloads left over Aug. 1, 1913 | 82 |

### LINSEED OIL STILL HIGHER.

**Advance Has Reached 6 Cents A Gallon in Last Fortnight.**

WITH a total increase in local market prices of six cents a gallon in less than a fortnight in the price of linseed oil, that commodity closed in a very firm position yesterday afternoon at 60 @ — and linseed cake at $29 and $29.50.

The buying movement here has improved considerably, but the price uplift has been mainly attributed to scarcity of supply in the West. Toward the middle of the week, when the 60-cent level was reached, paint interests appeared to have come to the conclusion that there was something more than mere market manipulation that was forcing prices up and, in view of the war clouds that were then gathering abroad, paint and other manufacturers using any quantity of this commodity deemed it advisable to come in for supplies more aggressively. The linseed crop will be moderate and there were some in the trade who were ready to venture an opinion that the market is in for some of the highest prices ever known in the linseed oil market. The more conservative, however, admitted that the top probably had not yet been reached.

### IRON AND STEEL.

**Drop in Structural Orders Noticeable in Last Few Days.**

SENTIMENT in the structural steel market this week was vacillating. Opinion was divided regarding the effect the menacing status of Continental Europe would have upon the domestic steel market.

The Journal of Commerce, in a survey it made of the local market, discovered a significant feature in the mid-week market in the fact of the impossibility of obtaining British charters for transportation of steel products from Europe. It pointed out that recently there has been a fair export trade and the leading interests anticipate a further increase if the movement of freight is not seriously interfered with by political developments abroad.

The response to the recent advance in the price of bars and plates was reported to be satisfactory to the mills in the Pittsburgh district than to those in the East and another advance of $1 is being talked of for interior points. Railroads continue to be active buyers of plan material for shop work.

## CURRENT WHOLESALE PRICES.

CURRENT wholesale prices prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows: In each case the quotations given below were those prevailing up to noon, July 31, 1914.

BRICK—
Hudson common ..... $5.25@$5.75
Raritan common ..... 5.50@ 5.75
2d hand common ..... 3.00@ ——
Newark (yard) ..... 6.75@ 7.25
Raritan common ..... 5.50@ ——
Front or face ..... 18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland ..... $1.58@ nom
Con. Rosendale Nat. ..... .90@ nom
Alsen's German ..... 2.10@$2.15
Dyckerhoff German ..... 2.10@ 2.15

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in. ..... $1.10
Trap rock, ¾ in. ..... 1.20
Bluestone, 1½ in. ..... 1.05
Bluestone, ¾ in. ..... $1.15@ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in. ..... $0.90
¾ in. ..... 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in. ..... $0.06
6x12x12 in. ..... .084
8x12x12 in. ..... .102
10x12x12 in. ..... .12
12x12x12 in. ..... .15
Interior—
2x12x12 in. ..... $0.048
3x12x12 in. ..... .048
4x12x12 in. ..... .054
6x12x12 in. ..... .072
8x12x12 in. ..... .096

LIME (Standard 300 lb. bbls. wholesale, select finishing):
Farnham Cheshire, finishing ..... $1.55@ ——
Eastern, common ..... 1.25@ ——

LINSEED OIL—
American Seed City Raw ..... $0.58@$0.59
American Seed City Boiled ..... .57@ .58

LUBRICANTS (Mineral):
Black, refined, summer ..... 13 @13½
Black, reduced, 27 gravity, 35@30 c. t. ..... 13½@14
Black, reduced, 30 gravity, 15 cold test ..... 14½@15
Cylinder, light, filtered ..... 21½@23
Dark, steam, refined ..... 15½@25
Paraffin, high, viscosity ..... 19 @26
25½@24 gravity ..... 15 @15½
28 gravity ..... 13 @13½
Wax, crude ..... per lb. 3¼@ 3¾
Refined, 120 m. p. ..... per lb. 4½@ 5
Refined, 125 m. p. ..... per lb. 4¼@—
Refined, 130 m. p. ..... per lb. 5¼@ 5½

LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.)
8 to 12 in. ..... $21.50@$25.00
14 to 16 in. ..... 27.50@ 31.50
Heart face siding 4-4 & 5-4 .. 29.50@ 30.50
Flooring, 13-16x2½ & 3 ins .. 15.00@ 28.50
Heart face siding 4-4 & 5-4 .. 29.50@ 30.50
Hemlock, Pa., f. o. b. N. Y. base price per M. ..... ——@ 24.50
Hemlock, W. Va., base price per M. ——@ 24.50
Hemlock, Eastern mixed cargoes .. 20.00@ 22.00
(To mixed cargo price add freight, $1.50.)
Spruce (W. Va. f. o. b. N. Y., lighterage limits)
2x4, 18 and 20 ft. ..... $27.50
2x6, 10 and 14 ft. ..... 22.00
2x8, 12 and 14 ft. ..... 23.00
2x10, 3x10, 10 to 16 ft. ..... 27.00
8x8 and under, 16 ft. and under ..... 24.00
9 in., 16 ft. and under ..... 29.00
4x10 to 10x10, 16 ft. and under ..... 29.00
2x12 and 3x12, 16 ft. and under ..... 29.00
12 in., 18 and 20 ft. ..... 30.00
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side ..... $26.00
4-4x6" merchantable quality ..... 26.00
4-4x8" merchantable ..... 24.00
4-4x10" merchantable ..... 27.00
4-4x12" merchantable quality ..... 30.50

LATH (Eastern spruce f. o. b. N. Y.):
1½-in. round wood ..... ——@ ——
1½-in. slab ..... $4.00@$4.10

PLASTER—(Basic dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton .. $10.50

BLOCKS—
2 in. (solid) per sq. ft. ..... .08
3 in. (hollow) ..... .06¼
4 in. (hollow) ..... .07¼
Boards ⅝ in. thick, per sq. yd. ..... .16

SAND—
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale ..... $0.50

SLATE (Per Square, N. Y.).
Penn. Bangor ribbon ..... $4.10@$4.75
Munson, Maine, No. 1 ..... 5.50@ 7.75
Munson, Maine No. 2 ..... 4.50@ 6.75
No. 1 red ..... 10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Bangor ..... 4.75@ 6.75
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green ..... 3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot.
Beams and channels up to 14 in. .... 1.21@ ——
Beams and channels over 14 in. .... 1.21@ ——
Angles 3x2 up to 6x8 ..... 1.21@ ——
Zees and tees ..... 1.21@ ——
Steel bars, keil extras .. ..... 1.21@ ——

WHITE LEAD: Per lb.
American, dry, car lots ..... $0.07
In oil, in 100, 250 and 500-lb. kegs ..... 0.09
On lots of 500 pounds or more a discount of ½c per pound is allowed.
Red Lead and Litharge—
In 100-lb. kegs ..... $0.07
On lots of 500 pounds or more a discount of ½c per pound is allowed.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 8, 1914

# PHILADELPHIA TOWER FIRE ESCAPE

## History of Safety Tower From Its Infancy—Examples of Practicability In Cases of Fire—Space Always Utilized.*

By MANTON E. HIBBS, C. E.

THIS age is demanding from science a very heavy toll of duty, especially along those lines affecting specifically the human element and its welfare. A fire takes place in one of our large buildings and, for the same reason, all are concerned for the safety of its occupants. In nearly every disastrous fire that has taken place, there seems to arise a wail for more fire-escapes, to the total exclusion of the ordinary means of exit.

In order that all might get a grasp as to how Philadelphia is solving the problem of adequate means of exit in matter of panic or fire, as well as for ordinary use in her buildings, attention will be first drawn to the history of the tower, for its building, like any other mechanical device, is an evolution extending over a period of twenty years or more.

### First Type to Be Used.

Probably the first kind erected many years ago was simply a vertical, metal ladder available for exit at windows with no platform at the story heights. This was replaced by fixed platforms covering two windows with immovable stairs at an angle of 45° more or less, with a movable, vertical ladder reaching from the second floor to grade line. Then came the substitution of a movable, hung stairway, counterbalanced by a weight attached to a chain or cable for the vertical hung ladder from the second-story landing.

In the next step, this stairway was counterbalanced in the rear like a cantilever. The platforms are usually of slats, channels and angles carried on brackets bolted to the walls by through bolts. It will be noticed from this evolution that the main development has been that a stairway and platform growth, with little or no attention paid to the means of reaching the fire-escape, which was, in most cases, from windows placed 3 feet above the floor. Recently, the Pennsylvania Legislature passed a law, making it mandatory that the entrance to the fire-escape platform should be by a fire-door, and all the windows covered by the escape must be of wire-glass and metal frame.

### Tower Fire Escape Born.

The tale runs that a Kensington mill owner of Philadelphia was ordered by the Building Bureau to put up an outside metal escape on one of his buildings. Upon consultation with his architect, the idea of eliminating outside stairs of the escape by taking the ordinary stairs of his building and enclosing them in a tower of brick, thereby separating the stairs entirely from the rest of the building, was evolved. This forced, of course, an entrance to the tower from the outside of the building by means of the platforms of the outside metal escape, which were reached from the main building by doors, at every story, opening upon the platforms. The Bureau agreed to this, and the tower fire-escape was born.

*Excerpts from a paper read at the First Annual Convention of the American Society of Engineers, Architects and Constructors.

Under the Act of June 8, 1893, the tower fire-escape was taken as an equivalent for a metal escape and was required for mills and stores only. Later on, this same mill owner, upon advice of his architect, submitted to the Bureau a proposition that, in place of the outside platform, a vestibule be substituted with one side open entirely to the air. The Bureau consented only on the condition that if the experiment was not a success the outside platforms would have to be added. However, it was successful.

### Towers Installed.

Under the Act of May 5th, 1899, stores and manufacturing establishments were compelled to install towers, and if the areas exceeded 10,000 square feet of floor, additional towers could be ordered. This, of course, applied to buildings three stories or more in height. Under the Act known as No. 236, of the date of April 25th, 1903, which is now in force in Philadelphia, all buildings of first, second or third class used as school houses, tenement houses, apartment houses, flat houses, stores, offices (first class exempt), manufactories, workshops, mills, places of assembly or resort, of three stories or more, shall have in addition to the main stairs tower fire-escapes, whose number depends upon the character of construction of the building, the number of stories and the area of the floor.

### Features of Construction.

A formula for the construction of the tower fire-escape was evolved and has as main features the following: The tower fire-escape shall be divided from the building and completely enclosed with brick walls or fire-proof material; the walls must run 3 feet above the roof of the building and the roof must be of hard, incombustible material, thus the tower becomes smoke-proof as well as fire-proof. The stairs may be of metal or wood with a rise not more than 8 inches and the tread not less than 9 inches. The entrance to the tower must be by means of an outside balcony, whose floor is of solid, incombustible material through a metal or tin covered door or by means of an incombustible vestibule, one side of which is entirely open to a street or alley, and there must be also a well, separating the vestibule from the tower. The vestibules, walls, floors, ceilings, must be entirely of hard, incombustible material.

### Meeting Architectural Needs.

Now, having placed in the building code the clause making nearly every kind of building that formerly required a metal escape have a tower fire-escape, also adopted a formula for its construction, then came the task of adapting the tower to meet the architectural and commercial needs of the building.

The tower can be used, especially if it has a vestibule, as an ordinary stairway at all times. In the Wanamaker building, whose floor area is 112,608 square feet per floor and whose height is 243 feet, the four double fire-towers are always used by the employees, and that is the only way of entrance or exit for them. Hence, all are familiar with them, and, in case of emergency, their value is not an unknown asset to each worker.

### Saving Space.

As the stairway leads from the second floor directly to the street, it was only that space occupied by stairway necessary for tower, while one-half the tower of the first floor, and all below first, was really wasted as far as utility goes. To make this space available as an entrance to the elevator in rear, or as a stairs to the cellars, a wall was run from the basement to the landing above the first floor, while the stairs to the second floor and basement were made fire-proof. An entrance could not be made in the main wall of the tower on the first floor, and if a fire breaks forth in the cellar, the smoke ascending will be blocked by the fire-proof stairs and middle wall and the tower is still smoke-proof as if the walls were still run solid to foundation.

The fire-tower is especially adapted to theatre construction. Often, emergency exit platforms are forced beyond the street lines, which can be readily done above the first floor, and if a fire-tower can be built to cover the second floor only, these exits can run to the tower thus preventing any encroachment of the sidewalk. At the Philadelphia Opera House and the Orpheum Theatre, vestibules extend along the lines of the balcony, and by these vestibules, the people are readily led to the tower and thence to the street. In the Philadelphia Theatre Law, if towers are constructed for the use of emergency exits, the courts along the sides of the theatre are allowed to be decreased. Apartment houses and hotels use their tower fire-escapes in conjunction with their kitchens for supplies and a servants' exit.

### Saving Money.

The factories have placed their elevators in the rear of towers, thereby saving one side in cost of construction. Also, by running the walls 20 feet above roof and increasing the walls below tank positions for their sprinkler systems. Sometimes, these factories have more than 25,000 square feet of floor area and division walls are necessary with no openings. In place of the usual openings with double fire-doors, a double fire-tower can be constructed on the outside of the building, and workers can readily leave the two buildings without making a journey to another stairway. In case of fire, the tower becomes a means of advantage for the firemen to reach and fight the fire at every story with perfect safety. In fact, in one fire in Vine street near Broad street, the only thing that was left was the fire-tower.

Our architects have woven the towers readily into our structures so that no building need be marred or disfigured in the same way as the outside metal escapes. In some instances, by a little thoughtful decoration in the matter of a balcony, or by window boxes of floors, a touch of the city beautiful is added to our streets.

In the matter of cost, which seems to

be of greater issue today than it sometimes really warrants, I will attempt to give you a detail of costs of our towers from a careful estimate made by one of our Philadelphia contractors, the McCaul Company, from sketches furnished them by the writer. These estimates are the net costs added to the building and not as if the tower was built alone. The sketches were for a fire-tower, placed in a mill building six stories high, with a basement, and the space occupied by the tower, if of vestibule kind, 10x22, and if with a balcony, 10x18. The story height is 12 feet and wall thicknesses ran from 9 inches to 18 inches. All the other details were to be in conformity with the code of the Philadelphia Building Bureau. The results of these estimates are as follows: The vestibule tower, $2,422, and the balcony, $2,655.

**Corner Towers.**

If the towers are placed in the corners of the buildings, thereby making one side of the building one of the main walls of the tower, the costs are as follows; Vestibule, $1,887; balcony, $1,909. If an elevator is added to rear of the tower, the cost is still further reduced to these figures: Tower, $1,442, balcony, $1,564.

Through the kindness of another contractor, the Humphrey Construction Company, the cost of an outside metal escape, with wire-glass windows and metal doors, for a six-story mill building, will amount to $900. By comparison of these costs, you will note that the towers will cost from one and a half to three times the cost of the outside metal escapes.

But, after all, how are our towers behaving in the actual fire or panic? A fire broke out in the 8-sty fireproof factory of the John B. Stetson Hat Factory, Germantown avenue and Montgomery avenue, Philadelphia. The building where the fire broke out is known as 24, while the adjacent building, known as 23, is 5 stories high and fireproof. There are three vestibule fire-towers in these two buildings, with stairs 46 inches wide. The total number of people leaving the buildings was 705, males and females, and the maximum time consumed by the people in any room in leaving the building was 3¾ minutes. Summary is as follows:

**Report Showing Employees.**

"Report showing number of male and female employees on the various floors of Buildings No. 23 and 24 and the time consumed in their leaving the buildings on account of a fire in the Paper Box Department on N. W. Corner of 8th floor of Building No. 24, Thursday afternoon, March 12th, 1914.

| | Females. | Males. | Time required in leaving |
|---|---|---|---|
| Building No. 23. | | | |
| 5th floor | 67 | 44 | 2 minutes |
| 4th floor | 19 | 88 | 1½ " |
| 3rd floor | 2 | 34 | 1½ " |
| 1st & 2d. (Auditorium) | .. | 2 | 0½ " |
| Basement | .. | 4 | 0½ " |
| Building No. 24. | | | |
| 8th floor | 14 | 6 | 2½ " |
| 7th floor | .. | 25 | 2½ " |
| 6th floor | 2 | 8 | 2 " |
| 5th floor | .. | 34 | 1½ " |
| 4th floor | 33 | 5 | 3¾ " |
| 3rd floor | 207 | 3 | 3½ " |
| 2nd floor | .. | 15 | Did not leave building. |
| (Office people) | | | |
| 1st floor | 2 | 89 | " |
| Basement | .. | 2 | " |
| Totals | 346 | 359 | |

Number of fire tower staircases, 3. Total number people leaving buildings, 705. Maximum time consumed by people of any one room, 3¾ minutes.

At the southeast corner of Lancaster avenue and Thirty-sixth street, the Pennsylvania Home for the Blind have a factory where our blind men are able to earn an honorable living by manufacturing articles, and the 100 men working on the fourth, third and second floors are able, under a fire-drill, to reach the ground by means of long platforms whose railings are as high as a man's head, and the fire-tower, in 3 minutes.

I can add the testimony of G. W. Elliott, the Fire Marshal of Philadelphia, who knows the behavior of our fire-towers under the actual fires for a number of years. I quote the following paragraphs from a letter he kindly wrote to me in reference to the subject of fire-towers:

**Means of Averting Panic**

"Along the lines of fire-towers I think emphasis can be placed on their use by employees in buildings adjoining places of conflagration. This has been demonstrated many times, more especially in the case of female operators. In many of our large fires, panic has been averted in large fire-proof structures surrounding the fire grounds by the knowledge of an existing fire-tower, and when it became necessary to dismiss the workers, they filed out in an orderly manner by means of the fire-tower. The mere knowledge of the existence of the fire-tower has so often allayed fear and averted panic that their value in this regard is beyond question.

"In addition, where large fireproof structures are attacked by fire, they form one of the quickest and safest means of attack in fighting the fire that could be desired. This not only by affording a fireproof means of entrance for the firemen, but a fireproof housing for hose reels and standpipes, giving instant service at each floor. Knowing the difficulties confronting firemen in mastering a fire on the upper floors of high buildings, this latter feature is in itself, not to speak of many others, sufficient recompense (from a purely financial standpoint) for the space required by a fire-tower or towers, as the case might be."

# WORK BEING PUSHED ON NEW SUBWAYS

## Public Service Commission Considers Station Problems at 59th Street — Contracts Awarded and Other Matters Considered.

THE Public Service Commission for the First District during the week had before it reports from Alfred Craven, its Chief Engineer, with respect to two stations in 59th street, Manhattan. For some time the property owners in the vicinity have been desirous that the 59th street station on the Lexington avenue subway should be made an express stop. This station was planned as a local stop, and as the work has progressed and it is being constructed as a local station the Chief Engineer reports that, in his opinion, it would be very inadvisable that it should be changed to an express stop. The Commission approved of this recommendation. With respect to making the Columbus Circle station, of the present subway, an express stop a report was received from the Chief Engineer stating the estimates of cost. The Commission authorized the Chief Engineer to take the matter up with the Interborough Rapid Transit Company, and find out whether it would be willing to have this change made as an "extra" under the original subway contract. There are two schemes for the remodeling of the present station at Columbus Circle. In the first passages are provided from the sidewalk from four points of the Circle with ramps to a mezzanine constructed beneath the tracks at their present grade. This scheme would cost about $900,000. In the other scheme it would be necessary to depress the tracks from seven to eight feet below their present level, and would cost about $1,500,000. The scheme which will be followed out ultimately has not yet been decided upon.

During the week the Commission awarded two rapid transit contracts and authorized advertisements for two more. The contract for the construction of Section No. 5 of Routes Nos. 4 and 36, that part of the Broadway subway in Manhattan in 59th and 60th streets between Seventh and Second avenues, was awarded to the Degnon Contracting Company, for $2,819,511. This is a two-track extension of the Broadway subway, and will have two stations, one at Fifth avenue and the other at Lexington avenue. The other contract was for the construction of station finish at the six stations on the extension of the Fourth avenue, Brooklyn, subway from 43d to 86th street. The stations are located at 45th street, 53d street, 59th street, express, Bay Ridge avenue, 77th street and 86th street, express. On August 21, 1914, the Commission will receive bids for the construction of Section No. 3 of Route No. 33, in Brooklyn, and also for the supplying of more special work for the Fourth avenue, Brooklyn, subway. Section No. 3 is mainly a part of the extension of the East River tunnel, from Whitehall street, Manhattan, to Montague street, Brooklyn, for operation by the New York Municipal Railway Corporation; but it will also include part of the connection between the East River tunnel from Old Slip, Manhattan, to Clark street, Brooklyn, for operation by the Interborough Rapid Transit Company. The Commission fixed the date for opening these bids in August in order that the matters could be referred to the Board of Estimate and Apportionment at its meeting on August 27, and thereby avoid the loss of any time.

The Commission has approved of a contract to be made by the New York Municipal Railway Corporation with the Federal Signal Company for the installation of track signals in the Centre street loop subway. The Federal Signal Company was the lowest bidder for this work. The Union Switch and Signal Company protested to the Commission, alleging that the Federal Company could not meet the requirements of the specifications without infringing on its patents. Commissioner Robert C. Wood held hearings in regard to this, but in view of possible delay that might ensue the Commission determined to approve of the award of the contract to the Federal Company, subject to its giving assurances of indemnity against patent claims.

The New York Municipal Railway Corporation was authorized to order another 100 new steel cars, for operation in the subways that will go to that company under the Dual System agreements. Some time ago the company ordered 100 cars, and these will be delivered next December. The second order will be placed soon, and the delivery of the cars will take place in the spring or summer of 1915.

The Public Service Commission for the First District has been notified by its counsel that after examination of the consents of property owners received from the New York Municipal Railway Corporation, it was ascertained that on the Jamaica avenue elevated extension sufficient number of consents had been obtained to legalize the route.

# LOANING INSTITUTION COUNSELS CALMNESS

## Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, Hopes All Operations Will Proceed

WALTER STABLER, Comptroller of the Metropolitan Life Insurance Company, one of the largest institutions lending money on building construction in the metropolitan district, issued a statement to all real estate, building construction and development interests in this locality this week in which he pointed out the reasons why the disturbed state of affairs in Europe should not seriously impair construction work here and hoped that all building operations now under way would proceed as if nothing had happened abroad. He further stated that as building materials are not now high it would seem to be a very good time to carry on building construction work.

When war in Europe broke out and the Stock Exchanges of the world closed approximately, 30,000 building tradesmen imagined at once that with a tie-up of finances they would be thrown out of employment because of a cessation of activities. This figure did not include the great army of unskilled labor that finds employment on building under construction in the district.

### Effect of the War.

Thousands of these artisans have been called out of employment by consuls of various countries who are herding the reservists for duty abroad and, in the absence of advice from recognized reliable sources many building contractors were reluctant about filling their places. The same was true of great quantities of building materials in transit from various parts of the country for use in this district. If delivery was to be refused by contractors for fear of piling up demurrage and storage charges pending a possible cessation of building work, mill men and manufacturers faced the alternative of closing down their plants or at least of reducing output, thus throwing out of employment many additional thousands of laborers.

When, therefore, the necessity of giving some word of reassurance, if possible, to the building public was presented to the Metropolitan Life Company the Comptroller, after causing to be made a careful survey of the local real estate and building situation, prepared the statement which follows:

### Good Cause for Confidence.

Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, in speaking of the condition of the real estate market in this city, and the possible effect the European war may have on real estate interests, said:

"It would seem to me wise that we first take an inventory of the situation as it existed two weeks ago, before the appalling disaster in Europe was even dreamed of. So far as I am able to judge, conditions at that time were encouraging, except as regards certain sections of the city which have been affected by over-production, and by the change in location of some of our important businesses. Those conditions are certainly and slowly improving, but it may take sometime to restore them to a normal healthy condition.

"There has been, as is generally known, quite a cessation of building operations in the so-called Fourth avenue section caused principally by the slight over-production of space; that over-production is, I believe, being rapidly taken up, and I hope and believe by February next the amount of such vacant space will be negligible. The situation in the apartment house section, while not the best we have ever known, is certainly good and healthy, and with a few exceptions such real estate has been, and is paying a fair return to its owners.

**Walter Stabler said to a representative of the Record and Guide this week:—"I hope that all building operations which have been started, or which have been financed, will proceed as if nothing had happened abroad. Certainly all contractors in building lines will be anxious to keep their men employed. The available rentable space was being rapidly absorbed prior to the outbreak of the war, and I believe that by February next that such vacant space will be negligible. The legislation enacted by Congress within the last few days would seem to put us in position to meet almost any reasonable demand that may be made on us by foreign investors. We are certain to profit from the troubles of our brothers across the seas."**

### Building Cessation.

"The lessening of the erection of such buildings in the last few years has materially helped in correcting a situation in this class of real estate which was becoming alarming, but it would certainly seem the present condition of these properties is in most cases as good as could be expected under the most favorable circumstances. It would seem to me, therefore, the situation two weeks ago was one which had in it elements of hope; certainly there was no ground for pessimism when the market as a whole is considered, and many important investments have been made where builders have sold at fair profits to permanent investors. Had the course of events abroad not interfered, I believe, there would have been a steady improvement in the investment market. We do not have to look very far for grounds for this belief.

"While mercantile business has not been especially good, nor has manufacturing been up to the usual average, the great basis of our prosperity, the crops, has never promised as good as this year, and this promise of abundance has also had with it the probability of good prices. The sales of these products would, without question, within the next few months have stimulated very decidedly general business conditions, and I must believe we would have seen the beginning of an era of unequalled prosperity for the country. Real estate does not feel as quickly the benefits of such improvement; it is usually the last business to be stimulated, but this stimulation would certainly have come.

### Future Hard to Forecast.

"Now we are confronted with a different condition. What effect will the European war have on our Real Estate market? It is a question which seems to me almost impossible to answer. We can only wait with patience to see what will be the result, but we can wait with patience and, I think, with a feeling of certainty that because of the healthy condition of most real estate, and because of the comparatively small number of new building operations now under way, real estate will have no difficulty in weathering any storm the European trouble may produce. Any new enterprise floated on borrowed money must of necessity be postponed, as it is hardly likely any of the lending institutions will make commitments for future business until it is known what will be the general financial situation.

"Fortunately, our country is in good shape financially and able to meet most any ordinary demands upon it. The legislation enacted by Congress during the last few days would seem to put us in position to meet almost any reasonable demand that may be made on us by foreign investors. That question, time can only solve, but I have every hope and belief that the United States will bear the burdens that will be placed upon it with courage and success.

"In all this we must not forget that production of all kinds in Europe must of necessity be entirely suspended. They will need our food products in increasing quantities and at increased prices. The only doubtful question on this point being, the means of transportation, and whether or not the whole of Europe can obtain them from us at any price. This must, to a great extent, be to our financial advantage, and much as we regret the cause of this increase in demand and prices, we are certain to profit from the troubles of our neighbors across the seas.

### Time Propitious.

"I hope that all building operations which have been started, or which have been financed, will proceed as if nothing had happened abroad. It would seem to me a particularly advantageous time for builders to carry on their operations, if they have secured the necessary money to do so. Certainly all contractors in building lines will be anxious to keep their men employed, and as materials are not high, it would seem to be a very good time to carry on building operations. New schemes will, of course, have to step aside for awhile. Lenders must feel confident as to what is to be the outcome of the present troubles before they would be justified in making new commitments.

"Under the circumstances I would strongly advise that holders of real estate do not consent to make sacrifices of their property unless absolutely necessary, as I can but feel that the situation, at present, is at its worst, and any change must be for the better."

### J. P. Beck Wins Prize.

J. P. Beck, who is publicity manager for the Universal Portland Cement Company, has been awarded the $1,000 first prize for the best constructive and suggestive essay on advertising by the Awards Committee of the Associated Advertising Clubs of America, which recently convened at Toronto.

Mr. Beck's essay covered a hypothetical campaign for fireproof construction with concrete and dealt with the tremendous annual fire loss and annual fire tax, and the relief offered from that loss and taxation by safer and saner construction with concrete.

Mr. Beck's familiarity with the various phases of the cement industry and his careful investigation of fireproof construction formed an excellent basis for his effort. This knowledge led the judges, Professor Paul T. Cherington of Harvard University, John Renfrew, Los Angeles, Cal., and A. G. Newmyer, New Orleans, La., to pronounce his essay the best of the thousands submitted.

Mr. Beck is widely known in the cement industry as general manager of the Cement Products Exhibition Co., under whose auspices the annual cement shows are held. He was elected secretary and treasurer of the first National Conference on Concrete Road Building,

# HOW THE CITY IS PROTECTED AGAINST FIRE

## Department Has 289 Companies and Owns 891 Pieces of Apparatus — Realty Holdings Aggregate $8,287,965

WITH the element of fire risk always present before the owner of improved real estate and the question of insurance important in every real estate transaction, it is interesting to note what provision Father Knickerbocker has made for the protection of the property of his citizens from fire.

### Fire Department Realty

On May 22, 1912, the Commissioners of the Sinking Fund requested from the Department of Finance a record of the real property owned by the city. On April 17, 1913, Comptroller Prendergast submitted an exhaustive report showing how the realty was apportioned among the various departments. In this report the holdings under the jurisdiction of the Fire Department comprised properties valued at $8,287,965, which was about $1,000,000 more than the real estate under the control of the Police Department. All told, they totaled at that time 272 parcels which are used as quarters for hook and ladder and engine companies, fuel depots, repair shops, warehouses, and as sites for future construction of fire houses. Ninety-seven of these parcels are located in Manhattan, thirty-one in the Bronx, eighty-nine in Brooklyn, thirty-five in Queens and twenty in Richmond.

### Commissioner's Report.

Fire Commissioner Adamson, in his report to the Mayor of the operations of the Fire Department for the year 1913, recommended that additional sites be procured and buildings erected at twenty-six different points of the city, including twelve in Brooklyn, nine in Queens, two in Richmond, two in the Bronx and one in Manhattan. He also asked that the quarters of three of the present companies be rebuilt and that additional necessary equipment be purchased.

These recommendations are now being considered by the Corporate Stock Budget Committee. If they are approved, the matter will come up for consideration before the Board of Estimates. If that body approves of the establishment of these extra firehouses, it will be presented before the Board of Aldermen, who can cut down the appropriation, but cannot increase it. It is probable, however, that these improvements will be authorized, since the construction of the new subways has already caused a shift of population and new residential communities created which require additional protection for fire. In 1913, fifteen new houses were contracted for, and seventeen were in course of construction. Twenty-three new ones were opened during that year.

### Old Firehouses.

It is interesting to note how some of the older properties were acquired. The site of the present quarters of Hook and Ladder No. 15, at Old Slip, Water and Front streets, came into the ownership of the city in 1868 under the Dongan charter. At the same time the city also acquired 261 William street, now occupied by Engine Company No. 12, and 163 East 51st street, the headquarters of Engine Company No. 8. Other early acquisitions include the store house at 199 Chrystie street, which was bought for $700 from Elizabeth Sherman in December, 1824. The station of Hook and Ladder No. 20, at 157 Mercer street, was purchased, partly in 1817 from N. Van Buren and the remainder in 1831 from J. P. Roome. The oldest Bronx parcel is the unoccupied store house at 749 East 166th street, which was bought by the city in July, 1874. In Brooklyn the present headquarters of Engine Company No. 108, at 227 Front street, passed into the hands of the city in March, 1850.

### Motor Vehicles.

On December 31, 1913, the Fire Department had on its rolls 4,952 uniformed officers and firemen and 759 civilian employes. There were on this date 289 companies and 891 pieces of apparatus of all kinds. Thirty new fire companies were organized during 1913 and 755 men appointed to the uniformed force. Six of these new companies replaced thirteen volunteer companies in the Newtown section of the Borough of Queens. There were at the close of 1913 in the service 167 motor vehicles consisting of 36 motor propelled steam pumping engines, three gasoline propelled pumping engines, one electric storage battery propelled steam fire engine, four gasoline hook and ladder trucks, fifteen tractored hook and ladder trucks, seventeen regulation hose wagons, eight high pressure hose wagons, twenty-six combination chemical engine and hose wagons, one boat tender (hose wagon), three water towers, thirty-three runabouts and touring cars and twenty delivery trucks.

The fire boat fleet consisted at the end of 1913 of ten boats with a combined pumping capacity of 71,500 gallons per minute. There were at that time 1,300 horses in service, which it is hoped to see replaced by motor apparatus within the next four years. The Commissioner in his report estimates that this change will require an expenditure of $250,000 each year, a total of $1,000,000.

### Automobile Advantages.

Self-propelled fire apparatus has come into extensive use during the last six years. Many cities, including New York, have determined to motorize the departments completely and purchase no more horses. One-time Fire Commissioner Rhinelander Waldo, in a paper published in 1911 by the British Fire Prevention Committee, outlined the various advantages which automobile fire trucks have over horse-drawn vehicles. He said:

"It has been demonstrated that the use of auto apparatus for fighting fires is more efficient from more than one standpoint; first, after the receipt of the alarm the apparatus can reach the scene of the fire in a shorter space of time; second, that upon arrival at a fire the driver must be left in charge of the horses of each apparatus, which means that when four engine companies and two hook and ladder companies respond six men are left to watch the horses; third, the cost of forage, shoeing and medical attendance is considerable.

"While the auto apparatus awaits an alarm there is no expense. It has further been demonstrated that to feed, shoe and give the horses proper attention costs about $600, while the actual cost of fuel for propelling purposes in one of the busiest sections of the city for 1910 was but $85." He outlined other reasons as proof of the superiority of the auto fire truck over the horse-drawn truck.

### Early History.

The Fire Department began with the first Dutch settlement and gradually increased in equipment and in efficiency through British Colonial days, Revolutionary War days, right through to the present time, where it has reached the highest possible stage. In the days of Dutch control fires were of frequent occurrence; houses were constructed of inflammable material and there was no way of effectively confining a fire within a limited area. The only means for extinguishing a blaze was by hand-carried pails. Everyone in the village was a volunteer fire fighter who could be pressed into service in any emergency. As the population grew, however, the necessity of organized resistance to fire became more imperative.

The first step in the direction of systematic fire prevention resulted in the enforcement of an order preventing the building of wooden chimneys and thatched roofs. It was not until 1648 that the first important fire ordinance was enacted and fire wardens were appointed who made regular inspections and investigations for possible violations of this ordinance. In 1913 the Bureau of Fire Prevention made 136,704 inspections and issued 43,510 orders.

### First Survey.

In 1656 a survey of the town was completed, and it was found that there were 120 houses and a thousand inhabitants. There are today in New York about 366,540 buildings and about 5,580,000 inhabitants. As time went on fire buckets, ladders and hooks were placed in readiness at the street corners and public places. As the city continued to grow stone houses superseded those with roofs of straw and fires became less frequent. Fire engines were introduced in 1731, when two hand machines were imported from London and the famous old volunteer companies began to be formed. When the two engines arrived in New York the city had a population of about 8,600, occupying about 1,200 houses.

### Queens Boulevard Assessment.

The Board of Estimate adopted a resolution on October 19, 1911, authorizing a proceeding for acquiring title to the lands and premises required for the opening and extending of Queens Boulevard from Van Dam street to Hillside avenue, Borough of Queens, and directing that 50% of the entire cost and expense of the proceeding be borne and paid by the City of New York, 30% of such cost and expense by the Borough of Queens and the remaining 20% of such cost and expense by the property deemed to be benefitted by the improvement.

The bounds of the area of special benefit have now been amended so as to begin at a point on the prolongation of a line midway between Manly street and Mount street distant 100 feet northerly from the northerly line of Skillman avenue, and running thence eastwardly along a line always distant 100 feet northerly from and parallel with the northerly line of Skillman avenue to the intersection with a line always distant 800 feet northerly from and parallel with the northerly line of Queens boulevard; thence generally eastwardly along the said parallel with Queens boulevard and along the prolongations thereof to the intersection with a line distant 100 feet southerly from and parallel with the southerly line of Jamaica avenue; thence westwardly along a line always parallel with and distant 100 feet from Jamaica avenue to the intersection with the prolongation of a line always distant 800 feet southerly and parallel with the southerly line of Queens boulevard; thence generally westwardly along the said line parallel with Queens boulevard and along the prolongations thereof to the intersection with the line midway between Manly street and Mount street; thence northwardly along the said line midway between Manly street and Mount street and the prolongation thereof to the point or place of beginning.

# RECONSTRUCTION IN MIDTOWN ZONE

## Tall Office and Loft Buildings Supplant Old Taxpayers—Success of Ventures will have Tendency to Expand Movement

THERE is probably no section of the city which has shown more development during the last five years than that district roughly bounded by Herald and Times squares. To those who have not watched the transition carefully it strikes them as being Alladin in character. Only a fair idea of the vast improvements accomplished can be obtained from the street, though should one of the tall modern structures be mounted, then, and only then, can the tremendous growth be realized.

Half a decade ago there were practically no high buildings in the zone, while today their name is legion. At that time should an architect or builder have suggested erecting a sixteen-story structure in the section, its proposer would have been considered a fair subject for mental examination, and yet to-day there are not only sixteen-story buildings, but twenty, twenty-two and even thirty-story structures, not erected for specific occupancy, but as an investment and to be offered for lease to various concerns.

The New York Times building was probably the pioneer tall building in the section, but it must be remembered that the structure was erected for the use of the publication, though additional space was provided so that some income could be obtained to help defray the operating expenses and return a percentage on the investment.

One of the important features of this operation was the fact that an almost new building, which was in part occupied by the Pabst Brewing Company was demolished to make way for the improvement. The razed structure is said to have cost about a quarter of a million dollars, all of which was figured as a total loss, less the amount of depreciation charged off during the few years that it remained standing.

Owners in the section knew that they had valuable possessions, but the long wait until it "came into the market" was most discouraging. Improvements were promised and not fulfilled and delay after delay was faced. Finally the actual completion of the Pennsylvania Railroad Station and the commencement of work on the Grand Central Terminal started a building movement which revolutionized the neighborhood. The letting of the contracts for the Seventh avenue subway; also the line to be operated under Broadway gave new impetus to the movement and firms of long standing took leases for terms of years, which established new wholesale and retail centres.

Among the first deals to have marked effect upon the section was the acquisition under lease of three important corners right at Times square, namely, the Heidelberg Building and the block front on the east side of Broadway, between 42d and 43d streets, the parcel being in two ownerships, the fee to the south corner being owned by the estate of William Astor, and the north corner by Mrs. Mary A. Fitzgerald. The projects were finally completed, though by interests other than the original promoters. In the case of the Heidelberg Building the initial plan has been completed only partially.

But few large plots along Broadway are in single ownerships, estates predominating, and it is for this reason that the development has been retarded. But, like Fourth avenue south of 32d street, when the movement once started several owners fell into line and improved their holdings. The leasing of the Hobart estate property, at the northeast corner of Broadway and 37th street was a notable improvement and took out of the market a valuable corner long unimproved, except for old buildings which were ranked as taxpayers. All of the upper portion of the structure was leased from the plans and many of the stores and offers have been made for every square foot of space in the building.

The Herald Square Building, in West 36th street, a twenty-two story structure is another example of a successful operation. While the location is exceedingly central, still the thought of erecting a structure of such size, in a side street, was inconceivable to many, though from the start tenants were found readily and the building was practically occupied upon completion.

With the exception of 42d street, which is in a class by itself on account of its stragetic location, 40th street, between Broadway and Sixth avenue, has been the scene of the most striking improvements. Here will be seen, at the corner of Sixth avenue the new Union Dime Savings Bank Building, a one-story building, though having the height of an ordinary three-story structure. Adjoining is the twelve-story office building, erected by the Tilden Investing Company, while immediately to the west towers the twenty-two story structure, built by Philip Lewisohn, on the site of the old Mendelssohn Glee Club Hall, though additional property was acquired, giving a frontage in 41st street. The Philip Lewisohn Building is the last word in modern construction of this type and is from designs by Maynicke & Franke, architects. In the south side of 40th street, directly opposite this structure is the World's Tower Building, which holds the record for being the tallest building on a plot of its size.

The development of this section of the city is only now in its infancy, for, in the main, properties are improved with old buildings erected many years ago. The success of the initial ventures, however, have clearly shown that a demand exists for large floor space, properly laid out.



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What a new coat of paint on the exterior of a building will do to improve its appearance is clearly demonstrated by the Park Avenue Hotel, Fourth avenue and 33d street. What was a dingy structure up to last week is now transformed into a building of entirely different appearance. The change is particularly noticeable as the hostelry occupies the block south of the new Vanderbilt Hotel.

Unquestionably the closing of the Stock Exchange was the only move to be made under existing conditions and has done much to reassure the financial world. When it is considered that during the last four days of Stock Exchange activity there was a stock depreciation of more than $500,000,000, with every prospect of the shrinkage going further the wisdom of the move can be realized. Real estate surely would have been affected adversely had the recession in prices been allowed to continue.

The highways of Queens Borough were never in better condition than at the present time, but there are a few roads which need repairing, such as Merrick Road for a distance of about four miles this side of the Nassau County Line, Jericho turnpike, near the Nassau County Line, Metropolitan avenue, and Jackson avenue at Woodside. A letter from G. Howland Leavitt, Supt. of Highways of the Borough of Queens, has to-day been received by Walter I. Willis, secretary of the Queens Chamber, in which he states: "We have just completed the arrangements for resurfacing Merrick Road to the City Line with bitulithic asphalt. The plant will be installed this week and the work will be commenced by next week."

## Effect of the War.

In common with the great majority of Americans, the various people connected with the real estate and building interests of New York have been at once stunned and excited by the suddenness and the vast scope of the European war. Never before in the history of the world have the lives and happiness of so many people been so profoundly affected by an event for which there was so little warning. Foreign statesmen and diplomatists were only too well aware that a calamity of this kind had been threatened ever since the Balkan war upset the balance of power in Europe and betrayed the narrow, selfish and petty motives which determined the Balkan policy of the eastern European Powers. But the vast majority of the population had become so much accustomed to talk about war and preparations for it and so many war scares had flashed in the newspapers without any actual result that the final appearance of war in its most hideous, costly and dangerous aspect caught them totally unprepared. In its effect upon the western world, it is comparable literally to a social earthquake, and before it is done it may well work results upon the traditional structure of international politics analogous to those which the earthquake of 1906 worked upon the city of San Francisco. It will not merely destroy life and property, and bring ruin and suffering to millions of individuals, but it may shake down dynasties, break nations or governments to pieces, and undermine the European international system, a system which has proved incompetent to protect the peoples, whom it was supposed to shelter, against a war, which will necessarily cost so much more than it is conceivably worth, is a system which has outlived its usefulness.

But at present American citizens are rubbing their eyes, buying extras and trying to find how the war will affect their own individual and collective interests. The United States is placed in a position analogous to that in which she was placed during the Napoleonic wars. She is only a great neutral power, and as long as the war lasts the industrial, commercial and moral life of the country will be determined by its vicissitudes. Some Americans will profit enormously from the abnormal course of business. Others will suffer severely from the same cause. As soon as the problem of ocean transportation is solved, as it undoubtedly will be, American merchants will be selling huge quantities of war and food supplies to Europe; and they will have an extraordinary opportunity of building up a larger export trade with South America, the Far East and other neutral territory. On the other hand, whole sections of the country such as the South, will be hard hit by the necessarily low price at which great staples like cotton will have to be sold. What kind of a balance will be struck cannot be predicted as yet, but it is evident that people, who are not in a position to profit directly from the war will have to exercise the utmost conservatism.

Such is the situation of the real estate and building interests of New York. They will have a great deal immediately to lose as a consequence of the war and comparatively little to gain. Indeed, the Record and Guide cannot imagine any source of profits to the real estate interests of New York unless its net result should be to make New York more important as a center of international finance and trade. But any such result, if it ever occurs, will be harvested slowly. In the meantime the lending and investing market will be entirely disorganized for a long time. There will be no money with which to invest in real estate, and there will be no money to lend for speculative building operations. All new building will have to be financed by people who have enough money of their own for the need of their enterprise. Thus building, which was showing some symptoms of a revival, will almost cease. Even the city proposes to shut down on the operations, to which it is already committed, such as the new Court House. Fortunately, however, work on the Subway will not have to be suspended—which would make a great difference to the laboring population of the city.

For the sake of all concerned, it is to be hoped that the war will be of short duration. If it does not last more than three months the destruction of life and property and the disorganization of business may not go so far as to be disastrous. If, however, neither side wins a quick and decisive victory, and if the war is continued throughout the winter, the immediate economic effects will be most deplorable. The result will be a destruction of capital and the piling up of a mountain load of debt, from which the business world may not recover for a generation. Of course, the debt will not be incurred by this country, which will have so far a substantial advantage over its foreign competitors; but the American industry will be obliged to pay a much heavier price for the money which it will need for future expansion. Fortunately, however, there is a good chance that the war will be over before winter comes. Its cost will be so hideously large that in all probability the belligerents will get tired of it and will take the first good opportunity of coming to some kind of terms.

## Passing of "Newspaper Row."

Announcements made during the past few weeks indicate that in a few years the old Newspaper Row will have entirely disappeared. Two of the three newspapers which are still published on Park Row have indicated their intention of moving, so that it looks as if the World would soon be the only journal which has remained true to the classic home of the New York daily publishing business. Twenty-five years ago practically all New York newspapers had their offices on Park Row. The World, Tribune, Sun, Times, Journal, Herald, the old Daily News, the Press and the old Commercial Advertiser all published their papers from addresses on the Row. The Evening Post and Mail and Express were only a block away on Broadway. The first deserter was the Herald, which moved up to Greely Square over twenty years ago. The Times followed by appropriating Long Acre Square as its preserve. A little later Mr. Hearst bought a block facing on Columbus Circle, which he is only just improving with a modern building. The Sun is moving to another location downtown, and the Tribune has plans to follow the example of the Herald and the Times. In the meantime the Daily News had become extinct, the Commercial Advertiser had been transformed into the Globe and moved away. Only the World remains, and it may not remain indefinitely—in spite of its dome-crowned building. At any rate the newspaper business is hopelessly scattered—more so than in any other large city. A location up-town has been found to be very advantageous—particularly for morning newspapers. A journal can get far more advertising out of its building and its baseball and other similar services in case it is situated near the amusement center. An office up-town is also convenient for reporters, who are sent on assignments all over the metropolitan district.

## Objections to New Law.

*Editor of the* RECORD AND GUIDE:

In various statements reported as emanating from the Counsel of the State Factory Investigating Commission, the conflict or multiplicity of inspections is dwelt upon as the chief cause of dissatisfaction with the Labor Law and the unnecessary and objectionable features of the Law itself are passed over or belittled.

The City Authorities are working conscientiously to clear their Departments of conflict and criticism and will be aided or criticized as their work requires, but the objectionable features of the Labor Law must be removed and the enforcement of the Law as it relates

to construction, fire prevention and sanitation must be by, and only by, the City Authorities. Conflict of authority has not produced the stagnation in real estate, it is not the cause of most of the expenses incurred under the Labor Law orders. While the conflict of authority is causing trouble, it is the law itself that is complained of and in which radical changes must be insisted upon.

There must be no cessation in work for this result. The nominations for candidates for the Legislature will soon be made and candidates must be selected for their attitude in regard to the revision of this law. Determination to have the Labor Laws properly amended must be shown by all interested up to and during the next meeting of the Legislature. No factory or real estate owner, no honest workman or workwoman must abate for one minute their work for a sensible law and sensible enforcement. Building operations stopped; existing buildings empty; factories curtailed or removed will kill capital and labor in every department covered and the existing Foreign complications must be offset by the calm, common sense action of our legislature so that our home industries may be preserved and strengthened.

We can usually depend on this as even the most radical among our law makers have a way of steadying up under acute conditions and the commission and its counsel have already shown that they have their "ear to the ground" regarding the popular opinion on the existing Labor Law.

But let no one interested be lulled into quietude by generalities or by the wise but temporary cessation of the enforcement of orders, or by the delay in promulgating the rules of the various committees of the Industrial Board. The Committees of this Board have prepared rules and had hearings on same because the law requires them to. They are earnestly endeavoring to reconcile the letter of the law itself with the actual conditions existing and it is a hard and thankless job, because no matter how well they work they are bound to work great hardship unless the law is greatly amended.

The dog days of summer and the deep anxieties produced by Foreign complications interfere with and tend to postpone deep thinking and careful action on this vital subject, but the wheels must go round just the same, the selection of candidates for our legislature and Executive will soon have to be made and on these depend our salvation and our lines of defense must be strengthened and our "mobilization" continue until peace is actually secured by wise and thoughtful legislation in regard to this law. ALFRED R. KIRKUS.

### Over-Inspection.

*Editor of the* RECORD AND GUIDE:

While much has been written about over-inspection of buildings and the conflict of authority still this is such an important subject that too much stress cannot be laid upon it. At the present time "orders" are issued by several different departments, all of which means delay and expense to the property owner. There should be one department which will have the supervision of buildings.

The Bureau of Buildings at the present time has all the plans and records of old buildings. The department has the experience and is therefore more qualified to take care of the fire prevention subject as it affects buildings, than any new department which would require at least four or five years to get the proper men and accumulate the necessary experience to do what the present Bureau of Buildings could accomplish more efficiently and without additional expense. Besides, if other departments continue to have parallel jurisdiction such as they have now, with the Bureau of Buildings in the matter of plans and construction, there is bound to be conflict of authority.

On the other hand, with the heads of departments working in harmony this conflict might be reduced to a minimum, as at present. The past teaches us, however, that heads of departments having co-ordinate jurisdiction do not work in harmony. Each desires to increase rather than circumscribe his authority, and it is only by limiting that authority that harmony can be obtained. It has been found that when anything goes wrong or there is a catastrophe each department is inclined to shift its responsibility.

The lesson taught by the lamentable Triangle Waist fire was not that the danger to the worker was from the construction of the building or its design, but rather from what I will designate as "Housekeeping" or, in other words, the management and arrangement within the building itself. As will be remembered, this fire caused tremendous agitation and prejudice against buildings used for manufacturing, though it was discovered later that the particular building itself was not at fault. The danger in all legislation of this kind is that we go off "half-cocked." We give undue prominence to that which is based on some particular seed impression instead of pure reason and analysis.

Too many people have the opinion that if a building is fire resistive, of the best type, that their lives and property are safe. This feeling of safety has been reflected by the various laws on the subject of buildings which laws seek to reduce the fire loss to lives and property in buildings namely by prescribing a construction which will not burn, and fire exits without much or any regard to the management in the building.

No laws have been enacted of any consequence up to the time the new labor law under discussion, which tried to protect the occupants by rules and regulations in regard to the internal management. This first attempt is a step in the right direction and should be given more prominence by our legislators than heretofore.

Fire Commissioner Adamson is to be commended and congratulated for the attempt he is now making to place the blame of fires due to carelessness on the individual responsible. Many ignorant people blame our building construction for the $200,000,000 annual fire loss in the United States. I think some of the blame could rest there, but when it comes to fire resistive buildings no structures in the world are as well built as those in the United States, New York in particular. In Europe frame buildings are practically unknown, due to the scarcity of timber, which would naturally reduce the hazard.

I naturally advocate that all buildings should be built fire resistive and that there always be adequate means of exit; also, that in most cases where a large number of workers are employed upon inflammable goods or where such materials are stored and the occupancy is large, that the premises should be sprinkled. If lives are to depend primarily upon the proper construction of buildings and upon the means of exit, I think the result will be disappointing; we will still have loss of life in fire resistive buildings due to the occupancy rather than to the building itself. Everything possible should be done to preserve life and property and the biggest step can be taken at the present time, in my opinion, is to have regulation and inspection under one head so that authority may not be divided.

COMMON SENSE.

### Stability of Realty.

*Editor of the* RECORD AND GUIDE:

That the war conditions may not of necessity cause a paucity of mortgage money, may be a fair postulation—if indications in this true instance prove the rule.

On Friday last, July 31st, the day on which the Stock Exchange closed its doors, a Wall street man called hastily at the downtown office of a Bronx Real Estate broker and excitedly wanted immediate communication with the mortgage department. While waiting the telephone call to the Bronx branch, he explained that an investment had been offered to him in a mortgage which he desired to accept and was urgent to convert the funds, lying in his bank, into this mortgage investment without a moment's delay.

"My bank may not remain solvent, who can tell, in these times. I have no fear that the real estate security can escape from my control so readily. I prefer the latter at times like this.

"FACT."

### Important Decision.

The case of Durand and Equitable Trust Co. vs. Howard & Co., just decided by a divided bench of the United States Circuit Court of Appeals is bound to prove of more than passing interest to landlords and real estate operators.

In January last, when the United States District Court in order to conserve the rights of creditors generally appointed receivers for the solvent though financially embarrassed firm of Howard & Co., jewelers, located at Fifth avenue and 50th street, there was due and owing the landlord several months' rent in arrears. The receivers, represented by Wing & Russell, 14 Wall street, exercising their option to affirm or disaffirm the lease, elected to affirm it. It was contended that by so doing they became liable for all rent in arrears, or in the alternative subject to dispossess proceedings for the non-payment of such rent.

The court in holding that the receiver was not liable for the rent in arrears stated that the landlords in such cases had no greater right than creditors generally notwithstanding the provisions of the lease, and that to grant him such rights would in effect amount to preferring his claim to that of other creditors. It was argued that the failure to allow a landlord the right to evict would tend to seriously impair the market value of high class business property. The court did not comment on this point.

### New York House Made Over.

One walks along the streets of New York and receives the fantastic impression that some giant architect has made for the city thousands of houses in replica. These dismal brownstone buildings are so like without, and alas! so like within, that one wonders how their owners know their home one from another. I have had the pleasure of making over many of these gloomy barracks into homes for other people, and last year I made one over for myself, says a writer in Harper's Bazar.

The house is narrow in the extreme, and the secret of its successful renaissance is plenty of windows and light color and mirrors—mirrors—mirrors. It has been called the "Little House of Many Mirrors," for so much of its spaciousness and charm is the effect of skillfully managed reflections.

The remarking of the house was very interesting. I tore away the ugly street stairs and centered the entrance door in a little stone-paved courtyard, framed with a high iron railing, bordered with box trees. Through the great green front door you enter the entrance hall, a cool apartment, of ivory-paneled walls and black and white marble floor. Opposite you, as you enter, there is a wall fountain with a background of mirrors. The only gay color in this hall is in the blue and gold Chinese rug. Everything else is white, cream, dark green and black.

A glass door leads to the inner hall and stairway, which I consider the best thing in the house. Instead of the usual steep and gloomy stairway here is a graceful spiral stair which runs straight up through the center—not the side of the little hall. On the second floor there is the drawing-room, a great softly colored room full of sunshine and light. The dominant color is rose. Back of the drawing-room is the dining-room, with walls and woodwork of flat gray. The pictures are set into the wall with gray moldings. The furniture is painted gray. The rug is a glorious Chinese weaving of rose and blue and dull yellow.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## APPEALS TO OWNERS.

### The New York Hardware Association Warns Against Fire Danger.

BORELL EVANS, chairman of the Fire Prevention Committee, of the National Hardware Association of the United States, has issued from his Philadelphia office, 505 Arch street, an appeal to all property owners to guard themselves against the fire danger. He points out some menaces to property which are frequently overlooked by managers. He classifies the dangers into six different heads and a summary, and announces that the National Fire Protection Association, of 87 Milk street, Boston, will advise upon request how to organize a local chapter of the great Fire Prevention Association. Referring to exposure hazard, he said this danger from surrounding property is a heavy charge in every average city insurance survey and rate amounting often to one-third of the whole charge. Study your location and your exposure hazard thereon and the reasonable means of bettering your own property (such as fireproofing doors and windows and outside walls, extending fire walls above the roof, non-combustible roofs, etc.) so as to minimize this physical exposure hazard and consequent insurance rate.

"As to construction—A large part of your insurance survey and rate is always based on deficiency in physical construction of your property. Study this (such as unprotected vertical and horizontal openings, too large areas undivided by fire walls, concealed spaces, etc.) and ascertain how they may be reasonably remedied, and how such improvements will reduce your insurance rate.

"Protection—The best located and constructed property in the world without adequate fire alarm and extinguishing facilities on the average ultimately suffers undue fire waste, either in buildings or contents or both. A cast iron stove won't burn and it is burning up contents constantly. Study the deficiencies of your property in this respect as items in your insurance survey and rate, and better them (by installing metal waste and ash cans, fire buckets, chemical extinguishers, automatic sprinkler or standpipe, etc.) and you may find the investment highly profitable in the reduced hazard and rate.

"Occupancy—Every business has inherent in it certain dangerous fire hazard characteristics. Study the nature of your business and properly care for and isolate materials or process which may unduly occasion or accelerate fires. Such action properly taken should certainly reflect itself in a reduced insurance rate.

"Virtually all property must be heated, lighted and ventilated these days, and all this equipment, in addition to special apparatus required by almost every business, has fire hazard. Study the character of your equipment thoroughly before purchasing, and better that which you now have—all of which should reflect reduction in your insurance rate.

"Management—Keep your property clean. Half of all American fire waste comes from careless accumulation of dirt and rubbish and disorder. Teach your people cleanliness and order and organize them to detect and extinguish fire and how to call the public fire department quickly when necessity requires.

"Each one of you can apply in your factory, warehouse, apartment, or home the above correctives, which constitute the essentials of fire prevention. You can also join any other good movements in community action to carry out the above program and to study and get prepared and enforced reasonable legal regulations whereby such correctives may be demanded in the law, and finally can back up your public officials in seeing that they are applied. Insurance will be reduced and your community cost in time will become lower in life, health and property loss.

## SUBURBAN ACREAGE.

### Steady Influx of Population to the Outlying Districts Which Are Rapidly Being Built Up.

The fact that much of the acreage in the suburban New Jersey counties, in Westchester County and in the Bronx has been developed and improved is the preponderating cause of the strong demand for home sites in Nassau County, Long Island. For many years before this county had good transit facilities the other suburban territories had them with the result that they were in demand by the investing public although they were no nearer Manhattan in distance, in fact further in some instances; but, the fact they were nearer in time was the magnet that drew homeseekers to them. Real estate men point out that while these various suburban districts are still attracting homeseekers to them the southern half of Nassau County, from Hempstead to Long Beach, is a powerful and youthful rival. Investors in Long Island real estate now have better opportunities than those of a decade ago did because the territory has been brought closer to Manhattan in point of time and because the overflow of population later from Manhattan to the suburbs is greater than it ever was in the past, with the result that suburban real estate has a better market.

According to the Census Bureau, New York City is now the largest municipality in the world in size of population. London has been a thousand years or more attaining its population while New York has reached a greater population in less than a century. Its geographical position is so commanding that real estate values in and around it are impelled to grow with the growth of population and demand for residential space. The greater city embraces 287 square miles, while London comprises only 117 square miles. All of London is densely populated while New York yet has ample room to expand.

There are three remarkable circumstances just now in connection with the movement of population into Nassau County. The first is the most modern means of transportation; the second is that the county is more readily accessible than some parts of the greater city; and, the third is that the tendency to remove from city apartments to individual suburban homes is greater among the middle class of population than it has been in the past. Building operations in Manhattan indicate that the wealthy class of population are going into apartments to reside in greater percentage than heretofore. In the Park avenue neighborhood, in Riverside drive and in the vicinity of the west side of Central Park costly apartments of from nine to fourteen rooms are being built and readily rented to the wealthy. Fine private house construction is practically nil.

The south shore of Nassau County, in the last ten years, has changed from

a territory of farms to one of suburban homes completely. The latest parts of the county to figure in the housing of metropolitan population are Oceanside and East Rockaway and the influx in those places represents an overflow from Rockville Centre and Lynbrook respectively.

### SEEKING MODEL TENEMENTS.
**National Civic Federation Scouring the Country for Historical Data on Housing.**

Every real estate dealer in New York City probably will be interested in the quest that the Industrial Economics Department of the National Civic Federation is making in connection with its survey of social and industrial conditions. It is being done for the welfare of all wage earners. To this end the department through President W. G. Matha, of the Cleveland-Cliffs Iron Company, of Cleveland, O., has addressed itself to a large number of concerns asking for information about their specific establishments with particular reference to an outline which has been prepared as follows:

"The Industrial Economics Department of the National Civic Federation is conducting a survey of social and industrial conditions in the United States at the present time, as contrasted with those of about thirty years ago.

"In connection with it a special committee is making a study of employers' welfare work. This committee desires to learn what is being done for the welfare of employees in the broadest sense. In order to assist in preparing a reply which should overlook no essential point, we are sending out an outline of activities which are found in various industries and in public employments.

"It is desired also to learn the corresponding conditions in these respects about thirty years ago or as far back as your records or information may go within that period.

"Photographs (unmounted) are much desired for incorporation in the proposed permanent exhibit of the Welfare Department, which has for its purpose to provide standards applicable to different industries for those beginning such endeavors or desiring to extend lines already established. We should be glad to have such photographs available for reproduction as occasion may arise."

### Buying in New Jersey.

Significant with the fact that June and July are usually dull months in suburban real estate buying, reports for operators and dealers in the New Jersey commuting zone around about Elizabeth, have been encouraging. While the sales have not been great in numbers as compared to transactions of other years, the buying has been of a variety that shows discrimination on the part of home seeker. The speculative element has been almost entirely eliminated and in consequence the total figure of each purchase has been correspondingly higher, so that the grand total in dollars in this section has very nearly equalled sales of past years.

The opening of the several new trolley lines from Elizabeth as a starting point has had its effect in bringing some remote districts in close touch with the city center. The recent additional appropriation by the City Council to plant trees and repave some of the important thoroughfares in outlaying districts has added force to the growth. Three new streets are now being brick paved in El Mora, one of which is a county highway leading to Plainfield.

### Purchases on Long Island.

The central and southern parts of Nassau County, Long Island, were active contributors during the last week to the total of suburban real estate dealing adjacent to New York City. Most of the dealing in this country, which is immediately east of the city line, was in old established communities along the lines of electric transit, such as Hempstead, Floral Park, Oceanside and East Rockaway. Lynbrook, Rockville Centre and Freeport also displayed a satisfactory movement of real estate.

The dealing was about evenly divided between vacant and improved property. Home sites, especially in towns along the electrified branches of the Long Island Railroad and within twenty-five miles of New York, are in good demand, and many plots are being improved for occupancy.

## PRIVATE REALTY SALES.

The real estate market showed strength this week not only on account of the volume of business transacted but on account of a demand for nearly all kinds of properties. Dwellings, business properties and building sites figured in the news. A row of nine lots near Claremont Park, in the Bronx, passed into the hands of builders for improvement with flat houses. Important, also, as affecting the building market was the announcement that the contract had been let for cutting up the former New York American League Baseball Park, comprising four blocks from Broadway to Fort Washington avenue, 165th and 168th streets, owned by the New York Institute for the Blind. At an estimated cost of about $400,000 the streets will be cut through, sewers laid, and the grading and curbing, etc., that is necessary will be undertaken in order to place the property in the market for building plots. The lower part faces the subway station and there has been considerable apartment house development in the immediate vicinity which may indicate that the ultimate improvement of this property will be along the same lines.

Country properties figured prominently in the business, the more important transactions concerning valuable acreage at Garrison, N. Y., and the old Mill Neck Club property at Oyster Bay.

While business in the main in New York City concerned small properties a number of the deals lacked the element of trade which has been the characteristic of the market for some time. This situation indicating, as it does, an outlay of cash by buyers may be generally viewed with optimism. Taken all in all, the week's trading is most encouraging and indicates that real estate remains the most stable and conservative of investments and is the last to become effected, if at all, by adverse conditions.

The total number of sales reported and not recorded in Manhattan this week was 18, as against 18 last week and 18 a year ago.

The number of sales south of 59th street was 6, as compared with 4 last week and 4 a year ago.

The sales north of 59th street aggregated 12, as compared with 14 last week and 14 a year ago.

The total number of conveyances in Manhattan was 149, as against 129 last week, 16 having stated considerations totaling $368,620. Mortgages recorded this week number 77, involving $1,431,798 as against 85 last week, aggregating $1,960,258.

From the Bronx 5 sales at private contract were recorded, as against 14 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,803,441, compared with $736,056 last week, making a total since January 1 of $27,151,550. The figures for the corresponding week last year were $264,488, and the total from January 1, 1913, to Aug. 9, 1913, was $37,220,299.

### City Options School Site.

The property at the northwest corner of Lexington avenue and 22d street, has been obtained under option of purchase by the city from the owners, the Wheeler estate, Magistrate P. T. Barlow, Henry H. Jackson, and the James McCullough Farr estate, as a site for a ten-story structure for the Manhattan Trade School for Girls, now at 209-213 East 23d street. The properties form a plot 75x100. The proposition was submitted to the Board of Estimate on July 30, and was laid over until its next meeting on August 27, when action must be taken if the city wants the properties, as existing leases expire on September 1.


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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908, October 18, 1913, and January 31, 1914. We will pay 20 cents for any of these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on Aug. 12, 1914. Record and Guide Company, 119 W 40th St

### New Hospital Building.

The Williamsburg Hospital at 342 Bedford avenue, Brooklyn, for sixty years, has contracted to purchase a site for a new hospital building. The trustees have decided to buy the corner of South Ninth street and Driggs avenue, a plot 100x123.6, now occupied by the J. Henry Dick mansion. Louis C. Wills, as attorney, represented the Dick estate. No architect has been selected for the drawing of plans for the new building, as the project will not be undertaken until January 1, 1915.

### Builders Buy in Bronx.

The Carey Construction Co. bought through Arnold, Byrne & Baumann, nine lots, at the southeast corner of College avenue and 170th street, extending through to Findlay avenue, with a frontage of 50 feet in 170th street, 209 feet on College avenue and 75 feet on Findlay avenue. It has been held at $30,000 and will be improved with five-story flats.

### Loft Building in Re-sale.

John J. Tully has re-sold through Alexander Selkin and David Mintz, 213 Greene street, a six-story loft building, on plot 27.6x100. The seller acquired the property a few months ago from Dr. Julius Martinsen in exchange for the apartment houses at 1517 to 1525 Charlotte street. The buyer is the Tillman Realty Co. of Newark, N. J.

### Maiden Lane Purchase.

Harry C. Hallenbeck, of the Wynkoop - Hallenbeck - Crawford Co., has taken title from the Cronella Realty Co. to the six-story building, with store, at 130-134 Maiden lane, on plot 62x21.6, at the southwest corner of Water street. The store, basement and first loft were recently leased to Cayey Caguas Tobacco Co.

### Manhattan—South of 59th Street.

LEWIS ST.—Lowenfeld & Prager have resold to the Janow Lubelski K. U. V., a benefit society, the two 3-sty buildings at 82-84 Lewis st, on plot 40x100.

ST. MARKS PL.—E. H. Ludlow & Co. sold for M. Waldenberg 18 St. Marks pl, a 5-sty tenement, on lot 26x120, to Anna A. Bade, who gave in part payment the 3-sty dwelling, on lot 20x100, at 340 Hart st, Brooklyn.

### Manhattan—North of 59th Street.

69TH ST.—Oviedo M. Bostwick is reported to have sold 21 West 69th st, a 4-sty dwelling, on lot 20x100.5

87TH ST.—Simon Nachtigall is reported to have sold his residence at 59 East 87th st, on lot 17.2x100.8.

93D ST.—Lowenfeld & Prager have bought the 5-sty flat at 54 West 93d st, on plot 26.8x100.8, from Anna Wetzel.

98TH ST.—Maurice Brill has sold the vacant lot 25x100.11 in the north side of 98th st, 45 ft. west of Madison av, to Louis B. and H. E. Gawry. It was given in part payment for a 70-acre farm at Mount Kisco, N. Y.

101ST ST.—Daniel H. Jackson has sold the 5-sty flat, 50 East 101st st, on lot 25x100.11. He bought the property in May from Conrad Stein, who paid $20,000 for the house in a foreclosure sale the latter part of April.

102D ST.—Elmer D. Coulter sold, through Ames & Co., the 3-sty dwelling 303 West 102d st, on lot 20x80.

118TH ST.—Ennis & Sinnott bought, through D. H. Scully & Co., from Edward S. Moore, the 5-sty flat, 17 West 118th st, on lot 25x100.

125TH ST.—Patrick H. McNulty has re-sold, through Joseph F. A. O'Donnell, the 5-sty building at 31 West 125th st, on lot 20x99.11.

128TH ST.—Negotiations are reported to be in progress for the sale by Clara Israel of the three 5-sty flats at 71, 73 and 75 West 128th st, each on lot 18.9x99.11.

131ST ST.—Isabel Machin sold, through J. B. Wood, the 3-sty dwelling, 246 West 131st st, on lot 16.8x99.11.

PARK AV.—Louis P. Schein sold for O. C. Meyer, the 4-sty flat, 1503 Park av, to Henry Fuller, who gave in part payment a dwelling and 9 lots at Corona, L. I.

### Bronx.

CITY ISLAND.—Franz Marquard purchased from Charles Swan two small islands in the "Chimney Sweeps," containing about 5½ acres, a short distance northeast of City Island. The islands will be connected by bridge and the new owner will erect bungalows.

ELTON AV.—Samuel Carucci bought 810 Elton av, a 5-sty building, on plot 50x100, from P. J. Connolly, who gave in part payment a farm at Cold Spring, N. Y.

HOE AV.—Galveston Building Co., Philip Herschowski, president, has bought from the heirs of Jeremiah Sullivan, two lots 50x100 on the east side of Hoe av, 179 ft north of Freeman st.

WESTCHESTER AV.—The Charwyn Realty Co., Charles Wynne, president, has purchased from Peter H. Ryan the southeast corner of Wetchester and Taylor avs, a vacant plot 25x116.

### Brooklyn.

HINSDALE ST.—Joseph P. Day has sold the northeast corner of Hinsdale st and Liberty av, a 4-sty tenement, with stores, on lot 20x75.

SCHAFER ST.—James M. Hawley sold for R. A. Schlesing to Anna M. Meffert, the dwelling at 18 Schafer st; also for John Durmann to John Weimman 1716 Himrod st, for about $9,300.

SCHERMERHORN ST.—Godfrey H. Bachman bought from Louis I. Grimes, through Studwell & Burkhard, the 4-sty dwelling, 164 Schermerhorn st.

4TH ST.—Jerome Property Corporation has sold 363 4th st, a 4-sty apartment house on lot 22x100. for E. Snook. The buyer gave in part payment a plot 120x100 on Washington av, Rockville Centre, L. I.

36TH ST.—Meister & Bache Realty Co. has re-sold 267 36th st, a 4-sty apartment house, on lot 25x100.

63D ST.—The Alco Building Co. has sold the dwelling, 2101 63d st to Fred A. Thompson, and 2162 62d st to Olins Andreason.

WOODRUFF AV.—Henry Meyer bought from the Roslyn Court Co. the 4-sty apartmentment house, 33 Woodruff av, on plot 50x100, held at $100,000.

15TH AV.—I. Salzberg has sold for the Connelly Building Co. to I. Epstein and S. Cartin the 2-family cottage, on plot 40x100, at 4618 15th av.

### Queens.

JAMAICA.—John McGloin and John M. Wilson have bought from the Kaiser family the old Crawford Hotel property at the corner of Fulton and North Washington sts, Jamaica, on plot 40x81.

JAMAICA.—Amelia Gondeck has sold to Louise M. Andrews the 3-sty store property at 247 South st, Jamaica, and two free and clear plots—one at Park and Redmond avs, Bellemore, L. I., and the other at Albany av and Merrick road, Freeport, L. I. In exchange was given a 113-acre farm at Gay Head, Greene Co., N. Y.

LONG ISLAND CITY.—The 20th Av Co., a syndicate of up-state investors, is negotiating for the sale, through S. Albert and D. S. Crakow, of a tract of 72 lots lying on 20th and 21st avs, between Grand and Jamaica avs, and on the south side of Grand av, between 19th and 20th sts. The lots have been held at $92,000. Other property is also reported to be figuring in the deal.

ROSEDALE.—New York Suburban Land Co. has sold 80x100 on President av to Robert O. Huffman and 40x100 on Union av to George W. Clapp.

### Rural and Suburban.

CHAPPAQUA, N. Y.—Fritz J. Frank has purchased the Ora Howard property on the Hardscrabble rd, between Pleasantville and Chappaqua, consisting of about 105 acres, with a residence and outbuildings. It has been held at $40,000.

EASTHAMPTON, L. I.—The estate of Schuyler Quackenbush at Easthampton, L. I., has been sold to L. Harkness.

GARRISON, N. Y.—Stuyvesant Fish has bought 440 acres adjoining his country estate at Garrison, N. Y., from Franklin Couch, of Peekskill, and William and Charles Briggs, of Garrison.

GARRISON, N. Y.—William Church Osborn has bought 500 acres adjoining Forest Farm his country place at Garrison, N. Y. His purchases include the farms owned by Catherine Dimond, Dr. Ritchie, Jennie Dimond and Arthur Smith.

GARWOOD, N. J.—New York Suburban Land Co. has sold at Garwood, 40x100, on South av, to Miss E. Hergert; 40x100, on Locust av, to Henry Randolph; 40x125, on Spruce av, to A. F. Elliott; 60x150, on 3d av, to Joseph F. Finley, and 40x150, on 3d av, to Thomas E. Daly; also sold at Westfield, N. J., 40x100, on Aldene av, to F. A. Nagel, and 40x100, on Plainfield av, to J. F. Dougherty.

HARTSDALE, N. Y.—The Scarsdale Estates sold to P. Compton Miller, a 1-acre plot at Greenacres, Hartsdale.

HAWORTH, N. J.—Herman Arns Co. have resold for William P. Rooney the 3-sty cottage at northwest corner of Haworth av and Owatonna st, Haworth, N. J., on plot 50x125, which he recently took in trade for 104 West 95th st.

HEMPSTEAD, L. I.—Charles F. Noyes Co. has resold for Henry S. White, president, to Joseph Chapman the 4 lots in Leverich st, Ingraham Estates, Hempstead, recently taken in exchange for 228 Pearl st. Flatbush property also figured in the transaction.

HEMPSTEAD, L. I.—Samuel Weil has sold the plot about 200x160 at Fulton and Front sts, at Hempstead, L. I., to Frank E. Wettstein, who will erect a hotel.

HEMPSTEAD, L. I., etc.—Windsor Land & Improvement Co. sold at Hempstead, to D. M. Parker, Milton Clifford and Jared Barclay, each 40x100, respectively on Willow av, Kane av, and Hoffman Boulevard; and to Frederick Simon 80x100 on Kane av; at Floral Park, to E. M. Joyce and M. E. Broder each a plot respectively on Geranium av and Violet av; at Oceanside, to Hobart Taylor, 40x100, corner of Bayside and Hoke av.; and at Valley Stream, to R. W. Sherman, 40x100, corner of Merrick Road and Grove st.

LAKEWOOD, N. J.—Martin Taendler has sold a 14-acre farm near Lakewood, N. J., for J. J. Smith to William Schwartz, who gave in part payment a residence on the corner of Grant and Grafton avs, Richmond Hill, L. I.

LYNDHURST, L. I.—L. N. Nicholson & Co. sold to Philip Weber, a 9-room house in 5th st, and 9 lots for about $8,500; also to Peter Hansen, a 6-room bungalow, on plot 35x100, on Fern av, for about $2,950, and to Mrs. A. Suess, a 7-room house and ½ acre of land on Riverside av for about $2,700.

NEW CITY, N. Y. The Fox Realty Co. sold for Joseph L. Hance his farm near New City, in Rockland county, to W. L. Loveland.

OYSTER BAY, L. I.—Irving Brokaw has purchased through E. S. Willard & Co. the Mill Neck Club property, near Oyster Bay, including a residence, about 100 acres of land and a chain of lakes which have been used by the club members for fishing for many years. The property has been held at $250,000.

PEEKSKILL, N. Y.—E. E. Ballard has purchased the property of Mrs. James B. Brown, at Division and Park sts.

RIDGEWOOD, N. J.—Frank L. Bailey has sold his residence at 52 Brookside av to Martin B. Fowler through S. S. Walstrum-Gordon & Forman.

SCARSDALE, N. Y.—Fish & Marvin have sold for the Pinkney estate a portion of their property on the corner of Cushman and Fenimore rds, Scarsdale, to William H. Sage. This property adjoins the residence of Mr. Sage and will be developed in connection with his place.

SCARSDALE.—Angell & Co. sold a plot 100x150, on the Grand boulevard, for Robert Brown to Joseph Hagenauer.

WHITE PLAINS, N. Y.—William E. Morrell, Inc., sold lots 113, 114, 115, 116, Lester Hill, to Jardin Co., Inc., of New York, which will erect 4 houses.

YONKERS, N. Y.—The Westchester Land Exchange sold at Nepperhan Heights, Yonkers, to Edward Missin, 4 lots; to Helen J. Kaptanock, 2 lots; to Martin Racioppi, 2 lots; to F. E. Newcombe, 2 lots; to Miss Grace M. Bitter, 2 lots, and to Matthew Payne, 2 lots.

### Nearby Cities.

JERSEY CITY, N. J.—New Jersey Title Guarantee and Trust Co., as trustee, sold for the Oliver estate to Joseph A. Sprock and Charles H. Blohm a plot 100x100 at the southwest corner of Jackson av. and Wade st.

NEWARK, N. J.—Feist & Feist resold for Louis E. Goldfarb, the 2-sty dwelling, on plot 34x100, on the west side of Peck av, 68 ft south of 2d av, to Harrison B. Sargent.

NEWARK, N. J.—John H. Lidgerwood has purchased 491-493 Clinton av, plot 53x100, from David Brawley, who took in part payment four 2-family houses at 273, 277, 278 and 280 Hillside av, each on plot 30x100. The brokers were Louis Schlesinger, Inc., and E. E. Bond & Co.

## LEASES.

### Apartment Block Leased.

William Sperling has leased from the Oaklawn Corporation the five six story apartments, 3301-3331 Broadway, comprising the entire block front between 133d and 134th streets. The brokers were Schindler & Liebler.

### Columbia Leasehold for Trade.

Frank L. Patterson leased to Delia A. Holston, dressmaker, through the Payson McL. Merrill Co., the 4-story dwelling at 51 West 50th street. This is the first Columbia College leasehold to be taken over for business purposes since the trustees removed the restriction.

### Brooklyn Theatre Leased.

The Kingston Amusement Co. has leased through Ames & Co. from the Brooklyn Terminal Realty Co. the new Kingston Theatre in St. Johns place, near Kingston avenue, occupying a plot of eight lots. It is a 600-seat house, with an open-air annex seating 1,000.

### Manhattan.

LEON S. ALTMAYER leased a loft in 28 East 85th st to Nicholas Kapp of 157 East 85th st.

LEON S. ALTMAYER leased the 4-sty house at 60 East 86th st to P. Ehrenreich.

J. ARTHUR FISCHER leased to the Silver Lunch the store in 755 7th av; to Fischer Bros. the store in 105 West 38th st; a loft at the northwest corner of 7th av and 29th st to the B. & L. Embroidery Co.

ALBERT B. ASHFORTH, INC., closed the following commercial leases with Louisa Appel in 510 and 512 6th av: 3d floor to Gustav Baer; 4th floor to Bud Cloak & Suit Co. in conjunction with Benjamin Englander; 5th floor to Vonder Linden & Pacht; 6th floor to Philip Terry with Henry Trenkman; 7th floor to Brown, Ruff & Co., with M. & L. Hess; 8th floor to Weinberg & Levine, with Henry Trenkman; 9th floor to Frechtel Bros., with Spear & Co.; 10th floor to Roth Embroidery Co., with Fifth Ave. Bond & Mortgage Co.; 11th floor to Max Beckerman, with Spear & Co.; also leased in 9 and 11 East 40th st, the front half of the 10th floor to J. A. Richards and staff, Inc.; in conjunction with Ewing, Bacon & Henry, 7th floor to William L. Stoddart; at 142 and 144 West 29th st, the 2d floor to George Wicha, with M. & L. Hess; 3d floor to Philip Baruch; 4th floor to Greenberg & Co.; 5th floor to J. Stegman, with Heil & Stern; 6th floor to Leifer & Rosenblatt, with Joseph Levy; two-thirds of the 8th floor in 362 and 364 5th av to H. I. Gross Co., Inc., of Boston, Mass.; offices on the 10th floor at the southeast corner of 5th av and 53d st to Mlle. Lucie Cote.


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EWING, BACON & HENRY leased an apartment at 320 Central Park West to John L. Lyon.

EDWARD W. BROWNING leased space in 110 and 112 West 40th st to the Par-o-Phone Co.

JOHN J. CLANCY & CO. leased the dwelling at 359 West 57th st to Mrs. B. L. Beecher, and the dwelling at 326 West 56th st to Bessie A. Hawkins.

THE CROSS & BROWN CO. leased for the Phelps Motor Car Corporation to Whitefield Motor Car Co., Inc., the store in 236 West 59th st, and for the B. F. Goodrich Co. to the Phelps Motor Car Corporation, of Broadway and 59th st, the 5th floor in 225 and 227 West 57th st.

THE CRUIKSHANK CO. leased to Gutman Bros., hosiery and underwear, now at 452 Broadway, a store and basement containing 20,000 sq. ft. in 892 Broadway, at a total rental of about $75,000.

JAMES A. DONDERO leased the vacant plot at 190 Wooster st for James F. Smith to the Bleecker Lumber Co., of 132 Bleecker st.

DOUGLAS L. ELLIMAN & CO. leased for Miss Mary Sharswood, 149 East 72d st, a 5-sty dwelling, to George C. Clark, Jr.

DOUGLAS L. ELLIMAN & CO. leased offices in 28 East 49th st to S. Edson Gage, architect, of 340 Madison av; an apartment of 12 rooms and 4 baths at 11 East 45th st, for Orvis & Howe, managers, to Henry Evans.

DOUGLAS L. ELLIMAN & CO. leased a large corner store in the new building of the Advocate Realty Co., at the southwest corner of Madison av and 49th st, to the Fifth Avenue Linen Store, Wm. S. Kinsey & Co., of 346 Madison av; and offices in the same building to R. H. E. Elliott, contractor, of 340 Madison av.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 11 East 45th st to George E. Kline; apartments in 840 Park av to Augustus D Ledoux; in 9 East 49th st to Mrs. E. D McGrath; in 980 Madison av to Mrs' L. B. Crocker; in 122 East 82d st to Mrs. Bradford Ellsworth, and 45 West 49th st, a 4-sty house for Theodore DeWitt Moore to Miss M. M. McGuire.

THE HOUGHTON CO. leased the 4-sty house at 121 West 64th st for Mary E. Pinchot to Florinda Delgado.

THE DUFF & BROWN CO. leased for Robert Gray to Dr. H. D. Potter the 3-sty dwelling at 413 West 146th st; for W. H. Olmstead to E. Morton, 612 West 146th st, a 3-sty dwelling, and for H. W. Gaines to Mary Dempsey, 460 West 153d st, a 3-sty dwelling. For the McDermott Dairy Co. to A. Kurtzman, the store in 4602 Broadway, and for John D. Wilkins to Louis Girdansky the store in 1784 Amsterdam av.

THE DUROSS CO. leased the 3-sty dwelling at 410 West 18th st for the Prudential Real Estate Corporation to Mrs. Mary McShane for 3 years, and the 3-sty house at 314 Mosholu pkway for Frank L. Goldman to John H. Duffy for 1 year with an option to purchase.

B. FLANAGAN & SON rented the 4-sty dwelling at 36 West 97th st for Miss Catherine Leary and the 3-sty residence at 45 West 97th st to Nelson Burnap.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., and Stephen H. Tyng, Jr., Co. leased the top floor in 470 4th av to the Reciprocal Jobbers, Inc.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., rented space in 103 5th av to Jos. Balesh & Bros.; and in 99 and 101 5th av to Borgenicht & Davis, of 101 5th av, and the Hand Embroidery Co., of 101 5th av.

HARRIS & VAUGHAN rented the upper part of the building, 2307 Broadway, to the Metropolitan School of Dancing at an aggregate rental of about $15,000.

M. & L. HESS, INC., leased for the 45th St. Realty Co., the westerly store at 7-9-11 West 45th st, to Edwin S. Gorham, publisher and importer of books, of 37 East 28th st, for 10 years, at an aggregate rental of about $75,000; also the building at 238 4th av to A. L. Lusthaus at an aggregate rental of about $50,000.

THE HOUGHTON CO. has leased for Celia I. Block, the 5-sty dwelling at 525 West 113th st.

THE HOUGHTON CO. leased the 4-sty dwelling at 62 West 95th st to Rozella Kennedy for the Romney Realty Co.

JAMES KYLE & SONS rented the 3-sty private house, 682 Lexington av, for Dr. John A. McCreery; the 3-sty house, 357 East 49th st, to the New York Association of the Blind, of 111 East 59th st.

SOL. LOWENFELD rented the ground floor in 24 East 116th st to a Mr. Bressman for a dressmaking establishment.

SAMUEL H. MARTIN leased for the estate of Charles Garneau the two 4-sty dwellings at 161 West 64th st to Margaret Kearney and 167 West 64th st to Frank N. Edwards.

PEASE & ELLIMAN rented for the Estate of Russell Sage the 4-sty house at 37 East 65th st to George A Legg; for the Misses Griffith to Leonard & O'Neill, dressmakers, of 65 West 52d st, the 4-sty house at 19 West 56th st; for the Marbrick Realty Co. to Gabriel & Co., a store at 2815 Broadway; apartments in 116 East 58th st to Mrs. Robert Stafford, of the Hotel Imperial, and in the same house, through Payson McLean Merrill, to William Rand, Jr.; in 804 West 180th st to A. F. Grunen, F. Montgomery and R. Hohenstein; in 123 Riverside drive to J. P. O'Donnell, and in 465 Central Park West to W. Kunstler; in 105 East 15th st to L. B. Wade and F. L. Blanchard; in 11 West 37th st to Paul Mottelay; in 146 East 49th st to Schuyler M. Meyer, and to A. M. Walker; in 24 West 59th st to Stoddard Hancock, and in 144 East 40th st to F. E. Wallis; in Park av and 77th st to Francis J. Danforth and to R. M. McMullen; in 146 East 49th st to Newell Martin; in 27 East 62d st to Mrs. Belle W. Carstairs; in 157 West 79th st for the Sperry & Hutchinson Co., to A. M. Augustein; in 226 to 236 West 70th st for the 230 West 70th St. Co. to L. R. Stark; in the "Dorilton," at Broadway and 71st st, for the F. R. Wood, W. H. Dolson Co., to Alexander K. Hone; in 422 West End av for the "Remco," to F. Case; in 24 West 59th st for Charles M. Butler to Charles J. Fisk; in 112 Waverly pl for Mrs. Florence Scovel to J. A. Jaeger; in 20 East 60th st for I. C. Alcott to M. J. Gramont; in 25 Fort Washington av to Arthur W. Middleton; in 411 West 114th st to the Misses Walker & Edgerly; in 56 West 11th st to Margaret A. Hogan; in 146 East 49th st to Arthur Barnwell; in 200 West 58th st to Samuel Blumenthal; in 116 East 58th st to John C. Powers; in 829 Park av to Walter W. Stokes; in 110 Riverside drive to George W. Elliott, and in 29 East 62d st to James P. Knight.

PEASE & ELLIMAN leased at 55 Liberty st, offices to the Lehigh Valley R. R. Co. and to Thomas E. O'Shea; Blair & Nathan; George J. Kobusch; W. T. Van Brunt; John P. Hallihan; and additional space to the White Investment Co.; also leased apartments: In 110 Riverside Drive to Alpheus P. Riker; in 73 East 92d st to Henry Ruhlender; in 105 East 15th st, to Mrs. E. Bassett; in 56 West 11th st, to Elva O. McLennan, in 138 East 40th st, for Dr. George V. Foster, to Mrs. Elizabeth Crosby; and in 230 West 79th st., for Paterno Brothers, to C. J. Oppenheim, Jr., in "Marquand House," at 68th st and Madison ave, to H. B. Baldwin; and a store in 140 Amsterdam ave for Benjamin M. Menke to Joseph Slutsky.

WILLIAM B. MAY & CO. leased for Louis B. Rolston of the law firm of Turner, Rolston & Horan, his residence, a 4-sty house at 19 West 51st st, for 5 years to Mme. Blantain, dressmaker.

A. W. MILLER & CO. leased for the Karsch Estate 260 West 54th st, a 4-sty dwelling; for Felix A. Donnelly 269 West 52d st, a 3-sty dwelling.

THE S. H. RAPHAEL CO. leased for Mary F. Dodge to The Paramount Contracting Co., Ltd., of 53 West 125th st, 231 Lenox av, a 4-sty building, for 10 years. The lessee will alter the building for business purposes.

SHAW & CO. leased for Elizabeth Irwin the 3-sty dwelling at 131 West 127th st to Edward T. Bruen.

SHAW & CO. leased for Wm. S. Young the 3-sty dwelling at 220 West 131st st, to Wilfred J. Smith.

SHAW & CO. leased for Henry Presser the 3-sty dwelling at 302 West 138th st to Julia Spillane; for Silverhorn Estate the 5-sty building at 152 and 154 West 127th st for a storage warehouse.

SHAW & CO. leased for Salina H. Block the store in 2366 8th av to Mary Klein.

LEON S. ALTMAYER leased for Edgar A. Levy the 11th floor at 150 West 79th st.

SLAWSON & HOBBS leased for W. E. D. Stokes to R. J. Moore the 4-sty dwelling at 337 West 86th st and for the Estate of Seaman Lichtenstein the dwelling at 14 West 74th st to J. C. Sands.

WILLIAM R. WARE leased for Louis T. and Gerard Romaine, the dwelling 142 West 94th st to Christopher Lucken; for Benjamin F. Romaine, 148 West 94th st to Charles Griffin; for Jennie G. Baird, 63 West 83d st, to Jennie G. Scott; for Alexander C. Postley, 266 West 93d st, to Louis Smyth, and for Joseph H. Myers, 176 West 76th st, to Nellie Hamill.

THE J. P. WHITON-STUART CO. rented for Mrs. Edward Leverich her residence at 30 East 60th st to James R. Ely.

## Bronx.

RICHARD DICKSON leased for the Morris Graham Construction Co. to the Northern Leasing & Realty Corporation 1461 and 1463 Webster av, for 5 years.

JOSEPH KAPLAN leased for H. Bernstein the four 5-sty flats at 1656 to 1662 Washington av, southeast corner of 173d st, to Isidor Marchkowitz for 3 years at an aggregate rental of about $40,000.

## Brooklyn.

AT THE BUSH TERMINAL several new leases have been executed recently. Some of these were for additional space to existing tenants, but the greater number covered new tenancies. Among those increasing their space were Deering, Milliken & Co., 21,000 ft.; Bloom & Keller, 10,500 ft.; the French Kreme Co., 6,000 ft., and Reuckheim Brothers & Eckstein. New leases are the Freedman Skirt Co., building 20; the American Gown Co., building 19; the Terminal Match Co., building 1; Tablux Limited, Inc., building 1; the Donnelly Motor Equipment Co., building 17, and Christo Georgiades & Co., building 19.

THE CROSS & BROWN CO. leased for Benjamin H. Roth to the Phelp Motor Car Corporation the building at 1501 Bedford av.

## Suburban.

CHARLES FIELD GRIFFEN & CO. rented for Frank R. Lawrence his country seat at Milton Point, Rye, N. Y., to S. Morton.

PAYSON McL. MERRILL CO. leased for Frank E. Sweetser his property in the Great Neck Estates, L. I., to F. N. Kollock, Jr.

FISH & MARVIN and Worthington Whitehouse leased the property of Edmund S. Sinclair at Premium Point, New Rochelle, known as Oak Island.

PEASE & ELLIMAN leased for John K. Berry his farm of 45 acres, with a modernized colonial house, in the Clapboard Ridge section of Greenwich, Conn., to Mrs. A. Sahlein.

THE SCARSDALE ESTATES leased a house in Colvin place, Greenacres, to F. Bramhill Geddes.

S. S. WALSTRUM-GORDON & FORMAN leased for Mrs. Marion A. Williamson her dwelling at 126 Monroe st, Ridgewood, N. J., to Thomas Hassett.

THE WESTCHESTER LAND EXCHANGE rented the residence of F. C. Jerome on Circle rd, Scarsdale, to C. T. Briggs.

WORTHINGTON WHITEHOUSE and Cross & Brown leased to Mrs. Edward S. Smith Ralph H. Ellis's property in Meadowbrook Park, Westbury, L. I., consisting of about 25 acres, with large frame house, stables, garage and outbuildings.

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

### Conveyances.

| | 1914 July 31 to Aug. 6 | 1913 Aug. 1 to 7 |
|---|---|---|
| Total No. | 149 | 119 |
| Assessed value | $6,774,500 | $6,006,100 |
| No. with consideration | 16 | 19 |
| Consideration | $368,626 | $617,540 |
| Assessed value | $422,000 | $1,402,000 |

| | Jan. 1 to Aug. 6 | Jan. 1 to Aug. 7 |
|---|---|---|
| Total No. | 4,618 | 5,136 |
| Assessed value | $305,492,908 | $307,744,072 |
| No. with consideration | 502 | 750 |
| Consideration | $20,603,440 | $30,635,635 |
| Assessed value | $21,371,421 | $33,436,162 |

### Mortgages.

| | 1914 July 31 to Aug. 6 | 1913 Aug. 1 to 7 |
|---|---|---|
| Total No | 77 | 77 |
| Amount | $1,431,798 | $2,889.219 |
| To Banks & Ins. Cos. | 21 | 9 |
| Amount | $683,500 | $1,447,600 |
| No. at 6% | 29 | 41 |
| Amount | $521,071 | $1,030,419 |
| No. at 5½% | ..... | 4 |
| Amount | ..... | $1,331,000 |
| No. at 5% | 24 | 15 |
| Amount | $601,000 | $275,000 |
| No. at 4½% | 5 | ..... |
| Amount | $37,250 | ..... |
| No. at 4% | ..... | ..... |
| Amount | ... | .... |
| Unusual rates | 1 | .... |
| Amount | $1,352 | |
| Interest not given | 18 | 17 |
| Amount | $271,125 | $252.800 |

| | Jan. 1 to Aug. 6 | Jan. 1 to Aug. 7 |
|---|---|---|
| Total No. | 2,740 | 3,305 |
| Amount | $83,907,510 | $134,358,259 |
| To Banks & Ins. Cos. | 612 | 887 |
| Amount | $36,607,730 | $79,708,250 |

### Mortgage Extensions.

| | July 31 to Aug. 6 | Aug. 1 to 7 |
|---|---|---|
| Total No. | 38 | 25 |
| Amount | $3,232,350 | $622,000 |
| To Banks & Ins. Cos. | 15 | 1 |
| Amount | $1,917,000 | $15,000 |

| | Jan. 1 to Aug. 6 | Jan. 1 to Aug. 7 |
|---|---|---|
| Total No. | 1,350 | 1,236 |
| Amount | $72,360,210 | $48,272,052 |
| To Banks & Ins. Cos. | 467 | 410 |
| Amount | $45,077,060 | $27,329,700 |

### Building Permits.

| | 1914 Aug. 1 to 7 | 1913 Aug. 1 to 8 |
|---|---|---|
| New buildings | 12 | 15 |
| Cost | $2,001,750 | $2,132,650 |
| Alterations | $199,067 | $236,110 |

| | Jan. 1 to Aug. 7 | Jan. 1 to Aug. 8 |
|---|---|---|
| New buildings | 303 | 417 |
| Cost | $31,052,940 | $41,369,465 |
| Alterations | $8,088,961 | $8,877,250 |

## BRONX.

### Conveyances.

| | 1914 July 31 to Aug. 6 | 1913 Aug. 1 to 7 |
|---|---|---|
| Total No. | 128 | 502 |
| No. with consideration | 13 | 14 |
| Consideration | $53,882 | $223,738 |

| | Jan. 1 to Aug. 6 | Jan. 1 to Aug. 7 |
|---|---|---|
| Total No. | 4,115 | 4,893 |
| No. with consideration | 321 | 502 |
| Consideration | $4,324,125 | $4,227,230 |

### Mortgages.

| | 1914 July 31 to Aug. 6 | 1913 Aug. 1 to 7 |
|---|---|---|
| Total No. | 78 | 387 |
| Amount | $601,422 | $803,459 |
| To Banks & Ins. Cos. | 8 | 7 |
| Amount | $99,500 | $89,000 |
| No. at 6% | 37 | 31 |
| Amount | $293,348 | $157,602 |
| No. at 5½% | 8 | 4 |
| Amount | $23,000 | $16,500 |
| No. at 5% | 12 | 337 |
| Amount | $133,000 | $526,700 |
| Unusual rates | 2 | 1 |
| Amount | $874 | $957 |
| Interest not given | 19 | 14 |
| Amount | $151,200 | $101,700 |

| | Jan. 1 to Aug. 6 | Jan. 1 to Aug. 7 |
|---|---|---|
| Totol No. | 2,642 | 3,657 |
| Amount | $22,951,283 | $28,235,253 |
| To Banks & Ins. Cos. | 263 | 261 |
| Amount | $5,096,351 | $4,673,641 |


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**Mortgage Extensions.**

| | July 31 to Aug. 6 | Aug. 1 to 7 |
|---|---|---|
| Total No. | 9 | 17 |
| Amount | $146,000 | $491,750 |
| To Banks & Ins. Cos. | 1 | 3 |
| Amount | $15,000 | $39,350 |

| | Jan. 1 to Aug. 6 | Jan. 1 to Aug. 7 |
|---|---|---|
| Total No. | 474 | 371 |
| Amount | $9,493,450 | $6,868,830 |
| To Banks & Ins. Cos. | 85 | 71 |
| Amount | $2,613,400 | $2,169,850 |

**Building Permits.**

| | 1914 July 31 to Aug. 6 | 1913 Aug. 1 to 7 |
|---|---|---|
| New Buildings | 10 | 8 |
| Cost | $468,325 | $232,600 |
| Alterations | $10,950 | $8,173 |

| | Jan. 1 to Aug. 6 | Jan. 1 to Aug. 7 |
|---|---|---|
| New Buildings | 514 | 620 |
| Cost | $12,505,532 | $16,748,906 |
| Alterations | $807,590 | $727,518 |

## BROOKLYN.

**Conveyances.**

| | 1914 July 30 to Aug. 5 | 1913 July 31 to Aug. 6 |
|---|---|---|
| Total No. | 521 | 462 |
| No. with consideration | 46 | 62 |
| Consideration | $279,796 | $229,605 |

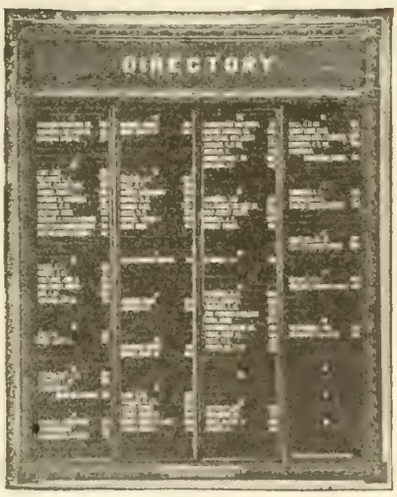
| | Jan. 1 to Aug. 5 | Jan. 1 to Aug. 6 |
|---|---|---|
| Total No. | 14,601 | 14,799 |
| No. with consideration | 1,493 | 1,335 |
| Consideration | $9,647,944 | $7,699,487 |

**Mortgages.**

| | 1914 July 30 to Aug. 5 | 1913 July 31 to Aug. 6 |
|---|---|---|
| Total No. | 424 | 340 |
| Amount | $1,897,548 | $1,098,021 |
| To Banks & Ins. Cos. | 67 | 54 |
| Amount | $716,750 | $254,358 |
| No. at 6% | 208 | 208 |
| Amount | $578,655 | $492,906 |
| No. at 5½% | 93 | 68 |
| Amount | $714,000 | $396,287 |
| No. at 5% | 87 | 41 |
| Amount | $505,950 | $141,958 |
| Unusual rates | 11 | ..... |
| Amount | $22,341 | ..... |
| Interest not given | 25 | 23 |
| Amount | $76,602 | $66,870 |

| | Jan. 1 to Aug. 5 | Jan. 1 to Aug. 6 |
|---|---|---|
| Total No. | 10,738 | 10,668 |
| Amount | $45,825,446 | $42,397,435 |
| To Banks & Ins. Cos. | 2,196 | 2,456 |
| Amount | $17,443,379 | $16,121,515 |


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**Building Permits.**

| | 1914 July 30 to Aug. 6 | 1913 Aug. 1 to 7 |
|---|---|---|
| New Buildings | 64 | 49 |
| Cost | $539,485 | $1,057,550 |
| Alterations | $64,225 | $60,480 |

| | Jan. 1 to Aug. 5 | Jan. 1 to Aug. 7 |
|---|---|---|
| New buildings | 3,014 | 2,228 |
| Cost | $27,667,480 | $19,772,165 |
| Alterations | $1,856,687 | $2,429,206 |

## QUEENS.

**Building Permits.**

| | 1914 July 30 to Aug. 5 | 1913 Aug. 1 to 7 |
|---|---|---|
| New buildings | 100 | 48 |
| Cost | $317,725 | $202,625 |
| Alterations | $8,070 | $27,925 |

| | Jan. 1 to Aug. 5 | Jan. 1 to Aug. 7 |
|---|---|---|
| New buildings | 3,058 | 2,690 |
| Cost | $13,942,353 | $9,640,741 |
| Alterations | $730,112 | $817,623 |

## RICHMOND.

**Building Permits.**

| | 1914 July 30 to Aug. 5 | 1913 Aug. 1 to 6 |
|---|---|---|
| New buildings | 22 | 18 |
| Cost | $43,365 | $23,913 |
| Alterations | $2,070 | $11,160 |

| | Jan. 1 to Aug. 5 | Jan. 1 to Aug. 6 |
|---|---|---|
| New buildings | 777 | 635 |
| Cost | $1,333,420 | $1,329,062 |
| Alterations | $150,841 | $171,350 |

## REAL ESTATE NOTES.

DUROSS CO. has been appointed agent for 783 Washington st and 252 West 14th st.

HERMAN ARNS CO. has negotiated a first mortgage loan of $24,000 for L. J. Creegan on 202-204 West 28th st.

LEON S. ALTMAYER has placed a $15,000 first mortgage loan at 5 per cent. on 206-208 East 56th st.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD, Inc., have been appointed agents for 150-156 Lafayette st.

M. M. HAYWARD & CO. have beeen appointed agents for 8 West 91st st, 942 Columbus av, 156 West 100th st, and 556 9th av.

ALBERT B. ASHFORTH, INC., has been appointed agent for 142-144 West 29th st, 32 West 32d st and 41 West 35th st.

SAMUEL H. MARTIN has been appointed agent of the two 5-sty apartment houses 145-147 West 60th st.

FOXHALL P. KEENE has taken title from Sara J. Keene, widow of James R. Keene, to the 7-sty apartment house at the southwest corner of 9th av and 57th st.

BRYAN L. KENNELLY sold at auction last Saturday for W. W. Farley, State Excise Commissioner, 125 lots at Binghamton, N. Y., which brought prices ranging from $250 to $350 each.

WILLIAM J. ROOME & CO., INC., have been appointed agents by the Gotham Mortgage Co. of the "Cherokee Court," Washington av and 179th st; also of 769 2d av and 328 East 74th st.

J. ROMAINE BROWN CO. has been appointed agent by the Hudson Mortgage Co. for the two 6-sty apartment houses, "Northdale" and "Southdale," occupying the block on the east side of Northern av, from 178th to 179th st.

JOHN R. SLATTERY has acquired title from Grace N. Prentice to the 4-sty dwelling, 313 West 83d st. He is the owner of 309 and 315 and his holdings are now separated by a 16.8 ft. dwelling at 311, owned by William Vail.

SECURED HOLDINGS CO., Louis S. Cohn, Thomas J. Lewis and E. Wickham, directors, is the buyer of the "Eldorado" apartment house on Central Park West, between 90th and 91st sts, sold last week through the F. R. Wood-W. H. Dolson Co.

CHARLES A. THOMPSON, as special master, will conduct a sale by auction of 2,215 acres of land in the Kearney meadows, Hudson and Bergen counties, New Jersey, on Thursday, August 27, in a suit by the Guaranty Trust Co. against the Newark Meadows Co. to foreclose a mortgage made to secure an issue of bonds amounting to $2,000,000.

SMITH & PHELPS have placed a first mortgage loan for Robert J. Moorehead of $30,000 at 5 per cent on the 5-sty apartment house, 429 East 160th st; also for J. Lawrence Davis, $1,800 on the vacant plot 50x100 at the southwest corner of Hobart and Buhre avs and $1,700 on the plot 50x100 at southeast corner of Hobart and Buhre avs.

48TH ST. CO., Henry Claman, president, took title on Thursday to the St. James Presbyterian Church property in West 51st st, which it recently purchased through the Herman Arns Co. The church building is now being removed, and the construction of a 6-sty elevator apartment house, from plans prepared by Gronenberg & Leuchtag, will immediately be started.

M. MORGENTHAU, JR., CO., obtained for Henry Ruhnstruck from the estate of Emilie R. Rogers a first mortgage loan of $80,000 at 5 per cent. for 5 years on the southeast corner of Maiden lane and Nassau st. The same firm sold at auction last Saturday the plot 90x140 in the north side of South st, between Neilson av and Rue de St. Felix, Ostend, Far Rockaway, L. I., to Gustave Heidelberg for $5,400.

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

MARCELLUS W. DYER—639 West 142d st, $12,500; 610 West 142d st, $10,000.

JULIA H. WORTHINGTON—73-75 Dey and and 178 Washington st, one-half interest valued at $40,000.

JACOB HOROWITZ—81 Catherine st, $25,000; 8 Ludlow st, $30,000; 56 East 106th st, $24,000; 1321 5th av, $42,000.

## OBITUARY

THOMAS J. CREAMER, State Tax Commissioner, died on Tuesday at the Post Graduate Hospital, of an abscess in the throat. For half a century he had been prominent in local politics and identified with many important public improvements. He was associated with Mr. Andrew H. Green in forming Greater New York and introduced the bills creating Riverside and Morningside parks, the widening of Broadway from 32d to 59th st, and for a new charter for New York. Mr. Creamer was head of the Young Democracy that fought William H. Tweed and was active in various reform moves. He was Tax Commissioner under Governors Flower, Sulzer and Glynn.

MAX BERNSTEIN, a real estate operator of 781 Lafayette av, Brooklyn, with offices at 55 Liberty st, Manhattan, died on Saturday in a room at Grey's Hotel, Surf av and West 22d st, Coney Island.

JOHN H. KATHMEYER, 62 years old, a real estate operator of Brooklyn, died at his home, 167 Dean st, of Bright's disease.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

This week's auction market furnished several interesting transactions involving valuable properties sold under foreclosure. The Mutual Life Insurance Company, as plaintiff, became the owner of the Hudson Building, at 32 and 34 Broadway, through to 69 and 71 New street, a twelve-story office structure on a plot 53.3x200, which was sold for $825,000, more than $28,000 below the judgment. It is one of the oldest office buildings in the downtown section and was acquired by the Hudson Building Company in 1895. It is just south of the plot which is to be improved with an arcade by the Standard Oil Company. The Middletown Savings Bank, as plaintiff, bought the Barney Court Apartment at the northwest corner of Audubon avenue and 177th street for $135,000, as a result of an action brought against the New York Real Estate Security Company to cover a judgment of $145,627 and back taxes amounting to $4,017. An unusual transaction concerned the dwelling at 73 East 124th street which went to David Jacobson for $6,450. The judgment under which the sale was conducted amounted to over $12,000.

An important corner in the Pennsylvania Terminal district on a plot 82.6 x100 at the southwest corner of Sixth avenue and 31st street, formerly occupied by Mahler's Department store, is to be sold at foreclosure proceedings in the latter part of the month as the result of two actions. One is scheduled for Aug. 27, and the other for the following day. The judgment sought to be recovered is $23,223 together with taxes, etc., amounting to $5,081.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 7, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Columbia st, 75½ (*)**, ws, 60 n Rivington, 20x49.8, 5-sty bk tnt & strs; due, $13,025.99; T&c, $700.81; Abel King et al. 12,000


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REPAIRS

**Front st, 359** (*), ss, 200 w Jackson, 25x140 to South (No 382), 2-6-sty bk tnts & strs; due, $25,130.83; T&c, $1,585.14; Josephine E Carpenter. 25,000

**East Broadway, 311** (*), ss, 240.3 e Scammel, 25.1x78.10x24.10x79.3, 4 & 5-sty bk club house; due, $26,165.52; T&c, $604.38; Ella S Hopkins. 21,000

**10TH st, 31-3 E,** ns, 204.3 e University pl, 44.5x94.9, 8-sty bk loft & str bldg; due, $136,562.47; T&c, $2,588.84; Susanna S Minturn, deft. 110,000

**24TH st, 43-7 W** (*), ns, 200.6 e 6 av, 62.6 x98.9, 12-sty bk loft & str bldg; due, $30,-124.27; T&c, $3,895; sub to 1st mtg of $305,-000 Max Kohre. 307,000

**70TH st, 228 E,** ss, 155 w 2 av, 25x100.4, 4-sty stn tnt; action 1 adj Sept10.

**70TH st, 230 E,** ss, 130 w 2 av, 25x100.4, 4-sty stn tnt; action 2; adj Sept10.

**70TH st, 232 E,** ss, 105 w 2 av, 25x100.4, 4-sty stn tnt; action 3; due, $16,921.01; T&c, $396; adj Sept10.

**76TH st, 116 W** (*), ss, 185.1 w Col av, 20x102.2, 4-sty & b stn dwg; due, $9,904.62; T&c, $1,365.22; sub to a 1st mtg of $20,000; Julia W Little (corrects error in issue of June27, when amount was missing). 31,400

**102D st, 108 E,** ss, 105 e Park av, 25x100.11, 5-sty bk tnt; due, $11,865.05; T&c, $320.10; American Mtg Co. 10,000

**112TH st, 26-30 W** (*), ss, 389 w 5 av, 90x100.11, 3 5-sty bk tnts; due, $15,634.38; T&c, $1,112.70, sub to pr mtgs aggregating $75,000; Bernard Galewski. 78,682

**Claremont av, 140** (*), es, 300 n 122d, 75 x115.3x75.3x121.2, 6-sty bk tnt; due, $2,-258.83; T&c, $1,500; sub to mtgs aggregating $145,000 & a judgment for $15,217.21; Jos Joffe. 147,000

**Madison av, 220** (*), ws, 37.6 n 36th, 28.4x95, 5-sty & b bk dwg, 3-sty ext; due, $149,-846.16; T&c, $2,872; Metropolitan Life Ins Co. 120,000

HENRY BRADY.

**93D st, 167 W** (*), ns, 151 e Ams av, 17x88.6x17x89.3, 3-sty & b stn dwg; due, $17,-027.14; T&c, $670; Alfred W Kiddle, exr. 17,400

**127TH st, 58 E** (*), ss, 93 e Madison av, 17x76, 3-sty & b stn dwg; due, $11,260.68; T&c, $288.20; Emma L Chadwick. 7,500

**Audubon av, 240-6** (*), nwc 177th (No 551), 94.11x100, 6-sty bk tnt; due, $145,-627.28; T&c, $4,017.78; Middletown Savgs Bank. 135,000

SAMUEL MARX.

**124TH st, 73 E,** ns, 107.6 w Park av, 17.6 x100.11, 3-sty & b stn dwg; due, $12,028.15; T&c, $319.50; David Jacobson. 6,450

M. MORGENTHAU JR. CO.

**101ST st, 50 E** (*), ss, 75 e Mad av, 25x100.11, 5-sty bk tnt & strs; due, $21,279.22; T&c, $453.18; Conrad Stein et al, exrs (corrects error in issue of May2, when amount appeared as $20.00). 20,000

**Broadway, 32-4** (*), es, 322.7 s Exch pl, 53.3x206 to New (Nos 69-71), x40.4x197, 16 & 17-sty bk office bldg; due, $853,590.27. T&c, $——; Mutual Life Ins Co of N Y. 825,000

DANIEL GREENWALD.

**82D st, 18 E,** ss, 119 w Madison av, 26x202.2, 4 & 5-sty & b stn dwgs; Sheriff's sale of all right, title, &c; Edw Keale. 125

**158TH st, 522-8 W, on map 522-6 W,** ss, 350 w Ams av, 100x99.11, 2-6-sty bk tnts; adj Sept6.

| | |
|---|---|
| Total | $1,731,375 |
| Corresponding week 1913 | 164,538 |
| Jan 1, 1914 to date | 23,018,043 |
| Corresponding period 1913 | 28,270,040 |

## Bronx.

The following are the sales that have taken place during the week ending Aug. 7, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**145TH st E** (*), ss, 150 w St Anns av, 24.6x99.11, vacant; due, $2,826.67; T&c, $223.11; Caroline M Behnken. 2,500

**215TH st, 708 E** (*), ss, 175 w Holland av, 25x125; due, $4,883.69; T&c, $363.34; T&c, $2,721.57; David Stevenson Brewing Co. 3,500

HENRY BRADY.

**Beck st, 841** (*), ws, 310 n Longwood av, 40x100, 5-sty bk tnt; due, $29,599.45; T&c, $994.30; Workman's Sick & Death Benefit Fund of the U S of A. 25,000

**237TH st** (*), ns, 100 w Martha av, 100x100, vacant; due, $3,904.08; T&c, $187.58; Jno McGonegal. 7,266

**Park av, 4121-5** (*), ws, 108 n 175th, 72 x307.6 to Webster av (Nos 1818-24), x83.6 x—, 1-sty bk factory & garage; due, $31,-158.87; T&c, $2,730.54; Edgar S Appleby et al. 30,000

JACOB H. MAYERS.

**Hunt av** (*), es, 823.2 s Bronxdale av, 24.10x100; due, $4,034.27; T&c, $204.57; Karoline Behrens. 3,800

GEORGE PRICE.

**Briggs av, 2751** (*), ws, 100 n 196th, 20x90, 3-sty bk dwg; due, $1,431.69; T&c, $225; Marian H Erbacher et al (corrects error in last issue, when No was 275). 6,750

CHAS. A. BERRIAN.

**Jerome av,** es, whole front between 164th and 165th sts, runs n466.5xe189.1xs167.1xse195.2xs202.11xw125.10 to beg; also JEROME AV, sec 164th, runs s201.7xe25xne138xn174.7xw133.6 to beg, vacant; adj sine die.

| | |
|---|---|
| Total | $72,066 |
| Corresponding week 1913 | 99,950 |
| Jan 1, 1914 to date | 4,133,507 |
| Corresponding period 1913 | 8,812,658 |

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## Brooklyn.

*The following are the sales that have taken place during the week ending Dec. 5, 1914, at the Brooklyn Salesroom, 189 Montague Street.*

JAMES L. BRUMLEY.

61ST ST, ns, 380 w 11 av, 20x100; withdrawn ...

66TH ST, 1957 (*), nes, 204 nw 20 av, 17x100, T Henry Howes) ... 3,000.00

66TH ST, 1959, nes, 187 nw 20 av, 17x100, Lawyers Mtg Co ... 3,000.00

76TH ST, ns, 106 w 14 av, 22.8x100; Action 5, Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 122.8 w 14 av, 22.8x100; Action 6; Lawyers Mtg Co ... 3,600.00

76TH ST, ns, 145.4 w 14 av, 22.8x100, Action 7; Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 168 w 14 av, 22.8x100, Action 8; Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 190.8 w 14 av, 22.8x100; Action 9, Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 113.4 w 14 av, 22.8x100; Action 10; Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 236 w 14 av, 22.8x100; Action 11; Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 258.8 w 14 av, 22.8x100; Action 12; Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 281.4 w 14 av, 22.8x100; Action 13; Lawyers Mtg Co ... 3,500.00

77TH ST, ns, 304 w 14 av, 22.8x100; Action 14; Lawyers Mtg Co ... 3,500.00

77TH ST, ns, 326.8 w 14 av, 22.8x100; Action 15; Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 349.4 w 14 av, 22.8x100; Action 16; Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 371.10 w 14 av, 22.8x100; Action 17; Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 394.8 w 14 av, 22.5x100; Action 18; Lawyers Mtg Co ... 3,500.00

76TH ST, ns, 417.1 w 14 av, 22.11x100; Action 19; Lawyers Mtg Co ... 3,500.00

77TH ST (*), ns, 155.4 w 14 av, 22.8x100; Geo B Covington ... 3,600.00

77TH ST (*), ns, 190.8 w 14 av, 22.6x100; Edgar J Phillips et al; Action 10 ... 3,500.00

77TH ST (*), ns, 213.2 w 14 av, 22.1x100; same; Action 2 ... 3,500.00

77TH ST (*), ns, 236 w 14 av, 22.8x100; same; Action 3 ... 3,600.00

77TH ST (*), ns, 258.8 w 14 av, 22.8x100; same; Action 4 ... 3,600.00

77TH ST (*), ns, 303.10 w 14 av, 22.10x100, Rebecca R Schmidt ... 3,000.00

77TH ST (*), ns, 349.4 w 14 av, 22.8x100; Sarah Salmon ... 3,500.00

77TH ST (*), ns, 394.8 w 14 av, 22.8x100; Maret E De Winter ... 3,500.00

77TH ST (*), ns, 417.4 w 14 av, 22.8x100; Jas Arthur ... 3,700.00

77TH ST (*), ns, 122.8 w 14 av, 22.8x100; Edw S Keller ... 3,500.00

77TH ST (*), ns, 372 w 14 av, 22.8x100; Gertrude Keller ... 3,500.00

77TH ST (*), ns, 140 w 14 av, 22.8x100; Lawyers' Mtg Co ... 3,500.00

77TH ST (*), ns, 326.8 w 14 av, 22.8x100; Kings County Trust Co ... 3,500.00

77TH ST (*), ns, 281.4 w 14 av, 22.6x100; Lillie F Weilbacher et al ... 3,500.00

77TH ST (*), ns, 168 w 14 av, 22.8x100; Bklyn Soc for the Prevention of Cruelty to Children ... 3,500.00

WILLIAM J. McPHILLIAMY.

AINSLIE ST (*), ns, 200 w Manhattan av, 25.4x111.5; Jos Farber ... 5,800.00

CAMBRIDGE PL (*), ws, 172 n Fulton, 49.3x44xirreg; Josephine F Brown ... 34,000.00

CHESTNUT ST (*), ws, 190 n 4th, 20.6x100, 3 lots F McGee ... 4,150.00

17TH ST (*), ss, 100 e 6 av, 20x100; Harriet K Pringle ... 4,025.00

76TH ST (*), ns, 380 e 20 av, 60x100; Eagle Savings & Loan Co ... 4,000.00

E 99TH ST (*), ws, 320 n Av E, 20.10x78; also E 99TH ST, ws, 340 n Av E, 20.10x72; also E 99TH ST, ws, 360 n Av E, 20x66; also ROCKAWAY av, es, 100.11 n E 98th, 22.11x67.5; also ROCKAWAY AV, es, 123.10 n E 98th, 22.11x62.2; ROCKAWAY AV, es, 146.10 n E 98th, 22.11x56.11; Brooklyn & Philadelphia Realty Co ... 1,800.00

LOTS 636 to 675, and 1787 to 1811 (*), map of property of Bensonhurst Land Co; Barbara Silkworth ... 25,000.00

WILLIAM P. RAE.

BOND ST, es, 80 s 2d, 20x40; Anthony Moran ... 600.00

LINCOLN PL, ss, 258 w Utica av, 18.9x100; Henry D Krulka ... 4,250.00

ST JOHNS PL (*), ss, 180 e Classon av, 16.8x100.10; Thos F Martin Realty Co ... 56,500.00

STERLING PL, ns, 332.6 w Troy av, 17.6x127.9; Mary Mathitz ... 4,025.00

2D ST, ss, 180 w Bond, 20x100; Anthony Moran ... 1,820.00

2D ST, ss, Bond, 20x80; E F McCarty ... 2,225.00

10TH ST, ns, 195.4 e 8 av, 19.6x92.6; adj Aug 19 ...

W 27TH ST, ws, 100 n Mermaid av, 40x115.10, withdrawn ...

93D ST, sws, 149.10 se 3 av, 25x130.10; Belle Johnson ... 3,000.00

ATLANTIC AV, ns, 32 e Ralph av, 15x80, adj since ...

MYRTLE AV (*), ss, 25 w Emerson pl, 25x100; Edw A Platt exr, &c ... 10,000.00

NATHANIEL SHUTER.

DIAMOND ST, ss, 1298.4 e main rd in village of Flatbush, 25x168.4; withdrawn ...

LINWOOD ST (*), es, 125 s Glenmore av, 25x100; Henry Neugass ... 100.00

MADISON ST (*), ns, 160 e Patchen av, 20x100; Gertrude Horowitz ... 1,225.00

MARTENSE ST, sw Rogers av, 95.6x22.3; also CHURCH AV, ns, 100 w Rogers av, 22.1x122.1; also Church av, ns, 122.1 w Rogers av, 25x122.10; withdrawn ...

SUMPTER ST (*), nwc Rockaway av, 50x20; Williamsburgh Savings Bank ... 700.00

CHAS. SHONGOOD.

73D ST, sw, 225 se 5 av, 30x100; withdrawn ...

SAMUEL GOLDSTICKER.

DRESDEN ST (*), es, 200 n Atlantic av, 25x100; Hattie Harburger ... 850.00

L. J. PHILLIPS & CO.

47TH ST, nes, 380 se 16 av, 40x100.2; also 50TH ST, sws, intersec ses 16 av, 20x100.2; Gertrude H Long ... 1,650.00

CHAS. W. CHURCH.

E 8TH ST (*), es, 480 n Av L, 40x100; Edw M Bassett ... 700.00

Total ... $278,429.00

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:*

**AUG. 8.**

No Legal Sales advertised for this day.

**AUG. 10.**

65TH ST, 25 E, nwc Madison av, 22x100.5, 4-sty & b bk dwg; Greenwich Savings Bank—Helene R G Bosch et al; B Aymar Sands (A), 46 Cedar; Henry H Davis (R); due, $88,953.43; T&c, $2,989; Henry Brady.

MADISON AV, nwc 65, see 65th, 25 E.

**AUG. 11.**

96TH ST, 34 W, ss, 325 w Central Park W, 17x100.8, 5-sty & b bk dwg; Henry G Timmermann et al—Pearl Silverson et al; Chas J McDermott (A), 2 Rector; Meyer Auerbach (R); due, $19,427.71; T&c, $1,485.64; M. Morgenthau Jr Co.

124TH ST, 129 E, ns, 340 e Park av, 25x100.11, 3-sty bk factory; Chas B Squier—Astoria Metal Working Co et al; Benjamin, Shepard, Houghton & Taylor (A), 111 Bway; Walter S Logan (R); due, $21,229.48; T&c, $1,633.47; Joseph P Day.

150TH ST, 408-14, on map 408-10 W, ss, 116.6 e Convent av, 83.6x99.11, 7-sty bk tnt; John G Moore et al—N. Y. Real Estate Security Co et al; Geo S Kebabian (A), 60 Wall; Frederick L C Keating (R); due $105,507.19; T&c, $4,170.10; mort recorded May 21, 1912; Henry Brady.

LEXINGTON AV, 805-7, es, 19.6 n 62d, 34x70, 5-sty stn tnt & strs; Jessie Gillender—Albert Klenk et al; Chas A Runk (A), 31 Nassau; John H Rogan (R); due, $44,631.46; T&c, $1,577.49; mort recorded July 3, 1912; Samuel Marx.

**AUG. 12.**

13TH ST, 526 E, ss, 295 w Av B, 25x103.3, 5-sty bk tnt & strs; Florence Kafka—Geo Bendfeldt et al; Richard E Walsh (A), 164 Montague, Bklyn; Warren Leslie (R); partition) Joseph P Day.

18TH ST, 315 E, ns, 460 w 1 av, 20x92, 3-sty & b bk dwg; Wilhelmina K Gronholz—Harrie A James et al; Adolph Waxenbaum (A), 124 Stanton; Harry Crone (R); due, $2,779.83; T&c, $102.03; M Morgenthau Jr Co.

108TH ST, 128-30 E, see Lexington av, 1726-30.

115TH ST, 605-7 W, ns, 125 w Broadway, 50x100.11, 6-sty bk tnt; Abraham Davis et al—Gertrude R Smith et al; Julius H Zieser (A), 61 Park Row; Harry N French (R); due, $12,405.08; T&c, $1,000; Joseph P Day.

131ST ST, 55 E, ns, 125 W Park av, 25x99.11, 5-sty bk tnt; Henry T Molter—Fortunato D'Onofrio et al; Lewis S Goebel (A), 41 Park Row; Francis S McAvoy (R); due, $21,-556.41; T&c, $716.95; Henry Brady.

LEXINGTON AV, 1726-30, swc, 108th (Nos 128-30), 60x75, 3 3-sty bk tnts & strs and 2-1-sty bk strs; Chas M Cohen et al—Rose Lukather et al; Samuel C Steinhardt (A), 50 Broad; Theodore K McCarthy (R); due, $9,175.53; T&c, $267.90; sub to a prior mort of $36,000; Saml Marx.

**AUG. 13.**

No Legal Sales Advertised for this day.

**AUG. 14.**

115TH ST, 338 E, ss, 175 w 1 av, 25x100.11, 4-sty & b tnt & strs; N Y Trust Co et al—Carmela Palermo et al; Middleton S Borland (A), 46 Cedar; Edw A McShane (R); due, $13,935.33; T&c, $302.80; Henry Brady.

**AUG. 15.**

No Legal Sales advertised for this day.

**AUG. 17.**

137TH ST, 323 W, ns, 84 e Edgecombe av, 16x92, 4-sty & b bk dwg; Guaranty Trust Co of N Y—John J Egan et al; Stetson, Jennings & Russell (A), 15 Broad; Robert F Wagner (R); due, $11,308.51; T&c, $——; Henry Brady.

## Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.*

**AUG. 8 & 10.**

No Legal Sales advertised for these days.

**AUG. 11.**

BRISTOW ST, 1339, on map 1337-41, ws, 95 s Jennings, 70x100, 5-sty bk tnt; Abraham Ufland—Lester B Wood et al; Chas L Denks (A), 119 Nassau; Phoenix Ingraham (R); due, $14,100.86; T&c, $——; D Phoenix Ingraham.

VAN BUREN ST, 1614, es, 308.4 s Van Nest av, 41.8x100; Frederick A Southworth Committees—Benedetto Cairo et al; Wm R Brinckerhoff (A), 68 William; Emanuel B Cohen (R); due, $2,806.82; T&c, $68.08; J H Mayers.

174TH ST, 513 E, ns, 80 w 3 av, 40x100, 5-sty bk tnt; Sarah Sanberg—Louis Drescher et al; Morrison & Shiff (A), 320 Bway; Phoenix Ingraham (R); due, $6,695.91; T&c, $——; sub to a first mort of $27,250; D Phoenix Ingraham.

BARKLEY AV, 3276, ss, 25 e Dean, 50x100; also VALENTINE AV, es, 150 s Barkley av, 50x100; Wm S Flynn—Mary Eustace Michael B McHugh (A), 115 Bway; Jos R Truesdale (R); due, $1,055.50; T&c, $581.75; sub to a first mort of $3,500; Joseph P Day.

BAYCHESTER AV, ws, 75 s Mace av, see De Reimer av, ws, 25 s Stilwell av.
JENSON AV, 1,526 e 264 s Raymond av, 61x irreg; Harris Jacques—Leasehold improvement Co et al; Wm C Arnold (A), 165 Bway; Wm E Smith (R); due, $7,561.87; T&c, $1,321.96; Joseph P Day.
BRONX BOULEVARD, es, 100 n 213th, 100x100; Eva K Muller—Pasqualina Bolotta et al; John Davis (A), 68 Wadham; John J O'Brien (R); due, $3,830.01; T&c, $1,836.21; George Price.
DE REIMER AV, ws, 25 s Stilwell av, 150x100; DE REIMER AV, es, 25 s Stilwell av, 200x100; BAYCHESTER AV, ws, 75 s Mace av, 50x80; DE REIMER AV, es, 275 s Waring av, 25x100; DE REIMER av, sec, Waring av, 50x100; STILWELL AV, ss, whole front between Edson & Baychester avs, 200x25; Franklin Soc for Home Building and Savings—John P Wenninger et al; Ferriss & Storck (A), 165 Bway, Hyman Pouker (R); due, $19,653.31; T&c, $2,204.59; Herbert A Sherman.
DE REIMER AV, es, 275 s Waring av, see De Reimer av, ws, 25 s Stilwell av.
DE REIMER AV, sec Waring av, see De Reimer av, ws, 25 s Stilwell av.
DE REIMER AV, es, 25 s Stilwell av, see De Reimer av, ws, 25 s Stilwell av.
[illegible] STREET AV, 774, ws, 225 n 156th, 20x100, 3-sty fr tnt; Daily Realty Co, Inc—Rebecca Goldberg et al; Elfers & Abberley (A), 277 Bway; John P Dunn (R); due, $6,544.15; T&c, $266.18; sub to prior mtg $4,500; Chas A Berrian.
STILWELL AV, ss, whole front bet Edson & Baychester avs, see De Reimer av, ws, 25 Stilwell av.
VALENTINE AV, es, 150 s Barkley av, see Barkley av, 3276.
WARING AV, sec De Reimer av, see De Reimer av, ws, 25 s Stilwell av.

**AUG. 12.**
No Legal Sales advertised for this day.

**AUG. 13.**
HANCOCK ST, sec Van Nest av, see Van Nest av, sec Hancock.
PARK AV, 4595 to 4607, ws, 287.8 s 187th, 150 x98.3x150.2x105.9, 4-5-sty bk tnts & strs; Hamilton Securities Co—Tremont Park Realty Co et al; Fletcher, Sillcocks & Leahy (A), 165 Bway; Max Bendit (R); due, $41,591.64; T&c, $——; sub to four first morts aggregating $96,000; George Price.
VAN NEST AV, sec, Hancock, 25x100; Willie L Brown—John McNulty et al; Clark B Augustine (A), 261 Bway; Neilson Olcott (R); due, $3,437.58; T&c, $176.93; Joseph P Day.
WALTON AV, 2407, ws, 308.8 n 184th, 19.10x96.6, 3-sty bk dwg; Eliz K Upham—Anna C Jones et al; Merrill & Rogers (A), 100 Bway; Phoenix Ingraham (R); due, $7,006.15; T&c, $379.14; D Phoenix Ingraham.

**AUG. 14 & 15.**
No Legal Sales advertised for these days.

**AUG. 17.**
213TH ST, 848 E, ss, 175 w Bronxwood av, 25x158.2x27.3x147.3; Marie Voss Michel-Agugliaro et al; Neier & Van Derveer (A), 141 Bway; Joseph P Hennessy (R); due, $1,732.94; T&c, $212.32; sub to a prior mort of $4,200; Henry Brady.
AMUNDSON AV, ws, 125 n Strang av, see Seton av, 4016.
SETON AV, 4016, es, 125 n Strang av, 87x100x—x100 to Amundson aav, x150x200; Joaanna Tennery—Bengt Nelson et al; Fred Ingraham (A), 192 Bway; Thomas W Burke (R); due, $4,955.86; T&c, $711.31; sub to a first mort of $5,750 D Phoenix Ingraham

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.*

**AUG. 8 & 10.**
No Legal Sales advertised for these days.

**AUG. 11.**
DOUGLASS ST, ss, 100.8 e Court, 15x96; sheriff's sale of all right title &c which Fred R Moore had on Aug. 11, 1914, or since. Lewis J Swasey, sheriff; Lewis J Swasey.
STERLING PL, ns, 100 w Saratoga av, 175x110.1; Isidore Silberberg et al—Commonwealth Improvement Corp et al; Simon Berg (A), 714 Bway; Joseph J Reiher (R); Wm J McPhilliamy & Co.
58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curren (A), 375 Fulton; Wm H Griffin (R); Frederick B Snow.
CARLTON AV, es, 274.2 n DeKalb av, 21x100; Michael F McGoldrick—Jessie F B Shaffer et al; Geo H Harman (A), 189 Montague; Wm J Pape (R); Wm J McPhilliamy & Co.
LENOX ROAD, nws, intersec ss Clarkson, runs w 92.3 to E 93d, xw xw154.6xsw68.6 to E 92d, xsw xsw54.6xw75.1xnw118.6xw170.4 to E 91st, x w43.10xs317.2 to Remsen av, xse 144.2xn857.5 to beg; also LENOX ROAD, ses, intersec ws Hunterfly road, 901.7x220xirreg; also LENOX ROAD, sws, Remsen av, 75.1x120.10xirreg; Barbara Silkworth—Pequa Realty Co et al; Van Alen & Dyckman (A), 215 Montague; Louis Kalisch (R); Wm J McPhilliamy & Co.
MERMAID AV, ns, 66.4 w W 32d, 84x100; Isaac P Lewin—McFerran Building & Realty Co et al; Wood, Henry & Meyers (A), 62 William; Louis R Nick (R); Nathaniel Shuter.

**AUG. 12.**
65TH ST, ns, 350 e 6 av, 50x118.5; Peter Williamson et al—Ernst G Hinck et al; Henry J Davenport (A), 375 Pearl; Marshall Snyder (R); Wm J McPhilliamy & Co.
FLATBUSH av, es, 55.1 s Fenimore, 32.1x112; Clementine S Wing—Wm A A Brown et al; Edwin Kempton (A), 175 Remsen; Daniel Silbiger (R); Wm P Rae.
KINGSTON AV, es, 45.7 n Atlantic av, 26x90; Eldred A Carley—Edw J Byrne et al; E A Carley (A), 51 Liberty; Jacob Brenner (R); Wm P Rae.

**AUG. 13.**
TEN EYCK ST, ns, 100 e Lorimer, 25x100; Kings County Savings Inst—Henry Hirshfield et al; Wm W Taylor (A), 63 Wall; Jos J Speth (R); Wm P Rae.
2D ST, ns, 109.9 e 5 av, 18x100; John K Vanderveer—Cath Burns et al; Aron & Vanderveer (A), 50 Pine, Manhattan; John F Coffin (R); Wm J McPhilliamy & Co.
CONEY ISLAND AV, es, 401.5 n Av U, 20.1x100.7; Germania Savings Bank, Kings County—Henry Heres et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); James L Brumley.
PARK AV, ns, 40 e Franklin av, 20x80; Jos Eitt et al—Guiseppina Torchai et al; Bacher & Klein (A), 955 Bway; Max N Koven (R); Nathaniel Shuter.
SUTTER AV, nwc, Rockaway av, 100x29.8; Maria Goetz—Doris Brown et al; Jos J Metzger (A), 44 Court; Leroy W Ross (R); Wm J McPhilliamy & Co.

**AUG. 14.**
PACIFIC ST, nwc, Hopkinson av, 202x100; Stephen D Pyle et al—Ocean Hill Contracting Co et al; Harvey O Dobson (A), 189 Montague; Wm A Mathis (R); Wm J McPhilliamy & Co.
RODNEY ST, ss, 297 w Lee av, 22.6x100; Ellen Shewan—Ralph Lipschytz et al; Foley & Martin (A), 64 Wall; James S Regan (R); Wm P Rae.
KINGSTON AV, es, 45.7 n Atlantic av, 26x90; Eldred A Carley—Edw J Byrne et al; E A Carley (A), 51 Liberty, Manhattan; Jacob Brenner (R); Wm P Rae.

**AUG. 15 & 17.**
No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**AUG. 1.**
108TH ST, 67 W; Minnie Bussell—Jno Reis et al, H I & L Cohen (A).
154TH ST, 248-60 W; four actions; Albany Savgs Bank—Fleischmann Realty Co, Inc, et al; Tracey, Cooper & Townsend (A).
157TH ST, ss, 200 w Bway, 75x99.11; Wm N Carpenter—Inc Plutus Realty Co etal; N G Palliser (A).
7TH AV, ws, 74.1 s 37th, 24.8x100; 36TH ST, ns, 80 w 7 av, 20x98.9; PARCEL of land, beg at a pt 100 w 7 av & 75 n 36th, 16.8x125x irreg; 36TH ST, ns, 100 w 7 av, 16.11x74; 36TH ST, ns, 116.11 w 7 av, 50.9x75, and 36TH ST, ns, 167.8 w 7 av, 46.4x75; Whitney Lyon—7th Av Associates et al; Breed, Abbott & Morgan (A).

**AUG. 3.**
ATTORNEY ST, ws, 160 s Rivington, 20x100; Morris Rosenfield—Lena Reich et al; H Gottleib (A).
ST NICHOLAS TER, nwc 129th st, 99.11x143; Fernando Wood—Nellie E Peck et al; B Trapnell (A).
162D ST, nec Ft Washington av, 98.11x164.10x irreg; N Y Life Ins Co—N Y Real Estate Security Co et al; H M Bellinger, Jr (A).

**AUG. 4.**
MOTT ST, 278; Bronx Investment Co—Rosa Marasco et al; Merrill & Rogers (A).
WEST BWAY, es, 99 n Spring, 51x100; N Y Life Ins Co—Benj I Freer et al; amended; G W Hubbell (A).

**AUG. 5.**
CHERRY ST, 229, also WATER ST, 486-8; Farmers Loan & Trust Co—Stonington Realty Co et al; amended; M A Raymond (A).
GRAND ST, ss, 50 e Crosby, 35.11x80; N Y Trust Co—American Neckwear Co et al; M S & I S Isaacs (A).
3D ST, swc Goerck, 110x90; Otto Gerdau—Osias Karp et al, Hoadly, Lauterbach & Johnson (A).
109TH ST, 169-71 E; Saml I Posen et al—Aaron Marcus et al; M & B Jaffe (A).
190TH ST, ns, 120 w St Nicholas av, 80x100; Josephine E Carpenter—Weber-Turek Bldg Co Inc et al; W B Chamberlin (A).
7TH AV, 307-15; Lillian R Sire—28th St & 7th Av Realty Co et al; L A Spalding (A).

**AUG. 6.**
120TH ST, ss, 220 e Madison av, 19x100.11; U S Trust Co o. N Y Mary J Crotty et al, Stewart & Shearer (A).
124TH ST, 411 E; Giovanni Guglielmetti et al—Michl Gagliardi et al; L Schafran (A).
125TH ST, 532 W; Jno H Lambert—Edwin F Walton et al; amended; F Hoar (A).
127TH ST, 26 W; Sarah Dahlman—Jacob Weiner et al; M Parnes (A).
137TH ST, ss, 119.6 e 8 av, 15.6x99.11; Robt H Oakley, trste—Bernard W Fischer et al; P E Connell (A).
138TH ST, ns, 150 w Amsterdam av, 37.6x99.11; Benj Mordecai et al—Henry N Braude et al; H M Bellinger, Jr (A).
BWAY 175; Jno I Downey et al; trstes Jas H Naughtin; Montgomery & Peabody (A).

**AUG. 7.**
GREENWICH ST, 141 & 143 and CEDAR ST, 127; Mary E Cotrell—Edw F Robinson et al; Patterson & Brinckerhoff (A).
21ST ST, 13 & 15 W; Ewald Mommert—Sol Realty Co Inc et al; Blumenstein & Blumenstein (A).
50TH ST, 100 w 10 av, 100x100.1, Bowery Savings Bank Julius G Hocke et al; Cadwalader, Wickersham & Taft (A).
95TH ST, 19 W, & 137 W; Esther Schnitzer—Margaret McKeon et al (amended); S Friedlander (A).
111TH ST, 35 E; Ella Hirsch—Carrie Marx et al (amended); Bandler & Haas (A).
122D ST, 111 W; Farmers' Loan & Trust Co—Carrie R Davis; Geller, Rolston & Horan (A).
128TH ST, 272 to 276 W; Geo M Miller et al—Helen D White Haight et al, Miller, King Lane & Trafford (A).
130TH ST, ns, 306 e 8 av, 18.6x99.11, General Synod of the Reformed Church of America—Geo W Tower et al; Reed & Pallister (A).
132D ST, ns, 66 w Pleasant av, 34x80.11; German Savings Bank in the City of N Y—Carrie E Kline et al; A H Mosle (A).


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*Foreclosure Suits, Manhattan, Continued.*

PARK AV, nec 121st, 20.11x75; U S Trust Co of N Y—Annie C Larney et al; Stewart & Shearer (A).
1ST AV, e s, 505 s 62d, 25x81; Norma Leclerc—Hannah Wallach et al; G L Winthrop (A).

### Bronx.

**JULY 31.**
LOT 568, map of Gleason prop; Dayton Realty Co—Christina Rinsmeyer; L Manheim (A).

**AUG. 2.**
137TH ST, 374 E; Christian Duppold—Dora Dohrmann et al; Hirleman & Vaughan (A).
140TH ST, 623-25 E; Model Bldg & Loan Assn of Mott Haven—Annie C Volois; H Reeves (A).
CONCORD AV, 347; Florence G Bryant—Frank J Neuberger et al; Smith & Tomlinson (A).
PERRY AV, es, 400 s Gun Hill rd, 25x100; Anna B Dyer—Fairmount Realty Co et al; Niles & Johnson (A).
WILLIS AV, es, 25 s 134th, 40x75; WILLIS AV, sec 134th, 25x75; Atlantic Dock Co—Geo H Pigueron et al; Snedeker & Snedeker (A).

**AUG. 4.**
COSTER ST, 642; Kate L Bower—Hunts Point Estate et al; L B Hasbrouck (A).
COSTER ST, 644; Kate L Bower—Hunts Point Estate et al; L B Hasbrouck (A).
MORRIS AV, es, 281.3 n 179th, 18.9x100; Anna C Stephens—Maria Balschun et al; T F Keough (A).
VALENTINE AV, es, 169.3 n 180th, 18.6x89.2; Lawyers' Mtg Co—Bertha Steinschneider et al; Cary & Carroll (A).
LOT 73, Map of prop of Wm Ogden Giles, Kingsbridge Heights; Railroad Co-Operative Bldg & Loan Assn—Ellsworth L Mills et al; E J Crandall (A).

**AUG. 6.**
STARLING AV, ns, 25 w Olmstead av, 25x100; Geo Hause—Westchester Woodworking Co et al; Neier & Van Derveer (A).
LOT 21, map new village of Jerome; Robt C Schlegel—Pietro Serrilli et al; M B McHugh (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**JULY 30, 31, AUG. 1 & 3.**
No judgments in Foreclosure Suits filed these days.

**AUG. 4.**
MANHATTAN ST, 111; Albany Sav ings Bk—Edgar Constn Co; Tracy, Cooper & Townsend (A); Edw L Parris (R); due.....101,412.50

**AUG. 5.**
No Judgments in Foreclosure Suits filed this day

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**AUG. 1.**
128TH ST, 411-21 W; CONVENT AV, 21-33; 129TH ST, 410-22 W and ST NICHOLAS AV, 23-39; Minnie A Cohen—Louis Golde et al; accounting, &c; Weschler & Kohn (A).
169TH ST, ns, bet Ft Washington av & Bway, Lot 187; Rudolph Wallach Co—McClure Publications, Inc, et al; foreclosure of transfer of tax lien; A Weymann (A).
205TH ST, ss, bet 9 av & Harlem River, Lot 33; Rudolph Wallach Co—Jas N Butterly et al; foreclosure of transfer of tax lien; A Weymann (A).
206TH ST, ss, bet 9 av & Harlem River, lot 11; Rudolph Wallach Co—Jas N Butterly et al; foreclosure of transfer of tax lien; A Weymann (A).
BWAY, es, bet 225th & 226th, Lot 113; Rudolph Wallach Co—Park Mtg Co et al; foreclosure of transfer of tax lien; A Weymann (A).
BWAY, es, bet 225th & 226th, Lot 116; Rudolph Wallach Co—Park Mtg Co et al; foreclosure of transfer of tax lien; A. Weymann (A).
BWAY, ns, 204th-207th, Lot 34; Rudolph Wallach Co—Edw Livingston et al; foreclosure of transfer of tax lien; A Weymann (A).
BWAY, es, bet 225th & 226th, Lot 115; Rudolph Wallach Co—Park Mtg Co etal; foreclosure of transfer of tax lien; A Weymann (A).
BWAY, ws, — n 181st, Lot 490; Rudolph Wallach Co—Jas N Butterly et al; foreclosure of transfer of tax lien; A Weymann (A).
HAVEN AV, es, bet 170th & 171st Lot 166; Rudolph Wallach Co—Henry Holding Co et al; foreclosure of transfer of tax lien; A Weymann (A).
9TH AV, es, bet 203d & 204th, Lot 5; Rudolph Wallach Co—Jas N Butterly et al; foreclosure of transfer of tax lien; A Weymann (A).

**AUG. 3.**
LOT 4, Sec 1 Block 197; Michl Eisenbach—Jno B Cornell et al; foreclosure of transfer of tax lien; C H Schwartzman (A).

**AUG. 4.**
128TH ST, ns, 199.4 e 5 av, 19.4x99.11; Frank E Tuthil et al—Margt E Forbes; action to test validity of will; Kilroe & Swarts (A).
139TH ST, 511 W; Louis Flatau—Mary A Dempsey et al; action to foreclose mechanic's lien; S Brinn (A).
163D ST, 465 W; Louis Flatau—Mary A Dempsey et al; action to foreclose mechanic's lien; S Brinn (A).
AMSTERDAM AV, ws, 74.11 s 141st, 25x100; Patrick J McSherry—Lena Clark; specific performance; H Swann (A).

**AUG. 6.**
CANAL ST, 79; David Stern—Jacob Rubin et al; counterclaim; S B Pollak (A).
50TH ST, 305 W; 52D ST, 327-29 W; 9TH AV, 771-75; 52D ST, 408 W, & 53D ST, 405-11 W; Jos M L Striker—Marie Farrington et al; partition; G R Hawes (A).
58TH ST, ss, 120 w 2 av, 20x100.5; Doris Schwartz—Isaac J Danziger et al; action to declare conveyance void, &c; L M Wallstein (A).
201ST ST, Academy st & Harlem River, —x—; U T Hungerford Brass & Copper Co—United Electric Light & Power Co; action to foreclose mechanic's lien; C R Frazer (A).

**AUG. 7.**
75TH ST, 240 W; also BOWERY, 207; also SHERMAN AV, swc Hawthorne, 100x100; Patk H Sullivan et al—Lawrence Mulligan et al; partition; Ellison & Ellison (A).

### Bronx.

**JULY 31.**
212TH ST, ns, 196.3 e White Plains rd, 25x100; Rose Hyman—Denis R Sheil et al; action to foreclose lien; G A Moses (A).
UNION AV, ws, 145 s 151st, 20x100; Mutual Trust Co of Westchester—Anna C Schmidt et al; action to restore mtg; Dexter, Osborn & Fleming (A).
LOT 839, map of Laconia Park; American Tax Lien Co—Andrea Gandolfe et al; action to foreclose transfer of tax lien; J J Schwiebel (A).

**AUG. 1.**
BRONX BLVD, sec Fulton, 160.6x21.4; David Wood—David Wood et al; partition suit; G A Moses (A).

**AUG. 3.**
BARTHOLDI AV, ns, adj Lot No 81, on Map of Associated Lace Makers Asso, 25x100; Lillian W White—Francesco Mascolo et al; action to foreclose transfer of tax lien; Williamson & Bell (A).
CROTONA PKWAY, es, 274.5 s 177th, 206.2x109.8; Geo Colon & Co—Crotona Pkway Amusement Corpn et al; action to foreclose mechanics' liens; Weschler & Kohn (A).
LOT 38, Block 4977, Sec 17; Henry Isaacs—Margt T Sullivan; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).
LOT 40, Block 4979, Sec 17; Henry Isaacs—Dave Broder et al; action to foreclose transfer tax lien; Eppstein & Rosenberg (A).
LOT 18, Block 5135, Sec 17; Henry Isaacs—Mary F Lutz et al; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).
LOT 79, Block 4987, Sec 17; Henry Isaacs—Geo Mosher; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).

**AUG. 4.**
No Lis Pendens filed this day.

**AUG. 5.**
No Lis Pendens filed this day.
DALY AV (**), ws, 404.10 s Crotona pkway, 126.4x219.7; A C Horn Co—Church of St Thomas Aquinas et al; action to foreclose mechanic's lien; E D Newman (A).

### Brooklyn.

**JULY 30.**
BAINBRIDGE ST, ns, 575.3 w Ralph av, 18.1x100; German Savgs Bank—Louis Klepper; H Curren (A).
BERGEN PL, nec 67th, 18.9x100x47.10x104.3; Title Guar & Trust Co—K G Johnson et al; T F Redmond (A).
E 13TH ST, ws, 440 n Av R, runs w115.2xn40x e109.6xs40 to beg; Isaac Lipnitzky—Mary J McClain & ano; J Meyser (A).
E 21ST ST, nec Av F, 50x100; Title Guar & Trust Co—Bertha Jacobs et al; T F Redmond (A).
E 29TH ST, es, 210 n Foster av, 40x100; Title Guar & Trust Co—Emma M Kip et al; T F Redmond (A).
ALBEMARLE RD, nwc E 2d, 55.7x108.2x96.10 x ; Jno Barnes—Eva E Slocum et al; Sparks, Fuller & S (A).
BEDFORD AV, 1454; Philip Butz—Richd J Dwyer et al; J H Fleury (A).
FLUSHING AV, ss, 411.2 e Delmonico pl, 25x100; Title Guar & Trust Co—Louis Luberman et al; T F Redmond (A).
GREENPOINT AV, ss, 170 e Franklin, 25x95; also GREENPOINT AV, ss, 145 e Franklin, 25x95; also LEONARD ST, es, 56.3 n Calyer, 18.9x75; Henry E Sturms Jr—Peter Burden & ano; to cancel mtg; Myers, Kutner & S (A).
PUTNAM AV, 735; Lillian C Rippe—Hattie M
PUTNAM AV, 735; Lillian A Rippe—Hattie M Goldsmith & ano; partition; J M Mouk (A).

**JULY 31.**
DEAN ST, ns, 300 e Grand av, 16.8x110; N Y Mtg & Sec Co—Mary Nicholson et al; H M Bellinger (A).
HILL ST, ns, 74 w Crescent, 26x50; Teresa Fitzpatrick—Rich J Fitzpatrick et al; partition; J H Lack (A).
MAUJER ST, ns, 175 e Waterbury, 26.1x100; Abr Lachmann—Geo Michell et al; N D Shapiro (A).
SCHOLES ST, nwc Waterbury, 50x100; Sarah E Janes—Bertha Arnold et al; H L Thompson (A).
SUYDAM ST, ss, 225 w Evergreen av, 25x95; Henry Stunpf—N & J Bechtold et al; L C Wills (A).
2D PL, ns, 106.3 w Court, 18.9x135; Kath B Collins—Jas Hitherston et al; J P Collins (A).
E 14TH ST, ws, 520 s Av U, 40x100; Dime Savgs Bank—Peter F Haigney & wife; Clarke & Frost (A).
E 17TH ST, es, 160 n Av I, 40x100; Title Guar & Trust Co—Julius Closkey et al; T F Redmond (A).
37TH ST, nes, 100 nw 15 av, 100x100.2; Andw F Wilson—White-House Lunch Wagon Mfg Co et al; Clarke & Frost (A).
39TH ST, ns, 320 w 13 av, 40x100; Junis Douth —M-Z Constn Co & ano; to create a title; J J Schwartz (A).
47TH ST, ss, 240.9 w 17 av, 9.2x100.2x46.10x 107.2; Title Guar & Trust Co—Jacob Wechsler et al; T F Redmond (A).
50TH ST, sws, 340 nw 13 av, 40x100.2; Bond & Mtg Guar Co—Max [illegible] et al; T F Redmond (A).
51ST ST, 253, Mary S Osborne—Theresa J Rickard et al; partition; J Clifford (A).
58TH ST, ns, 220 w 12 av, 80x100.2; Alice D Stone—Louis Sass et al; T F Redmond (A).
59TH ST, nes, 340 se 4 av, 20x100.2; Jno G Peterson—Charlotte M Ostergren et al; Gross & Surpless (A).
BATH AV, wc Bay 28th, 46.2x95x—x94; Alva E Belmont—Robt Ward Jr et al; H Reeves (A).
CARLTON AV, 420; also FLATBUSH AV, 291; also REID AV, 247; Louisa J Collins—Wm M Dorsey et al; partition; O'Neil & O'Neil (A).
CHRISTOPHER AV, es, 58.5 n Sutter av, 16.7x100; Martin H Latner—Harry Berman et al; N Miller (A).
FLATBUSH AV, nwc Av J, runs w237.3xn—xne 23.7xse422.3 to beg; Solomon Oppenheimer—Jos Stern et al; partition; E Kaufman (A).
FLUSHING AV, ns, 550 e Bedford av, 25x100; Philip J Fry—Ida Friedman et al; Coombs & Wilson (A).
LIVONIA AV, ns, 75 w Chester, 25x100.3; Sam Berger—Ziescha Rifkin et al; to set aside deed; H Luris (A).
SCHNECTADY AV, es, 99.8 s St Johns pl, runs e75xs.04xe75.10xs40.7xw150.10xn40.11 to beg; Betty Norck—Silman Investors et al; H S & G Bachrach (A).
LOTS 15 & 23, map of Marlboro; N Y Mtg & Sec Co—Howard H Chapman et al; H M Bellinger Jr (A).

**AUG. 1.**
COLUMBIA ST, nws, 58 sw Sackett, 21x80; Leonora Shaffer—Vincenza Presutto et al; M H Latner (A).
FLUSHING AV, ns, 125 e Humboldt, runs n—xe 25xs—xn25 to beg; Tillie Kratzel—Constantin Wallmann et al; W B F Rogers (A).
GRAVESEND AV, ws, 130.3 n 86th, 61.9x105; The Thrift—Antonio Gatto et al; F Jordan (A).

**AUG. 3.**
CLARKSON ST, ss, 115 e Flatbush av, runs s115xe13.2xn114.9xw20 to beg; Elijah W Sells —Wm A A Brown et al; H L Thompson (A).
WARWICK ST, ws, 160 s Blake av, 60x100; also BARBEY ST, es, 60 s Dumont av, 80x100; Isidor Jacobs—Arnutz Bldg Corpn et al; to satisfy judgment; M Storch (A).
44TH ST, nes, 600 nw 12 av, 20x100; Title G & T Co—Bartolomeo Moschera et al; T F Redmond (A).
57TH ST, ss, 100 w 16 av, 28x100.2; Title G & T Co—Michl J Johnstone et al; T F Redmond (A).
59TH ST, nws, 160 nw 23 av, 40x100.2; Cera Danna—Nicola Danna et al; P A Katske (A).
GRAND AV, es, 96.6 n Prospect pl, 16x55; N Y Title Ins Co—Sufierd Realty Co et al; H M Bellinger, Jr (A).
HOWARD AV, ws, 111 s Bergen, 27.4x100; Katie S Gladstone—Benj Weinberg et al; T F Redmond (A).
NORMAN AV, ss, 80 e Humboldt, 40x95; Cornelia R Sargeant—Patk O'Connor et al; C & T Perry (A).

**AUG. 4.**
BATTERY PL, nws, 100 sw 88th, 50x125; Ida Ostergren—Anna M Isselhart et al; W F Haemer (A).
ELTON ST, es, 237.6 s Blake av, 23.6x90; Meyer Epstein—Annie Muas et al; I Solomon (A).
GEORGE ST, ns, 129 e Evergreen av, 28x67x 25.6x80; Philip Ascher—Chas Eiger et al; M M Kahn (A).
OLIVE PL, ws, 115.10 n Atlantic av, 17.3x95; Olaf Beder—Wm Lyons et al; G H Boyce (A).
E 4TH ST, ws, 130.8 n Greenwood av, 25x100; Jno L Prince—Maddalena Risolio et al; C L Livingston (A).
CONEY ISLAND AV, ws, 180 n Av O, 40x100; Saml Straus—Margaretha Henchel et al; H M Bellinger Jr (A).
FRANKLIN AV, 117; Leon Birner—Marianna Albisani et al; J L Danzilo (A).
HAMILTON AV, es, 98.10 n Carroll, 20x45; Alfd N Nelson—Rachel Friedman et al; H J Flanagan (A).
HEGEMAN AV, ss, 80 e Milford, 80x90; Patk H Dougherty—Danl Dougherty et al; partition; V L Haines (A).
LAWRENCE AV, ns, 200 e 3d, 100x100; Edw F Gundrum—Emma L Robinson et al; H C Glore (A).
LENOX RD, ss, 60 e E 51st st, 20x75; Arthur Lumis—Andw Baxter et al; W T Lindsay (A).
ROCKAWAY AV, ws, 185.6 n Hegeman av, 20x100; Syndicate Devel Co—Max Raphalowitz et al; C H Levy (A).
RUTLAND RD, ns, 660 w Bedford av, 20x100; Chas A O'Connor—Francis F A Thompson Sr et al; partition; P E Reville (A).

**AUG. 5.**
BRIDGE ST, ws, 109.11 s Chapel, 20.6x101.10x 20.6x100.7; Ella S Gourley—Gaetano Antoniello et al; H J Davenport (A).
KOSCIUSKO ST, ss, 280 w Sumner av, 20x100; Louis C Wills—Isabella P Hedeman et al; Cary & Carroll (A).
N ELLIOTT PL, es, 89.3 n Park av, runs e 68.10xs25.5xw65.8xn25 to beg; Jno Corse—Willard P Bowser Jr; S E Miner (A).
PARK PL, ss, 300 e Howard av, 50x127.9; Curtis Bros Lumber Co—Parkling Inc et al; foreclosure of mechanics lien; B R Duncan (A).
PARK PL, ss, 101.6 e Saratoga av, 22.6x54.9x 18x42.8; Home Life Ins Co—Rachel Lefkowitz et al; T F Redmond (A).
WARWICK ST, ws, 160 s Blake av, 60x100; Parshelsky Bros—Arowitz Bldg Corpn et al; foreclosure of mechanics lien; H S & C G Bachrach (A).
E 3D ST, ws, 260 n Av C, 50x100; Annie L King —Geo H Lange et al; H J Davenport (A).
70TH ST, ec 12 av, 200x600; also 73D ST, ec 12 av, runs se100xne160xse480xne100xnw580xs w to beg; also 74TH ST, ec 11 av, runs se 240xne100xse360xne160xnw600xsw200 to beg; also 71TH ST, wc 11 av, runs sw30.11xw97.3 xne65.5xse85.11 to beg; also 73D ST, wc 11 av, runs sw200xnw81.9xne67.10xse67.10 to beg; also 72D ST, wc 11 av, runs sw200xnw63.9 xne—xse49 to beg; Margt McCarty—Wm K Dickerson et al; Bacon & Rorty (A).
GLENMORE AV, ss, 50 w Bradford, 50x100; Mary J Bender—Henry Kahlert et al; partition; J H Steenwerth (A).

KENT AV, es, 194.9 n Willoughby av, 30.2x 153.10; Eagle Savgs & Loan Co—Harry Aronson et al; J C McLeer (A).

RYDER AV, nwc Coney Island av, runs n107.2x w100xs100xw100xs70.9xne206.5 to beg; Ernst Kreusler Jr—Alfd A Smith et al; J M Kelly (A).

PLOT 3 map of land of Jacobus Vorhees, dec; also PLOT begins cl block bet E 23d & E 24th, 400 s Av U, runs e28.11xnw81.5xs76 to beg; also LOT 222, map of S Greenfield, prop of United Freemans Assn No 3; Mary A Considine Christine Brennan et al; partition; Howell, McChesney & C (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**AUG. 1.**

67TH ST, 251-5 W; N Y Safety Fire Door Co—Francis L Leland; Geo W Lithgow & Son (1)..... 375.00

EDGECOMBE AV, 48; Jacob Meyers—Chas Schenck; Jas A Kelly (2) ..... 41.80

**AUG. 3.**

3D AV, 2080; Louis De Giulio Mary E Jones, Film Amusement Co & John Carlucci (3) ..... 180.00

**AUG. 4.**

THOMPSON ST, nec 3d, 50x75; Albt G Richter—Elena Realty Corpn (5).... 495.96

36TH ST, 141-43 W; Robt F Ludwig Edw W Browning (7) ..... 30.00

66TH ST, 42 E; Emery Roth—Jackson Realty Co (6) ..... 250.00

183D ST, 553 W; Alfonso Cummaro—Jno N Springer; J W Springer (4).. 35.00

AUDUBON AV, nwc 175th, 106.3x100; Tony F Carfagno—175th St Holding Co, Inc; Valentine Contracting Co (10) ..... 4,400.00

BWAY, 1482; Geo W Lithgow & Son—Mary Fitzgerald; 1482 Bway Corpn (8) ..... 3,268.66

ST NICHOLAS AV, nwc 175th, 134x100x irreg; Tony F Carfagno—175th St Holding Co, Inc (9)..... 1,560.00

**AUG. 5.**

76TH ST, 502 E; Frank E Wise & Son Inc—Thos Nugent, Chas J Murray & Chas Dandegnac (13) ..... 84.15

187TH ST, 517-23 W; Tischler Roofing & Sheet Metal Works—Theo Friedberg & Goodwin & Goodwin (11).... 260.00

162D ST, 566 W; Tischler Roofing & Sheet Metal Works—Melvin Boas & Goodwin & Goodwin (12) ..... 279.00

BROADWAY, 1482; Pittsburgh Plate Glass Co—Mary Fitzgerald & Geo W Lithgow & Son (16) ..... 225.05

SAME PROP; Pittsburgh Plate Glass Co—Mary Fitzgerald, 1482 Broadway Corpn & Geo W Lithgow & Son (17). 225.05

1ST AV, 1359; Henry Mach—Francis Gluck, Bohemian Amusement Co, Edw Judson, Henry J Masson & Jno Nemecek (14) ..... 160.00

2D AV, 318; Oscar Svenson—Alex J Leimburg & Alex L Anderson (18).. 99.00

SAME PROP; Alex L Anderson—Alex J Leimburg (19) ..... 1,521.00

6TH AV, 626-28; Saml Ascher—Geo Cantrell & Nathan Pickett (15)..... 280.00

**AUG. 6.**

132D ST, ss, 366.6 e Lenox av, 70.10x 100; Sam Robb—Jno Doe; Nathan Harrison Realty Co (20) ..... 160.00

CHARLES ST, 28-32; Kings County Plumbing Co -Margt M Fritz; Dazie Constn Co, Inc (21)..... 500.00

AMSTERDAM AV, 1340; Saml J Corker —Morris Weinstein (22) ..... 20.79

16TH ST, 150 W; same—same (23).... 59.00

**AUG. 7.**

CHERRY ST, 310-12; Harry Rubenstein et al—Anger Baking Co Inc & Jos Neuman (31) ..... 242.50

E BROADWAY, 254; Paul Bernstein Co Inc—Harry Lessem (33) ..... 154.84

KING ST, ss, 91 w Varick, 41.8x100; Guiseppe Posateve—Abr Lasser & Stephen Lloyd (29) ..... 70.05

W HOUSTON ST, 169; Alfonso Creziano —Jno Doe, Giovanni Bartorelli & Agosto Epifanio (32) ..... 24.00

WALL ST, 1; Leopold Weiss -No 1 Wall St Corpn, United Cigar Stores Co, Gustave W Cohen & Elite Buffett Lunch Corpn (30) ..... 228.00

WILLIAM ST, 257-9; Percy Bloom Co Jeanie A Stewart & Washington H Taylor Estate (34) ..... 732.19

121ST ST, 72 E; Harry Klein—Harry & Julia Bachrach, exrs (24)..... 500.00

57TH ST, 503 W; Harry Klein—same (25) ..... 1,400.00

133D ST, 502 W; Harry Klein—same (26) ..... 477.15

100TH ST, 154 E; Harry Klein—same (27) ..... 450.00

82D ST, 130 E; Harry Klein same (28) ..... 150.00

### Bronx.

**JULY 31.**

No Mechanics Liens filed this day.

**AUG. 1.**

172D ST, sec Bathgate av, 50x100; Mott Haven Cut Stone Co—Sam Cohen, Louis Wierner (4)..... 50.00

233D ST, ns, 130.1 w White Plains av, 50x114.3; Anthony Muccio—Arthur A Austin; Pietro Serrillo (5) ..... 60.00

TINTON AV, ws, 287 s 163d, 50x100; Mott Haven Cut Stone Co—Sam Cohen ; Louis Wierner (3) ..... 100.00

WALKER AV, 1152-1127; Ray Strasberg—Michl D Howard (1)..... 125.22

WALKER AV, es, 134 nw Bronx Park av, 26.1x102.8; Empire Door & Trim Co—Michl D Howard; Michl D Howard Co (2) ..... 110.00

**AUG. 3.**

ELSMERE PL, sec Crotona pkway, 171.8x206.3; Geo Colon & Co—Crotona Pkway Amusement Corpn (7)..... 5,772.35

PROSPECT AV, 1390; Schwartz & Klein—Louis Schaefer (9) ..... 105.00

WALKER AV, 1125-27; A Mark—Michl D Howard (10) ..... 205.00

3D AV, 2936; Bronx Co Iron Wks, Inc —Otto Wuertz; Jno T Langley (8). 15.00

**AUG. 4.**

ARTHUR AV, ws, 25 n 187th, 50x106; Antonio Carella—Pasqualine Sessa; Michl Defeo (10) ..... 275.00

**AUG. 5.**

No Mechanics Liens filed this day.

**AUG. 6.**

WALKER AV, 1125-7; H A Bergers' Metal Ceiling & Fireproofing Co Inc —Michl D Howard (11)..... 64.00

### Brooklyn.

**JULY 30.**

BEAVER ST, sec Flushing av, 108x66.1; W Jung—Rafael Tufenlrun ..... 165.00

ELLERY ST, 166; H Sachs—Fannie Levy & Elias Kranz..... 35.00

RODNEY ST, ws, 180 n Ainslie, —x—; H November—Getta Dressler ..... 700.00

E 16TH ST, 1043; C Toms—Blanch Prubinback ..... 57.00

66TH ST, ns, 140 w 11 av, 50x59; J D'Amato—Vincenzo Nicolletti, Giuseppe & Angelina Dangell ..... 500.00

32D ST, es, 420 s Mermaid av, 40x 118.10; J Sommer—Wm Biber & Co, Wm Biber, Max Altshuler, Julius E Schick, Fanny Biber, Rosa Altshalu, Mrs Julius E Schick & Hanna Totten. 1,150.00

DRIGGS AV, sec Manhattan av, 81x80; W J Jung—Rafael Tufenbrun..... 67.06

12TH AV, ws, 24 n 59th, 36x100; J D'Amato—Paul Krackow..... 300.00

**JULY 31.**

ATLANTIC AV, 1866; D Glasser †Jas Clery, Michal G Sullivan..... 162.50

DE KALB AV, 930-2; J Applebaum—W B Corp & Weisfeld Bros..... 271.00

FLATBUSH AV, 1475; M Posner—Max Huncke & Walter B Wills..... 2,490.00

FLUSHING AV, 824; N Rosenberg—Morris Sulzman & Robt Tiefenbaum. 137.00

WILLIAMS AV, ws, 100 s Dumont av, 100x100; B Lein—Revlis Realty Co. 400.00

**AUG. 1.**

E 22D ST, ws, 124.11 n Foster av, 80x 100; R L Williams—M Tatarsky .... 25.00

61ST ST, ss, 80 w 16 av, —x—; R L Williams—A Sond ..... 25.00

AV N, nec E 14th, 40x100; R L Williams—P Ginta ..... 25.00

ST MARK'S AV, bet Rochester & Buffalo avs, F M Hausling—St Mary's Hospital & Harrison & Meyer ..... 125.00

**AUG. 3.**

FT GREENE PL, ses, 277.10 n Fulton, 47x100; Saml Weinberg—Hartman Constn Co ..... 165.00

79TH ST, sec 6 av, 160x100; H Bernstein—Henry Roth Bldg Co..... 493.30

FOUNTAIN AV, 550; Sterling Woodworking Co—Vladimer Keanich & Salvatore Passeriello..... 55.02

PITKIN AV, nwc Powell, 50x125; A Glickman—Brein Amusement Co..... 75.00

**AUG. 4.**

AMBOY ST, es, 100 s Sutter av, 100x 100; Klein Material Co—Eisenberg & Brimberg ..... 944.83

FRANKLIN ST, 214; Hydraulic Press Brick Co—Morris Salzman & Wm P McGarry ..... 167.70

**AUG. 5.**

E 39TH ST, es, 172 n Church av, 40x 100; C T Willard Co—Jos & Frank Grisler ..... 104.00

PENNSYLVANIA AV, 363-71; Coco Bros—Glory of Israel Hebrew Institute & Feldman Heating Co & H Feldman. 220.00

SCHENCK AV, ws, 165 n Livonia av, 20x100; K Meltzer—Sarah Schwartz. 86.50

STONE AV, nwc Riverdale av, 100x 100; M Horowitz—Cris River Co & Barnett Baltofsky ..... 425.00

STONE AV, nwc Riverdale av, 100x 100; Volitsky & Jarcho—Cris River Inc, Max Kobre & Barnet Beltowsky. 4,725.00

SAME PROP; Klein Material Co— Cris River Inc ..... 3,067.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**AUG. 1.**

BWAY, se 43d; Wenkler Iron Co—1182 Bway Co et al; July31'14 ..... 80.00

[3]3D AV, 2076-80; Felice Trocchia—Mary E Jones et al; July16'14 ..... 225.00

[2]SAME PROP; Jarcho & Ebert—same; July16'14 ..... 275.00

[2]SAME PROP; Empire Architectural Iron Wks -Annie Jones et al; July 15'14 ..... 487.00

**AUG. 2.**

[2]BWAY, sec 81st, 102x220.4; National Fireproof Sash & Door Co—Est of Adolph Bernheimer et al; July8'14.. 1,400.00

**AUG. 4.**

29TH ST, 30-41 W; Barnet Schacht—Rockbridge Realty Co et al; Apr 27'14 ..... 1,200.00

42D ST, 403 W; Stanley & Patterson, Inc—Wm Daniel et al; May5'14..... 131.67

48TH ST, 317 E; Aaron Udow—Philip Klein et al; Aug20'13.... 25.80

171ST ST, 505 W; Lewis Smith—Louis Weiss et al; July23'13 ..... 143.00

ST NICHOLAS AV, nwc 190th; Consolidated Chandelier Co—190th St Holding Co et al; Feb26'14 ..... 650.00

**AUG. 5.**

173D ST, 555 W; Benj Feldman—Fletcher Court Co et al; Feb24'14... 361.00

**AUG. 6.**

[3]3D AV, 2076-80; Hudson Wood Working Co—Mary E Jones et al; July24'14 19.00

[2]SHERMAN AV, nwc 204th; Progressive Painting & Decorating Co—Vermilyea Realty Co et al; June15'14..... 2,499.20

[2]SHERMAN AV, 152; Jos Torregrossa—Vermilyea Realty Co et al; June 15'14 ..... 320.00

**AUG. 7.**

175TH ST, ns, 100 w Audubon av; Michl J. Fitzgerald—Moses Goodman Corpn et al; Apr28'14..... 190.00

### Bronx.

**JULY 31.**

No Satisfied Mechanics Liens filed this day.

**AUG. 1.**

SUMMIT AV, 914; Salvatore Casolaro—Alema Realty Exch Co et al; June 22'14 ..... 30.00

**AUG. 4.**

149TH ST (**), ss, 216 w Brook av; Ideal Gas & Electric Fixture Co—149th st Co et al; Dec3'13..... 404.00

**AUG. 5.**

WHITE PLAINS RD, ws, 50 s 221st, 50x100; J Marcus Woodworking Co Bolte Bros et al; July6'14..... 122.00

**AUG. 6.**

[2]PROSPECT AV, nec Tremont av, 100x 100; Peter Fusco—Matteo Capobianco et al; July24'14 ..... 359.00

UNIONPORT RD, 1673; Del Baso Contracting Co—B McCullough; July 29'14 ..... 42.00

**Recorded in N. Y. County.

### Brooklyn.

**JULY 30.**

[3]3D AV, nec 72d, 250x100; Carmine Carraturo—Iba Bros, Inc, & Caspar Iba; July3'14 ..... 565.00

DUMONT AV, swc Douglass, 250x100x 240x100; Audley Clarke Co—Douglass Bldg Co & Saml Bernstein; Dec 12'13 ..... 3,010.71

DUMONT AV, nec Hinsdale, 100x100; Moses Annenberg—Almound Holding Co, Inc, & Harry Friedland; Apr 27'14 ..... 322.00

**JULY 31.**

COURT ST, wc Joralemon, 75x125; M Glasser—Weinbro Realty Co & Jno H Parker Co; May7'14..... 1,083.38

S 2D ST, 261; J Victer—Joe & Becky Bernstein, Louis Zimmerman & Abram Zindler; July17'14 ..... 105.00

CATON AV, nwc Ocean av, 150x110x180 x105; Curry & Co—Ethel G Newton, D & Glenwood H Hawkins; Jan24'14.... 311.50

CATON AV, ns, 45 w Ocean av, —x—; Jos Haag—Newton D Hawkins; Aug 6'13 ..... 175.00

[2]LAFAYETTE AV, ss, 250 e Reid av, 50x100; Sam Chodosh—Stolier Realty Co; July10'14 ..... 950.00

**AUG. 1.**

No Satisfied Mechanics' Liens filed this day.

**AUG. 3.**

STRATFORD RD, sec Caton av, 98x 105x132.9x100; Aron Schonberger—Comet Constn Co, Inc; July27'14.... 2,725.00

[2]SURF AV, ss, 56.6 e W 35th, 204.4x 398; Benedette Cerrito—Vincent Cerrito & Jno Shapiro & Jno Lowenthal; May28'14 ..... 59.25

[2]SAME PROP; Salvatore Romeo—same; May28'14 ..... 79.75

[2]SAME PROP; Frank Lance—same; May28'14 ..... 59.25

SAME PROP; Sebastiano Parise—same; May26'14 ..... 86.25

**AUG. 4.**

No Satisfied Mechanics' Liens filed this day.

**AUG. 5.**

ADELPHI ST, 156-162; Gowans & Arnott—Hartman Constn Co; May22'14. 1,000.00

ADELPHI ST, 156-162; M R Dowdeswell Co, Inc—Hartman Constn Co; July 24'14 ..... 1,000.00

SAME PROP; Gowans & Arnott—same; July17'14 ..... 1,350.00

[2]GRAND ST, nec 32d, —x—; Turner Contracting & Impt Co—Mass Realty Co; June9'14 ..... 286.00

PRESIDENT ST, 1307; Popkin Gas Fix Co—Peter Aronson & Mechanics' Bank; Oct31'13 ..... 115.00

9TH ST, ns, 247.10 e 6 av, 60x80; Baron B Johnson—Congregation B'nai Scholaum of So Bklyn & Thos Drysdale & L Greenblat & Son; July16'14..... 47.30

W 20TH ST, es, 170 n Mermaid av, 40x 120 Vincenzo Nasta—Rose A & Jas Cavanagh; Apr14'14..... 624.00

W 20TH ST, es, 190 n Mermaid av, 40x 120; same—Jas Cavanagh; Apr7'14... 624.00

BEDFORD AV, 2461, Hans P Hohn—Elias P Hicks & Frank E Foster, agent; July20'14 ..... 53.00

[1]LIBERTY AV, swc Forbell av, 81.1x 100; Warren Chemical & Mfg Co—Rockmore Realty Co & Sloan & Friedman & Wm Zaslav; July28'14..... 77.80

[2]MEEKER AV, ss, 196.2 w Morgan av, 27.8x85; Bell Fire Proofing Co—Schwartz & Co, Inc; Feb24'14..... 91.30

VERNON AV, 242; Solomon Blum—Bessie Rosier, Saml Silver & Chas Bokshinsky; Mar5'14 ..... 75.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**JULY 31.**
FRANKEL, Berthold W; Albt T Scharps; $83.50; A T Scharps.
JACOB E DECKER & SONS; N Y Independent Meat Co; $860.22; T Smith.

**AUG. 1.**
BELFORD, Wm J, Lord Chazensky; $5,000; L P Goldberg.

**AUG. 3.**
INTRAVAJA Pietro; Dominici Bros & Co; $3,-015.26; I Finkler.

**AUG. 4.**
BEHRENS, Oscar; Gramma Service Corpn; $3,-750; E S Booth.

**AUG. 5.**
FEDERAL TRUST CO; Jos M Conklin, assignee, &c; $8,767.97; Olcott, Gruber, Bonynge & McManus.
VICTORIA WHITE GRANITE CO; Jos P Casey, $3,400; G F Harriman.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

JULY 31, AUG. 1, 3, 4, 5, 6.

Apex Electric Co. Centre st, 209.. Fairbanks Co. Machine ..... 235.36
Collier, P F & Son, Inc. 13th st, 416-30 W..Staley Electric Elevator & M Co. Elevator ..... 2,300.00
Orza, Alfonzo. Columbus av, 654.. E Esposito. Fixtures ..... 125.00
Waclark Realty Co. 77th st, 1 E.. Staley Electric Elevator & M Co. Elevator ..... 3,775.00

### Bronx.

JULY 31, AUG. 1, 3, 4, 5, 6.

D'Alessandro, Giovanni. 2392 Arthur av..Erminio Esposito. Barber Fixtures ..... 448.50
Nista Constn Co. Crotona av, nec 187th, N ..Metropolitan Chandelier Co. Gas fixtures ..... 475.00

### Brooklyn.

JULY 30, 31, AUG. 1, 3, 4, 5

H M B Bldg Co. Livonia av, e Douglas..Colonial Mantel & Refrigerator Co ..... (R) 365.00
Kotimsky, B. Blake av, c Cleveland.. Isaac A Sheppard & Co. Ranges.... 566.00
Parkside Court Realty Co. Parkside ct, c Parkside av..Popkin Gas Fix Co. .....
Pease & Sons. 62d st & 24th av.. Columbia Gas Fix Co. Gas Fix..... 300.00
Siegfried, Morris. 292 Bedford av. Philip Schonfeld. Gas pipes, &c..... 500.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**AUG. 4.**
62D ST, ns, 125 w Park av, 75x100.5; Lawyers' Title Ins & Trust Co loans 62D St Co, Inc, to erect a 9-sty apartment; 7 payments..... 300,000.00

**AUG. 5.**
50TH ST, n, 100 e 2 av, 75x102.2; Germania Life Ins Co loans Sterling Stable Co to erect — sty bldg; — payments ..... 50,000.00

### Bronx.

**JULY 31.**
215TH ST, ss, bet Paulding & Laconia avs, Lot 564, map of Laconia Park; Eliz K Dooling loans Antonia & Nicolina Snozzi, Michelangelo & Lucia Errico to erect 2-sty brick bldg; 4 payments ..... 2,700.00
HERMANY AV, ns, 139.6 e Olmstead av, 75x103.6; Central Mtg Co loans Edw J Moberg & Alfd E Kendal to erect — sty bldg; — payments. 8,000.00
239TH ST, ss, 325 e Katonah av, 75x100; Central Mtg Co loans Ehrich Petersen to erect 3 1-family houses; 3 payments ..... 9,000.00

**AUG. 1.**
231ST ST, ns, 445.4 e Paulding av, 50x114; City Mtg Co loans May H Collins to erect 2-sty fr dwg; 4 payments ..... 3,000.00
FULTON AV, ns, 256.9 n 169th, 50.1x206.7; same loans Jno W Cornish Constn Co to erect 5-sty apartment; 13 payments ..... 40,000.00
FULTON AV, es, 206.9 n 169th, 50.1x206.4; same loans same to erect 5-sty apartment; 13 payments..... 40,000.00
LOT 159, Map of land of Jos Husson Est, North N Y Savgs & Loan Assn loans Jas J Deasy to erect 2-sty & attic dwg; 3 payments ..... 2,500.00

**AUG. 3.**
HOE AV, es, 100 s 172d, 50x100; Manhattan Mtg Co loans Coryell Bldg Co, Inc, to erect 5-sty apartment; 14 payments ..... 35,000.00

**AUG. 4.**
CARLISLE PL, ws, 100 s 213th, 25x100; Eliz K Dooling loans Victoria Demucci to erect 2-sty & b bk dwg; payments ..... 2,000.00

**AUG. 5.**
FOX ST, sec Av St John, 75x100; Rockland Realty Co loans Normal Constn Co to erect 5-sty tenement; 13 payments ..... 60,000.00

## ORDERS.

### Brooklyn.

**JULY 31.**
DE KALB AV, 930.2; I Applebaum on Williamsburgh Savgs Bank to pay J S Sulsky ..... 470.00

**AUG. 3.**
CLEVELAND ST, ws, 85 s Hegeman av, 50x100; Sam Perres on Fredk J Heidenreich to pay Jake Pesetzky ..... 250.00

**AUG. 4.**
59TH ST, ns, 320 e 11 av, 40x100; Pisarra Constn Co on J Lehrenkrauss & Sons to pay Fisher & Voorhies.... 525.00
TROY AV, es, bet St Marks av & Prospect pl, 50x80; Nass & Berg Inc on Home Title Ins Co to pay Terminal Lumber & Trim Co ..... 505.77

**AUG. 5.**
59TH ST, ns, 320 e 11 av, 40x100; Pisarra Constn Co on Julius Lehrenkrauss & Son to pay Jacob Drosnen.. 275.00
SAME PROP; same on same to pay Nathan Tilin ..... 139.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive Certificates and Miscellaneous.
L-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

Week ending August 1.

**MANHATTAN ORDERS SERVED.**

*Named Streets.*

Ann st, 53—Consolidated Gas Co.....C
Baxter st, 9-11—Simon Roth.....C-G
Baxter st, 9-11—Holgen Bros.....C-G
Beaver st, 43—G S Nicholas & Co.....A-H
Bond st, 42-44—Albert Brooks.....D
Bond st, 42-44—Samuel Geisman.....D
Bond st, 42-44—John C Martin.....D
Broad st, 86—Samuel Lakow.....G
Burling slip, 3—H B V Frankel, Inc.....C
City Hall pl, 25—Peates Electrotype Co....H-G
Canal st, 417-21—J T Robinson & Son....C-G-I
Duane st, 197—Helen Emburg Wardwell.....E
East Broadway, 123—Morris Breitgard & Barnett Leight .....C-G
East Houston st, 47—H Fishman, Inc.....C
East Houston st, 303—Morris Cohen.....G
East Houston st, 303—Jacob N Gores.....G
East Houston st, 303—Morris Last.....G
Eldridge st, 164—Israel Finkelstien.....G
Eldridge st, 164—Kantor & Rosen .....G
Eldridge st, 164—Harris Josephson .....G
Franklin st, 48—Jos Muniz .....C-G
Franklin st, 50-52—Julius Pollak .....C-G
Franklin st, 71-73—Edward Horeman .....C-G
Franklin st, 71-73—Oswald Hirsch .....C
Franklin st, 71-73—Moses Aronson .....C
Franklin st, 71-73—Victor Steinman .....C
Franklin st, 74—Joseph Lazarus .....C-G
Franklin st, 77—Solomon Michaelis .....C
Franklin st, 77—Simon Zeman .....C
Franklin st, 77—Estate Joseph Tuckerman ..C
Franklin st, 106—Estate Thos F Clarkson ...C
Franklin st, 112—Mrs. Blanche Boardman ...C
Front st, 293, N Y Asbestos Co .....C
Front st, 293, Herbert B Turner .....C
Front st, 212, Kate Weiner .....C-G
Front st, 212, Charles R Rogers .....C
Fulton st, 20, Lazarus Isenbacker .....C
Fulton st, 20, Samuel W Fridgham et al .....C
Fulton st, 40, Michael Greenberg .....G
Fulton st, 40, Morris Harvey .....G
Fulton st, 40, Lewis Russmow .....G
Fulton st, 40—Frank June .....G
Fulton st, 44, Mildred E Hoose .....C
Fulton st, 45, Julius Klarfein .....C
Fulton st, 55—Emil Vonhof.....C
Fulton st, 58-60, Ida Weiser .....G
Goerck st, 144, Thomas Wall .....C
Goerck st, 144, Max Shokhat .....C-I
Goerck st, 144, Goerck Goldkline .....C
Goerck st, 144, Zuner & Cohn .....C-I
Goerck st, 144—Sher & Hockheiser .....C
Goerck st, 144—Popeke & Heischuber .....C-I
Goerck st, 144, Wolf & Kiss .....C
Goerck st, 144, Max Berger .....C
Grand st, 176, N Y Edison Co.....D
Grand st, 176, Nicholas Schernitzauer .....D
Henry st, 110, The Lower Press .....G
Henry st, 175, Morris Tomashoff & Sons .....G
Hester st, 194-6—Anthony Favillo .....G
Hester st, 194-6—Morris Hertz & Henry Levine.....G
Howard st, 2-4, Otto Perlpheimer .....G
Howard st, 2-4—Cloister Press .....G
Howard st, 2-4—Empire Feather Duster Co ..G
Howard st, 2-4, Geo F Fritz .....G
Hudson st, 211—Beadleston & Woerz .....C
Hudson st, 675, Arthur J Brown .....G
Mercer st, 39, Samuel Rabinowitz .....C-G
Mercer st, 54—Jos L Buttenwisser .....C
Mercer st, 54—Morris Katz .....C
Mercer st, 165-7, H Danzine & Co .....G
Mercer st, 169—Arnold Rabinowitz .....G
Mercer st, 169, Joseph Wallner .....G
Mercer st, 169, Meyer Finkelstein .....G
Mercer st, 187-89—Estate Chas A Chesebrough.....C
Mercer st, 187-89—Samuel Bermorn .....C-G
Mercer st, 237—Walter D Goldsmith .....G
Mercer st, 237, Lucie Michalowitz .....C
Mercer st, 237, Abraham Austrow .....C
Mercer st, 237, Abraham Harrison .....C-G
Mercer st, 237, Abraham Portis .....G
Mercer st, 85, Samuel Kleinberg .....C
Mott st, 99, Holmes Paper Box Co .....C
Mott st, 163—Michael Tedisco .....E
Murray st, 34, Manhattan R R Co .....C
Murray st, 34—Thomas Brander .....C
Murray st, 38—Trustees Columbia Univ ....C
Murray st, 38, Marcus B Tidy .....C
Murray st, 43—Edith E Tinker .....C
Pearl st, 441-7—Patteson Press .....C
Pearl st, 441-7—Thos Russel & Son .....C-D
Pearl st, 441-7—Chas Craske Co .....C-D
Thomas st, 58, Dunham Specialty Co .....C
Thompson st, 5—Pietro Bianchetti .....C
Tompkins st, 2-4-6—Jeremiah Hull .....C
Tompkins st, 2-4-6, Harris Tiger .....C
Tompkins st, 2-4-6—Edward A Dougherty ..C
Vesey st, 73—Isaac Frankel .....A
Vesey st, 73-75, Consolidated Gas Co .....C
Walker st, 43-45—Edward Meixler .....C-G
Walker st, 55—Hyman Kuprdig .....C
Walker st, 55—Rudolph Fleischer .....G
Walker st, 55—Jacob Altmark .....C-G
Walker st, 57, Estate Laura H Conkling ..C
Walker st, 57—Max Stower .....C-G
Walker st, 118-26—Ideal Gas & Electric Fixture Co .....G
Walker st, 118-26—Michael Shatt .....G
Walker st, 118-26—Joseph Polak .....G
Walker st, 118-26—Moe Levy .....G
Washington st, 193-199—Thos R McNell ...D-C
Washington st, 193-199—Geo Gatses & Co.. D-E-F-A
Washington st, 193-199—Consolidated Gas Co .....C
Water st, 35—N Y Lubricating Oil Co .....C
West Houston st, 26—Novelty Feather Co ...G
West Houston st, 26, Annie Marx .....C
West Houston st, 28-30—Jacob Einsheimer ..C
West Houston st, 28-30—Joseph Camisl ....C
West Houston st, 28-30—Emil Mayer Baby Cap Co .....C
West Houston st, 76—Smith Bros .....C
West Houston st, 102—John Mackay & Co, G-C
West Houston st, 182-4—Tony Epifania ...G-C
West Houston st, 182-4—Gartano Corderello. G-C
West Houston st, 182-4—Edith Kane .....C
West Houston st, 182-4—Chas Bernardo ...G-C
West Houston st, 182-4, Gregory Dulgarian. G-C
West Houston st, 123—Philip Manzello .....C
West Houston st, 123—John Pellicleno .....C
West Houston st, 123—Peter Pagnoli .....C
West Houston st, 123—Dominick Ferranta ...C
West Houston st, 123—Saverina Buffolo.....C
West Houston st, 197, Frank Kenny .....C
White st, 35-37—Fanncy C Calley .....C
White st, 62—Columbia Kid Hair Mfg Co ..C
White st, 62—Lewis, Kruger & Dubins .....G
Willett st, 48—David Baum .....C
Willett st, 52—David Schloss .....C
William st, 216-18—Wm E Rudge .....G
Wooster st, 43-45—Estate Wm H Gray .....C
Wooster st, 80-82—Harry Mirth .....C
Wooster st, 80-82—Banner Knee Pants Co...C
Wooster st, 80-82—Novelty Paper Box Co ...G
Wooster st, 80-82, Podbresky & Gollin .....G
Wooster st, 80-82, S Crystal & Co .....G
Wooster st, 80-82—Gottfried & Schwartz ....G
Wooster st, 80-82, Modiste Garment Co ..C-G
Wooster st, 80-82—Victor Koch & Co .....C-G
Worth st, 39—Jno H Watson Est .....C
Worth st, 114-16—Samuel Weinberg .....C-G

*Numbered Streets.*

4th st, 5 W, Innovations, Ltd .....A-G-K
4th st, 308 E—Hamilton Fish Corp .....C
5th st, 304—Sam Siegel .....C
5th st, 805—N Y Couch Frame Co .....C
5th st, 805, Samuel Usbornko .....C
8th st, 63 E—Abraham Bloom .....G
8th st, 6 3E—Charles Stern .....G
8th st, 63 E, Abraham Cahn .....G
8th st, 63 E, Harry Bandermerg .....G
11th st, 54 E—Kaynor Press Co .....G
11th st, 54 E—Isidor Rudes & Samuel Fledell. G
11th st, 54 E, Isidor Hammauch & Hyman Kopig .....G
11th st, 54 E, Oscar Margolius & Son .....G
11th st, 54 E, Morris Bossin .....G
11th st, 54 E—Louis Heishkwirtz .....G-C
11th st, 54 E, Peter Gallo & Carl Heloubork. G-C
150th st, 30-32 W—Simon Gutner .....G
17th st, 10 E, Deitsch Bros .....G-I
17th st, 18 W—Harry Paxton .....G
17th st, 28 W, Chelsea Linton Co .....G
17th st, 40-42 W—Sachs Bros & Jalkut .....G
17th st, 40-42 W, Benjamin Levy .....G-C
17th st, 105 E—Germania Life Ins Co .....C
17th st, 111 W, David & Rachel Osterweis ..C
17th st, 205 E, Pinaria Brigonti .....C
17th st, 205 E, Bernard Jacobson .....C
17th st, 232 W, Louis Sandberg .....C
18th st, 6-8 W—The Cohen Marks Co.....G
18th st, 6-8 W, Schoenbrun Bros .....G
18th st, 6-8 W, Fine & Cohen .....G
18th st, 6-8 W—Frank & Barnston .....G
18th st, 6-8 W—Schachner, Hueller & Co ...G
18th st, 6-8 W—National Dress Co .....G
18th st, 6-8 W, Louis Horwitz .....G
18th st, 6-8 W—Heller Bros & Hiller .....G
18th st, 6-8 W, I L Klein .....G
18th st, 6-8 W, Martel Realty Co, Inc .....C
18th st, 6-8 W—The American Artistic Ornament Co .....G
19th st, 37 W—Morris Shalita .....G
19th st, 40-42 E, Realty Mortgage Co .....C
19th st, 47 E—Edward V Z Lane.....C
19th st, 205-7 W, Lidor Friend .....H-A-G
20th st, 11 W—Mrs Lillie J Earle .....A-C
20th st, 11 W—Mrs. Lillie J Earle .....SS-C
20th st, 13-15 W—Courtland H Young .....SS
20th st, 40-46 W, Eliza Guggenheimer .....C

21st st, 24-26 E—Onyx Button Works, Inc., L-G-A
21st st, 48-50 W—Elizabeth Mahoney .....G
21st st, 64 W—Joel Miller .....G
22d st, 40-42 W—Samuel Jacobs .....G
22d st, 129-31 W—Paterno Bros .....C
22d st, 129-31 W—Paterno Bros .....SS-A
22d st, 150 W—Shaunon Mfg Co .....G
22d st, 150 W—Groos & Hindos .....G
22d st, 150 W—Feldman & Dorter .....G
22d st, 323—Carved Wood Novelty Co .....C
22d st, 323—Rocco Mango .....C
22d st, 323—Standard Hardware Co .....C
23d st, 168 W—Louis Ferst .....G
23d st, 168 W—Alex Rosenberg .....C
24th st, 141-43 W—Max B Fishman .....G
24th st, 148-50 W—Goldstein & Cooper.....G
24th st, 148-50 W—Windsor Mfg Co .....G
24th st, 148-50 W—National Costume Co ...G
24th st, 157 W—Samuel Jacobs.....G
24th st, 159-61 W—S Herzog Embroidery Works .....C-G
24th st, 159-61 W—Ernest Bruno .....G
25th st, 137-39 W—David Nathowitz .....I
25th st, 137-39 W—Lyric Waist Co .....I
25th st, 516-24 W—Henry A Cousins.....C-G
25th st, 516-24 W—Apex Color Works .....G
26th st, 26 W—New Hungarian Restaurant Co .....A
26th st, 26 W—Negrin Bros .....G
26th st, 26 W—Rosenzweig & Rosenberg.. C-G
26th st, 26 W—Soldinger Bros .....G
26th st, 26 W—Modern Button Co .....G
26th st, 26 W—Mrs. Rosanna Batchelor ...C-G
26th st, 37-43 W—Sostman Mercantile Co ...G
26th st, 37-43 W—Rapp Jelenko Co .....G
26th st, 52 W—Michael Charles .....C-G
26th st, 109-15 W—Erlanger & Reis .....C
26th st, 109-15 W—Clover Waist Co .....C
26th st, 122-6 W—Jacobs & Jacobs .....C
26th st, 147 W—Hebbard & Bro .....C
26th st, 147 W—O J Muller & Co .....C
26th st, 343-47 W—Louis Bauer Co .....C
27th st, 418 W—George Klumpp .....C-G
28th st, 51 W—August Gustafson .....C
28th st, 51 W—Henry J Schwartz et al .....C
28th st, 51 W—Louis Levine .....C-G
29th st, 301-3 E—Paul Sheirr .....C-G
29th st, 301-3 E—John Werner .....G
29th st, 301-3 E—Chas E Delago .....C
30th st, 110-12 W—Pogostin & Derman .....C
30th st, 110-12 W—Joseph Provenzano .....C
30th st, 110-12 W—Heyward H McAllister ...C
30th st, 357 W—Collins & Thompson .....C
31st st, 351-3 E—Frank Paczigs .....C
31st st, 351-3 E—Wand Mfg Co .....C-G
31st st, 364 W—Ernest F Klee.....C
33d st, 12 E—Hurowitz & Samuels .....G
35th st, 155 E—Chas Kennedy .....L-C
36th st, 28-30 W—Charles Sturman Inc ....G
36th st, 28-30 W—Woller & Wionkel.....G
36th st, 28-30 W—Vogue Hat Co .....G
36th st, 28-30 W—Wittnauer Co .....G
36th st, 28-30 W—Herman S Besco .....G
36th st, 28-30 W—Atkinson Mentzer & Co ....G
36th st, 28-30 W—Simon & Co .....G
37th st, 12 W—Max H Birge & Co .....G
37th st, 12 W—Morsoff & Reich .....G
37th st, 12 W—Bert Underwood .....G
37th st, 12 W—Max Cohn .....G
37th st, 12 W—Alexander Taylor .....G
37th st, 61 W—Mary Coleman.....G
37th st, 61 W—Max Small.....G
37th st, 258 W—Ceosepa Cardillo .....C
39th st, 343-45 W—John Morgan .....C
40th st, 102 W—Simon Santer .....C
40th st, 345 W—Perfection Film Co, Inc, A-C-K
40th st, 401 W—Oran F Le Roy .....C
40th st, 461-7 W—Patrick F Quinn .....C
40th st, 461-7 W—Chas E Strong .....C
41st st, 235 E—Emery Thompson .....C
41st st, 235 E—Brainard T Norris et al ....C
41st st, 330 W—John Scholsser .....C
42d st, 511 W—Albert L Thompson .....C
42d st, 551 W—Berino Mfg Co .....C
44th st, 75-77 W—William Rafael et al .....C
44th st, 636 W—The Utility Co ...H-A-G-K
45th st, 510-14 W—Thos Connors .....D
45th st, 510-14 W N Y Edison Co .....D
49th st, 244 W—Frederick W Schaffner. H-G-A-D-C
50th st, 529-31 W—Empire Auto Top Co, C-D-G-A
53d st, 162 E—Louis Deutsch .....C-D
54th st, 245 W—William Sommer .....C
54th st, 245 W N Y Edison Co .....D
61st st, 3-7 W—Public Service Express .....G
61st st, 3-7 W—Jandorf Auto Co .....G
62d st, 19-21 W—David Stoloff ..C-H-A-G-D
62d st, 19-21 W Lawrence Jennings & Morris Rosenblum .....G-D-H-A-K
63d st, 51 W—Findeisen & Krop Mfg Co ..A-K
64th st, 241 W—Eng Bournonville Welding Co .....A-G-O
67th st, 42-50 W—Reliable Electric Plating Wks .....H-G
67th st, 50 W—Commercial Auto Maintaining Co .....H-A-G-C-K
72d st, 175 W Monewood Realty Co ...H-A-G
72d st, 511-23 E—N Jacobs & Sons .....A
77th st, 50-58 W—Montrose Bond & Realty Co .....G-D
87th st, 211-13 W—Sydney Holmes ....A-G-C
91st st, 422-24 E—Hellgate Garage Co ....G
105th st, 138 E—Rutischauser Bros ..H-A-C-K
109th st & East River—Murtha & Schmohl Co. .....H-A-G-K
116th st, 113 W—Lenox Auto Tire Wks ...K-A
129th st, 640 W—London Construction Co....C
140th st, W. ft of & N R—Frederick R Welch, L
143d st, 274 W—Julius Blumenfeld .....H-K

*Named Avenues.*

Amsterdam av, 1423—Harry Kruger .K-G-A
Amsterdam av, 1838—Samuel H Ball .....G
Bowery, 249—Traiger & Lickner .....L
Broadway, 649-51—Greenbaum Mfg Co .....G
Broadway, 690—N Y Edison Co .....D
Broadway, 721-3—L Henry & Co .....G
Broadway, 810—Chas G Willoughby .....A-G
Broadway, 1874—Lyons Atlas Co .....G-A
Broadway, 2291-9—Baer Bros .....G-D
Broadway, 2291-9—Edward L Mix .....D
Broadway, 2291-9—Harris Liftin & Son .....D
Broadway, 2291-9—Ray Morris .....D
Broadway, 2291-9—Colonial Flower Shop ...D
Broadway, 2291-9—John Kirwan .....D
Broadway, 4192—Harry Raoul .....G
Cathedral Parkway, 2-10—Eureka Auto Station, Inc .....G
Central Pk W, 112-24—Rothschild Realty Co..D
Park av, 840-76th St & Park Av Co .....SS
West Broadway, 179—Elson & Jelling .....C
West Broadway, 179—Adam Kramer Estate..C
West Broadway, 179—Joseph Wechsler ...G-C
West Broadway, 401—David Altman.....C
West Broadway, 408-10—Jacob Bonnan .....G
West Broadway, 408-10—Jos Kalperin .....G
West Broadway, 408-10—W H Kemp Co ....G
West Broadway, 408-10—Hyman Kessner .C-G
West Broadway, 424—James Dean .....C
West Broadway, 432-34—George Minkowitz ..C
West Broadway, 452—Milano Pharmacal Co ..G
West Broadway, 505—William Forsberg .....G
West Broadway, 507-509—Louis Seligman ...C
West Broadway, 520-24—Julio Zunino.....G
West Broadway, 520-24—John Cappello .....G
West Broadway, 520-24—John L McKenna ...G
West Broadway, 520-24—Fabric Mfg Co .....G
Zerega Av, 1175—Colorado Realty Co .....G-J

*Numbered Avenues.*

1st av, 636-644—Pedersen Lubricator Co ...C
1st av, 636-644—Peter Theis' Sons .....C
1st av, 636-644—E & J. Eschmann .....C
1st av, 636-644—Simplex Typewriter Co ....C
1st av, 1167—Chesbro Whitman Co.....C
1st av, 1895—Crescent Star Realty Co ....SS
2d av, 1412—Louis Frankenthaler .....C
3d av, 36—Isidore Rosen .....C
3d av, 39—Hamilton Fish Corporation .....C
4th av, 103—Reisner Bros .....C
6th av, 40—Israel Sagovitz .....K-G
6th av, 344—Jos Ewens .....G
6th av, 344—Herman Garfinkel .....C
6th av, 346—Royal Novelty Co .....G
6th av, 346—Alfred Griffean .....G
6th av, 874—Washington Arch Realty Co ....C
7th av, 51-53—Philip Custen .....L-C-G
9th av, 274-80—Hugh Getty Inc .....H-A
9th av, 337—Chas A Pearse .....H-A
10th av, 767-69—Becker Bros .....G
10th av, 888—Gordon Bros .....H-G
11th av & 50th st—Kohler & Campbell, Inc., K-G

**BRONX ORDERS SERVED.**

*Named Streets.*

Brown pl, 112-14—Louis Spalla .....A-C-K

*Numbered Streets.*

134th st, 635 E—Berger & Bretthauer ..A-H-G
135th st, 259 E—John L Winn .....H-A-G
156th st, 911 E—Moris Citrin .....H-G
164th st & Brook av—Anheuser-Busch Agency. H-A-L
165th st, 765 E—Peter G Thoretz .....A-K
169th st, 638 E—Max Berliner .....H-G
180th st & Bronx st—Metropolitan Dye Works. H-A-G-C

*Named Avenues.*

Bathgate av, 1908-10—John J Fox.....E
Castle Hill av, 1166-68—Bernard Estling. A-G-L-C

*Numbered Avenues.*

3d av, 3006—Evans Bros & Byan, Inc.....A-G
3d av, 3006—Public Service Express Co. H-G-C-L-K

**BROOKLYN ORDERS SERVED.**

*Named Streets.*

Adams st, 74—Berns Veterinary Hospital. H-A-D-M
Adams st, 117—Adolph Degenhardt.....H-A-G
Batchelder st, ft of on Emmons av—Julius Liebmann .....H-A-G
Berriman st, 123-5—Katofsky & Sons.....G
Berry st, 195—J F Blaisdell.....H-A-G
Bocrum st, 264—Meyer Hirsch.....O
Catherine st, 18—Emil Heger .....H
Clarkson st, 85—Henry Mangels.....A-G
Clay st, 56—S C Edwards.....D
Cleveland st, 412—Jacob Solovay.....H-A
Clinton st, 102—Oscar Palmer.....H-A-G
College pl, 23—R B Woodward.....G-O
Cook's lane & R R av—F B Henderson....G-A
Court st, 69—S Ertrachter.....A
Delamere pl, 672—John S Healy.....A-G
Diamond st, 219—J M Doppel & Co....G-H-A
Emerson pl, e s, n DeKalb av—F H Pierce.A-G
Franklin st, 38—Auto Trucking Co.....H
Franklin st, 97—Wm Spiegel.....A
Franklin st, 200—Benj Silfer.....A-H
Freeman st, 158—Mandel & Gelman.....A-H
Frost st, 64-66—Garsat Co.....A-H
Fulton st, 29-33—Lyons Hotel Co.....F-C-D-A
Fulton st, 50-54—Albert Geneveise..C-F-A-D-I
Fulton st, 50-54—Bklyn Union Gas Co.....C
Fulton st, 283-85—Michael Cosgrove.....A
Fulton st, 289-91—E J Bryne, Supt St Dept. Bklyn Union Gas Co .....C
Fulton st, 692—Wm Harkness.....K-A-G
Gold st, 192—H Schifferdecker.....A
Grand st, 738—I S Remsen Mfg Co.....H-A-G
Hart st, 438—St John's Baptist Church Day Nursery .....C
Hawthorne st, 284..Ed S Norton.....A
Hemlock st, 164-66—Isidor Walter.....H-A-G
Hewes st, 407-09—Chas H Meyer & Chas H Hulgen .....A-C-G
Hewes st, 407-09—Phillip Jung .....C
Hewes st, 407-09—Bklyn Union Gas Co.....C
High st, 182—T C Takami.....H-A-O
Lawrence st, 191—J E Dusseldorf.....A-G
Livingston st, 140—Hauck Mfg Co.....C
Midwood st, 12—Est J Lefferts .....A
Midwood st, 218—H E Wimpfheimer .....D
Pacific st, 1365—Henry H Wood.....H-A-G-D
Palmetto st, 84—Henry Remmer.....H-A-G
Palmetto st, 199—Jacob Beilman.....H-A-G
Rapalyea st, 29—A Sessa.....H-A
Tillary st, 10—John Clawson Mills Co.....A
Tillary st, 10-12—Geo F Langenbacker..F-D-I-A
Troutman st, 103—Chas J Henn.....H-A
Union st, 497—John F Schmadeke.....H-A
Washington st, 1070-2—Excelsior Storage Warehouse .....G-A

*Numbered Streets*

9th st, 2054 E—Ed Cole.....H-A
15th st, 412 E—W D Ebinger.....A-G
15th st, 2450 E—N Van Valkenburgh.....G-A
16th st, 148 Bay—E J Duffy.....H-A-G
16th st, 550 E—Ethel M Perin.....A
17th st, 130 Bay—Earl H Mayne .....A-C
17th st, 1429 E—Sara Sheinart .....A
18th st, 631 E—D Turnbull .....A
18th st, 685 E—E Williams .....A
18th st, 799 E—C D Wood.....A-G
18th st, 1563 E—A A Baumgartner.....H-A-G
19th st, 183 Bay—E F Hurlbert.....G
19th st & Surf av—R Ravenhall, Sr...H-A-G-D
21st st, 1855 E—E Springstead.....H-A-G
28th st, 447 E—F W Ellsworth.....A
32d st, 657 E—Sachse Bros.....H-A-G
32d st, 733 E—H W Eginton.....O
41st st, 36-44—Great Bear Spring Co.....D
82d st, 2224—Chas Guden.....H-A-G
82d st, 2246—G V Grunderman.....H-A-G

*Named Avenues.*

Albemarle rd, 2010—H E Hunt.....H-A-G
Atlantic av, 302—Samuel Segal.....H-A-G
Atlantic av, 932—F L T Wortmann.....A
Atlantic av, 1581—Joseph Byk.....H-A-G
Atlantic av, 1656—Burns & Astarita.....G-A
Atlantic av & Beach 43d st—C S Hammerschlag .....H-A-G
Av D, 3420—Fredk W Harre.....H-A-G
Av F, 2604—Bernard Stern.....A
Av F, 3111—James H Hare.....O
Av H, 1415—J H Jube, Jr.....G
Av H, 1715—C F Kingsley.....A
Av I, 1121 (rear)—L T Weiss.....G-A
Av L, 1911—Edna C Foster.....A-G
Bedford av, 250—Sam Zemmel.....H-A-G
Bedford av, 706—Abraham Levin.....H-A-G-D
Bedford av, 1102—C E Schulz.....H-A
Bedford av, 1913—W J Reineking.....A-D
Bowery & Kensington Wk—C R O'Neill....A-G
Broadway, 1850—W Plapinger.....A-G
Bushwick av, 810—C H Reynolds....C-H-A-G-D
Carlton av, 156—John W Ortiz.....A-D
Central av, 675—Phillip Hasloch.....O-A
Cortelyou rd, 1418—Thayer, Wilkinson & Co..A
Ditmas av, 1908—Geo Weideman.....D-A
Ditmas av, 1402—J D Strahmann.....D
Flatbush av, 626—Henry C Ryon.....G-H-A
Flatland av, 9215—C S Sofield.....H-A-G-D
Flushing av, 367—J R Hodgson.....O-M-A
Glenwood rd, 3220—Marcus Stein.....A-G
Glenwood rd, 3320—McKnight Realty Co..H-A-G
Ft Hamilton av, 3819—Wm P Rex.....H-A-G
Graham av, 568-70—Sam Rosner.....G-A
Grant av, 30—Wm Goemann.....H-A-G
Jamaica av, 418—Emilie Kolesch.....H-A-G
Johnson av, 321—Camille Lehman ....H-A-G-D
Kingston av, 233—P F Meissner.....G-A
Manhattan av, 271—John A Renn.....G-A-O
Marlborough rd, 461—May M Howley.....G.H.
Myrtle av, 86-90—James McEnery.....G-D
Myrtle av, 962—Max Turoff.....H-A
Newkirk av, 2409—Oscar Stolp.....H-A-G
Norman av, 118—Philip Grenloch.....H-A-G
Nostrand av, 1404—Mark Shoetz.....A
Ocean Parkway, 791—Paul Bernd.....G
Ocean Parkway & Av T—Wm P Austin....H-A
Pitkin av, 2356—M & S Tashman.....D-H-A
Rochester av, 80—Hugh Kenny .....H-A-G
Rutland rd, 237—M L Preston.....G-A-O
Stone av, 482—B Kaufman.....A-H-G
Stratford rd, 284—Chauncey Kelton.....A-D-H
Throop av, 182—Charles Schatz.....A-G
Westminster rd, 215—J E Jennings.....H-A-G

*Numbered Avenues.*

4th av, nec 93d st—Albert Wilkins.....D-A-H
5th av, 167—S & I Brodkin.....K-H-A
5th av, 697—Louis J Smith.....A-G
5th av, 717—Fannie Gett.....C

**QUEENS ORDERS SERVED.**

*Named Streets.*

Amity st, 238 (Flushing)—G W Webster.....A
Beach st, 109-11 S (Richmond Hill)—H R Bliss .....H-A-G
Cornelia st, 2400 (Glendale)—H Hagenkotter H-A-G
Cornelia st, 2402 (Glendale)—A Hagenkotter H-A-G
Grand st, 25 (Maspeth)—H D Dow, M D, H-A-K-G
Grand st, 57 (Maspeth)—Geo Engelert...H-A-G
John st, 7—Haupt Paint & Hardware Co.....A
Maspeth st, 122 (Maspeth)—Anthony Kneip, H-A-G
Orchard & Garfield sts (Richmond Hill)—Louis Sack .....A-G
Ray st, 7 (Jamaica)—H W O'Neill.....H-A-G
Union Hall st, 73 (Jamaica)—Percy G James, H-A-G

*Named Avenues.*

Boulevard, 421 (R Beach)—Wm Szerlip..K-A-H
Boulevard, 585 (R Beach)—Weiss & Krauss, A-G
Braddish av, sec Waldo av (Bayside)—Emma J Smith .....H-A-G
Broadway, 88 (Flushing)—Benjamin Farber, H-A-M-D
Broadway, 226 (Flushing)—Ernest Sexamer, H-A-G
Central av, 48—P J O'Connor.....H-A-G
Chichester av, 3111 (Richmond Hill)—Vivian Edwards .....H-A-G
Fresh Pond rd, 860 (Ridgewood)—Walter Batten .....A-D
Greenwood av, nr Broadway (F. Rockaway)—Leon Lezinsky.....H-A-G
Grove av, 11 S (Rockaway Beach)—Alex Wiener .....A
Hopkins av, 386 (L I City)—A B Steinman, A-G
Jackson av & 12th st (L I City)—St John's Hospital .....A-G
Jamaica av, 3307 (Richmond Hill)—Tuthill & Schellinger .....H-A
Jerome av, 4250 (Ozone Park)—Edwin Smith, A-D
Johnson av, 32 (Richmond Hill)—H C Courten, M D.....H-A-G
Lefferts av, 9 S (Richmond Hill)—S Lauritz-[illegible].....D
Lexington av, 20 (Maspeth)—Adolph Bernsen, G-A-H
Metropolitan av & Union turnpike—J Autenreith .....H-A-G
Myrtle av, 1840 (Ridgewood)—Michael Link, K-A-H-G
Myrtle av, 2725 (Glendale)—Nathan Keller, A-H-G
National av, 252 (Corona)—E C Klein, M D, H-A-G
Newton av, cor N Henry st (Astoria)—Wm Krahl .....H-A-G
Washington av, 480 (Rockaway)—W J Hemlett .....G
Westminster rd, ns, e of Shore rd (Douglaston)—Wm H Shields.....H-A-G

*Numbered Avenues.*

1st av, 550 (Astoria)—M Koenig.....H-A-G
17th av, 563 (L I City)—Hanning, Borheck & Heyser .....H-A-G

**RICHMOND ORDERS SERVED.**

St Mary's av, 19 (Rosebank)—Jas R Halliday .....C

# BUILDING MANAGEMENT

## BOND ISSUES ON IMPROVED PROPERTIES

By S. W. STRAUS, of S. W. Straus & Company*

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

WELL designed, well located and well operated office buildings are valuable and profitable classes of property, and bonds secured by such properties, under conservative precautions and restrictions, are safe investments. I doubt if there is any class of bonds in the investment market which contribute so much to our national prosperity, to the building up of our cities, to the improvement of our downtown districts and to the enhancement of property values, as office building bonds. We are driven by sheer force of economic necessity to build skyward. Old three and four story buildings, which have been depreciated until they are, practically speaking, liabilities rather than assets, must be torn down to make room for new, modern, fireproof office buildings mounting ten, fifteen and twenty stories into the air. The service which tenants now demand and receive in high class office buildings has made the newer structures increasingly attractive from a renting standpoint.

### When Owner Must Improve.

The owner of downtown property frequently finds himself in a position in which he must improve his land with a first class, modern building, or else see the return on his capital whittled down to the vanishing point. In normal times new industries are constantly forming, new fields for capital are constantly developing, and the demand for office space is one that must be constantly met. Owners are driven, therefore, to the erection of steel frame, fireproof office buildings. The question then arises: how may the construction of such a building be most profitably and conveniently financed?

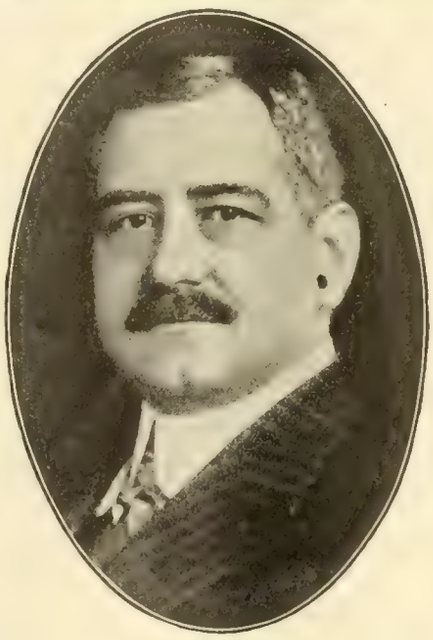
Taking the situation by and large, however, there is no doubt that the issuance of bonds, maturing over a term of ten to fifteen years, is from many standpoints the most convenient and most profitable method of financing an office building. In many cities temporary building loans are common, replaced at a later date with a permanent loan. It may be safely said, however, that the plan of financing office building construction through the issuance of first mortgage bonds, secured by the property, is one which is enjoying a steadily increasing popularity. This is practically the only method of permanent financing which is generally applicable. It is needless to say, of course, that permanent financing has every advantage over temporary financing, and the office building owner who can schedule his obligations for ten or fifteen years in advance with accuracy is in the best position to get the highest efficiency out of his invested funds.

### Confidence Necessary.

Without the confidence of the investor, the owner is helpless. Without the cooperation of the investment banker, the owner and the investor alike are helpless, since he is the middle man who alone can arrange the financing of the building under this method by the sale of the bonds.

I have the very strongest belief in office building bonds of the better grade. I have the heartiest contempt for office building bonds which are issued in an attempt to put up a 16-story building on a towering superstructure of mortgages piled high as the building itself, with the bond buyer contributing all the funds

*Excerpts from an address delivered at the Seventh Annual Convention of the National Association of Building Owners and Managers, Duluth Minnesota, July 15.



S. W. STRAUS.

but the handful of coppers which the promoter has advanced as his share of the ready cash.

There are cities which are over-supplied with offices. I have in mind one Western city in which the number of rentable offices was increased in one single year from 4,000 to more than 8,000. Several issues of office building bonds in that city went into default during the two years following. It is against such conditions as these that the investment banker must set himself firmly.

The investment banker must see that the bond issue is well made, well secured and amply protected. There is nothing inherent in office building bonds to prevent them from going into default. They must be protected by ample physical assets which safeguard the principal and by ample earning power, which insures the prompt payment of interest. Bond issues which do not conform to this standard of safety should be thrust into the outer darkness.

### Safeguarding Clients.

To safeguard the interests of his clients, it is only necessary for the investment banker specializing in office building bonds to adhere to a few simple rules.

First, the building must be erected in response to a real rental demand in a city where real estate values are sound and stable and constantly growing as the result of normal, solid increase in population, and not as the result of booms or speculation, and the bonds must be a direct first mortgage on the property.

Second, the location must be such as to insure its constant rental.

Third, the equity representing the cash investment of the owner of the building must be sufficient to protect absolutely the interests of the bondholders.

Fourth, the margin of assured rental earning power over the annual interest charges must be ample.

Fifth, the mortgagor must be responsible.

Sixth, the bonds must mature serially, so that a portion of the loan is being paid off each year during its life, thus more than compensating for the depreciation or obsolescence of the building.

These are the standards of safety in office building bonds to which investors have been educated, and which investors today are demanding. Bond issues which conform to these requirements can be assured of prompt purchase by responsible investment banking houses, and prompt distribution to investors. Bonds which do not conform to these requirements were better never issued.

### Reason for Losses.

Those instances of loss which have taken place have been, without exception, instances due to violation of the above rules. Violation of conservatism and the principles of sound finance must inevitably bring their own punishment. Where the loan is conservatively made and backed by well built, well managed property of ample value and ample earning power, there is no safer class of investment.

During the last ten or fifteen years many insurance companies have loaned money secured by mortgages on office buildings and the land, thus stamping them as investments of the most conservative character. If such a mortgage is divided up into a series of bonds, of course it loses nothing of its safety. Indeed, if the bonds mature serially, as they should in all cases, the safety of the loan is actually increased, because as the earlier bonds mature and are paid off, the margin of safety over and above the loan is constantly increasing, and the bonds of the final maturity are protected by a much larger equity than the earlier ones. Money market conditions frequently render it impossible for large banks, trust companies, or insurance companies to make long term mortgage loans of large size on office buildings. By dividing up the loan into bonds, it is disposed of without difficulty. It gives the investor with $10,000, with $1,000, or even $100, participation in a large mortgage suitable to the investment of a fund of the largest and most conservative institutions.

### Another Aspect.

There is another aspect from the viewpoint of safety to office building bonds. We will suppose that a given piece of land is worth $800,000, the building occupying the site costs $1,000,000, and a first mortgage bond issue stands against this property in the sum of $1,000,000. It would be protected by an equity of $800,000. The property must depreciate to that extent before the bondholders' interests would be in danger. It is obvious, at least to me, that such an investment is safer and better protected than in a mortgage loan of the most conservative character where the property worth $15,000 secures a loan of $5,000. The margin of safety here is three to one, but the equity is only $10,000, and, of course, the equity of $10,000 will be much more quickly impaired than the one of $800,000.

Of recent years the very common practice of making long term leases on downtown property has brought about the issuance of bonds secured by buildings and leaseholds. The lease must run for a long period of years at a fixed and not excessive ground rental and be fair to the lessee in every particular. In a leasehold bond issue the income from the first floor alone should be sufficient to pay ground rent, taxes and insurance, leaving the income from all floors above the first to pay the remaining operating expense, interest and the serial maturities of the bonds. Summing up in regard to leasehold bonds, such a loan may be fully as safe as bonds secured by building and land when the proper conditions are complied with.

## PREVENTING FIRES.

### Tenants May Avoid Conflagrations By Use of Furniture Designed to Reduce Hazard.

HOW long will we continue to build 'fireproof' office, loft, warehouse and factory buildings, and continue to equip them with fixtures and furniture of a decidedly inflammable nature, and then wonder why disastrous fires originate with their consequent loss of property and often life"? was recently asked by a well known building manager. "The Potter Building fire is still vivid in the memory of many New Yorkers, and there have been others of a nature equally as serious. In the case of the Potter Building, the structure itself was left practically intact, so much so that reconstruction was easy and safe, but the contents consisting of much valuable merchandise were completely destroyed.

"Recently the Fire Prevention Bureau and other departments have made many provisions and rules with the idea of fire prevention, but the occupants of lofts and offices could do much to lessen the fire hazard by the installation of furniture and fixtures that would reduce this hazard to a greater extent than all Fire Prevention Bureau rules as yet promulgated.

**New Ideas Introduced.**

"To make buildings of this type fireproof or fire resistive a great amount of time and money has been expended in planning and construction, and it is possible with but little additional expense to provide them with such fire-resistive furnishings that would go a long way toward the protection of the lives of the tenants and employees they house, as well as the protection of valuable merchandise and records. New ideas and improvements in fire-resistive and fireproof fixtures are constantly being introduced and they can be installed at little additional cost when compared with the reduced insurance premium and the feeling of security from fire risk.

"In lofts, warehouses, and stores, shelving could be of metal or other fire-resistive material, and where the contents of these shelves are of an inflammable nature they could be provided with doors of the same material; or if required to be glazed, wired glass fastened with metal could be used. Instead of having dark closets and wooden wardrobes, metal clothes lockers could be used. They are far more sanitary and are vermin proof.

"Tables, chairs, desks and benches, are now made of metal or other fire-resistive material. In fact, furniture for all uses is now being manufactured and on the market at prices only slightly in advance of that built of first quality wood. This furniture may be finished in such a manner that it is hard to distinguish it from wood except by touch.

**Fireproof Partitions.**

"Partitions, instead of being built of wood, should be constructed of asbestos, plaster blocks, terra cotta blocks or other fireproof or fire resistive material, and may be plastered or not as their location demands, and where required to be glazed, the material should be wired glass set in metal or kalameined sash and frames. All waste and rubbish should be kept in metal receptacles, provided with covers. There are many such appliances on the market for all purposes. Oily waste should be kept in metal receptacles raised at least twelve inches from the floor.

"Where it is necessary to keep on hand excelsior and similar highly inflammable material necessary for packing it should be kept in a separate room provided for the purpose with metal covered doors and frames.

"Screens, curtains and hangings of an inflammable nature have no place in a business building except where shown as samples.

"The storage of paints, oils, varnish or grease, in a separate room or closed, provided for the purpose and equipped with fireproofed partitions and self-closing fire-resistive doors, will eliminate the danger which often arises from the storage of these highly inflammable materials in open spaces where a carelessly thrown match will cause a fire that can do great damage.

"The Bureau of Fire Prevention has made rules regarding smoking or carrying lighted cigars, cigarettes or pipes into buildings where there is material of an inflammable nature exposed and if employers themselves would set the example the employees would surely be more careful to obey this rule and many fires originating from carelessly thrown cigar or cigarette ends or pipe embers would not have occurred.

"Fires will always be a hazard, but by co-operation with existing bureaus in compliance with the existing rules and the installation of such devices, furniture and fixtures known to be fireproof or fire resistive much of the danger and loss arising from a fire in a mercantile building can be eliminated."

## FIRE RESISTING MATERIALS.

### Members of the Committee Which Formulated the Tentative Regulations.

The tentative regulations for the use of fireproof and fire-resisting materials now under consideration by the Industrial Board, were prepared by a committee of which Richard J. Cullen, member of the Industrial Board is chairman, with the following other members: C. K. Mallory, engineer of construction and maintenance, Solvay Process Co., Syracuse; James H. Haste, manager Kodak Park Works, Eastman Kodak Co., Rochester; John Gill, Bricklayers' Union, New York City; E. A. Tredwell, Real Estate Board, New York City; J. O. Hammitt, Chief, Bureau of Fire Prevention, New York City; P. J. Gillespie, Chief Engineer, State Fire Marshal's Department, Albany; John H. Derby, Fire Prevention Engineer, New York City, representative of the National Fire Protection Association; F. J. T. Stewart, superintendent of Board of Fire Underwriters, New York City; Miss Frances Perkins, Executive Secretary, Committee on Safety (Fire Prevention), New York City; William Guerin, former Chief, Bureau of Fire Prevention, New York City; George W. Olvany, Real Estate Board, New York City. Special Committee on Definitions—Richard J. Cullen, chairman; James P. Whiskeman, Harold Perrine, F. H. Dewey.

**Elevator Rules.**

The elevator regulations were prepared by the board's committee on dangerous machinery, of which Mr. Flaesch, who lives at Unadilla, is chairman. Other members of the committee are: George C. Lefever, efficiency engineer, Delaware & Hudson Railroad Company, Watervliet; Matthew E. Kennedy, S. & T. Kennedy Valve Company, Elmira: C. L. York, Safety Engineer, General Electric Company, Schenectady; M. H. Christopherson, Production Manager, Otis Elevator Co., 11th avenue and 26th street, New York City; Arthur Williams, New York Edison Company, Elm and Duane streets, New York City (president American Museum of Safety); John P. Coughlin, 135 Adelphi street, Brooklyn (Organizer International Association of Machinists); James Wilson, Secretary District Council of Machinists, 35 Nassau street, New York City; John J. Munholland, business agent, Pattern Makers' Association, New York City; Jesse Walker, Textile Workers' Union, Cohoes, New York; John F. McGraw, manufacturer (McGraw, Beniamin & Hays), Rochester; William H. Hill, the Crosby Co., Buffalo, New York.

**General Provisions.**

Under the proposed regulations fire-resisting partitions must extend through the wood floors to the underside of the timbers, to which they shall be secured, and shall form with the fire-resisting doors, floors and ceilings an unbroken fire-resisting protection separating the stairway and exit passageways from the non-fire-resisting portions of the building.

In general, fire-resisting partitions shall be self-supporting or safely supported on fireproofed steel or reinforced concrete beams, girders and columns, or upon wood beams, girders and columns made fire-resisting by approved fire-resisting materials.

In special cases, in existing buildings, where the fire-resisting partitions are not in a vertical line, they may rest upon wood beams and girders, provided, that all the header and trimmer beams supporting said partitions are made fire-resisting by approved fire-resisting materials on that portion where the extreme fibre stress exceeds three-quarters of the safe allowable working stress.

Wire glass not less than ¼-inch thick will be permitted in fire-resisting partitions and doors when set in stationary fireproof sash and frames, not exceeding, however, 360 square inches for any single pane of glass and not exceeding 720 square inches on any story. Provided that in each case, the approval for the use of wire glass is given by the Commissioner of Labor.

**Standard Tests.**

Outlines of the methods of conducting tests to determine the fire-resisting qualities of various materials and forms of construction used in building practice are appended to the tentative rules. These outlines are given in full detail, as to the construction of the test huts or chambers, the method of conducting the tests and recording the results of same, in order to fully set forth for immediate use a method of procedure to be followed for the purpose of obtaining the approval of any new material or form of construction.

However, the Industrial Board may recognize tests and methods of testing, other than those specified, when the same are of equal severity, and when duly authenticated records of such tests are submitted. To be acceptable, such other tests shall have been arranged on scientific lines and conducted at laboratories of recognized standing by disinterested scientific men. All reports of such tests must state the facts and occurrences, and shall be accompanied with tables, diagrams, illustrations and a log of the test in sufficient detail to give an accurate description of the test specimen, a complete record of the skilled conduct of the test and the effect of the test upon the construction under observation. A list of the professional men in attendance shall accompany each report.

The appendix also contains lists of approved floor and roof and partition constructions.

### Cheap Materials Encouraging Building.

Architects and contractors have more time just now to prepare plans and carry out contracts than in periods of activity. In discussing the subject a prominent architect expressed himself regarding the prices of building materials and the cost of labor, that the person who intends to build a home and has the funds with which to do it can build it now to far better advantage than when a boom comes at a much less cost and with greater care and attention on the part of builders in all their various branches. This is the period when every manufacturing concern which realizes its need for new equipment, or the enlargement of its plant, and has the means available, should perform the work.

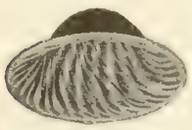
There are many concerns and individuals who are intending to erect homes and business buildings, but they are waiting. When they do undertake to build, no doubt materials and labor will cost them considerably more, and they will find greater difficulty in obtaining the same attention in construction work as could be had now. Almost over night a change in business could be brought about if those who are in a position to do this building would undertake it now. There is no doubt but that this is the time when all our municipalities should push their improvements in order to get the benefit of lower rates in materials now prevailing.

# USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

### Concentrates Light Rays.

ILLUSTRATED herewith is a reflector that has several important innovations that the ordinary reflector does not possess. The idea is to so control light rays as to make them more efficient without giving eye-strain. The principle is very simple. It seeks to follow the diffusion of the light waves and to radiate rather than to project them. This is accomplished by a corrugated mirror which is the only surface which reflects the light rays thrown against it on exactly the same angle as it strikes this surface. The light rays are sprayed back, so to speak. They are made by the National X-Ray Reflector Co., of 12 East 39th street.



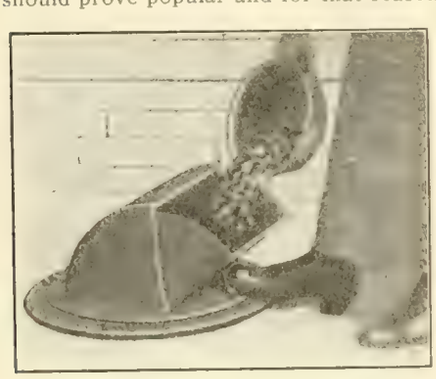
### Paint and Galvanized Iron.

AN old painter was discussing, the other day, some old kinks that he knew, and among them were a few secrets about when to and when not to paint galvanized iron. It seems that galvanized iron should never be painted until it has stood to the weather for a year or so. If it is necessary to paint galvanized iron before a reasonable weathering has been possible, the surface to be painted should be treated with a coat of liquid strong enough to cut the grease or galvanizing so as to give the paint a hold. Where the finish demands a coat of paint it may be prepared with this formula:

Take two ounces of copper chloride, copper nitrate and sal ammoniac, all to be dissolved in one gallon of soft water, preferably. Then add two ounces of muriatic acid. Mix in a wooden vessel and apply with a broad bristle brush, one coat. When dry the surface may be painted. No paint or varnish will scale from this surface. A gallon of this wash will coat about 25 to 30 squares of 100 feet each. It is inexpensive and easily applied. At first it is black, but this turns gradually to a grayish color. Copper acetate will do the work just as well as the other mixture, six ounces to the gallon of water. A film of black copper oxide is deposited on the surface and to this any good paint will readily adhere. Copper acetate is merely an acid in which copper has been soaked. The Government specifies for the purpose simply strong vinegar, while some master painters advise and use strong ammonia water, allowing it to dry on, and then painting over it.

### Foot Control Garbage Tank.

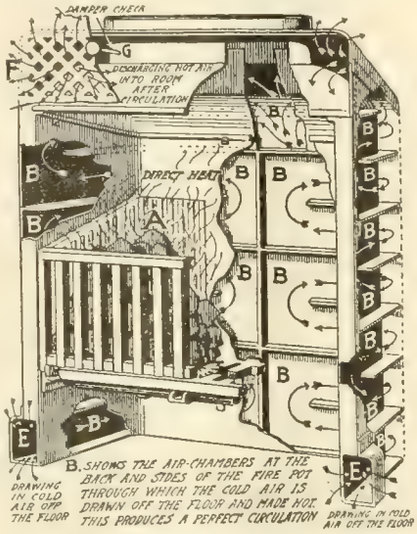
ANYTHING that will permit a person to avoid touching a garbage receptacle while pumping refuse into it should prove popular and for that reason



the device shown in the illustration is worthy of note. This contrivance is an improvement upon the garbage tank set flush with the walk, floor or lawn because it affords a means for opening it without the necessity of the hands coming in contact with the device in any way. It is done entirely by foot power. It is also designed so that waste paper can be burned in it.

### Return Draft Fireplace.

HERE is a combined ventilator and fireplace for any room in the house. It is made by the Rathbone Fireplace Manufacturing Company of Grand Rapids, Mich. It will be seen that the fire pot, flues and ash pan are encased in an iron jacket, forming an air chamber. When the firepot A and the flues B become heated before the 30 square feet of radiating surface over which the cold air entering openings at either side of the base E passes, they heat and throw into the room through register F a constant circulation of warm air, thus thoroughly ventilating as well as heating the room




in which the fireplace has been installed.

In starting the fire in this fireplace the damper is opened and the blower put on until the flames come up freely through the fuel. It is then removed and the damper is closed. When the damper is open the products of combustion pass directly up into the smoke pipe, as in the ordinary direct draft grate, but if closed the hot gases impart their heat to the iron surfaces over which they travel. This heat, in turn, creates a draft which draws the cold air from the floor and returns it comfortably heated.

### Pedestal Urinals

CONSIDERABLE attention is being given by fixture manufacturers to the subject of improving, if possible, the style and adaptability of lavatory accessories and among the latest is that being introduced to the trade by Thomas Maddock's Sons Co., Trenton, N.J. This urinal is shown in the accompanying illustration. Its distinguishing features are perfect syphonage and proof against clogging due to ordinary refuse that finds its way into fixtures of this sort in public places. The latter fact alone would seem to make it appeal strongly to owners and operators of apartment houses, hotels, clubs and other places where the cost of keeping open the drain pipes in lavatory fixtures, and especially in urinals, is an important item. The manufacturers also aver that the material that is used in making these urinals will not craze. It is the crazing of the ordinary surface material in these fixtures that permits the admittance of acids beneath the surface which soon discolor the fixture and make the lavatory unsightly.



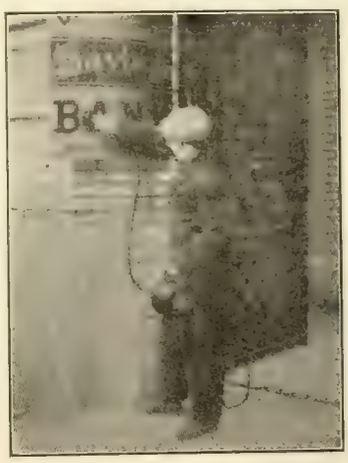
### Polishing Brass Fittings.

POLISHING of brass fittings, like screws, knobs, hinges, etc., may be easily accomplished by boiling them for half an hour in an aluminum vessel. The dirt, grime and grease comes to the surface leaving the articles bright and clean. A little rubbing with a dry cloth gives them a brilliant and permanent shine.

### Portable Power Buffer.

BUILDING managers can save in the cost of metal polish, labor and polishing cloths if they will look into the merits claimed for an electrical portable buffing machine that is being introduced on the market by the Stow Manufacturing Company of Binghamton, N. Y. The illustration tells the story as far as its application is concerned.

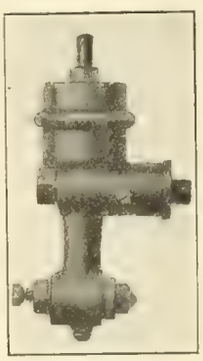
The device consists of a one-eighth horse power motor, a long, flexible shaft,



champ spindle and two buffing wheels. All that is required is to hook the socket into one of an ordinary electrical light bulb and then turn on the power at the business end of the contrivance. The buffing wheels are applied to the sign or surface to be polished and time is saved by the wholesale, according to the manufacturers.

### Mercury Control of Gas Lamp.

CONTROL of gas lighting at a distance is made possible, according to the General Gas Light Co., of 44 West Broadway, which is introducing a mercury valve which it claims solves the problem of distance control of gas lighting beyond the simple chain-pull method. The valve shown in the accompanying illustrations is designed especially for use on lamps where the piping used beyond an easily reached point is exclusively supplying Humphrey indoor or outdoor Nos. 30 or 50 lamps, and where a by-pass cock may be inserted in the line. This valve is made in one size, and without adjustment or change will operate on any service with a pressure from 20 tenths to 60 tenths.



A mercury valve for each lamp attached to the fittings and in the same manner as the ordinary removable single pull cock valve on the regular Humphrey Nos. 30 and 50 lamps in addition to a by-pass cock to be inserted in the line supplying one or one hundred lamps comprises the entire equipment for an installation.

The valve and its operation is simple. The gas supply to the lamp is obstructed by a small inverted cup sealed in mercury. All at pressures below 18 tenths this seal is maintained, shutting off the supply at this point. Any pressure above 18 tenths will raise the cup, permitting gas to pass to the burners which are adjusted for operation at the normal pressure available within the wide range from 20 to 60 tenths. When the lamp is shut off the pilot, located in back of the mercury seal, operates under 10 tenths pressure. The manipulation of the gas supply to furnish sufficient gas to maintain the pilots under 10 to 12 tenths pressure or to supply the burners at normal pressure is the function of a simple by-passed stop-cock inserted at some convenient point on the riser or on the line of pipe supplying the lamps.

# CURRENT BUILDING OPERATIONS

## St. Joseph's Church, Pacific Street, Brooklyn, Embraces Beauty of Architectural Design, Together with Splendid Workmanship.

AMONG the many notable churches of all denominations, in the Borough of Brooklyn, the recently completed St. Joseph's Roman Catholic church stands out as a worthy example. Architecturally, both the exterior an interior strictly adheres to the style and traditions of the denomination, and the construction of the edifice evidences splendid workmanship, a careful study of the specifications, and the intent of the architect.



Francis J. Berlenbach, Architect.
INTERIOR OF ST. JOSEPH'S CHURCH.

St. Joseph's church fronts in Pacific street, near Vanderbilt avenue, extends through to Dean street, and covers a plot 127 x 207 feet. The building proper is 88 feet wide with a width across the transepts of 127 feet. The structure is built of pink granite and a grey brick manufactured of a specially imported clay and the ornamentation of the facade is of full glazed, polychrome terra cotta. The construction is thoroughly fireproof throughout and of approved design.

The church was designed and erected under the personal supervision of Francis J. Berlenbach, architect, of 260 Graham avenue, Brooklyn, who has designed a number of the borough's notable church buildings.

The John H. Parker Co., 315 Fourth avenue, N. Y. C., was the contractor, and it is largely due to the care and thoroughness of this company that Brooklyn's reputation as a borough of fine churches is advanced.

### A Roman Facade.

The design of the facade is strictly Roman and is carried out to the most minute detail. The portico in front of the main entrance is reached by a series of granite steps and a terrace. It has a vaulted ceiling of Guastavino tile, supported by massive piers and columns of polished granite. Above this portico the front has been treated as one unit, with bold pilasters and engaged columns and with a heavy cornice and gable which is richly ornamented in relief and inlaid with Paonazzo marble. This central motif forms a natural frame and setting for the large nave window. The front is flanked on both sides by twin towers, with belfries and lanterns, which rise to a height of 176 feet above the curb.

Entrance to the church proper is through three sets of large double doorways placed directly opposite to three similar sets of vestibule doors and give openings in excess of the combined capacity of the five aisles of the church. A large vestibule extends the full width of the nave and is wainscoted in panels of solid Sienna marble with a floor of marble mosaic. A doorway from this vestibule leads into the westerly tower, which contains an iron stairway with marble treads and landings, which, in turn, leads down to the basement and up to the gallery floor. The east tower contains the bapistry on the first floor. Between the bapistry and the auditorium is a set of solid ornamental bronze grilled gates of beautiful workmanship.

The nave is 44 feet wide and 69 feet high with side aisles 19 feet wide and 31 feet high. Across the transepts the interior dimension is 122 feet. The nave is 168 feet deep from the interior of the north end wall to the apse wall.

The sanctuary is 40 feet deep with semi-circular apse and side altar niches. Two semi-circular niches are set in the northerly wall forming shrines. In the auditorium are five aisles with floors of Sienna marble mosaic with ornamental borders. The floor of the sanctuary is of similar material.

The walls of the auditorium are wainscoted in panels to a height of 7 feet and the sancturay to a height of 11 feet.

### Marble Columns.

The arcade columns are of polished marble with richly carved capitals and support the arcade arches which have moulded and carved architraves and paneled soffits. A heavy cornice separates the arcade from the clerestory and from this cornice rise the pilasters which carry the ceiling of the nave. This ceiling is elaborately paneled and enriched with carvings in relief. The organ gallery has received a similar treatment and is elaborated with carved ends and divisions.

All lighting fixtures, the sanctuary lamp and candleabra are of solid cast and candleabra are of solid cast bronze of beautiful design and workmanship and harmonize perfectly with the architecture and decorations of the interior.

The baldacchino of the main altar is of Roman classic style after "Vignola" and rises to a height of 45 feet from the sanctuary floor. It is built of solid sections of Carrara marble of the finest texture. It has four arcades and is supported by four fluted columns with elaborate capitals, resting on solid pedestals. The entablatura and pediment consists of architrave, frieze and cornice with dentils and ornamental brackets.

Four angels with trumpets are placed at the four corners of the dome. The cupola is spherical in form seven feet in diameter and is crowned with supported bases and fluted columns with enriched capitals, architraves, frieze and cornice, the whole surmounted by a bronze cross equipped with electric lights. A full size statue of St. Joseph is erected in the lantern.

The main altar, erected under the baldacchino is carried out in the same style. The mensa is adorned with a central panel of the "Last Supper" after Leonardo da Vinci, in high relief on either side of which are placed ornamental panels. The tabernacle is enriched with high relief carvings and panels surrounded with mosaic and gold plated door.

### Altars of Marble.

The two side altars in the sanctuary and the two side altars in the transepts, the pulpit and sanctuary railing are all of the finest marble, elaborately carved and further enriched with panels of marble mosaic in design. These marble altars baldacchino, pulpit, baptismal font railing and in fact all of the marble work was especially carved in Italy. The mural paintings and decorations and the stained glass memorial windows were designed by Alexander F. Locke and executed and erected under his supervision and direction.



Francis J. Berlenbach, Architect.
ST. JOSEPH'S CHURCH.

### Prizes Awarded for Highway Papers.

The Barber Asphalt Paving Co. has announced the awards for the competition recently held among engineering students on the subject, "Asphaltic Materials for Highway Construction." The company has awarded prizes of $100 each to the following contestants: Frederic O. X. McLoughlin, of New York City, a student at Columbia University; Harry Schindler, of Brooklyn, N. Y., Cornell University; B. J. Fletcher, of Parrott, Ga., University of Georgia; John W. Hill, of Chicago, Ill., University of Illinois; Robert S. Johnson, of Ireton, Iowa, Iowa State College; M. V. Holmes, of Kansas City, Kans., University of Kansas; F. P. Gilbert, of Beverly, Mass., Massachusetts Institute of Technology; Harold P. Lalonde, of Sault Ste. Marie, Mich., University of Michigan; Benjamin Wilk, of Virginia, Minn., University of Minnesota; Alvin C. Smith, of Lyons, Neb., University of Nebraska; O. H. Gosswein, of St. Louis, Mo., Purdue University; Alfred A. Berkowitz, of New Britain, Conn., Sheffield Scientific School, and W. J. Campbell, of Cohoes, N. Y., Syracuse University. The competition which was for the purpose of turning the attention of engineering students to street and road construction as a promising field for future endeavor, was judged by E. J. Mehren, editor of the Engineering Record, and H. P. Gillette, editor of Engineering and Contracting.

### Results of Fire Tests.

The British Fire Prevention Committee has issued a volume recording the results of its earlier fire tests with partitions, the results of the test being presented in tabular form, which facilitates comparison and makes the record particularly useful for reference purposes. These earlier tests, which were conducted between 1898 and 1905, have been forgotten by many, yet they deal with many materials used to-day in respect to which particulars may be valuable. The seventeen partitions dealt with in the report are grouped according to their classification under the British Fire Prevention Committee's Standards of 1903. They vary in thickness from 2 in. to 5 1-2 in., but for modern everyday uses those of from 2 in. to 3 1-2 in. thickness merit primary attention. Among these a 2 1-2 in. porous terra-cotta partition obtained the two and a half hour classification of affording "full protection," and a 3 1-8 in. pumice slab partition the classification of affording "partial protection" on a two-hour test. The fire tests are run up to temperatures of about 2,000° F., and are followed by the application of water under pressure.

### Skyscrapers in Old Rome.

There were skyscrapers in old Ostia, a part of ancient Rome—buildings seventy to ninety feet high, in the opinion of Professor Arnaldo Cervesato, who is studying the ruins of the Roman Campagna. He said in a recent interview in the New York American: "It is not too much to say that Ostia bore a striking resemblance, both architecturally and commercially, to the river-front and downtown section of New York. Of course I do not mean to say Ostia boasted a structure comparable in any way to the Woolworth or Singer Buildings, but my excavations prove the amazing fact that Ostia was composed almost entirely of buildings between seventy and ninety feet high."

### Not Too Many Signs.

The unauthorized placing of "To Let" or "For Sale" signs upon properties in charge of a fellow broker should never occur, nor the posting of numerous signs, even if permitted to do so, as these practices handicap the efforts of the owner and every broker represented and awaken the ridicule of the public against the entire real estate fraternity.

In addition to its being a dishonorable act a member of a real estate board, it being in part a fraternal organization, cannot consistently seek to secure information concerning a deal of a fellow broker or make use of that which may come to his knowledge accidentally, for the purpose of eliminating the man who has begun the deal, in order to close it himself or to endeavor to interest his customer in another property.

If the commission which it is usual to charge in the locality in which the broker is operating is a fair one to the owner and broker alike, each broker owes it to himself, to his other clients as well as to his fellow brokers to maintain the rate.

### Newtown Creek Improvement.

Capt. Frederick Russell, Chairman of the Commerce Committee, and Walter I. Willis, Secretary of the Chamber of Commerce of the Borough of Queens, were present at a conference with Colonel S. W. Roessler at the United States Army Engineer's office to take up the matter of the further improvement of Newtown Creek. About fifty representatives of large factories in Queens and Brooklyn were present. At the present time Newtown Creek has a depth of 18 ft. at low water. The Queens Chamber of Commerce is desirous of securing at least 20 or 22 ft. of water at low tide, to enable large boats to bring their cargoes direct to factories situated on this stream. One factory in Queens, which received 150,000 tons of copper ore by boat from South America last year, could have saved over $125,000 in lighterage, stevedore and other charges, if they could have brought these boats direct to their docks. The Chamber of Commerce also urges that the United States Government take over the jurisdiction of Dutch Kills Creek, a tributary to Newtown Creek; and that this stream be dredged to at least 18 ft. in order that car floats can be conveniently brought to the docks of the Degnon Terminal Company, which is spending millions of dollars in the improvement of the adjacent territory for large factories.

### Foundations for Transit Line.

Oscar Daniels has a regiment of excavators and concrete masons at work along White Plains avenue, all the way to the Mount Vernon line, putting in the foundations for the elevated structure which is to give rapid transit to the Williamsbridge section. Reports of real estate activity ought to be coming from that direction soon.

### New West Street Building.

Arthur M. Duncan, 320 Fifth avenue, has started preliminary plans for a store and office building to be erected at 350 West street for William E. Aiken, 287 West street. The number of stories is undecided.

### Figuring for Richmond Court House.

The city is taking estimates until August 25, for the new court house to be erected at St. George, Staten Island. The building will be four stories in height, fireproof, about 150x150 feet square with a facade of light brick and limestone. Carrere & Hastings, 225 Fifth avenue, are the architects. About twelve contractors are estimating on the work.

### Figuring for Colony Clubhouse.

Delano & Aldrich, 4 East 39th street, will take bids on the general contract about September 1, for the new clubhouse at the northwest corner of Park avenue and 62d street, which the Colony Club is to erect at a cost of about $450,000. The exterior materials will be of brick and marble. The height will be six stories, 100x125 feet. Mrs. Frank Griswold is chairman of the Finance Committee.

### 200 Residences at Bergen Beach.

M. Daua Morrell, 1201 Pennsylvania avenue, N. W. Washington, D. C., architect, has completed plans for two hundred residences, costing $1,750 each, to be erected at Bergen Beach, Brooklyn. The buildings will be of poured concrete, 1½ stories in height. It is expected that work on ten of the residences will be started shortly. The architect represents the company who will do the building.

### South Brooklyn Improvement.

Maynicke & Franke, architects, 25 East 26th street, are preparing plans for a group of eight buildings to be erected in South Brooklyn in the Bush Terminal section. They will each be built of reinforced concrete, ten stories in height and occupy plots 280x500 feet. The estimated cost of each building is $700,000. These buildings are to be built for and will be occupied by Montgomery Ward Company, Chicago, Ill. Active operations will be started very soon and it is proposed to erect the buildings in groups of two at a time.

## PLANT FOR ELEVATOR SUPPLY COMPANY



Maynicke & Franke, Architects.

HOBOKEN PLANT FOR ELEVATOR SUPPLY & REPAIR CO.

AMONG the interesting industrial developments now in course of construction is the new plant being erected, from designs by Maynicke & Franke, architects, 25 East 26th street, on Hudson Boulevard, Boulevard East, Willow avenue and 16th street, Hoboken, N. J., for the Elevator Supply and Repair Co., 111 West 40th street, Manhattan. The construction work is being done by E. P. Decker and the estimated cost is between $250,000 and $300,000. The plant is divided into three units, the foundry, office building and machine shop. There is a large shipping yard in front of the premises and direct connection with the railroad will be had by means of a siding which will extend in front of the shipping platform. In front of the office building a plot of considerable size has been laid out as a garden.

**New Building for W. R. Hearst.**

Plans have been completed by J. C. Green, architect, 103 Park avenue, for the construction of a twenty-five story brick and stone office building in Columbus Circle. The building will be erected by the Veronica Realty Corp. (W. R. Hearst), and will contain the offices and plant of the New York American and other Hearst publications. The building covers the entire plot bounded by Columbus Circle, Central Park West, Broadway and West Sixty-first street. At present a three-story building will be built containing stores on the first floor and basement, with direct access to the subway. The twenty-five story tower will be erected at a later date. The project is estimated to cost well over $1,000,000.

**New Quarters for Pictorial Review.**

Renwick, Aspinwall & Tucker, architects, 320 Fifth avenue, are preparing plans and specifications for an office and loft building to be erected at 216-220 West 39th street. The building, which will be built of brick, limestone and terra cotta, is owned by Julius Kayser (glove manufacturer), 45 East 17th street, and has been leased for a term of years to the Pictorial Review Co., 222 West 39th street. The new building will be twelve stories in height and will cover a plot 60x100 feet. It is planned to call for estimates about September 1, 1914.

**Large Mid-town Contract Awarded.**

Kenn Well Contracting Co., 12 Elm street, N. Y. C., has received the general contract for the construction of a converter station at 117-119 West 39th street for the New York Edison Co., 130 East 15th street. The building will be of brick and limestone, six stories in height covering a plot 50x100 feet. The plans for this project were prepared by W. Weissenberger, Jr., 55 Duane street, architect for the N. Y. Edison Co., and the work will proceed under his supervision. The estimated cost of the building is about $250,000.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding buildings projected for which architects have not as yet been selected.

BROOKLYN.—The Church of Nativity, Rev. Father J. L. Belford, 495 Classon av, contemplates the erection of a church at Classon av and Madison st. No architect selected.

BRONX.—William Fuhl, 1940 McGraw av, contemplates the erection of five apartments at Tremont av and Westchester av circle. No architect selected.

WATERFORD, N. Y.—Clinton Lodge F. & A. M. No. 140, C. Edward Catlin, Master, 31 Middle st, contemplates the erection of a 2-sty Masonic temple in Broad st. No architect selected.

NEWBURGH, N. Y.—Gustave Fettweis, 48 Bay View Terrace, contemplates the erection of a residence here, to cost about $15,000. No architect selected.

HARRISON, N. J.—The Calculagraph Co. of New Jersey, 9 Maiden lane, Manhattan, Henry Abbott, president, contemplates the erection of a factory in the north side of Sussex st, near 3d st. An architect will probably not be selected until the latter part of August or first of September.

VAN ETTEN, N. Y.—The Board of Trustees of Van Etten, Mark Baufield, chairman of building committee, will soon vote on the proposition of raising funds for a new school. No architect selected.

BUFFALO, N. Y.—Hurd Bros., at site and Prudential Building, contemplate the erection of a mill on Bailey av, Dingen st and Lackawanna Railroad, for which no engineer has been retained.

HASBROUCK HEIGHTS, N. J.—The Board of Education, John Martin, clerk, is receiving competitive sketches for a brick school, seating capacity 160, at the northwest corner of Burton av and Passaic st. Cost, about $18,000.

## PLANS FIGURING.

DWELLINGS.

ENGLEWOOD, N. J.—Murphy & Dana, 331 Madison av, Manhattan, architects, are taking bids for a hollow tile residence at Lincoln st and Booth av for Mrs. C. P. Kitchel, owner. Cost, about $30,000.

GREENWICH, CONN.—C. Emlen Urban, Woolworth Building, Lancaster, Pa., architect, is taking bids for a 2½-sty terra cotta block residence, 32x78 ft., for C. W. Barlow, 104 East 25th st, Manhattan. Cost, about $25,000.

HARRISON, N. Y.—Arthur C. Jackson, 346 4th av, Manhattan, architect, is taking bids for a 2½-sty brick residence for Graham Ryle, Highland rd, Rye, N. Y.

FACTORIES AND WAREHOUSES.

BROOKLYN.—John E. Nitchie, World Building, Manhattan, architect, is taking bids on general contract to close August 12 for a 4-sty reinforced concrete and brick veneer factory at Otsego and Bay sts for the Keystone Varnish Co., 71 Otsego st; owner.

PUBLIC BUILDINGS.

ST. GEORGE, S. I.—Libman Contracting Co., 126 West 46th st, is figuring the general contract for the 4-sty courthouse, 150x150 ft., at

L. S. Bing, President A. M. Bing, Treasure

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*Plans Filed, New Buildings, (Continued).*

DeKalb and Wall sts, Stuyvesant to Jay sts and Hamilton av, for the City of New York, Charles J. McCormack, president Borough of Richmond, and desires bids on all subs prior to August 20. Carrere & Hastings, 225 5th av, architects. Cost, about $350,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

53D ST.—William Emerson, 281 5th av, has completed plans for a 6-sty tenement, 50x109 ft., at the southeast corner of 53d st and 11th av for Mrs. William Emerson, 6 East 70th st, to cost about $75,000. Bids will be taken about August 18 by architect.

146TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 10-sty apartment, 99x90 ft., at the northwest corner of 146th st and Broadway for the Broadway and 146th St. Corporation, Joseph Newark, president, 501 West 157th st, New York Architectural Terra Cotta Co., 401 Vernon av, L. I. City, has contract for architectural terra cotta. Cost, about $250,000.

74TH ST.—Blum & Blum, 505 5th av, are preparing plans for an 8-sty apartment, 75x102 ft., at 101-105 East 74th st for the John H. Taylor Construction Co., 30 East 42d st. Cost, about $200,000. Bids will soon be taken on all subs by the owner.

CROTONA ST.—George Fred Pelham, 30 East 42d st, has completed plans for a 6-sty tenement, 49x80 ft., at the northeast corner of Crotona st and Audubon av, for Isaac Weil, 41 Park Row, owner and builder. Cost, about $50,000.

AUDUBON AV.—Neville & Bagge, 217 West 125th st, have completed plans for two 5-sty apartments for the Tralow Realty Corporation, 1931 Broadway, at the southwest corner of Audubon av and 191st st, to cost $80,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house for the Paterno Const. Co., 272 West 84th st, at the northeast corner of West End av and 84th st, to cost $525,000.

BRADHURST AV.—Frankfort & Kirschner, 830 Westchester av, have completed plans for a 6-sty flat, for the Loyal Building Co., 391 East 149th st, on the east side of Bradhurst av, 79.10 ft. south of 153d st, to cost $50,000.

BROOME ST.—Adolph Mertin, 34 West 28th st, has completed plans for a 6-sty tenement to be erected at 396 Broome st, for Vincenzo De Luca, 186 Grand st, to cost $20,000.

92D ST.—Eli Benedict, 1947 Broadway, has plans for alterations to 1 West 92d st, for Henry P. Litchfield Estate, 44 Wall st.

LEXINGTON AV.—M. W. Del Gaudio, 1910 Webster av, has plans for repairs to the 6-sty apartment 1626 Lexington av, for the Taxpayers' Realty Co., 1119 Franklin av, Bronx. Plans will be ready about Aug. 15. Estimated cost $18,000. Brick work, plastering, plumbing, stairways, beams, iron and steel work.

CHURCHES.

47TH ST.—Peter Herter, architect, Manhattan, has prepared plans for interior decorations to the old St. Boniface Church at 47th st and 2d av; also for interior decorations to the Church of Refuge in Flatbush.

36TH ST.—M. W. Del Gaudio, 1910 Webster av, has plans for a chapel and rectory for the Franciscan Fathers, 151 Thompson st, in the south side of 36th st, 350 ft east of 10th av, to cost $20,000. Steam heat and hot water, terra cotta front, structural steel. Plans will be ready about Aug. 15.

DWELLINGS.

ISHAM ST.—Maynicke & Franke, 25 East 26th st, have completed plans and will soon take bids for the 3-sty rectory, 40x34 ft., at the southwest corner of Isham and Cooper sts for the Paulist Fathers Church, 60th st and Columbus av, Rev. Father Daly, in charge. Cost, about $35,000.

HALLS AND CLUBS.

62D ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for the 6-sty brick and marble clubhouse, 100x125 ft., at the northwest corner of 62d st and Park av for the Colony Club, Madison av and 30th st. No engineer selected. Bids on general contract will be taken by architects about September 1. Cost, about $450,000.

STORES, OFFICES AND LOFTS.

38TH ST.—E. A. Munger, care of owner, New York Telephone Co., 15 Dey st, Union N. Bethell, president, is preparing preliminary plans for alterations to the telephone building at 111-115 West 38th st.

WEST ST.—Arthur M. Duncan, 320 5th av, is preparing preliminary plans for a brick and steel store and office building, 25x50 ft., at 350 West st for William E. Aitken, 287 West st. The number of stories has not been determined.

VARICK ST.—C. P. H. Gilbert, 1123 Broadway, has completed plans for alterations to the 8-sty building, 30 and 32 Varick st, for Seth M. Mulliken. The contract has been awarded to C. T. Wills, Inc., and work will be begun immediately.

MISCELLANEOUS.

AV A.—Shepley, Rutan & Collidge, Ames Building, Boston, Mass., have been commissioned to prepare plans for a 1-sty brick and stone power house on the east side of Av A, from 64th to 67th sts, for the Rockefeller Institute, on premises.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Samuel Katz, 1 Madison av, is preparing plans for a 5-sty apartment for the Pew Realty Corporation, 1029 East 163d st, at the southeast corner of University and Merriam avs, to cost $100,000. The owner will take bids on work and materials about Aug. 12. Steam heat, electric lighting.

COLLEGE AV.—J. P. Boyland, 2526 Webster av, has been commissioned to prepare plans for five 5-sty apartments, 50x100 and 100x100 ft., at the southeast corner of College av and 170th st for the Carey Construction Co., 906 East 176th st.

BRADHURST AV.—Frankfort & Kirchner, 830 Westchester av, have completed plans for a 6-sty apartment, 40x100 ft., on the east side of Bradhurst av, 79 ft. south of 153d st, for the Loyal Building Co., 391 East 149th st, owner and builder. Cost, about $50,000.

HOSPITALS AND ASYLUMS.

FEATHERBED LANE.—Robert J. Reiley, 477 5th av, has been commissioned to prepare plans for a brick and stone hospital at the northerly intersection of Featherbed lane and McCombs rd for the House of Calvary, 5 and 7 Ferry st, Mrs. McFarland, superintendent.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

POWELL ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for two tenements, 50x88 ft., in the west side of Powell st, 180 ft. south of Riverdale av, for the Mendel Realty Co., 445 Sackman st, owner and builder. Cost, about $50,000.

BAY RIDGE AV.—Thomas Bennett, 52d st and 3d av, is preparing plans for a 4-sty apartment, 20x87 ft., at the southeast corner of Bay Ridge and 5th avs for Thomas R. Farrell, 253 Flatbush av, owner and builder. Cost, about $18,000.

HOPKINSON AV.—Maxwell A. Cantor, 39 West 38th st, Manhattan, is preparing plans for a 3-sty apartment, 23x78 ft. each, on the west side of Hopkinson av, 100 ft. south of Lavonia av, for the J. J. Lock Construction Co., 44 Court st, owner and builder.

WILLOUGHBY AV.—L. Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for a 4-sty apartment, 50x88 ft., on the south side of Willoughby av, 200 ft. west of Sumner av, for Max Schwoenberg and Rudolph Raab, 316 Throop av, owner and builder. Cost, about $30,000.

PACIFIC ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 46x93 ft., in the south side of Pacific st, 210 ft. east of Bedford av, for the Rapid Building Co., 35 West 39th st, owner and builder. Cost, about $40,000.

WILLIAMS AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 50x88 ft., on the west side of Williams av, 50 ft. north of Livonia av, for Henry Freidland, 743 Saratoga av, owner and builder. Cost, about $25,000.

LENOX RD.—F. W. Eisenla, 16 Court st, has completed plans for two 4-sty brick apartments, 50x96 ft., on the north side of Lenox rd, 170 ft. west of Rogers av, for J. E. Ryerson, 542 3d st, owner and builder. Cost, about $65,000.

ST. JOHNS PL.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x95 ft., on the south side of St. Johns pl, 100 ft. east of Ralph av, for Max J. Perlman, 1815 Nostrand av, owner and builder. Cost, about $25,000.

BARRETT ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for three 4-sty tenements, 53x88 ft., in the west side of Barrett st, 299 ft. north of Sutter av, for I. & J. Inc., 1512 Eastern parkway, owner and builder. Cost, about $75,000.

40TH ST.—C. Braun, 459 41st st, has completed plans for a 4-sty tenement, 25x86 ft., in the north side of 40th st, 125 ft. east of 7th av, for Fred Salomon, 719 43d st, owner and builder. Cost, about $14,000.

HOWARD AV.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty tenement, 27x94 ft., at the southeast corner of Howard av and Sterling pl for Esther Epstein, 175 Watkins st, owner and builder. Cost, about $20,000.

CHURCH AV.—Benjamin F. Hudson, 319 9th st, is preparing plans for a 4-sty tenement, 50x91x16x97 ft., at the northeast corner of Church av and East 3d st for Louis Obermeyer, 317 East 2d st, owner and builder. Cost, about $30,000.

WILLIAMS AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 50x89 ft., on the east side of Williams av, 50 ft. north of Livonia av, for M. Wallerstein, 318 Williams av, owner and builder. Cost, about $30,000.

PACIFIC ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 50x91 ft., in the south side of Pacific st, 160 ft. east of Bedford av, for the Rapid Building Co., 35 West 39th st, Manhattan. Cost, about $40,000.

LINCOLN PL.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 60x92 ft., on the south side of Lincoln pl and East Troy av for the Brooklyn Serota Bros. Realty & Construction Co., 1494 Eastern parkway.

OCEAN PARKWAY.—The Comet Construction Co., Jacob Auerbach, president, 103 Park av, Manhattan, contemplates the erection of two 4-sty apartments, 100x150 ft., on the east side of Ocean parkway, 100 ft. north of Beverly rd, from plans by Shampan & Shampan, 772 Broadway, architects. Cost, about $75,000.

BERGEN ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 28x113 ft., in the south side of Bergen st, 137 ft. east of Troy av, for John T. Roarty, 206 Lexington av, owner and builder. Cost, about $18,000.

62D ST.—Thomas Bennett, 52d st and 3d av, Brooklyn, has completed plans for fourteen 3-sty tenements, 20x74 ft., in the north side of 62d st, 100 ft east of 2d av, for the Boyd Realty Co., 434 Senator st, owner and builder. Cost, about $105,000.

LAFAYETTE AV.—Lew Koen, 9 Debevoise st, has completed plans for a 4-sty apartment, 50x88 ft., on the south side of Lafayette av, 250 ft. west of Nostrand av, for Lanoor Realty, Inc., 371 Monroe st, owner and builder. Cost, about $35,000.

PROSPECT PL.—Shampan & Shampan, 772 Broadway, have prepared plans for two apartments on the south side of Prospect pl, 150 ft. east of Underhill av, for Levy Bros. Realty Co. Cost, about $60,000.

DWELLINGS.

BERGEN BEACH.—M. Daua Morrell, 1201 Pennsylvania av, N. W. Washington, D. C., has completed plans for two hundred 1½-sty poured concrete residences at Bergen Beach for a company, care of architect. Cost, about $1,750 each.

5TH AV.—Harry Rocker, 367 Fulton st, is preparing plans for a 2-sty brick residence, 22x100 ft., on the west side of 5th av, 60 ft. north of 92d st, for Ernest Widmaier, 8821 5th av. Cost, about $10,000. The owner will take bids.

37TH ST.—R. T. Schaeffer, 1526 Flatbush av, is preparing plans for two 2-sty frame and stucco residences, 17x40 ft., at 1140-1142 East 37th st for Louis R. Paulson, builder, 1147 Lincoln pl. Cost, about $7,000.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for a 4-sty apartment, 200x86 ft., in Barclay st, between McClellan st and Ditmars av, for John Katzman, 790 Riverside drive, Manhattan. Cost, about $150,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, is preparing plans for a 5-sty apartment, 54 x77 ft., at 580 9th av for Nicholas Nehrbauer, at site. Cost, about $40,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for two 3-sty tenements, 32x72 ft., in the west side of Stevens st, near Forest av, for Jacob Werbach, 970 Forest av, owner. Total cost, about $20,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for eight 3-sty tenements, 28x70 ft., on the east side of Fresh Pond rd, 68 ft. south of Van Cortland av, for Louis Burkhardt and George Bieweiner, 2340 Myrtle av, owner and builder. Cost, about $60,000.

WOODHAVEN, L. I.—Ernest Dennis, 241 Schenck av, Brooklyn, has completed plans for a 2-sty tenement, 25x60 ft., at the southwest corner of Huntington st and Boyd av, for Joseph Giaganella, Woodhaven. Ernest Dennis, 241 Schenck av, Brooklyn, architect. Cost, about $4,000.

FRESH POND RD.—L. Berger & Co., 1652 Myrtle av, have completed plans for six 3-sty brick tenements, 28x68 ft., on the east side of Fresh Pond rd, 96 ft. south of Van Cortlandt av, for George Biewiener, 2340 Myrtle av, owner and builder. Cost, about $60,000.

DWELLINGS.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for six 2-sty brick residences in the north side of Deyo st, 140 ft. east of Ford av, and in the south side of Deyo st, 130 ft. east of Ford av, for John A. Fischer, 7 British pl, owner and builder. Total cost, about $18,000.

OZONE PARK, L. I.—R. T. Schaefer, 1526 Flatbush av, Brooklyn, is preparing plans for a 2½-sty frame residence, 18x45 ft., for A. Kepler, 350 Ocean av, Brooklyn. Cost, about $4,500.

OZONE PARK, L. I.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for a 2½-sty frame residence, 20x40 ft., on the west side of Brinkerhoff av, 65 ft. south of Alcorn av, for Oleo Eberson, 257 Brinkmeyer av, to cost about $4,000.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 1-sty brick garage, 25x100 ft., on the west side of Seneca av, 25 ft. north of Harmon st, for Thomas Erda, 1867 Bleecker st. Cost, about $8,000.

## Nassau.

CHURCHES.

ROCKVILLE CENTRE, L. I.—Otto Reissmann, 30 1st st, Manhattan, has completed plans for a 1-sty frame and stucco synagogue, 36x65 ft., for the Rockville Centre Hebrew Congregation, P. Goldberg, chairman of building committee, 108 8th av. Cost, about $8,000.

DWELLINGS.

OLD WESTBURY, L. I.—John Russell Pope, 527 5th av, Manhattan, has nearly completed plans for a 2½-sty frame residence, 30x100 ft., for J. R. Robinson, Hudson Terminal Building, 30 Church st, Manhattan. Cost, about $35,000. Bids will be taken in a few days.

GREAT NECK, L. I.—Bates & How, 542 5th av, Manhattan, are preparing plans for a 2½-sty hollow tile and brick residence on Summit drive for Henry R. Swartley, Manhassett, L. I. Cost, about $15,000. Bids will be taken by architects about Aug. 11.

## Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—James B. Watson, Reeves Building, is preparing plans for a 3-sty frame apartment, 49x36 ft., at the corner of Cliff and Spruce avs for Alexander B. Dawson, 73 Van Cortlandt av, owner and builder. Cost, about $7,000.

DWELLINGS.

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, are preparing plans for a 2½-sty tile and stucco residence, 30x52 ft., for Walter D. Despard, 6 Hanover st, Manhattan. Cost, about $25,000. Bids will be taken by architects about Aug. 8.

HARTSDALE, N. Y.—R. W. Gardner, 84 William st, Manhattan, is preparing preliminary plans for a 2½-sty brick and terra cotta residence, 55x29 ft., for Reginald C. Knickerbocker, 450 4th av, Manhattan. Cost, about $11,000. Bids will probably be taken about Sept. 15.

STORES, OFFICES AND LOFTS.

MOUNT VERNON, N. Y.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have been commissioned to prepare plans for a telephone building at 35-37 South 6th av for the New York Telephone Co., 15 Dey st, Manhattan, Union N. Bethell, president. Cost, about $50,000.


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## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.).—The Passaic Structural Steel Co., Straight st, Paterson, has received the structural steel contract for two 9-sty apartments in the north side of 66th st, 170 ft. east of Lexington av, for Bing & Bing, 119 West 40th st. Robert T. Lyons, 119 West 40th st, architect. Gunvald Aus, 11 East 24th st, steel engineer. Owner will handle general contract.

DWELLINGS.

SOUTH ORANGE, N. J.—Henry McElnea, 76 Wheeler st, West Orange, has received the general contract to erect a 2½-sty frame residence, 60x40 ft., at Glenside rd for James A. Mandeville, 184 South Arlington av, East Orange. Frederick R. Hasselman, 192 Harrison st, East Orange, architect. Cost, about $14,000.

MALBA, L. I.—W. J. McCormick, Whitestone, L. I., has received the general contract to erect a 2½-sty frame residence, 32x42 ft., for R. W. Sampson, care of W. W. Knowles, architect, 1170 Broadway, Manhattan. Cost, about $10,000.

JERSEY CITY, N. J.—The Standard Development Co., 279 Grove st, has received the general contract to erect a 2-sty brick residence at 232 Baldwin av for Emmon Fowles, care of general contractor. Edward M. Patterson, 1 Montgomery st, architect. Cost, about $6,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The Turner Construction Co., 11 Broadway, has received the general contract to erect the 7-sty reinforced concrete factory at South 5th and Berry sts for the Frederick Gretsch Manufacturing Co., 110 South 4th st. William Higginson, 13 Park Row, Manhattan, architect. Cost, about $185,000.

BAYONNE, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract for the erection of several buildings for the Vacuum Oil Co., at their Bayonne plant, including a wash building, storehouse, office building, paint building and a mechanical building, all of reinforced concrete. Work will go ahead at once. E. B. Van Leuven, engineer.

PUBLIC BUILDINGS.

ORANGE, N. J.—Joseph Di Benedetto, 423 East 115th st, Manhattan, has received the general contract to erect the 1-sty brick and limestone post office, 90x90 ft., for the U. S. Government, Oscar Wenderoth, supervising architect. York & Sawyer, 50 East 41st st, Manhattan, architects. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about $100,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Miller-Reed Co., 103 Park av, has received the general contract to erect the brick parochial school in East 104th st, near 2d av, for St. Lucie's R. C. Church, Rev. Father P. J. Lennon, pastor, 344 East 104th st. Thomas J. Duff, 407 West 14th st, architect.

STORES, OFFICES AND LOFTS.

BROOKLYN.—(Sub.) Hoffman & Elias, 549 Columbus av, Manhattan, have received the electrical contract for the banking offices at 83 Grand st, for Max Kobre, 141 Canal st, Manhattan. Benjamin Levitan, 20 West 31st st, Manhattan, architect. Israel E. Kobre, 119 Grove st, Brooklyn, general contractor. Green & Ahmeroff, 355 Amboy st, Brooklyn, plasterers.

MANHATTAN.—Greenwald & Pollak, 505 5th av, have received the general contract for alterations to the store, northwest corner of 128th st and 8th av, for James Butler, 390 Washington st. William H. Gompert, 171 Madison av, architect. Cost, about $7,000.

THEATRES.

MANHATTAN.—M. Longo, 306 East 62d st, has received the general contract to erect a 1 and 2-sty moving picture theatre, 25x170 ft., in the north side of 110th st, 100 ft. east of 8th av, through to 111th st, for the S. & R. Amusement Co., Horace E. Simon, president, 66 Broadway. S. S. Sugar, 600 West 181st st, architect. Elwood Salsbury, president Ingersoll Construction Co., 1402 Broadway, lessee. Cost, about $12,000.

FLUSHING, L. I.—(Sub.) Hoffman & Elias, 549 Columbus av, Manhattan, have received the electrical contract for the $15,000 moving picture theatre in the east side of Union st, 106 ft. south of Washington av, from plans by Thomas W. Lamb, 644 8th av. Jardine Co., 489 5th av, general contractor. Rebecca Agnew, 604 East 135th st, owner of land. Albert Hergenham, 65 Simonson st, Stapleton, S. I., owner of building.

MISCELLANEOUS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have received the general contract to erect the 1-sty brick and stone power house east side of Av A, from 64th to 67th sts, for the Rockefeller Institute, on premises. Shepley, Rutan & Coolidge, Ames Building, Boston, Mass., architects.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

CROTON ST and Audubon av, n e cor, 6-sty brick tenement, 49x80; cost, $50,000; owner, Isaac Weil, 41 Park Row; architect, G. F. Pelham, 30 East 42d st. Plan No. 277.

WEST END AV, 500-6, 12-sty brick tenement 102x122; cost, $525,000; owner, Paterno Constn. Co., 272 West 84th st; architects, Schwartz & Gross, 347 5th av. Plan No. 279.

SEAMAN AV & 207TH ST, n w cor, 5-sty brick tenement, 50x90; cost, $50,000; owner, Seaman Const. Corp., 612 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 282.

STORES AND TENEMENTS.

51ST ST, 357-359 West, 6-sty brick tenement, 56x86; cost, $70,000; owner, 48th St. Co., 325 West 43d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 275.

CHURCHES.

36TH ST, 434 West, 4-sty brick parish house, 25x50; cost, $20,000; owner, Franciscan Fathers, 151 Thompson st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 280.

DWELLINGS.

95TH ST, 11 East, 4-sty brick residence, 36x90; cost, $125,000; owner, Mrs. E. S. Fabbri, Bar Harbor, Me.; architect, G. Atterbury, 131 East 70th st. Plan No. 278.

RIVERSIDE DRIVE, 160-63, two 4-sty brick private houses, 47 & 51x38; cost, $37,500 each; owner, Riverside Drive-88th St. Corpn, 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 276.

STABLES AND GARAGES.

85TH ST, 30 East, 1-sty brick garage, 16x16; cost, $250; owner, M. C. Rosenbaum, 30 East 85th st; architect, S. L. Waller, 154 Nassau st. Plan No. 281.

158TH ST, 99 s of, plot bounded by 158th and Riverside Drive, 1-sty brick fireproof garage, 44x20; cost, $1,500; owner, Emma L. Adams, agent, Chas. Adams, 111 Bway; architect, John F. Deniff, 306 Lafayette av, Bklyn. Plan No. 283.

STORES, OFFICES AND LOFTS.

11TH AV, 837, s w cor 57th st, 5-sty brick fireproof store and loft bldg., 25x100; cost, $35,000; owner, John Mullen, 301 W. 67th st; architect, Sloan & Kilgour, 1182 Bway. Plan No. 284.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

188TH ST, n s, 50 e Belmont av, 5-sty brick tenement, 50x83, plastic slate roof; cost, $40,000; owner, Maiche Marino, 2450 Belmont av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 400.

BRIGGS AV, w s, 144.10 s 196th st, 5-sty brick tenement, 50.2x94.11, slag roof; cost, $50,000; owners, Mitchell & McDermott, J. J. Mitchell, 1922 East 177th st, president; architects, Kreymborg Architectural Co., 1029 East 163d st. Plan No. 399.

LONGFELLOW AV, w s, 207.3 n 167th st, two 5-sty brick tenements, 50x88, slag roof; cost, $104,000; owner, Wm. Sinnott, 967 East 165th st. architect, Harry T. Howell, 149th st and 3d av. Plan No. 401.

AV ST. JOHN, s e cor Fox st, 5-sty brick tenement, plastic slate roof, 75x90; cost, $80,000; owner, Normal Const. Co., John Brown, 661 Tinton av, Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 405.

181ST ST, s s, from Daly to Honeywell av, three 5-sty brick tenements, slag roof, 60.7x78, 50x80, 65x80; cost, $125,000; owner, Trojan Bldg. Co., Jos. Swartz, 3d av and 148th st, Pres.; architect, John P. Boyland, 402 Fordham rd. Plan No. 409.

182D ST, n w cor Valentine av, 5-sty brick tenement, plastic slate roof, 63.7x89.10; cost, $55,000; owner, Phelan Bros. Const. Co., Wm. L. Phelan, 2046 Ryer av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 410.

DWELLINGS.

BOLLES AV, e s, 50 n Burke av, 1-sty frame dwelling, 24x24; cost, $300; owner and architect, Fred. L. Schmidt, Reed's Mill lane. Plan No. 402.

NEWTON AV, 5615-17, w s, 148.2 n 256th st, 1½-sty frame dwelling, 20x36, shingle roof; cost, $4,200; owner, Andrew S. Corbett, Newton av; architect, Stephen J. Kodak, Warburton Bldg., Yonkers. Plan No. 408.

FACTORIES AND WAREHOUSES.

KELLY ST, n s, 90.5¾ s Intervale av, 2-sty brick stores and factory, 27.9xirreg, slag roof; cost, $5,000; owner, Jos. Meyer, 1051 Kelly st; architect, Emanuel J. Manheimer, 1260 Clay av. Plan No. 404.

STABLES AND GARAGES.

177TH ST, s s, 275 e West Farms rd, 1-sty frame stable, 30x15; cost, $125; owner, The Bronx Co., on premises; architect, Elisha H. Janes, 24 West 45th st. Plan No. 406.

THEATRES.

3D AV, 3763, open-air theatre, size irregular; cost, $2,000; owner, John D. Crimmins, 624 Madison av; architect, Chas. C. Thain, 1181 Broadway. Plan No. 403.

MISCELLANEOUS.

PELHAM BAY PARK, near Pelham rd and City Island av, 1-sty frame waiting room, 12x17; cost, $700; owners, Pelham Parkway & City Island R. R. Co., 2396 3d av; architect, Cornelius J. Horgan, 5 East 42d st. Plan No. 407.

EXTERIOR ST, w s, 712.3 n 150th st, 1-sty brick shed, concrete roof, 87x92; cost, $2,000; owner, Noonan Bldg. Material Co., on premises; architect, S. J. Kissler, 1037 Teller av. Plan No. 411.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PEARL ST, e s, 267.9 s Concord st, 5-sty brick tenement, 52x90.6, gravel roof, 29 families; cost, $30,000; owner, Saml. Malofsky, 333 Sheffield av; architect, Benj. Cohn, 361 Stone av. Plan No. 5356.

ST. JOHN'S PL, n s, 100 e Ralph av, 4-sty brick tenement, 50x95.1, gravel roof, 20 families; cost, $30,000; owner, Max Perlman, 1815 Nostrand av; architect, Benj. Cohn, 361 Stone av. Plan No. 5357.

39TH ST, s s, 50 w 6th av, 4-sty brick tenement, 50x89, slag roof, 20 families; cost, $25,000; owner, Sunrise Realty Co., 1341 46th st; architect, Max A. Cantor, 39 West 38th st, Manhattan. Plan No. 5369.

PROSPECT PL, s s, 76 w Classon av, 4-sty brick tenement, 24x71.4, gravel roof, 4 families; cost, $9,000; owner, Jas E. Bowers, 626 Park pl; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 5379.

CLIFTON PL, n s, 550 e Bedford av, 4-sty brick tenement, 50x88, gravel roof, 9 families; cost, $25,000; owner, DeKalb Const. Co., 1933 Bedford av; architect, H. Dorf, 614 Kosciusko st. Plan No. 5400.

CHURCHES.

DUMONT AV, s w cor Barbey st, 2-sty brick synagogue, 25x89.4, gravel roof; cost, $6,000; owner, Hebrew Institute of East New York, 842 Dumont av; architect, L. J. Frank, 206 Crescent st. Plan No. 5433.

DWELLINGS.

49TH ST, n s, 100 e 15th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. C. Eisenla, 16 Court st. Plan No. 5368.

MONTAUK AV, e s, 328 n Hegeman av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $5,500; owner, Lugi Scalia, 38 Stuyvesant av; architect, H. Gilvary, 125 Waverly pl, Manhattan. Plan No. 5367.

HINSDALE ST, e s, 170 n Hegeman av, nine 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, $29,250; owner, Isidore Rosenstein, 375 Hegeman av; architect, S. Millman, 1780 Pitkin av. Plan No. 5324.

MADISON ST, s s, 150 w Franklin av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $3,300; owner, Edith L. Magnesson, 46 New York av; architect, Chas. E. Silkworth, 146 Fenimore st. Plan No. 5329.

42D ST, s s, 180 w 17th av, two 2-sty frame dwellings, 17x42, shingle roof, 1 family each; total cost, $8,000; owner, Rheinhard Hall Const. Co., 1689 42d st; architect, B. F. Hudson, 319 9th st. Plan No. 5321.

65TH ST, n s, 190 e 13th av, 2-sty brick dwelling, 20x35, gravel roof, 2 families; cost, $2,900; owner, Salvatore Bova, 6401 13th av; architect, Chas. A. Olsen, 1314 70th st. Plan No. 5348.

HOMECREST AV, e s, 260 s Av V, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $5,200; owner, Hilda Hansen, 2241 Homecrest av; architect, Geo. E. Johnson, 637 Halsey st. Plan No. 5341.

EMMONS AV, s s, 40 e East 14th st, 2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $2,000; owner, Jas. Manley, 24 Neck rd; architect, Benj. Driesler, 153 Remsen st. Plan No. 5394.

HART ST, n s, 18 w St. Nicholas av, four 2-sty brick dwellings, 18x50, slag roof, 2 families each; total cost, $10,000; owner, Jacob Blank, 1019 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 5424.

HART ST, n w cor St. Nicholas av, 3-sty brick dwelling, 18x55, slag roof, 2 families; cost, $6,000; owner, Jacob Blank, 1019 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 5423.

EAST 3D ST, e s, 175 s Elmwood av, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, $6,000; owner, Economy Home Co., 110 Av L; architect, F. J. Dassau, 1373 Broadway. Plan No. 5407.

EAST 4TH ST, w s, 175 s Elmwood av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, $6,000; owner, Economy Home Co., 110 Av L; architect, F. J. Dassau, 1373 Broadway. Plan No. 5406.

WEST 31ST ST, e s, 103 n Surf av, 2-sty frame dwelling, 15x47.6, shingle roof, 1 family; cost, $1,400; owner, Benj. Kaufman, 482 Stone av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5429.

E 22D ST, s w cor Av O, ten 2-sty frame dwellings, 20x35, gravel roof, 1 family each; total cost, $30,000; owner, Mallorne Lucas, 2022 Av M; architect, B. F. Hudson 319 9th st. Plan No. 5443.

BAY 50TH ST, w s, 309 n Harway av, 1-sty frame dwelling, 16x35, — roof, 1 family; cost, $600; owner, Concitta Trepodi; architect, Maurice P. O'Connor, 5th st, Brendan Terrace. Plan No. 5457.

EAST 40TH ST, e s, 80 s Overbaugh pl, six 2-sty brick dwellings, 16.4x43, tin roof, 1 family each; total cost, $18,000; owner, Getahome Bldg. Co., 375 Fulton st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5473.

EAST 40TH ST, w s, 207.6 s Ditmas av, 3-sty brick home, 80x32, slag roof; cost, $15,000; owner, Bethany Deaconess Hospital Society, 1169 Greene av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5467.

STABLES AND GARAGES.

ELDERTS LA, s w cor Liberty av, 1-sty brick garage, 60x18, iron roof; cost, $885; owner, Adam Barth, on premises; architect, Metal Shelter Co., 17 Battery pl, Manhattan. Plan No. 5381.

LIBERTY AV, s s, 25 w Starr st, 1-sty frame stable, 50x38, slag roof; cost, $2,000; owner, Grace Lomesta, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 5393.

VAN SICLEN AV, e s, 125 n Liberty av, 1-sty brick garage, 40x20, iron roof; cost, $850; owner, Rudolph Reimer, Jr., 2814 Atlantic av; architect, Metal Shelter Co., 17 Battery pl, Manhattan. Plan No. 5380.

ESSEX ST, w s, 102 s Atlantic av, 1-sty brick stable, 15x30, gravel roof; cost, $1,400; owner, Ignoizio Catapano, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 5441.

STORES AND DWELLINGS.

13TH AV, s w cor 38th st, 1-sty frame store and dwelling, 40.5x60, gravel roof, 2 families; cost, $2,000; owner, Max Helman, 1266 40th st; architect, F. C. Eisenla, 16 Court st. Plan No. 5373.

13TH AV, w s, 40.5 s 38th st, two 1-sty frame stores and dwellings, 27.2x57.6, gravel roof, 2 families each; total cost, $3,600; owner, Max Helman, 1266 40th st; architect, F. C. Eisenla, 16 Court st. Plan No. 5374.

LIVONIA AV, n e cor Snediker av, 3-sty brick store and dwelling, 20x60, gravel roof, 2 families; cost, $5,000; owner, Simon Halpern, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5351.

LIVONIA AV, n s, 20 e Snedeker av, four 3-sty brick stores and dwellings, 20x60, gravel roof, 2 families each; total cost, $20,000; owner, Simon Halpern, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5352.


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# PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for furnishing Fireproof Stairways for Edgewood Building at the Hudson River State Hospital, Poughkeepsie, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until August 10, 1914, at 3 P. M., when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. The contractor to whom the award is made will be required to furnish surety Company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 2032. The right is reserved to reject any or all bids. Drawing and specifications may be consulted and blank forms of proposal obtained at the office of Dr. Charles W. Pilgrim, Superintendent, Hudson River State Hospital, Poughkeepsie, New York; at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City; and at the Department of Architecture, Capitol, Albany, N. Y. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY, Secretary,
State Hospital Commission.
Dated Albany, N. Y., July 28th, 1914.

NOTICE TO CONTRACTORS: Sealed proposals for Water Softening Plant at the St. Lawrence State Hospital, Ogdensburg, New York, will be received by the Hospital Commission, Capitol, Albany, N. Y., until August 17, 1914, at 3 P. M., when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. Contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after date of official notice of award of contract and in accordance with the terms of Specification No. 1996. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the St. Lawrence State Hospital, Ogdensburg, New York; at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY, Secretary,
State Hospital Commission.
Albany, N. Y., July 28, 1914.

NOTICE TO CONTRACTORS: Sealed proposals for New Sewage Pumping Station and Additional Laundry Equipment at the Rochester State Hospital, Rochester, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 P. M., August 17, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after date of official notice of award of contract and in accordance with the terms of Specifications Nos. 1894 and 1960. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposals obtained at the Rochester State Hospital Commission, No. 1 Madison Avenue, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. In applying for plans and specifications each bidder must state which part of the work (such as Sewage Pumping Station or Additional Laundry Equipment) he intends to bid on. Drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, New York.

J. H. B. HANIFY, Secretary,
State Hospital Commission.
Albany, N. Y., July 28, 1914.

NOTICE TO CONTRACTORS: Sealed proposals for Power House, including Construction, Boilers, Equipment & Steam Conduit; Plumbing Work; Electric Equipment and Underground Electric Conduit at the Long Island State Hospital, Brooklyn, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until August 17th, 1914, at 3 P. M., when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract, and in accordance with the terms of Specifications Nos. 1908, 1909, 1910 and 1911. The right is reserved to reject any or all bids. Drawing and specifications may be consulted and blank forms of proposal obtained at the Long Island State Hospital, Brooklyn, N. Y., at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. In applying for plans and specifications each bidder must state which part of the work (such as construction, heating, plumbing and electric work) he intends to bid upon. Drawing and specifications may be obtained at the Department of Architecture, Capitol, Albany, N. Y., on deposit of a certified check or cash in the sum of ten dollars ($10) made payable to the State of New York, for each part of the work, which check will be returned if plans and specifications are sent back in good order to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY, Secretary,
State Hospital Commission.
Albany, N. Y., July28, 1914.

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## *Plans Filed, New Buildings, Brooklyn (Cont'd)*

13TH AV, e s, 30 n 39th st, three 3-sty brick stores and dwellings, 19.6x50, slag roof, 2 families each; total cost, $15,000; owner, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 39 West 38th st. Plan No. 5411.

SMITH ST, e s, 20 n Dean st, 3-sty brick store and dwelling, 20x75, slag roof, 2 families; cost, $6,000; owner, Fannie Yutkowitz, 125 Smith st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5461.

ATLANTIC AV, s s, 121.11 e Court st, 3-sty brick store and dwelling, 20.2x55, gravel roof, 2 families; cost, $8,000; owner, Jacob Garber, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5472.

STORES AND TENEMENTS.

POWELL ST, w s, 180 s Riverdale av, two 4-sty brick tenements, 50x86.6, slag roof, 23 families each; total cost, $50,000; owner, Mendel Realty Co., 445 Sackman st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5315.

POWELL ST, w s, 80 s Riverdale av, two 4-sty brick tenements, 50x89, slag roof, 24 families each; total cost, $56,000; owner, Plymouth Imp. Co., 60 Liberty st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5335.

STORES, OFFICES AND LOFTS.

SARATOGA AV, e s, 130 n St. Marks av, 1-sty brick store, 41.11x41, gravel roof; cost, $1,000; owner, Main Bldg. Co., 1464 Eastern parkway; architect, F. W. Eisenla, 16 Court st. Plan No. 5342.

SURF AV, w s, 40 e West 30th st, 1-sty frame store, 17x64, gravel roof; cost, $1,000; owner, Wm. Canning, Surf av and West 30th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5344.

SURF AV, n s, 20 e West 30th st, 1-sty frame store, 17x30, gravel roof; cost, $800; owner, Wm. Canning, Surf av and West 30th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5343.

MISCELLANEOUS.

64TH ST, s w s, 107.6 s e 4th av, 2-sty station, 50x100, concrete roof; cost, $35,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, W. S. Menden, St. George Hotel. Plan No. 5415.

MONTAGUE ST, s s, 51.6 e Henry st, 1-sty greenhouse, 25x25.6, — roof; cost, $600; owner, Timothy G. Sellen, 38 Park Row; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5454.

RICHARDS ST, n w cor Visitation pl, 2-sty brick library, 32.6x75, slag roof; cost, $50,000; owner, Library Committee, 26 Brevoort pl; architect, F. J. Klebold, 350 Fulton st. Plan No. 5453.

9TH ST, n s, 60 w 2d av, 1-sty brick toolhouse, 27x17, slag roof; cost, $200; owners, Louis Conzen & Son, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5470.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Fresh Pond rd, e s, 96 s Van Cortlandt av, eight 3-sty brick tenements, 28x70, slag roof, 6 families; cost, $80,000; owners, Burkhard & Biewiner, 2340 Myrtle av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2565-66-67.

CHURCHES.

FOREST HILLS.—Greenway south, s e cor Ascan av, 1-sty brick church, 33x69, tile roof; cost, $25,000; owner Sage Foundation Homes Co., Forest Hills; architect, G. Atterbury, 20 West 43d st, Manhattan. Plan No. 2556.

DWELLINGS.

BAYSIDE. 4th st, w s, 33 n Ashburton av, three two-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $9,000; owner, Hansen Building Co., Bell av, Bayside; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan Nos. 2552-3-4.

BAYSIDE.—Linwood av, w s, 260 s Palace blvd, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, $5,000; owner and architect, Chas. H. Harnden, Bayside. Plan No. 2558.

CORONA.—Evergreen av, w s, 233 s Shell rd, 1½-sty frame dwelling, 18x26, tin roof, 1 family, steam heat; cost, $2,500; owner Emma Carroll, 120 Lincoln st, Corona; architect, A. Marionella, 35 47th st, Corona. Plan No. 2559.

ELMHURST.—Evergreen av, n s, 175 e Toledo av, 2¼-sty frame dwelling, 21x46, shingle roof, 2 families, steam heat; cost, $3,500; owner and architect, Edward Meyran, 187 Prospect st, Elmhurst. Plan No. 2560.

FLUSHING.—Franklin pl, s s, 116 w Bowne av, 2-sty frame dwelling, 20x47, tin roof, 2 families, water heat; cost, $3,700; owner, Mrs. J. Fogarty, 168 Lawrence st, Flushing; architect, I. P. Card, Corona. Plan No. 2557.

GLENDALE.—Deyo st, n s, 140 e Ford av, three 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, $9,000; and DEYO ST, s s, 140 e Ford av, three 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, $9,000; owner, John A. Fischer, 73 Brush pl, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2563-64.

BAYSIDE.—3d st, e s, 33 n Ashburton av three 2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $9,000; owner, Hansen Building Co., Bell av, Bayside; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan Nos. 2587-88-89.

COLLEGE POINT.—11th st, w s, 100 n Monument av, 2½-sty frame dwelling, 20x42, tin roof, 2 families; cost, $3,700; owner, A. Bantz, 100 13th st, College Point; architect, John M. Pfuhler, 14 12th st, Whitestone. Plan No. 2585.

CORONA.—Park av, n s, 60 e Bayliss st, two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $7,000; owner, J. Callan, 107 51st st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 2581.

CREEDMORE.—Pistol av, w s, 100 n Railroad av, 1-sty frame dwelling, 16x24, shingle roof, 1 family; cost, $500; owner, Alfred Eckert, premises. Plan No. 2574.

ELMHURST.—Chicago av, s e cor Prospect st, 2½-sty frame dwelling, 22x56, shingle roof, 2 families; cost, $4,500; owner, J. M. Herlitz, Ivy st, Elmhurst; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2575.

FLUSHING.—Jamaica av, n s, 500 s e Elflein boulevard, 2½-sty brick dwelling, 39x24, slate roof, 1 family, steam heat; cost, $6,000; owner, Thos. Elflein, Flushing; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 2577.

GLENDALE.—Webster av, e s, 480 s Myrtle av, 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, $2,800; owner, Jacob Dillman, Horton st, Elmhurst; architect, C. Gebele, 114 Maurice av, Elmhurst. Plan No. 2573.

HOLLIS.—Chicopee av, s s, 95 w Carpenter av, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, $2,500; owner and architect, Norman Russell, Willow st, Jamaica. Plan No. 2580.

RICHMOND HILL.—Napier av, e s, 520 n Fulton st. 2½-sty frame dwelling, 17x40, tin roof, 1 family, air heat; cost, $2,800; owner, Thos. Saddington, 146 Eldert av, Brooklyn; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 2592.

WOODHAVEN.—Roswell pl, s s, 100 e Leggert av, 2-sty frame dwelling, 17x42, tin roof, 1 family; cost, $2,800; owner, Wm. Molitor, 163 3d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 2593.

WOODHAVEN.—Roswell av, s s, 120 e Leggert av, 2-sty frame dwelling, tin roof, 1 family, air heat; cost, $2,800; owner, Wm. Molitor, 163 3d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 2591.

BAYSIDE.—1st st, w s, 50 n Ashburton av, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost $3,600; owners, Nelson & Strengren, 153 4th st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2599.

CORONA.—South st, w s, 103 s Shopoler av, 2-sty brick dwelling, 19x26, tin roof, 1 family; cost, $2,200; owner, Matteo Cicere, 3 South av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2597.

ELMHURST.—Acorn st, s s, 340 e Van Dine st, three 2½-sty frame dwellings, 21x54, shingle roof, 1 family; cost, $11,100; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan Nos. 2610-11-12.

ELMHURST.—Manilla st, w s, 302 n L. I. R. R., 1-sty frame dwelling, 21x40, shingle roof, 1 family, water heat; cost, $2,500; owner, William Zumstine, Junction av, Corona; architect, C. O. Varrone, Corona av, Corona. Plan No. 2598.

JAMAICA.—Blanco pl, s s, 101 e Remington st, seven 2½-sty frame dwellings, 18x41, shingle roof, 1 family, steam heat; cost, $21,000; owner, Albert Lips, 15 Washington st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 2600 to 2606.

ROCKAWAY PARK.—Columbus av, w s, 160 s Washington st, 2½-sty brick dwelling, 30x43, tile roof, 1 family, steam heat; cost, $7,000; owner, J. W. Rothchild, Rockaway Park; architect, W. S. Rothchild, Rockaway Park. Plan No. 2607.

CORONA.—43d st, e s, 125 n Polk av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $4,000; owner, New Dio Construction Co., Jackson and Grant avs, Corona; architect, A. De Blasi, Jackson av, Corona. Plan No. 2621.

HOLLIS.—Woodhull av, n s, 90 w Seminole av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, $3,000; owner, G. M. Ellender, Hollis, L. I.; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan No. 2623.

HOLLIS.—Seminole av, w s, 90 n Woodhull av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, $3,000; owner, G. M. Ellender, Jamaica; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan No. 2624.

JAMAICA.—Sylvester av, s s, 50 e West st, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,000; owner, Max Gross, Lincoln pl, Richmond Hill; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan No. 2622.

JAMAICA.—Max Weber av w s, 309 n Fulton st, ten 2-sty frame dwellings, 20x32, slag roof, 1 family, steam heat; cost, $25,000; owner, Frank L. Ferguson, 65 Orange st, Brooklyn; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan Nos. 2616-17.

JAMAICA.—Fulton st, w s, 40 w Max Weber av, seven 2-sty frame dwellings, 20x32, slag roof; 1 family; cost, $17,500; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 2615.

RICHMOND HILL.—Wilow st, w s, 91 s Metropolitan av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family, steam heat; cost, $4,000; owner, Max Gross, Lincoln pl, Richmond Hill; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan No. 2625.

FACTORIES AND WAREHOUSES.

L. I. CITY.—4th av, w s, 89 s Webster av, 1-sty brick storage, 25x75, slag roof; cost, $2,000; owner, W. B. Gugal, 328 Webster av, L. I. City; architect, John Boese, Bridge plaza, L. I. City. Plan No. 2551.

STABLES AND GARAGES.

ARVERNE.—Remington av, w s, 260 s Amstel blvd, two 1-sty frame garages, 9x19, shingle roof; cost, $200; owner, Mrs. E. Weisbrock, Arverne. Plan Nos. 2570-71.

RICHMOND HILL.—Waterbury av, w s, 410 s Orchard av, 1-sty frame garage, 14x20, shingle roof; cost, $300; owner, S. H. Schmidt, 1810 Weirfield st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2562.

ELMHURST.—20th st, 18, 1-sty frame barn, 11x16, gravel roof; cost, $300; owner, J. Kozak, premises; architect, A. Magnoin, 50th st, Corona. Plan No. 2583.

QUEENS.—Jackson av, w s, 120 s Walnut st, 1-sty frame garage, 14x18, tin roof; cost, $100; owner, Robert Cornell, 884 Quincy st, Brooklyn. Plan No. 2590.

RIDGEWOOD.—Fairview av, e s, 83 n Madison st, 1-sty brick garage, 16x23, tin roof; cost, $1,000; owner and architect, G. X. Mathews, 1852 Putnam av, Ridgewood. Plan No. 2594.

WOODHAVEN.—Suydam st, w s, 40 n 4th st, 1-sty frame garage, 18x29, shingle roof; cost, $500; owner, F. Souvierro, premises. Plan No. 2579.

DOUGLASTON PARK.—Princeton rd, w s, 100 n Boulevard, 1-sty frame garage, 10x16, tin roof; cost, $100; owner, Mary C. Chesbro, premises. Plan No. 2609.

JAMAICA.—Harvard av, e s, 180 s Hillside av, 1-sty frame garage, 12x18, tin roof; cost, $150; owner, H. C. Allbrecht, Saybrook, Conn. Plan No. 2614.

L. I. CITY.—11th av and Newtown rd, 1-sty brick stable, 48x20, slag roof; cost, $200; owner, G. X. Mathews Co., 468 Grand av, L. I. City; architect, owner. Plan No. 2627.

WOODHAVEN.—Jamaica av, s s, 142 w Suydam st, 1-sty brick garage, 21x120, tar and gravel roof; cost, $4,000; owner, S. Gechan, 36 Dennington av, Woodhaven; architect, Henry Lunning, 68 Leffert av, Woodhaven. Plan No. 2626.

STORES AND DWELLINGS.

WINFELD.—Burroughs av, w s, 105 s Garfield st, 3-sty brick store and dwelling, 20x51, tin roof, 2 families; cost, $5,000; owner, Mary Fasano, 122 Burroughs av, Winfield; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 2572.

MISCELLANEOUS.

L. I. CITY.—Review av, n e cor Young st, crane runway, 19x18; cost, $1,200; owner, National Bridge Co., premises. Plan No. 2569.

MIDDLE VILLAGE.—Juniper Swamp rd, s s, 50 e Sutter av, 1-sty greenhouse, 96x40, glass roof; cost, $1,000; owner, Jos. Rieder, premises. Plan No. 2555.

BAYSIDE.—Meyer av, 75 n Shore av, 1-sty frame hangar, 40x34, tin roof; cost, $300; owner, Sperry Gyroscope Co., Manhattan Bridge plaza, Brooklyn, N. Y. Plan No. 2568.

GLENDALE.—Webster av, w s, 419 n Cooper av, 1-sty brick wagon shed, 40x18, gravel roof; cost, $700; owners, Vitale & Lupia, 23 Webster av, Glendale. Plan No. 2576.

MIDDLE VILLAGE.—Pullis av, e s, 500 n Metropolitan av, 1-sty greenhouse, 16x80, glass roof; cost, $300; owner, Val Bauer, premises. Plan No. 2586.

MIDDLE VILLAGE.—Juniper Swamp rd, s s, 50 e Sutter av, 1-sty frame shed, 12x12, paper roof; cost, $100; owner, J. Rieda, premises. Plan No. 2582.

FLUSHING.—South 17th st, 141, 1-sty frame storeroom, 15x20, gravel roof; cost, $100; owner, J. Walter, premises. Plan No. 2596.

L. I. CITY.—Broadway, n w cor Van Alst av, frame reviewing stand; cost, $100; owner, H. B. Scharmann, premises. Plan No. 2578.

MIDDLE VILLAGE.—Juniper av, w s, 200 s Metropolitan av, 1-sty greenhouse, 26x150, glass roof; cost, $1,200; owner, John Fieber, premises. Plan No. 2613.

RAMBLERSVILLE.—Hawtree channel, e s, 250 s Grimm av, 1-sty frame boat house, 14x25, tin roof; cost, $300; owner, F. C. Schraeder, 24 Shaw av, Union Course. Plan No. 2608.

MIDDLE VILLAGE.—Furnam av, e s, 208 n Metropolitan av, 1-sty frame greenhouse, 40x75, glass roof; cost, $1,000; owner, Jos. Klingenbeck, premises. Plan No. 2618.

RAMBLERSVILLE.—Hawtree Creek rd, e s, 30 s Park Row, 1-sty frame boat house, 17x28, tin roof; cost, $300; owner, Mrs. G. Graffe, premises. Plan No. 2619.

RICHMOND HILL CIRCLE.—Remington st, w s, 784 s Stover st, 1-sty frame boat house, 14x26, tin roof; cost, $200; owner, Mrs. K. Meyers, 1473 Bushwick av, Brooklyn. Plan No. 2620.

## Richmond.

DWELLINGS.

BAY WAY ST, s s, 200 n Belmont av, Tottenville, 1-sty frame dwelling, 24x36; cost, $1,400; owner, Justine Burke, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 686.

BELMONT TERRACE, n s, 179 e Daniel Low terrace, New Brighton, 2½-sty frame dwelling, 30x34; cost, $6,000; owner, Daniel Feldman, New Brighton; architect, W. H. Hoffmann, West New Brighton; builders, Henry Spruck & Son, Stapleton. Plan No. 678.

EGMONT PL, s s, 128 w Hamilton av, New Brighton, 2-sty frame dwelling, 24x54; cost, $6,100; owner, Mrs. Ellen Collins, 228 West 10th st, Manhattan; architect, D. J. Cahalane, New Brighton; builder, T. Bensen, West Brighton. Plan No. 693.

KING ST, n s, 148 w Nelson av, Great Kills, 1-sty frame bungalow, 14x22; cost, $200; owner, Beach R. Co., 220 Broadway, Manhattan; builder, Thos. Sanjour, New Dorp Beach. Plan No. 695.

MAPLE ST, n s, 200 e Britton lane, New Dorp, 1-sty frame bungalow, 14x32; cost, $575; owner, J. H. Young, 398 Pacific st, Brooklyn; builder, Aug. Mathon, Grant City. Plan No. 685.

NEPTUNE ST, n s, 60 w Bayview av, New Dorp Beach, 1-sty frame bungalow, 14x29; cost, $400; owner, Eliz. Brieoogel, 68 Nassau st, Manhattan; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 700.

PINE PL, e s, 400 n Vanderbilt av, Stapleton, 2-sty brick dwelling, 23x38; cost, $4,000; owners, John E. Durkin, Stapleton; architect, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 689.

WATERSIDE ST, s s, 120 e Cedar Grove av,, New Dorp Beach, 1-sty frame bungalow, 14x27; cost, $300; owner, P. Zitzmann, 221 Jewett av, Jersey City; builders, McCourt Bros., Inc., South Beach. Plan No. 690.

CRESCENT AV, w s, 745 s Blvd, Great Kills, 1-sty frame bungalow, 12x16; cost, $150; owner and builder, Emil Hauser, Jersey City. Plan No. 684.

CURTIS AV, s s, 329 e Manor rd, Port Richmond, 2-sty frame dwelling, 24x28; cost, $3,500; owner, Sterling Wells, Port Richmond; architect and builder, Louis Larsen, Port Richmond. Plan No. 699.

HOPE AV, s s, 50 e Home av, Fort Wadsworth, 2-sty tile dwelling, 25x38; cost, $4,800; owner, Peter Coffenburg, Fort Wadsworth; architect, Henry Otto, Tompkinsville. Plan No. 696.

MEADOW AV, e s, 150 s Crescent av, Tompkinsville, 2-sty brick dwelling, 30x27; cost, $3,000; owner and builder, Carlo Oriole, Rosebank; architect, T. Simoin, New York. Plan No. 681.

OCEAN AV, 1500 Mill rd, Oakwood, Oakwood Beach, two 1-sty frame bungalows, 13x34; total cost, $400; owner and builder, Emil Fuchs, 205 East 9th st, Manhattan. Plan No. 691.

RAILROAD AV, e s, 100 n Cedar av, Arrochar, 1-sty frame bungalow, 20x27; cost, $400; owner, Sadie C. Cuppale, Arrochar; architect, W. F. Nastasi, Arrochar; builders, J. W. Nastasi & Son, Arrochar. Plan No. 697.

SEAFOAM AV, e s, 80 s Britton av, New Dorp, 1-sty frame dwelling, 16x35; cost, $400; owner, Gentlemen's Sons' Social Club, New York; builder, S. F. Mulqueen, Riverdale (Bronx), N. Y. Plan No. 688.

WOODVAIL AV, e s, 1,449 s Lindlay av, Tottenville, 1-sty frame dwelling, 24x34; cost, $2,500; owner, Hoelerer, Princess Bay; architect and builder, W. S. Holbert, Huguenot Park. Plan No. 679.

8TH ST, s s, 100 e Rose av, New Dorp, 1½-sty brick dwelling, 25x30; cost, $3,500; owner, W. M. Wilcox, 68 Montague st, Brooklyn; architect and builder, John Schroll, Richmond. Plan No. 680.

OAKWOOD BEACH, 1-sty frame bungalow, 12 x18; cost, $40; owner and builder, F. J. Wilday, 933 East 178th st, Manhattan. Plan No. 692.

FACTORIES AND WAREHOUSES.

ARIETTA, n s, e of railroad, Tompkinsville, 7-sty concrete warehouse, 137x120; cost, ———; owner, American Dock Co., Tompkinsville; architect and builder, Concrete Steel Co., 32 Broadway, Manhattan. Plan No. 698.

STABLES AND GARAGES.

PALMER AV, s s, 212 w Heberton av, Port Richmond, 1-sty frame garage, 12x16; cost, $60; owner, G. O. Granger, Port Richmond; builder, J. C. Elliott, West Brighton. Plan No. 687.

STORES AND DWELLINGS.

AMBOY RD, w s, 88 s Pleasant Plains av, Tottenville, 2-sty brick store and dwelling, 27x55; cost, $5,065; owner, Antonio Frorello, Princess Bay; architect, A. H. McGeehan, Princess Bay; builder, Salvatore de Felici, Grant City. Plan No. 694.

MISCELLANEOUS.

BAY WAY, w s, 200 n Belmont av, Tottenville, 1-sty frame tool house, 14x18; cost, $275; owner Justin Burke, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 682.

SURF AV, s s, opp Rockaway st, Aottenville, 1-sty frame bath house, 16x24; cost, $300; owner, Raritan B. P. Assn., Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 683.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BROOME ST, 424, beam to 7-sty brick loft; cost, $100; owners, Tone & Tone, 245 West 126th st; architect, H. S. Schall, 40 Pine st. Plan No. 2047.

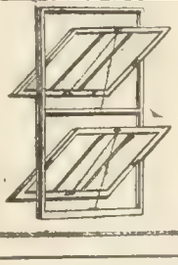
BROOME ST, 201, partitions, plumbing to 3-sty brick shops; cost, $300; owner, Frank O'Callaghan, 44 West 33d st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3005.


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*Plans Filed, Alterations, Manhattan (Contd.).*

CHAMBERS ST, 170-2, new platform and stairs to 5-sty brick loft; cost, $300; owner, Estate of M. O. Roberts, 2 Wall st; architects, J. B. Snooks Sons, 261 Broadway. Plan No. 2940.

CORTLANDT ST, 74, new stairs to 4-sty brick storage; cost, $150; owner, H. Griswold, 74 Cortlandt st; architect, C. Bauer, 651 Leonard st, Brooklyn. Plan No. 2936.

DOMINICK ST, 33, new extension to 3-sty brick dwelling; cost, $1,000; owner, T. McGoldrick, 518 Canal st; architect, A. Baylies, 33-34 Bible House. Plan No. 2972.

ELDRIDGE ST, 67, stairway to 6-sty brick stores and tenement; cost, $200; owner, Louis Shulsky, 146 Av D; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3015.

HOUSTON ST, 52-58 West, terra cotta block partition to 6-sty brick telephone central office; cost, $80; owner, N. Y. Telephone Co., 15 Dey st; architect, Edw. A. Munger, 15 Dey st. Plan No. 3009.

MOTT ST, 228, remove partition to 5-sty brick tenement; cost, $100; owner, Rose Bockar, 126 Broome st; architects, Gross & Kleinberger, Bible House, Astor pl, N. Y. Plan No. 2975.

NORFOLK ST, 162-4, new front (fireproof) to 6-sty brick apartment; cost, $150; owner, M. Goldberg, 10 West 107th st; architect, W. Makstein, 7 East 14th st. Plan No. 2962.

PINE ST, 54, removal of windows to 5-sty brick office building; cost, $500; owner, Sun Insurance Office, 54 Pine st; architect, Walter H. Volkening, 116 Decatur st, Brooklyn. Plan No. 2990.

RIDGE ST, 136, new window to 5-sty brick tenement; cost, $100; owner, S. H. Slanger, 196 Ridge st; architect, A. L. Kehoe, 1 Beekman st. Plan No. 2949.

SHERIFF ST, 75, remove stoop, new arches, wall, beams to 6-sty brick tenement; cost, $500; owner, Sigmund Muldberg, 325 2d av; architect, M. Schwartz, 194 Bowery. Plan No. 2952.

SPRUCE ST, 2-6, remove walls, piers, new stairs to 23-sty brick office building; cost, $50,000; owner, N. Y. Life Ins. Co., 346 Broadway; architect, W. S. Timmis, 315 5th av. Plan No. 2954.

THOMAS ST, 39-41, mason work to 6-sty brick stores and offices; cost, $40; owner, Estate of Jas. F. White, 54-56 Worth st; architects, Field & Lawton, 30 East 42d st. Plan No. 3000.

VARICK ST, 30-2, new wall forming, remove interior construction to 8-sty loft (brick); cost, $40,000; owner, S. M. Milliken, 900 Madison av; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 2980.

WEST ST, 359-360, brick extension to 1-sty frame (brick front) stores; cost, $500; owner, George J. Goldschor, 149 7th av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3016.

WEST & BETHUNE STS, s e cor, new windows to 10 and 12-sty brick factory; cost, $400; owner, Western Electric Co., West and Bethune sts; architect, Thos. J. Duff, 407 West 14th st. Plan No. 2934.

WORTH ST, 86-8, bridge to 5-sty brick loft building; cost, $700; owner, N. Y. Real Estate Assn., 309 Broadway; architect, Chas. J. Graff, 229 West 36th st. Plan No. 2953.

WORTH ST, 35-7, new stories, stairs to 6-sty brick warehouse; cost, $6,000; owner, N. Y. Real Estate Assn., 309 Broadway; architect, R. Berger, 309 Broadway. Plan No. 2982.

4TH ST, 31-33-35 East, terra cotta block partitions, fire escapes to 4-sty brick theatre and office building; cost, $1,000; owner, Martin Grossman Estate, 3219 3d av; architect, Francis Averkamp, 522 West 117th st. Plan No. 2996.

10TH ST, 30-32 East, fire escapes to 3-sty brick factory building; cost, $600; owner, Samuel Woolverton, 34 Wall st; architect, William A. Hynd, 28 East 23d st. Plan No. 3004.

12TH ST, 132-134 East, install tank to 7-sty brick loft; cost, $200; owner, W. Schlemmer, Larchmont, N. Y.; architect, J. W. Ingle, 527 5th av. Plan No. 2928.

14TH ST, East, s s, 182 e 3d av, columns and girders, new partitions and stairs, raise floor to 5-sty 2-family brick dwelling; cost, $1,200; owner, Mary Therry, Sagamore Hotel, Oyster Bay, L. I.; architect, I. B. Ells, 47 West 34th st. Plan No. 2943.

14TH ST, East, s s, 230 e 3d av, columns, girders, raise floor, new partitions, stairs to 4-sty brick 2-family dwelling; cost, $1,200; owner, Mary Therry, Sagamore Hotel, Oyster Bay, L. I.; architect, I. B. Ells, 47 West 34th st. Plan No. 2944.

14TH ST, 201 East, new extension to 5-sty brick hotel; cost, $200; owner, E. Sullivan, 201 East 14th st; architects, Cohen & Felson, 329 4th av. Plan No. 2963.

16TH ST, 128 East, store front to 3-sty brick store and lofts; cost, $200; owner, Chas. Casner, 128 East 16th st; architects, Cohen & Felson, 329 4th av. Plan No. 2986.

19TH ST, 51 East, moving front to 3-sty brick loft building; cost, $275; owner, Dr. Albert Pittis, 178 East Front st, Plainfield, N. J.; architect, A. Stretch, 59 Carmine st. Plan No. 2959.

20TH ST, 42-8 East, construct beams to 8-sty brick loft; cost, $2,500; owner, E. B. Hopkins, 1 Wall st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2932.

21ST ST, 336 West, partitions, doors to 4-sty brick dwelling; cost, $250; owner, Albert E. Straker, 313 West 127th st; architect, Paul C. Hunter, 191 9th av. Plan No. 3010.

21ST ST, 338 West, partitions, doors to 4-sty brick dwelling; cost, $250; owner, Albert E. Straker, 313 West 127th st; architect, Paul C. Hunter, 191 9th av. Plan No. 3011.

23D ST, 113 West, remove pier, partition to 3-sty brick studios; cost, $250; owner, Elmar Darling, 113 West 23d st; architect, O. L. Spannhake, 233 East 78th st. Plan No. 2927.

24TH ST, 100 West, new front, door, partitions, plumbing to 4-sty brick dwelling; cost, $1,000; owner, Jos. Stein, 100 West 24th st; architect, Geo. Hof, Jr., 371 West 58th st. Plan No. 2957.

24TH ST, 25 West, remove stoop, widen stairs to 4-sty brick restaurant; cost, $300; owner, Anna Lacord, 1133 Broadway; architect, W. H. Birkmire, 1133 Broadway. Plan No. 2967.

25TH ST, 421 East, plumbing, new windows, roof, to 4-sty brick tenement; cost, $1,500; owner, N. Y. University, 100 Washington sq; architect, Elwood Williams, 114 East 28th st. Plan No. 2931.

27TH ST, 52 West, remove encroachments and stoop, new step, entrance and floor to 4-sty brick dwelling; cost, $392; owner, Catherine J. Pryer, 52 West 27th st; architect, W. F. Birmingham, 57 Ann st. Plan No. 2933.

28TH ST, 142-4 West, partitions, stairs, remove steps to 5-sty brick tenement; cost, $1,000; owner, Caroline Stern, 250 East 60th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 2956.

28TH ST, 139 West, new stairs, fronts to 5-sty brick tenement; cost, $500; owner, J. Manheimer, 212 East 60th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 2976.

29TH ST & 6TH AV, n e cor, new stairway, columns, beams, remove extension to 5-sty brick furnished room; cost, $1,000; owner, P. J. Kearney, Humphrey st, New Haven, Conn.; architect, J. A. Ellicott, 45 West 29th st. Plan No. 2973.

31ST ST, 54 West, remove front to 3-sty brick office; cost, $85; owner, O. L. Jones, 54 West 31st st; architect, P. H. Goldstein, 445 West 45th st. Plan No. 2929.

32D ST, 17-21 West, remove stoop, columns, stairs, etc, to 12-story brick hotel; cost, $2,000; owner, Louis Markel, 17 West 32d st; architect, M. A. Cantor, 39 West 38th st. Plan No. 2970.

32D ST, 7 East, removal of encroachment to 7-sty brick apartment house; cost, $500; owner, Mrs. Matilda P De Dorticos, care Hugo H. Ritterbush, 80 Maiden lane; architect, W. K. Benedict, 527 5th av. Plan No. 2993.

33D ST, 26 East, plate glass, remove stoop to 4-sty brick salesrooms; cost, $300; owner, E. S. Winthrop, 96 Broadway; architect, J. Putzel, 29 West 34th st. Plan No. 2939.

39TH ST, 443-5 West, rearrangement of partitions, masonry to 4-sty brick apartment; cost, $3,000; owner, L. L. B. Mott, Belleport, L. I.; architect, Hoppen & Koen, 244 5th av. Plan No. 2971.

39TH ST, 340 West, extension to 4-sty brick tenement; cost, $3,000; owner, Katherine Schmuck, 323 West 39th st; architect, Rudolf Boehler, 195 Lexington av. Plan No. 2978.

38TH ST, 105 West, new toilets, remove wall to 4-sty brick tenement; cost, $800; owner, S. May, 65 West 37th st; architect, S. Gardstein, 1168 45th st, Brooklyn. Plan No. 2977.

40TH ST, 119 East, pent house to 4-sty brick dwelling; cost, $1,000; owner, Mrs. Caroline B. Foote, 119 East 40th st; architect, Vernon Jarbae, 381 4th av. Plan No. 2992.

44TH ST, 126 West, store fronts to 3-sty brick stores and dwelling; cost, $500; owner, Chas. Greenstein, 359 West 16th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2994.

44TH ST, 140 West, extension, fireproof stairways and partitions, floor arches, vent shaft, plumbing, store front to 3-sty brick store and lofts; cost, $4,500; owner, Alexander Henderson, 305 West 21st st; architect, J. A. Tassi, 8508 17th av, Brooklyn. Plan No. 2991.

44TH ST, 337 East, construct track run to 2-sty brick factory; cost, $200; owner, Estate of Jacob Fleischauer & Bro., 341 East 44th st; architect, A. B. Schreckinger, 777 1st av. Plan No. 2935.

44TH ST, 243 East, partition to 3-sty frame dwelling; cost, $20; owner, J. W. Philips, Canaan, N. Y.; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2960.

47TH ST, 62 West, steel beams, store front to 4-sty brick dressmaking establishment and dwelling; cost, $500; owner, Chas E. Delage, 62 West 47th st; architect, Christian Kupatt, 995 6th av. Plan No. 2998.

48TH ST, 12 East, fireproof passage to 7-sty brick stores and apartments; cost, $500; owner, John M. Tonnele, 45 Broadway; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3014.

50TH ST, 70 West, store front to 4-sty brick dwelling; cost, $150; owner, Estate of Philip J. Schaffner, 600 West 179th st; architect, Frank Hausle, 81 East 125th st. Plan No. 2985.

50TH ST, 160 West, girder, beams, doorway to 3-sty brick dwelling; cost, $200; owner, Alfred H. Miller, 160 West 50th st; architect, Adolph Giobbe, 144 West 39th st. Plan No. 2984.

57TH ST, 148 West, remove wall, partitions, construct fronts to 4-sty brick apartment; cost, $10,000; owner, Alice D. Garth, Huntsville, Ala.; architect, C. E. Birge, 29 West 34th st. Plan No. 2938.

59TH ST, 242-4 West, stud and partition to 2-sty brick office building; cost, $200; owner, Geo. Ehret, 291 Lenox av; architect, W. L. McElraevy, 243 West 53d st. Plan No. 2948.

67TH ST, 201 West, new store front to 5-sty brick tenement; cost, $1,000; owner, P. Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2695.

67TH ST, 11 East, terra cotta to 4-sty brick dwelling; cost, $300; owner, E. T. H. Talmage, Mendham, N. J.; architects, Foster & Gade, 15 West 38th st. Plan No. 2966.

116TH ST, 80 East, opening to 5-sty brick apartment; cost, $50; owner, U. S. Life Ins. Co.; architect, A. W. Mallaby, 277 Broadway. Plan No. 2950.

117TH ST, 544 East, steel beams, mason work, pavement to 3-sty brick dwelling; cost, $500; owner, Herman Harjes, 416 East 76th st; architect, Otto L, Spannhake, 233 East 78th st. Plan No. 3006.

142D ST, 231 West, roofing, fireproofing to 1-sty brick garage; cost, $100; owner, Estate of A. J. Johnson, 3 West 29th st; architects, Hill & Murdock, 3 West 29th st. Plan No. 2995.

145TH ST, 543-5 West, steel girders, fireproof passageway, doors, increase of seating capacity to 2-sty brick theatre and offices; cost, $3,000; owner, Fredk. L. Martin, 3651 Broadway; architect, Otto Rudolph, 541 West 145th st. Plan No. 3008.

163D ST, 452 West, new fronts to 5-sty brick tenement; cost, $250; owner, Germania Life Ins. Co., 50 Union sq; architect, F. J. Schefcik, 4168 Park av. Plan No. 2979.

AV A, 1755-1759, extension to 1-sty frame coal pocket; cost, $1,200; owner, A. J. Forman Coal Co., 1755 Av A; architect, S. J. Kessler, 1037 Teller av. Plan No. 2999.

AV C, 151, new stairs, beams to 3-sty brick factory; cost, $1,000; owner, L. Blau, 151 Av C; architect, L. A. Sheinart, 194 Bowery. Plan No. 2974.

BOWERY, 305, store fronts to 2-sty brick store and loft; cost, $500; owner, Samuel Goldman, 305 Bowery; architect, Samuel Livingston, 39 West 38th st. Plan No. 3007.

BROADWAY, 1101-1109, removal of encroachment to 7-sty brick hotel; cost, $1,000; owner, Francis S. Kinney Estate, 22 William st; architect, Wm. F. Hemstreet, 484 Argyle rd, Brooklyn. Plan No. 3002.

BROADWAY, 1111-1113, removal of encroachment to 12-sty brick hotel; cost, $1,000; owner, Francis S. Kinney Estate, 22 William st; architect, Wm. F. Hemstreet, 484 Argyle rd, Brooklyn. Plan No. 3001.

BROADWAY, 636-38, tanks to 12-sty brick loft building; cost, $700; owner, Henry E. Coe, 69 Wall st; architects, Jas. McGuire & Co., 50 Church st. Plan No. 2997.

BROADWAY, 62, vent stack to 8-sty brick office building; cost, $750; owner, Estate of John E. Schermerhorn, John E. Roosevelt, 44 Wall st; architect, Daniel G. Malcolm, 331 Madison av. Plan No. 2987.

COLUMBUS AV, 606, new front to 5-sty brick tenement; cost, $300; owner, Vestra Realty Co., 2190 Broadway; architect, J. Brandt, 271 West 125th st. Plan No. 2981.

COLUMBUS AV, 700-2, erect 1-sty extension to 4-sty brick apartment; cost, $3,000; owner, C. B. Pinkney, 233 Broadway; architect, S. Levingson, 39 West 38th st. Plan No. 2983.

EDGECOMBE AV, 48, partitions to 3-sty brick dwelling; cost, $100; owner, Chas. Schenck, 48 Edgecombe av; architects, Cohen & Felson, 329 4th av. Plan No. 2964.

LEXINGTON AV, 1201, new front, partition to 5-sty brick apartment; cost, $800; owner, M. C. Baldwin, 120 East 85th st; architect, E. Cotter, 31 East 27th st. Plan No. 2942.

LEXINGTON AV, 564, steel girder doorway to 5-sty brick tenement; cost, $500; owner, Estate of Robt. I. Brown, 20 Nassau st; architects, Berger & Son, 121 Bible House. Plan No. 2989.

MADISON AV & 32D ST, n e cor, new walls to 12-sty brick loft; cost, $175; owner, Empire Holding Co., 56 West 45th st; architects, Wallis & Goodwillie, 524 West 122d st. Plan No. 2945.

MADISON AV, 619, mason work, partitions, doorways to 3-sty brick office building; cost, $300; owner, John Crimmins, 624 Madison av; architect, Herbert M. Baer, 665 5th av. Plan No. 3003.

PARK ROW, 177-179, partition, store front to 5-sty brick stores and tenement; cost, $500; owner, Wm. D. Folke, Richmond, Ind.; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3013.

2D AV, 323, steps, alter window to 3-sty brick furnished room house; cost, $50; owner, Adolf Johannis, 323 2d av; architect, Horenburger & Bardes, 122 Bowery. Plan No. 2969.

2D AV, 1034, converting store and tenement into 4-sty brick dwelling and entrance to picture theatre; cost, $3,000; owner, Edw. Freund, 546 West 147th st; architect, Jos. J. Eberle, 489 5th av. Plan No. 3012.

3D ST, 81-3 East, partitions, remove piers to 5-sty brick tenement; cost, $4,000; owner, L. Frankenthaler, 1215 Madison av; architect, Otto Reissmann, 30 1st st. Plan No. 2958.

3D AV, 59th to 60th st, n s, tanks, support to 6-sty brick department store; cost, $800; owner, Bloomingdale Bros., 771 Madison av; architect, L. E. Dell, 343 River st, Hackensack, N. J. Plan No. 2937.

5TH AV, 745, opening to 5-sty brick residence; cost, $500; owner, Wm. B. Iselin, 745 5th av; architect, M. E. Wilke, 30 East 42d st. Plan No. 2961.

5TH AV, 72, new stairway, partitions to 7-sty brick loft building; cost, $8,500; owner, C. B. Lorillard, 14 Wall st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2968.

6TH AV, 491, columns and girders, front, partitions to 4-sty brick loft building; cost, $2,000; owner, Wm. P. Dixon, 491 6th av; architect, J. H. Knubel, 305 West 43d st. Plan No. 2955.

6TH AV, 481, beams, remove piers to 4-sty brick dwelling; cost, $450; owner, J. Slater, Broadway and 25th st; architect, J. H. Friend, 148 Alexander av, Bronx. Plan No. 2946.

6TH AV, 680, columns, new toilets to 4-sty brick apartment; cost, $1,000; owner, A. A. Hageman, 67 West 36th st; architect, A. Mertin, 34 West 28th st. Plan No. 2930.

6TH AV, 521, removal of encroachments to 2-sty brick store and dwelling; cost, $800; owners, Mandelbaum & Levine, 135 Broadway; architect, S. Inslee Ransom, 151 West 32d st. Plan No. 2988.

8TH AV, 114, remove windows to 5-sty brick dwelling; cost, $50; owner, Jonas Weil, 5 Beekman st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2941.

8TH AV, 579, 1-sty extension, beams to 3-sty brick dwelling; cost, $500; owner, Dr. Geo. E. Doty, 216 West 38th st; architect, Wm. Gray, 355 West 40th st. Plan No. 2951.

## Bronx.

138TH ST, n w cor Walton av, new doors, new partitions to two 2 & 5-sty brick cafe, office and factory; cost, $800; owners, Isabelle Realty Co., 509 West 39th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 420.

159TH ST, n e cor Melrose av, 1-sty brick extension, 22.4x21, to 2-sty frame cafe and dwelling; cost, $2,000; owner, Wm. Proctor, 386 East 159th st; architect, Fred Hammond, 391 East 149th st. Plan No. 421.

BRYANT AV, 1999, 2-sty frame extension, 36x32, 36x41, to 2-sty frame dwelling and shop; cost, $3,000; owner, Paul J. Schmitz, 989 Intervale av; architect, Anton Pirner, 2069 Westchester av. Plan No. 419.

MORRIS PARK AV, s w cor Wallace av, move two 3-sty frame stores and dwellings; cost, $1,500; owner, Frank Helfst, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 416.

TRINITY AV, w s, 96.4 s Dawson st, fireproof staircases, door, &c., of 4-sty brick school; cost, $600; owner, Rev. Bernard Kevenhoerster, 673 Tinton av; architect, Gustave E. Steinback, 15 East 40th st. Plan No. 422.

WASHINGTON AV, 2137 to 2143, four 1-sty frame extensions, 18.9x9.10 18.9x11.1, to four 3-sty frame tenements; cost, $2,500; owners, Rafmo Realty Co., Inc., 217 West 125th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 417.

WASHINGTON AV, w s, 115.5 s 168th st, remove projections to 1-sty stone and frame church and rectory; cost, $250; owners, Morrisania Presbty. Church, Thos. Morris, 396 East 171st st, representative; architect, Harry T. Howell, 3d av and 149th st. Plan No. 418.

WASHINGTON AV, 1467, remove projections to 3-sty frame basement; cost, $300; owner, Bertha K. Weisenseel, on premises; architect, Herman F. Epple, 2516 Grand av. Plan No. 423.

## Brooklyn.

BAINBRIDGE ST, n w cor Hopkinson av, interior alterations to 1-sty church; cost, $1,000; owner, 2d United Presby. Church, on premises; architect, Wm. H. Wagner, 360 West 121st st, Manhattan. Plan No. 5376.

BUTLER ST, 354, interior alterations to 2-sty storage; cost, $1,500; owners, Abraham & Strauss, 422 Fulton st; architect, Hans Arnold, 2134 East 17th st. Plan No. 5437.

CLINTON ST, 29, extension to 4-sty dwelling; cost, $8,000; owner, Morris Walzer, 46 Graham av; architect, J. S. Kennedy, 157 Remsen st. Plan No. 5358.

COLUMBIA ST, 287, exterior alterations to 4-sty tenement; cost, $2,000; owner, Saml. Gottleib, on premises; architect, M. A. Cantor, 39 West 38th st. Plan No. 5414.

DOUGLASS ST, 23, interior alterations to 3-sty dwelling; cost, $200; owner, J. Gottlieb, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5451.

ELLERY ST, 243, interior alterations to 3-sty tenement; cost, $300; owner, Harry Shapiro, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 5397.

FULTON ST, 503, interior alterations to 7-sty offices; cost, $750; owner, Offerman Estate, 503 Fulton st; architect, Lauritz, Lauritzen, 5257 Bedford av. Plan No. 5413.

FULTON ST, n e cor Nostrand av, interior alterations to 5-sty store and tenement; cost, $200; owner, Emelie Huber, 1 Bushwick pl; architect, W. H. Volcking, 116 Decatur st. Plan No. 5427.

FULTON ST, 1858, exterior alterations to 1-sty store and dwelling; cost, $900; owner, Salvatore Morrell, 1856 Fulton st; architect, Chas. Gallo, 60 Graham av. Plan No. 5396.

FULTON ST, 365, store front to 4-sty store; cost, $1,500; owner, Estate of Louis Behman, 333 Lafayette av; architect, Geo. J. Froelich, 690 Whitlock av, Bronx. Plan No. 5336.

FULTON ST, 2970, interior alterations to 1-sty theatre; cost, $300; owner, Benj. W. Bonsall, 166 Elton st; architect, same. Plan No. 5468.

HUMBOLDT ST, 470, plumbing to 2-sty store and dwelling; cost, $3,500; owner, Jas. Fullert Brewing Co., 346 Lorimer st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5386.

LORIMER ST, 400, interior alterations to 6-sty tenement; cost, $500; owner, Max Rubinson, 692 Kosciusko st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5354.

NORFOLK ST, 15, exterior alterations to 3-sty bakery; cost, $1,000; owner, Shultz Bread Co., 26 Beaver st; architect, Jos. Reyder, Jr., 44 Court st. Plan No. 5422.

PEARL ST, 144, extension to 3-sty dwelling; cost, $400; owner, H. Garivazzi, 138 Concord st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 5402.

POWELL ST, 474, store front to 3-sty tenement; cost, $350; owners, Lurio & Slominsky, 61 Thatford av; architect, Max Hirsch, 391 Fulton st. Plan No. 5388.

PRESIDENT ST, 103, extension to 3-sty tenement; cost, $2,500; owner, Luigi Bonnocore, 102 President st; architect, John Burke, 22 Tompkins pl. Plan No. 5466.

PRESIDENT ST, 286, interior alterations to 4-sty tenement; cost, $2,000; owner, Maud C. Garrity, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5389.

STATE ST, 205, interior alterations to 3-sty storage; cost, $600; owners, Abraham & Strauss, 422 Fulton st; architect, Hans Arnold, 422 Fulton st. Plan No. 5430.

WARREN ST, 427, extension to 2-sty storage; cost, $700; owner, J. Sachs, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5474.

SOUTH 4TH ST, 207, extension to 3-sty church and school; cost, $16,000; owner, Rev. C. E. McDonnell, 367 Clermont av; architect, Louis H. Giele, 1123 Broadway, Manhattan. Plan No. 5349.

9TH ST, 376, interior alterations to 4-sty school and dwelling; cost, $300; owner, Wm. A. Middleton, on premises; architect, H. R. Haure. 848 East 34th st. Plan No. 5331.

27TH ST, 218, extension to 2-sty church; cost, $3,000; owner, Rt. Rev. Chas. E. McDonnell, on premises; architect, Nicholas Serracino, 1170 Broadway, Manhattan. Plan No. 5320.

ALBANY AV, 68, windows to 3-sty stores; cost, $300; owner, Geo. H. Purnhagen, 72 Albany av; architect, T. J. McCullough, 419 Lincoln rd. Plan No. 5444.

FARRAGUT RD, 2610, extension to 2-sty dwelling; cost, $375; owner, Mrs. Maria Schaffer, 61 Kowenhoven pl; architect, Geo. M. Lawton, 30 East 42d st, Manhattan. Plan No. 5346.

GRAHAM AV, 220, exterior alterations to 4-sty tenement; cost, $350; owner, Abr. Cohen, 328 Madison st; architect, Wm. H. Eiler, 7 East 14th st. Plan No. 5458.

HARRISON AV, 59, interior alterations to 4-sty factory; cost, $500; owner, Moe Baldinger, on premises; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 5459.

LENOX RD, 640, exterior alterations to 1-sty greenhouse; cost, $4,000; owner, John Dalldouze, on premises; architect, F. E. Kelly, 390 Douglass st. Plan No. 5404.

MANHATTAN AV, 9, interior alterations to 3-sty dwelling; cost, $900; owner, Mrs. A. Comer, 770 Willoughby av; architect, John H. Holler, Jr., 82 Wall st, Manhattan. Plan No. 5465.

MANHATTAN AV, 910, interior alterations to 3-sty theatre; cost, $7,000; owner, Julia C. Dougherty & ano, 919 Manhattan av; architects, Farber & Markowitz, 189 Montague st. Plan No. 5432.

NOSTRAND AV, 544, interior alterations to 1-sty theatre; cost, $1,500; owner, Bers Con. Inc., Fulton st and Bedford av; architect, J. A. Boyle, 367 Fulton st. Plan No. 5359.

SUTTER AV, 502, extension to 2-sty dwelling; cost, $1,500; owner, Nathan Arbuck, 512 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5316.

3D AV, 439, interior alterations to 3-sty tenement; cost, $300; owner, Mary J. Cushion, Rye, N. Y.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5375.

## Queens.

EVERGREEN.—Cypress av, n s, 302 e Cooper av, new plumbing to dwelling; cost, $150; owner, J. V. Pogelsky, premises. Plan Nos. 1731 and 1732. Two houses, cost, $300.

FLUSHING.—Lawrence st, e s, 100 s Maple pl, 1-sty frame extension, 16x16, rear dwelling, tin roof; cost, $250; owner Louis Capozzoli, premises. Plan No. 1718.

FLUSHING.—Linden st, w s, 550 s Myrtle av, new plumbing to dwelling; cost, $150; owner, Miss K. A. Townsend, premises. Plan No. 1725.

FLUSHING.—Beech st, s s, 250 w Central av, plumbing in dwelling; cost, $40; owner, M. P. Reilly, premises. Plan No. 1750.

JAMAICA.—Carlton av, s e cor Grove st, 2-sty frame extension, 12x8, rear dwelling; shingle roof; cost, $400; owner, Wm. A. Warwick, Carlton av, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1717.

JAMAICA.—New York av, w s, 150 s Cumberland st, electric sign; cost, $100; owner, Jamaica Poster Co., Jamaica. Plan No. 1724.

JAMAICA.—Rockaway rd, w s, 225 n South st, plumbing to dwelling; cost, $90; owner, S. Maltz, premises. Plan No. 1729.

L. I. CITY.—East av, 64, plumbing to dwelling; cost, $100; owner, W. A. Holst, premises. Plan No. 1727.

L. I. CITY.—Flushing av, 225, interior alterations to tenement; cost, $500; owner A. Persico, premises. Plan No. 1719.

L. I. CITY.—4th av, 1125, interior alterations after fire damage; cost, $700; owner, B. Vesley, premises. Plan No. 1721.

L. I. CITY.—Broadway, n w cor Lockwood st, 1-sty frame extension over present extension on rear dwelling; cost, $200; owner, Dr. McFarland, premises; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 1748.

METROPOLITAN.—Nurge st, 119-121, new foundation to dwelling; cost, $350; owner, F. Kekener, premises. Plan No. 1735.

OZONE PARK.—Ocean av, n e cor Liberty av, new foundation to dwelling; cost, $600; owner, John W. Dayton, premises. Plan No. 1730.

OZONE PARK.—Hatch av, e s, 200 s Jerome av, plumbing to dwelling; cost, $80; owner, W. Keil, premises. Plan No. 1726.

RICHMOND HILL.—Jamaica av, 2923, interior alterations to moving picture show; cost, $100; owner, H. J. Cullingford, Maplewood, N. J. Plan No. 1751.

RICHMOND HILL.—Lefferts av, w s, 150 s Stewart av, plumbing in dwelling; cost, $100; owner, F. Grimm, premises. Plan No. 1743.

RIDGEWOOD.—Fresh Pond rd, s w cor Halleck av, general interior alterations to dwelling and store, new plumbing; cost, $2,500; owner, Wm. Rose Clifton, N. J.; architects, Lewis Lenning, Jr., 160 5th av, Manhattan. Plan No. 1745.

ROCKAWAY BEACH.—Washington av, n s, 400 w Thetis av, 2-sty frame extension, 7x9, on side dwelling, tin roof, interior alterations; cost, $500; owner, A. Luppo, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1744.

RIDGEWOOD.—Wyckoff av, n e cor Summerfield st, new foundation to dwelling; cost, $100; owner, P. Koehler, premises. Plan No. 1740.

RIDGEWOOD.—Forest av, 44, new water closet compartments to dwelling, new plumbing; cost, $300; owner, H. J. Way, premises. Plan No. 1736.

WOODHAVEN.—Liberty av, s s, 200 e Ferry st, new foundation to dwelling; cost, $100; owner, Mrs. Bunn, premises. Plan No. 1741.

WOODHAVEN.—Liberty av, s s, 300 e Ferry st, new foundation to dwelling; cost, $130; owner Rev. Beatz, 1245 Cedar av, Richmond Hill. Plan No. 1742.

## Richmond.

BAY ST, 523, Stapleton, remove partitions to brick store and dwelling; cost, $50; owner, L. Umtschler, Stapleton; architect, E. Funkner, Stapleton; builders, P. Wolff & Son, Stapleton. Plan No. 319.

LIVINGSTON PL, n e cor, and Davis av, New Brighton, addition and partitions to frame garage; cost, $340; owner, W. Miller Jones, Livingston; architects and builders, U. W. Osborn & Son, Mariners' Harbor. Plan No. 315.

*Plans Filed, New Buildings, Richmond (Cont'd)*

RICHMOND TER, [illegible] Richmond av, Port Richmond, remove partitions and stairs to frame hotel; cost, $50; owner, Mrs. B. Winant, Port Richmond; builder, Frank B. Sterner Co., Port Richmond. Plan No. 313.

RIKER ST, e s, 200 s McKeon st, Stapleton, 7 ft. steeple, shingle, to frame church; cost, $30; owner, Stapleton V. A. M. E. Church, Stapleton; architect and builder, Geo. Matthias, Stapleton. Plan No. 316.

CAST AV, n s, 36 w Richmond st, West Brighton, masonry and two new store fronts to frame store and dwelling; cost, $500; owner, J. Terricina, on premises; builder, J. Destifani, West Brighton. Plan No. 314.

OLD STONE RD, e s, cor Watchague rd, Graniteville, brick partitions to two frame dwellings; total cost, $150; owner and builder, L. Larocco, Graniteville. Plan No. 317.

WILLOWBROOK RD, w s, 400 n Veator av, Graniteville, concrete footings, lath and plaster to concrete dwellings; cost, $950; owner, Sam Lone, Graniteville; architect and builder, Robt. Barton, Port Richmond. Plan No. 318.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement Hous. Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Aug. 1. The location is given, but not the owner's address:*

WEST NEW YORK.—Theodore Van Bemmel, 637-639-643 Hudson av, three 4-sty brick, $75,000.

NEWARK.—North Jersey Inv. Co., 80 Tillinghast st, 3-sty frame, $5,000; James A. McKenna, 397 South Orange av, 3-sty brick alteration, $900; Ferdinand Pinner and Theresa Cooper Smith, 392 South 11th st, 3-sty frame alteration, $600; Otto Bernz, n w cor 14th av and Ashland st, 3-sty brick, $9,000; Louis Zapeikov, 371 South Orange av, 3-sty brick, $7,000; Nathan Karasik, 174-176 North 1st st, 3-sty frame alteration, $500; Julius Cinnamon, 179 Summer av, 3-sty frame alteration, $800; John Kirchman, 41 Van Buren st, 3-sty brick $20,000; Carmine Venditti, 87 Jefferson st, 3-sty frame alteration, $1,200; E. H. Schmitt, 246-248 Van Buren st, 4-sty brick, $23,000.

GRANTWOOD.—Caydon R. Van Valkenburgh n e cor Washington and Marion avs, 3-sty frame, $5,000.

GARFIELD.—Max Greenstein, 81-85 Passaic av, 2-sty frame alteration, $2,100; Anton Tregler, 25 Belmont av, 2-sty brick, $4,000.

JERSEY CITY.—Isadore Gatoff, n e cor Crescent and Herman sts, 3-sty brick, $10,000; Chauncey B. McGill, 343 Ocean av, 2-sty frame alteration, $600; Samuel Helfand, s side of Princeton av, 39 ft. east of Linden av, 3-sty brick, $8,000; Robert Broadman, 511-513-515-517 Bergen av, four 3-sty brick, $32,000; Samuel Hass, 288 Grand st, 3-sty frame alteration, $300; John Memfre, 329 Railroad av, 3-sty frame alteration, $200.

PASSAIC.—Bara Gemunder, 166-168 3d st, two 3-sty brick alteration, $2,000.

IRVINGTON.—Israel Blum, 142 South 21st st, 3-sty frame, $5,000; Frank Oehm, 25 Sheron av, 3-sty frame, $5,000.

BAYONNE.—Nathan Silberberg, 588 Boulevard, 3-sty frame alteration, $800.

PATERSON.—Antonio Molteni, 106 Governor st, 3-sty frame alteration, $100.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, has completed plans for a 4-sty apartment, 28x59 ft., at 182 Congress st for Mrs. Rose Silletti, 43 Thomas st, owner and builder. Cost, about $15,000.

NEWARK, N. J.—Romolo Bottelli, 207 Market st, has completed plans for a 4-sty tenement, 30x51 ft., at 97 High st for Donato Rizzolo, 10 6th av, owner and builder. Cost, about $10,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for a 3-sty flat, 31x68 ft., at 765 Ocean av for the National Corporation of New Jersey, care of Gershanowitz Bros., 112 Arlington av, owner and builder. Cost, about $9,000.

WEST HOBOKEN, N. J.—Frank Pirrons, 104 Midland av, Garfield, N. J., is preparing plans for a 3-sty apartment, 22x60 ft., at 156 Weehawken st for Maria Arecco, 158 Weehawken st, owner, who will be ready for bids on general contract about August 15. Cost, about $6,500.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, have completed plans for a 4-sty tenement, 50x56 ft., in the west side of Nuttman st, 50 ft. from Warren st, for Joseph Ti Trolio, carpenter, 150 Parker st. Cost, about $12,000.

DWELLINGS.

MORRIS PLAINS, N. J.—George S. Drew, State House, Trenton, has completed plans for three 1½-sty frame and stucco cottages, 65x35 ft., for the State of New Jersey, Department of Charities and Corrections, P. M. Bower, warden. Cost, about $20,000.

MONTCLAIR, N. J.—Chris Myers, 460 Bloomfield av, is preparing plans for a 2½-sty frame residence, 32x34 ft., on North Fullerton av, for Russell N. Tatcher, care of general contractor, Thomas Curtis, 47 Forest st, Montclair. Cost, about $6,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The New Jersey Toilet Supply Co., 69 New st, contemplates the erection of a factory at 420-424 Plane st, from plans by E. A. Wurth, Union Building. No details have been decided.

SCHOOLS AND COLLEGES.

GRANTWOOD, N. J.—Ernest Sibley, Palisade, N. J., has been commissioned to prepare plans for a high school building for the Board of Education of Cliffside, N. J.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—David M. Ach, 1 Madison av, Manhattan, has completed plans for a 2 or 3-sty brick and terra cotta taxpayer, 64x150 ft., at the northeast corner of Park pl and East Park st, for J. P. Meyer, 224 Washington st, Hoboken. Cost, about $25,000. The architect will take bids on general contract about Aug. 17.

MISCELLANEOUS.

HOBOKEN, N. J.—R. P. & J. H. Staats, 29 Broadway, Manhattan, have been selected as contracting engineers for an extension to the pier and shed at the foot of 6th st for the Hoboken Land & Improvement Co., 1 Newark st. Cost, about $190,000.

### Other Cities.

DWELLINGS.

ONEONTA, N. Y.—H. Brooks Price, 105 West 40th st, Manhattan, is preparing plans for a 2½-sty frame and concrete sumer residence, 72x76 ft., at Old Goodsell pl for Henry H. Buckley, care of Buckley Bros., 112 West 42d st, Manhattan, and will soon take bids on general contract from a selected list of local contractors.

HOSPITALS AND ASYLUMS.

ROCHESTER, N. Y.—Foster & Gade, Sibley Block, Rochester, and 15 West 38th st, Manhattan, are preparing plans for a 2-sty home at East av and Allen Creek for the Home for Friendless, 366 East av, A. M. Lindsey, president. Cost, about $140,000.

MUNICIPAL WORK.

SUFFERN, N. Y.—Clyde Potts, 30 Church st, Manhattan, has been commissioned to prepare plans for a sewage disposal plant here for the village of Suffern, A. B. Ronk, clerk.

## PERSONAL AND TRADE NOTES.

GEORGE S. HARNED has gone into the wholesale lumber commission business at 154 Nassau street.

GEORGE R. FREEMAN, architect, has moved his offices from 60 Market st to 54 Market st, Poughkeepsie, N. Y.

S. EDSON GAGE, architect, will move his offices from 340 Madison av to quarters in the new building at 28 East 49th st.

PURDY & HENDERSON, civil engineers, 45 East 17th st, have opened a branch office at 445 Henry Building, Seattle, Wash.

HERTS BROTHERS COMPANY, interior decorators, formerly at 34 West 38th st, has moved its studio and offices to 30 West 57th st.

EDWARD COMSTOCK, the wholesale Canadian spruce man, has opened an office at 50 Church street, with Charles A. Bartlett in charge.

ABENDROTH & ROOT MANUFACTURING CO., manufacturers of heating boilers, Newburgh, N. Y., has moved its New York City office from 50 Church st to 45 Broadway.

FITZGERALD-SPEER COMPANY, manufacturers of millwork, with yards and mill at Pen Argyl and Easton, Pa., has opened an office at 17 West 42d st, Manhattan, with Mr. L. Weidman in charge.

WRIGHT & KRAMERS, architects, 31 Loan Association Building, Niagara Falls, N. Y., desire information and catalogues on electric call systems and composition flooring to be laid on wood floor.

S. HENRY BALDWIN, head of the O'Neill Lumber Company, of Jersey City, who has been a victim of ill health for some time, is now recovering his health rapidly. He is staying at Lake Sunapee, N. H.

THE CHICAGO LUMBER AND COAL COMPANY, manufacturers of long and short leaf yellow pine timber products, has opened a New York office in the Woolworth Building, with Mr. C. L. Robinson in charge.

THE BARBER ASPHALT PAVING COMPANY is withdrawing from active work on the Pacific Coast, leasing all its plants west of the Rocky mountains to local contractors for a long term of years, with purchase privilege.

E. C. MERSHON, widely known in the lumber trade here as the owner of the hand resaw works of Saginaw, Mich., is among the Americans stalled in Europe on account of the hostilities. They were due to arrive here on September first.

WESTON E. FULLER, of the firm of Hazen & Whipple, consulting engineers, 30 East 42d st, has been awarded the Fuertes Medal for 1914, by the faculty of the College of Civil Engineering of Cornell University. This medal is offered annually for the best paper prepared by a graduate of the college of civil engineering on some subject tending to advance the scientific or practical interests of the profession of the civil engineer.

COL. MERRITT H. SMITH, recently appointed chief engineer of the Department of Water Supply, Gas and Electricity, will be the guest of honor at a testimonial dinner arranged by the engineers in the municipal service. The dinner will be held at the Hotel Biltmore, Thursday, August 13. Jacob S. Langthorn is chairman and William J. Buhrendorf is secretary of the committee in charge.

## OBITUARY

JOSEPH KELLS, attached to the State Engineering Corps, died of a complication of diseases at his home, 1472 53d st, Brooklyn, Saturday, August 1. He was thirty-five years old and was a member of Long Island Council, Knights of Columbus. He is survived by a sister and four brothers.

WILLIAM JOHN LADD, of 10 Elston rd, Montclair, N. J., a member of the firm of Sargent & Co., hardware merchants, of 96 Centre st, N. Y. C., for sixty years, and author of "Ladd's Discount Book," died Sunday, August 2. He was born in New York City on February 21, 1843, and had lived in Montclair for eleven years. Mr. Ladd is survived by two daughters, Mrs. Hugh Ailman and Mrs. Herbert Guinn, of Brooklyn, and one sister, Mrs. William Sexton, of New York.

CHARLES H. COOKE, civil and hydraulic engineer, died at his home, 355 West 55th st, Monday, August 3. He was formerly associated with Thomas A. Edison and assisted in the introduction of electricity for lighting purposes in many sections of this country. During recent years Mr. Cooke had been engaged on a project for the damming of the Delaware River. At one time Mr. Cooke was an assistant to General Seymour in the construction of the Union Pacific Railway.

## TRADE AND TECHNICAL SOCIETY EVENTS.

THE AMERICAN MUSEUM OF SAFETY will hold its annual dinner at the Waldorf-Astoria Friday evening, December 11.

THE MASTER PLUMBERS' ASSOCIATION OF NEWARK will hold its annual outing at Witzel's Grove, College Point, L. I., Thursday, August 27. The Outing Committee is composed of John J. Turbett, chairman; Elmer Lutz, secretary; F. J. Sturn, treasurer; Robert Berla, M. J. Brady and Louis Maier.

THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exhibition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

AMERICAN BOILER MANUFACTURERS' ASSOCIATION will hold its twenty-sixth annual convention in New York City September 1-4, with headquarters at the Waldorf-Astoria Hotel. The subject of uniform boiler specifications will be given special attention. The secretary is F. B. Slocum, West and Calyer streets, Brooklyn, N. Y.

THE MANHATTAN BRANCH of the New York City Association of Master Plumbers will hold its annual outing at Boehm's Picnic Grounds, New Dorp, S. I., Thursday, September 10. The arrangements and programme are in charge of the following committee: F. B. Lasette, chairman; B. F. Donohoe, secretary; J. R. Hopkin, treasurer; and T. P. McLoughlin, H. Hemlin, J. J. Hannegan, ex-officio.

NEW ROCHELLE MASTER PLUMBERS' ASSOCIATION will hold its annual outing at Rye Beach, N. Y., Wednesday, August 26. A programme of athletic events has been prepared which will include a five-inning baseball game between a team representing the supply and manufacturers' representatives and a nine composed of members of the association. The game will be followed by a shore dinner served at Edward's Beach Hotel.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces, eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of $250, one of $150, one of $50 and five of $10 each. The competition closes on September 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st, New York City.

## RECENT INCORPORATIONS.

BLOSSEN CORPORATION has been chartered with $10,000 capital stock with offices in Manhattan to do a realty and construction business and to deal in builders' supplies. The directors are William K. Maxwell, 515 Park av, Alfred L. Brown, 44 West 77th st, and Louis F. Staar, 133 Midland av, Glen Ridge, N. J. Blair & Rudd, 128 Broadway, attorneys.

U. E. REALTY CO. has been incorporated to do a realty and construction business with $10,000, with offices in Manhattan. William A. Sheridan, John J. Heffernan and Jos. Fellows, all of 650 1st av, are directors. John L. Walsh, 646 1st av, attorney.

FIRST WARD BUILDING CO. is a $25,000 corporation chartered to do a general realty and construction business with offices in Queens. John A. Walker, 72 Castle av, Tarrytown, N. Y., H. Bretthauer, 156 East 56th st, Manhattan, C. Van Reuselaer, 225 State st, Brooklyn, and one other, are directors. M. A. Barney, Tribune Building, attorney.

JAMES CONFORTI CONTRACTING CO., general contracting, has been chartered to do business with offices in Manhattan with $10,000 capital stock. The incorporators are William H. Doherty, Michael J. Keane and Thos. G. Price, all of Hall of Records. T. G. Price, 1650 Mt. Hope av, attorney.

ARGUS REALTY AND CONSTRUCTION CO. has filed papers to do a general realty and construction business with $10,000 capital stock, offices in Manhattan. The incorporators are Rachel Mintz, 230 6th st, Annie Prager and Jacob B. Prager, both of 310 East 4th st. L. J. Schwartz, 320 Broadway, attorney.

THE SOUTHLAND LUMBER CORPORATION is a $20,000 corporation chartered to manufacture and deal in general wholesale and retail lumber business with offices in Manhattan. The directors are Milton C. Coombs, 1464 Bedford av, Brooklyn, Jos. B. Jones, 432 Tompkins av, Brooklyn, and Jas. T. MacLean, 27 William st. J. Israel, 5 Beekman st, attorney.

GARDEN COURT REALTY CO. is a $25,000 company chartered to do a realty and construction business with offices in Manhattan. Jacob Eisen, 1908 Bergen st, Brooklyn, Nathan Rosen, 1119 45th st, Brooklyn, and Mark Condell, 10 South Carlton av, Arverne, L. I., are directors. A. S. Weltfisch, 299 Broadway, attorney.

D. CUOZZO CONSTRUCTION CO. is the name of a $25,000 realty and construction company, chartered with offices in Manhattan. Donato Cuozzo, 21 Park Row, Manhattan, Radir J. Delnapa, 333 Lincoln rd, and Louis Montalbine, 47 East 2d st, both of Brooklyn, directors. F. B. Colton, 52 Wall st, attorney.

AGNEW CONSTRUCTION CORPORATION has been chartered with $10,000 capital stock to do a realty and construction business with offices in Brooklyn. The directors are Francis J. Agnew, Callicoon, N. Y., James Wright, 8768 Bay 24th st, Brooklyn, and Morris Greenblatt, 823 East 168th st, Bronx. Stegeltuch & Silverman, 233 Broadway, attorneys.

BENEDETTO, CLARK & NUGENT have been incorporated with a capital of $20,000 to do a general contracting and construction business and to deal in builders' supplies, mine, quarry and deal in lumber, with offices in Manhattan. Jos. Di Benedetto, 62 Franklin av, Astoria, N. Y., Geo. S. Clark, 304 St. Johns pl, Brooklyn, and John P. Nugent, 155 West 142d st, Manhattan, are directors. Hardy, Stancliffe & Whitaker, 165 Broadway, attorneys.

JAMES KEENAN & SON have filed incorporation papers with offices in Brooklyn to do a $20,000 general contracting and plumbing business and to manufacture builders' and plumbers' supplies. The directors are Walter M. Keenan and Jas. Keenan, both of 138 St. James pl, Brooklyn, and Jas. T. Keenan, 308 Adelphi st, Brooklyn. William H. Good, 44 Court st, attorney.

ESTATE OF JAMES GRIDLEY has been incorporated with a capitalization of $250,000 to do a realty and construction business. The directors are Annie A. Gridley and Horace W. Gridley, both of 68 East 86th st, and Annie G. V. Ford, Elizabethtown, N. Y. Harold Swain, 176 Broadway, attorney.

MacKINLEY ENGINEERING CO. has been chartered with a $10,000 capitalization with offices in Manhattan as general contractors. The directors are William J. Kindgen, William L. Fawcett and Jas. A. Lynch, all of 51 Chambers st. Jas. A. Lynch, 51 Chambers st, attorney.

TALBOT REALTY COMPANY has filed incorporation papers to do a $10,000 realty and construction business with offices in Manhattan. The directors are William T. Minor, 52 William st; Arthur S. Saiz, 2 Broadway, and Walter S. Newhouse, 37 Liberty st, who is also attorney for company.

FLOUR-SPAR WATERPROOFING & CONSTRUCTION COMPANY is a $100,000 corporation, chartered with offices in Manhattan to manufacture and deal in chemicals, acids, paints, etc., and to deal in building materials, realty and construction, architects, civil engineers, etc. The directors are Paul A. Koch, 199 Ridgewood av; Louis J. Schinsler, 1616 Cortelyou rd, both of Brooklyn, and John J. Corcoran, Jr., 301 West 142d st, Manhattan. E. W. Strattman, 2 Rector st, attorney.

LITOSILO COMPANY OF NEW YORK is a $50,000 company, chartered with offices in Manhattan to do a realty, construction and dealing in builders' supplies business. Frederick C. Simons, E. J. Hutter, both of Great Neck, N. Y., and M. P. Winne, West 171st st, directors. F. C. Simons, 50 Broad st, attorney.

CONSOLIDATED METAL FIREPROOFING COMPANY has been incorporated with a capitalization of $30,000 to manufacture and deal in fireproof materials, metals, etc., contracting and building business, with offices in Manhattan. The incorporators are Alfred Baruth, 550 West 157th st; Alexander Aderer, 225 5th av, and Emanuel A. Jackson, 15 East 16th st. Baruth-Goodman & Kraushaaz, 51 Chambers st, attorneys.

330 PARK AVENUE COMPANY is a $200,000 company, chartered to do a realty and construction business with offices in Manhattan. The papers were filed by Henry A. Mark, Norman W. Chandler and Frederick E. Anderson, all of 128 Broadway, as directors. Stoddard & Mark, 128 Broadway, attorneys.

KOH REALTY CORPORATION has been chartered for the purpose of doing a realty and construction business with $10,000 capital stock with offices in Manhattan. The directors are George F. Eschbach, 554 Eastern Parkway, Benj. Schiff, 8124 13th av, and Sophia Jettleson, 560 Kosciusko st, all of Brooklyn. S. H. Kugel, 170 Broadway, attorney.

FOUR HUNDRED PARK AVENUE COMPANY has filed papers with $300,000 capital stock with offices in Manhattan, for the purpose of doing a realty and construction business. The incorporators are S. Fullerton Weaver, 3 East 85th st, Manhattan; Robert B. Knowles, 124 Beechwood rd, Summit, N. J., and Hannah Bolz, 818 Woodward av, Brooklyn. Taylor, Knowles & Hicks, 165 Broadway, attorneys.

P. J. JOYCE & COMPANY have been incorporated with a $25,000 capitalization to do a contracting, construction, engineering and manufacturing business, with offices in Manhattan. The directors are P. J. Joyce, Hervey Studdiford, both of 50 Church st, and Chas. W. McCutchen, 95 Broad st. F. T. Cabe, 80 Maiden Lane, attorney.

JOHN I. DOWNEY has filed incorporation papers with $200,000 capital stock with offices in Manhattan, for the purpose of doing a realty, construction, manufacturing woodwork and builders' suplies business. John I. Downey, Harold L. Downey and Robert L. Strebeigh, all of 410 West 34th st, directors. Lannon & Bailey, 2 Rector st, attorneys.

SKINNER-PERRY & FREEMAN COMPANY has been chartered with a $15,000 capitalization to do a realty and construction business with offices in Manhattan. The directors are Robert A. Skinner, Winchester, Mass.; Geo. L. Perry, 30 Church st, Manhattan, and Edward A. Freeman, 24 North 18th st, East Orange, N. J. Chas. J. Breck, 45 Broadway, attorney.

MENDEL SINGER REAL ESTATE COMPANY is a $10,000 realty and construction company with offices in Manhattan. Mendel Singer, Nathan Singer, Samuel Singer, and one other, all of 23 Elizabeth st, directors. I. Lowenbraun, 116 Nassau st, attorney.

HYDRO REALTY IMPROVEMENT CORPORATION is a $250,000 company chartered with offices at Freeport to do a realty and construction business and to deal in builders' supplies. The directors are Benedict M. Holden, 404 Riverside Drive, Manhattan; Frederick T. Hoyer, and Samuel Raynor, both of Freeport, Nassau County. George R. Simpson, 61-65 Park Row, attorney.

NORTHERN LEASING & REALTY CORPORATION has been incorporated for the purpose of doing a realty and construction business with a $10,000 capitalization with offices in the Bronx. Jacob Monyak, Harry Musikow and Louis N. Halperin, all of 4066 3d av, are directors. Jos. L. Lefkowitz, 309 Broadway, attorney.

BEMIS REALTY CORPORATION is a $10,000 general realty and construction company, with offices in Manhattan. The directors are Adelaide R. Kehoe, 287 St. Paul's av, Tompkinsville, S. I.; Sara Perlman, 719 Prospect av, Bronx, and Clara Bernhart, 716 West 180th st, Manhattan. Attorneys are Goldsmith, Cohen, Cole & Weiss, 61 Broadway.

## OFFICE SYSTEM.

### Best Method of Listing Properties—What the Sales Book Should Show.

In these days of keen competition, do you, as a business man, ever stop to figure what it costs you to do business? Every one of us can sell property and take in a few hundred—or a few thousand—dollars as our commissions, but at the end of the year, then what? Have we any of those thousands left?

We know the manufacturer must have a cost system, whether he manufactures cameras or automobiles, else he would soon be in bankruptcy, but the most of us are like the old-time farmer; we take our earnings, pay some of our bills, and if we have a couple of hundred dollars left at the end of the year, we call that our profit and let it go at that.

One man says he can afford to sell property for one per cent. commission. Another says he must have three per cent., but do either of them actually know just what it costs them to do business?

In the first place, what percentage of the commission on a given piece of property can we afford to spend to get the listing of that property? That, of course, depends somewhat on the class of property, but in our own office, where the number of sales are about equally divided between farms and city homes, we allow our salesmen one-sixth of the commission for securing a listing that is sold within a year, irrespective of who makes the sale, the listing commission to be paid when the sale is made. Inasmuch as he gets no pay for making the listing unless it is sold, he will work harder to keep the listing price and terms down.

In the ten months on which I base my figures we have spent on an average 6½ per cent. of the commission charge on the properties listed to secure these listings, to which cost must be added the proportionate share of overhead expenses which will bring the cost up to approximately ten per cent. of the commission charged as a fair estimate of what it actually costs to get the average listings.

### Filing Method.

When the listing is once secured, the question arises as to the best method of filing. I believe you will all agree that either a loose-leaf binder or card listing blank is the best method, each listing to be given a number, and a record kept of the active listings on hand. That is, if on the first of January, the last number is 205, each new place as it is put on the list should be given a consecutive number. Out of the 205, probably about half have been previously sold or cancelled, so that the number of active listings on the first of the month would be, say, one hundred.

To determine the number of listings which you have to work on during the month of January add the number listed, say ten, and deduct the number cancelled, which we will say is three, leaving 107 active listings for the month of January. Suppose we sell five of this number during January. This leaves 102 active listings on the first of February. Follow the same method each month, at the end of the year add up the places you had to work on and divide the total by twelve, which gives the average number of listings you had for the year, and by dividing the total sales for the year by the average number of listings you get the percentage of properties sold.

### A Sales Chart.

A very important part of our office accountings should be a salesbook or a sales chart. This book should show the date of the sale, number of the property, the owner's name and address, number of acres if it is a farm, or the location if it is a piece of city property, the purchaser's name and address, and any other details which are of importance in your particular office. In addition to this we have a sales chart which shows the total commissions from farm and city property for each month of the year, and as this sales chart is carried forward from one year to another, it also shows the comparison for each month of 1913 with the same month in the preceding years.

In addition we show on this chart the total expenses for the month, the number of listings on hand, the number listed, the number cancelled, the number sold, and the number carried forward to the month following. This may sound like a whole lot of work but in reality it is very simple, as it is only a condensed transcript from the books for ready reference and probably doesn't take over half an hour a month for the stenographer to get it off, and it is certainly worth gold dollars to you, for in no other way can you keep in as close touch with your business.—W. J. Russell, president New York State Farm Brokers' Association.

### Art of Varnishing.

Varnishing is not an easy task, where one expects the best finish. Many house painters do not know how to apply it, and if they could watch a carriage painter using it they would get some good pointers, no doubt. It should be applied freely, with a full brush, not with a partly filled brush, as though trying to stretch it out, and do not work the varnish more than necessary to produce a level and even surface. The less working with the brush the better. Yet, in making this full application, be careful to avoid runs and sags. Very much will depend upon the varnish, but more on the workman. A free flowing varnish will permit of applying a very full coat, and allow the workman to work or brush off the surplus, using very gentle strokes with the brush, using only the tips of the brush. Some of the best varnishers use an old paint brush that has been cleaned for the purpose, rather than the usual varnish brush.

Here are a few useful hints on varnishing.

Clean pot, clean varnish, clean brush, clean shop, clean overalls, these are among the essentials.

Excessive working of the varnish with the brush destroys the luster more or less.

Apply the varnish while warm; let the object to be done be warm also, if possible; also the room. Likewise keep up the warmth of the room until the varnish is dry.

To produce a brilliant finish, have the surface free from dirt and grease, dust, etc., and let the surface be smooth.

To avoid brush marks, use a size brush fit for the surface, a small brush only for small surface or object, and vice versa. Working varnish too long also produces brush marks.

A very thin coat of varnish will not bear out well, will not give a full effect. But if too heavy, then it will not brush out well nor level up smooth.

Light bodied varnishes are easy to brush out and are not liable to show brush marks. Heavy bodied varnish should be worked very little, if any, but be put on in a full coat, and it will level up itself.

The surface of the varnished work may appear dry, but one must be careful that it is really dry all through before applying the next coat. Applying a coat on a not-dry coat produces sweating, or loss of luster, etc.—Painter's Magazine.

# BUILDING MATERIALS AND SUPPLIES

## BUILDING PLAN FILINGS $682,435 MORE THAN THOSE OF LAST WEEK—NO BREAK IN PRICES OF ANY COMMODITY

State Measures Department Postpones Application of Lath Counting Law

TAKING all the lines of business as a whole, there is none that is affected so little by the death grapple of empires now in progress east of the Atlantic, than is building materials and building construction. While other lines are for the moment stagnated, building construction and building materials loom up as a mighty bulwark where progress goes on uninterruptedly.

Structural steel was the only material that showed the least fluctuation in price. Quotations made yesterday went from 1.31c to 1.36c for tees, zees, angles, beams and steel bars, tidewater, N. Y. This quotation still puts the bottom level at the range quoted last week but provides a top range which for several weeks has been occupied by the quotation 1.31c prior to last week when the latter was low and the high range was left blank. This advance was due to the shutting off of ferro manganese supplies abroad.

Personal contact with building financiers, leaders of activity in building material circles, great contractors and generals among the army of realty holders, not only here, but throughout the great metropolitan district, proves that hard headed American business men are giving as fine a demonstration of what courage is as any foreign soldier can give on a battle plain.

And there are sound reasons for this stability. Practically all building construction is financed far ahead of actual construction work. A large lender of building money, for instance, said that he had engagements ahead for various types of buildings that would not be completed before January 1, 1916. These involve an outlay of several millions of dollars. And it was not the only case of its kind.

Practically no staple building commodity depends for movement to consumption upon the foreign trade, nor upon sea-going bottoms. The only notable exception is that of Canadian spruce, which, of course, has been shut off from this market. But there is Pennsylvania spruce. Paint ingredients, brick, steel, cement, lime, plaster, slate, marble, gypsum, asphalt, sand, gravel; everything that goes into, onto or under a building is produced right here, so that outside of the state of the financial market there is no reason why building construction and materials should not occupy the same position as commodities they have occupied heretofore.

As far as the financial situation is concerned, it is not so gloomy as it might be had it not been for a very resourceful Uncle Sam with money enough in his pockets to take care of his family at home as well as that part of it which is cooped up abroad. Values of securities are temporarily low, but the shutting off of European trade will hurl back upon American industries the commodities that a reduced tariff enabled American consumers to buy abroad, as witness the fact that the United States Steel Corporation was announced to be already in the market for ferro manganese, the source of supply of which has been cut off by the hostilities abroad.

An important financier in the building loan business said this week: "How much better it is that this should have happened now than in the fall of 1911, when the metropolitan district was overbuilt. Today we are in a state of readjustment with respect to business, pleasure and residential location, just exactly as we were prior to the Civil War. It is not possible that a general shutdown of building construction can occur because there is no slack to be taken up, taking the district as a whole. Prices of materials are not inflated and real estate is cheap, hence we have no great heights of prosperity to fall from and we cannot go lower than we already were.

On the Building Material Exchange there was not the least fluctuation in prices. Buying was moderately active and even became brisk when it became known that the Veronica Realty Corporation had, in the face of the unpleasant news from abroad, filed plans for a million-dollar, 25-story office building in Columbus circle. Plan filings in all the boroughs of this city were $682,435 more than those of last week, thus indicating beyond peradventure that the building industry is not panic stricken.

Plan filings for the five boroughs for the week ending Friday noon compared with the filings made last week before the current stress came upon the country, follow:

| | Week ending July 31.— | | —August 7.— | |
|---|---|---|---|---|
| | No. | Value. | No. | Value. |
| Manhattan .... | 11 | $719,000 | 12 | $2,004,750 |
| Bronx ..... | 21 | 492,915 | 16 | 468,325 |
| Brooklyn .... | 129 | 1,141,200 | 64 | 539,185 |
| Queens ..... | 72 | 284,263 | 100 | 317,725 |
| Richmond ..... | 31 | 50,737 | 22 | 43,365 |
| Total ..... | 265 | $2,688,115 | 214 | $3,370,650 |

### IRON AND STEEL.

**Beams, Channels, Angles and Tees Move Up Slightly.**

ALTHOUGH prices of structural steel shapes were advanced this week from 1.31c. and to 1.31c. and 1.36c. it was no indication that heavier orders had prompted it. As a matter of fact the movement was made to counteract the higher cost of obtaining certain supplies for which the steel companies had depended to some extent on Europe. It was the only commodity that showed any change in quotations, not even excepting linseed oil, which has been sharply rising in this market for the last few weeks.

It was considered significant in building circles that the railroad companies were still actively in the market with orders for equipment. Building orders in this locality showed no appreciable fluctuation in tone.

### LUMBER.

**Requisitioning of Bottoms Spurs Dealers to Act.**

THROUGHOUT the entire metropolitan district there is a feeling of keen anticipation evident among the building material dealers as to the effect the possible requisitioning of bottoms by the government will have upon the lumber-carrying trade between eastern and southern ports. Certain it is that, unless there is a big buying movement before long, many dealers will find themselves short on ordinary building grades of lumber if the exigencies of the war in Europe compels the government to take over boats flying the Stars and Stripes to help sustain the fighting armies of wrangling Europe.

Jobbers told the Record and Guide representative this week that they had never before encountered such a problem. The market has for nearly a year been buying from hand to mouth. Dealers were running low in anticipation of reaping the price benefits that were due to accrue with the first slight improvement in the general building movement. Instead, the war clouds broke over the continent, shipping is at least temporarily paralyzed, Canadian shipments are entirely shut off and, as this is being written, Uncle Sam is scurrying around to find almost any kind of a boat that will keep grain dry to make his foreign shipments in. Schooners that can handle lumber can handle grain. Crops will be moving before the month closes and the railroads will be taxed to handle it, so that Pacific Coast woods will be hard to get, according to the jobbers and manufacturers agents here, and the Panama Canal will offer little help.

### LATH TAGGING POSTPONED.

**State Department Puts Off New Regulation for a While.**

ANNOUNCEMENT from the office of the State Sealer of Weights and Measures that it has deferred the application of the new law requiring the tagging of all bundles of lath with a statement as to the total number of lath in each bundle, has been a source of relief to the lumber interests of this market.

Much of this lath comes down from Canada, but the Canadian product was exempt from this regulation because the law, naturally, cannot affect products coming in from outside of the boundaries. Therefore most of the lath that will come into this market for some time will come from upper New York state. If this lath had to be labeled and counted and bundled it would have added another burden to the building material market and building public which would have been exasperating, to say the least, at this time, according to opinions expressed in the market this week.

Lath in their manufacture are never counted at the mill. This material is a by-product thrown off by saws trimming other grades of lumber. When the rack takes in enough cut strips to make a bundle of lath, it is tied around, taken to a saw and cut off to the required length and shot down the chute to be sent to market. Just where the counting would be done is a question, but it is certain that it would add another ten cents a thousand to the lath anyway. The application of the law has tentatively been deferred until January 1.

### COMMON BRICK.

**Unloading a Million in Excess of Last Week's Total.**

UNLOADING records as compiled by the Greater New York Brick Company showed an actual gain of a little more than a million common brick riding to job this week as against last week's total. The record is next highest to the best made so far this year, which is another, sign that building construction interests have kept their heads in the late crisis. Quotations are unchanged and there are only eighteen left over cargoes in the harbor, as against 66 in the same week last year, indicating that the market is in careful hands.

Official transactions for Hudson River brick covering the week ending Thursday, Aug. 6, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, July 31—13.

| | Arrived. | Sold. |
|---|---|---|
| Friday, July 31 ..... | 11 | 11 |
| Saturday, Aug. 1 ..... | 5 | 4 |
| Monday, Aug. 3 ..... | 18 | 11 |
| Tuesday, Aug. 4 ..... | 0 | 4 |
| Wednesday, Aug. 5 ..... | 6 | 6 |
| Thursday, Aug. 6..... | 6 | 5 |
| Total ..... | 46 | 41 |

Reported en route, Friday, August 6—4.

Condition of market, weak. Prices: Hudson, $5.25 and $5.75; Raritans, $5.50 to $5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Nominal. Left over Friday a. m., August 7, 18.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | |
|---|---|---|---|
| July 24.....1,495,000 | | July 31.....1,403,500 | |
| July 25 ..... 361,500 | | Aug. 1..... 608,500 | |
| July 27.....1,648,500 | | Aug. 3.....1,355,000 | |
| July 28 ..... 796,500 | | Aug. 4.....1,733,000 | |
| July 29.....1,592,000 | | Aug. 5.....1,705,000 | |
| July 30.....1,445,000 | | Aug. 6.....1,591,500 | |
| Total.....7,338,500 | | Total.....8,396,500 | |

1913.

Left over, Friday A. M., Aug. 1, 82.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Aug. 1..... | 10 | 5 |
| Saturday, Aug. 2 ..... | 5 | 4 |
| Monday, Aug. 4 ..... | 12 | 10 |
| Tuesday, Aug. 5 ..... | 2 | 13 |
| Wednesday, Aug. 6 ..... | 3 | 16 |
| Thursday, Aug. 7 ..... | 5 | 5 |
| Total ..... | 37 | 53 |

Condition of market, dull. Prices: Hudsons, $6.75 to $6.90; Raritans, $6.50 to $6.75; Newark, yard, $8.25. Left over Friday a. m., Aug. 8, 1913, 66.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914..... | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 6, 1914. | 945 |
| Total No. bargeloads sold Jan. 1 to Aug. 6, 1914 ..... | 927 |
| Total No. bargeloads left over Aug. 7, 1914. | 18 |
| Total No. bargeloads left over Jan. 1, 1913. | 113 |
| Total No. bargeloads arrived, including left over Jan. 1 to Aug. 7, 1913..... | 1,154 |
| Total No. bargeloads sold Jan. 1 to Aug. 7, 1913 ..... | 1,088 |
| Total No. bargeloads left over Aug. 8, 1913. | 66 |

### PAINT INGREDIENTS.

**Small Painting Contracts Feature of an Improving Market.**

PAINT ingredients show little or no reflection of unusual conditions in the painting department, except that here and there may be found some lines like linseed oil, that is strengthening in price. Prices, on the whole continue to be on a steady basis and any variations from list usually depend upon the seller. Lead and spelter continue to sell at low price and prevent any advance in values for pigments.

White lead stands pat at the 7½-cent level, according to the best authorities in the trade, and the quotations at this level are fairly stiff.

This state of affairs is directly traceable to the firmness in the present prices for pig lead. —The demand for white lead is improving, but not in sufficient volume to indicate a heavier demand from building contractors. It is almost entirely traceable to small job contractors.

Red lead and litharge are reported quiet, with prices rather weak. The manufacturing trades which use quantities of litharge are able to buy this commodity at 5½ cents a pound, but on smaller quantities prices are the same as for red lead, which rules at 7½ cents.

Ready mixed paints are finding a stronger call in the suburbs, but the weather conditions of the last fortnight have checked the movement so that there is little activity among jobbers.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 15, 1914

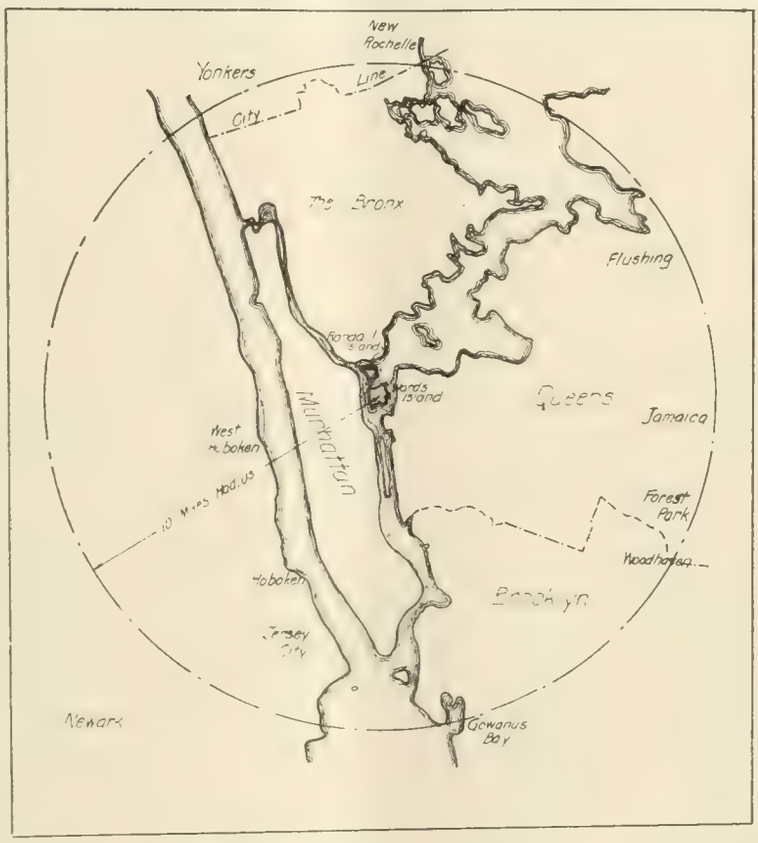
# MUNICIPAL UNION FREIGHT TERMINAL

## Project Provides for Connecting Ward and Randall Islands and the Elimination of Existing Yards Along Hudson River Frontage

By J. BLEEKER MILLER AND REGINALD P. BOLTON

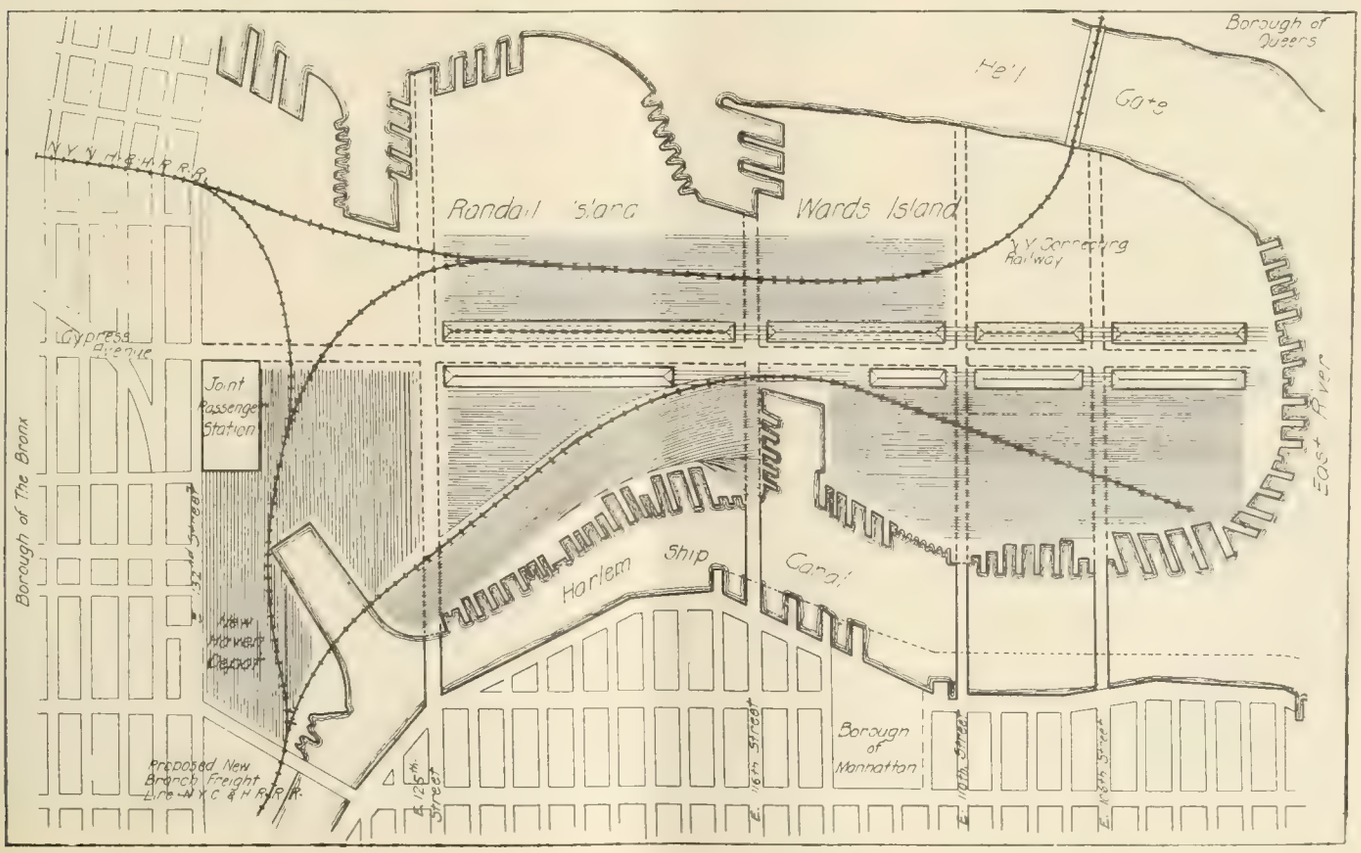
IN city-planning, it is axiomatic that land which can be used for house area, is too valuable to be occupied by a freight yard, particularly in consideration of the depressing effect on adjacent property-values, of the nuisances which are always connected with the freight-yard and with its attendant freight-railroad. As the water-front of a harbor city is its most characteristic and valuable part, it follows that this principle applies most strongly to the water-front of a port. If the attendant freight railroad is also extended along the water-front, it may be said to deprive the port of the main, peculiar advantage of a harbor, i. e., free access of the inhabitants, with their goods, to and from the water-front, and to reduce the port to the disadvantageous position of an inland city.

Subject, however, to this objection, it is of the first importance that the freight-depot should be located as near the center of the city as possible; the locality where freight is broken-up, after its transshipment by rail, offers great attractions to manufacturers, on account of the short haul to their warehouses.




Another disadvantage of placing a freight yard within the house area is that, when the city expands it is difficult to accommodate the increased amount of freight which then requires to be handled.

Applying these principles to the City of New York, the reasons for the long dissatisfaction with the present system of freight terminals, particularly those of the New York Central and Hudson River Railroad Company, are apparent. The yards are within the house-area, on the water-front, and, with the attendant freight-railroad, occupy a large part of that water-front and threaten, if the demands of the railroad are complied with, to reduce the port almost to the condition of an inland town. Moreover, the yards are not near to the center of the present City of Greater New York; they were laid out when the Borough of Manhattan was alone to be considered, and, even as to that Borough, no



idea of its present size was entertained.

Dock Commissioner Tomkins claimed to have solved the problem by locating the future central freight-yard on the meadows of New Jersey; the suggestion offers many advantages, but entails the danger that manufacturers would abandon this City and State, in order to locate their factories near the place where the freight is removed from the trains.

Is there not a locality, within the City and State of New York, where the same advantages could be obtained? Could not the Borough of the Bronx be extended southward, by filling in the narrow, useless waterways which now separate it from Randell's and Ward's Islands and by, in turn, connecting these islands by bridges, with Manhattan Island? The great demand, at the present time for place in which to dispose of the material excavated from the subways, obviates one large item of the expense.

The entire north boundary of the terminal space could be margined by East 132nd street, to which are at present connected all of the main north and south avenues of the Bronx.

### Islands Owned by City.

The islands are mainly owned or controlled by the City of New York and occupied only by public institutions, in no way requiring a water-front, for which other and larger locations could easily be found, in Queens County or on Staten Island. The city has also acquired the right to condemn water-front property for the purposes of port improvements, so that any outstanding title could easily be acquired.

Within a radius of ten miles from Ward's Island, there lies the whole of the Boroughs of Manhattan and of the Bronx, the Borough of Queens as far as Flushing, and Jamaica, the Borough of Brooklyn, as far as Red Hook and East New York.

The water area, within the same space, includes the lower part of the Sound from the city line, the whole of the East River, all of the Harlem ship canal, and the Hudson from the city line to the Battery. Within a water-travel of fifteen miles from this point, every part of the Hudson River, south of Manhattan, can be reached, either via the East River, or the Harlem Ship Canal. Within the same radius, there can be reached on the South, the Narrows, the Kill von Kull, the Upper Bay, the Bush Terminal, all of Jersey City and Hoboken, and on the north, within a similar distance, lie New Rochelle and Yonkers.

The islands are also advantageously situated as regards marine and Barge Canal traffic, owing to the proximity of the Harlem Ship Canal; while the Sound and East River pass their shores.

### Area of Islands.

The area of the combined Islands, available for freight and float terminal is one and a half miles in length and three-fifths of a mile in width, including an area of twenty-seven million square feet or approximately one square mile.

The area along the Hudson River, owned by the New York Central is approximately, that same amount and the area occupied by that railroad, but owned by the city, is twice that amount. This area is extended along the eight miles of water-front from Spuyten Duyvil to the 59th street freight yards. The railroad could be required to surrender this water-front, in exchange for privileges on the Islands above mentioned. The gain to the city of New York arising from the removal of this water-front nuisance, along its main residence district, and affording those residents direct access to the Hudson, through parks and boulevards, would be simply incalculable; besides it would allow for a great future development of commerce, if that should ever become necessary.

### Extension of Traffic.

An extension of the New York Central freight traffic can readily be made from 155th street, along lands now chiefly vacant, extending on the north-eastern side of the Harlem Ship Canal and crossing over the New Haven Morris yard, by an elevated road. A little distance to the northeast is the Port Morris Yard of the New York and Harlem already connected with the New York Central System. If the above-mentioned extension along the north side of the Harlem Ship Canal should not be deemed advisable, there would be no trouble whatever in connecting this last mentioned yard with the islands, by a span of half a mile in length.

The Pennsylvania Railroad already crosses these islands by the New York Connecting Railroad and a short tunnel, if deemed necessary, to Long Island would connect the Sunnyside Freight Yard and all of the Long Island terminals, although this connection might be made by the connecting railway.

### Terminal of 110 Acres.

The terminal of one hundred and ten acres, consists of two spaces, one of fifty acres for general terminal and float purposes, and the other of sixty acres for the storage and assemblage of cars.

This latter space would also include a docking basin, six hundred feet long by four hundred feet wide and would be fringed by a mile and a half of docks or float approaches. The size of this terminal space of one hundred and ten acres may be compared with the present thirty-six acres, occupied by the freight yards between 59th and 72nd streets—a large part of which, including the docks, belongs to the City of New York.

On the East River side of the islands a yard of twelve acres could be provided with deep water docks three or four hundred feet in length and a barge basin one thousand feet long by two hundred and fifty feet wide. The New York Connecting Railway could be brought into the terminal and the space of ninety acres devoted to storage and assemblage of cars; within this space could be another basin, one thousand feet in length, and five hundred feet in breadth, which could be admirably used by the freight vessels in the Sound and northeast coast lines. The New Haven Railroad at Morrisania could be left in its occupation, but largely extended in area and dock facilities.

### Other Possibilities.

The proposed terminal for the general classification yard could be constructed upon the center of the area, with a width of seven or eight hundred feet, upon which eighty or ninety miles of trackage could be laid accommodating between eight and ten thousand cars and connected with all of the railroads.

Lack of space forbids taking up the possible distribution of freight in Manhattan Island by means of a subway, to connect with the present location of factories and warehouses; sufficient, for the present, to say that the New York Central has always contemplated a large expense in order to obtain permanent rightful access for its freight into the center of Manhattan Island. Thirty-four millions is mentioned, I believe, in the papers, on which the present proposed consolidation of the New York Central lines is based. For a much smaller sum ample freight subways could be constructed on Manhattan Island, connecting the islands with the present freight yards on the Hudson, and with the docks of the New Jersey Railroad, as well as with local freight stations throughout the Manhattan Island, which merchants would have but short hauls for their goods.

Until this freight-subway is established, it would be perfectly practicable for the freight cars to be transported by floats to piers along the waterfront, and then transferred over the water-front street to local freight depots—as the Erie Railroad now manages its freight on the Hudson River, north of Twenty-third street.

## MONEY SITUATION WILL NOT STOP WORK

In view of inquiries with respect to the continuation of rapid transit work on account of the present financial situation in the country, Chairman Edward E. McCall of the Public Service Commission for the First District during the week made the following statement:

"The Commission will continue to rush the completion of the Dual System with all expedition. With so many parts of the system nearing completion or under contract, it is vital that the remaining portions should be constructed at the earliest moment. For example, it is essential that not a moment's time shall be lost on such connections as the Grand Central diagonal station, William street, Nassau street and Willoughby street, Brooklyn. There are now engaged on our work upwards of 11,000 men. I am assured that we will suffer no inconvenience on account of lack of labor."

On the recommendation of Commissioner George V. S. Williams, the Public Service Commission has ordered the Long Island Railroad Company to build a new passenger station on the south side of South street, Jamaica, on the Old Southern Division of the railroad. The new station must be completed and ready for use by November 1, 1914.

On the recommendation of Commissioner George V. S. Williams, the commission adopted an order fixing the rate of fare 15 cents on all trains of the New York Consolidated Railroad Company (Brooklyn Rapid Transit system) from Manhattan to Rockaway beach. The order was served on both the New York Consolidated Railroad Company and the Long Island Railroad Company, as part of the Rockaway Beach line is operated over the tracks of the Long Island company. The fare at the present time is 15 cents, when a passenger buys a through ticket. If he just passes through a turnstile, paying 5 cents to get on the train, and then offers to pay a cash fare for the entire ride, 15 cents more is demanded, making a total fare of 20 cents for the trip.

At the meeting of the commission on August 21 advertising for bids for the construction of Routes Nos. 43 and 26, the Diagonal Station at 42nd street, connecting the Lexington avenue subway with the existing subway at the Grand Central Station will be ordered. The bids will be opened September 11, 1914. This is one of the most important contracts yet to be let under the Dual System agreements. The contract has now been sent to the Interborough Rapid Transit Company, the operating company, for its criticisms and suggestions, and will be returned by that company within a few days, when it will be put in permanent form by the commission. All contractors submitting bids for this work will be required to deposit a certified check of $75,000 with their bids. The successful contractor will be required to give a bond to the city in the sum of $500,000; and make a deposit, either in cash or securities of $250,000 to protect the Interborough Company. In addition a percentage of all monthly payments will be withheld by the commission until the completion of the work.

The entire work must be completed within twenty-eight months from the signing of the contract. The commission's engineers state that the construction of this connection will present many new engineering features, and that it will be one of the most difficult engineering problems in the Dual System. This contract extends from points in Park avenue near 38th and 41st streets (tracks connecting with the present subway at both of these points) north under Park avenue and the Grand Union Hotel property to the north line of 42nd street; also, at a lower level east under 42nd street to about 100 feet east of Lexington avenue to a connection with the Steinway tunnel.

The construction of the line from 42nd street under the property of the New York Central will be carried on under an agreement with that company. The work on the Park avenue end of the connection will have to be prosecuted while trains in the present subway are operating, in the rush hours on a headway of less than two minutes.

# WATER SHED SUPPLY TO NEW YORK CITY

## Growth and History of Systems Since 1774—Capacity of Present and Projected Reservoirs Dwelt Upon*

By THURSTON C. CULYER

IN this geographical portion of our country, and in which the area that constitutes the State of New York is specially favored, there exist climatological conditions of remarkable uniformity, in the usual periodic changes of temperature, and in the precipitation of moisture in the form of rain, snow, etc. For more than three-quarters of a century records kept and preserved by the Board of Regents at Albany and of the Department of Water Supply establish the yearly average precipitation of moisture, remarkably devoid of extreme variation, as between forty and fifty inches.

These facts would seem to substantiate the claim of fortunate stability in the matter of our natural water resources, and assuring to the two extensive reservations of territory now partly owned and controlled by the City of New York a practically unfailing and incomparable supply of water for domestic and industrial use.

### First Public Well.

In 1774, the population of the City of New York at the time being 22,000, under a proposition of Christopher Colles and sanctioned by the Common Council, a large well was dug on the east side of Broadway, between Pearl and White streets, near "The Collect," a fresh water pond, where the Tombs now stands. The water from the well was pumped into a reservoir and distributed by pipes consisting of hollow logs. This work was abandoned on account of the Revolution. In 1799 the Manhattan Company, the legal successor—now the Manhattan Bank of this city—was incorporated. This company constructed a well at the northwest corner of Reade and Centre streets, from which water was pumped into a reservoir erected in Chambers street, between Broadway and Centre. This reservoir had a capacity of 550,000 gallons, which was distributed through pipes also made of hollow logs. In 1829 a small reservoir was constructed by authority of the Common Council in 13th street, near Irving place. This water was intended only for the use of fires, and the reservoir had a capacity of about 234,000 gallons. From this reservoir two lines of pipe were laid —one down Broadway, the other down the Bowery.

### Old Croton Dam.

In 1834 the Legislature passed an act authorizing a provision for supplying New York City with pure and wholesome water, and Major D. B. Douglass was made the chief engineer of the commission, comprised of five members. Under this act, between the years 1837 and 1842 the Old Croton Dam and reservoir were constructed, and the connecting aqueduct, 37 miles in length.

Before the completion of the Old Croton Dam, part of the earth embankment which formed the major portion of the structure was washed away by an unprecedented freshet which occurred on January 7, 1841, continuing for 48 hours, the ground at the time being covered with 18 inches of snow, with a rising temperature. The water passing over the crest of the dam reached the abnormal depth of 15 feet. The masonry portion of the dam fortunately received but little injury. Incidentally, since the construction of the New Croton Dam this original structure lies 36 feet below the present level of the reservoir.

*From an address delivered before the Ninety-fifth meeting of the Insurance Society of New York.

On June 27, 1842, the water from Croton Lake was first received through the aqueduct into the reservoir at 86th street, and on July 4 into the Murray Hill Reservoir, now the site of the public library.

The celebration of the introduction of Croton water took place October 14, 1842. Water was first introduced into the new Central Park reservoir north of 86th street on August 19, 1862, and the reservoir was completed the following year.

### Watershed Development.

The development of the Croton watershed has been as follows:

In 1866 the construction of Boyds Corners dam and reservoir was begun, and completed in 1873, the capacity of the reservoir being 2,727 m.g.

| | |
|---|---|
| Middle branch, completed in 1878, total capacity..... | 4,002 m.g. |
| East branch, completed in 1891, total capacity..... | 9,463 m.g. |
| Titicus reservoir, completed in 1893, total capacity.... | 7,167 m.g. |
| West Branch reservoir, completed in 1895, total capacity ..... | 10,070 m.g. |
| Amawalk reservoir, completed in 1897, total capacity ..... | 6,692 m.g. |
| New Croton reservoir, completed in 1905, total capacity ..... | 33,815 m.g. |
| Cross River reservoir, completed in 1908, total capacity ..... | 10,038 m.g. |
| Croton Falls reservoir, completed in 1910, total capacity ..... | 14,169 m.g. |
| Croton Falls divtg., in 1910, total capacity ..... | 888 m.g. |

The city owns or controls the following lakes and ponds in the Croton watershed:

The right to draw 3 feet of water from Lake Mahopac between September 1 and March 1 of the following year, 560 m.g.

The right to draw 12 feet of water from Barrett Pond, 170 m.g.

The right to draw 18 feet from Kirk Lake, 565 m.g.

Owns Lakes Gleneida, Gilead and White Pond, with a total available capacity of about 1,000 m.g.

In the Byram and Bronx watershed the city owns Byram Lake, with available capacity of 500 m.g.; Wampus Lake, capacity 60 m.g., and Rye Lake (now known as Rye Dike), capacity 4,936 m.g., and on the completion of the New Kensico Dam and reservoir there will be a total capacity of 40,000 m.g., and available capacity of about 30,000 m.g.

### Present Water Supply.

The source of the present supply of water for the City of New York (Manhattan and the Bronx) is derived from, first, Croton watershed, comprising an area of 360 square miles, and is located mainly in the counties of Westchester and Putnam; second, the Byram and Bronx watershed, comprising an area of 22 square miles. Within these two watersheds the city owns about 22,000 acres, half of which is flooded by the reservoirs and lakes.

From the water stored there was delivered to the boroughs of Manhattan and the Bronx during the year 1912 an average daily supply of 303 m.g., or 110,500,000,000 gallons for the year.

The maximum storage capacity of these lakes and reservoirs, including Flash Board storage, is about 110,000 m.g.

Total capacity of old aqueduct is 90 m.g. daily; total capacity of new aqueduct is 300 m.g. daily; total capacity of Bronx pipe line is 19 m.g. daily; total, 409 m.g. daily.

Water pumped for high-pressure fire service for year 1912, Manhattan, 130.2 m.g.

The total length of new Croton aqueduct is 30.75 miles, of which 5,924 lineal feet in cut or on embankment.

### The Catskill Water System.

The four drainage areas, or watersheds, from which the new supply is to be drawn are situated west of the Hudson River, in the Catskill Mountains, and lie between lines 75 and 135 miles from the City Hall, New York City.

In the aggregate these watersheds have an area of nearly 900 square miles, and individually as follows: Esopus, 225 square miles; Schoharie, 228 square miles; Rondout, 131 square miles; Catskill, 163 square miles, to which can be added several small contiguous areas helping to make up the grand total.

From this gathering ground it is estimated that even in a series of extraordinarily dry years 770,000,000 gallons daily can be drawn the year through. To collect these waters for the city's use, several large impounding reservoirs are to be created from time to time, as found necessary, and interconnected by aqueducts.

Only the Esopus watershed is being developed now, but its only reservoir, known as the Ashokan, is by far the largest and most important of them all. From this reservoir the Catskill aqueduct will convey the water into all five boroughs of the city. The Esopus cannot be depended upon to supply more than 250,000,000 gallons each day, but the aqueduct has been constructed to carry 500,000,000 gallons daily. It will take the water almost three days to flow from the Ashokan reservoir to the borough of Richmond.

### Many Miles of Aqueduct

From Ashokan to the city's northern boundary there are 92 miles of aqueduct. From Ashokan to Croton Lake, 65 miles. Between Catskill and Croton Lake, 99 per cent. of the work completed; to Hill View equalizing reservoir, 95 per cent. completed. The Ashokan dam is 190 feet through at the base, 23 feet at the top, 210 feet above bed of river, and the elevation of the water in the reservoir will be 590 feet above tide.

Beside the connections of the Catskill aqueduct with Croton Lake, Kensico, Hill View and Jerome Park reservoirs, there will be connections at all the shafts throughout the city with the present mains, and with the mains of the high-pressure fire-service system, although water will not be supplied to all of Manhattan and the Bronx.

### Interesting Statistics.

Interesting statistics have been compiled by the Literary Digest dealing with the income tax situation. In that section of Manhattan bounded by 24th street on the north, the Bowery, Mott and Catherine streets on the east and the Hudson and East rivers, containing about two square miles, 15,000 persons have a total income exceeding $1,000,000,000 a year, while that section immediately adjoining on the east and bounded by 14th, Bowery, Mott street and the East river, having an area of one square mile, and a population of about 600,000 persons, contributes practically nothing in the form of income tax.

# NATURE AND PURPOSE OF A FREE PORT

## It Gives Special Advantages to Shipping and Control Over Merchandise—A Study of European Free Ports.*

WHEN it comes to the practical consideration of a free port for New York the question has reached a point where the public must understand more definitely what a free port is, whether it has been a success abroad and whether it can be applied to American conditions.

The first impression one has in reference to the free port proposition is that of interest because it is peculiarly a German institution. At a time when the United States is looking to the foreign market as the coming outlet for her industry, it is natural that she should turn to German methods, because in thirty or forty years Germany has developed from an agricultural nation to an industrial and commercial nation of the first rank.

There can be little doubt that Germany has been a pathfinder along a route which we are now traveling. Our change from a predominately agricultural nation to an industrial nation has been easily discerned by those who have been reading the signs of the past ten years. The census of 1910 tells us that we have declined eighteen per cent. in the per capita production of cereals since 1900. Argentine beef and corn have been coming into New York harbor to feed the people who a score of years ago were supplying food to the nations of the old world. The census of 1910 tells us, on the other hand, that ten years saw an increase of 77 per cent. in the tonnage of our blast furnaces and rolling mills. And during the last year one of our infants, the steel industry, has been contributing an export of nearly a million dollars a day.

### The Free Port at Hamburg.

When Hamburg entered the German Customs Union in 1888, she inaugurated the administration of her free port which for five years previous had been in process of construction. The free port is located on the river Elbe directly abutting the city, which is 65 miles from the sea, and takes in the entire river for a stretch of five miles from Altona to Elbe bridge. The land area comprised within this zone was in 1883 occupied by 16,000 inhabitants, who were evicted when the land was condemned by the state. There is in the free port a land area of 1,325 acres in addition to 1,370 acres of water area, all of which is shut off from the inland by means of a canal on the city side of the harbor and by means of floating palisades on the other sides. The entrances to the city and to the upper and lower Elbe are guarded by customs stations.

Within the free port goods are unloaded, stored, packed, mixed or manipulated, or manufactured with as great freedom as though customs officials were an unknown species to commerce. There is an interesting way of bringing ships up the river to the free port. The red tape amounts to nothing, except that the pilot is a sworn man, who is under oath not to allow any goods to leave the vessel while it is in his charge. There has never been an evidence of bad faith on the part of these pilots.

The Hamburg free port is practically the entire harbor, because, with the exception of river barges en route between the upper and lower Elbe which take the canal around the free port, all the the shipping comes to the free port. The free port is a place of varied activity in transshipment from ocean vessels to river barges and the circular railway, in lightering to the city and to the free port warehouses, and in the rapid movements of tugs and small power boats, all centered in a relatively small space. In addition to this activity at the quays and on the water there is an important commercial business being carried on in the rows of warehouses which are employed not only for storage but also for selling headquarters and offices, and close by are two great shipbuilding plants, and just beyond rows of small factories which front directly on the water. Whoever has seen the harbor of Hamburg has seen one of the most impressive sights of a great commercial nation.

### Other German Free Ports.

The general character of the free port in Hamburg has been copied by the other German ports, except in respect to manufacture, which is a privilege restricted to Hamburg. Bremen, for instance, has the warehousing and transshipment features, with entire freedom in the way of packing, mixing or manipulating, but her frequent petitions to the Empire for the right to manufacture have been unavailing. Since Bremen embraced Bismarck's proposal three years later than Hamburg she has had to suffer for her scepticism by this limitation.

Bremen, which is on the river Weser, 46 miles from the sea, located her free port just down the river from her old docks. A large inland basin was excavated from the dry land and connected directly with the river; this was surrounded by quays, transshipment sheds, warehouses and circular railways and isolated from the inland by means of a fence. Bremen's shipping quickly transferred itself to the freeport, and the old warehouses and quays abutting the city have fallen into decay. In order to accommodate the growing traffic of the free port it later became necessary to add a second inland basin adjoining the first.

Copenhagen, Denmark, the Queen of the North and the commercial center of the Scandinavian countries, had watched with interest the installation of free ports in Germany, and her parliament decided in 1891 that the best way to meet German competition in the Baltic was to copy the German free port. There is one decided difference, however, to be noted in the free port of Copenhagen, which is that the old harbor was left unaltered and the free port was planned as only one unit in the whole harbor. The land for the free port was reclaimed from the sea, as the site selected was seaward from the old harbor, so much so that a breakwater had to be constructed. The land area, only 148 acres, consists partly of projecting arms on which are located over 4,000 yards of quays and the warehouses, and an outer fringe of ground on the city side, utilized for administration buildings, freight yards and factories.

### General Success in Europe.

If New York is a logical place for a free port from the standpoint of duties, it is of interest to us to inquire into the management, the special services and the general success of European free ports.

The capital investment in the three major free ports of Hamburg, Bremen and Copenhagen has been provided partly by the state and partly by private enterprise. In each instance the state paid for the land, dredged the harbors and built the quays, while private companies, called free port warehousing companies, paid for the warehouses, railway tracks, cranes and their administration buildings.

The harbor administration in Hamburg and Bremen is controlled by the State through harbor and engineering departments. In Copenhagen the harbor administration is undertaken by the Department of the Interior of Denmark, which controls the entire harbor of which the free port is a part. At all these ports the harbor departments assign berths to ships, collect the harbor dues and generally administer the shipping.

### Adaptability of New York Harbor.

The first question which one should answer in considering the proposal of a free port for New York is as to whether it is feasible from a terminal standpoint. That is, is it a practical matter? The salient character of free ports, their unity and co-ordination, may seem impracticable in a harbor with such a long and broken water front as we find here. It would be impracticable, doubtless, to attempt to make the whole of New York harbor into a free port. The administrative difficulties facing the Customs, in such a case, would make an impossible task. And as the harbor has been developed with no idea of a free port clean-cut corelation would be outside of the question.

No such objections, however, stand in the way of a separate free port zone in New York harbor. Were an unoccupied area selected it would be possible to construct a terminal all at once and abreast the latest models. Such a scheme has much to commend it. New York needs to provide accommodations for growing traffic, and she is now suffering from the lack of unified and specialized terminals. The freight congestion problem which has arisen in Manhattan, a solution of which seems so difficult, should hasten the consideration of a special zone for our transit foreign trade.

### No Extra Burden Laid.

A free port would not lay an extra burden on the Customs regulation of the Port of New York. It seems from foreign experience that there is no question about the success of guarding an isolated free port zone. In New York it would merely divert labor from the administration of bonded warehouses and drawbacks to stretching a guard around the free port.

It is an advantage to be rid of customs fees, and it is an advantage to have goods come in quickly, but it is an even greater advantage to have control of your own goods. The free ports are used in many instances for assembling parts prior to direct shipment. One American firm in the Hamburg free port puts Elgin watch movements into Keystone cases, packs shipments, and sticks firm labels on the packages, all in a room in one of the free port warehouses. Another firm, next door, brings in Panama hats and fits them out with hatbands.

### Needed at New York.

Although the immediate need of a free port in New York harbor is as a base for transit and domestic imports, the possible manufacturing claim should not be ignored. Some manufacturers are using foreign materials and at the same time sending part of their product out as export. The drawback figures show that there is a fairly large volume of this trade. In such cases, where a special factory could be established to care particularly for the foreign export, there would be a great advantage in locating a plant in the free port.

*From [illegible] versity.

# EAST GRAND STREET A RETAIL CENTER

## Small Mercantile Concerns Have Invaded Section—Many Transfers of Properties During Last Year—Stores in Demand

EAST Grand Street, the retail shopping district of the lower East Side continues, as it has for many years, to be a popular business thoroughfare. It was in this street that Ridley and Lord & Taylor at one time conducted their large establishments. The Grand Theatre at the southeast corner of Grand and Chrystie streets, formerly occupied by Lord & Taylor, is now a vaudeville and moving picture theatre. Before it was occupied by the well known dry goods firm, it was for many years a coal yard. The Ridley firm before it retired from business occupied the entire block front in the south side of Grand street, between Allen and Orchard streets. After the building was razed it was superseded by a row of smaller buildings now occupied by retail establishments dealing chiefly with women's wearing apparel.

### Class of Occupants.

An interesting detail in connection with the commercial development of Grand street is the grouping of the businesses into two divisions, each occupying opposite sides of the street. Invariably the south side contains stores which cater to a trade in women's clothing, cloaks and suits, millinery and lingerie, while on the north side, most of the stores deal with men's furnishings and clothing. Scattered along the street there may be found, also, piano firms, furniture establishments and a large number of restaurants. Grand street is known, not only as a shopping district, but also for its eating places.

Business development is noticeable particularly between Clinton street and the Bowery. West of the Bowery the Italian tenement section begins and it extends to Mulberry street. From this point west to Center street there are a number of machinery and metal concerns which have spread out from Center street, which is the center of the machinery trade. The businesses in Grand street form part of this colony.

In Grand street, east of Clinton street, the retail stores apparently are not as well located, since a number of car lines turn north at this point to connect with the Williamsburg Bridge. That section of Grand street, the extreme east, lacking as it does the transit facilities that the western portion enjoys, has not progressed as rapidly.

### Realty Conditions Good.

Considering the length of the street and the character of the buildings and real estate conditions of the last two years, a fairly good number of transactions have been recorded involving property in Grand street. During 1913 titles passed to buildings at Nos. 245, 277 and 279, 363 to 365, 279 to 279½, 451 to 455, 466 to 370, 476, 478, 484 to 488, 542 to 544, and 581 to 585, mostly tenements, with the street floors occupied by retail establishments. Since the first of this year conveyances have been recorded which involve Nos. 213 to 217, 229, 408 to 410, 415, and 444 to 446. The building at No. 242, just east of the Bowery, was sold twice, having been acquired last February by Lewine & Kempner, who resold it to an investor from Erie, Pa.

### Building Operations.

Building operations in Grand street have been, however, few and far between. The prevailing types of construction are old-fashioned dwellings, the lower floors remodeled for trade purposes, and tenement houses with stores. There are very few modern buildings to be found, nor have any plans been recently filed which would indicate any tendency to such activity. The last building operation undertaken was the erection of the three-story Assembly Hall and Theatre at No. 466 to 470. The lack of modern buildings is generally attributed to the scarcity of the demand. Most of the properties derive their income from the ground floor stores and in Grand street customers are apparently loath to patronize retail establishments which involve stair-climbing.

### Opinions of Brokers.

"The third tracking of the Third avenue elevated road with an express station at Grand street, in addition to the station at Allen street on the Second avenue line, will mean an increase in business for this street," said Hiram Rinaldo, a local broker, "and the merchants are looking forward with optimism to its installation. Work on the proposed third tracking is progressing as rapidly as possible since the railroad company has begun obtaining the consents of property owners along the Bowery. The United Cigar Stores Company, evidently anticipating an increase in business as a result of this improvement, has taken a new store in the Brush Building, Grand street, corner of the Bowery, although they have another store in Grand street near Chrystie street on the next block."

August Buermann, of C. Buermann & Company, long established in this section, said: "That section east of Grand street and west of the Bowery has held its own for many years. When the Lord & Taylor and Ridley establishments left the street there was little or no decline in business, contrary to expectations. As a matter of fact, since the departure of these concerns their places have been taken by smaller merchants who are evidently prospering, since a number of business banks have recently been established along the street, including branches of the Public Bank, and the Corn Exchange Bank. This in itself is an indication of an increase in business since the banks are there for the benefit of local storekeepers. Other similar financial institutions include the Security Bank, the Century Bank, the Mutual Alliance Trust Company, and a number of private banks.

"There is a steady demand for stores in Grand street and in several instances recent renewals show an increase in rentals. Business has been stimulated recently by the efforts of the merchants to install additional electric lighting and the illumination in the evening is attracting many new shoppers. Former residents continue to patronize the stores, coming in regularly from the Eastern Districts of Brooklyn and the Bronx.

### Transit Facilities.

The Second avenue line, connecting with Harlem and the upper East Side, brings large numbers of shoppers from that section of the city. East of Clinton street, Grand street is handicapped by a lack of transit facilities, the only road of service now being the crosstown line."

That part of Grand street comprising the extreme easterly end and extending over to the Grand street ferry for Brooklyn is principally a Jewish tenement section. As it nears the waterfront, several factories, warehouses and lumber yards may be found, which have availed themselves of the advantages of proximity to the East River. The largest and probably the most important industrial plant in that part of the city is the big printing press establishment of R. Hoe & Company, which occupies the entire block bounded by Grand, Broome, Sheriff and Columbia streets.

Among the larger lumber concerns are the Herman Lumber Co. and Masson Brothers. The Metropolitan Street Railway Company car barns are located at the junction of Grand, Corlears and Madison streets.

East Grand street, however, figures as it does among the downtown business thoroughfares, principally as one of the most important retail shopping centers of the Lower East Side. While the street has always been popular for these purposes, its apparent indifference to the shifting of similar districts to points further northward, indicates its firm establishment.

It is evident that so long as there is an East Side population to patronize it, just so long will there be a Grand street retail store. The firmness of the renting situation as indicated by the lack of unoccupied store space, shows the desirability of a location in the street for retail trade purposes.



GRAND STREET EAST FROM ALLEN STREET.



GRAND STREET FROM CHRYSTIE STREET.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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Since the commencement of the European war building contracts aggregating more than $1,500,000 have been awarded, the improvements to be made in New York City and its environs. In itself this condition is a strong indication that the monied interests regard the technical condition of the market as being healthy.

The Panama Canal will be opened to commerce today for all ships requiring not more than thirty feet of water, which includes a majority of merchant vessels. There will be practically no ceremonies attendant upon this opening, as that will be left for the official opening in March, 1915, which will be according to a programme to be announced at a later date.

From statistics compiled during the last one hundred years it has been shown that the wealth of the United States has increased from about $1,750,000,000 to something like $150,000,000,000, or nearly 8,500 per cent; and the income has risen 6,900 per cent. During this period the population of the country has increased from 8,000,000 to 98,000,000, an expansion of 1,125 per cent.

Speaking of Opportunity for American business men as a result of the European war, about $1,177,000,000 is annually exported by South America, a large part of which must be diverted to this country for completion of manufacture or transshipment across the Atlantic, as a large part of the merchant marine plying between South America and the European nations comprises British ships. The only apparent avenue of outlet for this vast quantity of exports is to follow the three-mile neutral coast line, through the canal to New York.

## Conditions About Normal.

The real estate market has been quiet during the past week, but no more so than it usually is during August. So far as one can judge business up-to-date is proceeding much as it would have proceeded in case the European war had not broken out. Of course some operations have been abandoned, but the list of necessary delinquents has not been as large as might have been anticipated. There is every disposition to go ahead with building projects which have already been financed. Doubtless some which have not been financed will be held up, until the critical period of the war is over and until some idea can be obtained of its probable duration, but in any event the volume of new projects would not have been large during the coming autumn and the postponement of building operations for a few months will have certain substantial advantages. There is still an over-production of rentable space in some of the districts in which speculative building takes place. It is necessary that these vacancies should be filled before a wholesomely active building market and an advance in prices can be expected. The real estate owner has certain arrears to make up. He is entitled, not merely in the old mercantile district, but in all the centers of speculative activity, to higher rents and a smaller burden of vacancies. He has been obliged to meet a very considerable increase in taxation extending over a number of years, without being able to shift any of this burden on the shoulders of the tenant, and he must be able to get better net returns on his property before any considerable amount of investment buying can be expected. The expectation is that a fair percentage of existing vacancies will be filled during the coming autumn and winter, and in spring the situation of the owners of modern mercantile and apartment buildings will have become substantially better. Then when peace is restored in Europe the necessary foundation will exist for an active and advancing market. Of course this is assuming that the war will not be prolonged throughout the winter, and as to that it is impossible to make a plausible guess at present. In the mean time, while there is no cause for alarm, there is every reason for the exercise of reasonable prudence.

One of the operations of importance announced during the last week was that of a new apartment house for Park avenue, just north of the Grand Central Terminal. Thus Park and Fifth avenues continue to be the only avenues in Manhattan, the vitality of whose growth is not affected by the adverse conditions which have prevailed recently in the real estate market. Park avenue is becoming more and more established as a thoroughfare of great apartment houses, and it is particularly well adapted to the purpose. Its unusual width offers builders an opportunity of erecting fourteen or sixteen-story houses as against only ten-story houses on Lexington and Madison avenues. At the same time Park avenue has the enormous residential advantage of being free from the noise and the disturbance of surface cars. It is certain to be lined with apartment houses from 50th street almost up to the street at which the cars of the New York Central Railroad Co. emerge from the tunnel. One phase of the development of Park avenue is the large numbers of buildings, which are being erected for the accommodation of very rich people. The new building, the construction of which has only just been announced, will contain only one apartment on a floor and will be extended for the accommodation of families, which have been occupying private residences on or near 5th avenue. A few years ago people of this class would not have thought of living in an apartment, but so far as one can judge, a constantly increasing proportion of them are coming to prefer the less arduous manner of living which an apartment house permits. They can obtain in such a house just as many rooms, the great majority of which will receive better air and light than can be furnished in any but the most expensive private residences. They obtain these rooms, connected in a more convenient manner, and so arranged that fewer servants are necessary. Finally, an apartment is less of a responsibility than a residence during the many months of the year, in which families of this class spend out of town. Hence it is that Park avenue apartment houses are getting a large portion of the increase in the number of millionaire inhabitants of the East Side. Its prosperity, like that of Fourth avenue, further south, has been purchased at the expense of other neighboring sections, which have been occupied in the past by the same class of people.

## Improvement in Architecture.

There is one respect, in which New Yorkers can legitimately take an increasing pride in their city, and that is in the increasing excellence of its architectural appearance. In practically every class of current building the average structure erected today is an improvement upon its predecessor of ten years ago, both in the quality of the materials used and in the dignity of its appearance. This is conspicuously the case with the most recent sky-scrapers. All the important ones, erected of late years, such as the Woolworth Building, the new Western Union Building, the building of the American Express Co. and finally the new Equitable Building, are architectural credits to the city. Each in a different way gives evidence of careful study and of intelligent and effective expenditures of money for legitimate architectural purposes. Moreover, the three bank buildings recently erected or remodelled, which are not sky-scrapers—those of the National City Bank, the Guaranty Trust Co. and J. P. Morgan & Co.—have no competitors in London or Paris for simple and unostentatious dignity of design. The same statements are true of commercial and residential building in the upper part of Manhattan. The mercantile structures of 4th avenue are a considerable improvement on those of lower 5th avenue or lower Broadway. The apartment houses on Park avenue make a much better architectural average than those of upper Broadway; and the improvement is even more noticeable in interior decorations than in the street facades. It seems to indicate not merely a higher standard of competence in the architectural profession, but a better standard of taste on the part of the public.

## Administration of Building Laws.

*Editor of the* RECORD AND GUIDE:

Upon my return to the city after two or three months abroad I am impressed by the mass of material that has accumulated in my absence on the subject of the simplification of the administration of the various laws affecting building in this city. Although I have only just glanced over this material, I realize its importance. It gives me great satisfaction to communicate my hearty approval of some of the valuable expressions of opinion on this subject that have appeared in your periodical and in the public press.

In the first place, I was much impressed by the excellent brief presented under date of May 26th, by Rudolph P. Miller, before the State Factory Investigating Commission. His experience in the Building Department has made his opinion invaluable and he has used his experience to good effect in this brief He not only realized the illogical character of the present subdivision and complexity of supervising and inspecting functions, but has pointed out some of the important steps that must be taken properly to co-relate these functions.

Equally important as confirming Mr. Miller's position is the testimony given by Julius Franke, architect, before the same Commission. (Mr. Franke's position was outlined in an abbreviated form in your issue of July 11th). It is interesting to find an architect of Mr. Franke's experience confirming in so many ways the point of view of the Su-

perintendent of Buildings of the Borough of Manhattan. Mr. Franke calls attention firstly to the conflict of authority and the unnecessary complications in the enforcement of the various laws affecting buildings. Secondly, to the annoyance caused by orders issued by different departments on almost parallel subjects, and, thirdly, to the expense devolved on the property owners by some of the provisions in the law. While the last point is not one which need be considered in this connection, his suggested solutions for the first two difficulties are valuable contributions toward any careful study of the subject.

Both these authorities, as well as other correspondents of your paper, have referred to the growing need for consolidation of the various powers now delegated to the Building Department, the Fire Department, the Tenement House Department of the city and the Labor Department of the State. It appears certain that those directly interested in building matters in this city are almost unanimous on this subject. The New York Chapter of the American Institute of Architects has already expressed its opinion on this matter in no uncertain terms, and I believe the Joint Committee (representing the building trades, the architects and the engineers) has also put itself on record as favoring consolidation. It now remains to be seen what steps can be taken to achieve the desired results. Perhaps the desired reforms can be brought about through amendments to the State laws prepared by the Factory Investigating Commission. It may be that an effective improvement can only be attained by means of the new charter for the City of New York, which we are told is to be prepared and discussed during the coming winter.

It is important that the ideas to be incorporated in any such new legislation should be worked out in the meanwhile with great care by the persons best qualified to work them out; namely, by the engineers, architects and builders of the city. Not only must consideration be given to the points so ably raised by Mr. Miller and Mr. Franke, but careful consideration should be given to such questions as these: Shall all building supervision powers be merely consolidated in the five Borough Building Departments, or shall there be one Department of Safety with one chief for the whole city with sub-bureaus in each borough of the city? What are to be included within the powers of that department? How can uniformity in the interpretation of the building codes or rules of the various departments be attained in all boroughs? Should not the power to revise the building code be placed in the hands of the Board of Estimate rather than the Board of Aldermen (what qualifications have the members of a Board of Aldermen to act on technical subjects like those included in a building code?) and finally, should not the Board of Examiners be distinctly a technical body, composed of experts in building and in industrial safety? Should this board have not only its present powers over building code interpretations and definitions, but also parallel powers now assigned to the Industrial Board, and have new but similar powers over the interpretations of the Tenement House Law?

ROBERT D. KOHN,
President New York Chapter
American Institute of Architects.

### Harbor Improvement.

*Editor of the* RECORD AND GUIDE:

The letter of Mayor Mitchel, appointing a committee of citizens to confer with the Terminal Committee of the Board of Estimate on the scheme for comprehensive harbor improvement, contains this surprising statement: "Certain plans affecting port development have already reached a stage so far advanced that their completion and execution should not wait on the comprehensive study which will be undertaken by the Terminal Committee of the Board of Estimate and the Advisory Committee now created. These plans are that comprehending the construction of a municipal marginal freight railway along the water front of South Brooklyn and that for the elimination of surface operation by the New York Central Railroad on the west side of Manhattan Island."

Is not a scheme for comprehensive harbor improvement without reference to Manhattan's waterfront from Spuyten Duyvil to Canal street, and without reference to the Brooklyn waterfront, south of the Brooklyn Bridge, something like the play of Hamlet with the character of Hamlet omitted? Moreover, is it not news that the plans for the elimination of the surface operation of the New York Central on the west side of Manhattan "have already reached a stage so far advanced that their completion and execution should not wait" on further study, etc.? When the representatives of the property owners' organizations appeared before the Terminal Committee of the Board of Estimate, about two weeks ago and urged action, they were informed that their suggestions were inopportune, as the matter was not under consideration in any form.

Dock Commissioner Smith announced in an interview that the organizations above referred to were premature in pressing for action; the Appellate Division in the case of Hearst vs. New York Central Railroad, gave as one reason for vacating the injunction against the railroad the failure of the city officials to act on the plans submitted by the railroad company.

Can it be that the Mayor is not aware of what was said and done with reference to these plans proposed by the Sub-Committee of the Board of Estimate of which he was chairman at the meeting, after he resigned from the Board of Estimate? It is impossible to suppose that he is not acquainted with the opinion of the Corporation Counsel which, according to the City Record, was read at that meeting and with the variance between the views therein expressed and the assumptions of the subcommittee as to the ownership of the land occupied by the tracks of the railroad north of 59th street, how can it then be claimed that this question is so near settlement that it cannot await the report of the Committee of Citizens? On the contrary, the interests affected by the settlement of this West Side problem are so numerous and conflicting that the fullest and freest discussion should be allowed and citizens should be urged to bring forward their plans and suggestions so that a plan may finally be agreed upon, not only for the benefit of the railroad, not only for the benefit of the merchant, not only for the benefit of the various local property owners' associations, but also for the benefit of the whole Greater New York.

J. BLEECKER MILLER.

### Real Estate Mortgages.

*Editor of the* RECORD AND GUIDE:

What will be the effect of the European War on real estate and mortgages? At best, one can only hazard a guess, the wish being father to the thought. Up to the time of actual hostilities, there was a strong promise of revival of business, due to general confidence, based on the settlement of the currency, and other important questions and the production of a crop that generously out-rivaled previous years. It may safely be assumed that Europe's loss is our gain. With agriculture at a standstill, and the loom silent, America will be called on to supply Continental Europe with its bread-stuffs, and wearing material, so that gold must necessarily flow from debtor to creditor. Our lack of ships for transportation purposes will not prove an insurmountable obstacle, as necessity drives, and means will be found.

Our isolated position, and freedom from entangling alliances, gives us command of the world's affairs, as all foreign nations must necessarily turn to us for their sustenance. Our trade will be unusually stimulated and the immense proceeds will be invested in the most stable of securities—real estate mortgages. The American market will find a ready outlet, not only for its bread-stuffs, but also for its iron, steel and the many other commodities essential for the reconstruction of the railways and bridges. Materially the war will prove a great benefit to us.

With our finances under control, the productions of Europe suspended, and our ability to supply the deficiencies of the Old World, an era of unparalleled prosperity ought surely set in. Real estate is here to stay. It is stable and fixed, and its ultimate value cannot be affected by foreign issues. As a consequence real estate mortgages when based on conservative percentage, are the safest investments and least liable to harmful fluctuations.

Real estate may depreciate, but there is always sufficient equity left, if loans are conservative, to secure the investment. Mortgages are permanent, not readily negotiable, like bonds and stocks, and they stay in a family longer than money. The influence of war on the money market is only temporary. Money cannot longer remain idle. It is better to lend on bond and mortgages when prices are low than during a boom period. The intelligent lender will not jeopardize his principal for the sake of securing a temporary advantage. Even in these times of depression the writer has secured for numerous property owners, many loans, both large and small to the entire satisfaction of both borrower and lender, thus presenting an object lesson that money is plentiful, for safe and sane mortgage investments.

When export sets in, there will be a rush for investment. It would prove judicious to remind real estate interests of the advisability of continued co-operation. It would be well to merge the various departments under one head, so as to minimize the persecution, to which owners of real estate are now subject. The owner is put to great difficulty and expense in complying with the many and diverse requirements of each and every department. There are now a number of departments, with practically the same functions, to wit: Bureau of Fire Prevention, Health Department, Tenement House Department, Police Department, Department of Electricity, Gas and Water and License Bureau. All of the Departments should consolidate under one responsible head, so that an owner of property will not have to meet conflicting orders.

As a summary, real estate conditions are encouraging and the mortgage market promises results this early autumn that will surprise even the most optimistic. The entire world will soon be our debtor, and the deluge of money will find a multitude of investors, who will turn to real estate mortgage as their Mecca. It has been well said by one of the officers of a well-known loaning institution, that the intrinsic value of New York City real estate, both present and prospective is such, as to make it exceptional security for loans or mortgage, and there is no reason why a holder of a normally margined first mortgage on such security, even in the present crisis, should feel disturbed.

JOHN FINCK.

### Moving Buildings.

*Editor of the* RECORD AND GUIDE:

When it is desired to move a building from one site to another what is necessary to be done? Must a permit be obtained and are any other requirements necessary? INFORMATION.

Various conditions are imposed upon those desiring to move buildings. Often it is necessary to obtain consents of the adjacent property owners. Usually it is forbidden to move frame building within the fire limits. The grantee must file a bond with the city as security against damage to the city or other property. In some cities the moving must be done by regularly licensed house movers. In Greater New York the several borough presidents are authorized to grant permits for moving buildings through or across public highways. A penalty of $250 is imposed in cases of violation of the ordinance requiring the obtaining of permits.

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# THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits,
Together With Other Current Realty Items.

## TURN IN THE TIDE.

### Real Estate Once Again in the Ascendency—Money Plentiful for New Operations.

ADOLPH BLOCH, a member of the Advisory Council of Real Estate interests, and of the Board of Counsel of the United Real Estate Owners' Associations, in speaking of the effect of the European war upon real estate in this city, said:

"I see no cause for alarm. The ruthless slaughter of perhaps hundreds of thousands of men and the destruction of billions of dollars of property cannot be viewed except with horror, and should not be weighed in the balance with materialistic things. The immediate result should be that the United States will find a tremendous market for the products of its fields and factories. We will have to feed Europe, supply its necessaries, handle the commerce of, and probably finance the world.

"The country was never better equipped to assume so huge a task than it is just at this time. Its crops are unprecedented, its financial condition has recently been vastly improved by beneficial laws, and its enterprises were never on a more conservative basis.

"Real estate is just emerging from a great depression caused by the financial crisis, over-speculation and oppressive legislation and regulation. Its progress cannot now be checked, especially with the booming of our industries, which must inevitably follow through the requirements of the European war. The late panic, while disastrous to many who held their property insecurely, has left conservative owners and mortgagees safer than before. It has taught the expensive lesson against over-speculation, that a man should not own two houses when he can afford to own only one, and should have a smaller rather than a larger mortgage on his property. New York City real estate conservatively held and managed still affords the best security for the small investor, especially if it receives the personal attention of the owner.

"I find renting conditions better now than for a long time past. It is not unusual that in an ownership of ten or twelve houses in different parts of the city, there is not a single vacancy. Mortgage money hitherto available has been ample to meet all conservative demands. I am certain that all proper mortgage requirements will be promptly and sufficiently met, regardless of foreign wars.

"Owners and others interested in real estate are better organized than ever before, with capable leaders and representatives who are doing splendid, intelligent, constructive work. There are usually two sides to every question. This is none the less true in matters affecting regulation and ownership of real property. If unrestricted, it may amount, and there are many cases on record where it has actually been tantamount to confiscation; and there is assuredly another side, oftimes lost sight of by some owners.

"As a matter of moral obligation, as well as sound business judgment, it is the best policy to keep houses up to a high standard of repair. It always pays to make improvements voluntarily that add to the safety, health and comfort of the occupants, thus avoiding the intervention of the municipal departments. The inspector finding some cause for complaint, frequently issues an order unnecessarily drastic and expensive of compliance, and involving numerous inspections. It has always been my idea that necessary reforms should be instituted by the owners themselves before conditions became such that compulsory legislation be enacted. I find now, more than ever before, that the municipal authorities are willing and even anxious, to recognize and consider the owners' side. Today it is generally recognized that our real estate and its value must be conserved, for it is the chief, indeed, almost the only appreciable, source of the city's revenue.

"I feel particularly optimistic regarding property in the Yorkville section. On Fifth avenue high-class business has already made its march of progress northward to practically 59th street, and beyond this is the finest residence street in the world. The vast improvements now under way and projected in the Grand Central Terminal zone will prove nothing less than a transformation. Madison avenue, receiving its impetus from the Brooks Brothers building at 44th street, is bound to be one of the greatest retail streets in the city.

"Park avenue, from 42nd to 96th streets, is already one of the great apartment house avenues of the city. Lexington avenue, when the subway is in operation, will throb with business activity; so will Third avenue.

"One of the greatest crosstown thoroughfares will be 86th street, already a prominent street, with its banks, theatres, clubs and business establishments; what its future will be, with its subway express station, and, as has just been announced, its express elevated station at Second avenue, requires no vivid imagination to foretell. All the side streets and the avenues east of Third will experience in generous measure the same beneficial effects.

"No, this is not the time for pessimism, rather one for cheerful optimism. The war now raging in Europe cannot arrest the city's development. There is a plethora of money. During the depression millions have been, and now are deposited in savings banks and trust companies, simply for security, not investment. This money will slowly but surely find its way, as has been the case in the past, in good New York City real estate and first mortgages, safer by far than fluctuating stocks and bonds controlled by manipulations unknown to the investor.

"Confidence in real estate as an investment, upon which a fair return may safely be expected, depends in no small measure upon the soundness of our laws. We have great economic problems, far-reaching in their effect, that have to be solved by our state and municipal officials. Public officials are doing the best they can. It is the duty, and should be regarded as the privilege, of every owner of real estate or of its mortgages, to interest himself in public questions and to assist and co-operate with the officials honestly and fairly in reaching a correct solution, one just to all that may be interested therein. This can be done individually or through representatives in our realty owners' associations and committees.

"It is a long road that has no turning, and I think the turn for the better in real estate has arrived, regardless of foreign wars."

### Safety of Mortgages.

As to the present and future effect the European war may have on the New York real estate market, Harry A. Kahler, President of the New York Title Insurance Co., entertains optimistic views.

"It is obvious," said Mr. Kahler, "that the magnitude of the present European struggle is without precedent. It is therefore impracticable to forecast with certainty the effects of the war on the market for New York City mortgages. Our whole country must share some of the burdens resulting from the great destruction of men and wealth. But the freedom of the United States from entangling alliances stands out in this crisis with greater clearness than ever before. Our national isolation may now be turned into a great asset. The resulting opportunities for American commerce will be extraordinary. It also seems certain that New York City must take its position as a world financial center. These different forces will all make for further growth of New York City and add to the general stability of its real estate values.

"There is no disposition on the part of the New York Mortgage and Security Company to press borrowers for payment of loans. It is surely better to lend money on bond and mortgage when values are low, than during a period of great activity and high prices. Financial institutions generally throughout the country will avoid fresh commitments until there have been the necessary readjustments to enable borrowers and lenders alike to determine what shall be the price of credit under the new conditions. It is probable that the making of building loans, particularly, will be discontinued temporarily.

"The intrinsic value of New York City real estate, both present and prospective, is such as to make it exceptional security for loans on mortgage, and there is no reason why any holder of a normally margined first mortgage on such security, even in the present crisis, should feel disturbed."

### Landmarks Now Memories.

A number of residences in Varick street were recently demolished which, if they could have been retained, would have been interesting memorials of the early history of our city. Operations in connection with the widening of this street into a one-hundred-foot thoroughfare to connect with Seventh avenue at Eleventh street have made the sacrifice necessary. Many of these buildings were of great interest to artists, architects and historians, as in style they were perfect types of urban Colonial architecture and much of the history of the city and country was made in the Greenwich Village section of the city.

Three old houses have lately been demolished which have long stood as reminders of the past glories of Greenwich Village and which from an architectural viewpoint embodied the best design of the period. They stood on the southeast corner of Varick and Beach streets where for many years they attracted the attention of students and artists by their simple yet dignified lines and beautiful proportions. The entrances of these houses in particular were much admired by the passing visitor to the neighborhood. Their slender doorposts surmounted with Doric capitals and the simple designs in the graceful archways over the doorways were the characteristic features of the architecture of the time.

The interiors of these residences received a treatment more elaborate in style but combining the best architecture of the time with good taste and judgment into a harmonious ensemble. The parlors usually were adorned at one end with columns with Doric capitals enameled in white and the mantels were for the most part of white marble carved in high relief. Many of the best of these mantels, doors, etc., have been saved from the wreckers and will be reset in modern homes.

### To Extend Industrial Education.

The National Society for the Promotion of Industrial Education is planning to raise a large sum of money during the coming month, to go toward the expenses of the organization for the next five years. The committee is to raise $100,000 in New York City alone, and other committees will be formed in various big cities throughout the country.

The members of the society believe that the worker must be trained to work and that the State should train him. In a democratic country, they say, education is one of the most important functions of the State. A worker who is not trained to work is not educated. The State should give him the broadest mental equipment possible in the given time, and at the same time fit him for more or less specialized work.

There is abundant provision, the society feels, for the youth who can take long years of schooling to prepare for a profession; public funds and private endowments are at his disposal. But the boy or girl who would be trained for the trades, the industries or the household has hitherto been left to his or her own devices, with lamentable result.

There is an ever-growing demand, however, for industrial education. Labor unions, manufacturers' associations, social workers, educators, citizens in general are aware of this great need. Industrial schools are springing up all over the country, and it is confidently believed that they will receive Federal aid. For the prosperity of the country depends largely on the efficiency of its workers, and the more adequate their technical training, the more successful they will naturally be.

The National Society for the Promotion of Industrial Education is a centralizing agency where those who have special knowledge of industrial education bring that knowledge and make it generally available. Its committees are at work on such problems as those of legislation, work for girls and women, industrial and trade schools, practical part-time schools and evening industrial schools, endeavoring, by legislative and educational means, to raise the general standard of industrial efficiency.

### Old Holdings of City.

Battery Park, comprising about twenty-one acres, became city property in 1686 and 1730 under the Dongan and Montgomery charters. Under the same grants, the city acquired Jeanette park at 1 Coenties slip, Bowling Green about one-half acre in size, Rutgers park at Rutgers slip; Catherine park at the foot of Catherine slip; Canal street park at Canal and West streets; four and one-half acres of the present Madison square park, and about 5 acres of the present Bryant park.

## PRIVATE REALTY SALES.

Improvement of the northwest corner of Park avenue and 54th street with a twelve-story apartment house, foreshadowed by its lease by the New York Realty & Terminal Company to builders, was the principal item of interest in the brokerage reports of the current week. The concensus of opinion of well-informed men identified with the real estate market, in all its branches, confirms the reports already printed in the Record and Guide concerning the stability of realty in Greater New York and its environs. Local owners need have no fear that their holdings will be seriously affected by the European upheaval, the period of panic having passed. Loaning institutions are taking a broad view of the situation and will be chary about calling in overdue loans. While no immediate uplift in the sales market is anticipated, still the lack of forced sales is an indication of the underlying strength of the market. Loans on properties, having a good equity are obtainable at reasonable rates, for at the present time there is a plentiful supply of currency

The total number of sales reported and not recorded in Manhattan this week was 9, as against 18 last week and 17 a year ago.

The number of sales south of 59th street was 4, as compared with 6 last week and 7 a year ago.

The sales north of 59th street aggregated 5, as compared with 12 last week and 10 a year ago.

The total number of conveyances in Manhattan was 120, as against 149 last week 14 having stated considerations totaling $1,380,450. Mortgages recorded this week number 61, involving $1,339,-

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807, as against 77 last week, aggregating $1,431,798.

From the Bronx 8 sales at private contract were recorded, as against 5 last week and 3 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $745,263, compared with $1,803,441 last week, making a total since January 1 of $27,896,813. The figures for the corresponding week last year were $600,558, and the total from January 1, 1913, to August 16, 1913, was $37,820,857.

### Madison Avenue Block Re-Sold.

One time Governor William M. Brown of Pennsylvania has re-sold the two eleven-story apartment houses on plot 200x90, occupying the block front on the east side of Madison avenue, from 82d to 83d streets. The buyers are said to be Brooklyn investors who gave in part payment a large tract in Plainfield, N. J. The Madison avenue houses were acquired by Mr. Brown last April from the builders. In the purchase of the houses he gave the builders 2,000 lots near Garden City, L. I., known as Stewart Manor, in a deal which involved about $2,000,000.

### Builders Enlarge Plot.

Stuyvesant Wainwright sold to the Swan-Brown Company the three-story dwelling, 108 East 55th street, on lot 18.9 x 100, which gives the buyer control of a plot 108.9 feet in 55th street and 100.5 feet on Park avenue. This plot will be improved with a twelve-story apartment house from plans by Cross & Cross, the facade of which will correspond with that of the apartment house recently completed by the Swan-Brown Company on the same block, at the northeast corner of Park avenue and 54th street.

### E. A. Kerbs Sells "Benmore."

The Nason Realty Company, Max N. Natanson, president, has purchased the "Benmore," a six-story elevator apartment house at 449 to 453 West 123d street, on plot 75 x 111, from Edward A. Kerbs. Title passed to the buyer on Tuesday. The seller acquired the property last month for $109,000 as plaintiff in foreclosure proceedings, as the result of an action brought against the New York Real Estate Security Company.

### 23d Street Warehouse in Deal.

Contracts are about to be signed for the sale by the United States Express Company of its stables and warehouses at 553-557 West 23d street extending to 540-550 West 24th street, a plot 75 ft. in each street and 197.6 ft. deep. The land is under lease from the Clement C. Moore estate. The brokers are Colin M. Eadie and James N. Wells' Sons.

### Manhattan—South of 59th Street.

SOUTH ST.—Jacob Wollenstein sold to Samuel Brody, through William A. White & Sons, the 5-sty commercial building at 177 South st, northeast corner of Roosevelt st, on plot 31.4x84.

19TH ST.—Frederick J. Sterver is reported to have resold his 3-sty residence and studio at 139 East 19th st, on lot 23x75, which has been held at $50,000. Mr. Sterner recently purchased the two dwellings at 154-156 East 63d st, which he is converting into one.

### Manhattan—North of 59th Street.

76TH ST.—John R. Higbie has sold through the F. R. Wood, W. H. Dolson Co., the 4-sty dwelling, 158 West 76th st, on lot 20.10x102.2.

97TH ST.—Alice Beck has purchased from Henry W. Vought the 3-sty dwelling, 35 West 97th st, on lot 17.6x100.8.

113TH ST.—The 501 West 113th Corporation, with a capital of $10,000, and Edward A. Powers, John A. Terry and Louis J. Zanderer, directors, has been incorporated to take over from Hannah Elias, the 5-sty apartment house, at the northwest corner of Amsterdam av and 113th st, on plot 50.11x100.

128TH ST.—The D. H. Jackson Co. bought from the estate of Karl Stein 73, 75 and 77 West 128th st, 3 and 5-sty flats, on a plot 57x100. Derschuch & Co., and Goodale, Perry & Dwight were the brokers.

### Bronx.

SEABBURY PL.—The estate of Herman Conried has sold to Isidore Robinson, the triangular plot 149x111x100, at the intersection of Seabury pl and Charlotte st, which will be improved with a 5-sty apartment house.

179TH ST.—Ambleto Quaranta has contracted to sell to Vincenzo Arienzo, for $6,600, the 2-sty dwelling, 1027 East 179th st, on plot 26.7 x73.

179TH ST.—Joseph P. Wasserman and Robert M. Fulton sold 943 East 179th st, a 4-sty apartment house, on plot 37.6x100. The property was held at $28,000.

ANDREWS AV.—Frederick Fox & Co. have sold for the Inter-Ocean Realty Co., Arthur I. Hoe, president, the 6-sty apartment house known as the Kellwyn, Andrews Av and Fordham Rd, to William Eltingon.

CLAY AV.—The Hermax Realty Co. has resold the 3-sty flat, 1310 Clay av, on lot 19x80.

QUIMBY AV.—Mrs. Mabel Johnson sold, through Charles Kuntze, the 2-fam house, 2152 Quimby av to Catherine Bauer.

TOPPING AV.—Kurz & Uren have sold for Charles Dammeyer 1750 Topping av, a 3-sty house on plot 25x95 to Alfred Auslander.

CROTONA PARK NORTH.—Henry Hunnecke, Jr., sold, through William J. Gabel, the northwest corner of Crotona Park North and Marmion av, plot 45x93.

### Brooklyn.

OCEAN PL.—The Arthur J. Scholz Co. has sold to Mrs. Caroline Guildner, 24 Ocean pl, a 3 fam house, for which she gave in exchange her residence in South Vine st, Glen Morris, L. I.

WOODBINE ST.—James M. Hawley sold for Garabril Schupp, 1814 Woodbine st to W. A. Schue; also for R. A. Schlesing, 761 Hart st to Frank Stroll.

48TH ST.—I. Salzberg sold for George M. Schinzel the plot 60x100 in the south side of 48th st, 220 ft. west of 14th av, to M. Wolfinger and a 40-ft. plot in the north side of 46th st, 360 ft. from 14th av, to John Connelly.

64TH ST.—The Alco Building Co. has sold to William H. Moseley the 1-fam dwelling 2162 64th st.

OCEAN AV, ETC.—W. H. Goldey sold for Alfred Lewin the dwelling 1226 Ocean av, on plot 50x100; also for the F. B. Norris Construction Co., a bungalow, on plot 40x100, in the east side of East 24th st, near Av N, Nottingham Park; and for Mrs. E. M. Findley, the 2-fam house, 1021 East 14th st, on plot 30x100.

PARKSIDE AV.—A. W. Cherrington sold for Louis Gold and Samuel Teplitz the 4-sty apartment house at 121 to 125 Parkside av. In part payment the buyers gave plots on the northeast and southeast corners of Gravesend av and Albemarle rd, a plot on the northwest corner of Coney Island av and East 10th st, and a plot on Ocean Parkway, between Avs N and O. The properties in the deal were held at $175,000.

RALPH AV.—Martin Taendler sold the two 3-sty brick flats, with stores, 233 and 235 Ralph av, for George F. Holtz.

### Queens.

BELLE HARBOR.—The Lewis H. May Co. has sold for Mary Martin a plot on the east side of Orienta av to Elizabeth Toch.

RURAY AND SUB GOSSIP.

FAR ROCKAWAY.—Katherine Kane sold to Abraham Manheimer a cottage in the south side of Oak pl, on plot 100x100.

ROSEDALE.—New York Suburban Land Co. sold 40x100 on Union av to James Malik; 80x100 on Park av to John T. Duffy; 40x100 on Lincoln av to M Werner, and 40x100 in Rose pl to E. F. Adler.

### Nearby Cities.

JERSEY CITY, N. J.—Joseph T. Ryerson & Son, iron manufacturers of Manhattan, have purchased from John Winne, Jr., a large factory site on the west side of West Side av, opposite the Jersey City Baseball Club grounds. The property fronts 248 ft. on West Side av and extends 1879 ft. to the Hackensack River.

NEWARK, N. J.—Louis Schlesinger, Inc., has sold for Marie A. Schwartzhaupt, the residence 54 Plane st, on lot 25x103, to Frederick Brown.

### Rural and Suburban.

CROTON LAKE, N. Y.—Holbrook Blinn has purchased through Wm. H. Oliver from the Sentinel Real Estate Exchange 95 acres at Croton Lake, for many years known as the Roland farm.

EAST ORANGE, N. J.—Feist & Feist sold for Harry Kolodin to Joseph Grostein the 3-sty store and apartment house, on plot 28x100, on the northeast corner of North Park and Dodd sts.

GARWOOD, N. J.—The New York Suburban Land Co. sold 40x100 on Pine av to John S. Lamp; 60x100 on Willow av to William H. Hunt; 40x100 on Hemlock av to Henry Braden and 60x100 on Hemlock av to George B. Stafford, and at Westfield, N. J., to R. Landecker, 40x100 on Trenton av.

HARTSDALE, N. Y.—G. S. Wing, of the law firm of Wing & Wing, has bought a plot 75x160 at Greenacres from the Scarsdale Estates, adjoining the Bronx Parkway.

HARTSDALE, N. Y.—Mrs. Eleanor B. Stone has added to her holdings at Greenacres, by the purchase of additional plottage, through the Scarsdale estates.

MONTCLAIR, N. J.—Ralph O. Smith sold his residence at 14 Wilde Place, Montclair, to Louis H. Parker, through Hughes & Whitby.

NEW ROCHELLE, N. Y.—The Quaker Ridge Improvement Co. sold to Mrs. Helen Flack for about $5,250, 5 lots at the corner of Stratton rd and Mohegan pl, Quaker Ridge.

NORTH RIDGEFIELD, N. Y.—The residence of Louis L and M. E. Valden at North Ridgefield has been sold by Thaddeus Crane to Mrs. C. W. Birdsall.

NYACK, N. Y.—Frederick Zittel & Sons and William B. Young, have resold for the Charles Hensle Construction Co. the Rockland Park Farm, containing 304 acres, between Blauvelt and Nyack, N. Y.

PLANDOME, L. I.—D'Ecluse Washburn & Co. sold a plot 75x105 on the south side of South Drive to Edward D. Clery, Jr.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for the Smith-Singer Realty Co. to Arthur W. Miesse a farm of 2 acres adjoining the Country Club.

SCARSDALE, N. Y. Scarsdale Estates sold a plot in Brayton Place to a buyer, who is having plans drawn by Eugene J. Lang for a $10,000 residence. Du Bois Beale has purchased from Scarsdale Estates a plot adjoining his new residence at Greenacres.

STAMFORD, CONN.—E. H. Peck sold for Mrs. Harriet M. Smith the dwelling and outbuildings, on plot 357x366, at the northeast corner of North st and Adams av, to a Mrs. Chesebro, for about $25,000.

TOMS RIVER, N. J.—Martin Taendler sold a 37-acre chicken and truck farm with buildings and stock at Toms River, N. J., for Garfield R. Nickel to Theodore Klusek.

WHITE PLAINS, N. Y.—Douglas T. Johnston has purchased from the Gedney Farm Co. a plot of one acre on Heatherbloom rd and Sherman av, on which he will build a residence from plans by Frank Proctor Whiting.

## LEASES.

### New Park Avenue Operation.

Announcement has been made that the New York State Realty & Terminal Company, William C. Brown, president, has leased to the 400 Park Avenue Company, S. Fullerton Weaver, president, the plot 125 x 100 at the northwest corner of Park avenue and 54th street. The property will be improved with a twelve-story apartment house to be ready for occupancy on October 1, 1915, from plans by Warren & Wetmore. The brokers were Frank E. Smith & Son.

### Apartments in $300,000 Lease.

Albert Court and Eleanor Court, two seven-story elevator apartment houses, at 309-317 West 93d street, have been leased by the De Peyster Realty Co. to the Wingwood Realty Co., at an aggregate rental of about $300,000. The brokers were Goodwin & Goodwin.

### Schuyler Arms in Deal.

Olive B. Simpson has leased from the Schuyler Arms Corporation, through the Frank L. Fisher Company, the Schuyler Arms, a seven-story apartment house, at 311 West 98th street, on plot 120 x 100. The lease is for a term of ten years at an aggregate rental of about $270,000.

### Manhattan.

LEON S. ALTMAYER has leased for the Blessington Co., the 4th floor apartment in 1 West 78th st, to L. Shiele.

LEON S. ALTMAYER leased for W. Emlen Roosevelt the 8th floor in 68 and 70 East 86th st, to Aaron Davidson.

LEON S. ALTMAYER leased the business building at 339 East 109th st to J. Deron.

ALBERT B. ASHFORTH leased in 16 to 20 West 32d st the 10th floor to A. Kalischer Co.; the top floor in 132 Madison av to Mrs. Marguerite O'Kane Conwell, and for the Anheuser-Busch Co. the 3 floors in 435 11th av to J. F. Tapley Co; space at the southeast corner of 5th av and 53d st to Anna M. Derry, and the dwelling at 123 East 34th st to Hyman Greenstein; space in 303 5th av for the Phillips Manor Co. to Harry Bondett, and in conjunction with F. R. Wood-W. H. Dolson Co. offices in 373 5th av to E. & M. Veltry, and in conjunction with Wm. M. Benjamin Co. the dwelling at 103 East 35th st to Jennie E. Patterson, and the dwelling at 123 East 34th st to Hyman Greenstein; in the Jaeckel Building, at 16 to 20 West 32d st, the 10th floor to A. Kalischer & Co.; the top floor at 132 Madison av to Mrs. Marguerite O'Kane Conwell; the 3d, 4th and 5th floors at 435 11th av to J. F. Tapley Co; in the Frances Building, at the southeast corner of 5th av and 53d st, space to Anna M. Derry; office space in 303 5th av to Harry Bendett, with Wood-Dolson Co. offices in 373 to 375 5th av to E. & M. Veltry.

THE CLARK ESTATES leased an apartment in 60 West 73d st to H. Rawlins Baker.

THE CROSS & BROWN CO. leased to the Russek Fur Co., which occupies the store in the building at 362 and 364 5th av, the 1st floor in the same building for 10 years at a yearly rental of about $10,000.

THE CROSS & BROWN CO. leased for Charles Duveen to A. B. Wilson the 4th floor in 673 5th av, and for A. B. Norton and A. J. Roberts to Charlotte Bodkin Co., Inc., of 34 West 39th st, the 6th floor in 8 and 10 West 45th st.

THE CROSS & BROWN CO. leased offices in the Strand Theatre Building, northwest corner of Broadway; and 47th st, to Joe Meyers, of 1493 Broadway; offices in 396 Broadway, to Henry R. Hopkinson; in 1876 Broadway, to Geo. W. Freeman, and in conjunction with G. P. Butterly in 18 East 41st st, to De Lamar K. Tuttle.

THE CROSS & BROWN CO. leased to the International Education League, of which the Duke of Manchester is president, the 4th floor in 18 and 20 East 41st st. This is in addition to the space recently leased to them in the same building. Also has leased offices in the same building to the Ice Publicity Bureau and Dr. Ralph M. Crane.


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REMSEN DARLING leased, from the plans, for the 63 West 36th Street Co., Inc., E. Clifford Potter, president, the store, basement, 1st and 2d lofts, in the 12-sty loft building, now being erected at 63 and 65 West 36th st, to J. R. Palmenberg's Sons, of 710 Broadway, manufacturers of display fixtures, wax figures, etc.

THE DUROSS CO. leased the 2d loft in 51 West 13th st to Louis Erbe; store in 775 Washington st for the Duval Co. to Joseph Campbell, of 10 Wall st, and the store in 765 Washington st to E. Sarasohn, of 185 East Broadway.

THE DUROSS CO. leased 129 West 80th st to Pauline Hunziker and Mary C. Kelly, and 243 West 19th st to J. M. Abernathy.

THE DUROSS CO. leased the 10th loft in 4 West 16th st to Abe Caplan and the store in 176 6th av to the Grand Union Sewing Machine and Piano Co.

DOUGLAS L. ELLIMAN & CO. leased 54 East 67th st, a 4-sty house, on a lot 20x100, for Mrs. Richard M. Hoe, who recently purchased this property for investment, to Wm. R. Mowe.

B. FLANAGAN & SON leased 135 West 97th st, a 4-sty dwelling for 3 years to Mrs. C. L. Hammill.

FOLSOM BROS., INC., and the Charles F. Noyes Co. leased the 4-sty residence at 34 West 12th st to Frederick and Annie Bellamy.

FREDERICK FOX & CO. leased the store and basement in 12 East 48th st to A. Schmidt & Son, who have been forced to move on account of building operations preparatory to the erection of the new 20-sty Starett Building opposite the Public Library in 40th st. The same brokers have leased for the Cordette Building Co. the building at 104 West 64th st.

M. H. GAILLARD & CO. leased for the Lansing Realty Holding Co. the cafe at the southwest corner of Broadway and 83d st to John C. Grause.

THE A. N. GITTERMAN CORPORATION leased the store and basement in 260 Grand st for Morris Weinstein and Nellie W. Marks to the Grand Provision Co.

THE A. N. GITTERMAN CORPORATION leased the 6-sty building at 140 to 142 6th av for Mrs. Mary E. Reisig to the Pasbach-Voice Lithographic Co.

GOODALE, PERRY & DWIGHT, INC., have rented the store and basement of 54 West 22d st to Thomas C. Henry.

GOODWIN & GOODWIN rented for Lydia S. Fuller to Abraham Siegel the 3-sty dwelling, at 66 West 119th st.

MORRIS C. HAMEL leased for the Oak Crest Realty Co. to Silberman & Lesser of 675 Columbus av, the store in 1923 Broadway, and the store in 1929 Broadway to the Lincoln Square Jewellers.

HEIL & STERN leased for the Colony Construction Co., the 1st loft, 63 to 67 West 38th st, through to 62 and 64 West 39th st, for five years, to Rosen Bros. & Sussman Co., manufacturers of ladies' hats, now at 715 Broadway.

HEIL & STERN leased for the Alan Realty Co., A. E. Lefcourt, president, 124 to 142 West 37th st, the 6th loft to the Mutual Skirt Co., of 150 West 22d st.

M. & L. HESS, INC., leased the 4th loft in 27 East 10th st to C. Turano; the 6th loft in 131 and 133 Wooster st to Joseph Zindler, of 110 Greene st; the rear of the 3d loft in 142 to 146 West 24th st to the Butterfly Dress Manufacturing Co., of 466 6th av.

THE HOUGHTON CO. leased for Zachary T. Piercy the 4-sty dwelling, at 306 West 89th st to Mary Stajer for 3 years.

THE HOUGHTON CO. leased the 5-sty dwelling at 253 West 102d st for Ada Schwab to R. Aarons.

JOHN J. KAVANAGH leased for Charles Gulden, 1003 Madison av, a 4-sty dwelling, to Dr. Wolff Freudenthal.

JOHN J. KAVANAGH leased for Combined Real Estate Interests the store at southeast corner Lexington av and 83d st to Henry W. Mumm; from the plans for Daniel L. Korn to George W. Sanders and Henry Offerman, furniture dealers, the ground floor store in 924 Madison av. The premises are now being altered into stores, with bachelor suites above.

GEORGE V. McNALLY has leased stores for the Middleton Realty Co. in 560 West 189th st to the Bronx Valet and Tailoring Co. of 1017 Simpson st, and to Charles Edward Lewis for 5 years; also stores at 3537 Broadway to Miss Clara Selner; at 3533 Broadway to the Joffery Dairy Co.; at 602 West 145th st to Benjamin Sonshein and in conjunction with Dubois & Taylor, at 3531 Broadway to Brauns Pleating Shop.

MANHATTAN AV. THEATRE, completed recently, at the southwest corner of 109th st and Manhattan av, has been leased for 5 years, at a rental of about $13,000 a year, by the 109th Street Theatre Corporation. The property was bought last September from the estate of Jacob S. Bernheimer, and has a seating capacity of 1,003.

SAMUEL H. MARTIN leased the 3-sty dwelling at 35 West 60th st, to Louise Wolfert.

SAMUEL H. MARTIN leased for Eliza J. Arkenburgh the 2d floor in 1983 Broadway to the Webster Employment Agency.

SAMUEL H. MARTIN leased for Susie Scott Hall the 4-sty dwelling at 159 West 64th st to Sarah F. Richards for 3 years, and for Henry L. Scheuerman the 4-sty dwelling at 37 West 60th st to Annie Kelly.

SAMUEL H. MARTIN leased for Bolton Hall the 3-sty dwelling at 109 West 63d st to Joseph Glaser.

SAMUEL H. MARTIN leased the store and basement in 29 Columbus av to Barnet Zucker for 5 years.

MOORE & WYCOFF leased an apartment in 410 Park av, for the Goelet estate, to Mrs. Campbell Clark.

S. OSGOOD PELL & CO. leased a floor in 27 West 38th st to Miss Derickson, formerly in the Gattle Building at 438 5th av.

PEASE & ELLIMAN rented for Albert E. Hartcorn, the 4-sty house, 25 East 77th st, to Mrs. R. A. E. Armstrong; and an apartment in 116 East 63d st, for the Lenox Realty Co, to Mrs. Hermine R. Loening.

PEASE & ELLIMAN rented for Santoago P. Cahill his 3-sty house at 123 East 78th st to Mrs. F. M. Stowell; a large apartment in 55 East 65th st for C. E. Gregory to Tredwell Tooley, of Alexandria, Va.; for the Estate of Charles H. Senff 302 Madison av to Ander & Hagstedt; for Rees & Rees the top loft in 148 East 42d st to C. M. Watson; for the Sperry & Hutchinson Co. an apartment in 157 West 79th st to Dr. P. A. Holdridge; for Mrs. Ferdinand Hermann the dwelling at 22 East 80th st to Edward L. Ballard; for Potter Bros. one of the larger apartments in 375 Park av to Edwin B. Close; for W. L. Rogers to Jacob Shipiro the 3-sty dwelling at 67 East 92d st; for Rodolpho G. Barthold the residence at 41 East 76th st to Mrs. M. C. Cheesbro; for the Lowell Realty Co. to Dr. L. Putzel an apartment in 315 Central Park West; for George E. Jones and others the house at 561 Madison av to Mrs. Rebecca Wall; apartments in 157 East 81st st to Mrs. T. C. Culver; in 607 West 136th st to F. A. Mayer; in 170 West 72d st to W. T. Bray; in 27 East 62d st to Harold S. Pollard, and in 56 West 11th st to Prirrie MacDonald; and stores in 44 West 39th st to F. Luce and L. St. Leon.

MARK RAFALSKY & CO. leased the 4th loft in 19 West 34th st, to M. Hyman & Co., and the loft in 114 5th av, to D. Rosenberg & Co. of 114 5th av.

MISS MARY SCHARSWOOD rented her residence at 149 East 72d st, a 4-sty house, to George Crawford Clark, Jr.

SCHINDLER & LIEBLER leased for the estate of John J. Schillinger the 2d loft in 401 to 405 East 91st st to the Havana American Tobacco Co.

SCHINDLER & LIEBLER leased for the German Catholic Immigrants the 4-sty dwelling 330 West 23d st.

SHAW & CO. leased for M. Schinasi the 3-sty dwelling at 463 Manhattan av to R. A. Mielke.

SHAW & CO. have leased the dwelling at 219 East 116th st, for Jeannie M. Copland, and the dwelling, 342 West 123d st, for Mary Olmstead.

SHAW & CO. have leased for T. G. Galardi the 3-sty dwelling at 358 West 123d st to Harry B. Finn.

SHAW & CO. leased for the Farmers Loan and Trust Co. the 3-sty dwelling at 233 West 120th st to Christina Harrington.

SLAWSON & HOBBS rented 301 West 77th st for Mrs. J. Farr, a 5-sty dwelling, to H. A. Hadley.

SLAWSON & HOBBS leased for Frederick G. Bourne to Dr. A. M. Shrady the 4-sty dwelling at 151 West 73d st.

SLAWSON & HOBBS rented the dwelling at 151 West 73d st for Mrs. Mary Scofield to E. S. Small, and for the estate of John Thompson the 4-sty dwelling at 41 West 71st st to W. J. Farrell.

THE LOTON H. SLAWSON CO. leased space in 171 Madison av to the General Kompolite Co., of 171 Madison av, and Street & Finney, of 45 West 34th st, in the Fifth Avenue Building to the Wholesale Furnishings Association; 116-120 West 32d st to the Department Store Press, of 116 West 32d st, and Publishers' Co-operative Association, of 39 West 32d st, in 114 East 13th st to the Marchbank Press, and in 156 5th av to the Pioneer Embroidery Works.

HENRY TRENKMANN and S. ALVIN PIZA rented the 9th loft in the new building at 54 to 60 West 35th st to the Star Embroidery Co., of 118 East 28th st, for 5 years.

TUCKER, SPEYERS & CO. leased for Edward S. Browning to Pearles & Gilbert space in 141 West 36th st; for Captain William H. Wheeler to Brooks & Jones the building at 110 West 63d st; for George H. Flinn an apartment in 375 West End av to James Muir; and for the Brixton Realty Corporation an apartment in 140 West 79th st to Francis Blossom.

WILLIAM R. WARE leased for the estate of Sarah E. Mellen, the 4-sty dwelling, 61 Riverside drive, to Joseph H. Myers.

WILLIAM R. WARE has leased for Jacob Mayers the 4-sty dwelling, 120 West 71st st, to Joel and Ida Marks.

WILLIAM A. WHITE & SONS leased the 3d loft in 153 and 155 Hudson st to the Ridgely Trimmer Co., and additional space at 10 and 12 Old slip to W. R. Craig & Co.

WILLIAM A. WHITE & SONS leased the 5th loft in 23 and 25 Jay st for George M. Rittenhouse & Co. to the Rasmus Process Co.

WILLIAM A. WHITE & SONS leased the building at 64 Front st to the Platt & Washburn Refining Co., of 11 Broadway.

### Brooklyn.

CHARLES E. RICKERSON leased the dwellings at 11 7th av for George W. Rasch and 15 7th av for Mrs. Leonard Moody to Mrs. May T. Wyatt.

G. W. SNYDER & SON leased the 2-sty dwelling at 426 9th st, to William A. Wood.

## REAL ESTATE NOTES.

JOHN R. DAVIDSON has been appointed agent for 633 Columbus av, 145-147 West 100th st, 110 West 102d st, 873 Columbus av and 8 West 104th st.

MAXIMILIAN PAPEK is the buyer of the apartment house at 897 and 899 East 176th st, sold recently by the Carey Construction Co. The sellers took the two plots at College av and 170th st, extending to Findlay av, in part payment.

HOUGHTON CO. has been appointed agent for 131 West 103d st, 107 West 76th st, 435 West 117th st, 126 West 97th st and 153-157 West 64th st.

SMITH & PHELPS have placed for Charles Schroeder a first mortgage loan of $4,000 on the vacant plot 50x133, on the north side of Pelham av, 100 ft. east of Emmett st; also for J. Lawrence Davis, $1,500 on the vacant plot 50x100 at the southeast corner of Buhre and Jarvis avs, and $1,500 on the vacant plot 50x100, at the southwest corner of Buhre and Jarvis avs.

ALBERT J. BAUM is the buyer of the dwelling, 150 West 78th st, sold recently by Mrs. Charles E. Wilcox.

FREDERICK FOX & CO. have been appointed renting agents for the 12-sty building, 44 West 26th st.

SIMON MENDELSON is the buyer of the dwelling 21 West 69th st, reported sold last week by Oviedo Bostwick.

FORMATION of the 37 St. Marks Place Corporation this week by Morris Goldstein, Henry Pearlman and Hortense V. Munter led to a report that the old Keteltas Mansions recently remodelled for business, was to be taken over by the new company. None of the interested parties could be reached, however, for further information.

JOHN J. KAVANAGH was the broker in the sale last week of the dwelling 59 East 87th st, for Simon Nachtigall to C. W. Davis.

BULKLEY & HORTON CO. has been appointed managing agent by the Sumner Developing Co., of the new apartment houses at 37-43 McDonough sts.

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

### Conveyances.

| | 1914 Aug. 7 to 13 | 1913 Aug. 8 to 14 |
|---|---|---|
| Total No. | 120 | 119 |
| Assessed value | $14,691,400 | $8,105,000 |
| No. with consideration | 14 | 15 |
| Consideration | $1,380,450 | $1,002,400 |
| Assessed value | $1,398,500 | $1,339,000 |
| | Jan. 1 to Aug. 13 | Jan. 1 to Aug. 14 |
| Total No. | 4,738 | 5,255 |
| Assessed value | $320,184,308 | $315,849,072 |
| No. with consideration | 516 | 765 |
| Consideration | $21,983,890 | $31,638,035 |
| Assessed value | $22,769,921 | $34,775,162 |

### Mortgages.

| | 1914 Aug. 7 to 13 | 1913 Aug. 8 to 14 |
|---|---|---|
| Total No. | 61 | 56 |
| Amount | $1,339,807 | $725,798 |
| To Banks & Ins. Cos. | 16 | 6 |
| Amount | $757,354 | $111,000 |
| No. at 6% | 30 | 32 |
| Amount | $348,387 | $300,553 |
| No. at 5½% | 1 | 1 |
| Amount | $8,000 | $6,000 |
| No. at 5% | 10 | 13 |
| Amount | $687,020 | $217,845 |
| No. at 4½% | 2 | 2 |
| Amount | $75,000 | $29,000 |
| No. at 4% | 1 | ..... |
| Amount | $7,000 | ..... |
| Unusual rates | ..... | ..... |
| Amount | ..... | ..... |
| Interest not given | 17 | 8 |
| Amount | $214,400 | $172.400 |
| | Jan. 1 to Aug. 13 | Jan. 1 to Aug. 14 |
| Total No. | 2,801 | 3,361 |
| Amount | $85,247,317 | $135,084,057 |
| To Banks & Ins. Cos. | 628 | 893 |
| Amount | $37,365,084 | $79,819,250 |

### Mortgage Extensions.

| | Aug. 7 to 13 | Aug. 8 to 14 |
|---|---|---|
| Total No. | 26 | 17 |
| Amount | $1,175,350 | $1,081,000 |
| To Banks & Ins. Cos. | 9 | 8 |
| Amount | $756,000 | $699,000 |
| | Jan. 1 to Aug. 13 | Jan. 1 to Aug. 14 |
| Total No. | 1,376 | 1,253 |
| Amount | $73,535,560 | $49,353,052 |
| To Banks & Ins. Cos. | 476 | 418 |
| Amount | $45,833,060 | $28,028,700 |

### Building Permits.

| | 1914 Aug. 8 to 14 | 1913 Aug. 9 to 15 |
|---|---|---|
| New buildings | 11 | 5 |
| Cost | $927,000 | $69,550 |
| Alterations | $142,785 | $121,995 |
| | Jan. 1 to Aug. 14 | Jan. 1 to Aug. 15 |
| New buildings | 314 | 422 |
| Cost | $31,979,940 | $41,439,015 |
| Alterations | $8,231,746 | $8,999,245 |

## BRONX.

### Conveyances.

| | 1914 Aug. 7 to 13 | 1913 Aug. 8 to 14 |
|---|---|---|
| Total No. | 87 | 213 |
| No. with consideration | 18 | 7 |
| Consideration | $241,620 | $80,500 |
| | Jan. 1 to Aug. 13 | Jan. 1 to Aug. 14 |
| Total No. | 4,202 | 5,106 |
| No. with consideration | 339 | 509 |
| Consideration | $4,565,745 | $4,307,730 |


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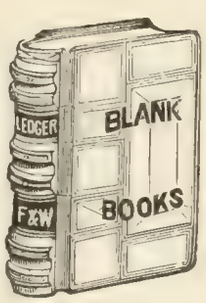
| TENEMENTS, FLATS | | ELEVATOR APARTMENTS | |
|---|---|---|---|
| Ceiling | $ .50 up | Ceiling | $1.00 up |
| Walls | .75 up | Walls | 1.00 up |
| Papering | 1.75 up | Papering | 2.50 up |
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1482 Broadway New York


### Mortgages.

| | 1914 Aug. 7 to 13 | 1913 Aug. 8 to 14 |
|---|---|---|
| Total No. | 32 | 208 |
| Amount | $777,798 | $693,461 |
| To Banks & Ins Cos | 11 | 3 |
| Amount | $73,200 | $27,500 |
| No at 6% | 26 | 38 |
| Amount | $572,076 | $242,462 |
| No. at 5½% | 7 | 4 |
| Amount | $70,200 | $34,000 |
| No at 5% | 6 | 149 |
| Amount | $41,375 | $288,260 |
| Unusual rates | 3 | 1 |
| Amount | $7,147 | $2,404 |
| Interest not given | 10 | 16 |
| Amount | $87,000 | $126,335 |
| | Jan. 1 to Aug. 13 | Jan. 1 to Aug. 14 |
| Totol No. | 2,694 | 3,865 |
| Amount | $23,729,081 | $28,928,714 |
| To Banks & Ins. Cos. | 274 | 264 |
| Amount | $5,169,551 | $4,701,141 |

### Mortgage Extensions.

| | Aug. 7 to 13 | Aug. 8 to 14 |
|---|---|---|
| Total No. | 5 | 16 |
| Amount | $23,900 | $2,391,580 |
| To Banks & Ins. Co. | | 1 |
| Amount | .... | $40,000 |
| | Jan. 1 to Aug. 13 | Jan. 1 to Aug. 14 |
| Total No. | 479 | 387 |
| Amount | $9,517,350 | $9,260,410 |
| To Banks & Ins. Cos. | 85 | 72 |
| Amount | $2,613,400 | $2,209,850 |

### Building Permits.

| | 1914 Aug. 7 to 13 | 1913 Aug. 8 to 14 |
|---|---|---|
| New buildings | 9 | 13 |
| Cost | $337,225 | $514,560 |
| Alterations | $6,600 | $12,725 |
| | Jan. 1 to Aug. 13 | Jan. 1 to Aug. 14 |
| New buildings | 523 | 633 |
| Cost | $12,842,757 | $17,263,466 |
| Alterations | $814,190 | $740,243 |

## BROOKLYN.

### Conveyances.

| | 1914 Aug. 6 to 12 | 1913 Aug. 7 to 13 |
|---|---|---|
| Total No. | 404 | 355 |
| No with consideration | 44 | 53 |
| Consideration | $234,124 | $232,101 |
| | Jan. 1 to Aug. 12 | Jan. 1 to Aug. 13 |
| Total No. | 15,005 | 15,154 |
| No. with consideration | 1,537 | 1,388 |
| Consideration | $9,882,068 | $7,931,588 |

### Mortgages.

| | 1914 Aug. 6 to 12 | 1913 Aug. 7 to 13 |
|---|---|---|
| Total No. | 258 | 291 |
| Amount | $847,385 | $817,593 |
| To Banks & Ins. Cos. | 43 | 39 |
| Amount | $235,800 | $258,000 |
| No. at 6% | 133 | 169 |
| Amount | $284,890 | $350,183 |
| No. at 5½% | 57 | 69 |
| Amount | $235,805 | $301,950 |
| No. at 5% | 52 | 41 |
| Amount | $264,550 | $143,250 |
| Unusual rates | 2 | 1 |
| Amount | $14,440 | $600 |
| Interest not given | 14 | 11 |
| Amount | $47,700 | $21,610 |
| | Jan. 1 to Aug. 12 | Jan. 1 to Aug. 31 |
| Total No. | 10,996 | 10,959 |
| Amount | $46,672,831 | $43,215,028 |
| To Banks & Ins. Cos. | 2,239 | 2,495 |
| Amount | $17,679,179 | $16,379,515 |

### Building Permits.

| | 1914 Aug. 6 to 12 | 1913 Aug. 8 to 14 |
|---|---|---|
| New buildings | 64 | 87 |
| Cost | $1,459,250 | $512,026 |
| Alterations | $64,810 | $69,881 |
| | Jan. 1 to Aug. 12 | Jan. 1 to Aug. 14 |
| New buildings | 3,078 | 2,315 |
| Cost | $29,126,730 | $20,284,191 |
| Alterations | $1,921,497 | $2,449,087 |

## QUEENS.

### Building Permits.

| | 1914 Aug. 6 to 12 | 1913 Aug. 8 to 14 |
|---|---|---|
| New buildings | 77 | 58 |
| Cost | $260,688 | $304,945 |
| Alterations | $11,063 | $28,822 |
| | Jan. 1 to Aug. 12 | Jan. 1 to Aug. 14 |
| New buildings | 3,135 | 2,748 |
| Cost | $14,203,041 | $9,945,686 |
| Alterations | $741,175 | $846,445 |

## RICHMOND.

### Building Permits.

| | 1914 Aug. 6 to 12 | 1913 Aug. 7 to 13 |
|---|---|---|
| New buildings | 13 | 10 |
| Cost | $20,830 | $17,030 |
| Alterations | $2,132 | $23,649 |
| | Jan. 1 to Aug. 12 | Jan. 1 to Aug. 13 |
| New buildings | 790 | 645 |
| Cost | $1,354,250 | $1,346,092 |
| Alterations | $152,973 | $194,999 |

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

MARGARET G. PHILIPSE.—17-19 West 17th st, $180,000, and 171-173 Macdougal st, $80,000.

## OBITUARY

FREDERICK L. DAYTON, for 22 years associated with the Manhattan office of the British Foreign Marine Insurance Co., died, aged 67, on Monday, at his home, 2 Waterbury st, Richmond Hill. He is survived by a widow and one daughter.

JAMES B. LORING, registrar of the Equitable Life Assurance Society until his retirement 11 years ago, died on Monday at his home, 18 Cranberry st, Brooklyn. He was 77 years old.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

Apartment house properties figured prominently in the Auction Mart this week. "Halcyon Hall," at 408 West 150th street, formerly owned by the New York Real Estate & Security Co., became the property of John G. Moore and others, on a bid of $105,000, as the result of a foreclosure action brought to recover $110,000. The "Bellmore" at 605 West 115th street was at foreclosure and acquired by the plaintiff on a single bid for $79,314. The action was brought by Abraham Davis and others against G. R. Smith and others to satisfy a judgment of $12,405. There were also taxes and other liens against the property totaling $1,000.

An outside bidder, Arthur M. Wilner, obtained the three tenements at the southwest corner of Lexington avenue and 108th street, for $40,325. The buildings were sold to recover a judgment of about $10,000 due on a second mortgage. The property carried a prior mortgage of $36,000.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 14, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**113TH st, 526 E,** ss, 295 w Av B, 25x103.3, 5-sty bk tnt & strs; partition; Geo & Theresa Benfeldt, defts. 22,000

**115TH st, 605-7 W (*),** ns, 125 w Bway, 50x100.11, 6-sty bk tnt; due, $12,405.98; T &c, $1,000; Abr Davis et al. 78,000

**124TH st, 129 E,** ns, 340 e Park av, 25x100.11, 3-sty bk factory; adj Aug25.

HENRY BRADY.

**65TH st, 25 E (*),** nwc Madison av, 22x100.5, 4-sty & b bk dwg; due, $88,953.43; T &c, $2,989, Greenwich Savgs Bank. 85,000

**115TH st, 338 E,** ss, 175 w 1 av, 25x100.11, 4-sty & b tnt & strs; due, $13,935.33; T&c, $302.80; Louis Masucci. 14,100

**131ST st, 55 E (*),** ns, 125 w Park av, 25x99.11, 5-sty bk tnt; due, $21,556.41; T&c, $716.95, Henry T Molter. 20,000

**150TH st, 408-14, on map 408-10 W (*),** ss, 116.6 e Convent av, 83.6x99.11, 7-sty bk tnt; due, $105,507.19; T&c, $4,170.10; Jno G Moore. 105,000

**Madison av, nwc 65th,** see 65th, 25 E.

M. MORGENTHAU, JR. CO.

**18TH st, 315 E (*),** ns, 460 w 1 av, 20x92, 3-sty & b bk dwg; due, $2,779.83; T&c, $102.03; Wilhelmina K Gronholz. 13,622

**98TH st, 34 W (*),** ss, 325 w Central Park W, 17x100.8, 5-sty & b bk dwg, due, $19,427.71; T&c, $1,485.64; Henry G Timmermann. 20,000

SAMUEL MARX.

**108TH st, 128-30 E,** see Lexington av, 1726-30.

**Lexington av, 805-7,** es, 19.6 n 62d, 34x70, 5-sty stn tnt & strs; due, $44,631.46; T&c, $1,577.49; Huntington Page. 45,000

**Lexington av, 1726-30 (*),** swc 108th (Nos 128-30), 60x75, 3-3-sty bk tnts & strs and 2-1-sty bk strs; due, $9,175.53; T&c, $267.90; sub to a prior mort of $36,000; Chas M Cohen et al. 36,403

L. J. PHILLIPS & CO.

**Bradhurst av,** sec 147th, 49.11x100; Isabel H Cohen. 54,944

| | |
|---|---|
| Total | $494,069 |
| Corresponding week 1913 | 556,208 |
| Jan 1, 1914 to date | 23,512,112 |
| Corresponding period 1913 | 28,826,248 |

## Bronx.

The following are the sales that have taken place during the week ending August 14, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Hancock st, see Van Nest av,** see Van Nest av, see Hancock.

**Benson av, 1526 (*),** es, 264 s Raymond av, 64x118x63.11x98.10; due, $7,564.87; T&c, $1,321.93; Eliz H Jaques. 5,000

**Van Nest av,** see Hancock, 25x100, due, $3,437.58; T&c, $176.93; German-American Ins Co of N Y. 2,050

D. PHOENIX INGRAHAM.

**Bristow st, 1339, on map 1337-41 (*),** w s, 95 s Jennings, 70x100, 5-sty bk tnt; due, $14,100.86, T&c, $——; Abi Ufland. 44,664

**174TH st, 513 E (*),** ns, 80 w 3 av, 40x100; 5-sty bk tnt, due, $6,695.91, T&c, $——; sub to a first mort of $27,250; Sarah Sanberg. 32,250

**Walton av, 2407 (*),** ws, 308.8 n 184th, 19.10x96.6, 3-sty bk dwg; due, $7,006.15; T &c, $379.14; Eliz K Upham. 7,300

GEORGE PRICE.

**Bronx blvd (*),** es, 100 n 213th, 100x100, due, $3,803.01; T&c, $1,836.21; Eva K Muller. 2,350

**Park av, 4595 to 4607 (*),** ws, 287.8 s 187th, 150x98.3x150.2x105.9, 4-5-sty bk tnts & strs; due, $41,591.64; T&c, $——; sub to four first morts aggregating $96,000; Hamilton Securities Co. 138,600

HERBERT A. SHERMAN.

**Baychester av, ws, 75 s Mace av,** see De Reimer av, ws, 25 s Stilwell av.

**De Reimer av (*),** ws, 25 s Stilwell av, 150x100; also DE REIMER AV, es, 25 s Stilwell av, 200x100; also BAYCHESTER AV, ws, 75 s Mace av, 50x80; also DE REIMER AV, es, 275 s Waring av, 25x100; also DE REIMER AV, sec Waring av, 50x100; also STILWELL AV, ss, whole front between Edson & Baychester avs, 200x25; due, $19,653.31; T&c, $2,204.59; Franklin Soc for Home Building & Savings. 9,605

**De Reimer av, es, 275 s Waring av** see De Reimer av, ws, 25 s Stilwell av.

**De Reimer av, sec Waring av,** see De Reimer av, ws, 25 s Stilwell av.

**De Reimer av,** es, 25 s Stilwell av, see De Reimer av, ws, 25 s Stilwell av.

**Stilwell av, ss, whole front bet Edson & Baychester avs,** see De Reimer av, ws, 25 s Stilwell av.

**Waring av, sec De Reimer av,** see De Reimer av, ws, 25 s Stilwell av.

JACOB H. MAYERS.

**Van Buren st, 1614,** es, 308.4 s Van Nest av, 41.8x100, adj Aug25. ——

CHAS. A. BERRIAN.

**Prospect av, 777 (*),** ws, 225 n 156th, 20 x100, 3-sty fr tnt; due, $6,544.15; T&c, $266.18; sub to prior mtg $4,500; Daily Realty Co, Inc. 9,375

| | |
|---|---|
| Total | $251,194 |
| Corresponding week 1913 | 44,350 |
| Jan 1, 1914 to date | 4,384,701 |
| Corresponding period 1913 | 4,177,857 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Aug. 12, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WM. P. RAE CO.

43D ST (*), ns, 225 w 3 av, 25x100.2; South Bklyn Savgs & Loan Assn 3,600.00

BROOKLYN & JAMAICA TURNPIKE RD, ss, intersec c 1, Market and Chestnut sts, runs s137xe50xn155xw52 to beg; also JAMAICA AV, ss, 106.6 sw Market st, 3.3x102xirreg; Adler's Granite Monument Wks. 5,305.00

FLATBUSH av, es, 55.1 s Fenimore, 32.1x112; withdrawn .. ——

SNEDIKER AV, es, 140 n Glenmore av, 19.11x100; A B Roberts 3,000.00

SNEDIKER AV, es, 159.11 n Glenmore av, 20x100; action 2; A B Roberts .. 3,000.00

WILLIAM J. McPHILLIAMY & CO.

ERASMUS ST, ws, adj land of John D Hopkins, 75x150; Belle Johnston..... 4,200.00

STERLING PL, ns, 100 w Saratoga av, 175x110.1; adj Sept 11. ——

E 16TH ST (*) ws, 220 n Av M, 40x100; Eagle Savings & Loan Co. ..... 7,850.00

W 15th ST, ws, 320 n Mermaid av, 40x118.0; withdrawn ..... ——

37TH ST (*), nec Ft Hamilton av, 40.8x110.9; Geo Hewlett et al ..... 9,000.00

53D ST (*), ns, 100 e Ft Hamilton av, 100.8x104.10xirreg, Nellie S Barker.. 7,700.00

53D ST (*) nec Ft Hamilton av, 10.0x101.9; action 2; Nellie S Barker. .. 6,000.00

65TH ST, ns, 350 e 6 av, 50x185; Jay Holding Co. 1,000.0

ATLANTIC AV (*), see Georgia av, 25 x99.8xirreg, Eliza J Lochme ..... 6,700.00

CARLTON AV (*), es, 274.2 n DeKalb av, 21x100; Michael F McGoldrick.. 7,400.00

LENOX RD (*), nws, intersec ss Clarkson, runs w 92.3 to E 93d, xw xw 154.6xsw68.6 to E 92d, xsw xsw54.6x w75.1xnw118.6xw170.4 to E 91st, x w43.10xs317.2 to Remsen av, xse144.2 xn857.5 to beg; also LENOX RD, ses, intersec ws Hunterfly rd, 901.7x220 xirreg; also LENOX RD, swc, Remsen av, 75.1x120.10xirreg; Barbara Silkworth 14,500.00

JAMES L. BRUMLEY.

AV T, nwc W 7th, 82.6x200; also W 7TH, ws, 280 n Av T, 20x82.6; Augusta Henderson .. 3,000.00

JOSEPH P. DAY.

CLERMONT AV (*), ws, 107 n Atlantic av, 31x30.6xirreg; Bertha I Treat.... 2,400.00

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*Auction Sales—Brooklyn—Continued.*

NATHANIEL SHUTER.

PACIFIC ST (*) ss, 355 e Buffalo av, 20x107.2; Anna Cerovsky ..... 6,000.00
MERMAID AV (*), ns, 66.4 w W 32d, 84x100; Isaac P Lewin..... 3,000.00
MYRTLE AV, ns, 180 w Tompkins av, 20x100; A B Roberts..... 2,000.00
ROCKAWAY AV (*), ws, 105 s Lott av, 20x100; Nettie B Anchell, extrx..... 4,000.00
ROCKAWAY AV (*), ws, 125 s Lott av, 20x100; Rebecca Levine..... 4,000.00

JAMES C. ARCHER.

STONE AV, ws, 88 n Truxton, 20x100; withdrawn ..... —

WILLIAM H. SMITH.

68TH ST (*), sws, 300 s e 20 av, 60x100; Gustav Liebscher..... 500.00

Total .....$103,155.00
Corresponding week, 1913 .....435,125.00

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:*

**AUG. 15.**
No Legal Sales advertised for this day.

**AUG. 17.**
137TH ST, 323 W, ns, 84 e Edgecombe av, 16x92, 4-sty & b bk dwg; Guaranty Trust Co of N Y—John J Egan et al; Stetson, Jennings & Russell (A), 15 Broad; Robert F Wagner (R); due, $11,308.51; T&c, $——; Henry Brady.

**AUG. 18.**
FORSYTH ST, 165-7; see Madison av, 1266-70.
HOUSTON ST, 267 E; see Madison av, 1266-70.
RIVINGTON ST, 32-4; see Madison av, 1266-70.
SUFFOLK ST, 175-9; see Madison av, 1266-70.
59TH ST, 345 W; ns, 225 e West End av, 25x100; 4-sty bk tnt & strs; Louis T Lehmeyer—O'Rourke Bros Co et al; Marshall S Marden (A), 37 Liberty; Geo W Collins (R); due, $13,278.09; T&c, $165; Chas A Berrian.
91ST ST, 268 E; see Madison av, 1266-70.
96TH ST, 340 E; see 1 av, 1855.
MADISON AV, 1266-70, swc 91st (No. 26-8), 100.8x62.3, 6-sty bk tnt & strs; HOUSTON ST, 267 E, swc Suffolk (No. 175-9), 25x80, 5-sty bk tnt & strs; RIVINGTON ST, 32-4, nwc Forsyth (No 165-7) 50.2x73.4, 3-5-sty bk tnts & sts; Henry R Pyne—Jos Kronethal et al; Frank C Mohane (A), 45 Bway; Livingston Platt (R); due, $1,303.59; T&c, ——; Joseph P Day.
1ST AV, 1855, swc 96th (No 340), 25.8x80, 5-sty bk tnt & strs; Emile Lams—Dora Siminowitz et al; Mandelbaum Bros (A), 90 Wall; David B Baum (R); due, $2,816.79; T&c, ——; Samuel Marx.

**AUG. 19.**
9TH ST, 337 E; ns, 175 w 1 av, 25x92.3, 5-sty bk tnt & strs; Olivia H Conyngham et al—Isaac Salmanowitz et al; Bowers & Sands (A), 46 Cedar; Phoenix Ingraham (R); due, $4,506.93; T&c, $537.80; D. Phoenix Ingraham.
127TH ST, 48 W; ss, 360 e Lenox av, 25x99.11, 2-sty & b fr dwg; Bank for Savgs in City N Y—Camilla M Patterson et al; Cadwalader, Wickersham & Taft (A), 40 Wall; J Cotter Connell (R); due, $7,219.45; T&c, $772.95; Henry Brady.
BROADWAY, 456, es, 30 s Grand, 25x100, 5-sty stn loft & str bldg; Windham Realization Co, Inc—City Real Estate Co et al; Harold Swain (A), 176 Bway; Enos S Booth (R); due, $75,991.69; T&c, $1,295.60; M Morgenthau, Jr, Co.
LEXINGTON AV, 732, ws, 80.5 s 59th, 20x75, 4 & 5-sty stn loft & str bldg; Georgette Brown—Carl Stoscheck et al; Morris Cooper (A), 20 Vesey; Phoenix Ingraham (R); due, $37,499.90; T&c, $1,850; mtg recorded May 13, 1902, D Phoenix Ingraham.
8TH AV, 687; ws, 60 n 43d, 20.2x100, 4-sty bk office & str bldg; Veronica Mock et al—Vincent L Leonard et al; Jos J Harris (A), 99 Nassau; Geo E Weller (R); due, $14,325.54; T&c, $489.50; Henry Brady.

**AUG. 20.**
JACKSON ST, 28; see Monroe 276-8.
MONROE ST, 276-8, sec Jackson (No.28), 100x20, 6-sty bk tnt & str, Max Maurer, Maximillian Davidoff et al; Abr Felt (A), 45 Bway; Phoenix Ingraham (R); due, $2,262.29; T&c, $1,119.94; sub to a prior mtg $30,500; Jos P Day.
70TH ST, 226 E, ss, 180 w 2 av, 25x100.4, 4-sty stn tnt; Mutual Life Ins Co of N Y—Jno H Bodine et al; action 4; Fredk L Allen (A), 55 Cedar; Henry A Friedman (R); due, $16,967.55; T&c, $396; M Morgenthau; Jr, Co
82D ST, 246-8 E, ss, 61.8 w 2 av, 40x76.7xirreg, 2 & 3-sty fr and bk club house; Mutual Life Ins Co of N Y—Beth David Hospital et al; Fred K I Allen (A), 55 Cedar; Jno J Hynes (R); due, $17,053.37; T&c, $——; mort recorded March 12, 1907; Henry Brady.
129TH ST, 640 W, ss, 125 e Riverside dr, runs s95xsw79.8 to Riverside dr (No. 564), xse50xne 92.1xn115xw50 to beg; 6-sty bk tnt; Israel Lewis, Albt London et al; L & I J Joseph (A), 135 Bway; Albt B Unger (R); due, $34,876.22; T&c, $2,389.76; sub to 2 mtgs aggregating $85,000; Saml Marx.
RIVERSIDE DR, 564; see 129TH ST, 640 W.
WEST BWAY, 425, es, 250 n Spring, 25x100, 6-sty bk tnt & strs; Edw H Swan et al, exrs—Kate E Zache et al; Schenck & Punnett (A), 84 William; Jacob Stiefel (R); due, $35,575.35; T&c, $1,187.74; Jos P Day.

**AUG. 21.**
34TH ST, 238 E, ss, 152 w 2 av, 18.3x98.9, 3-sty bk tnt; Lawyers' Mtg Co—Jno T Watson et al; Cary & Carroll (A), 59 Wall; Jos D Kelly (R); due, $13,529.32; T&c, $320.32; Henry Brady.
50TH ST, 14 E, ss, 250.10 e 5 av, 21.5x100.5, 4-sty & b stn dwg; Albt Rothbart et al, trsts—Geo B de Forest et al; Cary & Carroll (A), 59 Wall; Sidney W Fish (R); due, $78,752.92; T&c, $3,073.50; mtg recorded Aug 4, 1909; Jos P Day.

**AUG. 22 & 24.**
No Legal Sales advertised for these days.

### Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.*

**AUG. 15.**
No Legal Sales advertised for this day.

**AUG. 17.**
213TH ST, 848 E, ss, 175 w Bronxwood av, 25x158.2x27.3x147.3; Marie Voss—Michele Agugliaro et al; Neier & Van Derveer (A), 141 Bway; Joseph P Hennessy (R); due, $1,732.94; T&c, $212.32; sub to a prior mort of $4,200; Henry Brady.
AMUNDSON AV, ws, 125 n Strang av, see Seton av, 4016.
SETON AV, 4016, es, 125 n Strang av, 87x100x—x100 to Amundson av, x150x200; Joanna Tennery—Bengt Nelson et al; Fred Ingraham (A), 192 Bway; Thomas W Burke (R); due, $4,955.86; T&c, $711.31; sub to a first mort of $5,760; D Phoenix Ingraham.

**AUG. 18.**
HOME ST, 981-5, ns, 85.6 e Hoe av, runs n99.6 xe15xn5xe75xs94.3xw90.7 to beg; 2 5-sty bk tnts; Margt Knox—First Preferred Realty Corpn et al; Arthur Knox (A), 198 Bway; Cornelius J Earley (R); due, $9,920.70; T&c, ——; Jas L Wells.
143D ST, 419 E, ns, 210.3 e Willis av, 14.9x100, 2-sty & b bk dwg; Annie J Gruner et al—Louis Winderman et al; Middleton S Borland (A), 46 Cedar; Jos R Truesdale (R); due, $4,004.21; T&c, $149.80; Bryan L Kennelly.
160TH ST, S19, ns, 86.8 e Union av, 20.5x77.4, 3-sty fr dwg; sheriff's sale of all right, title, &c, which Maurice Fitzgerald had on May 8, 1914, or since; Alison M Lederer (A), 32 Nassau; Jas F O'Brien, sheriff; Anthony V Caggiano.
188TH ST, 438 E; see 3 av, 4697-4701.
BARKLEY AV, 3276, es, 25 e Dean, 50x100; also VALENTINE AV, es, 150 s Barkley av, 50x100; Wm S Flynn—Mary Eustace Michael B McHugh (A), 115 Bway; Jos R Truesdale (R); due, $1,055.50; T&c, $584.75; sub to a first mort of $3,500; Joseph P Day.
VALENTINE AV, es, 150 s Barkley av, see Barkley av, 3276.
3D AV, 4697-4071, swc 188th (No 438), 58.3x75.11x55.10x104.3, 4-sty bk tnt & strs; Peter Otten—Jos Schilling et al; Hovell, McChesney & Clarkson (A), 50 Court, Bklyn; Peter J Everett (R); due, $5,396.59; T&c, $420.35; sub to a mtg for $33,000; Henry Brady.

**AUG. 19.**
240TH ST, E, nwc Bronx blvd, 45x100; Octave B Herbert, comm—Jno Rotando et al; Wm B Aitken (A), 165 Bway; Robt H Bergman (R); due, $3,358.85; T&c, $425; Geo Price.
BRONX BLVD, nwc 240th; see 240th st, E, nwc Bronx blvd.
HUGHES AV, 2452, es, 20 n 188th, 24.11x87.6, 4-sty bk tnt & strs; Geo F Martens—Pasquale D'Auria et al; Thos J Farrell (A), 20 Vesey; Clarence Y Palitz (R); due, $9,975.14; T&c, $897.52; Henry Brady.
PARK AV, 3600-2, es, 40 n 169th, 50x100, 4-sty bk tnt; Catharina W Hering by gdn—Henry Hering et al; Earl J Helmick (A), 359 Fulton, Jamaica, N. Y.; Geo J Gillespie (R); partition; Henry Brady.

**AUG. 20.**
No Legal Sales advertised for this day.

**AUG. 21.**
139TH ST, 605 E; ns, 475 e St Ann's av, 25x100, 4-sty bk tnt; Robt C Fulton et al exrs, trsts—Mary E Flynn et al; De La Mare & Morrison (A), 140 Nassau; Monroe Goldwater (R); due, $3,397.29; T&c, $80.85; Chas A Berrian.

**AUG. 22 & 24.**
No Legal Sales advertised for these days.

### Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**AUG. 15 & 17.**
No Legal Sales advertised for these days.

**AUG. 18.**
LOND ST, ws, 20 n Butler, 20x50; Phebe A Cheesman—Jno Martin et al; Edw F Taber (A), 138 Fulton st; Chas S Taber (R); Wm P Rae.
HAWTHORNE ST, ws, 106 n Winthrop, 50x106; Chas C Aspinwall—Jno H McArdle et al; Jno N E Kraeger (A), 44 Court; Herbert Peake (R); Wm J McPhilliamy & Co.
38TH ST, nes, 318.10 se New Utrecht rd, 20x90; Henry Hess et al—Saml Oliphant et al; C & T Perry (A), 845 Manhattan av; Geo J Schneller (R); Wm P Rae.
72D ST, ss, 300 e Narrows av, 40x100; Johanna Ford—Realty Dealers; Fredk N Smith (A), 24 Jackson av, Queens; Fredk A Drake (R); Wm J McPhilliamy & Co.
AV Q, c 1, intersec e s E 38th, runs w 923.7x s1643.2xe1093.10xn1364.3xw208.3xn230.1 to beg; Jno F Dwyer et al—Coleraine Real Estate Assn et al; Geo Eckstein (A), 44 Court; Frank X McCafity (R); Wm J McPhilliamy & Co.
47TH ST, sec Wyckoff, 20x82.2; Wm F Brown—Brown Realty Co et al; Chas A Clayton (A), 44 Court; Jos J Speth (R); Thos Hovenden.

**AUG. 19.**
10TH ST, ns, 195.4 e 8 av, 19.6x92.6; N Y Investors Corpn—Clara L Whitlock et al; Harry L Thompson (A), 175 Remsen; Wm Lieberman (A); Wm P Rae.

**AUG. 20.**
CARROLL ST, ss, 230 w Clinton, 20x90; Lawyers Mtg Co—Elizabeth Boden et al; Cary & Carroll (A), 59 Wall, Manhattan; Jas T Williamson (R); Wm J McPhilliamy & Co.
WARWICK ST, es, 140 s Wortman av, 40x100; Matilda Sussman—Jno H Rosen et al; Henry Feldman (A), 280 Bway; Geo C Jeffry (R); Nathaniel Shuter.
3D ST, 397, ns, 337 e 5 av, 22x90; Mutual Benefit Life Ins Co—Wilbur H Hendrickson et al; Dexter, Osborn & Fleming (A), 71 Bway, Manhattan; Hugh A McTernan (R); Thos Hovenden.
48TH ST, 455, ns, 240 w 5 av, 30x100.2; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Louis J Carruthers (R); Thos Hovenden.
49TH ST, ns, 500 w 6 av, 30x100; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Hugh A McTernan (R); Thos Hovenden.
HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W Church, Jr, et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliamy & Co.

**AUG. 21.**
68TH ST, nes, intersec ses 15 av, —x—, to New Utrecht av; Alva E Belmont et al—Peter Olsen et al; Herbt Reeves (A), 51 Liberty, Manhattan; Milton Wright (R); Wm J McPhilliamy & Co.
BROOKLYN AV, es, 180 n Church av, 30x35.1; N Y Mtg & Security Co—Boyd Constn Co et al; Henry M Bellinger, Jr (A), 135 Bway; Albert E Richardson (R); Wm P Rae.
BROOKLYN AV, es, 210 n Church av, 30x35.10; same—same; action 2; same (A); same (R); Wm P Rae.
CONEY ISLAND AV, es, 460.5 n Av S, 20x100; Alva E Belmont—Harvey J Couch et al; action 1; Herbert Reeves (A), 55 Liberty, Manhattan; Jas M Kelly (R); Wm J McPhilliamy & Co.
CONEY ISLAND AV, es, 480.5 n Av S, 20x100; same—same; action 2; same (A); same (R); Wm J McPhilliamy & Co.
DOUGLASS ST, ss, 100.8 e Court, 15x96; sheriff's sale of all right, title, &c, which Fred R Moore had on Aug 11, 1914, or since; Lewis J Swasey sheriff; Wm P Rae Co.
DUMONT AV, nwc Thatford av, 25x100; Prudential Bond & Mtg Co—Abr Damsky et al; Jos Sapinsky (A), 35 Nassau, Manhattan; Wm R Murphy (R); Nathaniel Shuter.
GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway; Jas F Quigley (R); Wm P Rae.
72D ST, ns, 95.10 e 5 av, 30x118.4; Cayuga County Savgs Bank—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; I M Lerner (R); Wm P Rae.
72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of the Presbyterian Church in the U S of America—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.
73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margaret Sullivan et al; Harry L Thompson (A), 175 Remsen; Chas T Kunkel (R); Wm P Rae.
6TH AV, ws, 102.6 s Carroll, 19x96; Claus Hohorst—Mary F McGregor et al; Coller & Coller (A), 61 Liberty, Manhattan; Saml L Judelsohn (R); Nathaniel Shuter.

**AUG. 22.**
BEDFORD AV, es, 100 s Clarendon rd, 50x100; Bolstein-Epstein Co, Inc—Elizabeth D Baylos et al; Jos A Whitehorn (A), 791 Bway; Henry L Salpeter (R); Nathaniel Shuter.

**AUG. 24.**
66TH ST, ss, 100 e 14 av, 20x100; Fredk W Sherman—Luigi Bozzicolonna et al; Julius Krause (A), 105 Lexington av, Manhattan; Jas M Fawcett (R); Wm P Rae.
NASSAU AV, ns, 64 e Kingsland av, 19x100; Jas W Conklin—Henry Leibowitz et al; Wm S Miller (A), 837 Manhattan av; C C Lockwood (R); Wm P Rae.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**AUG. 8.**
CANNON ST, es, 100 s Rivington, 25x100; Morris Liebman—Nathan Bitzick et al; M A Rabinovitch (A).
WOOSTER ST, 62; Bank for Savgs in City of N Y—Chas Martin et al; Cadwalader, Wickersham & Taft (A).
13TH ST, 224-8 E; three actions; Rachel Hyman exr—Jos Berkowitz et al; M Hyman (A).

**AUG. 10.**
42D ST, 229 E; Kath Elias—Henry Weiss et al; L W Osterweis (A).

**AUG. 11.**
ELDRIDGE ST, ws, Lot 657, Map of Jas Delancey Estate, 17 Ward; August Witzel—Solomon Blinder et al; amended; C Brandt, Jr (A).
14TH ST, 607 E; Saml J Littenberg—Meyer Goldberg et al; S Kahan (A).
103D ST, 161 E; Jno Wagner—Sadie Froelichstein et al; A B La Far (A).
LEXINGTON AV, 1736; Chas G Moller et al—Isaac J Danziger et al; amended; Bowers & Sands (A).
MADISON AV, swc 82d, 101.2x35; U S Trust Co of N Y—Adolph Meyer et al; amended; Stewart & Shearer (A).

**AUG. 12.**
51ST ST, 239 W; Henrietta M Kleinberger—Josephine S Bennett et al; Godnick, Wilson & Ranzenhofer (A).
133D ST, 115-17 W; two actions; Jno C Wilmerding et al; Rachel Lederer et al; R & E J O'Gorman (A).
AUDUBON AV, es, 259.10 n 175th, 99.11x100; Jos E Marx—Shelburne Realty Co et al; amended; Lese & Connolly (A).
CONVENT AV, ws, 193.6 s 133d, 135.5x127.5x131.6x100; Austin B Fletcher—Convent Park Constn Co et al; W P S Melvin (A).

**AUG. 13.**
BROOME ST, es, Lots E & F, Map of Bayard Farm; WOOSTER ST, 62; Bank for Savgs in the City of N Y—Chas Martin et al; amended; Cadwalader, Wickersham & Taft (A).
CHERRY ST, 246-8; National Nassau Bank of N Y—Harris Shapiro et al; Breed, Abbott & Morgan (A).
JONES ST, 9; Jno L Tonnele, trst—Ferdinand W Fey, et al; J N Tonnele (A).
13TH ST, 509-11 E; N Y Trust Co—Jno Giannoto et al; M S & I S Isaacs (A).
50TH ST, ns, 155.7 e 1 av, 19.5x100.5; Babette Hern—Ann Wallach; Hovell, McChesney & Clarkson (A).
77TH ST, 57 E; U S Trust Co N Y—Roseby Realty Co et al; Stewart & Shearer (A).
152D ST, ns, 300.10 w Bway, 24.7x199.10; Annie G Piesen—Mary E Mitchell et al—M Eder (A).
152D ST, ns, 325.5 w Bway, 24.9x199.10; Annie G. Presen—Mary E. Mitchell, et al, M. Eder (A).
152D ST, ns, 350 w Bway, 25x199.10; Hugo H Piesen—Annie M Kelly et al; M Eder (A).

**AUG. 14.**
49TH ST, 68 W; Eliz Irwin—Jno J Tierney et al; G F Alexander (A).
50TH ST, ss, 160 e 7 av, 40x100.4; Theo Riehl—Theresa Abelson et al; Harris, Corwin, Gunalson & Myers (A).
57TH ST, 102 W; Mathilda Gordon—Mollie H Van Baar et al; I Cohen (A).
113TH ST, ss, 20 e 4 av, 16x100.11; Margt W Burdsall—Michl Kelly et al; Wilson, Barker & Wager (A).
MADISON AV, nwc 126th, 19.11x85; Sarah J Morton—Annie M Keenan et al; C A Moran (A).

### Bronx.

**AUG. 7.**
LELAND AV, ws, 125 s Wood av, 25x100; Janie H Kellogg—Eugene J Sennett et al; O E Davis (A).
LOTS 29-30, blk 3349; Smith Williamson—Abr Cahn et al; Wiliamson & Bell (A).

**AUG. 11.**
DEVOE TER, nws, 412.8 s 190th, 18x70; Christian G Euler——Francis A Fullam et al; Carrington & Pierce (A).
DECATUR AV, ws, 341.5 n S Blvd, 37.6x110; Rebecca B Gourlie—Clarke B Augustine et al; Dean, Tracy & McBarron (A).
ELLIS AV, swc Haviland av, 83x102.6; Chas A Hall—Mary A Thompson et al; F M Thompson (A).
KATONAH AV, ws, 50 n 237th, 25x85; Rebecca B Gourlie—Stanley J Marran et al; Dean, Tracy & McBarron (A).
KATONAH AV, ws, 25 n 237th, 25x85; Rebecca B Gourlie—Stanley J Marran et al; Dean, Tracy & McBarron (A).
WHITLOCK AV, es, 314 s Tiffany, 39x90; Susan McVickar Hemenway—Lockwhit Co et al; Everett, Clarke & Benedict (A).
WHITLOCK AV, es, 275 s Tiffany, 39x90; Susan McVickar Hemenway—Lockwhit Co et al; Everett, Clarke & Benedict (A).

**AUG. 12.**
No Foreclosure Suits filed this day.

**AUG. 13.**
139TH ST, ss, 327.8 e St Anns av, 37.6x100; Wm Dannheim—Maurice H Zucker et al; H Meyer (A).
MORRIS AV, es, 262.6 n 179th, 18.9x100; Anna C Stephens—Pauline Hoecker et al; T F Keough (A).
PROSPECT AV, ws, 230 s Tremont av, 70x100x irreg; Fredk P J Arndt—Augusta Barthold et al; C A Furthman (A).
PROSPECT AV, 564 & 566; Wm L Condit et al—Helene Fraudenmacher et al; Elkus, Gleason & Proskauer (A).
WHITLOCK AV, es, 392 s Tiffany, 39x90; Cath Wolfe Loney—Lockwhit Co et al; Stanton & Hopkins (A).
LOT 13, Map of Prop in 24th Ward belonging to Est of Geo W Hunt; Ellen Fitzgerald—Lizzie Reese et al; C K McGuire (A).
LOT 241, Map Village of Wakefield—Saml Stecher et al—Giouse Arccleo et al; C Tolleris (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**AUG. 6 & 7.**
No Judgments in Foreclosure Suits filed these days.

**AUG. 8.**
131ST ST, ss, 190 e 8 av, 15x99.11; Iphigenia Z Place—Jas J Ryan; Wells & Snedeker (A); Henry C S Stimpson (R); due..... 6,252.08

**AUG. 10.**
BROADWAY, 2788; Helen D Clark et al—Abner T Bowen et al; Herbert J Lyall (A); Wm T Quinn (R); due.. 9,867.47

**AUG. 11.**
133D ST, ns, 185 e Lenox av, 25x99.11; Wm C Bowers—Eva Kramer et al; Bowers & Sands (A); Jos V Mitchell (R); due..... 14,628.05
RIVERSIDE DR, es, 75.8 n 87th, 25x100; N Y Trust Co—Elijah D Murphy; Merrill & Rogers (A); Theo K McCarthy (R); due..... 49,854.67

**AUG. 12.**
No Judgments in Foreclosure Suits filed this day.

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**AUG. 8.**
101ST ST, ns, 100 e Bway, 54.9x100.11; Pauline Cohen—German Exchange Bank et al; specific performance, &c; J Cohen (A).


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*Lis Pendens—Manhattan—Continued.*

114TH ST, ss, bet 2 & 3 avs, lot 33; also 2D AV, es, bet 116th & 117th, lot 53; two actions; Rudolph Wallach Co—Louis Lese et al; foreclosure of tax liens; A Weymann (A).

**AUG. 10.**
No Lis Pendens filed this day.

**AUG. 11.**
No Lis Pendens filed this day.

**AUG. 12.**
MADISON AV, ne 52d, 95x85; Doty & Orr Co—Redesdale Corpn et al; action to declare deed void, &c; Pressinger & Newcombe (A).

**AUG. 13.**
HILLSIDE AV, 116-20; Sophie Battermann—Wm Jaenike et al; action to establish right of dower; Redding, Greeley & Goodlett (A).

**AUG. 14.**
RIVINGTON ST, 227; Morris Nathanson—Abr Schwartz et al; (action to set aside deed &c); A B Greenberg (A).

55TH ST, ns, 140 e Madison av, 16.6x100.5; Edith E Adams—Frank Adams; action to establish lien; Brown, Cooksey & Myers (A).

107TH ST, 67 W; Hattie Rothschild—Ethel R Prager et al; a measurement of dower, &c; S R Lash (A).

ST NICHOLAS AV, nwc 164th, 133.4x171.5; East River Mill & Lumber Co—164 Building Co Inc et al; action to foreclose mechanics lien; Williams, Folsom & Strouse (A).

## Bronx.

**AUG. 7.**
No Lis Pendens filed this day.

**AUG. 8.**
LOT 69, Hutchler map; Jno Stahl—Mary E Eaton; action to enforce specific performance of contract; B Franklin (A).

LOT 228, map of Village of Mott Haven; Frances H Bolton et al; Luigi Flora et al; J A Lane (A).

**AUG. 10.**
No Lis Pendens filed this day.

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**Mechanics' Liens**
**A Specialty**

**AUG. 11.**
187TH ST, ns, bet Bathgate & 3d avs (known as Lot 38, Sec 11, Block 3,057); Rudolph Wallach Co—Azelia W Steele; action to foreclose transfer of tax lien; A Weymann (A).

LOT 280, Map of Laconia Park; American Tax Lien Co—Angelo Mercadante et al; action to foreclose transfer of tax lien; J J Schwebel (A).

**AUG. 12.**
149TH ST, sec Timpson pl, 26.7x104.7; (2) CYPRESS AV, sec 149th, 50x84; (3) TINTON AV, nwc 149th, 94x100; (4) UNION AV, nec 149th, 75x100; (5) LOT NO 1, Map of 145 lots, being part of Fox Estate; Patk H Sullivan et al—Patk H Sullivan et al; partition suit; Ellison & Ellison (A).

**AUG. 13.**
149TH ST, ns, bet Morris & Courtlandt avs (known as Lot 54, Sec 9, Blk 2331); Robt McGill—Gerard M Barretto et al; action to foreclose transfer of tax lien; Elkus, Gleason & Proskauer (A).

## Brooklyn.

**AUG. 6.**
BERRY ST, es, 25 n N 9th, 25x100; also KENT AV, es, 25 n N 13th, 25x100; also 6TH AV, ws, 66.6 s 12th, 15.6x80; also WYTHE AV, wc N 13th, 75x100; Helen Keeley—Mary C Keely et al; to create a title; O O'Brien (A).
HART ST, 150; also S 3D ST, ns, 25 w Hooper, 120x120.3; also S 9TH ST, ss, 96 w Driggs av, runs s144.1xw50xn149.11xe90 to beg; also GRAND ST, nwc Rodney, 50x119.6x50x119.2; Michl Austermann—Frank Peleyger et al; to set aside deed; Strasbourger, Eschweger & S (A).
HENDRIX ST, ws, 80 n Blake av, 20x50; Louise Kramer—Jacob Powers et al; J A Whitehorn (A).
QUINCY ST, ss, 230.8 e Lewis av, 19x100; Hannah M Lovett—Jacob Eisenberg et al; Smith, Doughty & W (A).
STERLING PL, ss, 260 e Howard av, 21.1x86.8 x20x93.4; Ernest Schneiderman—Jacob Plotnick; specific performance; A G Fuchs (A).
S 1ST ST, ss, 180 e Driggs av, 37.6x100; Max Levy—Michl Bershatsky et al; Levy, Gutman & G (A).
S 1ST ST, ss, 217.6 e Driggs av, 37.6x100; same—same; same (A).
13TH ST, nes, 97.10 nw Prospect Park W, 20.10x100; Eva Hornstein—Wm Forger et al; C W Morhous (A).
E 53D ST, es, 200 n Linden av, 60x100; Jno C Kinkel—Thos E Cisney et al; R H Carpenter (A).
79TH ST, sec 6 av, 20x109.5; also 79TH ST, ss, 109.5 e 6 av, 100x160; Yetta Mestrowitz—Henry Roth Bldg Co; foreclosure of mechanics lien; I M Silberman (A).
AV M, nec E 33d, 60x100; Cecile K L Acton—Martha Kaufmann & ano; M H Elliott (A).
CHRISTOPHER AV, ws, 150 s Riverdale av, 25 x100; Jos P Slater—Gittel Katz et al; H Lurio (A).
CHRISTOPHER AV, ws, 175 n Liberty av, 25x100; Title Guar & Trust Co—Annie Edelman et al; T F Redmond (A).
FLUSHING AV, sec Forrest, runs e10xse95.7xsw25xnw100xne105 to beg; Sarah Reizenstern—Minnie Einhorn et al; H Zirn (A).
WASHINGTON AV, ws, 508.4 s Myrtle av, 16.8x100; Title Guar & Trust Co—Thos J Shaughnessy et al; H L Thompson (A).

**AUG. 7.**
CUMBERLAND ST, sec Greene av, 75x80; Salvatore Marcecia—Sheffield Constn Co et al; foreclosure of mechanics lien; R K Jacobs (A).
GRATTAN ST, ns, 25 w Porter av, 25x100; Title Guar & Trust Co—Max Bernstein et al; T F Redmond (A).
UNION ST, ns, 282.6 w Clinton, 27.6x100; Henry D Bultman—Lillian Hegeman et al; Reynolds & Geis (A).
E 43D ST, es, 360 s Av J, 20x100; also E 45TH ST, es, 100 n Av N, 40x100, also KINGS HIGHWAY, nws, at int land formerly of Abijah Baldwin, runs nw534.2xne81xse543.6xsw81 to beg; also E 43D ST, ws, 460 s Av J, runs s623xnw 266.6 to beg, Michl Hellebrand—Anna Hellebrand; to obtain a judgment; J A Timony (A).
45TH ST, nes, 472.5 nw 12 av, 22.11x100.2; Title Guar & Trust Co—Jos Black et al; T F Redmond (A).
48TH ST, nws, 180 sw 14 av, 40x100.2; Title Guar & Trust Co—Lottie Horowitz et al; T F Redmond (A).
49TH ST, sws, 160 nw 16 av, 40x100.2; Bank for Savgs at Ossining—Matilda G David et al; T F Redmond (A).
57TH ST, sws, 128 nw 16 av, 28x100.2; Emma Clark—Rose Sperling et al; T F Redmond (A).
GLENMORE AV, swc Elton, 27.6x100; Giovanni Brunetti—Fannie L Silvis et al; A Mignone (A).
GRAVESEND AV, es, 120 s Av N, 20x112; Fredk Opolinsky—Sarah G Meistrell; J M Peyser (A).
LOT 3 & 4, map Rugby—Wilhelm Steinnle—Morris Cantor et al; S Seiderman (A).

**AUG. 8.**
POPLAR ST, ns, 77.4 e Hicks, 25x22.8; Wm Muzzio—Marie Muzzio et al; partition; H G Chapin (A).
THAMES ST, ss, 200 e Bogart, 50x100; Title Guar & Trust Co—Gussie Epstein et al; T F Redmond (A).
40TH ST, ws, 46.1 nw New Utrecht av, 20x100.2; Chandler Smith—Anna M Roesh & ano; D E Griffith (A).
40TH ST, sws, 66.1 nw New Utrecht av, 20x100.2; same—same; same (A).
78TH ST, sw Waverly pl, 20.6x300; Harry W Fairfax—Wm A A Brown & wife; J H Shaffer (A).
79TH ST, sc 11 av, 100x460; Geneva C Stopenhagen—Abr I Goldberg et al; G F Alexander (A).
STONE AV, ws, 25 s Riverdale av, 25x100; Stone Av Bldg Co—Thos Haines; to create a title; I Solomon (A).
JOE KALB AV, ns, 300 e Marcy av, 50x100; Trustees of Widows & Orphans Fund of E D in City of Bklyn—Leon Geisman et al; Coombs & Wilson (A).
11TH AV, nws, 80.2 sw 48th, 20x100; Putnam Co Savgs Bank—Arthur M Lewis et al; T F Redmond (A).

**AUG. 10.**
CLAY ST, ss, 100 w Oakland, 25x100; Max Whitelaw—Jake Bloch & ano; foreclosure of mechanic's lien; L Rosenberg (A).
MORTON ST, ss, 92 w Bedford av, 23x75; Jennette S Lewis—Chas Heymann et al; H L Thompson (A).
PARK PL, ns, 300 e Saratoga av, 19.6x127.9; Sami Zuckerman—Ida Bangel et al; Levy Gutman & G (A).
STAGG ST, swc Bogart, runs w13.2xs75xe28.6x n76.6 to beg; Children's Aid Society—Brown Realty Co et al; H L Thompson (A).
E 16TH ST, nec Av Y, runs n296xse301.3xw49.2 to beg; Eliz B Lemen—Harriet A Lane & ano; Sadtler & Knemeyer (A).
FT HAMILTON PKWAY, ses, 131.7 ne 38th, 20.10x102.11x20.3x99.2; Francis M Johnstone—Independence Co of West Bklyn et al; Reeves & Todd (A).
18TH AV, es, 200 n Bath av, 49.11x117.8x50x115.2; Simon Wolf—Augusta Stern et al; Lewis & Lewis (A).
RIGHT OF WAY line of N Y & Sea Beach R R, ws, 170 n Av U, 10x70; N Y Municipal R R Corpn—Clara McLear et al; to acquire property; G Yeomans (A).

**AUG. 11.**
KOSCUISKO ST, ns, 61.6 e Sumner av, 19.3x82; Eliza D Taylor—Nathan Bokshitzky et al; T F Redmond (A).
MONROE ST, ns, 125.6 e Nostrand av, 74x100; Alex Zalka—Danl Gibbons et al; T J Ryan (A).
W 7TH ST, sec 22 av, rune ne40.6xse100xsw40xnw64.11xw64.11xn68 to beg; Ida E Davis—Jno Storer et al; W H Good (A).
57TH ST, nes, 320 nw 16 av, 30x100.2; Title G & T Co—Henrietta Pereyra et al; T F Redmond (A).
74TH ST, ss, 196 w 4 av, 18x100; Mary Dillon—Margt A Wallace et al; T F Redmond (A).
GATES AV, ns, 310 w Reid av, 19.11x100; Nora Kearney—Fannie T Burroughs et al; J M O'Neill (A).
GREEN AV, ns, 164 w Patchen av, 18x100; Bklyn Hospital—Ida Casey et al; T F Redmond (A).
LENOX RD, ss, 60 e E 51st, 20x75; Arthur Lyman—Andrew Baxter et al; W T Lindsay (A).
MESEROLE AV, sec Leonard, 29.4x79.11; Jno Brodie—Hattie Schliemann et al; J Sugelman (A).
NOSTRAND AV, ws, 100 n Av H, 20x90; Mary E Peck—Henry W Ellison et al; H L Thompson (A).
PUTNAM AV, ss, 87 w Howard av, runs s74.4x w13xs25.8xw4xn100xe17 to beg; Alletta L Phillips—Edw B Ecker et al; C H Fuller (A).
THATFORD AV, sec Glenmore av, 20x50; Mary E Heath—Jos Levine et al; H L Thompson (A).
3D AV, sec 21st, 20.2x100; Edwin C Swezey—Francesca N Diorio et al; R E Swezey (A).
3D AV, sw 39th, 25x100; Jas Lefferts—Mary A Cronin et al; D V D Reiley (A).

**AUG. 12.**
BAINBRIDGE ST, ns, 100 e Stuyvesant av, 20x100; Bowery Savgs Bank—Kalman Weiller et al; T F Redmond (A).
CLEVELAND ST, es, 90 n Blake av, 20x95.3; Barnet Pomerantz—Morris Applebaum & ano; partition; I Solomon (A).
FULTON ST, ns, 86.10 e Rockaway av, runs n 6.2xw31.3xs46.6xs13.11xe20.3 to beg; trustees of Robert College of Constantinople—Jacob Josefsthal et al; T F Redmond (A).
HART ST, nws, 175 ne Knickerbocker av, 25x100; Albert Graichen—Theresia Hauser et al; partition; A Christmann, Jr (A).
STAGG ST, ns, 300 w Waterbury, 25x100; Union Trust Co of Albany—Jos Schoenblum et al; T F Redmond (A).
UNION ST, nwc Bond, 14.7x75; Lillian M Williams—Emma H Anderson et al; H J Davenport (A).
WEST ST, ws, 84.6 s Tehama, 20x98.9x21.1x91.3; Annie P Remsen—Wm Clare etal; H J Davenport (A).
E 17TH ST, ws, 150 s Av Z, 25x100; Sarah Sober—Thos L Mullen et al; H E Shirk (A).
46TH ST, nes, 240 se 13 av, 40x100.2; Julia L Sammis—Jos Gottfried et al; T F Redmond (A).
100 ST, ns, 112.6 w Ft Hamilton av, 27.6x97.6; also 100TH ST, ns, 200 w Ft Hamilton av, 97.6x100; Title G & T Co—Jessie K Dowling et al; H L Thompson (A).
ATLANTIC AV, ns, 225 e Smith, 25x90; Title G & T Co—Yetta Abraham et al; T F Redmond (A).
CLARENDON RD, sec E 29th st, 20x100; Spencer Aldrich—Geo Potts et al; F D Wynn (A).
MYRTLE AV, sec Steuben, 25x100; Bond & Mtg Guar Co—Jno Sklar et al; H L Thompson (A).
OCEAN AV, swc Av V, 20.4x106.6; Horace G Teele—Clara Jacobs et al; H J Davenport (A).
R R AV, es, 474.3 s Jamaica av, 20x175; Geo Specht—Marie A Walter & ano; to create a title; B Bloch (A).
5TH AV, ws, 45.6 s 54th st, 20.10x80; Mary E McVeigh—Warren E Golden et al; partition; W J Bolger (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**AUG. 8.**
111TH ST, 304-6 W; Philip Bolotin—Lena Schiff & Axel M Rund..... 291.58
BROADWAY, nwc 72d, 104x180.5; Lewis G Fried—Morris Schinasi, Gustave Kaufmann & Hemeke Engineering Co. 255.00

**AUG. 10.**
VESEY ST, 39; Chas J Adams & Son, Inc—H L Fox ..... 933.00
113TH ST, 200 W, & 1862 7th av; Joe Prushansky—Mathilda M Mertens et al 353.00
129TH ST, 131-135 W; Jacob Meyer—Nora D McCall ..... 107.85
BWAY, sec 81st, 102.1x220; American Guar Roofing Co—Estate of Bernheimer et al; Fleischman Bros Co, Inc ..... 1,562.08

**AUG. 11.**
CLARKSON ST, ss, whole front bet West & Washington, 281,2xirreg; Communipaw Steel Co—Wm E Aitken & Jno J Bradley; Thos Drusdale (43) ..... 500.00
MONTGOMERY ST, 35-37; Nathan Garber Hebrew Kindergarten & Day Nursery (44) ..... 6,436.63
19TH ST, 205-209 W; Herrmann & Grace Co—Wyanoke Realty Co; Hugh E O'Reilly; renewal (45)..... 1,305.20
SAME PROP; Teran, Mahaney & Munro, Inc—same; renewal (46) ..... 1,500.00
78TH ST, 338 E; Wm A Haase, Inc—Helen Breen (42) ..... 134.41
BWAY, 1372-78; Northern Waterproofing Co—Hobart Estate Co; Times Sq Improving Co; Richman Constn Co (47) ..... 75.00
N Y CEN R R TRACKS, es, 450 s Dyckman, 143.6x101; Pheon Contracting Co—Vermont Hygeia Ice Co (41). 3,000.00

**AUG. 12.**
CATHEDRAL PKWAY, ss, 250 w Columbus av, 100x171.10 to 109th; Paul Scherbmer Iron Wks—Woman's Hospital; Isaac S Rossell (48)..... 2,874.00
49TH ST, 140 W; Harry Fischer—Emilie Simon; Kaufman Simon (52). 41.00
75TH ST, 507 E; Jas De Fago—Bernet C Gerken; Sidney F Oppenheim (49) 1,537.05
97TH ST, 47 W; Louis Cohen—Heloise T Wills; Pascal Cohn & Son (51)... 175.00
136TH ST, 124-126 W; Sam Fox—4th Moravian Church; Stephen Wilcox (50) ..... 35.00
BWAY, nec 81st, 95x102; Wm Koch - Wm Walter; Fulton Bldg Co; Tolkow & Fleischmann Bros Co (54) ..... 117.10

**AUG. 13.**
DUTCH ST, 12; Edw F Rodler—Franz Zahn ..... 54.60
BWAY, sec 81st, 95x102; Wilhelm Koch—Wm Walter; Fulton Bldg Co; Tolkow & Co, Fleishmann Bros Co (55) ..... 117.10
2D AV, 318; Cross, Austin & Ireland Lumber Co Alexander K Leimburg; Axel L Anderson (57) ..... 463.71
5TH AV, 424-34; Standard Plunger Elevator Co—F V & J H Burton; E Brooks & Co (58) .....42,187.71
7TH AV, 2282; Herman Steinberg—Chas Froebe; Isaac Schoenberg (56) 75.00

**AUG. 14.**
56TH ST, 421 W; Harry Pine—Bertha Wolf (64) ..... 109.50
83D ST, 13 W; Edwin C Worms—Mary Mary B Hall & Gamble Realty Co (60) ..... 7.90
83D ST, 11 W; same—Chas W Lindsley & Gamble Realty Co (61)..... 8.70
BROADWAY, nwc 47th, 155.7x100; Gimbel Bros, N Y—Amusement Resaturant Co Inc (62) ..... 5,500.00
LEXINGTON AV, 1513; Harry Pine Bertha Wolf (65) ..... 18.30
6TH AV, 624; J P Zunia Tile Co—Alvina McAleenan, Louise B O'Donohue & Chas Koster (63)..... 175.00

## Bronx.

**AUG. 7.**
BECK ST, 582; Eagle Cornice & Skylight Works—Ostro Constn Co (12).. 30.00
VAN NEST AV, 774; Harris Rose Constn Corpn—Jas Brownshield & Garvey Bros (13) ..... 201.00

**AUG. 8.**
BATHGATE AV, 1216; Louis Wiener—Lena Greenberg & Bathgate Realty Corpn (16) ..... 3,318.96
WALKER AV, 1125; Harlem Gas & Electric Fixture Co—Michl D Howard (15) ..... 85.00
WALKER AV, ns, 131.6 w Bronx Park av, 26.8x104.6; Salvatore G Arnone—Michl D Howard (14) ..... 205.80
AUG 10.
No Mechanics' Liens filed this day.

**AUG. 11.**
MAHAN AV, es, 200 s Tremont rd, 25x100; Frank Goldman—Julian Bally, August Tfelt & Alphonse De Bouver (19) ..... 33.00
3D AV, 3882; Wm T Hookey & Son, Inc—Paseidan Realty Co, Inc, Angelo Restibo (17) ..... 603.90
UNION AV, 1232; Sam Burstein—Gustave L Becker (18) ..... 71.50

**AUG. 12.**
214TH ST (**), ss, 93.8 w Barnes av, 25x100; Geo Bonavia—Annibale De Luccia, Nicola Ottomano; renewal (53) ..... 18.01

**AUG. 13.**
168TH ST, ss, 143.6 w Fulton av, 59.1x103; Kiosk Contracting Co—Wm J Diamond, Andrea La Sala (20) .... 196.00
JACKSON AV, 757, 759, 761 & 763; Cross, Austin & Ireland Lumber Co—Cieri Constn Co; renewal (21)..... 240.48
**Recorded in N. Y. County.

## Brooklyn.

**AUG. 6.**
CARROLL ST, ss, 20 e Albany av, 140x100; Ludowici-Celadon Co—Heights Bldg Corpn ..... 175.00
CLEVELAND ST, ws, 85 s Hegeman av, 50x100; B J Feinstein—Sam Jerez.. 400.00
HICKS ST, 137-53; M Schlossman—J J Lusier, P E Murphy & P E Murphy Co ..... 65.31
E 34TH ST, ws, 120 s Snyder av, 80x100; E J McLaughlin Co—A B Nicholas Inc. ..... 722.73
80TH ST, ns, 100 w 13 av, 100x100; Paladino & Bros—Emanon Bldg Co.. 424.75
FRANKLIN AV, 119; J Kinselstein—Robt R Danzilo ..... 130.00
LIVONIA AV, nwc Powell, 100x100; F Katz—Rachel Melnick, Collective Holding Co & Harry Topp..... 4,800.00

**AUG. 7.**
BARRETT ST, es, 100 s Sutter av, 100 x100; Chestnut Ridge White Brick Co -A D Constn Co & Adolph Koepple. 162.50
GRAND ST, 83; Audley Clarke Co—Max Kobre's Bank & Isreal E Kobre. 566.03
GRAND ST, ns, 63.3 e Wythe av, —x —; C Barnett—Max & Israel E Kobre 740.00
SAME PROP; B Hoffman—Morris, Max & Israel Kobre ..... 295.00
UNION ST, 645; David Weinberg—Henrietta Brill & Max M Bernstein.. 95.00
4TH ST, 561; S Lewitzky—W Bernard Vause ..... 120.50
ATLANTIC AV, nes Flatbush av & ss of Hanson pl & ws Ft Greene pl, blk occupied by L I R R Co; J Braunstein L I R R Co & Sanitary Toilet Co ..... 353.00
SAME PROP; same—same ..... 490.00
ST MARKS AV, ns, 125 e Kingston av, 100x157; Henry Miles & Sons—Saratoga Impt Co. ..... 1,025.00
ST MARKS AV, ns, 125 e Kingston av, 100x157; C Mazzery—Saratoga Impt Co & Jacob Goell as pres..... 735.00
ST MARKS AV, ns, 125 e Kingston av, 100x105; Donin Plumbing Contracting Co - Saratoga Impt Co & M & J Constn Co. ..... 4,500.00
ST MARKS AV, ns, 125 e Kingston av, 100x157; N Passman & Son—Saratoga Impt Co. ..... 650.00
SAME PROP; Eastern Painting & Decorating Co same ..... 2,800.00
SAME PROP; Steinberg Steam Cut Stone Co—same ..... 1,850.00
SUTTER AV, 1085; P Heister—H C Kendall ..... 38.40

**AUG. 8.**
GRAND ST, 83; J Heinlein Cut Stone Co—Max & Isreal Kobre..... 560.00
SAME PROP; M Silverson—Max & Isaac Kobre ..... 1,250.00

**AUG. 10.**
ADELPHI ST, ws, 84 s Myrtle av, 103.9 x100; G Rader Co—Hartman Constn Co & I Hamlin ..... 488.28
BARRETT ST, es, 100 s Sutter av, x ; I Barrow—A D Constn Co & Adolph Koeppel..... 3,400.00
SAME PROP; G Rader Co—same..... 1,379.28
CLEVELAND ST, ws, 85 s Hegeman av, 50x100; J Pesitzky—Sam Perris.... 700.00
E 17TH ST, es, 220 s Av V, —x—; S Braco—Louisa & Chas Casale ..... 2,000.00
HUDSON AV, 374; H Greenberg—Isaac Rosenbaum & Mr Sherufsky..... 118.00
E 98TH ST, es, 100 s Farragut rd, 20x100; J Tisch—Aloysious Moser & Herman E Funk ..... 50.00
ST MARK'S AV, ns, 125 e Kingston av, 100x157; G Rader Co—Jacob Oestein 142.61
SAME PROP; D Gaynor—Saratoga Impt Co ..... 450.00

**AUG. 11.**
AMBOY ST, es, 100 s Sutter av, 100x100; G Rader Co—Isenberg & Brumberg ..... 934.03
BARRETT ST, es, 100 s Sutter av, 100x100; Curtis Bros Lumber Co—A D Constn Co ..... 1,701.23
POWELL ST, nwc Pitkin av, 50x100; Cohn Cut Stone Co—Brein Amus Co. 260.00
S 2D ST, sws, 50 se Hooper, 50x120; Square Lumber Co—Armor Constn Co 209.15
14TH ST, 220; J Yeselson Mrs F W Bins ..... 39.00
E 15TH ST, es, 300 n Av N, 40x75; T Bastian Louis F Cook..... 45.00

**AUG. 12.**
BERRIMAN ST, es, 100 n Pitkin av, 90x100; Chestnut Ridge White Brick Co —Berrilen Realty Co..... 298.50
POWELL ST, nec Riverdale av, 100x100; Square Lumber Co—Powell-River Co & Saml Sherisky as president.... 573.27
RODNEY ST, 457; David Drucker - Yetta & Jacob Dressler ..... 17.00
UNION ST, sec Rogers av, 87.9x100; H S Sulsky—Union Rogers Co..... 275.00
E 12TH ST, 1878; Liss & Diamond—Viola J Angeer ..... 100.12
E 23D ST, ws, 134.8 n Av D, —x—; Square Lumber Co—Moskowitz Bldg Co & Saml Moskowitz as president.. 691.35
E 34TH ST, ws, 120 s Snyder av, 80x100; Frank Mescia—Julia & A B Nicholas ..... 623.18
CROPSEY AV, 2214 to 2218; Stephen J Dugan Louis J Potts ..... 153.38
GEORGIA AV, 42; S Bongura -Filomena Jannace ..... 30.00
SNEDIKER AV, 242; Square Lumber Co—Yetta, Jos & Harris Bilowitz.. 99.68
STONE AV, swc Riverdale av, 50x100; Gustave Rader Co—Stone Av Bldg Co, Hyman Kotler & Harry Carlin..... 406.45

**SATISFIED MECHANICS' LIENS.**

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

## Manhattan.

**AUG. 8.**
N Y CENTRAL R R TRACKS, es, 450 s Dyckman; Pheon Contracting Co—Vermont Hygeia Ice Co et al; July 29'14 ..... 3,000.00

**AUG. 10.**
BEEKMAN ST, swc Water; Candee Smith & Howland Co—Volunteer Hospital et al; Jan22'14 ..... 1,541.55
SAME PROP; Gollick & Smith—same; Feb13'14 ..... 378.00
SAME PROP; S H Pomeroy Co, Inc—same; Jan29'14 ..... 266.25

**AUG. 11.**
WATER ST, nwc Beekman; J L Keating & Co—Volunteer Hospital, Inc et al; Jan23'14 ..... 210.29
SAME PROP; R J Donovan Co same; Nov10'13 ..... 95.00
SAME PROP; Hirsch & Sibbert—same; Jan23'14 ..... 250.53
2BWAY, sec 53d, Pittsburgh Plate Glass Co—Mary A. Fitzgerald et al; Aug 5'14 ..... 225.05
MADISON AV, nwc 44th; Kawneer Mfg Co—Thos B Hidden et al; Mar2'14.. 49.35
2SHERMAN AV, nwc 204th; Progressive Painting & Decorating Co—Vermilyea Realty Co et al..... 211.50

**AUG. 12.**
WEST ST, 350-352; CLARKSON ST, 60-72, & WASHINGTON ST, 578-582; Communipaw Steel Co—Wm E Aitken et al; Aug11'14 ..... 500.00
239TH ST, 621-627 W; Harry Odwak—Carleton Co, Inc, et al; July6'14.... 136.25
FT WASHINGTON AV, 385-395; Borea Contracting Co—Hargood Realty & Constn Co et al; Oct19'11; canceled.. 1,150.75
SAME PROP; same—same; Oct19'11; canceled ..... 800.00


# Light Your Halls

Twenty inspectors have recently been detailed by the Tenement House Department to see that hallways of apartment and tenement houses are lighted at night in accordance with the law.

The law reads that there shall be a light at night in the lower hall and one in the hall on the second floor. Many owners and occupants of tenement buildings unconsciously violate these provisions because of an inadequate method of controlling the light.

If you feel that the hallways of the buildings you own or occupy are inadequately lighted or the lighting improperly controlled we shall be pleased to render you any assistance in our power.

Write us and one of our lighting experts will show you how electric light will not only protect you against law-violation, but he will prove to you that it's the most economical form of lighting for hallways.

**EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN**

360 Pearl Street

**Telephone, 8000 Main** Connecting all Branches

*Satisfied Mechanics Liens, Manhattan (Cont'd.)*

PARK AV, 1022; Otis Elevator Co—Louis De Milhau, Jr, et al; Jan9'14 ..... 900.00
PARK AV, 1024; Otis Elevator Co—Christine Hoguet et al; Jan9'14.... 665.00

**AUG. 13.**
DELANCEY ST, 77-83; National Fireproof Sash & Door Co—Manhattan Holding Co et al; June8'14..... 300.00
WASHINGTON PL, 82-84; Rothbard & Son—Rosie Levy et al; Apr9'14... 70.00
58TH ST, 230 W; Berlocher & Olman—Edw B Gallaher et al; Oct11'06..... 48.00

**AUG. 14.**
BROADWAY, nwc 72d; Cornell & Underhill Morris Schinai et al; July 20'14 ..... 433.90
PARK AV, nw 66th; Atlas Paint Co—Fullerton Weaver Realty Co; Jan26'14 ..... 295.85
PARK AV, 640; Bethlehem Steel Co—same; Jan26'14 ..... 5,161.45
SAME PROP; Braunfels, Browning & Co—same; Jan26'14 ..... 166.05
SAME PROP; Eastern Steel Co—same; Jan24'14 ..... 8,640.08
SAME PROP; Lukens Iron & Steel Co—same; Jan27'14 ..... 1,135.85

## Bronx.

**AUG. 8.**
**ELSMERE PL, nwc Southern blvd; Isaac O Farber—Kramer Contracting Co et al; Feb24'13; canceled..... 802.05
**CROTONA PKWAY, es, 603 s 177th; Isaac O Farber—Kramer Contracting Co et al; Feb24'13; canceled..... 765.36
**DALY AV, ws, 555 s 177th; Isaac O Farber—Kramer Contracting Co et al; Feb24'13; canceled ..... 745.47

**AUG. 10.**
No Satisfied Mechanics' Liens filed this day.

**AUG. 11.**
184TH ST, 299 W; Enell Chandelier Co, Inc—Jos Gruber; May22'14..... 80.75

**AUG. 12.**
No Satisfied Mechanics' Liens filed this day.
**Recorded in N. Y. County.

## Brooklyn.

**AUG. 6.**
BERRIMAN ST, es, 100 n Pitkin av, 200x100; Steinfeld Cut Stone Co—Berrilen Realty Co Inc & Harry Lenowitz; June20'14 ..... 280.00
REID AV, 276; Gustave Audlander—H E Stadholz; Sept26'12 ..... 100.00
VANDERBLT AV, es, 236.5 s Park av, x -; Henry Newberger—J M Harrison; May22'14 ..... 45.00

**AUG. 7.**
CARROLL ST, ss, 20 e Albany av, 140x100; Julius Mock—Heights Bldg Corpn & Wm H Fleming; June13'14 ..... 219.36
UNION ST, ss, 120 w Schenectady av, 20x105; Richardson & Boynton Co—Chas A Hull; May27'14 ..... 88.89
SARATOGA AV, ws, 101.6 n Prospect pl, 75x100; Jacob Lieb—Cooper Spain Constn Co Inc; Aug9'13 ..... 193.00
57TH AV, 5302; Lawrence C Minden—Morris A Glass, Nathan Lieberman & "Glass & Liberman"; July11'13..... 1,497.18
[3]SAME PROP; Erick P Backie—same & Lawrence C Minden; May10'13.... 315.80
[3]SAME PROP; Wm C Haphael—same; May12'13 ..... 80.00
[3]SAME PROP; Louis Solminsky—same; May12'13 ..... 117.00
[3]SAME PROP; Henry Hakmaier & ano same; May12'13 ..... 196.40
[3]SAME PROP; Benj Getzoff—same; May12'13 ..... 115.00
[3]SAME PROP; Jas H Dalton & ano—same; May12'13 ..... 259.05
[3]SAME PROP; Francesco Russo & ano—same; May12'13 ..... 51.00
[3]SAME PROP; Bailey & Vrooman—same; May12'13 ..... 203.79
[3]SAME PROP; Jas A Bua—same; May 12'13 ..... 44.75

**AUG. 8.**
GRAND ST, ns, 63 e Wythe av, 20x70 1; Hardy, Voorhees & Co Max Kobre & I & E Kobre; Aug7'14..... 563.37
TROY AV, es, 102.2 s St Marks av, 50x80; Terminal Lumber & Trim Co—Nass & Berg Inc; Aug4'14 ..... 505.77

**AUG. 10.**
EMMONS AV, 3145; Wm Clare—Gallatti & Vinonia, & Carroll & Pierson; July3'14 ..... 85.25

**AUG. 11.**
BERRIMAN ST, es, 100 n Pitkin av, —x—; Jos Goetz—Berrilen Realty Co; July21'14 ..... 80.50
7TH ST, ns, 97.10 e 4 av, 50x100; Square Lumber Co—Cornfield M & Salvatore Squillasi; July3'14..... 100.00
SCHENCK AV, 391; M Annenberg & Saml & Lena Schatz & S Schatz Bldg Co; June2'13 ..... 89.97

**AUG. 12.**
E 40TH ST, ws, 140 n Av K, 40x100; Sam Kusiansky—Weiss Constn Co; Clara Weisglass & Nathan Sulsky; Jan23'14 ..... 147.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**AUG. 6.**
No Attachments filed this day.

**AUG. 7.**
YARD Ins W Chas S Black, $578.81; Weed, Henry & Meyers.
KINSELLA, Clinton W; Cutler Mail Chute Co; $637; Butler, Brown, Wyckoff & Campbell.
UNITED CLOTHING SHOPS; Peoples Bank, Johnstown, N Y; $5,542.24; Feiner & Maass.

**AUG. 8.**
HILTON, Jos; National Bridge Works; $1,-325.67; Thompson & Fuller.

**AUG. 10.**
STATE SAVINGS BANK (a Montana corpn); Jno L Williams et al; $60,505.64; E T Brackett.
RICCOBONO, Erasmo; Salvatore Ragona; $2,-910; A J Oishei.
AUG. 11 & 12.
No Attachments filed these days.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

AUG. 7, 8, 10, 11, 12, 13.

Berliner & Greenberg Inc. 156th st, ss, 150 w Ams av, 3 bldgs..Malbin & Kammerman .....(R) 2,100.00
Elena Realty Co. 3d st, c Thompson..Colonial Mantel & Refrigerator Co. Refrigerators ..... 198.00
C H Lang Inc. 54th st, 153-5 W..Gurnsey Elevator Co. Elevators..... 2,700.00
Nason Realty Co. 26th st, 110-2 W..H G Vogel Co. Fixtures..... 2,285.00
Anton Larsen & Son Inc. 181st st & Pinehurst av..Irving Picard. Refrigerators. ..... 438.00
J H Taylor Constn Co. 2d st, 79-81 E Gursney Elevator Co. Elevator.... 2,700.00

### Bronx.

**AUG. 7 & 8.**
No Chattels filed these days.

**AUG. 10.**
Bestrio, Angelo, 3d av, es, 314 n Wendover av, —x—..Louis J Bregman (plumbing) ..... 190.00

### Brooklyn.

AUG. 6, 7, 8, 10, 11, 12.

Abramson, Simon. Chester st c Sutter av..Isaac A Sheppard & Co. Ranges. 156.00
Cooper Spain Constn Co. Saratoga av, ws, 101 n Prospect pl..Colonial Mantel & Refrigerator Co. Consols..(R) 102.00
Dunerstein Bldg Co. E 8th st, 200 n Av K..Eureka Chandelier Co. Chandeliers ..... 105.00
Gilsey Holding Co. Dumont av c Williams av..Isaac A Sheppard & Co. Ranges ..... 742.00
Kobre, Israel. "Max Kobre Bank." 83 Grand st..Leibovitz & Stark. Cornices. ..... 150.00
Moskowitz Bldg Co Inc. E 23d st, ws, 134.8 n Av D..A Entenman Inc. Window Frames & Bldg Mtls, &c..... 2,700.00
Ronck, Wm E. 74th st, bet New Utrecht av & 17 av..Bayside Chandelier Co. Gas Fix. ..... 105.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**AUG. 8.**
51ST ST, ns, 143.6 e 9 av, 56.6x100.5; Peerless Holding Co Inc loans 48th St Co .....40,000
**AUG. 12.**
BRADHURST AV, es, 79.10 s 153d, 39.11x100; Montrose Realty Co loans Loyal Bldg Co, Inc, to erect a —sty bldg; — payments .....53,000.00
LEXINGTON AV, 311; N Y Life Ins Co loans Allerton 38th St Co, Inc, to erect a 12-sty apartment; 9 payments .....80,000.00
**AUG. 14.**
CATHEDRAL PKWAY, ns, 700 e Lenox av, 50x100; Dila Danzig, Mary Eisenberg & Beckie Levine loan Rosewin Amusement Co Inc & Aaron Rosenstein to erect a —sty bldg; — payments ..... 5,000.00

### Bronx.

**AUG. 8.**
ST LAWRENCE AV, ws, 331 s Gleason av, 25x100; Eliz K Dooling loans Henry A Broker to erect 2-family bk and fr dwg; 3 payments..... 3,500.00
**AUG. 12.**
157TH ST, sec German pl, 50.4x75; Rockland Realty Co loans Hubener-Escher Co to erect one 5-sty tenement; 14 payments .....35,000.00
157TH ST, ss, 50.4 e German pl, 50x75; Rockland Realty Co loans Hubener-Escher Co to erect one 5-sty tenement; 14 palyments.....30,000.00
GUNTHER AV, ws, 200 s Edenwald av, 25x100; Mary Anderson loans Annie J and Louis Pugliese to erect one 2-sty brick bldg; 3 payments..... 2,000.00
MARMION AV, nec 177th, 40.2x115.8; Lawyers' Mtg Co loans Bronx County Constn Co to erect one 5-sty apartment, with stores; 7 payments.....48,000.00
**AUG. 13.**
163D ST, ss, blk ft from Rogers pl to Dawson, 187.1x100xirreg; City Mtg Co loans Rogers pl Realty Corpn to erect three 5-sty apartments, with stores; 12 payments .....135,000.00

## ORDERS.

### Brooklyn.

**AUG. 8.**
E 39TH ST, es, 400 s Linden av; Jos Guisler on Title Guar & Trust Co to pay Empire City Lumber Co..... 334.00
**AUG. 11.**
CLEVELAND ST, es, 85 s Hegeman av, —x—; Sam Perres on Fredk J Herdenreich to pay Benj J Feinstein..... 250.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

Week ending August 8.

**MANHATTAN ORDERS SERVED.**

*Named Streets.*

Ann st, 53—Wm Van Syckle & Richard Davidson .....C-G-A
Ann st, 53—Rogers Jones Mfg Co.....C-I
Ann st, 53—A C Southall & Co.....C-A-F
Ann st, 53—Geo H Kahlenbeck.....C-G
Ann st, 53—Dorothy Weir et al.....SS-C
Barclay st, 89—Geigy-ter Moor Co.....E
Broad st, 25—General Chemical Co.....H-A
Broad st, 50—Fifty Broad St Co.....A
Broad st, 60—Est Calvin Stevens.....C-A-F
Broad st, 60—Gustave Rosenfeld.....A
Broad st, 60—The Dennett Co.....E-A-F
Broad st, 84—Samuel Untermeyer.....B
Broome st, 39-47—Eliza W Stevens.....SS
Centre st, 122-30—Luxenberg & Haskell...A-G
Charles st, 161—Ernest G W Woerz.....A
Chatham sq, 5—James Tobin.....D
Cliff st, 28—Arthur A Stilwell & Co.....H-A-G
Downing st, 24-28—Allison & Doughty..H-A-C
Duane st, 134—Samuel Weinstein.....C-H-A-G
Franklin st, 186-8—Bendid, Drey & Co.....K
Front st, 71-73—Pigot, Sayre Co.....A-H
Front st, 142-44—Geo A Haws.....H-A
Front st, 250—Chard & Howe.....A-H
Fulton st, 47—Lucius Pitkin.....A-H
Gansevoort st, 1-11—Geo Liss & Co.....A
Goerck st, 71-73—Independent Table Co..A-D-G
Gold st, 33-43—Goldsmith, Stern & Co.....G
Grand st, 291-93—Samuel Jaret.....I
Grand st, 291-3—Freda Buxbaum.....C
Grand st, 291-3—Nankin Wrapper Co.....C-I
Grand st, 291-3—Harry Cohn.....C
Grand st, 291-3—Estate Wm H Burr.....C
Grand st, 610—Henry Slott.....H-A
Grand st, 610—A Sheth.....H-A
Grand st, 580—Pildescu & Green.....H-A
Greenwich st, 198—Emma Smith .....B-E-C-D
Greenwich st, 198—Kingsland Estate..D-E-B-C
Greenwich st, 200—Henry A Wingrt et al....C
Grenewich st, 627—Kaufman, Pasbach & Voice.A
Greenwich st, 802-04—Jacob Gilson..I-A-E-G-H
King st, 88—Turpsitine Co.....A-K
Lafayette st, 234—John Collella.....H-A-G
Liberty st, 136—Charles A Bacon .....G
Monroe st, 85—Samuel Kleinberg.....C
Murray st, 69—Griffin Mfg Co.....H-A-K
Nassau st, 98-102—Jno M Raymond.....C
North Moore st, 28-30—Burton & Davis Co....G
Pearl st, 14—Eagle Lubricating Oil Co.G-A-K
Pearl st, 229—Stallman Co.....A-H
Pearl st, 259—John Maxwell's Son.....A
Pearl st, 552—Tower Mfg & Novelty Co.....H
Pearl st, 461—Major Mfg. Co.....O-G-D
Pine st, 95—Eastern Oil Co.....H
Platt st, 18-20—Antoine Chiris Co.....G-C-L
South st, 2—Chas D Durkee & Co, Inc....H-A
South st, 67—Morris Feldman.....H-A-D
South st, 77—W S Pendleton, Jr, & Co.....H-A
Spring st, 109-11—Isabel Anderson.....SS
Thomas st, 49—Storfer & Co.....H-A
Varick st, 149-51—Matchless Metal Polish Co. G-C
Warren st, 56—David Gottlieb.....H-A-G
Washington st, 193-199—Thos R McNell, D-E-B-C
Water st, 161-3—N Z Graves & Co.....H-A
Water st, 236—Jno H Lyon & Co.....A-H
Water st, 254—M H Dingee & Co.....A-H
West st, 463—Western Electric Co.....A-K
W Houston st, 188-90—Jos & Dominick Rovegno .....G-A
White st, 127-29—Peter F Pia, Inc.....G-K-A
Whitehall st, 47—Robert W Zundel.....A-H
Wooster st, 80-82—Josephine M Brown.....C

*Numbered Streets.*

6th st, 336 E—Julius Youngner.....H-A-G
11th st, 54 E—A T Wm Pilgrim et al.....C
11th st, 311-15 E—A Asen.....A-G-K
14th st, 342 W—E J Schwabe Co.....H-A-G-C
15th st, 58 W—Textile Art Printing & Embroidering Co .....H
22d st, 40-42 W—Edw J Vilsack .....C
26th st, 26 W—Mrs Rosanna Batchelor.....C
30th st, 655 W—Jno T Stanley.....I-B
31st st, 150 W—Frank W Loomis.....H-A-G-C
32d st, 12 E—David Kigner.....G
32d st, 12 E—Leon J Neuman et al....C-A-SS
32d st, 12 E—Vincent Desets.....C-G
32d st, 12 E—E Merial Mfg Co.....G
32d st, 12 E—Tri Arts Press Co.....G
32d st, 12 E—Louis Bernstein & Co.....C-G

32d st, 12 E—Satler & Martell.....C-G
38th st, 319 E—Guiseppi Dellacqua.....H-C-A
38th st, 525-31 W—McDermott Dairy Co, H-A-G-K
41st st, 563 W—Fred K Eberle.....H-A
41st st & 1st av—N Y Edison Co.....H-A
44th st, 618 W—Peter Ginch.....H-A-G-D
52d st, 123 W—Eisemann Magneto Co....H-O-A
52d st, 604 W—Moore & Munger Co, E-L-D-A-G-C-O
54th st, 250 W—Chas E Reiss & Co.....A
54th st, 254 W—Folliot Automobile Co, C-A-D-O-S
54th st, 254 W—20th Century Welding Co.A-C-O
55th st, 419 W—Mitchell Motor Co....H-O-L-G
64th st, 23 W—New Jersey Welding Works..C-A
83d st, 614 E—Ford Auto Repair Co..K-A-D-G
83d st, 171 E—Jacob Kaplan.....H-A-G-K
85th st, 417 E—Mrs Frances Gold.....C
121st st, 506 E—Amer Dyeing & Cleaning Co. C-A-H-G
128th st, 203 W—Jno S Nathanson....H-A-G-K
128th st & Amsterdam av—Bernheimer & Schwartz, Pilsener Brewing Co.....L-H-A
129th st, 605 W—Brett Lithographing Co, H-A-G-C
158th st & Sheridan av—The Pullman Co.....A
159th st, 474-6 W—Consolidated Gas Co.....C

*Named Avenues.*

Amsterdam av, 133-35—Foreign & Domestic Auto Repair.....H-A-G-K
Amsterdam av, 1631—Samuel Derfeur.....H-A
Amsterdam av, 1969—M Rubin.....A
Amsterdam av, 2264—Chaleff Bros.....A-H
Av D, 146-50—The Royal Table Co, Inc...I-G-A
Av D, 146-50—Chas Gross & Henry Goldberg, C-K-G-A
Av D, 146-50—Ab Silverman & Harry Diamond.....C-K-G
Av D, 146-50—Isaac Bermann.....C-G-A
Av D, 146-50—Friedman & Rosenblatt...C-K-G
Av D, 146-50—Herman Donishefsky.....C-K-G
Av D, 146-50—D H McAlpin & Co.....SS
Bowery, 131—Eagle Badge & Button Co.....L
Bowery, 191—R H Luthin, Inc.....H-A-L
Bowery, 231-33—New York Brass Turning Co, H-A
Broadway, 64-51—Simon E Hecht et al.....C
Broadway, 192—Chatham & Phoenix Nat Bank.A
Broadway, 1700—The Searchlight Co....H-D-C
Broadway, 1876—Gallagher Carbureter Co, C-K-H-A-G
Broadway, 1926—Bryant Motor Service Co, H-O-A
Columbus av, 987—S Schacher.....A-G
Lexington av, 1034—Eliza Guggenheimer, G-H-D-K
Madison av, 128—Est Wm B Isham....E-C-D
Madison av, 2169—Leonard Bros.....K-H-A-G
Park Row, 160-62—Julius Banner & Sons.....A
Park Row, 160-62—Frank A Campbell.A-E-D-C
Park Row, 160-62—"William" S Sillcocks.C-B-D
Wadsworth av, 74-78—Wadsworth Garage, H-A-L-C
West Broadway, 50—Apex Color Works..H-A-G
West Broadway, 493—Est Michael H Whalen..C
West Broadway, 493—Est Michael H Whalen, B-C
West End av, 102-4—Lippard Stewart Motor Sales Co.....H-D-G-C

*Numbered Avenues.*

1st av, 780—United Dressed Beef Co.....G
2d av, 597—A Heller.....A-C
2d av, 1509—Frank Gusenburger.....H-A-G-C
2d av, 2352-54—Fredk J Maeder.....H
3d av, 2136—Lewis E Landon.....G-H-A
7th av, 731—Seventh av Garage.....A-L-G-C
8th av, 264—Abraham Stern.....A-G
8th av, 500-14—Ludwig Bauman & Co.....G
8th av, 827—N Y Railways Co.....L
9th av, 363—Heywood Strasser & Voigt Litho Co.....A-G
10th av, 239—I P Frink.....G
10th av, 842-44—Otto Malinka.....A-L
11th av, 566—Sam Muller.....H-A-G

## BRONX ORDERS SERVED.

*Named Streets.*

Marine st, ft of—Arthur E Miller.....L
Pilot st, City Island—Robert Jacob.....H-K-L
Stephen st, Pier (Classon Pt)—Cornelius F Quinn.....H-G-A-K

*Numbered Streets.*

144th st, 226 E—Columbia Metal Box Co.....C
152d st, 402 E—Berger Mfg Co.....A-H
165th st & Jerome av—Wm M Paul.....L-G
181st st & Jerome av—Herbert Oil Co.....H-L

*Named Avenues.*

Brook av, 1100—Haeusenmann Metal Mfg Co, A-K-G
Gleason av, 1768—August Diener.....D-H-A-G
Intervale av, 1075—Louis Walter.....H-A-G
Pelham Bay Park—Andrew Gack.....H-A-L
So Blvd, 1135—Peerless Blvd Garage, G-A-C-D-L
Stebbins av, 1035—Wm V Kiehnle Co....A-H-G

*Numbered Avenues*

3d av, 2595—Bayer Bros & Co.....A-G
3d av, 2737—Jno F Blackman & Son.....H

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Ainslee st, 231-33—Congregation Beth Israel..A
Bayard st, 124-26—Consolidated Wafer Co....M
Boerum pl, 62-68—St Vincent's Home for Boys.....A
Boerum st, 79—Chas Sultan.....K
Boerum st, 133—Abr Friedman.....M
Bond & 4th sts—Knickerbocker Ice Co.....A
Conselyea st, 133—Geo J Keller.....A-H-G-C
Cumberland st, 142-6—Bacon Coal Co.....H-A
Dean st, 65—A Amato.....A-H
Diamond st, 215-29—Julius J Gebrahardt.....C
Diamond st, 215-29—Wm Becker.....G
Duffield st, 230-32—Wm H Sims.....A
Ft Greene pl, 189-91—Coron Bros Co.....A
Frost st, 105—Vito Tropiano.....A-H
Fulton st, 35-45—Lyons Hotel Co...A-B-C-D-F
Fulton st, 35-41—Robert H Neumeister...A-C-G
Fulton st, 397-401—Bklyn Citizens Newspaper Corpn.....A
Fulton st, 447—Bklyn Union Gas Co.....C
Fulton st, 1021—I & J Silverstein.....A-G-D
Fulton st, 1041—Est Henry Victor.....M-A
Fulton st, 1197-1203—Wm E Collins.....A
Fulton st, 1197-1203—Chauncey R E Co, Ltd..A
Greene st, 137-9—Greenpoint Metallic Bed Co..C
High st, 224—Edgar Improvement Co.....M
Halsey st, 920—William Walter.....D
Irving pl, 26—C B J Snyder.....G
Jackson st, 147—Sylvester Viscount.....A-C-G
Java st, 252-6—Nathhauser & Levy.....C
Jay st, 293—Arthur H Merritt.....C-M
Jay st, 317—Wm Haedrick, Jr.....C
Livingston st, 104-06—Assn Improving Condition of Poor.....A
Lombardy st, 1-23—Ice Mfg Co.....M
Lorimer st, 842—Royal Lace Paper Co.....A
McKibben st, 153—Congregation Gates of Praver.....A
McKibben st, 255-69—Williamsburg Flint Glass Co.....A
Maujer st, 260-62—Star Bros.....G
Maujer st, 260-62—Louis & Jos Star.....A
Maujer st, 260-62—J & D Chocolate Co.....G-A
Maujer st, 260-62—Rex Cabinet Works.....A-G
Maujer st, 260-62—Standard Ice Cream Co.....A
Meserole st, 229-35—Eastern Brewing Co.....A
Oakland st, 358—C Oher.....H-A-G
Oakland st, 420—E C Smith.....A
Pacific st, 619—Arthur Levy Bernard Co.....A
Pacific st, 619—Chas F Fields.....A
Palmetto st, 179—Thos McKenna.....G-A-O
Pierrepont st, 103—Margaret Taylor.....G-A
Powell st, 285-87—Samuel & David Geiman...G
Powell st, 285-87—Jacob Weiner.....G
Powell st, 285-87—Jacob Sklersky.....G-C
Powell st, 285-87—Max Lakin & H Kirsh.....G
President st, 480—Dominick Montemarano.....A
Pulaski st, 383—Rosie Rappaport.....C
Quincy st, 99—L J Sudholz.....H-A-G
Sanford st, 155—A Giovannanno.....H-A
Scholes st, 56-60—Knorff Candy Co.....A
Scholes st, 221—John Merklinger.....C
Scholes st, 221—Louis Schneidkraut.....C-M
Scholes st, 285-9—John Pitz & Jos Weber...G-A
Siegal st, 225-41—Rev Attavio Silvestri, in charge, Church Our Lady Pompeii.....A
Stockton st, 140-4 (rear)—Samuel Werner & Louis Rabiner.....G-C
Ten Eyck st, 260-68—Otto Goetz.....G-A
Union st, 141—Bridget Kennedy.....M
Vandyke st, 110—Henry Koehler.....F-A
Wallabout st, 120-22—Edgar Improvement Co.M

*Numbered Streets.*

2d st, 319 E—John Kralund.....G-H-A
4th st, 98-112—Knickerbocker Ice Co.....C
6th st, 60-62 N—L F Fechtman Co.....A-E
7th st, 332-40 N—Victor E Dassart.....C
18th st, 209—James Whalen.....M
20th st, W. & R R av—B Donneand....L-H-A

*Named Avenues.*

Alabama av, 178—Morris Shapiro.....M
Atlantic av, 124-28—Gassau Thompson Co.....A
Atlantic av, 2566—Bklyn U Gas Co.....C
Atlantic av, 2566—Bklyn Curtain Wks...G-L-C
Atlantic av, 2566—Est Jacob W Erreger.....C
Broadway, 187-89—Alfred Benjamin Co.....G
Broadway, 187-89—Wm R Ostrander.....G
Broadway, 187-89—Aaron Washfsky & Jacob Cohen.....G
Broadway, 187-89—Fred Wohl.....G-A
Broadway, 240-44—Alex Roth.....G
Broadway, 240-44—Halperin Knitting Mills...A
Broadway, 240-44—Kaiser Knitting Mills.....A
Broadway, 640-4—Stein & Adler.....C-G
Broadway, 640-4—Jacob Friedensohn.....M
Broadway, 640-4—Wm L Andrews.....C-G
Broadway, 640-4—Cohen Bros.....M
Broadway, 658-60—Bklyn U Gas Co.....C
Bushwick av, 180 (rear)—Acme Knitting Mills G
Carlton av, 170-72—Leo Israel.....C-A
Church av, 3604—A S Lewis.....H-A-G
Clermont av, 470-4—F J Marlborough.....L
Clinton av, 27—J Weybrauch.....G-A
DeKalb av, 753—H Grossbard.....H-A
DeKalb av & Emerson pl—G Wendeburg..H-A-G
Driggs av, 489—Jos Faraldo.....H-A
Emmons av, 3000—H Kudlich.....H-A-G
Flatbush av, 65—Mrs Francis Mac N Crawford.....A-F
Flatbush av, 507—B D Meyer.....D-A-G
Flatbush av, 770—A J Schacht, Jr.....A
Flushing av, 567-77—United Stove & Repair Co.....A
Forcetube av, 299—Bklyn U Gas Co.....C
Forcetube av, 299—Parshelsky Bros.....C
Gates av, 398-402—P C Puels.....A
Glenmore av, 18—Solomon Epsel & Max Klein.C
Glenmore av, 18—Herman Feingold.....C
Greene av, 242-48—Maetrick, Eyre & Co....A-C
Greenpoint av, 257-65—Empire City-Gerard Co.....M
Hopkinson av & Pacific st—Bklyn U Gas Co...C
Hopkinson av & Pacific st—House of Good Shepherd.....C-A-D
Lexington av, 38—The Manhattan Dial Class, C-G
Lincoln rd, 170—G H Robertson.....A-H-G
Marcy av, 610—Meyer Goldberg.....H-A-G
Meeker av, 127—A H W Colberg.....G-A
Meserole av, 2—Stellwagen & Warner.....A
Myrtle av, 40-42—Louis E Becker.....A
Myrtle av, 40-42—Al Pearson & Jno Pearson..A
Myrtle av, 165—Philip H Marks.....M
Myrtle av, 165—Bklyn U Gas Co.....C
Myrtle av, 165—Anna Terener.....C
Myrtle av, 667—Samuel Martin.....K-M-A-H
Myrtle av, 697—Sidney L Rowland.....G
Myrtle av, 829—Louis Wiener.....G-C-A
Myrtle av, 829—Bklyn Union Gas Co.....C
Neptune av, 1607—Mrs Rose Martoll.....A
Newkirk av, 2217—W E Purdy.....G-A-D
Nostrand av, 448—Alphonse & Eloi Gariepy E-G-M-C
Nostrand av, 1115—Paulina Josovitz.....A-D
Park av, 248-52—Frank X Kuchler.....C
Park av, 759—Harry Neifeld.....A-H
Patchen av, 127—Chas Bruning.....H-A-G-C
Pennsylvania av, 288—Harry Mandal.....A-G
Surf av (Steeplechase Park)—Bklyn U Gas Co.....C
Surf av, Coney Island—Steeplechase Park Amusement Co.....G-D
Sutter av, 1091—John Klein.....M
Tompkins av, 269—Potter Bros Decorating Co, D-H-A
Tompkins av, 302—E Krueger & Sons.....H
Vernon av, 240—Max Maiseo.....C
Wythe av, 654—Jos Weinstein.....H-A

*Numbered Avenues.*

2d av, e s, bet 45th & 46th sts—A M Bixby & Co.....A
3d av, 4305-4311—Olaf Olafson.....C-D
3d av, 4305-11—Italo De Palma & David Hoskwith.....F-C-A-D
3d av, 4305-11—Bklyn U Gas Co.....C
3d av, 4307—Henry Bookbinder.....C
5th av, 22—Wm H Meyer.....M
7th av, 404—G Kramer.....H-A-G
7th av, n e c 48th st—Swedish M E Church..A

## QUEENS ORDERS SERVED.

*Named Streets.*

Eldert st, 28-31 (Rockaway Beach)—Isaac Green.....A-H
Hamilton st, e s, nr Pine st (Douglaston)—May Hughes.....H-A-G

*Named Avenues.*

Boulevard, 506 (Rockaway Beach)—Kohn's Department Store.....D-G-H-A
Helen & Pressberger av (Ozone Park) Christ Church.....A
Jamaica & Sanford avs (Flushing, N Y & Queens Gas Co.....C
Maspeth av, 181 (Maspeth)—J W Hardenburgh.....A-G
Maspeth av & Broad st (Maspeth)—Frank Beck.....H-A-G
Old So rd & Centerville av—A Goldstein..H-A
Pierce st, bet Hamilton & Hancock sts—De Nobile Cigar Co.....C
Webster av, 390 (rear)—Mercury Motor Co..C

## RICHMOND ORDERS SERVED.

*Named Streets.*

Richmond Terrace, 1983—Staten Island Shipbuilding Co.....L
Richmond Terrace, 3063—Staten Island Shipbuilding Co.....K-G-H-A
Richmond Terrace (Port Richmond)—Amer Linseed Co.....K

*Named Avenues.*

Cary av, 677-79 (West N B)—Wm Gorman A-G-L-K
Four Corners rd (Dongan Hill)—Martin C Flor.....A-D
Lafayette av, ft of (New Brighton)—Wm Taylor.....G
Southfield & Sea View avs—A Rooserel. H-A-L-G-C

## BUREAU OF BUILDINGS—MANHATTAN.

### Marquises and Awnings.

Marquises or awnings may be erected across the sidewalk, in connection with entrances to buildings, provided they are not less than ten feet above the sidewalk, are constructed of iron and glass or other incombustible materials, are supported entirely and securely from the building, and are properly drained. (Second paragraph, Section "d," Bulletin No. 1 of 1911; Bulletin No. 23 of 1911; and Bulletin No. 48 of 1912 are hereby rescinded.)

ALFRED LUDWIG,
Superintendent of Buildings.

Bulletin 13.
Dated July 15, 1914.

## BUREAU OF BUILDINGS—BROOKLYN.

### Modifies Section 21.

A modification of Section 21 of the elevator rules and regulations, to substitute adequate and substantial helical buffer springs for the required oil buffers, is hereby made and approved under the following conditions, viz:

2. When the speed of car is more than 350 feet per minute, oil buffers will be required.

When the speed of car is 350 feet or less per minute, helical buffer springs will be accepted.

P. J. CARLIN, Superintendent.
General Order No. 25.
May 11, 1914

### Brick Partition Walls.

On and after June 1, 1914, all plans submitted to this Bureau must comply strictly with the following paragraph of Section 31 of the Building Code:

"Brick Partition Walls—All non-fireproof dwelling houses erected under this section, exceeding 25 feet in width, shall have brick fore-and-aft partition walls. All non-bearing walls of buildings hereinbefore in this section specified may be 4 inches in thickness, provided, however, that none are less than 12 inches thick, except as in this code specified.

"Eight-inch brick partition walls may be built to support the beams in such buildings in which the distance between the main or bearing walls is not over 33 feet; if the distance between the main or bearing walls is over 33 feet, the brick partition wall shall not be less than 12 inches thick; provided, that no clear span is over 26 feet. No wall shall be built having any one thickness measuring vertically more than 50 feet.

P. J. CARLIN, Superintendent.
General Order No. 26.
May 15, 1914.

## MATERIALS APPROVED.

### "B. G. & B." Block.

The 2-inch plaster block bearing the brand mark "B. G. & B.," manufactured by B. Goetz & Bro., 1492 Eastern Parkway, Brooklyn, has this day been approved for use in this borough. Sample of this block can be seen in the laboratory.

### Cement Wash Tray.

The cement wash tray manufactured by the Standard Wash Tray Works of New Haven, Conn., having passed the requirements of this Bureau, has this day been approved for general use in this borough.

P. J. CARLIN, Superintendent.
General Order 24.

### Partitions.

The 2-inch solid reinforced partition with ½-inch plaster board core in centre, as manufactured by Gerard Geraerdts, 1433 Boone avenue, Bronx, is hereby approved as

Fireproof Partitions in Fireproof Buildings in the Borough of Brooklyn. Except for hall partitions and elevator enclosures or vertical shaft enclosure walls.

Sample and statement on file in laboratory and files of Bureau.

P. J. CARLIN, Superintendent.
General Order No. 31.

# BUILDING MANAGEMENT

## VALUE OF AN APPRAISER TO PURCHASER

By J. W. MOOYER

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

THE question asked of me, in the final analysis, resolves itself into the query, "Why is an appraiser?" The query having its present pertinence as applied to purchases of, and loans upon, loft buildings. There is probably no other class of real property in the handling of which the services of a competent appraiser are more vital. Loft property, probably more than any other class, is affected beneficially or adversely by neighborhood development and changes, and by the trend of the city's growth, these may not result in an accretion of land values, which will offset the inevitable deterioration of the buildings which comes not alone from ordinary wear and tear, but because of the improved modern construction and facilities of the newer buildings.

There are many classes of loft buildings, the old five and six-story, located principally in lower part of the city, then the seven and eight-story, and the newer ones, ten, eleven, twelve and higher, situated chiefly in the midtown section. The newer buildings, with their fireproof construction, greater conveniences, better light and elevator service, inevitably draw tenants from the older buildings. In some cases these vacancies have been replaced without loss to net income and without expensive alterations, in some cases structural changes and increased facilities have resulted in the maintenance of the normal income, while in others the migrations to new quarters have resulted in severe and permanent reduction of income, and therefore of selling and loaning value.

### Appraiser Must be Posted.

It is the business of the appraiser not only to keep fully posted of neighborhood changes and developments, but also upon structural changes, the character and kind of facilities and service demanded by tenants in different localities, and in so far as humanly possible, to forecast the development and changes of the immediate and distant future.

An appraiser must divorce himself from preconceived ideas and prejudices so as to enable him to take into account all diverse conditions, present and future, which have an effect upon the actual value of the property under consideration. It is not lack of ability but lack of application and continuous broad experience which makes it almost impossible for the ordinary loaner and purchaser to take into full account all the favorable conditions and influences, present and prospective.

### Older Loft Structures.

Interest in a property may inevitably and in accordance with human nature result in some influence on personal judgment of values, however conservative and wise a man may be he may not entirely divorce his judgment from his interests, the appraiser is not concerned in either a high or a low valuation, his chief and most carefully guarded asset is his reputation for accuracy, for the dependability of his estimate of value, his sources of information are wide and varied, the client may disregard his opinion and go ahead on his own judgment, but at any rate he has the benefit of an absolutely unbiased and disinterested opinion of valuation, and can operate with an added factor of safety.

In examining the older loft buildings, the appraiser must take into consideration that they are mostly non-fireproof, and that the elevator service is generally poor in comparison with modern buildings, but he must also consider the possibility and cost of improvements and their effect upon net income.



J. W. MOOYER.

Vacancies have resulted in many cases where certain classes of trade have occupied given buildings. If conditions are properly understood changes can be made and the structures filled by an entirely different class of tenants, with no loss of income.

In the more modern buildings not only the value of the land and cost of the buildings affect the appraiser's estimate of value, but he must give attention to the number and location of elevators, both passenger and freight, the possibility of sub-dividing floors, with the least possible loss of space, the adaptability to certain classes of business, shipping facilities, traffic conditions, the presence or absence of sprinkler systems —net rental received, suitability of the building for the locality, the amount of competing floor space in the section, that is, the question as to whether or not the locality is over built or is likely to become so in the near future.

If a building is to be permanently profitable to its owner it must be profitable to the tenants, the building must be fitted to its locality and to the uses of those who are expected to occupy it. A hand-power hoist in an old five-story twenty-foot building may be adequate for the needs of the tenants, not every tenant needs all of the facilities of the modern buildings, but large floor areas in high buildings demand modern elevator service well located both for passenger service and for loading and unloading on the freight elevators.

### Value of Appraisers.

In short, the competent appraiser must take into consideration many elements and conditions which at first glance seem to be no part of his business, and appraiser's services are not only valuable in the case of existing loft buildings, he may even be highly beneficial to the one contemplating the erection of such a structure. The appraiser's experience in his observation of the results, in the net income, from loft buildings in many sections, and of varying types and cubic contents has given him a fund of invaluable information as to the relative percentage of returns, to be obtained from loft buildings of different characters. For instance, in some localities, the erection of a six-story loft building on a lot 25 feet x 100 feet would be a profitable undertaking. Whereas, in others the best results would call for a building twelve stories or higher on a plot at least 50 feet x 100 feet.

Scores of details enter into the problem to determine the percentage of net profit, or percentage of loss, on one operation. It is the opinion of many that the services of a competent and fully disinterested appraiser are as desirable, and even necessary to assure the true value of the property, as the policy of a guarantee company to insure the title or of a fire insurance company to provide against disaster by conflagration.

### CONVENTION.

The annual convention of the Northwest Electric Light & Power Association will be held at Spokane, Wash., September 8 to 11. In connection with this convention an electrical show is being arranged by M. C. Osborne, commercial manager of the Washington Water Power Company.

The Pacific Coast meeting of the American Institute of Electrical Engineers is to be held in Spokane at the same time as the Northwest Association convention. There will be one joint session between the societies.

The Northwest Association has arranged the following program of papers: "Rates and Physical Valuation," by W. W. Cotton; "A Balance of Stores System for Utility Companies," by Edward A. West; "Outdoor Type of Transformer Stations," by J. C. Martin; "Rates: A Resume and Comparison of Rate Theories," by Stacy Hamilton; "Extension of Electric Service into Small Country Communities and Rural Districts," by M. C. Osborne and J. C. Davidson; "Wrinkles," by P. A. Bertrand; "Electric Development on the Pacific Coast," by W. E. Herring; "Electric Appliances," by W. B. Pierce; "Organization and Operation of Branch Offices and Plants," by Lewis A. McArthur; "Public-Policy Review," by F. T. Post.

The following papers will be presented at the sessions of the American Institute of Electrical Engineers: "A Distribution System for Power Purposes," by F. D. Nims; "Electrical Application in the Lumber Industry," by E. F. Whitney; "Operation of the Butte, Anaconda & Pacific 24,000-Volt Direct-Current Railway," by J. B. Cox and C. A. Lemmon; "Considerations in the Control and Application of Electric Motors for Gold Dredges," by Girard B. Rosenblatt; "The Effect of Delta and Star Connections Upon Transformer Wave Forms," by Leslie F. Curtis; "Transmission Economy," by Magnus T. Crawford; "The Big Creek Development of the Pacific Light & Power Corporation," by Edward Woodbury; "Telephony," by A. H. Griswold.

### Loading Platform Problem.

Borough President Marcus M. Marks has requested a number of the representative architects of the city to cooperate with him in his endeavor to solve the loading platform problem. A letter was recently sent to a number of architects by Mr. Marks in which he states "It will be difficult to improve the situation concerning loading platforms already in existence, and which are declared to be illegal, but with the help of the architects the evil can be prevented from spreading."

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

### Time Annihilator in Construction.

PRACTICALLY every sub contractor working on a building has to break through floors, partitions and walls of concrete, hollow tile or partition block, brick, architectural terra cotta or stone.



To put a man at this work with a cold chisel and hammer is to invite considerable consumption in time, which is costly. To overcome this there is being introduced on the market by the Orr & Lockett Hardware Co., Chicago, the handy tool illustrated herewith. This appliance is made to strike a great many blows a minute, the speed depending upon the rapidity with which the handle is turned. The action of the hammer is by centrifugal force to the elimination of springs, rubber or leather buffers, cushions, etc. It is made in a variety of styles and sizes to meet all classes of work. It may be purchased either for hand or electric power and is invaluable for use in caulking, surfacing, chipping or boring. The power strokes can be regulated to conform to the requirements of the material that is being worked on, the strokes being approximately 1,000 a minute. The picture shows the drill hammer at work. There is a long adjusting rod. The lower end of this is allowed to rest upon the floor while the other end is applied to the work. As the controlling handle is turned it takes up the slack made by the gnawing done by the cutter and at the same operation the intensity of the stroke may be diminished or increased.

### A Non-Spattering Shower.

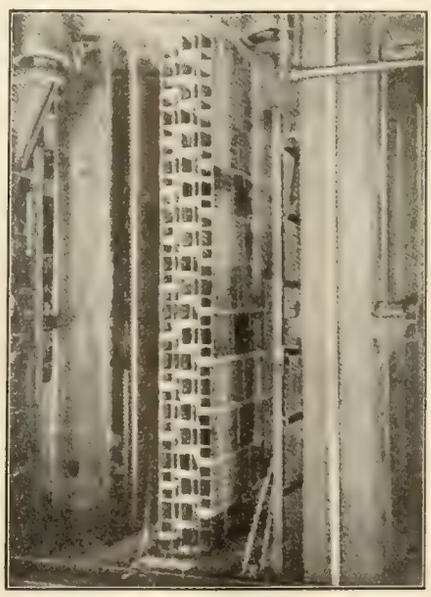
INVENTORS have been seeking for years to find some sort of a shower bath that will prevent spattering of water all over the bathroom floor and at the same time provide the bather with the luxury of the shower, but it seems to have remained with the Oswald Manufacturing Company, of Fullerton, Pa., to bring out a jet bath that will accomplish all the foregoing results. The construction is simple. It consist of two nickle-plated shower pipes that are suspended along the upper inside edge of the tub and connected with the faucet by means of



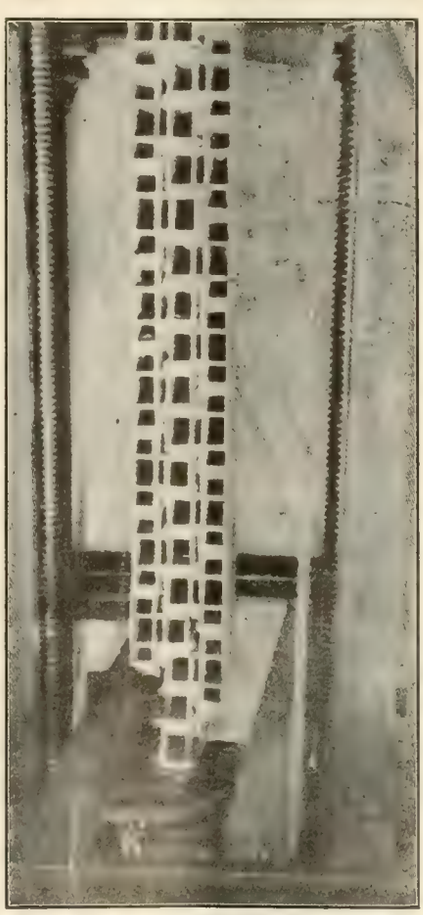
rubber tubing. When the water is turned on there is a copious flow from both sides of the tub directly on the bather. The shower can be converted into an invigorating needle spray by simply turning on the shower faucet. No rubber hood or curtain is required as the water will not touch the head unless desired and cannot spatter upon the floor. The shower pipes are easily cleaned.

### Interlocking Tile Test.

SOME time ago D. A. Abrams and A. N. Talbot conducted at the University of Illinois, an exhaustive test of the strength of the Denison interlocking hollow tile and the two illustrations presented herewith show how the material behaved under the fearful strains put



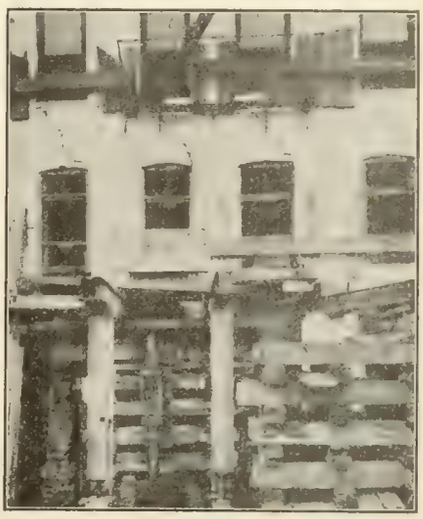
upon them. In addition to tests of the tile in the wall itself, tests were made of individual specimens in a manner much like the test made by the government. There were five wall specimens one foot thick, three feet wide and ten feet high. Three were entirely of tile, and two carried a four-inch veneer of building brick. The specimens were loaded to failure in a compression test after they had been laid up thirty-four days. The tile were furnished by the Clay Product Company, of Chicago, and were taken out of stock. The walls were laid



in one-third Portland cement mortar with a small quantity of hydrated lime. The result of the test is shown in the two pictures. The first one shows the tile in place in the machine, the second after it had sustained a load of 211,400 pounds before breaking as shown.

### Pile Driving Under Apartments.

IT has been said that almost anything can happen to a building in New York. Consequently anything can happen in the way of making repairs. Therefore, when a large apartment house in the Bronx began to settle at one end, heroic measures had to be taken to keep the building from collapsing. The worst part of this emergency was in the fact that the settling occurred in different parts of the lot so that if something had not been done the house literally would have been divided against itself and would have been unable to stand. This is what occurred and what was done to correct it according to the Engineering Record:

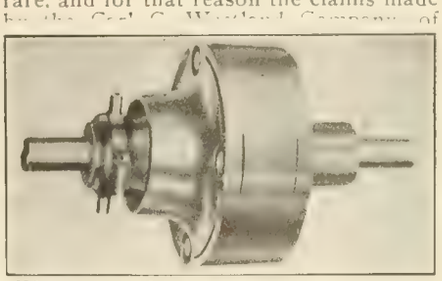


Where the walls were in very bad condition the portions below the street floor, involving in all about 6,000 cubic feet of stone work and 600 feet of brick work, were removed down to the tops of the piles and 50 new steel piles 9 inches in diameter were driven in staggered rows, one in each face of the wall, to clear the old wooden piles. These piles are made of steel pipes driven in 10-foot sections, with cast-steel conical points. They are driven by a 1,000-pound Goubert steam hammer suspended from the needle beams by a differential hoist. When down to rock they are concreted, their tops capped with ¾-inch steel plates and connected by a concrete girder 2½ feet wide and 3 feet high, continuous through the full length of the wall, and bearing on both the new and old piles. The bottom of this girder is reinforced by four ¾-inch longitudinal twisted rods and by transverse rods 6 inches apart on centers. Concrete is made 1:2:4 with Atlas Portland cement.

Before driving the new piles the muck with which the cellars were back-filled was either shoveled outdoors or was thrown to different parts of the building to expose the original surface of the ground, below which pits were sheeted down about 4 feet to a depth of 1 foot below ground-water level.

### New Type of Coupling.

CLUTCHES and couplings that are dependable, not only in an emergency but in ordinary machine overload, are said by machinists to be extremely rare, and for that reason the claims made by the Cook Co. Worcester Company, of



Worcester, Mass., for a new type of coupling and clutch are at least worthy of note. The general design of the clutch is shown in the cut. The manufacturers claim that it combines the coupling and clutch which is an advantage in close pump work in building basements where room has to be conserved and shaft room is likely to be at a premium. The coupler shown appears to have great strength and certainly the principle of split-clutch does not permit of slipping under heavy load.

# CURRENT BUILDING OPERATIONS

## Apartment House Building on Washington Heights. One Operation to Cost $1,300,000 and House 390 Families.

DURING the last few months plans have been prepared for many new apartment houses on the upper West Side of Manhattan, which will represent an expenditure of several million dollars. One of the largest operations about to be started, which will furnish homes for nearly four hundred families, will be erected by the Hudson View Construction Company, 189 Broadway, of which Henry Friedman is president. There will be nine houses in the group, three being situated in the north side of 160th street, between Riverside drive and Fort Washington avenue; three in the south side of 161st street, and three in the north side of 161st street, between Fort Washington avenue and Riverside drive.

Seven of the buildings have dimensions of 125x86.1 feet, containing in all apartments for forty-two families each, of three, four, five and six rooms. Two buildings have frontages of 150 feet with eight apartments on a floor, a total number of 242 rooms in each house or quarters for forty-eight families each.

The main bed-chamber of each apartment is located to the front with baths between, and the suites have short private halls and large foyers. The entrance hall is 15 feet, taking in the full width of the wing between courts No. 2 and No. 3, with walls finished in Caen stone and marble with an Elizabethian style plaster ceiling. A feature of this hall is the non-appearance of both the main stairs to the apartments and upper stories. There will be no gas used and all appointments will be of the best.

Limestone facing will be used to the second story, trimmed with terra cotta above. The buildings are divided into three sections with the elevator centrally located so as to decrease long halls leading to apartments. The estimated cost of construction alone is $1,300,000, and work is to be completed ready for occupancy by September 1, 1915.

Excavating is already under way at the northeast corner of Riverside drive and 160th street, and the southeast corner of 161st street for two similar apartments which the Melvin Construction Company will erect ready for occupancy by May 1, 1915. The estimated cost is placed at about $550,000. Harold Lawrence Young, 1204 Broadway, who is the architect for the entire number of buildings mentioned, also lately designed the "Ronda" at the southwest corner of Fort Washington avenue and 161st street; the "Manfried Court," northeast corner of Fort Washington avenue and 161st street; "Chateau D'Armes," southeast corner of Fort Washington avenue and 161st street, and "Chambold Court," southeast corner of Fort Washington avenue and 162d street. All these houses were constructed by the Friedman Construction Company, the "Ronda" being the latest completed. The buildings have all been sold.

The Haven Construction Company, Charles Flaum, president, 215 Audubon avenue, will erect three five-story apartments at Northern avenue and 180th street, from plans by Benjamin W. Levitan, 20 West 31st street. Donald Robertson, a well-known builder, has plans for a six-story house at Audubon avenue, northwest corner of 185th street, from plans by Schwartz & Gross.

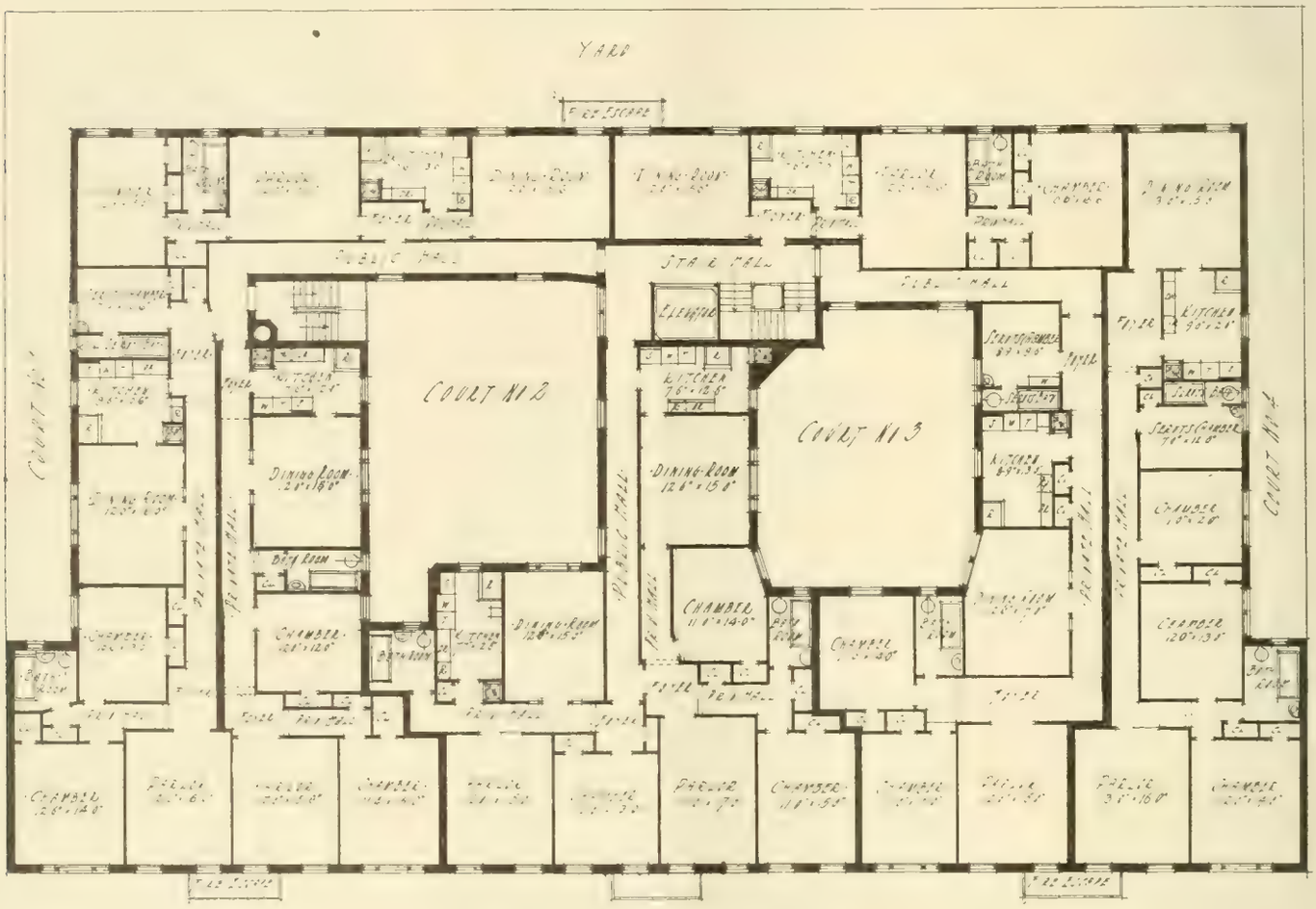
The Tralow Realty Corporation, 1931 Broadway, will erect two five-story apartments at the southwest corner of Audubon avenue and 191st street, from plans by Neville & Bagge, 217 West 125th street. The Loyal Building Company, 391 East 149th street, a six-story apartment on the east side of Bradhurst avenue, south of 151st street, from plans by Frankfort & Kirschner, 830 Westchester avenue.

### Chicago Cement Show for 1915.

The management of the Chicago Cement Show, which will be held February 10 to 17, 1915, reports that from present indications the 1915 show will be a success from every viewpoint and that wide interest has been manifested by both exhibitors and the trade who make it a practice to attend these annual exhibitions.

At the drawing for locations on August 8th, four-fifths of the available floor space was assigned to more than 100 manufacturers. Most of the concerns who took space in the past shows will be found at the coming exhibition and many important manufacturers who have not participated in the show for several years have decided to exhibit this year.

The Cement Show is clearly a growing institution and has become a permanent fixture of the cement industry. Many associations find it of advantage to hold their conventions each year in Chicago during the time of the big Cement Show. Important associations that have already fixed their dates during the Cement Show in Chicago are the National Builders' Supply Association, and the Illinois Lumber and Builders' Supply Dealers' Association.




TYPICAL FLOOR PLAN OF HEIGHTS GROUP. Harold Lawrence Young, Architect.

### New Front Brick Plant.

One of the most complete and modern front brick plants is now under construction, near Kittanning, Pa., for the purpose of manufacturing gray and buff front brick. One of the finest clay properties in that part of the country has been opened up and the company expects to have brick ready for shipment on or about November 1st, 1914. The capital stock has all been subscribed for and contracts for all requisites including machinery, have been placed. One of the largest and most modern brick machines has been purchased, able to turn out 150,000 high-grade brick per day, although driers and kiln capacity for the present will be 60,000 brick per day.

The Henderson-Frazier-Dobbs Co., Inc., 1133 Broadway, New York, will put the product on the Eastern market and a large number of inquiries have already been received from agents throughout the country, all anxious to secure the selling rights of the high-grade material that will be produced by this company. The company has been incorporated under the name of Kittanning Face Brick Company, and in placing its contracts for machinery, etc., quality was considered in all cases and the plant, when completed, will be one of the most up-to-date in the country.

### Jersey Central Denies Report.

A statement issued by an official of the Jersey Central Railroad denies the report that several hundred skilled mechanics have been laid off, according to the Wall Street Journal. What has taken place is the reduction all over the system of the working time of the shop forces from five days a week to four. This reduction, however, is temporary and applies only to the month of August.

T. B. Koons, vice-president and freight traffic manager of the Jersey Central, says: "Several shipping companies have notified Reading, Jersey Central and other companies reaching tidewater at New York to be prepared at a moment's notice to resume shipments of export freight to New York. All our freight agents and traffic men have been notified and the business is so organized as to permit export freight traffic to resume with a rush.

"I look for full exports to England. France and Belgium to resume at any time within ten days. Shipping men tell me that German cruisers are far from the base of supplies and the maintenance of strict neutrality has checked their activities in the west Atlantic. They look for the return of all German cruisers hereabouts to the African coast as speedy as possible.

### Building During July.

Reports received from seventy-five leading cities in the United States indicate that a considerable revival in building activity occurred at many points during July, the permits issued calling for the expenditure of $71,121,212, an increase of 10.3 per cent., as compared with the $64,478,080 of the same month last year. The comparison would have been much more favorable but for the falling off in New York city, where the permits taken out aggregate only $12,824,409, as against $13,376,327, a loss of 4.1 per cent. The indifferent showing by the leading centre was due almost entirely to a contraction of $3,202,195 in the Borough of Manhattan, although there was also a moderate decrease in Richmond, whereas the Bronx, Brooklyn and Queens all made very satisfactory gains. Seventy-four outside cities reported a total of $58,296,803, as compared with $51,101,753, which is a gain of 14.1 per cent. over the corresponding month in 1913. This is by far the best exhibit made this year, and forty-nine centres reported improvement, which in some instances is quite pronounced. Among the cities where the most notable expansion appears are Albany, Chicago, Cincinnati, Dayton, Detroit, Indianapolis, Minneapolis, Nashville, Kansas City, Philadelphia, Pittsburg, Richmond, Rochester, St. Louis, Seattle, Sioux City, Spokane, Springfield, Mass., Washington and Worcester. On the other hand, there was more or less falling off at Cleveland, Fort Worth, Harrisburg, Los Angeles, Milwaukee, Newark, San Francisco, Wilkes-Barre and a number of other points.

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### G. A. Fuller Co. awarded Contract.

The general contract for the construction of the new twenty-story office building to be erected at 6-8-10 West 40th street has been awarded to the George A. Fuller Co., 111 Broadway, New York City. This building will be owned by the Eight West 40th Street Company, John McInerney, president, 111 Broadway, and will be erected from plans prepared by Goldwin Starrett & Van Vleck, architects, Everett Bldg., 17th street and Fourth avenue.

### New Building for Newark's Park.

H. Van Buren Magonigle, architect, 101 Park avenue, New York City, has been retained by the Essex County Park Commission, Alonzo Church, secretary, 810 Broad street, Newark, N. J., to prepare the plans for an administration building to be erected in Branch Brook Park, Newark. It is proposed to expend about $100,000 for the construction of this building. Preliminary sketches have just been started and it will be some time before details can be announced.

### New Brooklyn Hospital.

The Williamsburg Hospital, Rev. Newell Woolsey, president, contemplates the erection of a new and thoroughly modern hospital building on the property recently purchased by them at the corner of South Ninth street and Driggs avenue. The present hospital at the corner of Bedford avenue and South Third street has been in operation for many years and has served the community in an efficient manner. It is hoped with the new building to extend the sphere of activities and usefulness over a much wider area. Definite plans for the new building have not been announced and no architect has up to the present time been retained. The offices of the institution are now receiving competitive sketches and it is assumed that the successful architect will be named before October 1st.

### NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Congregation Jauor Libeski Uniter Stutungweidk, care of Julius Hahn, 135 Livingston st, Brooklyn, contemplates the erection of a brick synagogue at 82-84 Lewis st. No architect selected.

BUFFALO, N. Y.—The Jewish Hospital Association, care of Dr. Julian Ulman, 400 Franklin st, contemplates the erection of a hospital here to cost about $50,000. No architect selected.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Figures are being received for the 6-sty tenement at 33-37 Mott st for the estate of James Naughton, John Naughton, executor, 153 East 53d st. George F. Pelham, 30 East 42d st, architect. Cost, about $60,000.

BANKS.

BROOKLYN.—Bids are being received for the 2-sty bank, 33x50x75 ft., at New Utrecht av and 12th av for the Broadway Trust Co., 839 Flatbush av, Alex C. Snyder, vice-president. Slee & Bryson, 154 Montague st, architects. Cost, about $20,000.

DWELLINGS.

BELMAR, N. J.—E. C. Benner, Appleby Building, Asbury Park, architect, is taking bids for a 2½-sty frame residence at 10th av and A st for Frank Schmitz, 43 Osborne terrace, Newark, owner. Cost, about $5,000.

GARDEN CITY, L. I.—Shape & Bready, 220 West 42d st, Manhattan, architects, are taking bids for a 2½-sty frame residence on Stewart av for Clayton S. Goss, 516 5th av, Manhattan.

ROSELLE, N. J.—William Hewlett, 1181 Broadway, Manhattan, architect, is taking bids for a 2½-sty brick residence at 6th av and Spruce st for Theodore Goe, this place. Cost, about $15,000.

YONKERS, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, architect, is taking bids on general contract for a 2½-sty frame and stucco residence, 40x34 ft., at Lowerre Summit, for Dr. M. Caturani, 348 East 116th st, Manhattan. Cost, about $9,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—L. S. Beardsley, 38 West 32d st, Manhattan, architect, is taking bids for the 3-sty reinforced concrete baking plant addition, 50x70 ft., in 21st st, for the American Bread Co., 424 East 21st st, Paterson.

NEWARK, N. J.—A. H. Thomas, 222 Market st, architect, is taking bids for a 2-sty brick factory, 30x100 ft., for Chas. Blakeman Sons Co., Inc., 236 Bank st. Cost, about $10,000.

DUNKIRK, N. Y.—The Continental Heater Co., care of Earle C. Reade, vice-president and general manager, is taking bids on general contract for a 1-sty brick and steel manufacturing plant, 400x60 ft., including a 1-sty factory building, 400x64 ft., and 1-sty warehouse, 100x100 ft., from private plans, to cost about $35,000.

MUNICIPAL WORK.

NEW YORK STATE.—Bids will be received at the office of John N. Carlisle, commissioner of Public Highways, until 1 p. m., August 17, for the improvement of various public highways.

TOWN OF UNION, N. J.—The Committee of the Town of Union, Emile Bautz, town clerk, Adolph Van Neste, chairman, is taking bids to close August 17 for a 2-sty fire house, 25x80 ft., at 3d st and Palisade av, from plans by Joseph D. Lugosch, 408 Kossuth st, Town of Union, architect. Cost, about $15,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—F. A. DeMeuron, 31-33 East 27th st, architect, is taking new bids on revised plans for the 6-sty school at 118th st and St. Nicholas av for the Church of St. Thomas the Apostle, 118th st, west of St. Nicholas av, Rev. Father J. B. McGrath, pastor.

WHITE PLAINS, N. Y.—The Town of White Plains, Board of Education of Union Free School District No. 1, John Y. Lavery, president, is taking bids to close August 28 at 8 p. m for a 2-sty brick, hollow tile and reinforced concrete school, 40x100 ft., on Battle Hill av, from plans by Beverly S. King, 103 Park av, Manhattan.

TUCKAHOE, N. Y.—The Board of Education of Tuckahoe, William F. Thompson, president, is taking bids for an addition to the 2-sty brick and limestone school in Main st, from plans by William Whitney Rasmussen, 1133 Broadway, Manhattan. Cost, about $20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Plans are being figured for the 4-sty brick addition to the bakery at 7-11 Cannon st for the Manhattan Pie Baking Co., William Folterman, president, 540 Grand st. John B. Snook Sons, 261 Broadway, architects.

THEATRES.

SYRACUSE, N. Y.—Plans are being figured for a theatre at the corner of Harrison and South Salina sts for the Syracuse Strand Theatre Co., Inc., Mitchell Mark, 528 White Building, Buffalo, Thomas W. Lamb, 644 8th av, Manhattan, architect. Cost, about $100,000.

BROOKLYN.—Plans are being figured, bids to close soon, for the 1-sty brick moving picture theatre, 50x100 ft., in the north side of Sumpter st, 325 ft. west of Patchen av, for Solomon Brill & Co., 43 West 16th st, Manhattan. George Keister, 56 West 45th st, Manhattan, architect. Cost, about $12,000.

LONG ISLAND CITY.—Plans are being figured for the 1-sty brick theatre, 118x133 ft., on the west side of Hunter av, 94 ft. south of Wilbur av, for W. E. Paynter, Bridge Plaza. John Boese, 1 Bridge Plaza, architect. Cost, about $135,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

161ST ST.—Harold L. Young, 1204 Broadway, has completed plans for three 6-sty apartments in the south side of 161st st, west of Ft. Washington av, for the Melvin Construction Co., 189 Broadway, owner and builder. Total cost about $430,000.

97TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for the 12-sty apartment, 126x100 ft., at the northwest corner of 97th st and West End av, for Isaac Polstein, 30 East 42d st.

BROADWAY.—G. Ajello, 1 West 34th st, is preparing plans for the 14-sty apartment, 133x102 ft., at the northwest corner of Broadway and 84th st for Dr. Charles V. Paterno, care of the Paterno Construction Co., 214 Cathedral Parkway, owner and builder.

BROOME ST.—Adolph Mertin, 34 West 28th st, has completed plans for a 6-sty tenement, 20x48 ft., in the north side of Broome st, 75 ft. west of Mulberry st, for Vincenzo DeLuca, 186 Grand st, owner and builder. Cost, about $20,000.

13TH ST.—Chas. M. Straub, 147 4th av, has completed plans for alterations to the 6-sty tenement 346-348 East 13th st for Carolina Gottlieb, 207-9 West 110th st. Cost, about $4,000.

LEXINGTON AV.—Dodge & Morrison, 135 Front st, have prepared plans for alterations to the 5-sty apartment 1486 Lexington av for Annie A. Morgan, 2d, 770 Park av. Cost, about $8,500.

CHURCHES.

11TH AV.—Eli Benedict, 1947 Broadway, is preparing plans for general alterations to the Mariners' Church at 166-168 11th av, between 22d and 23d sts, for the New York Port Society, on premises. Cost, about $5,000.

MUNICIPAL WORK.

GOVERNORS ISLAND, N. Y.—An appropriation of $20,000 has been granted for rebuilding the wharf here from private plans for the U. S. Government, care of John W. McKie, chief quartermaster.

PUBLIC BUILDINGS.

2D AV.—Final plans will soon be started for the 12-sty East Side court building and jail, 100x100 ft., at the southeast corner of 2d av and 2d st for the City of New York, Marcus M. Marks, president of the Borough of Manhattan. Alfred Hopkins, 101 Park av, architect. Cost, about $300,000.

SCHOOLS AND COLLEGES.

AV A.—Shepley, Rutan & Coolidge, Ames Building, Boston, Mass., are preparing preliminary plans for a laboratory building at Av A and 66th st, for the Rockefeller Institute. Construction work will probably be in charge of Marc Eidlitz & Son, 30 East 42d st.

LEXINGTON AV.—The City of New York Board of Education, Park av and 59th st, Thomas W. Churchill, president, contemplates the erection of a vocational school at the northwest corner of Lexington av and 22d st, to cost about $220,000. The Board of Estimate and Apportionment will probably pass the resolution granting the appropriation about August 27.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS.

176TH ST.—The Park Hill Construction Co., H. Rather, president, 779 Crotona Park North, contemplates the erection of a 6-sty apartment at the northwest corner of 176th st and Southern boulevard and Crotona Parkway. Goldner & Goldberg, 391 East 149th st, will probably prepare plans.

BOSTON RD.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for two 6-sty apartments, 55x87 ft., at the northwest corner of Boston rd and Suburban pl, for Robert W. Joseph, 401 East Tremont av, owner and builder. Cost, about $110,000.

LONGFELLOW AV.—Harry T. Howell, 149th st and 3d av, has completed plans for two 5-sty apartments, 50x88 ft., on the west side of Longfellow av, 207 ft. north of 167th st, for William Sinnott, 967 East 167th st, owner and builder. Cost, about $104,000.

CHURCHES.

178TH ST.—Crow, Lewis & Wickenhoefer, 200 5th av, are preparing plans for a fieldstone church, 40x88 ft., at the northeast corner of Grand boulevard and Concourse and 178th st, for the Church Extension Society of the Presbytery of New York, 156 5th av, Rev. Jessee F. Forbes. Cost, about $40,000.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PACIFIC ST.—Cohn Bros., 361 Stone av, are preparing plans for an apartment, 50x90 ft., in the north side of Pacific st, 100 ft. south of Boerum pl, for Fleischer & Lindenbaum, 1896 Bergen st, owners and builders. Cost, about $30,000.

DE KALB AV.—W. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 50x89 ft., on the east side of DeKalb av, 180 ft. from Myrtle av, for the 250 Pacific St., Inc., Henry Lindenbaum, 45 West 34th st, owner and builder. Cost, about $25,000.

DITMAS AV.—Cohn Bros., 361 Stone av, are preparing plans for three 4-sty tenements, 52x90 ft., at the northeast corner of Ditmas and Newkirk avs for the Marcus Building Co., Mr. Marcus, president, 1770 Park pl, owner and builder. Cost, about $120,000.

DE KALB AV.—W. McCarthy, 16 Court st, has completed plans for two 4-sty tenements, 50x89 ft., on the east side of DeKalb av, 30 ft. south of Myrtle av, for the 250 Pacific, Inc., Henry Lindenbaum, 45 West 34th st, Manhattan, owner and builder. Cost, about $75,000.

GLENMORE AV.—Cohn Bros., 361 Stone av, are preparing plans for four 4-sty tenements on Glenmore av, near Miller av, for Max Newfeld, 1492 Pitkin av, owner and builder. Cost, about $120,000.

RIVERDALE AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 3-sty tenement, 25x67 ft., at the southwest corner of Riverdale and New Jersey avs, for the New Lots Construction Co., 748 Sheppard av, owner and builder. Cost, about $12,000.

BELMONT AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 25x90 ft., at the southeast corner of Belmont av and Barbey st for Samuel Glick, 564 Prospect av. Cost, about $24,000.

12TH AV.—A. G. Carlson, 157 Remsen st, has completed plans for two 4-sty tenements, 50x85 ft., on the north side of 12th av, 50 ft. east of 51st st, for Paul Connelly, New Utrecht av and 52d st, Brooklyn. Cost, about $25,000 each.

42D ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 4-sty tenements, 50x88 ft., in the north side of 42d st, 220 ft. west of 9th av, for the 16th Av. Realty Co., 1152 41st st, Brooklyn. Cost, about $32,000 each.

FACTORIES AND WAREHOUSES.

NEW JERSEY AV.—L. F. Schillinger, 167 Van Siclen av, is preparing plans for a 2-sty brick factory, 22x47 ft., on the west side of New Jersey av, 74 ft. south of Pitkin av, for Emily Wozinak, 2098 Pitkin av, owner who will take bids on general contract. Cost, about $5,000.

VERNON AV.—John Auer & Sons, 648 Lexington av, have received the general contract to erect a 3-sty brick and steel warehouse, 57x91 ft., at Vernon and Lewis avs for Chas. Wissman, 648 Lexington av, owner. C. C. Wagner, 26 Court st, architect. Cost, about $25,000.

HOSPITALS AND ASYLUMS.

BROOKLYN AV.—Ludlow & Peabody, 101 Park av, Manhattan, have completed plans for a 4-sty brick and limestone hospital, 35x93 ft., at the southeast corner of Brooklyn av and President st, for the Home of St. Giles the Cripple, Garden City, L. I., Building Committee, 184 Joralemon st. Cost, about $100,000.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

QUEENS, L. I.—R. George Smart, 501 Curtis av, Brooklyn, has completed plans for a 3-sty brick tenement, 20x60 ft., on the east side of 11th av, 180 ft. south of Grand av, for the Mathews Building Co., 468 Grand av. Cost, about $5,000.

CHURCHES.

RICHMOND HILL, L. I.—George E. Crane, 2706 Jamaica av, is preparing plans for a 1-sty hollow tile and stucco church, 50x75 ft., at the corner of Elm st and Fulton av, for the Richmond Hill Baptist Church, Rev. Henry D. Coe, pastor, 3111 Fulton av. Cost, about $25,000.

DWELLINGS.

CORONA, L. I.—C. L. Varrone, 171 Corona av, has completed plans for a 2½-sty residence, 20x28 ft., for William Craven, 55 Meserole st, Brooklyn. Cost, about $4,000.

CORONA, L. I.—R. W. Johnson, 10 Grove st, has completed plans for three 2½-sty frame residences, 21x54 ft., in the south side of Acorn st, 210 ft. east of Van Dine st, for Thomas Daly, builder, this place. Cost, about $15,000.

CORONA, L. I.—Plans have been completed by R. W. Johnson, 10 Grove st, for a 2½-sty frame residence, 22x56 ft., at the corner of Chicago av and Prospect st, for Thomas Daly, builder, this place. Cost, about $5,000.


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*Contemplated Construction—Queens (Cont'd).*

RICHMOND HILL, L. I.—George E. Crane, 2766 Jamaica av, has completed plans for twelve 2½-sty frame residences on the east side of Leggett av, near Roswell pl, for the Gascoyne Realty Co., builders. Cost, about $48,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John Graham, 2030 Woodward av, Highland Park, Mich., has completed plans for an 8-sty addition to the warehouse and assembly plant at Jackson av and Honeywell st, for the Ford Motor Co., Henry Ford, president, Highland Park, Detroit, Mich., and 1723 Broadway, Manhattan. T. L. Gordon Co., 53 West Jackson boulevard, Chicago, Ill., structural engineer. Fountain & Choate, 110 East 23d st, Manhattan, contractor for foundations and basement. Cost, about $750,000.

LONG ISLAND CITY.—Revised plans have been completed for the 5-sty brick and concrete factory, 52x75 ft., at the southeast corner of Webster and 6th avs for George W. Braunsdorf, 232 East 43d st, Manhattan, owner. E. L. McCracken, College Point, L. I., architect. E. E. Seelye, 101 Park av, Manhattan, concrete engineer. Cost, about $25,000.

## Richmond.

HOTELS.

NEW BRIGHTON, S. I.—Harry W. Pelcher, National Bank Building, Port Richmond, has completed plans for a 5-sty hotel, 45x125 ft., in Jay st, for the Tilley Estate, care of architect. Cost, about $70,000.

## Suffolk.

PUBLIC BUILDINGS.

NORTHPORT, L. I.—Harry E. Donnell, 225 5th av, Manhattan, is preparing plans for a 1-sty brick library, 45x38 ft., for the Board of Trustees of Northport, George Babcock. Bids will be taken on general contract about August 20. Cost, about $10,000.

## Westchester.

DWELLINGS.

PELHAM MANOR, N. Y.—Charles E. Gollner, 307 5th av, Manhattan, contemplates the erection of four 2½-sty frame residences from plans by E. Guy Gollner, 256 West 121st st, Manhattan.

STORES, OFFICES AND LOFTS.

NYACK, N. Y.—Preliminary estimates have been received for the 2-sty brick and limestone office building for the Rockland Light & Tower Co., this place, owner. Lord, Hewlett & Tallant, 345 5th av, Manhattan, architects. Cost, about $80,000.

# CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—R. Lemkin, 235 East 76th st, has received the general contract to alter the 5-sty tenement, 174-176 East 77th st for L. E. Ransom, 279 Pearl st. Otto L. Spannhake, 233 East 78th st, architect. Cost, about $6,000.

MONTCLAIR, N. J.—Frank Pollara, Orchard sq, Caldwell, N. J., has received the general contract to erect the 3-sty tenement, corner of Bloomfield and Maple avs, for Luigi Arra, 347 Bloomfield av, Caldwell, N. J. Albert P. Nucciarone, 43 Minton pl, Orange, N. J., architect. Cost, about $16,500.

JERSEY CITY, N. J.—Samuel H. Rubine, 206 Jackson av, has received the general contract to erect two 4-sty brick stores and tenements, 34x51 ft., at 515-517 Summit av, for Michael Suetzer, 210 Av A, Jersey City, owner. Plans prepared privately. Cost, about $16,000.

CHURCHES.

BROOKLYN W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract to alter and erect additions to the 3-sty brick church and school at 367 Claremont av, for Rev. C. E. McDonell, on premises. Louis Giele, 1123 Broadway, Manhattan, architect. Cost, about $16,000.

DWELLINGS.

BROOKLYN.—William Flanigan, 118 East 28th st, Manhattan, has received the general contract to alter and make additions to the 2½-sty brick residence, 33 8th av, for Helen A. Courtney, on premises. Robert J. Reilly, 477 5th av, Manhattan, architect. Cost, about $15,000.

GLADSTONE, N. J.—Romer Corporation, 105 West 40th st, Manhattan, has received the general contract to erect the 1½-sty frame and fieldstone bungalow for Alfred Loeb, 166 Ralstone av, South Orange. Taylor & Mosley, 40 Wall st, Manhattan, architects.

OYSTER BAY, L. I. (Sub.).—Chas. A. Cowen & Co., 1123 Broadway, Manhattan, have received the mason work for the 2½-sty residence and farm buildings, about ½ mile from station, for C. K. G. Billings, 30 East 42d st, Manhattan. Guy Lowell, 225 5th av, Manhattan, architect. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating and ventilating engineers. Mr. Marsh, care of Frederick Johnson, 42d St Building, Manhattan, superintendent and will let all contracts.

CEDARHURST, L. I.—Peter Roche, John st, Far Rockaway, has received the general contract to erect a 2½-sty frame residence and 2-sty garage for J. Howes Burton, this place, owner. John C. Greenleaf, 15 West 38th st, Manhattan, architect. Cost, about $30,000.

MAPLEWOOD, N. J.—K. W. Dalzell & Co., Burnett st, have received the general contract to erect a 2½-sty frame and stucco residence at the northwest corner of Burnett st and Pierson rds for William S. Walters, 115 Lafayette st, Newark. Cost, about $6,500.

JERSEY CITY, N. J.—Patti & Co., 1703 Boulevard, have received the general contract to erect six hollow tile and stucco residences at 291-307 Virginia av for the American Homes Co., 15 Exchange pl, owner. Albert E. Pia, 441 East Fairmount av, architect. Cost, about $13,-

HOTELS.

MANHATTAN.—J. A. Zimmermann, 34 West 33d st, has received the general contract to alter the 6-sty brick hotel, 65x84 ft., at 42 East 28th st for Boehm & Boehm, 99 Nassau st. Wortmann & Braun, 114 East 28th st, architects. Leslie Bros. Engineering Co., 2768 Broadway, have heating and plumbing work. Cost, about $5,000.

SCHOOLS AND COLLEGES.

VERPLANK, N. Y.—Central Building Co., Worcester, Mass., has received the general contract to erect a local stone school and church for the Hope Farm, care of architects, Delano & Aldrich, 4 East 39th st, Manhattan.

ITHACA, N. Y.—Driscoll Bros., South Tioga st, have received the general contract to erect a 1-sty reinforced concrete alumni field fence and stadium, 80x700 ft., at the Alumni Field Campus, for Cornell University, J. G. Schurman, president. Gibb & Waltz, 110 North Tioga st, architects. Alumni Field Committee, George F. Bacon, chairman of building committee, 103 Park av, Manhattan, donor.

STABLES AND GARAGES.

BROOKLYN.—John Auer & Sons, 648 Lexington av, have received the general contract to erect a 1-sty brick extension to the private garage in the south side of Rutledge st, 250 ft. west of Bedford av, for Probst-Schomaker, on premises, John Probst, president and treasurer. Henry Holder, Jr., 242 Franklin av, architect. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.).—Mark & Mohl, Inc., 273-277 Russell st, have received the ornamental iron work necessary for the building 50 Dey st. George K. Thompson, architect; Patrick Reynolds, general contractor.

UNION COURSE, L. I.—Thomas Smith, Woodhaven, L. I., has received the general contract to erect a 2-sty brick office building, 25x100 ft., on the south side of Jamaica av, 200 ft. east of Shaw av, for Leader Observer, on premises. Samuel Guilfey, 4 Shirley st, Woodhaven, architect. Cost, about $10,000.

THEATRES.

MANHATTAN.—Clark & Appelman, 149 East 16th st, have received the general contract to erect a theatre at 126 2d av, to cost, about $10,000, from plans by Harold L. Young. Nathan E. Bloch, owner.

MISCELLANEOUS.

FISHKILL LANDING, N. Y.—Casper Ranger Construction Co., 20 Broad st, Holyoke, Mass., has received the general contract to erect a brick, terra cotta and limestone passenger station for the N. Y. Central R. R. Co., 70 East 45th st, A. H. Smith, president. Cost, about $75,000.

OYSTER BAY, L. I.—The general contract has been awarded to Wesley De Graff, Berry Hill rd, for the 2-sty hollow tile and stucco bathing pavilion, 30x60 ft., at Bayville for the Town of Oyster Bay, K. Wicks, clerk. Edward S. Betts, care of Westinghouse, Church, Kerr Co., 37 Wall st, Manhattan, architect. Cost, about $15,000.

# PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

WASHINGTON PL, 125-127 West, 300 w 6th av, 6-sty brick tenement, 44x84; cost, $60,000; owner, Crest Holding Co., 1200 Madison av; president, Abraham Weinstein; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 288.

145TH ST, 119-131 West, three 6-sty brick tenements, 58x85; cost, $165,000; owner, Slattery Constn. Co., John Slattery, president, 155 West 145th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 290.

CHURCHES.

104TH ST, 336-342 East, 3-sty brick church and settlement house, 80x96; cost, $40,000; owner, St. Lucy's R. C. Church, Rev. P. J. Lennon, rector, 344 East 104th st; architect, Thos. J. Duff, 407 West 14th st. Plan No. 285.

SCHOOLS AND COLLEGES.

ST. NICHOLAS AV, 147-155-159, s w cor 118th st, 5-sty brick fireproof parochial school, 87x69; cost, $85,000; owner, R. C. Church of St. Thomas the Apostle, 262 West 118th st; pastor, Rev. J. B. McGrath; architect, F. A. de Meuron, 31 East 27th st. Plan No. 287.

STABLES AND GARAGES.

WATTS ST, 48-50, 2-sty brick fireproof garage and warehouse, 41x74; cost, $12,000; owner, Edw. Bergonzi, 58 Grand st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 291.

STORES AND DWELLINGS.

CLAREMONT AV, 172-178, s e cor 125th st, two 3-sty brick stores and dwellings, 100x36; cost, $15,000 and $20,000; owner, Nathaniel A. McBride, 5 East 42d st; architect, Thomas F. Dunn, 953 Woodycrest av. Plan No. 286.

STORES, OFFICES AND LOFTS.

40TH ST, 6-8-10 West, 20-sty brick fireproof office building, 61x89; cost, $500,000; owner, S West 40th St. Corporation, Jesse Metcalf, president, 111 Broadway; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 292.

BROADWAY, 822-824, s e cor 12th st, 4-sty brick store and lofts, 43x109; cost, $20,000; owner, City Real Estate Co., Jos. H. Ward, president, 176 Broadway; architect, Chas. E. Birge, 29 West 34th st. Plan No. 289.

THEATRES.

DELANCEY ST, 6-8, 92 e Bowery, 1-sty brick motion picture theatre, 33x75; cost, $25,000; owner, Ernest Plath, 6-8 Delancey st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 294.

MISCELLANEOUS.

139TH ST, 32-34, 345 w 5th av, 1-sty brick repair shop, 50x70; cost, $5,000; owner, Henry Hill, 257 West 136th st; architect, C. B. J. Snyder, 500 Park av. Plan No. 293.

### Bronx.

DWELLINGS.

IRONXWOOD AV, w s, 893 n 216th st, 2 sty brick dwelling, 21.8x61.2, slag roof; cost, $5,000; owner, A. Rosati, 570 East 141st st; architect, Mr. Richard, 230 East 115th st. Plan No. 416.

STABLES AND GARAGES.

HONEYWELL AV, w s, 100 n 180th st, 1-sty brick garage, tin roof, 16x20; cost, $625; owner Philip De Blasi, on premises; architect, Chris F. Lohse, 428 East 83d st. Plan No. 420.

STORES AND TENEMENTS.

193D ST, s e cor Decatur av, 7-sty brick stores and tenement, slag roof, 108.1x223.8; cost, $300,000; owner, Wedgewood Co., Henry F. Keil, 401 East 163d st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 412.

FORDHAM ROAD, s e cor Marion av, 1-sty brick stores, slag roof, size irregular; cost, $28,500; owner, Adams Realty Co., M. E. Oppenheimer, 296 Broadway, Pres.; architect, Wm. Koppe, 830 Westchester av. Plan No. 419.

MISCELLANEOUS.

EDISON AV, w s, 200 n Albany av, 1-sty frame shed, 21x32; cost, $400; owner and architect, Peter Dascher, on premises. Plan No. 414.

3D AV, w s, 47.9 s St. Paul's pl, 1-sty frame shed, 26x75; cost, $1,000; owner, Michael Barinsky, 511 East 149th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 413.

ST. OWEN PL, s e cor Baker st, 1-sty frame storage, 12x30; cost, $600; owner, Bernard Garland, 756 St. Owen pl; architect, Jas. H. Perry, 349 South 4th av, Mt. Vernon. Plan No. 415.

238TH ST, s s, 200 w Keppler av, 1-sty brick tool house, 13x30; cost, $100; owner and architect, Archibald Murdock, on premises. Plan No. 418.

CASTLE HILL AV, s w cor Ellis av, 1-sty brick shop, tin roof, 20x18; cost, $1,000; owner, Frank Gass, 2215 Westchester av; architect, E. Ebeling, 135 Westchester sq. Plan No. 421.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PACIFIC ST, s s, 160.9 e Bedford av, 4-sty brick tenement, 50x91, slag roof, 16 families; cost, $40,000; owner, Rapiel Bldg. Co., 35 West 39th st, Manhattan; architect, W. F. McCarthy, 16 Court st. Plan No. 5491.

PACIFIC ST, s s, 210.9 e Bedford av, 4-sty brick tenement, 46.4x91, slag roof, 16 families; cost, $40,000; owner, Rapiel Bldg. Co., 35 West 39th st, Manhattan; architect, W. F. McCarthy, 16 Court st. Plan No. 5490.

40TH ST, n s, 125 e 7th av, 4-sty brick tenement, 25x86.3, slag roof, 8 families; cost, $14,000; owner, Fred Salonen, 719 43d st; architect, Chas. Braun, 459 41st st. Plan No. 5485.

STERLING PL, n e cor Ralph av, 4-sty brick tenement, 55x90, gravel roof, 22 families; cost, $28,000; owner, Howard, Inc., 1934 Prospect pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5526.

WARWICK ST, s w cor Belmont av, 4-sty brick tenement, 25x86, slag roof, 8 families; cost, $12,000; owner, General Cont. Co., 338 Wyona st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 5518.

WILLOUGHBY AV, s s, 200 w Sumner av, 4-sty brick tenement, 50x88, —— roof, 20 families; cost, $30,000; owners, Mary Schoenberg & ano, 316 Throop av; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 5532.

SOUTH 3D ST, s s, 80 e Rodney st, 6-sty brick tenement, 41x82, slate roof, 24 families; cost, $35,000; owner, C. I. Mandell, 193 Broadway, Manhattan; architect, Saml. Sass, 32 Union sq. Plan No. 5540.

SOUTH 3D ST, s s, 121 e Rodney st, 6-sty brick tenement, 54x82, slate roof, 35 families; cost, $50,000; owner, C. I. Mandell, 193 Broadway, Manhattan; architect, Saml. Sass, 32 Union sq. Plan No. 5539.

DWELLINGS.

BAY 49TH ST, n s, 296.1 e Harway av, 2-sty frame dwelling, 20x35, gravel roof, 2 families; cost, $3,000; owner, F. Restano, 313 Nevins st; architect, W. J. Conway, 400 Union st. Plan No. 5483.

76TH ST, n s, 390 w 15th av, 2-sty frame dwelling, 34x48, gravel roof, 1 family; total cost, $2,000; owner, Joseph W. Roth, 1447 76th st; architect, M. D. Foot, 1432 75th st. Plan No. 5501.

76TH ST, n s, 373.4 w 15th av, 2-sty frame dwelling, 34x48, gravel roof, 1 family; cost, $2,000; owner, Jos. W. Roth, 1447 76th st; architect, M. D. Foot, 1432 75th st. Plan No. 5500.

CANARSIE LANE, n s, 80 e Nostrand av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $4,000; owner, Isaac Kaplan, 188 Montague st; architect, Benj. Cohen, 361 Stone av. Plan No. 5524.

BEVERLY RD, s s, 80 e Nostrand av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $4,000; owner, Isaac Kaplan, 188 Montague st; architect, Benj. Cohen, 361 Stone av. Plan No. 5523.

46TH ST, n s, 140 w 12th av, 1-sty frame garage, 18x18, shingle roof; cost, $300; owner, Philip Director, 1163 46th st; architect, A. E. Parfitt, 1066 82d st. Plan No. 5482.

PARK PL, s s, 140 e Albany av, five 2-sty brick dwellings, 19x51, gravel roof, 2 families each; total cost, $17,500; owner, Wm. Herod, 222 East 31st st; architect, C. Infanger, 2634 Atlantic av. Plan No. 5558.

UNION ST, n s, 189 w Nostrand av, ten 2-sty brick dwellings, 20x34, slag roof, 1 family each; total cost., $40,000; owner, Mary Levin, 1406 72d st; architect, W. T. McCarthy, 16 Court st. Plan No. 5566.

EAST 4TH ST, w s, 100 s Elmwood av, 1-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $3,000; owner, Jas D. Ranck, 110 Av I; architect, F. J. Dassau, 1373 Broadway. Plan No. 5587.

EAST 38TH ST, w s, 137.6 s Av I, two 2-sty frame dwellings, 16.6x36, shingle roof, 1 family each; total cost, $5,000; owner, Caroline E. Svenson, 1070 East 37th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5580.


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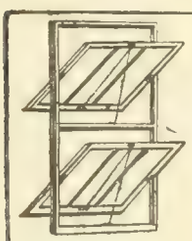
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*Plans Filed, New Buildings, Brooklyn (Cont'd)*

87TH ST, n s, 88.10 e 10th av, twelve 2-sty brick dwellings, 16x38, —— roof, 1 family each; total cost, $36,000; owner, Frank Kaiser, 8617 16th av; architect, Jacob Lubwarth, 186 Remsen st. Plan No. 5562.

ALBANY AV, e s, 417.6 n Av I, 2-sty frame dwelling, 16.6x36, gravel roof, 1 family; cost, $3,000; owner, Caroline C. Svenson, 1070 East 37th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5579.

58TH ST, n s, 65 e 10th av, five 2-sty brick dwellings, 20x34, slag roof, 1 family; total cost, $15,000; owner, John Philips, 1261 40th st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 5589.

FACTORIES AND WAREHOUSES.

WILSON ST, s s, 100 w Wythe av, 4-sty brick factory, 61x99, —— roof; cost, $15,000 owners, Truslow & Fulls, 48 Wilson st; architect, Wm. H. Ludwig, 810 Eastern parkway. Plan No. 5486.

VERNON AV, s s, 316.8 e Lewis av, 3-sty brick warehouse, 57.9x91, slag roof; cost, $20,000; owner, Chas. Wissman, 648 Lexington av; architect, C. C. Wagner, 26 Court st. Plan No. 5479.

DRIGGS AV, w s, 25 s North 9th st, 1-sty brick storage, 25x100, metal roof; cost, $3,500; owner, Jas. McCafferty, 509 Driggs av; architect, Max Hirsch, 391 Fulton st. Plan No. 5578.

HALLS AND CLUBS.

HANSON PL, n s, from Ft. Greene to South Elliott pl, 3-sty brick Y. M. C. A., 191.10x121.10, gravel roof; cost, $977,000; owner, Y. M. C. A., 11 Bond st; architects, Trowbridge & Ackerman, 62 West 45th st, Manhattan. Plan No. 5560.

STABLES AND GARAGES.

PARK PL, s s, 100 e Rogers av, 1-sty brick garage, 50x126, slag roof; cost, $5,000; owner, Walter Ryan, 913 Bedford av; architect, Willard Parker, 24 McDonough st. Plan No. 5496.

WOODRUFF AV, s w cor Kenmore pl, 1-sty frame garage, 16x16, iron roof; cost, $300; owner, Herbert Leonard, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 5552.

BERGEN ST, n s, 100 w Stone av, 1-sty brick stable, 25x25, slag roof; cost, $1,500; owner, Herman Meltzer, 341 Thatford av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5622.

EAST 28TH ST, e s, 280 s Av F, 1-sty brick garage, 40x100, gravel roof; cost, $5,000; owner, Mrs. A. G. Meyers, 1460 Flatbush av; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 5621.

STORES AND DWELLINGS.

BERGEN ST, s s, 137.6 e Troy av, 4-sty brick store and dwelling, 28x113, slag roof, 14 families; cost, $18,000; owner, John F. Roarty, 206 Lexington av; architect, W. F. McCarthy, 16 Court st. Plan No. 5509.

5TH AV, w s, 75 n 92d st, 3-sty brick store and dwelling, 22x100, slag roof, 2 families; cost, $12,000; owner, Ernst Widenaier, 8821 5th av; architect, Harry Rocker, 371 Fulton st. Plan No. 5512.

3D AV, e s, 100.2 n 36th st, 2-sty brick store and dwelling, —x—, tin roof, 1 family; cost, $2,500; owner, Anthony Carletano, 937 3d av; architect, Jos. Hartung, 548 2d st. Plan No. 5627.

MISCELLANEOUS.

76TH ST, n s, 356.8 w 15th av, two 1-sty frame sheds, 10x16, gravel roof; total cost, $400; owner, Jos. W. Roth, 1447 76th st; architect, M. D. Foot, 1432 75th st. Plan No. 5502.

3D AV, w s, 106 n 6th st, 1-sty tank, 23x23, —— roof; cost, $3,000; owner, Cupples Cordage Co., 386 3d av; architect, Wm. Higginson, 21 Park Row. Plan No. 5545.

FRANKLIN ST, e s, 87.11 n Meserole av, 1-sty frame shop, 29x54, gravel roof; cost, $750; owner, Wm. Avery, 18 Franklin st; architect, Chris Bauer, 651 Leonard st. Plan No. 5573.

E 23D ST, w s, 117.8 n Kings Highway, three 1-sty frame lavatories, 60.3x66.4, asbestos roof; cost, $7,000; owner, Board of Education, 500 Park av, Manhattan; architect, C. B. J. Snyder, 500 Park av, Manhatan. Plan No. 5594.

39TH ST, n s, 80.2 w 13th av, 1-sty frame laundry, 20x59.2, gravel roof; cost, $1,000; owner, David Wuner, on premises; architect, F. W. Eisenla, 16 Court st. Plan No. 5631.

SNEDIKER AV, e s, 200 s Dumont av, 1-sty brick storage, 27x100, slag roof; cost, $2,500; owner, Turner Impt. Co., on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5619.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Anabel st, s s, 250 e Jackson av, 5-sty brick tenement, 50x84, slag roof, 25 families; cost, $36,000; owner, Berrian Realty Co., Bridge Plaza, L. I. City; architect, Edward Hahn, Bridge Plaza, L. I. City. Plan No. 2697.

CHURCHES.

RICHMOND HILL.—Freedom av, s e cor Cherry st, 1-sty frame church, 40x70, slate roof, steam heat; cost, $6,500; owner, Congregation Beth Isreal, 107 Gulon pl, Richmond Hill; architect, H. W. Billard, Fulton st and Flushing av, Hollis. Plan No. 2655.

DWELLINGS.

JAMAICA.—Pierson st, s s, 275 w Jeffrey av, seven 2½-sty frame dwellings, 18x39, shingle roof, 1 family, steam heat; cost, $18,200; owners, Loshen Bros., Franklin and George sts, Jamaica; architect, Robert Kurz, 384 Fulton st, Jamaica. Plan Nos. 2648 to 2654.

MORRIS PARK.—Belmont av, s s, 80 e Ward st, 2-sty frame dwelling, 16x35, shingle roof, 1 family, steam heat; cost, $1,900; owner, G. Baumann, Chichester av, Richmond Hill; architect, Geo. Galbrath, 15A Lefferts av, Richmond Hill. Plan No. 2632.

ROCKAWAY BEACH.—Neptune av, e s, 431 s Boulevard, eleven 1-sty frame dwellings, 14x27, shingle roof, 1 family; cost, $4,400; owner, Surf Improvement Co., Rockaway Beach; architect, W. E. Dietz, Arverne. Plan Nos. 2634 to 2644.

ROCKAWAY PARK.—Beach 121st st, e s, 140 n Newport av, 2½-sty frame dwelling, 28x40, shingle roof, 1 family, steam heat; cost, $5,000; owner, John F. Lynch, Eldert av, Rockaway Beach; architect, John A. Lasher, 27 Beach 116th st, Rockaway Beach. Plan No. 2633.

CORONA.—Henry st, w s, 235 s Jackson av, two 2½-sty brick dwellings, 20x53, tin roof, 2 families, steam heat; cost, $8,400; owner, Rosario Giaino, 94 East Jackson av, Corona; architect, A. DeBlasi, 94 East Jackson av, Corona. Plan Nos. 2663-64.

EDGEMERE.—Ocean av, n w cor Mermaid av, 3-sty frame dwelling, 30x45, metal roof, water heat; cost, $6,000; owner, Max Lehrer, 8 East 8th st, Manhattan; architects, Cohen & Felson, 329 4th av, Manhattan. Plan No. 2669.

ELMHURST.—Penfold rd, n s, 416 w Shell rd, 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, $3,000; owner and architect, John Simkin, 51 West Grand av, Corona. Plan No. 2668.

JAMAICA.—Blanco pl, s s, 311 e Remington av, five, 2½-sty frame dwellings, 18x41, shingle roof, 1 family, steam heat; cost, $15,000; owner, Albert Lips, 15 Washington st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 2658 to 2662.

BROOKLYN HILLS.—Jamaica av, s s, 795 w Oxford av, 2-sty frame dwelling, 26x47, tin roof, 2 families and store; cost, $3,500; owner and architect, W. H. White, 2132 Jamaica av, Brooklyn Hills. Plan No. 2670.

COLLEGE POINT.—11th st, w s, 100 n Monument av, 2-sty frame dwelling, 21x35, shingle roof, 1 family, steam heat; cost, $3,500; owner, S. F. Carroda, 72 Railroad av, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 2672.

GLENDALE.—Dry Harbor rd, w s, 176 s Cooper av, 2-sty frame dwelling, 16x28, shingle roof, 1 family; cost, $1,500; owner, John A. Hanold, 1750 Himrod st, Ridgewood; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2674.

GLENDALE.—Clara pl, w s, 70 s Cooper av, 2-sty frame dwelling, 14x26, tin roof, 1 family; cost, $1,500; owner, Val. Hoflein, Cooper av and Dry Harbor rd, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2675.

BAYSIDE.—Titus av, e s, 300 s Braddish av, 2-sty frame dwelling, 24x26, shingle roof, 1 family; cost, $3,500; steam heat; owner and architect, G. A. Sheffield, 3d st, Bayside. Plan No. 2686.

CORONA.—45th st, w s, 123 s Filmore av, six 2-sty brick dwellings, 20x50, tin roof, 1 family; cost, $22,200; owner, Vincinzeno Scuderi, 123 Plateau st, Corona; architect, A. DeBlasi, East Jackson av, Corona. Plan No. 2689 to 2694.

FOREST HILLS.—Livingston st, s s, 175 e Continental av, 2½-sty brick dwelling, 36x22, tile roof, 1 family, steam heat; cost, $7,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 2682.

JAMAICA.—Elwyn place, n s, 46 e Smith av, 2½-sty frame dwelling, 17x35, shingle roof, 1 family, steam heat; cost, $2,500; owner, John Sheridan, 79 Cumberland st, Jamaica; architect, Hans Lebau, P. O. Bldg., Jamaica. Plan No. 2681.

JAMAICA.—Hillcrest av, w s, 280 n Highland av, 2½-sty brick dwelling, 26x34, tin roof, 1 family, steam heat; cost, $6,000; owner, Arnold H. Dale, Jamaica; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 2683.

RIDGEWOOD HEIGHTS.—Sandol st, e s, 109 n Cooper av, eight 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, $72,000; owner, New Jersey Ave. Realty Co., 819 Sutter av, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan Nos. 2679-80.

SPRINGFIELD.—Mills av, s s, 543 e Farmers av, 2½-sty frame dwelling, 24x28, shingle roof, 1 family, steam heat; cost, $2,000 owner, John W. B. Quail, 550 Hancock st, Brooklyn; architect, Erik Carlstrom, 4th st, Springfield. Plan No. 2687.

HOLLIS.—Iroquois av, e s, 155 s Jamaica rd, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $7,200; owner, Robert Kerr, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 2699-2700.

RIDGEWOOD.—Hughes st, s s, 215 e Anton av, two 2-sty brick dwellings, 20x35, tin roof, 2 families; cost, $7,000; owners, Weissberger & Markle, 867 Slocum st, Ridgewood; architect, Fredk. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 2698.

FACTORIES AND WAREHOUSES.

RIDGEWOOD.—Decatur st, 1438 to 1442, 2-sty frame storage building, 43x79, slag roof; cost, $9,000; owner, Brooklyn Master Bakers' Purchasing Assn., 1438 Decatur st, Brooklyn; architect, Henry Holder, Jr., 242 Franklin st, Brooklyn. Plan No. 2676.

STABLES AND GARAGES.

FOREST HILLS.—Livingston st, s s, 175 e Continental av, 1-sty brick garage, 12x16, tin roof; cost, $800; owner, Cord Meyer Co., Forest Hills. Plan No. 2685.

JAMAICA.—Hillcrest av, w s, 280 n Highland av, 1-sty brick garage, 12x18, tin roof; cost, $200; owner, Arnold H. Dale, Jamaica; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2684.

SPRINGFIELD.—Salvin st, e s, 100 s Merrick rd, 1-sty frame barn, 20x24, tin roof; cost, $500; owner, Edw. Wahl, premises. Plan No. 2678.

CORONA.—Railroad av, n s, 458 w Junction av, 2-sty frame stable, 25x16, rubberoid roof; cost, $300; owner, John Schilling, Railroad av, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2628.

DUNTON.—Jerome av, n e cor Maure av, 1-sty brick stable, 14x20, slag roof; cost, $600; owner, E. Luca, premises; architect, J. E. Laier, 249 Webster av, Glendale. Plan No. 2645.

GLENDALE.—Clara pl, w s, 70 s Cooper av, 2-sty frame stable, 15x31, slag roof; cost, $400; owner, Valentine Hoeflein, Cooper av and Dry Harbor rd, Glendale; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2631.

MIDDLE VILLAGE.—Hinman st, n w cor Market st, 1-sty frame stable, 20x15, tin roof; cost, $300; owner, Jacob Olch, premises. Plan No. 2630.

WOODHAVEN.—Avondale st, s s, 130 w Willet av, 1-sty frame garage, 12x20, tin roof; cost, $250; owner, Wm. Stamm, premises; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 2646.

HOLLIS.—Cornwall av, w s, 400 s Fulton st, 1-sty frame garage, 12x16, tin roof; cost, $108; owner, Miss Johnson, premises. Plan No. 2667.

WINFIELD.—Lee av, 9, 1-sty frame garage, 12x17, tin roof; cost, $150; owner, J. Siberto, premises. Plan No. 2657.

STORES AND DWELLINGS.

CORONA.—47th st, w s, 239 s Jackson av, 2-sty frame dwelling and store, tin roof, 1 family; cost, $2,500; owner, P. Jario, 25 47th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 2671.

MISCELLANEOUS.

RICHMOND HILL.—Lambert st, e s, 250 n Ridge av, 1-sty frame greenhouse, 80x6; cost, $1,200; owner, F. Muhlman, premises. Plan No. 2656.

MASPETH.—Clinton av, n s, 75 e Clermont av, 1-sty frame shed, 28x10, paper roof; cost, $80; owner, Church of Holy Cross, premises. Plan No. 2629.

JAMAICA SOUTH.—Bay av, w s, 609 s Kissam lane, 1-sty frame boat house, 12x24, tin roof; cost, $150; owner, Alice Cleary, 512A 18th st, Brooklyn. Plan No. 2677.

JAMAICA.—Merrick rd, e s, 200 n Remsen st, frame billboard, 100x12; cost, $200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2688.

## Richmond.

DWELLINGS.

SEAFOAM ST, n s, 220 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x20; cost, $150; owner, Jas. McLoughlin, Newark, N. J.; builder, J. Stanley, Newark, N. J. Plan No. 708.

BARCLAY & SUMMIT ST, w cor, Annadale, 1½-sty frame dwelling, 23x32; cost, $1,700; owner and architect, Ernest Binder, West Hoboken, N. J.; builder, E. R. Paugh, Tottenville. Plan No. 703.

CAST AV, n s, 125 w Broadway, Port Richmond, 2½-sty frame dwelling, 20x45; cost $3,000; owner, M. Bridgewater, Port Richmond; architect and builder, J. O. Johnson, Port Richmond. Plan No. 702.

ELM AV, w s, 460 s Cherry lane, New Brighton, 2-sty frame dwelling, 18x28 cost, $1,800; owner, Adam Kemmeren, West Brighton; architect and builder Peter Larsen, Port Richmond. Plan No. 706.

FLORIDA AV, w s, 100 n Richmond av, Arrochar, 1-sty frame bungalow, 18x24; cost, $200; owner and builder, Chas. Pfister, South Beach. Plan No. 713.

HOPPING AV, s s, 200 e Amboy rd, Tottenville, 2-sty tile dwelling, 36x34; cost, $4,200; owner, Gilbert S. Barnes, Tottenville; architect, A. H. McGeehan, Princess Bay; builder, E. R. Paugh, Tottenville. Plan No. 701.

JEFFERSON & RAILROAD AVS, s w cor, Grant City, 2-sty brick dwelling, 23x54; cost, $7,000; owner, Jacob Van Alphen, 98 Walker st, N. Y. C.; architect and builder, Francis Averkamp, 522 West 147th st, N. Y. C. Plan No. 711.

OCEAN AV, s s, Oakwood Beach, 1-sty frame bungalow, 18x26; cost, $150; owner, architect and builder, Gus Sterling, Oakwood Beach. Plan No. 705.

WIMAN AV, s s, 900 e Boulevard, Great Kills, 1-sty frame bungalow, 16x24; cost, $400; owner, Mrs. M. Walty, 2147 Arthur av, Bronx; builder, W. Peters, Great Kills. Plan No. 704.

CEDAR GROVE BEACH, ¼ mi. s Marine Hospital, 1-sty frame bungalow, 20x26; cost, $280; owner, J. S. Rose, Cedar Grove Beach; builder, Theo. Sanjour, New Dorp Beach. Plan No. 709.

STABLES AND GARAGES.

RICHMOND RD, s s, 60 e Moore st, Richmond, 1-sty frame stable, 14x36; cost, $250; owner, Sophia Danker, Richmond; builder, Chas. Munch, Richmond. Plan No. 707.

WEIR AV & AMBOY RD, s w cor, Pleasant Plains, 1-sty brick garage, 20x60; cost, $1,500; owner, Leone Landato, Princess Bay; architect, A. H. McGeehan, Princess Bay. Plan No. 710.

MISCELLANEOUS.

SEASIDE BOULEVARD, w s, Midland Beach, 1-sty frame storage, 16x50; cost, $200; owner, and builder, Albert O'Donoghue, Midland Beach. Plan No. 712.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

ALLEN ST, 57, store fronts to 4-sty brick store and storagehouse; cost, $125; owner, Isaac Diamond, 459 Broadway; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 3019.

BARROW ST, 16.—Mason work, stairs, removal of rear portion of 5-sty brick tenement; cost, $5,000; owner, Mrs. Fredericka Guntzer, 220 E 49th st; architect, Henry Regelmann, 133 7th st. Plan No. 3089.

CANNON ST, 112-114, partitions, iron vent duct to 6-sty brick theatre, hall and lofts; cost, $300; owner, Morris Zimmerman, 318 East Houston st; architect, Jacob Fisher, 25 Av A. Plan No. 3065.

CARMINE ST, 13, partitions to 5-sty brick store and tenement; cost, $400; owner, Estate of C. V. S. Roosevelt, 30 Pine st; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 3063.

ELDRIDGE ST, 236-42—Board partition, plumbing, to 6-sty brick store and lofts; cost, $250; owner, Lewis T Ford, 236 Eldridge st; architect, Otto Reissmann, 30 First st. Plan No. 3094.

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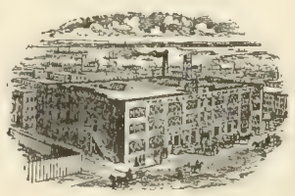
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# PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for Water Softening Plant at the St. Lawrence State Hospital, Ogdensburg, New York, will be received by the Hospital Commission, Capitol, Albany, N. Y., until August 17, 1914, at 3 P. M., when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. Contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after date of official notice of award of contract and in accordance with the terms of Specification No. 1996. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the St. Lawrence State Hospital, Ogdensburg, New York; at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY, Secretary,
State Hospital Commission.
Albany, N. Y., July 28, 1914.

NOTICE TO CONTRACTORS: Sealed proposals for New Sewage Pumping Station and Additional Laundry Equipment at the Rochester State Hospital, Rochester, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 P. M., August 17, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after date of official notice of award of contract and in accordance with the terms of Specifications Nos. 1894 and 1960. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposals obtained at the Rochester State Hospital Commission, No. 1 Madison Avenue, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. In applying for plans and specifications each bidder must state which part of the work (such as Sewage Pumping Station or Additional Laundry Equipment) he intends to bid on. Drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, New York.

J. H. B. HANIFY, Secretary,
State Hospital Commission.
Albany, N. Y., July 28, 1914.

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*Plans Filed, New Buildings, Manhattan (Con.).*

GRAND ST, 322, store fronts to 5-sty brick stores and tenement; cost, $500; owner, Marie L. Tillotson, 322 Grand st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3033.

LIBERTY ST, 51, iron angle frame, prismatic glass to 6-sty brick office building; cost, $50; owner, Wm. Ziegler, Jr., 527 5th av; architect, Geo. K. Maltby, Flatiron Building. Plan No. 3027.

RIDGE ST, 148, store fronts to 3-sty brick store and dwelling; cost, $1,000; owner, Louis Marks, 148 Ridge st; architect, Jacob Fisher, 25 Av A. Plan No. 3064.

WALL ST, 52, gratings, resetting of area copings, cement sidewalk to 4-sty brick office building; cost, $750; owner, N. Y. Life Insurance & Trust Co., 52 Wall st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 3023.

WILLIAM ST, 27, stairway to 19-sty brick office building; cost, $2,500; owner, Lord's Court Building, 27 William st; architect, R. E. LaVelle, 2801 Valentine av. Plan No. 3054.

4TH ST, 143 East, store front to 5-sty brick store and tenement; cost, $125; owner, Joseph Horner, 316 Etna st, Brooklyn; architect, Wm. Kurtzer, 192 Bowery. Plan No. 3034.

15TH ST, 522 East, removal of encroachment to 1-sty frame lumber storage; cost, $100; owner, Consolidated Gas Co., 4 Irving pl; architect, Chas. B. Reynolds, 520 East 18th st. Plan No. 3021.

17TH ST, 19 East, tank suports to 5-sty brick store, offices and lofts; cost, $150; owner, Katherine A. Wood, 317 Broadway; architect, Chas. Sheres, 37 Liberty st. Plan No. 3080.

24TH ST, 34 West, removal of encroachment to 5-sty brick stores and lofts; cost, $200; owner, Michael Coleman Corporation, 125 West 56th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 3028.

26TH ST, 343-347 West, tank, supports to 6-sty brick lofts and factory; cost, $500; owner, Richard Ely, 165 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 3020.

27TH ST, 113 West, removal of encroachments to 4-sty brick store and loft; cost, $150; owner, Albert B. Cross, 115 West 27th st; architect, Emery Roth, 507 5th av. Plan No. 3039.

27TH ST, 39-41, removal of encroachments to 7-sty brick apartment hotel; cost, $300; owner, The Beverwyck Co, 100 Broadway; architect, Henry H. Holly, 39 West 27th st. Plan No. 3051.

27TH ST, 141 West, store front, galvanized iron cornice to 3-sty brick store and dwelling; cost, $300; owner, David Stevenson Brewing Co., 523 10th av; architect, John Ph. Voelker, 959 3d av. Plan No. 3058.

29TH ST, 219 East, window openings, plumbing, vestibule, partitions to 4-sty brick tenement; cost, $250; owner, Julia Singer, 712 2d av; architect, David Bleier, 545 East 139th st. Plan No. 3072.

29TH ST, 43 West, removal of encroachment, window, stairway to 3-sty brick dwelling; cost, $400; owner, Peter DeLacey, 125 West 42d st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 3047.

30TH ST, 110-112, fire escape stair to 7-sty brick stores and factory; cost, $100; owner, H. H. McAllister, 35 West 30th st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 3070.

30TH ST, 140-142 West, store front to 5-sty brick stores and tenement; cost, $250; owner, DeWitt & Bishop, 88 Nassau st; architect, Otto A. Staudt, 966 2d av. Plan No. 3029.

31ST ST, 145 west, store front, iron cellar doors to 4-sty brick tenement; cost, $235; owner Corine de B. Moore, 15 East 70th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 3046.

33D ST, 53-63 West (Hotel McAlpin), entrance lobby, extension of marquise to 25-sty hotel; cost, $4,000; owner, Estate of D. H. McAlpin, trustee; Edwin A. McAlpin, 68 William st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 3044.

36TH ST, 161 West, replacing of two boilers (under sidewalk), plumbing to 15-sty brick hotel; cost, $3,000; owner, Mills Hotel Trust, Ogden Mills, 15 Broad st; architect, T. Joseph Bartley, 15 Broad st. Plan No. 3041.

44TH ST, 49 West, tank, steel supports to 12-sty brick hotel; cost, $400; owner, Iroquois Realty Co., 27 Pine st; architect, J. G. Henry Harlach, 15 West 38th st. Plan No. 3083.

49TH ST, 165 West, vestibule storm door, doorway, stairway, partition to 3-sty brick dwelling; cost, $750; owner, Harry R. Stern, 102 West 38th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 3048.

50TH ST, 14 West, extension to 4-sty brick dwelling; cost, $1,000; owner, John R. Rainbow, 14 West 50th st; architect, John R. Rainbow, 10 East 47th st. Plan No. 3053.

52D ST, 46 W.—2-sty brick extension to 2-sty brick apts; cost, $2,000; owner, Minnie K. Young, 46 W 52d st; architect, Frank Klein, 57 Grand st. Plan No. 3092.

65TH ST, 23 East, playground platform to 4-sty brick dwelling; cost, $700; owner, Kenneth Frazier, care Walter H. Crittenden, 23 Broadway; architect, C. Van Valkenburg, 147 4th av. Plan No. 3038.

73D ST, 232-4 East, tank, steel supports to 6-sty brick factory; cost, $2,500; owner, H. Herrmann Sons, 1451 1st av; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 3030.

74TH ST, 59 West, window openings to 4-sty brick dwelling; cost, $200; owner, F. T. Tagleavia, 59 West 74th st; architect, Edwin F. Hayner, 79 Scarsdale av, Yonkers, N. Y. Plan No. 3059.

81ST ST, 11 East, electric elevator, shaft, kalamein doors, sash and frames to 4-sty brick dwelling; cost, $3,500; owner, Henry Batjer, 11 East 81st st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 3057.

92D ST, 316-318 West, terra cotta partitions to 7-sty brick tenement; cost, $500; owner, Townsend-Odell Co., 1328 Broadway; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 3055.

96TH ST, 138 East, cast iron columns, steel girders, mason work, removal of encroachments, store fronts, fire-escapes to 5-sty brick stores and tenement; cost, $8,500; owner, Annie A. Moran, 770 Park av; architects, Dodge & Morrison, 135 Front st. Plan No. 3017.

98TH ST, 19 East, window opening to 5-sty brick tenement; cost, $20; owner, Herman Younker, 303 5th av; architect, F. G. Strashun, 19 East 98th st. Plan No. 3026.

109TH ST, 52-56 West, girder, columns, mason work, balcony to 2-sty brick theatre cost, $5,000; owner, Manhattan Ave. Theatre Corporation, Leon Sobel, Pres., 200 Manhattan av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3081.

118TH ST, 130 East, bath-rooms, vent shaft, skylight, to 2-sty brick dwelling; cost, $100; owner, Wm. Lustgarten, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3085.

118TH ST, 536-538 East, fire-escapes, fireproof windows, to 5-sty brick factory; cost, $2,500; owner, Washburn Wire Co., 536-538 East 118th st; architect, Bart & John P. Walther, 147 East 125th st. Plan No. 3086.

120TH ST, 181 East, store front, partitions, stairs, flue, skylight to 3-sty brick store and offices; cost, $2,500; owner, S. Chas. Welsh, 256 Broadway; architect, Geo. Mort Pollard, 127 Madison av. Plan No. 3025.

134TH ST, 130 West, fire repairs to 5-sty brick tenement; cost, $18,000; owner, Arthur M. Bullowa, 33 West 42d st; architects, Cohen & Felson, 329 4th av. Plan No. 3052.

135TH ST, 178 W.—Removal of partitions, addition of bathrooms and kitchens, chimney stacks, fire-passage to 5-sty brick tenement; cost, $3000; owner, Maximilian Weinstein, 507 5th av; architect, Nathan Morn, 251 W 114th st. Plan No. 3091.

AV A, 42, stairway, partitions, windows, door, posts, girder to 4-sty brick store and dwelling; cost, $500; owner, Vincent Astor, 23 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 3066.

AV D, 35, store fronts to 3-sty brick stores and tenement; cost, $300; owner, Henry Warshaur, 599 Prospect av; architect, Abraham Fisher, 296 East 3d st. Plan No. 3037.

BOWERY, 98, partitions, metal window frames to 5-sty brick store and lodging house; cost, $500; owner, Farmers' Loan & Trust Co., 22 William st; architect, Max Muller, 115 Nassau st. Plan No. 3067.

BOWERY, 81, partitions, stair, bulkhead to 4-sty brick store and lodging house; cost, $1,000; owner, Chas. Shulman, 81 Bowery; architect, Samuel Sass, 32 Union sq. Plan No. 3050.

BROADWAY, 32-34, removal of encroachment, revolving doors to 16-sty brick office building; cost, $400; owner, Mutual Life Insurance Co., 32 Nassau st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 3056.

BROADWAY, 51.—Fireproof steel-lined vault, wire partitions, reinforced concrete slab floor mason work, relocation of elevator shaft to 6-sty brick express office bldg; cost, $15,000; owner, Estate of Maria L. Campbell, 27 Cedar st; Howard Townsend, executor; architect, George Butler, 62 W 45th st. Plan No. 3040.

BROADWAY, 813, fire escapes to 4-sty brick store and loft; cost, $200; owner, Amy G. Gollitan, 141 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3060.

BROADWAY, 241-243, iron columns, girders, mason work, terra cotta block partitions, removal of elevator, store fronts, glass front to three 5-sty brick show rooms, offices and factory; cost, $10,000; owner, Gherard Davis, 20 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 3073.

BROADWAY, 2463, roofing, mason work, cast iron columns, steel girder to 2-sty brick cafe; cost, $1,000; owner, Samuel McMillan, 210 West 42d st; architect, John J. Vreeland, 3 West Burnside av. Plan No. 3036.

BROADWAY, 2137, store front, doors to 5-sty brick stores and tenement; cost, $200; owner, Rose L. Barzoghi, 30 East 42d st; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 3075.

COLUMBUS AV, 306-316, store front to 7-sty brick stores and tenement cost, $250; owner, S. Morrel Benner, 170 Broadway; architect, Diedrich Baake, 170 Broadway. Plan No. 3084.

COLUMBUS AV, 792.—Replacing of awning to 5-sty brick store and dwellings; cost, $150; owner, Justina Buchsbaum, 348 Central Park West; architect, Geo. H Pegram, 165 Bway. Plan No. 3088.

FORT WASHINGTON AV, 255, partitions, doors, windows, dumbwaiter shaft, iron door, skylight, to 6-sty brick tenement; cost, $2,000; owner, Edw. F. Cole, 301 West 106th st; architects, True & Son, 405 Lexington av. Plan No. 3079.

LENOX AV, 231, steel beams, plaster piers, mason work, store front to 4-sty brick dwelling; cost, $700; owner, Mary F. Dodge, New Rochelle, N. Y.; architect, Benj, Bialek, 53 West 125th st. Plan No. 3040.

LENOX AV, 523, steel girders, mason work, partitions, stair extension, fireproof vault, fireproof passage, concrete floor, ceiling, store front to 5-sty brick store and tenement; cost, $5,000; owner, Chris Luckey, 2041 5th av; architect, Jos. C. Cocker, 2017 5th av. Plan No. 3043.

LEXINGTON AV, 576, partition, skylight to 4-sty brick dwelling; cost, $300; owner, Annie Tadian, 576 Lexington av; architect, Joseph Martine, 67-71 Mott st. Plan No. 3031.

MADISON AV, 507, fire-escapes to 8-sty brick apartments; cost, $1,000; owner, U. M. Fleischman, 1 Madison av; architect, Edw. C. Schmidt, 1 Madison av. Plan No. 3032.

RIVERSIDE DRIVE, 244.—Doorway to 6-sty brick apt.; cost, $25; owner, Mary Lyons, 244 Riverside Drive; architect, John H. Knubel, 305 W 23d st. Plan No. 3087.

WEST END AV, 823, doorway to 7-sty brick tenement; cost, $50; owner, Bella Stiefel, 823 West End av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3035.

WEST END AV, 161, plumbing, doorways to 5-sty brick store and tenement; cost, $1,100; owner, Daniel Meenan, 35 West 88th st; architect, George A. Froelich, 690 Whitlock av. Plan No. 3069.

WEST END AV, 920-28, partitions to 12-sty brick tenement; cost, $150; owner, Isaac N. Lewis, 3787 Broadway; architects Schwartz & Gross, 347 5th av. Plan No. 3078.

1ST AV, 1571-73, partitions, plumbing, windows, doors to 5-sty brick stores and tenements; cost, $3,000; owner, Samuel Wehlfeil, 441 East 37th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3049.

2D AV, 184, store front, 2-sty brick extension, partitions, plumbing to 5-sty brick offices and dwelling; cost, $5,000; owner, Frank Licata, 180-182 Park Row; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3061.

2D AV, 330-36, doorways, fireproof doors, stairways, steel beams, skylight, plumbing, steam heating, fire-escape, iron and glass shed roof to two 4 and 3-sty brick hospital buildings; cost, $7,500; owner, N. Y. Skin & Cancer Hospital, 301 East 19th st; president, J. Cleveland Cady, 40 West 32d st; architect, William S. Gregory, 40 West 32d st. Plan No. 3018.

3D AV 633-635, partitions, plumbing, to three 4-sty brick tenements; cost, $3,000; owner, Anna A. Johnston, 52 West 85th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3077.

4TH AV, 224-230, fire escape stair to 13-sty brick stores and factory; cost, $500; owner, Colonial Real Estate Association, 309 Broadway; architect, Maurice J. Engel, 420 East 48th st. Plan No. 3071.

4TH AV, 329-331.—Plaster-block partitions to 12-sty brick stores and lofts; cost, $220; owner, Polo Constr. Co, 1133 Bway; architect, Neville & Bagge, 217 W 125th st. Plan No. 3093.

4TH ST, 246 W.—Extension to 4-sty brick store and tenement; cost, $900; owner, H. John Steeneck, 299 W. 4th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 3095.

4TH AV, 395-401, fire escapes to 12-sty brick store and factories; cost, $350; owner, Hewitt Realty Co., 50 Church st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 3068.

4TH AV, 238, partition, plumbing, stairs, store front to 4-sty brick store and lofts; cost, $500; owner, Carl Peters, Plainfield, N. J.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3062.

5TH AV, 72, tanks, steel supports to 7-sty brick store and lofts; cost, $2,600; owner, Estate of Katherine B. Lorillard, C. S. Brown Co., agents, 14 Wall st; architect, Rusling Co., 39 Cortlandt st. Plan No. 3074.

5TH AV, 400, stairs, fireproof doors to 5-sty brick and frame stores and lofts; cost, $500; owner, Estate of Julia L. Butterfield, 271 Broadway; architect, Theo. A. Meyer, 114 East 28th st. Plan No. 3022.

5TH AV, 786-787, pent house, plumbing to 10-sty brick tenement; cost, $6,000; owner, 5th Av Estates, Carleton Bunce, 37 Wall st; architects, Neville & Bagge, 217 West 125th st. Plan No. 3045.

6TH AV, 987, partitions to 4-sty brick tenement cost, $150; owner, Estate of Matilda W. White, 985 6th av; architect, John G. Brady, 100 West 52d st. Plan No. 3076.

9TH AV, 883-885, store front to 5-sty brick stores and tenement; cost, $200; owner, Mrs. Louise Appell, 202 East 42d st; architect, Rudolf Boehler, 195 Lexington av. Plan No. 3082.

10TH AV, 3867-9, store front to 2-sty brick store and hotel; cost, $185; owner, Thos. F. Brady, 386 10th av; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 3042.

10TH AV, 313, galvanized iron covering to sides of light shaft, drain, trap to 5-sty brick tenement; cost, $250; owner, John McCauley, 346 West 29th st; architect, J. A. Tassi, 8508 17th av, Brooklyn. Plan No. 3024.

### Bronx.

OAK TREE PL, 601, new partition, &c., to 5-sty brick tenement; cost, $450; owner, Thos. McKeon, 882 Lexington av; architect, John H. Friend, 148 Alexander av. Plan No. 432.

170TH ST, 871, new windows, new toilet to 5-sty brick tenement; cost, $350; owner, Chas. Juster, 1439 Madison av; architects, Bartoccini & Vendrasco, 489 West Broadway. Plan No. 425.

231ST ST, 167 West, new dumbwaiter shaft to 5-sty brick stores and tenement; cost, $100; owners, Martin Weber Constn. Co., on premises; architects, Moore & Landseidel; 3d av and 148th st. Plan No. 429.

BARNES AV, 1719, 1-sty frame extension, 3x 12, to 2-sty frame dwelling; cost, $250; owner, Louise Schellman, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 424.

CLAREMONT PKWAY, s w cor Park av, new stairs, new partitions to 2-sty brick studio; cost, $1,000; owners, Crystal Film Co., on premises; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 428.

HOLLAND AV, w s, 25 s 215th st, remove projections to 3-sty frame tenement; cost, $1,000; owner, Michael Russo, 731 East 215th st; architect, E. A. Russo, 731 East 215th st. Plan No. 427.

PARK AV, 4238, 2-sty frame extension, 21.6x 6, to 2-sty frame loft; cost, $800; owner, Arthur L. Sturz, 4234 Park av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 426.

SOUTHERN BOULEVARD, e s, 79.11 n Freeman st, new partitions to 2-sty frame dwelling; cost, $150; owner, Isaac Brown, 1288 Southern Boulevard; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 433.

TREMONT AV, n s, 239.4 e Castle Hill av, 2-sty frame extension, 6x5, to two 2-sty frame dwellings; cost, $1,000; owner, Frank Gass, 2215 Westchester av; architect, B. Ebeling, 135 Westchester sq. Plan No. 431.

WESTCHESTER AV, s w cor 160th st, 1-sty brick extension, 5x34.3, to 1-sty brick stores and nicolette; cost, $1,500; owners, Burkham Realty Co., 801 Cauldwell av; architect, Wm. Koppe, 830 Westchester av. Plan No. 430.

### Brooklyn.

ADAMS ST, 7, interior alterations to 7-sty factory; cost, $10,000; owners, E. W. Bliss & Co., on premises; architect, W. Parfiander, 75 Pineapple st. Plan No. 5583.

ASHLAND PL, 131, repair fire damage; cost, $2,000; owners, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 5549.

BARBEY ST, 639, interior alterations to 2-sty dwelling; cost, $235; owner, Jos. Tepper, 639 Barbey st; architect, E. Dennis, 241 Schenck av. Plan No. 5538.

BERGEN ST, 2157, move 3-sty store and dwelling; cost, $1,000; owner, Herman Meltzer, 341 Thatford av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5623.

BOERUM ST, 278, interior alterations to 2-sty shop and dwelling; cost, $1,800; owner, Waltham Leirno, 276 Boerum st; architect, Jacob Lubroth, 186 Remsen st. Plan No. 5480.

BOND ST, 305, interior alterations to 4-sty tenement; cost, $400; owner, Francesco Romeo, 316 Union st; architect, W. J. Conway, 400 Union st. Plan No. 5602.

BUTLER ST, 125, exterior alterations to 3-sty tenement; cost, $200; owner, Lillian M. Coffey, 341 8th st; architect, Jas. Kane, 80 Rapelyea st. Plan No. 5481.

CHAUNCEY ST, s w cor Ralph av, interior alterations to 1-sty dance hall; cost, $1,200; owner, Jas. Siedman, 43 Hardenbrook av, Jamaica; architect, John Burke, 22 Tompkins pl. Plan No. 5522.

DE KALB AV, 1209, tank to 2-sty factory; cost, $1,950; owner, Jas. E. Dengen, on premises; architect, Rusling Co., 39 Cortland st. Plan No. 5606.

FLATBUSH AV, 342, exterior alterations to 2-sty store; cost, $400; owner, Brooklyn Furniture Co., on premises; architect, L. Lauritzen, 65 DeKalb av. Plan No. 5607.

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*Plans Filed, New Buildings, Brooklyn (Con'td).*

GREENWOOD AV, 411, extension to 2-sty dwelling; cost, $500; owner, Sheppard Wittman, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5609.

HENRY ST, 246, exterior alterations to 3-sty dwelling; cost, $500; owner, Daniel V. Hegeman, 14 Garden pl; architect, W. J. Conway, 400 Union st. Plan No. 5484.

HICKS ST, 160, interior alterations to 3-sty dwelling; cost, $600; owner, A. W. Chapman, 11 Broadway, Manhattan; architect, Hy. Holler, 315 5th av, Manhattan. Plan No. 5493.

HOPKINS ST, 93, interior alterations to 3-sty tenement; cost, $200; owner, Matilda Fass, 235 Norman av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5569.

NASSAU ST, 126, interior alterations to 7-sty school; cost, $2,500; owner, Cary Mfg. Co., on premises; architect, H. M. Devoe, 131 Livingston st. Plan No. 5605.

NEVINS ST, s w cor Fulton st, interior alterations to 3-sty store; cost, $350; owner, Millard Smith, on premises; architect, B. P. Wilson, 854 Bronx Park So. Bronx. Plan No. 5585.

STARR ST, 199, interior alterations to 1-sty bakery; cost, $2,500; owners, Evans & Wright, Inc., 624 DeKalb av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5563.

UNION ST, 640, interior alterations to 2-sty dwelling; cost, $1,400; owner, Pietro De Ginaro, 636 Union st; architect, D. Salvati, 525 Grand st. Plan No. 5531.

WYCKOFF ST, 270, interior alterations to 2-sty stable; cost, $400; owner, W. J. Durfery, 7 Maiden lane, Manhattan; architect, W. H. Ludwig, 801 Eastern parkway. Plan No. 5487.

3D PL, 132, plumbing to 3-sty tenement; cost, $125; owner, Helen Smith, 94 2d pl; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5521.

NORTH 8TH ST, 143, exterior alterations to one 2-sty and one 4-sty tenement; cost, $400; owner, Mathew Smith, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 5596.

CLASSON AV, 693, interior alterations to 4-sty hospital; cost, $600; owner, Jewish Hospital, 422 Fulton st; architect, Hans Arnold, 422 Fulton st. Plan No. 5514.

GLENMORE AV, 468, extension to 2-sty dwelling; cost, $450; owner, John Siegling, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 5517.

GRAHAM AV, 36, interior alterations to 3-sty dwelling; cost, $1,000; owner, Abr. Hurwitz, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5564.

KNICKERBOCKER AV, 416, interior alterations to 3-sty tenement; cost, $3,000; owner, Gussie Solz, on premises; architect, Arthur Weiser, 271 West 125th st, Manhattan. Plan No. 5478.

MYRTLE AV, 814, interior alterations to 3-sty dwelling; cost, $300; owner, Morris Gold, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5570.

MYRTLE AV, 816, interior alterations to 3-sty dwelling; cost, $500; owner, Morris Gold, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5571.

NICHOLAS AV, s e cor Ridgewood av, exterior alterations to 1-sty church; cost, $3,800; owner, Wm. Damm, Union Course, L. I.; architect, A. H. Bosworth, 14 Columbia av, Woodhaven. Plan No. 5584.

NO. PORTLAND AV, 134, interior alterations to 4-sty tenement; cost, $500; owner, Anna J. Trainor, 523 5th st; architect, Wm. A. Hill, 27 Ashland pl. Plan No. 5597.

ST. MARKS AV, 800, interior alterations to 2-sty garage; cost, $3,000; owner, J. N. Wallace, 54 Wall st; architect, Wm. Weissenberger, Jr., 130 East 15th st. Plan No. 5494.

ST. MARK'S AV, 800, exterior alterations to 3-sty dwelling; cost, $8,500; owner, John N. Wallace, on premises; architect, W. Weissenberger, 130 East 15th st. Plan No. 5544.

SURF AV, 1601, extension to 2-sty store and dwelling; cost, $2,000; owner, Maurice Kahn, 3005 Surf av; architect, William Richter, 4411 18th av. Plan No. 5593.

TOMPKINS AV, 185, extension to 4-sty store and dwelling; cost, $2,000; owner, Louis Feldman, 192½ Stockton st; architect, Louis Allmendinger, 926 Broadway. Plan No. 5495.

TOMPKINS AV, 136, interior alterations to 1-sty synagogue; cost, $10,000; owner, Congregation Ohel Chura Tillin, on premises; architect, Jos. J. Breitman, 25 West 42d st, Manhattan. Plan No. 5604.

3D AV, 7419, interior alterations to 3-sty dwelling; cost, $500; owner, Emile Huber, 1 Bushwick pl; architect, W. H. Volckining, 116 Decatur st. Plan No. 5620.

## Queens.

BROOKLYN HILLS.—Jamaica av, s s, 79 w Oxford av, new brick foundation to dwelling; cost, $300; owner, Wm. H. White, 2132 Jamaica av, Brooklyn Hills. Plan No. 1760.

CORONA.—43d st, e s, 775 s Jackson av, 2-sty frame extension, 17x38, front and side of dwelling, tin roof; cost, $1,000; owner, Anna Jackson, 88 Grinnell av, Corona; architect, Wm. E. Helm, 13½ West Jackson av, Corona. Plan No. 1775.

CORONA.—Polk av, s s, 25 e Albertus st, new store front to dwelling; cost, $100; owner, F. Geist, premises. Plan No. 1807.

EVERGREEN.—Cypress av, 406, plumbing to dwelling; cost, $250; owner, Chas. Mutz, premises. Plan No. 1784.

EVERGREEN.—Cypress av, e s, 125 s Prospect pl, plumbing to dwelling; cost, $250; owner, M. C. O'Brien, 375 Cypress av, Evergreen. Plan No. 1785.

FAR ROCKAWAY.—Hollywood av, s s, 11 e L. I. R. R., 2½-sty frame extension, 8x20, side of dwelling, tin roof; cost, $400; owner, R. T. Paine, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 1795.

FAR ROCKAWAY.—Remsen av, n s, 400 w McNeil av, 1-sty frame extension, 7x17, side of dwelling, tin roof; cost, $200; owner, J. Schittino, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 1796.

FLUSHING.—Cypress av, 253, plumbing to dwelling; cost, $165; owner, T. C. Miller, 57 West 53d st, Manhattan. Plan No. 1793.

FLUSHING.—25th st, e s, 140 s Norwood st, alter dwelling to provide for store; cost, $150; owner, W. Cizak, premises. Plan No. 1771.

FLUSHING.—Main st, w s, 100 s Broadway, interior alterations to store and dwelling; cost, $150; owner, Gus. Bonacorsa, 7 Main st, Flushing. Plan No. 1767.

FOREST PARK.—Jamaica av, s s, west of Forest parkway, frame billboard, 25x24; cost, $100; owner, Jam. Poster Adv. Co., Jamaica. Plan No. 1786.

JAMAICA PARK.—Hoffmann av, e s, 278 s Union turnpike, new plumbing in dwelling; cost, $300; owner, Mrs. J. Hasel, premises. Plan No. 1802.

JAMAICA.—Smith st, e s, 145 n South st, new store front and interior alterations to dwelling; cost, $500; owner, John Boccarodo, 113 Smith st, Jamaica. Plan No. 1798.

JAMAICA.—New York av, w s, 75 s Atlantic st, billboard, 75x11; cost, $150; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 1759.

L. I. CITY.—Newtown av, n s, 225 e Flushing av, new plumbing to dwelling; cost, $150; owner, Mrs. J. Tully, 34 North William st, L. I. City. Plan No. 1766.

L. I. CITY.—17th av, w s, 175 s Broadway, water closet compartment in dwelling, new plumbing; cost, $125; owner, M. D. Henkenhoe, 746 11th av, L. I. City. Plan No. 1782.

L. I. CITY.—9th av, w s, 40 s Graham av, 2-sty frame extension, 25x8, rear dwelling, tin roof; cost, $200; owner, A. B. Paaren, 183 9th st, L. I. City. Plan No. 1792.

L. I. CITY.—Vernon av, 295 to 303, sign on factory; cost, $1,250; owner, Atlantic Macaroni Co., premises. Plan No. 1806.

L. I. CITY.—Jackson av, 325, repair billboard; cost, $70; owner, L. I. Bill Posting Co., L. I. City. Plan No. 1800.

L. I. CITY.—Washington av, n w cor Boulevard, 2-sty frame extension, 6x19, side dwelling, tin roof, interior alterations; cost, $1,200; owner, Paul Sienkiewecz, premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 1809.

MIDDLE VILLAGE.—Fulton av, e s, 125 s Pulaski st, 1-sty frame extension, 12x13, over present extension, on front of dwelling, tin roof; cost, $150; owner, M. Samerowitz, 414 Watkins st, Brooklyn. Plan No. 1770.

OZONE PARK.—Freedom av, e s, 200 w Jerome av, plumbing to dwelling; cost, $150; owner, J. Stevago, premises. Plan No. 1769.

OZONE PARK.—Freedom av, e s, 270 s Grafton av, plumbing to dwelling; cost, $128; owner, E. Allen, premises. Plan No. 1762.

OZONE PARK.—McCormack av, w s, 270 n Jerome av, new plumbing to dwelling; cost, $200; owner, M. Shapiro, premises. Plan No. 1757.

OZONE PARK.—Jerome av, n s, 30 w Thadford av, new plumbing in dwelling; cost, $130; owner, Mrs. Wieting, Jerome and Greenwood avs, Richmond Hill. Plan No. 1801.

RICHMOND HILL.—Hamilton av, e s, 125 n Ridgewood av, plumbing in dwelling; cost, $90; owner, L. Niederstein, premises. Plan No. 1810.

RIDGEWOOD.—Fresh Pond rd, 846, electric sign on dwelling; cost, $150; owners, Guirlando & Gemmusa, premises. Plan No. 1812.

RIDGEWOOD.—Prospect av, w s, 75 n Grove st, 1-sty brick extension, 3x15, side of dwelling, tin roof; cost, $400; owner, Edw. Kuhn, Prospect av, Ridgewood. Plan No. 1778.

ROCKAWAY BEACH.—Washington av, n s, 400 w Thetis av, 1-sty frame extension, 7x15, on front and side dwelling, tin roof, interior alterations; cost, $1,500; owner, A. Luppo, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1783.

SOUTH JAMAICA.—Lincoln rd, n s, 20 e West st, new plumbing in dwelling; cost, $250; owner, Wm. Wood, premises. Plan No. 1811.

## Richmond.

GRIFFIN ST, w s, 21 s Turnpike, Tompkinsville, new store front to frame store and dwelling; cost, $100; owner, Meyer Rosenholz, West Brighton; architect, John Davies, Tompkinsville; builder, Louis Desquier, New Brighton. Plan No. 328.

ST. MARK'S PL, s s, 500 w Nicholas st, New Brighton, 1-sty addition to frame dwelling; cost, $300; owner, Ed. Lemon, New Brighton; architects, Delano & Aldrich, 4 East 39th st; builder, E. Kashavsky, New Brighton. Plan No. 321.

BRITTON AV, s s, 250 w DeKalb st, Concord, 18 ft. extension and partitions to frame dwelling; cost, $400; owner, Giovanni Parelli, Concord; builder, Ralph G. Lazzari, Concord. Plan No. 326.

BROADWAY, n s, 150 e James st, Tottenville, new time clock office to tile gate office; cost, $350; owner, architect and builder, Atlantic T. C. Co., Tottenville. Plan No. 322.

LA FORGE AV, s s, 100 w La Forge pl, Port Richmond, partitions to frame dwelling; cost, $500; owner, architect and builder, John A. Rodman, Port Richmond. Plan No. 320.

NEW YORK AV, w s, 16 n Penn. av, Rosebank, double hung window to brick tenement; cost, $20; owner and builder, Louis F. Bardes, Rosebank. Plan No. 325.

NEW YORK AV, e s, 25 s Nantilus st, Rosebank, new store front to frame store and dwelling; cost, $200; owner and builder, P. J. Sandbuhler, Rosebank; architect, Otto Loeffler, Stapleton. Plan No. 324.

VANE NAME AV, 82, Mariners Harbor, new partitions and plastering to frame dwelling; cost, $250; owner, Chris Jones, Mariners Harbor; builder, O. H. Lee, Port Richmond. Plan No. 323.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Aug. 8. The location is given, but not the owner's address:*

NEWARK.—Joseph Manzella, 133 Delancey st, 3-sty brick, $4,000; Michael Hittenband, 318 Peshine av, 3-sty frame, $8,000.

WEST ORANGE.—Vincenzo Salomme, 188-190 High st, 3-sty frame, $7,000.

ELIZABETH.—Bernard Glasser, 310 Williamson st, 3-sty frame, $7,000; Hedwig Szenski, north side Sumner st, 25 ft. west of Maple av, 3-sty brick, $5,000.

JERSEY CITY.—Jacob Dranew, 209 Grand st, 3-sty frame alteration, $300.

WEST HOBOKEN.—Maria Aracco, 158 Weehawken st, 3-sty brick, $7,000; Fronwald Neubert, 610 John st, 3-sty frame alteration, $700.

ATLANTIC CITY.—Henry E. Stevens, Jr, east side north Main av, 162 ft. north of Melrose av, 3-sty brick, $9,000.

BAYONNE.—Roberson & Demarest, 302 Av C, 2-sty frame alteration, $200.

APARTMENTS, FLATS AND TENEMENTS.

ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is completing plans for a 4-sty apartment at Main and Paterson sts for William J. Underwood, 511 Main st. Cost, about $45,000.

WEST NEW YORK, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 3-sty flat, 32x87 ft., at the southeast corner of Bergenline av and 8th st for Simon Abramson, 29 East 26th st, Bayonne. Cost, about $15,000.

DWELLINGS.

JERSEY CITY, N. J.—Robert Smith, 469 Jackson av, has completed plans for a 2-sty residence, 25x45 ft., at 703 Newark av for James Wilson, 703 Newark av. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

NEW BRUNSWICK, N. J.—William Boylan, 390 George st, is preparing plans for a 1-sty brick factory, 80x250 ft., on the Raritan R. R., near Commercial av, for the Indurance Rubber Co., Clement Ekrode, president and superintendent. Cost, about $50,000.

MUNICIPAL WORK.

PERTH AMBOY, N. J.—The city of Perth Amboy, George M. Adair, Street Commissioner, Council Chamber, City Hall, is receiving bids to close August 17 at 8.30 P. M., for the construction of an asphalt pavement on Amboy av, from New Brunswick av to St. Mary's Cemetery.

PASSAIC, N. J.—Bids have been rejected for Section 14 of the main intercepting sewer on Main av, for the Passaic Valley Sewerage Commissioners. John D. Gibson, clerk, Essex Building, Newark. William M. Brown, care of owner, chief engineer.

SCHOOLS AND COLLEGES.

WHITESVILLE, N. J.—E. C. Benner, Appleby Building, Asbury Park, N. J., has completed plans for a 2-sty hollow tile and stucco public school on the site of the present school for the Board of Education of Neptune Township N. J., John Dewis, president, corner of Main and Mattison av, Asbury Park. Cost, about $15,000.

FRANKLIN, N. J.—Bids were received by the Board of Education of the Borough of Franklin for the Manual Training School, from plans by Guilbert & Betelle, 665 Broad st, Newark, architect. E. M. Waldron, Inc., 207 Market st, Newark, was low bidder at $56,697 for the general construction; Harriman Industrial Corporation, Harriman, N. Y., low bidder on general construction, excluding heating, ventilating, plumbing and electrical work $46,201; Jaehnig & Peoples, 221 12th av, Newark, N. J., low bidders for plumbing, $2,496; Beaver Engineering Co., 59 Mechanic st, Newark, N. J., low bidder for electric work, at $1,247.

STORES, OFFICES AND LOFTS.

ELIZABETH N. J.—J. Ben Beatty, 78 Broad st, is preparing plans for a 2-sty brick store, flat and bakery, 50x70 ft., at 4th and Fulton sts, for E. Kopicky, corner 4th and Franklin sts. Cost, about $15,000.

MISCELLANEOUS.

BELMAR, N. J.—Plans are being prepared privately for about a ¼ mile of wood boardwalk on the ocean front from 12th to 16th avs, for the Borough of Belmar, R. G. Poole, mayor, care of First National Bank, F street and 9th av, Belmar. Cost, about $8,000.

### Other Cities.

HOSPITALS AND ASYLUMS.

GREENWICH, CONN.—Carrere & Hastings, 225 5th av, Manhattan, are preparing plans for a 2 or 3-sty brick and steel hospital near Lake av, for the Greenwich Hospital Asociation, care of Dr. A. W. Klein, chairman of building committee. E. C. Benedict, this place, donor. Cost, about $250,000.

MUNICIPAL WORK.

NIAGARA FALLS, N. Y.—The City of Niagara Falls, William Laughlin, mayor, City Hall, contemplates erecting a sewerage disposal plant here to cost between $10,000 and $15,000. Fred Parkhurst, Municipal Building, Niagara, city engineer. No appropriation has been granted.

SCHOOLS AND COLLEGES.

ITHACA, N. Y.—Day Bros. & Klauder, 925 Chestnut st, Philadelphia, Pa., are revising plans for a 3-sty stone dormitory at Cornell Heights for the Cornell University, J. G. Shurman, president. Cost, about $100,000.

SYRACUSE, N. Y.—Merrick & Randall, 705 S. A. & K. Building, are preparing plans for a vocational school in Seneca st near Tully st, for the City of Syracuse Board of Education, Albert E. Larkin, president. W. Thomas Wooley, City Hall, city engineer. E. E. Palmer, 610 Snow Building heating and ventilating engineer. Eugene McCarthy, 411 South West st, Syracuse, plumbing engineer.

MISCELLANEOUS.

PLATTSBURG, N. Y.—An appropriation of $250,000 has been granted for the Commodore McDonough Memorial for the U. S. Government, care of Hon. L. M. Garrison, Secretary of War. It is expected that the memorial will take the form of a building.

## PERSONAL AND TRADE NOTES.

C. C. BOHN ELECTRIC CO. has moved its offices from 780 6th av to larger quarters in 820 6th av.

H. K. ROUMAIN, plumbing contractor, 90 Washington st, N. Y. C., has opened a branch office at 172 Atlantic av, Brooklyn.

J. K. GIESEY, formerly associated with Hering & Gregory, consulting engineers, New York City, resigned to assume charge of sewer work in York, Pa.

PIERCE, BUTLER & PIERCE MFG. CO., Syracuse, N. Y., has appointed George W. Crane as manager of their New York office, 279 4th av. Mr. Crane, who was formerly located at the home office in Syracuse, succeeds E. C. Molby.

THOMAS E. O'BRIEN, formerly president of the Brooklyn Master Plumbers' Association, has incorporated with his brother, E. J. O'Brien, under the name of the Thos E. O'Brien Co. They will conduct a general plumbing and heating business at 6311 5th av, Brooklyn.

THE SOCIETY OF GERMAN ENGINEERS has recently completed a new club house in Berlin at a cost of upwards of $500,000. The society has a membership of more than 25,000 and claims to be the largest organization of its character in the world. This society has branch organizations in England, China, Argentine Republic and other countries.

CHARLES O. TAPPEN, consulting and construction engineer, has opened offices at 2 Rector st, New York City. He will specialize in hydro-electric power, transmission, public utilities engineering, valuation and appraisal work. Mr. Tappen was formerly chief engineer of the Northern Power Co., and the Hannawa Falls Water Power Co., Potsdam, N. Y.

## TRADE AND TECHNICAL SOCIETY EVENTS.

THE AMERICAN MUSEUM OF SAFETY will hold its annual dinner at the Waldorf-Astoria Friday evening, December 11.

NATIONAL PAVING BRICK MANUFACTURERS' ASSOCIATION will hold its annual convention in Buffalo, N. Y., September 9 to 11. Headquarters at Hotel Statler.

THE MASTER PLUMBERS' ASSOCIATION OF NEWARK will hold its annual outing at Witzel's Grove, College Point, L. I., Thursday, August 27. The Outing Committee is composed of John J. Turbett, chairman; Elmer Lutz, secretary; F. J. Sturn, treasurer; Robert Berla, M. J. Brady and Louis Maier.

THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

AMERICAN BOILER MANUFACTURERS' ASSOCIATION will hold its twenty-sixth annual convention in New York City September 1-4, with headquarters at the Waldorf-Astoria Hotel. The subject of uniform boiler specifications will be given special attention. The secretary is F. B. Slocum, West and Calyer streets, Brooklyn, N. Y.

THE MANHATTAN BRANCH of the New York City Association of Master Plumbers will hold its annual outing at Boehm's Picnic Grounds, New Dorp, S. I., Thursday, September 10. The arrangements and programme are in charge of the following committee: F. B. Lasette, chairman; B. F. Donohoe, secretary; J. R. Hopkin, treasurer; and T. P. McLoughlin, H. Hemlin, J. J. Hannegan, ex-officio.

NEW ROCHELLE MASTER PLUMBERS' ASSOCIATION will hold its annual outing at Rye Beach, N. Y., Wednesday, August 26. A programme of athletic events has been prepared which will include a five-inning baseball game between a team representing the supply and manufacturers' representatives and a nine composed of members of the association. The game will be followed by a shore dinner served at Edward's Beach Hotel.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of $250, one of $150, one of $50 and five of $10 each. The competition closes on September 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st, New York City.

## OBITUARY

DANIEL O'DAY, for a number of years connected with the Queens Highway Department, died Tuesday, August 11, at his home in 18th st, Whitestone, L. I. He was sixty-six years old and was prominent in politics of the borough for some years. He is survived by one son and three daughters.

HENRY MacGREGOR, a retired general contractor, died at the home of his son, Willard H. MacGregor, 3d st and Warburton av, Bayside, L. I., Thursday, August 13. He was born in Canada in 1828, and up to twenty years ago, when he retired, was a prominent member of the building fraternity in New York City.

THOMAS JARDINE, formerly a City Councilman, of Rahway, N. J., died at his home, 179 East Grand st, Tuesday, August 11. He was born in Staten Island in February, 1838. Upon the death of his father he became a member of the firm of A. Jardine & Co., manufacturers of wall paper, in Rahway. In 1860 he established a business known as Thomas Jardine & Son, monument works, and remained at the head of the concern until 20 years ago, when it was turned over to his son. Mr. Jardine was a member of the Common Council from the 2d ward for two years and was a director of the Rahway Savings Institution. He was a member of the Masonic fraternity for more than 45 years. He is survived by a son.

HENRY LEWIS GESTREICH, senior assistant division engineer for the Public Service Commission of New York City, died at Atlantic City, N. J., Thursday, August 13. He had been in Atlantic City for the past eight weks suffering from septic poisoning. Mr. Oestreich, who was forty-five years old, married on June 10 last Miss Stella Bell Eccles, of Trenton, N. J. Since the inception of the subway idea of transportation in New York City Mr. Oestreich had been intimately conected with it. Under the old Board of Rapid Transit Commisioners he was the engineer in charge of the construction of the present subway between Great Jones st and 19th st. He had charge of important work in connection with the construction of the Centre st loop, and had entire charge of the construction of the 4th av subway and its elevated branches in Brooklyn. Before taking up subway construction in 1900 Mr. Oestreich had charge of the construction of the elevated railroad in Jersey City and was the engineer who laid out many of the streets of the Bronx. He spoke nine languages and was the author of some notable papers on subway construction. He was an active member of the Brooklyn Engineers' Club, a member of the American Society of Civil Engineers, the Municipal Engineers of the City of New York, the Zeta Psi fraternity and the Arion Dramatic Club.

## RECENT INCORPORATIONS.

THE VOGEL REALTY & HOLDING CORPORATION is a $20,000 company, chartered with offices in Manhattan to do a realty, construction, brokerage and insurance agency, with Morris Vogel, Milton J. Vogel and Leonard Vogel, all of 812 West End av, as directors. Davis & Kaufman, 51 Chambers st, attorneys.

GILTRAP TRUCKING & CONTRACTING CO. has been incorporated to do a general trucking, construction and contracting business, with offices in Manhattan. Capital stock, $10,000. Clarence G. Giltrap, 15 DePeyster st, North Tarrytown, N. Y.; Clifford K. Pellen, 795 St. Nicholas av, and Howard Pendleton, Jr., 1979 66th st, directors. The attorney is H. Pendleton, Jr., 11 Wall st.

CARUCCI HOLDING CO. has been chartered with $10,000 capital stock to do a realty and construction business, with offices in The Bronx. The directors are Samuele Carucci and Checchina Carucci, both of 641 East 183d st and Carlo D. Cella, 31 Liberty st. A. J. Romagna, 277 Broadway, attorney.

FORBIN REALTY HOLDING COMPANY is a $50,000 company chartered to do a realty and construction business, with offices in Manhattan. The directors are Irving G. Schreyer, 10 North 8th st, Mt. Vernon; Robert H. Robeson, 1356 71st st, Brooklyn, and George William Kutscher, 654 Richmond Terrace, New Brighton, S. I. L. Wendell, Jr., 277 Broadway, attorney.

ISRAEL ROKEACH REALTY CORPORATION, with offices in Brooklyn, has been chartered to do a realty and construction business with $20,000 capital stock. Israel Rokeach, 255 Hewes st; Aaron Rokeach, 62 McKibben st, and Levi Rokeach, 134 Penn st, all of Brooklyn, directors. E. Bloch, 233 Broadway, attorney.

UNIVERSITY BUILDING CO. has been chartered, with $10,000 capital stock, to do a realty and construction business, with offices in the Bronx. William C. Bergen, 130 West 180th st; John J. O'Grady, 277 Broadway, and Vincent A. J. Cagliostro, 277 Broadway, are directors. John J. O'Grady, 277 Broadway, is attorney.

MERCER REALTY COMPANY has filed papers, with $25,000 capital stock, with offices in Manhattan, to do a realty, construction and brokerage business. Myra Blume, 1024 Halsey st, Brooklyn; Arnold Breidenbach and Walter J. Graham, both of 233 Broadway, directors. Ulman & Streitwolf, 233 Broadway, attorneys.

HOSFORD PLUMBING & HEATING COMPANY is a $250 corporation chartered with offices in Manhattan to do a general plumbing and heating business, and to deal in plumbers' supplies, general construction and concrete business. The directors are Leonard D. Hosford, William H. Mathews and Thomas S. Kinton, all of 1123 Broadway. Frederick C. Lawyer, 1 Madison av, attorney.

# BUILDING MATERIALS AND SUPPLIES

## PLAN FILINGS AND CONSTRUCTION WORK SHOW NO EFFECT FROM THE WAR—VALUES COMPARABLE WITH LAST WEEK'S.

Prices are Stationary with Inquiry
Slightly More Keen—Brick Steady.

SO far as it has been possible to discover neither building construction nor the building material market has been affected by the European disturbance. If anything there has been a freer buying movement for basic materials on the part of dealers and distributors who supply speculative builders. Structural steel is the only commodity that has been advanced in price, but the upward change has been nominal and is still far from the 1.46 level that prevailed for tidewater shapes at this time last year. Linseed oil is still at the 60-cent level, ruling during the week before the European nations became embroiled and while flaxseed is stiffening at Duluth, it is due to shortage of supply and not in any degree because of war abroad.

As for building construction throughout the country Dodge Reports show absolutely no abandonment of important building operations as a result of the war. The volume of new building operations being projected is normal for August east of the Mississippi and slightly above normal for the middle part of the country. There also has been no change in the situation on the Pacific coast. In New York and vicinity there are enough buildings under projection, according to the same authority, to make for a perfectly normal autumn in building.

Financially the building situation is far less gloomy than are the general stock, bond, textile and general imports markets. Building money for new projects is hard to get, but there were instances reported this week of engagements made for factory extension in the clothing, foodstuffs and cold storage departments. Building financing is not dependent so much at present on the movement for speculative operations as it is for specialty construction in commodity fields where the war abroad is likely to have a quick, direct and positively favorable effect just as soon as shipping on the high seas has been made secure enough to permit some flexibility in insurance rates.

The first shocks of the war are passing. Finance has been reassured by the treasury department that all its emergency resources are still far from being exhausted. The crops are being moved and there is being worked out a way to move securities through the stock exchange and clearing house committees that will sooner or later pave the way for a reopening of the Stock Exchange. Domestic trade is steady in practically all branches, except in those instances where certain food staples are being manipulated apparently for the purpose of storing up larger supplies of food so that they can be shipped to the belligerent armies of Europe at premiums.

New York and vicinity is bound to become the world's storehouse for all sorts of supplies, according to an authority in the realty market this week, yet aside from a few terminals this city finds itself practically poverty stricken in its available warehouses. This means that if the war is protracted there will be a big building movement in warehouses, stock rooms and office accommodations to handle this mountainous supply of stores. Such a movement, if it develops, will quickly decide the destiny of neighborhoods in dock sections and tracts at various points along the harbor front as far as definite classification of its occupancy is concerned, thus making values more staple. The result should be a stimulation of business building expansion, a type of financing that money lenders look upon with most favor in times like these. Jobbing interests say that dealers are coming into the market more freely for supplies, but that while prices are not being advanced credits are not so liberal as they were several weeks ago.

Building plans filed this week show a gain in value over those of last week. Details by boroughs follow:

| | Week ending August 7 | | Week ending August 13 | |
|---|---|---|---|---|
| | No. | Value. | No. | Value. |
| Manhattan | 12 | $2,601,750 | 11 | $927,000 |
| Bronx | 16 | 468,325 | 9 | 337,225 |
| Brooklyn | 64 | 539,185 | 64 | 1,459,250 |
| Queens | 109 | 317,725 | 77 | 260,688 |
| Richmond | 22 | 43,365 | 13 | 20,830 |
| Total | 214 | $3,370,650 | 174 | $3,004,993 |

### LIME, PLASTER, GYPSUM.
**Current Movement of Materials Normal, Inquiry Without Change.**

IT was still too early to gauge the effect of the European war upon the lime, plaster and gypsum interests this week, but there was no indication reported where there had been any countermanding of orders or postponement of deliveries. Here and there are some builders, the plaster people say, who are inclined to put off new operations until the autumn gets fairly well under way, but for the most part, builders, who have their operations financed, are going ahead as though nothing unusual occurred.

"That statement of Walter Stabler's appearing in the Record and Guide last week," said a prominent plaster man this week, "did much to make contractors and others realize that there is a pretty sourceful Uncle Samuel who stands behind his people in time of stress and the emergency methods so far put into operation are only a beginning of what can be done to stem the tide of panic.

"I believe now that the worst that we fear will not be felt, that building construction will proceed, because we have already taken up a large amount of the slack in our local supply of available modern buildings and the time is ripe for tearing out some of that large unsalable space in the part of the town between Chambers street and 23d and improving it. We certainly have got to be ready for prosperity when it comes and I believe it will begin to come just as soon as England makes the seas safe for shipping."

### SAND, GRAVEL AND STONE.
**Subway and Building Work Already Financed Keeps Market Even.**

SAND, gravel and crushed stone interests are standing pat both on prices and supply. There has been no change in production and according to leaders in these two departments there are very slim prospects at present, at least, of anything occurring to mar the existing schedules. Even though there should be a temporary shrinkage in building construction, there is a tremendous demand for these concrete ingredients to keep the mills and quarries and mines operating practically up to current capacity for a very long time. There has been no change in prices and demand has not fluctuated either up or down since the first of the month.

### COAL.
**Improvement in Fall Demand Expected to Keep Colliers Busy.**

ADVICES from Philadelphia this week seemed to indicate that the sharp falling off in demand for coal in the eastern market as a result of the tying up of shipping, might require the closing of collieries temporarily in order that the supply may not exceed the demand to the extent that sacrifice prices will be necessary. Owing to the cutting of profits from one cause or another in recent years, the operators feel that they would rather close the collieries, if necessary, in order to keep prices where they are. They say that to supply coal at any figure lower than those now ruling under wholesale contracts would be practically ruinous.

August, however, always is a dull coal month. The fact that September generally brings about great activity in the coal department is looked upon as being a possible way out of the difficulty. If the users of coal in New York can get into the market for supplies a little earlier than usual and thus distribute some of the September business through August, the mine interests say they may not have to close the collieries. Tidewater stocks are said to be light here and there is said to be considerable coal stored in the interior. Some managers of buildings are arranging for means to store coal here in case of contingencies arising later on. Bituminous coal is in fair demand. There has been no change in prices.

### GLASS.
**Demand for Single Light—Discounts Unchanged.**

WINDOW glass in this market is holding steadily. There is a little more liberal stocking on the part of jobbers which is giving the mill men greater activity, but the supply already was large and in only a few cases has the mill capacity been changed. Dealers, however, are not liberal buyers. Apparently they are waiting to see what effect the foreign war will have upon building construction in this country. What orders are coming in are being filled from stock or else the dealer is buying from hand to mouth. Jobbers anticipate higher lists and lower discounts if the mills are obliged to close. At present there is no change in discounts or prices.

### PORTLAND CEMENT.
**Output Cut 10 Per Cent. in First Half of Year.**

STATISTICS covering the first half of 1914 in the Portland cement industry discloses the fact that there was a slump of 10 per cent. in mill output during that period compared with the first half of 1913, but that shipments for the same period fell only 2 per cent. below the first and second quarters of last year. The reduction in output, therefore, was reflected in a decrease of surplus in producers' hands, indicating that as soon as there is any strengthening worthy of the name in demand, prices will not only regain their normal status of 90 cents mills, but may even go beyond that level.

On June 30 the total output for the first six months had reached 35,000,000 barrels as against 39,000,000 barrels at even date last year. The total output in 1913 was 92,097,131 barrels. Stocks on hand at mills on June 30 totaled 10,000,000 barrels as against 11,220,328 at the same time last year. This represents a decrease for the first half of 1914 of about 11 per cent.

The chief interest these figures have for dealers in the metropolitan district is the intimation they give that the cement industry has at last emerged from its fearful state of being overproduced and that the demoralization that has featured this department for the last six years is happily being obliterated.

New York mills during the first half of the year made a relatively better showing than did those in the Lehigh district.

### COMMON BRICK.
**Registered Unloading Less Than Last Week's Figures—Prices Weaker.**

UNLOADING of common brick this week was in excess of that of last week. Prices, however, were inclined to be weaker. Four plants up the river, notably the Aldrich, Dennings Point, Bruso and one at the Kingston district, have closed for the season.

On Sunday the Catherine F., a brick barge, owned by the Fowler interests at Haverstraw was in collision off the Battery and lost 400,000 brick, consigned to John P. Kane Company, in charge of a tow of the Cornell Steam Towing Company.

Official transactions for Hudson River brick covering the week ending Thursday, Aug. 13, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, August 7—18

| | Arrived. | Sold. |
|---|---|---|
| Friday, Aug. 7 | 5 | 6 |
| Saturday, Aug. 8 | 5 | 6 |
| Monday, Aug. 10 | 21 | 12 |
| Tuesday, Aug. 11 | 1 | 5 |
| Wednesday, Aug. 12 | 7 | 7 |
| Thursday, Aug. 13 | 9 | 9 |
| Total | 48 | 45 |

Note.—1 Barge sunk. Loss, 400,000 brick. Reported en route, Friday, Aug. 14—8.

Condition of market, weak. Prices: Hudson, $5.25 and $5.75; Raritans, $5.50 to $5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Nominal. Left over Friday a. m., Aug. 14, 21.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | |
|---|---|---|---|
| July 31 | 1,403,500 | Aug. 7 | 1,454,500 |
| Aug. 1 | 608,500 | Aug. 8 | 642,000 |
| Aug. 3 | 1,355,000 | Aug. 10 | 1,424,500 |
| Aug. 4 | 1,733,000 | Aug. 11 | 1,451,000 |
| Aug. 5 | 1,765,000 | Aug. 12 | 1,384,000 |
| Aug. 6 | 1,591,500 | Aug. 13 | 1,496,500 |
| Total | 8,396,500 | Total | 7,852,500 |

1913.

Left over, Friday A. M., Aug. 8—66.

| | Arrived. | Sold |
|---|---|---|
| Friday, Aug. 8 | 8 | 8 |
| Saturday, Aug. 9 | 8 | 6 |
| Monday, Aug. 11 | 12 | 6 |
| Tuesday, Aug. 12 | 3 | 15 |
| Wednesday, Aug. 13 | 6 | 9 |
| Thursday, Aug. 14 | 6 | 5 |
| Total | 43 | 49 |

Condition of market, dull. Prices: Hudsons, $6 to $6.50; selects weak at $6.75; Newark, yard, $7.75. Left over Friday a. m., Aug. 15, 1913—60.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 13, 1914 | 993 |
| Total No. bargeloads sold Jan. 1 to Aug. 13, 1914 | 972 |
| Total No. bargeloads left over Aug. 14, 1914 | 21 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over Jan. 1 to Aug. 14, 1913 | 1197 |
| Total No. bargeloads sold Jan. 1 to Aug. 14, 1913 | 1137 |
| Total No. bargeloads left over Aug. 15, 1913 | 60 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 22, 1914

# WAR'S EFFECTS ON BUILDING INTERESTS

## As Viewed by Manufacturers of Construction Materials and Real Estate Brokers—A Big Business Revival After a Time, the General Expectation

A GREAT market is opening up for American building materials if our producers can avail themselves of it. The Government has this week made it possible to quickly enlarge the merchant marine so that American exports can be sent anywhere in neutral bottoms, but the question of freight rates remains to be settled, and on these will largely depend how much material our manufacturers may be able to send abroad.

Confidence in the ability of the Administration at Washington to keep this country out of the armageddon that has cut off or paralyzed the exporting industries of Europe is firmly established, and the general expectation is for a great acceleration of our foreign trade, and that this will eventuate into a general revival of building construction in New York.

Many manufacturers, including those engaged in cement, steel and building equipment lines, are already arranging for banking facilities; and, on the other hand, the South Americans are looking to us to supply their needs. The director of public works at Santiago, Chili, has opened a bureau of information for American building materials, where Chilean architects and engineers can come and examine American catalogues, price lists and samples.

Interviews with representative manufacturers and dealers here this week disclose that they are waiting only for the apparent opportunity to be made practically available. The general expectation is that a general revival of all the various lines of business related to real estate will eventually result from the war.

### Ironmasters Expect Big Business.

James Wells, of the Wells Architectural Iron Company, said:

"The influence of the European war on building material values will naturally advance prices, which may result in a temporary check to Building activities, but the effects of advanced prices are likely to be discounted by a decided improvement in general business later.

"The key to the new conditions is now in the hands of the alert manufacturing and financial leaders of this country, who are not likely to lose the prevailing opportunities of securing a greater portion of Europe's vast export business.

"This country's enormous capacity never was in better condition to enter into contracts to supply the world's requirements, and when investors recognize a movement for new export business, then our building trades will immediately receive an impetus to prepare for the demands of progress."

### Foreign Cement Business in Prospect.

Albert Moyer, of the Vulcanite Portland Cement Company, with offices in the Fifth Avenue Building, said:

"The price of Portland cement is dependent upon the relation of the number of barrels manufactured in any one district to the consumption of Portland cement in the market supplied by that district. New York City is supplied by the Lehigh Valley region of Pennsylvania and New Jersey, and by New York State mills located on or near the Hudson River. These two districts also supply nearly all the cement which is exported.

At the present time the stocks in the Lehigh Valley are as low as they have been since 1910 and the prospects for doing a tremendous export business are excellent. South America consumes millions of barrels a year and the countries south of us buy nearly all of their cement from either Great Britain, Germany or Belgium. Not over a million barrels of American cement is exported annually to South America.

"Owing to the war, it will now be impossible for these countries to obtain their supply of cement from their usual sources, and they will be forced to turn to the United States. The amount that we can export to South America depends upon a merchant marine and proper banking facilities. It is to be hoped that the New York banks will make arrangements to furnish facilities in the South American countries so that drafts can be drawn on New York. Up to the present time, practically all drafts have been on either London, Berlin or Paris.

"This tremendous prospective export business undoubtedly will have the effect of stimulating prices on Portland cement for the New York market."

### All Depends on Shipping Facilities.

William P. Corbett, of the Alsen Portland Cement Company, said:

"There is an enormous market for first-class Portland cement in South America and the West Indies, which amounts to approximately 15,000,000 barrels. If all the mills in the Lehigh Valley ran at top capacity, they probably could not make more than 8,000,000 barrels above the present supply, and by that we mean mills that could be suitably run. Therefore, if they should increase the output 8,000,000 barrels in the Valley, the market in question would take practically twice that. It has been shown that the moment the consumption of cement reaches or exceeds the production to even a trifling extent, the price cannot be held in check, because contractors naturally become nervous the moment shipments are delayed. They cannot have important contracts retarded, as the cost would be enormous, and their anxiety is then as great to buy as their procrastination when there is a chance that prices may be a little lower.

"This country having no ship subsidy, such as England possesses, we have no adequate merchant marine. There are numerous commodities besides cement which could be advantageously sold to some of the rich Southern countries if we had reasonable freight rates. Furthermore, in regard to cement, a great advantage would be the fact that those countries, on account of their warm climate, would use cement right through the winter when work up here is more or less shut down. The deplorable situation abroad has brought a great opportunity to this country if advantage can be taken of it. Our Congressmen, notwithstanding our enormous expanse of coast, have often been very shortsighted in such matters.

### Need of a Big Merchant Marine.

"This country needs a splendid merchant fleet besides a war fleet, and with it we could now profit tremendously, owing to the lamentable position of those in Europe. Germany, England and Belgium, the great exporters of cement to South America and the West Indies, are now shut off completely. Germany has the best of this trade and England comes next. Belgium exports large quantities. The American cements are fully equal to the English and much better than the Belgian brands and are, in fact, equal to most of the German cements which run very high in quality. Germany especially has been able to ship enormous quantities of very high grade Portland to South America and to do so at a price which American brands could not meet because of the exorbitant freight rates as compared with those from abroad.

"From this you will draw the conclusion that any advance in Portland cement because of this war would be dependent on the question of facilities for transporting promptly. Even if a reasonable number of vessels could be obtained at this time, it would take, of course, a few weeks to get any great quantity loaded and shipped, but a start would be beneficial, and furthermore, a market once gained is much easier to keep than it is to obtain a new market. Personally, the writer does not look for any immediate advance; or, if there is an advance this fall, for more than a moderate increase in the price, and certainly not enough to injure or interfere with any hoped-for revival in the building trade. A difference of say 10c per barrel would not be felt at all in good times, while a large export business would wonderfully stimulate things in this country and perhaps hasten the recovery from the unquestioned depression from which business men have suffered. All of the large contracts which we are supplying are going along just as usual, with no indication of any cessation which, of course, would not be expected."

### A New Era at Hand.

William K. Hammond, a director of the association of Dealers in Building Materials, said:

"For the immediate present, in my opinion, building construction must await the eventualities of the war. Many kinds of material will for a period be sold at prices so near a loss to the producers that those who are now able to purchase and use these goods will be greatly advantaged over those whose operations are long deferred.

"Not that I predict a sudden or sharp advance in prices, yet the results to this country from its own internal commerce, together with the world's business which will presently be transacted here, all make for changes and increases in demand in our Greater City and surroundings, not to speak of the

country at large, that will consume such vast quantities of building materials of domestic production, in this new era, that the best periods of the past will seem like mere spots in the path, rather than mile stones on the road side of prosperity."

**Hard Brick Will Cost More.**

"The effect of the war will naturally be to tighten the money market, and thereby curtail the erection of many buildings that have been contemplated, and further, those that are about to go ahead," said Mr. John P. Kane, of the John P. Kane Company, 103 Park avenue.

"As regards the effect this will have upon the prices of building materials, I do not look for an advance in any commodity, with the possible exception of hard brick. For the past three months hard brick has been shipped to this city at prices, in most instances, less than the cost of manufacture, and this has had a tendency to curtail the production. Many yards on the Hudson River have closed down, and many are about to close down, whereas in former years most yards remained open until the first of October. Therefore, I believe, that with the moderate demand and the fact of the manufacturers not being forced to ship their brick, there will be a general advance in the price of this commodity after the first of October.

**No Effect Yet on Real Estate.**

As yet the European war has had little effect on real estate, particularly because real estate trading has been very stagnant for some time past. This condition is not abnormal during July and August, but no active trading market can take place with general financial conditions in such a disturbed state.

Douglas L. Elliman, of 421 Madison avenue, said: "Those who are able to hold on to the property they own will not suffer, in my opinion. Rentals in most classes of property, and especially in residence property, will be maintained. The situation in my particular sections—that is, the Fifth avenue and Park avenue sections—is exceptionally healthy. Apartment buildings are exceptionally well filled and the renting of private houses is quite up to the last few years.

"There is very little demand from purchasers of private houses, but this, unfortunately, has been the condition we have faced for some time. This basic strength of real estate through its rental conditions is the best proof of the stability of New York real estate.

"A great many owners of real estate will undoubtedly need money for other purposes, and will, therefore, name attractive prices; and it is my advice to all those who ever contemplate the purchase of New York City real estate to do so during this period of depression. The present conditions can be but temporary and eventually property purchased at prices now obtainable may prove a foundation of a comfortable fortune if wisely selected.

"It will probably be difficult to obtain building loans for some time to come, but those who have already financed their operations should not hesitate to proceed with full confidence."

**Real Estate Values Always Come Back.**

J. Romaine Brown, of 299 Madison avenue, said: "I have seen a great many changes in real estate in the last fifty-eight years, and it would take a good deal to change my mind. The story that I could tell from my old real estate books of the rise and fall of values, and the growth of New York, would hardly be believed.

"After the great panics of 1875-76 and 1879, the values not only came back but more than doubled.

"The war at this moment, coming so suddenly, unsettles everything and sets people to thinking, but after they get through thinking they will see that real estate in New York City and suburbs is the safest investment. The earth cannot fail or be stolen. The values of real estate will come back like they did in the past. Have faith, that is all that is required."

**Appeals to Mortgage Holders.**

William A. Cokeley, a prominent Bronx real estate man, said: "If mortgage holders pursue a narrow policy in dealings with mortgagors, and sales are forced in order to get interest charges, or if there is a forcing of the payment of assessments, then the many forced sales will go a long way toward detracting investors.

"The mortgage men should learn a lesson from the banks which are allowing their depositors extensions on their paper, an act which instills confidence and permits people to prepare themselves for what is to come.

"Now is the time to buy real estate. Firstly, because prices are low, and secondly, because the signs portend a curtailment by the Legislature of the costly inspection mania which has obsessed our officials for the past five years, and which has done much to drive capital from the real estate field."

**Unprecedented Prosperity Coming.**

"Do you anticipate any further trouble from money stringency?"

"For ten days after the Stock Exchange opens money will soar, but from that time on, for the balance of the year, normal conditions will prevail. From the first of the new year unprecedented prosperity will be our lot. How can it be otherwise? With millions of men taken from the granaries and factories in the warring countries and with crops as we have this year, how can it be otherwise? Money will look for a vent, and that vent will be real estate."

# REGULATION OF REAL ESTATE BROKERAGE

## Next Legislature Will be Asked to Pass a License Law—Tentative Bill Has Been Prepared and Will be Considered in Convention Here

THIS week there has been issued from the office of L. D. Woodworth, of Rochester, chairman of a special committee of the Real Estate Exchange of the State of New York, a 32-page bulletin on regulation of real estate brokerage by means of a suggested bill to create a State Real Estate Commission empowered to regulate the issuance and exercise of licenses. The bulletin contains copies of other bills and data which will make possible a proper judgment by the next convention, which will be held in New York City, in October.

The exact time and place of meeting have not yet been selected.

The following extracts are taken from Mr. Woodworth's report. It is hoped that all brokers in this vicinity will obtain a copy of the bulletin, study the bill at their leisure and indicate their opinions thereon. The present draft is not believed to be final or perfect. It contains no "hobbies." It is offered by the committee as a basis for further thought and suggestion.

**Nature of the Proposed Act.**

The bill which has been tentatively prepared for introduction in the Legislature amends article 14 and sections 460 and 462 inclusive, of chapter 52 of the Laws of 1909, entitled "An Act in Relation to Real Property," which constitutes chapter 50 of the Consolidated Laws.

The bill creates a commission to consist of five members to be appointed by the Governor, with the consent of the Senate. Each member shall be actively and principally engaged as a real estate broker in the district from which he is appointed. They will be appointed for a term of six years. A salary will be paid, but the amount has not yet been fixed. The salaries and expenses of the commission will not exceed the sum of the license fees to be collected.

No person, firm or corporation shall after July 1, 1915, act as real estate broker in this State without having obtained a license from the Real Estate Commission, and no contract or agreement for the payment of a commission for services as a real estate broker will be enforced by any court in this State unless the person claiming the same shall have been licensed.

**Applications for License.**

The application for a license will set forth the place of business (including street and number) of the applicant, the business engaged in for two years past, the name of the member of a firm or corporation who will act in its behalf under the license, and such other information as may be required by the commissioners in order to determine the applicant's competency. The application must be accompanied by the affidavits of five reputable property owners testifying to the professional capability and good character of the applicant.

A license will be good for one person only, but a firm or corporation may obtain supplemental licenses for other partners, officers, directors or employes. Each applicant must file a bond for one thousand dollars for the faithful performance of any undertaking on his part as a real estate broker.

The term of a license will be one year. The license will be revoked if the holder be found guilty of fraudulent practices, if he has demonstrated his incompetency or untrustworthiness, the commissioners will have power to subpoena witnesses and take testimony under oath when charges are formally made.

The fee for a general license will be fifteen dollars, and for each supplemental license five dollars. An additional license for one or more branch offices may be obtained for a fee of five dollars. A new license will be issued for a change of address upon payment of fee of fifty cents. The money derived from license fees will be paid into the State treasury.

Any person who shall act as real estate broker without being licensed will be guilty of a misdemeanor and liable to a penalty. The sum of fifty thousand dollars, or any part thereof, may be appropriated to carry out the provisions of the act.

**Certificates Are Necessary.**

"Many speakers have dwelt upon the subject of the regulation in the various gatherings of real estate brokers in city, State and national associations, and it has been generally agreed that a certificate of authority or license should be required of every practitioner," says the report. "It is agreed that if authorization can be granted or withheld, according to the qualification of the applicant, the interests of the profession and also of the public can be safeguarded by the resulting elimination of the incompetent broker, and by the standardization in business methods.

"Real estate associations have been a powerful influence in developing the ethical standards of the profession. The fundamentals of a strong code of ethics have been adopted by the National Association of Real Estate Exchanges and many cities have taken the first steps in the same direction. Some cities have adopted the national code, but find it necessary to educate some of its brokers to the point where it will be enforced."

# RENEWED ACTIVITY AT COLUMBUS CIRCLE

## Projected Building for William R. Hearst Should Enliven Section—Public Square Now Restaurant and Theatre Centre.

WITH the filing of plans for another William R. Hearst building on the large triangular plot at the junction of Broadway, Central Park West and Grand Circle, another link in the up-building of Columbus Circle soon will be complete. The same owner controls a large frontage west of the Park Theatre on the opposite side of the circle, and rumor has it that as soon as the existing leases expire there will be another improvement under way, namely, the erection of a plant for the printing machinery for the various Hearst publications. According to the report, the project will result in a building to be occupied by the editorial and mechanical staffs of these papers. Up to the present time there has been very little building activity on Columbus Circle. Owners are evidently biding their time, awaiting future developments.

George Ehret's new building on the east side of Broadway, from 58th to 59th street, is occupied principally by automobile concerns, and is two stories in height. The site of this structure was, until a few years ago, vacant, producing nothing for the owner except an income from the advertising sign privileges. Values in the section increased so rapidly and the demand for store properties became so insistent, that it was considered advisable to improve.

### Old Virginia Hotel.

The present Hearst Building, on the south side of the Circle was formerly the Old Virginia Hotel, but several years ago it was converted for business purposes. The plot now occupied by the Pabst Grand Hotel and restaurant was one of the finest modern building operations in the section. When this project was started, many men familiar with the section could foresee nothing but disaster as the result of the venture, which included the erection of what then was one of the finest theatres in the city. These men, however, were false prophets, for at the start the theatre was successful. Since that time, however, its fortunes have been varied. The operation was completed in 1900. The southwest corner of Columbus Circle and 59th street, adjoining the Pabst property, is now occupied by the Childs Company for restaurant purposes. It was for several years occupied as a branch of the Merchants' Exchange Bank.

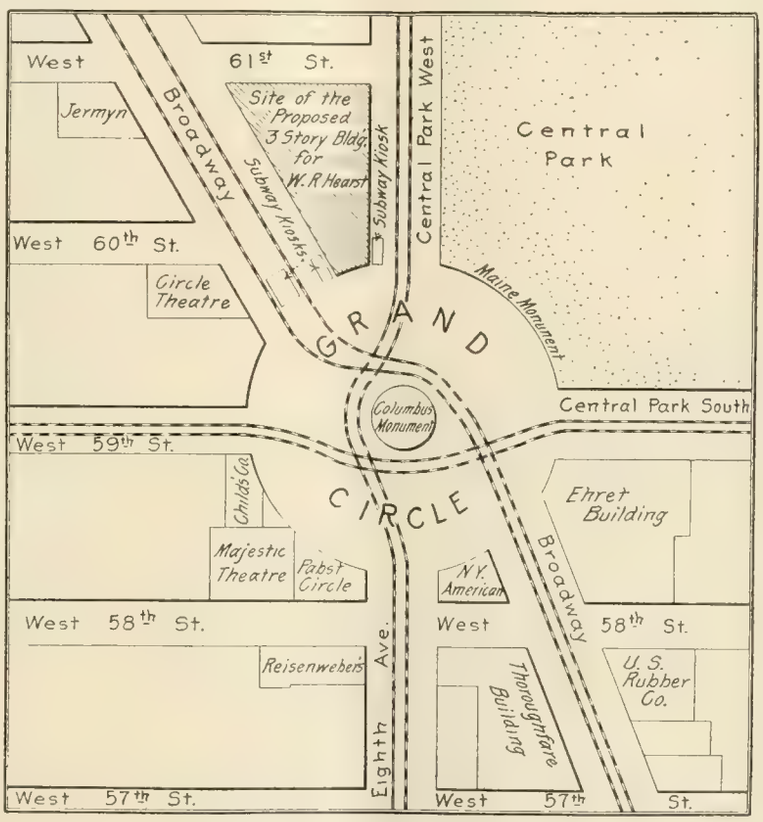
In addition to the Park Theatre, at the southwest corner of 68th street and Broadway is the Circle Theatre, now devoted to motion pictures. With its theatres and high-class restaurants Columbus Circle is a well patronized amusement center. When the automobile trade invaded that section of the city the interest in the Circle apparently began to wane. Persistent demands for space, however, were so strong that property values underwent remarkable changes, and rentals reached such a point that other kinds of business were practically shut out.

"As far as this neighborhood is concerned," said Eugene Schleip, Eastern Representative of the Pabst Brewing Company, and manager of the Pabst Grand Circle, "with a successful production in the Park Theatre, the Columbus Circle section may be re-established as an amusement center. We cannot depend on the immediate neighborhood for patronage for the theatres and restaurants, and therefore must rely on people coming from other parts of the city.

### Splendid Transit Facilities.

"In order to liven up the district, and make it live up to expectations, it is necessary to attract people here. We have every convenience from the traffic standpoint, as the subway has a station on the Circle, and practically all surface lines converge at this point. Our principal agencies for attracting people are the theatres, which have clearly demonstrated that high-class productions become money makers, while mediocre ones are failures. In other words, our patrons are very discriminating. This was proven by the large crowds which flocked to see such productions as the 'Wizard of Oz,' 'Babes in Toyland,' 'The Quaker Girl,' and many others.

"What Columbus Circle needs is an express stop. Another improvement which would result beneficially is the construction of a bridge connecting New Jersey and New York, having as its Manhattan terminal either 57th or 59th street. When this structure is completed a new and large territory will be opened."




COLUMBUS CIRCLE AND ENVIRONS.

### New York American Building.

The new structure to occupy the trapazoid plot north of the Circle will be known as the "New York American Building." This structure is being erected for the Veronica Realty Company, William R. Hearst, president, 258 West 58th street, from plans and specifications prepared by James C. Green, architect, 103 Park avenue. R. E. Moss is the structural engineer. The Columbus Circle Construction Co., organized for the sole purpose of erecting this structure, has the general contract.

### A Tower Later On.

As planned at present the building will be three stories in height with basement and sub-basement. The foundations, however, are being built to sustain the weight of three additional stories to be surmounted by a tower twenty-five stories high, which is proposed to be built at a later date.

In design the facades of this structure will be strictly Gothic in character. Limestone, terra cotta and brick are the materials to be used. Floor construction will be of an approved system of reinforced concrete and the building will be absolutely fireproof in every respect.

There will be two arcades in the structure, one on the first floor and the other in the basement, which will provide direct entrance to the subway station at this point. The building will have entrances on four sides and will no doubt become a thoroughfare at 60th street from Broadway to Central Park West.

### Permanent Light.

Permanent light on two sides will be one of the advantages enjoyed by occupants of this building as the frontages on Central Park West and Columbus Circle are protected permanently.

Part of the northern half of the first floor of this structure will be used as a circulation and business office by the New York American. As planned, this office will have an entrance from West 61st street and another from the arcade running through the building from Central Park West to Broadway. The balance of the first floor will be divided into stores of various sizes which will have show windows both on the street and the arcades within. These stores are arranged in two stories, basement and street level, connected by a spiral stairway.

The basement is primarily arranged as a storage space, but will have artistically lighted show windows on the subway arcade. These stores may be leased separately, however, if tenants so desire, and when storage space in the basement is not essential. The second and third floors will be subdivided into offices and will include all the conveniences and equipment of a first-class office building.

### Many False Alarms.

Several times during the last decade Columbus Circle has been on the eve of a big building movement, but each time, for one reason or another, the activity was postponed. Announcement was made several years ago that George Ehret would erect a large building on his property in the east side of Broadway from 58th to 59th street, but he compromised with the present two-story taxpayer.

# CITY ISLAND HAS NEW TRANSIT LINE

## Community, Long Isolated, Brought in Closer Touch With the Mainland—Ship Building Principal Industry

At noon on Tuesday last, City Island relegated its two ancient horse cars to the scrap heap and became the possessor of more modern transit facilities in the form of eight new storage battery cars. The installation of this new car line, in the opinion of its residents, marks an epoch in the history of the little island which is one of the most unique of the many out-lying New York settlements.

City Island, annexed to the Greater City in 1895, has been isolated from the rest of the Bronx for many years by its lack of transit facilities. A station of the suburban service of the New York, New Haven and Hartford Railroad extending through the eastern part of the Bronx into Westchester was located at Bartow, now known as the City Island Station, some distance from City Island. A monorail operated from this point to the City Island Bridge, but its service has been discontinued. From the bridge to the Sound along the main street of City Island two horse cars plied their leisurely way.

### Franchise Taken Over.

About one month ago, largely through the efforts of the new Public Service Commissioner, Robert C. Wood, negotiations were reopened between the Third Avenue Railroad Company and the Interborough Rapid Transit Company which resulted in the taking over of the franchise of the Pelham Park and City Island Railway by the former company. Part of this road from the City Island Bridge to Belden Point had already been completed and the rest of the route from the bridge to the station of the New York, New Haven and Hartford has since been constructed.

Rails of the heaviest type have been laid, 114 pounds to the yard, and are bonded for electrical operation. A waiting-room has been erected at the junction of the Eastern Boulevard and the City Island road.

In discussing the schedule of the new car-line Edward A. Maher, Jr., assistant general manager of the Road said: "In place of the two horse cars, which were heretofore operated on this road, we propose to operate eight storage battery cars, operating said cars on a ten-minute headway between the hours of 5.30 a.m. and 9 a.m., and from 4 p.m. to 7.15 p.m.; between 9 a.m. and 4 p.m. the cars will be operated on a fifteen-minute headway, and from 10 p.m. to 1 a.m. on a thirty-minute headway. We feel that this service will be adequate, but are prepared, as soon as we are convinced that addition service is necessary, to increase same."

### Beginning of New Era.

Public Service Commissioner Robert C. Wood, said this week, "These cars are simply the first assignment and if they do not furnish adequate transportation facilities we have been assured that as many as may be found necessary will be promptly furnished. When it is recalled that the old monorail system had but one car operating from the New Haven station as far as the bridge and that this in turn was supplemented by old horse cars running from beyond the bridge to Belden Point, it can readily be seen what this increase in transportation facilities will mean to City Island. While the operation of this road at present means only the completion of transportation facilities from Belden Point to the Eastern Boulevard, I sincerely hope that soon City Island will have street railway connections with the new subway extensions and other parts of the borough."

City Island, a mile and a half long, and three-quarters of a mile wide, with a population of 1,700 is, as a result of its isolated position, a community in itself. It has a police station, fire house, a post office, a weekly newspaper, a circulating library, an electric lighting system, a Board of Trade, a Taxpayers' Organization and three churches—one Catholic, one Episcopalian and one Methodist. Its location on the Sound has given it two yacht clubs, and boat houses and clubs innumerable.

While it is essentially a home community with about two-thirds of the residents all-year-round occupants, it is also the center of a flourishing boat and ship-building industry. Some of the firms located on the Island take high rank among boat builders in the country. The three American cup defenders —the Vanitie, the Resolute and the Defiance—are hauled out and laid up for the winter at City Island. Among the boat builders are Robert Jacob, Henry B. Nevins, Wood & McClure, Kyle & Purdy, and J. P. Hawkins. Sailmakers include Ratsey & Lapthorn, Bottger Brothers, Jones & Robinson, William H. Griffin and G. W. Robinson & Company. This industrial phase of City Island's development is in line with its location on the Sound which affords it an extensive shore front.

Before the advent of the motor boat with its oily appurtenances, the Island was the haunt of lobster fishermen. The oyster and clam beds were also of the finest and their numbers and quality were said to have made the Island the habitat of the Sewanoe tribe of the Algonquin Indians. In those days, according to the historians, it was known as Minnefords Island after an old Indian sachem who controlled the destinies of the original City Islanders.

### Opinion of a Broker.

Capt. W. A. Walters, a local real estate man, said this week: "The people of City Island have been looking forward for many years to the installation of this car line and now that it has been realized a general spirit of optimism regarding its future, prevails. Values in the section are about the same as those in Westchester, lots selling for from $1,000 to $1,500, while choice lots on the shore may bring from $3,000 to $5,000. There is a moderate demand for well-located holdings, although there has been no recent heavy buying or selling. The real estate situation as far as City Island is concerned will probably continue to be quiet until the continuation of the subway to Pelham Bay Park is completed.

"Eventually we hope that the Bronx trolley lines will be extended from that point, across Pelham Bay Park to City Island, and then with a revival of interest due to increased traffic and business, property values are bound to rise. For the present, City Island with its healthful climate, excellent bathing beach, and splendid view of Long Island Sound, is as fine a residential community as one may desire.

### Frame Dwelling Predominate.

"The prevailing type of building is the two-story frame dwelling on a fifty-foot plot. There have been a few terra cotta buildings erected, notably a new residence on King avenue, between Elizabeth and Southerland streets. Other recent building operations include a three-story, six-family house at the corner of Cross street and City Island avenue, and several bungalows, erected within the past year. Another house is in course of construction on Minneford avenue, facing the east shore of the island, between Elizabeth and Cross streets."

## MODERN PARK AVENUE.

### Thoroughfare Transformed During Last Few Years by New Multi-Family Structures.

Upper Park avenue has been thoroughly transformed during the last few years. Where formerly old buildings stood today the sites are improved with modern apartment houses, containing every convenience. Typical among these houses is the twelve-story structure at 850 Park avenue, corner 77th street. The building was erected from designs by Rouse & Goldstone, architects, 38 West 32nd street, who estimated the cost at $500,000. The Underpinning & Foundation Company drove the steel pile foundation. Pease & Elliman are the managing agents of the property.



Rouse & Goldstone, Architects

NO. 850 PARK AVENUE.

### Prize for Best Thesis.

Waddill Catchings, president of the Central Foundry Company, New York City, has offered a prize of $200 for the best thesis on a subject relative to house plumbing or the materials used in such systems. The competition is limited to students in Harvard University and the Massachusetts Institute of Technology. The thesis must contain from 5,000 to 10,000 words exclusive of tables and drawings and presented not later than May 1st, 1915. Subjects must be approved in writing by Prof. George C. Whipple before November 1st, 1914. The awards will be made by a committee appointed by Prof. Whipple and Gifford Le Clear, lecturer on the mechanical portions of buildings in the department of architecture. Special consideration will be given to theses based on original investigations, in making the final award.

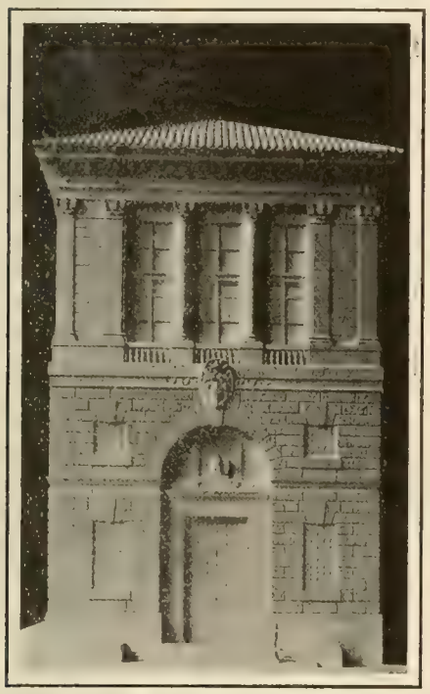
A surprisingly large number of people from this country were spending money in Europe when the war broke out. The Europeans had every reason to treat them with consideration, which from all accounts was not at first readily accorded. War has its inconveniences.

# FINANCIAL CENTER OF BROOKLYN

## Many Notable Structures Projected During Last Eighteen Months—Home of Brooklyn Trust Company Last Word in Banking Construction.

DURING the last eighteen months many notable improvements have been made in Brooklyn's financial center. Others are now under construction or projected which will further increase the prestige of this important part of the borough. The section bounded by Court, Livingston, Hicks and Pierrepont streets has shown the greatest activity, although a number of important operations have also been completed, or are projected in the adjacent parts of the Heights.

This section has decidedly changed during the last ten years from a residential district of the highest character into the financial and business center of a thriving borough. Twelve years ago the "Heights" of Brooklyn was almost exclusively devoted to the homes of the city's oldest, wealthiest and most influential families. While a number of these families still maintain homes in the section, the great majority, and more particularly the younger generation, have moved to modern parts of the borough, or to estates in the country. Many old residences have been remodeled for business purposes and in some cases have been torn down to make way for the construction of modern office buildings.



FRONT ELEVATION OF MODEL.

### Home of Many Institutions.

At the present time this section is the home of many of the borough's most important financial institutions. Banks, trust companies and title insurance companies have erected permanent buildings or are leasing quarters on long terms in the newer buildings. Many large insurance companies have branch offices in this section, while all of the available office space is devoted to the offices of lawyers, stock and insurance brokers and generally, to business men who desire to be in the center of business life. For lawyers, architects, builders and others whose business requires that they have their offices near to the City Hall and Court House, this section offers many advantages in the form of its modern office buildings, transit facilities, etc.

One of the improvements which is attracting much attention at the present time and which will have a decidedly beneficial influence on the whole section is the building recently started and which will be the permanent home of the Brooklyn Trust Company. This structure will represent an expenditure of nearly $600,000, exclusive of the cost of the land, and in design and plan will be the last word in banking-house construction. This building will rank first among the many fine bank buildings in Brooklyn and will compare favorably with any building in Manhattan, erected exclusively for banking purposes.

York and Sawyer, 50 East 41st street, New York City, are the architects who prepared the plans and specifications for this building, and it is being erected under their direct supervision. The work is being done under general contract by Marc Eidlitz & Son, 30 East 42d street, New York City.

### Will Occupy Block Front.

The new Brooklyn Trust Company will occupy the entire block front on Clinton street, extending from Montague to Pierrepont streets. The main entrance to the building and banking rooms will be from Montague street, although additional entrances will be provided from Clinton and Pierrepont streets.

While the new building will be actually only three and one-half stories in height, the total height from curb to cornice will be nearly equal to that of an ordinary seven-story building. This will be due to the fact that the space devoted to the main banking-room on the street floor will be about equal to the height of three full stories as usually constructed. This banking-room will be one of the largest in the country, having a length of about 190 feet and being nearly 100 feet in width.

### A Civic Ornament.

Architecturally, this structure will be a decided addition to Brooklyn's group of handsome buildings. The facades have been designed in the style of the modified Italian Renaissance. The exterior of the building will be of granite and limestone, and imported French marble or Caen stone will be the materials employed in facing the interior of the banking-room. The basement will be devoted to the safe deposit business of the company, with safe deposit vaults and bank vaults of the most modern design.

Possibly the development of this section can be best shown by briefly reciting a few of the most recent improvements. The Terminal building at the corner of Court and Joralemon streets recently completed is without doubt the most modern and completely equipped office building in the borough. It is twelve stories in height and was erected at a cost approximately $500,000. This building was designed by W. E. Lehman, architect, of Newark, N. J., and was erected by the John H. Parker Co., 315 Fourth avenue, New York City. This building is the home of the Nassau National Bank, Brooklyn League and the Civic Club. The basement and subbasement have been leased for a term of years to the Exchange Buffet Corporation, who are operating a restaurant there.

### The Gas Company's Contribution.

Another building worthy of mention is the recently completed office building at 172-178 Remsen street, for the Brooklyn Union Gas Company. This is a seven-story brick and limestone structure, costing nearly $500,000 on a plot 75 x 100 feet. It was planned by Frank Freeman, architect, 132 Nassau street, New York City, and erected by the George A. Fuller Company.

Residences which have been remodeled for business purposes with new fronts extending out to the building line and in some cases with additional stories, elevator installations, etc., are occupied for the most part by insurance and real estate brokers, their layout being particularly adaptable for offices of this kind.



York & Sawyer, Architects

MODEL OF BROOKLYN TRUST COMPANY.

### Outskirts of District.

The outskirts of the financial districts have also shown a decided tendency toward development along modern lines. This development has been most noticeable along residential and social lines, rather than for business purposes. Hotels, which have thrived in this section for a number of years, particularly the St. George and the Bossert have recently erected large additions. These hotels are of the family type, however, and do very little transient business.

Many high-class apartments have been erected and recently there has been a noticeable movement in the erection of bachelor apartments for men. The section includes a number of the borough's most important churches and private schools, which own valuable properties,

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in the Metropolitan District

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Reports to the U. S. Treasury Department from bankers at the principal financial centers bring assurances of a return to normal conditions in money matters. Men who have a stake in real estate can feel secure.

The present is a particularly favorable opportunity for real estate investment by those in a position to take advantage of it. Bargain hunters are likely to be disappointed, but those seeking a permanent investment which will return to them several times multiplied in later years are seeing the time to act. Real estate values always come back.

Let those who have plenty to do with in these times have more consideration than usual for the men whose loans may be falling due and who are unable to meet their obligations. Let the world see that New York real estate interests can be as large minded and as generous in a crisis as the banking interests. The country can thank the New York bankers for saving our gold for the use of commerce and manufacturing, and for preventing a money panic. It is not the time to stand too strictly on one's legal rights.

The plan of building a low structure for the present with the intention of adding to its height in the future is finding somewhat general favor when business buildings are in contemplation. The New York Central is doing this in the case of a building planned for the terminal section, and William Randolph Hearst is following a similar plan in his Columbus Circle operation. Low buildings when provided with suitable foundations can be added to whenever there is assurance of a larger tenancy, and are almost invariably good income producers for sites too valuable to be kept unemployed.

## The New Liking for Apartments.

The dearth of news which usually affects the real estate market in August was relieved during the past week by an interesting announcement. The block front from 96th to 97th streets on Fifth avenue was purchased by Mr. John Russell Pope, the well-known architect, as a site for two houses, one of which he is to occupy himself. The news is interesting in several different respects. If there is any one section of Manhattan in which business has been more than usually dull of late years it is in the private residential district on the East Side. Houses on the side streets, near Fifth avenue, have been extremely difficult to sell, even when their owners were not unwilling to accept considerably less than their former asking price. Any development which has been taking place in that region has looked in the direction of apartment houses rather than private dwellings. As the Record and Guide pointed out recently, many apartment houses have been and are being built on Park avenue that are intended for a class of people who until recently have occupied the large houses on or near Fifth avenue.

One reason for the increasing popularity of very expensive apartments has undoubtedly been the improved quality of light and air which their occupants can obtain as compared with the ordinary private house. The modern New York residence is built so deep and so high that the rooms on the lower floors obtain an extremely poor quality of light and air. Only houses situated on corners are really well provided with sun and with the proper condition of good ventilation. Hence it is that even very rich people appreciate the advantages of living in an apartment situated well above the dust and noise of the street and accessible to an abundant supply of light and air.

The same lesson has also been thoroughly learnt by less opulent families—as may be inferred from the fact that the reconstruction of old dwellings situated between Lexington and Madison avenues has almost ceased. The new buildings, erected between these blocks are almost all of them nine-story apartment houses, accommodations in which rent from $1,800 to $3,000 a year, according to the size and location of the apartment.

The only exception to the situation on the East Side as described above is to be found in the upper end of the residential part of Fifth avenue. For some years rich people have been buying corners on Fifth avenue in the nineties with the intention, immediately or eventually, of erecting private houses upon them. Only a few dwellings have actually been erected, but the improvement of these blocks with modern dwellings is only a matter of time. The movement has now extended as far north as 97th street, and may go even farther, in spite of the fact that at this point Fifth avenue has already been occupied by cheap flats.

It is not difficult to understand why upper Fifth avenue should be subject to influences different from those which prevail throughout the remainder of the East Side. In the first place, Fifth avenue has, of course, the enormous initial advantage of fronting on a park and of being protected against objectionable building, on the other side of the street. In the second place, land on upper Fifth avenue, while expensive, is cheaper than it is further south. Finally, almost all the purchasers of upper Fifth avenue property have selected sites which will insure to their residences an abundant supply of light and air. They will be built on spacious plots, with frontages on two streets and will enable their owners to enjoy every convenience and advantage to which the possessor of an expensive private residence is fairly entitled. It is no wonder, consequently, that upper Fifth avenue is offering an exception to the general tendency in favor of apartment houses which prevails throughout the East Side.

No matter what the advantages and popularity of apartments, there will always remain a large number of people who prefer the comparative privacy of a house. This is true even in Paris, and it will still more be true of a city like New York, inhabited by English-speaking people. There will be enough of these people to occupy the private residences now existing on the East Side at sufficiently high prices. Two probable facts must be remembered in this connection. In the first place the supply of modern private residences on the East Side can never be very much increased, both because of the necessarily restricted boundaries of the district and because the land will, for the most part, be more valuable for apartment houses than for private residences. In the second place a return of industrial prosperity will increase considerably the demand for expensive living accommodations. Ever since 1907 the volume of that demand has been diminished by the natural or prevailing economic conditions. The accumulation of large fortunes was checked by legislation and by public sentiment, and certain special lines of business, particularly characteristic of New York, such as stock and bond brokerage, have become much less remunerative than formerly. In all probability these adverse conditions have pretty well spent their force, and a substantial recovery may be expected in the future. New York will again become a city which offers to its citizens peculiarly good opportunities for making money, and the result will be renewed demands for more expensive private residences on the East Side. The area of that district is small compared to the pressure of population upon it, which is certain to mean an eventual recovery in prices from Fifth to Lexington avenues.

## Opportunities in the Export Trade.

There is one respect in which New York is certain to offer to its inhabitants decidedly better opportunities of making money—which is in the export trade. Almost for the first time in the history of the country a systematic, concrete and well organized attempt is about to be made to build up the export trade of the United States. An association has been formed for that purpose, and its work will be very much helped by the alteration which is going on in economic conditions and by improved financial machinery. The new national banking organization will establish a market in New York for the bills of foreign purchasers of American commodities. A number of the larger banks are agencies in South America and elsewhere for the purpose of better financing an export trade. American manufacturers are more than ever outgrowing the home market and are seeking foreign buyers for their products. The opening of the Panama Canal will place Atlantic ports on a parity with European ports in bidding for the Oriental trade.

Finally, the effects of the war will undoubtedly be to enable this country to obtain a great deal of export trade with South America, China, Japan, Australia and certain neutral powers which otherwise American merchants could not have expected to get. Just how much this will amount to will depend upon the duration of the war, but if it lasts throughout the winter the manufacturers, the exporters and the ship owners of this country should have an opportunity of building up quietly a permanently valuable trade. Any development of this kind will, of course, be peculiarly beneficial to the prosperity of New York City. Other Atlantic ports will share in the increase of business, but the bulk of it should be shipped from the port of New York, and almost the whole of it will have to be financed here. An extraordinary opportunity of future commercial and industrial expansion is, consequently, opened up for New York. All that has been lost as a consequence of the decline in stock brokerage and the discouragement of industrial centralization will be more than made up by the development of the export trade and the expansion of New York as a center of international financial transactions.

### Conflict of Authority.

*Editor of the* RECORD AND GUIDE:

While much has been written of the conflict of authority and the over-inspection of buildings by the many departments, this is such an important subject that it should not be allowed to rest without some practical benefit resulting to the city, and it is the hope of those who are interested in building construction that some sane and rational legislation will be forthcoming. The object of having departments to see to the enforcement of the Building Law is to prevent dishonest and dangerous construction.

There are always more honest people than dishonest, and the honest ones feel that they are handicapped because of a small dishonest minority. They feel that the money and time which they give to filing plans and seeing heads of departments in order to obtain permits, and the many approvals in connection with a plain and simple building operation, is time wasted. They know that, to a certain extent, it is a necessary evil, but are in hopes that this extra unproductive work which they do, and which does not add one jot to the value of a building, will some day be reduced to a minimum.

To have large staffs in the Bureau of Buildings, the Tenement House Department, the Industrial Board, the Labor Department, the Fire Department and also partly in the Police Department for the inspection of boilers, all in connection with one subject, namely, building construction, seems to modern economists absurd. Should any large business concern conduct its affairs in the manner that the municipality does in this respect, it would soon, because of such methods, be driven to the wall by ordinary competition. Why should the City of New York be so far behind the age?

Just think of the saving to the taxpayer if all these different jurisdictions with their many chiefs, deputies, office clerks, bookkeepers, doorkeepers, inspectors and messengers were all consolidated into one department, Not only would there be a resulting big economy, but the citizen who has to deal with these different departments would also be spared much time, trouble and annoyance, and those who have dealings with the departments, instead of spending a large proportion of their time doing things over and over again because of the jurisdiction of one department and another, will be able to attend to their real affairs; and the city itself will be indirectly benefited, as these men are all workers and what they do redounds to the ultimate good of the city, either in more buildings or better buildings.

The Bureau of Buildings has done its work with great efficiency during the last 10 or 15 years, and there is no reason why it could not save the city a tremendous amount of money and unnecessary annoyance, if it had charge of the administration of all laws affecting buildings.

Little or no additional expense would be necessary in connection with the Bureau of Buildings if all the laws on the subject of buildings were administered by it, and all the other Bureaus which deal with buildings, with their tremendous expense, would be saved the city.

Not only is it important, from an economic standpoint, to have this one department, but also from the standpoint of placing responsibility. At the present time there is conflict of authority, not so much because the different department chiefs are jealous of their prerogative, but because the law itself has caused this dual jurisdiction.

At the present time the department chiefs have agreed to work along certain lines to reduce the conflict of authority to a minimum, but should there, at any time, be an accident similar to the Triangle fire, questions will be raised as to why any particular department did not do what the law required of it. The law never contemplated that department chiefs should agree among themselves as to who should have jurisdiction over certain matters; the law only contemplates that each man does his duty; and there naturally will be criticism of those who neglected their duty in case of certain accidents, so that it is of utmost importance that this question of jurisdiction be settled.

JULIUS FRANKE,
Architect.

25 East 26th Street, Aug. 17.

### Commissioner Murphy Asks for Particulars of Duplication, If Any.

*Editor of the* RECORD AND GUIDE:

Frequent references are made by correspondents in your columns to conflicting orders on buildings of city departments. In the list of such departments the name of the Tenement House Department usually appears. It would be very helpful to me if some concrete cases were adduced, in which orders have been issued on tenement houses by other departments than the Tenement House Department.

When the law constituting the Bureau of Fire Prevention was passed tenement houses were specificially exempted from its operation. The Health Department refuses to deal with tenement houses except in cases of contagious or infectious diseases.

There is no conflict between the various Bureaus of Buildings and the Tenement House Department because their work relates to entirely different aspects of the same buildings.

Perhaps the Record and Guide would be able to help the Tenement House Department to ascertain wherein the reported duplication and conflict of orders consist; and if it shall be found, as I believe, that such duplication and conflict does not affect tenement houses to any extent, the Tenement House Department will be eliminated from the list of departments whose orders need to be harmonized with those of other departments.

JOHN J. MURPHY,
Commissioner.

Tenement House Department.

### The War Scare.

*Editor of the* RECORD AND GUIDE:

There always seems to be somebody at hand to take the joy out of life, but in this case I want to take some of the air out of the "scare" incidental to the slight difference that some of our prominent European neighbors seem to be trying to straighten out. My attempt is mainly with reference to the effect the war will have upon New York real estate and new construction work.

If there ever was a set of business men that get panicky over the slightest deviation of business from the path of uniformity it is the real estate investor who has his money tied up in Mother Earth where thieves cannot break in and steal nor moth corrupt. He deals in a commodity that everybody must have, namely, space in which to live, move about and do business, and yet he thinks these United States are going to the bow-wows via Sneedy street just because the Kaiser, the King and the whole community of the other half of the world are at odds with each other.

Has it occurred to these same New York real estate men that New York, being the nearest port of distribution to the scene of hostilities, probably will stand to benefit largely from the conflict? Just as soon as shipping is made safe by England's great fleet, the warring nations will be obliged to send to the two Americas for their foodstuffs. The Government, according to newspaper despatches, is going to open the Panama canal for ships of all nations and this will mean that immediately New York will be the center of distribution for practically every commodity that South America produces.

Here the meat must be transshipped for use either here or abroad. Here also the fruits, the leather, rubber, ores and other products of that country must come to be reloaded.

Where is all this material going to lay during this transshipment period? The United States has not a large fleet of vessels, and in the interim the material must be stored. It is not practicable to take meats far uptown to the abbatoirs, and so it will be necessary to build structures of this type in the docking sections of the city, along the North River waterfront. The leather and other products also must be taken care of, and so far as I am able to learn, New York is not over wealthy in its possession of modern, sanitary and fireproof warehouses.

Will it not be necessary to have many offices of South American concerns here to represent shippers, manufacturers, mining interests and meat raisers? Will it not mean that Europe will require a great deal of our own products? Certainly the railroads will not welcome the storing of grain in the West when there is great uncertainty as to when there will be grain sailings from this port to starving Europe. Grain will have to be stored in the East, and so will a great many other Western products.

Of course one can point to a hundred and one other departments where men have been thrown out of work temporarily, but are there not also a great number of foreign workmen, such as waiters, trenchmen, section hands and factory employes on the reserve list who have been called to return home? I think we will find that for one skilled man being thrown out of work there will be three unskilled jobs awaiting applicants just as soon as things get adjusted a little better.

Remember this is the month of August, the dullest period in real estate and building in the year. If the effect of the closing of the stock exchanges and the bourses of the world will not hit us any harder than it has, I think we should invoke the language of the poets, look pleasant and say: "We should worry."

OPTIMIST.

### Ward's Island Terminal Plan.

*Editor of the* RECORD AND GUIDE:

The municipal authorities should consider with attention the article in the last issue of the Record and Guide on a municipal union freight terminal, by J. Bleecker Miller and Reginald P. Bolton.

The subject is of such importance and presents so many complicated questions that it is impossible to arrive at any satisfactory, definite conclusion without full consideration of the many pros and cons.

Even our municipal authorities who have given much care to the study must still admit that their minds are open to argument and will welcome the ideas presented in this article, in spite of their startling novelty in city-planning. We are glad to be informed that the lease of Ward's Island to the State for fifty years, at a nominal rent, has not been signed. The arguments presented to the Commissioners of the Sinking Fund at their meeting of March 11, of this year, seemed by no means conclusive, and now that this important and new public use of the island is proposed, it is fortunate that there is still time to hear the arguments which may be advanced to show the necessity of devoting this great stretch of water-front property to the commercial uses of this harbor.

PROGRESS.

### Single Tax Convention.

The second annual conference of the New York State Single Tax League is called to meet at the Hotel Lorraine, Delaware avenue, Buffalo, Saturday, September 5.

The officers of the State League are: Horace Sague, Poughkeepsie, president; Benjamin Doblin, treasurer; Joseph Dana Miller, secretary; William Lustgarten, chairman committee on education. Among the vice-presidents are Robert Baker, George Foster Peabody and Byron W. Holt of Brooklyn.

—The abandonment of the car line running to Roosevelt Ferry emphasizes further the changes brought about by the new ways of getting across the East River. Most of the business of the ferry now is the carrying of trucks. While real estate owners in the district will feel a measure of loss, the line is no longer essential to continued growth, now that there are other ways for passenger traffic to go.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## HIGH PRESSURE ADVISED

**For a Portion of the Croton Water Works, to Supply Tall Buildings.**

By converting a portion of the Croton waterworks of New Pork City from a gravity to a pumped supply a saving of $1,200,000 a year to property owners in lower Manhattan can be effected. This is the conclusion reached by James H. Fuertes, consulting engineer, who was retained by the Merchants' Association last winter to make a study of water pressure in its relation to automatic sprinklers for fire prevention. His report, based upon studies extending over six months, says in part:

**Building Conditions Changed.**

"Conditions have changed in Manhattan since the Croton works were built. Low pressures were sufficient when none of the buildings were over four to six stories high. At present, high taxes and the exigencies of commerce have necessitated higher buildings, and it is now necessary to have higher water pressures than formerly, as the consumers are entitled to have their public utilities keep pace, in development, with the requirements of business and of comfortable living.

"At present in the southern low service area of Manhattan, which lies south of 72d street on the West Side and south of 82d street on the East Side, only 57 per cent. of the total area is supplied with water at sufficient pressure directly from the street mains, while 43 per cent. is supplied at a pressure so low as to require pumping.

"Approximately one-third of the total supply to the southern low service area in Manhattan is pumped to roof tanks by small pumps in the basements of the houses and buildings, excluding office buildings, hotels and high apartment houses.

**Private Pumping Cost $3,000,000.**

"At present the cost to private consumers of the pumps and tanks required, and actually in use, for pumping the Croton water up high enough to give satisfactory service approximates $3,000,000 in the southern low service area of Manhattan.

"It is entirely feasible to construct a municipal pumping plant that will pump the supply for the southern low service area high enough to give satisfactory service; that is, to put the water high enough to supply automatic sprinklers anywhere in the district at a sufficient pressure at the tops of ten-story buildings, for a total cost, including connections with the street mains, of about $3,000,000; or about the amount now invested in private pumping plants in a little over half the area.

**Location of Pumping Plant.**

"The best location for a municipal plant for pumping the Croton supply for the southern low service district in Manhattan is at the One Hundred and Thirty-fifth Street Gate House. At this gate house the Croton aqueducts terminate, the supply, at present, to the Central Park reservoirs and to the mains leading to the different parts of the city being conducted away from this gate house in cast-iron pipe lines, which could be used, with slight changes, for delivering the water pumped at the proposed new station with a minimum of cost. The city also owns a tract of land at this site which is admirably suited to the purpose, and which should be used for no other purpose; any other use of it will be wasteful of public funds, as eventually it would have to be re-acquired for the uses of the pumping station which will eventually be built at this point."

## AGAINST OVER-INSPECTION.

**The Feeling in Brooklyn Favors Consolidation of Department.**

Brooklyn continues to give strong support to the city-wide movement against the over-inspection of buildings? The feeling is very strong there in favor of the consolidation of a number of inspection bureaus.

Frank Bailey, vice-president of the Title Guarantee and Trust Company, in an interview said that the multiciplication of inspection of realty in the City of New York is discouraging investment in tenement house property to such an extent that very little of this kind of realty is in demand. "The trouble is not with the inspectors," remarked Mr. Bailey, acording to the Eagle, "but with the laws. Many of the laws on the statute books are ridiculous and serve no purpose but to waste time and money in the effort to put them into operation.

"We had an experience only the other day, which illustrated the absurdity of some of the laws relating to factory regulation.

"A tenant in a two-story building occupied on the ground floor by a grocer, preserved fruit in glass jars and put them on sale in the store. The preserves were made in the rear of the store, and we received notice that the doors of the building must be made to open outward, because the place was now a factory.

"The inspector was simply carrying out the letter of the law, which in this case makes a farce of the intent of the factory regulations. And it is this way all along the line, from the construction of the foundations of a building to the installation of fire-escapes. Some day, I suppose, I shall receive notice that we must paint fire-escapes red, instead of green."

**A Builder's Complaint.**

"F. J. Ashfield, a builder of 350 Fulton street, who has operated extensively in Brooklyn for thirty years, is quoted as saying that the Building Bureau is fully competent to assume most of the duties of the various departments having to do with buildings, such as the Tenement House Department, with its commissioners, deputies, clerks, inspectors and general force, employing over 800 at a cost to the taxpayer of over $900,000 per year; the Bureau of Fire Prevention, with over 150 men at a cost of over $200,000 per year.

"Then there is the State Labor Department, with its large force of employes. I have no data as to the number of employes in New York City or the cost to carry same; also the Department of Health, the Bureau of Highways, the Department of Water Supply, Gas and Electricity. The cost of these various bureaus is a great burden on the owners of real estate. Here are seven distinct departments all of which have more or less to do with the erection of new and the alteration of old buildings. Duplications of inspection under these conditions cannot be avoided.

"What is the remedy? Combine the Tenement House Department, the Fire Prevention Bureau, the Labor Department and all and any part of the various departments having to do with buildings, structures of all kinds, under one head, the Bureau of Buildings, and by so doing avoid conditions which

are becoming unbearable, and save the taxpayers over $1,000,000 a year.

"All owners, real estate brokers, builders and anyone having to do with real estate in this borough know the conditions of real estate today. It cannot continue to bear its burden if politicians and theorists are to go on creating conflicting laws, over inspecting, increasing expenses, destroying values and practically confiscating improved property."

## EXCLUSIVE LISTINGS.

### Benefits to the Owner From Having But One Agent.

Who do more for city, State and nation for so little pay and run so many chances of getting that which they earn than real estate men? Why this forced philanthropy? Why this working for boy's pay? But thereby hangs a tale.

Years ago when our sturdy forefathers wore bell crowned hats, dickeys, paper collars and wooden socks, the prevailing wages for labor was ten cents an hour. The carpenter boasted of twelve shillings a day and the real estate man received two per cent commission.

Since that time, through the efforts of the leaders of the various unions, skilled laborers have doubled and trebled their income, but the real estate man—prince of salesmen, financiers, diplomats—is receiving practically the same commission of more than a generation ago. All for the lack of united action for the mutual protection of owner and broker.

It is universally conceded by owners that a more satisfactory sale can be made by a high-grade broker than by an owner, even though the owner be a broker. Then it is just a question of a broker or a multiplicity of brokers.

Where owners ignorantly courting trouble, insist upon a multiplicity of brokers, half income men and others, who take a shot at a sale every chance they get, it makes illegitimate competition so keen that it breeds mutual suspicion, questionable methods and jealousies that are not a credit, and lay the foundation for several law suits for commissions. As such promiscuous listings keep the price of real estate in such chaotic condition and have done more to make the real estate profession not a profession than all other things combined, let us now consider briefly the advantages of exclusive listings.

### Advantages Named.

In every city there are brokers who have adequate facilities for selling their specialty of real estate at the best price obtainable—unassisted—and with the least publicity as to the owner's private affairs. Exclusive listings does away with a multiplicity of "For Sale" signs on lot, dwelling and apartment house and eliminates the query of what can be wrong with the property that requires so many agents to sell it.

Exclusive listings does away with the prejudices that are formed against such brokers, whose placards are recognized as a sign of incompetency to tackle the job alone.

Exclusive listings places the responsibility upon the broker, which he naturally feels, and uses greater effort and spends money freely to make a sale at a fair price.

Exclusive listings do not eliminate competition, but they eliminate wasted energies.

The greatest reason why an absolutely exclusive contract is best is that it indisputably does three things: Protects the owner; protects the agent and protects the buyer, and anything that will increase the owner's profits and the agent's commission and at the same time give the buyer the best obtainable for his money, leaves no room for argument against it.

As chairman of the Listings and Commissions Committee of the New York State Association of Real Estate Exchanges, I have been in correspondence with hundreds of brokers throughout the State, who almost to a man will welcome the universal adoption of the exclusive sale contract, but they are afraid to attempt it alone. Let us make a business of our business and not bother with a business that is not on a business basis.—W. J. Russell, President New York State Farm Brokers' Association.

### Demand in the Suburbs.

L. Ward Prince, secretary of the Scarsdale Estates, the Gedney Farm Company and other Westchester County real estate interests, in an interview says: "The European war is having little effect upon our realty market in Westchester County. Since the trouble began the market has been more active than it was in the same period before.

"This may be simply a coincidence, but it is true, nevertheless, and convinces us that the war is not ging to stop our market. If there is any explanation for this situation, it is due to the fact that the character of our selling is non-speculative. Unless things take a decidedly bad turn during the next few weeks, which is not likely, our August sales will be quite a little above those of the corresponding month last year."

### Deeper Waterways Convention.

The official call for the seventh annual convention of the Atlantic Deeper Waterways Association has been sent out from headquarters at Philadelphia. The convention this year will be held in the City of New York and points on the Hudson River, September 22 to 26, inclusive. The first sessions of the convention will be held in New York, the last three days' meetings being aboard the steamer Berkshire, which is especially reserved for the association for this time. The steamer will proceed up the river by daylight, making stops at West Point, Newburgh and other points along the Hudson, and finally to Albany and as far as the head of navigation at Troy.

## AN ATTRACTIVE SECTION.

### The South Side of Nassau County Has Been Brought Within Our Residential Area.

While the south side of Nassau County, Long Island, has gradually changed in the last decade from an agricultural territory into one of suburban homes. Nevertheless, it has not lost its agricultural character completely. That is to say, the cultivation of the soil is now in the hands of thousands of home owners nearly all of whom have garden patches, which, to their minds are relatively of as much importance as the old farms that now comprise home sites were to the farmers who surrendered them to the land operators at substantial profits when homeseekers began their quest eastward on Long Island.

It is the south shore of Nassau and Suffolk counties that made the Island famous as an agricultural region, which made its potatoes, cabbages and cauliflowers famous the world over and which even made the Long Island duck so delectable to the palate of the lover of fowl. The home owners who came into southern Nassau County to reside began, each on his own little account, to take advantage of the fertility of the soil, with the result that this season is witnessing thousands of home owners at East Rockaway, Oceanside, Rockville Centre and numerous adjacent communities harvesting crops of potatoes, beets and other vegetable essentials sufficient to last them through next winter.

That the south side of Long Island, more than any other part of that territory, contains the soil elements of rich productivity is demonstrated by the fact that the Long Island Railroad Company is conducting experimental farms at Wading River, on the north shore, and at Medford, in the central section, because it has long been contended that those particular sections were not so fertile. It has never been necessary to demonstrate the utility of land along the south shore for farming purposes; and, so patent is the fertility of the soil there that it is not an uncommon sight to see land almost at the water's edge at such a complete seaside community as East Rockaway yielding crops. And, the same is true of all the surrounding country. The bridge tender for the

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Long Island Railroad at the bridge over Powell's Creek, at Oceanside, for example, raises a crop of vegetables even on the meadow bordering the creek. All of the land at Oceanside that is now developed into home colonies was originally farmland.

Nowhere in the vast suburban areas close to New York City is there a more perfect blend of land and water attractions than there is along the south shore of Nassau County. The various creeks, about one mile apart, that flow into Hewlett and Hempstead Bays, afford safe harbors for pleasure craft as well as still-water bathing facilities. Some of the creeks have been dredged and deepened; and, at East Rockaway a deep and straight bulkheaded waterway nearly a mile in length has been built through East Rockaway Park, thereby making the entire neighborhood more attractive for home purposes. Such an improvement as this is, which was carried out by private enterprise, would have been impossible a decade ago. Improvement in transit facilities along the Long Beach and Montauk divisions of the railroad has brought all of the territory fronting on Hewlett and Hempstead bays directly within the suburban residential area of Manhattan and Brooklyn.

## TUNNEL RELIEF SEWERS.

### Plans to Be Considered at Local Board Meetings on August 28.

At the meeting of the Local Boards of the Murray Hill and Kips Bay districts in the Council Chamber of the City Hall on Tuesday no final action was taken on the recommendation of the Consulting Engineer of Sewers, that a tunnel relief sewer and appurtenances be constructed in East 41st street from Madison avenue to the East River and in Madison avenue from 41st street to 43d street. The matter was laid over until Friday, August 28, at 10 p. m., in order that more time might be given to the property owners for its consideration. If this improvement is authorized it will involve an assessment upon the property owners within the following drainage area: Beginning at the East River and 30th street, running west to Second avenue, south to 28th street, west to Fourth avenue, north to 31st street, west to Fifth avenue, north to 43d street, west to Sixth avenue, north to 40th street, east to Fifth avenue, north to 50th street, east to Park avenue, south to 46th street, east to the East River. The assessed valuation of the property within the area of assessment is about $338,000,000.

The estimated cost of the improvement is $400,000. In the opinion of the borough officials the construction of this sewer has been made necessary on account of the unusually heavy rain-fall within the past year which has taxed present drains above their capacity. The Public Service Commission in its work on the Lexington avenue subway will save $100,000 if this project is undertaken and has offered to contribute that sum towards the cost of the relief sewers.

It was urged, therefore, at the Local Board meeting that action be taken as quickly as possible in order to avoid a possible withdrawal of this offer, which would decrease the cost of the improvement to $300,000.

Another matter on the calendar of the Local Boards of the Murray Hill and Hudson districts was also laid over until Friday, August 28, at 10 a. m. It concerned the construction of a tunnel relief sewer and appurtenances in West 46th street, from Seventh avenue to the Hudson River. If this improvement is authorized by the Local Boards it will involve an assessment upon the property owners within the following drainage area: Beginning at the Hudson River and 40th street, east to Tenth avenue, south to 34th street, east to Ninth avenue, north to 39th street, east to Fifth avenue, north to 54th street, west to Broadway, north to 61st street, west to Ninth avenue, south to 51st street, west to Tenth avenue, south to 47th street, west to the Hudson River.

## PRIVATE REALTY SALES.

One of the most important sales, in the Upper East Side residential section of the city, of the year, enlivened the real estate market this week. It concerned a Fifth avenue block front which is to be utilized for high class residential construction. Other interesting sales concerned a high class apartment house recently completed in West 55th street, a plot in Greenwich Village to be improved, and a dwelling in the formerly restricted Columbia College Trustee's property in West 50th street which is to be taken over by trade.

An important suburban transaction involving a large tract at Long Beach, L. I., was also consummated this week, when a syndicate of wealthy New Yorkers acquired an option to purchase 500 acres. On the 200-acre tract which they already own, a $1,000,000 hotel is contemplated from preliminary plans which have already been drawn.

The Fifth avenue transaction attracted attention to the rapidly growing fashionable residential colony in the East 90s, which has been showing considerable activity within the last year.

Ernesto G. Fabbri purchased recently 100 feet in the north side of 96th street, subsequently reselling 50 feet to Goodhue Livingston. Two large houses are being planned on these sites for the occupancy of Mr. Fabbri and Mr. Livingston. Mrs. Amory S. Carhart's residence on the 50 foot plot to the west of the Fabbri property is now nearing completion. The south side of 95th street was sold to a syndicate of owners in the immediate neighborhood in order to preserve its private residential character. This property, according to the broker who negotiated the deal, is being offered for resale. Willard D. Straight, who purchased the northeast corner of 94th street and Fifth avenue as a site for a handsome residence for his own occupancy, also bought the southeast corner of 94th street and Fifth avenue for protective purposes.

The property just north on Fifth avenue was purchased by the American Ambassador to Germany, James W. Gerard; his brother, Sumner Gerard, also bought the large plot 100x150 on the southeast corner of 96th street and Fifth avenue. In the north side of 96th street, Ogden Codman has erected a forty-foot house, and adjoining F. de R. Wissman plans to erect a house for his own occupancy. To the east of Mr. Wissman are the plots purchased by Edward Shearson of Shearson, Hammill & Company, and Richard Trimble, vice-president of the United States Steel Corporation.

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The total number of sales reported and not recorded in Manhattan this week was 12 as against 9 last week and 16 a year ago.

The number of sales south of 59th street was 6, as compared with 4 last week and 4 a year ago.

The sales north of 59th street aggregated 6 as compared with 5 last week and 12 a year ago.

The total number of conveyances in Manhattan was 117, as against 120 last week, 6 having stated considerations totaling $201,466. Mortgages recorded this week number 59, involving $2,324,897, as against 61 last week, aggregating $1,339,807.

From the Bronx 5 sales at private contract were recorded, as against 8 last week and 6 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $573,190, compared with $745,263 last week, making a total since January 1 of $28,470,003. The figures for the corresponding week last year were $232,450, and the total from January 1, 1913, to August 23, 1913, was $38,053,307.

### Fifth Avenue Block Front Sold.

John Russell Pope, the architect, purchased this week the entire vacant block front on the east side of Fifth avenue, from 96th to 97th street. The Phipps Estates sold the northwest corner of 96th street, a plot of six lots fronting

100 feet on Fifth avenue and 150 feet in 96th street, which Henry Phipps purchased about ten years ago. The rest of the block, a plot 100x100, at the south corner of 97th street, was purchased from the estate of William G. Parks, the Farmers' Loan & Trust Company, trustee. Also involved in the transaction are two five-story flat houses at 2 and 4 East 97th street, adjoining the above plot, which were purchased by Mr. Pope from Marcus M. Marks, Borough president.

The properties combined form a plottage containing approximately 29,000 square feet, with a frontage on the avenue of 202.4 feet, 150 feet in 96th street and 137.6 feet in 97th street. Two fine residences with gardens will be erected, one of which will be occupied by Mr. Pope. The property is the most northerly plot on Fifth avenue which has been bought for private residence. Negotiations, the brokers report, have been under way for the purchase of this property for about two months and contracts were ready to be signed about two weeks ago, but were held up on account of the declaration of the European war. The purchaser, however, decided to go ahead with the matter and carried out his intention, contracts being signed last Tuesday. Title passed on August 20. The deal was negotiated by Pease & Elliman.

**$300,000 Deal in West 55th Street.**

George Backer Construction Company, George Backer and Arnstein & Levy, sold through Albert B. Ashforth, Inc., the nine-story apartment house at 124-126 West 55th street. The broker reports that it was an all-cash transaction, involving no element of trade. The building was recently completed by the sellers, who have been active in this street, having erected the twelve-story Hotel Laurelton, at 147-149 West 55th street, which was sold to the Sweatland Realty Company; 140-142 West 55th street, sold to David Banks, and 39-41 West 55th street, sold to the Purdue Realty Company. The selling company still owns in West 55th street the 75 feet immediately adjoining the church on the northwest corner of Fifth avenue and 55th street, upon which it intends shortly to erect a high-grade apartment structure.

**Marble Hill Apartments Re-sold.**

The A. N. Gitterman Corporation has sold for the Yen Realty Company, M. M. Nye, president, the Marble Hill Apartments, a six-story elevator apartment house at the northeast corner of Marble Hill avenue and 225th street, size 117x86xirregular. This house, containing forty-one apartments and four stores, has been held at $160,000. The purchaser, William H. McDonald, gives his country estate at Sommerville, New Jersey, comprising a two-story concrete bungalow with twelve acres of ground in part payment. Harlan P. Young represents Mr. McDonald, as broker.

**Big Suburban Deal.**

The Lido Corporation, Henry Rogers Winthrop, president, has acquired an option to purchase from the Long Beach Estate, a 500-acre tract at Long Beach, L. I. It adjoins the 200 acres which the corporation bought last April, for the purpose of establishing an exclusive cottage colony. A $1,000,000 hotel is planned which will be one of the finest along the Atlantic Seaboard. The details of this operation will be found in the Building News department.

**More Trade in 50th Street.**

Mme. Rainbow, a milliner, has purchased the Columbia College leasehold dwelling, 14 West 50th street, from the estate of W. Prall Thompson, New York Life Insurance & Trust Company, trustee. She will take possession early next month. This is the second business establishment in this street, since the announcement of the Columbia College trustees that they would modify the existing restrictions against trade, by permitting light business.


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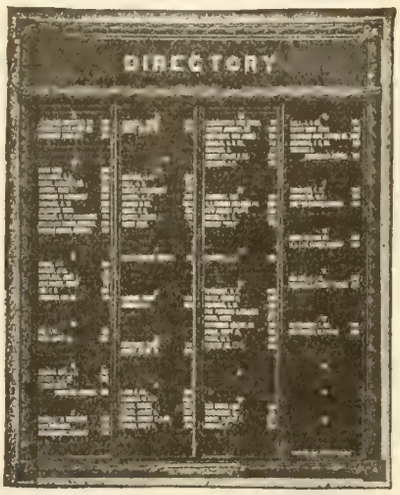
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### New Building in West 11th Street.

The St. Johns Park Realty Company has sold the three three-story dwellings, on plot 66x100, at 356-360 West 11th street. It was an all-cash transaction, according to James H. Cruikshank, secretary of the selling company, and the property was sold free and clear. The buyer will erect a three-story building on the site. Title will pass on August 31.

### Manhattan-Yonkers Trade.

The Matado Realty Company has sold to the Demas Realty Company, the six-story elevator apartment house, 229 West 141st street, on plot 62.6x99.11. In exchange was given 152 lots at Yonkers, N. Y. The deal involved about $300,000. The broker was Martin Spinelli.

### Vacant 98th Street Lot Sold.

Pease & Elliman have sold for H. A. Coleman the vacant lot, 25x102.2 in the south side of 98th street, 250 feet east of Fifth avenue. The buyer was represented by Stoddard & Mark.

### Manhattan—South of 59th St.

17TH ST.—Smith & Phelps sold for Sigmund Sachs the 4-sty flat, 432 East 17th st. It was given in part payment for the 5-sty flat, 1898 Daly av, recently reported sold.

56TH ST.—John J. Clancy & Co. sold for Bertha Wolf, 421 West 56th st, a 5-sty flat on lot 25x100.

6TH AV.—Brown-Weiss Realties sold 92 6th av, a 3-sty business building, on lot 23.9x80, to Alice Fox, who took it in part payment for the 6-fam. dwellings at 1954-1996 Atlantic av, Brooklyn.

### Manhattan—North of 59th St.

72D ST.—Dr. Godfrey R. Pisek has sold the 4-sty dwelling 230 East 72d st, on lot 17x102.2.

114TH ST.—The Maseba Realty Co. resold to Samuel and Rose Pilscheck, 10 East 114th st, a 5-sty flat with stores, on lot 25x100.

### Bronx.

193D ST.—W. S. Patton and J. L. Van Sant have re-sold to Edward Baumert, the 5-sty flat, on plot 40x77, at 353 East 193d st.

BRYANT AV.—Joseph Billy has sold 1528 Bryant av, a 5-sty flat, on plot 37.6x100, to F. S. Schwink, who gave in part payment two 2-sty dwellings, on plot 40x100, at 2 and 4 Lincoln st, Corona, L. I.

CANNON PL.—Alfred Auslander has sold the two lots, 378 and 379, Van Cortlandt Park estates, in the east side of Cannon pl, 450 ft. north of 238th st.

GREEN AV.—Mrs. Agnes Scoville has sold 16 lots on Green av, map of Pennyfield.

LONGFELLOW AV.—Morton M. Green has sold the two 3-sty frame buildings on plot 77x130, at the northwest corner of Longfellow av and 176th st.

### Brooklyn.

PRESIDENT ST.—John Pullman sold for William K Angles the 3-sty dwelling 688 President st, on lot 18x100.

19TH ST., ETC.—Green & Son sold for Herman Grayer the 2-sty dwelling, 207 19th st, on lot 16.8x100; also for a client to John Horoblewski, the 3-sty dwelling, 271 20th st, on lot 25x100; for Julius P. Hieber to Morris and Annie Levine, the 4-sty dwelling, 345 22d st, on lot 25x100; and for a client to Hannah Lawson, the 2-sty building, 228 20th ct, on lot 16.8x100.

66TH ST.—Thomas Gifford purchased the dwelling 2073 66th st from the Alco Building Co.

BEDFORD AV.—Arnold Byrne & Baumann have sold for Martha H. Rogers the three 4-sty flats at 1340 to 1344 Bedford av. The property was held at $84,000.

### Queens.

BAYSIDE.—Dr. R. M. Kaulbach sold a dwelling on Warburton av, to Patrick Ward.

EDGEMERE.—Arthur F. Tomlinson & Co. have sold for the Edgemere Crest Co., Maximilian Morgenthau president, a plot 50x140 on the east side of Harriman av, at Edgemere Crest, L. I., to Griffith G. Scott.

LONG ISLAND CITY.—Ralph Stuart sold through the Stanley Agency, the vacant plot 80x124 on the south side of Highland av, near Flushing av, for improvement with two frame dwellings.

LONG ISLAND CITY.—The Stanley Agency sold for Frank L. Ferguson, a 2½-sty dwelling on the north side of Highland av, corner of Union av, on plot 30x100.

ROSEDALE.—New York Suburban Land Co. sold 60x100, on President av, to Thomas J. Boller; 40x100 in Sterling st to L. F. Cross, and 80x100 on Park av, to George L. Knodel.

### Richmond.

WESTERLEIGH.—J. Sterling Drake has sold for Professor Frank L. Horn to Peter Larsen the northwest corner of Leonard and Demorest avs, Westerleigh, size 40x75, on which Mr. Larsen will erect a bungalow.

### Nearby Cities.

NEWARK, N. J.—Baker & Grover sold the Goeller Iron Works, on Frelinghuysen av, one of the largest factories on the Pennsylvania Lines, to the Splitdorf Electric Co., which will move the Apple Electric Co., division from Dayton, O. The same brokers bought a plant at First and Essex streets, Harrison, N. J., for the Webster Loose Leaf Filing Co. of Louisville, Ky., manufacturers of office devices.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for James A. Hay to James F. Kenny, the plot 25x100 at 97 Wright st; also for the Peoples Bank of East Orange to A. Rudnewitz, the vacant plot 40x100 at 34 Leslie st; for Marie A. Schwartzhaupt to Frederick Brown, the dwelling 154 Plane st, on lot 25x103, and for Abraham Glassner to Gustav & Emil Krueger, a plot 6 lots, comprising the northwest corner of Niagara and Amsterdam sts, the northeast corner of Niagara and Frankfort sts, and a plot 50x200 adjoining on the north, through from Frankfort to Amsterdam sts, Newark, N. J. The new owners will each erect a modern dwelling in Niagara st and an up-to-date dairy in the rear.

### Rural and Suburban.

BROOKVILLE, L. I.—E. S. Willard & Co. have sold for the Cocks Realty Co. 52 acres at Brookville, L. I., to James F. Meagher, of Chicago. The property is near Piping Rock Club, and adjoins a tract sold recently by the same brokers to Montague Flagg.

EDGEWATER, N. J.—The Englewood Real Estate Co. sold for Herman G. Kotten, 8 Valley pl, a 2-sty cottage and garage, 50x100.

GARWOOD, N. J.—New York Suburban Land Co. sold 80x100, on Hickory av to Mrs. L. Mack; 40x100 on South av to William Dugan; 40x150 on 3d av to Frank J. Dolan and 40x100 on Hemlock av to A. F. Lind; also at Westfield, 40x100 on Jersey av to A. L. Jonas and 40x100 on Trenton av to Miss C. Ennis.

HARRISON, N. J.—The Driver Harris Wire Co. bought at receiver's sale the factory of the Globe Wire Co., 107x100, in the north side of William st.

HARTSDALE, N. Y.—Harvey J. Craw sold to Linus Keating, a residence at Greenacres; and J. H. Riis purchased a plot on the newly-opened Claremont av, Scarsdale Hill, on which he will build a residence.

HASBROUCK HEIGHTS, N. J.—E. H. Peck has sold for O. H. Chesebro a plot 100x144 at the northwest corner of Washington and Burton avs; also 100x144 on Central av.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to M. J. Bonner 85x100 at Milburn and Miller avs, and to Andrew Schwartz 40x100 at Kennedy and Kane avs; and at Valley Stream 80x100 in Cottage st to Andrew Schwartz.

KILLINGWORTH, CONN.—The Arthur J. Scholz Co. and Edwin H. Chase sold for Marcy Robinowitz a 152 acre farm, with buildings, stock and tools, at Killingworth, Conn., to Hilaire Le Claire, who gave in payment the southeast corner of Canarsie lane and East 29th st, Brooklyn.

NORTH PLAINFIELD, N. J.—H. W. Rogers has bought through Arnold, Bryne & Baumann a 65 acre farm at North Plainfield, N. J. The property is on the Washington Valley road and was held at $30,000.

RAHWAY, N. J.—Daniel H. Jackson bought from Emma F. Guernsey, the 2½-sty dwelling, on plot 200x225, on Lake av, Rahway, N. J. The property was taken in part payment for the 6-sty flat at 50 East 101st st, the sale of which was reported a few weeks ago.

RIDGEWOOD, N. J.—Marshall T. Davidson has sold the 2-sty garage fronting 50 ft on Wilsey Square, to De Ruyter Van Orden, the lessee.

SHELTER ISLAND HEIGHTS, N. Y.—E. H. Peck has sold for the Chesebro-Davidson Realty Co. 15 building sites at Shelter Island Heights, N. Y., for about $10,000.

WEEHAWKEN, N. J.—Erwin & Co. have sold for Sarah Zerman to George H. Leopold and Frederick W. Strohmeier five 2-fam. houses on the east side of Gregory av, near Lincoln pl.

WESTBURY, L. I.—Old Dominion Realty Corporation, a new formed company, with George W. Power, president, has purchased a 34-acre tract with a large frontage on Jericho turnpike and intersects Church, Cross, Rutland, Dartmouth, Jefferson, Rockland, Oxford and Livingston st and Cambridge av. It is fully developed and has all city improvements, including gas, water and electricity.

## LEASES.

### Important Brooklyn Lease.

Henry Lewis Morris, as trustee, has arranged with B. G. Latimer & Sons, dealers in furniture and carpets, to erect a seven-story structure at 33, 33½ and 35 Flatbush avenue, with an "L" running through to 72 Rockwell place, on plot fronting 50 feet on Flatbush avenue. The new building is to be leased to the furniture concern for a period of twenty-one years at an aggregate rental of about $300,000. Howard C. Pyle & Co. were the brokers. The new building will be constructed from plans by Frederick Putnam Platt and is expected to be ready for occupancy May 1, next.

### Walton Estate Leases Corner.

The Livingston Radiator & Manufacturing Company, a leading automobile radiator concern, has leased from the estate of William T. Walton, through Cross & Brown, the five-story building on plot 100x100, at the northwest corner of Amsterdam avenue and 75th

street. The lease is for a term of twenty-one years at an aggregate rental of about $300,000. The upper half of the block, 100x100, was recently sold by the same estate to Mary A. Goodsell.

### Bronx Theatre Lease.

Jerome and Walter Rosenberg leased from the Shubert Theatrical Company, the Cecil Spooner Theatre, at Southern Boulevard and 163d street. The reported rental was about $300,000 for the term. The Saxony Amusement Company has been formed to operate the place and will offer vaudeville and motion pictures.

### Manhattan.

PETER AXELRAD leased the five 4-sty flats at 168 to 176 East 102d st for J. W. Pell of Tuxedo, N. Y., to Samuel Horowitz for 7 years with renewals. The lessees plan to install stores on the ground floor.

THE LOUIS BECKER CO. leased for the Hudson Trust Co. the 3-sty dwelling at 558 West 161st st, to Charles A. Todtman.

GEORGE W. BRETTELL leased for Mrs. Harrison to Mrs. M. Murch the 6-sty flat at 5 Sylvan Place.

THE CHEVROLET MOTOR CO. leased for a service station the 5-sty building at 106 and 108 West End av, 50x100, located 50 ft. north of 64th st.

CORN & CO. leased for A. W. Maurice the store in 400 5th av to F. A. Harris.

LEROY COVENTRY leased for Daniel Seymour to Stella Schubach the 4-sty dwelling at 254 West 72d st for 3 years.

THE CROSS & BROWN CO. leased for Benjamin J. Falk to J. Harry Parsons the building at 1697 Broadway; offices in the United States Rubber Co. Building, to George H. Duck, of 22 West 61st st; space at 220 5th av, for R. H. Montgomery to Schumucker Import Co.

THE CROSS & BROWN CO. leased the store and basement in 46 West 46th st to Arthur H. Goldie for the A. B. S. Co., Inc., Arthur Brisbane, president; the 4th floor in 840 Broadway to Mishkoff & Ritt, of 401 Lafayette st, and also space in the Croisic Building, 220 5th av to Louis G. Bendick of 334 4th av.

THE DUROSS CO. leased for Miss Ellen Maloney the 1st floor in 208 West 14th st to the Public Service Commission of the First District.

DOUGLAS L. ELLIMAN & CO. leased apartments at 755 Park av to George O. Knapp; in 9 East 49th st to Miss Beatrice J De Voll, and for the Phelps-Stokes Estates in 1269 Madison av to Edward H. Daly.

J. B. ENGLISH leased for Grace M. Lawrence to Robert E. Miller, the 4-sty dwelling at 142 West 64th st; offices in the Astor Theatre Building to H. Nelson and Dr. Pichel; 217 West 49th st to Herman Holtz and for Lillian I. Hallett to the Hampton Tire Works, of 113 West 51st st, the store in 236 West 50th st.

ROYAL SCOTT GULDEN leased for the estate of Ernest Bunzl the dwelling at 155 West 75th st.

HEIL & STERN leased the 5th loft in the Carlisle Building, at 19 to 25 East 24th st, to Israel Mendelson, and the 5th loft in 13 to 15 West 27th st to Strauss and Endler.

THE HOUGHTON CO. leased for the Estate of Nathan Erlanger, the 5-sty dwelling, lot 38 West 96th st, to Mary Fick.

THE HOUGHTON CO. leased for Dr. Richards Dyspepsia Tablets Association the 4-sty dwelling at 453 West 57th st to Hanna Nystrom.

JOHN J. KAVANAGH leased apartments in the Kings Court, at 1190 to 1196 Madison av, to M. A. McLean and Herman Koenig; in 51 and 53 East 78th st to J Edgar Leaycraft and H. A. Schneidenbach, and to Roland Holt for Charles Gulden 44 East 78th st, a 4-sty dwelling.

EDWARD A. MANNING leased offices in 103 Park av to the Tirrill Gas Machine Lighting Co. of 509 5th av and an apartment in the Rutland, Broadway and 57th st for Cross & Brown Co. agents, to William H. Innett.

SAMUEL H. MARTIN leased the 3-sty dwelling at 139 West 63d st, to Edith J. Betts for 3 years; the 4-sty dwelling at 146 and 148 West 65th st, to Jose Y. Rabelle for 3 years and the double store in 33 Columbus av, to Daniel P. Scanlon.

M. MORGENTHAU JR. CO. leased a store in 371 6th av, the former Ehrich Brothers store, to A. L. Dane, now at 356 6th av. The same brokers have leased the latter store to Handel & Lewis, dresses and furs.

DAVID PASINSKY leased apartments in 416 to 422 West 122d st, to W. H. Hurley; W. J. La Varre, and Morris Engel.

PEASE & ELLIMAN leased for George C. Boldt Jr. the 4-sty dwelling at 81 Park av, 19.9x80 to Henry P. Bartleth.

PEASE & ELLIMAN AND MRS. SCHLAM have leased for Mrs. Rodney L. Berg to L. Abraham, the 6-sty apartment house, 555 West 170th st, on plot 50x100.

PEASE & ELLIMAN rented for Mrs. A. W. McMann to W. A. O'Connor the 3-sty house at 315 West 87th st; for Emiel Coyd the 3-sty house, 20x100, at 232 West 71st st, to John R. Ward; for Daniel Appleton the 4-sty house at 122 West 72d st to Mrs. Bertha K. Williams; office space in 55 Liberty st to the Lehigh Valley R. R. Co.; in Aeolian Hall to N. L. Gebest and Dr. A. Deminger; the parlor floor in 42 West 39th st to the Woman's Municipal League; the store in 82 East 92d st to Galetta & Gatabotti, and in 104 Amsterdam av for Benjamin M. Menke to Joseph Slutsky; apartments as follows: In 59 West 76th st to Lillian Mustor;


# Borrowers

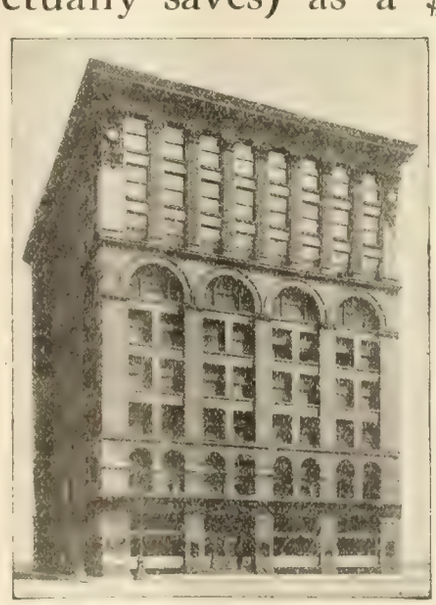
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KEWANEE SMOKELESS FIREBOX BOILERS are effecting coal savings as big as $1424.00 yearly in some of the best buildings in New York City. That saving equals a 5% income on about $30,000.00 additional value. In other words a Kewanee Smokeless pays as good an income (through the fuel money it actually saves) as a $30,000.00 additional investment in your building.



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**New York City, 47 W. 42nd Street**

in 723 Saint Nicholas av to M. Bower, to Timothy McCarty and to Russell J. Williams; in 402 West 148th st to Mrs. Rosalie Asch; in 59 West 76th st to E. J. Manning; in 42 West 39th st to E. J. Chapman and G. W. Nott; in 850 Park av to Henry G. Cowen; in 375 Park av for Mrs. John G. Quinby to Dr. John H. Dye of Chattanooga, Tenn.; in 202 West 81st st to Dr. F. Gardner; in 27 East 62d st to Harold Pollard; in 56 West 11th st to Pirie MacDonald; in 105 East 15th st to A. M. Matthews; in 146 East 49th st to M. L. Jaeger; in 24 West 59th st to Mrs. H. S. Jackel; in 157 East 81st st to Dr. J. M. Hanford; in 157 East 81st st to Adolph Levy; in 157 East 81st st to F. C. Cusack; in 780 Madison av to O. P. Metcalf; in 203 West 81st st to Joseph B. Cleaver; in 607 West 136th st to C. V. Leonard; in 723 St. Nicholas av to S. A. Troutman, C. G. F. Sweeney and F. C. Rogers; in 105 East 15th st to R Gilfillan; in 200 West 58th st to F. A. Wallis; in 27 East 62d st to Miss Mary A. Sloan; in 829 Park av to H. Walter Eebb; in 172 West 72d st to J. A. Stewart, Jr.; and in 411 West 114th st to E. A. Moss.

THE S. H. RAPHAEL CO. leased the 4-sty dwelling at 210 Lenox av to Paul Shalet.

MYRON REYNOLDS, as agent, rented space in 42 Broadway to The General Metals Selling Co., metal brokers, of 90 West st; the Hispano-American Co., importers and exporters; Berrien-Durstine, Inc., advertising agents; William L. Dotts, advertising agent of 42 Broadway, Wechsler & Mills, certified accountants, of 46 Cedar st, and W. J. Carshore, Jr., surgeon dentist.

GEORGE ROSENFELD CO., INC., leased apartments at 307 West 79th st to E. J. O'Gorman, Mrs. Lillian E. Hobson, David Jacobs; in 249 West 107th st to Carl Fels, George Lampert, Samuel Hexter, and in 567 West 149th st to Mrs. Caroline Appel, H. Stern and Joseph Levi.

THE GEORGE ROSENFELD CO. leased to Etta Goldstein a store at the northeast corner of Broadway and 107th st.

SHAW & CO. leased for the William Mulry Estate, the 3-sty dwelling, at 226 West 127th st, to Margaret DeWier.

SHAW & CO. leased for the Cunard Realty Co., the store in 2336 3d av, to Harry Bayer and Morris Kaufman.

SHAW & CO. leased for the estate of Peter Moller the 3-sty dwelling at 260 West 130th st.


# Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

A thorough and economical manager for painting department, who is also a skilled repairer in various branches of building line, at present employed by real estate house, wishes to improve his position. Box 346, Record and Guide.

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With twenty years' practical experience, wishes to rent Hotel, or would manage same on wages or percentage basis. Address Box 348, Record and Guide.

STENOGRAPHER desires position in real estate or building line; can install and maintain up-to-date system; might consider Brooklyn. B. V., Box 350, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908, October 18, 1913, and January 31, 1914. We will pay 20 cents for any of these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on Aug. 26, 1914. Record and Guide Company, 119 W. 40th St.

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Offers for Sale
No. 328 Convent Ave.
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Title Policy.
What Will You Give?
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SLAWSON & HOBBS rented 598 West End av, 3-sty dwelling, for Mrs. S. E. Poundt to F. S. Denwise; for J. J. Talley to Dr. M. Y. Johns the 3-sty dwelling at 162 West 85th st.

SLAWSON & HOBBS leased for Mrs. B. M. Helborn the 4-sty dwelling at 11A West 94th st to Paul A. Grimball; for E. S. Nash to C. A. Clebourne 222 West 72d st, a 4-sty dwelling.

## Bronx.

JOSEPH A. WASSERMAN leased for Edwin C. Speer to Samuel Levy the moving picture theatre at 819 East 180th st, and the aerodrome adjoining in Southern boulevard for 5 years at a total rental of about $12,000.

## Brooklyn.

CHARLES E. RICKERSON rented the dwelling 591 2d st, for Louis Bonert to Mrs. Florence F. Read.

## Suburban.

WILLIAM R. BOYCE leased his dwelling at 29 Highwood av, Ridgewood, N. J., to Mrs. Margaretta Chapman.

FEIST & FEIST leased for Samuel Katz to the Star Rubber Co. of New York, Rowland Downing, manager, the store and loft building at 270 Halsey street, Newark, N. J., on a plot 25x100 ft. The lessees are jobbers in automobile tires, and will open a branch.

S. S. WALSTRUM GORDON & FORMAN leased at Ridgewood, N. J., for C. L. Lane the dwelling at 2 West End av to K. L. Sommerlat, of Manhattan.

FISH & MARVIN rented for C. J. Cornell his house on Bronxville road, Bronxville, to H. E. Cook of New York.

JOHN MULLER leased to Joseph W. Griffin, 771 West Side av, Jersey City, N. J., a 3-sty building, for 10 years at a rental aggregating about $21,000.

BURKE STONE, INC., leased at Bronxville, N. Y., an apartment in the Alger Court Building to Philip Smith, of New York city; for L. C. Hart to Stuart Otto an apartment in Gramatan Court; for Lewis Stone a dwelling in Vine st, Lawrence Park, to H. M. Lee, and for the Residence Co. of Lawrence Park, Meadow Cottage, in Tanglewylde av, Lawrence Park, to W. J. Hamilton.

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

**(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)**

### MANHATTAN.

**Conveyances.**

| | 1914 Aug. 14 to 20 | 1913 Aug. 15 to 21 |
|---|---|---|
| Total No. | 117 | 109 |
| Assessed value | $9,070,900 | $6,694,400 |
| No. with consideration | 6 | 16 |
| Consideration | $201,466 | $239,700 |
| Assessed value | $230,500 | $662,000 |
| | Jan. 1 to Aug. 20 | Jan. 1 to Aug. 21 |
| Total No. | 4,855 | 5,364 |
| Assessed value | $329,255,208 | $322,543,472 |
| No. with consideration | 522 | 781 |
| Consideration | $22,185,356 | $31,877,735 |
| Assessed value | $23,000,121 | $35,437,162 |

**Mortgages.**

| | 1914 Aug. 14 to 20 | 1913 Aug. 15 to 21 |
|---|---|---|
| Total No. | 59 | 72 |
| Amount | $2,324,897 | $1,282,504 |
| To Banks & Ins. Cos. | 21 | 10 |
| Amount | $1,856,500 | $477,000 |
| No. at 6% | 22 | 37 |
| Amount | $573,665 | $222,711 |
| No. at 5½% | 3 | 1 |
| Amount | $315,500 | $10,000 |
| No. at 5% | 13 | 15 |
| Amount | $1,191,500 | $557,000 |
| No. at 4½% | 1 | 3 |
| Amount | $5,000 | $267,000 |
| No. at 4% | ..... | ..... |
| Amount | ..... | ..... |
| Unusual rates | 1 | 1 |
| Amount | $8,867 | $8,500 |
| Interest not given | 19 | 15 |
| Amount | $230,365 | $217,293 |
| | Jan. 1 to Aug. 20 | Jan. 1 to Aug. 21 |
| Total No. | 2,860 | 3,433 |
| Amount | $87,572,214 | $136,366,561 |
| To Banks & Ins. Cos. | 649 | 903 |
| Amount | $39,221,584 | $80,296,250 |

**Mortgage Extensions.**

| | Aug. 14 to 20 | Aug. 15 to 21 |
|---|---|---|
| Total No. | 28 | 35 |
| Amount | $1,088,071 | $1,962,500 |
| To Banks & Ins. Cos. | 11 | 14 |
| Amount | $485,000 | $1,308,000 |
| | Jan. 1 to Aug. 20 | Jan. 1 to Aug. 21 |
| Total No. | 1,404 | 1,288 |
| Amount | $74,623,631 | $51,315,552 |
| To Banks & Ins. Cos. | 487 | 432 |
| Amount | $46,318,060 | $29,336,700 |

**Building Permits.**

| | 1914 Aug. 15 to 21 | 1913 Aug. 16 to 22 |
|---|---|---|
| New buildings | 7 | 6 |
| Cost | $1,320,000 | $1,487,700 |
| Alterations | $403,157 | $198,165 |
| | Jan. 1 to Aug. 21 | Jan. 1 to Aug. 22 |
| New buildings | 321 | 428 |
| Cost | $33,299,940 | $42,926,715 |
| Alterations | $8,634,903 | $9,197,410 |

### BRONX.

**Conveyances.**

| | 1914 Aug. 14 to 20 | 1913 Aug. 15 to 21 |
|---|---|---|
| Total No. | 82 | 138 |
| No. with consideration | 9 | 14 |
| Consideration | $122,490 | $58,765 |
| | Jan. 1 to Aug. 20 | Jan. 1 to Aug. 21 |
| Total No. | 4,284 | 5,244 |
| No. with consideration | 348 | 523 |
| Consideration | $4,688,235 | $4,366,495 |

**Mortgages.**

| | 1914 Aug. 14 to 20 | 1913 Aug. 15 to 21 |
|---|---|---|
| Total No. | 49 | 113 |
| Amount | $857,216 | $640,965 |
| To Banks & Ins. Cos. | 8 | 2 |
| Amount | $160,500 | $39,500 |
| No. at 6% | 26 | 32 |
| Amount | $145,516 | $152,470 |
| No at 5½% | 4 | 8 |
| Amount | $25,500 | $60,250 |
| No. at 5% | 6 | 54 |
| Amount | $89,000 | $175,295 |
| Unusual rates | 3 | ..... |
| Amount | $464,500 | ..... |
| Interest not given | 10 | 19 |
| Amount | $132,700 | $252,950 |
| | Jan. 1 to Aug. 20 | Jan. 1 to Aug. 21 |
| Totol No. | 2,743 | 3,978 |
| Amount | $24,586,297 | $29,569,679 |
| To Banks & Ins. Cos. | 282 | 266 |
| Amount | $5,330,051 | $4,740,641 |

**Mortgage Extensions.**

| | Aug. 14 to 20 | Aug. 15 to 21 |
|---|---|---|
| Total No. | 15 | 7 |
| Amount | $369,500 | $87,500 |
| To Banks & Ins. Co. | 5 | 3 |
| Amount | $130,500 | $33,800 |
| | Jan. 1 to Aug. 20 | Jan. 1 to Aug. 21 |
| Total No. | 494 | 394 |
| Amount | $9,886,850 | $9,347,910 |
| To Banks & Ins. Cos. | 90 | 75 |
| Amount | $2,743,900 | $2,243,650 |

**Building Permits.**

| | 1914 Aug. 14 to 20 | 1913 Aug. 15 to 21 |
|---|---|---|
| New buildings | 10 | 5 |
| Cost | $166,300 | $150,100 |
| Alterations | $9,950 | $115,500 |
| | Jan. 1 to Aug. 20 | Jan. 1 to Aug. 21 |
| New buildings | 533 | 638 |
| Cost | $13,009,057 | $17,413,566 |
| Alterations | $824,140 | $855,743 |

### BROOKLYN.

**Conveyances.**

| | 1914 Aug. 13 to 19 | 1913 Aug. 14 to 20 |
|---|---|---|
| Total No. | 348 | 367 |
| No. with consideration | 40 | 37 |
| Consideration | $384,408 | $190,373 |
| | Jan. 1 to Aug. 19 | Jan. 1 to Aug. 20 |
| Total No. | 15,353 | 15,521 |
| No. with consideration | 1,577 | 1,425 |
| Consideration | $10,266,476 | $8,121,961 |

**Mortgages.**

| | 1914 Aug. 13 to 19 | 1913 Aug. 14 to 20 |
|---|---|---|
| Total No. | 252 | 302 |
| Amount | $1,335,575 | $950,900 |
| To Banks & Ins. Cos. | 49 | 47 |
| Amount | $311,600 | $293,000 |
| No. at 6% | 140 | 169 |
| Amount | $813,140 | $384,060 |
| No. at 5½% | 57 | 52 |
| Amount | $281,550 | $248,317 |
| No at 5% | 37 | 65 |
| Amount | $201,480 | $257,500 |
| Unusual rates | 1 | 2 |
| Amount | $2,200 | $9,550 |
| Interest not given | 17 | 14 |
| Amount | $37,205 | $51,473 |
| | Jan. 1 to Aug. 19 | Jan. 1 to Aug 20 |
| Total No. | 11,248 | 11,261 |
| Amount | $48,008,406 | $44,165,928 |
| To Banks & Ins. Cos. | 2,288 | 2,542 |
| Amount | $17,990,779 | $16,672,515 |

**Building Permits.**

| | 1914 Aug. 13 to 19 | 1913 Aug. 15 to 21 |
|---|---|---|
| New buildings | 85 | 94 |
| Cost | $740,850 | $388,525 |
| Alterations | $77,400 | $78,422 |
| | Jan. 1 to Aug. 19 | Jan 1 to Aug. 21 |
| New buildings | 3,163 | 2,4096 |
| Cost | $29,867,580 | $20,672,719 |
| Alterations | $1,998,897 | $2,527,5 0 |

### QUEENS.

**Building Permits.**

| | 1914 Aug. 13 to 19 | 1913 Aug. 15 to 21 |
|---|---|---|
| New buildings | 75 | 66 |
| Cost | $291,900 | $219,482 |
| Alterations | $22,740 | $6,442 |
| | Jan. 1 to Aug. 19 | Jan. 1 to Aug. 21 |
| New buildings | 3,210 | 2,814 |
| Cost | $14,494,941 | $10,165,168 |
| Alterations | $763,915 | $852,887 |

### RICHMOND.

**Building Permits.**

| | 1914 Aug. 13 to 19 | 1913 Aug. 14 to 20 |
|---|---|---|
| New buildings | 24 | 14 |
| Cost | $34,024 | $51,975 |
| Alterations | $3,335 | $6,860 |
| | Jan. 1 to Aug. 19 | Jan. 1 to Aug. 20 |
| New buildings | 814 | 659 |
| Cost | $1,388,274 | $1,398,067 |
| Alterations | $156,308 | $201,859 |

## REAL ESTATE NOTES.

GREEN & SON have been appointed agents for 154 27th st, Brooklyn.

NEHRING CO. has been appointed agent for 603 West 182d st.

HENRY BRADY has been appointed agent for 209 West 133d st, 246 East 82d st and 248 East 82d st, by Joseph D. Kelly, receiver, pending foreclosure proceedings.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new apartment house to be erected by the 400 Park Av Co. at the northwest corner of Park av and 54th st, which was leased last week from the New York Central.

BULKLEY & HORTON have been appointed agents for 205-207 Nostrand av, 1 and 9 Duffield st, 159 and 160 Washington Park, 236 Franklin av, 82 Ryerson st, 47 Ryerson st, 123 Hooper st, 163 Willoughby av, 1155 Dean st, 632 11th st and 511 12th st, Brooklyn.

WILLIAM B. ELLISON has been appointed receiver of all the estate left by the late Timothy D. Sullivan except the interest in the theatrical partnership of Sullivan & Kraus, for which John Z. Lowe has been named as the receiver. Mr. Ellison is the counsel for the executors of the estate.

FORT GREENE CO., representing Brooklyn investors, is the buyer of the two apartment houses on Madison av, from 82d to 83d sts, reported sold last week by one-time Governor William M. Brown of Pennsylvania. In part payment he took a tract of 450 acres at North Arlington, N. J.

WILLIAM A. WHITE & SONS have placed a loan of $325,000 on the 17-sty office building, 7-11 West 45th st; also $120,000 on the dwelling, 28 West 40th st; $33,500 on the dwelling at the northeast corner or West End av and 97th st, and $30,000 on the business buildings, 335-339 Water st, through to 178-179 South st.

JOHN A. STEINMETZ was the broker in the sale of 871 East 179th st, for the Obark Realty Co. to Julius Zink and Estelle M. Zink; also of 2079 Daly av for the Obark Realty Co., to Marie Krabo; of 1471 Commonwealth av, for Charles Hanlon, to F. W. Cranford, and in the exchange of 10 lots on commonwealth av for 1419 Parker av.

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ADELAIDE B. HARRIS.—29 West 37th st, $66,500.

LLOYD WILLIAMS.—312 West 72d st, $60,000.

CHRISTIANA HILLS.—315 10th av, $22,500.

SAMUEL MENDEL.—Undivided ¼ interest in following properties: 10 East 74th st, $16,875; 1975 3d av, $4,725; 1977 3d av, $4,725; 1959 3d av, $3,375; 1961 3d av, $3,375; 1963 3d av, $3,375.

ELLA V. HOGE.—24 West 95th st, $21,500; 324 West 107th st, $38,000.

LUCY M. RICHARDS.—112 Warren st, $21,000; undivided 1-3 interest in 278 Washington st, $6,000.

WILLIAM H. BROWN.—128 Chrystie st, $19,000; 4 East 1st st, $13,000; 16-18 Jane st, $28,000; 332 West 36th st, $32,000; 61 West 46th st, $60,000.

## OBITUARY

WILLIAM H. PINK, a prominent real estate operator in Brooklyn and Queens before his retirement several years ago, died on Sunday at his residence, 389 Classon av, Brooklyn, aged 80. He was born in Manhattan and served with the 67th Regiment of New York Volunteers during the Civil War. He is survived by a widow, two sons and two daughters.

GEORGE H. SUYDAM, a former assistant comptroller of the New York Life Insurance Co., died last week at his home, 433 4th av, Newark, N. J., aged 73. He resigned from the New York Life in 1894, and since that time had been in the real estate and insurance business in New York and New Jersey. Mr. Suydam is survived by three daughters and four sons.

JOHN BAIRD, for twenty-five years prominent in the building business in Paterson, N. J., died of heart disease at his home, 79 Mill st, Paterson, Wednesday, August 19. He had erected many of the principal buildings in Paterson and the vicinity, and is said to have gained a fortune from several inventions that improved the plumbing and roofing trades. He is survived by his widow, three sons and five daughters.

LOUIS SNYDER, contractor, died after an illness of several months, at his home, 60 Lincoln st, Flushing, L. I., Wednesday, August 19. He was fifty-three years of age and is survived by his widow, one son and two daughters.

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## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

Lack of forced sales as evidenced by the smaller number of properties offered at public sale as a result of foreclosure proceedings is regarded as an encouraging element in local real estate market conditions. There were this week less offerings in the Manhattan and Bronx Exchange Sales Rooms than for the week ending August 14. Scheduled transactions for the coming week also showed a decrease in the number of advertised legal sales.

Among the buyers this week was Michael Simon who bought the four-story store and office building at 687 Eighth avenue for $18,200, which was about $3,000 above existing encumbrances. On the other hand, the property at 456 Broadway, a four-story business structure, subject to liens of over $77,000, went to the plaintiff on a bid of $55,000. Israel Lewis, as plaintiff, became the owner of a six-story apartment house at 640 West 129th street for $105,000, which was about $17,000 below existing encumbrances.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 21, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Forsyth st, 165-7,** see Madison av, 1266-70.

**Houston st, 267 E,** see Madison av, 1266-70.

**Jackson st, 28,** see Monroe, 276-8.

**Monroe st, 276-8 (*),** see Jackson (No 28), 100x20, 6-sty bk tnt & strs; due, $2,262.29; T&c, $1,119.94; sub to a pr mtg $50,000; Max Markel. 36,000

**Rivington st, 32-4,** see Madison av, 1266-70.

**Suffolk st, 175-9,** see Madison av, 1266-70.

**50TH st, 14 E (*),** ss, 250.10 e 5 av, 21.5 x100.5, 4-sty & b stn dwg; due, $78,752.92; T&c, $3,073.50; Albt Rothbart et al trstes. 77,000

**91ST st, 26-8 E,** see Madison av, 1266-70.

**Madison av, 1266-70,** swc 91st (Nos 26-8), 100.8x62.3, 6-sty bk tnt & strs; also HOUSTON ST, 267 E, swc Suffolk (Nos 175-9), 25x80, 5-sty bk tnt & strs; also RIVINGTON ST, 32-4, nwc Forsyth (Nos 165-7), 50.2x73.4, 3-5-sty bk tnts & strs; adj sine die.

**West Broadway, 425 (*),** es, 250 n Spring, 25x100, 6-sty bk tnt & strs; due, $35,575.35; T&c, $1,187.74; Edw H Swan et al exrs. 20,000

HENRY BRADY.

**34TH st, 238 E (*),** ss, 152 w 2 av, 18.3x 98.9, 3-sty bk tnt; due, $13,529.32; T&c, $320.32; Lawyers Mtg Co. 12,750

**82D st, 246-8 E,** ss, 61.8 w 2 av, 40x76.7x irreg, 2 & 3-sty fr & bk club house; adj Sept10.

**127TH st, 48 W,** ss, 360 e Lenox av, 25x 99.11, 2-sty & b fr dwg; due, $7,219.45; T&c, $772.95; adj Sept2.

**137TH st, 323 W (*),** ns, 84 e Edgecombe av, 16x92, 4-sty & b bk dwg; due, $11,-308.51; T&c, $——; Guaranty Trust Co. 8,000

**8TH av, 687,** ws, 60 n 43d, 20.2x100, 4-sty bk office & str bldg; due, $14,325.54; T&c, $489.50; Michl Simon. 18,200

D. PHOENIX INGRAHAM.

**9TH st, 337 E (*),** ns, 175 w 1 av, 25x 92.3, 5-sty bk tnt & strs; due, $4,506.93; T&c, $537.80; Olivia H Conyngham et al. 24,000

**Lexington av, 732 (*),** ws, 80.5 s 59th, 20x75, 4 & 5-sty stn loft & str bldg; due, $37,499.90; T&c, $1,850; Georgette Brown. 49,000

M. MORGENTHAU JR. CO.

**70TH st, 226 E,** ss, 180 w 2 av, 25x100.4, 4-sty stn tnt; adj Sept10.

**Broadway, 456 (*),** es, 30 s Grand, 25x 100, 5-sty stn loft & str bldg; due, $75,-991.69; T&c, $1,295.60; Windham Realization Co, Inc. 55,000

SAMUEL MARX.

**96TH st, 340 E,** see 1 av, 1855.

**129TH st, 640 W (*),** ss, 125 e Riverside dr, runs s95xsw79.8 to Riverside dr (No 564) xse50xne92.1xn115xw50 to beg, 6-sty bk tnt; due, $34,876.22; T&c, $2,389.76; sub to 2 mtgs aggregating $85,000; Israel Lewis. 105,000

**Riverside dr, 564,** see 129th, 640 W.

**1ST av, 1855,** swc 96th (No 340), 25.8x 80, 5-sty bk tnt & strs; due, $2,816.79; T&c, $——; withdrawn.

CHARLES A. BERRIAN.

**59TH st, 545 W (*),** ns, 225 e West End av, 25x100, 4-sty bk tnt & strs; due, $13,-278.09; T&c, $165; Louis T Lehmeyer. 8,000

| | |
|---|---|
| Total | $413,550 |
| Corresponding week 1913 | 202,250 |
| Jan. 1, 1914 to date | 23,925,662 |
| Corresponding period 1913 | 29,028,498 |

### Bronx.

The following are the sales that have taken place during the week ending Aug. 21, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Barkley av, 3276 (*),** ss, 25 e Dean, 50x 100; also VALENTINE AV, es, 150 s Barkley av, 50x100; due, $1,055.50; T&c, $584.75; sub to a 1st mtg of $3,500; Wm S Flynn. 4,000

HENRY BRADY.

**188TH st, 438 E,** see 3 av, 4697-4701.

**213TH st, 848 E (*),** ss, 175 w Bronxwood av, 25x158.2x27.3x147.3; due, $1,732.94; T&c, $212.32; sub to a pr mtg of $4,200; Marie Voss. 6,200

**Hughes av, 2452,** es, 20 n 188th, 24.11x 87.6, 4-sty bk tnt & strs; due, $9,975.14; T&c, $897.52; Morton L Adler. 11,600

**Park av, 3600-2,** es, 40 n 169th, 50x100, 4-sty bk tnt; partition; Henry Hering, party in int. 22,000

**3D av, 4697-4701 (*),** swc 188th (No 438), 58.3x75.11x55.10x104.3, 4-sty bk tnt & strs; due, $5,396.59; T&c, $420.35; sub to a mtg for $33,000; Peter Otten. 36,927

D. PHOENIX INGRAHAM.

**Amundson av, ws, 125 n Strang av,** see Seton av, 4016.

**Seton av, 4016 (*),** es, 125 n Strang av, 87x100x—x100 to Amundson av x150x200; due, $4,955.86; T&c, $711.31; sub to a 1st mtg of $5,760; Joanna Tennery. 6,513

JAMES L. WELLS.

**Home st, 981-5 (*),** ns, 85.6 e Hoe av, runs n99.6xe15xn5xe75xs94.3xw90.7 to beg, 2-5-sty bk tnts; due, $9,920.70; T&c, $——; Margt Knox. 69,500

GEORGE PRICE.

**240TH st E (*),** nwc Bronx blvd, 45x 100; due, $3,358.85; T&c, $425; Octave B Herbert, comm. 2,900

**Bronx blvd, nwc 240th,** see 240th E,, nwc Bronx blvd.

ANTHONY V. CAGGIANO.

**160TH st, 819 E,** ns, 86.8 e Union av, 20.5 x77.4, 3-sty fr dwg; adj Sept1.

CHAS. A. BERRIAN.

**139TH st, 605 E,** ns, 475 e St Ann's av, 25x100, 4-sty bk tnt; adj Sept8.

| | |
|---|---|
| Total | $159,640 |
| Corresponding week 1913 | 30,200 |
| Jan 1, 1914 to date | 4,544,341 |
| Corresponding period 1913 | 4,208,057 |

### Brooklyn.

*The following are the sales that have taken place during the week ending Aug. 19, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE CO.

BOND ST (*), ws, 20 n Butler, 20x50; Phebe A Chessman 800.00

RODNEY ST (*), ss, 297 w Lee av, 22.6 x100; Ellen Shewan 1,000.00

TEN EYCK ST (*), ns, 100 e Lorimer, 25x100; Kings County Savings Inst. 5,500.00

38TH ST (*), nes, 318.10 se New Utrecht rd, 20x90; Henry Hess et al... 2,500.00

KINGSTON AV, es, 45.7 n Atlantic av, 26x90; Wm. L. Schneider 12,500.00

WILLIAM J. McPHILLIAMY & CO.

HAWTHORNE ST (*), ws, 106 n Winthrop, 50x106; Chas C Aspinwall.... 6,100.00

PACIFIC ST (*), nwc, Hopkinson av, 202x100; Stephen D Pyle et al....50,850.00

2D ST (*), ns, 109.9 e 5 av, 18x100; John K Vanderveer 4,250.00

72D ST (*), ss, 300 e Narrows av, 40x100; Johanna Ford 1,600.00

SUTTER AV (*), nwc, Rockaway av, 100x29.8; Maria Goetz 19,500.00

JAMES L. BRUMLEY.

CONEY ISLAND AV (*), es, 401.5 n Av U, 201x100.7; Germania Savings Bank, Kings County 700.00

CHAUNCEY REAL ESTATE CO.

4TH ST, see Wyckoff, 20x82.2; withdrawn

NATHANIEL SHUTER.

PARK AV (*), ns, 40 e Franklin av, 20x80; Jos Eitt et al. 3,600.00

| | |
|---|---|
| Total | $108,900.00 |
| Corresponding week 1913 | $163,190.00 |

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney, (R) Referee, last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**AUG. 22 & 24.**
No Legal Sales advertised for these days.

**AUG. 25.**
MINETTA LA, 21; see Minetta st, 16-22.
MINETTA ST, 16-22, nwc Minetta la (No 21), 80x75, 2 2 & 3 3-sty bk & fr tnts & strs;

Hannah Sullivan—Thos Rosson et al; Henry J & Fredk E Goldsmith (A), 41 Park Row; Augustine R McMahon (R); due, $8,172.68, T&c, $963.50; Henry Brady.

16TH ST, 31 W; ns, 575 w 5 av, 25x92, 4-sty & b bk dwg; Maurice D Barry et al, exrs & trsts—Jno Fitzgerald et al; Henry M Bellinger, Jr (A), 135 Bway; Powell Crichton (R); due, $31,272.46; T&c, $1,624.72; mtg recorded April 16, 1912; Saml Goldsticker.

91ST ST, 61 W, ns, 107 e Col av, 18x100.8, 5-sty bk tnt; Thos J Caulfield—Ida M Conklin et al; Jno H Regan (A), 233 Bway; Jno T Quinlan (T); due, $3,244.30; T&c, $1,725.85; sub to first mtg $15,000; Bryan L Kennelly.

124TH ST, 129 E, ns, 340 e Park av, 25x100.11, 3-sty bk factory; Chas B Squier—Astoria Metal Working Co et al; Benjamin, Shepard, Houghton & Taylor (A), 111 Bway; Walter S Logan (R); due, $21,229.48; T&c, $1,633.47; Joseph P Day.

**AUG. 26.**

27TH ST, 153-9 W, ns, 106.3 e 7 av, 99.1x98.9x97.3x99.9, 12-sty bk loft & str bldg; Morris W Levine—28th St & 7th Av Realty Co et al; Morris & Samuel Meyers (A), 220 Bway; Warren W. Foster (R); due, $53,043.43; T&c, ——; sub to pr mtg of $300,000; M Morgenthau, Jr, Co.

**AUG. 27.**

31ST ST, 100-4 W; see 6 av, 513-9.

129TH ST, 239 W, ns, 368.9 e 8 av, 18.9x99.11, 3-sty & b stn dwg; Louise W Landeau—Margt McGinty et al; Maxwell H Elliott (A), 277 Bway; Abraham Oberstein (R); due, $10,207.82; T&c, $225.40; Jos P Day.

140TH ST, 59-63 W, ns, 125 e Lenox av, 75x99.11, 2 6-sty bk tnts; Lester Florsheim—Henry S. Warner et al; Milton Mayer (A), 27 Cedar; Chas H Murray (R); due, $5,038.96; T&c, ——; sub to 2 mtgs aggregating $35,500; mtg recorded May 6, 1912; Saml Marx.

6TH AV, 513-9, swc 31st (No 100-4), runs s82.5 xw60.10xn5xw39.4xn86.4xe100 to beg, 4-sty bk str; Robt McGill—City of N Y et al; Elkus, Gleason & Proskauer (A), 170 Bway; Ralph S Wolcott (R); due, $23,223.41; T&c, $5,081.90; Jos P Day.

**AUG. 28.**

DYCKMAN ST, 321, ns, 650 w Prescott av, 50x100, 2-sty &b fr dwg; Susan McV Hemenway, extrx—Geo B Hayes et al; Everett, Clarke & Benedict (A), 37 Wall; Maurice B Blumenthal (R); due, $8,353.93; T&c, $636.53; Henry Brady.

31ST ST, 100-4 W, see 6th av, 517-9.

6TH AV, 517-9, swc 31st (Nos 100-4), 49.5x100, pt 4-sty bk str; Jos H Strange—Emma Aaron et al; Elkus, Gleason & Proskhauer (A), 170 Bway; Ralph S Wolcott (R); due, $57,059.35; T&c, $3,497.70; Joseph P Day.

**AUG. 29.**

No Legal Sales advertised for this day.

**ANG. 31.**

96TH ST, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, $38,412.38; T&c, $796.50; Joseph P Day.

LENOX AV, 186, es, 108.2 s 120th, 18x85, 3-sty & b bk dwg; Mary W Scheper—Emily N R McLean et al; Wing & Russell (A), 14 Wall; Albt Blumenstiel (R), due, $15,705.09; T&c, $1,207.82; Henry Brady.

## Bronx.

*The folowing is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.*

**AUG. 22 & 24.**

No Legal Sales advertised for these days.

**AUG. 25.**

VAN BUREN ST, 1614, es, 308.4 s Van Nest av, 41.8x100; Frederick A Southworth Committee—Bendetto Cairo et al; Wm R Brinckerhoff (A), 68 William; Emanuel B Cohen (R); due, $2,806.82; T&c, $68.08; J H Mayers.

143D ST, 419 E, ns, 210.3 e Willis av, 14.9x100, 2-sty & b bk dwg; Annie J Gruner et al—Louis Winderman et al; Middleton S Borland (A), 46 Cedar; Jos R Truesdale (R); due, $4,004.21; T&c, $149.80; Bryan L Kennelly.

QUIMBY AV, 2067, ns, 130 w Olmstead av, 25x108; Benj Seh et al—Emma McGinn et al; Michl B McHugh (A), 115 Bway; Geo B Hayes (R); due, $2,779.04; T&c, $300; Henry Brady.

**AUG. 26, 27, 28, 29 & 31.**

No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**AUG. 22.**

BEDFORD AV, es, 100 s Clarendon rd, 50x100; Bolstein-Epstein Co, Inc—Elizabeth D Baylos et al; Jos A Whitehorn (A), 791 Bway; Henry L Salpeter (R); Nathaniel Shuter.

**AUG. 24.**

66TH ST, ss, 100 e 14 av, 20x100; Fredk W Sherman—Luigi Bozzicolonna et al; Julius Krause (A), 105 Lexington av, Manhattan; Jas M Fawcett (R); Wm P Rae.

NASSAU AV, ns, 64 e Kingsland av, 19x100; Jas W Conklin—Henry Leibowitz et al; Wm S Miller (A), 837 Manhattan av; C C Lockwood (R); Wm P Rae.

**AUG. 25.**

BOND ST, swc Butler, 100x25; also BOND ST, nec Butler, 30x50; Max Goebel—Carrie L Ronk et al; Oscar Hammann (A), 44 Court; Fredk A Drake (R); Nathaniel Shuter.

E 2D ST, es, 405 s Av J, 17x68.4; Louisa Ziegler et al—Park Lawn Bldg Co et al; Sohmer & Sonnenthal (A), 277 Bway; Elmer G Sammis (R); Wm P Rae.

E 22D ST, ws, 210.4 n Foster av, 40x70.2x irreg; also FLATBUSH AV, es, 83.6 s Farragut rd, 30x90; Bank of Flatbush—Oscar Fribourg et al; J Hunter Lack (A), 40 Court; Chas A Clayton (R); Wm P Rae.

71ST ST, nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Eva K Fischer—Jacob Kaiser Improvement Co et al; Davison & Underhill (A), 50 Court; J Hunter Lack (R); Wm J McPhilliamy & Co.

AV Q, cl intersec e s E 38th, runs w 23.7x s1643.2xe1093.10xn1364.3xw208.3xn230.1 to beg; Jno F Dwyer et al—Coleraine Real Estate Assn et al; Geo Eckstein (A), 44 Court; Frank X McCaffry (R); Wm J McPhilliamy & Co.

NOSTRAND AV, nwc Robinson, 22.6x92.6; Amos Nichols—Sarah C Brown et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliamy & Co.

SHEPHERD AV, es, 319.10 s Ridgewood av, 16.7x101.9; Harold D Watson—Peter G Schlereth et al; Robt S Kristeller (A), 100 William, Manhattan; Chas T Kunkel (R; Thos Hovenden.

**AUG. 26.**

MACON ST, ns, 300 w Reid av, 16.8x100; Williamsburgh Savgs Bank—Jonathan G Haggerty et al; S M & D E Meeker (A), 217 Havemeyer; Wm Lieberman (R); Wm P Rae.

PARK PL, ns, 162.6 w Utica av, 20x127.9; Jos O Laino—Chas A Lynch et al; Watson & Kristeller (A), 100 William, Manhattan; Peter Mahoney (R); Wm J McPhilliamy & Co.

PARK PL, ss, 350 e Brooklyn av, 70x255.7; Henry L C Wenk—Vaughan Institute et al; Clarence F. Corner (A), 375 Pearl; Jno T Walsh (R); Wm J McPhilliamy & Co.

SCHERMERHORN ST, ss, 72.9 w Smith, 69x99; also PARCEL beg at point in cl of block bet Schermerhorn & State, 267.6 e Boerum pl, runs e20xs20xw20xn20 to beg; also PARCEL of land beg at a point in cl of block bet Schermerhorn & State, 287.6 e Boerum pl, runs e18.6xs20xw18.6xn20 to beg; also SCHERMERHORN ST, ss, 238 e Boerum pl, 23x99.9; Edw M Grout et al—Kingc Co Democratic Club et al; Paul Grout (A), 115 Bway, Manhattan; Chas J McDermott (R); Jas L Brumley.

10TH ST, ns, 195.4 e 8 av, 19.6x92.6; N Y Investors Corpn—Clara L Whitlock et al; Harry L Thompson (A), 175 Remsen; Wm Lieberman (A); Wm P Rae.

71ST ST, nes, 384.7 se 18 av, 18.6x100; Annie E Stainton—Jacob Kaiser Improvement Co et al; Jno H Rogan (A), 145 Nassau, Manhattan; Harry F Lawrence (R); Wm J McPhilliamy & Co.

MONTAUK AV, ws, 390 s Blake av, 20x100; Fredk Meis—Giovaninna D'Giovanni et al; Tomes, Sherk & Palmer (A), 44 Court; Geo R Brennan (R); Jas L Brumley.

**AUG. 27.**

W 12TH ST, es, 285 s Av Q, 40x164.7; Louise A S Sinclair—Arthur M Carter et al; Harry L Thompson (A), 175 Remsen; Milton Wright (R); Wm J McPhilliamy & Co.

52D ST, ss, 320 e 3 av, 20x100.2; Wm W Spence et al—Clementine Carle et al; Harry L Thompson (A), 175 Remsen; Neil J Toomey (R); Wm J McPhilliamy & Co.

E 91ST ST, centre of, 230.2 w Canarsie rd, runs w1,304.5xs33.5xe1,378.7xn124.8 to beg; Martha Miller et al—Fredk W Dix et al; Gilbert P Brush (A), 41 Wall, Manhattan; Geo R Brennan (R); Wm J McPhilliamy & Co.

92D ST, sws, intersec es 3 av, 146.4x67.2; Trstes of the Second Congregational Soc of Northampton, Mass—Chas D Sullivan et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy & Co.

BEDFORD AV, es, 100 s S 9th, runs 130xe37 xne115.8xse102xne44xnw102.6xsw16.3xn79xw171 to beg; Amphion Academy Co—Chas E Blaney et al; Coombs & Wilson (A), 260 Bway; Earl J Bennett (R); Wm J McPhilliamy & Co.

FT HAMILTON AV, ses, intersec swc 53d, 101.3 x100; Alys S McLane et al—Frances S Boulton et al; Beekman, Menken & Griscom (A), 52 William, Manhattan; Albt C Aubery (R); Wm P Rae.

5TH AV, es, 60 s 9th, 40x100; Paul E Fitzpatrick—Wm J Fitzpatrick et al; Jno H Fleury (A), 189 Montague; Thos H Troy (R); Jas L Brumley.

**AUG. 28.**

E 35TH ST, es, 458 n Church av, 20x99.6; Virginia S Mackay-Smith—Hazel Constn Co et al; Henry M Bellinger (A), 135 Bway, Manhattan; Wm Watson (R); Wm J McPhilliamy & Co.

E 35TH ST, es, 438.3 n Church av, 19.9x99.3; Eliz Haefelein—Hazel Constn Co et al; Henry M Bellinger, Jr (A), 135 Bway; R Hunter McQuistion (R); Wm P Rae.

58TH ST, nes, 180 se 5 av, 20x100.2; Chas G Hiller et al—Ottile Z Dowling et al; Chas A Clayton (A), 44 Court; David Hirshfield (R); Wm J Phillimy & Co.

70TH ST, nes, 390 nw 15 av, 40x100; Robt Weidman et al—Fredk Brinkmann et al; Caldwell & Holmes (A), 44 Court; Hugh F Kenna (R), Ciros Shongood.

EUCLID AV, sec Sutter av, 100x20; also PINE ST, ws, 180 n Sutter av, 20x100; also PINE ST, ws, 160 n Sutter av, 20x100; also SUTTER AV, nwc Pine, 100x20; also PINE ST, ws, 200 s Sutter av, 40x100; also PINE ST ws, 280 s Sutter av, 20x100; also PLAKE AV, swc Pine, 100x100; also SUTTER AV, nec Pine, 20x100; also SUTTER AV, sec Pine, 40x100; also PINE ST, es, 100 s Sutter av, 80x100; also PINE ST, es, 240 s Sutter av, 20x100; also PINE ST, es, 340 s Sutter av, 40x100; also PINE ST, es, 400 s Sutter av, 60x100; also CRESCENT ST, swc Sutter av, 100x20; also SUTTER AV, ns, 40 e Crescent, 58.9x94.5x irreg; also CRESCENT ST, es, 100 n Blake av, 140x104.7; also BLAKE AV, nec Pine, 100x20; Isaac L Zinke—Bradford & Taylor Co et al; L & A U Zinke (A), 290 Bway, Manhattan; Jas W Redmond (R); Wm J McPhilliamy & Co.

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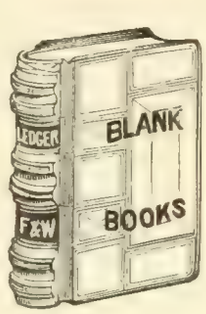
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*Advertised Legal Sales, Brooklyn—Continued.*

8TH AV, ses, 80 sw 5th, 20x127.10; Williamsburgh Savgs Bank—Nathan Levy et al; S M & D E Meeker (A), 217 Havemeyer; Wm. Drennan (R); Nathaniel Shuter.

**AUG. 29 & 31.**

No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**AUG. 15.**

RIVINGTON ST, sec Lewis, 24.11x80; Robt L Hoguet et al—Cora Kirschberg et al; H J Roig (A).

142D ST, ns, 150 w Lenox av, 40x99.11; U S Trust Co of N Y—Saml S Ginsberg et al; Stewart & Shearer (A).

ST NICHOLAS AV, nwc 191st, 100x100; also ST NICHOLAS AV, swc 192d, 100x100; two actions; Henry Morgenthau Co—Almeda Constn Co et al; S T Stern (A).

3D AV, ws, 25 n 127th, 24.11x100; Jno D Hass—Adolf H Landeker et al; C A Flammer (A).

**AUG. 17.**

145TH ST, 414 W; Tillie Peyser—Clarence Realty & Constn Co et al; A Stern (A).

**AUG. 18.**

No Foreclosure Suits filed this day.

**AUG. 19.**

46TH ST, ss, 233 e 6 av, 20x100.5; Seamen's Bank for Savings in the City of N Y—May E Bannon et al; Cadwalader, Wickersham & Taft (A).

60TH ST, 22 W; Abraham Davis et al—Clarence E Anderson et al; J H Ziesez (A).

98TH ST, ss, 132.6 e Lexington av, 37.6x100.11; J Frederic Kernochan et al—Isabella Sarasohn et al; H F Miller (A).

98TH ST, ss, 95 e Lexington av, 37.6x100.11; J Frederic Kernochan et al—Rebecca Goldberg et al; H F Miller (A).

114TH ST, ns, 228 e 2 av, 22x100.11; Stephen Baker, trst—Santo Reda et al; Cary & Carroll (A).

119TH ST, ss, 100 e 7 av, 17x100.11; Moses Aufses—Fortunato D'Ornofrio et al; S B Lillianstern (A).

120TH ST, 112 E; Wm Crawford—Amelia S Tobias et al; Bowers & Sands (A).

MADISON AV, nec 120th, 17.9x83; Eversley Childs—Jacob Potsdam et al; E E Merczlis (A).

7TH AV, sec 146th, 40x100; Metropolitan Life Ins Co—Fleischmann Realty Co, Inc, et al; Woodford, Bovee & Butcher (A).

**AUG. 20.**

E BWAY, 158; also CANAL ST, 30; J Henry Alexander et al Fannie Seldin et al; R K Brown (A).

LEWIS ST, 56-60; Sarah Fagan—Conrad R Schmitt et al—J H Rogan (A).

131ST ST, ss, 425 e 10 av, 25x83.6; Lillie McC Hartigan, gdn—Annie Linke et al; Harrison, Elliott & Byrd (A).

124TH ST, ss, 174.6 e 8 av, 16.8x100.11; Line P Webster—Jos T B Jones et al; C S Davison (A).

LEXINGTON AV, 186; Maimie E Cohn et al—Julius Rosenberg et al; Elkus, Gleason & Proskauer (A).

PRESCOTT AV, ec Bolton rd, 114.2x128.6xirreg; trsts of the Dyckman Library—Geo B Hayes et al; amended; B G Bain (A).

**AUG. 21.**

MOTT ST, 278; Firuccia M Aversa—Rosa Marasco et al; J E Greenberg (A).

83D ST, 1 W; Mary J McCoy—Yosta Rosenberk et al; H M Bellinger, Jr (A).

115TH ST, 9 E; Mercy M Plum—Meyer Jarmulowsky et al; A A Silberberg (A).

### Bronx.

**AUG. 14.**

FIELD ST, e s, 100 n Rock, 50x100; Fredk C Hardy—Jno A Burns et al; L G Friess (A).

216TH ST, es, 125 n Carpenter av, 25x100; Mary K Owen—Emily Edgley et al; R W MacKewan (A).

JEROME AV, 2353; Harlem Savgs Bank—Margt J Ellis et al; E S Clinch (A).

JEROME AV, 2351; Harlem Savgs Bank—Margt J Ellis et al; E S Clinch (A).

PROSPECT AV, 1400, and JENNINGS ST, 1049; Christopher L Doody—Ferdinand W Fey et al; J H Hull (A).

**AUG. 15.**

MORRIS AV, ws, 50 n 153d, 50x100; Anna Geisler—Jas Cunningham et al; Simmons, Harris & Rofrano (A).

3D AV, 3786; City Real Estate Co—Fannie Zwilling et al; H Swain (A).

**AUG. 17.**

No Foreclosure Suits filed this day.

**AUG. 18.**

EDGEWATER RD, ws, 672.6 n Westchester av, 25x100; Bertha Beringer—Annie Noch et al; Lee & Fleischmann (A).

VAN COURTLANDT AV, ss, 49.6 ne Villa av, 78.7x145.8; Simeon C Bradley—Mary A Nally et al; Bergman & Davis (A).

**AUG. 19.**

135TH ST, ss, 89.2 w 3 av, 18.2x65x irreg; also 135TH ST, ss, 133.9 w 3 av, 26.1x100; Margt A Demarest—Mary F Deane et al; Merrill & Rogers (A).

148TH ST, ns, 375 w Morris av, 25x106.6; Isabella Hart—Eric Borkstrom et al; S Weschler (A).

165TH ST, sec Woodycrest av, 50x100.8; Jno F Kaiser—Dunloe Holding Co, Inc, et al; Todd & St John (A).

BRIGGS AV, 2578; Newell Benton—Browling Realty Co et al; Merrill & Rogers (A).

COLLEGE AV, ws, 238 n 165th, 22x122.6; Wm H Lefferts—Paul B Pugh et al; Brush & Crawford (A).

WILLIAMSBRIDGE RD, ws, adjoining ss of land formerly of Morris Baisley, 40x150; Martha Annia Arnow—Geo P Baisley et al; L G Mapes (A).

**AUG. 20.**
COSTER ST, 644; Kate L Bower—Hunts Point Estate et al; L B Hasbrouck (A).
COSTER ST, 642; Kate L Bower—Hunts Point Estate et al; L B Hasbrouck (A).
LOT 1004 (west half), on map of village of Wakefield; Rose Frey—Andw Braun et al; J S Bernstein (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**ANG. 13.**
PRINCE ST, 62-4; Roman Catholic Orphan Asylum in City of N Y—Carmine Marasco et al; Jos F Daly (A); Richmond J Reese (R); due..28,424.92
131ST ST, ss, 146.5 e 5 av, 18.2x146.5; E Coppee Thurston- Sarah McCormick et al; Frederic F deRahm (A); Archibald E Baxter (R); due..... 7,495.15
RIVERSIDE DR, 145; same Ellen R Scott; Jos F Daly (A); Lewis J Conlin (R); due.. .....68,517.78

**AUG. 14.**
HESTER ST, 55; Jacob Shevell - Reuben Satenstein; Strasbourger, Eschwege & Schallek (A); Merritt - E Haviland (R); due..... 7,585.30
129TH ST, ns, 143.9 w 7 av, 18.9x99.11; Henry J Storrs et al—Gramercy Investing Co et al; Frank L Holt (A); Arthur D Truax (R); due.....10,575.00

**AUG. 15.**
No Judgments in Foreclosure Suits filed this day.

**AUG. 17.**
—Ensign Realty Co; Bowers & Sands Ensign Realty Co; Bowers & Sands (A); Jas A Allen (R); due.....20,751.65
95TH ST, 322-4 E; Albany Savgs Bank —Hamilton Holding Co et al; Tracey, Cooper & Townsend (A); Adolph Stern (R); due .....35,310.00

**AUG. 18.**
JAMES ST, 6; Wm A Paton et al—Frank Sanfilippo et al; Carlisle Norwood (A); Minter Russell (R); due. 6,232.50

**AUG. 19.**
124TH ST, 507-9 W; Andw Wilson—Kath F Mitchell; Howard M Rowe (A); Jno H Rogan (R); due.....57,278.28
133D ST, 8 E; Theo C Zerega—Sadie H Jacobs et al; DeWitt, Lockman & DeWitt (A); Jno J O'Connell (R); due ..... 9,455.00
1ST AV, 1893; Metropolitan Trust Co of City of N Y—Seal Realty Co et al; Carter, Ledyard & Milburn (A); Jno H Rogan (R); due .....16,285.62

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**AUG. 15.**
No Lis Pendens filed this day.

**AUG. 17.**
FULTON ST, 216; Emily Augusta Naugle—Saml B Corning; action to enjoin sale, &c; G R Hawes (A).

**AUG. 18.**
No Lis Pendens filed this day.

**AUG. 19.**
MANHATTAN ST, sec 129th, 135.2x5ins; Chas E Littlefield—Bernard Blumenthal et al; ejectment proceedings; Elkus, Gleason & Proskauer (A).
BWAY, sec 127th, 84.3x37.11; Chas E Littlefield—Patk Mangin et al; ejectment proceedings; Elkus, Gleason & Proskauer (A).
7TH AV, sec 151st, —x—; Chas E Littlefield—Jno McTigue et al; ejectment proceedings; Elkus, Gleason & Proskauer (A).

**AUG. 20.**
203D ST, ns, being lot 24; Louis Pines—Jas N Butterly et al; foreclosure of tax lien; T I Schwartzman (A).
204TH ST, ss, being lot 9; Louis Pines—Jas N Butterly et al; foreclosure of tax lien; T I Schwartzman (A).
AUDUBON AV, swc, 181st, 100x100; Geo Colon—Theo W Myers et al; action to foreclose mechanic's lien; Menken Bros (A).
LOT 1230, Map of Wakefield, 24th Ward, Bronx; E Stanley Hertwig—Philip Denlon et al; foreclosure of tax lien; Schwartzman & Schwartzman (A).

**AUG. 21.**
E BROADWAY, 2-6; Minnie A Cohen—Morris Golde et al; accounting, &c; Weschler & Kohn (A).
E BROADWAY, 189; Minnie A Cohen—Lawrence Holding Co et al; accounting, &c; Weschler & Kohn (A).
28TH ST, 345 W; also 121ST ST, 362 E; David Mainzner—L J Kreshover, Inc et al; partition; Myers, Kutner & Schuhmann (A).
115TH ST, ns, bet 1 & 2 avs, Lots 13-14; Rudolph Wallach Co—Reginald J Imperatori et al; action to foreclose tax lien; A Weymann (A).
170TH ST, ns, 100 w Audubon av, 70x100; Benj Rosengarten—Margt I Berg et al; action to foreclose mechanics lien; W C Goodale (A).

### Bronx.

**AUG. 14.**
No Lis Pendens filed this day.

**AUG. 15.**
No Lis Pendens filed this day.

**AUG. 17.**
No Lis Pendens filed this day.

**AUG. 18.**
No Lis Pendens filed this day.

**AUG. 19.**
No Lis Pendens filed this day.

**AUG. 20.**
185TH ST, ns, 120.1 w Southern blvd, 20x130; Raffelle Coucci—Nicol Bldg Corpn et al; action to foreclose mechanics liens; C P Hallock (A).
LOTS 60, 61, 73, 75, 13 & 14, on map of Edenwald, Sec A; Dora Pines—Horatio N Meredith et al; action to foreclose 7 transfers of tax liens; Schwartzman & Schwartzman (A).
LOT 35, blk 1405, Sec — on tax map; Bella Altman—Eliza Strong et al; action to foreclose transfer of tax lien; T I Schwartzman (A).
LOT 81, map of Associated Lace Makers' Association; Dora Pines—Jno W Farrington et al; action to foreclose transfer of tax lien; T I Schwartzman (A).
LOT 791, map of Tremont Terrace on tax map; Dora Pines—Wellman Fiance & Realty Co et al; action to foreclose transfer of tax lien; T I Schwartzman (A).
LOT 687, may of Tremont Terrace on tax map; Dora Pines—Wellman Finance & Realty Co et al; action to foreclose transfer of tax lien; T I Schwartzman (A).

### Brooklyn.

**ANG. 13.**
COLUMBIA ST, ws, 37 n President, 21x63.6; Julius Lehrenkrauss Geo Degenkolb et al; Reynolds & Geis (A).
FLOYD ST, ns, 111 e Nostrand av, 26x100; Henry M Diehl—Louisa Diehl et al; partition; J A Bloom (A).
PARK PL, ss, 198.9 w Bedford av, 19.9x131; Wm H Lonsdale—Sena Hart et al; M E Lehman (A).
PARK PL, ss, 405.4 e New York av, 18.6x127.9; Bowery Savgs Bank—Josephine H Roe et al; T F Redmond (A).
RICHARDSON ST, nec Union av, 25x100; Mary J Kimberly Alfonzo Deperino et al; C O Grim (A).
UNION ST, ns, 336.6 e Buffalo av, runs n100xe 120x77xw41 to beg; Emil Heikel—Marion B Cothren; Reynolds & Geis (A).
WALLABOUT ST, ns, 100 e Harrison av, 50x100; PITKIN AV, nwc Christopher st, 75x100; Powell Realty Corpn—Edna Realty Co & ano; Bick & Freedman (A).
WEST ST, es, 180 n Av C, 17.10x100; Isadore H Rogow Bristol Bldg Co et al; H Zarnikaur (A).
WEST ST, es, 305.10 n Av C, 18x100; Hulda Schulsinger—Bristol Bldg Co et al; H Zarnikaur (A).
WINDSOR PL, sws, 293.6 se 7 av, 13.8x100; Bertha Steinberg—Adeline L Parsons et al; K C & M V McDonald (A).


# "Foresight Is Better Than Hindsight"

THIS is as true of **building** as of every other human activity. Build RIGHT when you build! Then there will be no regrets, no disappointments, no **re**-building, no unnecessary losses!

Build your building as your future tenants would like to have it built! Don't think to economize by leaving out of your construction calculations things that Twentieth Century business **wants** and **must have.**

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*"The Right Way is the Gas Way"*

## Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

*Lis Pendens, Brooklyn—Continued.*

WYCKOFF ST, nes, 125 nw Hoyt, 25x100; Bklyn Trust Co—Sarah Wolf et al; T F Redmond (A).
W 8TH ST, ws, 480 s Av R, 20x100; Leslie G King—Wm M Young et al; Caldwell & Holmes (A).
E 13TH ST, ws, 360 n Av O, 20x100; Title G & T Co—Anna Levy et al; H L Thompson (A).
45TH ST, sws, 100 nw 13 av, 50x100.2; Wm C Sanger—Eliz Seymann et al; T F Redmond (A).
46TH ST, ns, 340 e 4 av, 20x100.2; Bond & Mtg Guar Co—Louise Stein et al; T F Redmond (A).
CONEY ISLAND AV, ws, 25.10 s Montauk ct, 100x160; Bklyn Bible Society—Esther Thomas et al; H L Thompson (A).
EASTERN PKWAY, ns, 99.1 w Ralph av, runs n nw xs45xe to beg; Jos A Banta—Sophia Kaufman et al; D Maller (A).
HOPKINSON AV, es, 145.6 s East N Y av, 40x100; Henry Neugass—Benj Cohen et al; J A Whitehorn (A).
JEFFERSON AV, ws, 210 s Bedford av, 16x100; Morris Druss—Edw Taunay; warrant of attachment; I Gainsburg (A).
OCEAN PKWAY, nwc E 7th, runs n204.6xw100x s97.6xse133.5xne60 to beg; Walter F Kelley—Realty Sellers No 1, et al; T F Redmond (A).
RAILROAD AV, e s, 90 n McKinley av, 120x102; RAILROAD AV, es, 325.6 n McKinley av, 17x102; RAILROAD AV, es, 396.6 n McKinley av, 53.6x102; Abraham Feinstein—Edw Taunay et al; dissolution of copartnership; J A Whitehorn (A).
RAILROAD AV, es, 90 n McKinley av, 102x120; Morris Druss—Edw Taunay; warrant of attachment; I Gainsburg (A).
RAILROAD AV, es, 340.3 n McKinley av, 68.6x102; same—same; same; same (A).
RAILROAD AV, es, 306.9 n McKinley av, 16.9x102; same—same; same; same (A).
UNION AV, es, 50 n Richardson, 50x100; Mary J Kimberly—Saidee E Harding et al; C O Grim (A).
UNION AV, es, 50 n Richardson, 25x100; Mary J Kimberly—Alfonzo Desperino et al; C O Grim (A).
3D AV, ws, 20 s 10th, 26.8x85; 10TH ST, ss, 85 w 3 av, 28x100; PARK PL, ns, 231.3 w Franklin av, 18.9x106; 6TH ST, nes, 137.10 se 4 av, runs ne100xnw40xsw47xsw33xse40.1 to beg; AV, ns, 85.8 e Flatbush av, runs n95xe60xs75xs95xw60 to beg; DECATUR ST, nws, 246 sw Hamburg av, 18x100; CHAUNCEY ST, ss 159 w Hopkinson av, 19x100; 53D ST, sws, 520 se 20 av, 80x100.2; VAN BUREN ST, ss, 182 w Patchen av, 18x100; 57TH ST, nes, 160 se 8 av, 40x100.2; PROP begins Clove rd, sc, land late of Adrian Vandeveer, runs n218.8xw276.8xs202.4xe360 to beg; also PORP in Suffolk county; Janet M Halsted—Chas F. Halsted et al; partition; W J Carlin (A).
23D AV, ses, 80 sw Benson av, 60x96.8; Title G & T Co—Martin J Ahern et al; T F Redmond (A).
LOTS 1 & 2, map of prop of Jno R Lake, Jacobus & Eliz Lake & Ida Stryker; Henry A Hedden—Wm B Lake Constn Co et al; H J Davenport (A).

**AUG. 14.**

CARROLL ST, ss, 309.10 w 7 av, 17.2x136.2x17.3x134.7; Adaline B Saddington—Maria E Brooks, R K Jacobs (A).
DECATUR ST, ns, 20 w Ralph av, 17.7x80; Geo W Northridge—Eliz G Clark; foreclosure of mechanic's lien; T Moore (A).
HARMAN ST, ses, 175 ne Irving av, 25x101.9x25x100.6; Chas Ebert—Harmine Mueller et al; Levy Gutman & G (A).
HIGH ST, sec Adams, 25x64.4x25x64.3; Cipriano Andrade, Jr—Saml Midler et al; T F Redmond (A).
HULL ST, ns, 393.9 e Rockaway av, 18.9x100; Adolph Dunkel—Herman Bottjer & ano; V T Ketcham (A).
KOSCIUSKO ST, ns, 300.1 w Reid av, 31.7x100; Emman L Moore—Ellie Arnold et al; Levy Gutman & G (A).
MAUJER ST, ss, 49.2 w Waterbury, 24.7x95; Jno Roethlein—Peter Goldbach et al; M Rafeloff (A).
STERLING PL, ss, 137.6 w N Y av, 18.9x100; Trsts of Episcopal Fund of the Diocese of L I—Maude C Kukham et al; T F Redmond (A).
BAY 17TH ST, nws, 550 sw 86th, 50x96.8; Title G & T Co—Maud K Wood et al; T F Redmond (A).
W 23TH ST, ws, 220 n Surf av, 40x132.7; Isaac Rosenberg—Rachel Solomon & ano; foreclosure of mechanic's lien; Weisman & Hertz (A).
50TH ST, sws, 260 se 16 av, 40x100.2; N Y Investors' Corpn—Mathilda Skoglund et al; T F Redmond (A).
65TH ST, ns, 89.10 w Ft Hamilton av, 81.4x99x115.2x80; Title G & T Co—Ralph B Kenyon et al; T F Redmond (A).
68TH ST, es, 240.2 nw 14 av, runs ne124.6xnw20xsw125.1xse20 to beg; Title G & T Co—Domenick Campanella et al; T F Redmond (A).
BEDFORD AV, es, 90.1 s St Mark's av, runs e58.5xs35.4xw62.1xn35 to beg; Sara M Foster—Francis L Maher et al; H L Thompson (A).
CONEY ISLAND AV, es, 100 s Av O, 340x100; Bklyn Associates—Kenwood Associates et al; W T Lindsay (A).
HAMBURG AV, ss, 75 w Bleecker, 25x90; Wm Bedford—Edwin S Alton et al; H L Thompson (A).
HUDSON AV, ws, 143.4 n High, 20.8x61; Bklyn Trust Co—Rebecca Breslow et al; T F Redmond (A).
LOUISIANNA AV, ws, 158.1 n Warehouse av, 20x100; Rosie Hess—Clara Worob et al; M S Feiler (A).
REID AV, nwc Macon, 25x80; Tessie Stadholz—Ida Modell; Prince & Nathan (A).
STONE AV, es, 32.2 s Dean, runs e71.2xse50xw87.9xn25 to beg; Title G & T Co—Carlo Corsini et al; T F Redmond (A).
6TH AV, es, 32.8 n 54th, 45x100; Peter Rinelli—Harbor View Constn Co et al; Bailey & Sullivan (A).

**AUG. 17.**

HART ST, ss, 247.6 w Sumner av, 17.6x100; Rachel Kandel—Wolf Kandel et al; to set aside deed; S S Schwartz (A).
KOSCIUSKO ST, ns, 299.7 w Reid av, 18.9x100; Eliz B Schilling—Ellie Arnold et al; Levy, Gutman & G (A).
82D ST, ss, 346.8 w 22 av, 33.4x100; Henry Hyams—Emma C Chapman et al; F P Moglam (A).
ATLANTIC AV, ss, 50 w Ralph av, runs w140x s100xe90xn24.7xn67.11 to beg; also ATLANTIC AV, ss, 230 w Ralph av, 20x100; also ATLANTIC AV, ss, 270 w Ralph av, 60x100; Essex & Lee Co—Alice Fuchs et al; G Elliott (A).
GRAHAM AV, es, 75 n Scholes, 25x100; Rachel Kandel—Wolf Kandel et al; to set aside deed; S S Schwartz (A).

**AUG. 17.**

MACON ST, 300; Emily A Naugle—Saml B Corning; G R Hawes (A).
MADISON ST, ns, 200 w Reid av, 25x100; Aug Braun, Jr—Lewis S Graves et al; S M & D E Meeker (A).
RAPELYE ST, sec Hamilton av, runs s44xne40xnw2.3xnw58.3 to beg; Mary Witte—Frank De Nardo et al; W A Fischer (A).
WALTON ST, ns, 220 n Marcy av, 21.7x76.9x20x71.11; Ellen A Borgstrom—Clarence A Appleton et al; J C Danzilo (A).
36TH ST, nes, 120 se 14 av, 20x100.2; Maria Wyckoff—Jno B Muller et al; H L Thompson (A).
NASSAU AV, ss, 140 e Kingsland av, 19x100; Greenpoint Savgs Bank—Helen L Pendleton et al; C & T Perry (A).
NASSAU AV, ns, 121 e Kingsland av, 19x100; same—Walter C Heidelberger et al; same (A).
OCEAN PKWAY, ws, 280 s Cortelyou rd, 175x110; Title G & T Co—Berthe Geisman et al; H L Thompson (A).

**AUG. 18.**

HERKIMER ST, nwc Sackman, 50x100; Lottie B Adams—Annie Kowarsky et al; E J Dryer (A).
HULL ST, ss, 499.5 e Stone av, 20x85; Eliz G Purcell—Anna L Garrabrant et al; H L Thompson (A).
PACIFIC ST, wc Emmett, 39x50; Title G & T Co—Francis A Cunningham et al; T F Redmond (A).
PARK PL, ns, 150.4 w N Y av, 20x130.7; N Y Investors' Corpn—Florence H Wilbur et al; T F Redmond (A).
PARK PL, ss, 300 e Howard av, 50x127.9; Morris Schwartz—Parkling, Inc, et al; J J Schwartz (A).
PRESIDENT ST, nec Nostrand av, 27.9x100; N Y Investors Corpn—Shelburne Constn Co et al; T F Redmond (A).
WARREN ST, ss, 70.3 e Columbia, 27.9x74.10; Bond & Mtg Guar Co—Eugene L Parodi et al; T F Redmond (A).
BAY 19TH ST, ses, 135 ne Benson av, 20x60.4x20x61.4; Title G & T Co—Geo S Mitchell et al; T F Redmond (A).
21ST ST, nes, 325 se 3 av, 25x100; Michael Greco—Rosina Adinolfi et al; L F Moynalhan (A).
W 28TH ST, ws, 360 s Mermaid av, 25x118.10; Frank Pentlarge—Caterina Guido et al; M May (A).
50TH ST, sws, 100 nw 14 av; 40x100.2; Cipriano Andrade, Jr—Amy O Law et al; T F Redmond (A).
57TH ST, ns, 230 w 11 av, 40.4x100.2; Wm P Harvey—Mary E Mooney et al; Watson & Kristeller (A).
57TH ST, sws, 240 nw 16 av, 25x100.2; Bklyn Trust Co—Jno McCormack et al; T F Redmond (A).
90TH ST, sws, 320 se 2 av, 22x100; Joshua Walker—Mary S Mercadante et al; Cary & Carroll (A).
ATLANTIC AV, 1866-8; David Glasser—Michael G Sullivan et al; foreclosure of a mechanic's lien; I Oshlag (A).
EVERGREEN AV, es, 60.9 s Palmetto, 20x80; Emma B Lewis—Julia A Norton et al; H L Thompson (A).
HOPKINSON AV, es, 267,11 s Pitkin av, 25x100; Mary Lipschitz—Sossie Ducker & ano; to set aside deed; S S Schwartz (A).
NEW LOTS rd, ss 42 w Williams av, runs s82.8xw20xs5.1xw20xs15xw20xn81.9xe63.6 to beg; Frank M Knowles—Ray Lashewitz et al; G B Davenport (A).
SCHENECTADY AV, ws, 289.6 s Av L, 26.2x100; Caroline J Sears—Leon W Pease et al; Hirsh & Newman (A).

**AUG. 19.**

AMES ST, ws, 437.11 s Pitkin av, 20x100; Harriette L Brown—Ray Lepkowitz et al; H L Thompson (A).
BERGEN ST, nes, 145 nw 3 av, 20x100; Title Guar & T Co—Domenico Violetto et al; T F Redmond (A).
DIAMOND ST, es, 440.6 n Driggs av, runs e86.3xn2xw87.6xs21.9 to beg; Wyckoff H Garrison—Robt Dellert et al; S E Farm (A).
FULTON ST, sws, 252 nw Henry, runs nw25xsw59.11xe14.6xse50.3 to beg; Cyrus V Bunce—Chas G Cronin et al; Brussel & Beebe (A).
HANCOCK ST, 495; Lina S Cole—Mary E Phillips; specific performance; R C Humphreys (A).
LORIMER ST, ws, 82.6 s Norman av, 12.6x75; Morris Salzman—Hanna Reinitz et al; J MacCrati (A).
MIDWOOD ST, ns, 105 w Rogers av, 20x100; Realty Associates—Mary A Hulett et al; H L Thompson (A).
PRESIDENT ST, ns, 200 w Van Brunt, 25x100; N Y Investors' Corpn—Francesco Sabella et al; T F Redmond (A).
W 7TH ST, es, 320 n Av U, 20x100; Josephine K S huck Rosina Laraia et al; J B Hand (A).
E 19TH ST, es, 225 n Abemarle rd, 50x100; Sarah E Clark—Lottie C Kohart et al; T F Redmond (A).
E 25TH ST, es, 100 s Av Z, 80x105; Home Title Ins Co—Henrietta A Vickers et al; H J Davenport (A).
82D ST, nes, 240 nw Bay pkway, 60x100; N Y Investors' Corpn—M Emma Ronk et al; T F Redmond (A).
AV C, ns, 20 e E 3d, 20x80; Jno P Hoffman—Brien Realty Co et al; J D Prince, Jr (A).
BLAKE AV, sec Saratoga av, 100x120.3; Milbert Holding Corpn—Grand Knitting Wks; specific performance; A A Levin (A).
CORTELYOU RD, ns, 60 e West, runs n44.4xse59xs1.4xw40 to beg; Arthur W Cherrington—So Bklyn Railway Co et al; E M Perry (A).
HUDSON AV, es, 68.9 s John, runs s18.9xe100xn12.6xw25xn6.3xw75 to beg; Title G & T Co—Hipolit Jenarzejak et al; T F Redmond (A).
JEFFERSON AV, ss, 210 e Bedford av, 16x100; Morris Druss—Edw Taunay; warrant of attachment; I Gainsburg (A).
MANHATTAN AV, es, 80 n Varet, 20x75; Title G & T Co—Jacob Fink et al; T F Redmond (A).
PUTNAM AV, ss, 180 w Nostrand av, 20x100; Wyckoff H Garrison—Wm Hayden et al; S E Farm (A).
LOTS 1 to 13, 204 to 207, 46 to 48, 56, 57, 84, 85, 90, 91, 97, 98, 114, 127, 128, 138, 140 141, 146, 147, 161, 164, 165, 166, 167, 168, 169 to 171, 177, 190 to 194, Map of prop of Schwenk Realty Co, Henry C Von Dreele—Schwenk Realty Co et al; J A Sheehan (A).
LOT 16, Map of Ovington; N Y Investors' Corpn—Mary Sley et al; T F Redmond (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**AUG. 15.**

CENTRE ST, ws, whole front bet White & Walker, 235.7x irreg; Silverman & Berman—Excelsior Estates Co (68) ..... 183.98
19TH ST, 205-9 W; M Davis & Son Inc—Wyanoke Realty Co; renewal (67). 876.00
41ST ST, 223-9 W; Covie Electric Co Inc—223-229 W 41st St Corpn & Kathodion Bronze Works (69) ..... 320.45
134TH ST, 524 W; Gross & Herman Inc—Chas E Jones Co (66) ..... 351.25
4TH AV, 329-31; General Fire Extinguisher Co—Polo Constn Co (70).. 3,516.84

**AUG. 17.**

ST NICHOLAS TER, 41; M Schlossman & Son—Mrs N E Peck; (75)..... 23.48
19TH ST, 205-9 W; P J Durean, Inc—Wyanoke Realty Co; renewal (74) .. 2,930.00
SAME PROP; A Perlman Iron Wks—same; renewal (77) ..... 6,914.32
19TH ST, 205-9 W; Empire City-Gerard Co—Wyanoke Realty Co; renewal (72) ..... 1,100.00
21ST ST, 34 E; Yale Iron Wks—Jos W Stern & Edw B Marks; Max Greenberg (76) ..... 80.00
75TH ST, 507-9 E; J L Keating & Co—Bennet C Kerken; Jas De Fago (71) ..... 158.13
172D ST, Ft Washington av, Haven av & 173d st plot, etc; Braunfels, Browning & Co—172d St & Ft Washington Av Co et al; renewal (73) .. 173.33
204TH ST, 428-38 W; Richard V Stevens—Orosant Constn Co (78)..... 3,650.00

**AUG. 18.**

19TH ST, 205-9 W; Adin G Pierce Co—Wyanoke Realty Co; renewal (83)... 1,862.00
BROOME ST, 316; Geo Rasmussen—Jno Bauer & Zwerling & Wetz (80).... 73.00
25TH ST, 526-30 W; Oriental Fireproof Sash & Door Co—Albt J Appell, Westinghouse Electric & Mfg Co & M W Whitelaw & Co (86) ..... 130.00
45TH ST, 455-7 W; Oriental Fireproof Sash & Door Co—Wessell, Nichel & Gross & M W Whitelaw & Co (85)... 473.50
115TH ST, 415-7 E; Antonio Bonagur—Sadie Price & P Antonio Tufaro (84) ..... 346.74
204TH ST, 428-38 W; Bronx Cut Stone Co—Orosant Constn Co (81) ..... 1,525.00
204TH ST, 428-38 W; Richd V Stevens—Orosant Constn Co (79) ..... 3,650.00
5TH AV, 561; Wm G Clark—Ophelia A Byrnes & E Zallio (82)..... 150.00

**AUG. 19.**

19TH ST, 205-9 W; Peelle Co—Wyanoke Realty Co; renewal (90)..... 1,000.00
19TH ST, 205-9 W; Saml Thomason—Wyanoke Realty Co; Hugh E O'Reilly; renewal (88) ..... 3,220.94
98TH ST, 32 W; Jacob Cohen—Reubin Sadowsky; Nathan Goldfinger (92).. 19.73
133D ST, ns, 275 e 8 av, 20x99.11; Jno Gordon—Wittnauer Realty Co, Inc; Wenzel Plumbing & Contracting Co (89) ..... 93.50
204TH ST, 428-30 W; J P Duffy Co—Orosant Constn Co (87) ..... 174.10
NEW BOWERY, 50; Jacob Rubin—Sarah Craft Estate; Harry Gilbert (91) ..... 71.20

**AUG. 20.**

19TH ST, ns, 80 w 7 av, 70x92; R H Jaffray Co—Wyanoke Realty Co; renewal (93) ..... 3,000.00
VALENTINE AV, es, 100 s Baisley av, 25x100; Saml Gruber—Patk Sheridan; Rudolph Hall; renewal (94)... 103.35

**AUG. 21.**

MONTGOMERY ST, 35-7; Louis Levine Inc—Hebrew Kinder Garden & Day Nursery (103) ..... 510.00
76TH ST, 419 E; Philip Greenstein—Mrs Juliet Kaletchitz, L Goldstein & M Nierenberg (98) ..... 65.00
BROADWAY, 1490; Sachary I Feinberg—Mary A Fitzgerald, American Druggist Syndicate, Feinberg & Feinberg & A W Lithgow & Son (99)... 300.00
SAME PROP; Feinberg & Feinberg, Inc—Mary A Fitzgerald, American Druggist Syndicate & G A Lithgow & Son (100) ..... 229.11
BROADWAY, 1575; Adolph Grant & Co—W Banton & Vogel Cabinet Co (101) ..... 154.50
BROADWAY, nec 47th, 155.7x277.2x irreg to 48th; Julius Guttman—Jno S Sutphen, Amanda H Pope, Adeline E Crockett, Mitchell M Mark Realty Corpn & O H Bauer (102) ..... 738.08

WADSWORTH AV, 124-8; J P Duffy Co—Oldorf Constn Co & D Colasuonno & Co (96) ..... 50.00
3D AV, 2078-80; Murtha Schmohl Co—Mary E, Chas S & Anna Jones, Film Amusement Co & Jno Carlucci (97). 385.15
8TH AV, 930; Max Schweiger—Marie Von Erlenbell & Walter Von Erlenbell (95). ..... 138.00

## Bronx.

**AUG. 14.**
No Mechanics' Liens filed this day.

**AUG. 15.**
214TH ST, s s, 93.8 w Barnes av, 25x100; Geo Bonavia—Annibale De Luccia; Nicola Ottomano; renewal (22). 18.00

**AUG. 17.**
TINTON AV, ws, 721 s 163d, 25x100; Hyman Rappaport—S Cohn; Louis Weiner (24) ..... 200.00
3D AV, 3882; New Columbia Iron Wks, Inc—Paseidan Realty Co, Inc; Angelo Restibo; Pelecano Bros (23)..... 243.00

**AUG. 18.**
EVERGREEN AV, 1222; Harry Braverman—Julia H Moody (26) ..... 59.20
3D AV, 3882; Louis I Bregman—Paseidan Realty Co Inc & Angelo Restibo (25) ..... 190.00

**AUG. 19.**
173D ST, ns, 57.9 e Webster av, 50x92; Bronx Roofing & Water Proofing Co—Simplex Imp Co (28) ..... 40.00
WALKER AV, 1125-27; H A Bergers Metal Ceiling & Fireproofing Co, Inc —D Howard (27) ..... 64.00

**AUG. 20.**
185TH ST, ns, 120.1 w Southern blvd, 80x130; Raffaele Coucci—Nicol Bldg Corpn (29) ..... 200.00

## Brooklyn.

**AUG. 13.**
BARRETT ST, es, 100 s Sutter av, 100x100; Bklyn Fireproof Sash & Door Co—A D Constn Co & Adolph D Koeppel ..... 370.00
LINWOOD ST, 458; P Gordon—Meyer Sheriff ..... 105.00
MIDWOOD ST, 350-2; American Radiator Co—Ralph Johnson & Louis J Quadre ..... 53.06
POWELL ST, es, 100 s Sutter av, 50x100; Square Lumber Co—Max Kobre, Moses Ginsberg & David Isenberg... 47.69
S 8TH ST, 176-80; A Fogel—Keap Constn Co. ..... 1,115.00
E 34TH ST, ws, 120 s Snyder av, 80x100; Chas H Finch & Co—Julia & A B Nichols & A B Nichols Inc..... 270.68
EMMONS AV, 3154; J P Duffy Co—Gallate & Vannani, Pierson & Carroll & Gabler Constn Co ..... 816.65
GATES AV, 1421; Isidore Slikolnik—Benj Light & Jos Kruger ..... 975.00
ST MARKS AV, 970 & 974; E J O'Connell—Heublein Bldg Co..... 231.97

**AUG. 14.**
AMBOY ST, es, 100 s Sutter av, 100x100; Square Lumber Co—Eisenberg & Brimberg Impt Co, David Eisenberg & Meyer Brimberg ..... 52.29
BARRETT ST, es, 100 s Sutter av, 100x100; Canadian Bldg Material Corpn—A D Constn Co & Adolph Koeppel... 435.23
STERLING PL, ns, 100 w Saratoga av, —x—; Canadian Bldg Material Corpn —Commonwealth Impt Co, Jno Popkin & Hyman Meyersohn ..... 268.55
S 3D ST, 109; M Futernick—Davis Levin ..... 34.00
W 35TH ST, es, 260 s Mermaid av, 40x118; S Salerno—Rachel Panken & Edw S Philips ..... 260.00
W 35TH ST, ws, 100 s Mermaid av, 20x118; S Salerno—Anna Herzstein & Edw S Philips ..... 300.00
GREENE AV, 673; Bldg Constn Co—Ethel Spilker ..... 325.00
LAFAYETTE AV, 1146; Morris Steinman—Geo C & Alice Schneider..... 35.00
LINDEN AV, 292; H D Jost Eliz Young ..... 70.25
NEWKIRK AV, sec Ocean av, —x—; Square Lumber Co—Kirknew Realty Corpn ..... 1,614.27

**AUG. 15.**
BARRETT ST, es, 100 s Sutter av, 100x100; Interborough Sash & Door Co—A D Constn Co. ..... 3,350.00
CUMBERLAND ST, 323-27; Troegerlith Tile Co—Sheffield Constn Co & Berland Constn Co. ..... 995.00
S 9TH ST, 130-2; Metropolitan Artificial Stone Co—Michl Josephson & Chris Holst ..... 75.00

**AUG. 17.**
BARRETT ST, es, 100 s Sutter av, 100x100; G Singer—A & D Constn Co.... 237.63
POWELL ST, es, 150 s Livonia av, 100x100; Square Lumber Co—Powell River Co. ..... 573.27
VARET ST, ns, 275 e White, 75x90; Max Osher—Harris Wallerstein & Kiba Dorfman ..... 700.00
E 15TH ST, 1625; Liss & Diamond—Edw J Hogerty..... 39.00
LIVONIA AV, nec Powell, 100x100; I Berlin—Rachel Melnick & Harry Topp ..... 650.00

**AUG. 18.**
BARRETT ST, es, 100 s Sutter av, 100x100; A Blumenkranz—A D Constn Co ..... 1,800.00
BAY RIDGE PL, nws, 120 sw Bay Ridge av, 80x80; Schwarz & Cohn—Montrose Bldg Co & Glenmore Cornice & Roofing Co ..... 85.00
REMSEN ST, nec Hicks, —x—; A Prinz—Bossert Hotel Co & Wm Vail, Inc ..... 100.00
W 32D ST, 2940; O Pachi—Michl D Gilmartin & Margt Gilmartin..... 499.50
W 35TH ST, es, 260 s Mermaid av, 40x100; Andrea D'Angelo, Rachael Panken & Edw S Philips..... 40.00
W 35TH ST, es, 260 s Mermaid av, 40x118.10; S Rosen—Rachael Panken & Edw S Philips ..... 19.80
W 35TH ST, ws, 100 s Mermaid av, 20x100; Andrea D'Angelo—Anna Herzstein & Edw S Philips..... 25.00
PATCHEN AV, 1314; David Fader—Arthur Mueller & Oscar Eissman..... 161.00

**AUG. 19.**
RODNEY ST, ws, 90.7 s Metropolitan av, 20x60; Isidore Skolnick Yetta & Nathan Dressler ..... 167.00
W 36TH ST, ws, 100 s Mermaid av, 20x118.10; S Rosen—Anna Herzstein & Scott Philips ..... 5.78
JOHNSON AV, ss, 250 e Bushwick pl, —x—; I Slkolnick—Isaac Feingold & Nathan Satin ..... 85.00
METROPOLITAN AV, 93, 935, 939, 955, 957, 961 & 965; A Runkel Wm F Huschle & Jas Walton & Frank Thomas ..... 49.83
SURF AV, ss, 100 w W 30th, 100x100; G L Llano Margt Clemency..... 64.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

## Manhattan.

**AUG. 15.**
AV B, 83-5; Union Cornice & Skylight Works—Max Froomkin et al; May19'14 ..... 255.00
[2]BROADWAY, sec 43d; Geo W Lithgow & Son—Mary A Fitzgerald et al; Aug4'14 ..... 3,268.66

**AUG. 17.**
DELANCEY ST, 81-3; Jos Tine & Co—Manhattan Holding Co et al; June 25'14 ..... 61.68

**AUG. 18.**
EDGECOMBE AV, 48; Jacob Meyers—Chas Schenck et al; Aug1'14..... 41.90

**AUG. 19.**
BEEKMAN ST, 109-11; Jas F Egan—Volunteer Hospital of America et al; Dec31'13 .....10,882.00
BWAY, nwc 724, Lewis G Fried Morris Schinasi et al; Aug8'14 ..... 255.00
8TH AV, 2285; Edward Segal—Edward Bach et al, Apr9'14 ..... 225.00

**AUG. 20.**
WATER ST, 220-22; BEEKMAN ST, 109-11; Bayer Cotton Co—Volunteer Hospital et al; Jan9'14 ..... 452.75
[2]BWAY, sec 81st; American Guar Roofing Co—Estate of Bernheimer et al; Aug10'14 ..... 1,562.08
[2]SAME PROP; Arthur Bronnet—same; July27'14 ..... 1,034.77
[2]CROTONA AV, ws, 80 s 189th; Richard E Thibaut, Inc—D'Andrea Constn Co et al; Aug16'14 ..... 217.79
[2]SAME PROP; Morris Manacher et al same; Aug26'13 ..... 746.00
[2]SAME PROP; Herman Schrank—same; Sept2'13 ..... 125.35
LEXINGTON AV, 567-9; 3D AV, 140-60 E; Albt Oliver—Hammerstein Opera Co et al; Jan16'14 ..... 1,300.59
SAME PROP; same—same; Jan26'14.. 1,300.49
1ST AV, sec 45th; Peter Peterson et al—Swift & Co et al; May20'14..... 210.00
SAME PROP; same—Swift Packing Co et al; May22'14 ..... 210.00

**AUG. 21.**
36TH ST, 38 E; Fordham Stone Renovating Co—Mrs Anna Moore et al; Oct23'13 ..... 290.00
95TH ST, 53-61; Richd E Thibaut, Inc —Gahren Realty Co et al; June25'14. 65.17

## Bronx.

**AUG. 14.**
THIRD AV, 3347-75; Louis Greenberg —Brande Paper Co et al; July2'14... 150.00

**AUG. 15.**
No Satisfied Mechanics Liens filed this day.

**AUG. 17.**
No Satisfied Mechanics' Liens filed this day.

**AUG. 18.**
No Satisfied Mechanics Liens filed this day.

**AUG. 19.**
223D ST, ns, 130.1 w White Plains av; Jas Delavo & Co—Arthur A Austin et al; July31'14 ..... 60.00

**AUG. 20.**
No Satisfied Mechanics Liens filed this day.

## Brooklyn.

**ANG. 13.**
CHESTER ST, ws, 280 s Pitkin av, 100x100; Standard Lime Co—Serota Bros Constn & Realty Co; Dec9'13..... 713.04
WYONA ST, swc Belmont av, —x—; Simon Gasner & Sons—Rachael Melnick & Wortzman Plumbing Co; Dec 10'13 ..... 523.00
S 2D ST, sws, 50 se Hooper, 50x120; Square Lumber Co—Armor Constn Co; Aug11'14 ..... 209.15
80TH ST, ns, 100 w 13 av, —x—; Paladino & Bros—Emanon Bldg Corpn; Aug6'14 ..... 424.75

**AUG. 14.**
KOSCIUSKO ST, 557-9; P Grossman —Kahn Bros; July24'14..... 2,250.00
4TH AV, 645; Weinberg Bros—Henrietta Brill & Max M Bernstein; Aug7'14 ..... 95.00

**AUG. 15.**
HEMLOCK ST, 31; C P Zehnen—Edw Weingarten; June24'13 ..... 55.00
ALABAMA AV, es, 100 s Dumont av; —x—; Realty Supply Co—Domicile Realty Co; July11'14..... 1,600.00

**AUG. 17.**
47TH ST, nc 12 av, 60x100; Wm Fishkind—Celia Lewis & Louis Brettschneider; Mar17'14 ..... 875.00
CATON AV, sec Stratford rd, —x—; Edw E Piersone Co—Plandome Constn Co; May6'14 ..... 167.60
STONE AV, es, 167.6 s Livonia av, 62.6x100; Square Lumber Co—Stone Av Constn Co; Aug14'14 ..... 256.66

**AUG. 18.**
WARWICK ST, ws, 160 s Blake av, 60x100; Parshelsky Bros—Arvintz Bldg Co & Abram A Arvintz; June 11'14 ..... 325.00

**AUG. 19.**
No Satisfied Mechanics' Liens filed this day.

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

## Manhattan.

**ANG. 13.**
No Attachments filed this day.

**AUG. 14.**
ANALOMINK PAPER CO; Henry D Silverman; $1,750.88; A Palmer.
COSMOPOLITAN TRUST CO (a Massachusetts corpn); Christmas Club; $1,537.50; Williams, Folsom & Strousse.
DIAZ, Fumberto Pasos; W R Grace & Co; $8,000; Crocker & Wickes.
LOZIER MOTOR CAR CO; Fisk Rubber Co of N Y; $5,318.96; A M Schwartz & L F Perl.
RIFFENBURG, Winfield S; Josephine Riffenberg; $1,290; J A Turley.

**AUG. 15.**
No Attachments filed this day.

**AUG. 17.**
MATTHEWS, Nathan J; J Emery Mills; $5,207; W Ferguson.

**AUG. 18.**
FERGUSON, Wilbert P; B Lord Buckley; $1,100; B L Peck.
GOLDSTEIN, Saml H; Mutual Alliance Trust Co of N Y; $1,114.46; Kremer & Strasser.

**AUG. 19.**
No Attachments filed this day.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

## Manhattan.

AUG. 14, 15, 17, 18, 19, 20.

Marescu Aguella. 44th st, 303 W.. E Esposito. Fixtures. ..... 193.00
Milkman, Solomon. 14th st, 32 W, & 13th st, 31 W..Saml W Steel. Ls, &c, & party first to pay $1,000 for fixtures .....20,250.00

## Bronx.

AUG. 14, 15, 17, 18, 19, 20.

Kermit Realty Co. Beck st, sec Tiffany, —x—..Ideal Sanitary Safe Co. Sanitary Garbage Safes.....37.00 or 55.50

## Brooklyn.

AUG. 13, 14, 15, 17, 18, 19.

Brown, W R. 7th av, nr 49th..Wm Kerby & Sherman National Bank of New York .....(R) 327.00
Emonon Bldg Corpn. 80th st, nr 13 av..Colonial Mantel & Refrigerator Co. Consols. ..... 139.00
Grisler, Jos & Louis. E 39th st, s Linden av..Chas Winkel. Plumbing & Gas Fitting. ..... 610.00
Highlawn Constn Co. Av S & W 8th st—Wm Kerby .....(S) 835.00
Provident Associates. Nwc Av P & E 13th st..Popkin Gas Fixture Co. Gas Fixtures, &c. ..... 215.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

## Manhattan.

**AUG. 19**
AUDUBON AV, swc 191st, 90.2x100; Rockland Realty Co loans Tralow Realty Corpn to erect two 5-sty tenements; 12 payments.....50,000.00

**AUG. 20.**
37TH ST, ss, 175 e 10 av, 125x98.9; N Y Mtg & Security Co loans Elise T Underhill to erect a —sty bldg; — payments .....240,000.00
WEST END AV, swc 78th, 83.2x68x irreg; Metropolitan Life Ins Co loans 78th St & West End Av Co, Inc to erect a 12-sty apartment; 11 payments .....300,000.00

**AUG. 21.**
35TH ST, ns, 393.5 e 6 av, 56.7x98.9; City Mtg Co loans 35 W 35th St Corpn to erect a 12-sty apartment; 11 payments. .....190,000.00

## Bronx.

**AUG. 14.**
UNIVERSITY AV, sec Burnside av, 328.8x193.1; City Mtg Co loans University Bldg Co, Inc, to build six 5-sty apartments; 11 payments.....185,000.00

**AUG. 15.**
165TH ST, ss, block front bet Sherman & Grant avs, —x—; Realty Operating Co loans Kovacs Constn Co to erect four 5-sty apartments; — payments..27,000.00

*Building Loan Contracts—Bronx—Continued.*

LOTS 1 & 16, map of Allen Estate, 24th ward; The Lomel Bldg & Loan Assn of Mott Haven loans Pasquale Rosato to erect a — sty frame dwelling; 2 payments ..... 1,375.00

## ORDERS.

### Brooklyn.

**ANG. 13.**

E 57TH ST, es, — s Av K, 80x100; Dinnerstein Bldg Co on U S Title Guar Co to pay M & S Sayedoff ..... 45.00

**AUG. 17.**

E 14TH ST, es, 300 n Av X, 100x100; Cee Gold Constn Co on Home Title Ins Co to pay Colonial Lumber Co..... 1,500.00

CHURCH AV, ns, 80 e New York av, —x ; Jos Grisler on Leon Pasheov to pay Chas Winkel ..... 145.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

| | | |
|---|---|---|
| **A--** | Signifies, | Auxiliary Fire Appliance. (Sprinklers, etc.) |
| **B--** | " | Fire Escape. |
| **C--** | " | Fireproofing and Structural Alteration. |
| **D--** | " | Fire Alarm and Electrical Installation. |
| **E--** | " | Obstruction of Exit. |
| **F--** | " | Exit and Exit Sign. |
| **G--** | " | Fireproof Receptacles and Rubbish. |
| **H--** | " | No Smoking. |
| **I--** | " | Diagrams on Program and Miscellaneous. |
| **J--** | " | Discontnnue use of premises. |
| **K--** | " | Volatile, Inflammable Oil and Explosive. |
| **L--** | " | Certificates and Miscellaneous. |
| **M--** | " | Dangerous condition of heating or power plant. |
| **O--** | " | Discontinue use of Oil Lamps. |
| **DR--** | " | Fire Drills |
| **SS--** | " | Standpipes and Sprinklers. |

Week ending August 15.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Barclay st, 73—Favor, Ruhl & Co.....H-G-O-K
Barclay st, 97-101—W Burton & Co, Inc....H-A
Beaver st, 1—G W Faber, Inc.....B
Bond st, 30 Owner .....SS
Broad st, 101—Heyer Bros.....A-G-L
Broome st, 1—Geo H Riley.....H-A
Canal st, 411-15—Powells .....L
Chambers st, 158 -Wm J Lachner....H-A-C-G
Church st, 96—Co-operative Photo Eng Co. G-A-C
City Hall pl, 32—Max J Foss.....L
Cooper sq, 14—Berish Abrahams & Son....D-A
Cooper sq, 40—Amer Sea Grass Co.....H-A
Crosby st, 54—F H Mitchell.....H-A
Crosby st, 57—Crosby Packing Box Co..H-G-A-L
Dey st, 78—O C & K R Wilson.....H-G-C
Duane st, 2-8—Star Co.....H-C-G
East Houston st, 512—Benjamin Anker.G-E-A-L
Frankfort st, 31—Robert Klaiber.....H-A
Front st, 125-7—Lanman & Kemp.....D-C
Front st, 281—Michael Stramiello.....A
Grand st, 76—Herman Cohen.....H-G-A-L
Great Jones st, 53—Rosenthal & Cohen..H-A-C
Greene st, 223—O'Brien & Mosher.....H-G-E
Greenwich st, 613 -Theo C Wood.....L
Greenwich st, 703—Benj F Quakinbush..H-A-G-L
Howard st, 1—J Richman.....L-E-A-G-H
John st, 99—Ledoux & Co, Inc.....A
Lafayette st, 157—William Ryan.....H-L-A
Lafayette st, 216—West Side Packing Box Co. H-L-E-A-G
Lafayette st, 254—Wheatfield Packing Box Co. H-G-L-E-A
Lafayette st, 302-10—Baker, Weiss Packing Box Co. .....L-E-A-G
Lafayette st, 415—Morris Gershowitz...H-L-E-A
Maiden la, 41-3—Louis H Gura & Co.....H-L
Mercer st, 81—T Anderson & Co.....L-E-H-A
Mercer st, 132—Martin Ryan.....H-A
Mercer st, 151—Agush & Kaplan.....L-E-A-H
Mulberry st, 315—Mulberry Packing Box Co. G-E-A-L
Murray st, 9-15—Chemical Eng Co.....G-A
Pearl st, 348—T A Slocum Co.....H-A
Peck slip, 1—J A Eckert.....H-A-C
Piers 48, 49-50, 51 & 52, N R—Southern Pacific Steamship Co .....SS
Prince st, 125—Jacob Franks' Sons & Co...H-A
Prince st, 138—Young Hat Co.....C-L-G
Roosevelt st, 127—Est Geo Wardenburg.....B
South st, 199—Bernard Brunjes.....E-A-C-D-B
Thomas st, 58—Feldman Packing Box Co.H-A-G
Walker st, 7 George Kidney.....H-A-E
Warren st, 10—F A Baker & Co.....H-A
Warren st, 56—R E Rodriguez.....H-A
Washington st, 694—H S Horton & Co....H-A
Water st, 39-41—Baker, Carver & Morrell..H-A
Water st, 135-9—Lanman & Kemp.....D-G-C
Water st, 235—Androvette & Townsend.....H-A
Water st, 240—F Bredt & Co.....A-G-H
Water st, 248—F Bredt & Co.....H
West Houston st, 68—Rosenheim Packing Box Co. .....H-L-E-A
William st, 163—A R Haeuser & Co.....L-A-G
William st, 165-7—Farmer-Zehr Eng Co....C-A
Wooster st, 220—Epstein & Warshacsky, Inc..O

*Numbered Streets.*

3d st, 125-29 W—George Kidney.....H-E-A-L
3d st, 414 E—Epstein & Jacoby.....H-G-E-L
5th st, 321-23 E—Police Department..H-A-D-G
8th st, 10 E—Phohn & Co.....A-H
8th st, 417 E—James H Fitzgerald...H-G-E-A-L
9th st, 738-40 E—Ellis Goluberg.....H-G-E-A-L
11th st, 525-7 E—Gore Bros.....L-A
14th st, 12-16 E—Arthur L Brouse.....G
14th st, 12-16 E—Park Candies & Lunch Rm..C
16th st, 43-7 W—Bias Binding Co.....H-A
17th st, 448 W—James Sulivan.....H-G-E-A-L
18th st, 154-8 W—Chas Hellmuth.....G-C
18th st, 509-11 E—Chas Hvass & Co....A-H-G
19th st, 106 E—Fuel Engineering Co of N Y.H-A
19th st, 614-26 E—E E Smith Contg Co....A-H
21st st, 518-20 W—Finkelstein & Jacoby. A-L-E-G-H
22d st, 26 E—Herz & Co.....C
22d st, 126 W—Fishel & Co.....C-L
22d st, 160 E—Adolph Rauch.....H-G-A
23d st, 304-10 E—Leach & Downer.....G
23d st, 304-10 E—Brooks Bros.....G
23d st, 304-10 E—Quadri Color Co.....G
23d st, 304-10 E—Dove, Harriss Woodworth Co. .....G
23d st, 304-10 E—Williams Silk Mfg Co.....G
23d st, 304-10 E—E W Bliss Bldg Co.....C
23d st, 338-46 E—Cavalry Church Corp, C-E-F-D-B
23d st, 344-46 E—Sykes & Seidman.....G-C-L
23d st, 360 W—Robert E Mackay Co....H-A-G
24th st, 23 W—Harriet L H Brainerd.....C
29th st, 50 W—Chas Warn.....G
29th st, 134-40 W—Abraham Margolin.....G
29th st, 134-40 W—R Schwartz & Co.....G
29th st, 134-40 W—B Leibowitz & Co.....G
29th st, 134-40 W—Knickerbocker Pleating Co. .....G
29th st, 134-40 W—Philip Baruch.....G
29th st, 134-40 W—Anna Schwartz.....G
29th st, 163 W—Nicholas Montfort.....G
29th st, 163 W—Century Paper Box Co.....G
29th st, 163 W—Wm Feldman.....G
29th st, 163 W—Samuel Ganz.....G
30th st, 151 W—C A Vanderbilt.....L
32d st, 161 E—Joseph E Watson.....C
37th st, 232-34 E—Jas P McHugh & Son.....C
40th st, 451 W—Hamlin Impervia Co, Inc..A-G
42d st, 508 W—Peerless Chemical Co.....H-A
55th st, 154 E—Wm Haussler, Inc.....G
59th st, 317-19 W—Mutual Auto Exchange. H-A-D-G
64th st, 249-51 W—Motor Taximeter Cab Co. L-C
73d st, 182 E—Premier Auto Repair Co..D-G-H
73d st, 182 E—Jno J Bailey.....D-G-H
80th st, 248 W—John J Kerwin & Co.H-A-D-G-L
122d st, 402 E—Elin Clemente.....H-A
122d st, ft of E—Oscar Daniels Co.....H-G-A
123d st, 424 E—A Finkenbergs & Sons...L-G-C
129th st, 611 W—Sinclair & Valentine Co.H-A-D
130th st, 19 E—Miss Isabelle Diddell.....G
208th st & Harlem River—Jacob Lunde.....K

*Named Avenues.*

Audubon av, 269—Nathan Goden.....A-H-G
Av D, 155-63—Ammann Mfg & Const Co, Inc. H-G
Bowery, 228—Benj Harris Co.....L
Broadway, 535—Liberty Doll Co.....C-G-K
Broadway, 1926—A Greenfield.....H-A-G-K
Broadway, 3591—Jacob Ellman.....A-G-O
Lexington av, 1712—M Sesholtz.....A-C-D-G
West Broadway, 395-97—Thomas Anderson H-L-E-A
West Broadway, 422—Emerman & Baumoehl Co. .....G-A
West Broadway, 541-47½Mary V Kealey. H-G-L-E-A

*Numbered Avenues.*

5th av, 516—Mrs Irene Kann.....G
5th av, 516—Peggy Hoyt.....G
5th av, 516 Lydia K Wheelock.....G
5th av, 516—Frank M Prestwick.....G
5th av, 516—Natalie, Inc.....G
5th av, 516—Maison Maurice.....G
7th av, 149—Ever-ready Box Co.....H-G-E-F
7th av, 1919—Wm B Riker & Son Co.....A

### BRONX ORDERS SERVED.

*Numbered Streets.*

133d st, 257-63 E—Senarine Ware Co....C-G-L
137th st & Mott Haven Canal—H W Bell Co.H-A

*Named Avenues.*

Courtlandt av, 526—D Derowich.....H-A-G
Hunts Point av, 810—John G Borgstede..C-G-L
Union av, 691—Joseph Hovowitz.....H-A-G

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Adelphi st, 280—James Brennan.....A-G
Berriman st, 112—G C Bonnard.....H-A-G
Bowne st, 20—J H Williams & Co.....A
Bowne st, 46-62—Jase Torres.....A
Carroll st, 25-27—Francis Romeo.....C
Commercial st, 89-97—Gleason-Tiebout Glass Co. .....C-M
Congress st, 74-76—Knauer & Jackers.....A
Congress st, 94—Isaac W Rushmore.....A-C
Cornelia st, 233—Wm Bonnevitz.....H-A-G-O
Court st, 528—A Martin.....H-A-D
Diamond st, 193-95—Standard Fireproof Co...C
Dupont st, 208 City Dye Works.....L
Eckford st, 92—Louis Foster.....G-A
Front st, 112—John Bowie.....C
Front st, 112—Monarch Valve Co.....G
Fulton st, 447—Sarah A Dougherty & Anna L Keenan .....C
Fulton st, 1092—Otto Schmidt.....H-A
Grand st, 229-35—Joseph Lustig.....G
Grand st, 229-35—John J Gorman's Sons.....G
Hanson pl, 80—Elizabeth L Barnett.....C-M
Herkimer st, 126—Mrs Wm A Pothier.....A
Hewes st, 407-11—Meyer Hulgen Co.....D
India st, 229—M Spero.....H-A-G
Irving st, ft of (Storehouses Nos 140, 141, 142 & 145)—The New York Dock Co.....C
Leonard st, 191—St Mary's Catholic Church.A-C
Leonard st, 559—Harry R Jones.....A-M-D
Love la, 51 -John Heichel.....H-A-G-D
Maple st, 126—G F Huntington.....D-H-G-A
Milton st, 30-40—American Mfg Co.....A
Nevins st, 173 -Johan W Johnson.....A
Pacific st, 772-76 -Wm H Rich & Son.....C
Pacific st, 1152—Wm H May.....B
Prospect st, 162-64 (rear)—Richard Schmitt..C
Sackett st, 44-46—Frank Auditore.....H-A
Schaeffer st, 245—Wm F Dietz.....A-G
Schermerhorn st, 62—Hossack Bros.....A
Schermerhorn st, 101—Soc Prevention Cruelty to Children .....C
Sheridan's Wk, nr Surf av—J J McCullough..A
Smith st, 388-94—Pride of the Kitchen Soap Co. .....C
State st, 216—Louis C Brooks.....L-G-D-A-C
Stockton st, 140-4 (rear)—Samuel Wener & Louis Rabiner .....C
Walton st, 1-3—Carl H Pearson.....M
West st, 43-57, 59-73 & 62-64—American Mfg Co. .....A
Willoughby st, 91—N Y & N J Tel Co.....C

*Numbered Streets.*

1st st, 34 S—S Monday & Son.....A-G
6th st, 188-200—Geo Carrizo & Co.....C
6th st, 281-87 No—Edward L Diamond.....M
8th st, 125-37—Royal Metal Furniture Co....M
8th st, 131-33 S—E L Extension Table Co..A-G
9th st, 284A—Mary E Skelly.....C
19th st, 183 Bay—E H Hurlbert.....O
19th st, 1202 E—A W Middleton.....H-A-G-M
20th st, 58-66—Spencer F Shotter.....M
74th st, 1504—Adam Thiel.....H-A-G-O

*Named Avenues.*

Albany av, 64—James V Schenck.....K
Av G, 1427—L G Andrews.....H-A-G
Av K, 2822—David A Kerr.....G-A
Av M, 2108—E M Stone.....H-A-G
Bedford av, 1295-7—C T Silver Motor Car Co, Inc .....A-G
Brighton Beach—Brighton Beach Dev Co.H-A-G
Broadway, 640-44—Wm L Andrews.....C
Broadway, 658-660—Italo De Palma & David Hoskwith .....F-D
Broadway, 658-60—Jacob Hoskwith.....E
Bushwick av, 1662-68—Dellamorte & Incera..A
DeKalb av, 20—Fulton Wall Paper Co.....A
DeKalb av, 123—A E Vandergaw.....K
DeKalb av, 358—D Kriesberg.....H-A
DeKalb av, 362-78—Julius Grossman.....A
DeKalb av, 775—Jos P Loesburg.....F
Driggs av, 602-24—Smith & Loughlin Co.....C
Flushing av, 739-43—Morris Evens.....A
Franklin av, 895-901—Maolin Laundry Co....A
Glenmore av, 245—Shapiro & Aronson.....A
Greenpoint av, 114-16—India Mfg Co.....M-C
Hamilton av, 68—Lillian P Mendenhall.....M
Hamilton av, 80—Tod A Cioffi.....A-G-F
Harrison av, 161—Solomon Leibowitz.....G
Kent av, 81—Parkinson Coke & Coal Co....H-G
Kent av, 689-91—Trow Directory Printing & Bookbinding Co. .....C-A
Lexington av, 20-22—James Parson & Co, Inc..C
Lexington av, 51-53—John M Kneuper.....C
Lexington av, 100-2—Albert J Doweswell.....M
Metropolitan av, 109—Richard Schnibbe.....L
Myrtle av, 829—James Keenan & Son.....C
Nassau av, 51—N Y Telephone Co.....C
Neck rd, 18—Geo Sterling.....H-A-G
Nostrand av, 448—Alphonse & Eloi Gariepy..B
Pitkin av, 2146—S Schlossman.....D-A
Railroad av, 244—C J Hyde, M.D.....H-A-G-O
Rockaway av, 88-96—National Mfg Co.....C
St Marks av, 116—A T Hoagland.....A-G-C
Schenck av, 1—E B Warren.....A-G
Stone av, 385-89—Jas A Sheppard & Son.....C
Sumner av, 397-99—Bklyn Shield & Rubber Co. .....C
Sutter av, 971—Philip Gordon.....A-K
Tompkins av, 98—Isidor Bock.....C
Union av, 154—Abraham Goldberg.....H-A
Wyckoff av, 297—Wex & Tretokoff.....A-H-G

*Numbered Avenues.*

3d av, 719 -Wm F Wolter.....D-A-G
3d av, 923-29—Robt Graves Co.....M
3d av, 4708—Bay Ridge Printing & Publishing Co. .....C-M
3d av, 4812—S Schuman.....A
4th av, 608—Samaritan Hospital.....D
5th av, 442-44—Michaels Bros.....C
5th av, 3919—Joseph Albert.....H-A
14th av, 4312—Samuel Greenholz .....B
18th av, 8518—Julius Levine.....H-A

### QUEENS ORDERS SERVED.

*Named Streets.*

Amity st, 341 (Flushing)—Le Roy Longendyke .....H-A-G
Birch st, 1 (Corona)—S C Andrews.....H-A-G
Drew pl, 15 (Union Course)—L A K Hoffman. H-A-G
Main st, 105 (Flushing)—John Geddes.....A
Mills st, 57-73 (L I City)—Borgia Bros Co....G
Mills st, 57-73 (L I City—Voska, Foelsch & Sidle, Inc. .....G
Mills st, 57-73 (L I City)—Est Ellen Tompkins. .....C-M
Spruce st, 336 (Richmond Hill)—Martin A Meyer .....A-G
Spruce st, 445 (Richmond Hill)—J W Nassauer .....A-H

*Numbered Streets.*

3d st, Bay (E Elmhurst)—V Verratti....H-A-G

*Named Avenues.*

Boulevard, 1029-41 (L I City)—G Brown & Co. .....M
Central av, 92 (Corona)—David Wechsler.H-A-G
Congress av (Flushing)—Gaumont Co...G-C-L
Corona av, 171 (Corona)—C R Varrone..H-A-G
Drew av, 61 (Union Course)—Fred Tiedge.H-A-G
Drew av, s e c Grand st (Union Course)—Peter Soehl .....H-A-G
Jamaica av, 1184A—Schlossman Bros...D-H-A
Myrtle av, 7 (Jamaica)—Geo L Hobart..H-A-G
Shaw av, 171 (Woodhaven)—Henry Stoesser H-A-G
Webster av, 390 (rear)—L I City—Chas R Hughes .....C-M

*Numbered Avenues.*

8th av, 50 S (Rockaway Pk)—Jno R Hays. H-A-G
8th av, 34 S (Rockaway Pk)—Jno W Sinsel. H-A-G

### RICHMOND ORDERS SERVED.

*Named Streets.*

Bank st, New Brighton—Herbert Crabtree. H-A-G

# BUILDING MANAGEMENT

## THE CARE OF TANKS FOR LOFT BUILDINGS

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

ALMOST everyone knows, in a general way, that water storage tanks of some variety are a necessity and are included as an essential part of the equipment of all buildings over a certain height and of certain types, in this city. Not until one rises to an altitude greater than that of the surrounding buildings in the business sections of the city, however, and looks down upon the roofs of the buildings within view, is it realized how numerous are these tanks and what a great diversity there is in construction and size.

Roof tanks are of two distinct types, those for the storage of water used for general house supply, fire lines, and in factories, for the supply of water used for manufacturing purposes, and those, fewer in number, and less conspicuous to the observer, but which hold the water supply for the automatic sprinkler systems. The latter types are quite different in form, and are seldom exposed to view as are the first-mentioned.

### Code Provisions.

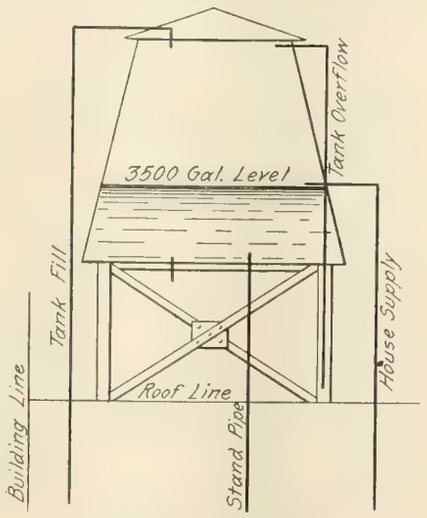
Without giving definite particulars the building code of the City of New York allows the tank question to rest almost entirely in the judgment of the architect and owner, particularly in regard to its necessity, and permits much latitude as to the kind of tank to be used. The code states as follows: "When water pressure is not sufficient to supply freely and continuously all fixtures, a house supply tank must be provided of sufficient size to afford an ample supply of water to all fixtures at all times. Such tanks must be supplied from the pressure or by power pumps, as may be necessary; when from pressure, ball cocks must be provided. House tanks must be metal covered, so as to exclude dust and so located as to prevent contamination by gas and odors from plumbing fixtures. House tanks must be of wood or iron or of wood lined with tin and polished copper. House tanks must be supported on iron beams."

The house tank is usually built of wood, although recently many of steel have been erected where greater capacity is desired, and it has not been convenient or practicable to build two or more wood tanks. Steel tanks have no distinct advantages over those of wood other than the fact of their greater storage capacity, and are often a cause of constant trouble to the building manager on account of the likelihood of their scaling on the inside, and unless carefully watched and frequently painted, are apt to rust on the outside. A small rust spot neglected is sure to cause a troublesome leak in time.

The observer notices two things in particular in connection with house tanks. The first is that they are nearly always cylindrical in form and sometimes tapering toward the top. The reason for this is simple. They are built in this form to equalize the pressure at all points. Square tanks are used sometimes when only small capacity is required, but the greater pressure on the corners or angles of entry often causes leaks.

### Fire Regulations.

The second noticeable feature of house tanks is that they are elevated at varying heights above the roofs of the buildings they serve. This is a requirement of the Fire Department, which states that the tank shall be so elevated as to provide a twenty-foot head of water on the highest




HOUSE TANK CONNECTIONS.

fire line outlet. This means that there must be at least twenty feet between the highest outlet in the fire line and the bottom of the tank.

Another absolute requirement of the Fire Department is that there shall be a reserve at all times of 3,500 gallons of water in the house tank as a supply to the fire lines and the house supply outlet must be placed above this 3,500-gallon level, unless a separate one is provided to supply fire lines.

Wood tanks are quite satisfactory for general purposes and should ordinarily last for many years. In the majority of cases leakage comes from the fact that the tank has been built and erected in its place on the roof of a new building before the water is turned on in the supply pipe, with the result that it is not filled for some days. When this happens, particularly during the warmer months of the year, the staves shrink and oftimes warp as they contract and no amount of water or caulking will make them absolutely water tight. Tanks of wood should never be built and erected until the piping in the building is ready to receive the water supply and until the tank can be filled soon after it is in place. Where this is done there should be very little trouble caused by leakage, thus saving the consequent loss of pump power as well as the saving of water charges.

### Use of Valves.

Buildings can ordinarily be supplied with water from street pressure up to a height of from the fourth to seventh floors, according to the location of the building. It is considered good engineering practice to put a valve on each water riser at the possible level of street pressure. It is well to valve two or three floors to allow for a fluctuation in street pressure. These valves are usually placed on the fourth, fifth and sixth floors. When any one of these lines of valves is closed by cross connecting the supply line from the street, the lower part of the building can be supplied with water from street pressure. This procedure effects a saving of nearly fifty per cent. of the pumping expense in the average twelve-story building.

House tanks should always be equipped with a tell-tale from tank to engine room in connection with the automatic pump switch. This allows the engineer to know at all times the exact level of the water in his tank as well as informing him of possible trouble with the pumping plant. The pump may not be operating perfectly, the float switch shutting off the pump may be out of order and the water overflowing onto the roof, or a fuse may have blown out. This device is an insurance against a waste of pumping power as well as a waste of water.

### Sprinkler System Tanks.

Tanks for automatic sprinkler system supply are constructed of riveted steel or iron plates and are much stronger than the ordinary house tank. They must be built to withstand a constant working pressure of seventy-five pounds to the square inch, as this is the pressure that the Fire Prevention Bureau requires to be maintained at all times. When manufactured they are usually tested to a hydrostatic pressure of from 100 to 150 pounds to the square inch, according to the capacity of the tanks, the requirements of the system and the number of sprinkler heads they are designed to serve. These tanks are cylindrical in form and are placed horizontally, usually in the upper floor of the building they serve or in a pent house on the roof.

Sprinkler tanks must be kept from freezing. This is important, and is usually accomplished by the installation of a steam coil in the tank house on the roof and an additional coil within the tank. Precautions against freezing in a house tank are not important, in view of the fact that they are usually much deeper than a sprinkler tank, and should they freeze there would always be enough free water for all ordinary purposes.

### Deposits in the Water.

The very frequent source of annoyance, expense and loss of efficiency, in connection with roof tanks is caused by deposits in the water settling to the bottom causing stoppages. It has been found desirable in many instances to filter the water as it enters the building and before it is pumped up to the house tank. This applies particularly to apartment houses, small loft buildings, and other structures equipped with only one house tank. Where two or more tanks are used they are invariably cross connected so that one may be used while the other is being cleaned or repaired and refilled.

Building managers or superintendents will save money in the long run by having their tanks, both wood and steel, frequently painted. On the wood the paint acts as a preservative and prevents steel tanks from rusting. The painting expense is less than the cost of water wasted through leakage less the annoyance caused by it.

### Advantage in Specialization.

A real estate broker should not accept a listing of property which is outside the field wherein he is able to render service to the owner.

The more this rule is practised by brokers, the more high-class successful experts will be developed. The more concentrated attention a broker gives to one field of activity, the better the service he will furnish his clients and the more will the efficiency of his specialized service stand out from the delayed and scattered deals of the Jack-of-all-lines, says the National Real Estate Journal.

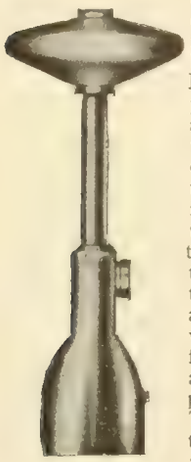
Furthermore, co-operation of most profitable nature will appear from brokers who specialize in other sections or lines, who appreciate the professional and monetary value of specialization and will always refer business to those who have demonstrated their ability to serve, rather than to those who fritter away their energy upon a little of this and a little of that, but nothing in particular.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

### Heating Generator.

MUCH attention is being given now-a-days to the subject of obtaining greater efficiency in heating. Many devices and systems are being introduced, some of the more meritorious of them having been described briefly from time to time in this department of the Record & Guide. Now comes one of an entirely different character made by the Honeywell Heating Specialty Company of Wabash, Indiana. This device attaches to the boiler's expansion pipe and through it the expanding water must pass to the tank. In doing so the water forces a quantity of mercury up in two tubes, twenty-one and a half inches high, which seal the system from the atmosphere and safely generate a pressure of ten pounds. This generator causes the water to circulate remarkably fast, which results in speedy change of water over the heated boiler plates resulting in greater absorption of heat units and a greater conservation of the heat of the water itself. It is claimed that these heat generators have been used in many cases to cure defective heating installations.



### A Positive Acting Door Check.

WHEN a door check is needed at all it must be dependable. A system employed in the Norton Door Check Company's product seems to give grounds for the manufacturer's claim that it is remarkably long-lived, even under the most strenuous use. The fact that



the rack and pin principle of control is employed in addition to air pressure would seem to give assurance that the device is not only easy in operation, but possesses unusual powers of endurance. The cut shows the position of the rack and pin, and indicates the passage of air through the control chambers. In this check the swing of the door is taken care of mechanically, while the check is provided by air alone.

### A New Gas Light.

INFORMATION has leaked out to the gas light trade, according to the American Gas Light Journal, to the effect that the Welsbach Co. has developed a new type of lamp by which operating costs are practically cut in two. It is claimed that this light parallels the development of the nitrogen-filled tungsten lamp in the electric field. In addition the necessity for the use of cylinders is avoided and the new type of burner requires attention and adjustment only at infrequent intervals.

It is noiseless and non-carbonizing, inexpensive and simple of construction; may be applied in fixture design with almost the same flexibility as the electric incandescent lamp, and fixture discoloration is eliminated. The new lamp operates on novel principles in that the kinetic energy of the gas is fully utilized to secure uniformity of mixture, which is accomplished by providing scientifically designed stream-lines for the gases. This development is the culmination of three years' research in connection with the behavior of gases in the Bunsen burner, and it is said to be the first exhaustive work ever done in this direction.

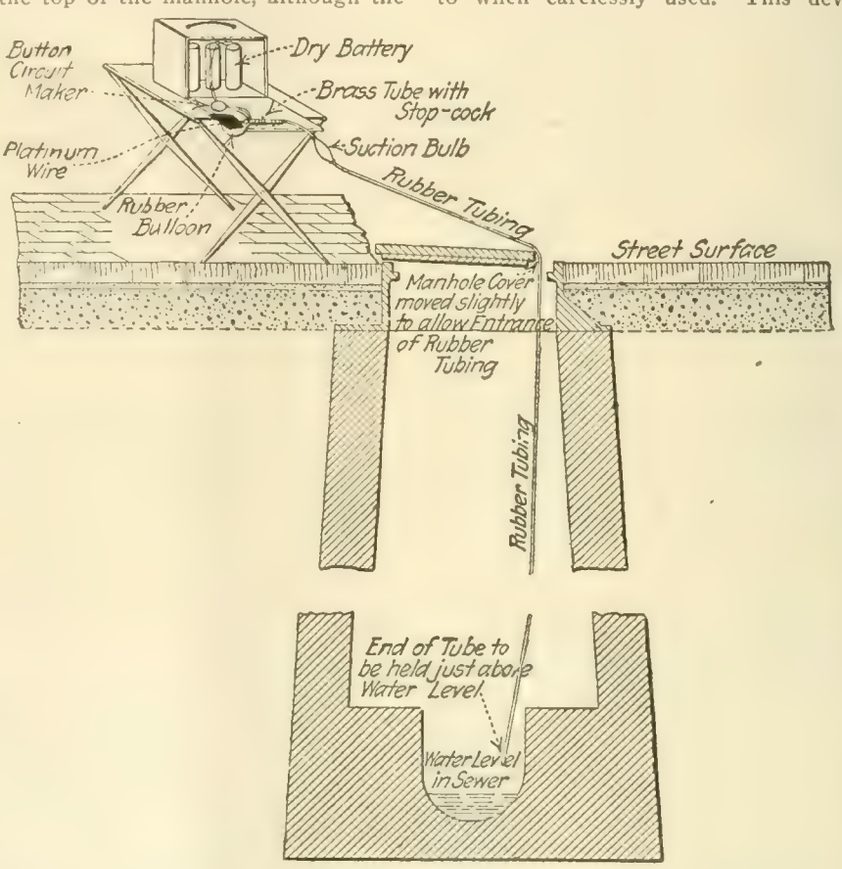
The importance of the principle discovered is illustrated by an experiment upon the existing burner, which by mere chance happened to approach quite closely to the design found to be scientifically correct. The alteration of one or two apparently insignificant features increased the efficiency over 70 per cent. and rendered the cylinder superfluous. The necessity for extreme care in design lies in the fact that gases highly expanded and heated are greatly affected by conditions of almost infinitesimal nature.

Lamps constructed upon these principles have been in operation under service conditions 24 hours a day for a period of over one year. During this time they have been subjected to extreme changes in gas pressure and quality, and it has been found impossible to carbonize the mantle or to make the lamp flash back, and though the lamps have never been turned off, even for cleaning, there is no observable depreciation in candle power, and the mantles are all intact.

Officials of the Welsbach Company regard this as the most revolutionary development in gas lighting since the time of Welsbach. This kinetic type of burner will be placed on the market in the medium sizes within a short time and will later be developed in units ranging from 100 to 1,200 candle power.

### Discovering Explosive Sewer Gas.

GASOLINE and other explosive vapors in sewer gas may be easily detected by the employment of a simple apparatus described in the Engineering News by Professor A. L. Dean, of Yale University. Professor Dean has proven that an explosive mixture may be made of one part of gasoline to 15,000 parts of air volume; or one gallon of gasoline to 2,000 cubic feet of air. This shows how small an amount of gasoline in a sewer may cause serious damage if ignited. The apparatus shown in the illustration may be employed to detect gasoline vapor, which is heavier than air. Lighter illuminating gas may be detected by odor at the top of the manhole, although the

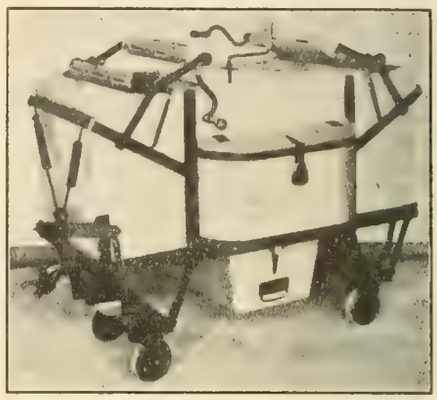



apparatus will show if there is enough to form an explosive mixture. The apparatus may be made in this way so that the manager of an apartment house or other building may employ it to make a test whenever he desires if he thinks his property is in danger from a nearby garage emptying gasoline into sewers.

A long rubber tube is let down into a manhole or sidewalk vent after sounding for depth to find the length of tube necessary to reach nearly the surface of the stream. The bulb is worked until both the rubber tube and bulb are filled with sewer air. Then a small collapsed rubber toy balloon is slipped over the firing end of the short piece of brass tubing to which the long rubber section is attached. Projecting from the brass tube into the balloon are the ends of two isolated wires from the dry battery cells, the wire ends being connected by a fine platinum wire. When the balloon is well filled with sewer air by pumping with the bulb, the stop cock in the brass tube is shut, to prevent back-firing and the electric circuit is closed by pressing a button. The heated platinum wire explodes the balloon if the sewer air is of an explosive mixture.

### Scrub Bucket On Rollers.

AMONG the many novelties being introduced in the world of building maintenance perhaps none is more worthy of note than that of the Lawler compartment mopping tanks shown in



the illustration and being introduced by S. C. Lawler & Co., of Chicago. This bucket is made of enameled iron so as to be sightly, but its special novelty is that it is on wheels and has perforated steel tubular rolls that make them almost everlasting and proof against the damage that rubber rolls are subjected to when carelessly used. This device passes silently over floors and permits the sousing water and clean rinsing water to be constantly within the operator's reach so that there is made possible a great saving of the scrubber's time in running back and forth from the point he is scrubbing to the buckets and wringers.

# CURRENT BUILDING OPERATIONS

## West 36th Street the Scene of Another Large Building Operation—A Thoroughfare With a Varied List of Occupants

PROBABLY no better way to realize the far-reaching effect of the recent uptown movement can be obtained than by walking through 36th street, between Fifth and Sixth avenues, for in this block almost every kind of business can be found, both wholesale and retail. Nor is this block an isolated example, as in several other of the blocks in the section like conditions can be found.

Not so long ago the block was entirely devoted to residences, and then, when business commenced to move uptown, there was a gradual transition to boarding houses, which were subsequently supplanted by retail concerns, such as dressmakers and milliners, who occupied the parlor floors which were altered by a store front, the upper portion of the buildings being devoted either to work rooms or let for living purposes.

### Improvements Necessary.

Realty values, however, were so high that this class of occupancy quickly became unprofitable, and owners were forced to sell or improve their holdings. Builders invaded the section and assembled plots for improvement, until to-day there are in the block five twelve-story loft buildings, one eleven-story, one nine-story, one eight-story, and two six-story buildings, in addition to the old buildings still remaining.

The latest operation now in course of construction in West 36th street is the new twelve-story store and loft building at 63 and 65, owned by the No. 63 West Thirty-sixth Street Company. The plans for the structure were prepared by Rouse & Goldstone, architects, of 40 West 32d street, and were recently approved by the Building Department, Board of Fire Underwriters and the Labor Bureau.

### Centrally Located.

The property is located in the heart of the wholesale and retail district, midway between Herald Square and Fifth avenue, and is within a few minutes' walk of the Sixth avenue elevated railroad and surface lines. The building will be equipped with two passenger elevators having a speed of 350 feet a minute and one freight elevator having a speed of 250 feet a minute. The latter elevator is provided with a separate shipping entrance.

The building will be completely equipped with a modern and approved sprinkler system, the best type of heating plant and two fireproof stairs, one of which is a smokeproof fire tower. The basement covers the full lot and has a portion of the sidewalk vaulted to furnish additional light and space. Each of the upper lofts has six toilets. The light is unusual, the building having windows on four sides on each of the upper eight floors. A. L. Mordecai & Son, 30 East 42d street, are the agents for the property.

### Variety of Tenants.

To give an idea of the variety of tenants in this block, the following partial list has been compiled: At 53-57 West 36th street the store and basement is occupied by the Abercombie-Fitch Company, sporting goods, while the upper floors are occupied by four suit and coat firms, two dress and waist concerns and one novelty house. At 35-39 the stores are tenanted by D. A. Skinnell Company, silversmiths, and E. O'Donovan & Company, importers. The rest of the building shelters concerns dealing in furs, wall paper, human hair goods, embroideries, ostrich feathers, brushes, ladies' underwear, ladies' tailor, employment agency, dresses, waists, costumes, and dolls and accessories.

Other buildings in the block, in addition to some of the foregoing, are tenant firms dealing in jewelry, electroliers and shades, ladies' hats, musical instruments, music publishers, rugs, beads, corsets, furniture, infants' wear, watches, credit reports, buttons and plumbing fixtures.

There are thirteen restaurants in this block, which in itself indicates the large number of people employed with the various concerns. With the exception of the older established houses, the restaurants depend largely upon the immediate neighborhood for their patronage, and the lunch hour is their busiest time. Eight of these restaurants are located in the north side of the street.



Rouse & Goldstone, Architects.
63-65 WEST 36TH STREET.

### THE WESTERN UNION BUILDING

The walls of the Western Union Building, at Broadway and Dey street, will soon be level with the ground. This was the first of the large office buildings to be erected. George B. Post was its architect, Smith & Rogers its builders. It was built in 1873-5, ten and a half stories high, of solid masonry construction, and for years was one of the architectural lions of the city.

A twenty-eight story building of steel-frame construction is being erected to take its place. The Woodbury Granite Company has the contract for furnishing the entire white granite facade, through Marc Eidlitz & Son, general contractors, and William Welles Bosworth, architect. The estimate of cost given when the plans were filed, in August, 1912, was $4,000,000. The ground dimensions are 75.3x275.2 and 33x 75.5 at 193 to 199 Broadway and 2 to 18 Dey street and 170 Dey street. One section of the building has been completed.

An interesting development in connection with this building is the publication this week of the decision of the Appellate Division of the Supreme Court in the law suit for the possession of the store premises at 8 to 12 Dey street, which the telegraph company had leased to second parties. George O. Glendenning took a ten-year lease of the store in April of 1908 under the name of the Interborough Lunch Company. The lease contained a covenant by the lessee against assignment, letting or sub-letting any part of the premises without the company's written consent to any such transaction. A violation of this agreement would automatically make the lease void.

Some time after the lessee sold a half interest in the business to a Mr. O'Brien, and under a special agreement executed to the latter an irrevocable power of attorney to conduct the business and a special power of attorney to sell, assign or sublet any right which the lessee had in the lease on the premises.

The court holds that the agreement and powers of attorney amounted to an assignment of the lease and since they were not agreed to by the lessor, violated the covenant on assignments. It therefore ordered a ujdgment in favor of the Western Union.

The whole effect of the controversy is to emphasize the sternness with which the law upholds the terms of a lease upon real estate.

### Subway Contracts Awarded.

Edward E. McCall, chairman, and Travis H. Whitney, secretary of the Public Service Commisssion, have executed on behalf of the City of New York the contract for the construction of Section 1-A of Route Nos. 4 and 38, the Seventh avenue subway in Manhattan. The contract was awarded to the Rapid Transit Subway Construction Company, the lowest bidder, for $474,244. Section 1 of this subway covers the connection of the new Seventh avenue subway with the existing subway at the Battery.

In July the commission was enjoined by the Cheseborough Building Com-

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pany, owners of the Cheseborough Building in State street, which the company claimed would be injured by the construction of this section of the subway. A few days ago the application for an injunction was dismissed by the Supreme Court and the commission was free to proceed with the signing of the contract.

The chairman and secretary also executed the contract for station finish for certain stations in the Fourth avenue subway, Brooklyn, on the extension now being constructed between 43d and 86th streets. This contract was recently awarded to the Station Construction Company, for $251,133.72. There are six stations on the extension, namely, local stations at 45th street, 53d street, Bay Ridge avenue and 79th street, and express stations at 59th street and 86th street.

### New Long Beach Hotel.

The Lido Corporation, Henry R. Winthrop, president, has plans under way for the construction of one of the finest hotels along the Atlantic seaboard. The company some time ago bought a tract comprising about two hundred acres at Long Beach, L. I., which will be developed at a cost of nearly $2,000,000. Cross & Cross, architects, 10 East 47th street, have been retained to prepare plans and specifications for this project. The scheme as proposed will consist of a hotel, casino, cottage colony and bathing pavilion. The entire tract to be landscaped. An eighteen-hole golf course will be an added feature of this scheme. The hotel proper will contain about five hundred rooms. It is planned to start active work of construction during the coming autumn and have the buildings ready for occupancy next summer.

### New Building for Terminal Zone.

A new thirteen-story structure has been planned by Warren & Wetmore, architects, 16 East 47th street, for the New York Central to occupy the plot bounded by 45th and 46th streets, Lexington avenue and Depew place. The building will be of brick and limestone and in design will conform to the other structures in the zone. At the present time only four stories will be erected, the other stories to be added at some future time. The structure will contain an express office on the ground floor, with railroad mail service on the first floor, a post office and mail service on the second floor and lofts and offices on the top floor.

### Addition to Hoboken Hospital.

James Whalen, 1024 Garden street, Hoboken, N. J., has received the general contract for the construction of an addition to St. Mary's Hospital, in Hoboken. The addition will be of brick, three stories in height, and will adjoin the present structure at the corner of Willow avenue and Fourth street. The operation will call for an expenditure of $200,000. The plans and specifications for this addition were prepared by James Brite, architect, 18 East 41st street, New York City.

### Architect to Build Residence.

John Russell Pope, architect, 527 Fifth avenue, has purchased the property on the east side of Fifth avenue, 96th to 97th streets, and intends to erect two modern residences, one of which he will occupy. Preliminary sketches for these houses have been started, but full details of construction have not yet been decided upon. Complete details of the transaction will be found in another column.

### Loft Building for West New York.

The Filmore Realty Company, Henry Leer, secretary and treasurer, 632 Filmore place, West New York, New Jersey, has had plans prepared by Arthur E. Dore, Jr., 650 Bergenline avenue, for a brick loft building to be erected at 17th street and Filmore place. Estimates will be taken at once by the architect.

### New Apartment House at Flushing.

The Halleran Estate, 63 Broadway, Flushing, contemplates the erection of an apartment house here this fall. No plans have yet been prepared, and no further details have been decided.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

FLUSHING, L. I.—The Halleran Estate, 63 Broadway, Flushing, contemplates the erection of an apartment house here. No architect selected.

DOVER, N. J.—The town of Dover has decided to pledge $2,000 toward the support of a public library to be donated by Andrew Carnegie Corporation, 576 5th av, Manhattan. No architect selected.

NORWICH, N. Y.—Carl H. Hultzer, 223 North Broad st, contemplates the erection of a 2½-sty frame bungalow here. No architect selected.

NORWICH, N. Y.—John M. Forsythe, 178 South Broad st, contemplates the erection of a residence in South Broad st. No architect selected.

LESTERSHIRE, N. Y.—The Lestershire Hospital, Dr. Chas. Wilson in charge, contemplates the erection of an addition to the hospital and nurses' home here. No architect selected.

## PLANS FIGURING.

WHITE PLAINS, N. Y.—Bids will be received about Aug. 25 from a selected list of contractors for the residence for Douglas T. Johnston, 128 West 72d st, Manhattan, to be erected near Gedney Farms. Frank P. Whiting, 103 Park av, Manhattan, is the architect.

BROOKLYN.—Frank Berlenbach, 36 Suydam st, general contractor for the laundry and garage building for the Cascade Steam Loundry Co., 843 Myrtle av, desires bids on cement work, painting, sheet metal work, steam heating and electrical equipment. The structure is to cost about $50,000.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Nicholas Nehrhauer, 581 9th av, owner, is taking bids on subs for a 5-sty apartment, 54x77 ft., at 580 9th av, from plans by Frank Braun, 585 9th av. Cost, about $60,000.

DWELLINGS.

ISHAM ST.—Maynicke & Franke, 25 East 26th st, have completed plans for the 3-sty stone rectory, 40x34 ft., at the southwest corner of Isham and Cooper sts for the Paulist Fathers Church, 60th st and Columbus av, Rev. Father Daly, in charge, and is ready to take bids on general contract from a selected list of contractors. Cost, about $35,000.

BELLEPORT, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, architects, are taking bids for a 2½-sty frame residence, 54x25 ft., for Miss Ethel B. Ketcham, this place, owner. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Additional figures are being received for the 8-sty concrete service building, 209x206x100x326 ft., at Jackson av and Honeywell st for the Ford Motor Co., Henry Ford, president, Highland Park, Detroit, Mich., and 1723 Broadway, Manhattan. John Graham, 2030 Woodward av, Highland Park, architect. T. L. Gordon Co., 33 West Jackson Boulevard, structural engineer. Cost, about $750,000.

LONG ISLAND CITY.—E. L. McCracken, College Point, L. I., architect, is taking bids to close August 29 for a 5-sty brick and concrete factory, 52x75 ft., at the southeast corner of Webster and 6th avs, for George W. Braunsdorf, 232 East 43d st, Manhattan. E. E. Seelye, 101 Park av, Manhattan, concrete engineer. Cost, about $25,000.

PUBLIC BUILDINGS.

PORT JERVIS, N. Y.—Bids are being received to close September 14 at 3 P. M., for the brick, stone and terra cotta postoffice building at Essex and Hammond sts, for the U. S. Government, Treasury Department, Washington, D. C. Oscar Wenderoth, architect. Cost, about $65,000.

WEST NEW YORK, N. J.—The Town Council of the Town of West New York, O. L. Aufderheide, mayor, is taking bids to close September 8 at 8 P. M., for the 3-sty brick and terra cotta municipal building, 75x180 ft., at 16th st and Tyler pl, from plans by William Mayer, Jr., 693 Bergenline av, architect. C. H. S. Muhler, superintendent. Cost, about $75,000.

SCHOOLS AND COLLEGES.

BRONX.—Bids are being received by the city of New York, Board of Education, Park av and 59th st, to close August 24 at 3 P. M., for P. S. 55, in the south side of St. Paul's pl, between Park and Washington avs, from plans by C. B. J. Snyder, corner Park av and 59th st. Cost, about $350,000.

GLENS FALLS, N. Y.—The Board of Education of Glens Falls, Dr. Fred G. F. Fielding, president, is taking bids to close September 2, for the school to be erected here, to cost about $60,000. Tooker, Marsh & Barnett, 101 Park av, Manhattan, architects. E. E. Seeley, 101 Park av, Manhattan, reinforced concrete engineer.

STORES, OFFICES AND LOFTS.

CLIFTON, N. J.—Bids will close August 28 for the 4-sty brick and limestone building, 40x50 ft., at Main and Clifton avs, for the Clifton Trust Co., William E. Gibbons, president, William T. Fanning, Colt Building, Paterson, N. J., architect, will take bids. Cost, about $30,000.

WEST NEW YORK, N. J.—Arthur E. Dore, Jr., 650 Bergenline av, has completed plans and will be ready for bids about Aug. 21, for the 3-sty brick loft, 50x120 ft, at 17th st and Filmore pl, for the Filmore Realty Co., Henry Leer, secretary and treasurer. Cost, about $20,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

3D ST.—S. Levingson, 39 West 38th st, is preparing plans for alterations to the tenement and stores southwest corner of 3d st and 1st av for the Feder Realty Co., 79 2d av, owner and builder. Cost, about $15,000.

11TH AV.—William Emerson, 6 East 70th st, owner and architect, has completed plans for a 7-sty apartment, 50x113.4 ft., at 746 11th av, corner of 53d st, to cost about $75,000.

86TH ST.—Plans have been prepared by Mulliken & Moeller, 103 Park av, for two 12-sty apartments, 72x83.2 ft., at 310-20 West 86th st, for the 86th St & West End Av Co., 103 Park av. Cost, about $800,000.

PINEHURST AV.—Samuel Sass, 32 Union sq, has completed plans for two 12-sty apartments, 50xirreg, at 67-73 Pinehurst av, for the Riverview Construction Co., 21-3 Waverly pl. Cost, about $100,000.

RIVERSIDE DRIVE.—Harold L. Young, 1204 Broadway, has prepared plans for a 6-sty apartment, 117.8xirreg, at the northeast corner of Riverside drive and 160th st, for the Melvin Construction Co., 189 Broadway. Cost, about $350,000.

BROADWAY.—Gaetan Ajello, 1 West 34th st, has completed plans for the 12-sty apartment, 102.2xirreg, at the northwest corner of Broadway and 84th st, for the Paterno Construction Co., 214 Cathedral Parkway. Cost, about $600,000.

HOTELS.

55TH ST.—Wallis & Goodwillie, 56 West 45th st, have completed plans for a 12-sty apartment hotel, 75x100 ft., at 13-17 West 55th st, for the George Backer Construction Co., 27 West 42d st, George Backer, president and builder.

STORES, OFFICES AND LOFTS.

BROADWAY.—C. E. Birge, 29 West 34th st, has completed plans for the 4-sty store and loft building, 43x109 ft., at 822-824 Broadway for the City Real Estate Co., 176 Broadway, Joseph H. Ward, president. R. H. MacDonald, 29 West 34th st, is general contractor. Cost, about $20,000.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SOUTHERN BOULEVARD.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for three 5-sty store and apartments, 50x88 ft., on the east side of Southern Boulevard, 350 ft. north of 172d st, for the Wauer Realty Corporation, care of architects. Cost, about $50,000.

230TH ST.—Whinston Bros., 148th st and 3d av, Bronx, are preparing sketches for five 4-sty brick apartments, 50x100 ft., at 230th st, Kingsbridge section, to cost about $225,000. Owner's name for the present withheld, who will build and take bids about September 8.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

DEKALB AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 30x90 ft., at the southeast corner of DeKalb Myrtle and Central avs, for the 250 Pacific St Inc., 45 West 34th st, Manhattan. Cost, about $30,000.

DEKALB AV.—W. T. McCarthy, 16 Court st, is preparing plans for three 4-sty tenements, 50x89 ft., on the east side of DeKalb av, 30 ft. south of Myrtle av, for the 250 Pacific Street Inc., 45 West 34th st, Manhattan. Total cost, about $90,000.

DITMAS AV.—Cohn Bros., 361 Stone av, are preparing plans for three 4-sty apartments, 52x81 ft. at the northeast corner of Ditmas av and East 22d st, for the Marcus Building Co., 1770 Park pl. Cost, about $100,000.

OCEAN PARKWAY.—Shampan & Shampan, 772 Broadway, have completed plans for two 4-sty apartments, 100x150 ft., on the east side of Ocean parkway, 100 ft. north of Beverly rd, for the Comet Construction Co., Jacob Auerbach, president, 103 Park av, Manhattan. Cost, about $75,000.

HOSPITALS AND ASYLUMS.

40TH ST.—The Deaconesse Hospital Society, 1169 Greene av, will erect a 3-sty brick home on the west side of East 40th st, 207 ft. south of Ditmas av, from plans by James A. Boyle, 367 Fulton st. Cost about $15,000.

SCHOOLS AND COLLEGES.

CRANBERRY ST.—William Higginson, 23 Park Row, Manhattan, has nearly completed plans and specifications for the 3-sty brick educational building, 50x100 ft., at 50 Cranberry st for the Plymouth Church, Rev. Newell Dwight Hillis, pastor, 23 Monroe pl, Brooklyn. Cost, about $50,000. Bids on general contract will probably be received from a selected list of contractors.

STABLES AND GARAGES.

LINCOLN RD.—B. Finkensieper, 134 Broadway, is preparing plans for a 2-sty brick stable, 86x209 ft., on the north side of Lincoln rd, 146 ft. west of Flatbush av, for John H. Cummings, 481 Flatbush av. Cost, about $25,000.

### Queens.

APARTMENTS, FLATS AND TENEMENTS.

QUEENS, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, has completed plans for a 4-sty tenement, 52x89 ft., in the north side of Blackwell st, 48 ft. south of Vandeventer st, for the Erdrey Realty Co., 826 Manhattan av, Brooklyn. Cost, about $75,000.

QUEENS, L. I.—Edward Hahn, Bridge Plaza, L. I. City, has completed plans for two 4-sty tenements, 50x86 ft, in Barclay st, 50 ft. south of Ditmas av, for the East River Building Co., 299 Broadway, Manhattan. Cost, about $30,000.

CHURCHES.

CORONA, L. I.—R. W. Johnson, 10 Grove st, has been commissioned to prepare plans for a church here for the Swedish Bethesda Church. No details have been decided.

FOREST HILLS, L. I.—G. Atterbury, 20 West 43d st, Manhattan, has completed plans for a 1-sty brick church, 33x69 ft, at the southeast corner of Ascan av and Greenway south, for the Union Congregational Church, Rev. R. J. Kent, this place, owner. Mrs. Russell Sage, care of Sage Foundation Homes Co., 27 Greenway terrace, donor. Cost, about $25,000.

DWELLINGS.

ROCKAWAY BEACH, L. I.—P. Caplan, 477 Boulevard, Rockaway Beach, has completed plans for two 2½-sty hollow tile and stucco

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*Contemplated Construction—(Cont'd).*

residences, 20x50 ft., at Brandreth av and Boulevard for H. Fleischer, at site. Cost, about $12,000.

FAR ROCKAWAY, L. I.—J. J. Cromwell, Woodmere, L. I., has completed plans for a 2½-sty frame residence, 30x35 ft., for J. F. Marsden, McNeil av, owner. Cost, about $5,000.

LONG ISLAND CITY. Frank Chmelik, 798 2d av, is preparing plans for a 1-sty brick and frame residence, 22x38 ft., in Prospect st, north of Grove st, for John Mekrowitz, Newton, L. I., owner and builder. Cost, about $3,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY. H. Karp, 87 Sunswick st, is preparing plans for a 6-sty reinforced concrete loft building, 77x104 ft., in Sunswick st, 100 ft. from Payntar av, for Touroff & Karp, 87 Sunswick st, owners and builders. Cost, about $75,000.

THEATERS.

CEDARHURST, L. I.—Marcus Christensen, this place, has completed plans for a 1-sty frame and stucco moving picture theatre, 40x125 ft., for Charles Hetrick, this place. Cost, about $6,000.

## Nassau.

DWELLINGS.

PLANDOME, L. I.—John A. Gurd, 281 5th av, Manhattan, has completed plans for a 2½-sty frame residence, 45x30 ft., on the south side of South drive, for Edward D. Clery, 212 5th av, Manhattan. Cost, about $5,000.

BEACON HILL, Fort Washington, L. I.—William A. Swasey, 45 West 34th st, Manhattan, has completed plans for ten 2½ 2-sty terra cotta block residences, 30x40 ft., for the Tuxhill Realty Co., 339 5th av, Manhattan, Chas. E. Tuxhill, president and builder. Cost, about $9,000 each.

LOCUST VALLEY, L. I.—A. Hopkins, 101 Park av, Manhattan, has completed plans for a 2½-sty frame residence, 20x132 ft., for Miss Gretta Hostetter, this place, and 57 East 64th st, Manhattan. Cost, about $20,000. Bids will be received from a selected list of contractors.

SCHOOLS AND COLLEGES.

HICKSVILLE, L. I.—S. J. Stammers, 500 5th av, Manhattan, and Frederick Briggs, Plandome, L. I., associated architects, have completed plans for the 2-sty brick and stone Jones Institute Dormitory about 1¼ miles east of Hicksville, for the Jones Institute. Charles Berner, president. Cost, about $65,000.

## Westchester.

DWELLINGS.

PORTCHESTER, N. Y.—Harry T. Lindeberg, 2 West 47th st, Manhattan, has nearly completed plans for the frame residence to be erected here for Hugh Chisholm, 200 5th av, Manhattan. Cost, about $30,000.

MOUNT KISCO, N. Y.—LaFarge & Morris, 101 Park av, Manhattan, have been commissioned to prepare plans for an addition to the frame, stone and stucco residence on Bedford rd, for Winthrop Cowdin, on premises.

YONKERS, N. Y.—Benjamin C. Smith, 305 East 144th st, Manhattan, has completed plans for a 2½-sty frame residence, 21x31 ft., at 280 Odell av, for S. L. Truman, 283 Odell av, owner. Cost, about $3,500.

WHITE PLAINS, N. Y.—Frank P. Whiting, 103 Park av, Manhattan, has about completed plans for a residence near Gedney Farms for Douglas T. Johnston, 128 West 72d st, Manhattan, and Cooperstown, N. Y. Bids on general contract will be received about August 25 from a selected list of contractors.

HALLS AND CLUBS.

YONKERS, N. Y.—George H. Chamberlin, 18 South Broadway, is preparing plans for a 3 or 4-sty brick Y. M. C. A. building, 148x75 feet, at the southwest corner of Riverdale av and Hudson st, for the Young Men's Christian Association, Alfred Bunker, president. Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., consulting engineers. Bids will be received on general contract about September 10 by architect. Cost, about $100,000.

## Suffolk.

DWELLINGS.

BRENTWOOD, L. I.—The Brentwood Realty Co., 1 West 34th st, Manhattan, contemplates the erection of two 2-sty frame residences, 36x48 ft., from plans by H. L. Wilson, 29 West 34th st, Manhattan. Cost, about $6,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

PASSAIC, N. J.—Greenblatt Bros., Passaic, N. J., have received the general contract to alter the 3-sty brick flat, 52-54 2d st, for Samuel Jaffe, Morris Bunevich and Ray Kaplow, this place, owner. A. Preiskel, Hobart Trust Building, architect. Cost, about $14,000.

MANHATTAN.—The J. J. Hearn Construction Co., 69 West 46th st, has received the general contract to erect the 5-sty tenement at 33-37 Mott st for the estate of James Naughton, 153 East 53d st. George F. Pelham, 30 East 42d st, architect. Cost, about $60,000.

LONG ISLAND CITY.—East River Building Co., 299 Broadway, Manhattan, has received the general contract to erect a 4-sty apartment, 200x86 ft., in Barclay st, between McClellan st and Ditmas av, for John Katzman, 790 Riverside dr, Manhattan. Edward Hahn, Bridge plaza, architect. Cost, about $150,000.

BANKS.

MANHATTAN.—W. & E. F. Crockett, 306 East 59th st, have received the general contract to alter the branch bank building southeast corner of Broadway and 86th st for the New York Produce Exchange Bank, 10 Broadway. Cost, about $5,000.

PATCHOGUE, L. I.—Almion Engineering Contracting Co., 27 East 22d st, Manhattan, has received the general contract to erect a 1-sty bank building in North Main st for the Patchogue Bank, John A. Potter, president, Main st. Nathan Meyers, Court Theatre Building, Newark, N. J., and Woolworth Building, Manhattan, architect. Cost, about $30,000.

CANANDAIGUA, N. Y.—A. Friederich & Sons Co., 106 Mill st, Rochester, has received the general contract to erect the 3-sty brick and granite bank and store at 68-70 Main st for the Canandaigua National Bank, 100 Main st, F. H. Hamlin, president. Leon Stern, Chamber of Commerce Building, Rochester, architect. John Luther & Sons Co., 176 North st, Rochester, carpenter. Cost, about $50,000.

CHURCHES.

BINGHAMTON, N. Y.—M. I. Ford, Phelps Building, has received the general contract to erect a 1-sty brick, stone and steel church at the corner of Henry and Fayette sts for the Italian R. C. Church, Rev. Father Pilligreeni, at site, Michola Gallo, chairman of building committee. G. Edmund Tupper, 512 Press Building, architect. Cost, about $25,000.

DWELLINGS.

BRONX.—Ried & Jaeger, 319 East 64th st, have received the general contract to erect a 4-sty rectory, 40x100 ft, in the south side of 166th st, between Union and Prospect avs, for the Church of St. Anthony of Padua, Bronx, Rev. Father Otto F. Strack, pastor, 822 East 166th st. A. F. A. Schmitt, 604 Courtlandt av, architect. Michael Romeo, at site, mason. Cost, about $50,000.

RUTHERFORD, N. J.—Floyd P. Bronwer, this place, has received the general contract to erect a 2-sty frame residence at Orient way for C. Louise Coale, this place, owner. A. White Pierce, 1127 Flatbush av, Brooklyn, architect. Cost, about $3,000.

ENGLEWOOD, N. J.—McRae & Kerr, Central av, have received the general contract to erect a 2-sty frame residence on Elmore av for Elizabeth Pendell, this place, owner. Cost, about $3,500. Plans prepared privately.

RUTHERFORD, N. J.—Abraham De Young, Winslow pl, has received the general contract to erect a 2-sty frame residence on Ridge rd for Irving Van Hoven, this place, owner. George H. Van Auken, 20 West 31st st, Manhattan, architect. Cost, about $4,500.

HARRISON, N. Y.—Warren E. Green Co., 29 West 38th st, Manhattan, has received the general contract to erect a 2½-sty hollow tile and brick residence, 40x43 ft., in Purchase st for Chas. Greer, Purchase st, Rye. Paul R. Allen, 1133 Broadway, Manhattan, architect. Cost, about $75,000.

WOODHAVEN, L. I.—Frank Droesch, this place, has received the general contract to erect a 2½-sty frame residence, 24x50 ft., on the west side of Dennington av, 305 ft. north of Jamaica av, for Phillip E. Worth, 82 Milford st, Brooklyn. H. E. Haugaard, 3206 Jamaica av, Richmond Hill, architect. Cost, about $5,500.

DOBBS FERRY, N. Y.—Peter Doern, 103 Park av, Manhattan, has received the general contract to erect a 2-sty brick store and residence, 50x54 ft., for Frederick M. Ferry, this place, owner. Frank A. Rooke, 480 5th av, Manhattan, architect. Cost, about $12,000.

BRONXVILLE, N. Y.—The general contract has been awarded to H. H. Vought, 346 Madison av, Manhattan, for the 2½-sty brick veneer and frame residence, 35x30 ft., on White Plains rd, for Archibald B. Campbell, 36 South 1st st, Mt. Vernon. Milton See & Son, 15 East 40th st. Manhattan, architects. Cost, about $9,000.

WEST ORANGE, N. J.—Ernest McChesney, 15 Quinsby pl, West Orange, N. J., has received the general contract to erect a 2½-sty frame residence on the north side of Riggs pl, for Mrs. Joseph Danbeck, West Orange. Cost, about $4,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Frank Berlenbach, 36 Suydam st, has received the contract for the erection of a laundry and garage building for the Cascade Steam Laundry Co., 843 Myrtle av, to cost about $50,000, and desire bids on cement work, painting, sheet metal work, steam heating and electric work.

HOSPITALS & ASYLUMS.

ENGLEWOOD, N. J.—The William H. Whyte Construction Co., 382 Railroad av, Hackensack, N. J., has received the general contract to erect two 1-sty brick additions, 40x50 ft., in Engle st, for the Englewood Hospital Association, A. L. Mason, secretary. Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects. Cost, about $15,000.

SCHOOLS AND COLLEGES.

NEWBURGH, N. Y.—Whitfield Crevling, 223 3d st, has received the general contract to erect a 2-sty brick Sunday school building on Broadway, for the Grace M. E. Church, Rev. George A. MacDonald, 468 Broadway, West Newburgh. Frank E. Estabrook, 75 2d st, architect. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—R. H. Casey, 246 West 16th st, has received the general contract to alter the stores at 29 West 13th st for J. A. Hearn & Son, on premises, Geo. E. Schanck, Clarkson & Donald H. Cowl and Herbert S. Greims. John B. Snook Sons, 261 Broadway, architects. Cost, about $10,000.

HOBOKEN, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has been awarded the general contract for the construction of a Railway Terminal Loft building, on the bulkhead of the Hudson River north of 14th St. and east of Bloomfield St., Hoboken. The building will be 12 stories, 204 ft. 4 in. x 125 ft., reinforced concrete throughout. The Hoboken Land & Improvement Co., is the owner, Charles Fall, architect.

MANHATTAN.—(Sub.).—E. Brooks & Co., 3 West 39th st, have received the mason and carpenter contract for the brick store and loft, 75x100 ft., at 104-108 East 23d st for the United Charities, City & Suburban Homes Co., 17 West 38th st, Elgin R. L. Gould, president. P. H. Ohm, 15 West 38th st, architect.

MANHATTAN (sub.).—I. A. Adler Co., 132 Nassau st, has received the wiring contract and H. W. Miller, Inc., 501 East 22d st, the plastering for the 12-sty store and loft building, 35-39 West 35th st, for Raymond & Raismann, 507 West 113th st. Warren & Wetmore, 70 East 45th st, architects. Owners will build. William M. Moore Construction Co., 615 West 139th st, mason. Cost, about $180,000. Steel is being erected.

CANANDAIGUA, N. Y.—A. Friederich & Sons Co., 106 Mill st, Rochester, has received the general contract to erect a 3-sty bank and store building, 46x125 ft., at 68-70 Main st, for the Canandaigua National Bank, 100 Main st, G. H. Hamlin, president. Leon Stern, Chamber of Commerce Building, Rochester, architect. John Luther & Sons Co., 176 North st, Rochester, carpenter. Cost, about $50,000.

STABLES AND GARAGES.

MANHATTAN.—(Sub.)—The Victoria Building & Contracting Co., 35 West 39th st, has received the mason work for the 4-sty brick, steel and concrete garage, 175x92 ft., at 518-530 West 20th st, for Miss Katherine Moore, care of James N. Wells Sons, 191 9th av. Paul C. Hunter, 191 9th av, architect. Standard Concrete Steel Co., 413 East 31st st, general contractor. Cost, about $120,000.

MISCELLANEOUS.

MANHATTAN.—(Sub.).—Mortimer C. Rosenbaum & Bro., 28 East 85th st, have received the mason and foundation work for the following jobs: theatre at 104-106 West 116th st, for the Alco Realty Co.; 6-sty store and loft building at 616 5th av, for Bergdorf & Goodman; apartment at 102 East 52d st, for the Montana Realty Co., and 12-sty loft at 63 West 36th st for the 63 West 36th St. Co.

MANHATTAN (sub.).—Philip Lenges, 307-311 East 122d st, has received the contract for the ornamental iron work necessary for the New York Edison Company's transformer-and battery station at 115-117 West 39th st. The Kenn-Well Contracting Co., general contractor.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY, 2321-2327, 12-sty brick fireproof stores and apartments, 133x102; cost, $600,000; owner, Paterno Constr. Co., Chas. V. Paterno, president, 214 Cathedral Parkway; architect, Gaetan Ajello, 1 West 34th st. Plan No. 300.

FACTORIES AND WAREHOUSES.

129TH ST, 221-223 East, 3-sty brick fireproof storage warehouse, 68x154; cost, $30,000; owner, Estate of C. Leicester Payne, Ambrose G. Todd, executor, 165 Broadway; architects, Hopkins & McEntee, 37 East 28th st. Plan No. 295.

STORES, OFFICES AND LOFTS.

41ST ST, 120-122 West, 5-sty brick fireproof store and showrooms, 41x52; cost, $40,000; owner, West 40th & 41st Sts. Realty Co., Philip Lewisohn, president, 88-90 5th av; architects, Maynicke & Franke, 25 Madison Sq. N. Plan No. 296.

46TH ST, 12 East, 8-sty brick fireproof store and loft building, 25x100; cost, $65,000; owner, Home Club Co., Pliny Fisk, vice-president, 11-15 East 45th st; architect, Geo. A. Freeman, 311 Madison av. Plan No. 299.

LEXINGTON AV, east 45th and 46th sts, to Depew place, 4-sty brick, fireproof office of loft building, 198x271; cost, $500,000; owner, N. Y. C. & H. R. R. Co., Alfred H. Smith, president, Grand Central Terminal; architects, Warren & Wetmore, 70 East 45th st. Plan No. 301.

STORES AND TENEMENTS.

MOTT ST, 33-35-37, 120 n Park st, 6-sty brick tenement, 63x80; cost, $60,000; owner, Naughton Estate, John H. Naughton, executor, 153 East 53d st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 297.

DWELLINGS.

COOPER & ISHAM STS, s w cor, 3-sty brick fireproof rectory, 55x40; cost, $25,000; owner, Rev. Father Thos. Daly, 208th st and Broadway; architects, Maynicke & Franke, 25 East 26th st. Plan No. 298.

### Bronx.

DWELLINGS.

O'BRIEN AV, s s, 125 e Newman av, 1½-sty frame dwelling, 19x29.6, shingle roof; cost, $1,500; owner, M. A. Husson, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 426.

STABLES AND GARAGES.

CROMWELL AV, e s, 237.11 s 151st st, 1-sty brick garage, 35x30, asbestos; cost, $2,000; owner Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 427.

STORES AND DWELLINGS.

HOE AV, e s, 75 s 173d st, 1-sty brick stores and dwellings, 25x75, slag roof; cost, $6,000; owner, Johanna Schlosser, 368 East 149th st; architect, Henry B. Van Benschoten, 1296 Union av. Plan No. 422.

SHAKESPEARE AV, e s, 175.5 s 169th st, 2-sty brick store and dwelling, 25x32.9, tin roof; cost, $6,000; owner, Leonore Bell, 1187 Woodycrest av; architect, Edwin Wilbur, 20 Liberty st. Plan No. 423.

BROOK AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 3-sty brick store, bakery and dwelling, 25x90 ft., on the west side of Brook av, 85 ft. south of St. Paul's Place, for Samuel Cohen, 314 East 163d st. Cost about $9,000.

HUGHES AV.—M. W. Del Gaudio, 1910 Webster av, has plans for two 2-sty brick stores and dwellings for the Terrace Construction Co., 116 West 90th st, to be erected at the northeast corner of Hughes av and 189th st, to cost $11,000.

STORES AND TENEMENTS.

INTERVALE AV, w s, 266.11 s 167th st, 5-sty brick tenement, 75x75.2, plastic slate roof; cost, $60,000; owners, Lyman Constn. Co., O. J. Pedersen, 2742 Gifford av, president; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 425.


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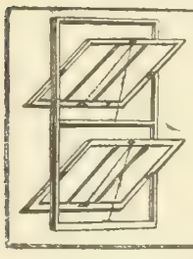
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*Plans Filed, New Buildings, Bronx (Con.).*

WESTCHESTER AV, n s, 378 e Prospect av, two 5-sty brick tenements, 35.11x88, slag roof; cost, $84,000; owners, Reich Bldg. Co., Jacob Reich, 822 Beck st, president; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 424.

MISCELLANEOUS.

135TH ST, s s, 275 e Lincoln av, 1-sty frame shed, 25x30; cost, $300; owner, Patrick Goodman, 133d st and Alexander av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 429.

CAULDWELL AV, w s, 100 s Westchester av, 1-sty frame shed, 35x39; cost, $500; owner, G. A. Wright, 3d av and 130th st; architect, I. R. Kaplan, 575 Westchester av. Plan No. 428.

177TH ST, s w cor Bronx River, 1½-sty brick post office, tar and gravel roof, 50x70; cost, $6,000; owner, Bronx Co., W. H. Birchall, 331 East 200th st, president; architect, E. H. Janes, 124 West 45th st. Plan No. 430.

## Brooklyn.

DWELLINGS.

EAST 19TH ST, e s, 170 n Av N, 2-sty brick dwelling, 18.9x44, slag roof, 1 family; cost, $4,000; owner, Marble Realty Co., 591 Willoughby av; architect, W. T. McCarthy, 16 Court st. Plan No. 5650.

EAST 19TH ST, e s, 281.3 n Av N, 2-sty brick dwelling, 18.9x44, slag roof, 1 family; cost, $4,000; owner, Marba Realty Co., 591 Willoughby av; architect, W. T. McCarthy, 16 Court st. Plan No. 5651.

EAST 19TH ST, e s, 189 n Av N, five 2-sty brick dwellings, 18.6x44, slag roof, 2 families each; total cost, $20,000; owner, Marba Realty Co., 581 Willoughby av; architect, W. T. McCarthy, 16 Court st. Plan No. 5652.

72D ST, n s, 200 w 2d av, five 2-sty brick dwellings, 19.9x60.10, slag roof, 2 families each; total cost, $40,000; owner, John B. Bradley Co., 7904 2d av; architect, Henry Rocker, 371 Fulton st. Plan No. 5645.

MALTA ST, es, 155 s Vienna av, 1-sty frame dwelling, 18x40, tin roof, 1 family; cost, $800; owner, Barnet Grosdor, 879 New Jersey av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5771.

WEST 35TH ST, w s, 240 s Mermaid av, two 2-sty frame dwellings, 17x52, gravel roof, 2 families each; total cost, $7,000; owner, Benj. Cohen, 8 West 19th st, Manhattan; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5789.

WEST 35TH ST, w s, 240 s Mermaid av, three 2-sty frame dwellings, 13.5x22.6, gravel roof, 2 families each; total cost, $2,850; owner, Benj. Cohen, 8 West 19th st, Manhattan; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5791.

HOPKINSON, DUMONT & BLAKE AVS & BRISTOL ST, 1-sty brick farm house, 128x32, wood roof; cost, $18,000; owner, City of New York; architect, Henry B. Herts, 35 West 31st st, Manhattan. Plan No. 5641.

E 42D ST, w s, 340 n Snyder av, two 2-sty frame dwellings, 17x41.6, slag roof, 1 family each; total cost, $8,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architects, Cannella & Gallo, 60 Graham av. Plan No. 5702.

68TH ST, n s, 286 w 5th av, five 2-sty brick dwellings, 20x32, gravel roof, 1 family each; total cost, $25,000; owner, Grant Gregoray, 7106 Bennett ct; architect, Henry Rocker, 371 Fulton st. Plan No. 5707.

ATKINS AV, w s, 90 s Blake av, eight 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $24,000; owner, Egel Light Co., 391 Sutter av; architect, Harry Dorf, 614 Koscuisko st. Plan No. 5703.

CROPSEY AV, s s, 19.4 e Bay 46th st, 2-sty brick dwelling, 19.4x55, gravel roof, 2 families; cost, $3,500; owner, Calagero Cassato, 485 17th st; architect, W. J. Conway, 400 Union st. Plan No. 5681.

EAST 28TH ST, e s, 152 n Emmons av, 1-sty frame dwelling, 20x45, shingle roof, 1 family; cost, $2,000; owner, Patrick Lamia, 2809 East 28th st; architect, Jas. F. Brewster, 2936 West 8th st. Plan No. 5710.

AV O, s s, 60 w East 57th st, 2-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $500; owner, Antonette Robino, 5409 Av O; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5734.

ENFIELD ST, e s, 20 n Pitkin av, eighteen 2-sty brick dwellings, 18x33, gravel roof, 2 families each; total cost, $36,000; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 5755.

ENFIELD ST, s e cor Glenmore av, 2-sty brick dwelling, 20x56, gravel roof, 2 families; cost, $4,000; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 5756.

ENFIELD ST, n e cor Pitkin av, 2-sty brick dwelling, 20x56, gravel roof, 2 families; cost, $4,000; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 5757.

ENFIELD ST, e s, 20 s Glenmore av, two 2-sty brick dwellings, 19x35, gravel roof, 2 families each; total cost, $5,000; owner, Rockmore Realty Co., 1210 Liberty av; architect, Henry Rockmore, 1531 48th st. Plan No. 5758.

LINCOLN PL, ss, 420 e Buffalo av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, $4,000; owner, Ralph Gallo, 456 Carlton av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5797.

SHEEPSHEAD BAY RD, w s, 260.5 s Av X, 2-sty frame dwelling, 30x37, shingle roof, 2 families; cost, $5,000; owner, Jas. Fitzsimmons, Sheepshead Bay rd and Av X; architect, Michael M. Foley, 2251 Homecrest av. Plan No. 5763.

FACTORIES AND WAREHOUSES.

77TH ST, n s, 123.8 w 5th av, 1-sty brick shop, 30.6x20.4, gravel roof; cost, $500; owner, Jas. Donovan, 476 74th st; architect, Jas. V. Pettit, 517 75th st. Plan No. 5679.

LEXINGTON AV, s s, 175 w Patchen av, 2-sty brick shop, 70x98, gravel roof; cost, $12,000; owners, Poppke & Son, 805 Lexington av; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 5680.

3D AV, n w cor Degraw st, 1-sty brick storage, 37.3x109.8, gravel roof; cost, $8,000; owner, Brooklyn Union Gas Co., 176 Remsen st; architect, same. Plan No. 5715.

STABLES AND GARAGES.

HEMLOCK ST, s e cor Danforth st, 1-sty brick garage, 10x18, slag roof; cost, $300; owner, Louis Mehrman, 132 Crescent st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5773.

81ST ST, s s, 80 w 5th av, 1-sty frame garage, 12x18, tin roof; cost, $200; owner, Edw Edwards, 424 81st st; architect, W. H. Harrington, 510 57th st. Plan No. 5701.

BOGART ST, w s, 75 s Varet st, 1-sty brick garage, 13x40.5, gravel roof; cost, $1,200; owner, Charles Rosenblum, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 5662.

LINCOLN RD, n s, 146.4 w Flatbush av, 2-sty brick stable, 86.4x209.6, slag roof; cost, $25,000; owner, John H. Cummings, 481 Flatbush av; architect, B. Finkensieper, 134 Broadway. Plan No. 5664.

STORES AND DWELLINGS.

MARION ST, n e cor, Stuyvesant av, 2-sty brick store and dwelling, 27x18.9, tin roof, 1 family; cost, $1,500; owner, Edw. W. Larner, 594 McDonough st; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 5673.

STORES AND TENEMENTS.

RIVERDALE AV, s w cor New Jersey av, 3-sty brick store and tenement, 25x67, slag roof, 5 families; cost, $7,500; owner, New Lots Const. Co., 784 Shepherd av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5778.

CHAUNCEY ST, n s, 350 w Ralph av, 4-sty brick tenement, 50x68.9, slag roof, 16 families; cost, $40,000; owner, Clifton Place Realty Co., 359 Clifton pl; architects, Shampan & Shampan, 772 Broadway. Plan No. 5656.

RIVERDALE AV, s s, 25 w New Jersey av, three 3-sty brick tenements, 25x62.6, slag roof, 6 families each; total cost, $21,000; owner, New Lots Const. Co., 784 Shepherd av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5777.

NEW YORK AV, n e cor Union st, 4-sty brick store and tenement, 30.6x90, gravel roof, 7 families; cost, $25,000; owner, Patrick McTiernan, 241 Rutland rd; architect, F. L. Hine, 189 Montague st. Plan No. 5648.

4TH ST, n s, 220.8 w 9th av, two 4-sty brick tenements, 50x88, slag roof, 20 families each; total cost, $60,000; owner, 16th Av Realty & Bldg. Co., 1152 41st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5676.

CHURCH AV, s s, 216 e East 16th st, 4-sty brick tenement, 60x108, slag roof, 24 families; cost, $70,000; owner, Gaetano Farina, 169 23d st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 5672.

NOSTRAND AV, s w cor St. John's pl, 1-sty brick store, 20x207, tin roof; cost, $1,000; owner, Andrew F. Gunther, 1614 President st; architect, Herman C. Funk, 1008 Gates av. Plan No. 5677.

DE KALB AV, e s, 30.4 s Myrtle av, three 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, $90,000; owner, 250 Pacific St., Inc., 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 5717.

DE KALB AV, e s, 180.4 s Myrtle av, 4-sty brick tenement, 50x89, slag roof, 20 families; cost, $30,000; owner, 250 Pacific St., Inc., 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 5718.

42D ST, s s, 225 w 3d av, 1-sty brick store, 25x90, slag roof; cost, $5,000; owner, Adolph Bursch, 1000 3d av; architect, Jas. F. O'Rourke, 264 39th st. Plan No. 5759.

NO. PORTLAND AV, w s, 190.11 n Myrtle av, 4-sty brick tenement, 50x88, gravel roof, 20 families; cost, $35,000; owner, Landport Realty Co., 215 Montague st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 5746.

MISCELLAENOUS.

HOPKINSON, DUMONT & LIVONIA AVS & DOUGLAS ST, 1-sty brick baths and pool, 284x107, shingle and slate roof; cost, $90,000; owner, City of New York; architect, Henry B. Herts, 35 West 31st st, Manhattan. Plan No. 5640.

## Queens.

DWELLINGS.

COLLEGE POINT.—10th st, e s, 50 s Monument av, 2½-sty frame dwelling, 20x44, shingle roof, 2 families, steam heat; cost, $3,800; owner, Wilby Whittaker, 17th st, bet 4th and 5th avs, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 2712.

ELMHURST.—Ivy st, n s, 294 w Chicago av, two 2-sty frame dwellings, tin roof, 2 families; cost, $8,400; owner, Ruta A. Smith, 35 Ivy st, Elmhurst; architect, W. F. Gardner, 110 Miller av, Brooklyn. Plan Nos. 2770-71.

EDGEMERE.—Boulevard, n s, 100 w Beach 43d st, four 1-sty frame dwellings, 16x53, shingle roof, 1 family; cost, $4,000; owner, Edgemere Building Co., premises; architect, Phil Caplan, 462 Boulevard, Rockaway Beach. Plan Nos. 2706-7-8-9.

FLUSHING.—North Hempstead turnpike, s e cor Cameron st, 2-sty frame dwelling, 20x50, tin roof, 1 family and store; cost, $3,500; owner, Andrew Kaine, 74 Henry st, Winfield; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2713.

ROCKAWAY BEACH.—Beach 131st st, w s, 280 n Cronston av, 2½-sty frame dwelling, 24x38, shingle roof, 1 family, steam heat; cost, $4,500; owner, Chas. E. Harte, 31 So. Grove av, Rockaway Beach; architect, Wm. A. Hogan, 17 Beach 116th st, Rockaway Park. Plan No. 2711.

ROCKAWAY BEACH.—Beach 143d st, e s, 483 s Rockaway boulevard, 2½-sty brick dwelling, 28x30, tin roof, steam heat, 1 family; cost, $9,850; owners, Thos. & Anna Ferguson, Suffolk av, Belle Harbor; architect, Wm. A. Hogan, 17 Beach 116th st, Rockaway Park. Plan No. 2710.

FOREST HILLS.—Groton st, n s, 100 e Continental av, 2-sty frame dwelling, 40x32, shingle roof, 1 family, steam heat; cost, $9,000; owner, P. J. Mitchell, 354 4th av, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 2720.

MIDDLE VILLAGE.—Juniper Swamp rd, n s, 25 w Stone st, 2-sty frame dwelling, 14x35, shingle roof, 1 family, steam heat; cost, $2,000; owner, H. L. Fuchserer, Keystone av, Richmond Hill; architect, Henry Lunning, 65 Leggett av, Woodhaven. Plan No. 2741.

ROCKAWAY BEACH.—North Eluert av, e s, 190 n L. I. R. R., 2-sty frame dwelling, 16x26, shingle roof, 1 family; cost, $1,000; owner, Louis Schneider, 10 South Eluert av, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 2740.

UNION COURSE.—Snediker av, w s, 77 n Syosset st, three 2-sty brick dwellings, 17x45, tar and gravel roof, 2 families; cost, $9,000; owners, Neir & Mager, Sneniker av and Syosset st, Woodhaven; architect, Wm. C. Winters, 106 Van Sicien av, Brooklyn. Plan No. 2722.

WOODHAVEN.—Perry st, e s, 93 n Dalrymple av, five 2-sty frame dwellings, 14x32, shingle roof, 1 family, steam heat; cost, $10,000; owner, Liberty Av. Building Co., 4006 Dalrymple av, Woodhaven; architect, owner. Plan Nos. 2725 to 2729.

WOODHAVEN.—Gherardi av, e s, 86 n Dalrymple av, three 2½-sty frame dwellings, 16x50, shingle roof, 1 family, steam heat; cost, $6,600; owner and architect, William T. Williams, 4112 Belmont av, Woodhaven. Plan Nos. 2732 to 2734.

WOODHAVEN.—Boyd av, e s, 104 n Dalrymple av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $4,400; owner and architect, R. H. Guinsberg, 4006 Dalrymple av, Woodhaven. Plan Nos. 2730-31.

JAMAICA.—Max Weber av, w s, 449 n Fulton st, 2-sty frame dwelling, 20x32, shingle roof, 1 family, steam heat; cost, $2,500; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2745.

ROCKAWAY PARK.—5th av, w s, 200 s Newport av, 2-sty frame dwelling, 16x61, tin roof, 2 families; cost, $5,000; owner, W. A. Colton, Washington av, Rockaway Park; architects, Colton Bros., same address. Plan No. 2748.

BAYSIDE.—Edgewater View av, e s, 100 s 3d pl, 2-sty frame dwelling, 38x23, shingle roof, 1 family, steam heat; cost, $5,000; owner, John Dayton, Inc., Bell av, Bayside; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 2764.

BELLE HARBOR.—Beach 130th st, e s, 220 s Bayside drive, 2½-sty frame dwelling, 29x32, shingle roof, 1 family, steam heat; cost, $4,000; owner, Bernard Fallon, 11 Fairview av, Rockaway Beach; architect, Joshua Ward, 33 Kneer av, Arverne. Plan No. 2749.

CORONA.—Lent st, e s, 200 s Jackson av, 2-sty frame dwelling, 19x42, tin roof, 2 families; cost, $3,000; owner, P. Burney, 77 West 134th st, Manhattan; architect, W. S. Worrall, Jr., Bridge Plaza, L. I. City. Plan No. 2768.

CORONA.—Tulip st, s s, 166 w Shopoler av, 1½-sty frame dwelling, 17x36, shingle roof, 1 family; cost, $2,800; owner, T. F. Farrell, 30 West Jackson av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2760.

CORONA.—Hillside av, s s, 200 w Shopoler av, 2-sty frame dwelling, 20x32, tin roof, 2 families; cost, $2,000; owner, Antonio DeMiere, 17 South av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2761.

EDGEMERE.—Beach 41st st, e s, 30 n L. I. R. R. tracks, two 1½-sty frame dwellings, 15x32, slag roof, 1 family; cost, $2,200; owner, Theresa F. Viney, premises; architect, Phil. Caplan, 477 Boulevard, Rockaway Beach. Plan Nos. 2758-2759.

JAMAICA.—Columbus av, e s, 96 n Prospect av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, $2,500; owner, John Ihle, 1395 Greene av, Brooklyn; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan No. 2762.

RICHMOND HILL.—Hamilton av, n w cor Brandon av, 2½-sty frame dwelling, 46x18, shingle roof, 1 family, steam heat; cost, $4,000; owner, Lewis-Gothelf Const. Co., 2377 Jamaica av, Richmond Hill; architect, G. E. Crane, 2700 Jamaica av, Richmond Hill. Plan No. 2750.

RICHMOND HILL.—Brandon av, n s, 40 w Hamilton av, two 2½-sty frame dwellings, 20x38, shingle roof, 1 family, steam heat; cost, $8,000; owner, Lewis-Gothelf Const. Co., 2377 Jamaica av, Richmond Hill; architect, G. E. Crane, Jamaica av, Richmond Hill. Plan Nos. 2753-54.

WOODHAVEN.—Thrall pl, w s, 100 n Fulton st, two 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $5,000; owner, Robert S. Diblin, 164 4th st, Union Course; architect, Geo. E. Crane, 2700 Jamaica av, Richmond Hill. Plan Nos. 2751-52.

SCHOOLS AND COLLEGES.

KEW.—Cuthbert pl, s s, 125 e Lefferts av, 1-sty frame public school, 38x66, asbestos shingle roof; cost, $5,000; owner and architect, C. B. J. Snyder, 500 Park av, Manhattan. Plan No. 2737.

STABLES AND GARAGES.

OZONE PARK.—Guion av, w s, 100 s Jerome av, 1-sty frame garage, 11x16, tin roof; cost, $80; owner, G. W. Murray, premises. Plan No. 2702.

FAR ROCKAWAY.—Mott av, n w cor Clinton av, 1-sty frame garage, 10x16, tin roof; cost, $200; owner, Mrs. H. Loeb, premises. Plan No. 2775.

SOUTH JAMAICA.—Rockaway turnpike, w s, 400 n Rockaway rd, 1-sty brick garage, 32x42, tin roof; cost, $2,000; owner and architect, A. L. Miller, premises. Plan No. 2704.

FOREST HILLS.—Groton st, n s, 100 e Continental av, 1-sty frame garage, 16x20, shingle roof, 1 family; cost, $800; owner, P. J. Mitchell, 354 4th av, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 2721.


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*Plans Filed, New Buildings, Queens (Con'td).*

HOLLIS.—Cherokee av, w s, 400 n Hempstead and Jamaica turnpike, 1-sty frame garage, 12x20, tin roof; cost, $75; owner, E. W. Davis, premises. Plan No. 2714.

GLENDALE.—Alpha pl, n w cor Cooper av, 1-sty frame garage, 25x16, tin roof; cost, $500; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2739.

ROCKAWAY BEACH.—Washington av, 162, 2-sty brick garage, 40x14, shingle roof; cost, $5,000; owner, August Weideman, 160 Washington av, Rockaway Beach; architect, W. E. Sandifer, 558 Boulevard, Rockaway Beach. Plan No. 2715.

WOODHAVEN.—Dumont av, s s, 50 e Oswego st, 1-sty brick cow stable, 72x80, slag roof; cost, $5,000; owner, Frank Goldstein, Old South rd, Woodhaven; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2717.

ELMHURST.—Dry Harbor rd, w s, 1,200 s Johnson av, 1-sty frame garage, 14x22, tin roof; cost, $200; owner, Ernest Wensing, premises. Plan No. 2743.

RICHMOND HILL.—Metropolitan av, n s, 68 e Cuthbert pl, 1-sty brick garage, 50x99, tin roof; cost, $5,000; owner, Adeline S. Purchase, Church st, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 2746.

WOODHAVEN.—Dennington av, 14, 1-sty frame garage, 12x18, shingle roof; cost, $125; owner, R. D. Wright, premises. Plan No. 2744.

DUNTON.—Atfield st, w s, 100 n Metropolis av, 1-sty steel portable garage, 12x16; cost, $150; owner, H. A. Babb, premises. Plan No. 2763.

JAMAICA.—Ray st, w s, 95 s Hillside av, 1-sty frame garage, 14x18, tin roof; cost, $250; owner, Wilbur Lewis, 509 Ray st, Jamaica. Plan No. 2766.

STORES AND TENEMENTS.

CORONA.—Jackson av, s e cor 50th st, 1-sty brick store, 40x96, slag roof; cost, $4,000; owner, T. M. H. Realty Co., 302 Broadway, Manhattan; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 2769.

L. I. CITY.—Barclay st, n e cor McClellan pl, three 4-sty brick tenements, 50x90, slag roof, 24 families; cost, $120,000; owner, East River Building Co., 299 Broadway, Manhattan; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan Nos. 2772-3-4.

L. I. CITY.—Ely av, e s, 150 s Payntar av, 4-sty brick tenement, 25x74, slag roof, 8 families; cost, $12,000; owner, Liborio Rondazzo, 275 Ely av, L. I. City; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 2724.

CORONA.—Jackson av, s s, 40 e Evergreen av, three 2-sty frame stores, 13x39, tin roof; cost, $2,550; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2747.

MISCELLANEOUS.

ELMHURST.—New rd, 48, 1-sty frame greenhouse, 114x19, glass roof; cost, $500; owner, G. B. Pladeck, premises. Plan No. 2742.

FLUSHING.—Flushing Creek, e s, — n of Amity st, 1-sty frame coal pocket, 34x38; cost, $3,000; owner, C. W. Copp, Flushing. Plan No. 2735.

JAMAICA.—Rockaway rd, w s, ½ mile s Lincoln av, 1-sty frame shed, 38x22, gravel roof; cost, $350; owner, W. S. Williamson, premises. Plan No. 2736.

WOODHAVEN.—Dumont av, s s, 50 e Oswego st, 1-sty brick milkhouse, 20x40, slag roof; cost, $1,500; owner, Frank Goldstein, Old South rd, Woodhaven; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 2718.

L. I. CITY.—Vernon av, s w cor Freeman av, 1-sty frame shed, 50x21, tin roof; cost, $400; owner, New Amsterdam Gas Co., Webster av & East River, L. I. City. Plan No. 2705.

RIDGEWOOD.—Cypress av, s w cor Fresh Pond rd, 1-sty frame shed, 20x20, paper roof; cost, $150; owner, John H. Gerken, premises. Plan No. 2703.

L. I. CITY.—11th st, s w cor Ely av, frame billboard, 100x12; cost, $200; owner, W. Richenstein, Jackson av, L. I. City. Plan No. 2767.

ROSEDALE.—Concord av, w s, 400 s Merrick rd, 1-sty frame shed, 10x16, slag roof; cost, $80; owner, W. J. Rafferty, Rosedale. Plan No. 2755.

WOODSIDE.—Cleveland av, 7, stone retaining wall; cost, $135; owner, M. Powers, 4th st, Woodside. Plan No. 2765.

## Richmond.

DWELLINGS.

BELMONT TER, n s, 2-sty frame dwelling, 30x21; cost, $4,500; owner, Gilbert Elliott, New Brighton; architect, H. Hermansen, West New Brighton. Plan No. 714.

JACKSON ST, e s, 80 s William st, 2-sty frame dwelling, 24x48; cost, $4,800; owners, Tilzer Bros., New Brighton; architect, John P. From, 234 Charles av, P. R. Plan No. 727.

AMBOY RD, s s, 125 e Adrienna pl, 1½-sty frame dwelling, 32x25; cost, $2,600; owner, Caroline Walters, Amboy rd; architect, Chas. F. Lange, Stapleton. Plan No. 729.

DECKER AV, e s, 73 s Palmer av, 2-sty frame dwelling, 24x28; cost, $1,670; owner, Nicolai Neilson, 230 Lafayette av; architect, A. M. Nichelson, 125 Livingston st, Brooklyn. Plan No. 731.

GARIBALDI AV, 300 n Roma av, 1-sty frame bungalow, 15x20; cost, $300; owner, Chas. Beutinegra, New Dorp; architects, Cannella & Gallo, New Dorp. Plan No. 722.

MAPLE AV, n s, 160 e Britton Dam, 1-sty frame bungalow, 14x30; cost, $525; owner, Godfrey Krepela, 1497 Av A, Manhattan; architect, Adam Marks, Jr., 43 Jefferson av, Dongan Hills. Plan No. 723.

MOUNTAINVIEW AV, e s, 40 n Gannon pl, 2-sty frame dwelling, 23x34; cost, $3,200; owner, Mountainview Realty Co., 26 Court st, Brooklyn; architects, Millman & Son, 26 Court st, Brooklyn. Plan No. 721.

MOUNTAINVIEW AV, w s, 200 n Gannon pl, 2-sty frame dwelling, 23x34; cost, $3,200; owner, Mountainview Realty Co., 26 Court st, Brooklyn; architects, Millman & Son, 26 Court st, Brooklyn. Plan No. 720.

MOUNTAINVIEW AV, w s, 40 n Gannon pl, 2-sty frame dwelling, 23x34; cost, $3,200; owner, Mountainview Realty Co., 26 Court st, Brooklyn; architects, Millman & Son, 26 Court st, Brooklyn. Plan No. 719.

MOUNTAINVIEW AV, e s, 200 n Gannon pl, 2-sty frame dwelling, 23x34; cost, $3,200; owner, Mountainview Realty Co., 26 Court st, Brooklyn; architects, Millman & Son, 26 Court st, Brooklyn. Plan No. 718.

OCEAN AV, w s, 1800 Mills rd, four 1-sty frame bungalows, 12x32; cost, $800; owner, Emil R. Fuchs, 205 East 9th st, Manhattan; architect, none. Plan No. 732.

OCEAN AV, e s, 1800 Mills rd, four 1-sty frame bungalows, 12x32; cost, $800; owner, Emil R. Fuchs, 205 East 9th st, Manhattan; architect, none. Plan No. 733.

OCEAN AV, w s, 1700 Mills rd, 1-sty frame bungalow, 19x28; cost, $300; owner, Emil R. Fuchs, 205 East 9th st, Manhattan; architect, none. Plan No. 734.

OCEAN AV, w s, 1600 Mills rd, 1-sty frame bungalow, 18x38; cost, $300; owner, Emil R. Fuchs, 205 East 9th st, Manhattan; architect, none. Plan No. 735.

OCEAN AV, w s, 1600 mills rd, 1-sty frame bungalow, 14x16; cost, $150; owner, Emil R. Fuchs, 205 East 9th st, Manhattan; architect, none. Plan No. 736.

CEDAR BEACH GROVE, N D, 1-sty frame bungalow, 28x20; cost, $346; owner, H. Ellis, 338 Elizabeth av, Newark; architect, H. Ellis, 338 Elizabeth av, Newark. Plan No. 726.

STABLES AND GARAGES.

BARD AV, n s, 900 n Henderson av, 1-sty frame garage, 12x20; cost, $168; owner, Edw. B. King, 146 Bard av, W. N. B.; architect, none. Plan No. 724.

BOWLES AV, n s, 110 e M st, R, 1-sty frame garage, 9x12; cost, $50; owner, Evan Jones, 49 Bowles av; architect, Evan Jones, 49 Bowles av. Plan No. 730.

LAFAYETTE AV, n s, 100 s Arnold st, 1-sty block garage, 18x20; cost, $300; owner, Dorathea K. Garrett, 124 Arnold st, N. B.; architect, Thos. Garrett, 124 Arnold st, N. B. Plan No. 715.

MISCELLANEOUS.

BUTLER PL, e s, 242 s Rich av, 1-sty frame shed, 9x16; cost, $50; owner, O. Bush, Butler pl, P. R.; architect, none. Plan No. 716.

SURF AV., w s, 25 n Bayway, 1-sty frame storage shed, 12x16; cost, $85; owner, Francis Reglin, New Dorp; architect, none. Plan No. 717.

BOARD WALK w s, Midland Beach, 1-sty frame bath house, 58x38; cost, $3,000; owner, Midland Beach Co, Midland av; architect, G. Penet, Midland Beach. Plan No. 737.

CEDAR GROVE BEACH, ¼ mile w Marion Hospital, 1-sty frame shed, 50x18; cost, $180; owner, J. L. Rose, Cedar Grove Beach, S. I.; architect, none. Plan No. 725.

50 S SEASIDE B, 1,200 w Glenwood av, 1-sty frame ticket office, 8x10; cost, $300; owner, Louis Harris, South Beach, S. I.; architect, none. Plan No. 728.

# PLANS FILED FOR ALTERATIONS.

## Manhattan.

CATHERINE ST, 18, store front, galvanized iron cornice, partition, metal ceiling to 4-sty brick hall and dwelling; cost, $1,000; owner, Rev. Vincent Jannuzzi, 26 Roosevelt st; architect, R. N. Cleverdon, 15 East 40th st. Plan No. 3162.

CENTRE ST, 176-178, extension of stairway, bulkhead, partitions, galvanized iron skylight to 5-sty brick factory building; cost, $250; owner, Hawes Estate, 176 Centre st; architect, Jean Jeaume, 37 Sullivan st. Plan No. 3199.

CHRYSTIE ST, 161, galvanized iron air duct, mullion windows, steel beams to 5-sty brick tenement; cost, $100; owner, Chas. Vonhof, 2480 Vernon av, Brooklyn; architect, Henry Regelmann, 133 7th st. Plan No. 3113.

CLINTON ST, 155, window, water closet compartment to 3-sty brick settlement house; cost, $150; owner, Social Halls Associaton, 151 Clinton st; architect, Jacob Schlesinger, 1269 Broadway. Plan No. 3183.

DEY ST, 24, steel beams to 5-sty brick stores and lofts; cost, $150; owner, Astor Estate, 23 West 26th st; architect, L. E. Denslow, 44 West 18th st. Plan No. 3160.

DIVISION ST, 7, store front to 3-sty brick store and dwelling; cost, $82; owner, Harry Lewis, 7 Division st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3157.

DIVISION ST, 42, store front to 5-sty brick stores and tenement; cost, $100; owner, Harris Hepner, 42 Division st; architect, Henry Z. Harrison, 960 Rogers pl, Bronx. Plan No. 3125.

FRONT ST, 312, partition, fireproofing to two 5-sty brick tenements; cost, $300; owner, Benj. A. Jackson, 53 West 72d st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 3121.

FRONT ST, 64, electric freight elevator shaft, engine room, t. c. partitions, kalamein iron-covered doors to 4-sty brick warehouse; cost, $3,000; owner, Henry A. Taylor, 30 Pine st; architect, Jean Jeaume, 37 Sullivan st. Plan No. 3135.

GANSEVOORT ST, 32, stairway, bulkhead, partitions to 5-sty brick store and lodging house; cost, $1,200; owner, Augenilo Sartirano, 32 Gansevoort st; architect, Leopold Ceva, 456 West Broadway. Plan No. 3201.

GRAND ST, 273-275, stairway, mason work to 6-sty brick stores and lofts; cost, $300; owner, Morris Rose, 63 Orchard st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3130.

GRAND ST, 375, columns, girders, iron gratings, store front to 5-sty brick stores and tenements; cost, $3,000; owner, Bachrach Estate, ex., Julius Bachrach, 149 Broadway; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3127.

HESTER ST, 33-47, extension of elevator shaft to 6-sty brick public school; cost, $200; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 3167.

HESTER ST, 105, mason work, beams, columns, store front to 5-sty brick lofts; cost, $300; owner, Anna M. Budelman, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 3178.

HOUSTON ST, 141-143, iron beams, removal of stairs to 1-sty brick stores and theatre; cost, $100; owner, Louis Minsky, 111 East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3171.

MERCER ST, 123-125, tank, steel supports to 13-sty brick loft building; cost, $775; owner, Peter W. Rouse, Garfield pl, Brooklyn; architect, R. J. Mansfield, 135 William st. Plan No. 3144.

MULBERRY ST, 123-125, passageway to 4-sty brick store and tenement; cost, $300; owner, B. Sharboro, 14 Franklin st; architect, Michael Bernstein, 185 Madison av. Plan No. 3187.

NEW ST, 34-36, store front to 5-sty brick stores and lofts; cost, $100; owner, John Karagians, 34 New st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3146.

NEW ST, 42, removal of encroachments, store front to 6-sty brick office building; cost, $100; owner, Mutual Real Estate Co., 204 West 34th st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 3190.

ORCHARD ST, 19, water closet compartment to 5-sty brick store and storage lofts; cost, $60; owner, Chichester Estate, 19 Orchard st; architect, Hyman Paris, 258 Rivington st. Plan No. 3198.

PINE ST, 70-72½, removal of encroachments to 4-sty brick stores and lofts; cost, $350; owner, Phelps Estate, executors, Hoyt & Carroll, 52 William st; architect, A. W. Schwartz, 162 West 20th st. Plan No. 3147.

PINE ST, 71, removal of encroachments to 4-sty brick storage house; cost, $600; owner, Leonard J. Carpenter, 25 Liberty st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 3117.

RECTOR ST, 87-89, removal of encroachment to 4-sty brick stores and offices; cost, $50; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 3110.

WASHINGTON ST, 286, s w cor Chambers st, removal of encroachment to 4-sty brick warehouse; cost, $50; owner, Benjamin Calandre, 286 Washington st; architect, Wm. C. Winters, 106 Van Siclen av, Brooklyn. Plan No. 3180.

3D ST, 248 East, fire passage, exits to 6-sty brick stores and tenement; cost, $150; owner, Isaac S. Heller, 71 Central Park West; architect, C. B. Meyers, 1 Union Sq West. Plan No. 3176.

7TH ST, 46 East, and 2d av, 115, connecting doorway, fireproof door, staircase, watercloset compartment to two 3 and 5 tenement and restaurant and school building; cost, $500; owners, Margaret and Catherine E. Miller, 9 Villa pl, Mount Vernon, N. Y.; architect, Ignatz I. Rosenberg, 250 West 112th st. Plan No. 3189.

10TH ST, 400 East, store front to 4-sty brick stores and dwelling; cost, $300; owner, Arthur M. Bullowa, 33 West 42d st; architects, Cohen & Felson, 329 4th av. Plan No. 3206.

10TH ST, 34-36 East, tank, steel supports to 10-sty brick loft building; cost, $1,500; owner, Philip Braender, 315 4th av; architect, John Brandt, 271 West 125th st. Plan No. 3096.

11TH ST, 56 East, tank, steel supports to 9-sty brick factory building; cost, $600; owner, Wm. Colgate, 5 East 82d st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 3141.

11TH ST, 64-66 West, skylight, iron reinforcement of pine girder to 3-sty brick restaurant and dwelling; cost, $800; owner, Mowbray Estate, care Folsom Bros., Inc., 127 East 34th st; architect, Wm. Tullett, 124 West 20th st. Plan No. 3193.

13TH ST, 346-48 East, removal of encroachment, rebuilding of front wall to 6-sty brick tenement; cost, $4,000; owner, Caroline Gottlieb, 207 West 110th st; architect, Chas. M. Straub, 147 4th av. Plan No. 3170.

22D ST, 121 West, store front, removal of partitions, fire escape to 4-sty brick stores and dwelling; cost, $500; owner, H. Pereiri Mendes, 99 Central Park West; architect, Joseph Mitchell, 332 West 24th st. Plan No. 3103.

24TH ST, 37-39 West, store fronts, iron stairs to 4-sty brick cafe and dwelling; cost, $475; owner, Hobart Guion, 100 Broadway; architect, Willis I McCullagh, 148 West 4th st. Plan No 3118.

27TH ST, 17 West, store front, iron grating to 4-sty brick cafe and dwelling; cost, $500; owner, Christian Hanfield, 334 7th av; architect, Eli Benedict, 1947 Broadway. Plan No. 3205.

27TH ST, 50 West, removal of encroachment to 4-sty brick dwelling; cost, $140; owner, Margaret A. Steele, 50 West 27th st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 3102.

28TH ST, 21-23 East, elevator doorway to 11-sty brick hotel; cost, $75; owner, Irving T. Smith, 149 Broadway; architect, A. W. Moses, 141 West 33d st. Plan No. 3120.

28TH ST, 153 West, store fronts to 4-sty brick stores and dwelling; cost, $200; owner, Franklin L. Groff, 278 Johnston av, Jersey City; architect, Joseph Mitchell, 332 West 24th st. Plan No. 3104.

28TH ST, 40 West, iron staircase, fireproof windows, fireproof door, fireproof bulkhead, galvanized iron skylight to 5-sty brick store and lofts; cost, $750; owner, Martin H. Goodkind, 42 Broadway; architect, Jos. Putzel, 29 West 34th st. Plan No. 3200.

28TH ST, 121 West, resetting of platform, trapdoors, grating and coping to 4-sty brick store and dwelling; cost, $300; owner, Billingsley Estate, 121 West 28th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3186.

29TH ST, 162 West, iron stairs, partitions, stone stoop, removal of encroachments to 5-sty brick stores and tenements; cost, $450; owner, Helena S. Eckel, 241 West 102d st; architect, Chas. Albenesi, 308 West 20th st. Plan No. 3149.

30TH ST, 134-136-138 West, brick partition, doorway to 5-sty brick police station house; cost, $1,000; owner, Police Dept, City of New York; architect, Thos. E. O'Brien, 240 Centre st. Plan No. 3145.

31ST ST, 5-9 East, steel tank supports to 11-sty brick store and lofts; cost, $2,500; owner, The American Real Estate Co., 527 5th av; architects, The Rusling Co., 39 Cortlandt st. Plan No. 3185.

33D ST ST, 4 East, stairway, removal of encroachment to 4-sty brick restaurant and dwelling; cost, $500; owner, William Waldorf Astor; attorney, Clarence W. Baldwin, 21 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 3101.

34TH ST, 18 West, store front to 8-sty brick store and offices; cost, $150; owner, Wm. Vincent Astor, 23 West 26th st; architect, Frank N. Sweatt, 932 East 173d st. Plan No. 3122.

35TH ST, 250 West, installation of toilets to 5-sty brick tenement; cost, $900; owner, Meade Estate, 493 8th av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3119.

36TH ST, 19-21 West, outside staircase, ironwork, mason work, glass roof repairs, metal door jambs and trim to 12-sty brick store and lofts; cost, $5,000; owner, Wm. M. Sperry, Cranford, N. J.; architect, Augustus M. Allen, 2 West 45th st. Plan No. 3204.

36TH ST, 47 West, posts, girders to 4-sty brick shop and studio building; cost, $200; owner, Bull Estate, care Wm. J. Roome & Co., 177 Madison av; architect, Wm. N. Smith, 101 Park av. Plan No. 3142.

36TH ST, 553 West, store front to 4-sty brick stores and tenement; cost, $100; owner, Ferdinand Munch Brewing Co., 277 Vernon av, Brooklyn; architects, Berger & Son, 121 Bible House. Plan No. 3166.

39TH ST, 216-226 West, 12-sty brick fireproof addition, removal of wall, elevator shaft, freight elevator, passenger elevators, fire exit tunnel, entrance, vestibule, toilet rooms, fire tower to 12-sty brick publisher's building; cost, $200,000; owner, Julius Kayser, 18 East 71st st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 3174.

40TH ST, 113-119 West, marquise to 22-sty brick office and loft building; cost, $200; owner, Rudolph Wurlitzer Co., Cincinnati, Ohio; architect, Adam Happel, Inc., 408 East 93d st. Plan No. 3148.

41ST ST, 137 West, frame shed, corrugated iron covering to 4-sty brick club house; cost, $100; owner, Independent Democratic Club, 137 West 41st st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3126.

42D ST, 1 West, steel tank supports to 8-sty brick stores and offices; cost, $500; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3129.

42D ST, 15-21 West, partition, store fronts to 6-sty brick stores and offices; cost, $200; owner, State Realty Co., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3151.

42D ST, 101-103 West, stairs, doorway to 4-sty brick store and offices; cost, $150; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3150.

51ST ST, 305 East, windows, sash, door to 3-sty brick residence; cost, $200; owner, Thos. Reilly, 305 East 51st st; architect; Otto A. Staudt, 966 2d av. Plan No. 3123.

56TH ST, 16 West, skylight to 5-sty brick lofts and studios; cost, $125; owner, Jas. Bishop, 82 East 56th st; architect, Geo. J. Cavalieri, 3 East 44th st. Plan No. 3194.

62D ST, 10 West, mezzanine floor to 4-sty brick salerooms; cost, $100; owners, J. & G. Wendel, 175 Broadway; architect, U. S. Bandesson, 2136 Clinton av. Plan No. 3169.

62D ST, 144 East, 1-sty addition, partitions, plumbing fixtures to 3-sty brick dwelling; cost, $8,000; owner, Henry Hoyt, Jr., 62 Washington Sq. S.; architect, Brutus Gundlach, 185 Madison av. Plan No. 3196.

65TH ST, 167 East, windows to 3-sty brick dwelling; cost, $200; owner, Anna Bermann, 167 East 65th st; architect, Otto Reissmann, 147 4th av. Plan No. 3202.

68TH ST, 245 West, terra cotta block partitions, wainscote plastering to 3-sty brick garage, store house and dwelling; cost, $925; owner, Hugo Ressinger, 993 5th av; architect, Mortimer H. Hirschbaum, 274 West 140th st. Plan No. 3108.

68TH ST, 65 West, change of partitions and plumbing fixtures to 5-sty brick dwelling; cost, $1,500; owner, Mrs. Bessie M. Dew, 12 West 40th st; architect, J. Lee Wilkinson, 3544 Broadway. Plan No. 3191.

74TH ST, 135 East, mason work to 3-sty brick dwelling; cost, $500; owner, Jos. Du Vivier, 135 East 74th st; architect, John H. Friend, 148 Alexander av. Plan No. 3164.

76TH ST, 234 East, removal of skylights, metal partition coverings to 5-sty brick tenement; cost, $500; owner, Barnett Bears, 1048 3d av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3154.

77TH ST, 407 East, partition, removal of dumbwaiter to 5-sty brick stores and tenement; cost, $100; owner, Wallach Estate, 240 East 79th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3105.

85TH ST, 340 West, window to 6-sty brick club house; cost, $120; owner, The Three Arts Club, 340 West 85th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 3137.

91ST ST, 311½-317 East, window, wood partition (sheet iron covering) to 2-sty brick cooper shop; cost, $50; owner, Anton Hoffman, 311½-317 East 91st st; architect, John Ph. Voelker, 979 3d av. Plan No. 3115.

92D ST, 1 West, bath rooms (12), plumbing, partitions, windows, tile work to 7-sty brick tenement; cost, $4,000; owner, Litchfield Estate, Edw. H. Litchfield, 44 Wall st; architect, Eli Benedict, 1947 Broadway. Plan No. 3114.

92D ST, 54 West, doorway to 4-sty brick residence; cost, $35; owner, Eugene Vallens, 15 West 95th st; architects, Miltner & Masson, 3305 Broadway. Plan No. 3133.

98TH ST, 206 East, windows to 4-sty brick stores and tenement; cost, $300; owner, Hortence N. Carley, 333 Main st, Caldwell, N. J.; architect, Oscar Lowinson, 5 West 31st st. Plan No. 3136.

104TH ST, 336-342 East, extension to building line, 3-sty fireproof addition to basement church; cost, $40,000; owner, St. Lucy's R. C. Church, pastor, Rev. P. J. Lennon, 407 West 14th st; architect, Thos. J. Duff, 407 West 14th st. Plan No. 3163.

104TH ST, 175-177 East, partitions, mason work, doorway, windows to 5-sty brick police station house; cost, $3,000; owner, Police Dept., City of New York; architect, Thos. E. O'Brien, 240 Centre st. Plan No. 3140.

109TH ST, n s, 200 e Amsterdam av, porte cochere, mason work, fence posts and gates to 7-sty brick hospital building; cost, $6,500; owner, Womans' Hospital, exec., Chas. N. Talbot, 34 Pine st; architects, Allen & Collens, 40 Central st, Boston, Mass. Plan No. 3134.

105TH ST, 64 East, removal of 1st sty front, new front, rearrangement of rooms, chimney breasts, stairs, bulkhead to 5-sty brick tenement; cost, $5,000; owner, Henry Cohen, 18 West 111th st; architect, Nathan Langer, 81 East 125th st. Plan No. 3184.

117TH ST, 542-44 East, steel supports, girders, doorways, concrete wall, partitions, windows, galvanized iron skylights to two 3-sty brick dwellings; cost, $2,500; owner, Herman Harjes, 406 East 76th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3131.

119TH ST, 32-34 East, fireproof stairs, fireproof partitions, water closet compartments, fire-escapes to 3-sty brick synagogue and home; cost, $10,000; owner, Daughters of Israel Home of Harlem, president, Nathan Golnich, 232 West 111th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3168.

123D ST, 157 West, store fronts, toilets, mason work to 7-sty brick stores and tenement; cost, $700; owner, Metropolis Securities Co., 257 Broadway; architect, Oscar Lowinson, 5 West 31st st. Plan No. 3138.

124TH ST, 54 East, partitions, plumbing to 3-sty brick dwelling; cost, $250; owner, Hermine Schrag, 46 East 124th st; architect, Frank Hansle, 81 East 125th st. Plan No. 3156.

128TH ST, 49 West, doorway, store front to 3-sty brick store and residence; cost, $100; owner, Leonora Frandsen, 49 West 128th st; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 3098.

132D ST, 219-221 W., door, iron staircase, removal of encroachment to 3-sty brick rectory; cost, $400; owner, St. Aloysius Church, 219-221 West 132d st; architect, Edw. Owens, 34 West 133d st. Plan No. 3111.

132D ST, 39-41 East, extension, iron girders, beams, channels, fireproof passage to brick basement church; cost, $20,000; owner, Rev. L. B. Twisby, 120 West 136th st; architect, F. E. Glasser, 70 Manhattan st. Plan No. 3175.

181ST ST, 562-564 West, marquise to 1-sty brick moving picture theatre; cost, $400; owner, Isaac Cohn, 600 West 183d st; architect, Sol S. Sugar, 600 West 181st st. Plan No. 3116.

AV A, 1316, partitions, plumbing, concrete floors to 5-sty brick factory building; cost, $2,000; owner, P. Lorillard Co., 1318 Av A; architect, Benj. Finkensieper, 134 Broadway. Plan No. 3179.

AMSTERDAM AV, 1854, brick partition walls, door and window openings, chimney, partitions, iron beams, concrete floor, roof to 4-sty brick police station house; cost, $6,000; owner, Police Dept., City of New York; architect, Thos. E. O'Brien, 240 Centre st. Plan No. 3139.

BOWERY, 119, store front, wood partitions to 2-sty brick store and dwelling; cost, $50; owner, Lawrence M. D. McGuire, 135 Broadway; architect, Edwin Wilbur, 120 Liberty st. Plan No. 3106.

BROADWAY, 743-745, fire repairs, top story, roof, front, enclosure of staircase, brick fire tower, plumbing, sprinkler system, tanks, tank houses to 4-sty brick store and lofts; cost, $35,000; owner, Sailors' Snug Harbor, Seth Low, president, 61 Broadway; architects, Maynicke & Franke, 25 Madison Sq. N. Plan No. 3107.

BROADWAY, 1849, steel and metal sign to 1-sty brick stores; cost, $800; owner, Manuel Lowenthal, 1133 Broadway; architect, John E. Kleist, 515 7th av. Plan No. 3172.

BROADWAY, 66, store front to 17-sty brick office and stores; cost, $200; owner, Manhattan Life Ins. Co., 66 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 3192.

BROADWAY, 1596-1602, converting store floor into Pompeian Room, removal of tile partition to 10-sty brick restaurant, hall and office building; cost, $5,000; owner, Mecca Realty Co., president, Jesse Froelich, s w cor Broadway and 56th st; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 3182.

CENTRAL PARK, 88 West, fireproof partitions, bathroom, fixtures, window to 12-sty brick tenement; cost, $500; owner, Akron Bldg. Co., 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 3159.

COLUMBUS AV, 955, mason work, partition, store front to 5-sty brick tenement; cost, $500; owner, Louis Uthoff, 465 Central Park West; architect, John H. Knubel, 305 West 43d st. Plan No. 3188.

MADISON AV, 613-627, removal of marquise to 3-sty brick stores and theatre; cost, $500; owner, Trinidad Amusement Co., 17 West 42d st; architect, John H. Scheier, 17 West 42d st Plan No. 3177

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*Plans Filed, Alterations, Manhattan (Cont'd).*

WEST END AV, 205-213, steel girders, change of stairs to 3-sty brick garage; cost, $200; owner, The White Co., Cleveland, O.; architect, John H. Knubel, 305 West 43d st. Plan No. 3197.

1ST AV, 126, iron stairs, store front, galvanized iron cornice, tin roof to 11-sty brick store and tenement; cost, $500; owner, O'Connor Estate, 902 West End av; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 3203.

1ST AV, 927-935, window, balcony to 4-sty brick public school; cost, $900; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 3097.

2D AV, 416, posts, girders, concrete footings, store front, mason work to 3-sty brick store and dwelling; cost, $1,200; owner, Harry Weinstock, 416 2d av; architect, Otto Reissmann, 147 4th Plan No. 3143.

2D AV, 547, galvanized iron skylight, plumbing, windows, partitions to 4-sty brick store and tenement; cost, $1,000; owner, David Brenner, 549 2d av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3153.

3D AV, 1027, mason work, iron grating, partition to 5-sty brick store and tenement; cost, $100; owner, Sigmund Lewy, 128 East 74th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3155.

3D AV, 386, metal partition coverings, kalamein windows, iron stairways, resetting of doors to 3-sty brick lodging house; cost, $1,000; owner, Boyd Estate, 406 West 26th st; architects, Satterlee & Boyd, 1335 St. Marks av, Brooklyn. Plan No. 3158.

3D AV, 1499, doorways, removal of partition to 3-sty brick store and dwelling; cost, $100; owner, Mrs. Bertha Zabiniski, 809 West 115th st; architect, H. P. Von Wiedenfeld, 1499 3d av. Plan No. 3173.

3D AV, 1344, mason work, steel lintels, fireproofing, galvanized iron cornice, store front, partitions to 5-sty brick store and tenement; cost, $500; owner, 77th St. Bldg. Co., Lewis E. Ransan, 279 Pearl st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3132.

5TH AV, 2038, stairs, iron grating, cement steps, window, entrance, partition to 4-sty brick dwelling; cost, $750; owner, Richard K. Fox, 338 Pearl st; architect, Walter A. C. Hornum, 11 East 125th st. Plan No. 3112.

5TH AV, 712, skylights to 5-sty brick store and offices; cost, $2,500; owner, 5th Av. Presbyterian Church, 5th av and 55th st; architect, A. S. Gottlieb, 303 5th av. Plan No. 3124.

5TH AV, 665, terra cotta block partition to 12-sty brick loft building; cost, $100; owner, Edw. Holbrook, care Alfred B. Ashforth, Inc., 10 East 33d st; architect, John H. Friend, 148 Alexander av. Plan No. 3165.

5TH AV, 303-305, steel tank supports, tank enclosure to 20-sty brick store and lofts; cost, $2,500; owners, The Phillipse Manor Co., 303-5 5th av; architects, The Rusling Co., 39 Cortlandt st. Plan No. 3195.

6TH AV, 489, partitions, plumbing, store front to 4-sty brick store and lofts; cost, $150; owner, Oestreicher Realty Co., 1409 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 3152.

6TH AV, 446, removal of encroachment to 5-sty brick store and lofts; cost, $120; owner, Underhill Estate, 45 William st; architect, Joseph Mitchell, 332 West 24th st. Plan No. 3109.

6TH AV, 444, store front to 3-sty brick store and offices; cost, $300; owner, Southern Leasing Co., Inc., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3128.

6TH AV, 405, store front, stair to 4-sty brick store, loft and dwelling; cost, $200; owner, Frederich Rosenberg, Montclair, N. J.; architect, John H. Knubel, 305 West 43d st. Plan No. 3100.

7TH AV, 315, removal of encroachment to 5-sty brick store and dwelling; cost, $50; owner, Alberth I. Sire, 160 West 28th st; architect, Fredk. Jacobson, 132 East 23d st. Plan No. 3099.

8TH AV, 863, store front to 4-sty brick store; cost, $75; owner, Louis F. Walton, 853 8th av; architect, Harold L. Young, 1204 Broadway. Plan No. 3181.

11TH AV, 200, partitions, windows to 3-sty brick store and hotel; cost, $500; owner, F. L. Ogden, care Jas. N. Wills' Sons, 191 9th av; architect, Jos. Wolf, 103 Park av. Plan No. 3161.

## Bronx.

BRONX ST, e s, 357.11 n 177th st, 2-sty frame extension, 24.3x11.6, to 2½-sty frame dwelling; cost, $1,800; owners, Wm. and Elizabeth Gedge, 2042 Bronx st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 438.

143D ST, 442, new chimney to 5-sty brick tenement; cost, $150; owner, Philip J. Kearns, 2311 Concourse; architect, A. C. Dessoir, 2306 Creston av. Plan No. 439.

149TH ST, 424, new beams, &c, to 5-sty brick store and tenement; cost, $300; owner, Christian Goepfort, on premises; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 434.

149TH ST, s s, 150 w Long Island Sound, new concrete floors, &c, to 3-sty brick power house; cost, $3,700; owners, N. Y. C. & H. R. R. R. Co., 70 East 45th st; architect, A. F. Haldeman, 70 East 45th st. Plan No 436

PROSPECT AV, n w cor 160th st, new toilet compartment to 1-sty brick stores; cost, $200; owners, The Sykes Realty Co., 30 West 42d st; architect, Chas. C. Straub, 621 Broadway. Plan No. 435.

TINTON AV, 1086, 1-sty frame extension, 22x21 to 3-sty frame stores and dwelling; cost, $2,500; owners, A. F. Wilson Estate, on premises; architect, Carl J. Itzel, 847 Freeman st. Plan No. 427

UNION AV, 1208, new partitions, etc., to 3-sty frame dwelling and storage; cost, $500; owner, Bertha Stimmell, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 440

VAN NEST AV, s s, 26.7 n Van Buren st, 1-sty frame extension, 7.9x2.11, to 3-sty frame dwelling; cost, $300; owner, Mork P. Ansorge, 657 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 442.

3D AV, 2823-25, new columns, new partitions to 2-sty brick store; cost, $500; owner, Chas. E. Gleason, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 441.

## Brooklyn.

BOND ST, 334, interior alterations to 3-sty store and tenement; cost, $1,000; owner, Filomena Gallo, 287 3d av; architect, W. J. Conway, 400 Union st. Plan No. 5682.

BUTLER ST, 86, interior alterations to two 3-sty factories; cost, $500; owner, Abraham Freedner, on premises; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 5724.

CHESTER ST, 621, move 2-sty dwelling; cost, $1,000; owner, Chas. H. Crown, 630 Chester st; architect, John M. Ricca, 1556 St. Marks av. Plan No. 5780.

CONGRESS ST, 92, extension to two 2-sty dairies; cost, $5,000; owner, Isaac W. Rushmore, 100 Atlantic av; architect, Louis Brooks, 489 5th av, Manhattan. Plan No. 5643.

FULTON ST, 836, extension to 3-sty store and dwelling; cost, $1,300; owner, Andrew L. Walsh, 14 Buckingham rd; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 5754.

GEORGE ST, 124, extension to 3-sty tenement; cost, $300; owner, B. Rizzuto, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 5684.

GRAFTON ST, 65, store front to 3-sty tenement; cost, $300; owner, Peter Karp, 6001 15th av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5699.

HINSDALE ST, 386, extension to 3-sty tenement; cost, $1,200; owner, Lena Greenberg, 154 Newport av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5698.

KEAP ST, 441, extension to 2-sty dwelling; cost, $500; owner, Interboro Brewing Co., 964 Franklin av; architect, David A. Lucas, 98 3d st. Plan No. 5753.

LEONARD ST, 35, interior alterations to 4-sty tenement; cost, $500; owner, Daniel Vanderveir, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 5775.

MINNA ST, 148, move 2-sty frame dwelling; cost, $800; owner, Geo. Eichelmann, 3458 Ft. Hamilton av; architect, F. W. Eisenla, 16 Court st. Plan No 5726.

REMSEN ST, 151, interior alterations to 5-sty store and dwelling; cost, $4,000; owner, Realty Associates, 162 Remsen st; architect, J. S. Kennedy, 157 Remsen st. Plan No. 5783.

SPENCER ST, 143, interior alterations to 4-sty factory; cost, $850; owners, Darragh & Small, 177 Water st, Manhattan; architect, Stephen H. Greenland, 171 Pulaski st. Plan No. 5678.

STERLING PL, 1724, interior alterations to 3-sty tenement; cost, $800; owner, David Schneider, 296 Rochester av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5709.

STOCKTON ST, 168 to 174, interior alterations, etc, to four 3-sty tenements; cost, $3,000; owner, Wm. Drennan, 189 Montague st; architect, Lew Koen, 9 Debevoise st. Plan No. 5666.

UNION ST, 101, interior alterations to 1-sty hall; cost, $300; owner, Maria V. Esposito, 413 12th st; architect, Vincent Scala, 73 Carroll st. Plan No. 5760.

WILSON ST, 54, extension to 4-sty factory; cost, $15,000; owners, Truslow & Fulle, 48 Wilson st; architect, W. H. Ludwig, 801 Eastern Parkway. Plan No. 5725.

NORTH 1ST ST, 149, extension to 5-sty factory; cost, $15,000; owner, H. W. Thoelen, 61 Courtland st; architect, Max Hirsch, 391 Fulton st. Plan No. 5668.

SOUTH 9TH ST, 96, exterior alterations to 3-sty rectory; cost, $700; owner, Rev. Edw. A. Duffy, on premises; architect, A. Nelson, Jr., 76A Kingsland av, Elmhurst, L. I. Plan No. 5790.

WEST 16TH ST, 196, extension to 2-sty dwelling; cost, $250; owner, Vincenzo Dagastino, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5708.

EAST 21ST ST, 1054, interior alterations to 2-sty dwelling; cost, $500; owner, Manhattan Terrace Church, on premises; architect, A. E. Parfitt, 1066 82d st. Plan No. 5659.

WEST 24TH ST, 2941, exterior alterations to two 3-sty dwellings; cost, $6,000; owner, Salvatore Desposito, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5742.

BEDFORD AV, 2284, extension to 2-sty dwelling; cost, $400; owner, Henry J. DeBoer, 52 Snyder av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5764.

FLATBUSH AV, 895, extension to 3-sty store; cost, $2,000; owner, Weissman Holding Co., 137 P. P. West; architect, Wm. A. Parfitt, 26 Court st. Plan No. 5661.

FLUSHING AV, 276, extension to 3-sty warehouse; cost, $4,000; owner, Bernardus Everstin & Son, on premises; architect, Geo. P. Chappell, 258 Broadway, Manhattan. Plan No. 5792.

FLUSHING AV, 796, interior alterations to 3-sty tenement; cost, $300; owner, Rosario Pantina, 837 Flushing av; architects, Cannella & Gallo, 60 Graham av. Plan No. 5685.

GARDNER AV, 42, extension to 1-sty shop; cost, $700; owner, A. T. Trotter, on premises; architect, John W. Moore, 39 Bay 5th st. Plan No. 5665.

GRAHAM AV, 214, interior alterations to two 2-sty tenements; cost, $400; owner, Harry Rubinwitz, 203 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 5776.

HUDSON AV, 313, exterior alterations to 3-sty dwelling; cost, $300; owner, Angese Marzulli, 121 Navy st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 5630.

LEE AV, 239, interior alterations to 4-sty theatre and dwelling; cost, $350; owner, Sam Sugerman, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 5653

LOTT AV, 65, remove store in 2-sty tenement; cost, $350; owner, Max Boyareen, 396 Hinsdale st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5700.

MANHATTAN AV, 945, extension to 3-sty tenement; cost, $400; owner, Saml. Sunsheiner, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 5634.

NECK RD, 163, extension to 2-sty dwelling; cost, $1,500; owner, Geo. Latham, on premises; architect, Abr. Bastow, 2103 Ocean av. Plan No. 5748.

NOSTRAND AV, 35, exterior alterations to 2-sty storage; cost, $1,500; owner, Brooklyn Varnish Mfg. Co., on premises; architect, Hans Arnold, 2134 East 17th st. Plan No. 5735.

PITKIN AV, 1667, extension to 3-sty tenement; cost, $2,000; owner, Harris Brennitz, 48 Liberty av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5697.

PITKIN AV, 1624, exterior alterations to 3-sty dwelling; cost, $400; owner, Rose Hyams, 130 Thatford av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5633.

7TH AV, 173, extension to 3-sty dwelling; cost, $4,000; owner, Mrs. Nora Roche, 105 32d st, Woodcliff, N. J.; architect, John C. Wandell Co., 4 Court sq. Plan No. 5788.

## Queens.

COLLEGE POINT.—16th st, e s, 100 s 4th av, 2-sty frame extension, 22x25, rear dwelling, tin roof, interior alterations; cost, $1,400; owner, Ellen Dockendork, 230 16th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 1822.

CORONA.—Way av, s w cor Hunt pl, new foundation to dwelling; cost, $100; owner, A. Devermann, 360 York st, Jersey City, N. J. Plan No. 1858.

CORONA.—Myrtle av, w s, 50 n Willow st, 1-sty added to top of dwelling, interior alterations; cost, $1,000; owner, Donato Salvata, 50 Railroad av, Corona; architect, Andrew F. Brems, 83 Corona av, Corona. Plan No. 1866.

CORONA.—Locust st, s s, 40 w Mulberry av, 1-sty frame extension rear 1-sty store, tin roof; cost, $250; owner, A. G. Dummelling, premises. Plan No. 1869.

ELMHURST.—Queens blvd, s s, 448 w Remsen st, sky sign to barn; cost, $200; owner John Droge, Elmhurst. Plan No. 1821.

FAR ROCKAWAY.—Remsen av, w s, 400 n Leland av, plumbing in dwelling; cost, $100; owner, C. Pacatorri, premises. Plan No. 1840.

FAR ROCKAWAY.—Remsen av, w s, 450 n Leland av, plumbing in dwelling; cost, $100; owner, J. Pecora, premises. Plan No. 1841.

FAR ROCKAWAY.—Remsen av, w s, 300 n Leland av, plumbing in dwelling; cost, $100; owner, Frank Betucci, premises. Plan No. 1842.

FLUSHING.—21st st, w s, 234 s Laburnam av, 1-sty frame extension, 14x16, rear dwelling, tin roof; cost, $200; owner, Ingeborg Feldskow, 1348 68th st, Brooklyn. Plan No. 1853.

FLUSHING.—Sanford av, s e cor Union st, new piazza on dwelling; cost, $150; owner, Sister of St. Joseph, premises. Plan No. 1826.

GLENDALE.—Myrtle av, s e cor Fosdick st, 1-sty frame extension, 14x35, side dwelling, tin roof; cost, $480; owner, Louis Melloth, premises; architect, Herman E. Finke, 1008 Gates av, Brooklyn. Plan No. 1865.

JAMAICA.—Union av, w s, 161 s Shelton av, 1-sty frame extension over present extension on dwelling, tin roof; cost, $300; owner, Mrs. L. W. Remsen, 33 Union av, Jamaica. Plan No. 1838.

JAMAICA.—Bergen av, e s, 110 n Fulton st, interior alterations to dwelling; cost, $500; owner, Koppel Cohen, 5 Globe av, Jamaica; architect, L. Danancher, 370 Fulton st, Jamaica. Plan No. 1834.

L. I. CITY.—Vernon av, s w cor Webster av, interior alterations to shed; cost, $250; owner, New Amsterdam Gas Co., premises. Plan No. 1820.

L. I. CITY.—14th st and Vernon av, sign board, 25x150; cost, $200; owners, Havemeyer & Elder, 129 Front st, Manhattan. Plan No. 1828.

L. I. CITY.—Webster av, s e cor 2d av, plumbing to dwelling; cost, $75; owner, Chauncey Maechall, premises. Plan No. 1814.

L. I. CITY.—Lawrence st, w s, 125 s Potter av, 3-sty frame extension, 20x7, front dwelling and store, tin roof; cost, $3,200; owner, T. Georgiaro, 284 Lawrence st, L. I. City; architect, Emil Motl, 806 2d av, L. I. City. Plan No. 1827.

L. I. CITY.—Washington av, s w cor Halle av, plumbing in factory; cost, $600; owner, Nichols Copper Co., 25 Broad st, Manhattan. Plan No. 1856.

L. I. CITY.—Newtown rd, 163, new foundation to dwelling; cost, $1,400; owner, Christ Beck, premises. Plan No. 1863.

L. I. CITY.—14th st and East River, sky sign; cost, $200; owner, Havemeyer & Elder, 129 Front st, Manhattan. Plan No. 1828.

L. I. CITY.—Bodine st, n e cor Boulevard, interior alterations to store and dwelling, tin roof; cost, $1,000; owner, Mrs. E. Woodruff, 215 12th st, L. I. City; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 1852.

MASPETH.—Main st, n s, 100 w Madison av, interior alterations to dwelling; cost, $1,800; owner, Salveson Bros., 18 Madison av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1857.

MASPETH.—Flushing av, s e cor Grand st, motion picture booth in school; cost, $800; owner, City of New York, 500 Park av, Manhattan. Plan No. 1836.

OZONE PARK.—Oakley av, e s, 100 n Belmont av, plumbing to dwelling; cost, $65; owner, Victor Vouaux, premises. Plan No. 1829.

OZONE PARK.—Jerome av, n w cor Ocean av, plumbing to dwelling; cost, $75; owner, J. Ebbert, on premises. Plan No. 1830.

OZONE PARK.—Jerome av, s e cor Hatch av, plumbing to dwelling; cost, $75; owner, A. Kelley, premises. Plan No. 1831.

OZONE PARK.—Hatch av, e s, 100 s Jerome av, plumbing to dwelling; cost, $75; owner, Dr. Casselbury, premises. Plan No. 1832.

RICHMOND HILL.—Brandon av, s s, 23 w Herald av, plumbing to dwelling; cost, $100; owner, Mr. Stachan, premises. Plan No. 1819.

RICHMOND HILL.—Jerome av, n s, 60 w Thadford av, plumbing in dwelling; cost, $120; owner, Mrs. L. Gordon, premises. Plan No. 1861.

RIDGEWOOD.—Wyckoff av, w s, 80 n Cornelia st, plumbing in dwelling; cost, $90; owner, G. B. Goodknow, premises. Plan No. 1862.

RICHMOND HILL.—Ridgewood av, n w cor Walnut st, plumbing in dwelling; cost, $100; owner, G. Solms, premises. Plan No. 1854.

RICHMOND HILL.—Johnson av, 110, plumbing in dwelling; cost, $75; owner, F. J. Kuss, premises. Plan No. 1848.

RICHMOND HILL.—Johnson av, e s, 600 n Stewart av, plumbing in dwelling; cost, $75; owner, F. J. Gilchrist, premises. Plan No. 1849.

RICHMOND HILL.—Waterbury av, s e cor Brandon av, plumbing in dwelling; cost, $75; owner, Chas. Tipling, premises. Plan No. 1850.

RIDGEWOOD.—Covert av, Center av and George st, open air auditorium on roof of school; cost, $900; owner, City of New York, 500 Park av, Manhattan. Plan No. 1835.

RIDGEWOOD.—Wyckoff av, 1055, interior alterations to dwelling; cost, $500; owner, Mary Keller, premises. Plan No. 1843.

RIDGEWOOD.—Wyckoff av, 1053, interior alterations to dwelling; cost, $500; owner, Mary Keller, premises. Plan No. 1844.

RIDGEWOOD.—Woodward av, 659, 1-sty frame extension, 25x37, rear dwelling, tin roof, general interior alterations; cost, $3,000; owner, Benjamin Croner, 62 Montague st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1846.

ROCKAWAY BEACH.—So. Chase av, e s, 202 n Boulevard, 3-sty frame extension, 16x25, side dwelling, tin roof, interior alterations; cost, $1,600; owner, Pauline Haetung, 18 So. Chase av, Rockaway Beach; architect, P. Hartung, same address. Plan No. 1847.

WOODHAVEN.—McCormack av, e s, 136 n Jerome av, plumbing to dwelling; cost, $75; owner, L. Moscowitz, premises. Plan No. 1818.

WOODHAVEN.—Freedom av, e s, 150 s Jerome av, plumbing to dwelling; cost, $75; owner, C. Eckstein, premises. Plan No. 1816.

WOODHAVEN.—McCormack av, w s, 270 n Jerome av, plumbing to dwelling; cost, $75; owner, B. Sandman, premises. Plan No. 1817.

WOODSIDE.—4th st, e s, 125 n Woodside av, plumbing to dwelling; cost, $200; owner, St. Sebastian Corporation, premises. Plan No. 1823.

### Richmond.

JERSEY ST, 299-301, cor 6th av, general repairs to frame stable and storage house; cost, $100; owner, Fannie Schimansky, 331 2d st, N. B.; architect, none; builder, C. G. Norman, 84 Sand st, Stapleton. Plan No. 334.

5TH ST, 143, New Dorp, extension to frame store and dwelling; cost, $300; owner, Jos. Fiorello, 143 5th st, New Dorp; architect, none; builder, J. Jenewize, New Dorp. Plan No. 333.

AMBOY RD, e s, 300 n Prince Bay rd, porch to frame dwelling; cost, $350; owner, W. Benz; architect, none; builder, C. H. Chamberlain, Port Richmond. Plan No. 332.

GARIBALDI AV, s s, 377 e Roma av, extension to frame dwelling; cost, $1,400; owner, Jos. Bottone, 24 West 25th st, Manhattan; architect, none; builder, Aug. Nathon, Grant City, N. Y. Plan No. 331.

HARRISON AV and Southfield blvd, n e cor, partitions, roof to frame dwelling; cost, $600; owner, Jos. Kuhn, Great Kills; architect and builder, Wm. S. Boyd, 203 West 14th st, Manhattan. Plan No. 330.

OCEAN AV, e s, 1,500 Mill rd, extension to frame dwelling; cost, $150; owner, Emil R. Fuchs, 205 East 9th st, Manhattan; architect, none; builder, Emil R. Fuchs, 205 East 9th st. Plan No. 336.

SAW MILL RD, e s, 400 n Richmond rd, addition to brick dwelling; cost, $300; owner Michael Stromolvea, New Dorp; architect, none; builder, P. Vurchio, New Dorp. Plan No. 335.

FORT WADSWORTH.—198 Fingerboard rd, change of stairway to frame dwelling; cost, $135; owner, Mrs. E. Hanich, Fingerboard rd; architect, none; builder, J. M. Stelletson, 78 Fingerboard rd. Plan No. 329.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Aug. 15. The location is given, but not the owner's address:*

NEWARK.—Alfonso Rea, 205-207 Oliver st, 4-sty brick, $9,000; Madeline E. Heath, 265-267 South 19th st, two 3-sty frame, $10,000; Joseph F. Pelletier, southwest corner Mt. Prospect and Verona avs, 3-sty brick, $18,000; Joseph B. Turtletaub, 996 South Orange av, 3-sty frame alteration, $500; Louise Kofran, 33 Magnolia st, 3-sty frame, alteration, $500; Israel Kaufman, 77 West st, 3-sty frame alteration, $500.

LINDEN.—Isaac Mehrman, south side Elizabeth av, 125 ft. west of Roselle st, 3-sty frame, $4,000.

PLAINFIELD.—Nathan Bloom, 605-607 West 4th st, two 2-sty frame, $9,000.

GUTTENBERG.—August Baudendietel, east side Boulevard, near 24th st, 2-sty brick, $8,000.

ELIZABETH.—Theresa Shimpani, 226 Niles st, 2-sty brick, $5,000.

JERSEY CITY.—Salvatore Cassaro, 32 Emerson av, 2-sty brick, $6,000; Realty Exchange Co. of Hudson County, 132 Booraem av, 3-sty brick, $10,000; Martin Aquadro, 3702 Boulevard, 3-sty frame alteration, $1,000.

PASSAIC.—Vincenzo Russo, 19 Tulip st, 3-sty brick, $7,000; The Realty Development Co. of New Jersey, 109-111 3d st, two 3-sty brick alteration, $1,600.

TOWN OF UNION.—Thomas McClelland, southeast corner Bergenline av and Golden lane, two 4-sty brick, $40,000; Harry Scherling, 123 Lewis st, one 5-sty frame alteration, $1,000.

PATERSON.—Max Goldenberg, 416 Main st, 3-sty frame alteration, $600.

NEW BRUNSWICK.—Julia Bancoy, southeast corner Somerset and Harvey sts, 2-sty brick, $7,000.

ORANGE.—Marcas Construction & Realty Co., south side Chapman st, 300 ft. west of Hickory st, 3-sty brick, $7,000.

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APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, is preparing plans for a 3-sty apartment, 50x70 ft., at the northwest corner of William st and Munn av for Dr. S. L. Good, corner Grove st and Burnett pl, to cost about $25,000.

DWELLINGS.

WEST NEW YORK, N. J.—Edwin Manahan, 954 Bergenline av, Woodcliffe, N. J., has completed plans and is ready for estimates for a hollow tile and stucco residence, 24x35 ft., for Henry Auf Der Heide, 634 Palisade av, West New York, N. J., owner and builder. Cost, about $5,000.

WEEHAWKEN, N. J.—Edward McDermott, 582 Spring st, is preparing plans for a 2½-sty brick residence, 29x35 ft., at the southwest corner of Hudson Boulevard and Fulton st for Christian Gafafer, care of architect. Cost, about $8,000.

ELIZABETH, N. J.—Robert Smith, 469 Jackson av, Jersey City, N. J., has been commissioned to prepare plans for a frame and stucco residence to be erected here. Owner's name for the present withheld.

## PERSONAL AND TRADE NOTES.

HERBERT MEAD, JR., wholesale dealer, specializing in hardwoods, has moved his office to 405 Lexington av, corner of 42d st.

ASSISTANT FIRE MARSHAL S. B. WILLIS, of New York, has invented a turret pipe to fight fires which was tested officially on July 30 at the Fire Department repair shops.

MORTIMER C. ROSENBAUM & BRO., formerly connected with the Keystone Construction Co., are now doing business under the firm name of Mortimer C. Rosenbaum & Bro., 28 East 85th st.

THE EASTERN DISTRICT IRON WORKS, 177 Lorimer st, Brooklyn, have taken over the business formerly conducted under the name of the Williamsburgh Iron Works. This concern is a contractor for structural steel, ornamental iron and fire escapes.

HERBERT G. KRAPP, architect, for the last few years connected with the office of Henry B. Herts, has opened offices for the practice of his profession at 116 East 16th st. He desires catalogues and samples from manufacturers interested in the building trades.

H. F. J. PORTER AND A. L. HIMMELWRIGHT, consulting engineers in fire prevention, have completed a commission for the National Electric Lamp Company at their 45th st works in Cleveland, by installing fire walls, horizontal exits and signal systems.

THE JOHN SIMMONS CO., 110 Centre st, has taken over the business of the Klein Circulator Co., 30 Church st, which the Simmons Company will handle as a separate department. Paul Klein will continue in the business as department manager.

E. C. MOLBY, formerly New York manager of the Pierce, Butler & Pierce Mfg. Co., Syracuse, N. Y., has taken over the selling rights of the output of the Surrell Down Draft Boiler Co., with offices at 39 Cortlandt st. This boiler will in future be known to the trade as the Molby Heater.

FRANK B. HAVILAND, wholesaler of yellow pine, whose office is located at 29 Broadway, has been appointed Eastern agent for the Van Benthuysen Lumber & Tie Co. This company's main office is located at New Orleans, La., where they maintain large docks and stocks of yellow pine and oak ties.

FRANK E. BROWN, electrical engineer, formerly connected with the Department of Water Supply, Gas and Electricity, has become associated with the H. W. Johns-Manville Co. He will act as a special representative and will devote his attention to the development of sales of "Noark" service meter protective devices.

R. W. CREUZBAUR, consulting engineer, Woolworth Building, N. Y. C., has been appointed consulting engineer to the city of Elizabeth, N. J., to act with reference to the Pennsylvania Railroad and New Jersey Central Railroad improvements. Mr. Creuzbaur was for many years connected with municipal works in New York, beginning with the New Croton Aqueduct in 1884. In 1911 he terminated a five-year engagement as consulting engineer of public works, Borough of Brooklyn, to enter private practice.

G. EUGENE VILLARET has recently been appointed by the H. W. Johns-Manville Co., N. Y. C., to assume charge of the designing of lighting fixtures. Mr. Villaret has had a wide experience in this line, and has been directly in charge of many important and beautiful installations. He studied at the Ecole des Beaux Arts in Paris, after which he was connected with the Thackara Manufacturing Co., Philadelphia, for fourteen years. During the last ten years he has been connected with Cassidy & Sons, manufacturers of lighting fixtures.

VERUS T. RITTER, architect, of Huntington, W. Va., has associated with Richard M. Bates, Jr., New York City, for the purpose of forming a partnership for the practice of architecture in Portsmouth, Ohio. The new firm which will conduct the business under the name of Ritter & Bates, have opened offices in the First National Bank Building, Portsmouth. Mr. Ritter will continue his residence and practice in Huntington, and the office in Portsmouth will be in charge of Mr. Bates, who will make that city his permanent home. The firm desires samples and catalogues from manufacturers interested in the building trades to be sent to the new office in Portsmouth.

EDWARD L. COX has recently been appointed manager of the lighting division of the H. W. Johns-Manville electrical department. The lighting division has been organized to handle the company's business in lighting fixtures which has grown with great rapidity. Mr. Cox is thoroughly familiar with the lighting-fixture business, having been for eighteen years with the Enos & Watkins Company (formerly the Enos Company). Through his experience in designing, manufacturing and selling, Mr. Cox is especially qualified to assume the direction of the new division.

## OBITUARY

PATRICK GORMAN, member of the firm of Norton & Gorman, contractors, 303 Douglas st, Brooklyn, died yesterday at his home, 907 Classon av, of kidney trouble. He was sixty-four years old, and is survived by two sons and a daughter.

FRANKLIN CROSBY BUTLER, architect, 120 East 34th st, died in the New York Hospital of a complication of diseases Thursday, August 20. He was born in Westchester County in 1864 and received his education at St. Paul's School, Concord, N. H. After graduating Mr. Butler settled in New York City. He was unmarried.

JACOB LANGELOTH, chairman of the board of directors of the American Metal Co., 61 Broadway, N. Y. C., died of heart disease at his summer residence at Riverside, Conn., Friday, August 14. It is said that his death was caused by overwork and worry, caused primarily by the present conditions in Europe. Mr. Langeloth was born in Mannheim, Germany, sixty-two years ago, and had been a resident of the United States for thirty years. He was widely known in the metal industry, and in addition to his connection with the American Metal Company was vice-president and director of the Balbach Smelting & Refining Company, director of the Metallurgical Company, the Corn Exchange Bank, the General Development Co., and the Miami Copper Company. Mr. Langeloth made his home in New Yory City at 636 5th av, and was a member of the New York Chamber of Commerce, Downtown Association, New York Yacht Club, New York Zoological Society, Metropolitan Museum of Art, American Institute of Mechanical Engineers and the Deutscher Verein. He is survived by his widow.

## TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL PAVING BRICK MANUFACTURERS' ASSOCIATION will hold its annual convention in Buffalo, N. Y., September 9 to 11. Headquarters at Hotel Statler.

THE MASTER PLUMBERS' ASSOCIATION OF NEWARK will hold its annual outing at Witzel's Grove, College Point, L. I., Thursday, August 27. The Outing Committee is composed of John J. Turbett, chairman; Elmer Lutz, secretary; F. J. Sturn, treasurer; Robert Berla, M. J. Brady and Louis Maier.

THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.

AMERICAN BOILER MANUFACTURERS' ASSOCIATION will hold its twenty-sixth annual convention in New York City September 1-4, with headquarters at the Waldorf-Astoria Hotel. The subject of uniform boiler specifications will be given special attention. The secretary is F. B. Slocum, West and Calyer streets, Brooklyn, N. Y.

THE MANHATTAN BRANCH of the New York City Association of Master Plumbers will hold its annual outing at Boehm's Picnic Grounds, New Dorp, S. I., Thursday, September 10. The arrangements and programme are in charge of the following committee: F. B. Lasette, chairman; B. F. Donohoe, secretary; J. R. Hopkin, treasurer; and T. P. McLoughlin, H. Hemlin, J. J. Hannegan, ex-officio.

NEW ROCHELLE MASTER PLUMBERS' ASSOCIATION will hold its annual outing at Rye Beach, N. Y., Wednesday, August 26. A programme of athletic events has been prepared which will include a five-inning baseball game between a team representing the supply and manufacturers' representatives and a nine composed of members of the association. The game will be followed by a shore dinner served at Edward's Beach Hotel.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of $250, one of $150, one of $50 and five of $10 each. The competition closes on September 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st, New York City.

# BUILDING MATERIALS AND SUPPLIES

## WAITING FOR THE EVENTUALITIES OF THE WAR WITH CONFIDENCE THAT AMERICAN INDUSTRY WILL GAIN.

Prices for Steel and Wire Products are Mounting, but Other Materials are Easy.

WITH each passing day the building trades get new assurances of the stability of economic conditions in America and take new courage in view of the almost world-wide wars. The proclamation by the President to his "fellow citizens," on Tuesday, had a noticeably steadying effect. As the week draws to a close a decided purchasing movement seems to be setting in for certain materials. While this may be due in a considerable degree to a fear that quotations will be no lower, it naturally follows also from the new encouragement that is being taken. Without any tariff to effectively restrain them, the manufacturers of fundamental materials (such as steel and its products) that have hitherto been subject to foreign competition feel justified under all the circumstances in demanding a more satisfactory compensation for their output.

It is impossible to discuss even local industrial and financial affairs without having the European situation in mind. It is now the background of everything. Assuming that the United States will by no misfortune be drawn into the strife, the building industry which centers at New York City must sum up the economic probabilities in order to determine upon a course of action. To a large degree the decision will turn upon the receptivity of the real estate market and upon the percentage of occupancy of existing buildings, which will in turn be regulated by the degree of general prosperity and the availability of working capital.

It is taken for granted generally that building costs will not be directly affected greatly by the eventualities of the war, but this may not be altogether the case. As regards labor and most materials of the common order we are assured of a continuance of equable conditions, but there are many manufactured products for which a great demand from other lands may be added to our own before the war is over, which will warrant their advancement in value. If we could ship our cement, for example, South America could take all our present surplus of that material immediately. We also produce innumerable articles used in building construction and equipment which, in the absence of the usual supplies from Europe, manufacturers in the United States may now be called upon to export. Reports to Washington from American consuls in South America which the writer has read this present week reveal that there is very likely to be such a demand from that quarter. The rest of the world is looking to the United States as never before. Germany will suffer a tremendous loss in her export trade which the other great exporting countries of Europe will be unable to make up.

The local markets for building materials show a decidedly improved feeling over last week, but with no great increase of business. There is considerable more life in the steel market, where frequent advances in prices are taking place. The higher quotations for structural steel previously reported were followed this week by an advance in all kinds of wire goods. No change in quotations is noted for cement, lumber, lime or brick.

### CEMENT TO SOUTH AMERICA.

**The Building Up of a Great Trade Dependent Only on Shipping Facilities.**

THE brightest prospect before the American cement industry in many years has been opened up by the European war. The South and Central American trade, hitherto largely controlled by German, Belgium and British manufacturers, is apparently ours for the taking. The part that will come to us, however, will be measured by the amount of material that can be transported by American or neutral shipping and will also depend upon the freight rates to be charged.

For some years our manufacturers have been studying the conditions which have to be met in South America, especially in Argentine, Brazil and Chili. They had foreseen the time when the European powers would kill off each other's commerce. Thus far they have been able to do comparatively little exporting. The principal hindrance has been the restricted shipping facilities and high transportation rates.

American cement manufacturers are now looking to Washington to release our merchant marine from the bonds that have prevented its expansion. If ships are made available, the American cement industry will enter upon the greatest period of activity in its history. The existing needs of South America could take every barrel of surplus cement that American manufacturers have in stock. American cement manufacturers are among the many interests which are now arranging for banking facilities in South American capitals. A number of Eastern cement mills are advantageously situated for engaging in the export trade, being directly on tide water.

Market conditions in this district are reported to show improvement over two months ago. Further improvement is expected in the fall. The initial shock to business has been safely passed, and the amount of current business is fair, though subway, bridge and street work is calling for more cement than are building operations. Manufacturers' quotations on American Portland in cargo lots to dealers are unchanged at $1.58 per barrel within lighterage limits. Rosendale, 90 cents.

### LUMBER FREIGHT RATES.

**Via Panama Canal—Anchorage Arrangements—Local Market Conditions.**

LOCAL lumber dealers in Brooklyn and Queens are very busy. Some have had to hire extra teams. In Manhattan, Bronx and the Jerseys the yard trade continuues slow. Wholesale dealers say there is very little profit in current business.

The opening of the Panama Canal to commerce brings up the question of transportation and freight rates on Pacific coast lumber. An Eastern lumberman who is particularly interested in the West coast trade, is quoted in the Lumber Trade Journal as saying:

"It seems probable that for the first few months, or perhaps a year or two, the West coast lumber will be merchandized along the East coast by vessel-owning companies who will probably figure on a rate of nine or ten dollars, to which will be added a normal profit on the lumber. This business, however, will doubtless be too profitable to last very long, and I think we can safely figure that within a very few years the vessel tonnage available will be increased to a point where competition will bring the rate down to not exceed $6 per thousand feet, which, I should think, would give the large vessels a very liberal return on their investment.

"I have read many articles written by vessel owners and others with reference to the inability of American boats to compete with foreign bottoms in this trade, and there is one rather interesting feature which they all seem to overlook, which is, that prior to two or three years ago, freight rates on lumber from the West coast to New York were frequently, and, I think, almost always lower in America bottoms from British Columbia, and the difference was often two and three dollars, and sometimes four dollars per thousand, in favor of the American bottom.

"As to unloading lumber after the vessel arrives in the East, I am inclined to think that some anchorage will be found available either in the limits of New York Harbor, or perhaps better, just outside the limits where the ocean vessels while lying at anchor can be surrounded by fleets of lighters into which they can unload various parts of their cargo, and these lighters will doubtless deliver to points tributary to New York, where piling room and dock room are less expensive than they are immediately in the city, and from which the city's supply can be readily obtained."

### IRON AND STEEL.

**Pig Iron Production Decreased 13.4 Per Cent in First Half of 1914.**

The Bureau of Statistics of the American Iron and Steel Institute has received from the manufacturers statistics of the production of all kinds of pig iron in the United States in the first six months of 1914.

The production of all kinds of pig iron in the United States in the first half of 1914 amounted to 12,536,094 gross tons, against 14,477,550 tons in the last half of 1913, a decrease of 1,941,456 tons, or over 13.4 per cent. In the first half of 1913 the output was 16,488,602 tons. Comparing the output in the first half of 1914 with the output in the first half of 1913 shows a decrease of 3,952,508 tons, or over 23.9 per cent.

The pig iron market is quiet and continues in a waiting attitude. Few tonnages of any size have been inquired for in the last few days and most sellers have done little in regard to new contracting. Scattered lots from 50 to 100 tons comprise most of the sales.

It is a little early to tell what effect the war will have on prices of American pig iron, but earnest students of the iron industry are predicting that it will be a stimulus to our trade. Of course, it means that our exports to European countries will be stopped for a time, but, on the other hand, it is opening up a wide field for our steel products in South America. It is claimed that large rush orders from our sister republics in the Southern hemisphere will more than counterbalance cancellations from Europe. In addition, imports will be stopped, and there will be no anxiety over the tariff.

The steel trade which suffered a sudden and sharp contraction upon the breaking out of war, gives evidence of recovery as the week closes. The suspension of imports of steel products from Europe was the signal for advances in prices here in a number of departments.

Steel wire prices were moved up this week $1 a ton to the basis of 1.60c, Pittsburgh. Wire nails were moved up $1 a ton to 1.60c, and other products were similarly marked up.

Business in plain and fabricated structural material is more animated than last week. The conviction is taking hold of building and real estate interests that they have nothing to fear but higher prices. Consequently a number of interesting contracts are being reported by fabricators.

The George A. Just Company has taken the contract for another Ford service building at Long Island City, calling for 1,000 tons of fabricated shapes. The contract for a 4-story mercantile building at 61st street and Central Park West has been placed by the Veronica Realty Company with W. B. Shaffer & Company; 950 tons of fabricated shapes will be used. Two additional 12-story apartment buildings for Bing & Bing will be constructed at the northeast corner of West End avenue and 96th street, this city, calling for 750 tons of structural steel which will be furnished by the Passaic Steel Company.

The contract for a pier shed on the East River, for the New Haven Railroad, requiring 400 tons of steel shapes, has gone to the American Bridge Company, while the Passaic Steel Company will furnish 400 tons of shapes for an apartment house in West 70th street, New York City. Inquiries are out for tenders on a number of other local buildings.

### COMMON BRICK.

**Less Registered Brick Unloaded This Week—Prices Weak.**

THERE was a decline in the number of common brick unloaded this week. Prices are weak at $5.25 to $5.75, with the latter figure hard to obtain. The demand is very sluggish, dealers only buying just what they need for immediate consumption. This has been the state of affairs in the industry for a long period. Expectations of a good outgo of material to Brooklyn, to continue through the season, are being disappointed, as there has been a marked falling off in the Brooklyn trade since the middle of July. Predictions are made that most of the works up the river will be closed down by the 29th of this month, owing to their being stocked to capacity. The demolition of the Western Union Building and the Grand Union Hotel has thrown great quantities of brick on the market; all of which is going right back into construction.

Official transactions for Hudson River brick covering the week ending Thursday, Aug. 20, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.

Left over, August 14—21.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Aug. 14 | 8 | 9 |
| Saturday, Aug. 15 | 12 | 4 |
| Monday, Aug. 17 | 6 | 7 |
| Tuesday, Aug. 18 | 1 | 4 |
| Wednesday, Aug. 19 | 5 | 5 |
| Thursday, Aug. 20 | 1 | 3 |
| Total | 33 | 32 |

Reported en route, Friday, Aug. 21—10.

Condition of market, sluggish. Prices: Hudson, $5.25 and $5.75; Raritans, $5.50 to $5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Nominal. Left over Friday a. m., Aug. 21, 22.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | |
|---|---|---|---|
| Aug. 7 | 1,454,500 | Aug. 14 | 1,397,500 |
| Aug. 8 | 642,000 | Aug. 15 | 629,500 |
| Aug. 10 | 1,424,500 | Aug. 17 | 1,280,000 |
| Aug. 11 | 1,451,000 | Aug. 18 | 1,179,500 |
| Aug. 12 | 1,384,000 | Aug. 19 | 1,301,500 |
| Aug. 13 | 1,496,500 | Aug. 20 | 1,193,500 |
| Total | 7,852,500 | Total | 6,981,500 |

1913.

Left over, Friday A. M., August 15—60.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Aug. 15 | 5 | 6 |
| Saturday, Aug. 16 | 6 | 1 |
| Monday, Aug. 18 | 5 | 4 |
| Tuesday, Aug. 19 | 1 | 6 |
| Wednesday, Aug. 20 | 4 | 5 |
| Thursday, Aug. 21 | 8 | 5 |
| Total | 29 | 27 |

Condition of market, very dull. Prices: Hudsons, $6 to $6.50, weak at top. Newark, yard, $7.75. Left over Friday a. m., Aug. 22, 1913, 62.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 20, 1914 | 1026 |
| Total No. bargeloads sold Jan. 1 to Aug. 20, 1914 | 1004 |
| Total No. bargeloads left over Aug. 21, 1914 | 22 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over Jan. 1 to Aug. 21, 1913 | 1226 |
| Total No. bargeloads sold Jan. 1 to Aug 21, 1913 | 1164 |
| Total No. bargeloads left over Aug. 22, 1913 | 62 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 29, 1914

# PORT ORGANIZATION A PRESSING NEED

## Its Importance Far in Advance of Anything We Have to Do For the Future of New York—Would Help Business More Than New Subways Will.

THE outbreak of war on three continents, involving the principal exporting nations, is regarded in real estate councils as another notice to the City of New York to get ready for a larger oversea trade. The port should be reorganized in order that the railroad and steamship terminals may be properly connected together and administered under uniform public control.

Writing to the Record and Guide, a prominent member of the Real Estate Board says the importance of this subject is far in advance of anything that we have to do for the future of New York. He says further:

"As a broad proposition, the three hundred million dollars spent on subways would be giving a far better return to the city if the money had been appropriated for dock improvements.

"The history of the city indicates through its statistics for fifty years that New York grows exactly in the same proportion as her commerce grows.

"Every deepening of her waterways is a direct addition to her commercial power and activity. And every absorption of her waterfront by private parties, every filling-in of water area (like the new Shore Road at Bay Ridge) is a blow to her supremacy. Private interests would long ago have destroyed much of the value of the port of New York had it not been for the Federal Government."

### What Needs to Be Done.

The foregoing indicates the feeling with which port improvements, planned or contemplated, are now regarded by the substantial interests of Manhattan Borough. The subways were a necessary social reform. They will greatly benefit the outer zones of the city. But it is beginning to be realized that the city has become so very large that the suburbs may be very busy with building operations without the older sections of the city getting much benefit from it. An enlarged commerce induced by adequate facilities would, on the other hand, give new strength to the heart action of the whole city.

An eminent authority on port organization who has favored the Record and Guide with his counsel but wishes to remain in the background, says the city should promptly adopt a comprehensive plan for the organization of the port as other cities and ports have done. At present, New York is drifting without any public policy, which is most detrimental to its interests. Piecemeal consideration of parts of plans will result in complicated and expensive reorganization problems later on. Both at South Brooklyn and on the west side of Manhattan, the unfortunate delay in adopting a policy, which has continued for so many years, should be terminated. Going into particulars, the authority referred to advises:

### Marginal Railroads.

"1. Marginal railroads behind the dock fronts should be public roads always under full municipal control, even if private railroad operation shall be permitted. The city cannot maintain control over these lines if it permits the railroads to build them, or if it permits long leases to the roads.



HON. R. A. C. SMITH,
Commissioner Docks and Ferries.

"2. Railroad transportation over these marginal roads back of the dock should be as public and unobstructed as water transportation in front of the docks.

### Treat All Railroads Alike.

"3. The public marginal road on the west side of Manhattan should be constructed with the intention of serving the needs of all the railroads, including those now terminating in New Jersey as well as the New York Central. Some people think this road should be a subway; others, that it should be an elevated road. Commercial opinion of the city and of the Dock Department favors an elevated structure. If, however, a subway is convenient and practicable, then a subway freight line should be constructed.

"It is purely a question of railroad engineering and one which cannot be decided in an offhand, cocksure way during a political campaign. The main point is that such a marginal road should be promptly planned and built. In no other way can the disgraceful and expensive congestion along the Hudson River docks be terminated, or the surface truck nuisance of the New York Central abated, or room provided for ships instead of railroad car floats at the waterfront.

"4. Since the great public terminals at South Brooklyn and West Manhattan will be profitable enterprises, there is no excuse for permitting them to be privately exploited. Sufficient profit can be extracted from their operation to pay interest and amortization charges; and New York, like all other seaports, should at the outset plan for public terminals such as already exist at San Francisco, New Orleans and Montreal.

### Adds to Food Costs.

"5. The inefficiency of present terminals at New York adds enormously to the cost of food, and one of the imperative city needs is wholesale railroad terminal markets with public cold storage attachments where the food supplies of the city will be received and distributed to the retailers. The present terminal system is wasteful and facilitates conspiracies in restraint of trade among the jobbers and retailers to the disadvantage of the farmers on the one hand and city consumers on the other."

### The New Long Piers.

In carrying out the task set before the City of New York to supply facilities for the maritime commerce of the world requiring facilities at Manhattan Island, the Department of Docks and Ferries is building two remarkable piers between 44th and 48th streets, North River.

The plan in course of execution will provide one entire pier in the line of West 46th street and a half pier in the line of 44th street, which can readily be converted into one entire pier by going back into the land south of 44th street. These structures will be 1,050 feet in length and 150 feet in width, with slips between them of 360 feet in width. The slips will be dredged and excavated to a depth of 44 feet below mean low water, allowing ample accommodation for the longest and deepest steamships now entering the port or likely to arrive here for a number of years to come. The pier and a half will furnish three berths which will be sufficient for some time to take care of all the largest passenger steamships.

Commissioner R. A. C. Smith has said that the terminal when completed will provide the finest and most accessible wharfage accommodations to be found in any harbor in the world. It will mean that passengers will be landed from the largest liners at a point of unrivaled accessibility to the center of the city with its largest hotels and railroad depots only a few minutes from the terminal.

### Unusual Engineering.

The construction of these piers has involved unique engineering problems. The site selected is located over a shelving rock ledge 20 feet below mean low water at the inshore end and from 44 to 50 feet below mean low water at a point approximately 220 feet from the present shore line. In order to remove this sub-aqueous rock it is necessary to uncover it by holding back the waters of the Hudson River by means of a temporary dam and by blasting it out in the dry. This method is not only considerably cheaper than its removal by blasting under water, but makes it possible to complete the work in a much more satisfactory manner.

As a preliminary to the construction of the temporary dam a contract was let for the dredging away of all soft material covering the rock. The



IMPROVING NEW YORK'S DOCK FACILITIES.
This picture shows the present condition of work at the foot of West 44th to 48th Street

first contract for this dredging has been satisfactorily completed. A recent modification of the plan to include the construction of a half pier on the line of 44th street has necessitated the extension of the dredging to include the entire area between 46th and 44th streets. This supplementary dredging is now proceeding satisfactorily.

Meanwhile a contract has been let for the construction of the temporary dam and the rock excavation. This work was estimated by the engineers to cost $497,500. The contract was awarded to Holbrook, Cabot & Rollins, the low bidder. Work has been proceeding rapidly under this contract. It calls for the construction of a coffer-dam built with interlocking steel piles. These piles are 70 feet and over in length and are driven to bedrock in two parallel rows, forming a succession of pockets approximately 16 feet in width and 24 feet in length. These pockets are filled with material dredged from the bottom of the river. When the dam is finished it will be approximately 800 feet in length and will hold back a head of water estimated at 68 feet. The pressure of this enormous mass of water is so great that it will be necessary to sustain the steel piles by a bank of riprap on the inshore side approximately 70 feet in width at the base and reaching to an elevation of about 6 feet above mean low water. On the outshore side the dam will be supported by a similar embankment of clay. When the dam is completed the water between it and the shore, amounting to approximately 55,000,000 gallons, will be pumped out. It is expected that this operation will take three or four days to accomplish. It will leave a dry area 800 feet in length by approximately 300 feet in width. Then this area, which is estimated at 76,500 cubic yards of solid rock, will have to be blasted out to make the necessary slip room.

**Largest Work of Its Kind.**

This coffer-dam is by far the largest work of its nature ever attempted by the engineering profession. The only works where a similar type of structure has been used are by the United States government at Black Rock in the Niagara River and at Havana Harbor in raising the wreck of the battleship "Maine." These operations, however, were insignificant in comparison with the present project. At the present time the work of driving the steel piles is almost completed. The work is being delayed somewhat by the dredging necessary to build the 44th Street slip.

# NEW SYSTEM OF BUILDING INSPECTION

## State Commission Will Recommend to Legislature the Erection of a New Department to Include all Present Inspection Bureaus

THE inevitable consolidation of departments and bureaus having to do with the inspection of buildings in this city will be brought about through the instrumentality of the State Factory Investigating Commission. An intimation of what is forthcoming was given by Counselor Abram I. Elkus, of the commission, some weeks ago through the Record and Guide, and this week a formal announcement was made by the commission in a published pamphlet.

This action anticipates conclusions which the Charter Revision Committee of the Board of Estimate was expected to reach in due time by a slower process. The State commission is in a position to give immediate attention to preparing the necessary legislation. Its recent investigations with a view to recodifying the State Labor law brought forcibly to the attention of the commissioners the injustice that is being imposed upon owners and tenants through the over-inspection of buildings.

The intended legislation will not only revise the State Labor Law but the City Charter as well. As the Legislature is responsible for the creation of the inspection bureaus now deemed superfluous, it is considered quite in order that it should undertake, through its Investigating Commission, to cure the resulting evils.

**Only Tentative Plans As Yet.**

The plan is tentative merely, and has not been put into anything like final form. It is issued solely for criticism and suggestions from those interested. These should be presented in writing to the commission on or before October 15, 1914. The pronouncement of the commission reads as follows:

**BILLS will be reported to the next Legislature that will, when enacted, combine into one general Department of Buildings a number of the separate state and city departments and bureaus now having jurisdiction over the construction and maintenance of buildings in this city. There will be but one inspection department instead of many. Landlords and tenants will be saved infinite annoyance, and the city a large annual sum now needlessly expended. It will then be possible for an owner or tenant to get a clean bill of safety and be relieved of further expense for structural alterations.**

"TENTATIVE PLAN submitted by the New York State Factory Investigating Commission with reference to the inspection of buildings in New York City by different city and State departments:

"Create a new department for the City of New York, to be known as the Department of Buildings, the head of which shall be the Commissioner of Buildings, who shall be appointed by the Mayor. The jurisdiction of the department shall extend over the entire city.

"The Department of Buildings shall have sole and exclusive jurisdiction over the construction and alteration of all buildings and structural changes therein (including factories and mercantile establishments).

"There shall also be concentrated in this department, so far as practicable, jurisdiction over matters relating to the proper maintenance of these buildings.

"This will involve the consolidation of the following departments and bureaus, and the transfer of their entire
tion to the new Department of Buildings:

"1. The Bureau of Buildings of each borough.

"2. The Tenement House Department.

"3. Bureau of Fire Prevention of the Fire Department.

"4. Bureau of Boiler Inspection of the Police Department.

"There shall also be transferred to this new Department of Buildings the jurisdiction now exercised by different city and State departments as follows:

"5. State Department of Labor—in so far as it relates to the construction and alteration of factory buildings and mercantile establishments and any structural changes therein.

"6. Health Department of New York City—in so far as it relates to structural changes in bakeries and food product manufactories.

"7. Department of Water Supply, Gas and Electricity—in so far as it relates to the inspection of electrical wiring and equipment in buildings.

"This proposed plan concentrates in one department control over all matters relating to the construction of new buildings and alterations of existing buildings and does away with needless multiplicity of inspections so far as the maintenance of those buildings is concerned.

"It covers all buildings and industrial establishments, including factories, mercantile establishments, tenement houses, etc. Plans for construction and alteration of buildings need be filed with this

(Continued on page 349.)

# MARGINAL ROAD WILL REVIVE DISTRICT

## Local Freight Stations, Private Sidings and Tracks into Warehouses Will Do Wonders for Realty on Lower West Side.

THE filing of plans by the trustees of the Sailors' Snug Harbor this week for a four-story loft building at 743 and 745 Broadway, opposite Astor place, following the recent court decision which permits them to improve their extensive holdings by virtue of a more liberal interpretation of the original Randall will, serves to attract attention once more to the old wholesale district.

That entire section of the city has suffered heaviest by the uptown trade movement which began in 1904. A great many reasons have been given to explain the abandonment of this desirable section for locations farther north. Blame has been laid upon property owners, and upon the lack of modern buildings. Another reason that has been given is the tendency which business centers have of shifting nearer a radial zone, but no effort will be made at this time to go into this phase of the situation, which has been the subject of a great deal of comment within recent years.

**Policy of Snug Harbor Trustees.**

S. F. Carstein, who has charge of the real estate of the trustees of Sailors' Snug Harbor, in discussing this new improvement said:

"We believe that by improving our property in that section we can offer all the facilities that merchants and manufacturers are able to obtain farther uptown and at the same time give them as good, if not better, light. All our buildings are being improved with a hundred per cent. sprinkler plants, which will mean the lowest possible insurance rates. The entire district enjoys unusually fine transit facilities, and more improvements of this nature are assured—notably the Seventh avenue subway, which will extend from a connection of the existing subway at the Battery to another connection of the present subway at Times Square, and also the Broadway subway. These lines are under contract for the entire distance, and work is going on at various points along the proposed routes.

"Our building policy will probably be not the erection of eighteen or twenty-story buildings with their resultant congestion, but rather the five to eight-story modern building type, similar to the one we contemplate on Broadway near Astor place. Our properties improved along these lines will probably be rapidly absorbed by the better class of manufacturers and merchants.

"While we are not actually going ahead with new buildings, we are prepared to receive offers from firms who desire buildings for their own occupancy, and have several plots available for improvement at this time. For the present the above mentioned building operation indicates the probable future policy of the trustees."

**Modern Terminals Needed.**

In line with the advantages enumerated by Mr. Carstein it might also be said that the section offers at present numerous other benefits. A number of railroads and steamship lines have terminals or docks along the waterfront and the haulage and cartage of outgoing merchandise does not cover so large an area. The great need of the section, however, is the replacing of the present old structures by thoroughly modern new buildings.

Discussing this phase of the situation Aaron Rabinowitz, president of Spear & Company, said: "The construction of such buildings is needed for a complete rehabilitation of the district and should be the means of restoring property values and the reviving of interest in the section among mercantile concerns.

"We have had no difficulty in renting properties that are well kept, properly lighted, and have all of the up-to-date improvements which the present-day tenant deems a necessity. While there are still vacancies to be found, these are generally justified by the condition of the premises, which reveal a failure to provide these modern conveniences. The district has everything in its favor and will hold its own if the old structures are modernized to meet the demand."

**Section Still Active.**

In spite of vacancies in a number of the buildings throughout the section, the streets still show considerable business activity. Heavily laden trucks may be seen passing back and forth constantly, and the sidewalks are piled high with cases of merchandise. Nearly every branch of mercantile and manufacturing activity may be observed, including novelty concerns, paper warehouses, leather goods firms, clothing manufacturers and other factories and establishments, too numerous to mention. No particular class of business predominates. The great variety of tenants resembles in many ways the present condition of West 36th street which was described in the Record and Guide of August 22.

**Shipping Facilities.**

The adequate handling of the freight of manufacturers who ship to all parts of the country will also play an important part in the rehabilitation of the old wholesale district. When merchants and manufacturers in the district will be able to send their truck loads of merchandise to adjacent freight receiving platforms without delay the effect will be like "bringing new blood into a withered limb," as Hon. Cyrus C. Miller has expressed it.

The problem of better trade handling facilities not only for this particular section, but also for the entire West Side of the city below 23d street, has been the subject of an exhaustive investigation by the Committee on Terminal Improvements of the Board of Estimate. Following long negotiations with the New York Central, which involved the greater portion of the West Side, an agreement was reached. With reference to the portion south of 30th street the committee sought a solution that would not alone end surface operation by the New York Central upon the city's streets, but would at the same time result in the reorganization of the terminal facilities of all the Jersey roads by bringing them into the use of a marginal terminal freight railway. The committee in its report, is of the opinion that an advantageous and desirable solution of this problem was obtained by the consent of the company to construct at its own expense a two-track subway southward from 30th street under the bed of Tenth avenue and finally entering the yards at St. Johns Park.

**Private Track Facilities.**

The plans include proper connections to freight stations which the railroad company may acquire and also such industries, warehouses, etc., doing an amount of business which will justify a siding or private tracks with facilities to the use of the New York Central and all other roads upon equal terms.

If these facilities shall be afforded to merchants and manufacturers in the old wholesale district there will be a wonderful revival of interest in real estate there. As things are the district already has special advantages.



GREENE STREET, SOUTH FROM SPRING.



WOOSTER STREET, NORTH FROM WEST HOUSTON.

# PRIVATE HOUSE SITUATION ON WEST SIDE

## Investment Buying Slack, Though Builders Are Assembling Plots for Improvement—Business Firms Are Invading Certain Thoroughfares

WEST SIDE real estate brokers discussed this week the private house situation in its various phases, including the renting and selling markets and the tendency to convert these residential properties into business buildings. A consideration of this branch of the real estate market is timely because the apartment house renting season is just commencing, and the cry is heard from many quarters that the private dwelling is being abandoned for the apartment suite.

### Sales and Renting Conditions.

While it is generally agreed that the sales market in this section is quiet, it is regarded as a reflection of general real estate conditions throughout the city. Regarding renting conditions, however, there is a decided difference of opinion, some agents viewing it with optimism and others with pessimism. The demand by private families for dwellings in some blocks is reported to be good; in others owners are leasing to boarding-house people in order to derive all possible income. One broker declares that the business, to his knowledge, concerns principally such tenants and involves such moderate rentals that in several instances property values have declined from 25 to 35 per cent.

Other real estate men report a substantial demand for dwellings having up-to-date improvements, and assert that the tenants are mainly private families.

### Three-Year Leases Usual.

The average term of lease is three years, although there are occasionally five-year transactions. In the great majority of cases, however, owners are apparently unwilling to tie up their property for more than three years, while the same length of term is usually satisfactory to the tenant. In the case of boarding houses, however, nearly all the leases contain a cancellation clause compelling vacation of the premises in from thirty to sixty days. A private family seldom leases under such terms.

All brokers, however, regardless of their views on the market, agree that the west side of the city, with its exceptional transit facilities, its proximity to Central Park and the Hudson River, offers unusual advantages to the home seeker who desires a residence in quiet and beautiful surroundings.

### Renting Market Better.

Slawson & Hobbs said "The renting season which concerns houses leased from October 1, is better than it has been for the last five years, and curiously, a great many of the clients who have leased residences through our office are coming from apartments. The outlook for an unusually successful year appeared very promising until the outbreak of European hostilities; what the future holds in store is, of course, a problem. The demand is for dwellings without any discrimination as to the number of stories, but rather for houses in good condition, regardless of the height. If the owners of such property would put them in good condition, so that they could favorably compare with a modern apartment, the number of vacancies would be materially lessened."

William R. Ware also reported a good demand for private houses. He said: "Already the number of rentals closed for this year involving residential property is in excess of last year's record for the corresponding period of time. This situation may be attributed to one or all of several reasons. In this section private houses are less expensive than apartments. A good four-story building, with all modern improvements, can be rented for prices ranging from $2,200 to $2,400 a year, while an apartment containing the same number of rooms in the immediate neighborhood will cost from $3,000 to $4,000. The houses with all improvements installed are in most demand, people taking them for that reason."

### Apartment House Construction.

While apartment house construction has been noticeable of late, there are still a number of blocks which maintain their character as private dwelling sections. A plot to be utilized for apartment house purposes should be not less than 65 feet in width, which means at least three private houses combined. Most of the multi-family structures which are superseding private residences are built on such sites, although there have been exceptions, notably the Selkirk in West 82d street and the three new apartment hotels now being erected in West 72d and West 73d streets by Edward W. Browning.

Earle & Calhoun said: "Investors are beginning to realize that the West Side has become a big apartment house center and are buying private house sites for improvement with such structures. They are also purchasing here and there keys to plottage. One unfortunate part of it is that little value is allowed for the building, but the enhancement of the ground within recent years more than makes up for this phase of the situation.

"The scarcity of sales to buyers for occupancy cannot be attributed to a lack of interest in such holdings, but rather to the apparent general unwillingness of investors to purchase at this time. While there have not been very many sales recently, the same state of affairs exists in other and similar sections of the city."

### Altering Buildings.

E. K. Van Winkle, manager of Pease & Elliman's West Side office, discussed the private house situation from the point of view of altering for business purposes. He said: "The only street which shows such development to any marked degree is 72d street, and it is noticeable particularly between Columbus avenue and Broadway. It may extend eventually to West End avenue, since the private house holdings of the Lincoln Trust Co., adjoining its property at Broadway and 72d street, may be altered for business purposes.

"While this phase of the private house situation, namely its conversion into a business building with stores on the ground floor and bachelor apartments upstairs, is temporarily halted, the general improvement of business conditions will probably effect a restoration of activity along these lines. The demand for bachelor apartments on the upper floors of these remodelled residences has been unusually good. There is a demand for suites of from two to six rooms at moderate rentals, constant calls coming in for four and six room apartments at a maximum rental of $60, which cannot, of course, be met in this section at the present time."

### Changes in 72d Street.

There are various reasons advanced for the changes in West 72d street. It is believed that the business will become more strongly established by the transfer of the street from the jurisdiction of the Park Department to that of the Department of Highways, which would permit business traffic at all hours of the day, whereas formerly it was allowed only before twelve o'clock.

The erection of nine and twelve story apartment houses in the other side streets will result, it is believed, in additional traffic, and high class retail establishments will be attracted to 72d street on account of its width and the character of the businesses already located there. The other streets which are adapted for business purposes, namely, 79th and 86th streets, are still under the control of the Department of Parks, and trade probably will find it difficult to make headway in either of these streets. While one dressmaker has become established in West 86th street, the location is near Columbus avenue. It is doubtful whether business will be able to penetrate permanently into the street.

Seventy-ninth street is perpetually restricted, and one owner can singlehanded restrain the installation of business in that street. As far as the other streets of the West Side are concerned trade may become established in those dwellings which will be purchased to protect the light and air of newly erected apartment houses.

### Examples of Architecture.

While the architecture of New York City is of a nondescript character in the main our city has the distinction of including nine of the twenty foremost examples of architecture in the United States. The American Federation of Arts sometime ago undertook to ascertain what were really the most satisfactory examples of architecture in the public buildings of this country.

With this end in view the Federation invited an expression of opinion from a selected list of prominent architects, artists, sculptors, and others having a reputation for knowledge of architecture and an appreciation of it. A final result of the canvass was as follows: Boston Public Library, National Capital, Washington, D. C.; New York Public Library, Pennsylvania Railroad Station, New York; Trinity Church, Boston, Mass.; Library, Columbia University, New York; Congressional Library, Washington, D. C.; J. P. Morgan's Art Museum, New York; Minnesota State House, Madison Square Garden, New York; St. Patrick's Cathedral, New York; Cathedral of St. John the Divine, New York; West Point Military Academy, West Point, N. Y.; White House, Washington, D. C.; New York City Hall, New York; University of Virginia, Toledo Art Museum, Union Station, Washington, D. C.; W. K. Vanderbilt's Residence, New York, and the Pan-American Building, Washington, D. C.

Following the initial twenty is placed the Metropolitan Tower, the University Club and Trinity Church in New York City and the Museum of Fine Arts in Boston.

### Zoning the City.

The Committee on City Plan of the Board of Estimate, has evolved an extensive program with a view to zoning the city. This requires the collection of a mass of data as to transportation facilities past and present and estimates for the future, and on land values past, present and future. The committee will also need detailed information as to the amount of floor space and land area devoted to office use, to trade and commercial purposes and to residential purposes. The committee has been authorized to employ a statistician, an engineering instructor and a draughtsman at $1,500 each, a second draughtsman at $1,200, and a clerk at $420. The investigations are now in progress.

# THE UTILIZATION OF ROOFS

**Much Valuable Space Will be Reclaimed if Borough President Marks's Campaign Is Successful—What Architects Say About It**

BOROUGH PRESIDENT MARKS, who has been carrying on a determined propaganda for the utilization of roofs for purposes of recreation and pleasure, is receiving the warmest commendation from leading architects in the city. With almost perfect unanimity he is being supported by representative architects and organizations devoted to interests of the architectural field. The New York Chapter of the American Institute of Architects has appointed a committee to co-operate with the Borough President along the same lines. It comprises J. H. Freedlander, chairman; Bertram G. Goodhue, Kenneth M. Murchison, William Emerson and John R. Rockart. It is hoped that the active interest of architects who come intimately in contact with owners of property will tend to decrease the great economic waste caused by reason of the non-utilization of roof space.

**Roofs as Playgrounds.**

Agitation has been going on for some time which has for its purpose the education of tenants and owners as to the desirability of roof space for playground and resting places, particularly during the summer season of the year. The numerous advantages of this scheme have been described at great length. Theoretically, it is undoubtedly an excellent idea, since it tends to the improvement of the health and morals of the people. For the attainment of this end, Borough President Marks has received in addition to hearty promises of co-operation and support many practical suggestions from architects which outline plans whereby its urgency and desirability may be more forcibly brought home to owners who are not in sympathy with or are indifferent to the movement.

**One Architect's Vision.**

Frank H. Quinby, architect, 99 Nassau street, describes in detail its practicability from the point of view of fire protection. He says, "There are many advantages, particularly where it is possible to communicate from one building to another by means of the roof in the event of a fire occurring while a large number of persons are on the roof. It would afford a better means of egress from the premises than through the smoke-filled halls or elevators, thus minimizing the panic hazard in congested buildings. The people would thus escape from a burning building through an adjoining structure and not hamper the operations of firemen.

"If we ever come to a practical working out of the zone system of arranging our city, it would be a simple matter to combine a whole block in one community roof with fire drills, to teach all of the people in the block to escape from the fire either up or down, as the case might be, and those going to the roof could reach the street, if need be, upon the opposite side of the block."

**Using Roof on Dwelling.**

Robert W. Gardner, architect, 84 William street, submits interesting data concerning the construction of a playground which he is superintending on the roof of a private residence. He says: "The usual objection to the use of roofs is the danger of leakage from possible damage. It seems that the difference in price between the grade of tin roof and the permanent wear and leak-proof roof is about 50 per cent. On the face of it this difference looks large, but actually in a dwelling house measuring 20x50 feet it only amounts to $40. That is to say, $80 for tin and $120 for a six-ply tar and felt roof with flat slate tile embedded in asphalt for wearing surface,

"The freedom from periodical repairs and painting quickly counterbalance the difference in first cost. The above roof is of the ordinary spruce beam construction. And the slates which are only 3-16 of an inch in thickness add very little to the weight. There are concrete tiles which can be made by any roofer and these may be used on the tar and felt roof as a wearing surface which will decrease the cost. The brick parapet has been carried higher than usual."

**Dangers Can Be Avoided.**

Eli Benedict, architect, 1947 Broadway, writes: "Among the great obstacles to this development is the unsuitability of the flat roof covering to the added wear and tear necessarily involved. Another is the lack of safety in the matter of lack of coping, proximity to air-shafts, etc. These things, however, can be taken care of by suitable planning of the roof and it is very evident that a roof planned for the contemplated uses would necessarily be better constructed than a roof planned for weather resisting qualities."

E. S. Child, architect, 29 Broadway, suggested that if the Building Department would allow the erection of light-framed screens on the roofs it would be an advantage, and these would so be designed that they would not interfere with the fire protection.

**Atop an Apartment Hotel.**

Max G. Heidelberg, architect, 12 West 31st street, has planned, especially for the benefit of women, a co-operative apartment house. The entire roof of the building will be utilized for the children during the day. In pleasant weather they may be out doors all day; in inclement weather a portion of the roof will be enclosed by means of a system of disappearing windows, such as are used in many tuberculosis sanitaria. The floor is to be of a sanitary material which will stand all weather conditions. The roof will be sub-divided into various sections, each one devoted to a specific purpose such as a nursery, a kindergarten and small gardening plots.

## LABOR LAWS ABROAD.

**Inspectors' Occupation Is Classed as a Profession in Some Countries.**

Recognition of the fact that the administration and enforcement of labor laws involve much more than a mere system of detecting violations of law is becoming more and more apparent in efforts for the protection of the working classes. The establishment of definite rules and standards for the safety and health of workers, higher specialization of the functions of inspectors, and the creation in a number of States of industrial commissions with large powers, are indications of the progress made. In view of the attention the subject is receiving in our own country, the experience of foreign countries in the administration of labor laws and factory inspection is of peculiar interest, and a report on this subject, covering Great Britain, Germany, France, Austria, Switzerland and Belgium, has just been published by the United States Bureau of Labor Statistics of the Department of Labor.

In the countries named labor laws date back to the beginning of the 19th century, but the first measures for their enforcement were not passed until 1833, when factory inspection was established in England, while similar action was not taken elsewhere until 1874, when France created a labor inspection department, followed by Switzerland in 1877, Germany in 1878, Austria in 1883, and Belgium in 1888.

While experience has shown that labor laws without provisions for enforcement are practically futile as protective measures, emphasis must also be placed upon the importance of efficiency in the administrative machinery, its scope and functions, its methods of work, the character of its personnel, and the provision of definite standards as to safety and sanitation. In only one of these phases of administrative work was marked superiority found in the countries visited as compared with the United States. This was in the training and character of the inspectoral force.

**Professional Inspectors.**

In Europe the position of factory inspector can be secured only after long technical training and severe tests. The occupation is classed as a profession ranking with law, medicine and engineering. Tenure of office is secure and pensions are given for long service and old age. Men who seek these positions are of exceptional character and attainments, and their work is correspondingly efficient.

In France and Belgium the whole work of labor-law enforcement is centered in the labor inspection departments, but in England the local authorities have jurisdiction over the enforcement of all sanitary provisions in workshops. In Germany the factory laws are administered by the industrial inspectors, inspectors of insurance associations, and police authorities, and in Austria by the industrial inspectors and the local industrial authorities. In Switzerland there is division of jurisdiction between the Federal factory inspectors and the cantonal inspectors, while the enforcement of the laws is entirely in the hands of the local police and the cantonal authorities.

Medical factory inspection is still an undeveloped field, England and Belgium being the only countries having separate medical divisions, and even there the number of physicians is small.

**Women Inspectors.**

Women inspectors number 20 in England, where they occupy the unique position of being practically independent in their work and functions. France has 18 women inspectors, Austria 5, Belgium 1, Prussia and Switzerland none, and the German States but few. Outside of England the work of women inspectors is limited to small shops where women and children are employed.

There is great demand among the laboring classes for workingmen inspectors. This has met with considerable opposition from some of the governments as well as from regular inspectors. England has 55 workingmen inspectors, but their functions are limited, their salaries low, and their status entirely different from that of regular inspectors. Prussia, France and Switzerland have no such inspectors as yet and there are only a few in Austria, Belgium, and some of the German States.

Two extremes of organization are found, the highly centralized and the decentralized. England furnishes an example of the former, with a chief inspector, division inspectors, district inspectors, and the lower grades of inspectors. In England is also found much specialization of functions among medical inspectors, dangerous-trades inspectors, electrical inspectors, etc. In the inspection departments of Prussia and Switzerland, which are examples of the decentralized type, there are no chief inspectors, each district inspector having the whole field of industrial inspection under his jurisdiction. Austria has a central industrial inspector, but his supervision does not extend as far as that of the chief inspector in England. In France there is practically no head to the inspection department, the division inspectors being charged with much of the inspectorial work.

Little progress in scientific standardization of safety and sanitation has been made in Europe and labor laws in many instances fail to give exact standards for the guidance of inspectors and for the use of manufacturers and employees. Inspection to detect violations of law is still the method used by most inspectors, and most European inspection departments are far behind the more progressive departments in this country.

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Many of the men who do things in New York real estate affairs are arriving home, after being stormstaid in European countries. There will be action from now on.

The hotels were never before so crowded as at this time, principally with buyers. Many of them would have gone to Paris but for the war, and now New York will have to supply them. Which is just one of the signs of better times.

European countries are saying that the United States owes them several hundred million dollars of a balance for securities which they recently sent back. It will not take us long to make up that balance with the food and materials they will have to take from this side.

If the Workmen's Compensation Commission has no present power to remedy the wrong that some say is being committed against married men, in their being discriminated against by employers, then the commission should be quickly invested with power by the Legislature, or else the entire law itself should be repealed.

A sprinkler-head, capable of turning itself off automatically when the fire has been put out, would save $75,000,000 annually paid for losses by insurance companies. It is reported in insurance circles that the problem has at last been effectually solved by an invention of a thermostatic head which will not only open when the temperature of a room rises to a predetermined point, but close when the temperature falls, after the flames have been extinguished. With the sprinkler heads now in use great damage may possibly be done to a building and its contents by the continued flow of water until discovered and shut off by human agency.

## New York City and the World-Wide War.

The war news of the past week has made it more and more probable that the contest will be longer than was hoped in the beginning. It is difficult to anticipate any probable series of events which will result in its early termination. The Germans have developed such emphatic strength that even if they are checked in their present offensive campaign, they will evidently be capable of putting up an indefinitely prolonged resistance to any counter-offensive on the part of allies. On the other hand, the Germans have before them an equally difficult if not impossible task. They may well succeed in breaking through the present line of the allies and compelling them to retire to a line nearer Paris. They may also succeed by a great sacrifice of life in forcing the still stronger line of defences, which the French have constructed in the neighborhood of Rheims, and in besieging Paris. But even then their difficulties would be only beginning.

Paris is capable of holding out for many months, and will require an enormous army for its complete investment—an army probably of 400,000 men. In the meantime they will have to keep open a long line of communications through a hostile country; they will have to deal with the formidable remnants of the French army, which will preserve its organization intact and which from its strong position behind the Loire will be able to keep a large part of the German army occupied; they will have to reckon also with the reinforcements which Great Britain will be sending to France in increasing numbers; and finally they will be obliged eventually to concentrate a much larger proportion of their forces on the eastern frontier to check the Russian invasion. Such being the general situation, the task which Germany has undertaken may strain to the breaking point the huge military resources and the superb military organization of that country. Neither party to the contest seems to be capable of converting military success into a victory so overwhelming and decisive as to force its opponents to sue for peace.

Assuming, then, that the war will not be finished this fall, and may well last over the winter and through the following spring and summer, it is evident that American business will have to be readjusted to something more than a temporary emergency. The conditions brought about by the war will endure for a long time and may well have important effects upon the distribution of the world's trade after the war has ceased. American manufacturers instead of concentrating their attention on the home market will have to devote their energies to satisfying an imperative foreign demand. It is by satisfying the needs of the belligerent powers and by supplying the demands of the former customers of the belligerents in South America and the Orient that the largest profits will be made. The United States will have a great opportunity to build up its export trade, and, of course, the city in the country which ought to benefit most from the building up of the export trade is New York City.

New York will suffer in certain respects from the results of the war. The complete stopping of operations on the Stock Exchange has already brought deprivation to many thousand people. But when a balance comes to be made of profit and loss, it is probable that New York will have gained more from the results of the war than it will have lost. New York City has always been the great gateway of communication between the United States and foreign countries, and as the relation between the United States and foreign countries becomes for any reason more important, that city is bound to obtain a substantial proportion of the resulting benefit. The fact that it is the largest manufacturing city in the Union, and that it is dominant in American finance has obscured the fact that the foundation of New York's prosperity was laid, not by bankers or manufacturers, but by merchants. If this country is again to have a merchant marine, and if a larger proportion of its energies is to be devoted to supplying the demands of foreign countries, much of the new American tonnage and of the increased volume of foreign sales will be financed, sold and shipped from New York City.

It is not to be expected that either New York or the United States will be able to keep after the restoration of peace the whole of its temporary gains, but it should be able to keep a certain proportion of them. All the belligerents will be very much exhausted by the results of war and will not be able to devote their usual energies to the recovery or development of their trade. Germany will be particularly hampered in regaining its lost ground, because its merchant marine will have been largely destroyed or have passed out of the possession of German citizens. On the other hand, American merchants will have built up an organization for handling export trade and will have learned the needs and customs of foreign purchasers. They will be able to fight hard for the share of the business which they have succeeded in capturing. But whatever the eventual results, the next six months will offer one of the most extraordinary opportunities to American business men for constructional commercial enterprise, which the history of this or any other country has ever offered.

## Give It Support.

It is a most encouraging fact that the New York State Factory Investigating Commission has recommended the creation of a central city department which would have charge of inspecting all the buildings of New York City. The commission proposes that the new department be headed by a Commissioner of Buildings to be appointed by the Mayor. Thus the Factory Investigating Commission sustains the demands made by the real estate interests of New York for consolidation and economy of supervision; and the real estate and building and manufacturing interests should combine for the purpose of seeing that the recommendation is adopted. It will be bitterly opposed both by the officials, whose jobs are placed in jeopardy by the proposed reorganization and by other local and special interests. It will hardly pass the Legislature unless it is strongly supported and the organization of this support should be commenced immediately. Much of the resistance will come from the local politicians, and it is of the utmost importance that public interest on behalf of the reform should be built up in the outlying boroughs.

## A Suggestion for the Building Bureaus.

*Editor of the* RECORD AND GUIDE:

It is a pleasure to note that your valuable paper has been directing its attention toward having the complex City Department situation simplified.

To have the issuing of building permits and the obtaining of necessary information from the various departments expedited promptly should be the wish of every taxpayer and business man in this city. New York can hope to keep her place in the forefront only by being responsive to the needs of business men and manufacturers. Many of them are thinking of moving into New Jersey and elsewhere to avoid the ceaseless red tape of permits, inspections, violation notices and multitudinous annoyances so prevalent in the city's administration of affairs.

Why is it that so many of the city employes lack responsiveness to the public needs? I believe the present Building Department administration is better in many respects than it has ever been before in the history of New York City, and yet is there not a danger of it becoming top heavy?

For instance, sometimes a dozen or more men are compelled to wait for an hour or more for an interview on a question which could be answered by one of the heads of the department in about one minute. It would greatly sim-

plify the system if ready access were granted to the intelligent heads of departments who are familiar with the regulations and requirements.

Let us hope that the various building departments will soon be under one Superintendent of Buildings and that the "suffering public" can quickly approach some intelligent person at the head of each bureau, such as Construction, Plumbing, Tenement, Fire and Factory, and obtain the desired information, and then go about his business. As things are now, a large renting space is required to accommodate the waiting public.

To improve these conditions should be the earnest endeavor of intelligent journals like the Record and Guide, as in the long run such papers will do more than any other influence for the individual, as well as taxpayers, investors and business men generally.

WILLIAM J. DILTHEY.
1 Union square, August 21.

### Conflict Between Departments.

*Editor of the* RECORD AND GUIDE:

Noting Mr. Murphy's letter in your issue of Aug. 22, in which he requests a specific case of "conflict" between the various Bureaus of Buildings and the The Tenement House Department, I beg to advise you of a case in which Mr. Murphy is now the aggressor.

The so-called bungalow apartments at Coney Island, an account of which with illustration appeared in your issue of April 18 was designed as two rows of two-story frame dwellings, and were approved as such by the Bureau of Buildings of the Borough of Brooklyn. The buildings were practically finished and a large proportion of them leased for the summer, when the Tenement House Department undertook to overrule the decision of the Bureau of Buildings and classified them as tenements, after which it issued a violation against the occupancy of same, and it is now defending an injunction suit to restrain its order to vacate.

That such a situation as this could develop is an unreasonable hardship on an owner of property, and it could not exist without that conflict of authority which Mr. Murphy denies.

HERBERT E. DAVIS.
175 Fifth avenue, Aug. 24.

### Port Development on the East Side.

*Editor of the* RECORD AND GUIDE:

I have read with great pleasure and much interest the article of Mr. Miller on the "Municipal Union Freight Terminal," in the "Record and Guide." The subject is one which deeply interests and concerns all owners of Manhattan property as well, of course, as all those interested in the city's welfare and probity. With the greatest port in the world, New York has had, perhaps, the least port development among the large cities of any seaboard and in this matter "go East" as Mr. Miller suggests, is certainly a wiser policy than "keep on the West Side" which has been the rule for many years.

ERNEST HARVIER.
1193 Broadway, Aug. 22.

### Present Opportunities.

A letter from J. Edgar Leaycraft at Waterville, Me., says:

"War is a disturber of all credits and investments. Real estate, well located, has suffered less under present conditions than other kinds of securities. While there has not been a demand to purchase, real estate has, however, retained its intrinsic value as an investment proposition, owing to its income producing ability.

"There may be at times, under peculiar conditions, a depreciation in value, but New York real estate is sure to recover and always many opportunities today for individuals to purchase to good advantage and secure a large return on the capital invested."

### Tax Experts to Meet.

The annual meeting of the National Tax Association, of which Professor Edwin R. A. Seligman, of Columbia University, is president, will be held from September 8 to 11 at Denver.

## BUILDING CODE REVISION.

### Suggestions Concerning General Fireproofing Requirements and Hollow Blocks.

Some of the recommendations which Supt. Miller receives in the course of his work of revising the Building Code are of more than ordinary interest. The general requirements for fireproof buildings, as contained in section 103 of the existing code, are a never-ending subject of controversy. A fireproofing concern has submitted the following suggestions:

"That wood treated by a process to make the same fireproof may be used in buildings over 150 feet high for floors, underfloors, sleepers, grounds bucks, nailing blocks, doors and windows, and their frames, and the trim, casings and interior finish, when filled solid at the back with fireproof material, provided that the fireproof wood shall be subject to approval by the Bureau of Buildings, after having been tested, inspected and marked as may be required by the bureau. Also that:

"Partitions of wood or wood and glass may be used in subdividing rooms or lofts in fireproof buildings less than 150 ft. in height, provided that no floor area in excess of 750 sq. ft. shall be so subdivided.

"Permanent partitions as specified in paragraph No. 106 shall be used for all toilet and other public rooms, for separating the space occupied by one tenant from that of another and for subdividing the floor space into units not to exceed 750 sq. ft.

"In buildings 150 ft. or over in height wood, if used for the purposes specified in this paragraph, shall be treated as specified in paragraph No. 5 of this section."

#### Hollow Blocks.

A dealer in building materials has called Mr. Miller's attention to the wording of paragraph 3, section 106, of the proposed code, and the possibility of various interpretations of the same. The particular sentence referred to says: "The thickness of shells and webs (of) partition blocks shall be not less than five-eighths inch." He calls attention to the fact that in the manufacture of hollow composition blocks the cores used in the machine for making blocks are necessarily tapered, so that the shell at one end of the block would be thicker than at the other. The question of whether this five-eighths inch refers to the average thickness of the shell or whether it would mean the minimum thickness."

Mr. Miller's correspondent is of the opinion that five-eighths inch thickness of shell is more than is necessary in the case of round cores. For square holes he doesn't consider five-eighths inch too severe.

He believes there is no necessity for specific thickness of shells; that commercial considerations will limit this. The blocks must be made strong enough so that they can be handled.

In paragraph 3, section 106, the provision that "concrete used in partitions shall be as required in section 108" may be construed to mean that no other mixture of concrete can be used in partitions, even though it may meet all the requirements of the tests prescribed in section 107.

The correspondent points out that in section 56, paragraph 2, provision is made for a minimum thickness of shells and webs of terra cotta or concrete blocks in non-bearing partitions. This is a duplication of the provision already made in section 106, paragraph 3.

### North Side Board Urges Peace Conference.

For the purpose of initiating a movement among the civic, religious and commercial organizations throughout the country, in order to determine upon a possible plan for shortening or terminating the European war, the North Side Board of Trade held a special meeting on Wednesday evening in its rooms at Third avenue and 138th street. Resolutions were adopted urging all associations to unite in petitioning the President and Congress of the United States to call a peace conference with delegates from all the neutral nations.

While the members of the Board realized that their efforts as an individual organization in this direction could have little effect, yet they felt that as a commercial institution it was their duty to take some action, which might mean the beginning of a nation-wide movement to end a struggle brought on principally, in their opinion, by the pressure of commercial interests.

President W. W. Niles presided and brief addresses in support of the resolutions were made by Messrs. James L. Wells, Edward B. Boynton, Albert E. Davis, Francis H. Weeks, Charles Ullman and M. F. Westergren.

## FINANCIAL DISTRICT.

### Property Values in Broad Street and Exchange Place in Their Residential Days.

In the beginning of the seventeenth century the southwest corner of Broad way and Wall street was owned by William Smith, a leading merchant of the city. This son, William Peartree Smith, sold the property in 1759 to Nathaniel McKinley for £200 and the heirs of the latter transferred it to the city in 1796 for £800, or $2,000, according to the value of the pound in those days. The plot was 15 feet 4 inches wide, and 27 feet 6 inches long.

Nos. 4 and 6 were sold by the heirs of George Walgrove to Christopher Heiser in 1825 for $12,100, the frontage being 42 feet 5 inches. The adjoining No. 8 was sold by Anthony La Tour, hairdresser, in 1800, to John Shatzel for $2,950. In 1791, Thomas Barrow, limner, sold the two houses 10 and 12 to Dr. James Tillary, Robert Lenox, James Renwick, Rev. John Mason, D. D., and ten others. No. 10 extended to New street. The purchasers were all of Scotch ancestry and the organizers of the St. Andrew's Society. These sold the double property in 1794 to George Douglass, Jr., for £2,700, or $6,750.

A small house at No. 14 was sold by David Sandford, cordwainer, to David Coutant, turner, in 1773, for £350. Ownership of No. 16 passed from John Morrin Scott to John King in 1760, and the latter sold it in 1793 to James Stewart for £700.

Of the 13 houses on the block from Wall street to Exchange place on Broad street, in 1796, Luke John Kierstede had sold No. 18 in 1793 to Le Montes Noe for £1,175.—Wall Street Journal.

### Year's Fire Insurance Premiums.

The fire insurance premiums collected in the City of New York during the first half of 1914 aggregated $12,560,591.01, as compared with $13,751,690.29 for the first six months of 1913, a decrease of $1,191,099.28. These figures are the combined returns of the individual companies reporting to the New York Board of Fire Underwriters on their business in Manhattan and the Bronx and to the Fire Insurance Salvage Corps on their Brooklyn business. The following table gives a comparison of the premium returns by classes of companies:

MANHATTAN AND THE BRONX.

| | First six months— 1914. | 1913. |
|---|---|---|
| Local companies | $3,140,392.91 | $3,568,751.86 |
| Foreign companies | 3,284,905.66 | 3,502,775.62 |
| Agencies companies | 3,618,130.78 | 3,996,451.81 |
| Automobile companies | 38,805.00 | 47,901.55 |
| Total | $10,082,234.35 | $11,115,880.84 |

BROOKLYN.

| | | |
|---|---|---|
| Local companies | $741,714.01 | $874,158.43 |
| Foreign companies | 712,101.94 | 739,539.89 |
| Agency companies | 1,021,202.28 | 1,019,495.48 |
| Automobile companies | 3,338.43 | 2,615.65 |
| Total | $2,478,356.66 | $2,635,809.45 |

### Chance to Get a Dwelling Cheap.

The four-story and basement dwelling at 328 Convent avenue can be purchased at a bargain. It is owned by an up-State savings bank that is willing to dispose of the property at a sacrifice. They say "it is up to you" if you want it. The property is assessed at $30,000. Further particulars will be found in an advertisement in another part of this paper.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## A BUSINESS CHANGE.

### Goodale, Perry & Dwight's Purchase of Gibbs & Kirby's Uptown Office.

Goodale, Perry & Dwight have purchased the uptown branch of the real estate business of Gibbs & Kirby, at Broadway and 103d street, where the latter firm has been established for twenty years. The office will be maintained as the uptown branch of the business at 1133 Broadway. Among the properties which will pass into the management of Goodale, Perry & Dwight, will be the "Clearfield" at 103d street and Riverside Drive, the "Allerton" at Broadway and 113th street and the apartment houses occupying the block front on the west side of Broadway, between 103d and 104th streets, which include the "Friesland."

Goodale, Perry & Dwight have been identified chiefly with centrally located properties, although they have managed holdings in nearly all sections of the city. Their sales department has been particularly prominent and active within the last ten years. The increase of their apartment house management business necessitates the establishment of an uptown branch and this fact, coupled with the desire of Gibbs & Kirby to confine their activities to mortgage loans and sales led to the present transaction.

The firm was founded in 1866 by S. B. Goodale, who still takes an interest in its affairs. The first office was located in the Fifth Avenue Hotel at Fifth avenue and 23d street. In 1895, John B. Perry became associated with the concern, and Henry R. Dwight merged his business with S. B. Goodale & Perry in 1912.

### Protest Against Fire-Escape Order.

The Ridgewood Heights Improvement Association held an important meeting in their headquarters at Onderdonk avenue and Bleecker street, Ridgewood, L. I., Tuesday evening, August 25. The meeting was called as a protest against the recent order of the Tenement House Department that fire-escapes be placed on all houses more than one-story in height, housing three or more families. Herman Gohlinghorst, president of the association, presided and addressed the meeting.

Tenement House Commissioner John J. Murphy attended the meeting, and after listening to the debate and the complaints of the various property owners stated that all he could do was to enforce the law as he had found it. He admitted that the arguments of the property owners to have rescinded the new order making these fire-escapes mandatory, seemed reasonable and agreed with the president of the association that the present time was a poor one in which to saddle additional burdens on the property owning public.

The Ridgewood Heights Improvement Association, which has a membership of about 700, is planning to put the matter up to the Allied Civic Association of Queens Borough with the idea of taking up this matter in court if necessary.

### Memorial Playground Under Way.

The Board of Estimate on Thursday adopted the report of the Chief Engineer relative to vesting title to the Betsy Head Memorial Playground, comprising the area within the block bounded by Blake avenue, Bristol street, Dumont avenue and Hopkinson avenue, and three blocks bounded by Dumont avenue, Hopkinson avenue, Livonia avenue, and Douglass street, Borough of Brooklyn. Title will be vested in the city on September 1 and bids for the construction of the necessary work were opened yesterday. The proceeding was authorized on July 31, 1913, and the oaths of the commissioners were filed on April 21, 1914. The plans and specifications for the improvement were approved by the board on July 2, 1914, at which time the work was estimated to cost $175,748.

## ASSESSMENT NOTICES.

### Owners Will Be Informed by the City When Taxes Are Falling Due.

The Department of Finance has undertaken recently the new work of notifying all property owners of special assessments and certain other obligations to the city.

Comptroller Prendergast says the purpose behind this plan is twofold. It has been found that many owners of property do not know when their real estate has been assessed for improvements. The result is that they are charged with interest at 7 per cent. for a considerable length of time when it would have been to their advantage—and when they would have been able—to pay immediately. One of the reasons why this notification will be sent is to save owners this unnecessary excess charge.

The other reason, according to the Comptroller, is that unpaid assessments tend to prohibit further municipal improvements. The borrowing power of the city is very limited, because of the large subway and dock improvements now under way. Outlays for assessment work are charges against the city's borrowing power in just the same way as subway construction. New sewers and new streets cannot be laid, despite imperative need, except as the property owners reduce such of the city's debt as was incurred for local improvements.

### Long Island Real Estate Market.

The Long Island suburban real estate market during the last week displayed a capacity to take care of itself. While there was a slight abridgement of the activity that prevailed throughout an unusually active summer, the reduction in the number of sales made was not sufficient to affect the strong undertone that characterizes property in this residential area that is so close to New York.

"Nassau County is focusing the real estate activity just now so far as Long Island is concerned," said D. Maujer McLaughlin, president of the Windsor Land and Improvement Company, "because stretching, as it does from the city line at Queens eastward for a distance of twenty miles, it is practically the only suburban county on Long Island. I am not unmindful of Queens County, which, while it contains some handsome suburban home colonies, is, nevertheless, as an entity becoming an integral part of the solidly built part of the greater city.

"This is shown by the large new public school buildings that have been built, by others in course of construction there, and by the thousands of attached houses built and being built in sections of the borough that only a few years ago were intended for suburban homes.

"It demonstrates the ceaseless growing of the City of New York whose area is ample for the purpose and whose

geographical situation makes growth imperative. The constant extension of the residential outposts eastward on Long Island is the complete explanation of the increase of fee values there; and, these are accentuated by new trolley roads and the increased traffice on older lines.

"Nassau County is unique as a county suburban to New York inasmuch as it is connected directly by trolley and elevated railroad with Park Row, Manhattan; and the circumstances also has a strong bearing on its land values."

## NEW SYSTEM OF BUILDING INSPECTION.

(Continued from page 342.)

department only. The separate building bureaus for each borough are to be consolidated into this one department to cover the entire city.

"No attempt has been made in this brief outline to describe with any detail, how the proposed Department of Buildings is to be organized. These details may be readily furnished as soon as the general plan has been decided upon.

"Note: This plan does not involve the creation of an additional city department. It simply provides for consolidating several existing departments and bureaus in one new department."

The members of the commission are Lieutenant-Governor Robert F. Wagner, Alfred E. Smith, Charles M. Hamilton, Edward D. Jackson, Cyrus W. Phillips, Samuel Gompers, Simon Brentano, Mary E. Dreier, Lawrence M. D. McGuire (a recent appointment).

### Received With Approval.

Inasmuch as the consolidation of departments and bureaus into one responds directly to suggestions that have come to the Investigating Commission from many directions the tentative measure is meeting with general approval. Various details yet to be decided may be the subject of divided opinion. The desirability of the new Building Department taking over all the present duties of the Tenement House Department, including its welfare work and sanitary inspections, will doubtless be questioned in some quarters.

Supt. Rudolph P. Miller, of the Bureau of Buildings, while approving of the measure as far as it goes, more particularly favors a larger department, one in which all the police powers of the municipality would be combined, and which would be designated the "Department of Safety." It would include the police and fire departments as well as all the departments having jurisdiction over buildings.

### A Big Thing for Real Estate Owners.

The tentative plan of the State Factory Investigating Commission to consolidate certain functions with regard to building inspection in one City Department is likely to secure enthusiastic support from real estate owners. The Real Estate Board of New York, which for months past has been giving close attention to this matter, and has been in communication with the State Factory Investigating Commission and various city departments on this and kindred subjects, is planning to lend its hearty co-operation to this proposed scheme.

Speaking of the plan in general and the Real Estate Board's attitude with regard to it, Laurence M. D. McGuire, president of the board, said:

"This is a very big thing for real estate owners of New York City. In fact, I do not know of any single thing that would bring greater relief and greater satisfaction to owners of buildings from the tallest skyscraper to the lowest factory building, than this contemplated plan of the State Factory Investigating Commission.

"For obvious reasons I do not care to go into details as to the plans of the commission. Indeed, the work of reducing the scheme to a practical working basis is yet to be done.

"But speaking for the Real Estate Board, which represents the great bulk of building ownership in New York City, I can say that if the State Factory Investigating Commission can work out a practical plan for consolidating supervision of buildings under one head, and can carry this plan successfully through the legislature, it will have deserved the thanks of every building owner in this city.

"It has been for years obvious to real estate owners that the burden of duplication of inspection orders, was an unscientific and wasteful phase of our municipal administrative methods. The addition of the Labor Department's activity in the same direction has greatly complicated the situation.

"If now a practical scheme can be perfected, not only will an unscientific method be reformed, but a great deal of unnecessary expense will be saved, both to the taxpayers, in a reduced charge for inspection, and to owners of buildings through a more systematic plan of inspection.

"It goes without saying that every real estate owner should give close attention to the proposed plan, and all who can should make helpful suggestions to the Commission.

"I may add, as reflecting the Real Estate Board's interest in this subject, that the Board of Governors, as long ago as early in May of this year passed resolutions urging the necessity of reform in this matter, and forwarded copies to several City and State officials. In other ways it has steadily urged this reform. That this work is beginning to bear fruit is, of course, most gratifying."

### Brooklyn Activity.

The record of conveyances and mortgages filed in Brooklyn for the current year is running at a very even pace with last year's filings. Building operations are 30 per cent. ahead of last year's work up to the corresponding date, and last year was close to a normal period in Brooklyn.

## PRIVATE REALTY SALES.

REAL estate firms are anticipating an increase in the business of their renting departments as a result of the exodus of American residents from Europe. A number of families who have lived abroad all-the-year-round, or for a greater part of the year, have been compelled to return suddenly to this country. While this class of clients has not been particularly conspicuous in the business as yet, a canvass of a number of the offices shows that inquiries are being made for both private houses and apartment suites.

The steamers from Europe now arriving are bringing tourists only, who do not affect to any degree the local renting situation. The prolongation of the war, however, will mean the return of wealthy American families for the occupancy of the better class of residential properties.

In the opinion of a leading real estate man these people will settle down in New York City and Washington, preferably this city on account of its numerous social and other advantages. The significance of the influx of such a class of rentpayers is expected to strengthen local real estate conditions. For the present, while no activity along these lines is noticeable, some of the trans-Atlantic liners now on the high seas may be carrying over tenants for some of our new buildings who ordinarily would have been occupying expensive houses or suites in continental cities.

The River and Harbor bill now pending in Congress is in danger of failing passage on account of the possible lack of a quorum. Weariness from the almost continuous session during the last two years and many other reasons make legislators anxious to leave Washington as soon as the trust bills and emergency legislation are disposed of. Supporters of the bill are urging the pressure of public opinion to insure the maintenance of a quorum necessary for the passage of this important bill. The appropriations call for $2,915,875 to be expended in New York State Improvements, including $250,000 for the channels in the upper bay of New York harbor, $300,000 for Gowanus Bay and $125,000 for the Hudson River channel.

If the bill is passed $100,000 will be spent on the Bronx River, $20,000 on Eastchester Creek, $36,500 on Westches-

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ter Creek, $500,000 on the East River and Hell Gate, $100,000 on the Harlem River and $30,000 on Newtown Creek. These improvements, if undertaken, will probably react for the benefit of property owners with holdings in the neighborhood of the benefited areas. In the opinion of a great many the waterfront improvements take equal rank with the subway construction, in the present development of New York City.

The total number of sales reported and not recorded in Manhattan this week was 16 as against 12 last week and 15 a year ago.

The number of sales south of 59th street was 2 as compared with 6 last week and 3 a year ago.

The sales north of 59th street aggregated 14 as compared with 6 last week and 12 a year ago.

The total number of conveyances in Manhattan was 98, as against 117 last week, 12 having stated considerations totaling $459,550. Mortgages recorded this week number 67, involving $1,924,235, as against 59 last week, aggregating $2,324,897.

From the Bronx 8 sales at private contract were recorded, as against 5 last week and 6 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $684,387, compared with $573,190 last week, making a total since January 1 of $29,154,390. The figures for the corresponding week last year were $81,452, and the total from January 1, 1913, to August 30, 1913, was $38,134,759.

### Trustee Sells Apartments.

James N. Rosenberg, as trustee in bankruptcy of the New York Real Estate Security Co., sold, subject to the sanction of the United States District Court, to Mrs. Emily Loewy, Concord Hall, 3,132 and 3,134 Broadway, two five-story apartment houses on plot 65x75, and 509 East 138th street, a five-story flat on plot 37.6x100.1. As part of the deal Mrs. Loewy transfers to Mr. Rosenberg, as trustee, a mortgage of $21,000, held by her on 468 Riverside drive, a nine-story fireproof building, at the southeast corner of 119th street, 100x100. Rice & Hill were the brokers, Weschler & Kohn representing Mr. Rosenberg, as trustee, and Arnstein & Levy acting for Mrs. Loewy.

### House Sold from Plans.

William S. Baker and Henry J. Kantrowitz have sold the six-story apartment house to be erected by the 114th Street and Seventh Avenue Construction Co., Max Weinstein, at 125-35 West 111th street, on plot 105x100.11, near St. Nicholas avenue. At present the site is occupied by a row of six three-story private dwellings which will be demolished at once. The property was obtained by the sellers from the Surety Realty Co. several weeks ago. A loan of $90,000 has been obtained to carry on the operation.

### $350,000 Apartment Sold.

The Croton Realty Co., Leslie R. Palmer, president, sold through Frederick Zittel & Sons and A. Strauss the Llewellyn Apartment House at 430 to 440 East 138th street, through to 431 to 441 East 137th street, on plot 150x200, a seven-story structure in 138th street and a six-story building in 137th street. It is one of the largest apartments in the Bronx, containing 720 rooms and eight stores and was held at $350,000. The buyer gave in part payment a hotel at Ramsey, N. J.

### "Somerset" in Deal.

B. W. R. Realties has sold through Sharp & Co. the "Somerset," a six-story apartment house, at 385 Colonial Parkway, on plot 100x100, which was held at $200,000. It is arranged for forty-two families and was erected about six months ago by the Strathcona Construction Co.

The buyer is the Alpha Realty Co., Frank B. Keech, president, which gave in part payment the dwelling 190 Lenox avenue.

## Manhattan—South of 59th St.

45TH ST.—Joseph P. Day sold for Lueder Bendix the 3-sty dwelling, 354 West 45th st, on lot 24x100.5.

49TH ST.—Isidor Furst sold through Daniel Casey, to Mary Schmid, the 3-sty dwelling, 256 East 49th st.

## Manhattan—North of 59th St.

76TH ST.—Alexander Carmichael, Jr., brought through L. J. Phillips & Co., from Frederick J. Lisman, the 4-sty dwelling on lot 18x102.2, at 311 West 76th st. The seller has owned and occupied the house for 23 years.

98TH ST.—Phillip Goldrich contracted to sell for $7,350 to Froim Katz 322 East 98th st, a 2-sty building, on lot 25x100.9. Mr. Katz later assigned a half interest in the contract to Esther Cukell.

106TH ST.—Henry Hornstein has purchased from Rebecca Lowenthal the 5-sty apartment house, 52 East 106th st, on a plot 25x100.11. Bernard Grossman and Leopold Oppenheimer were the brokers.

114TH ST.—A. N. Gitterman Corporation and Paul A. McGolrick sold for David Rieser 56 East 114th st, a 5-sty flat on lot 20x100, to Anna L. Garrabrant, who gave in part payment lots at Broadway, Flushing, L. I.

119TH ST.—Barnett & Co. sold for Mrs. Gertrude Foreman the 3-sty dwelling, 15x100, at 32 East 119th st.

120TH ST.—Richard Rauft sold to Lowenfeld & Prager 128 West 120th st, a 3-sty dwelling, on a lot 19x100.11.

122D ST.—Henry Silverstone has sold the 6-sty apartment house at 502 to 506 West 122d st, on a plot 50x95.11.

143D ST.—The Airmor Co. has resold 163-165 West 143d st, the 5-sty apartment house on plot 37.6x99.11, which it acquired several months ago from the Lawyers' Mortgage Co.

143D ST.—May C. Knowles of Ridgewood, N. J., has resold 122 and 124 West 143d st, a 6-sty apartment house, on plot 41.3x99.11.

PARK AV.—John J. Kavanagh has sold 1070 Park av, a 5-sty flat on lot 25x82.2.

## Bronx.

BRISTOW ST.—A. L. Ernst has sold the 1-sty building, on plot 25x87, at the northwest corner of Bristow and Jennings sts. In part payment the buyer gave a 2-sty dwelling on Clay av, near 170th st.

227TH ST.—Mulvihill & Co. have sold for the estate of George W. Vanderbilt to Jennie Hughes 637 East 227th st.

BELMONT AV.—Dr. N. C. Clements has bought from the John W. Cornish Construction Co., 2322 Belmont av, a 4-sty house, on plot 50x100.

BYRON AV.—W. E. & W. I. Brown, Inc., have sold for Regina Holstrom the 1-fam. dwelling on a plot 50x100, on the west side of Byron av, 50 ft. north of 234th st.

JESSUP AV.—Nellie Wood has bought from the Margaret Corner estate the dwelling on the west side of Jessup av, 268 ft. west of Boscobel av, on plot 100x100. The corner family has owned it for 50 years.

PROSPECT AV.—Schwab & Company sold for Michelins S. Cullo 2132 Prospect av, a 5-sty new-law apartment house, size 50x94x106.

WASHINGTON AV.—Richard Dickson and K. M. Goldner have sold for Adalena Bachmann to the Northern Leasing and Realty Corporation 1461 Washington av, a 3-fam. house, on a lot 18.9x140.

## Brooklyn.

LOMBARDY ST.—Charles Uhlinger sold 3 lots in Lombardy st, 200 ft. west of Morgan av for Ferdinand Fecher to Anthony P. Smith for about $4,600, and the dwelling 57 Meeker av for Rankin & Rose to John Slattery, for about $3,000.

4TH ST.—Jerome Property Corporation sold for A. Bruchhausen the 3-sty dwelling 364 4th st, on lot 18x100. In part payment was given a 4-sty business building in the north side of Bergen st, 18 ft. west of 6th av.

10TH ST.—James M. Hawley has sold for John C. Deitz the dwelling, 59 East 10th st, to R. A. Schlesing, and for John Hagedorn the dwelling 1363 Greene av to Joseph Armheims.

22D ST.—Parkin & Steiner, builders, purchased from the Manor Realty Co. the block front in East 22d st, between Avs M and N, for improvement. The same company sold to W. Borfield, builder, the block front in Av M, between 23d and 24th sts. The purchaser will erect dwellings on the property.

59TH ST.—Frank A. Seaver & Co. sold 2 lots in the south side of 59th st, 220 ft. west of 23d av, for Mary Hagar; also 1-fam. house, 240 90th st, for Imperial Building Co; 1-fam. brick house, 77 73d st, for M. Wolfe; 2 lots in the south side of 59th st, 80 ft. west of 20th av, for Ethel Norton; 2-fam. brick house, 960 71st st, for Charles Anderson.

5TH AV.—Samuel Galitzka Co. sold for the John E. Sullivan Co. 7503 5th av, a 3-sty flat, with stores, on lot 20x100.

5TH AV.—Tutino & Cerny have resold for John H. Bahrenburg 5718 5th av, a 3-sty store and apartment building on lot 16x100.

7TH AV.—G. A. Roberg, as broker, has sold the plot 100x100 at the northeast corner of 7th av and 41st st to a builder for improvement with two 4-sty apartment houses and has sold from the plans one of the proposed buildings to an investor.

## Queens.

BAYSIDE.—William Dalton has purchased from Thomas Burton the dwelling on plot 75x100, in the west side of 5th st, between Lawrence boulevard and Broadway.

BAYSIDE.—Robert B. Bowler has purchased two lots on the west side of Woodhull av, between Palace and Lawrence boulevards, on which he will erect a dwelling.

BELLE HARBOR.—The Lewis H. May Co. has sold for J. & H. Holler a plot on the northeast corner of Oxford av and Bayside drive to J. & A. Rutledge; also a plot on the southeast corner of Henley av and Bayside drive to the same purchasers.

EDGEMERE CREST.—The Lewis H. May Co. sold for the S. Weiner Realty Co. two new stucco houses on the east side of Hudson av to the G. & L. Construction Co.

FAR ROCKAWAY.—Herman Frankfort sold for Samuel Weiner to Robert Smith the house, garage, and about 2 acres of ground on the southerly side of Mott av.

FLUSHING.—Willis Booker has sold to Paul A. McGolrick the 3-sty hotel building in Grove st, opposite the Long Island Railroad station. It was erected about 3 years ago.

ROSEDALE.—The New York Suburban Land Co. sold 40x100 on Union av and 80x100 in Dale pl to George R. McGhee; 40x100 in Dale pl to Samuel Blackstone; 20x100 on Park Blvd. to Arthur Blackstone.

### Nearby Cities.

JERSEY CITY, N. J.—John F. Kelly Realty Co. sold for A. E. Reid to William McCue Kyle, 67 Van Reypen st, a 2-fam. house on lot 25x112

### Rural and Suburban.

BRIARCLIFF MANOR, N. Y.—Paul B. Boden has sold, through Fish & Marvin, his country estate at Briarcliff Manor to Harry H. Albright of the Woolworth Co. The property is adjacent to the Briarcliff Lodge and is near the estates of U. P. Hungerford, George McNair, V. Everit Macy, and Walter W. Law. It has been held at about $60,000.

FLORAL PARK, L. I.—Windsor Land and Improvement Co. sold, to Martin Hehn and C. A. Berglund, each 50x100, on Geranium av, and to John Slavin 60x100 in Aspen st; at Oceanside to A. B. Smith 40x100, on Yost Parkway.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Pine av to William A. Bell; 40x100 on Myrtle av to Walter H. Thorne, and 40x100 on Willow av to Miss Jennie Williamson.

GREENACRES, N. Y.—Angell & Co. have sold for Burton M. Hovey, his residence in Colvin pl to Mr. Savage of the American Arch Co., and J. F. Duffy bought, through the Reed & Clark Agency, a plot on Walworth av, for improvement with a residence.

MT. VERNON, N. Y.—Schwab & Company sold for Sophie Busath, 342 Fulton av, a 3-sty dwelling, on plot 50x100.

SHORT HILLS, N. J.—Edward P. Hamilton & Co. have sold for Charles W. L. Roche the property known as Druidream, comprising a modern residence and a garage, with about 3 acres of land, fronting on Hobart av, to Clarence Williams.

SOUTHAMPTON, L. I.—John B. Cauldwell has sold his country place, Darena, one of the largest estates at Southampton, L. I., to George Barton French of Manhattan.

## LEASES.

### Interesting Fifth Avenue Deal.

Peck & Peck, hosiery dealers, have leased through John N. Golding, the six-story building, 586 Fifth avenue, which is to be remodeled for their use. Peck & Peck have been on Fifth avenue for many years. Their first store was on the site of the Flatiron building. From there they moved to the Victoria Hotel. The removal of the old hotel forced the firm to move last February. In the meantime the business had been extended so that two other shops were opened, one at 481 Fifth avenue, and the other at 588 Fifth avenue, and when the plans were first made to build the Rogers Peet building on the 41st street site, still another shop was opened, at 448 Fifth avenue.

### $55,000 a year for Hotel Grand.

Manger Brothers, who five years ago bought the lease of the Hurlburt Grand Hotel Co., on the Grand Hotel at the southeast corner of Broadway and 31st street, have renewed their lease for an additional fifteen years from August 1 at a rental of $55,000 per year, an increase of $5,000 per year over the former rental. The property is owned by Josephine Brooks et al.

### $550,000 Lease of the "Leonari."

The Leonari, a thirteen-story apartment and hotel at the southeast corner of 63d street and Madison avenue, on plot 100.5x83.6, has been taken by the present tenant under a new lease for a term of ten years at a rental of about $55,000. The property is owned by the Park Realty Co.

### Wingood Realty Co. Leases.

Goodwin & Goodwin have leased for the De Peyster Realty Co. to the Wingood Realty Co. the Oxford and Cam-


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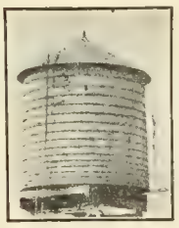
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bridge apartment houses, two seven-story structures, on plot 95x100, at 23-29 East 124th street. The rental aggregates about $260,000.

## Manhattan.

THE LOUIS BECKER CO. leased apartments in 469 West 157th st to Dr. H. Babitzky and Louis Barton

THE DUROSS CO. leased the 3-sty dwelling at 129 West 133th st to Mrs. Hannah Burns for 3 years from Sept. 1, at an annual rental of about $1,000.

DOUGLAS L. ELLIMAN & CO. leased apartments in 150 East 72d st for the E. A. L. Apartment Management Co. to Irving L. Tenney; for Pease & Elliman, agents, in 40 East 62d st to Wm. E. Hall, and for the Jackson Realty Co. an entire floor in 42 East 66th st to William P. Philips.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. T. Chesley Richardson 54 East 56th st, a 4-sty dwelling on a lot 18.6x100 for the winter, furnished; a large apartment in 246 West End av to Marcus Loew, and an apartment in 34 East 58th st to Clyfford Trevor.

DOUGLAS L. ELLIMAN & CO. leased a large store in 426 Madison av to Alfred Kottmiller, florist, now at 346 Madison av.

DOUGLAS L. ELLIMAN & CO. leased apartments in 755 Park av to Mrs. Andrew Saks; in 116 East 63d st, in conjunction with Payson McL. Merrill Co., to Harry T. Lindeberg; an entire floor in the new apartment house at 640 Park av, for the Fullerton Weaver Realty Co., to Edwin Drexel Godfrey.

M. FORMAN & CO. leased for James A. Zobel the top loft in 13 and 15 West 24th st, containing 5,000 sq. ft., to Miller & Schadow, of 29 West 17th st.

FREDERICK FOX & CO. leased to Herman Moritz the 2d loft, containing 18,300 sq. ft., in the Cammeyer Building, southeast corner of 20th st and 6th av.

THE JULIUS FRIEND, EDWARD M. LEWI CO. leased to Samuel Floersheimer & Bro., 40,000 sq. ft. in the Waldorf Building, now under construction at 2 to 16 West 33d st and 5 to 7 and 15 West 32d st.

THE A. N. GITTERMAN CORPORATION leased in the Zinn Building, 11th av and 25th st, the 9th and 10th lofts and other space to the Pasbach-Voice Lithographing Co., a newly-organized concern, at an aggregate rental of about $150,000. The necessary alterations and additions will be completed by December, when the new tenant will take possession.

GOODWIN & GOODWIN rented for Courtland de Peyster Field to Lillian Lapey the 3-sty dwelling at 7 West 123d st.

GOODWIN & GOODWIN rented for Edward Townsend to Elizabeth Kent the 4-sty dwelling at 130 West 121st st.

A. A. HAGEMAN leased the building at 820 6th av to the C. C. Bohm Electric Co.; to Mahler & Leitner the 1st loft in the building 626 6th av, 2d loft in the same building to Irene Brush and the top loft to Wilkins & Adler; the 1st loft in 641 6th av to Dr. Zachoras and the top loft to James Markrecostas.

MORRIS C. HAMEL leased for the Oak Crest Realty Co. the corner store in 1919 Broadway, to W. B. Montgomery.

M. & L. HESS, INC., leased for E. T. Underhill from the plans the 13th floor of the building now in course of construction at 438 to 448 West 37th st, to the Moss Photo Engraving Co., of 297 Lafayette st. The Robert Hornby Electrotyping Co. will occupy part of this floor with the above tenant; for the American Press Association the 6th floor in 225 to 229 West 39th st to the Beaver Printing Co., of 52 East 59th st; for the Slevin Estate the south half of the 5th loft in 29 Murray st, through to 33 Warren st, to the Bishop Calculating & Recorder Co., of 82 Duane st.

EDWARD J. HOGAN leased in the Woolworth Building the store at 229 Broadway to the Hutcheson Shoe Co.

THE HOUGHTON CO. leased the 4-sty dwelling at 43 West 82d st for the Hennessy Realty Co. to Robert S. Streep.

THE HOUGHTON CO AND RICE & HILL leased through Louis Kempner & Son an office in the Riverside Theatre building, at Broadway and 97th st, to Jacob Kenner for 5 years.

THE HOUGHTON CO. leased for Lizzie H. Dailey the 4-sty dwelling at 131 West 72d st to Bertha K. Williams.

A. KANE & CO. leased for Wm. H. Schmohl the dwelling at 238 West 123d st to Lena Holtzmann.

JOHN J. KAVANAGH leased for Mrs. Adrian Iselin the 3-sty dwelling at 79 East 91st st to E. P. Wilkins.

JOHN J. KAVANAGH leased apartments in 1190 to 1196 Madison av to F. Cronheim and Miss Alice M. Swift; apartments in 64 East 81st st to Mrs. McKim Pryor and in 133 East 73d st to Christopher H. Pope.

JAMES KYLE & SONS leased the 3-sty dwelling at 527 Lexington av for Charles S. L. Huston Co. to a Mrs. Corcoran, and 836 Lexington av for Mrs. Bertha Timm to Mrs. Martha E. Randle.

SAMUEL H. MARTIN leased for Henry L. Scheuerman the 4-sty dwelling 33 West 60th st to Evelyn A. Saffold.

SAMUEL H. MARTIN leased to the Louis Joseph Packing House Co. the store and basement at the southeast corner of Columbus av and 97th st.

THE PAYSON McL. MERRILL CO. leased the store in 1198 Park av to Charles A. Adam.

PEASE & ELLIMAN leased a store in 510 Park av to the Locust Farms Co.; apartments in 804 West 180th st to Wm. Masterson; in 135 West 79th st to Mrs. Frederick S. Coolidge; in 25 Ft. Washington av to H. L. Loomis; in 150 East 72d st to M. Zimmerman; in 36 West 11th st to W. F. Fauley; in 200 West 58th st to H. D. Lafferty; in 72 East 96th st to Isidor Schloss; in 150 East 72d st, to Theo. P. Dixson in 152 East 35th st, to A. E. Bond; in 24 West 59th st to Daniel P. Bradley of West Mahopac, N. J.; in 36 West 11th st to Dr. W. S. Graham; in 39 East 37th st to Dr. H. P. Howell; in 146 East 49th st to Willis Steel; in 116 East 76th st to Mrs. N. J. McCormack; in 157 East 81st st to Andrew Leffler; in 136 Madison av to Dr. M. Morrison; in 510 Park av to George L. Sargent; in 535 Park av to John W. Peale; in 607 West 136th st to L. J. Furer; in 804 West 180th st to H. C. Emmons; in 127 Riverside drive to Thos. F. Surry.

PEASE & ELLIMAN leased for C. E. Milmin the 4-sty dwelling at 319 West 82d st, 20x102.2, to F. W. Seybel; apartments in 723 St. Nicholas av to P. C. Lotze and Charles A. Cain; in the new 850 Park av to Mrs. Frederick S. Coolidge, of Pittsfield, Mass.; in 27 East 62d st to Charles P. Grimwood; in 150 East 72d st to Charles E. Bayne; in 200 West 58th st to Leila MacCrae; in 829 Park av to W. B. Symms; in 929 Park av to George R. Mosle; in 723 St. Nicholas av to J. Van Horn, in 25 Ft. Washington av to C. LeGendre; in 39 East 27th st to Albert Perrin; in 59 West 76th st to Miss C. A. Saver; in 804 West 180th st to Dorothy Weiller; in 723 St. Nicholas av to Stephen Roberts; and in 150 East 72d st to Henry S. Oakley.

L. J. PHILLIPS & CO. leased the following dwellings: for the Gramercy Investment Co., 8 East 72d st to George E. Vanderpoel; 43 West 70th st to William Hurdon; for M. Mendal, 13 West 82d st to Ida Curry; for Grace J. Bliss, 235 West 51st st to Mrs. Viau; for Amanda C. Biggan, 138 West 72d st to W. L. Rosenstein; for Anne Davis, 46 West 92d st to Anna Quence; for the Sterling Realty Co, 19 West 69th st to H. Cohen; for the estate of Thomas R. A. Hall, 3 West 73d st to Isaac Rosenfeld; for the Inner Circle Realty Co., 46 West 75th st to Anna Quence; for E. L. Satterlee, 64 West 69th st, to Joseph F. Cullman, Jr., and for Mrs. Eliza Griswold, 278 West 71st st to Sarah M. Apgar.

DONATO PICULO leased for the Beverwyck Co. to John E. Liederman, of 489 5th av, the Beverwyck Hotel, at 39 to 41 West 27th st, for 10 years from October 1. The Beverwyck, which has been conducted as a family hotel for the last 20 years, will be continued on the same lines by the new lessee.

PORTER & CO. leased for Robert F. Hubbard to Johanna Herrnstadt the 3-sty dwelling at 208 West 112th st.

PORTER & CO. rented for Gussie Cohn to William F. Plunkett the 3-sty dwelling at 357 West 120th st, and for Sarah L. Meller to John L. Blohm the 4-sty dwelling at 28 West 123d st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased apartments to Pierpont Davis at 772 Park av, to John C. McKeon at 56 West 58th st, to John R. DeWitt at 471 Park av, to William L. Bradley at 45 East 82d st, and to John C. Hobbs at 105 East 53d st.

THE GEORGE ROSENFELD CO., INC., leased apartments in 307 West 79th st to Isaac H. Weinberg and Mrs. S. W. Herman, in 249 West 107th st to George A. Reuter, Frank E. Sicher, Julius Hirschl, Mrs. Esther Frank and James E. Manheim, and in 567 West 149th st to Willard E. Graves, Benton, J. Asiel and Mrs. Nellie G. Fraser.

D. H. SCULLY & CO. leased 60 West 124th st for Thomas R. Ebert to Frank Schwarz; 23 East 129th st for the Manahan estate to H. Limbacher; 1988 Lexington av for B. F. Betts to Herman Gund, and 2001 Madison av for Clara Patterson to T. J. Amoury.

SHAW & CO. leased for Edward Goldschmidt the 3-sty dwelling at 20 East 127th st to Henry Riddle.

SHAW & CO. leased for the Eureka Automobile Station the store in 487 Central Park West to Isador Kaufman.

SHAW & CO. leased for John J. Spowers the parlor store in 278 Lenox av to Harry Turer.

SLAWSON & HOBBS leased the 4-sty dwelling at 271 West 73d st for Mrs. Thomas MacRae to Dr. R. W. Young, of Philadelphia, Pa.

WILLIAM SPERLING and Sarah Sperling have leased from the Hoguet estate the five 6-sty buildings, 3,301 to 3,311 and 3,315 to 3,319 Broadway and 600 West 134th st, for 3 years, first year $24,000, second year $24,500, third year $25,000, with the privilege of two additional years.

LUDWIG C. TRAUBE leased the stores in 1254 and 1256 Madison av and the store in 1687 3d av.

HENRY TRENKMANN leased the building at 301 Canal st to B. & H. Busy Bee for 5 years.

UNGER & WATSON, INC., leased for the Lauramac Realty Co to Harry Jaffe, pharmacist, who formerly occupied store at 595 Lexington av, larger quarters at the southeast corner of 52d st and Lexington av for 10 years.

I. UNTERBERG leased to The National Cigar Stands Co. the 4th loft in 352 4th av and 53 to 59 East 25th st.

VAN NORDEN & WILSON leased for McCarthy & Fellows, agents, the easterly store 8 East 37th st to the One Dollar Shop, Inc., of 10 West 40th st.

WILLIAM R. WARE has leased for Dudley Field Malone the dwelling 272 West 73d st to May Potter; also for Catherine Lindemann 342 West 87th st to Homer Theocaridus; for the St. Johns Park Realty Co. 309 West 88th st to Elizabeth Mace; and for Thomas Ward and Edward Early 321 West 89th st to Franklin Howard.

WILLIAM R. WARE leased for the William L. Radford estate the dwelling at 11 West 95th st to Katherine Doyle, and the dwelling at 46 West 84th st for Mary A. and Elizabeth P. Keenan.

BENJAMIN YOAKUM has leased his 4-sty residence, furnished, at 16 East 67th st, to E. Huntington Hooker.

H. ZUCERMAN leased from the Julius Bachrach Co. the 6-sty flat at 326 East 65th st for 3 years at an aggregate rental of about $10,500.

### Bronx.

THE HERMAN KNEPPER CO. leased for Gustav Thomas two 5-sty tenements, at 4036 to 4038 3d av, and in conjunction with J. Clarence Davies, the store in 358 East 149th st to the Bronx Hungarian Restaurant Co.

### Brooklyn.

BULKLEY & HORTON CO. leased 1515 Bedford av, at an aggregate rental of about $6,000, to Louis J. Kaufman, for use as a gasoline station; also the 3-sty dwelling, 621 St. Marks av, to Catherine E. Driscoll.

BURRILL BROTHERS leased the following houses: 534 3d st for George Kenyon to W. H Hallock; 59 Berkeley pl for Mrs. Charles Adams to A. R. Thompson; 292 6th av for M. H. Brinkerhoff to E. H. Hussey; 501 6th st for H. T. Faucet to J. H. Beer, and 509 8th av for J. H. Rapear to J. T. Ryan.

HOWARD C. PYLE & CO. leased 48 Pierrepont st, a 4-sty brick dwelling, for the Realty Trust; 24A Garden pl, a 3-sty dwelling, to J. G. Hamilton; 95 Henry st, a 3-sty brick dwelling, for H. R. Planten; 24 Sidney pl, a 4-sty dwelling, to L. M. Bowden, for the Silver Estate; 140 Henry st, a 3-sty dwelling, to G. Reid for the Gale Estate; 147 State st, a 3-sty dwelling, to E. J. Kelly for Dr. Ostranda, and 362 Henry st, a 4-sty brick dwelling, for C. T. Stoeller.

### Suburban.

FREDERICK P. COLLINS and Wendell & Treat leased to Charles Edgar, of Evanston, Ill., a dwelling in Essex Fells, with 3 acres and garage; a residence in Caldwell to James Baker, of Jersey City; a poultry farm of 48 acres to Harold A. Parkhurst for Anton A. Raven, in West Caldwell; a store in Bloomfield av, to A. Carlozzo and E. G. Gagliano, and a farm of 6 acres at Livingston, to Alice M. Curnow, of Brooklyn, N. Y.

FEIST & FEIST leased for the John Sommer Faucet Co., of Newark and Washington, N. J., their 4-sty factory and building, on Central av, Morris av and Duryea st, 158x60, to Seidenberg & Co., Inc., of New York, manufacturers of cigars. The lease contains renewal clauses and the privilege for the erection of additional buildings and alterations.

S. S. WALSTRUM-GORDON & FORMAN leased for the W. L. Scott Lumber Co. the dwelling at 10 Lincoln av, Ridgewood, N. J., to Charles H. Woodman, and for Alonzo Devoe the dwelling at 16 Doremus av, Ridgewood, N. J., to William H. Haddon.

## REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

### MANHATTAN.

**Conveyances.**

| | 1914 Aug. 21 to 27 | 1913 Aug. 22 to 28 |
|---|---|---|
| Total No. | 98 | 60 |
| Assessed value | $9,716,500 | $6,119,250 |
| No. with consideration | 12 | 4 |
| Consideration | $459,550 | $147,375 |
| Assessed value | $534,000 | $114,000 |
| | Jan. 1 to Aug. 27 | Jan. 1 to Aug. 22 |
| Total No. | 4,953 | 5,424 |
| Assessed value | $338,971,708 | $328,662,722 |
| No. with consideration | 534 | 785 |
| Consideration | $22,644,906 | $32,025,110 |
| Assessed value | $23,534,421 | $35,551,162 |

**Mortgages.**

| | 1914 Aug. 21 to 27 | 1913 Aug. 22 to 28 |
|---|---|---|
| Total No. | 67 | 62 |
| Amount | $1,924,235 | $917,711 |
| To Banks & Ins. Cos. | 14 | 9 |
| Amount | $1,042,800 | $156,040 |
| No. at 6% | 30 | 33 |
| Amount | $1,118,483 | $474,461 |
| No. at 5½% | 1 | 2 |
| Amount | $2,000 | $77,500 |
| No. at 5% | 14 | 10 |
| Amount | $331,700 | $169,000 |
| No. at 4½% | 3 | ..... |
| Amount | $117,000 | ..... |
| No. at 4% | 1 | ..... |
| Amount | $2,500 | ..... |
| Unusual rates | ..... | ..... |
| Amount | ..... | ..... |
| Interest not given | 18 | 17 |
| Amount | $352,552 | $196.750 |
| | Jan. 1 to Aug. 27 | Jan. 1 to Aug. 28 |
| Total No. | 2,927 | 3,495 |
| Amount | $89,496,449 | $137,284,272 |
| To Banks & Ins. Cos. | 663 | 912 |
| Amount | $40,264,384 | $80,452,290 |

**Mortgage Extensions.**

| | Aug. 21 to 27 | Aug. 22 to 28 |
|---|---|---|
| Total No. | 14 | 35 |
| Amount | $397,500 | $2,831,500 |
| To Banks & Ins. Cos. | 9 | 17 |
| Amount | $299,000 | $2,491,000 |
| | Jan. 1 to Aug. 27 | Jan. 1 to Aug. 28 |
| Total No. | 1,418 | 1,323 |
| Amount | $75,021,131 | $54,147,052 |
| To Banks & Ins. Cos. | 496 | 449 |
| Amount | $46,617,060 | $31,827,700 |

**Building Permits.**

| | 1914 Aug. 22 to 28 | 1913 Aug. 23 to 29 |
|---|---|---|
| New buildings | 4 | 6 |
| Cost | $140,200 | $82,000 |
| Alterations | $122,155 | $134,616 |


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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Sept. 15, 1914. Record and Guide Company, 119 W. 40th St.

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**GEORGE J. HEALEY**
1482 Broadway New York


| | Jan. 1 to Aug. 28 | Jan. 1 to Aug. 29 |
|---|---|---|
| New buildings | 325 | 431 |
| Cost | $33,440,140 | $43,008,715 |
| Alterations | $8,757,058 | $9,332,026 |

**BRONX.**

**Conveyances.**

| | 1914 Aug. 21 to 27 | 1913 Aug. 22 to 28 |
|---|---|---|
| Total No. | 77 | 112 |
| No. with consideration | 5 | 7 |
| Consideration | $15,200 | $12,550 |

| | Jan. 1 to Aug. 27 | Jan. 1 to Aug. 28 |
|---|---|---|
| Total No. | 4,361 | 5,356 |
| No. with consideration | 353 | 530 |
| Consideration | $4,703,435 | $4,379,045 |

**Mortgages.**

| | 1914 Aug. 21 to 27 | 1913 Aug. 22 to 28 |
|---|---|---|
| Total No | 56 | 86 |
| Amount | $553,825 | $401,485 |
| To Banks & Ins. Cos. | 3 | 4 |
| Amount | $103,000 | $31,800 |
| No at 6% | 26 | 30 |
| Amount | $148,550 | $162,695 |
| No at 5½% | 3 | 6 |
| Amount | $13,275 | $76,255 |
| No. at 5% | 5 | 35 |
| Amount | $64,100 | $109,085 |
| Unusual rates | ..... | 2 |
| Amount | ..... | $5,000 |
| Interest not given | 22 | 13 |
| Amount | $327,900 | $48,450 |

| | Jan. 1 to Aug. 27 | Jan. 1 to Aug. 28 |
|---|---|---|
| Totol No. | 2,799 | 4,064 |
| Amount | $25,140,122 | $29,971,164 |
| To Banks & Ins. Cos. | 285 | 270 |
| Amount | $5,433,051 | $4,772,441 |

**Mortgage Extensions.**

| | Aug. 21 to 27 | Aug. 22 to 28 |
|---|---|---|
| Total No. | 5 | 10 |
| Amount | $63,200 | $159,750 |
| To Banks & Ins. Co. | 1 | 2 |
| Amount | $5,500 | $32,750 |

| | Jan. 1 to Aug. 27 | Jan. 1 to Aug. 28 |
|---|---|---|
| Total No. | 499 | 404 |
| Amount | $9,950,050 | $9,507,660 |
| To Banks & Ins. Cos. | 91 | 77 |
| Amount | $2 749,400 | $2,276,400 |

**Building Permits.**

| | 1914 Aug. 21 to 27 | 1913 Aug. 22 to 28 |
|---|---|---|
| New buildings | 5 | 11 |
| Cost | $139,350 | $124,450 |
| Alterations | $9,700 | $11,700 |

| | Jan. 1 to Aug. 27 | Jan. 1 to Aug. 28 |
|---|---|---|
| New buildings | 538 | 649 |
| Cost | $13,148,407 | $17,538,016 |
| Alterations | $833,840 | $867,443 |

**BROOKLYN.**

**Conveyances.**

| | 1914 Aug. 20 to 26 | 1913 Aug. 21 to 27 |
|---|---|---|
| Total No. | 325 | 328 |
| No. with consideration | 33 | 34 |
| Consideration | $78,902 | $146,684 |

| | Jan. 1 to Aug. 26 | Jan. 1 to Aug. 27 |
|---|---|---|
| Total No. | 15,678 | 15,849 |
| No. with consideration | 1,610 | 1,459 |
| Consideration | $10,345,378 | $8,268,645 |

**Mortgages.**

| | 1914 Aug. 20 to 26 | 1913 Aug. 21 to 27 |
|---|---|---|
| Total No. | 232 | 231 |
| Amount | $1,084,184 | $844,265 |
| To Banks & Ins. Cos. | 40 | 49 |
| Amount | $332,200 | $319,900 |
| No. at 6% | 114 | 135 |
| Amount | $446,545 | $367,308 |
| No. at 5½% | 65 | 43 |
| Amount | $352,950 | $174,925 |
| No. at 5% | 37 | 38 |
| Amount | $249,625 | $260,410 |
| Unusual rates | 1 | 1 |
| Amount | $700 | $1,250 |
| Interest not given | 15 | 14 |
| Amount | $34,364 | $40,372 |

| | Jan. 1 to Aug. 26 | Jan. 1 to Aug 27 |
|---|---|---|
| Total No. | 11,480 | 11,492 |
| Amount | $49,092,590 | $45,010,193 |
| To Banks & Ins. Cos. | 2,328 | 2,591 |
| Amount | $18,322,979 | $16,992,415 |

**Building Permits.**

| | 1914 Aug. 20 to 26 | 1913 Aug. 22 to 28 |
|---|---|---|
| New buildings | 82 | 74 |
| Cost | $680,725 | $480,890 |
| Alterations | $57,675 | $56,700 |

| | Jan. 1 to Aug. 26 | Jan. 1 to Aug. 28 |
|---|---|---|
| New buildings | 3,245 | 2,483 |
| Cost | $30,548,305 | $21,153,609 |
| Alterations | $2,056,572 | $2,584,206 |

**QUEENS.**

**Building Permits.**

| | 1914 Aug. 20 to 26 | 1913 Aug. 22 to 28 |
|---|---|---|
| New buildings | 29 | 64 |
| Cost | $63,363 | $237,495 |
| Alterations | $54,994 | $14,333 |

| | Jan. 1 to Aug. 26 | Jan. 1 to Aug. 28 |
|---|---|---|
| New buildings | 3,239 | 2,878 |
| Cost | $14,558,304 | $10,402,663 |
| Alterations | $818,909 | $867,220 |

**RICHMOND.**

**Building Permits.**

| | 1914 Aug. 20 to 26 | 1913 Aug. 21 to 27 |
|---|---|---|
| New buildings | 12 | 25 |
| Cost | $7,348 | $92,465 |
| Alterations | $9,785 | $1,370 |

| | Jan. 1 to Aug. 26 | Jan. 1 to Aug. 27 |
|---|---|---|
| New buildings | 826 | 684 |
| Cost | $1,395,622 | $1,490,532 |
| Alterations | $166,093 | $203,229 |

## REAL ESTATE NOTES.

ELIAS A. COHEN, real estate operator and builder, has moved his offices to 182 Broadway.

HENRY BRADY has been appointed receiver of the 6-sty loft building, 403-407 East 23d st, pending fore losure proceedings.

N. BRIGHAM HALL and William D. Bloodgood (Inc.) have been appointed agents for 805-807 Lexington av.

JENNIE M. KLECKNER is the buyer of the 4-sty dwelling, 158 West 76th st, sold recently by John R. Higbie through the F. R. Wood, W. H. Dolson Co.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the "Schermerhorn," occupying the block front on the west side of Madison av, between 81st and 82d sts.

NEW YORK LIFE INSURANCE CO. has filed suit to foreclose two mortgages for $500,000 and $50,000 on the block between 139th and 140th sts and Lenox and 7th avs, owned by the estate of Commodore Thomas L. Watt.

G. A. ROBERG has opened offices at 4421 5th av, Brooklyn, where he will transact a general real estate and insurance business. He is sole agent for the Norwegian Underwriters' Fire Insurance Co.

JOSEPH P. DAY, as chairman of the transportation committee of American travelers detained at London, rendered valuable aid to fellow-countrymen in distress and honorably represented his profession.

PHILIP JESELSON has been appointed agent for the 12-sty loft building, 241-245 West 37th st; and for the 6-sty apartment house, on the west side of Wadsworth av, covering the block front from 184th to 185th sts.

GIBBS & KIRBY, having disposed of their agency business at 2705 Broadway to Goodale, Perry & Dwight, will continue in the bond and mortgage business and selling of real estate at their downtown office, 55 Liberty st, which was opened about three years ago.

WM. A. WHITE & SONS have placed the following loans: For Wm. Steiner, Sons & Co., $204,000 on the 9-sty building, 257x65, 257 West 17th st; for A. Montant, $175,000 on the 6-sty elevator apartment house, 552 Riverside dr; and for H. Weed in conjunction with firm of L. J. Carpenter $30,000 on the 4-sty business buildings, 191 Pearl st through to 1 Cedar st.

CHARLES F. NOYES CO. negotiated the lease of the new quarters to be occupied by the New York Sun in the 22-sty building at Nassau and Spruce sts. The aggregate rental was about $650,000. Extensive improvements will be made from plans of Walter S. Timmis, and the general contractor is J. Odell Whitenack. The building will be renamed "The Sun Building."

FOUR PARCELS of property of the late Senator Patrick H. McCarren, three in the 14th Ward and one at Coney Island, subject to a $30,000 mortgage, will be disposed of at auction at the New York Real Estate Exchange on Sept. 15, to pay the debts of the decedent. The sale is ordered by Samuel S. Whitehouse, surviving executor.

PLATE GLASS UNDERWRITERS' ASSOCIATION held a short session on Wednesday at the offices of the United States Casualty Company. The committee appointed to consider the commission situation made its report and was continued with a view of securing additional information from the individual companies. It will report to the association at a meeting to be held next Wednesday.

## OBITUARY

CHARLES NASH EDWARDS.—Charles Nash Edwards, credit man for the Title Guarantee and Trust Co. of Manhattan and a well known amateur chess player, died Tuesday at his residence, 102 Macon st, Brooklyn, from heart disease. He was 58 years old and was a member of Brooklyn Chess Club and Crescent Athletic Club.

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

JOSEPH LIBMAN.—351-353 West Broadway, $43,500.

RACHEL LESE.—17 East 119th st, $28,000; 50 Catherine st, $19,000.

HATTIE V. BOURG.—251 West 15th st, $20,000.

WILLIAM K. SIMPSON.—952 Lexington av, $35,000.

CHARLES L. ADRIAN.—905 West End av, $28,500; 326 Bleecker st, $10,933; 328 Bleecker st, $20,750; 94 Christopher st, $13,700.

# Directory of Real Estate Brokers

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## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

Plaintiffs comprised nearly all of the buyers this week in the Manhattan and Bronx Exchange Salesrooms. In the more important transactions, Lester Florsheim became the owner of the apartment houses, 59-63 West 140th street, on a bid of $72,000.

The two four-story buildings formerly occupied by the Mahler store at the southwest corner of Sixth avenue and 31st street, fronting 82.6 feet on the avenue and 100 feet on the street, were struck down to the plaintiff in the action, Robert McGill, on a bid of $500 over and above prior mortgages amounting to $293,572, together with accrued interest. The sale involved the fee on the immediate corner parcel and a lease on the adjoining building. The judgment against the property was $23,223.41 and taxes of $5,081.90. The premises were also sold subject to a judgment of foreclosure and sale of a prior mortgage of about $56,000 on 517 and 519 Sixth avenue, brought by Joseph H. Strange and Emma Aaron and others. In the latter action the property was knocked down to B. J. Hoffacker for $241,666.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 28, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**31ST st, 100-4 W,** see 6th av, 513-9.
**31ST st, 100-4 W,** see 6th av, 517-9.
**124TH st, 129 E,** ns, 340 e Park av, 25x100.11, 3-sty bk factory; adj Sept29. ——
**129TH st, 239 W** (*), ns, 368.9 e 8 av, 18.9x99.11, 3-sty & b stn dwg; due, $10,207.82. T&c, $225.40; Louise W Landeau. $500
**6TH av, 513-9** (*), swc 31st (Nos 100-4), runs s82.5xw60.10xn5xw39.4xn86.4xe100 to beg, 4-sty bk str; due, $23,223.41; T&c, $5,081.90. Robt McGill. 296,072
**6TH av, 517-9,** swc 31st (Nos 100-4), 49.5x100, pt 4-sty bk str; due, $57,059.35; T&c, $3,597.70; sub mtg of $200,000; P J Hoffacker. 241,666

BRYAN L. KENNELLY.

**91ST st, 61 W** (*), ns, 107 e Col av, 18x100.8, 5-sty bk tnt; due, $3,244.30; T&c, $1,725.85. sub to 1st mtg $15,000. Thos J. Caulfield. 17,508

SAMUEL MARX.

**140TH st, 59-63 W** (*), ns, 125 e Lenox av, 75x99.11, 2-6-sty bk tnts, due, $5,038.96; T&c, $——; sub to 2 mtgs aggregating $71,000; Lester Florsheim. 72,000

M. MORGENTHAU JR. CO.

**27TH st, 153-9 W,** ns, 106.3 e 7 av, 99.1 x98.9x97.3x99.9, 12-sty bk loft & str bldg; due, $53,043.43; T&c, $——, sub to pr mtg of $300,000, adj Sept9. ——

HENRY BRADY.

**Dyckman st, 321,** ns, 650 w Prescott av, 50x100, 2-sty & b fr dwg; to be readvertised for Sept2. ——
**Minetta la, 21,** see Minetta st, 16-22.
**Minetta st, 16-22** (*), nwc Minetta la (No 21), 80x75, 2-2 & 3-3-sty bk & fr tnts & strs; due, $8,172.68; T&c, $963.50; Hannah Sullivan. 9,136.68

SAMUEL GOLDSTICKER.

**16TH st, 31 W,** ns, 575 w 5 av, 25x92, 4-sty & b bk dwg; due, $34,272.46; T&c, $1,624.72; Jno S Heep. 32,000

| | |
|---|---|
| Total | $676,882 |
| Corresponding week 1913 | 81,452 |
| Jan 1, 1914 to date | 24,602,544 |
| Corresponding period 1913 | 29,705,380 |

### Bronx.

The following are the sales that have taken place during the week ending August 28, 1914, at the Bronx Salesrooms, 3208-10 3d av.

BRYAN L. KENNELLY.

**143D st, 419 E** (*), ns, 210.3 e Willis av, 14.9x100, 2-sty & b bk dwg; due, $4,004.21. T&c, $149.80; Annie G Gruner et al. 4,000

HENRY BRADY.

**Quimby av, 2067** (*), ns, 130 w Olmstead av, 25x108; due, $2,779.04; T&c, $300; Sidney B Hickox. 400

JACOB H. MAYERS.

**Van Buren st, 1614,** es, 308.4 s Van Nest av, 41.8x100; due, $2,806.82. T&c, $68.98. Nicholas Celia. 3,105

| | |
|---|---|
| Total | $7,505 |
| Corresponding week 1913 | ..... |
| Jan 1, 1914 to date | 4,551,846 |
| Corresponding period 1913 | 4,208,057 |

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## Brooklyn.

WM. P. RAE CO.

DOUGLASS ST, ss, 100.8 e Court, 15x85; withdrawn ——

GRAHAM ST, es, 132 s DeKalb av, 18x91.5; adj Sept 11 ——

MACON ST (*), ns, 300 w Reid av, 16.8x100, Williamsburgh Savgs Bank 4,300.00

E 2D ST, es, 405 s Av J, 17x68.4; adj Sept 11 ——

10TH ST, ns, 195.4 e 8 av, 19.6x92.6; withdrawn ——

E 22D ST, ws, 210.4 n Foster av, 40x70.2 x.rreg; also FLATBUSH AV, es, 85.6 s Farragut rd, 30x90; adj Sept 15 ——

66TH ST (*), ss, 100 e 14 av, 20x100; Fredk W Sherman 3,700.00

72D ST, ns, 95.10 e 5 av, 30x118.4; withdrawn ——

BROOKLYN AV (*), es, 180 n Church av, 30x35.1; action 1, N Y Mtg & Security Co 3,000.00

BROOKLYN AV (*), es, 210 n Church av, 30x35.10; action 2, N Y Mtg & Security Co 3,000.00

NASSAU AV (*), ns, 64 e Kingsland av, 19x100; Jas W Conklin 3,600.00

WM. J. McPHILLIAMY & CO.

CARROLL ST (*), ss, 230 w Clinton, 20x90; Lawyers Mtg Co 5,200.00

PARK PL (*), ns, 162.6 w Utica av, 20x127.9; Jos O Laino 5,700.00

PARK PL (*), ss, 350 e Brooklyn av, 70x255.7; Henry L C Wenk 26,000.00

68TH ST, nes, intersec ses 15 av, —x—, to New Utrecht av; Helen T Warrington 32,000.00

71ST ST (*), nes, 144.1 se 18 av, 18.6x100; also 71ST ST, nes, 125.7 se 18 av, 18.6x100; Eva K Fischer 6,150.00

71ST (*), nes, 384.7 se 18 av, 18.6x100; Annie E Stainton 3,000.00

AV Q, cl intersec es E 38th, runs w 23.7xs1643,2xe1093.10xn1364.3 xw 208.3 xn230.1 to beg; withdrawn ——

BEACH AV, sec Addison, runs s89xe125 xn80xw20xn21xw105 to beg; E K Jones 1,575.00

CONEY ISLAND AV, es, 460.5 n Av S, 20x100; action 1, Jason C. Cameron 5,250.00

CONEY ISLAND AV, es, 480.5 n Av S, 20x100; action 2, Jason C Cameron 5,250.00

NOSTRAND AV, nwc Robinson, 22.6x92.6; withdrawn ——

JAMES L. BRUMLEY.

SCHERMERHORN ST (*), ss, 72.9 w Smith, 69x99; also PARCEL beg at point in cl of block bet Schermerhorn & State, 267.6 e Boreum pl, runs e20 xs20xw20xn20 to beg; also PARCEL of land bet at a point in cl of block bet Schermerhorn & State, 287.6 e Boreum pl, runs e18.6xs20xw18.6xn20 to beg; also SCHERMERHORN ST, ss, 238 e Boreum pl, 23x99.9; Edw M. Grout et al 116,750.00

MONTAUK AV (*), ws, 390 s Blake av, 20x100; Fredk Meis 3,500.00

NATHANIEL SHUTER.

BOND ST, swc Butler, 100x25; Max Goebel 3,900.00

WARWICK ST (*), es, 140 s Wortman av, 40x100; Matilda Sussman 100.00

BEDFORD AV, es, 100 s Clarendon rd, 50x100; withdrawn ——

6TH AV (*), ws, 103.6 s Carroll, 19x96; Claus Hohorst 5,000.00

CHAUNCEY REAL ESTATE CO.

3D ST, 397, ns, 337 e 5 av, 22x90; Lena S Cole 5,325.00

SHEPHERD AV (*), es, 319.10 s Ridgewood av, 16.7x101.9; Harold D Watson 2,000.00

Total $250,050.00
Corresponding week 1913 69,249.00

## VOLUNTARY AUCTION SALES.

### Brooklyn.

SEPT. 3.

CLERMONT AV, 217, es, 159.8 s Willoughby av, 22x200, to Vanderbilt av, 4-sty & b stn dwg (vol).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**AUG. 29.**

No Legal Sales advertised for this day.

**AUG. 31.**

96TH ST, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; Dora Schiffer—Sause Realty Co et al; Wolf & Kohn (A), 203 Bway; Jos N Tuttle (R); due, $38,412.38; T&c, $796.50; Joseph P Day.

LENOX AV, 186, es, 108.2 s 120th, 18x85, 3-sty & b bk dwg, Mary W Scheper -Emily N R McLean et al; Wing & Russell (A), 14 Wall; Albt Blumenstiel (R), due, $15,705.09; T&c, $1,207.82; Henry Brady.

**SEPT. 1.**

95TH ST, 63 W, ns, 191 e Col av, 20x100.8, 4-sty & b bk dwg; Jno A Stewart et al trstes—Ida L Ross et al; Beekman, Menken & Griscom (A), 52 William; Saml J Wagstaff (R); due, $21,927.66; T&c, $1,034.40; Joseph P Day.

96TH ST, 15 W, ns, 240 w Central Park W, 20 x100.11, 4-sty & b stn dwg; Frederic de P Foster et al trstes—Abbie S Ward, individ & extrx; Frederic F de Rham (A), 44 Wall; Robt F Wagner (R); due, $24,149.11; T&c, $499.82; Henry Brady.

108TH ST, 228 E, ss, 225 w 2 av, 25x100.11, 4-sty bk tnt & strs; Jos Fritz et al—Luigi Pitilli et al; Amend & Amend (A), 119 Nassau; Denis O'L Cohalan (R); due, $13,031.79; T&c, $1,758.08; Joseph P Day.

**SEPT. 2.**

DYCKMAN ST, 307, ns, 330 e Bolton rd, 50x100, 2-sty & b fr dwg; Susan McV Hemenway, extrx—Geo B Hayes et al; Everett, Clarke & Benedict (A), 57 Wall; Maurice B Blumenthal (R); due, $8,353.93; T&c, $636.53; Henry Brady.

102D ST, 211 E, ns, 180 e 3 av, 24.11x100.11, 5-sty bk tnt & strs; Benj F Blair, trste—Barney Meyers et al; Fletcher, McCutcheon & Brown (A), 128 Bway; Denis O'L Cohalan (R); due, $19,040.34; T&c, $806.77; Joseph P Day.

127TH ST, 48 W, ss, 360 e Lenox av, 25x99.11, 2-sty & b fr dwg; Bank for Savgs in City N Y —Camilla M Patterson et al; Cadwalader, Wickersham & Taft (A), 40 Wall; J Cotter Connell (R); due, $7,219.45; T&c, $772.95 Henry Brady.

184TH ST, 550 W, swc Audubon av (Nos 366-76), 35x99.11, 5-sty bk tnt & strs; Susan Devin—Chas W Graham et al; Danl Daly (A), 40 Pine; Jno H Rogan (R); due, $51,-956.50; T&c, $1,578.30; Joseph P Day.

AUDUBON AV, 366-76; see 184th st, 550 W.

3D AV, 2356, ws, 66.7 s 128th, 16.8x100, 3-sty bk tnt & str, 1-sty ext; Sheriff's sale of all right, title, &c, which Harold Thompson had on June 27, 1913, or since; Saml Bitterman (A) 309 Bway; Max S Grifenhagen, sheriff; Danl Greenwald.

**SEPT. 3.**

131ST ST, 262 W, ss, 190 e 8 av, 15x99.11, 3-sty & b stn dwg; Iphigenia Z Place—Jas J Ryan et al; Wells & Snedeker (A), 34 Nassau; Henry C S Stimpson (R); due, $6,534.59; T&c, $259.30; Joseph P Day.

BROADWAY, 2788, es, 77.10 s 108th, 25.7x88x25x93.9, 7-sty bk tnt & strs; Helen D Clark et al admrs—Mary J Winfield et al; Herbert J Lyall (A), 31 Nassau; Wm T Quinn (R); due $10,331.94; T&c, $562.73; sub to a mtg of $43,000; Henry Brady.

**SEPT. 4.**

123D ST, 106 E, ss, 60.1 e Park av, 20x100.11, 4-sty stn tnt; Emigrant Industrial Savgs Bank—Conrad B Schmitt et al; R & E J O'Gorman (A), 51 Chambers; Saml J Wagstaff (R); due, $9,750.68; T&c, $357.50; Herbert A Sherman.

133D ST, 63 W, ns, 185 e Lenox av, 25x99.11, 5-sty stn tnt; Wm C Bowers—Eva Kramer et al; Bowers & Sands (A), 46 Cedar; Jos V Mitchell (R); due, $15,039.41; T&c, $415.95; Henry Brady.

**SEPT. 5 & 7.**

No Legal Sales advertised for these days.

### Bronx.

**AUG. 29 & 31.**

No Legal Sales advertised for these days.

**SEPT. 1.**

160TH ST, 819 E, ns, 86.8 e Union av, 20.5x77.4, 3-sty fr dwg; sheriff's sale of all right, title, &c, which Maurice Fitzgerald had on May 8, 1914, or since; Alison M Lederer (A), 32 Nassau; Jas F O'Brien, sheriff; Anthony V Caggiano.

**SEPT. 2.**

180TH ST, 250 E; see Ryer av, 2076.

RYER AV, 2076, sec 180th (No 250), runs s 34.5xe65xne37.9xn25xw104.6 to beg, 5-sty bk tnt; Cornelia A Cardashian et al trstes—S A Whisten Constn Co et al; Geo H Corey (A), 59 Wall; Jos P McDonough (R); due, $24,-727.45; T&c, $1,117.67; Joseph P Day.

**SEPT. 3.**

COSTER ST, 652, es, 240 s Spofford av, 20x100, 2-sty bk tnt; Henry H Glass—Edw D Fife, Jr, et al; Thos Gilleran (A), 51 Chambers; Richd H Clarke (R); due, $6,467.03; T&c, $201.54; Henry Brady.

184TH ST, 514-20 E, swc Bathgate av (No 2309), 94.5x35; Henry C Wissemann et al—Arch Realty & Constn Co; Maurice Steiner (A), 35 Nassau; Jno Reilly (R); due, $8,-728.35; T&c, $——; sub to first mtg of $38,-000; Joseph P Day.

BATHGATE AV, 2309; see 184th st, 514-20 E.

**SEPT. 4.**

FREEMAN ST, 950, ss, 75 w Vyse av, 25x95, 1-sty bk str; Citizens Trust Co of Utica, N Y—Martha Perna et al; Dunmore & Ferris (A), Utica, N Y; Edw D Dowling (R); due, $7,951.04; T&c, $——; Joseph P Day.

139TH ST, 605 E, ns, 475 e St Ann's av, 25x100, 4-sty bk tnt; Robt C Fulton et al exrs, trsts—Mary E Flynn et al; De La Mare & Morrison (A), 140 Nassau; Monroe Goldwater (R); due, $3,397.29; T&c, $80.85; Chas A Berrian.

**SEPT. 5 & 7.**

No Legal Sales advertised for these days.

### Brooklyn.

**AUG. 29 & 31.**

No Legal Sales advertised for these days.

**SEPT. 1.**

HART ST, nec Marcy av, 100x28; Paul Finkelstein—Louis Slutsky et al; Isidor F Greene (A), 44 Court; Jas E Finegan (A); Nathaniel Shuter.

OAKLAND ST, es, 150 n Calyer, 89.1x105.5; Peter Hull—Isabella C N Smith et al; Wm S Miller (A), 837 Manhattan av; Arnold M Schmidt (R); Wm P Rae.

E 35TH ST, es, 418.6 n Church av, 19.9x99.3; N Y Mtg & Security Co—Hazel Constn Co et al; Henry M Bellinger, Jr (A), 135 Bway; Harry L Thompson (R); Wm J Phillimy & Co.

58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curren (A), 375 Fulton; Wm H Griffin (R); Fredk B Snow.

12TH AV, sec 36th, 95.10x98.10; Robt A Lindsay—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Abner C Surpless (R); Wm J McPhilliamy & Co.

13TH AV, nws, 60 sw 75th, 40x160; Cynthia P Bradley—Farmers Realty Assoc Inc et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy & Co.

**SEPT. 2.**
UNION ST, nes, 523.6 nw Van Brunt, 21.3x97.5x irreg; Frank W Eaton—Gustave Appleberg et al; Harry L Thompson (A), 175 Remsen; David Hirshfield (R); Nathaniel Shuter.
ORIENTAL BLVD, nec Falmouth, 100x100; Manhattan Beach Estates—Margt E Murray et al; Robt D Murray (A), 5 Nassau, Manhattan; Alvah W Burlingame Jr (R); Wm P Rae.
LOTS 34 & 35, blk 4750, Rugby E; Bryant C Preston—Geo A Preston et al; Geo S Ingraham (A), 44 Court; Saml Levy (R; Nathaniel Shuter.

**SEPT. 3.**
48TH ST, 455, ns, 240 w 5 av, 30x100.2; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Louis J Carruthers (R); Thos Hovenden.
49TH ST, ns, 500 w 6 av, 30x100; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Hugh A McTernan (R); Thos Hovenden.
AV J, ns, 100 e Mansfield pl, 50x100; Nellie M Hageman, extrx—Clara H Roehr et al; Frank W Burr (A), 257 Bway, Manhattan; Wm P Pickett (R); Wm P Rae.
ATLANTIC AV, ns, 267.2 e Troy av, 16.8x99; Jno W Reid—Jos Gallagher et al; Conway, Williams & Kelly (A), 66 Bway, Manhattan; Jas A Blanchfield (R); Wm P Rae.
DUMONT AV, nwc Thatford av, 25x100; Prudential Bond & Mtg Co—Abr Damsky et al; Jos Sapinsky (A), 35 Nassau, Manhattan; Wm R Murphy (R); Wm J McPhilliamy & Co.
HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W Church, Jr, et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliamy & Co.
HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W Church, Jr, et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliamy & Co.
LOTS 511 to 515, 523 to 547, 556 to 562 & 575 to 582, blk 10; Kath Gallagher—Wm Lehmkuhl et al; Cino C Speranza (A), 40 Pine; Geo Eckstein (R); Nathaniel Shuter.

**SEPT. 4.**
72D ST, ns, 394.6 w 6 av, 20x117.5; College Board of the Presbyterian Church in the U S of America—Bridget Rice et al; Harry L Thompson (A), 175 Remsen; Saml Silbiger (R); Wm P Rae.
73D ST, ns, 114.6 w 5 av, 20x100; Methodist Book Concern in the City of N Y—Margaret Sullivan et al; Harry L Thompson (A), 17. Remsen; Chas T Kunkel (R); Wm P Rae.
74TH ST, ns, 395.11 e Stewart av, 140x100; Helene V Engel et al—Mafin Constn Co Inc et al; H S & C G Bachrach (A), 926 Bway; Oscar W Swift (R); Wm P Rae.
PITKIN AV, sec Dosher av, —x—; Herman Jeveshof—Frank Kuhn et al; Saml A Potter (A) 180 Nassau, Manhattan; Abr Feinstein (R), at County Court House at 12 o'clock noon; Abr Feinstein.

**SEPT. 5 & 7.**
No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant

### Manhattan.

**AUG. 22.**
55TH ST, 108 E; Park Av & 45th St Co—Stuyvesant Wainwright et al; E S Frith (A).
118TH ST, 130 W; Isaac Metzger—Harry Schreier et al; H Swain (A).

**AUG. 24.**
48TH ST, 61 W; Rose Rosenberg—Frederic H Coerr; B N Stern (A).
106TH ST, 238 W; Jacob W Solomon—Raymore Realty Co et al; J S Rosalsky (A).
7TH AV, es, 25 s 133d, 25x100; also 7TH AV, es, 50 s 133d, 25x100; two actions; Metropolitan Life Ins Co—E Diller et al; Woodford, Bovee & Butcher (A).

**AUG. 25.**
ELDRIDGE ST, 113; Jeruchim H Simpson—Isaac Lipschitz et al; J A Michel (A).
GREENE ST, 213; Greenwich Savgs Bank—Hermann Strauss et al; B A Sands (A).
13TH ST, 510 E; Abel King—Polvick Realty Co et al; Lese & Connolly (A).
48TH ST, ss, 100 w 1 av, 25x100; Elizabeth V Irwin—Louis Segelbohm et al; J V Irwin (A).
122D ST, 359 W; Donald Robertson Co—Jno M Hogencamp et al; T J Meehan (A).
131ST ST, ns, 174 e 7 av, 17x99.11; Chas Salomon—Lillie P. Lippmann et al; S Wechsler (A).
PLEASANT AV, 440; Alice Van B Bailey—Alexander Landers et al; H Swain (A).
BROADWAY, 598; Wm Zeigler, Jr—Thos A Howell et al; Swan & Moore (A).
CENTRAL PARK WEST, ws, 25.2 s 99th, 55.6x100; Union Dime Savgs Bank—Leon A Liebeskind et al; Woodford, Bovee & Butcher (A).

**AUG. 26.**
CHRISTOPHER ST, 183; Emilia B Hendrickson—Jno M Williams et al; H Swain (A).
MONTGOMERY ST, 29; Metropolitan Savgs Bank—Abr H Sarasohn et al; A S & W Hutchins (A).
RUTGERS PL, 24; Emily M Wheeler—Jno A Anger et al; Mitchell & Mitchell (A).
RUTGERS PL, 26-8; also CLINTON ST, 241; Anna S Wilson—Jno A Anger et al; Mitchell & Mitchell (A).
45TH ST, 7-11 W; Empire City Iron Works—45th St Realty Co et al; Lewkowitz & Schaap (A).
115TH ST, ss, 100 w 2 av, 35x100.11; Excelsior Savgs Bank of City of N Y—Ray Lefkowitz et al; Cary & Carroll (A).
120TH ST, 239 E; Sadie Bernstein—Nicola Capozzolo et al; amended; J Haberman (A).
124TH ST, ss, 88 e Columbus av, 27.10x100.11; Alfd M Heinsheimer et al—Anthony Kappes et al; Cary & Carroll (A).

**AUG. 27.**
GREENE ST, es, Lots 184 & 185, bet Spring & Broome, 50x100; Bank for Savgs in City of N Y—Henry L Herbert et al; Cadwalader, Wickersham & Taft (A).
10TH ST, 81 E; Otto Schmidt Sr—Abr Schwab et al; Appell & Taylor (A).
13TH ST, 123-7 E; also 14TH ST, 126-30 E; also 34TH ST, 112 W; also 33D ST, 109-11 W; Abr L Erlanger—Patk H Sullivan et al; amended; M Fishel (A).
53D ST, 437 W; Lembeck & Betz Eagle Brewing Co—Jacob F Goetz et al; Rose & Paskus (A).
91ST ST, 61 W; Lawyers Mtg Co—Ida M Conklin et al; Cary & Carroll (A).
130TH ST, ss, 118.6 e 8 av, 18.6x99.11; Lawyers Mtg Co—Kate Frank et al; Cary & Carroll (A).

**AUG. 28.**
FRONT ST, ses, intersec nws De Peyster, 57x81.5; Manhattan Life Ins Co—Harry J Gilbert et al; Sanford, Rapallo & Kennedy (A).
RUTGERS PL, 24; Emily M Wheeler—Jno A Anger et al; Mitchell & Mitchell (A).
38TH ST, ss, 121.6 w 3 av, 13x80; Langdon Gillet—Elmslie M Gillet et al; partition; Winthrop & Stimson (A).
74TH ST, 218 E; Edw S Murphy—Jno J Keegan et al; Gillespie & O'Connor (A).
135TH ST, 17 W; Clarence Tucker et al—Louis Rosner et al; C P & W W Budsley (A).
5TH AV, 1361; Lena Holzwasser—Isaac Kuthoff et al; A Wielar (A).

### Bronx.

**AUG. 21.**
JEROME AV, nwc Clarke pl, 55.6x117.6; Wells Holding Co—Arline R Keirns et al; Wayland & Bernard (A).

**AUG. 22.**
181ST ST, sec Bryant av, 35.1x100; Natalie Schwicardi—Johanna R Ernst et al; Spitz, Bromberger & Scheuer (A).
TINTON AV, ws, 167.6 s 156th, 25x68.6; Robt Ruscher—Jas E J Martin et al; H G Freidman (A).
LOT 245, map of Washingtonville; Francis U Johnstone—Cath N Baehrle et al; Reeves & Todd (A).
LOT 58, on map of Van Nest Park; Bronx Borongh Bank—Rose Maurer et al; B F Gerding (A).

**AUG. 24.**
173D ST, ns, at intersec of Clay & Anthony avs, 26.7x195.2xirreg; Marie Sievers as admtrx—Mellwin Realty & Constn Co; Wesselman & Kraus (A).
183D ST, 789 E; also SOUTHERN BLVD, 2321; Jacob Gancfried et al—Sida Constn Co; H Gottlieb (A).
ST ANNS AV, es, 402.9 s Westchester av, 25x117.9; Jno Bossong—Otto Ehrenhardt et al; Salter & Steinkamp (A).

**AUG. 25.**
ST ANNS AV, 598; Emilie P Turner—Otto Ehrenhard et al; W M Powell (A).
WEBSTER AV, es, 513.2 s Bedford Park blvd, 15.2x64.7xirreg; City Real Estate Co—Thos H Roach et al; H Swain (A).

**AUG. 26.**
OAK ST, nec Kingston av, 500x100; Delia A Holston—Geo E Conley et al; L Skidmore (A).
CRESCENT AV, 616-8; Wm H Caldwell, Jr—Tesoro Constn Co et al; A Knox (A).
HEATH AV, 2866; Francis L Scott—University Heights Realty Co et al; G B Class (A).
HEATH AV, 2864; same—same et al; G B Class (A).
MAPLE AV, ws, 100 s 1st, 25x100; also LOT 16, map of new village of Jerome; Anillo Castiello—Raffaele Salzano et al; J E Corn (A).

**AUG. 27.**
HALL PL, ws, 124.4 s 157th, 25x103.4; Chas A Willetts—Nellie O'Connell et al; W C Roe (A).
MORRIS AV, es, 50 n 153d, 50x100; Anna Geisler—Jas Cunningham et al; Simmons Harris & Rofrano (A).
PROSPECT AV, es, 289 s 165th, 75x364.5; also 3D AV, swc 189th, 38.2x104.3; Nathan A Eisler—Geo Keller Constn Co et al; J J Baker (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant

### Manhattan.

**AUG. 20.**
AMSTERDAM AV, 2141; Danl K de Beixedon et al—Matilda H Deckler; Frederick F de Rham (A); Jno F O'Ryan (R); due ..... 12,551.53

**AUG. 21 & 22.**
No Judgments in Foreclosure Suits filed these days.

**AUG. 24.**
17TH ST, 16 E; Franklin Savgs Bank in the City of N Y—Chas D Haines; Wilson M Powell (A); Harry Bijur (R); due. ..... 94,612.50

**AUG. 25.**
111TH ST, ns, 100 e 3 av, 35x—; Geo Richards et al—Jos Gerhardt et al; Frank Sowers (A); Jno J Robinson (R); due ..... 31,679.18
130TH ST, 502 W; Moses Esberg—Hugo D Rosenford; Kantrowitz & Esberg (A); Julius J Frank (R); due.... 15,429.16

**AUG. 26.**
No Judgments in Foreclosure Suits filed this day.

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**AUG. 22.**
66TH ST, 42 E; Jno H Parker Co—Jackson Realty Co et al; action to foreclose mechanics lien; H L Toplitz (A).

**AUG. 24.**
No Lis Pendens filed this day.

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*Lis Pendens—Manhattan—Continued.*

**AUG. 25.**
30TH ST, 142 E; Abr L Martling—Stephen V Martling et al; partition; M S Borland (A).

**AUG. 26**
35TH ST, 217-9 W; also 8TH AV, ws, 57.9 s 48th, 25.1x100; also 38TH ST, ss, 325 e 8 av, 25x98.9; also 9TH AV, ses, 38th, 24.9x100, Helena M Richer Kath F Lindemann et al; partition; F I Sullivan (A).

**AUG. 27.**
RIVINGTON ST, ns, bet Forsythe & Chrystie Lot 38 Geo T Soper Frank X Mulry et al; foreclosure of tax lien; W S Pettit (A).
PARK AV, ws, 50.8 s 87th, 25x80.11; Edw A Hannan—Clementine Metzger; action to establish lien; Stoddard & Mark (A).
5TH AV, nwc 38th, 149.1x260x irreg; Epping-Carpenter Pump Co—Frank V Burton et al; action to foreclose mechanics lien; Gregg & McGovern (A).

**AUG. 28.**
94TH ST, 62 E; Dawson C Glover Hugh O Shaughnessy et al; A Handy (A).

## Bronx.

**AUG. 21.**
LOT 1229, map of Wakefield on tax map; Jno D McCarthy—Lillian V Rourke et al; action to foreclose transfer of tax lien; Kramer & Bourke (A).
LOT 52, blk 3401, Sec 12; Mattie Hegt Geo E Buckbee et al; action to foreclose transfer of tax lien; J J Hegt (A).

**AUG. 22.**
No Lis Pendens filed this day.

**AUG. 24.**
No Lis Pendens filed this day.

**AUG. 25.**
LOT 407—1, in 24th ward, map of Wakefield; Geo C Molloy—Mary F Wadick et al; action to foreclose tax lien; H Swain (A).

**AUG. 26.**
BAILEY AV, ws, adj land of Geo H Peck —x—; also EXTERIOR ST, es, adj land of Spuyten Duyvil & Port Morris Railroad Co, x; also BAILEY AV, swc 230th, 107.6x96.7; also BROADWAY, sec 230th, 42.5x334.1; also beg es BROADWAY, intersec ws Exterior, x; also ALBANY RD, swc 230th, 47.4x676.6; also 230TH ST, ns, adj land of N Y & Putnam Railroad, —x—; also BROADWAY, nec 230th, 390.4x430.3; also KINGSBRIDGE AV, nec 230th, 587.6x565.1; also BROADWAY, sec 230th, 513.6x126.8; Emma L Moller Emma L Moller et al; partition suit; Deering & Deering (A).

**AUG. 27.**
LOT 121, map of Associated Lace Makers Co; Adelaide A Wabst—Meyer Lipset et al; action to foreclose transfer of tax lien; Shaw & Linden (A).

## Brooklyn.

**AUG. 20.**
BARBEY ST, es, 40 n Dumont av, 20x100; Morris Chamey—Morris Kimmel & wife; I Solomon (A).
MONROE ST, ss, 191 e Sumner av, 19x100; Metropolitan Trust Co—Rose Karp et al; T F Redmond (A).
STERLING PL, 814; Frank H Hellmund Geo W Vause et al; foreclosure of mechanics lien; A J Patterson (A).
UNION ST, nes, 502.3 nw Van Brunt, 21x97.5x17x97.10; Title Guar & Trust Co—David Benigsohn et al; T F Redmond (A).
W 36TH ST, es, 210 n Neptune av, 100x118.10; Lafayette Trust Co—Jas A Cooney et al; G A Blauvelt (A).
40TH ST, ss, 279.11 w 13 av, 20x100.2; Title Guar & Trust Co Emma Lipshitz et al; T F Redmond (A).
74TH ST, ns, 100 e Narrows av, 50x100, N Y Investors Corpn Annie F Farrell et al; T F Redmond (A).
82D ST, sws, 100 nw 17 av, 40x100; Eliz A De Mund—Milton S Kistler et al; R O'Byrne (A).
CLARENDON RD, sec Nostrand av, 100x100; Mechanics Bank—David J Stewart et al; Owens, Gray & T (A).
GATES AV, see Vanderbilt av, 34x100; also GATES AV, ss, 34 e Vanderbilt av, 41x100; Paul B Bader—Thomann Realty Co et al; Gerlich & Schwegler (A).
GEORGIA AV, es, 300 s Blake av, 20x97.6; Peekskill Savgs Bank—Bernard Bernstein et al; T F Redmond (A).
HUDSON AV, es, 125 n Prospect, 25x97.6; Benj Traktman Jno Tedesco et al. Dykman Oeland & K (A).
ROGERS AV, ws, 142.3 s Martense, 20x95; M E Realty Co Emanuel Lieberman et al; D B Getz (A).

**AUG. 21**
HART ST, ns, 100 e Tompkins av, 25x100; Jos Moersson—Anna Cohen et al; B W Slote (A).
PACIFIC ST, ns, 290 w New York av, 20x120; Bowery Savgs Bank Lenora Klinger et al Cary & Carroll (A).
PEARL ST, es, 55 s High, 23.1x102.9; Raymond S Frost—Jos T McMahon et al; T F Redmond (A).
RODNEY ST, ws, 53 s S 4th, runs w25xs22xw19.9xs28.3xw34.2xs23.11xe78.11xn73.6 to beg; Kings Co Savgs Inst—Ephraim Johnson & ano; W W Taylor (A).
SULLIVAN ST, swc Van Brunt, 25x90; Henrietta Bertsch—Katie Nane et al; H M Bellinger, Jr (A).
W 9TH ST, ss, 137.6 e Court, 18.9x100; Title Guar & Trust Co—Rachel L Weinberg et al; T F Redmond (A).
W 25TH ST, ws, 280 s Mermaid av, 20.6x104.10; Yetta Koppel—Albt B Koppel & ano; to set aside deed; I E Schlesinger (A).
41ST ST, sws, 380 se 16 av, 20x100.2; Bond & Mtg Guar Co—Jno Agnello et al; T F Redmond (A).
BEDFORD AV, ws, 650 s Av C, 40.10x68x47.6x100, plot begins 100 w Bedford av & 650 s Clarendon rd, runs s39.10xe31.5xnw47.3xw— to beg; Berel Schwartz—Geo H Ohnewald et al; specific performance; Jonas, Lazansky & N (A).
E NEW YORK AV, nws, 131.1 sw Stone av, 36.7 111.4x35x100.8; Poughkeepsie Savgs Bank—Morris Levy et al; T F Redmond (A).
FILMORE AV, swc Flatbush av, runs w77.3x se134.11xn110.7 to beg; Diedrich F Fichen—Ethel S Hawkins et al; G Tiffany (A).
RUTLAND RD, ss, 220 w Nostrand av, 30x100; N Y Investors Corpn—Annie Toomey et al; T F Redmond (A).

**AUG. 22.**
MIDWOOD ST, ns, 180 e Rogers av, 25x100; Brooklyn Savgs Bank—Emil E Freese et al; Snedeker & Snedeker (A).
PROSPECT PL, ss, 65 w Bedford av, 13x35; Delevan A Holmes—Martha H Rodgers; specific performance; Holmes, Rodgers & Carpenter (A).
SUTTON ST, es, 100 n Nassau av, 100x240; Building Contracting Co, Inc—International Cork Works et al; foreclose mechanics lien; Leo Schafran (A).
LOT 297, map Kings Oaks; Lena F Pihlman—Mattie L Mannen; T H Nekton (A).

**AUG. 24.**
BARTLETT ST, ec Harrison av, runs ne100xse 42.8xs.09xsw95.2xnw50 to beg; Fidelity Trust Co—Gerson Unger et al; H L Thompson (A).
HERKIMER ST, ss, 163 w New York av, 20.6x 185.6; Adaline B Saddington—Clara Firestone et al; F Cobb (A).
JEWEL ST, ws, 120 n Norman av, 25x100; N Y Investors Corpn—Pauline Kampf et al; T F Redmond (A).
PARK PL, ss, 300 e Howard av, 50x127.9; Audley-Clarke Co—The Parkling Inc et al; Owens, Gray & T (A).
SCHAEFFER ST, ss, 175 e Bway, 25x100; Title Guar & Trust Co—Eliz Murray et al; T F Redmond (A).
SENATOR ST, ss, 400 e 4 av, runs s215.3xe40.1 xn112.9xw20xn100xw20 to beg; also PROP in Queens Co; Tillie Karasik—Merchants Lloyds Realty Co et al; specific performance; A A Kotzen (A).
VAN BUREN ST, ss, 235.9 w Sumner av, 19.3x 100; Henry Kiechlin—Elisa Schmidt et al; G J Goldberg (A).
W 9TH ST, nes, 125 nw Court, 25x100; Title Guar & Trust Co—Gilbert Johnson et al; T F Redmond (A).
17TH ST, nes, 200 nw 5 av, 20.5x100; Title Guar & Trust Co—Jno H K Green et al; T F Redmond (A).
42D ST, ns, 440 e 13 av, 20x100.2; Jos J Lack—Zetler Realty Co et al; L Rayird (A).
42D ST, ns, 460 e 13 av, 20x100.2; Jos J Lack—Zetler Realty Co et al; L Rayird (A).
48TH ST, sc 14 av, 140x100.2; Franklin Trust Co—Jno R Flannery et al; T F Redmond (A).
AV L, ns, 40 e Troy av, 20x100; Edwin Martin Anthracite Realty Co et al; J G Snyder (A).
CANAL AV, nwc W 36th, 77.6x100; Lafayette Trust Co—Cornelius O'Leary et al; F M Patterson (A).
CANAL AV, nwc 36th, 77.6x100; same—same; same (A).
MONTROSE AV, ss, 125 e Graham av, 25x100; Jacob V Haslach—Jno Steinmetz et al; W H Brunjes (A).
LOTS 2766 to 2771, 2780 to 2806, map of 160 lots 3d addition to Bensonhurst; Title Guar & Trust Co—Gregory Impt Co et al; T F Redmond (A).

**AUG. 25.**
BOERUM ST, ns, 200 e Graham av, 25x100; L I Safe Deposit Co—Strauss & Charig Co et al; T F Redmond (A).
COOPER ST, ses, 124 sw Knickerbocker av, 17x 100; Rhoda Evans—Chas L Goldstein et al; Kramer, Cohn & M (A).
COOPER ST, ses, 141 sw Knickerbocker av, 17x 100; same—same; same (A).
HERKIMER ST, ns, 116.8 w Hopkinson av, 16.8x 100; Bond & Mtg Guar Co—Pauline F Madden et al; T F Redmond (A).
HICKS ST, nws, 119.9 sw Harrison, 53.4x97.6; Title G & T Co—Pasquale Porrazzo et al; T F Redmond (A).
PACIFIC ST, ns, 266.8 e Grand av, 16.8x100; Title G & T Co—Jos Shorwitz et al; T F Redmond (A).
15TH ST, nes, 120 se 7 av, 20x70x x70.10; Chas J Doherty—Eliza J Williams et al; S O'Brien (A).
45TH ST, sws, 210 nw 13 av, 40x100.2; Title G & T Co Jos Fee et al; T F Redmond (A).
E 49TH ST, es, 100 s Av L, 26.8x100; Benoit Wasserman—Jno E Bastress et al; I L Bamberger (A).
E 49TH ST, es, 126.8 s Av L, 26.8x100; same same; same (A).
86TH ST, se 3 av, 80x100; Matilda Lahm Dollar Realty Syndicate, Inc, et al; P F Lahm (A).
BAY RIDGE PKWAY, es, 186 s 97th, runs e150x s70xw150xn70 to beg; Mary E George—Margt J Johnson et al; A J Shaw (A).
BRIGGS AV, ns, 74.10 e Leonard, runs n93.11x ne20.9xs99.4xw20 to beg; Chas W Pfuller Thos F Payne et al; Weinberg Bros (A).
GEORGIA AV, es, 150 n Pitkin av, 25x100; Nathan Jonas—Anna Szpelna et al; Smith & Prensky (A).
HUDSON AV, ws, at intsec Fleet, 25x100.9x7.6x 104.4; Sackman Constn Co—Isaac Rosenbaum et al; foreclosure of mechanic's lien; Hirsh & Newman (A).
MESEROLE AV, ss, 50 w Dobbin, 25x100; also GREENPOINT AV, ss, 170 e Franklin, 25x95; also GREENPOINT AV, ss, 145 e Franklin, 25x95; also LEONARD ST, es, 56.3 n Calyer, 18.9x75; Henry E Storns, Jr—Peter Burden & ano; H S & C G Bachrach (A).
SUMNER AV, ws, 23 n Madison, 19.8x90; Wm G Willson—Cook Realty Co et al; C S Taber (A).
VERNON AV, ns, 325 e Throop av, 18x100; Darwin R James, Jr—Nannie H Smith et al; Wingate & Cullen (A).
WILLIAMS AV, es, 225 s Fulton, runs s79xe90.8 xn97.8xw88.7 to beg; Lily N Reid Jessie V Reid & ano; W H Good (A).
23D AV, ne Benson av, 99.8x100 Jos Levey Edw D Powers; J M O'Neill (A).
PLOT begins sws road leading to Canarsie Landing, 129 se land of Jas Schenck & Nicholas Schenck, 50x100; Anna M Trent—Jos G Morrell et al; Davison & Underhill (A).

**AUG. 26**
CARROLL ST, nwc 3 av, 18.6x75; Title Guar & Trust Co—Caroline L D'Amato et al; T F Redmond (A).

LINDEN ST, nws, 400 sw Central av, 125x100; Gustav Regensburg—Fanny Gambert et al; Halbert & Quist (A).
LIVINGSTON ST, ss, 250 e Clinton, 25x95.3x 25x95.6; Title Guar & Trust Co—Henry A Willis et al; T F Redmond (A).
MORTON ST, ns, 90 w Bedford av, runs w33x n75xe23xs25xe10xs50 to beg; Stephen H Jackson—Rubin Solomon et al; S H Jackson (A).
PROSPECT PL, ns, 182 w Ralph av, 41x127.9; Bertha Miller—Miller Bldg Co et al; L Lipskin (A).
UNION ST, ns, 180 w Nostrand av, 53.7x200; Realty Associates—Mary Levine; L C Norris (A).
WALTON ST, ns, 220 w Marcy av, 21.7x76.8x 20x71.11; Ellen A Bergstrom—Clarence A Appleton et al; J C Danzilo (A).
E 2D ST, ws, 120 n Av C, 20x125; Title Guar & Trust Co—Nellie M Ward et al; T F Redmond (A).
20TH ST, nes, 200 nw 5 av, 25x100; Peekskill Savgs Bank—Dominic Adam et al; T F Redmond (A).
E 29TH ST, ws, 209.8 s Butler, 22.3x73.11x22.2 x74.7; Mary A King—Albt J Glynn et al; H J Davenport (A).
42D ST, ns, 300 e 13 av, 20x100.2; Jos J Lack —Zetler Realty Co et al; L Rayird (A).
42D ST, ns, 420 e 13 av, 20x100.2; same—same; same (A).
42D ST, ns, 400 e 13 av, 20x100.2; same—same; same (A).
49TH ST, ec 14 av, 60.2x100; Title Guar & Trust Co—Rebecca Hyams et al; T F Redmond (A).
52D ST, ss, 160 w 5 av, 39.6x110.4; also PROP begins cl blk bet 52d & 53d, 199.6 w cl 5 av, 1x10; also 53D ST, ns, 160 w 5 av, 40.6x90; also 52D ST, ss, 199.6 w 5 av, 20.6x100.2; Lawrence Hull—52d St Storage House Inc et al; to set aside deed; W Sullivan (A).
BAY RIDGE AV, nec 2 av, 90.3x170x101.1x120; Mechanics Bank—Danl J Ryan et al; Owens, Gray & T (A).
CLASSON AV, es, 230.11 n Park av, 25x97.2x 25x97; Alice Parente—Dennis P Maloney; specific performance; H S Lucia (A).
HUDSON AV, es, 71.4 n DeKalb av, runs e100.5 xn23.3xw100.5xs23.1 to beg; Peoples Trust Co—Henry D Hopkins et al; T F Redmond (A).
TILDEN AV, sec Brooklyn av, 109.2x108.5x 104.8x108.8; Eva Hamilton—Kath A Ryan et al; H J Davenport (A).
PROP begins Old Mill rd, at a certain stone, runs ne & s along swamp to another stone xse— to large maple tree xnw— along swamp to a stump xw— along swamp to beg; also SPRING CREEK, at int division line of prop of Wm Borgstede & Chas Freuchting, runs w—xn4xe—xs— to beg; Leo H Hirsch Edna Holding Co et al; Bandler & Haas (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**AUG. 22.**
MADISON AV, 1961; Patrick F Mahoney—Roger Estate & Aug Dwyer et al (105) ..... 130.00
RIVERSIDE DR, es, whole front bet 141st & 142d, 200x100; Wm Buess, Inc—Newmark & Davis, Inc (106) ..... 3,445.00
3D AV, nwc 34th, 24.6x55; Jos P Ryan —Henry Schult (104) ..... 309.27

**AUG. 24.**
18TH ST, 130-2 W; Benj Werdinger et al—Metropolis Securities Co, Saml Rabinowich & Hyman Bindler (108) ..... 200.00
204TH ST, 428-30 W; Globe Fireproof Door & Sash Co—Orosant Constn Co (107) ..... 1,225.00
RIVERSIDE DR, es, whole front bet 141st & 142d, 200x100; Jos A Hoegger—Newmark & Davis Inc (109) .. 663.55
SAME PROP; Richd E Thibaut, Inc—same (111) ..... 1,853.15
6TH AV, 626-8; Benj Leff—Geo Cantrell et al; Nathan Pickett (110) ..... 450.00

**AUG. 25.**
MONTGOMERY ST, 35-37; Elias M Pilzer—Hebrew Kindergarten & Day Nursery; Philip Repatzsky ..... 400.00
SOUTH ST, 264-8; Bronx County Iron Wks—Harlem River & Portchester R R Co; Louis Golden ..... 118.05
15TH ST, 28 W; Herman Glasser—Louis L Seaman; Hammond & Co... 12.50
54TH ST, 67-75 E; S Wolf's Sons—N Y State Realty & Terminal Co; J Sinclair & Co ..... 33.71
98TH ST, 326-28 E; Louis Belzer—Nathan Schwarz et al; S Abromowitz.... 428.10
CONVENT AV, ws, 146 n 13lst, 100x irreg; Ralph J Bucks—Elias R Cohen 150.00

**AUG. 26.**
5TH ST, 624; Igoe Bros—Abe Landberg & Fulton Fire Proofing Co (122) 28.90
19TH ST, 205-9 W; Rockwood Sprinkler Co of Mass—Wyanoke Realty Co; renewal (129) ..... 2,150.00
44TH ST, 243 E; M Schlossman & Son—Jno W Phillips, Marks Cecchi & Wm Duval & Jas Gowans (119) ..... 35.05
45TH ST, 7-11 W; Carl J Anderson—45th St Realty Co & C H Lang, Inc (130) ..... 180.00
58TH ST, 201-7 E; Manhattan Tin Roofing Co—3d Av & 58th St Co, Inc & Thos R Smith (126) ..... 65.00
69TH ST, 432 E; Greenstein Plumbing & General Contracting Co—Gustave Wacht, Abr & Goldie Feder (120).... 70.01
AMSTERDAM AV, 206-8; Herman Kues et al—Frank R Houghton, Manfred Barber & Theo P Repele (125) ..... 1,000.00
BROADWAY, 2248-58; Tolkow & Co—Wm I Walter, Rosie & Lehman Bernheimer, trstes, Fulton Bldg Co & Fleischman Bros Co (127) ..... 817.00
BROADWAY, 1651-65; V S Rittenhouse, Inc—Estate Jno J Emery & Gerard Trust Co, trstes, Albany Apartment Corpn & Schraeder Co, Inc; renewal (123) ..... 225.00
SAME PROP; same—Estate Jno J Emery & Gerard Trust Co, trste, Albany Apartment Corpn; renewal (124) ..... 140.40
CENTRAL PARK W, 265-7; Morton F Kane—Estate Fred W Jockel (121). 89.05
2D AV, 176; Isaac Glassman—Tessie Applebaum & Chas M Kaufman (128) 72.50
8TH AV, 930; Collins-Wagner Mfg Co —Marie Von Erlenbell & Walter Von Erlenbell (118) ..... 28.75

**AUG. 27.**
ESSEX ST, es, 150 n Delancey, 25x 100; Sam Biller—Max Schaffer trste & Herman Tenenbaum (136) ..... 25.00
SOUTH ST, 26-8; Oriental Fireproof Sash & Door Co—Harlem River & Port Chester R R Co, Shalita Bros & Louis Golden (134) ..... 150.00
5TH ST, ns, 267.1 w Av C, 26.8x97; Sam Biller—Tina Simon, Emanuel Levy & Herman Tenenbaum (135).. 70.00
74TH ST, 336 E; American Iron Supply Co—Bohemian Benevolent Ass'n & Sulin Constn Co (132) ..... 75.76
119TH ST, 102 W; Consolidated Roofing Co Inc—Chemical Realty Co, Arthur Simons, Louis Bear & Baer & Lester (137) ..... 150.00
204TH ST, 428-38 W; Lewis Smith Orosant Constn Co Inc (133)..... 761.25
7TH AV, 2227; Harry Lifshitz—Meyer Jarmulowsky, Lafayette Theatre & Isaac Levy (131) ..... 384.53

**AUG. 28.**
35TH ST, 214-6 W; Jno J Wallace—National Bible Institute & Geo Sykes Inc (139) ..... 310.00
108TH ST, 255 W; Chas Mock—Chas E McManus (141) ..... 34.25
AMSTERDAM AV, nec 157th, 25x125; Jas H Bradley—Dietrich Angelbeck Thos V O'Connell (140) ..... 377.00
BROADWAY, 1578 & 1590; also 7TH AV, 712-20; also 48TH ST, 200-4 W; W A L'Hommedieu & Co—Broadway & 7th Av Co & Feature Picture Theatre Co of America (143) ..... 118.87
SAME PROP; same—same (144)..... 1,000.00
LEXINGTON AV, 1192; Werdinger Bros—Wm & Jno Wolf & Robt Lemkin (138) ..... 39.00
4TH AV, 461; Adin G Pierce Co—461 4th Av Co, Wm F Connor, Chas A King & Security Constn Co; renewal (142) ..... 2,191.50

### Bronx.

**AUG. 21.**
3D AV, 3882; Angelo Restivo—Poseidon Realty Co, Inc (30) ..... 165.00
3D AV, 3882; Angelo Restivo, Guiseppe Pellicano, Luigi Pellicano—Poseidon

**AUG. 22.**
239TH ST, 206 E; Romauldo Palmieri—Gaetano Amigrone (31)..... 600.00
PARK AV, 4077; S B Miller, Inc—Emil Pallman, Trabline Realty Co & H & I Feldman Contracting Co (30)..... 324.00

**AUG. 24.**
No Mechanics Liens filed this day.

**AUG. 25.**
CONCORD AV, 337; Louis Adelman—Edelson Holts Estate; Saml Tesler (33) ..... 100.00
LELAND AV, ws, 60 n Clason Pt rd, 25 x100; Isidore Wesler—Pasquale Moccia; T J Cunningham (32)..... 47.00
VALENTINE AV, es, 100 s Baisley av, 25x100; Saml Gruber—Patk Sheridan; Rudolp Hall; renewal (34) ..... 103.55

**AUG. 26.**
KELLY ST, 1015; Andrea La Sala Keilbert Constn Co (32) ..... 375.00
161ST ST, 270 E; Louis Seidman—Bertha Solomon & Ellis Solomon (33) 112.00

**AUG. 27.**
ELY AV, es, 97.5 s Boston rd, 25x 100; The D Pizzutiello Co—Fred F Byron & Jno Marx (34) ..... 35.75
3D AV, 2960-64; Abr Raun—Harry Weaver & Jas O'Toole Co (35)..... 40.00

### Brooklyn.

**AUG. 20.**
BARRETT ST, es, 100 s Sutter av, 100 x100; Schwartz & Son A D Constn Co & Adolph Koepple..... 425.00
BARRETT ST, es, 100 s Sutter av, 100 x100, Brownsville Housewrecking Co A D Constn Co ..... 74.15
LOGAN ST, ws, 170 n Glenmore av, 40x100; J Sotzky—Congregation Ahavath Achim Bnei Abraham..... 1,250.00
POWELL ST, nwc Livonia av, —x—; also STONE AV, es, 105 s Livonia av, x—, Atlas Steel Column Mfg Co—Rachael Melnick & Frank Rabinowits ..... 315.00
STERLING PL, ns, 177 w Saratoga av, 150x100; Sun Sash & Door Co— Commonwealth Impt Co & Jos Popkin... 75.00
W 35TH ST, es, 260 s Mermaid av, 40x 100; M Schwartz—Rachel Panken & Edw S Philips..... 30.00
W 35TH ST, es, 260 s Mermaid av, 40x 118.10; J Mullin—Rachel P Panken & Edw S Philips..... 204.87
W 35TH ST, es, 260 s Mermaid av, 40x 118.10; Chas H Finch Co—same..... 105.44
W 36TH ST, ws, 100 s Mermaid av, 20x 118.10; J Mullin—Anna Herzstein & Edw S Philips ..... 118.63
SAME PROP; Chas H Finch—same... 138.59
W 36TH ST, es, 80 n Neptune av, —x —; M A Dooley—G W Buass & Wm Larsen ..... 110.00
W 36TH ST, ws, 100 s Mermaid av, 20x 100; M Schwartz—Anna Herzstein & Edw S Phillips ..... 25.00
W 36TH ST, sws, 100 se Mermaid av, 20x118.10; G McGuire—same ..... 105.50
BEDFORD AV, nwc Lafayette av, —x —; Atlas Steel Column Mfg Co—Spar Realty Co, Mildred E Beiggs as pres, & Anderson & Pherson ..... 160.00
HUDSON AV, 374; Sackman Constn Co Ike Rosenbaum ..... 705.00

**AUG. 21.**
CHESTER ST, 113-5; Schwartz & Son Applebaum ..... 35.50
FT GREENE PL, 169; Jno J Hillin—J M & P Scanlan & Arthur Kerwin.. 73.50
S 8TH ST, 176-80; Igoe Bros—Keap Constn Co & Geo Spriekerhoff..... 51.47
E 39TH ST, es, 360 s Linden av, —x—; S Rendelstein—Herman Torsesen & Langsam & Schwartz Heating & Plumbing Co. ..... 56.00
E NEW YORK AV, swc Douglass, —x —; Empire City Lumber Co—Katz Amusement Co & Saml Katz..... 216.24
FRANKLIN AV, 119; I Schwartz—Robt R Danzilo & Jos Kisselstein.... 130.00
SNYDER AV, nec E 32d, —x—; General Gas Appliance Co—Mary & Jacob Mass, Aaron Benjamin & Mass Realty Co. ..... 368.00

**AUG. 22.**
KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; E Pilzer—Ellie Arnold, Kahn Bros & S Solovay ..... 600.00
PACIFIC ST, 2042; H G Owen—†Patk J Kiernan ..... 60.00
HEGEMAN AV, swc Watkins, —x—; G R Brouner—Abr Sagalowitz & Abe Kabakow ..... 100.00
WEBSTER AV, ss, 375 e 30th, 25x100; Saml Sludsky—Henry Van de Sand.. 160.00

**AUG. 24.**
BARRETT ST, es, 192 s Pitkin av, 100x 100; B Litwak—A D Constn Co & Adolph Koepple ..... 300.00


LU-CO-FLAT



# To Apartment House Agents, Painters and Contractors

**LU-CO-FLAT** is a modern preparation for Interior Decorating. It produces *a surface without gloss* that is soft to the eyes and pleasing to artistic tastes.

**LU-CO-FLAT** is hygienic and is not affected by vapor, moisture or dampness. *When soiled it can be washed.* It is easily applied and *the cost is moderate.*

**LU-CO-FLAT** is made in all colors and many shades. As a background for stencil detail it is incomparable.

**LU-CO-FLAT** *holds its color*—the most *permanent* flat coat offered. Many change bedroom walls from the unsanitary paper to paint because **LU-CO-FLAT** is so generally pleasing, affording sanitation along with richness of color and beauty.

Try it on your next job and you will use no other.

Write for color card, showing combination of harmonious colors.

Consult your Paint Dealer.

*John Lucas & Co., Inc.*

**521 Washington Street** **NEW YORK**

*Mechanics' Liens, Brooklyn (Continued).*

VAN BUREN ST, 201; E J O'Connell—Geo V Taylor ..... 69.50
75TH ST, 1345; F Nelson—Nellie & Marcus R Durlach ..... 72.00
NOSTRAND AV, —c Tilden, 100x100; C Schneeider—Mary Wainwright & Veronica Grupp ..... 596.33
WEBSTER AV, 164; W Levy—Henry Van De Sand ..... 150.00

**AUG. 25.**
CHAUNCEY ST, 214-16; C Hauser—Mrs Anna Bellott ..... 72.50
ATLANTIC AV, ss, 80 e Eastern pkway, 40x80; Chestnut Ridge White Brick Co Salvatore Bonagura ..... 137.50
HEGEMAN AV, swc Watkins, 68x80; Block & Greenberg—Abr Sagalowitz & Abe Kabalow ..... 150.00
WASHINGTON AV, sec Lincoln pl, —x—; Chestnut Ridge White Brick Co—Herbert Amusement Co & Salvatore Bonagura ..... 235.00

**AUG. 26**
PRESIDENT ST, 286; Harry Heller—Theresa Gerrity & M I Platzer..... 36.53
39TH ST, ns, 340 e 12 av, 40x95.2; Gowanus Wrecking Co—G C Bldg Corpn ..... 381.41
EASTERN PKWAY, swc Lincoln pl, x; Chestnut Ridge White Brick Co—Arenkay Amusement Co & Ell Bee Cont Co. ..... 780.00
MEEKER AV, 186-8; L Tazon—Schwartz & Co ..... 407.28

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**AUG. 22.**
95TH ST, 207-9 E; Harry Klein—Laura Oppenheim, et al; Dec24'13... 570.00

**AUG. 24.**
WASHINGTON ST, 449; F Eckenroth & Son Inc Danl Edgar et al; Nov26'13 ..... 406.63
NEW BOWERY, 50; Jacob Rubin—Sarah Craft Estate; Aug19'14..... 71.20

**AUG. 25.**
LEXINGTON AV, 567-570; also 51ST ST, 160-66 E; Fullerton Electric Co—Hammerstein Opera Co et al; Feb 28'14 ..... 1,844.80
5TH AV, 561; Wm G Clark—Ophelia A Byrnes et al; Aug13'14 ..... 130.00

**AUG. 26.**
LEXINGTON AV, 567-9; also 51ST ST, 150-66 E; Leonard Sheet Metal Works—Hammerstein Opera Co et al; Jan 22'14 ..... 330.00
SAME PROP; Crescent Insulated Wire & Cable Co—same; Apr1'14..... 1,319.58
LEXINGTON AV, 571; Dickson & Turnbull—Oscar Hammerstein et al; Jan 15'14 ..... 129.00
2D AV, 77-79; Noah Fells Saml N Samuels et al; Jan24'14..... 15.49

**AUG. 27.**
113TH ST, AMSTERDAM AV, 114TH ST & MORNINGSIDE AV, blk, &c; Reliance Ball Bearing Door Hanger Co—St Luke's Hospital et al; Jan 12'14 ..... 223.00

**AUG. 28.**
67TH ST, 205-17 E; National Sash & Door Co Inc—Krowner Realty Co et al; Mar23'14 ..... 120.00
56TH ST, 421 W; Harry Pine—Bertha Wolf et al; Aug14'14..... 169.50
LEXINGTON AV, es, 51.5 s 98th; Harry Ping—Bertha Wolf et al; Aug14'14. ..... 18.30

### Bronx.

**AUG. 21.**
N CHESTNUT DR, ss, 460 e Barnes av, 40x100; Aug Diedtrich—Vita Maria D'Amore; Jan12'14. ..... 90.00

**AUG. 22.**
No Satisfied Mechanics Liens filed this day.

**AUG. 24.**
No Satisfied Mechanics Liens filed this day.

**AUG. 25.**
HUGHES AV, 2310;** Gino Bartalini—Nicola Tedeschi et al; Dec22'13.... 750.00

**AUG. 26.**
No Satisfied Mechanics' Liens filed this day.

**AUG. 27.**
No Satisfied Mechanics Liens filed this day.

**Recorded in N. Y. County.

### Brooklyn.

**AUG. 20.**
No Satisfied Mechanics Liens filed this day.

**AUG. 21.**
ST JOHNS PL, 1500; Donin Plumbing Cont Co—Trojan Cont Co; July28'14. 150.00
E 12TH ST, 1878; Liss & Diamond Inc Viola J Anger; Aug12'14 ..... 100.12
CHRISTOPHER AV, 211; M Kurlandzik—Ray Baronowsky & Isaac Lewis; July21'14 ..... 125.00

**AUG. 22.**
CLARENDON RD, sec Bedford av, x—; Norfolk Lumber Co—Conrad Realty Co, July15'14 ..... 385.69
FLATBUSH AV, 1475; M Posner—Walter B Wills & Max Huncke; July31'14. 2,490.00

**AUG. 24.**
E 39TH ST, es, 400 s Linden av, —x—; Empire City Lumber Co—Jos Grissler; Aug8'14 ..... 334.00
E 39TH ST, es, 172 n Church av, 40x100; C T Willard Co—Jos Grisler; Aug5'14 ..... 104.00
OCEAN AV, ws, 100 s Church av, —x—; J P Duffy Co—Special Constn & Contracting Co & Wolfinger & Lisberry; Aug20'14 ..... 47.50

**AUG. 25.**
E 98TH ST, es, 100 s Farragut rd, 20x100; Jno Tisch—Herman C Funk & Aloysious Moser; Aug11'14 ..... 50.00

**AUG. 26.**
LINDEN AV, ss, 100.2 e Nostrand av, —x—; R L Williams—H K Moore; Apr21'14 ..... 35.00
METROPOLITAN AV, 933, 935, 939, 955, 957 & 961; Wm T Huschle—†Jas Walton & †Frank Thomas; Aug19'14 49.82

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**AUG. 20.**
IMPERATOR FILM CO, M B H; Harry A Lande; $15,950. L Kunen.

**AUG. 21.**
COWAN, Richard L; Ernest Belanger; $5,500; D Burge.
PALM VACUUM CLEANER CO, Inc; Geo A Rafferty; $24,124.84; L W Thompson.
RECORD CO; Wm L Betts; $1,135.16; A L Kenney.

**AUG. 22.**
DIAMIER, MOTOREN GESSELLSCHAFT; L F Braine et al, trste; 13,797.56; E W Kelsey.

**AUG. 24.**
No Attachments filed this day.

**AUG. 25.**
DOLLAR SAVINGS FUND & TRUST CO.; Arthur S Miller; $17,096.69; W H Chorosh.

**AUG. 26.**
No Attachments filed this day.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

AUG. 21, 22, 24, 25, 26, 27.

Graus, Jno C. Broadway, 2299..Albt Gas Fixture Co. Fixtures..... 110.00
Municipal Mtg Co. 5th av, 74-6.. Automatic Sprinkler Co. Sprinklers, &c. .....10,750.00
Same. 19th st, 39-47 W..same. Sprinklers, &c. ..... 9,375.00
Same. Same prop..Tippett & Wood. Tanks, &c. ..... 2,450.00
Same. 5th av, 74-6..same. Tanks, &c. ..... 2,350.00

### Bronx.

AUG. 21, 22, 24, 25, 26, 27.

Gifford Bldg Co, Inc. 1365 Lyman pl.. Leon Mayer & Co. Gas & Electric Fixtures ..... 437.50

### Brooklyn.

AUG. 20, 21, 22, 24, 25, 26.

Consolidated Heating & Plumbing Co & Daniel Bldg Corpn, owners. 615 Cleveland st..American Radiator Co. Boiler, &c. ..... 77.00
Consolidated Heating & Plumbing Co & Daniel Bldg Corpn, owners. 617 Cleveland st..American Radiator Co. Boiler, &c. ..... 82.00
Consolidated Heating & Plumbing Co & Daniel Bldg Corpn, owners. 617 Cleveland st..American Radiator Co. Boiler, &c. ..... 77.00
Consolidated Heating & Plumbing Co & Daniel Bldg Corpn, owners. 619 Cleveland st..American Radiator Co. Boiler, &c. ..... 77.00
Consolidated Heating & Plumbing Co & Daniel Bldg Corpn, owners. 623 Cleveland st..American Radiator Co. Boiler, &c. ..... 77.00
Consolidated Heating & Plumbing Co & Daniel Bldg Corpn, owners. 625 Cleveland st..American Radiator Co. Boiler, &c. ..... 77.00
Consolidated Heating & Plumbing Co & Daniel Bldg Corpn, owners. 627 Cleveland st..American Radiator Co. Boiler, &c. ..... 77.00
Consolidated Heating & Plumbing Co & Daniel Bldg Corpn, owners. 629 Cleveland st..American Radiator Co. Boiler, &c. ..... 77.00
Consolidated Heating & Plumbing Co & Daniel Bldg Corpn, owners. 631 Cleveland st..American Radiator Co. Boiler, &c. ..... 77.00
Glickstrum Realty Co. Cleveland st & Sutter av..Isaac A Sheppard & Co. Ranges ..... 272.00
Goell Davis. Blake & Alabama avs.. Isaac A Sheppard & Co.....(R) 400.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**AUG. 22.**
PARK AV, sec 84th, 102.2x133.4; Metropolitan Life Ins Co loans Esthold Realty Co Inc to erect a 12-sty apartment; 11 payments .....675,000.00

**AUG. 24.**
111TH ST, 125-35 W; Surety Realty Co loans 114th St & 7th Av Constn Co to erect a 6-sty apartment; 11 payments .....90,000.00
184TH ST, ns, 95 w Wadsworth av, 50x99.11; Manhattan Mtg Co loans Aldus Constn Co Inc to erect a 5-sty apartment, 10 payments .....43,000.00

**AUG. 26.**
SPRUCE ST, sec Nassau, 94.8x100.6x93.3x100.6; N Y Life Ins Co loans American Tract Society to make alterations; — payments .....135,000.00

### Bronx.

**AUG. 21.**
KINGSBRIDGE TER, es, 200 s boundary lines of land conveyed by Estate of N P Bailey, 75x100; Central Mtg Co loans Arlington Constn Co to erect 4-sty bldgs; 4 payments.....16,000.00
MORRIS PARK AV, ss, 100 e Madison, 25x100; Title Guar & Trust Co loans Charlotte Duerholz to erect a 3-sty frame apartment, with store; 3 payments. ..... 3,000.00
3D AV, ws, 30x122.9, known as lot 4, map of Adamsville; Richd W Horner, as atty, loans Chas Shapiro Co, Inc, to erect 2-sty brick bldg; 3 payments .....10,000.00
LOT 170, map of portion of Hunt Estate; Herman E Epple loans Louis Kaplan to erect 3-sty frame bldg; 3 payments ..... 5,500.00

**AUG. 22.**
182D ST, nwc Valentine av, 63.5x101; Manhattan Mtg Co loans Phelan Bros Constn Co to erect 5-sty apartment; 13 payments. .....52,000.00
182D ST, nec Ryer av, 40x101; Manhattan Mtg Co loans Phelan Bros Constn Co to erect 5-sty apartment; 13 payments. .....42,000.00

**AUG. 24.**
ELLIOTT AV, es, 500 s Elizabeth, 25x125; Thos F Maloney loans Rosi Straus & ano to erect 2-sty & attic frame dwelling; 2 payments..... 2,500.00
SHERMAN AV, ws, 252.6 n 163d, 45x100; City Mtg Co loans The Kovacs Constn Co to erect 5-sty apartment; 6 payments .....25,000.00
SHERMAN AV, ws, 207.6 n 163d, 45x100; City Mtg Co loans The Kovacs Constn Co to erect 5-sty apartment; 8 payments ..... 25,000.00

**AUG. 26.**
181ST ST, ss, 115.1 e Honeywell av, 60.6x74.4; Manhattan Mtg Co loans Trojan Bldg Corpn to erect 5-sty apartment; 15 payments.....43,000.00
181ST ST, ss, 65.7 e Honeywell av, 50.6x78.8; Manhattan Mtg Co loans Trojan Bldg Corpn to erect 5-sty apartment; 15 payments ..... 30,000.00
181ST ST, sec Honeywell av, 65.7x83.6; Manhattan Mtg Co loans Trojan Bldg Corpn to erect 5-sty apartment; 14 payments ..... 47,000.00

## ORDERS.

### Brooklyn.

**AUG. 24.**
E 14TH ST, es, 300 n Av X, —x—; Cee Gold Co Inc on Home Title Co to pay Standard Cement Block Co..... 250.00
SAME PROP; same on same to pay same ..... 500.00

**AUG. 25.**
CLEVELAND ST, sec Belmont av, —x—; Borough Plumbing Co on Drapkin & Goldberg to pay Louis Greenberg.. 400.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

Week ending August 22.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Canal st, 380-4—S T Van Wezel.....C
Canal st, 380-4—Capitol Shirt Co.....C-G
Canal st, 380-4—Isidore Kottle.....A-C-G
Catherine st, 22—Charles Abraham et al.....C
Catherine st, 42—William Picker.....H-A
Christopher st, 104—Abraham Pfeiffer.....H-A
Cliff st, 97—F E Tatten & Sons.....H-A-G
East Broadway, 197-9—Educational Alliance.G-D

Front st, 237—Phinotas Chem Co.....H-A
Gold st, 29-31—Chas S Platt Co.....H-A
Grand st, 161-3—P D Collins & Co.....A
Greenwich st, 220—Henry Klein & Co...A-G-C
Henry st, 38-40—Congregation Mishkam.....G
James st, 5—Lincoln Paper Stock Co, Inc...H-A
Jones st, 9—Ferdinand W Fey.....C
Lewis st, 179-83—Isaac S Strauss et al.....C
Maiden la, 157—Swan & Finch Co.....K-A
Murray st, 35—Catherine Whittemore.....C
Murray st, 35—Reimere Mfg Co.....C
Pearl st, 378—Charles Speigel & Co, Inc..H-A
Pearl st, 380—Louisville Varnish Co.....H-A
Pike st, 71-3—Hyman Schaeffer & Phillip Trugman .....D
Vandewater st, 29-31—Casella Bros.....H-A
Washington sq W, 35—Fred D Fricke....C-SS
Washington st, 193-9—Smith & McNell.....D-G
Washington st, 365—Franklin Feed Stores..E-L
Water st, 33—Stephen Brody.....L
Watts st, 100—Angelo Antoniello.....G-H
White st, 9-11—Altschuler & Axelrod.....C
White st, 9-11—B Teitz & Co.....C
White st, 18—A Goldstein & Co.....G
White st, 25—National Overall Co.....G
Wooster st, 40—Becker & November.....G
Wooster st, 40—Harris Wichter.....G
Wooster st, 40—A & L Rosenfeld.....G
Wooster st, 79-81—Bregstein Bros.....G
Wooster st, 79-81—Ecuador & Panama Hat Co.G
Worth st, 23-5—Lyon & Chase.....G
Worth st, 23-5—Art Printing Press Co.....G
Worth st, 23-5—Albert Becker Co.....G

*Numbered Streets.*

4th st, 37 W—Rachel Siegelbaum.....G
4th st, 37 W—Goldman & Caplan.....G
4th st, 340-56 W—Riker-Hegeman Co.....C
12th st, 39-41—Charles Cohen & Samuel Byrnes .....C
15th st, 436 W—John J Gillen.....H-L
17th st, 14-16 W—Samuel Cohen Bros.....C
17th st, 254-6 W—Meyer Barnett.....H-A-G
25th st, 165 W—Emma E Horn et al.....C
25th st, 165 W—Jessie E Kahn .....A-C-G
25th st, 165 W—Buffalo Muff Bed Co.....G
25th st, 165 W—Neuman Co.....A
25th st, 165 W—Charles Lamont.....A-C
25th st, 165 W—Emanuel Alberts.....I-C-L-G
27th st, 48 W—Michaels & Kures.....G
27th st, 48 W—Hertz & Schwartz.....G
29th st, 11 W—Edward Hayes.....C
30th st, 445-51 W—Runkel Bros.....C
31st st, 149-53 W—Chas Ammann.....D
34th st, 43-45 W—Samuel Green.....C
36th st, 302 W—Fred Brockman.....C-G
37th st, 216 E—Smith & Jones.....H-A-G
38th st, 422-30 W—Manhattan Soap Co.....A
40th st, 110-12 W—Edward W Browning.....SS
41st st, 333 W—Smith Bros.....C
45th st, 305 E—Eidt & Weyand.....H-A
47th st, 247 W—U S Motor Cab Co.....G-C
47th st, 315-17 W—Bryant Auto Painting Co, Inc .....H-A-G
57th st, 103 W—Francis Motor Renting Co .....H-G-A-L
58th st, 353-55 E—Rose & Co.....H-A
59th st, 303-7 W—Hartog Storage Warehouse Co .....H-A-G
78th st, 235 E—Royal Atlantic Realty Corp L-C-B
89th st, 123 W—Bailey Stable Co.....H-A-K
95th st, 211-15 W—Royal Garage.....L-A-G-C
104th st, 404-12 E—William Hauptmann.....G
107th st, 241 W—Elite Garage.....C-L
116th st, 96-102 W—Stil Markumtess.....D
116th st, 96-102 W—Louis Panama.....D
116th st, 96-102 W—Samuel Rudner.....D
116th st, 96-102 W—B Lenox, Inc.....D
116th st, 96-102 W—Adolph D Stein.....C
125th st, 29 W—Millicent S Denton.....G-J
132d st, 549 W—Smith & Kaufman.....H-C-L

*Named Avenues.*

Bowery, 204—Sam Weiner.....H-A
Bowery, 272—Dlugasch & Co.....H-A-G-L
Bowery, 272—Emma B Redfield et al.....C
Bowery, 274—Anthony Rotella.....A-E-F-C
Bowery, 274—Martin Herman Est.....D-B-C
Bowery, 334-6—William H Lyons.....D
Broadway, 472—General Soc Mechanics & Tradesmen .....C
Greenwich av, 132—Karl Schaefer.....H-A-G
Lenox av, nec 145th st—A Newman.....H-A-L
West Broadway, 135—Isidore Maurice.....C
West Broadway, 135—Singer & Co.....C
West Broadway, 300-4—Omiarello Bros.....G
West Broadway, 300-4—Seaphino Salistino..C-G
West Broadway, 331—Weingart Bros.....C

*Numbered Avenues.*

3d av, 231—Patrick Brown.....H-A-G
4th av, 65-9—Universal Human Hair Goods Co, Inc.....D
4th av, 65-9—Globe Cloak & Suit Co.....D
4th av, 65-9—Dombro Cloak & Suit Co....C-D
4th av, 65-9—Warchawsky & Cebulsky.....C
4th av, 65-9—Albert L Dow et al.....D
4th av, 65-9—Frederick J Bauer & Co.....D
4th av, 65-9—Herman Gutjahrs.....D
4th av, 65-9—P Lorillard Co.....D
4th av, 65-9—Aaron Lieberman.....D
4th av, 65-9—Solomon J Seigel.....C
4th av, 65-9—Ornstein & Moss.....D
4th av, 65-9—Morris Letzter.....C
4th av, 65-9—Benj Whiteley.....C
8th av, 352—Rosalind Smith.....D
8th av, 901—Edw Malloy & Frank Basett....C
9th av, 361—Max Yulman.....H-A-G

## BRONX ORDERS SERVED.

*Numbered Streets.*

150th st, 545 E—Bronx Refrigerating Co.....G
170th st, 695 E—Henry Muller.....H-G

*Named Avenues.*

So Boulevard, 2073—Boulevard Auto Co.....C
Washington av, 1693—Pearlman & Goldsmith Co .....A-G

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Adams st, 343-47—Ann Howell Estate.....C
Adams st, 349——West End Gas Fixture Co .....G-A
Boerum st, 169—Leon Kaufman.....H-A-G
Carroll st, 172-74—Scandinavian Sailors Temperance Home .....D
Dean st, 18-32—Westcott Express Co.....H-A
Delevan st, 43-47—W I Tulin Co.....C
Clifton pl, 220—Edgar Chinnock.....A-G-L-C
Columbia st, 150-52—James Lafata.....A-C
Columbia st, 150-52—Bull Moose Bottling Co..A
Fulton st, 88—F M Telmann & Co.....C-M
Gold st, 457—Frank S Watt.....G
Grove st, 10—H C Hanken.....A-H
Halsey st, 623-25—Henry C Meyer.....I
Hawthorne st, 255—Paul H. Zea.....H-A-G
Herkimer pl, 29-31—Joseph P Ryan.....C
Lawrence st, 100-02—J Mullins & Sons....A-G
Leonard st, 94—Berlin & Goldman.....H-A-D
Liberty st, 105—James C Pierce, Exec Est A S Robbins .....C
Lorimer st, 1109-13—Noble St Presby Church..C
Maujer st, 260-62—Hagedorn Bros.....C
Monroe st, 189—Harry Heymann.....H-A-G
Nevins st, 280-98—Jas H Dyckman.....M
Plymouth st, 195-97—Frank X Sadlier.....M
Plymouth st, 216—Chas Armstrong.....C
Prospect st & Tilden av—Flatbush Feed Co....H
Quincy st, 712—Rev Jos H Paymer.....A
Richardson st, 68-70—Albert Eckstein.....C
Union st, 41—A Olsen.....A-G
Union st, 120—Louis Barof.....A-C
Van Brunt st, 212-18—N Y Dock Co.....C
Van Buren st, 320-22—Geo Alexander.....C
Wallabout st, 120-22—Edgar Imp Co.....M-C
Washington st, 266-72—Harry Hyams & Louis E Hamburg .....C

*Numbered Streets.*

6th st, 281-87 N—Edward L Diamond.....C
8th st, 1356 E—H Autenrieth.....H-A-G
9th st, 243 N—P Booden.....C
10th st, 172-76—Samuel & John D Kramer....C
13th st, 126-42—Treinis Bros.....C
15th st, 632 E—Henry P Ansorge.....M
17th st, 2737 W—Paul Muro.....H-A
20th st, 8301—H A Siebenborn.....H-A-G
26th st, 314-18-24-28 E Henry Meyer.....M
35th st, 860 E—C R McMillan.....H-A-G
35th st, 880 E—G T Lawrence.....H-A-G
36th st, 219—Banner Paper Box Co.....H-A
52d st, 462-64—Clarence C Hopkins.....C
80th st, 2265—Philip Cohn.....H-A-G-D

*Named Avenues.*

Atlantic av, 951—Geo W Palmer.....O-H-A
Atlantic av, 1272—C E Dingind.....A-G
Atlantic av, 1577—William Buchanan.....H-G
Belmont av, 693—Mrs H Drexler.....G
Broadway, 658-60—Leonard E West.....C
Bushwick av, 483—Isidor Schwartz.....A
Classon av, 110-16—Pasqual Costarino.....A-H
Cortelyou rd, 1802-10—Redeemer Baptist Church .....M
De Kalb av, 1209-17-19—Haddock Cork Co..M-L
Elmwood av, 50—Middle Lehigh Co.....H-A-G
Emmons av, 3008—G J L Doerschuck..H-A-G
Emmons av & Sheepshead Bay rd—Gevert & Hinsman .....G-A
Fleeman av, 1121—Wallabout Hay & Grain Co. A-H
Forcetube av, 229—Union Trim Sash & Door Co .....C-A
Gates av, 726—Rev Dr Louis Joachim.....A
Graham av, 187—Mrs Ray Blum .....C
Greenpoint av, 114-16—Chas M Englis.....C
Greenpoint av, 37-45—Eberhard Faber Pencil Co .....M
Hudson av, 225-29—John Sahn.....C
Hudson av, 446-52—Wellington Stables Co..H-A
Kingston av, 259a—Kane & Reisler.....H-A-G
Lenox rd & Troy av—E Dailledonze....H-A-G
Lenox rd, 588—Alwyn Young.....A-G
Lexington av, 707-801—Holter-Armen Chemical Co .....M-C
Lincoln av, 219—Hugo R Pausin.....H-A-G
Morgan av, 208—Empire Brick & Supply Co..A
Myrtle av, 78-84—Jas H Mullins.....C
Myrtle av, 1050-52—Louis Towbin.....A-G
Ocean pkway, 415—B J McBride.....G-A
Patchen av, 129-31—Arthur Mueller.....C
Prospect av, 85-89—Adam Siefert.....C
Ridge blvd, 9455—H F C Rahe.....H-A
Sheffield av, 286-96—Parker, Stearns & Co....L
Shore rd & 75th st—G H Souther.....H-A-G
Steeplechase Park—Atlantic Amuse Co..A-K-C
Surf av, ft W 29th st—A Stercke.....H-A
Sutter av, 629—Bklyn Paint & Wall Paper Co A-G
Vernon av, 801-15—Ravitch Bros.....M
Wythe av, 639—Samuel Roth.....H-A-G-D
Wythe av, 668—Israel Stutzel.....A-G-D

*Numbered Avenues.*

3d av, 699-701—Meyer Goldberg & Sons.....C
3d av, 5024—Richard K Fox.....M
5th av, 655—Chas Hutwelker,.....C

## QUEENS ORDERS SERVED.

*Named Streets.*

Centre st, 320 (Evergreen)—Wm Wagner..A-H
Edson st, 35 (Corona)—Ames Schrott....H-A-G
Elbertson st, 176 (Elmhurst)—T W Burnard H-A-G
Front & 4th sts (L. I. City)—Adams Exp Co.H-A
Perry st, nr Clermond av (Maspeth)—Ansher Congregation .....A
White st, 47 (Far Rockaway)—Sullivan & Co H-A

*Numbered Streets.*

1st st, 25 (Woodside)—R Leslie Smith..H-A-G
5th st, 106 (Woodside)—L O Blomquist..H-A-G
25th st, 55 (Elmhurst)—E B Brawnard..H-A-G

*Named Avenues.*

Alexander av, 103 (Rockaway Beach)—Max Kramer .....H-A-G
East Fillmore av, 5 (Corona)—Nora Scully.H-A
East Fillmore av, 8 (Corona)—Chas Harting H-A-G
Flushing av, ns bet Sophie & Emma sts - Richey, Brown & Dolan.....A
Hamilton av, 615—Walbroehl & Co.....G-C-A
Hamilton av (Richmond Hill)—A J Kelly & Co .....A-G-H
Jackson av, 709 (L. I. C.)—J J Foley..K-C
Metropolitan av, bet Ward & Curtis sts (Richmond Hill)—Emanuel Tonn.....A-F
Metropolitan & Prospect avs—Christian D Honmever .....A
Munson av, 89 (L I C)—Otto Hausmann....L
Myrtle av, 2342 (Evergreen)—I Waxgiser.K-A-G
Onderdonk av, 560 (Ridgewood)—Daniel M Ebert .....A
Queens blvd & Myers av (Winfield)—Frawley-Kaufman Contg Co.....H-A-G
Stryker av, 11 (Woodside)—Thomas Cree.H-A-G
Webster av & East River (L I C)—East River Gas Co.....H-A-G

*Numbered Avenues.*

5th av, nwc 18th st (College Pt)—L B Kleinert Rubber Co.....L

## RICHMOND ORDERS SERVED.

*Named Streets.*

Franklin & 7th sts (Woodland Beach)—Mrs Mary De Serres.....C
Sand la, 265-7—Tony Catromano.....E-A

*Numbered Streets.*

1st st (Midland Beach)—John Tross.....C
1st st (Midland Beach)—Otto Schrader.....C
1st & Oak sts (Midland Beach)—Wm Krebs..C
7th st & Midland av (Woodland Beach)—Augustus Sullivan .....G
8th st & Midland av (Woodland Beach)—Jos Kirkman .....C

*Named Avenues.*

Camp 13 (Cedar Grove Beach)—Chas Nickleson .....C
Camp 15 (Cedar Grove Beach)—Louis Rabbage .....C
Franklin av & 9th st—Thomas Furlong.....C
Greenridge—St Michael's Home.....E
Board Walk (Midland Beach)—John Hinchcliffe .....G-A-F-D
Board Walk (Midland Beach)—Woodland Beach Rlty Co. .....G
Board Walk (Midland Beach)—Max Brauheberg .....C
Board Walk (Midland Beach)—August McNally .....C
Board Walk (Midland Beach.—William Williams .....C
Board Walk (Midland Beach)—William Lockwood .....C
Camp No 2 (s of Office Camp, Midland Beach) —Miss Sadie Shields .....C
Camp No 3 (s Office Camp, Midland Beach) —John Veberg .....C
Camp No 4 (1st st Camp, Midland Beach)—Robert Laird .....C
Camp 5 (Midland Beach)—Jacob Wafer.....C
Camp 7 (Midland Beach)—Chas Lankow.....G
Camp 7 (Midland Beach)—John Deihl.....C
Camp 8 (Midland Beach)—Miss Catherine Altmer .....C
Camp 9 (Midland Beach)—John Tate.....C
Camp 10 (Midland Beach)—Chas Willis.....C
Camp 10 (Midland Beach)—Lewis Buddy.....C
Camp 11 (Midland Beach)—John Kraft.....C
Camp 12 (Midland Beach)—Daniel Roach....C
Camp 14 (Midland Beach)—Mrs Anna Addie..C
Camp 15 (Midland Beach)—John Curley.....C
Camp 16 (Midland Beach)—Harry Nuss.....C
Camp 17 (Midland Beach)—Harry Smith.....C
Camp 18 (Midland Beach)—Herman Fink.....C
Camp 33 (Midland Beach—Jos Beckerman...C
Camp 35 (Midland Beach)—John Morrisey....C
Camp 36 (Midland Beach)—Geo Roberson....C
Camp 41 (Midland Beach)—John Castri.....C
Camp 42 (Midland Beach)—Edward Feild....C
Camp 44 (Midland Beach)—Alonzo Biber.....C
Camp 45 (Midland Beach)—Herman Ferber..C
Camp of All Nations (Midland Beach)—Edward O'Connor .....C
Section 1, Camp Midland—Graham Beach Rlty Co. .....G-C
Midland av, cor 1st av (Midland Beach)—Armin Eitner .....D-E
Midland Beach—Thos E Cable, Jr.....A-F-C-A
New Dorp (N D Hotel)—Mrs Eller Mainger..A
New Dorp Beach—Edward Hett.....G-C
Oakwood Beach—James Dryden.....C
Oakwood Beach—Thos Baldwin.....A
Oakwood Beach—Louis Edwards.....C
Camp No 190 (Ocean Breeze)—Clarence Davis.C
Camp Plainfield (Ocean Breeze)—Anna Weber.C
Seaside blvd, 83—William Koch.....A
Seaside blvd, 137—Salvatora Daly.....G-C
South Beach, Bessie Hotel, n end Boardwalk—Peter Bessi .....D
South Beach Board Walk—So Beach Land & Imp Co. .....G
South Beach Board Walk—Arthur Garside....G
South Beach Board Walk—South Beach Amuse Co. .....G
South Beach, Manhattan Hotel—Albert Sheriser .....D
Red House, 700 ft from Sand lane (South Beach)—John & Vincent Demasso.. ..D-A-E
Blvd, 5 (Woodland Beach)—Chas Meyer.....C
Blvd 7 (Woodland Beach)—Felix Bolt.....C
Blvd, 9 (Woodland Beach)—Aberneth Taylor..C
Blvd, 106 (Woodland Beach)—Benedict Margarte .....C
Camp 9, Blvd (Woodland Beach)—Vidtor Duchi .....C
Camp 76 (Woodland Beach)—Harry Miller...C
Camp Rose (Woodland Beach)—Walter Connell .....C
Lincoln av, 61 (Woodland Beach)—John Ward.C
Lincoln av, 621 (Woodland Beach)—John Geraghty .....C
Midland & 9th avs (Woodland Beach)—Andrew McGee .....G
Midland & 9th avs (Woodland Beach)—Louis Drown .....G
Ocean av, 105 (Woodland Beach)—Richard Tamer .....C
Woodland Beach—August Jahn.....D-G
Woodland Beach—Harry Roberts.....C
Woodland Beach—Frank Haight.....C
Woodland Beach—Christopher Detrick.....C
Woodland Beach—Alexander Devine.....C
Woodland Beach—William Harwood.....C
Bakery, rear Man Hotel—Jos Glavina.....C
Board Walk—Wm Nunley.....G
Board Walk—Mrs Gertrude Miller.....G
Camp Crane—Peter Craine.....C
Camp Georgett—Chas Van Holton.....C
Camp Ideal—Emil Williams.....C
Camp Ideal—Albert Dillon.....G-C
Camp McCourt—McCourt Bros.....C
Camp May—Iver May.....C
Camp Seaview—John Kibble.....C
Camp Seaview—John Callanhan.....C
Camp Warren—Argi W Hutchingson.....C-D
"Carousal"—Angilono Tirelly .....G-D
Dance Hall, Board Walk—Jacob Warshauer...A
Happy Home Hotel—Martin Mueller.....D-A
Moore's Camp—Edward Freeman.....D-C
Moore's Camp—Wm Mootershead.....G-C
Moore's Camp—Peter Perazzo.....C
Mother's Kitchen, Board Walk—Mrs Emma Bretz .....D-A
Roller Coaster, Board Walk—Geo Krug.....A

*Numbered Avenues.*

2d av (Woodland Beach)—Jennett Preston....C
2d av, bet Oak & Maple sts (Beach Pk)—Wm Culenberg .....C
4th av (Woodland Beach)—Thos Croncher....C

# BUILDING MANAGEMENT

## NECESSITY OF ENGINEERING ADVICE

By REGINALD P. BOLTON*

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

THE present condition of real estate is described by a financial authority as being "far from satisfactory" either as to the principal account, or "the income accruing from rents."

The situation is one of widespread importance and far-reaching effects. The maintenance of the financial credit of all large communities is dependent upon the value of real estate, and that value is necessarily established by the net returns or earnings of improved property.

The largest single element in the cost of operation of modern buildings in New York City is that of taxation, the proportions of which, to the rentals of buildings, range from twelve to seventeen per cent. of the gross income, in various classes of buildings, comprising business or office structures, lofts and warehouses, and elevator apartments.

There are naturally many elements which have brought about the present situation of unremunerative operation of improved real estate, such as the additional burdens involved in restrictive regulations, the stringency in the money market affecting the rates of interest on loans, the excessive land values brought about by the rising tide of taxation, the depression of business reflected in loss of rentals, increased vacancies, and reductions in rates of rental.

### Unnecessary Wastage.

But, the largest element which experience and observation indicate as maintaining the present unsatisfactory condition, is that of unnecessary expenditure and wastage, both of construction and operation, which have become established during the period of prosperity and are, in many cases, maintained under the present conditions. The burden of excessive investment is one that cannot be eliminated and must be borne by improved property at the present time, but the past mistakes in this direction, should have the effect of indicating greater caution and better information upon future projects.

Unfortunately, it is less easy to eradicate the habits and methods which have been established in the operation of buildings which involve unnecessary and useless expenditure, due to the confirmed habits of recklessness and waste which have grown up among tenants and managers during years of unthinking prosperity.

### Two Problems.

To these two problems of real estate, the services of the engineering expert in the planning and operation of buildings, should be much more widely applied. So far as the design of buildings is concerned, the fundamental financial elements controlling expenditure and height were first brought out by the writer from an engineering standpoint, and also the equally important feature of deterioration of buildings, both from an economical and physical standpoint. The principle, the neglect of which has led to the many financial failures of excessively tall buildings, is the simple constructive fact of additional cost per unit of space accompanying additional height. Building for building of equal design and materials, height spells increased cost per cubic foot. It has been very hard for architects and owners of property to absorb this fundamental fact.

The depreciation or deterioration of buildings is another element which has



REGINALD P. BOLTON.

been almost wholly ignored in all past operations of the improvement of real estate. No precautions have been taken on the part of the majority of property owners to set aside a part of the earnings in time of prosperity or of the early period of high rentals, to provide for the decreasing value of the building and its eventual decrepitude. The principle is likely to become more widely appreciated since its recognition in the ascertainment of income for taxable purposes. Up to the present, however, no general and definite system of ascertainment of depreciation has been adopted.

### The Engineer Is Necessary.

In this direction, also, the expert knowledge of the engineer is necessary, even before the planning of a new building. In the equipment of buildings, a general system of generous extravagance has been pursued, often burdening the improvement with a load of invested capital out of all proportions to any economical results. The cheerful manner in which architects have undertaken the excessive and costly construction of sub-surface space for the installation of machinery, has added as much to the capital cost of the improvement, as it has, on the other hand, detracted from the rental space provided.

In an effort to construct buildings possessing somewhat more conveniences for tenants than prior competitors possess, much real estate has been loaded up with machinery involving technical knowledge for its successful operation, and placing the owner of the real estate in a position of conducting two businesses at the same time. Owners and architects do not have the same appreciation as the engineer of the difficulties attending the operation of machinery, its limited life and rapid deterioration; especially from the economical standpoint.

### Gratuitous Service.

It has been peculiarly unfortunate for the owners of real estate that such machinery has largely been occupied in providing conveniences to tenants, for which no adequate return in rental has been obtained. The gratuitous services of steam and electricity have simply brought about a habit of wastage on the part of many of the occupants of buildings which they carry into others, and have fastened upon real estate in general, the necessity of providing such conveniences and luxuries, without direct payment in return.

The irregularities brought about by free services of all sorts, especially in the residential class of buildings, are often disastrous to the maintenance of the value of the property. In a general way, the capital value of such properties is assumed to be ten times the gross rentals, but is really based upon a suitable percentage which the net returns will afford upon an appraised value. In such buildings, the cost of elevator service, heating and hot-water service, public and private lighting, will amount to more than twenty per cent of the total income.

### Remedy Suggested.

If the practice were generally established, of making each individual tenant pay for services of these classes, as rendered, and in the proportion absorbed, it is safe to say that probably fifty per cent of the cost would be saved.

In existing buildings, a wide field for engineering services can be found in a radical re-study and re-arrangement of conditions and expenses; the results of which, if applied with sufficient determination, would doubtless relieve real estate more quickly, and to a greater extent, than a change in the financial situation or any possible reduction in taxation.

*From an address delivered at the First Annual Convention of the American Society of Engineers, Architects and Contractors, held at Brighton Beach, July 3, 1914.

## NEW INCOME TAX RULE.

### What Constitutes Losses in Trade Deductible from Gross Income.

Supplemental income tax regulations have been issued by the Treasury Department further defining the losses incurred in trade that may be deducted from gross income, in cases where the person is engaged in more than one line of endeavor. The ruling was made in answer to a number of questions, all of which the Department ruled could be embraced in the following general question:

"What constitutes 'losses incurred in trade' within the meaning of the income tax law?"

The new ruling said:

"In reply you are advised that upon further consideration of the question of losses the clause in paragraph B of the act of October 3, 1913, reading, 'losses actually sustained during the year, incurred in trade * * *' is interpreted to mean that losses actually sustained during the tax year as a result of any lawful investment made for the purpose of gain or profit, which gain or profit would be income subject to the income tax, are held to be 'losses incurred in trade' and may be claimed as an allowable deduction, even though the person sustaining the loss may not be regularly engaged in the business in which the investment was made. To be an allowable deduction, however, the loss must be actually sustained and determined during the tax year for which the deduction is sought to be made, and must be the result as ascertained upon an actual, a completed, a closed transaction."

### Bus Line for Brentwood.

Communication between the pines at Brentwood, L. I., and Great South Bay at Bay Shore was established with an automobile 'bus line last Saturday by Brentwood Realty Co., which is developing Brentwood-in-the-Pines. Regular trips are made daily by the 'bus, which accommodates twenty-five persons.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

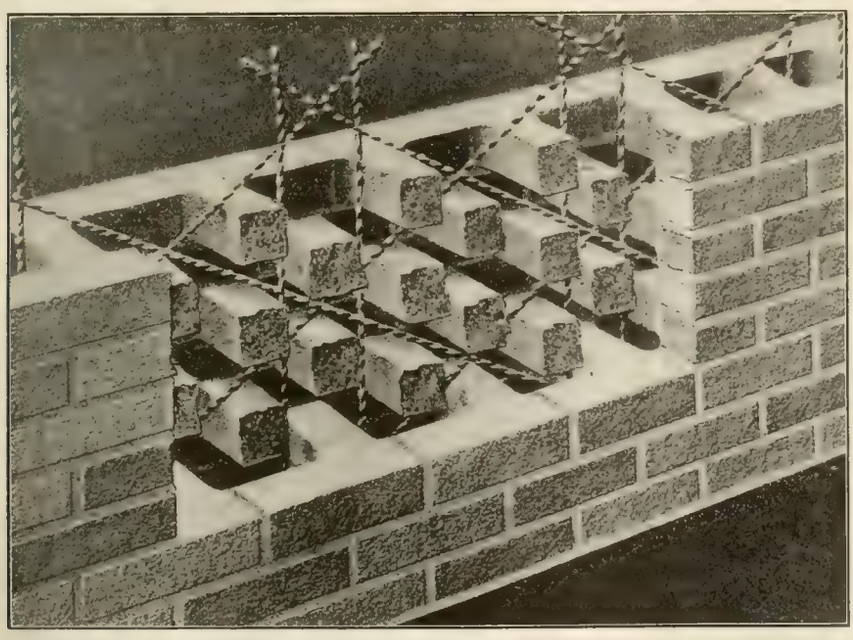
### New Type of Brick.

FOR generations builders in laying up a wall carefully criss-crossed ordinary building brick in order to leave necessary air spaces to make the structure proof against dampness. Finally, in the present year, along comes an inventor with an obvious system of wall furring, using one brick unit for the furring space, the face and the back of the wall. That is how the Thermos brick came into being and it is also the reason why the Thermos Brick Company, of San Francisco, is just now having its hands full in keeping pace with business that is developing. It is called Web Brick and a wall constructed of them has the following properties, according to B. J. S. Cahill, member of the American Institute of Architects, in the Architect and Engineer of California, through whose courtesy the Record & Guide publishes pictures of this modern material for wall construction.



The wall is dampproof on the interior and exterior, is perfectly bonded, has a perfect form of protection for reinforced concrete as one of the pictures shows, it dispenses with the need of exterior facing, interior furring, forms and bracing, need of wiring, metal clips, ties, anchors and other rustable and flimsy devices so often used to tie an exterior veneer of brick to a concrete wall; it provides at any point throughout its length ready-made vertical cavities, flues or chases for ducts, pipes or conduits; it can be braced by steel rods horizontally to form a trussed wall over a void, or diagonally to resist the rocking motion of wind or operation of heavy machinery in the building, earthquake, etc.; it can be rough on one or both sides for plastering or cementing with raked joints for key, or the exposed face of each brick, whether inside or out, can be finished in every conceivable style, color or texture, from the roughest of clinkers to the smoothest of glazes; or from the palest of enamel to the softest pastel tones. A web brick wall, according to the manufacturers, reveals the honest principles of real brick work with the varieties of bonds and jointing developed in the burnt clay work of all the famous buildings of the day.

The pictures show the brick in various applications. One shows how reinforcement may be used with them, another shows their position on a wall and the other gives another example of its use with an I-beam and Z-bar.

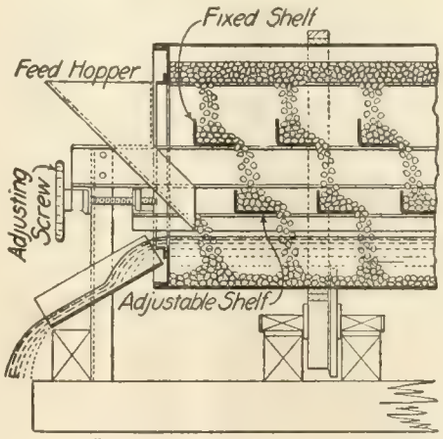




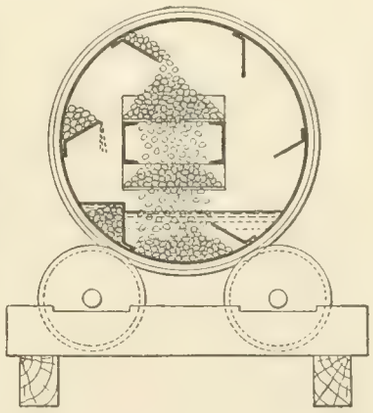
### Keeping Out the Dampness.

IF difficulty is experienced with dampness in basements it is due to one of the following causes: absence of a dampproof course in the walls, dampness in the ground outside which forces the wall structure to absorb moisture until itself is saturated, dampness arising from the ground which causes wall sweating under sudden changes of temperature, rain soaking through the walls after seeping into the furring because of defective leaders, driving rains against the walls not properly waterproofed or laid up, leaky pipes in buildings or condensation on pipes in humid weather.

Beyond this last cause, which can be corrected only by insulating the pipes, to attempt to repair damp walls after the structure is completed is at best an expensive job. The time to stop leaky walls is when the wall is being built. There are a number of inexpensive waterproofing compounds on the market which, if applied in the first place to walls that are likely to be damp, will add practically nothing to the cost of the building.




Part Longitudinal Section



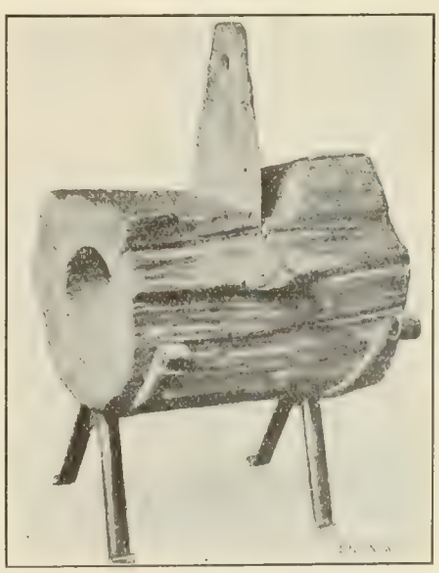
Section

### Portable Sand and Gravel Washer.

CONTRACTORS often find that the sand and gravel delivered to them at jobs has been practically spoiled for use by children playing in it, or wood and other particles of building material defiling it. In such an emergency the contractor who has a portable sand and gravel washer at hand will not only save the time consumed in waiting for other loads to come in, but will save the waste that results from trying to screen the sand under the old hand methods. The Raymond W. Dull Company, of Chicago, is introducing to the trade the sand and gravel washer shown in the line sketch shown in the illustration presented above. They make the assertion that it has an excellent efficiency record, is long-lived and for the power consumed it will wash a surprising quantity of gravel and sand.

### Primitive Gate Valve.

ONE of the curios in the possession of the Department of Water Supply, Gas and Electricity in this city, is an old water gate used at the time when the water supply of Manhattan was distributed by means of hollow log conduits. This valve is presented in the accompanying cut by courtesy of the Engineering News. It was dug up in Park row in 1900 when the subway was being constructed and there is no evidence that the exterior was ever painted or protected from decay in any way. The scale itself served as a protection as well as the exceptionally high grade of iron used. In operation, the workman merely banged the top of the gate with his hammer and closed it and then pried it up when it was necessary to permit the water to flow again. These water mains were laid in Civil war times.



# CURRENT BUILDING OPERATIONS

## The Horizontal Fire Exit System Being Introduced By Charities Department Buildings for the Protection of the Helpless

THE Commissioner of Charities, John A. Kingsbury, has taken a notable step by directing H. F. J. Porter and A. L. A. Himmelwright, consulting engineers, to proceed with the work which was interrupted some seven months ago, of developing a special system of fire prevention and life protection in the hospitals and other institutional buildings of his department.

The horizontal exit system which Messrs. Porter and Himmelwright will introduce in the principal buildings of the Charities Department includes a series of openings through solid walls into adjoining wards. The work of the engineers has been facilitated by the fact that the additions which have been made to original buildings from time to time during a long course of years have left so many solid walls that can be developed into barriers that it will be necessary in only a few cases to build new fire walls. The passageway through the walls from one building (or division) into the next will be protected by a firedoor in each case.

**How the Helpless Would Be Saved.**

Should a fire occur on any floor on one side of the wall a fire alarm signal would notify all the people on all the floors on that side of the wall, and they would immediately pass through the doorways into the safe sections of the building, close the fireproof doors after them and have a barrier against the fire. They would then be as safe as they would be in a separate building in which there was no fire, and they would reach the ground at their convenience by elevators and stairways in normal condition.

The attendants will be drilled so that bed-ridden patients will be rolled while lying in their beds by the attendants (with the aid of those patients who can act) through the firedoors into the next ward. The beds are to be fitted with special rollers for accelerating this movement.

This work involves fire-alarm signal systems covering some two hundred buildings. The signals will all be of special design, leaving out steam whistles and large gongs which are suitable in some cases for factories, but entirely out of place for hospitals, where the inmates are invalids who might be seriously affected by noise and excitement. The total appropriation amounts to $182,000.

**Fire Commissioner Impressed.**

The Fire Commissioner, Robert Adamson, who has made a personal examination of the fire hazard in the buildings of the Department of Charities on Blackwell's Island and elsewhere and was impressed with its seriousness indorsed the method of treatment of these buildings which these engineers advocated; and now that it has been authorized, he has issued instructions to the respective heads of the Fire Prevention Bureau, Chief Hammitt, the fire fighting force, Chief Kenlon, and the Bureau of Fire Alarm and Telegraphs, Chief Bates, to co-operate with the engineers in working out the details and in the installation of the improvements and equipment proposed by them.

Up to the present time hospitals and similar institutions have never been provided with any means of escape from fire for such of their inmates as were bed-ridden or otherwise helpless, such as babies, imbeciles and the aged. In other words, hospital patients generally who are incapacitated from moving about are absolutely at the mercy of a fire should one take place. The nearest approach to a provision of safety for these people which had ever been suggested was a type of steel chute similar to the cylindrical "down-and-outs" one sees at recreation resorts into which it was proposed to throw those who were so incapacitated that they could not go down fire-escapes themselves and when they had slid down to the ground the hospital attendants were expected to carry them away and make some other provision for them.

**The Faults of Chutes.**

These chutes besides rusting to such an extent as to prove unserviceable for their purpose, were found to endanger the patients physically. In fact, it has been proved that there was danger of the patients getting jammed in them and suffocating to death. For that reason they have never come into general use.

Some three years ago after the Triangle fire Mr. Porter brought to the attention of the public a system of "horizontal escape" which he had introduced into high and crowded factory buildings. It obviates the necessity of taking people downstairs at all in case of fire. He has found not only that vertical escape down through the fire in order to get away from it is irrational, but that elevators, stairways and fire-escapes under emergency conditions were almost always sources of congestion and panic and often loss of life.

The "horizontal escape" was obtained by introducing a dividing wall across the building extending from cellar to roof with a doorway in it on each floor. In fact, some of the earlier buildings of

# THE LAWRENCEVILLE FRATERNITY SCHOOL BUILDING



Alfred H Taylor, Architect.

THE Fraternity building for the Calliopean and Philomathean Societies of the Lawrenceville School was finished the latter part of last year, and is now occupied by these societies. It is built of stone from the Hamill quarries, a local stone similar to that used in the main buildings at Princeton University, and is of random ashlar with wide white joints. The building was designed by Mr. Alfred H. Taylor, architect, of New York.

The design of the school is of the early type of Dutch Colonial building, many types of which can be found in Trenton and the surrounding country. the Lawrenceville School are interesting examples of this style, which speaks well for the honest construction of the early builders, who were not only artisans, but artists as well, as is shown by the picturesque and pleasing character of almost all of the early buildings of this type.

A year ago the Department of Charities asked for an appropriation of over $200,000 at the recommendation of the Fire Department to install fire-escapes and cylindrical chutes upon their principal buildings, some thirty-two in number. Mr. McAneny, then President of the Borough of Manhattan, had the request held in abeyance while he asked Mr. Porter if his division wall and horizontal exit system of life protection (which has proved to be serviceable for factories) could not be adapted to hospitals.

**Endorsed at Meeting of Engineers.**

Mr. Porter at this time read a paper on the subject before the American Society of Mechanical Engineers at which, after discussion, it was the consensus of opinion that this principle was practically the only one which offered any means of escape from fire for the physically helpless inmates of institutions such as hospitals who could be wheeled on their beds through the doorway to safety with scarcely any disturbance whatever. An attractive feature of this system was also that the cost of installation would be less than that of the other appliances.

Since the first of the year the Department of Charities and the Fire Department have, through their experts, thoroughly investigated the system. Following the investigation they urged its adoption. They feel that as there is now available a measure which will provide safety to the helpless in hospitals the city can not allow its wards to remain in jeopardy.

The Department of Corrections having buildings of a character similar to those of the Department of Charities and in some instances located contiguous to them has asked the Board of Estimate for permission to have this work extended into its buildings. Bellevue Hospital has already had its buildings surveyed and has asked for an appropriation to have them overhauled similarly. The Departments of Public Health and Charities of other cities have been waiting for the decision of the New York City authorities and will now undoubtedly proceed to have their buildings made safe likewise so that there is little doubt that the example thus established will be followed generally in all institutions of this kind wherever located.

## SALEM BARS SHINGLES.

**City Authorities Adopt a New Building Code—Residences to Be Detached.**

No shingles are to be permitted on the buildings which may be erected on the burned district of Salem, Mass. The new building code specifies that all roofs must be of slate, tile, terra cotta, metal or some other equally incombustible material. The code allows for factory and mill construction. These buildings, however, must be of first or second-class construction, or constructed with a mill frame with the exterior of metal or other incombustible material. Regarding the residential section the code reads:

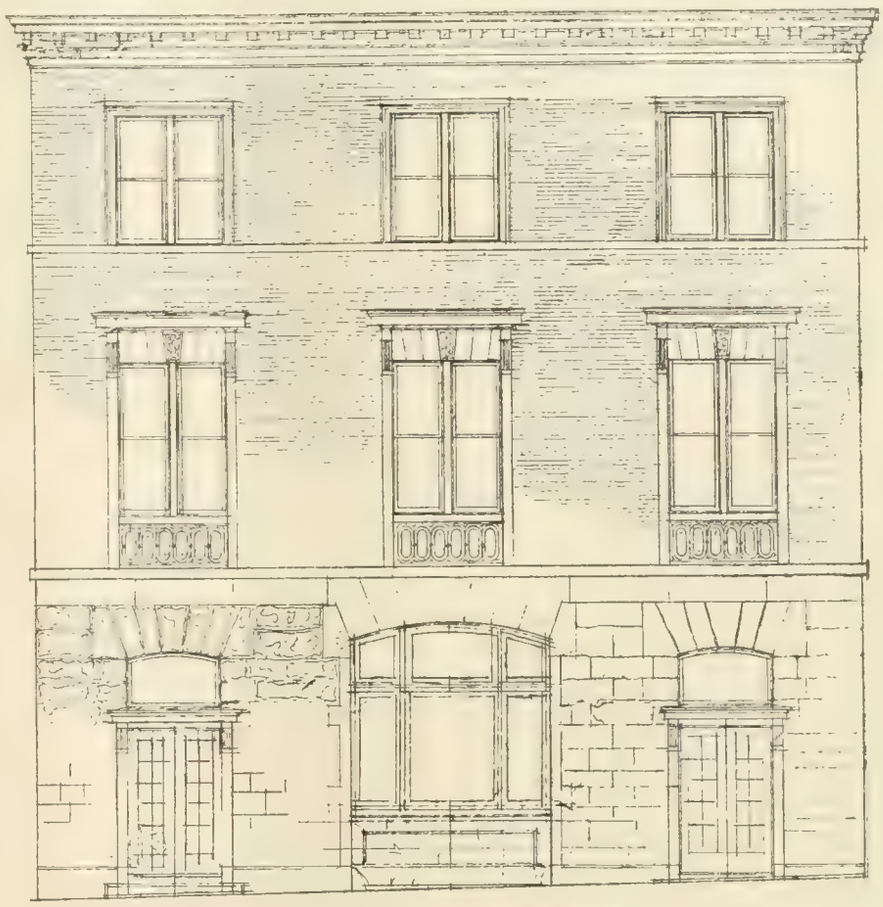
"No building will be allowed to run nearer than five feet to the adjoining lot, and there must be a distance of at least 10 feet between buildings on the same lot. No building shall occupy more than 75 per cent. of the lot on which it is built, unless it be on a corner, then it may occupy 80 per cent. of the lot. The new regulations apply only to the burned district which is to be rebuilt.

**Subway Progress Notes.**

During the week the Public Service Commission awarded to the Flinn-O'Rourke Company the contract for the construction of Section 3 of Route No. 33, the Montague street portion of the Whitehall-Montague street tunnel line in Brooklyn. This firm was the lowest of eight bidders at $3,395,152.

The Public Service Commission for the First District has advertised for bids to be opened September 15, at 12.15 o'clock for the construction of Section 2 of Route No. 48, the William street portion of the Park place, William and Clark street subway to be operated by the Interborough Rapid Transit Company. The plans call for a two-track underground railroad to be completed within 28 months from the delivery of the contract.

## BUILDING FOR BEAUX ARTS ARCHITECTS



Satterlee & Boyd and William Emerson, Associate Architects.

ARCHITECTS' SKETCH—A STABLE TO BE CONVERTED INTO AN ATELIER.

THE Society of Beaux Arts Architects has recently purchased a large private stable at 126 East 75th street and will alter it into an atelier for architectural students and those studying to be sculptors. The building is a three-story granite and pressed brick front on a lot 39.6 wide by 102 ft. deep, with an easement of 5 ft. along the entire west side, giving ample light and air for the entire building.

The whole first floor will be used for exhibiting drawings made by the students and will be a room 37 ft. wide by about 99 ft. long. In connection with this room will be an entrance hall, coat-room, stairhall, toilets and large stage in rear with lift for "chassises" and plaster casts to the ornament room on second floor and life class on third floor.

The second floor front room which is 28x26 ft. will be used as a lecture hall in connection with the ornament classes which will occupy two-thirds of the entire second floor, with the sculptor's room in the rear, measuring 37x29 ft. A stairway from the center portion of the second floor leads directly to the life class on the third floor in the rear. This is a room 29x37 ft. with a sloping skylight 12 ft. high and extending the entire width of the room facing the north. The high point of this room will be 18 ft. above the floor. There will be four large double-hung windows on the south side of the room.

All large rooms connect directly with a fireproof stairway in the rear of building. The third floor front room will be laid out as an apartment for the instructor and his family, who will be in direct communication with the entire building at all times.

It will be noted that all the necessary requirements of the society are embodied in this building. The society is keeping the cost down and leaving the interior as plain as possible, with the idea that at some future date it may be able to improve the interior finish.

Satterlee & Boyd, and William Emerson, 3 West 29th street, are associate architects.

**What the Panama Canal Will Do.**

Opening of the Panama Canal, says American Consul-General, will bring Guayaquil, Ecuador's principal port, within nine-days distance of New York against twelve days now and eighteen days to Liverpool against thirty days. The completion of the Ecuadorian railway system in connection with the Canal will divert the entire commerce from Iquitos westward instead of by way of Para, reducing the time to the port of Para from fifteen to five days and the total time to Liverpool to twenty-three against thirty-one to thirty-nine days.

The Chileans and foreigners are pouring capital rapidly into iron, copper and nitrate mines in the hope of the enlarging market for these products in the United States, the United States Consul at Valparaiso reports. American capital is taking an active part and a splendid field for machinery and supplies is opening for American merchants.

**West Farms Station Post Office.**

Janes & Cordes, 124 West 45th street, will soon take bids for the new West Farms Station postoffice building to be erected at the southeast corner of 177th street and the Bronx River, which has been leased by the U. S. Government. W. H. Birchall, 331 East 200th street, and William Bolton, 351 East 200th street, are the owners.

**Yacht Company to Rebuild Plant.**

The New York Yacht Engine and Launch Company, Harlem River, 175th to 177th streets, contemplates rebuilding the plant which was recently destroyed by fire. It is probable that the insurance will be adjusted soon and then work will proceed at once. The group includes a cabinet shop of steel or sheet-iron, a boat building shop and machine shop of steel, hollow tile or reinforced concrete. No architect has yet been selected.

—For 1913, the total assessed valuation of real estate in New York City was $8,006,647,861; and for personal property $325,421,340.

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### NO ARCHITECTS SELECTED.

In the department is published advance information of projected building projects where architects have not as yet been selected.

MANHATTAN.—The New York Yacht Engine & Launch Co., on premises, contemplates rebuilding its plant at 175th to 177th sts and Harlem River. No architect retained.

MONROE, N. Y.—The Monbasha Fire Co., Ira Smith, chief, contemplates the erection of a jail here, which will be leased to the village of Monroe. No architect selected.

BUFFALO, N. Y.—The Socialist Party, Branch No. 1, care of Martin Heisler, 760 Main st, contemplates the erection of a 2-sty brick store and lodge building in Genesee st, near Montana st, to cost between $10,000 and $15,000.

AVOCA, N. Y.—The Trustees of the Town of Avoca Village, Avoca, are receiving competitive sketches for a school to cost between $25,000 and $30,000.

ALBANY, N. Y.—The City of Albany Board of Contract & Supply, Isidore Wachsman, secretary, City Hall, Albany, contemplates the erection of a 4-sty marble municipal building here on Broadway, foot of State st. An appropriation has not been granted. No architect selected.

### PLANS FIGURING.

DWELLINGS.

PORTCHESTER, N. Y.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect, is taking bids for a frame residence for Hugh Chisholm, 200 5th av, Manhattan. Cost, about $30,000.

LOCUST VALLEY, L. I.—A. Hopkins, 101 Park av, Manhattan, architect, is taking bids for a 2½-sty frame residence, 20x132 ft., for Miss Gretta Hostetter, Locust Valley, L. I., and 57 East 64th st, Manhattan. Cost, about $20,000.

KNOLLWOOD, N. Y.—Chas. W. Leavitt, Jr., 220 Broadway, Manhattan, architect, is taking bids for alterations and additions to the 2½-sty hollow tile, stucco and brick residence here near White Plains, N. Y., for E. E. Calkins, 250 5th av, Manhattan. Cost, about $20,000.

HALLS AND CLUBS.

MANHATTAN.—Delano & Aldrich, 4 East 39th st, architects, are taking bids to close September 8 for the 6-sty clubhouse, 100x125 ft., northwest corner of 62d st and Park av, 560-66 Park av, for the Colony Club, Madison av and 30th st, Mrs. Frank Griswold, chairman of Finance Committee. Cost, about $450,000.

BROOKLYN.—William D. Kolle, on premises, owner, is taking bids for a 3-sty brick, steel and reinforced concrete extension to the sitting room and banquet hall 261-273 Prospect av, from plans by Thomas Bennett, 303 52d st, Brooklyn. Cost, about $20,000.

HOSPITALS AND ASYLUMS.

BROOKLYN.—Ludlow & Peabody, 101 Park av, Manhattan, architects, are taking bids for a 4-sty brick and limestone hospital, 35x93 ft., at the southeast corner of Brooklyn av and President st for the Home of St. Giles the Cripple, Garden City, Building Committee, 184 Joralemon st, owner. Cost, about $100,000.

MUNICIPAL WORK.

LIBERTY, N. Y.—Bids will be received at the office of the Board of Commissioners of Liberty, Robert Harby, clerk, until September 10 at 7 p. m. for the construction of a reservoir to contain 500,000 gallons. Henry W. Taylor, 100 State st, Albany, N. Y., engineer.

QUEENS.—The City of New York, Maurice E. Connelly, president, is taking bids to close September 3 at 11 a. m. for the construction of a temporary drain and appurtenances, six-inch house connection drains, sewer and appurtenances. Security, total $10,300.

AMSTERDAM, N. Y.—The City of Amsterdam, James P. Wilson, clerk, Farmers' National Bank Building, is taking bids to close September 1 at 8 p. m., for the reconstruction of the diverting dam at Glen Wild Dam from plans by John B. Wright, Farmers' National Bank Building. About 200 barrels of Portland cement will be required.

PUBLIC BUILDINGS.

WEST NEW YORK, N. J.—Plans are being figured for the 3-sty brick and terra cotta municipal building, 75x180 ft., at the corner of 16th st and Taylor pl, for the Town Council of the town of West New York, O. L. Aufderheide. William Mayer, Jr., 693 Bergenline av, West New York, architect. Cost, about $75,000.

LINDEN, N. J.—The Borough Council of Linden, Clarence H. Smith, clerk, is taking bids, to close about September 2, for the construction of a Borough Hall here.

STABLES AND GARAGES.

NEWARK, N. J.—The Common Council of the City of Newark, Jacob Haussling, City Hall, Mayor, is taking bids, to close September 10 at 3.30 P. M., for the brick city stables on Elizabeth av, from plans by Hughes & Backoff, Essex Building, 31 Clinton st. Cost, about $160,000.

MISCELLANEOUS.

BROOKLYN.—The Libman Contracting Co., 126-232 West 46th st, is figuring the general contract for the playground and recreation center at Douglas and Hopkinson sts, Brownsville, from plans by Henry B. Herts.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

97TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 12-sty apartment, 126x100 ft., at the northwest corner of 96th st and West End av for Isaac Polstein, 30 East 42d st. F. A. Burdett & Co., 16 East 33d st, steel engineers.

BROOME ST.—Samuel Sass, 32 Union sq, has completed plans for the 6-sty tenement, 20x74.6 ft., at 126 Broome st, for the Broom Construction Co., 5-7 Attorney st. Cost, about $12,000.

161ST ST.—Plans have been completed by Harold L. Young, 1204 Broadway, for the 6-sty apartment, 101.9x irregular, at the southeast corner of 161st st and Riverside drive for the Melvin Construction Co., 189 Broadway. Cost, about $300,000.

WEST END AV.—Schwartz, Gross & Marcus, 347 5th av, have completed plans for the 12-sty apartment, 100.10x irregular, at the northeast corner of West End av and 96th st for the Essie Construction Co., 355 West End av. Cost, about $600,000.

ACADEMY ST.—Frankfort & Kirschner, 830 Westchester av, have completed plans for the 5-sty apartment, 50x87 ft., in the east side of Academy st, 150 ft. north of Vermilyea av for the Loyal Building Co., 391 East 149th st. Cost, about $50,000.

RIVERSIDE DRIVE.—Plans have been completed by George F. Pelham, 30 East 42d st, for the 11-sty apartment, 100.7x irregular, at the southeast corner of Riverside drive and 149th st for the West Side Construction Co., 322 West 100th st. Cost, about $425,000.

100TH ST.—George Hof, Jr., 371 East 158th st, has completed plans for alterations to the 5-sty tenement 200 East 100th st for David Schwartz, 1799 3d av.

116TH ST.—Sarah & L. Alexander, 230 West 101st st, have had plans prepared by J. C. Cocker, 2017 5th av, for alterations to the 5-sty apartment 308 West 116th st.

DWELLINGS.

61ST ST.—Plans have nearly been completed for the 3 or 6-sty residence, 50x100 ft., at 7-9 East 61st st, for John T. Pratt, 43 Exchange pl. Chas. A. Platt, 11 East 24th st, architect. E. E. Seelye, 101 Park av, steel engineer. Contract will probably be awarded without competition.

MUNICIPAL WORK.

ELLIS ISLAND.—Bids were received by the U. S. Government, Byron H. Uhl, Acting Commissioner of Immigration, for inclosing corridor. Simon Russels, Inc., 261 Broadway, Manhattan, low bidder, at $13,970.

STABLES AND GARAGES.

92D ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for a 3-sty brick and marble garage, 25x100 ft., at 160-162 East 92d st for Willard D. Straight, 17 East 70th st. Bids will be called for about Oct. 1.

STORES, OFFICES AND LOFTS.

46TH ST.—George A. Freeman, 311 Madison av, is completing plans for an 8-sty store and loft building, 25x100 ft., at 12 East 46th st for the Home Club Co., Pliny Fisk, vice-president, 11-15 East 45th st. Bids will be taken by architect on general contract from a selected list of contractors about September 3. Cost, about $65,000.

23D ST.—Demolishing is underway at 104-108 East 23d st, where the United Charities, City & Suburban Homes Co., 17 West 38th st, will erect a 2-sty stores, offices and show rooms, 75x98 ft., to cost about $35,000. P. H. Ohm, 15 West 38th st, is architect. E. Brooks & Co., 3 West 29th st, have received the mason and carpenter contracts.

MISCELLANEOUS.

AV C.—Shepley, Rutan & Coolidge, Ames Building, Boston, Mass., are preparing preliminary plans for a $200,000 power house at Av C and 66th st. Buerkel & Co., 20-24 Union st, Boston, Mass., steam engineers.

#### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

VALENTINE AV.—Harry T. Howell, 149th st and 3d av, has completed plans for two 5-sty apartments, 50x84 ft., on the east side of Valentine av, 113 ft. south of 188th st, for the Hoffman Building Co., George Hoffman, 1132 Clay av, owner and builder. Cost, about $90,000.

ELTON AV.—The Tremont Architectural Co., 401 Tremont av, is preparing plans for a 5-sty apartment, 50x81 ft., at the northwest corner of Elton av and 156th st for the Benjamin Benenson Realty Co., 407 East 153d st, owner, who will take bids on subs about September 1.

JACKSON AV.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 6-sty apartment, 50x88 ft., on the west side of Jackson av, 25 ft. south of 147th st, to cost about $50,000. Owner's name for the present withheld.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids Aug. 24 for the general construction of P. S. 55, Libman Contracting Co., low bidder, at $293,800, and for plumbing and drainage of same school Joseph D. Duffy, at $19,674.

#### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

GLENMORE AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for two 4-sty apartments, 30x90 ft. and 35x89 ft., at the southwest corner of Glenmore and Georgia avs for S. Sassulsky, 312 Hopkinson av, owner and builder. Cost, about $60,000.

NORTH PORTLAND AV.—J. S. Kennedy, 157 Remsen st, has completed plans for a 4-sty brick tenement, 50x88 ft., on the west side of North Portland av, 190 ft. north of Myrtle av, for the Landport Realty Co., 215 Montague st. Cost, about $35,000.

BEDFORD AV.—George M. Miller, 44 Court st, is preparing plans for a 4-sty apartment, 20 x80 ft., on the east side of Bedford av, near Av D, for J. N. Wattinger, care of architect. Cost, about $10,000.

ROCHESTER AV.—Farber & Markwitz, 189 Montague st, have completed plans for two 4-sty tenements, 50x88 ft., on the west side of Rochester av, 51 ft. north of Sterling pl, for the Domicile Realty & Construction Co., 1421 Madison av, I. Rothfere, president. Cost, about $10,000 each.

BLAKE AV.—Charles Infanger, 2634 Atlantic av, is preparing plans for two 4-sty tenements, 36x90 ft., 44x89 ft., at the northeast corner of

Blake and Pennsylvania avs, for the Ashwick Building Co., 493 Ashford st, owner and builder. Cost, about $70,000.

EASTERN PARKWAY.—M. Joseph Harrison, 230 Grand st, Manhattan, is preparing plans for a 4-sty tenement, 40x100 ft., on the north side of Eastern Parkway, 450 ft. from Franklin av, for the Wyler Construction Co., 35 Nassau st, Manhattan, owner and builder. Cost, about $40,000.

ROEBLING ST.—Shampan & Shampan, 772 Broadway, have completed plans for the 6-sty tenement, 39x87 ft., in the east side of Roebling st, 100 ft. south of South 9th st, for Jacob Siris, 178 South 9th st, owner and builder. Cost, about $40,000.

15TH ST.—B. F. Hudson, 319 9th st, has completed plans for a 4-sty brick tenement, 40x89 ft., in the west side of East 15th st, 421 ft. south of Av I, for the Oakcrest Apartments, 26 Court st, owner and builder. Cost, about $28,000.

LINCOLN PL.—M. Joseph Harrison, 230 Grand st, Manhattan, is preparing plans for a 4-sty tenement, 40x61 ft., on the south side of Lincoln pl, 450 ft. west of Franklin av, for the Wyler Construction Co., Marcus Rosenthal, president, 35 Nassau st, Manhattan. Cost, about $25,000.

CHRISTOPHER AV.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty tenement, 64x89 ft., on the west side of Christopher av, 164 ft. south of Livonia av, for Philip Brody, 503 Sutter av, owner and builder. Cost, about $40,000.

GRAVESEND AV.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for four 3-sty tenements, 37x69 ft., on the east side of Gravesend av, 100 ft. north of Av C, for the Brooklyn Heights Land Co., 44 Court st. Total cost, about $40,000.

HOSPITALS AND ASYLUMS.

98TH ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty hospital, 100x100 ft., at East 98th st and Rockaway parkway for the Brownsville & East New York Hospital Society. Louis Jaffe, president, 1922 Prospect pl. Cost, about $100,000.

STABLES AND GARAGES.

EASTERN PARKWAY.—J. C. Wandell, 4 Court sq., has completed plans for a 1-sty brick garage and store, 60x162 ft., on the north side of Eastern parkway, 187 ft. west of Franklin av, for the Kingston Garage & Auto Co., care of Parkway Building Co., 44 Court st.

PENNSYLVANIA AV.—C. Infanger, 2634 Atlantic av, has completed plans for a 2-sty brick garage, 49x100 ft., on the east side of Pennsylvania av, 180 ft. north of Atlantic av, for W. F. Moore, 69 Pennsylvania av. Cost, about $20,000.

LEXINGTON AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 2-sty brick private garage, 70x98 ft., on the south side of Lexington av, 170 ft. west of Patchen av, for Paffke & Sons, 371 Lexington av, Brooklyn. Cost, about $25,000.

STORES, OFFICES AND LOFTS.

ATLANTIC AV.—Charles Infanger & Son, 2634 Atlantic av, are preparing plans for a 1-sty shop, 91x122 ft., at the northwest corner of Atlantic av and Logan st for Kampfe Bros., 88 Reade st, Manhattan. Cost, about $18,000.

MISCELLANEOUS.

CLARKSON AV.—The State of New York, Hospital Commission, J. H. B. Hanify, secretary, Capitol, Albany, received bids for electric equipment and underground feeders necessary for the Long Island State Hospital, Clarkson av, Flatbush. Lewis F. Pilcher, Capitol, architect. Lewis H. Woods, 2355 Jerome av, Manhattan, was low bidder at $6,890.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Plans have been prepared by John Boese, Queens Plaza Court Building, for a 4-sty brick tenement, 25x75 ft., on Payntar av, 25 ft. west of Sunswick av, for Donato Bovo, 7 Sherman st. Cost, about $11,500.

DWELLINGS.

WOODMERE, L. I.—James P. Whiskeman, 30 East 42d st, Manhattan, has completed plans for a 2½-sty brick residence and garage, 36x35 ft., on the west side of Linden av, 500 ft. south of Central av, for Robert Wagner, 51 Chambers st, Manhattan. Cost, about $8,000.

CORONA, L. I.—Otto Thomas, 354 Fulton st, Jamaica, has completed plans for a 2-sty brick residence, 19x34 ft., in the east side of Plant st, 127 ft. south of Jackson av, for Charles De Marce, 9 Hancock st, Brooklyn, owner. Cost, about $5,000.

# PROPOSALS

NOTICE TO CONTRACTORS: Sealed proposals for furnishing and installing complete Fireproof Stairways for Edgewood Building at the Hudson River State Hospital, Poughkeepsie, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until Sept. 4, 1914, at 2:30 P. M., when they will be opened and read publicly. Proposals shall be in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. The contractor to whom the award is made will be required to furnish Surety Company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specifications No. 2032. The right is reserved to reject any or all bids. Specifications and Drawings may be consulted and blank forms of proposal obtained at the office of Dr. Charles W. Pilgrim, Superintendent, Hudson River State Hospital, Poughkeepsie, N. Y.; at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City; and at the Department of Architecture, Capitol, Albany, N. Y. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY,
Secretary, State Hospital Commission.
Dated Albany, N. Y., August 21, 1914.

L. S. Bing, President A. M. Bing, Treasure

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*Contemplated Construction—(Cont'd).*

RICHMOND HILL, L. I.—Edward Jackson, Jamaica av, Jamaica, has completed plans for a 2½-sty frame residence, 18x36 ft., in Willow st, for George Dane, 4872 Jamaica av, Jamaica, owner, who desires bids on all subs. Cost, about $6,000.

### Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—Carl Goldberg, 130 West 28th st, Bayonne, N. J., is preparing plans for a 2-sty brick store and residence, 25x50 ft., on Richmond av for B. Wolonitz, 172 Richmond av. Maurice Bloom, West 17th st, Bayonne, general contractor. Cost, about $5,000.

### Suffolk.

CHURCHES.

BRIDGEHAMPTON, L. I.—F. Burrall Hoffman, Jr., 15 East 40th st, Manhattan, is preparing plans for a church for the Church of the Sacret Heart of Jesus and Mary, Rev. Father Francis J. O'Hara, pastor. Cost, about $25,000.

DWELLINGS.

BABYLON, L. I.—Tooker & Marsh, 101 Park av, Manhattan, are preparing plans for a 2½-sty frame residence, 25x38 ft., for Leroy Van Nostrand, this place. Cost, about $6,000.

HOSPITALS AND ASYLUMS.

AMITYVILLE, L. I.—L. Inglee, this place, is preparing plans for a 2-sty terra cotta and brick home here for the Long Island Home, care of architect, and will take bids on general contract to close about September 11. Cost, about $40,000.

### Westchester.

DWELLINGS.

HARTSDALE, N. Y.—Herbert Baer, 665 5th av, architect, will soon take bids for the 2½-sty residence, 27x54 ft., for Albert J. Mehler, care of Lazard Freres, 10 Wall st, Manhattan. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

MOUNT VERNON, N. Y.—The Benford Manufacturing Co., E. M. Benford, president, Pearl st, contemplates the erection of a 2 or 4-sty brick factory in Pearl st from plans by S. A. Guttenberg, Proctor Building, architect. Cost, about $15,000.

HOTELS.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing sketches for a 6-sty hotel and store, 100x100 ft. Owner's name for present withheld.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.).—The contract for excavation work for the 5-sty tenement for the Estate of James Naughton, 153 East 53d st, has been awarded to the Marcus Contracting Co., Inc., 309 Broadway. George F. Pelham, 30 East 42d st, architect. J. J. Hearn Construction Co., 69 West 46th st, general contractor.

MANHATTAN.—(Sub.).—The Marcus Contracting Co., Inc., 309 Broadway, has received the contract for the excavation for the 6-sty tenement 42-44 Grove st, from plans by Chas. B. Meyers, 1 Union sq. Chas. I. Weinstein Realty Co., 17 West 120th st, owner.

CHURCHES.

BAYSHORE, L. I.—John F. Cockerill, Inc., 147 Columbus av, Manhattan, has received the general contract to erect a brick church for St. Patrick's R. C. Church, care of architect, G. E. Steinback, 15 East 40th st, Manhattan. Cost, about $70,000.

DWELLINGS.

BROOKLYN.—Traktman Bros., 415 7th av, have received the general contract to erect a 3-sty brick residence, 20x60 ft., in the south side of Schermerhorn st, near Hoyt st, for Rose Goldstein, Old South rd, Woodhaven, L. I. E. M. Adelsohn, 1776 Pitkin av, architect. Cost, about $10,000.

TOWN OF UNION, N. J.—Charles W. Randall, West Hoboken, N. J., has received the general contract to erect a 2-sty brick residence at 203 5th st for Robert McAllen, this place, owner. Cost, about $5,000.

JERSEY CITY, N. J.—Alexander Kaplan, at site, has received the general contract to erect a 2-sty frame residence northwest corner of Hudson boulevard and Grace st for Helen M. and Frank C. Shipman, 269 Jeliff av. Abraham Davis, 59 Newark av, architect. Cost, about $5,000.

NEWARK, N. J.—Franklin E. Nelson, 37 Ella st, Bloomfield, N. J., has received the general contract to erect a 2-sty frame residence on the west side of Huntington terrace, for Emma Faber Du Faur, 17 Farley av, owner. Cost, about $3,500.

SCARSDALE, N. Y.—E. W. Adams, 4 Depot sq, White Plains, has received the general contract to erect a 2½-sty frame residence, 70x36 ft., on Wydham rd, Edgemont Estate, for E. L. Montgomery, 731 3d av, Manhattan. George H. Wells, 11 East 24th st, Manhattan, architect. Cost, about $15,000.

BROOKLYN.—George Bauer, at site, has received the general contract to erect a 2-sty brick and stucco residence, 18x40 ft., in the west side of East 15th st, 330 ft. north of Av N, for Elizabeth Maher, 2045 East 15th st. B. Driesler, 153 Remsen st, architect. Cost, about $4,000.

BROOKVILLE, L. I.—(Sub.).—James McLaren & Sons, Inc., Bay st, Brooklyn, have received the cut stone work for the brick and limestone residence for George S. Brewster, 49 Wall st, Manhattan. Trowbridge & Livingston, 527 5th av, Manhattan, architects. C. T. Wills, Inc., 286 5th av, Manhattan, general contractor.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The Turner Construction Co., 11 Broadway, has been awarded the general contract to erect the 3-sty service building for the Austin Nichols Co., 129th st, between 3d av and Harlem River. Hopkins & McEntee, architects. Building will be 60x173 ft., of reinforced concrete and brick construction. Work will go ahead immediately. The C. Leicester Payne Estate is the owner.

MANHATTAN.—The Turner Construction Co., 11 Broadway, has received the general contract to erect a 3-sty reinforced concrete and brick storage warehouse in the north side of 129th st, between 2d and 3d avs, for the Payne Estate, 231 East 129th st, Ambrose G. Todd, 165 Broadway, owner. Austin Nichols & Co., 61 Hudson st, lessees. Hopkins & McEntee, 37 East 28th st, architects. Cost, about $30,000.

MUNICIPAL WORK.

SOUTH AMBOY, N. J.—Abraham Jelin, 40 Paterson st, New Brunswick, N. J., has received the general contract to erect a concrete slab bridge over Deep Run on Bordentown turnpike for the Board of Chosen Freeholders of Middlesex County, Asher W. Bissett, clerk, South River, N. J. Alvin S. Fox, 137 Smith st, Perth Amboy, county engineer. Cost, about $3,500.

PUBLIC BUILDINGS.

MECHANICSVILLE, N. Y.—The United Fireproofing Co., 1133 Broadway, Manhattan, have received the general contract to erect a 3-sty brick municipal building at Main and Terminal sts for the Trustees of Village of Mechanicsville, John F. Green, president. John T. Simpson, Essex Building, Newark, N. J., architect and engineer. J. R. Smith & Co., School st, Mechanicsville, have the heating and plumbing work. Cost, about $25,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Rupp Bros., Inc., 189 Montague st, have received general contract to erect the 3-sty brick and limestone convent, 46x35 and 37x35 ft., on the north side of Metropolitan av, 148 ft. west of Bedford av, for the Church of Our Lady of Consolation, Rev. Father Alexius Jarka, pastor, 184 Metropolitan av. J. S. Kennedy, 157 Remsen st, architect. Cost, about $18,000.

WEST HOBOKEN, N. J.—The Kelly Construction Co., Warburton Building, Yonkers, N. Y., has received the general contract to erect the 3-sty brick P. S. 1, at Clinton and Union avs, for the Board of Education of West Hoboken, Morris Richman, 414 Spring st, West Hoboken, chairman. Ernest Sibley, Palisades, N. J., architect. Cost, about $192,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.).—The Marcus Contracting Co., Inc., 309 Broadway, has received the contract for excavating for the loft building 48-50 Watts st, from plans by Renwick, Aspinwall & Tucker, 320 5th av. E. A. Carpenter, 120 West 32d st, contractor. Germania Roofing Co., 26 Sullivan st, lessee.

MANHATTAN.—James F. Egan Co., 162 West 20th st, has received the general contract to alter the 3 and 5-sty brick loft at 137-141 Duane st for Bates Bros. Real Estate Co., Providence, R. I. Moore & Landsiedel, 3d av and 148th st, architects. The Merchants Rubber Co., 139 Duane st, lessee. Cost, about $25,000.

MANHATTAN.—J. Odell Whitenack, 231 West 18th st, has received the general contract to alter the office building 150 Nassau st for the American Tract Society, 150 Nassau st, William Phillips Hall, president. W. S. Timmis, 315 5th av, architect. New York Sun, 154 Nassau st, lessee of sub-basement, basement and first three floors. Otis Elevator Co., 11th av and 26th st, has elevator contract. Cost, about $80,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

191ST ST, 550-552-554-556 West s w cor, Audubon av, two 5-sty brick apartments, 50x81; cost, $80,000; owner, Tralow Realty Corporation, Patrick S. Treacy, president, 1931 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 304.

BRADHURST AV, e s, 79 s 153d st, 6-sty brick tenement, 39x87; cost, $50,000; owner, Loyal Bldg Co., 391 East 149th st; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 302.

FACTORIES AND WAREHOUSES.

AV D, w s, 68 n East 13th st, 3-sty brick saw mill, 92x32; cost, $10,000; owner, Mary L. Barbey, care Robinson & Brown, 14 Wall st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 303.

STABLES AND GARAGES.

FT. CHARLES PL, 15, 1-sty frame private garage, 11x14; cost, $200; owner, Bertha W. Olpp, 15 Ft. Charles pl; architect, Chas. F. Olpp, 15 Ft. Charles pl. Plan No. 305.

### Bronx.

CHURCHES.

CONCOURSE, n e cor 178th st, 1-sty brick chapel, tin roof, 44.6x84; cost, $20,000; owner, Tremont Presbty Church, Rev. Witton Moore Smith, 29 West 54th st, president; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 431.

DWELLINGS.

HOLLAND AV, w s, 425 n Barnett pl, 2-sty brick dwelling, rubberoid roof, 22x54; cost, $9,000; owners, Emanuel & Fanny Bornstein, 1422 Madison av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 434.

STORES AND TENEMENTS.

BOSTON RD, n w cor Suburban pl, two 6-sty brick tenements, plastic slate roof, 55x90, 10x87; cost, $110,000; owner, Robt. Joseph, 401 Tremont av; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 432.

MISCELLANEOUS.

HIGH BRIDGE R. R. YARD, at 167th st and Sedgwick av, 1-sty frame toilet, 6x8; cost, $350; owner, N. Y. C. & H. R. R. R. Co., 70 East 45th st; architect, U. S. Hitesman, 81 East 125th st. Plan No. 433.

## Brooklyn.

CHURCHES.

62D ST, n s, 200 w 22d av, 1-sty frame church, 48.6x126.10, shingle roof; cost, $15,000; owner, R. C. Church of St. Athanasius, 2148 62d st; architect, Frank J. Helmle, 190 Montague st. Plan No. 5818.

DWELLINGS.

EAST 25TH ST, e s, 350 s Av L, two 2-sty frame dwellings, 19x45, shingle roof, 2 families each; total cost, $7,000; owner, Benj. F. Millen, Philadelphia, Pa.; architect, Otto Nelson, 1271 East 26th st. Plan No. 5806.

PRESIDENT ST, n e cor Brooklyn av, 3-sty brick dwelling, 40x43, gravel roof, 1 family; cost, $12,000; owner, Alfred E. Horn, 262 Hancock st; architect, Wm. Van Alen, 4 West 37th st, Manhattan. Plan No. 5950.

WEST 31ST ST, w s, 156 n Surf av, 1-sty frame dwelling, 13x32, shingle roof, 1 family; cost, $650; owner, Henry Argue, 2972 West 31st st; architect, Wm. Richter, 4411 18th av. Plan No. 5803.

BAY 46TH ST, e s, 135.9 s Cropsey av, 1-sty brick dwelling, 22x30, shingle roof, 1 family; cost, $1,500; owner, Giovanni Milici, 282 Av A, Manhattan; architect, John C. Wandell Co., 4 Court sq. Plan No. 5825.

EAST 49TH ST, w s, 120 n Av N, two 2-sty frame dwellings, 17x45, tin roof, 2 families each; total cost, $5,000; owner, Robt. Sandine, 1271 East 26th st; architect, Otto Nelson, 1271 East 26th st. Plan No. 5805.

EAST 26TH ST, e s, 362.6 n Av M, 2-sty frame dwelling, 18x44, shingle roof, 1 family; cost, $3,000; owner, Jasper T. Dunham, 217 Greene av; architect, W. H. Barnes, 1203 Beverly rd. Plan No. 5849.

58TH ST, s s, 240 w 16th av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $3,200; owner, Chas. Pascuale, 6608 14th av; architect, Chas. A. Olsen, 1314 70th st. Plan No. 5857.

EAST 27TH ST, w s, 299.6 n Sutter av, three 2-sty frame dwellings, 23x42, shingle roof, 1 family each; total cost, $10,500; owner, Agnew Constn. Corpn., 8768 Bay 24th st; architect, H. D. Vernon, 1542 Brooklyn av. Plan No. 5887.

46TH ST, n s, 360 e 14th av, 2-sty frame dwelling, 24x34, shingle roof, 2 families; cost, $6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 5879.

ELDERT'S LANE, w s, 20 n Liberty st, four 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, $18,000; owner, B. T. Const. Co., 340 St. Marks av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5899.

ELDERT'S LANE, n w cor Liberty st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $5,000; owner, B. T. Const. Co., 340 St. Marks av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5900.

LIBERTY ST, n s, 90 w Eldert's lane, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, $4,500; owner, B. T. Const. Co., 340 St. Marks av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5898.

STARR ST, n s, 116.1 w Wyckoff av, 2-sty brick dwelling, 18.9x63.4, gravel roof, 2 families; cost, $4,000; owner, John Rebhan, 225 Starr st; architect, Emil J. Messinger, 394 Graham av. Plan No. 5932.

EAST 7TH ST, w s, 260 n Av M, two 2-sty frame dwellings, 16x40, shingle roof, 1 family each; total cost, $5,000; owner, Clifton Bldg. Corp., 351 Martense st; architect, R. S. Baker, 1911 59th st. Plan No. 5918.

OCEAN PARKWAY, e s, 260 n Av M, 2-sty frame dwelling, 23.4x50, shingle roof, 2 families; cost, $5,000; owner, Clifton Bldg. Corp., 351 Martense st; architect, R. S. Baker, 1911 59th st. Plan No. 5919.

SURF AV, n s, 114 w West 30th st, five 2-sty frame dwellings, 20.7x16, shingle roof, 2 families each; total cost, $2,500; owner, B. Kaufman, 482 Stone av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5920.

UTICA AV, e s, 97.6 s Av N, fifteen 2-sty frame dwellings, 13x45, gravel roof, 1 family each; total cost, $30,000; owner, J. L. Brassington & Co., 2006 East 47th st; architect, Chas. G. Wessel, 1536 East 46th st. Plan No. 5902.

FACTORIES AND WAREHOUSES.

ATLANTIC AV, n w cor Logan st, 1-sty brick factory, 91.4x107.4, slag roof; cost, $18,000; owner, Campfe Bros., 8 Reade st, Manhattan; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 5809.

MELROSE ST, s s, 275 e Hamburg av, 2-sty brick shop, 22x97, tin roof; cost, $4,000; owner, Saml. Gaber, 332 Melrose st; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 5869.

ROSS ST, e s, 100 s Wythe av, 1-sty brick storage, 28x60, iron roof; cost, $1,500; owner, National Aniline & Chemical Co., 58 Ross st; architect, W. H. Volckening, 186 Remsen st. Plan No. 5890.

ALABAMA AV, e s, 95 n Sutter av, 1-sty frame shop, 60x45, slag roof; cost, $500; owner, Dickey Lemberg Co., Suffern, N. Y.; architects, Farber & Markwitz, 189 Montague st. Plan No. 5894.

STABLES AND GARAGES.

BAY 17TH ST, e s, 250 n Benson av, 1-sty frame garage, 18.4x20.4, shingle roof; cost, $300; owner, Enger, 4424 6th av; architect, K. Iversen, 1829 64th st. Plan No. 5844.

GREENPOINT AV, s w cor Newell st, 2-sty brick stable, 22.6x16, slag roof; cost, $600; owner, Standard Sash & Door Co., on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 5963.

POWELL ST, ws, 225 s Dumont av, 1-sty frame stable, 10x19, tar paper roof; cost, $500; owner, Fannie Sarber, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5941.

ADELPHI ST, 112, 1-sty brick garage, 25x30, gravel roof; cost, $825; owner, Patrick Mullins, on premises; architect, Henry M. Entlich, 29 Montrose av. Plan No. 5880.

TROUTMAN ST, n s, 200 w Hamburg av, 1-sty brick stable, 25x33, tin roof; cost, $1,500; owner, Frank Tomasso, 279 Bushwick av; architects, Cannella & Gallo, 60 Graham av. Plan No. 5892.


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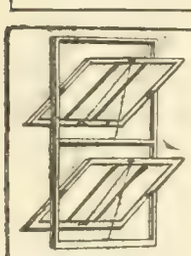
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*Plans Filed, New Buildings, Brooklyn (Con.).*

STORES AND DWELLINGS.

68TH ST, n s, 20 e 12th av, 2-sty brick store and dwelling, 20x50, gravel roof, 2 families; cost, $3,800; owner, Vincenzo Sanmaritano, 1275 74th st; architect, Albert E. Parfitt, 233 Broadway, Manhattan. Plan No. 5822.

HUMBOLDT ST, n e cor Frost st, 2-sty brick store and dwelling, 25x47, gravel roof, 1-family; cost, $4,500; owner, Eugene Wallace, on premises; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 5891.

STORES AND TENEMENTS.

AV J, n w cor East 15th st, 4-sty brick tenement, 60x89, gravel roof, 20 families; cost, $45,000; owner, John G. Kahaly, 47 East 9th st, Manhattan; architect, A. White Pierce, 59 Court st. Plan No. 5964.

VAN SICLEN AV, es, 50 s Liberty av, 4-sty brick tenement, 50x89, slag roof, 16 families; cost, $28,000; owner, Diaz, 136 Grafton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5975.

VAN SICLEN AV, s e cor Liberty av, 4-sty brick tenement, 50x90, slag roof, 22 families; cost, $30,000; owner, Diaz Bldg. Co., 136 Grafton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5974.

12TH AV, w s, 50.2 n 15th st, two 4-sty brick tenements, 50x85, tin roof, 16 families each; total cost, $48,000; owner, Paul Connelly, 5107 New Utrecht av; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 5971.

EASTERN PARKWAY, n s, 228.2 w Hopkinson av, 4-sty brick tenement, 47.6x80.2, slag roof, 19 families; cost, $23,000; owner, Bond Const. Corp., 430 Hopkinson av; architects, Farber & Markwitz, 189 Montague st. Plan No. 5810.

EASTERN PARKWAY, n s, 171.10 w Hopkinson av, 2-sty brick tenement, 47.6x80.2, slag roof, 19 families; cost, $23,000; owner, Bond Const. Corp., 430 Hopkinson av; architects, Farber & Markwitz, 189 Montague st. Plan No. 5811.

WILLIAMS AV, w s, 50 n Livonia av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, $28,000; owner, Henry Freraland, 743 Saratoga av; architects, Millman & Son, 1780 Pitkin av. Plan No. 5808.

BELMONT AV, s e cor Barbey st, 4-sty brick tenement, 25x90, slag roof, 12 families each; cost, $24,000; owner, Sam Glick, 564 Prospect av, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5838.

WILLIAMS AV, e s, 50 n Livonia av, 4-sty brick tenement, 50x90, slag roof, 23 families; cost, $28,000; owner, Morris Wallenstein, 318 Williams av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5866.

PROSPECT PL, s s, 150 e Underhill av, two 4-sty brick tenements, 50x92, slag roof, 16 families each; total cost, $8,000; owner, Levy Bros. Realty Co., 5 Beekman st; architects, Shampan & Shampan, 772 Broadway. Plan No. 5897.

51ST ST, n w cor 12th av, 4-sty brick tenement, 50x85, tin roof, 16 families; cost, $28,000; owner, Paul Connelly, 5107 New Utrecht av; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 5917.

GRAVESEND AV, e s, 100 n Av C, four 3-sty brick tenements, 24x69, gravel roof, 6 families each; total cost, $28,000; owner, Brooklyn Heights Land & Mtg. Co., 44 Court st; architects, Wortmann & Braun, 114 East 28th st, Manhattan. Plan No. 5903.

HOWARD AV, s e cor Sterling pl, 4-sty brick store and tenement, 27.9x94.6, slag roof, 6 families; cost, $20,000; owner, Esther Epstein, 175 Watkins st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5910.

LAWRENCE AV, n s, 225 e 3d st, two 2-sty brick tenements, 24.10x72, slag roof, 4 families each; total cost, $12,000; owner, Ralph Henry, Jr., 43 Cedar st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 5915.

LAWRENCE AV, n s, 200 e 3d st, 2-sty brick tenement, 25x72, slag roof, 4 families; cost, $6,000; owner, Ralph Henry, Jr., 43 Cedar st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 5914.

LAWRENCE AV, n s, 274.8 e 3d st, two 2-sty brick tenements, 25x72, slag roof, 4 families each; total cost, $6,000; owner, Ralph Henry, Jr., 43 Cedar st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 5916.

NEW JERSEY AV, w s, 74.6x s Riverdale av, 3-sty brick tenement, 20.6x78, slag roof, 6 families; cost, $8,000; owner, New Lots Const. Co., 748 Shepherd av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5896.

MISCELLANEOUS.

DE KALB AV, n e cor Raymond st, two 3-sty brick passages, 15x20.6, tile roof; cost, $8,350; owner, Brooklyn Hospital, on premises; architects, Lord, Hewlett & Tallant, 345 5th av, Manhattan. Plan No. 5852.

## Queens.

DWELLINGS.

DOUGLAS MANOR.—Park lane, n s, 122 e West drive, 2½-sty frame dwelling, 36x25, shingle roof, 1 family, steam heat; cost, $8,000; owner, J. D. Strurys, Douglaston; architect, Norman McGlashan, 1123 Broadway, Manhattan. Plan No. 2785.

ELMHURST.—Prospect st, s s, 240 w Hanover av, 2½-sty frame dwelling, 22x48, tin roof, 2 families; cost, $3,500; owner, Herman Mertins, 101 Maurice av, Elmhurst; architect, R. F. Johnson, 60 Hunt st, Corona. Plan No. 2788.

RICHMOND HILL.—Welling st, e s, 135 n Belmont av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, furnace heat; cost, $4,200; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Fred. Wormberger, 30 Snediker av, Union Course. Plan Nos. 2777-78.

RIDGEWOOD.—Brandon av, n s, 55 e Guion av, 2½-sty frame dwelling, 25x35, shingle roof, 1 family, steam heat; cost, $3,500; owner, Herman J. Mohlenhoff, Elmhurst; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2789.

DOUGLASTON.—Main av, e s, 237 s Cherry st, 2½-sty frame dwelling, 35x36, shingle roof, 1 family, steam heat; cost, $7,500; owner and architect, Norman McGlashan, 1123 Broadway, Manhattan. Plan No. 2792.

MIDDLE VILLAGE.—Nagy st, w s, 287 n Metropolitan av, 2-sty frame dwelling, 20x40, tar and gravel roof, 2 families; cost, $3,000; owner, Felice Mangelletti, 224 Elizabeth st, Manhattan; architects, Laspia & Salvatti, 525 Grand st, Brooklyn. Plan No. 2791.

NEWTOWN HEIGHTS.—Prospect st, w s, 250 n Grove st, 1-sty frame dwelling, 22x38, tar and slag roof, 2 families; cost, $1,700; owner, John Nekrowitc, 73 Corinth av, Elmhurst; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 2793.

WHITESTONE.—Washington av, e s, 260 s 27th st, 2½-sty frame dwelling, 23x30, shingle roof, 1 family, steam heat; cost, $3,000; owner, Frederick P. Brennan, 143 6th av, L. I. City; architect, owner. Plan No. 2803.

GLENDALE.—Clara pl, e s, 309 s Cooper av, 2-sty frame dwelling, 18x42, shingle roof, 1 family; cost, $3,000; owner, Dietrich Horstmann, 10 Linden st, Jamaica; architect, Harry A. Sand, 633 Onderdonk av, Brooklyn. Plan No. 2801.

BELLE HARBOR.—Dennison av, s s, 180 e Beach Channel drive, 2-sty frame dwelling, 27x37, shingle roof, 1 family, steam heat; cost, $3,500; owner, F. Mayer, Hollywood Court, Sea Side, L. I.; architect, I. P. Card, Corona. Plan No. 2800.

BAYSIDE -Highwood rd, n w cor Hillcrest pl, 2½-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, $3,000; owner, Bayside Homes Co., 16 East 33d st, Manhattan; architect, John Coe, Bayside av, Bayside. Plan No. 2798.

STABLES AND GARAGES.

L. I. CITY.—Webster av, s s, 50 w Marion st, 1-sty brick garage, 8x16, tin roof; cost, $93; owner, R. & S. Veras, 148 Webster av, L. I. City; architect, owner. Plan No. 2783.

MASPETH.—Grand st, n s, 175 w Broad st, 1-sty frame stable, 40x35, tin roof; cost, $3,000; owner, Edward Hauff, 21 Vienna av, Middle Village; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2779.

RICHMOND HILL.—Brandon av, n s, 55 e Guion av, 1-sty frame garage, 12x16, shingle roof; cost, $250; owner, Herman J. Mohlenhauf, Elmhurst; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2790.

RICHMOND HILL.—Waterbury av, w s, 460 s Orchard av, 1-sty brick garage, 14x20, tin roof; cost, $500; owner, Katherine Kraft, 11 Waterbury av, Richmond Hill; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2782.

RIDGEWOOD.—Myrtle av, s s, 87 w Center st, 1-sty brick stable, 13x35, tin roof; cost, $500; owner, Michael Link, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2781.

RIDGEWOOD.—Anthon av, s w cor Foxall st, 1-sty brick garage, 18x18, gravel roof; cost, $200; owner, Frank Spaeth, 1153 Myrtle av, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2784.

WHITESTONE.—21st st, n s, 175 e 8th av, 1-sty frame garage, 11x15, tin roof; cost, $100; owner, D. McLaren, 19 East 21st st, Whitestone; architect, F. J. Grotz, Whitestone. Plan No. 2796.

STORES AND TENEMENTS.

JAMAICA.—Jamaica av, s s, 33 w Oak st, 1-sty brick store, 70x73, slag roof; cost, $10,000; owner, Bank of L. I., Jamaica; architect, A. Wallace McCrea, 23 East 15th st, Manhattan. Plan No. 2799.

MISCELLANEOUS.

MIDDLE VILLAGE.—Sutter av, w s, 100 s Henry st, 1-sty frame greenhouse, 20x44, glass roof; cost, $350; owner, N. Burger, 18 Sutter av, Middle Village. Plan No. 2787.

MIDDLE VILLAGE.—Metropolitan av, n s, 125 w Juniper av, iron fence, 3,400 ft. long, 7 ft. high; cost, $3,500; owner, Lutheran Cemetery, Middle Village. Plan No. 2786.

RIDGEWOOD.—Myrtle av, s s, 87 w Center st, 1-sty frame shed, 20x14, tin roof; cost, $200; owner, Michale Link, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2780.

JAMAICA.—Fulton av, s s, opposite Standard pl, frame billboard, 100x24; cost, $400; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2794.

JAMAICA.—Jamaica av, s w cor Birch st, frame billboard, 65x25; cost, $180; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2795.

L. I. CITY.—Blackwell st, foot of, water tank; cost, $175; owner, Astoria Veneer Mills Co., premises. Plan No. 2804.

JAMAICA.—Brooklyn av, w s, 230 n Cumberland st, 1-sty frame shed, 12x14, paper roof; cost, $100; owner, Wm. T. Beball, Fulton st, Jamaica. Plan No. 2802.

## Richmond.

DWELLINGS.

CENTRE ST, n s, 80 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x43; cost, $500; owner, Wm. R. Gukie, 117 West 96th st, Manhattan; architect and builder, Wm. R. Gukie, 117 West 96th st, Manhattan. Plan No. 741.

LAFAYETTE AV, w s, 150 s Prospect av, New Brighton, 2-sty frame dwelling, 26x34; cost, $3,000; owner, Mrs. E. L. Sullivan, 81 Bay View av, New Brighton; architect, Robt. Curry, 45 Broadway, Manhattan; builder, Walter Booth, Alban st, West New Brighton. Plan No. 740.

ROOSEVELT AV, n s, 140 n Willowbrook av, West New Brighton, 1-sty frame dwelling, 20x30; cost, $500; owner, Ludovio Silventri, 136 Rivington st, Manhattan; architect and builder, John Racka, 21 Wheeler av, West New Brighton. Plan No. 747.

WILLOWBROOK RD, cor Buchanan av, West New Brighton, 1-sty frame bungalow, 20x30; cost, $500; owner, Guiseppe Pandolfee, 204 Madison st, Manhattan; architect and builder, John Racka, 27 Wheeler av, West New Brighton. Plan No. 739.

STABLES AND GARAGES.

BEACH ST, s s, 100 e Van Duzen st, Stapleton, 1-sty brick garage, 16x26; cost, $200; owner, F. Mohr, 98 Beach st, Stapleton; architect and builder, Alex. Doerr, 202 Gordon st, Stapleton. Plan No. 749.

SHELDON AV, e s, 280 s Washington av, Annadale, 1-sty frame garage, 12x16; cost, $400; owner, Genaro Gragnano, 63 Withers st, Brooklyn; architects, Brook & Rosenberg, 350 Fulton st, Brooklyn. Plan No. 738.

STORES AND DWELLINGS.

CEDAR AV, s s, 100 e Townsend lane, South Beach, 2-sty frame store and dwelling, 20x23; cost, $1,200; owner, Francesco Recca, 782 3d av, Brooklyn; architect, Pasquale Gagliarde, 239 Navy st, Brooklyn; builder, Francesco Recca, 782 3d av, Brooklyn. Plan No. 746.

MISCELLANEOUS.

WILLIAM ST, w s, 350 n Amboy rd, Tottenville, 1-sty frame chicken house, 16x18; cost, $18; owner, Albert Easton, 227 Wiliam st, Tottenville; builder, Albert Easton, 227 William st, Tottenville. Plan No. 741.

14TH ST, 2,000 from Mill rd, Oak Wood Beach, 1-sty block shed, 30x40; cost, $200; owner, J. Oliver, 18 Clifton ter, Weehawken, N. J.; builder, J. Olivir, 18 Clifton ter, Weehawken, N. J. Plan No. 742.

CLINTON AV, n s, 150 e Lafayette av, Port Richmond, L. I., 1-sty frame chicken house, 10x16; cost, $30; owner, H. D. Carey, 97 Clinton av, Port Richmond; builder, H. D. Carey, 97 Clinton av, Port Richmond. Plan No. 743.

OLD STONE RD, w s, 1,000 s Fiske av, Port Richmond, 1-sty frame drying room, 30x50; cost, $500; owner, Consolidated Fireworks Co., Port Richmond; architect and builder, W. H. Ellis, 485 Villa av, Port Richmond. Plan No. 748.

RICHMOND AV, w s, 300 n Rockland av, New Springville, 1-sty frame wagonshed, 68x12; cost, $300; owner, Adam Martin, New Springville; builder, G. E. Cortelyou, New Springville. Plan No. 745.

DEAN ST, n s, 150 e Schenectady av, 2-sty brick rectory, 20x55, tin roof; cost, $5,500; owner, Rt. Rev. Chas. E. McDonnell, 1665 Dean st; architects, Laspia & Salvati, 525 Grand st. Plan No. 5938.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

CHAMBERS ST, 143, flues to 5-sty brick store and lofts; cost, $100; owner, St. James' Church, 71st st and Madison av; architect, Geo. M. Pollard, 127 Madison av. Plan No. 3219.

CHATHAM SQ. 9, stairs, metal-covered wood partitions, fire escapes, fire escape doors, metal door and window covering to 5-sty brick store and lodging house; cost, $3,000; owner, Horton Estate, executor, Wilson Brown, Jr., 2 Grand st, White Plains, N. Y.; architect, Peter J. McKeon, Bureau of Fire Engineering, 21-23 Park Row. Plan No. 3260.

CHERRY ST, 277-279, stairs, door openings, runways, stalls, 2-sty brick extension to 3-sty brick storage and lofts; cost, $16,000; owners, Kauffman & Lowenthal Realty Co., 206 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3274.

CLEVELAND PL, 25, steel beams, mason work, partitions, store front to 4-sty brick stores and tenement; cost, $900; owner, Domenico Covio, 23 Cleveland pl; architect, Wm. G. Clark, 438 West 40th st. Plan No. 3237.

CLINTON ST, 188-90, mason work to 6-sty brick stores and tenement; cost, $250; owner, Victor Muller, 190 Clinton st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3215.

ELDRIDGE ST, 90, store fronts, wire partition, stair repairs to 4-sty brick store and tenement; cost, $500; owner, Wendoline J Nauss, care L. H. Reinig, 1184 Lexington av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 3243.

GREENE ST, 42-50, water closet compartments to 5-sty brick lofts; cost, $600; owner, Chas. Laue, 38 Fulton st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3262.

JOHN ST, 59-65, removal of encroachments to 6-sty brick offices; cost, $6,600; owner, Reformed Protestant Dutch Church, 113 Fulton st, Brooklyn; architect, Augustus D. Shepard, 36 East 23d st. Plan No. 3273.

KENMARE ST, 41, store front, entrance to 6-sty brick stores and tenement; cost, $500; owners, S. & H. Realty Co., Inc., 470 4th av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3266.

LEWIS ST, 193, hoist hatchway, automatic trap doors to 3-sty brick loft building; cost, $100; owner, Jacob Marks, 35 Nassau st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 3271.

MacDOUGAL ST, 46-48, f. p brick extension, f. p. floor, metal walls and ceilings to 3-sty brick dwelling; cost, $12,000; owners, Nervo & Balbiani Co., 18 King st; architect, Frank E. Vitolo, 1356 Kingsbridge ter. Plan No. 3268.

ST. MARK'S PL, 75, window, toilet compartment to 4-sty brick tenement; cost, $500; owner, Max Finklestein, 1-3 East 13th st; architect, Morris Schwartz, 194 Bowery. Plan No. 3233.

THOMPSON ST, 151, galvanized iron skylight to 4-sty brick rectory; cost, $100; owners, Franciscan Fathers, 151 Thompson st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 3270.

WALKER ST, 88-90, wooden stairs, bulkhead, galvanized iron skylight to 7-sty brick factory lofts; cost, $200; owner, Leopold Hellinger, 16 East 96th st; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 3226.


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*Plans Filed, Alterations, Manhattan (Cont'd).*

1ST ST, 33, partitions, removal of elevator, store front to 6-sty brick store and lofts; cost, $500; owner, Edw. T. Herwill, 215 Montague st, Brooklyn; architect, Max Muller, 115 Nassau st. Plan No. 3210.

10TH ST, 165 West, mason work, removal of dumbwaiter, fire-escapes to 3-sty brick dwelling; cost, $1,000; owner, Gedney Estate, Maplewood, N. J.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 3246.

13TH ST, 30-32 West, windows to 6-sty brick loft building; cost, $150; owner, N. Y. Improved Real Estate Co., 25 Broad st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 3259.

14TH ST, 243 East, doorway to 4-sty brick dwelling; cost, $45; owner, John A. Auger, 243 East 14th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 3227.

18TH ST, 348 West, extension, partitions, fireproof windows, vestibule door to 5-sty brick tenement; cost, $1,000; owner, John T. Stanley, 305 West 43d st; architect, John H. Knubel, 305 West 43d st. Plan No. 3280.

18TH ST, 2 West, wooden balcony, iron and steel supports to 10-sty brick store and lofts; cost, $250; owner, Hoffman Estate, 258 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 3250.

25TH ST, 130-132 West, steel tank supports to 12-sty brick store and lofts; cost, $2,500; owner, Lee Holstein, 1133 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3265.

26TH ST, 110-112 West, tank, supports to 7-sty brick factory building; cost, $600; owner, Nason Realty Co., Inc., 206 Broadway; architect, Maxwell Engineering Co., Inc., 146 26th st, Brooklyn. Plan No. 3211.

27TH ST, 143 West, store front, galvanized iron cornice, steel beams to 5-sty brick store and tenement; cost, $300; owner, David Stevenson Brewing Co., 523 10th av; architect, John P. Voelker, 979 3d av. Plan No. 3239.

30TH ST, 144 West, removal of encroachment to 3-sty brick tenement; cost, $85; owner, Wm. H. P. Oliver, 165 Broadway; architect, Wm. J. Russell, 1476 Broadway. Plan No. 3207.

31ST ST, 147 West, removal of encroachments to 4-sty brick store and tenement; cost, $100; owner, John Wells, care Wm. R. Mason, 558 8th av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3209.

38TH ST, 325-27 East, washing machine, four extractors, alteration to dumbwaiter shaft, counter-balanced kalamein door to 2-sty brick public bath; cost, $1,500; owner, N. Y. Ass. for Improving Condition of the Poor, 105 East 22d st; architect, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 3277.

38TH ST, 112 West, store front, doorway to 4-sty brick store and offices; cost, $300; owner, Hassell Estate, 118 West 71st st; architect, Morris Schwartz, 194 Broadway. Plan No. 3214.

46TH ST, 46 West, window opening, fireproof window to 4-sty brick store and lofts; cost, $50; owner, Arthur Brisbane, Allaire, N. J.; architect, Wm. E. White, 235 East 35th st. Plan No. 3232.

46TH ST, 12 East, sidewalk lift, store fronts, girder, stairs to 4-sty brick stores and offices; cost, $9,000; owner, The Home Club Co., Pliny Fisk, president, 11-15 East 45th st; architect, Geo. A. Freeman, 311 Madison av. Plan No. 3275.

47TH ST, 332 East, partition, bath room, sinks, tubs, 1-sty extension to 4-sty brick tenement; cost, $2,000; owner, Samuel Frieder, 5 Mitchell pl; architect, Ned P. Winters, 4 Mitchell pl. Plan No. 3234.

48TH ST, 5 East, stairs to 4-sty brick loft building; cost, $200; owner, Wm. S. Hawk, 520 Park av; architect, Geo. Dress, 1436 Lexington av. Plan No. 3224.

50TH ST, 337 West, partitions, windows, metal skylight, door opening, f. p. door to 4-sty brick hospital; cost, $2,000; owner, John A. Wyeth, 244 Lexington av; architect, Edw. L. Angell, 117 West 90th st. Plan No. 3272.

53D ST, 38 West, rearrangement of bath rooms and fixtures to 4-sty brick dwelling; cost, $800; owner, Mrs. Francis L. Hine, 38 West 53d st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 3279.

58TH ST, 44 West, storm vestibule, mason work to 4-sty brick residence; cost, $1,000; owner, Morris T. Donnell, 45 Wall st; architect, Frank A. Willard, 700 McDonough st, Brooklyn. Plan No. 3228.

59TH ST, 52 East, store front, toilets, partitions, iron sidewalk door to 3-sty brick store and lofts; cost, $900; owner, Paul M. Herzog, 41 West 68th st; architect, Christian H. Lang, 131 West 58th st. Plan No. 3281.

60TH ST, 20 West, enlargement of entrance, steel girder, cement work, plastering to 2-sty brick garage; cost, $500; owner, M. S. Auerbach, 30 East 42d st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3282.

71ST ST, 429 East, store front, iron trap door and grating, removal of partitions to 4-sty brick store and tenement; cost, $500; owner, Emil Wokal, 345 East 73d st; architect, Frank Braun, 585 9th av, L. I. City. Plan No. 3276.

75TH ST, 126 East, 1-sty addition, 39x94, removal of bearing wall, partitions to 3-sty brick stable and dwelling; cost, $13,000; owner, Society of Beaux Arts Architects, 16 East 33d st; architects, Satterlee & Boyd, 3 West 29th st. Plan No. 3256.

107TH ST, 174 East, store front, galvanized iron cornice to 4-sty brick store and tenement; cost, $500; owner, Kate Manning, 1938 3d av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3221.

112TH ST, 1 East, fire repairs, plumbing fixtures, store, toilet to 5-sty brick stores and tenement; cost, $7,500; owner, Julia Crohn, 2041 5th av; architect, Oscar Lowinson, 5 West 31st st. Plan No. 3220.

117TH ST, 371 West, partition, bathroom to 5-sty brick tenement; cost, $250; owner, John Fitzgerald, 67 Wall st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3208.

117TH ST, 203 East, fire-escapes, fireproof windows, counterbalanced stairs to 4-sty brick store and lofts; cost, $1,000; owner, Mrs. Elizabeth Nickerson, 127 7th st; architect, Henry Regelmann, 133 7th st. Plan No. 3245.

124TH ST, 348 East, steel beams, mason work, sheet iron vent duct to 3-sty brick storage and dwelling; cost, $1,500; owner, Cono Brigande, 348 East 124th st; architect, Chas. M. Straub, 147 4th av. Plan No. 3248.

125TH ST, 211-13-15-17 West, mason work, partition to 4-sty brick store and offices; cost, $300; owner, Bank Bldg. Co. of Harlem, 211-17 West 125th st; architect, Henry J vonder Lieth, 104 West 124th st. Plan No. 3235.

126TH ST, 369-371 West, fire-escape, window, partitions, water closet compartments to 5-sty brick tenement; cost, $2,000; owner, Frederick S. Justice, 182d st, west of Webster av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3223.

129TH ST, 165 West, vent shafts, bath rooms to 4-sty brick tenement; cost, $500; owner, Megargee Estate, 1 East 124th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 3264.

AMSTERDAM AV, 1725, store front to 2-sty brick stores and dancing academy; cost, $475; owner, Fred H. Waler, 1 West 81st st; architect, Charles Gens, 905 3d av. Plan No. 3261.

BROADWAY, 2836-2846, mason work, iron beams, dumbwaiter shaft, f. p. doors, stairway, partition to 2-sty brick stores and offices; cost, $500; owner, Westcott Estate, 52 William st; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 3263.

BROADWAY, 311, wooden stairway, bulkhead, skylight to 5-sty brick store and lofts; cost, $500; owner, Wm. Waldorf Astor; attorney, Clarence W. Baldwin, 21 West 26th st; architect, J. Francis, Burrowes, 410 West 34th st. Plan No. 3283.

BROADWAY, 1427, fireproof store front to 7-sty brick opera house, stores and apartments; cost, $1,000; owner, Metropolitan Opera & Realty Co., 150 West 40th st; architect, Thos. Hastings, 225 5th av. Plan No. 3230.

BROADWAY, 3550, removal of kitchen, basement stairs to 2-sty brick stores and garage; cost, $800; owner, Chas. D. Donahue, 291 Lenox av; architect, Frank J. Schecik, 4168 Park av. Plan No. 3236.

BROADWAY, 51, terra cotta block partitions, skylight, fireproof window to 6-sty brick express offices; cost, $1,500; owner, Campbell Estate, 27 Cedar st; architect, Geo. Butler, 62 West 45th st. Plan No. 3238.

BROADWAY, 1889-1895, fire-escapes, outside stairs, counterbalanced stairway, door openings, fireproof doors, windows, terra cotta block partition to 6 and 7-sty brick hotel; cost, $3,000; owner, Moorewood Realty Holding Co., Jas. C. Ewing, Sec., 71 Broadway; architect, John H. Friend, 148 Alexander av. Plan No. 3249.

COLUMBUS AV, 953, store front to 5-sty brick store and dwelling; cost, $200; owner, Michael Grenthal, 261 West 121st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3267.

LENOX AV, 194-196, window opening, fireproof windows to 5-sty brick store and loft building; cost, $25; owner, Mathilda White, 220 West 98th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 3229.

LEXINGTON AV, 1769-73, store fronts, removal of encroachments to 5-sty brick stores and tenement; cost, $1,000; owner, Aaron Adler, 272 6th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3247.

MADISON AV, 1125, air shaft, extension of stairs, fireproof bulkhead, fire-escape repairs, area drain to 7-sty brick tenement; cost, $2,000; owner, Ziegler Estate, 60 Liberty st; architect, I. Henry Glaser, 44 Court st, Brooklyn. Plan No. 3217.

MADISON AV, 271, fireproof elevator enclosure, fireproof doors, galvanized iron skylight to 4-sty brick residence; cost, $1,200; owner, Mrs. Henry Draper, 271 Madison av; architect, Harry N. Paradies, 231 West 18th st. Plan No. 3216.

MADISON AV, 338, store front, stair, circular iron stair, iron cellar doors, fireproofed steel columns and girders to 5-sty brick dwelling; cost, $2,500; owner, Florence A. Alker, Great Neck, N. Y.; architect, Theo. C. Visscher, 299 Madison av. Plan No. 3269.

PARK AV, 1064, doorway to 3-sty brick dwelling; cost, $100; owner, Moore Wykoff, 546 5th av; architect, Otto Reissmann, 147 4th av. Plan No. 3213.

PARK AV, 361-375, covered roof playground, trusses, book tile, skylights to 12-sty brick apartments; cost, $2,000; owner, Montana Realty Co., 30 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3251.

PARK AV, 751-757, partitions, bath room, door, stairs, removal of partitions to 12-sty brick tenement; cost, $1,000; owner, E. A. L. Holding Co., 505 5th av; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3252.

3D AV, 693, plumbing fixtures, skylight, fire-escape to 5-sty brick store and lofts; cost, $500; owner, Meyer Silverman, 670 3d av; architect, Samuel Levingson, 39 West 38th st. Plan No. 3254.

3D AV, 2050, store front to 4-sty brick store and tenement; cost, $150; owner, Grace M. Fitzpatrick, 254 West 76th st; architect, Wm. Huenerberg, 1114 Forest av. Plan No. 3222.

3D AV, 1555, removal of dumbwaiter shaft and partitions, new partitions, resetting of doors to 5-sty brick stores and tenement; cost, $700; owner, Harriet A. Reinig, 1184 Lexington av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 3244.

3D AV, 453, 1-sty extension, galvanized iron skylight to 4-sty brick store and tenement; cost, $1,000; owner, Benjamin Pincus, 453 3d av; architect, Frank Hausle, 81 East 125th st. Plan No. 3231.

3D AV, 1951, removal of partitions, stairs, steel girder, mason work to 4-sty brick store and dwelling; cost, $500; owner, John Korb, 26 East 120th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3240.

6TH AV, 272-74-76, store front, metal-covered platform, doorways, stair platform to 4-sty brick department store; cost, $5,000; owner, Aaron Adler, 272-76 6th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3242.

6TH AV, 400, concrete stairway, store front, partition, window, door to 4-sty brick store and lofts; cost, $300; owner, Archibald A. Forrest, 293 Broadway; architect, Theo. C. Visscher, 299 Madison av. Plan No. 3241.

6TH AV, 450-452, door opening, partition, stairway to 7-sty brick store and lofts; cost, $500; owner, Max Radt, 450-452 6th av; architect, Otto Reissmann, 147 4th av. Plan No. 3212.

6TH AV, 620, store front to 3-sty brick store and dwelling; cost, $50; owner, Chas. Kasey, 620 6th av; architect, Theodore Commean, 319 West 21st st. Plan No. 3218.

6TH AV, 787, store front to 5-sty brick store and tenement; cost, $100; owner, Louis Girsch, 787 6th av; architect, Samuel Levingson, 39 West 38th st. Plan No. 3255.

6TH AV, 392, steel beams, cast iron columns, stairs, partitions, plumbing to 3-sty brick hotel; cost, $2,000; owner, Rust Estate, 426 East 188th st; architect, E. Dell, 1133 Broadway. Plan No. 3237.

7TH AV, 2442, terra cotta block partition to 5-sty brick bakery; cost, $75; owner, Bella Doinger, 2442 7th av; architect, Harold L. Young, 1204 Broadway. Plan No. 3258.

7TH AV, 476, toilet, sink, skylight to 3-sty brick store and tenement; cost, $100; owner, Joseph Byrnes, 137 West 92d st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 3253.

7TH AV, 1845, enlargement of fire-escape, bath room compartment to 6-sty brick tenement; cost, $100; owner, Edw. Friedlander, 1855 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3225.

8TH AV, 2413, store front to 5-sty brick store and dwelling; cost, $100; owner, Henry Gerken, 1382 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3278.

### Bronx.

LESTER ST, s e cor Olinville av, move 2-sty frame dwelling; cost, $500; owner, North Bronx Realty Co., Frank McGarry, 660 Burke av, president and architect. Plan No. 443.

150TH ST, 303, new toilet to 3-sty frame tenement; cost, $500; owner, Jacob A. Frank, 430 East 158th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 452.

137TH ST, s s, 284.5 w Cypress av, new partitions, new bath tubs to 5-sty brick tenement; cost, $500; owner, Seloin Realty Co, 5 Beekman st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 447.

141ST ST, 374, 2-sty brick extension, 25x12, and new foundation to 3-sty frame shop and dwelling; cost, $2,000; owner, Peter S. Friese, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 450.

194TH ST, s s, 53.11 w Webster av, 1-sty frame extension, 6.8x7.2, to 1½-sty frame dwelling; cost, $150; owner, Harry J. Murray, 388 East 194th st; architect, Wm. Kenny, 2600 Decatur av. Plan No. 446.

227TH ST, n e cor Independence av, 1-sty frame extension, 14x16, to 2½-sty frame dwelling; cost, $250; owners, Isabel & Elizabeth J. Cox, Orange, N. J.; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 454.

BAILEY AV, w s, 60 s Albany rd, 3-sty frame extension, 22x14, to 2-sty and attic frame store and dwelling; cost, $1,500; owner, Jos. Maffia, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 451.

BARNES AV, 1923, 1-sty frame extension, 13x18, to 2-sty frame dwelling; cost, $500; owner, Vincenzo Gallo, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 456.

BURKE AV, n s, 23 e Barker av, move 2-sty frame dwelling; cost, $800; owner, North Bronx Realty Co., Frank McGarry, 660 Burke av, president and architect. Plan No. 445.

BURKE AV, s e cor Barker av, move 2-sty frame dwelling; cost, $500; owner, North Bronx Realty Co., Frank McGarry, 660 Burke av, president and architect. Plan No. 444.

CONCOURSE, 964, new porch, new stairs, &c., to 3-sty frame dwelling; cost, $1,000; owner, Geo. Schleicher, 37 West 14th st; architect, Arthur H. Fuller, 2 West 45th st. Plan No. 448.

COURTLANDT AV, 537, new store front, new toilet to 3-sty brick store and tenement; cost, $1,000; owner, Haffen Realty Co., 152d st and Melrose av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 449.

ELLIS AV, s s, 100 w Havemeyer av, new beams, new partitions to 2-sty and attic frame dwelling; cost, $200; owner, Edw. Gehlert, on premises; architect, Auguste Sevestre, 2860 Webster av. Plan No. 453.

TAYLOR AV, 1342, new front to 3-sty brick store and dwelling; cost, $300; owner, Anna Borgstede, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 455.

### Brooklyn.

BERGEN ST, 1556, interior alterations to 2-sty factory; cost, $1,000; owner, Francis Bannerman, 501 Broadway, Manhattan; architect, Edgar T. Hovell, 31 Kane pl. Plan No. 5860.

BRADFORD ST, 373, extension to 3-sty tenement; cost, $400; owner, Adolph Weinstock, on premises; architect, Sophia Feinberg, 423 Penn av. Plan No. 5821.

GRAND ST, 698, interior alterations to 2-sty dwelling; cost, $1,000; owner, Louis Fishman, 731 Grand st; architect, Chas A. Mele, 37 Liberty av. Plan No. 5935.

HICKS ST, 629, interior alterations to 4-sty tenement; cost, $500; owner, B. Izzo, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5846.

HICKS ST, 562, interior alterations to 4-sty tenement; cost, $300; owner, Vincenzo Scotti, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 5922.

HIGH ST, 160, interior alterations to 3-sty tenement; cost, $400; owner, Lena Dillon, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5904.

HINSDALE ST, 388, interior alterations to 3-sty tenement; cost, $650; owner, Moses Katz, 607 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5813.

HINSDALE ST, 394, interior alterations to 3-sty tenement; cost, $400; owner, Israel Knittleman, 531 Blake av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5815.

LINWOOD ST, 590, extension to 1-sty synagogue; cost, $400; owner, Congregation Thilim, 936 Sutter av; architect, Geo. H. Rice Co., 481 Sterling pl. Plan No. 5924.

MOORE ST, 58, exterior alterations to two 6-sty tenements; cost, $1,000; owners, Altkrug & Resenberger, 712 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5845.

ROCKWELL PL, 2-6, interior alterations to 2-sty store, corpn.; cost, $20,000; owner Edison Electric Light Co., 360 Pearl st; architect, same. Plan No. 5878.

RYDER ST, — cor Av W, extension to 2-sty hotel; cost, $1,000; owner, Henry Boberg, Bay View Hotel; architect, John G. Dreyer, 75 Oakland st. Plan No. 5861.

SACKETT ST, 146, extension to 3-sty tenement; cost, $2,000; owner, Vincenzo Tedesca, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 5921.

SANDS ST, 209, exterior alterations to 4-sty tenement; cost, $150; owner, Anna M. Bopp, on premises; architect, Geo. W. Bush, 97 Liberty st. Plan No. 5853.

SMITH ST, 454, interior alterations to 3-sty tenement; cost, $250; owner, Mary Harber, 669 East 2d st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5847.

SMITH ST, 489 exterior alterations to 3-sty dwelling; cost, $100; owner, Ella O'Connor, on premises; architect, Walter H. Volckening, on premises. Plan No. 5841.

STEUBEN ST, 66, interior alterations to 3-sty tenement; cost, $350; owner, Antonio Alessandro; architects, Laspia & Salvati, 525 Grand st. Plan No. 5859.

STOCKTON ST, 204, interior alterations to 3-sty dwelling; cost, $500; owner, Minnie Rosenberg, 208½ Stockton st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5848.

LAWRENCE ST, 117, interior alterations to 2-sty storage; cost, $3,000; owner, Eliz. M.

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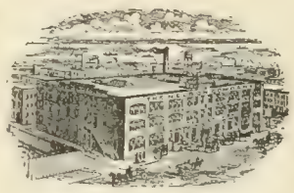
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*Plans Filed, Alterations, Brooklyn (Cont'd.).*

Aldridge, on premises; architect, Robert G. Halliwell, 38 Post av, Manhattan. Plan No. 5957.

WALTON ST, 60, extension to 5-sty loft; cost, $1,000; owner, Saml. Stern, 56 Walton st; architects, Cannella & Gallo, 60 Graham av. Plan No. 5893.

WEST 9TH ST, 53, extension to 2-sty dwelling; cost, $400; owner, Angelo Mercugliano, on premises; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 5949.

SOUTH 1ST ST, 114, extension to 3-sty dwelling; cost, $1,000; owner, Moskowitz & Grossberg, 138 North 6th st; architect, Max Cohn, 280 Bedford av. Plan No. 5823.

SOUTH 10TH ST, 42, extension to 2-sty dwelling; cost, $1,200; owner, Adolf Freidman, 56 South 10th st; architect, Tobias Goldstone, 49 Graham av. Plan No. 5833.

24TH ST, 129, extension to 3-sty tenement; cost, $350; owner, John Kowalski, 259 17th st; architect, Jos. Hartung, 548 2d st. Plan No. 5958.

29TH ST, 133, extension to 3-sty store and dwelling; cost, $1,000; owner, Angelo Tedish, on premises; architect, Chas. Braun, 459 41st st. Plan No. 5843.

BAY 35TH ST, 116, interior alterations to 2-sty dwelling; cost, $200; owner, Louis Cowan, on premises; architects, Kallich & Lubroth, 186 Remsen st. Plan No. 5819.

BEDFORD AV, 1096, extension to 3-sty dwelling; cost, $1,600; owner, Chris. A. Mass, on premises; architect, J. S. Kennedy, 157 Remsen st. Plan No. 5871.

BELMONT AV, 372, move 2-sty dwelling; cost, $500; owner, M. A. Havey Co., 49 Wall st, Manhattan; architect, Axel S. Hedman, 371 Fulton st. Plan No. 5881.

CARLTON AV, 1-13, interior alterations to 5-sty factory; cost, $1,000; owner, Saml. Mundheim, on premises; architect, Harry N. Paradies, 231 West 18th st, Manhattan. Plan No. 5937.

JAMAICA AV, 590, exterior alterations to 2-sty dwelling; cost, $900; owner, Herman Le Vyne, Etna st and Force Tube av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 5864.

JOHNSON AV, 319, extension to 2-sty storage; cost, $1,000; owner, Camille Lehmann, 556 Decatur st; architect, Tobias Goldstone, 49 Graham av. Plan No. 5934.

KENT AV, 334, skylights to 7-sty factory; cost, $5,600; owner, American Sugar Refining Co., 117 Wall st, Manhattan; architect, Godfrey Engel, 126 Winthrop st. Plan No. 5951.

NASSAU AV, 125, interior alterations to 3-sty store and dwelling; cost, $700; owner, Anna Hagemann, 119 Nassau av; architect, John G. Dreyer, 75 Oakland st. Plan No. 5931.

NORMAN AV, 192, interior alterations to 2-sty dwelling; cost, $300; owner, Louis Vogel, 185 Norman av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 5955.

PARK AV, 687, interior alterations to 3-sty tenement; cost, $275; owner, Samuel Pereiman, 153 Lorimer st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5959.

ROCKAWAY AV, 685, extension to 3-sty tenement; cost, $500; owner, Israel Levine, 683 Rockaway av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5831.

ST. MARKS AV, 115, interior alterations to 3-sty dwelling; cost, $500; owner, M. D. Schall, 119 St. Marks av; architect, Chas. Carlson, 369 Flatbush av. Plan No. 5855.

STONE AV, 388, extension to 3-sty dwelling; cost, $2,500; owner, Sadie Garten, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5858.

SUMMIT ST, 95, store front to 3-sty tenement; cost, $500; owner, Luigi Forte, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 5923.

4TH AV, 231, extension to 3-sty dwelling; cost, $2,500; owners, Gurello & Dona, 256 4th av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5947.

5TH AV, 394, exterior alterations to 3-sty store anad dwelling; cost, $750; owner, M. Rosenweig, on premises; architect, U. S. Bandesson, 2136 Clinton av, Manhattan. Plan No. 5886.

## Queens.

BAYSIDE.—Broadway, n w cor West st, 1-sty frame extension, 18x23, side dwelling, tin roof, interior alterations; cost, $500; owner, John Bender, Broadway, Bayside; architect, J. B. Meyer, Bayside. Plan No. 1917.

BAYSIDE.—Prince st, 55, new plumbing in dwelling; cost, $100; owner, Peter Chemulsky, premises. Plan No. 1918.

BROOKLYN HILLS.—Brandon av, n s, 275 e Freedom av, plumbing in dwelling; cost, $60; owner, G. Langenfelder, Brooklyn Hills. Plan No. 1880.

DUNTON.—Atlantic av, n e cor Maure av, enclose shed to provide shelter; cost, $100; owner, L. I. R. R. Co., Penn Terminal, Manhattan. Plan No. 1890.

ELMHURST.—Clinton pl, s s, 150 s e Jensen av, new plumbing in dwelling; cost $100; owner, John Stagger, premises. Plan No. 1895.

EVERGREEN.—Dill pl, 359, interior alterations to dwelling; cost, $100; owner, J. E. Ballweg Co., premises. Plan No. 1914.

EVERGREEN.—Dill pl, 357, interior alterations to dwelling; cost, $100; owner, J. E. Ballweg Co., premises. Plan No. 1915.

FLUSHING.—Delaware st, n s, 140 w Central av, plumbing in dwelling; cost, $100; owner, C. Adams, premises. Plan No. 1898.

FLUSHING.—20th st, e s, 440 s Cypress av, new foundation under dwelling; cost, $200; owner, Aug. Witzel, premises. Plan No. 1889.

FLUSHING.—Central av, e s, 130 n Elm st, plumbing in dwelling; cost, $150; owner, Mrs. R. Grace, premises. Plan No. 1926.

JAMAICA.—South st, s e cor Phraner av, 2-sty frame extension, 24x13, between two buildings, tin roof; cost, $1,000; owner, John Paone, premises; architect, L. Danancher, 370 Fulton st, Jamaica. Plan No. 1929.

JAMAICA.—Clinton av, 46, 1-sty frame extension rear dwelling, tin roof; cost, $850; owner, Thos. M. Lamar, premises. Plan No. 1930.

L. I. CITY.—Albert st, 908, 910, 897, 909, gas piping in four dwellings; cost, $88; owners, Steinway & Sons, 109 14th st, Manhattan. Plan Nos. 1875-6-7-8.

L. I. CITY.—Thompson av, Morton and Manly sts, install nine elevators in factory; cost, $40,000; owner, Ever Ready Co., 304 Hudson st, Manhattan. Plan No. 1899.

L. I. CITY.—Ely av, 262, new foundation to dwelling; cost, $450; owner, L. Randazza, premises. Plan No. 1909.

L. I. CITY.—Potter av, s s, 125 w Goodrich st, plumbing in dwelling; cost, $100; owner, H. Volzmann, premises. Plan No. 1901.

OZONE PARK.—Freedom av, e s, 125 n Belmont av, plumbing in dwelling; cost, $75; owner, Mrs. Gordon, premises. Plan No. 1902.

OZONE PARK.—Freedom av, w s, 275 s Jerome av, plumbing in dwelling; cost, $75; owner, M. Schivera, premises. Plan No. 1906.

OZONE PARK.—Hatch av, e s, 125 n Jerome av, new foundation to dwelling; cost, $240; owner, C. Napolitano, premises. Plan No. 1907.

RICHMOND HILL.—Brandon av, s s, 38 e Herald av, plumbing in dwelling; cost, $65; owner, Mr. Ehler, premises. Plan No. 1896.

RICHMOND HILL.—Curtis av, 227, new piazza on dwelling; cost, $85; owner, James T. Tibbits, premises. Plan No. 1922.

RIDGEWOOD.—Decatur st, 1662, interior alterations to store; cost, $100; owner, Geo. Krey, premises. Plan No. 1928.

RIDGEWOOD.—Woodward av, 683, 1-sty frame extension, 25x45, rear tenement, tin roof, interior alterations; cost, $3,000; owner, Florence L. Turquet, 409 Adelphi st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1916.

SENECA AV, w s, 25 s Palmetto st, interior alterations to store and dwelling; cost, $250; owner, John Flechman, premises. Plan No. 1894.

ROCKAWAY BEACH.—Private court, n s, 100 e Willett st, 2-sty frame dwelling, 19x6, rear dwelling, new porch; cost, $150; owner, A. Steuben, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1884.

ROCKAWAY BEACH.—Willett st, n e cor Jennings pl, 2-sty frame extension, 19x6, rear dwelling, new porch; cost, $150; owner, A. Steuben, premises. Plan No. 1885.

ROCKAWAY BEACH.—Jennings pl, n s, 14 e Willett st, 2-sty frame extension, 19x6, rear three dwellings, new porch; cost, $450; owner, A. Steuben, premises. Plan Nos. 1886-7-8.

ROCKAWAY BEACH.—Beach 84th st, w s, 231 n Boulevard, interior alterations to dwelling; cost, $1,000; owner, Wallace Whitmore, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1920.

ROCKAWAY BEACH.—Beach 84th st, w s, 231 n Boulevard, interior alterations to dwelling; cost, $750; owner, Wallace Whitmore, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1921.

UNION COURSE.—Jamaica av, n s, 127 w Forest parkway, 1-sty frame extension rear dwelling, tin roof; cost, $200; owner, Fred Scholl, 12 2d st, Union Course. Plan No. 1891.

WHITESTONE.—11th av, n s, 1,000 e 8th st, 2-sty frame extension, 21x18, rear dwelling, shingle roof, interior alterations; cost, $2,200; owner, John Kolaz, 11th av, Whitestone; architect, John Josinsky, Woodhull av, Bayside. Plan No. 1892.

WHITESTONE.—16th st, n s, 117 w Latham pl, new foundation to dwelling; cost, $250; owner, Richard Blauvelt, premises. Plan No. 1911.

WHITESTONE.—16th st, n s, 142 w Latham pl, new foundation to dwelling; cost, $165; owner, H. Commerdinger, premises. Plan No. 1912.

WOODSIDE.—Woodside av, w s, n e cor 1st st, new plumbing in dwelling; cost, $300; owner, A. Ashbrenner, premises. Plan No. 1908.

WOODSIDE.—North Polk av, 104, new foundation to dwelling; cost, $500; owner, L. O. Blomgirst, premises. Plan No. 1919.

## Richmond.

RICHMOND TERRACE, 1977, Port Richmond, store front to 1-sty brick store and dwelling; cost, $75; owner, O. McSorley, Port Richmond, builder, O. McSorley, Port Richmond. Plan No. 342.

CENTRAL AV, n s, 166 n Arietta st, Tompkinsville, mason work, columns, mansard roof, partitions, window, painting to 1-sty frame dwelling; cost, $1,265; owner, Chas. Braiszler, Tompkinsville; architect, James Whitford, St. George; builder, Karlsson Bros., Brighton Heights. Plan No. 344.

CRESCENT AV, e s, 500 s Boulevard, Great Kills, roof repairs to 1-sty frame bungalow; cost, $400; owner, Frank Ketzel, Great Kills; builder, Wm. Peters, Great Kills. Plan No. 338.

GANON AV, n s, 1,000 s Boulevard, Great Kills, 1-sty frame extension to 1-sty frame dwelling; cost, $250; owner, Louis Capell, 5623 7th av, Brooklyn, N. Y.; builder, Axel Lundgren, Crescent Beach, Great Kills. Plan No. 340.

MADISON AV, w s, 150 n 1st av, Tompkinsville, 2-sty frame extension to 1-sty frame dwelling; cost, $1,800; owner, Conrad S. Hewicker, Tompkinsville; architect, Chas. B. Hewicker, Tompkinsville. Plan No. 343.

SOUTHFIELD P. O., 420 w Jefferson av, Great Kills, 1-sty frame extension to 1-sty frame dwelling; cost, $100; owner, Marie R. Murray, Great Kills; builder, W. V. Murray, Great Kills. Plan No. 339.

SHORE AV, s w cor Private rd, Princess Bay, mason work, reinforced concrete piers, 1-sty extension to 1-sty brick foundry; cost, $5,000; owner, S. S. White Dental Mfg. Co., Princess Bay.; architects, company's engineers. Plan No. 345.

ST PAUL'S av, w s, 100 s Trosach rd, Stapleton, general repairs to 1-sty frame dwelling; cost, $350; owner, William Buckner, 98 Boyd st, Stapleton; builder, Wm. Bird, 168 Montgomery av, Stapleton. Plan No. 341.

WATCHOGIN RD, s s, cor Willowbrook rd, Port Richmond, shingling, porch, plastering to 1-sty frame dwelling; cost, $545; owner, Ed. Johns, Decker av, Port Richmond; builder, John H. Lee, 128 Decker av, Port Richmond. Plan No. 337.

# NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Aug. 22. The location is given, but not the owner's address:*

LYNDHURST.—G. Antonio Ferrante, 200 Kingsland av, 3-sty brick alteration, $1,000.

NEWARK.—Louis Lignorini, 73-73½ High st, 4-sty brick, $10,000; Louis Siegel, 19 Jones st, 3-sty frame alteration, $700; Raimondo Riccio, 94 14th av, 3-sty frame alteration, $500; Joseph Bancone, 537 No. 7th st, 4-sty brick, $12,000; Max Welitsky, 409 Badger av, 3-sty frame, $5,000.

HOBOKEN.—Zerman Realty Co., 812 Park av, 3-sty brick alteration, $4,000; Julia Broderick, 505 Park av, 4-sty brick alteration, $600.

WEST ORANGE.—Philip Herman, n w cor Watchung av and Chestnut st, two 3-sty frame, $11,000.

KEARNY.—Edward Bauman, n e cor Pomeroy av and Forrest st, 3-sty frame, $10,000.

JERSEY CITY.—Scholuchi & Cammenitti, 31 Emerson av, 3-sty frame, $6,000; Hugh Meehan, 653 Ocean av, 4-sty brick alteration, $500.

HARRISON.—Frank Devavio, 317 Warren st, 3-sty frame alteration, $500.

WOODBRIDGE.—Adam Krell, 123 Main st, 3-sty brick, $9,000.

IRVINGTON.—Louisa Schlecker, 79 Sandford av, 3-sty frame, $5,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—J. B. Cella, 738 Broad st, has completed plans for a 4-sty tenement, 61x73x46 ft., at 29-33 Hayes st for Pasquale and Amato Daniele, 1 14th av, Newark. Cost, about $11,000.

WEST NEW YORK, N. J.—Carl Goldberg, 130 West 28th st, Bayonne, is preparing plans for two 4-sty stores and apartments, 25x90 ft., at 12th st and Hudson av for Abraham Boorstein, 131 West 30th st, Bayonne, owner and builder. Cost, about $25,000. Bids will be taken about Aug. 27

BELLEVILLE, N. J.—Matteo Parisi, 198 Bruce st, Newark, has had plans prepared by R. Bottelli, Ordway Building, Newark, for a 2-sty cement block flat, 48x48 ft., at 502-504 Washington av. Cost, about $6,000.

WEST ORANGE, N. J.—R. Bottelli, 207 Market st, Newark, has completed plans for two 3-sty flats at the northwest corner of Watchung av and Chestnut st for Phillip Herman, 809 Broad st, Newark. Cost, about $7,000 each.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two 3-sty brick and limestone flats, 31x59 ft. each, at 58-62 Bartholdi av, for Jacob Welitoff, 13 Wegman Court, Jersey City. Cost, about $9,500 each.

CHURCHES.

RARITAN, N. J.—N. P. Enderbrick, American Mechanic Building, Trenton, N. J., has completed plans for a brick church, 44x108 ft., for the Roman Catholic Church, care of Rev. Father J. F. Kotter, this place. Cost, about $25,000.

DWELLINGS.

NEW BRUNSWICK, N. J.—H. Fritz, 237 Main av, Passaic, N. J., has completed plans for four 2-sty frame residences, 22x28 ft., for Chas. Schmitt, New Brunswick. Cost, about $3,000 each.

WEST NEW YORK, N. J.—Daniel La Morte, 213 3d st, Union Hill, N. J., owner and architect, is preparing plans for a 2-sty brick residence, 22x45 ft., in 7th st, near Hudson av, to cost about $4,500.

NEWARK, N. J.—Albert P. Nucciarone, 43 Minton pl, Orange, is preparing plans for a 2½-sty hollow tile and stucco residence, 25x48 ft., to cost about $6,000. The location and owner's name for the present withheld.

NEWARK, N. J.—McMurray & Pulis, 31 Clinton st, have completed plans for two 2½-sty frame and stucco residences at 954-960 South 15th st. for Sidney T. Holt, 739 Broad st. Cost, about $10,000 each.

HOTELS.

ASBURY PARK, N. J.—R. C. Tindall, Equitable Building, Wilmington, Del., is preparing sketches for alterations and additions to the brick or hollow tile hotel, 25x40 ft., to cost about $10,000. Owner's name for the present withheld.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is preparing plans for a 3-sty brick Home for the Blind on Pavonia av, near Baldwin av, for St. Joseph's Home for the Blind, Sisters of St. Joseph, Sister M. Zita, in charge. Cost, about $100,000.

SCHOOLS AND COLLEGES.

HASBROUCK HEIGHTS, N. J.—Henry C. Pelton, 8 West 38th st, Manhattan, has been commissioned to prepare plans for a 2-sty brick school at the southeast corner of Barton av and Paterson st, for the Board of Education of Hasbrouck Heights, John Martin, clerk. Cost, about $18,000.

HASBROUCK HEIGHTS, N. J.—Henry C. Pelton, 8 West 38th st, Manhattan, has been commissioned to prepare plans for the brick school at Burton av and Passaic st for the Board of Education of Hasbrouck Heights, John Martin, clerk. Cost, about $18,000.

LINDEN, N. J.—Bids were rejected and new bids will be advertised about September 9 for alterations to the heating and ventilating system of P. S. 1 for the Township of Linden, Board of Education, Thomas H. Keyes, District Clerk. Runyon & Carey, 845 Broad st, Newark, consulting engineers.

NEWARK, N. J.—Preliminary plans are in progress for the 2-sty brick McKinley school at 8th av and Factory st, in the rear of the 7th av school, for the city of Newark, Board of Education, C. P. Taylor, president. F. F. Guilbert, City Hall, school architect. George W. Knight, City Hall, school engineer. Cost, about $125,000.

STABLES AND GARAGES.

WESTFIELD, N. J.—E. R. Collins & Son, 306 North av, Westfield, have completed plans for a 2-sty hollow tile and stucco public garage, 50x110 ft., in Elm st for L. Fink, Elm st, owner. Cost, about $12,000.

THEATRES.

WEST HOBOKEN, N. J.—Hensel & Bollinger, architects and owners, 9 Savoye st, West Hoboken, are preparing plans for a 2-sty brick store, office and moving picture theatre on Summit av, between Savoye and Hill sts, and will take bids on subs September 1. Cost, about $35,000.

MISCELLANEOUS.

RAHWAY, N. J.—William H. Cookman, Philadelphia, Pa., is preparing preliminary plans for steel shelter sheds and platform for the Pennsylvania R. R. Co., Samuel Rea, president, Broad st station, Philadelphia, Pa. W. C. Bowles, care of Penn. R. R. Co., Newark, N. J., engineer.

### Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

GREENWOOD LAKE, N. Y.—R. C. Hutchinson, 126 Liberty st, Manhattan, is preparing plans for a 2-sty frame store and apartment for Ringwood Co., R. M. Ekings, 152 Market st, Paterson, owner.

DWELLINGS.

MIDDLETOWN, N. Y.—E. P. Valenburg, 42 North st, architect and owner, is preparing sketches for a 2½-sty hollow tile and stucco residence on Highland av.

UTICA, N. Y.—Agne, Rushmer & Jennison, 209 Arcade Building, are preparing plans for a 2½-sty brick, hollow tile and stucco residence at 423 Genesee st, for Miss M. E. Fish, 1 Springate st, owner. Cost, about $15,000.

MONROE, N. Y.—Albro & Phipps, 2 West 47th st, Manhattan, are preparing sketches for a 2½-sty brick residence for M. C. Migel, 17 Madison av, Manhattan, owner. Cost, about $50,000.

ELSMERE, N. Y.—Merrick & Pember, 51 State st, Albany, N. Y., are preparing plans for two 2½-sty frame residences, 26x30 ft., for J. C. Keenholz, this place. Cost, about $3,000 each. Bids will be received by architects about September 10.

WESTFIELD, N. Y.—G. A. Mang, 12 Erie County Bank Building, Buffalo, N. Y., is preparing plans for a 2-sty tile and stucco residence on Main rd, Chautauqua Co., for Mr. Welch, care of architect. Cost, about $20,000.

HALLS AND CLUBS.

JAMESTOWN, N. Y. C. C. Pederson, 119 Lakeview av, has been commissioned to prepare plans for a 3 or 4-sty brick and steel lodge and office building at 4th and Pine sts, for the B. P. O. E. Lodge of Jamestown, corner Main and 3d sts. Lewis Jones, secretary. Cost, about $100,000.

## PERSONAL AND TRADE NOTES.

GEORGE H. GRIEBEL, architect, has moved his offices from 14-16 East 42d st to 1974 Broadway, corner of 67th st. Telephone 3122 Columbus.

CARL HAUG & SONS, architects, Fuller Building, Little Falls, N. Y., desire samples and literature on architectural terra cotta, marble and pressed brick.

WHITNEY WARREN, of Warren & Wetmore, architects, New York City, attended the annual session of the French Institute of Architects, held in Paris, this week.

LUITWEILER PUMPING ENGINE CO., of Rochester, N. Y., manufacturer of non-pulsating pumps, has opened a New York office at 50 Church st, in charge of F. W. Meegan, resident engineer.

ARTISTIC FLOOR TILE COMPANY has opened offices and showrooms in the Long Acre Building, 1476 Broadway, N. Y. C. F. C. Perdea, sales manager. The factory and home office of this company are in Cuba, W. I.

E. ST. ELMO LEWIS, who, for the last 10 years, has been advertising manager of the Burroughs Adding Machine Co., on September 1, will become vice president and general manager of the Art Metal Construction Co., of Jamestown, N. Y. This company manufactures metal office furniture, filing and index equipment and metal equipment for banks, libraries, public buildings, etc.

FIRE, LOAD AND WATER TEST.—Professor James McGregor, of Columbia University, and Robert W. Boyd, consulting engineer, will conduct a fire, load and water test of fireproof floor construction of Berger's metal lumber system at the Columbia testing station, corner of Norman av and Monitor st, Greenpoint. The economy and advantage of metal lumber has aroused much interest. The action of the material under this test will be instructive. As the test is through the noon hour a light lunch will be provided. Many prominent engineers have assured the Berger Company that they will attend.

## OBITUARY

JOHN BAIRD, for the last twenty-five years active as a general contractor in Paterson, N. J., and vicinity, died at his home, 79 Mill st, Paterson, Wednesday, August 19.

HERMAN NOLKEMPER, formerly a builder of Astoria, L. I. died Monday, August 23, at his home in Greenlawn, L. I. Mr. Nolkemper was seventy-six years of age and was forty-three years in the building business.

WILLIAM FITZNER, one of the oldest architects in New Orleans, died at his home in that city, Saturday, August 15. He was born in Posen, Germany, sixty-nine years ago. Mr. Fitzner planned and erected many fine residences in New Orleans as well as a number of breweries and industrial plants.

A. B. VANHOUTEN, a pioneer builder of Paterson, N. J., died Tuesday, August 24, at his summer home in Wyckoff, aged 80 years. He and Mrs. Vanhouten celebrated their golden wedding on April 28. He is survived by his widow, a son, a daughter and eight grandchildren.

JOHN F. MULLEN, of 1848 71st st, died Monday, August 23, after a long illness of general debility. He was a member of the wholesale wall paper firm of William H. Mairs & Co., Manhattan, and had been connected with the firm for 35 years. He was born in Brooklyn July 9, 49 years ago, and was a member of the Holy Name and other societies connected with St. Stephen's R. C. Church. He is survived by his widow and five daughters.

THOMAS G. CARLIN, a prominent builder of Brooklyn, died from anaemia, Friday, August 21, at his home, 93 Garfield pl. He was born in Brooklyn in 1859 and was a son of the late P. J. Carlin, one of the best-known builders in his day. After graduating from St. Francis College, Mr. Carlin joined his father's firm and later organized the firm of Thomas G. Carlin Inc. This firm built seventeen public schools, several police stations and hospitals in Brooklyn. Mr. Carlin was also president of Carlin & Guilder, treasurer of the George G. Henry Company, and a director in the Patchogue Gas Company. He was a member of the Kings County Democratic Club, Catholic Truth Society, South Brooklyn Board of Trade, Builders' League, Montauk Club, Knights of Columbus, Emerald Society, St. Patrick Society, and the St. Francis College Alumni. Mr. Carlin is survived by three daughters, a son, and two brothers, P. J. Carlin, Superintendent of Buildings for Brooklyn, and F. W. Carlin.

## TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

THE MANHATTAN BRANCH of the New York City Association of Master Plumbers will hold its annual outing at Boehm's Picnic Grounds, New Dorp, S. I., Thursday, September 10. The arrangements and programme are in charge of the following committee: F. B. Lasette, chairman; B. F. Donohoe, secretary; J. R. Hopkin, treasurer; and T. P. McLoughlin, H. Hemlin, J. J. Hannegan, ex-officio.

PAVING BRICK MANUFACTURERS.—The eleventh annual meeting of the National Paving Brick Manufacturers' Association will be held at Buffalo, N. Y., Statler Hotel, September 9, 10 and 11. On September 9 will be held the business meeting of the association. September 10 and 11 will be given over to "A Study of Brick Pavement Construction for Country Highways." This study will engage the attention not only of the members of the association, but a large number of engineers and road builders to whom the organization will extend an invitation to take part in the program.

BOILER MANUFACTURERS.—The twenty-sixth annual convention of the American Boiler Manufacturers' Association will be held at the Waldorf-Astoria Hotel, New York City, September 1 to 4, inclusive. The question of the standardization of steam boiler specifications will receive considerable attention and it is hoped that some progress will be made toward harmonizing the variations existing at present between the laws of the different States. A committee will be appointed to confer with a similar one appointed by the American Society of Mechanical Engineers at a meeting to be held September 15. The programme of the convention is as follows: Tuesday morning, September 1, 10 a. m.—Opening session with addresses of welcome by Hon. Henry Bruere, City Chamberlain, and Charles R. Lamb, a director of the Merchants' Association of New York. Tuesday, 2 p. m.—Reports of Executive and Membership Committees and Appointment of committees on place of next meeting, nominations and auditing. Tuesday evening—Reception. Wednesday, 10 a. m.—Report of Committee on Uniform Specifications. Wednesday, 2 p. m.—Report of Committee on Uniform Boiler Laws. Thursday, 10 a. m.—Reports of Committees on Uniform System of Cost Keeping and Topical Questions. Thursday, 2 p. m.—Reports of Committees on Place of Next Meeting, Auditing and Nominations. Thursday evening—Banquet. Friday, 10 a. m.—Executive meeting.

## THE CHICAGO BRICK TRADE.

### Looking Forward to a Prosperous Period—The City Takes a Billion Brick Annually.

Chicago uses more than 1,000,000,000 bricks every year. Almost 950,000,000 common building brick are used in that market annually to supply the demands of builders. In addition to this great amount there are fully 90,000,000 face brick used there every year.

The unprecedented building operations in Chicago will probably keep the brick manufacturers busy well into 1915 to supply the demands.

One company, the Illinois Brick Company, the largest single company in the State, manufactures half of the entire output, or fully 500,000,000 brick every twelve months.

### Building Takes on Speed.

The supply of brick on hand was not large when the brickmakers' strike ended June 2, and building operations in Chicago that had been held in abeyance for months took on speed. The brick manufacturers speedily found themselves overrun with orders.

Every brickyard in the State began to put on men until they were running at their fullest capacity. Even then they were not able to keep pace with the demand for building brick and not a few of the plants began to run night shifts.

The Illinois Brick Company alone has been shipping on the average enough brick to fill cars that, if made up into a single train, would reach almost two miles. Still they have not been able to overtake their orders.

The Chicago Examiner, which is giving to the Chicago building material market co-operation of a practical nature, in a recent article on the brick industry said that nearly all of the common brick is made in the Chicago district, but there is practically no pressed brick made there. Chicago, however, usually furnishes building brick not only for the Chicago trade, but to points in Illinois, Wisconsin, Iowa, Indiana and Michigan, within a radius of 300 miles of the city.

The annual business in face brick alone in Chicago is estimated at close to $2,100,000. Every face brick sold there has to be brought into the city. Brick manufacturers are looking forward to one of the most prosperous years in their experience. The demands for brick, both of the building type and the face brick kind, has not been greater in years than now.

"In my opinion the brickyards of Chicago and throughout the States are going to have something of a task to supply the Chicago market this year," said one manufacturer. "The call for brick throughout June was almost unprecedented in my experience. There is going to be a demand for brick right through the next three years, too. Look at the amount of brick that will be needed for the big new Union railroad station. Then there are the hospital buildings, to say nothing of the big office buildings and hotels that are going up. The schools to be built alone will take a lot of brick.

"Depend upon it, we are going to have plenty to do in the brickyards for the next few years, and I see prosperous times ahead for the manufacturers, with plenty of work and good wages for the employes."

—The Associated Portland Cement manufacturers of the United Kingdom have agreed to reinstate their men upon their return from the war, and in the meantime will turn over to the wives or relatives of the warriors the difference between their regular wages and those which they will earn in the army.

—New York Edison Co. has closed a contract with the Flinn-O'Rourke Co., Inc., which is building the new subway tunnels under the East River, to furnish 10,000 horse-power of electrical energy for operation of tunneling equipment. This is the first time in the history of engineering where electric power has been used exclusively for such work.

# BUILDING MATERIALS AND SUPPLIES

## FIRST SIGNS OF THE GREAT FOREIGN TRADE REVIVAL ARE BEING NOTED IN THE STEEL MARKET.

Prices for Steel Products Are Still Mounting, but Other Materials Are Easy.

LITTLE has occurred during the week to change fundamental conditions in the building material markets. What has transpired is of a reassuring nature for the future. To everyone it has become apparent that large currents of trade are slow in making new channels. There is a growing certainty of a large business in prospect for American producers with foreign lands, but it is also more fully perceived that it may be a considerable time in getting around to any particular line of industry.

Leaving out expectations and taking into account only the matters actually present, it cannot be said that there has been any improvement in the local building over what has been recently reported. The central sections of the city, which erect the costliest buildings and require the most varied materials in largest amounts in good years, are very quiet in an industrial sense; but in Brooklyn operations for new buildings exceed last year's record by 30 per cent., and in Queens the new work planned is 40 per cent. in value ahead of the previous year's doings.

Both skilled and unskilled labor is better employed than might be supposed. For when the state of employment in the building trades is considered account must be taken of the entire metropolitan district. Each passing week sees more men called into service as the walls of new buildings rise from the foundations. The subway work is also constantly adding to the number employed. The amount of suburban work offering for mechanics is reported to be very fair for a number of trades. Many from this city are finding work in more distant places.

The first month of the fall season being now at hand, a certain quickening in general business is to be expected soon. Thousands of tourists are returning from abroad to resume their usual duties. Later on will come another class of population, namely, wealthy Americans permanently residing in Paris and other cities now threatened by enemies. These will seek safety in the home land, and an appreciable number are expected to take apartments here and create a new and decided demand for the suites of the best grade.

The first good effects from the war have been felt by the steel companies. Better prices for material are adding to their profits. Some branches of the steel trade have had a decided stimulus. The United States Steel Corporation has ships loaded and waiting to raise the American flag. The president of the corporation has meanwhile asked for certain changes in the registry laws. A great many inquiries for American supplies are coming from other countries, but except for food stuff there has been comparatively little exportation of an unusual nature so far. Shipping facilities in British bottoms are reported to be ample for all the business yet offering. Some manufacturing firms are increasing their help because they find domestic trade increasing as foreign imports are cut off.

Other than for steel products, local quotations in the building material and related markets are not noticeably changed, but in some lines, as in paints and colors, quotations are declared nominal and subject to increase. Brick prices are weaker, but cement, lumber and other fundaments are unchanged.

### GYPSUM PRODUCTION.

**More Calcined Gypsum Sold Last Year in United States Than in 1912.**

According to the Government statistics, the total increase in calcined gypsum sold in 1913 over that sold in 1912 was 42,175 tons. The average price per ton remained the same, $3.43. It is interesting to note that nearly 95 per cent of the calcined gypsum sold in the United States, or 1,680,157 tons, is used for wall plaster, Keene's cement, plaster of Paris, etc. About one and one-quarter million tons of this quantity represents mixed wall plaster.

The quantity of raw gypsum sold for the manufacture of paint, for Portland cement, for bedding plate glass, and for various other purposes, amounted to 408,321 short tons, valued at $601,113, in 1913, compared with 388,543, short tons, valued at $516,464, in 1912, an increase in quantity of 19,778 tons and in value of $84,649. The average price of this class of products in 1913 was $1.47 per ton, compared with $1.33 in 1912, and with $1.47 in 1911.

The number of short tons of raw gypsum mined in 1913 was 2,599,508, an increase of 98,751 tons over the 2,500,757 tons mined in 1912.

Gypsum imported into the United States comes almost wholly from Nova Scotia and New Brunswick and enters the ports of New England and North Atlantic States, over one-half of it entering the port of New York.

A marked advance in the quantity and value of imports was made in 1913. There was an increase of 34,686 tons of unground gypsum as compared with an increase of 22,283 tons in 1912, the total importation of unground gypsum in 1913 being 447,383 short tons, valued at $473,594. The figures give an average value per ton of unground gypsum of $1.058, or about 2 cents a ton higher than in 1912.

The quantity of ground or calcined gypsum imported is very small.

### PAINTS AND COLORS.

A MODERATE movement of white lead is noted on contracts and current orders, and the market maintains the steady tone that has characterized it recently. For dry colors the demand is fairly active. Varnish gums are unsettled because of European war complications, and the quotations obtainable are referred to as nominal.

While no increase in business was noted in the market for linseed oil, there are certain expectations of price movements, on account of European conditions, which moved the leading crushers to ask full prices for current orders and to leave no quotations open for the future. Some sales were reported at 59c. a gallon for 5-bbl. lots and over.

Locally, the outlook for a good and widening call for painters' supplies in general is bright, but what is going to happen to price lists because of the wars is as yet a problem.

### LUMBER TRADE NOTES.

**Activity in Suburban Yards Not Reflected in Central Sections.**

THE outstanding fact about the metropolitan district lumber trade is the marked activity of local dealers in Kings, Queens, Nassau and other suburbs and the moderate business in the central sections. The general average of prices from wholesalers has not been materially changed of late. The largest consumers continues to be the subway contractors.

Cargoes of Eastern spruce on the market here in New York running to desirable random sizes will bring all the way from $21 to $23, while cargoes containing a large proportion of less desirable sizes are being picked up at $19 to $20.

Demand is taking care of the available stock of lath, which continue to hold at the level of the past three months. Most sales either by car or vessel are now made at $4, with an occasional lot of fancy slab lath bringing as high as $4.10.

Pennsylvania hemlock, which was for many months on the $24.50 base, is now quite uniformly quoted at $22.50. Eastern mixed cargoes go at $20 to $22, according to quality and assortment.

Woodworking shops are showing more interest in hardwoods. Western maple is working into a stronger position, and quotations for some grades have been advanced fifty cents and others an even dollar. The mahogany market is uncertain in view of the wars in Europe and Mexico.

Probably no kind of lumber will be more seriously affected by the wars than long leaf yellow pine. Just how much of the trade with Europe will survive cannot be foreseen. The subway work is the chief consuming factor in the local market.

### CEMENT VALUES.

**Salem's First Building Will Be of Reinforced Concrete.**

CEMENT companies report a fairly good run of current business at unchanged prices.

The slogan "Concrete for Permanence" is evidently acknowledged as a fact by the Naumkeag Mills, Salem, Mass., for whom the first building after the great fire is being erected by the New England Concrete Construction Co. of Boston, Mass. The building is a reinforced concrete weave shed in which "Vulcanite" Portland cement is being used exclusively.

### BIG STEEL ORDERS.

**Further Advances in Price of Wire Rods—Nails and Billets Also Higher.**

THE demand and the price for certain steel products steadily rise. The situation is full of anomalies with new inquiries appearing side by side with cancellations. On the whole, the situation is encouraging to steel interests. Semi-finished steel continues to harden, with slightly higher prices obtained for nearby shipment.

That there is a material increase in the demand for American steel from South America has been shown in the last few days by orders placed with the Pittsburgh mills for 100 miles of eighty-pound standard section rails. The order is one of the largest that has reached Pittsburgh rail mills since the trend of the business to this country from South America began.

Structural work is still quiet, nearly all of the orders being placed with the fabricating shops are for small lots.

The wire rod market for months has been stagnant, but since the nail and plain wire trade has resumed activity for the fall season the wire mills have been forced into nearly full time. Already wire rods have advanced from $24.50 to $26 a ton at Pittsburgh. Wire nails have been advanced to $1.60. Another definite advance is in billets and sheet bars, which are now $21 and $22, respectively, at Pittsburgh and Youngstown mills.

### COMMON BRICK.

**Registered Unloading More Than Last Week's Figures—Prices Weaker.**

REGISTERED common brick unloaded this week was in excess of last week's figures. Prices are weaker at $5 to $5.50, with some selects selling at $5.75.

A disastrous fire started at midnight August 22 at the plant of the Excelsior Brick Co. at Haverstraw, and resulted in great damage to buildings and power plant. The fire originated in one of the sleeping shacks occupied by laborers at the plant. The fire practically destroyed the power house, five laborers' shacks, stables and barns, but was controlled before much damage was done to the kiln shed, which was only slightly scorched. All the horses in the stables were saved. Owing to the great loss incurred, especially the complete destruction of the power house and plant, operations will not be resumed this season.

A million and a half high grade rough texture face bricks for the new $3,000,000 Traymore Hotel, at Atlantic City, now being erected by Cramp & Co., will be supplied by the Atlantic Brick Manufacturing Company, of May's Landing, N. J. The entire exterior of the immense hotel is to be faced with rough texture brick made at May's Landing. This is the largest order ever placed here.

Official transactions for Hudson River brick covering the week ending Thursday, August 27, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.

Left over, August 21—22.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Aug. 21 | 10 | 10 |
| Saturday, Aug. 22 | 14 | 8 |
| Monday, Aug. 24 | 14 | 15 |
| Tuesday, Aug. 25 | 6 | 2 |
| Wednesday, Aug. 26 | 7 | 8 |
| Thursday, Aug. 27 | 9 | 11 |
| Total | 60 | 54 |

Reported en route, Friday, Aug. 28—7.

Condition of market, weak. Prices: Hudsons, $5 to $5.50; selects, $5.75; Raritans, $5.50 to $5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Nominal. Left over Friday a. m., Aug. 28—28.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | |
|---|---|---|---|
| Aug. 14 | 1,397,500 | Aug. 21 | 1,313,500 |
| Aug. 15 | 629,500 | Aug. 22 | 696,000 |
| Aug. 17 | 1,280,000 | Aug. 24 | 1,518,500 |
| Aug. 18 | 1,179,500 | Aug. 25 | 1,577,500 |
| Aug. 19 | 1,301,500 | Aug. 26 | 1,524,000 |
| Aug. 20 | 1,193,500 | Aug. 27 | 1,443,500 |
| Total | 6,981,500 | Total | 8,073,000 |

1913.

Left over, Friday A. M., Aug. 22—62.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Aug. 22 | 7 | 9 |
| Saturday, Aug. 23 | 5 | 3 |
| Monday, Aug. 25 | 9 | 8 |
| Tuesday, Aug. 26 | 5 | 8 |
| Wednesday, Aug. 27 | 7 | 4 |
| Thursday, Aug. 28 | 8 | 16 |
| Total | 41 | 48 |

Condition of market, nervous. Prices: Hudsons, $6 to $6.50; $6 shaded on lower grades. Selects still bring $6.75; Newark, yard, $7.75. Left over Friday a. m., Aug. 29, 1913—55.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 27, 1914 | 1086 |
| Total No. bargeloads sold Jan. 1 to Aug. 27, 1914 | 1058 |
| Total No. bargeloads left over Aug. 28, 1914 | 28 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Aug. 28, 1913 | 1267 |
| Total No. bargeloads sold Jan. 1 to Aug. 28, 1913 | 1212 |
| Total No. bargeloads left over Aug. 29, 1913 | 55 |

### UNIFORMITY IN LIME PACKAGES.

At a meeting of lime manufacturers in the Hotel Raleigh, at Washington, a test vote showed that the attempt of the American Society for Testing Materials to get a 200 pound and 300 pound barrel standard will have their cooperation.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 5, 1914

# THE PROBLEM OF OVER-INSPECTION

## The Real Estate Board Appoints a Committee to Help the State Commission to Cure the Evil—Various Views on the Tentative Plan.

THE plan submitted by the New York State Factory Investigating Commission to remedy the evils in the present system of inspection of buildings is being commended for its general principles. It has served to crystallize public opinion upon a definite proposition, and is bringing out expressions of opinion as to how the proposed Department of Buildings should be organized, in order that it may be most efficient.

The plan of the State Commission adopts the suggestion, often repeated during the past three years by various persons and organizations, for a consolidation of all the City and State Departments and Bureaus having jurisdiction over the construction, alteration and maintenance of buildings in New York City, into one general department, to be presided over by a Commissioner of Buildings. The new department will take in the Bureau of Buildings in each borough, and also the Tenement House Department, the Bureau of Fire Prevention, the Bureau of Boiler Inspection, the local duties of the State Factory Inspection Bureau, and also certain inspection duties now performed by the Health Department and the Department of Water Supply, Gas and Electricity.

### Real Estate Board's Committee.

The Real Estate Board of New York, carrying out its policy of active co-operation in desirable public measures, has appointed a committee of seventeen members, on which each of the five boroughs is represented, to work with the State Factory Investigating Commission in its proposed plan to simplify building inspection in New York City.

Borough President Marcus M. Marks has consented to act as chairman of this committee. President Marks has been very much interested in this whole subject, and even before his election expressed his disapproval of the existing method. Since then he has given the subject serious attention and has worked to bring about a simpler method of inspection. The Real Estate Board's plan for a committee to co-operate with the State Factory Investigating Commission has the approval of Mr. Marks and of Mr. Elkus, Chief Counsel for the Commission.

### Driven to Distraction.

Commenting on the proposed concerted effort to remedy existing conditions Mr. Marks said:

"Over inspection, duplication of inspections, and conflict of inspections have been driving good citizens to distraction. I know no more fruitful field for the exercise of sound business sense, and have been delighted to see the increased co-operation that has developed recently between State, city and borough authorities, and also at the helpful spirit of co-operation now shown by the Real Estate Board of New York.

"My hope is that this co-operation will result in great improvement to the mutual interest and advantage of government, realty owner and tenant, to simplify inspections and remove friction.



HON. MARCUS M. MARKS.
Who will head a committee to assist the State Factory Investigating Commission.

"I've been earnestly working to concentrate public opinion in the direction of economy of effort in this department."

### Generally Favorable Responses.

Abram I. Elkus, the counsel of the New York State Factory Investigating Commission, when inquiry was made of him as to the tentative plan for a consolidation of the various building departments and of other departments which have to do with work upon buildings, said:

"Many responses have been received from former and present city officials favoring the plan, some in its entirety, some generally, and there has been much favorable newspaper comment upon it. One newspaper, in a very strong editorial, pointed out the fact that it was now the province of the real estate men to have this legislation enacted into law. It is gratifying to note that the Real Estate Board has accepted this view of it and that its president, Mr. McGuire, has appointed a committee of seventeen members who reside in the different boroughs of the city to enter upon a campaign of active work in aid of this proposed legislation.

"If the real estate owners and those interested actively endorse this proposition, and present the matter to the Legislature as the unanimous desire of the real estate interests, it will go a long way toward enacting this, or a similar, measure into law."

### The Present Opportunity.

Speaking for the Real Estate Board of New York and its interest in the proposed plan of the State Factory Investigating Commission, W. J. Van Pelt, vice-president of the board, said:

"I can think of no more important work to which the Real Estate Board could turn its attention than this effort to remedy the present expensive and annoying system of building inspection in New York City. For years real estate owners have been victims of this unscientific system. They have long complained of it, but largely because it is a complicated subject and a difficult thing to remedy, no relief has been obtained.

"The Real Estate Board certainly appreciates that even the proposed attempt to solve the problem means a long step forward, and it appreciates also the opportunity now offered by the commission to approach this work in a spirit of intelligent co-operation.

"No one is yet committed to any specific plan. We must expect differences of opinion and must all be prepared to seek and give concessions and compromises. But while the task ahead of us is difficult it can be accomplished. The two objects to be secured are economy and simplicity. The existing system, involving waste or uncertainty, and in many cases injustice, would not be tolerated by any business corporation, and the City ought in the interests of its taxpayers to work out an intelligent scheme to replace the one that has been for so many years a source of merited criticism."

The Real Estate Board's Committee represent the various boroughs as follows:

Manhattan—Borough President Marcus M. Marks, chairman; W. J. Van Pelt, Charles F. Noyes, Warren Cruikshank, H. H. Murdock, Alfred R. Kirkus, R. E. Simon, George T. Mortimer.

Brooklyn—William P. Bannister, Thomas Hovenden, Frank H. Tyler.

Bronx—Harry C. Bryan, J. Clarence Davies, E. Osborne Smith.

Queens—Wallace J. Hardgrove, Stuard Hirschman.

Richmond—Horatio J. Sharrett, William G. Willcox.

### Objection by an ex-Borough President.

Hon. Cyrus C. Miller, late President of the Borough of the Bronx, who is the chairman of the executive committee of the Advisory Council of Real Estate Interests, expressed the opinion this week that the control of local building operations should remain with the immediate Superintendent of Buildings in each borough as at present. He said:

"In so far as the proposed plan concentrates in one department control over all matters relating to the construction of new buildings and alterations of existing buildings and the maintenance of both, and does away with needless multiplicity of inspection, it is an excellent plan, but when it proposes to abolish the separate building bureau in each borough and to consolidate them into one department to cover the entire city, I think the plan is reactionary.

"Military men recognize that when an army becomes too large to handle as a unit, it must be divided into corps. The framers of our Charter realized that the city machinery was in danger of breaking down by its own weight from over-centralization, so the city was divided

into boroughs and much of the local business was given over to the borough administration, which was directly responsible to the people of the borough.

**Too Large for One Office.**

"The building business of the City of New York is too large and too important to be handled by one office and by one commissioner. Even if there were a single department and a single head, it would be necessary to have a local office in every borough in charge of a deputy.

"Building is perhaps the most important local business. In every borough the best class of men should be chosen for Building Superintendent—a thing hardly possible when the borough representative of the department is only a deputy. Such deputies do not have the authority to grant modifications or make unusual rulings, so that the builder requiring such action must go to the Commisssioner.

"Why should a city so large and important as Brooklyn or the Bronx have simply a deputy superintendent to enforce the laws governing its most important industry? Why should a builder who seeks a ruling somewhat out of the usual be called upon to spend his time in going to the central office in Manhattan to consult a commissioner? What chance has a builder to have his business disposed of by the Commissioner when builders from all over the city are clamoring for the same thing? The plan is undemocratic. It removes the people in a locality from immediate contact with the official who has their business in charge and who is responsible for it.

**Too Far to Central Office.**

"No expense to the city will be saved, because an office and deputy and a corps of clerks will be quite as necessary in every borough as they are now. Their aggregate salaries will differ little, if at all, from those now paid, while the expense to builders and architects in time in traveling from outlying boroughs to the central office, when it is necessary to do so, will be great.

"It makes another administrative department to add to the responsibility of our already overburdened Mayors. Perhaps the citizens of New York do not realize the terrible burdens under which our Mayors struggle. The addition of another department is a step in the wrong direction. Uniform rulings may be secured in the different boroughs by constituting a board composed of the borough superintendents of buildings for the adoption of uniform rulings. If necessary, a member of the Board of Estimate and Apportionment can be authorized to act as Chairman of the board.

"I am well aware that the tendency of the times is towards centralization of administration in the City of New York, but I believe that the far-seeing wisdom of the men who prepared the Charter and divided the city into boroughs recognized the fact that while centralization theoretically is efficient, it is very likely, practically, to be quite the contrary. We must depend more upon the people of the localities and place more weight on the periphery of our city government and less on the center. This will be more necessary as the boroughs continue to grow larger and larger. I believe in the consolidation of the departments and bureaus in the Building Department as proposed, but the control to be in the Superintendent of Buildings in each borough as at present."

**Advises Awaiting Local Action.**

The former Superintendent of Buildings in Manhattan, Rudolph P. Miller, who is now engaged in revising the Building Code, advised a postponement of legislation on the part of the State Factory Investigating Commission until the Charter Revision Commission of the Board of Estimate has had an opportunity to report.

The remarks of ex-Superintendent Miller were to the further effect that he is heartily in favor of the general plan of the State Factory Investigating Commission, and his principal criticism would be that it does not go far enough, as he still believes it wise and practicable to combine all the departments and bureaus having police powers into one large department.

Mr. Miller thinks, however, that a further development of this idea should be deferred for the time being. To carry out this fusion of the different departments having jurisdiction over buildings requires legislation, and nothing can be done in this respect before the Legislative session next winter. He added: "As you know, the Board of Estimate and Apportionment has a committee on the Charter which will undertake a complete revision. This committee intends to submit the results of its work to the Legislature at the next session. The reorganization of the departments having jurisdiction over buildings must necessarily affect the Charter, and it seems to me it would be wiser to have this scheme of reorganization developed in connection with the other changes in the city departments that will undoubtedly be recommended in the municipal government.

"I know that Mr. McAneny, who is chairman of the committee of the Board of Estimate having the Charter revision in hand, is heartily in favor of the plan which the State Commission has outlined. We have had several conversations on the subject since last winter. He also feels that presenting this plan to the public has served to crystallize sentiment on this subject. It is so much better to have the public understand what is proposed and to have its approval than to bring out unexpectedly some radical change."

# OVER ONE THOUSAND CITY THEATERS

## Seven Hundred and Fifty of Them for Motion Pictures—Construction Regulations They Must Comply With—Millions of Dollars Invested.

FOR the amusement of a population of nearly 5,500,000 permanent residents with several more million theatergoers from New Jersey and Westchester and other suburban sections, and for thousands of visitors who are constantly coming into the city, there are about 1,033 theaters and moving picture houses in New York City.

Last year there were 253 theatrical licenses issued, 23 concert licenses and 7 amusement licenses which comprised principally circuses. Theater licensing prior to June 1st, 1914, was under the jurisdiction of the Police Department. Since that time the power of issuance has been transferred to the Mayor's Bureau of Licenses in Center street, which also controls the licenses of all photoplay houses.

**750 Motion Picture Theaters.**

There were up to July 1st, of this year, about 750 licensed places for the exhibition of motion pictures in the five boroughs. Of this number about 527 were indoor and about 223 open air. About six months ago there were over a thousand moving picture play houses in the five boroughs but since the adoption of the new ordinance relative to moving picture theaters, passed by the Board of Aldermen, July 1, 1913, approved by the Mayor July 8, 1913, and which became effective August 13, 1913, a great many have gone out of business on account of inability to comply with important provisions of this ordinance. The law was designed with great care in order to give all possible protection to the people who frequent moving picture theaters, and such protection is required under various sections of the ordinance.

A moving picture theater is defined as a public hall in the City of New York in which moving pictures are exhibited, in which the seating capacity does not exceed 600 and in which there is no stage or scenery. The Bureau of Licenses issues all motion picture permits granted by the Mayor and by the authority of the Mayor regulates and controls all motion picture theaters.

Applicants for motion picture licenses must file plans and specifications of the contemplated structure with the Bureau of Buildings of the Borough in which it is to be situated. A copy of such plans duly approved by the superintendent of buildings must be presented to the Bureau of Licenses. These are inspected by the Fire Department, the Bureau of Buildings, Department of Water Supply, Gas and Electricity, and the Department of Health. Within ten days detailed written reports of these departments are filed with the Bureau of Licenses which include a statement of any violation of law, ordinances, rules and regulations and any dangerous conditions.

**Exits Five Feet Wide.**

Motion picture theaters are not permitted to be constructed in frame buildings within the fire limits nor in hotels, tenement houses, or lodging houses nor in factories or workshops, except where the theater is separated from the rest of the building by unpierced fireproof walls and floors and in no case may they be constructed or operated above or below the ground floor of any building. The law prohibits the installation of exits less than five feet in width and very carefully outlines the requirements for proper construction of passageways, courts, galleries, stairs, seats and the booths where the apparatus for projecting motion pictures are located.

To overcome any difference of level in and between corridors, lobbies and aisles, gradients of not over one foot in ten feet or steps having a rise not over eight inches with a width of not less than ten inches can be used.

**Heavy Floor Necessary.**

The flooring of that portion of the building devoted to the use of the accommodation of the public must be of sufficient strength to bear safely a live load of 90 pounds per square foot. Besides the lighting and heating requirements the ventilation requirements probably more than any other provision of the law caused the drop in the number of moving picture theaters in the city.

Motion picture theaters having less than 200 cubic feet of air space for each person, or motion picture theaters in which the outside window and door area is less than one-eighth of the floor area, must be provided with artificial means of ventilation which supply during the time the audience is present at least 500 cubic feet of fresh air per hour for each person.

**Ventilation.**

Motion picture theaters having more than 200 cubic feet of air space for each person, or which have outside windows and doors, the area of which is equal to at least one-eighth of the floor area, must be provided with artificial means of ventilation, which shall be in operation when the outside temperature requires the windows to be kept closed, and which shall supply, during the time the audience is present, at least 500 cubic feet of fresh air per hour for each person. When the artificial ventilation is not in operation, ventilation by means of open doors and windows must be sufficient to provide each person with 500 cubic feet of fresh air per hour.

Motion picture theaters having more than 1,000 cubic feet of air space for each person are not required to have artificial means of ventilation.

# ST. MARK'S, A REMINDER OF OLDEN DAYS

## Historic Edifice Occupies Prominent Site in Heart of District

## Once Peopled by the Dutch —An East Side Garden Spot.

HEMMED in by crowded, noisy tenements, and old-fashioned dwellings remodeled for business, stands historic St. Mark's Church, at the corner of Second avenue and 10th street. It is one of the last remaining examples of the old Colonial ecclesiastical architecture with lofty pillared porch and tapering steeple. A small tablet at the entrance bears the inscription, "Corner stone laid April 25, 1795—consecrated May 9, 1795." The congregation for many years has included members of some of the oldest and best known New York families.

With the old church and its surroundings are connected many interesting historical associations, and while changes in the class of population and kind of building are fast reducing its one-time prominence there still remain evidences of former grandeur. On the site of St. Mark's Church the famous Dutch War Governor, Peter Stuyvesant, built a small chapel for his congregation, when the old Bouerie village was established. Here was one of the numerous little outpost settlements of Greater New York, under Dutch control, and it clustered around the house of worship.



HISTORIC ST. MARK'S CHURCH.

In 1651 Peter Stuyvesant purchased what was then known as the Great Bouerie, a tract of land extending about two miles along the river north of what is now Grand street and including a section of the present Bowery and Third avenue. The need for protection from the Indians resulted in the formation of the village, and soon through the thrift of the burghers it became a flourishing Dutch community typical of the period. The old lines and buildings have all disappeared and nothing remains to indicate the exact boundaries or the Dutch occupancy except St. Mark's Church, which was situated then in the center of the village.

Afterwards, and for many years, this was an aristocratic residential district, linked to the city proper by a country path which later became a boulevard and eventually a popular carriage-way into Harlem. Up to a quarter of a century ago the German elements in the population was particularly conspicuous. They were followed by the Irish, but few of whom remain since the ever increasing numbers of Jewish people from the lower East Side keep spreading towards the north. At the present time, however, that section of the Peter Stuyvesant farm in the immediate vicinity of the church is being rapidly filled with an entirely new class of population, including Slavs, Poles and Hungarians, and they are bringing with them their societies and newspapers, of which a number are printed on the east side of Second avenue, just north of the former building of the New York Historical Society.

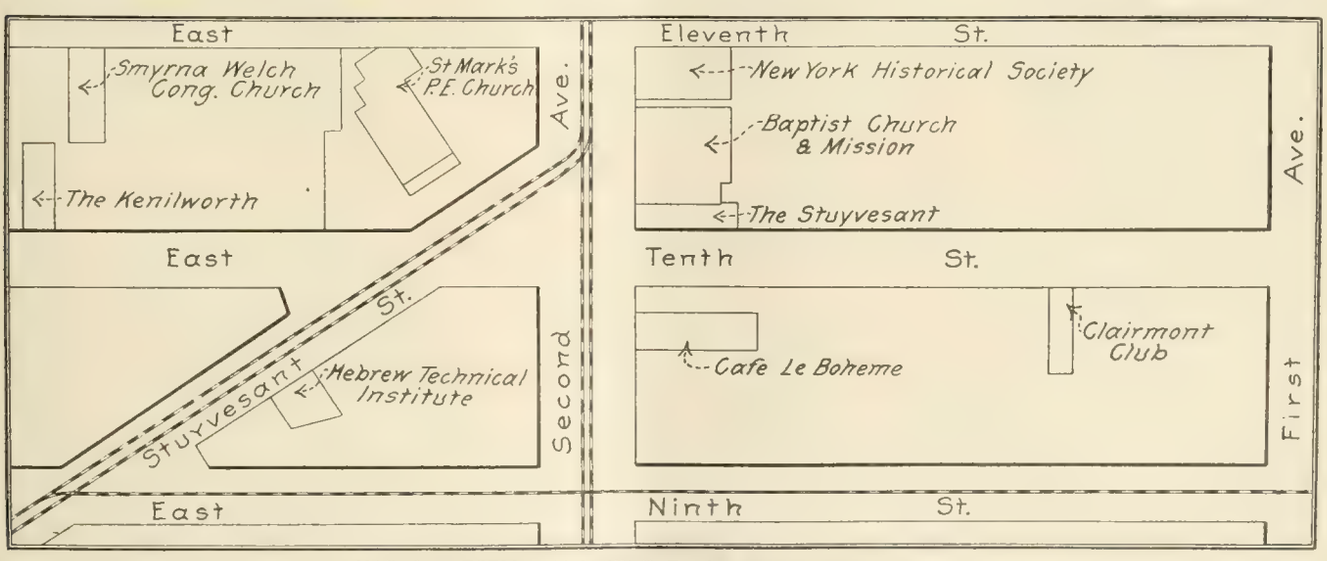
With the inflow of these people the private house was doomed, and the inevitable tenements began to replace the old homesteads, rich in historic interest, but netting little income to their owners. About twelve years ago the first flat houses were erected on the site of the Kane mansion, at the southwest corner of Second avenue and 10th street, and these were followed by similar building operations to the east. In 11th street, just opposite the rectory of St. Mark's, tenements were erected about the same time, to meet the increased demands of the new element in the population, and to-day in the side streets may be found the same development typical of other tenement districts in the city.

Second avenue was particularly adaptable for business purposes on account of its width and its position as a north and south thoroughfare. To-day thousands of workers from the manufacturing districts on the West Side swarming to their homes on the lower East Side choose as their thoroughfare Second avenue, and pass under the shadow of the church which sheltered the Dutch patroon.

In time, business establishments began to replace the dwellings on the avenue and the old residents resisted ineffectually the rapid expansion of commercial activities to the north. One of the last of the old-time mansions to give in to the advance of trade was the Keteltas mansion, at the northwest corner of Second avenue and Eighth street, which has been renovated and remodeled into a moving picture theatre and office building.

Farther up the street business has already claimed nearly all the buildings, except those which are occupied by hospitals and physicians. At 11th street corner the famous Lewis M. Rutherfurd mansion still retains its character as a dwelling. On the same block the former home of John Jay, well known in American history, is now the headquarters of the Jewish Federation of Farmers. Across the street the house from whose balcony Thomas Jefferson made his inaugural address is now a Polish Immigrants' Home.

Opposite St. Mark's Church the former building of New York Historical Society is occupied by a Newsboys' Home. Before its removal to the new home at 170 Central Park West it contained a large collection of rare manuscripts, pamphlets, works of art and antiques.




MAP OF SECTION ADJACENT TO ST. MARK'S CHURCH.

# RECONSTRUCTION OF QUEENSBORO BRIDGE

## To Provide for Rapid Transit Trains of the Dual System—Will Cost $3,000,000 Under the Present Plans of the Bridge Department.

THE Queens Chamber of Commerce took the position months ago that there should be no delay in the reconstruction of the Queenboro Bridge in order that rapid transit service might be inaugurated as soon as possible on those extensions into Queens which connect with the joint transfer station on the Bridge Plaza, Long Island City; and at the same time it urged the Bridge Department and the Public Service Commission to take into consideration the serious matter of the proposed reduction in width of the present vehicular roadway by the operation of the Brooklyn Rapid Transit Subway trains. It was urged that additional roadway space be provided on some other part of the bridge to compensate for any reduction of the present roadway on the lower level.

The Bridge Department has now submitted a new plan to the board of Estimate for the reconstruction of the bridge, to adapt it for the operation of the rapid transit trains in accordance with the plans of the Dual Subway System and has asked that an appropriation of $3,024,000 be made in order that this work can be started as soon as possible. Much depends on early completion.

The plans as proposed, not only insure the early inauguration of rapid transit across the bridge, but will give a total width of 52 feet for vehicular traffic, which is greater than that of any other bridge across the East River. (The Brooklyn Bridge has two separate roadways, 16 feet 9 inches wide, including trolley tracks; Manhattan Bridge has one main roadway 35 feet clear width: Williamsburgh Bridge has two separate roadways approximately 20 feet wide.)

### Tentative Plan.

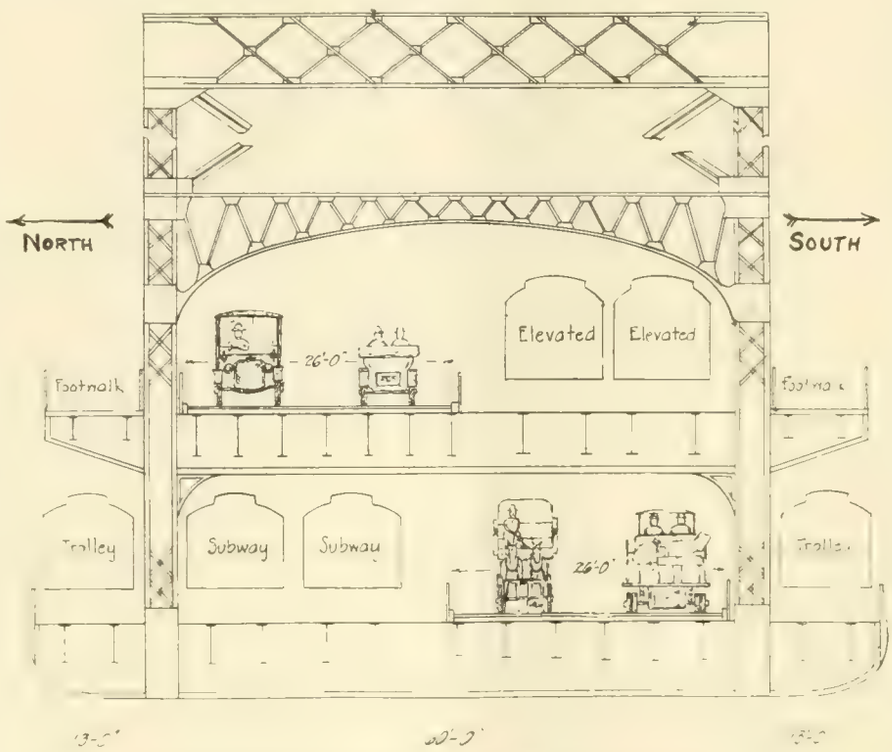
The accompanying cross-sectional sketch prepared by the Bridge Department, shows clearly how, under this plan, the southerly half of the upper deck will be used for the operation of the Interboro Second avenue elevated trains, and the northerly half for roadway purposes. A similar division of traffic is made on the lower deck, or present roadway level, in which case the northerly half is used for subway trains and the southerly half for roadway purposes.

The present sidewalks on the bridge are bracketed outside the trusses on the upper deck, and the sidewalks on the Queens approach are treated in a similar manner. All trolley cars will be operated on the present tracks outside the trusses on the lower deck. The roadway on the lower deck will be for heavy and slow-moving vehicles in both directions, and the roadway on the upper deck will be for lighter and faster moving vehicles in both directions. These roadways will have a clear width of 26 feet each. The present roadway is 53 feet 2 inches, including the space occupied by trolley cars.

It is understood that the new plans have the approval of the engineers of both the Interboro and Brooklyn Rapid Transit companies, as well as the engineers of the Public Service Commission and the Board of Estimate.

### Second Avenue L Connection.

To carry out this plan the Second avenue elevated tracks will connect with the two tracks on the southerly side of the upper deck of the bridge at the Manhattan anchor pier. The roadway to the upper deck commences at Second avenue on the northerly side of this approach and follows the grade of the present sidewalk (5.8 per cent.) from Second avenue to the anchor pier.




SECTION OF QUEENSBORO BRIDGE LOOKING EAST PROPOSED ARRANGEMENT.

In order to reach the street level in Long Island City from the upper roadway level of the bridge, the roadway on the upper deck will be deflected to the north from Van Alst avenue, clear of the present approach structure, and on a separate viaduct connect with the surface of the ground at Crescent street on a grade of 5.4 per cent.

The Broadway-59th street subways approach the bridge through 59th and 60th streets and pass through the present trolley station at Second avenue, thereby destroying it for trolley operation. The plan contemplates the construction of a trolley station under Third avenue between 59th and 60th streets which can be constructed without necessitating the purchase of any land. The trolley station can be constructed with four loops and with two platforms 26 feet wide, each with loading and unloading facilities so arranged that ingoing and outgoing passengers will not use the same stairways. Facilities afforded by these four loops are equal to the facilities in the present station which has five loops.

An estimate of the cost of this work is as follows:

| | |
|---|---|
| Part 1. From Second avenue to the Manhattan anchor pier | $ 530,000 |
| Part 2. From the Manhattan anchor pier to the east line of Van Alst avenue | 1,308,000 |
| Part 3. From the east line of Van Alst avenue to the east line of Ely avenue, including the new viaduct to connect the roadway on the upper level with the surface on Crescent street. | 278,000 |
| Part 4. The Subway station for trolley cars under Third avenue between 59th and 60th streets | 908,000 |
| Total Cost | $3,024,000 |

These plans, which are the result of the efforts of Bridge Commissioner F. J. H. Kracke, Chief Engineer A. L. Bowman, and traffic Engineer C. M. Ingersoll, seem to be the most efficient solution of this problem, insuring as they do both the early operation of rapid transit trains, and a total roadway width equal to the present vehicle roadway, which is often narrowed by the operation of trolley cars during rush hours to less than 40 feet in width.

In a communication dated July 22, 1914, the Bridge Commissioner submitted the above plans to the Board of Estimate and urged their approval and that an issue of corporate stock be made to carry same into effect. The matter was referred to the Committee the Comptroller for a report at the meeting of the Board on September 21, 1914.

A statement of the progress of the work on various rapid transit contracts, which have been let to date in the Borough of Queens, is given in the monthly Bulletin published by the Chamber of Commerce of the Borough of Queens, showing how all of this work is nearing completion. The figures, which are from the official records of the Public Service Commission, show the amount of work finished on August 1, 1914: Steinway tunnel, 24 per cent.; extension of Steinway tunnel to Queensboro, Bridge plaza, 19 per cent.; Bridge plaza transfer station, 26 per cent.; Astoria extension, 100 per cent.; extension to Woodside and Corona, 67 per cent.; Liberty avenue extension, 25 per cent.; Myrtle avenue extension to Ridgewood, 100 per cent.

—The old Washington Irving homestead at the southwest corner of Irving place and 17th street is now occupied by the Authors' Club. It was organized about a year ago and met at 30 Broad street in the office of its legal advisor before a club house was selected. Among the members are Rupert Hughes, Arthur C. Train, Rex Beach.

# DOLLARS AND SENSE IN BROKERS' OFFICES

## A Mistake to Divide Commissions in Most Cases—Why Not a Fee for Listing Properties?—Educational Methods Necessary for Clients

By THOMAS SHALLCROSS, Jr.
President National Association of Real Estate Exchanges*

THE old saying, that if you will look after the cents the dollars will take care of themselves, comes forcibly before me in connection with the subject which has been assigned to me, and I want to, accordingly, consider the matter largely from the "sense" standpoint, and I do not mean the kind of cents that are separated from the dollars by only a decimal point.

Most uncommon of all common things, sense is so intermarried with the dollars end of the realty business that I believe even the Reno board could hardly divorce them.

I would say at the outset that a large part of the uphill fight, with the luring commission as the goal, is due to the fact that the average client has not been properly educated as an individual or as a class. Mr. Client does not place the proper value on the advice and judgment of the broker nor the proper amount of confidence in him. This, however, is not his fault. It is said that the mule, by nature, is as gentle an animal as the horse, but that generations of abuses and ill treatment have brought him to his present conditon of distrust and have left him with a vindictive spirit. The same general conditions have produced the present day "client," and here, in my judgment, comes in the greatest opportunity of the National Association of Real Estate Exchanges:

### Education Methods.

First—In educating the brokers of the country up to the realization of the fact that they are engaged in "no mean" profession and that its standing with other professions and lines of business is now and always will be just what they make it. And

Second—Through the national association and local boards and its individual members, educate our friend, Mr. Client, up to the proper performance of his duty to his broker.

Much has been said and written in reference to the broker's duty to his client, and with that we are gradually becoming familiar. But I would bespeak wide publicity for a program outlining the course of treatment that the owner should accord to the person or persons whom he selects to represent him in his real estate transactions.

This program would first deal with the points he should consider in selecting the broker. Then, having made his selection, I would have a thorough understanding that each party was a human being and for the purposes, at least, of this particular transaction, was entitled to be treated as such.

How often have we had "Mr. Highly-Respected-Business-Man" withdraw his property unceremoniously in the spring, after Mr. Broker had carefully seen to keeping his pavements cleared all winter and pipes, etc., from freezing, and a little later find that it had been withdrawn in order to close a sale direct and save a commission. Yet, this man might be the fairest of dealers in his own line, but lacked education in ours.

The same party would probably decline an offer that his broker knew to be a most advantageous one, and later sell at a much lower figure: but, if sick, would choose a doctor and then take his prescription without question as to whether it contained poison or not. He had been educated to believe in the medicine, but not in the real estate profession.

A wonderful field, gentlemen, for missionary work. Let every delegate to this convention go home imbued with the idea that he will do his part in establishing his profession on a higher place in the minds of the public and he will do a great work towards instilling into the said public the sense that will make the "dollars."

Now, in regard to the kind of sense that the all-too-small proportion of the earth's inhabitants known as the "buyer" should have:

He is about to purchase a factory site, business location or possibly a home, and he may be, and probably is, well versed in not only value but customs of trade, etc., in his own line, and, if a merchant, would no doubt be justified in relying on his own judgment in contracting for large volumes of goods, etc. But what does he know, or what could he possibly be expected to know about existing values, etc., in a line of business entirely foreign to his training or field of action. Yet he has not been educated up to the idea of employing a broker to represent him in the matter and paying him for his services.

### Two Brokers but Only One Commission.

This is clearly the duty of the brokers of the country. I know that in some sections the conditions are rather better in this respect than in others, but taking it as a whole comparatively few sales and purchases are made with a broker representing each end of the transaction and two commissions paid. Entirely too often do we find two brokers in the transaction, but only one commission. I know that this may seem like a rather strong statement, but I claim that in 90 per cent. of the cases where a broker's commission is divided, it is a mistake, for in 90 per cent. of the cases two services are performed by the two brokers and both should be paid for by the party to whom they were rendered.

This condition is not the fault of the buying and selling public, but rather the brokers. He has riveted his attention on obtaining a portion of the other broker's commission, rather than take the time to educate the buyer and show him the advantage of employing a competent person to represent him in a transaction, which, as I have already said, is at least sufficiently complicated to warrant such an employment.

This is only another phase of the business where the sense and the dollar proverb is most applicable. Now, having maligned both the buyer and seller for shortcomings as viewed from an unprejudiced (?) viewpoint of the broker, I will turn my attention to a rather unpopular side of the question, at least before this audience, and point out where in my judgment the kind of sense used by the broker cannot be hoped to be readily converted into dollars.

### Hit or Miss Listings.

First, the "hit or miss" listings—The property that is not worth a careful examination as to general conditions, and particularly price, is not worth listng at all. I claim that the broker who has 50 properly priced properties under exclusive agency contracts, with all of which he is entirely familiar, has a better business asset than his competitor who has 500 properties at all sorts of fictitious prices and where he has no reasonable guarantee of reward for services rendered.

The lawyer obtains a retainer when he takes a case on account of compensation for the service about to be rendered. This would not only be an ideal but a just program for the broker to follow. It costs money to list a property and work on it. The lure of large lists, however, often offsets the common sense program of "absolute control," and both the owner and broker are alike disappointed in the net result.

A commission house would hardly receive a consignment of goods from a producer and after inspecting and pricing same start its salesmen out to work up the trade and take orders, unless it knew that the consignment was absolute.

You would not deal with a salesman in a jewelry store, for instance, who would allow another salesman to step in and sell a particular piece that you were considering, and yet, where we do not have exclusive contracts with our clients we are every day placing ourselves in exactly the same position with the buying public.

Gentlemen, there is "no sense" in it, and, therefore, how can we hope to find the dollars? Whenever I see more than one sign on a property I am reminded of the judgment of the wise men who meet around the village stores at night and conclude that their fellow townsman must be powerful sick, one of their number having two doctors' buggies in front of his house.

### Rate of Commissions.

Second, rate of commissions—The subject of commissions is, of course, a vital one. Philadelphians were until the last two years paying only 1 per cent. to dispose of their realty, while middle westerners were, with equal grace, paying 2 to 3 per cent.—

It was hard indeed for me to believe that when our friend Albert Taylor closed up a sale for a Cleveland citizen he had earned twice as much as I had for performing a similar operation on an inhabitant of the Quaker City. In our town it looked as though all of the love was extended to the brother and none to the broker.

Last year I gathered statistics from real estate board cities of total population of 8,000,000 people which showed an average commission of 2.72 per cent., and still we had more apparent difficulty in bringing our brokers up to the 2 per cent. standard than we did the public.

A careful review of results will show that a comparatively small portion of t e gross commissions received by a brokerage office is profit.

### Adhere to Standards.

It is, of course, as grave an error to overcharge a client as to undercharge him; but, gentlemen, where a number of real estate men have banded themselves together in a city and decided that a certain commission was proper under the conditions prevailing, you can very safely adhere to this standard, and the common sense view of the matter, it seems to me, will be that you will not lose much profitable business. No doubt some will cut rates, but if you are only making a reasonable profit at your rate, they will probably be doing business at an actual loss.

Third, ethics—in closing, I want to touch the question of "ethics," which has been defined as "the essence of 'human duty.'"

There is no feature of our business that should receive more careful attention, and we must all realize that if every broker in the land would strictly adhere to the code adopted by this association it would be a big factor in the campaign of education to whch I have referred and eventually bring the dollar and sense answer.

Educate first the broker and through him the buying and selling public, and Utopia will be ours.

*Also President Philadelphia Real Estate Board. Paper delivered at National Convention of Real Estate Exchanges.

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**Devoted to Real Estate Building Construction and Building Management in the Metropolitan District**

Founded March 21, 1868, by CLINTON W. SWEET

*Published Every Saturday*

**By THE RECORD AND GUIDE CO.**

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The Postmaster will move his headquarters today to the new post office building on Eighth avenue at 34th street and symbolize by his presence there the U. S. Government's recognition of the primordial importance of the mid-town section of the city.

Ample American banking facilities have now been established with South American cities, and there is no lack of ships, but our bankers must now make loans before much commerce can be interchanged. Give them anything they want, but get the business.

The administration of the Labor Law and the proposed recodification of that law will be discussed at a hearing to be given by the State Factory Investigating Commission at City Hall next Wednesday morning. The celerity with which the commission is proceeding with its reformatory work encourages the public to believe fully in its sincerity.

Some twenty corporations of national prominence either discontinued their dividends or reduced them during the month of August, and since the first of the year about one hundred in all have done the same. The sum of seventy-five million dollars at least has so far been withheld from investors. Under such circumstances there is considerable satisfaction in being a real estate owner, even if one is pestered with inspectors.

Americans residing in France have been officially advised to leave that country because of the war dangers. Some are going to Spain, others to the British Isles, but most all of them will find their way back to this country. From this source there is likely to be a considerable demand for high-class New York apartments, many of which have been vacant of late, owing to the long-continued depression in financial circles.

## The Distribution of Employment.

There is one aspect of the economic situation in and about New York City which demands much more attention than it is receiving both from public-spirited individuals and from public officials. It looks almost certain that there will be during the coming fall and winter an appalling amount of unemployment in this neighborhood and a great deal of suffering. Steps should be immediately taken to diminish this unemployment and to relieve this suffering.

As the Record and Guide pointed out last week, the hope of an early termination of the Great War will have to be abandoned. It will last throughout the winter and possibly throughout spring and summer of 1915. A long rather than a short war will enable the industry and commerce of the United States to build up our export trade at the expense of that of the belligerent powers, but it will also cause a profound dislocation of American domestic commerce. Above all, capital will be scarce and exceedingly difficult to borrow, and the work of converting funds into fixed capital will be cut down to a very low point. Some industries will be very much overstimulated. Others will be extremely depressed. The labor market will have to adjust itself to a cessation of immigration, but the cessation of immigration will be more than balanced by the stagnation which will prevail in many manufacturing industries. Enormously important readjustments will have to be made in a comparatively short time.

New York City will have to bear the chief burden of these changes. It is the city whose economic life is based upon commercial ties with foreign countries. The bulk of the foreign trade of the country passes in and out of the port of New York. Its merchants and its wage-earners will profit most largely from any change in the balance between domestic and foreign trade which increases the importance of the latter; but, on the other hand, they will also during the early months of the war suffer most severely from the dislocation which it has brought in its train. The total cessation of business on the Stock Exchange has thrown thousands of people out of employment, and this source of distress will continue for a long time. The entire stoppage of certain branches of the import trade will also cause the discharge of many clerks and freight handlers. The difficulties of borrowing money will tend to discourage building, although the comparative cheapness of building materials will tempt some investors to go ahead and take advantage of the low prices. The consuming power of the community will be affected, and a falling off will take place in retail trade.

There will, of course, be compensation for many of these losses. As soon as the difficulties in respect to foreign exchange are adjusted, New York will become a more important financial centre than ever, and its banking business will increase even if its brokerage business diminishes. The increase in export trade, whatever it amounts to, will have to be financed in New York and to a large extent shipped from New York. The diminution of the import trade will increase the demand for competing domestic products, but any shifting of business from this source will help rather than hurt New York City. Whatever the compensations there can be no doubt that during the next four or five months the war will cause more unemployment than employment.

Toward spring an improvement will be likely to take place, but it will be a hard winter during which deprivation will be prevalent and suffering acute. The distress of last winter will increase in amount and may become socially more dangerous in its manifestations and results. Agitators will take advantage of it to arouse discontent and, if possible, to provoke outbreaks, and during a period of unrest and latent popular fermentation, like the present, it is always possible that these outbreaks may become serious and themselves have a discouraging effect on business.

It is, consequently, a matter of the utmost importance that all organized and intelligent effort should be made to meet this situation and to reduce the unemployment and the distress to the lowest possible amount. And the organized effort that is needed does not lie in the direction merely of charitable relief. Of course, charitable relief will be necessary, and every one who can afford to contribute to organized charity should do so freely and abundantly. But more necessary than any work of alleviation is the work of prevention. A certain part of the unemployment and of the resulting physical distress and moral disintegration can undoubtedly be prevented. It can be prevented by a better organization of the agencies of employment. The trouble in the near future will be less one of an absolute dearth of employment than it will be of an enormous necessary shifting of wage-earners from one employment to another. Certain lines of business will be stagnant, while others will be over-stimulated. The important work to be performed is that of aiding the prosperous businesses to find the kind of labor they need, and of aiding the dismissed wage-earners to find the kind of work which they are capable of efficiently performing.

Work of this kind is not efficiently performed by private agencies. All over Europe, they have succeeded in diminishing the prevailing unemployment by the establishment of public labor exchanges which make a business of keeping employers supplied with labor and employees with jobs. No similar public agencies has been organized in this country, but a beginning was made last winter by the committee on unemployment, which was constituted in New York. The investigation made by the committee showed conclusively that private employment agencies were working very inefficiently, that no adequate means were being taken to enable the New York labor market to distribute its surplus outside of New York, that there was an utter lack of coordination among the different private agencies and that there was no sufficient public inspection of their work. Certain legislation, which looked in the direction of reorganizing the whole system was passed by the Legislature. This work of reorganization should be vigorously pushed during the coming fall. It is a matter of vital public importance, not merely that the distress should be reduced, but that no unnecessary opportunity should be given to stir up revolutionary discontent. There may not be enough work to go around during the coming winter, but it is certainly the duty of public-spirited citizens to take care that what work there is shall be distributed to the best advantage.

## The New York Dock Problem and How to Meet It.

*Editor of the* RECORD AND GUIDE:

In diagnosing a business situation, experts begin by eliminating what is unnecessary to be considered and get the problem down to a series of more or less co-related facts on which they make their diagnosis.

In the case of New York City's dock problem, I believe we can estimate with fair certainty that in 1930 the City of New York and its environs will have nearly 10,000,000 inhabitants. There will be a corresponding growth, on comparative lines, for the entire country. This means much more than a similar percentage of growth for our commerce, the economic law being that commerce quadruples as population doubles. As a necessary corollary thereto, the present 900-foot ships will probably grow to 1,200 or 1,300 feet in length, and what we consider abnormal today in ship size, and in dock length, and in improved facilities (as the Chelsea Piers), will seem quite ordinary in the eyes of the future.

Any considerable dock proposition must prepare for an expanded and expanding future, as the utmost present limit is the normal of tomorrow. Any plans for 900-foot piers must consider future extension, not into our water-

way, which is our most valuable asset, and is wisely controlled by the Federal Government, but a future extension back into the land of Manhattan Island. We can spare the land, but not the waterway. That is our life.

The question of marginal railways is one involving a very heavy expense on the city, and therefore it is one which the city is not prepared to enter into at present, however beneficial the project may seem. The time when the marginal roads could be practically built by municipal funds seems years off. Meantime, the question is of today, and what to do—Now.

The east side of West street, as well as the west side of South street, are suitable in every way, both in price and in inferior improvements, for the development of a series of eight-story, concrete warehouses which could be connected to the docks by overhead telpherage lines using electrical conveyors whereby all freight could be lifted out of the ship and deposited in the top stories of such warehouses with practically one handling. From the top stories cargo could be distributed by a simple gravity system to the other floors. Such a system minimizes handling, which means expense; it facilitates the unloading of ships and possible damage to goods; it avoids delays in cartage, and examination later, and it should be both a considerable help and relief and economy to the merchants of the City of New York.

Possibly the first warehouse should be planned out on sound economic lines as a municipal enterprise, to indicate to the mercantile community how the plan would work. Furthermore, as our commerce develops, future improvement should be made by private capital under municipal supervision, and perhaps with municipal guarantees, with power to condemn property needed. The municipality should have a permanent interest and voice in this development, which is of profound importance to the future of the city; for in the competition of seaport facilities, which is growing in other cities as well, New York now needs not only the best but also the cheapest and the most rapid means of handling the mixed cargoes we receive.

All schemes predicated on this community advancing vast sums of money at once, or on gigantic municipal plans, are of no avail today, because impractical. The City of New York must economize for a long period for having spent $300,000,000 of municipal capital in facilitating the movement of its residents rather than having spent it to facilitate its commerce. Spilled milk need not be cried over, but we must depend for the development of our dock improvements on any large scale now and for some years to come very largely on private capital, which will be invested only when insured of adequate income on liberal terms. The municipality must bid for its money in the open market against the world, and the situation will require most liberal terms.

It will be noted that I have stated the warehouses should be eight stories, as it would be a ridiculous proposition to have the entire waterfront surrounded with a fence of twenty-story buildings. That would only serve to make New York a place to get away from, and not a place to come to and locate. Even in the building of warehouses today harmony must be observed in order to preserve the magnificent beauty of our original situation, and the wonderful facilities given us by nature combined with natural beauty, which we must conserve, as this is all that makes New York.

It is well that this subject comes up now, as it will shortly be pressing. The opening of the Panama Canal gives the City of New York very superior trade advantages with a third of the world, and we will shortly feel the impact—without any municipal capital to take care of the necessary improvements. The plans should be formulated, and on a scale wider than any dreamed of yet, for tomorrow it will be required, and private capital is our only resource. We need a prophetic engineer like Louis Risse, who laid out the Bronx in the '70's—a real big man. We need an executive with courage to do the inevitable in a fine, big, broad way, without reference to the inevitable, harsh criticism from those who cannot act and decry everlastingly all those who dare do things. If we could develop these two—maybe we have them. Who knows? What a wondrous blessing it would be to the City of New York—and how necessary?

E. A. TREDWELL.

### How the City Can Meet the Present Financial Crisis.

*Editor of the* RECORD AND GUIDE:

Comptroller Prendergast says, according to the newspapers, that the city will find it difficult to meet the monthly payrolls as a result of the financial crisis due to the war. There would be no financial crisis in the city's affairs if the proper safeguards had been provided by the Comptroller and by those who have been associated with him in the Board of Estimate during the past five years. My story, "The Looting of a Great City," published serially last year, warned them that the bankruptcy of the city was impending.

New York City has not had a sufficient margin of financial safety during the past five years. When Mr. Gaynor became Mayor on January 1, 1910, the balance to the city's credit was about $15,000,000. The debt margin was increased about $120,000,000 since that time, due to the addition of $1,200,000,000 to the taxable value of city property, real and personal; but each expansion of the public credit was promptly followed by as great an increase of the public debt through the registering of additional city contracts. The debt margin now is about $10,000,000, with many contracts suddenly cut off, and the city finds itself in a financial emoasse, because the bankers here are unable or unwilling to provide gold to take up the city's $80,000,000 debt abroad. This debt becomes due during the next three months. The city issued these $80,000,000 gold notes at six per cent. in anticipation of taxes, just as it has been issuing revenue bonds each year to raise money for administrative purposes before taxes were paid. This program has cost the people of New York an average of $4,000,000 a year interest.

The crisis in the city's finances is due to the false business policy of permitting the bankers to provide the money to administer the city's affairs, out of which process they made, as previously stated, about $4,000,000 a year interest. In addition to this profit, the bankers were permitted to use the city's money thus provided, because the funds were kept in the banks and only drawn against when needed. Thus the bankers made a double profit by financing the city. The bankers are unable or unwilling to take up the city's $80,000,000 gold notes which come due, and the city is powerless to do it. The notes must be paid or the city must confess itself insolvent.

Comptroller Prendergast and his associates know and have known that the city should never be without a margin of less than $25,000,000. Why then is the credit balance today only $10,000,000? How will the city meet the present emergency of "hard times," lack of employment, and worse conditions to come with an insufficient debt margin and no surplus available?

There is a way out of the present dilemma if the Comptroller and his associates will have the hardihood and the patriotism to embrace it. They can reduce every salary in excess of $5,000 to that sum and they can curtail every salary between $3,500 and $5,000 by a reduction of $500 each. The city's annual payroll is about $90,000,000 or about $7,500,000 monthly. This can be reduced one million dollars a month without the slightest hardship to those whose salaries will be affected. Those whose salaries exceed $5,000 are presumed to have saved part of their annual income, and their ordinary living expenses need not exceed that sum. Those whose salaries are between $3,500 and $5,000 will scarcely feel the reduction if made.

This suggestion is advanced, so that funds may be immediately available for those out of employment. Poverty is becoming more acute each day and the city may soon be obliged to provide food and shelter for the destitute. Public and private charities are overtaxed and the city may be compelled to build barracks to take care of the needy during the coming fall and winter. Why not prepare for the emergency now?

These suggestions are commended to those who pay the city's taxes and to whom the welfare of the people is a vital issue. The bankers may not be able or willing to help the city much longer, though their clients own most of the outstanding bonds, and the taxpayers must begin to safeguard the city's as well as their own affairs. Why not begin the reduction of the city's financial burdens rather than continue their increase until its financial insolvency is plain? Why not reduce the debts to the bankers and begin to restore the value of real estate in New York? When will the taxpayers begin to wake up?

HENRY H. KLINE.
Tribune Building, Aug. 28.

### Our Real Estaters Abroad.

*Editor of the* RECORD AND GUIDE:

You say that as some well known real estaters are about to return from Europe business activity is likely to follow. Permit me to say that one of the leading lights is now acting as chairman of the committee at London for the forwarding of American refugees to their homeland. It seems that he who has negotiated so many "blocks" should remain on the job as the expert needed to meet the exigency. I refer to Joseph P. Day. Respectfully and apologetically for humor on the sad occasion.

A READER.

### May Be Curiously Affected.

"The financial situation during the period of uncertainty and change which must come because of the European war will affect real estate, but it may affect it in a curious and rather unexpected way," says Hon. Cyrus C. Miller. "That is, a great many people who will become fearful of the ordinary financial investment outside of real estate and conclude that after all real estate is a solid investment, and will put their money in it. This will have a tendency to strengthen the real estate market.

"There is a demand at present in Europe for a large sum of money owing by the city to foreign investors. This must be paid before the middle of January next. In ordinary times it would be easy enough to have the payment of such loans extended if it were not convenient to pay, but now the foreign investors need their money and will demand payment. This will be met largely by the taxes which will come in October and the balance again be refunded by a domestic loan, whose only effect on real estate might be a slight addition of interest. The foreign demand, therefore, should not be of any particular danger to New York real estate."

### On the Job.

How long does it take you to recite the salient facts regarding a property to a prospective buyer?

If you consume over seven minutes by the clock in presentation, summing up and a getaway, you have wasted time—his time and your own.

Pin that on the wall. SEVEN MINUTES. And work to it. Have the boys learn it by heart and the busy men of this town who are the real buyers and renters will rise up and call you blessed and, what is more to the point, want to do business with you.—Real Estate Board's Bulletin.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## NATIONAL TAX CONVENTION.

**Some of the Arrangements—Prof. Seligman, of Columbia, Will Preside.**

Final plans are announced for the eighth annual conference of the National Tax Association to be held at Denver, Sept. 8-11. A special train over the Burlington Road, leaving Chicago Sept. 7, will take the Eastern delegates.

The programme contains this year a number of important matters among which are the following: Taxation of Express Companies; discussion of license fees on foreign corporations; suggestions for uniformity among the States in the taxation of securities and movable tangible property. In addition three notable sessions will be held on subjects which are occupying public attention at the present time. One of these will be on the Federal Income Tax with papers by Professor Bullock of Harvard, Deputy Commissioner of Internal Revenue Luther F. Speer and A. C. Rearick, Esq., of New York City, chairman of the sub-committee of Railroad counsel. Professor E. R. A. Seligman of Columbia University, the leading authority on the subject, K. K. Kennan of Milwaukee and Ralph Norton of New York City, as well as many other students and professional men especially interested, will be present and participate in the discussion. Congressman Hull of Tennessee will send a letter.

Another important session will be devoted to Efficiency and Economy in governmental affairs, participated in by such well-known authorities as Dr. Wm. H. Allen of the Bureau of Municipal Research, John L. Coulter of the Federal Census Bureau and E. Dana Durand, former Director of the Census. The practical questions will centre about the facts as to increase in expenditures; the propriety of checking them and the means and methods of doing this.

A third session of interest will be devoted to the recent movements towards increase in land taxation involving a critical review of experiments along this line both in Canada and in the United States. Professor Clark of the University of Manitoba, F. J. Dixon of Winnipeg, F. C. Wade, K. C. of Vancouver, and G. J. Knapp of Colorado Springs will participate among others in this discussion.

Professor E. R. A. Seligman of Columbia University is president of the association and T. S. Adams, Tax Commissioner of Wisconsin, is secretary. The directors and members comprise practically all of the leading economists and tax officials of this country, representatives of the leading taxpayers, railroads, etc., and a large number of lawyers, bankers and leading citizens in this country, Canada and abroad.

Delegates have been appointed by practically all the states and by Canadian provinces. Governor Glynn has taken an especial interest in this conference, having appointed a large number of prominent persons throughout the state to attend as official delegates.

### $1,200,000 Gold Bond Issue.

The Howard Estates Development Co. has recorded a general first mortgage to secure an issue of $1,200,000 of six per cent. gold bonds on its holdings at the Howard Estates, which consists of about 500 acres of Jamaica Bay front property, from the Aqueduct station of the Rockaway division of the Long Island Railroad to Jamaica Bay.

The property, which contains 7,760 city lots, 20 x 100, has been partially improved and subdivided into 2,700 building lots. About thirty-five all-year residences and semi-bungalows have been built and are occupied.

The Metropolitan Trust Company, of New York, is trustee under the mortgage. Proceeds of the bond issue are to be used to take up the existing liens and provide funds for extensive development work. A considerable amount of the issue has already been sold.

## PRIVATE REALTY SALES.

Small deals figured conspicuously in the business this week, reflecting the confidence of small investors in various sections of the city, particularly along the lines of proposed transit improvements. Bronx building plots in the University Heights section figured in several transactions, which involve more apartment house construction in the rapidly growing section in the vicinity of New York University. While the total number of sales reported this week in the various boroughs is about the same as last week, an improvement may be noted over the corresponding week for 1913.

The total number of sales reported and not recorded in Manhattan this week was 14 as against 16 last week and 14 a year ago.

The number of sales south of 59th street was 2 as compared with 2 last week and 6 a year ago.

The sales north of 59th street aggregated 12 as compared with 14 last week and 8 a year ago.

The total number of conveyances in Manhattan was 120, as against 98 last week, 8 having stated considerations totaling $153,300. Mortgages recorded this week number 65, involving $1,018,774, as against 67 last week, aggregating $1,924,235.

From the Bronx 13 sales at private contract were recorded, as against 8 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $312,284, compared with $864,387 last week, making a total since January 1 of $24,466,674. The figures for the corresponding week last year were $743,576, and the total from January 1, 1913, to Sept. 6, 1913, was $38,878,335.

### C. F. Noyes Buys Brooklyn Residence.

It was announced that the property formerly owned by John Dingee, at 185 to 187 Clinton avenue, a modern detached residence and garage on a plot 66 x200, extending through to Waverly avenue, has been purchased by Charles F. Noyes, head of the Charles F. Noyes Company. In this connection the following from the Brooklyn Times is of interest:

"Mr. Noyes stated that extensive improvements will be made in the property following plans drawn by Frederick Putnam Platt. John McKeefrey will have the general contract. A Manhattan bank sold the property to Mr. Noyes. The property cost the late Mr. Dingee about $100,000, and it is now assessed at $66,000 by the city, though valued in open market at about $70,000.

"The location is generally considered one of the best in Brooklyn, because the easterly and westerly sides of Clinton

avenue are restricted against encroachments of apartment houses and business, with setback agreements of 45 feet. The property adjoins the residence of E. T. Bedford. Other owners in that block include Herbert Pratt, John Englis and Lowell M. Palmer.

"Mr. Noyes at present resides at 49 Washington avenue, which property he owns. It is believed that, after the Clinton avenue property is put in first-class order, Mr. Noyes will put it back on the market, although it is stated that he may occupy the new house on Clinton avenue and sell his present place."

### New Bronx Operation.

The Beckman Realty & Construction Co., John H. Beckman, president, has purchased from Mrs. Elizabeth Doyle the old residence, on plot 50 x 100, at the northeast corner of Andrews avenue and 183d street, through McLernon Brothers. The new owner has had plans prepared by Architect Andrew J. Thomas for a five-story house to contain suites of five to eight rooms. There are now three apartment houses on the Andrews avenue block, between 183d street and Fordham road.

### Heights Apartments in Trade.

Herman Reher and William Volk have signed contracts for the sale of the three five-story apartment houses, 1344-1354 St. Nicholas avenue, with stores, on plot 117x100. The houses are the inside ones in a group of five structures occupying the easterly block front of St. Nicholas avenue, between 177th and 178th streets. The sellers retain ownership of the two properties at the 177th and 178th street corners. The buyer is said to be a downtown lawyer who gave dwellings in part payment, at 454, 460 and 464 West 144th street.

### West Side-Scarsdale Trade.

Seaman, Lowerre & Co. sold for George W. Meyer the five-story apartment house at 390 Central Park West, on lot 25 x 100, to Frederick Van Wyck, of Scarsdale, N. Y., who gave in part payment ten lots adjoining Greenacres. The transaction involves about $100,000.

### Manhattan—South of 59th St.

7TH ST.—Jacob Schwartz and H. Weisner are reported to have re-sold the 6-sty tenement, 66 East 7th st, on lot 25x90.10.

13TH ST.—Joseph Berkowitz and Solomon M. Landsmann are reported to have sold the three 6-sty tenements 224-228 East 13th st, on plot 85.4x103.3.

### Manhattan—North of 59th St.

68TH ST.—J. Romaine Brown Co. and Thomas L. Reynolds sold for W. McMaster Mills, the 4-sty dwelling, 35 West 68th st, on lot 18x100.5.

72D ST.—Goodale, Perry & Dwight, Inc., have sold for Edith de Lancey Woolsey, the 4-sty dwelling at 242 West 72d st, on lot 20x102. The purchaser, the Reivax Realty Co., Inc., gave in part payment the 5-sty flat on plot 27x100, at 431 Classon av, Brooklyn.

77TH ST.—Bernard Hirsh has sold the 4-sty dwelling, 141 West 77th st, on lot 19x102.2, which he purchased in May, 1893.

114TH ST.—Edgar T. Kingsley and Goodale, Perry & Dwight sold for Williams & Grozinsky the 5-sty flat on plot 25x100.11, at 217 East 114th st, to A. Handros.

115TH ST.—Edgar T. Kingsley and Goodale, Perry and Dwight have sold for Isabella L. Beekman, widow of the late Judge Henry L. Beekman, 46 West 115th st, a 3-sty dwelling, on lot 18x100.11, to the Freehold Construction Co, Nevins & Perlman.

117TH ST.—Harold E. Wittemann is reported to have sold the 6-sty tenement, 509 East 117th st, on plot 30x100.11.

118TH ST.—Jennie Halperin sold 52 East 118th st, a 5-sty flat on lot 20x100.11, to the Home Specialty Co., which gave in part payment the plot 50x100, on the east side of Digney av, 150 ft. north of 233d st.

AMSTERDAM AV.—C. J. Elgar has sold for Julius I. Herrmann to George Brown 1493 Amsterdam av, a 5-sty flat, on lot 25x100.

### Bronx.

BECK ST.—Dr. Louis H. Schlesinger has purchased, through Samuel Cowen, the 3-sty dwelling 778 Beck st, on lot 25x100.

DECATUR AV.—Frederick Freiersheisin has bought the 5-sty apartment houses, recently erected at 2746 Decatur av, from Milton Brothers, through Morris Sax.

MACY PL.—Carrie Lasar bought from the Hunts Point Realty Co., the 5-sty flat, on plot 25x100, at the northwest corner of Hewitt pl and Macy pl. The broker was Samuel Cowen.

PARKSIDE PL.—McLernon Brothers sold for Edwin C. Dusenbury the plot 100x90, in the west side of Parkside pl, 229 ft. north of 207th st. The buyer is also the new owner of the Plimpton av plot reported sold this week. He is said to be a builder who contemplates improvement with apartment houses.

TIFFANY ST.—Carrie Lasar sold to the Utility Realty Co. the plot 75x85, in the east side of Tiffany st, 200 ft. north of Spofford st.

183D ST.—B. H. Weisker has sold for Frederick H. Levey to a builder the plot, 42x95, in the south side of East 183d st, 46 ft. west of Park av. There is a station of the Harlem Railroad at 183d st and Park av.

BAINBRIDGE AV.—Charles V. Halley sold for cash the lot, 104x34.6xirreg., at the northwest corner of Bainbridge av and 194th st, to the Taxpayers' Realty Co., which will improve.

BELMONT AV.—Benenson Realty Co. has sold the 4-sty flat, on plot 47x77xirreg, at 2340 Belmont av.

PLIMPTON AV.—Edwin C. Dusenbury sold through McLernon Brothers the plot 50x100, on the west side of Plimpton av, 25 ft. north of 170th st.

PROSPECT AV.—P. S. Ritter and J. G. Bassman have sold for Cornelius Stack 1388 Prospect av, a 5-sty new law apartment house, on plot 40x100, for about $41,000.

ST. ANN'S AV.—John Eowl sold 649 St. Ann's av, a 5-sty flat, on plot 25.7x91.6x irreg.

### Brooklyn.

DECATUR ST.—C. J. Straub has sold 708 Decatur st, a 3-sty dwelling, on lot 18x100, to Mrs. S. Carberry.

UNION ST.—Elwood M. Townsend & Co. sold for C. L. Huber, the 2-family house, 1605 Union st.

52D ST.—I. Salzberg sold for Max Wilner to M. Schonbrien 1324 52d st, a new 2-family dwelling on a plot 40x100.

64TH ST.—Tutino & Cerny sold for William S. Hassan the 2-sty, 2-family dwelling, 433 64th st, on lot 19x100.

79TH ST.—The Dowling-Muller Co. has sold the dwelling at 628 79th st for the Henry Roth Building Co.

HAMBURG AV.—F. J. Magerle has sold for Herman Brown the 4-family apartment and store building at 50 Hamburg av, corner of Melrose st; also for the Gatehouse Construction Co. the 1-family detached cottage in the north side of Sherry st, between Oxford and Herald av, to Mrs. A. Sager.

### Queens.

EDGEMERE.—The Lewis H. May Co. has sold for the S. Weiner Realty Co. the stucco cottage on the east side of Harriman av to Abraham J. Pirosnick.

JAMAICA.—John McAulay sold 67 Sayres st, a 2-sty dwelling, 25x100, for Piquet & Piquet to P. Donota; 2-sty house in the south side of Sayres st, 52 ft west of George st, for John Blom to Frederick G. Borger; residence on Van Wyck av, 200 ft west of Wyoming av, 2-sty, with large plot, for Max Gross to Harry Turner, and 6 Williams st, a 2-sty dwelling, for Piquet & Piquet to John Hess.

ROCKAWAY PARK.—The Lewis H. May Co. has sold for J. & A. Rutledge cottage on the east side of 8th av to J. & H. Holler.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Dale pl to William R. McQuinn; 60x100 on President av to M. M. Leighton; 40x100, on Park av, to George W. Blank; and 40x100 in Sterling st to Miss Katherine Dunn.

### Richmond.

WESTERLEIGH.—J. Sterling Drake has sold for Rev. J. K. Giffen of Tarkio, Mo., to Abram M. Watson of Union Hill, N. J., a plot 40x75, in Dakota pl, on which Mr. Watson expects to build a house for his own occupancy.

### Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 46x100 on Hazel av to L. R. Ebling; 40x100 on Hemlock av to Ralph M. Holmes; 50x100 on Spruce av to Charles Garthy; 40x100 on 4th av to William T. White, and 40x150 on 4th av to E. J. Kepp.

MONTCLAIR, N. J.—Mayor Ernest C. Hinck sold 1,000 ft. of frontage on Claridge Court, Montclair, and 350 ft. of frontage on Ridgewood av, in Glen Ridge, to Mrs. M. E. Walbridge, of New York city. Mr. Hinck also purchased three residences on the Ocean Boulevard, Low Moor, Seabright, comprising approximately 20 acres. The brokers were F. J. Riley, of New York, and F. M. Crawley & Bros., of Montclair.

MT. VERNON, N. Y.—Anderson Realty Co. has sold for John P. Bath to Agnes Brown, the new residence at 330 Summit av.

MT. VERNON, N. J.—The Anderson Realty Co. has sold for Mrs. May W. Kenyon to Mrs. Maria T. Courtney her residence, with garage, on 5 lots at 4 Oneida av, Langdon terrace. The property has been held at $25,000. The same brokers also sold for Warren Kaler, builder, a new house corner Sidney and Dell avs, Chester Hill, to Thomas Platt.

NEW ROCHELLE, N. Y.—Charles Dunlop sold through George W. Brettell to Peter J. Ottendorfer, the 2-sty house, 107 Coligny av.

SCARSDALE ESTATES.—Miss Ahlfrida Johanson purchased a plot 200x90 at Greenacres, on which she expects to build a residence.

TENAFLY, N. J.—Malcome MacKay purchased about 150 acres between Tenafly and Knickerbocker rd, on the line of DeMott av, Tenafly, N. J., as a site for a golf links and club house.

WATERTOWN, N. Y.—Edward P. Hamilton & Co. sold the one-time Taggart residence and grounds, in Clinton st, adjoining the mansion of Mrs. Emory Flower Taylor.

YONKERS, N. Y.—Miss Ethel Cooper has purchased one lot and Miss Bessie L. Patton two plots at Nepperhan Heights. Miss Cooper will improve with a public garage.


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## LEASES.

### Moving Picture Theatre Deal.

M. Morgenthau, Jr., Co. leased to A. B. Samuelson, for the Property Operating Co., J. J. Murphy, treasurer, the moving picture theatre and aerodome, which is being built on a plot fronting 160 feet on Southern Boulevard, with a depth of 100 feet just north of the junction of Westchester avenue, Southern Boulevard and West Farms Road. It will have a seating capacity of 870 seats and a lobby 30 feet in width. The balance of the frontage on Southern Boulevard is divided into eight stores, one of which has already been rented by the M. Morgenthau, Jr., Co. to Louis D'Amisco, to be occupied as a millinery and millinery supply store.

### English Firm in 34th Street.

Frederick Fox & Co. have leased for Revillon Freres, the fifth and sixth lofts, containing nearly 20,000 square feet of space in the Revillon Freres Building, 19 West 34th street, through to 30-32 West 35th street. The lessees are J. Mandelberg & Co., Inc., of London and Manchester, raincoat manufacturers, whose New York offices are at present located in 20th street near Fifth avenue.

### Important Bronx Leases.

Morris Moore has leased from the Freeminstreet Co. the property located at 991, 993, 995, 997 and 999 Simpson street; also the entire block front between 169th street and Freeman street, 1337, 1339, 1341, 1343, 1345, 1347, 1349 and 1351 Prospect avenue, at an aggregate rental of about $450,000.

### "Alta Crest" in Lease.

Schindler & Liebler leased for Marie N. Hoguet to Joseph Shenk the six-story elevator apartment house the Alta Crest, on plot 125 x 100, at the northeast corner of 158th street and Broadway, at an aggregate rental of about $120,000.

WRIGHT BARCLAY, INC., leased an apartment in 118 East 31st st, to John F. Bottomlay.

THE LOUIS BECKER CO. leased for the estate of Bridget Scallen, the 3-sty dwelling at 503 West 160th st, from September 15, to Lieutenant Robert Quinn.

CROSS & BROWN CO. has leased from the plans to the Pneumatic Service Corporation for executive offices, the entire 10th floor and space in the basement of the new 12-sty building being erected at 15-17 West 44th st; also offices at 220 5th av to Edwin B. Elson, an apartment at 25-7 West 36th st to Frederick McKay and offices at 105 West 40th st to James L. Malone.

JOHN J. CLANCY & CO. leased the dwelling at 359 West 56th st, to Dr. Thomas N. Neafsey.

THE DUFF & BROWN CO. leased for Henry Neugass to Lillian E. Hayes, 415 West 145th st.; for E. M. Andrews to H. E. Cowles, 514 West 149th st; and for Lydia A. Fleming to Henry Kerr, 845 St. Nicholas av, all 3-sty dwellings.

THE DUROSS CO. leased space at the southwest corner of 9th av and 14th st, to the Ideal Doll and Toy Co., for 3 years at an annual rental of about $1,200.

DOUGLAS L. ELLIMAN & CO. leased a floor in 640 Park av, to Mrs. Joseph C. Hoagland; apartments in 755 Park av to Mrs. Wm. B. Hornblower and George S. Hornblower; in 103 East 86th st, to L. H. Nutting, and to Dr. H R. Mixsell; in 72 West 48th st, to H. Kelley, and in 9 East 49th st, to Saunders Norvell.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. Robert B. Minturn apartments in 635 Park av, corner of 66th st, to the Baron de Vaux; also at 116 East 63d st to Charles E. Pettinos, and at 34-6 East 58th st to Mrs. G. L. Atwater.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. Gustav A. Wertheim van Heukelom 7 East 84th st, a 5-sty house with electric elevator, on a lot 25x100, fully furnished, to Edmond A. Guggenheim. This house has been held at $8,000.

PEASE & ELLIMAN and John N. Golding leased the white marble building, 716 5th av, formerly occupied by Schumann's Sons, jewelers, to the perfumery firm of D'Orsay, Inc. Pease & Elliman also leased for James K. Atkins, agent, the 4-sty house, 59 East 64th st, to Herbert L. Pick, and for Mrs. Helen T. Roberts the 3-sty house, 140 West 95th st, to Dr. W. M. Van Zandt; and the following apartments: in 27 West 67th st to G Dixson Raine, Jr., and Isabel Dos Passos; in 829 Park av to Howard Rodgers; in 105 East 15th st to N. A. Strum; in 144 East 56th st to May O. Black; in 200 West 58th st to K. Brown and Dr. F. M. Townsend; in 607 West 136th st to R. E. Mawson and M. A. Both; in 723 St. Nicholas av to A. Vial; in 200 West 58th st to C. E. Bray, Charles Schieren, Jr., and Charles Furthman; in 104 East 40th st to Genevieve J. Kurtz; in 929 Park av to George R. Mosle; in 24 West 59th st to Dr. Gertrude Mauson; in 200 West 58th st to Margaret C. Wrenn; in 206 West 92d st to Miss Kathryn A. King and Miss Minnie T. Linden; in 344 West 72d st for the McMorrow Engineering & Construction Co., to George P. Smith; in 35 West 81st st to Thos. C. Purdy; in 11 East 68th st to Mrs. H. F. Osborn; in 104 East 40th st to Mrs. May E. MacKenzie, and in 27 East 62d st to Jane H. Sword.

FROMAN & TAUBERT leased the following dwellings: For Heilner & Wolf, 116 East 87th st; for Thomas F. McCoy, 248 East 78th st; for Warren & Skillin, 241 East 78th st, and for Rhinelander Estate Co., 145 East 89th st.

GAINES & DRENNAN CO. has leased apartments in 24 Gramercy Park to Robert Brooke and I. M. Simpson.

FREDERICK FOX & CO. have leased for the Adrem Construction Co. the 5th loft in 35-39 West 35th st, to Samuel Samuels; also for Gustave Flatau, the 8th floor at 115 University pl to the Friction Transfer Pattern Co.; for L. Tanenbaum Strauss & Co. the top loft at 104-106 Bleecker st, to the Panama Pacific Hat Co.; for the St. James Building Co. space in the St. James Building to the United States Secret Service Agency.

JOHN N. GOLDING leased the store in 35 West 44th st to Robert Byers for 3 years; additional space in 597-599 5th av to the German Publication Co. Society and space in the Fire Company's building at 80 Maiden lane to Daniel Casey, Jr., the Scott-Cooperage Co., G. Musso, John S. Sampson & Bro., Stockholders' Protective Committee, H. N. Vetter Co. and the store in 100 Nassau st to Samuel Augenblick; the dwellings at 10 and 12 East 38th st to C. Lidval for 3 years.

GOODALE, PERRY & DWIGHT have leased the 4-sty dwelling at 144 West 64th st to Dr. Ralph Jacobson.

GOODWIN & GOODWIN rented for Julius Heimann to Leopold Iglick the 4-sty dwelling at 134 West 86th st.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD, INC., have leased in 203 West 107th st apartments to Ernest H. B. Anderson, M. Hart, G. Oestreicher, N. K. Cameron, A. Watson, Ernest Torrence and Edward W. Tinker.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., as agents, have leased for the United States Life Insurance Co. one-half of the 10th loft at 99-101 5th av to Marie Gilis, importer of laces, now at 320 5th av.

M. & L. HESS, INC. leased for the Johnson, Kahn Co. the store in 8 West 26th st to the Postal Telegraph & Cable Co.; the 4th loft in 461 4th av to M. A. Kleinberger; the easterly half and rear part of the westerly half of the 5th loft in 7 to 11 West 45th st to Adolph Stern; space on the 5th loft in 37 and 39 West 28th st to I. Sekine & Co.; the 2d loft in 34 to 38 West 27th st to the Biltmore Waist Co., Philip Rosenwasser, pres., and the 6th loft in 31 to 37 West 27th st to Philip Rosenwasser, manufacturer of ladies' waists, of 826 Broadway, and in the Hess Building space to the H. J. Feldhege Silk Co., of Egypt, Pa.

M. & L. HESS, INC., leased for the Hess Building Co. rooms 1404 to 1407 on the 14th floor of the Hess Building, at 26th st and 4th av, to Tata Sons & Co., of Bombay, India, now located at 450 4th av; also leased to Sackett & Wilhelm, publishers, of Brooklyn and New York, rooms 1405 to 1409 on the 14th floor, 432 4th av.

THE HOUGHTON CO. leased to Sofia De Pantin the 3-sty dwelling at 106 West 81st st for Robert Dorning.

HOUGHTON CO. leased for Josephine Elmer de Neuville the 4-sty dwelling, 31 West 82d st, to Phoebe Marks, and for the estate of Joseph Lichtenauer, the dwelling 148 West 79th st to Christina Amann.

A. KANE & CO., have leased for Porter & Co., the 3-sty dwelling at 497 Manhattan av, to Max. Baer.

SAMUEL H. MARTIN has leased for Bolton Hall the 3-sty dwelling 109 West 63d st to Joseph Glaser.

OGDEN & CLARKSON have leased in 232 Fulton st, a store to Charles E. Boss and the 1st loft to M. B. Scott; also in 104 Franklin st, the 1st loft to J. J. Bigelow & Co., of 170 West Broadway; the 2d loft in 56 East 11th st to Schneider & Braun; store, temporary, at 255 5th av to D. Z. Noorian and basement store at 253 5th av to J. M. Harris; one-half the store at 939 6th av to M. Bickel; and the dwelling 41 West 37th st.

RICE & HILL have leased in 507 5th av, the front half of the 6th floor to W. W. Kimball Co. of Chicago; also offices to M. E. Simpson, Walter K. Bachrach, Dr. William S. Pronsky, John A. Hendricks & Co., of 116 Nassau st, and J. H. Boss.

WILLIAM J. ROOME & CO., INC., leased apartments in the Palher Chambers to Abram E. Morrill and Walter D. Teague; also the dwelling at 341 West 22d st to A. V. Driver.

WILLIAM J. ROOME, INC., announce that the J. W. Shoemaker Co., wholesale rug dealers of 45-47 East 20th st, will occupy the store at 179 Madison av as a retail show room.

CHRIS. SCHIERLOH leased for Bridget Cain the store and basement at 668 8th av to the American Lunch Co., of 413 10th av, for 10 years.

SCHINDLER & LIEBLER leased to Joseph Shenk the northeast corner of 10th av and 26th st, two 6-sty new law tenement houses, on plot 74x100, at an aggregate rental of about $30,000.

JOSEPH F. SEITZ leased the following dwellings: 214 East 60th st to Katherine Wolf; 247 East 61st st to Karl Shedling; 242 East 61st st to Louis F. Weeks; 144 East 54th st to Anna Jensen; 227 East 60th st to Katherine Heide; 218 West 79th st to Elizabeth J. Metz, and 168 East 61st st to Margaret E. McEvoy; also the following apartments: in 138 East

60th st to A. C. Matthews; in 170 West 81st st to Katherine Quinn, and the parlor floor in 750 Lexington av to Bernstein & Strauss.

SHAW & CO. leased for John Shields the parlor store in 815 Lenox av to Hyman Hordes.

SHAW & CO. have leased for A. L. Silberstein the 3-sty dwelling, 65 West 119th st to the Pro Club.

SLAWSON & HOBBS rented for Mrs. A. W. French the 4½-sty American basement dwelling at 252 West 105th st to K. M. Moore.

SPEAR & CO. rented for the Newstate Co. 15,000 sq. ft. of space in 179 to 183 Wooster st. to the Crescent Folding Box Co.; for Charles Kaye the 1st loft in 22 and 24 West 26th st to Globe Dress Co.; for F. W. Sharp the 9th loft in 4 West 22d st to Schoenfeld Bros.; for the 190th Street Holding Co. the 2d loft in 237 Mercer st to Landau & Salan.

JONES SULLIVAN leased for Katherine M. Griffin the 4-sty dwelling at 264 West 21st st to Florence E. Gerner.

UNGER & WATSON, INC., and Edgar A. Manning have leased the dwelling at 1046 Lexington av for Mathilde Molesberger to Maria A. Bodee, dressmaker.

WILLIAM A. WHITE & SONS have rented the corner store and basement at 300 East 119th st to Samuel Forman; also, for Ruland & Whiting, the store and basement at 154 Maiden lane to the Dunn Trucking Co.

### Brooklyn.

BURRILL BROTHERS have leased the following houses: 133 St. Johns pl for Lillian Waddingham to Mrs. F. D. Flaxington; 359 1st st for S. F. Porter to E. W. Crown; 464 1st st for A. Clark to H. F. Painter, and 423 3d st for W. S. Allen to G. W. Hawley.

CHARLES E. RICKERSON has leased 233 Berkeley pl, a 3-sty dwelling, for Mrs. M. H. Hartman to Mr. Harry Rogers, and 740 Union st, a 3-sty dwelling, for Mr. A. W. Irvine to Mr. Frederick Boltz.

ELWOOD M. TOWNSEND & CO. have leased the dwelling 1397 Union st for Dr. Butler to Harry Stuart; also 1607 Union st for A. T. Powers to Claude H. MacGowan; and 1504 Union st for Peter Downey to John McCabe.

### Suburban.

SHARROTT & THOM leased for Evelyn D. Wood the three 5-sty apartment houses at Main st and Beechwood av, New Rochelle.

HUGHES & WHITBY rented to W. J. Kaup of Pittsburgh the residence at 34 Irving st, Montclair, N. J.

THE SMITH-SINGER REALTY CO. leased the cottage at 13 Bradford st, Glen Rock, N. J., to W. T. Lyman of Manhattan, and A. D. Baldwin leased the cottage at 191 Highwood av, Ridgewood, N. J., to Percival Clow of Manhattan.

## REAL ESTATE NOTES.

J. SCOTT has moved his office from 1135 Lexington av to the Manhattan Building, southwest corner of Broadway and Manhattan st.

OGDEN & CLARKSON have placed a loan of $55,000 for 5 years on 150-154 Bowery and 344-346 Broome st.

CYRIL H. BURDETT, vice-president of the New York Title Insurance Co., has returned from a three months' vacation in Maine.

J. HERBERT MORGANSTERN, formerly of the J. C. Einstein Co., has opened an office at 30 West 29th st for the transaction of a general real estate brokerage business.

ELWOOD M. TOWNSEND & CO. negotiated the exchange of the apartment houses at Crotona av and Crotona Park South for a farm at Winsted, Conn.

PEASE & ELLIMAN have been appointed agents by the Hall Estate for the 12-sty apartment house at the southwest corner of 5th av and 51st st.

HENRY BRADY has been appointed agent for the 7-sty office building, 133-137 Front st, by Harry A. French, receiver, pending foreclosure proceedings.

DISSOLUTION.—The J. C. Einstein Company has been dissolved and a new firm is now doing a real estate business at 1123 Broadway under the name of J. C. Einstein, making mercantile leasing a specialty.

JOSEPH P. DAY arrived in New York on Thursday evening on the Mauretania. He did excellent work in London as chairman of the Transportation Committee which aided stranded Americans to return home.

CHARLES F. NOYES CO. placed a loan of $125,000, at 5 per cent., for 5 years, on 118 and 120 Duane st. The same brokers recently leased the building for 10 years to Lazarus Fried & Sons at an aggregate rental of about $135,000.

HARRY HALL, of 100 William st, for 18 years manager of the properties of the Phelps Stokes estates, and an associate of the architectural firm of Howells & Stokes, has become a director and active associate of the firm of William A. White & Sons.

ON AUGUST 1, 1914, a meeting of some two thousand Americans then in London, England, was held at the Waldorf Hotel in that city to devise ways and means by which Americans could get back home. Three members of the New York Real Estate Board were noted there: Joseph P. Day, Lawrence B. Elliman and E. A. Tredwell.

DAVID F. MASTERS, of Jersey City, as special master, sold last Saturday to Harry M. Durming of New York 11 tracts of meadow lands, containing 3,493 acres, on both sides of the Hackensack in Hudson and Bergen counties, for $1,000,000. The sale was an action by the Guaranty Trust Co. of New York to foreclose two mortgages aggregating $3,850,000.

WILLIAM A. WHITE & SONS have placed the following loans: For A. Kauffmann, $65,000 on the 4-sty business building 110-12 East 59th st, formerly occupied by the Irish-Ameri-


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can Athletic Club but recently altered; $18,500 on the 4-sty dwelling, 57 East 92d st, and for the Jackson Square Realty Co., $160,000 on the 6-sty structure, 10-12-14 Jane st, through to 245-253 West 12th st.

NEW FIRM.—Among the firms which recently entered the real estate business in the Bay Ridge section of Brooklyn is the Dowling-Muller Co. Thomas L. Dowling is a large property owner while John Muller has been for the last 20 years connected with the Desmond Dunne Co. They will transact a general real estate business, specializing in Bay Ridge properties. Their downtown office is located at 367-373 Fulton st.

WILLIAM S. PATTEN reached New York on Thursday morning after a hard trip on a freight steamer from Naples. The boat usually plies between Naples and South America. He was in Switzerland at the outbreak of the war and remained there for some time after hostilities commenced. The Swiss people, he said, were very obliging and considerate to American tourists, in many cases offering food and lodging for which no immediate payment was asked.

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

### Conveyances.

| | 1914 Aug. 28 to Sept. 3 | 1913 Aug. 29 to Sept. 4 |
|---|---|---|
| Total No | 120 | 100 |
| Assessed value | $6,160,075 | $7,286,000 |
| No. with consideration | 8 | 8 |
| Consideration | $153,300 | $648,500 |
| Assessed value | $189,000 | $582,000 |

| | Jan. 1 to Sept. 3 | Jan. 1 to Sept. 4 |
|---|---|---|
| Total No | 5,073 | 5,524 |
| Assessed value | $345,131,783 | $335,948,722 |
| No. with consideration | 542 | 793 |
| Consideration | $22,798,206 | $32,673,610 |
| Assessed value | $23,723,421 | $36,133,162 |

### Mortgages.

| | 1914 Aug. 28 to Sept. 3 | 1913 Aug. 29 to Sept. 4 |
|---|---|---|
| Total No | 65 | 57 |
| Amount | $1,018,774 | $853,966 |
| To Banks & Ins. Cos. | 15 | 8 |
| Amount | $498,000 | $399,500 |
| No. at 6% | 29 | 33 |
| Amount | $294,294 | $255,966 |
| No at 5½% | 3 | 2 |
| Amount | $37,000 | $9,000 |
| No at 5% | 15 | 12 |
| Amount | $532,500 | $303,500 |
| No at 4½% | 1 | ..... |
| Amount | $12,000 | ..... |
| No at 4% | ..... | ..... |
| Amount | ..... | ..... |
| Unusual rates | 1 | 1 |
| Amount | $2,180 | $5,000 |
| Interest not given | 16 | 10 |
| Amount | $140,800 | $280,500 |

| | Jan. 1 to Sept. 3 | Jan. 1 to Sept. 4 |
|---|---|---|
| Total No | 2,992 | 3,552 |
| Amount | $90,515,223 | $133,138,238 |
| To Banks & Ins. Cos. | 678 | 920 |
| Amount | $40,762,384 | $80,851,790 |

### Mortgage Extensions.

| | Aug. 23 to Sept. 3 | Aug. 29 to Sept. 4 |
|---|---|---|
| Total No | 17 | 17 |
| Amount | $454,500 | $611,000 |
| To Banks & Ins. Cos. | 5 | 2 |
| Amount | $280,000 | $242,500 |

| | Jan. 1 to Sept. 3 | Jan. 1 to Sept. 4 |
|---|---|---|
| Total No | 1,435 | 1,340 |
| Amount | $75,475,631 | $54,758,052 |
| ToBanks & Ins. Cos | 501 | 451 |
| Amount | $46,897,060 | $32,070,200 |

### Building Permits.

| | 1914 Aug. 29 to Sept. 5 | 1913 Aug. 30 to Sept. 5 |
|---|---|---|
| New buildings | 2 | 5 |
| Cost | $295,000 | $497,500 |
| Alterations | $81,915 | $150,925 |

| | Jan. 1 to Sept. 5 | Jan. 1 to Sept. 5 |
|---|---|---|
| New buildings | 327 | 439 |
| Cost | $33,735,140 | $43,506,215 |
| Alterations | $8,838,973 | $9,482,951 |

## BRONX.

### Conveyances.

| | 1914 Aug. 28 to Sept. 3 | 1913 Aug. 29 to Sept. 4 |
|---|---|---|
| Total No | 84 | 82 |
| No. with consideration | 10 | 3 |
| Consideration | $31,855 | $15,418 |

| | Jan. 1 to Sept. 3 | Jan. 1 to Sept. 4 |
|---|---|---|
| Total No | 4,445 | 5,438 |
| No. with consideration | 363 | 533 |
| Consideration | $4,735,290 | $4,394,463 |

### Mortgages.

| | 1914 Aug. 28 to Sept. 3 | 1913 Aug. 29 to Sept. 4 |
|---|---|---|
| Total No | 43 | 60 |
| Amount | $195,760 | $284,458 |
| To Banks & Ins. Cos. | 4 | 3 |
| Amount | $18,000 | $15,000 |
| No at 6% | 12 | 22 |
| Amount | $34,305 | $64,815 |
| No. at 5½% | 9 | 4 |
| Amount | $34,800 | $69,500 |
| No. at 5% | 9 | 22 |
| Amount | $59,250 | $103,160 |
| Unusual rates | 1 | 4 |
| Amount | $2,030 | $11,783 |
| Interest not given | 12 | 8 |
| Amount | $65,375 | $35,200 |

| | Jan. 1 to Sept. 3 | Jan. 1 to Sept. 4 |
|---|---|---|
| Totol No | 2,842 | 4,124 |
| Amount | $25,335,882 | $30,255,622 |
| To Banks & Ins. Cos. | 289 | 273 |
| Amount | $5,451,051 | $4,787,441 |

### Mortgage Extensions.

| | Aug. 28 to Sept. 4 | Aug. 29 to Sept. 4 |
|---|---|---|
| Total No | 8 | 11 |
| Amount | $135,750 | $196,100 |
| To Banks & Ins. Co. | 2 | ..... |
| Amount | $44,000 | ... |

| | Jan. 1 to Sept. 4 | Jan. 1 to Sept. 4 |
|---|---|---|
| Total No | 507 | 415 |
| Amount | $10,085,800 | $9,703,760 |
| To Banks & Ins. Cos. | 93 | 77 |
| Amount | $2,793,400 | $2,276,400 |

### Building Permits.

| | 1914 Aug. 28 to Sept. 4 | 1913 Aug. 29 to Sept. 4 |
|---|---|---|
| New buildings | 16 | 8 |
| Cost | $410,850 | $92,150 |
| Alterations | $9,750 | $5,500 |

| | Jan. 1 to Sept. 4 | Jan. 1 to Sept. 4 |
|---|---|---|
| New buildings | 554 | 657 |
| Cost | $13,559,257 | $17,630,166 |
| Alterations | $843,590 | $872,943 |

## BROOKLYN.

### Conveyances.

| | 1914 Aug. 27 to Sept. 2 | 1913 Aug. 28 to Sept. 3 |
|---|---|---|
| Total No | 354 | 360 |
| No. with consideration | 26 | 36 |
| Consideration | $149,207 | $127,604 |

| | Jan. 1 to Sept. 2 | Jan. 1 to Sept. 3 |
|---|---|---|
| Total No | 16,032 | 16,209 |
| No. with consideration | 1,636 | 1,495 |
| Consideration | $10,494,585 | $8,396,249 |

### Mortgages.

| | 1914 Aug. 27 to Sept. 2 | 1913 Aug. 28 to Sept. 3 |
|---|---|---|
| Total No | 243 | 245 |
| Amount | $1,028,851 | $828,330 |
| To Banks & Ins. Cos. | 39 | 45 |
| Amount | $364,750 | $220,000 |
| No. at 6% | 147 | 130 |
| Amount | $476,370 | $417,920 |
| No. at 5½% | 51 | 51 |
| Amount | $295,700 | $197,550 |
| No. at 5% | 27 | 48 |
| Amount | $202,950 | $171,370 |
| Unusual rates | 2 | 1 |
| Amount | $13,600 | $1,000 |
| Interest not given | 16 | 15 |
| Amount | $40,231 | $40,490 |

| | Jan. 1 to Sept. 2 | Jan. 1 to Sep 3 |
|---|---|---|
| Total No | 11,723 | 11,737 |
| Amount | $50,121,441 | $45,838,523 |
| To Banks & Ins. Cos. | 2,367 | 2,636 |
| Amount | $18,687,729 | $17,212,415 |

### Building Permits.

| | 1914 Aug. 27 to Sept. 2 | 1913 Aug. 29 to Sept. 4 |
|---|---|---|
| New buildings | 122 | 28 |
| Cost | $464,500 | $134,425 |
| Alterations | $65,603 | $60,260 |

| | Jan. 1 to Sept. 2 | Jan. 1 to Sept. 4 |
|---|---|---|
| New buildings | 3,367 | 2,511 |
| Cost | $31,012,805 | $21,288,034 |
| Alterations | $2,122,175 | $2,644,466 |

## QUEENS.

### Building Permits.

| | 1914 Aug. 27 to Sept. 2 | 1913 Aug. 29 to Sept. 4 |
|---|---|---|
| New buildings | 82 | 92 |
| Cost | $208,120 | $291,155 |
| Alterations | $36,495 | $3,800 |

| | Jan. 1 to Sept. 2 | Jan. 1 to Sept. 4 |
|---|---|---|
| New buildings | 3,321 | 2,970 |
| Cost | $14,766,424 | $10,693,818 |
| Alterations | $855,404 | $871,020 |

## RICHMOND.

### Building Permits.

| | 1914 Aug. 27 to Sept. 2 | 1913 Aug. 28 to Sept. 3 |
|---|---|---|
| New buildings | 14 | 14 |
| Cost | $28,735 | $38,965 |
| Alterations | $3,187 | $23,300 |

| | Jan. 1 to Sept. 2 | Jan. 1 to Sept. 3 |
|---|---|---|
| New buildings | 840 | 698 |
| Cost | $1,424,357 | $1,529,497 |
| Alterations | $169,280 | $226,529 |

## OBITUARY

WILLIAM De H. WASHINGTON died Sunday morning of cerebro-spinal meningitis in the New York Hospital after an illness of three days. He was born at Clover Sea, Va., 50 years ago and was the son of Lewis W. Washington, a descendent of a brother of George Washington. He came to New York about 20 years ago and became engaged in construction work. He was president of the Armour Villa Park Co., the Eastern Warehouse and Realty Co., the New York and New Jersey Water Co., and was a director in numerous other corporations. Mr. Washington was unmarried.

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

MOSES LEVI.—325 East 77th st, $15,000; 1508 Lexington av $25,000.

HENRIETTE C. DE GROVE.—29 Mercer st, $27,000; 354 West 23d st, $26,500; 72 East 55th st, $50,000; 217 West 104th st, $25,000; 313-315 West 145th st, $37,500.

SOLOMON DOBRINER.—346 East 49th st, $23,000; 336 East 49th st, $20,000; 233 East 52d st, $15,000.

EMMA R. BRAND.—1685 Park av, $11,000; 1689 Park av, $11,000; 1848 Park av, $8,500; 2351 Ad av, $15,000; 2353 3d av, $15,000; 2355 3d av, $15,000; 2357 3d av, $15,000; 27 West 124th st, $23,750; 49 West 124th st, $18,000; 43, 45, 47 West 124th st, each $18,000; 303 West 142d st, $10,000; 2669 8th av, $15,000; 2673, 2677, 2681 8th av, each $10,000; block 2043, lot 43, vacant and block 2043, lot 44, vacant, each $12,500; northwest corner of 5th av and 124th st, $24,300.

ROBERT W. THOMPSON.—164 West 97th st, $12,500; 166 West 97th st, $12,500; plot on Bolton rd, block 2251, lot 141, $5,500.

RACHEL LESE.—17 East 119th st, $28,000, and 58 Catherine st (not 50 as reported last week), $19,000.

JOHN M. DODD, JR.—Decedent had a 1-42d interest in properties which were appraised as follows: 423-425 West 30th st, $22,000; 223 and 231 West 21st st, $192,500; 1367-1379 3d av and 203-209 East 78th st, $121,000; 48-52 8th av, $36,500; 77 White st, $67,000; 432-436 East 53d st, $74,000; 232 Mott st, $20,500; 215-219 East 58th st, $28,000 (land only); 69 Fulton st, $36,000; 307 East 79th st, $14,000; 893 Broadway, $238,000; entire block between 11th and 13th avs, 26th and 27th sts (railroad freight yards), $531,000.

MARY McCOY.—140 Mulberry st, $24,000; 365 East 62d st, $5,500.

CAROLINE SCHOELL.—434 6th st, $22,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

An interesting development in the Vesey Street Exchange Salesroom, this week, concerned the seven-story apartment house, 2788 Broadway, on plot 25.7 x93.9x irregular. It was put up at auction as the result of an action brought by H. D. Clark and others to recover $11,000 from J. Winfield and others. The property carries a prior mortgage of $43,000 and was struck down to the plaintiff for $49,734. Negotiations had been started prior to the auction sale between the defendants in the action and an unnamed investor for the sale of the property. The deal will now be carried out by the plaintiff, according to current reports. Henry Brady was the auctioneer.

For the coming week, the more important offerings include the twelve-story loft building at 153-159 West 27th street, to be sold at the stand of the M. Morgenthau Co., subject to liens aggregating $353,043; the six-story apartment house at the northeast corner of Broadway and 123d street to be sold by Joseph P. Day; and the six-story apartment house at the northwest corner of Northern avenue and 181st street, to be offered by Bryan L. Kennelly. In the Bronx, Charles A. Berrian will sell a Jerome avenue vacant block front and adjoining properties.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 4, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**95TH st, 63 W** (*), ns, 191 e Col av, 20x 100.8, 4-sty & b bk dwg; due, $21,927.66; T&c, $1,034.40; Jno A Stewart et al, trstes. 22,900

**96TH st, 324 W,** ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; withdrawn.

**102D st, 211 E** (*), ns, 180 e 3 av, 24.11x 100.11, 5-sty bk tnt & strs; due, $19,040.34; T&c, $806.77; Benj F Blair, trste. 13,000

**108TH st, 228 E** (*), ss, 225 w 2 av, 25x 100.11, 4-sty bk tnt & strs; due, $13,031.79; T&c, $1,758.08; Jos Fritz et al. 5,000

**131ST st, 262 W** (*), ss, 190 e 8 av, 15x 99.11, 3-sty & b stn dwg; due, $6,534.59; T&c, $259.30; Iphigenia Z Place. 4,000


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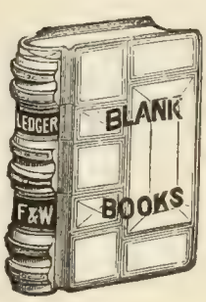
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*Auction Sales, Manhattan, Continued.*

**184TH st, 550 W** (*), swc Audubon av (Nos 366-76), 35x99.11, 5-sty bk tnt & strs; due, $51,956.50; T&c, $1,578.30; Susan Devin. 52,000

**Audubon av, 366-76,** see 184th, 550 W.

HENRY BRADY.

**Dyckman st, 307** (*), ns, 330 e Bolton rd, 50x100, 2-sty & b fr dwg; due, $8,-353.93; T&c, $636.53; Susan McV Hemenway, extrx. 8,600

**96TH st, 15 W,** ns, 240 w Central Park W, 20x100.11, 4-sty & b stn dwg; withdrawn.

**133D st, 63 W** (*), ns, 185 e Lenox av, 25 x99.11, 5-sty stn tnt; due, $15,039.41; T&c, $415.95; Wm C Bowers. 10,000

**Broadway, 2788** (*), es, 77.10 s 108th, 25.7x88x25x93.9, 7-sty bk tnt & strs; due, $10,331.94; T&c, $562.73; sub to a mtg of $43,000; Helen D Clark et al, admrs. 49,734

**Lenox av, 186** (*), es, 108.2 s 120th, 18x 85, 3-sty & b bk dwg; due, $15,705.09; T&c, $1,207.82; Mary W Scheper. 17,000

DANIEL GREENWALD.

**3D av, 2356,** ws, 66.7 s 128th, 16.8x100, 3-sty bk tnt & str, 1-sty ext; Sheriff's sale of all right, title, &c; Bernhard Blumenthal. 50

HERBERT A. SHERMAN.

**123D st, 106 E** (*), ss, 60.1 e Park av, 20x100.11, 4-sty stn tnt; due, $9,750.68; T &c, $357.50; Emigrant Industrial Savings Bank. 9,000

| | |
|---|---|
| Total | $191,284 |
| Corresponding week 1913 | 631,101 |
| Jan 1, 1914 to date | 24,793,828 |
| Corresponding period 1913 | 30,336,481 |

## Bronx.

The following are the sales that have taken place during the week ending Sept. 4, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Freeman st, 950,** ss, 75 w Vyse av, 25x 95, 1-sty bk str; due, $7,951.04; T&c, $——; J J Comich. 6,000

**180TH st, 250 E,** see Ryer av, 2076.

**184TH st, 514-20 E** (*), swc Bathgate av (No 2309), 94.5x35; due, $8,728.35; T&c, $——; sub to 1st mtg of $38,000; Henry C Wissemann. 40,000

**Bathgate av, 2309,** see 184th, 514-20 E.

**Ryer av, 2076** (*), sec 180th (No 250), runs s34.5xe65xne37.9xn25xw104.6 to beg, 5-sty bk tnt; due, $24,727.45; T&c, $1,-117.67; Cornelia A Cardashian et al, trstes. 20,000

HENRY BRADY.

**Coster st, 652** (*), es, 240 s Spofford av, 20x100, 2-sty bk tnt; due, $6,467.03; T&c, $201.54; Henry H Glass. 55,000

ANTHONY V. CAGGIANO.

**160TH st, 819 E,** ns, 56.8 e Union av, 20.5x77.4, 3-sty fr dwg; withdrawn.

CHAS. A. BERRIAN.

**139TH st, 605 E,** ns, 475 e St Ann's av, 25x100, 4-sty bk tnt; withdrawn.

| | |
|---|---|
| Total | $121,000 |
| Corresponding week 1913 | 112,475 |
| Jan 1, 1914 to date | 4,672,846 |
| Corresponding period 1913 | 4,320,532 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Sept. 2, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WM. P. RAE CO.

MACON ST (*), ns, 300 w Reid av, 16.8x100; Williamsburgh Savgs Bank 4,300.00
OAKLAND ST, es, 150 n Calyer, 89.1x 105.5; Jno J Cashman 5,675.00
10TH ST, ns, 195.4 e S av, 19.6x92.6; withdrawn
E 35TH ST, es, 438.3 n Church av, 19.9 x99.3; Robert C Baker 2,000.00
43D ST, ns, 225 w 3 av, 25x100.2; South Bklyn Savgs & Loan Assn 3,600.00
FT HAMILTON AV (*), ses, intersec swc 53d, 101.3x100; Alys S McLane et al 6,300.00
ORIENTAL BLVD, nec Falmouth, 100 x100; Ethel M Murray 9,000.00

WILLIAM J. McPHILLIAMY & CO.

PARK PL, ns, 162.6 w Utica av, 20x 127.9; Charles Lynch, def. 1,950.00
PARK PL, ss, 350 e Brooklyn av, 70x 255.7; Henry L C Wenk, Jr. 26,500.00
W 12TH ST, es, 285 s Av Q, 40x164.7; A B Roberts 3,500.00
E 35TH ST, es, 418.6 n Church av, 19.9 x99.3; A W Pohl 2,000.00
E 35TH ST, es, 458 n Church av, 20x 99.6; Robert C Baker 2,000.00
36TH ST, sec 12 av, 54.11x64.1x50x 86.10; Jay Holding Co. 1,550.00
36TH ST, es, 54.11 s 12 av, 21.11x105 x20x114.; Arthur Harris. 675.00
36TH ST, es, 78.2 s 12 av, 21.11x95.10 x20x105; Jay Holding Co. 550.00
52D ST, ss, 320 e 3 av, 20x100.2; Philip Munch 3,400.00
58TH ST (*), nes, 80 se 5 av, 20x100.2; Chas G Hiller et al. 6,275.00
71ST ST (*), nes, 384.7 se 18 av, 18.6 x100; Annie E Stainton 3,000.00
E 91ST ST (*), centre of, 230.2 w Canarsie rd, runs w1,304.5xs33.5xe 1,378.7x124.8 to beg; Martha Miller et al 2,000.00
92D ST, sws, intersec es 3 av, 146.4x 67.2; William Koch 8,900.00
EUCLID AV (*), sec Sutter av, 100x 20; also PINE ST, ws, 180 n Sutter av, 20x100; also PINE ST, ws, 100 n Sutter av, 20x100; also SUTTER AV, nwc Pine, 100x20; also PINE ST, ws, 200 s Sutter av, 40x100; also PINE ST, ws, 280 s Sutter av, 20x100; also BLAKE AV, swc Pine, 100x100; also SUTTER AV, nec Pine, 20x100; also SUTTER AV, sec Pine, 40x100; also PINE ST, es, 100 s Sutter av, 80x100; PINE ST, es, 240 s Sutter av, 20x100; also PINE ST, es, 340 s Sutter av, 40x100; also PINE ST, es, 400 s Sutter av, 60x100; also CRESCENT ST, swc Sutter av, 100x20; also SUTTER AV, ns, 40 e Crescent, 58.9x94.5x irreg; also CRESCENT ST, es, 100 n Blake av, 140x104.7; also BLAKE AV, nec Pine, 100x20; Isaac L Zinke. 144,735.00
12TH AV, ss, 86.10 e 36th, 50x50; Jay Holding Co 1,500.00

JAMES L. BRUMLEY.

SCHERMERHORN ST (*), ss, 72.9 w Smith, 69x99; also PARCEL beg at point in cl of block bet Schermerhorn & State, 267.6 e Boerum pl, runs e20x s20xw20xn20 to beg; also PARCEL of land beg at a point in cl of block bet Schermerhorn & State, 287.6 e Boerum pl, runs e18.6xs20xw18.6xn 20 to beg; also SCHERMERHORN ST, ss, 238 e Boerum pl, 23x99.9; Edw M Grout et al. 116.750.00
MONTAUK AV (*), ws, 390 s Blake av, 20x100; Fredk Meis. 3,500.00

NATHANIEL SHUTER.

HART ST (*), nec Marcy av, 100x28; Paul Finkelstein 3,500.00
UNION ST, nes, 523.6 nw Van Brunt, 21.3x97.5xirreg; G Roberts. 8,000.00
8TH AV (*), ses, 80 sw 5th, 20x127.10; Williamsburgh Savgs Bank. 14,300.00
LOTS 34 & 35 (*), blk 4750, Rugby E; Bryant C Preston. 1,000.00

CHAS. SHONGOOD.

70TH ST (*), nes, 300 nw 15 av, 40x 100; Robt Weidman et al. 500.00

| | |
|---|---|
| Total | $386,960.00 |
| Corresponding week 1913 | 971,875.00 |

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney, (R) Referee, last name, Auctioneer.

## Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:*

**SEPT. 5 & 7.**
No Legal Sales advertised for these days.

**SEPT. 8.**
28TH ST, 162 W; see 7 av, 311-5.

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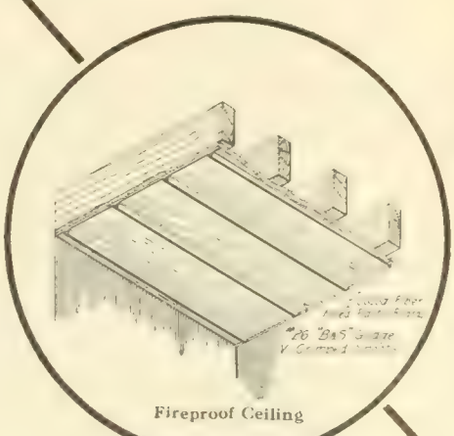
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RIVERSIDE DR, 153; es, 75.8 n 87th, 25x100, 5 & 6-sty & b bk dwg; N Y Trust Co—Marketable Title Co et al; Merrill & Rogers (A), 100 Bway; Theodore K McCarthy (R); due, $50.188.67; T&c, $577; Henry Brady.

7TH AV, 311-5, sec 28th (No 162), 78.1x56.11x78.2x57.7, 3-5-sty stn tnts & strs; Max M Warburg—Twenty-Eighth St & Seventh av Realty Co et al; Stroock & Stroock (A), 30 Broad; Chas S Fettretch (R); due, $105,792.06; T&c, $2,626.86; Bryan L Kennelly.

**SEPT. 9.**

27TH ST, 153-9 W, ns, 106.3 e 7 av, 99.1x98.9x97.3x99.9, 12-sty bk loft & str bldg; Morris W Levine—28th St & 7th Av Realty Co et al; Morris & Samuel Meyers (A), 220 Bway; Warren W Foster (R); due, $53,043.43; T&c, ——; sup to pr mtg of $300,000; M Morgenthau, Jr, Co.

123D ST, W, nec Bway; see Bway, 3100.

127TH ST, 48 W, ss, 360 e Lenox av, 25x99.11, 2-sty & b fr dwg; Bank for Savgs in City N Y—Camilla M Patterson et al; Cadwalader, Wickersham & Taft (A), 40 Wall; J Cotter Conneli (R); due, $7,219.45; T&c, $772.95 Henry Brady.

130TH ST, 258 W, ss, 185 e 8 av, 18x99.11, 3-sty & b stn dwg; Isaac Metzger—Marie de los A G de Madan et al; Harold Swain (A), 176 Bway; Orson A Raynor (R); due, $10,714.89; T&c, $1,215.65; Henry Brady.

BROADWAY, 3100; nec 123d, 100.11x100, 6-sty bk tnt; Chas M Rosenthal—N Y Real Estate Security Co et al; Edgar A Landauer (A), 160 Bway; Warren Leslie (R); due, $23,722.92; T&c; —— ; sub to pr mtg of $170,000; Jos P Day.

**SEPT. 10.**

CHARLES ST, 130-2, ss, 67.6 w Greenwich, 52.4x20x42.8x42.4, 2-3-sty bk & fr tnts; Myron Straus—Walter F Springsteen et al; Max Monfried (A), 299 Bway; Jas O Farrell (R); due, $2,458.35; T&c, $342.22; mtg recorded Apr25'1912; Henry Brady.

MONROE ST, 94; ss, 36.2 w Pelham, runs w18 xs45.3xe—xne22.6xn25, 6-sty bk loft & str bldg; Jos Gans—Liederman Realty Co et al; Jos Gans (A), 140 Nassau; Jno H Judge (R); due, $4,726.03; T&c, $469.16; sub to 1st mtg $9,000; Jos P Day.

45TH ST, 141 E, ns, 240 w 3 av, 20x100.5, 3-sty & b stn dwg; Andrew Sheridan—Nicholin Lindberg et al; Johnston & Johnston (A), 256 Bway; Max Altmayer (R); due, $5,884.09; T&c, $701.00; D Phoenix Ingraham.

63D ST, 404 E ss, 81.5 e 1 av, 25x100.5, 5-sty bk tnt; Frank Davin et al, exrs—Meyer Lefkowitz et al; Walter B Hopping (A), 165 Bway; Henry B Singer (R); due, $14,583.71; T&c, $1,600; Jos P Day.

70TH ST, 226 E, ss, 180 w 2 av, 25x100.4, 4-sty stn tnt; Mutual Life Ins Co of N Y—Jno H Bodine et al ;action 4; Fredk L Allen (A), 55 Cedar; Henry A Friedman (R); due, $16,967.55; T&c, $396; M Morgenthau, Jr, Co.

70TH ST, 228 E, ss, 155 w 2 av, 25x100.4, 4-sty stn tnt; Mutual Life Ins Co of N Y—John H Bodine et al; action 1; Frederick L Allen (A), 55 Cedar; Peter Zucker (R); due, $16,921.01; T&c, $420; Joseph P Day.

70TH ST, 230 E, ss, 130 w 2 av, 25x100.4 4-sty stn tnt; same—same; action 2; same (A); same (R); due, $16,921.01; T&c, $396; Joseph P Day.

70TH ST, 232 E, ss, 105 w 2 av, 25x100.4, 4-sty stn tnt; same—same; action 3; same (A); same (R); due, $16,921.01; T&c, $396; Joseph P Day.

82D ST, 246-8 E, ss, 61.8 w 2 av, 40x76.7xirreg, 2 & 3-sty fr and bk club house; Mutual Life Ins Co of N Y—Beth David Hospital et al; Fredk K I Allen (A), 55 Cedar; Jno J Hynes (R); due, $17,053.37; T&c, $——; Mtg recorded March 12, 1907; Henry Brady.

181ST ST, 851 W, nwc Northern av (Nos 94-100), 138.11x110.1x134x78, 6-sty bk tnt; Chas M Rosenthal—1st Preferred Realty Corpn et al; Harold Swain (A), 176 Bway; Edw D Dowling (R); due, $195,016.89; T&c, $4,372.50; Bryan L Kennelly.

NORTHERN AV, 94-100; see 181st st, 851 W.

**SEPT. 11.**

ELDRIDGE ST, 10, es, 109.7 n Division, 20.1x65.6, 5-sty bk tnt & strs; Sheriff's sale of all right, title, &c, which Gottlieb Kramer had on July 23, 1914, or since; Abr J Herrick (A), 99 Nassau; Max S Grifenhagen, Sheriff; Danl Greenward.

133D ST, 207 W, ns, 100 w 7 av, 20x99.11, 3-sty & b bk dwg; Frank G Wild, trst—Bertha Doctor et al; Winthrop Stearns (A), 277 Bway; Walter W Irwin (R); due, $9,643.90; T&c, $172.20; Joseph P Day.

**SEPT. 12.**

No Legal Sales advertised for this day.

**SEPT. 14.**

JAMES ST, 6, es, 82.4 s Chatham, 17x54.8x17.1x54.1, 3-sty bk tnt & strs; Wm A Paton et al, trsts &c—Frank Sanfilippo et al; Carlisle Norwood (A), 68 William; Winter Russell (R); due, $6,567.18; T&c, $188.43; Henry Brady.

134TH ST, 19 E, ns, 300 e 5 av, 25x99.11, 5-sty bk tnt; Emma Davidson—Mary Diamond et al; H B Davis (A), 52 Bway; Jno Z Lowe, Jr (R); due, $16,481.18; T&c, $——; M Morgenthau, Jr.

## Bronx.

*The folowing is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.*

**SEPT. 5 & 7.**

No Legal Sales advertised for these days.

**SEPT. 8.**

238TH ST, E, sec Bullard av, 100x275; Frances G de Peyster—Haynes & Coryell et al; Shattuck, Glenn, Huse & Ganter (A), 26 Exch pl; Augustine R McMahon (R); due, $5,947.01; T&c, $4,371.56; Henry Brady.

BULLARD AV, sec 238th; see 238th st, E, sec Bullard av.

**SEPT. 9.**

136TH ST, 246 E, ss, 150 w 3 av, 25x100, 5-sty bk tnt; Cath A Lawrence—Morris Hineser et al; Middleton S Borland (A), 46 Cedar; Arthur R Walsh (R); due, $14,041.81; T&c, $915.55; Joseph P Day.

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*Advertised Legal Sales, Bronx, Continued.*

136TH ST, 248 E, ss, 125 w 3 av ,25x100; 5-sty bk tnt; American Mtg Co—Dora Yanitsky et al; Middleton S Borland (A), 46 Cedar; Arthur R Walsh (R); due, $14,041.96; T&c, $915.55; Joseph P Day.
ST LAWRENCE AV, ws, 25 n Mansion, 25x100; Fredk H St John trste—Jos W Krauer et al; Julius Levy (A), 132 Nassau; Francis S McAvoy (R); due, $3,364.46; T&c, $307.75; Joseph P Day.

**SEPT. 10.**
FOX ST, 989, ws, 485.1 n 163d, 100x104.2, 3-sty stn dwg; Hendrik Hudson Co—Fanny Rudomin et al; Ferriss & Storck (A), 165 Bway; Matthew P Doyle (R); due, $25,006.03; T&c, $600.14; Henry Brady.
BROOK AV, 555, ws, 158.1 s Westchester av, 26.10x68.6x29.6x54.1, 4-sty bk tnt & strs; Jonas Weil—Saml Brener et al; Lewkowitz & Schaap (A), 299 Bway; Jas O Farrell (R); due, $1,502.11; T&c, $——; Henry Brady.

**SEPT. 11.**
164TH ST, E, nec Jerome av; see Jerome av, es, whole ft bet 165th & 164th.
164TH ST, E, sec Jerome av; see Jerome av, es, whole ft bet 165th & 164th.
165TH ST, E, sec Jerome av; see Jerome av, es, whole ft bet 165th & 164th.
CROMWELL AV, swc 165th; see Jerome av, es, whole ft bet 165th & 164th.
JEROME AV, sec 164th; see Jerome av, es, whole ft bet 165th & 164th.
JEROME AV, es, whole ft bet 165th & 164th, runs n466.5xe189.1 to ws Cromwell av, xs 167.1xw159.2xs202.11 to 164th, xw125.10to beg; also JEROME AV, sec 164th, runs s201.8xe 25xe138 to ws Creek, xn174.7 to ss 164th, x w133.6 to beg, vacant; Ronald H MacDonald et al—Edw F Robinson et al; Allen & Sabine (A), 55 Liberty; Jno J Hynes (R); due, $64,085; T&c, $5,432.35; Chas A Berrian.

**SEPT. 12 & 14.**
No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**SEPT. 5 & 7.**
No Legal Sales advertised for these days.

**SEPT. 8.**
HUMBOLDT ST, es, 41.3 s Maujer, 41.3x75; Eliz Neef—Highland Security Co et al; Wm C Rosenberg (A), 149 Bway; Albt E Richardson (R); Samuel Marx.
UNION ST, ss, 100 e Nostrand av, 50x127.9; Wm J Shaw -Gertrude Savage et al; Edw R Vollmer (A), 293 Bway, Manhattan; Arthur J Stern (R); Wm P Rae.
3D ST, ss, 260 w Bond, 20x100; Kings County Trust Co—Fannie G Lynch et al; Geo V Brower (A), 44 Court; Gaston F Levitt (R); Wm J McPhilliamy & Co.
58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curran (A), 375 Fulton; Wm H Griffin (R); Fredk B Snow.
KINGS HIGHWAY, sec E 19th, 22x62.6; Wm Gremler—Fredk M Seller et al; Jno M O'Neill (A), Cypress & Myrtle avs; Robt B Bach (R); Wm J McPhilliamy & Co.
PITKIN AV, sec Doscher, —x—; Herman Joveshof—Frank Kuhn et al; Saml A Potter (A), 140 Nassau; Abr Feinstein (R), at County Court at 12 o'clock noon; Abr Feinstein.
2D AV, 3903, es, 25 s 39th, 25x100; Jno J Carlin—Joanna F Carlin et al; M F McColdrick (A) 189 Montague; Chas Y Van Doren (R); Wm J McPhilliamy & Co.
13TH AV, nws, 60 sw 75th, 40x160; Cynthia P Bradley—Farmers Realty Assoc Inc et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy & Co.

**SEPT. 9.**
ROBINSON ST, ns, 332.6 e Rogers av, 60.3x 122.6; Madelene Gumpert—Standard Water Meter Co et al; Newton McGovern (A), 300 Bway, Manhattan; Raymond Malone (R); Wm J McPhilliamy & Co.
W 6TH ST, es, 91.5 s Av U, —x123.1x irreg, ROAD from Gravesend Beach to Gravesend Village, cl, junc nes, 86th, runs se967.10 xne615.5xnw670.5 to beg; also HIGHWAY from Gravesend Beach to Gravesend Village, nec Highway along ws of said village, runs n383.3xse313.11xne349.6xne183 to beg; also ROAD from Gravesend Beach to Gravesend Village, cl, at inter ws Lot 1, runs nw503.9 xse504.11xne515.10xnw313.11 to beg; also AV V, nwc Van Sicklen, 85.3x17.6xirreg; Second United Cities Realty Corpn—Wm B Lake Constn & Supply Co et al; Isaac Roth (A), 261 Bway; Fredk A Drake (R); Wm J McPhilliamy & Co.
44TH ST, ns, 320 w 15 av, 30x100.2; also 16TH AV, es, 102 n 45th, 40x130.11; John E O'Brien —Rebecca Wollkof et al; McLear & McLear (A), 115 Bway; Jas T Williamson (R); Wm J McPhilliamy & Co.
BAY PKWAY, ses, 273.6 ne Crospey av, 96.8x 100; Annie C Lott—Walter Schrenkeisen et al; Chas H Lott (A), 298 Bway; Ward B Yeomans (R); Wm P Rae.
6TH AV, nec 54th, 32.8x100; Saml Bloomberg—Francis D Winslow et al; action 1; L & M Blumberg (A), 922 Bway; Edw S Fowler (R); Nathaniel Shuter.
6TH AV, sec 53d, 32.8x100; same—same; action 2; same (A); same (R); Nathaniel Shuter.
18TH AV, nws, intersec sws 81st, 182x102xirreg; Wm S Pendleton—Wm P Bennett et al; Henry J Davenport (A), 375 Pearl; Geo Eckstein (R); Wm J McPhilliamy & Co.
21ST AV, ses, 82 ne Cropsey av, 33x96.8; N Y Mtg & Security Co—Marian P Franklin et al; Henry M Bellinger, Jr (A), 135 Bway; Dominic B Griffin (R); Wm P Rae.
21ST AV, swc 84th, 140x100xirreg; N Y Title Ins Co—Joanna F Carlin et al; Henry M Bellinger (A), 135 Bway; Jas P Judge (R); Wm J McPhilliamy & Co.

**SEPT. 10.**
DEAN ST, ss, 126.7 w Rochester av, 20x100; Conrad Boller—Barnet Abramowitz et al; Jacob Schauf (A), 898 Park av; Wm F Connell (R); Wm J McPhilliamy & Co.
LOGAN ST, es, 575 n Liberty av, 25x100; Susan A Hults—Josephine Elliott et al; Kiendl, Smyth & Gross (A), 215 Montague; Albt A Levy (R); Nathaniel Shuter.
36TH ST, nes, 180 se 14 av, 20x100.2; Alfred B Kutscher—Elsa Arlt et al; Harry L Thompson (A), 175 Remsen; Daniel McNamara, Jr (R); Wm J McPhilliamy & Co.
AV Q, cl, intersec es E 38th, 923.7x230.1xirreg; Eyer Walter -Coleraine Real Estate Assn et al; Henry D Lott (A), 164 Montague; Fortescue C Metcalfe (R); Jas L Brumley.
DUMONT AV, ss, 40 e Hemlock, 40x90; Dietrich W Kaatze—Abr Caspe et al; Nathan D Shapiro (A), 808 Bway; Henry D Levy (R); Nathaniel Shuter.

**SEPT. 11.**
GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway, Manhattan; Jas F Quigley (R); Wm P Rae.
STERLING PL, ns, 100 w Saratoga av, 175x 110.1; Isidore Silberberg et al—Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiher (R); Wm H Smith.
E 2D ST, es, 405 s Av J, 17x68.4; Louisa Ziegler et al—Park Lawn Bldg Co et al; Sohmer & Sonnenthal (A), 277 Bway; Elmer G Sammis (R); Wm P Rae.
41ST ST, nes, 220 se 14 av, 19.8x100.2; Huron Realty Co, Inc—Ella M Eschbach et al; Jas M Betts (A), 233 Bway, Manhattan; Morris Bernstein (R), Nathaniel Shuter.
5TH AV, es, 60 s 9th, 40x100; Paul E Fitzpatrick—Wm J Fitzpatrick et al; Jno H Fleury (A), 189 Montague; Thos H Troy (R), Jas L Brumley.
5TH AV, es, 60 s 9th, 40x100; Paul E Fitzpatrick—Wm J Fitzpatrick et al; Jno H Fleury (A), 189 Montague; Thos H. Troy (R); Jas L Brumley.
7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Owen F Finnerty (R); Wm P Rae.
8TH AV, sec 46th, —x—; Rudolph Wallach Co—Marvin Realty Co et al; Eliz S Pope (A); Herbert P Luce (R); Wm P Rae.

**SEPT. 12.**
No Legal Sales advertised for this day.

**SEPT. 14.**
HEYWARD ST, ses, 110 ne Harrison av, 30x 100; Louis Sauer—Marie Huggershof et al; Adam Christmann, Jr (A), 931 Bway; Edw Q Carr (R); Chas Shongood.
ATLANTIC AV, nec Hale av, 76.1x29xirreg; Jno Meyn—Geo Schroeder et al; Kiendl, Smyth & Gross (A), 215 Montague; Edwin L Snedeker (R); Wm J McPhilliamy & Co.
WASHINGTON AV, es, 388.5 s Park av, 20x 100; also BRIDGE ST, ws, 55 n Johnson, 22.6x56.5; Bridget Trehey—Mary A Abbot et al; Brennan & Curran (A), Yonkers, N Y; Fredk S Martyn (R); Jas L Brumley.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**AUG. 29.**
MOTT ST, 278; Firuccia M Aversa—Rosa Marasco et al; J E Greenberg (A).
30TH ST, ss, 65 w 2 av, 17.6x88.5; also PROP in Kings & Tioga Counties; Robt B Irwin—E Delphine Irwin et al; partition; Lynch & Clifford (A).
56TH ST, 410 W; Frances Blumenthal—Abr M Slater et al; C H Friedrich (A).
60TH ST, ns, 255 w 2 av, 20x100.5; Jno M Bowers—Eliza Mande et al; M S Borland (A).
95TH ST, ns, 140 w 1 av, 35x100.8; Robt N Kenyon—Potter Decker Realty Co et al; W B & G F Chamberlin (A).
103D ST, 119 E; N Y Orthopaedic Dispensary & Hospital—Leah Cohn et al; amended; H Swain (A).

**AUG. 31.**
PLEASANT AV, 375-7; Morris Aronson—Jos Cantrowitz et al; Boudin & Leibman (A).

**SEPT. 1.**
42D ST, ns, 287.10 e Bway, 20x100.5; also 43D ST, ss, 310.8 w 6 av, 21.5x100.5; also 43D ST, ss, 332.1 w 6 av, 21.5x100.5; also 43D ST, ss, 353.6 w 6 av, 21.6x100.5; Sarah E G Magill—Oliverage Co Inc et al; W M Powell Jr (A).
133D ST, ss, 84 w Lenox av, 26x99.11; E Dudley Barlow et al—Mary A Fanning et al; E D Barlow (A).
143D ST, ss, 225 e 8 av, 25x99.11; Jacob Hilder —Marie M Cook et al; Lindsay, Kalish & Palmer (A).

**SEPT. 2.**
129TH ST, W, ss, 97 w Lenox av, 53x99.11; two actions; Gustavus Sidenberg—Moses Misch et al; Lachman & Goldsmith (A).
173D ST, 555 W; Penrose Realty Co—Fletcher Court Co et al; F Thorn (A).
3D AV, 1407; Jno M Cromwell et al—Celesta M Bozeman et al; H Swain (A).

**SEPT. 3.**
13TH ST, 123-7 E; also 14TH ST, 126-30 E; Solomon Schinasi—Sarah F Sullivan et al; Horwitz & Rosenstein (A).

**SEPT. 4.**
LAFAYETTE ST, 222; Jas E March—Michele Brigante Co et al; Hedges, Ely & Frankel (A).
WAVERLY PL, 30; Greenwich Savgs Bank—Henry Corn et al; B A Sands (A).
3D ST, ns, 350 e Thompson, 25.4x104.6x irreg; Manhattan Life Ins Co—Geo H Pigueron et al; Rapallo & Kennedy (A).
25TH ST, 314 E; Jennie Neuhorn et al—Dora Frankenstein et al; S E Klein (A).
118TH ST, 157 E; Cortlandt de Peyster et al—Chas E F McCann et al; H Swain (A).

132D ST, 216 W; Cath M Crockett et al—Mary A Bicholson et al; H Swain (A).
134TH ST, 227 W; Jos Reale—Saml L Conwell et al; M J Dix (A).

### Bronx.

**AUG. 28.**
RIVER AV, es, 100 s 150th, 100x100; City Real Estate Co—Wm L Dale et al; H Swain (A).
OLMSTEAD AV, nwc Starling av, 25x100; Eliz B Beyer—Empire State Wood Working Co et al; F A Southworth (A).

**AUG. 29.**
LYMAN PL, ws, 267.7 n 169th, 51.7x31.9; Fredk Schwartz—Annie Lamberti et al; A Wielar (A).
170TH ST, 580 E; also 167TH ST, nwc Stebbins av, 25x62.6; Dorothea Taylor—Charlotte J Herbst et al; W E Cook (A).
CRUGER AV, 1990; Antonio De Gillis—Louis C Rose et al; J Kurzman (A).
3D AV, 4058-60; Jacob Wolf—Nathan Greenberg et al; W L Levy (A).
3D AV, 4062; same—same et al; same (A).

**AUG. 31.**
PERRY AV, es, 400 s Gun Hill rd, 25x100; Lillie Sanger—Albt Gussart et al; Niles & Johnson (A).

**SEPT. 1.**
135TH ST, 617 E; Arthel Realty Co—Benenson Realty Co; T J Brady (A).
EDEN AV, ws, 93.3 n 173, 50x95; David Blitzer—Bessie Friedberg et al; M H Mandel (A).

**SEPT. 2.**
165TH ST, ns, 110.9 w Trinity av, 37.6x100; Eliz Schaefer—Bennedetta Piccirillio et al; Gerlich & Schwegler (A).
187TH ST, ss, 26 e Prospect av, 34.2x70; Matilda A Bucking—Mary Peterson et al; E P Orrell, Jr (A).
SOUTHERN BLVD, ws, 35.4 n 183d, 40x112.6; Adam Trillich—Sida Constn Co et al; C Brandt Jr (A).
LOTS 4, 5 & 6, map of Whitehall Realty Co; Fredk Condit—Giovanni Serio; Reeves & Todd (A).

**SEPT. 3.**
HUGHES AV, ws, 245 n 188th, 50x87.6; Carucci Holding Co Inc—Rosina Rescigio et al; A J Romagna (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**AUG. 27.**
MULBERRY ST, 288; Henry Hull—Emilie E Boldtmann et al; Jas & Thos H Troy (A); Jas H Tully (R); due. 3,992.20
13TH ST, 506 E; Wm Jay—Giovanni Parisi et al; R W Candler (A); Edmund Hurley (R); due.....40,998.75

**AUG. 28 & 29.**
No Judgments in Foreclosure Suits filed these days.

**AUG. 31.**
7TH AV, nec 118th, 100.11x100; United Hebrew Charities of City of N Y—Jacob H Lowenstein et al; Cardozo & Nathan (A); Abr S Gilbert (R); due .....123,532.46

**SEPT. 1.**
15TH ST, 623 E; Franklin Trust Co—Jas A Brady; McKeen, Brewster & Morgan (A); Jno H Rogan (R) due. 9,394.45
33D ST, ss, 160 w 1 av, 50x99.9; Betty Gusthol—Louis Marchfald; Bowers & Sands (A); Benj G Paskus (R); due ..... 8,128.80
126TH ST, ns, 272.6 w 5 av, 17.6x99.11; Chas A Sherman..Mary E Black; Bowers & Sands (A); Thos Costigan (R); due ..... 8,588.00

**SEPT. 2.**
No Julgments in Foreclosure Suits filed this day.

### Bronx.

**AUG. 28, 29 & 31.**
No Judgments in Foreclosure Suits filed these days.

**SEPT. 1.**
CADIZ PL, swc Lisbon pl, 50x100; I Townsend Burden, Jr—Mary A Costello et al; L D Ball (A); Jno J Hynes (R); due ..... 5,073.13

**SEPT. 2.**
19TH ST, ss, 350 e 5 av, 25x114, Wakefield; Herman D Junge—Frank M Hill et al; Frees & McEveety (A); Francis X Kelly (R); due..... 545.90
MAPES AV, ws, 33 s 179th, 40x100; Clarence Mayer—Chas Schaefer, Jr, Co et al; A Frankenthaler (A); Jno J Joyce (R); due ..... 5,418.90

**SEPT. 3.**
No Judgments in Foreclosure Suits filed this day.

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**AUG. 29.**
7TH ST, ns, 273.3 w Av D, 24.9x97.6; Thos F Caffrey et al—Matthew J O'Brien et al; action to determine validity of will; W Sullivan (A).
47TH ST, 258 W; Minnie Lieberman—Saml A Krulewitch; action to compel conveyance; L H Levin (A).
59TH ST, 38 W; Isidor Fajans—38 W 59th St Co et al; action to enforce lien; J G Abramson (A).
6TH AV, nwc 25th, 20x60; Sandhop Contracting Co—Pauline Keller et al; action to foreclose mechanics lien; T A Keppler (A).

**AUG. 31.**
AUG. 31.
204TH ST, 428-38 W; Bronx Cut Stone Co—Orosant Constn Co; action to foreclose mechanics lien; J Santora (A).
MADISON AV, sec 83d, 109.4x85; Doty & Orr Co—Wm M Brown et al; action to declare deed void; Hirleman & Vaughan (A).

**SEPT. 1.**
ATTORNEY ST, 152; Brooklyn Bldg Material Co Inc—Kate Zucker et al; partition; S A Potter (A).

**SEPT. 2.**
22D ST, ss, 188 e 6 av, 23x98.9; Minnie Blessing et al—Henry Stein; action to declare trust; B Lewinson (A).
MADISON AV, nec 82d, 85x95; Michl Wielandt—Redesdale Corpn et al; action to set aside conveyance; D H Solotaroff (A).

**SEPT. 3.**
HOUSTON ST, swc Chrystie, 100x164.9; Henry C S Stimpson—Minsker Realty Co et al; action to declare lien; A H Sarasohn (A).
AMSTERDAM AV, es, bet Washington bridge & 184th, —x—; Nassau-Beekman Investing Co—Jno Brown et al; foreclosure of tax lien; J Gans (A).

**SEPT. 4.**
JACKSON ST, nwc Water, 100x25; Jos Fallert Brewing Co—Ernestine Schleicher; notice of levy; S M Fleischman (A).
46TH ST, 613 W; Max Heinrich—Bernard Heinrich et al; partition; Goldsmith, Rosenthal, Mork & Baum (A).

### Bronx.

**AUG. 29.**
RICHARD ST, nws, bet Sheridan & Union, known as Lot 1173, ¼ Lorillard, 24th Ward; American Tax Lien Co—Annie F Brandt et al; action to foreclose transfer of tax lien; J J Schwebel (A).
177TH ST, ss, 119 w Park av, 23x97.1x irreg; Christian Swenson—Mary E Mullins et al; action to foreclose mechanics lien; Neier & Van Deveer (A).
NEWELL AV, ws, bet Elizabeth & Morris, known as Lot 132-B Map of Olinville, No 2, 24th Ward; Peter Duncan—Sarah E Rafelwitz et al; action to foreclose tax lien; E L Brisach (A).
LOT 3, Map of Unionport, plot 291; Sidney B Hickox—Chas Heimstadt et al; action to foreclose tax lien; E L Brisach (A).
LOT 37, Map of Westchester Terrace; Kate Norton—Kate Norton et al; partition; W E Weaver (A).

**AUG. 31.**
MADISON AV, es, 99 s Williamsbridge rd, 150 x238; Jno B Lazzari—Jno Govaerto et al; action to compel determination of claim; E Jacobs (A).

**SEPT. 1.**
No Lis Pendens filed this day.

**SEPT. 2.**
BEACON ST, ss, bet St Lawrence & Commonwealth avs (known as Lot 412, map of Mapes Estate); L Josephine Moses—Albt Mielke et al; action to foreclose lien; G A Moses (A).
WAVERLY ST, ns, 350 w Elton av, 50x1.2; Lucy M Tierney—Lucy M Tierney et al; partition suit; Frees & McEveety (A).
CRESTON AV, ws, bet Burnside av & 181st (known as Lot 35, block 3169, sec 11); Saml Hollander—Herman Bullwinckel et al; action to foreclose transfer of tax lien; B G Oppenheim (A).
VON HUMBOLDT AV, es, bet W 259th & 260th (known as Lot 581, block 3423, sec 13); Saml Hollander—Geo Baier et al; action to foreclose tax lien; B G Oppenheim (A).

**SEPT. 3.**
CROTONA PKWAY, es, at int of Lots 8 & 9, on map of bldg lots belonging to Aug P Woodruff, 31.2x27.2; Anna F Ostrowe—Estelle Evesson et al; action to foreclose transfer of tax lien; Morrison & Schiff (A).
LOT 147, map of Belmont Village in Town of West Farms; Putnam Realty Co—Wm C Arnold; action to compel specific performance of contract; R E Burke (A).

### Brooklyn.

**AUG. 27.**
BARBEY ST, ws, 196.8 s Dumont av, 19.4x100; Saul Oliver—Max Goldman et al; M Winder (A).
COOK ST, ns, 258.3 w White, 100x192x100x193.11; also COOK ST, ss, 231 e Bushwick av, runs s127.8xe75xn21.5xw25.xn100xw50 to beg; Louis O Van Doren—American Steel Barrel Co & ano; warrant of attachment; J L Dougherty (A).
HICKS ST, nws, 45 sw Rapelyea, runs nw100x sw20xse64xne.06xse36xne19.6 to bet; Title G & T Co—Helen M. Maloney et al; T F Redmond (A).
PACIFIC ST, ns, 326.6 w Hopkinson av, 24.6x100; Bklyn Trust Co—Lawrence C Carleton et al; Dykman Oeland & K (A).
PACIFIC ST, ns, 351 w Hopkinson av, 24.6x100; Bklyn Trust Co—Lawrence C Carleton et al; Dykman Oeland & K (A).
PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x100; same—same; same (A).
SACKMAN ST, es, 275 s Dumont av, 36.6x100; Audley-Clarke Co—A Koeppel, Inc, et al; Owens Gray & T (A).
SMITH ST, ws, 20 s Sackett, 20x81; Bond & Mtg Guar Co—Pietro Mastrotta et al; T F Redmond (A).
WARWICK ST, sec Hegeman av, 85x100; Wm. B. Vause—Wilhelm Buhrer et al; H P Freece (A).
WINTHROP ST, ns, 250.7 e Flatbush av, 55x106; Metropolitan Trust Co—Kath R Cusick & ano; H L Thompson (A).
E 9TH ST, es, 460 s Cortelyou rd, 40x120; N Y Investors' Corpn—Dora Portman et al; T F Redmond (A).
12TH ST, ss, 147.10 e 2 av, 31.10x100; 13TH ST, ns, 97.10 e 2 av, 25x100; 67TH ST, ns, 180 w 11 av, 20x100; Thos F Ennis—Cath Ennis et al; partition; D L Donovan (A).
BAY 13TH ST, ws, 200 n Bath av, 50x108.4; Mary F. Cosgrove—Mary Andriejeck et al; C A Clayton (A).


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*Lis Pendens, Brooklyn—Continued.*

E 17TH ST, ws, 300 s Av S, 40x100; Bklyn Trust Co—W Brink Roseerans et al; H M Bellinger, Jr (A).
BAY 29TH ST, nws, 120 sw 86th, 60x96.8; Ruth A Bruce-Brown—Rachel Lippi et al; Wilson, Barker & W (A).
W 32D ST, ws, 160 s Neptune av, runs s60xw 237.6xn40xe118.10xn20xe118.10 to beg; also LOTS 13 to 15 & 76 to 78 map 4 of 78 lots of Somerville Realty Co; also W 32D ST, ws, 100 s Neptune av, 60x237.6; Mathilda Hagen -D Irving Mead et al; Somerville & Somerville (A).
39TH ST, ns, 340 e 12 av, 40x95.2; Gowanus Wrecking Co—G C Bldg, Inc; foreclosure of mechanics lien; B C Ribman (A).
44TH ST, ss, 358.8 e 3 av, 16.8x100.2; Geo P Griffing—Cornelius Keaven et al; H L Thompson (A).
57TH ST, nes, 150 se 14 av, 50x100; Letitia J Miller—Numa Realty Co et al; C F Corner (A).
82D ST, sws, 275 se Narrows av, 75x100; Jos Lehman—Russell B Smith et al; Olcott, Gruber & F (A).
ATLANTIC AV, ns, int sc prop of Luke H Holmes, 25.1x88.2x25.1x86.7; Trustees of Estate of Diocese of L I—Guttas Faris et al; T F Redmond (A).
ATLANTIC AV, ns, 100 e Columbia, 20x70; Title Guar & Trust Co—Aneisy A Arab et al; T F Redmond (A).
BEDFORD AV, es, 43.9 s S 1st, 18.9x106; Mechanics Bank—Fannie Klauber et al; E T Horwill (A).
UNDERHILL AV, ws, 100 s Dean, 25x160; Bridget Quinn—Thos Boyle et al; partition; H O Dobson (A).
LOTS 23, 30 to 34 & 36-37, map of Waverly; Jacob Cohen—Reiser Hat Co et al; Straus & Dworsky (A).

**AUG. 28.**
DWIGHT ST, sec Wolcott, 82.11x95.4x89.2x62.5; Cath Rohrs—Fredericka Barschow et al; Reynolds & Geis (A).
HART ST, wc Irving av, 25x100; Wmsburgh Savgs Bank—Geo Sema et al; S M & D E Meeker (A).
HICKS ST, ws, 84 s Baltic, 21x80; Bklyn Inst of Arts & Sciences—Guiseppe Proctia et al; T F Redmond (A).
LINCOLN PL, sec Washington av, 42.4x136.3x 91.3x102.2; Chestnut Ridge White Brick Co—Salvator Bonagura & ano; foreclosure of mechanics lien; M Wyckoff (A).
STATE ST, ss, 192 w Bond, 21.1x100; Title Guar & Trust Co—Chas H McCarty et al; T F Redmond (A).
STOCKHOLM ST, ss, 600 e Evergreen av, 50x 100; Wmsburgh Savgs Bank—Louisa Griffin et al; S M & D E Meeker (A).
UNION ST, sec 3 av, 30x79.11; Jas B Redmond —Brown Realty Co et al; T F Redmond (A).
UNION ST, nes, 226.6 se Nevins, 25x90; Title Guar & Trust Co—Maggie Melillo et al; T F Redmond (A).
WEST ST, es, 233.10 n Av C, 18x100; Jas P Whiskeman—Watpit Realty Corpn et al; Cary & Carroll (A).
E 8TH ST, es, 110 n Av U, 40x100; Home Title Ins Co—Gabrielle Constn Co et al; H J Davenport (A).
E 13TH ST, ws, 360 n Av O, 20x100; Wm Burns —Anna Levy et al; foreclosure of mechanics lien; V Stilwell (A).
E 17TH ST, ws, 300 s Av S, 100x160; Hallie P Bates—C Oliva Sabine et al; C A Clayton (A).
19TH ST, sws, 233.9 nw 7 av, 17.11x100; also RODNEY ST, ss, 150 e Lee av, 22x100; also S 9TH ST, ss, 78 e Wythe av, 26x100; also LOT 130, map village of Wmsburgh; also LOT 93, map of village of Wmsburgh; Rose M Lynch—Danl J Dolan; partition; H J Rosenson (A).
71ST ST, sws, 100 nw 19 av, 100x275; also 71ST ST, sws, 411.8 nw 19 av, 18.4x100; 2d United Cities Realty Corpn—Jacob Kaiser et al; I Roth (A).
E NEW YORK AV, ss, 136.8 w Rockaway av, runs s97.8xsw30.1xn115.1xs24.6 to beg; Annie E Beirach—Martha Beirach et al; Sheehy, Carroll & Mc (A).
GRAVESEND AV, es, 300 n Av J, 100x125; Title Guar & Trust Co—Mary Janicky et al; T F Redmond (A).
HIGHLAND VIEW AV, nwc Cottage pl, 35x60; Title Guar & Trust Co—Nohman Ghiz et al; T F Redmond (A).
ST MARKS AV, ns, 317.1 w Howard av, 19.11x 100; Stone Av Realty Co—Jos Powers et al; A Rockmore (A).
WILLIAMS AV, es, 274.1 s Hegeman av, 20x 93.7x21.1x86.11; Isaac Marks—Anna Ellin et al; D B Getz (A).
LOTS 25 & 26 map 455 lots in Sheepshead Bay; Robt A Atkinson—Isadore A Rouland et al; I N Williams (A).
PROP at foot of W 29th bounded w by board walk xn Surf av xs Atlantic Ocean; Hopkins Security Co—The Whitney Hotel et al; Jonas, Lazansky & N (A).

**AUG. 29.**
BERGEN ST, ss, 150 w Rockaway av, 25x127.9; Martha Cesner—Israel Goldstein; S A Potter (A).
LORIMER ST, ws, 100 n Boerum, runs wSOxs6x w20xn31xe100xs25 to beg; Maria O L Brun—Berthe Geisman et al; H L Thompson (A).
McDONOUGH ST, nwc Throop av, 22.6x100; Jos F Fradley—Chauncey G Cozine et al; H L Thompson (A).
QUINCY ST, ns, 239.7 e Marcy av, runs n103.4xe 14.4xs105.3xw14.2 to beg; Josiah T Marean Mary Rogers et al; H L Thompson (A).
15TH ST, ss, 445.3 e 8 av, 40x100; Isaac Miller —Gabrielle Constn Co et al; S Mendelson (A).
79TH ST, nes, 470 nw 18 av, 20x100; Bklyn Trust Co—Gustaf A Johnson Bldg Co et al; Dykman Oeland & K (A).
GATES AV, ns, 125 e Marcy av, 20x105; L Hollingsworth Wood—Jno G Martens et al; D George (A).
RUTLAND RD, ss, 45 e Bedford av, 20x100; Germania Savgs Bank—Wm J Reincking et al; Wingate & Cullen (A).

**AUG. 31.**
BERGEN ST, ns, 355 e Buffalo av, 20x107.2; Reliance Mtg Co—Jennie Steinfeld et al; G F Alexander (A).
BERGEN ST, ns, 375 e Buffalo av, 20x107.2; Reliance Mtg Co—Morris Stoloff et al; G F Alexander (A).
CORNELIA ST, ses, 215 ne Irving av, 20x100; Williamsburgh Savgs Bank—Pauline K Dalton et al; S M & D E Meeker (A).
ELLERY ST, ns, 300 w Tompkins av, 37.6x100; Newburgh Savgs Bank—Tillie Bachrach et al; T F Redmond (A).
HEMLOCK ST, ec Atlantic av, runs se203.4xne 113.8xnw100xsw109.11 to beg; Isaac W Rushmore—Jas Fiorenzo et al; H L Thompson (A).
UNION ST, sws, 175 nw Court, 25x100; U S Title Guar Co—Concetta Boucher et al; Hirsch & Newman (A).
VAN BUREN ST, ss, 235.9 w Sumner av, 19.3x100; Cornelia R Wyckoff—Elisa Schmidt et al; Davison & Underhill (A).
VAN BUREN ST, ns, 467 e Lewis av, 17x100; Marion DeVoe—Agnes G Groves & ano; H L Thompson (A).
43D ST, ss, 165 e 3 av, 39x100.2; Mary Fenton —Thos Fenton; A G Sharkey (A).
AV U, swc W 6th, 100x240x100x222.9; Henry S Nadelweiss—Kingshire Realty Co et al; A S Weltfisch (A).
IRVING AV, sws, 150 nw Cornelia, 20x95; Williamsburgh Savgs Bank—Max H Speer et al; S M & D E Meeker (A).
VIENNA AV, e Thatford, runs e—xs131.8xsw—xs400.7xn— to beg; Anna M. Donahue—Solomon Wolf et al; R E Swezey (A).
8TH AV, nws, 20.2 sw 37th, 80x86.4; South Bklyn R R Co—Chas Maas et al; G D Yeomans (A).
PROP begins 32.9 n from nwc Degraw & Bedford av, 32.9x97; Poughkeepsie Savgs Bank—Harry Levy et al; Cary & Carroll (A).

**SEPT. 1.**
CHESTER ST, ws, 240.3 s Dumont av, 20x100; ½ part, Annie Schmer—Hyman Krieger et al; W Raffel (A).
DECATUR ST, ss, 56 w Sumner av, 20x68.10; Jas R Kenny—Sara L Vose et al; T E Brownlee (A).
FLEET ST, 2; Julius Stern—Samuel Berliner et al; G M Moscowitz (A).
GROVE ST, ses, 450 sw Central av, 75x100; Williamsburgh Savgs Bank—Fanny Gambert et al; S M & D E Meeker (A).
KOSCIUSKO ST, ss, 80 w Nostrand av, 20x100; Title G & T Co—Marcus Bldg Co et al; H L Thompson (A).
LAKE ST, nec 86th, runs n50xe108.xs100xw42.2x nw93.3 to beg; also LAKE ST, nwc 86th, runs n72.6xw42xs58xse45 to beg; Dora M Miller—Rose Nowak et al; H L Thompson (A).
PARK PL, ss, 100 w Franklin av, 30x131; Domestic & Foreign Missionary Soc of P E Church—Theresa Koropcheck et al; Cary & Carroll (A).
PRESIDENT ST, ss, 150 w Hicks, 20x100; Title G & T Co—Morris Scamardella et al; T F Redmond (A).
SIEGEL ST, ns, 125 e Graham av, 25x100; Ray Riesenburger—Eliz Simon et al; L J Altkrug (A).
STERLING ST, ns, 470.7 w Bklyn av, 60x193.4x 60x172.9; Vincenzo Rimbotti—Florine V Lazarus & ano; specific performance; J C Timony (A).
TOMPKINS PL, ws, 210 n Degraw, 20x112.6; Title G & T Co—Michele Zaccaro et al; T F Redmond (A).
VAN SICLEN ST, es, 310 n 2 pl, 90x157; Albt R Standerman—Julia B F Fish et al; H L Thompson (A).
WEST ST, es, 269.10 n Av C, 18x100; Theodora Finks—Wallingford Realty Corpn et al; Cary & Carroll (A).
S 3D ST, ns, 18.9 w 8th, 18.9x80; Florence M Kline—Geo E Dillingham et al; Neier & Van Derveer (A).
E 13TH ST, ws, 360 n Av O, 20x100; Albro J Newton Co—Anna Levy et al; foreclosure of mechanic's lien; G V Brower (A).
14TH ST, ns, 241.11 e 7 av, 17.6x100; Chas I Beattie—Jacob Mendel et al; C A Clayton (A).
47TH ST, nes, 225 nw 13 av, runs ne100.2xnw 100.2xse50 to beg; Robt B Irwin—E Delphine Irwin et al; partition; Lynch & Clifford (A).
51ST ST, nes, 140 nw 16 av, 60x100; Adrian Iselin, Jr—Rosine Harang et al; F Foster (A).
81ST ST ss, 100 e 21 av, 60x100; Mary N Scranton—Martin G Esbenshade et al; H J Davenport (A).
82D ST, sws, 240 se 21 av, 80x100; Anna S Curtis—Aaron W Stewart et al; H L Thompson (A).
ATLANTIC AV, ss, 75.1 w Boerum pl, 25x75.8x 24.9x75; N Y Investors' Corpn—Santora Cincotta et al; T F Redmond (A).
ATLANTIC AV, ss, 80 e Eastern pkway, 40x 100x40x80; Chestnut Ridge White Brick Co—Rosina Bonagura & ano; foreclosure of mechanic's lien; M Wyckoff (A).
GRAHAM AV, ws, 75 — Frost, 25x100; also WITHERS ST, ns, 50 w Graham av, 50x100; also GRAHAM AV, ws, 100 n Withers, 35x 50; also 72D ST, sws, 100 nw 21 av, 128.5x 100.5x119.4x100; also 70TH ST, nes, 100 se Bay Ridge av, 80x100; also 72D ST, nes, 140 nw 22 av, 100x120; also E 37TH ST, ns, 260 e Av L, 40x100; also E 37TH ST, es, 220 n Av L, 40x100; Lydia E Cowen—Sarah Pottberg et al; partition; D W Blumenthal (A).
GREENPOINT AV, swc Eckford, runs w4.1xs 89.2xne26.1xn10.11xn.09 to beg; Theresa W Sheridan—Bridget Maher et al; J Siegelman (A).
OLD WOOD POINT RD, es, 107.11 s Jackson, 25x100; Carrie E Van Keuren—Giovanna Masone et al; T F Redmond (A).
OVINGTON AV, ns, 140 w 11 av, 40x120; Gowanus Wrecking Co—Geo E Fuller et al; foreclosure of mechanics lien; P F Rosenberg (A).
PARK AV, ss, 125 e Throop av, 100x100; Jos Fischer—Jacob F Link Jr et al; N D Shapiro (A).
13TH AV, es, 20.2 s 42d, 20x80; Oscar Sherman Mott, Receiver et al—S Bikoff (A).
LOTS 3 & 4, map Rugby; Rose Cantor—Morris Cantor et al; B Kromenberg (A).

**SEPT. 2.**
BERGEN ST, ns, 375 e Buffalo av, 20x107.2; Reliance Mtg Co—Morris Stoloff et al; G F Alexander (A).
CLINTON ST, es, 40 n Bush, 20x90; also COLUMBIA ST, nws, 171.1 n Tremont, runs nw 39xne37xnw7.11 to beg; Jno E Boles—Robt J Boles et al; partition; S E Faron (A).
DEGRAW ST, ns, 25 w Van Brunt, 12.6x75; Jas B Carpenter, Jr—Francis L Maher et al; H L Thompson (A).
FLOYD ST, ns, 111 e Nostrand av, 26x100; Henry M Diehl—Louisa Diehl et al; partition; J A Bloom (A).
LOUIS PL, es, 88 n Atlantic av, 16.7x95; Anna Pekowsky—Cora Covert; J V Scharrien (A).
MADISON ST, ns, 42 w Throop av, 19x100; Bond & Mtg Guar Co—Leah A Reebe et al; T F Redmond (A).
MIDDLETON ST, nws, 130 sw Marcy av, 25x 100; August Hutt—Ernest Hartkopf et al; Tomes, Sherk & P (A).
OCEAN PL, es, 66.10 n Atlantic av, 15.9x80; Myron Straus—Maria E Devine; I V Scharrien (A).
PARK PL, ss, 130 w Franklin av, 30x131; Bklyn Hebrew Orphan Asylum—Theresa Koropcheck et al; Cary & Carroll (A).
ROEBLING ST, es, 75 s N 6th, 25x100; Thos H Ireland—Mary A G Hemstreet et al; Gollmar, Smith & F (A).
BAY 14TH ST, ses, 274 sw 86th, 26x108.4; Annie O'Brien—Harry Rosenfeld et al; T F Redmond (A).
E 26TH ST, es, 5.11 n Flatbush av, 72.1x62.11x 35.8x5.11; Williamsburgh Savgs Bank; Cleveland Property Co et al; S M & D E Meeker (A).
E 34TH ST, swc Av I, 24.2x77.3x20x90.10; City Savgs Bank—Abels Gold Realty Co et al; Woodford, Boves & B (A).
E 34TH ST, ws, 20 s Av 1, 24.2x77.3x20x63.7; same—same; same (A).
E 34TH ST, ws, 40 s Av I, 24.2x63.7x20x50; same—same; same (A).
E 34TH ST, ws, 60 s Av 1, 24.2x50x20x36.5; same—same; same (A).
E 34TH ST, ws, 80 s Av I, runs w36.5xs64.10xn 53.7 to beg; same—same; same (A).
36TH ST, nes, 310 se 3 av, runs ne100.2xse25x sw100.2xnw25 to beg; Anna Pekowsky—Gertrude E Wainwright; I V Scharrien (A).
66TH ST, ss, 133.10 w 18 av, 60x140; Home Title Ins Co—Abram F Bucher et al; H J Davenport (A).
ATKINS AV, es, 90 s Pitkin av, 60x100; Ida T Handler—Docket Impt Co & ano; J J Schwartz (A).
BATH AV, wc 17 av, 25x100; Bond & Mtg Guar Co—Wm F Wollin et al; T F Redmond (A).
GELSTON AV, ses, 263.4 sw Lexington av, 16.8x116.3; John Kaiser—Rose E Flaxman et al; W A Fischer (A).
GELSTON AV, ses, 230 sw Lexington av, 33.4x 116.3; same—same; same (A).
GLENMORE AV, swc Elton, 27.6x100; Leo N Greene—Antonio Perrotta et al; S Chugerman (A).
NEW JERSEY AV, ws, 105 n Belmont av, 20x 95; Zina Basin—Annie Bretschneider et al; S A Telsey (A).
TROY AV, ws, 19.3 s Park pl, 16.10x85; Title G & T Co—Mary McNicholas et al; T F Redmond (A).
5TH AV, es, 120 n 63d, 20x100; Peter Jappe—Jno E Sullivan Co et al; Gross & Surpless (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**AUG. 29.**
34TH ST, 58 E; Max Zwerdling—Harry P Loomis, Jno Porter & Wm Barwess (147) ..... 77.00
74TH ST, 336 E; Berger Mfg Co—Bohemian Benevolent & Literary Ass'n & Sulin Constn Co (148) ..... 218.10
75TH ST, 507-9 E; Wm Kirshon—Berent C Gerken & Alfd E Carlson (145) ..... 45.27
117TH ST, 106 E; Isidor Horowitz—Alice M Lynch & Frank B Walker; renewal (146) ..... 62.20

**AUG. 31.**
190TH ST, 607 W; Henry Bosch & Co —Weber-Turck Bldg Co (150)..... 105.14
CONVENT AV, ws, 193.6 s 133d, 135.5x 100x irreg; Fredk E Glasser—E A Cohen (149). ..... 120.00

**SEPT. 1.**
DUANE ST, 118-20; Collins, Lavery & Co—Lazarus Fried & Sons & Jno Macdonald (1) ..... 196.45
HOUSTON ST, 169 W; Matthew W Del Gaudio—Jno Doe, Guiseppe Bartorello & Aug Epifanio (4)..... 25.00
124TH ST, 510 W; Max Schreiber—Moore, Simon Realty Holding Corpn & Alfd Dowd (3). ..... 56.92
125TH ST, 351 W; Ezra H Ford—Jno C Fejin & Bosse Refrigerator Co (5).. 163.84
SAME PROP; Thurman R Ford—same (6) ..... 212.14
140TH ST, 151 W; Albin Larson—Moore, Simon Realty Holding Corpn & Alfd Dowd (2) ..... 30.50
BROADWAY, sec 81st, 95x102; Gross & Herman Inc—Wm Walter, Fulton Bldg Co & Fleischman Bros Co (8)..... 682.50
EDGECOMBE AV, 385; Isaac Yankauer —Jacob Rosenthal & Brown-Weiss Realties Inc (7) ..... 130.00

**SEPT. 2.**
43D ST, 147 W; Frank Maher et al —Burghoff Brewing Co; Vaudeville Comedy Club (15) ..... 265.10
76TH ST, 502 E; Max Pollak Thos Nugent; Dandignac & Murray (13). 20.75
204TH ST, 428-38 W; H W Bell Co—Jno Doe; Orosant Constn Co (16).. 600.00

BWAY, 1680-84; Electric Carriage Call & Specialty Co—Geo H Carle, Jr, & Amos F Eno; Delta Theatre Corpn (12) ..... 1,150.00
BWAY, sec 81st, 102.2x220.8; U T Hungerford Brass & Copper Co—Wm I Walter, Rosie Bernheimer & Lehman Bernheimer; Fulton Building Co, Inc; Fleischmann Bros & Co, Inc (9) ..... 1,619.20
RIVERSIDE DR, es, whole front bet 141st & 142d, —x—; J P Zurla Tile Co, Inc—Newmark & Davis, Inc (11). 3,817.30
RIVERSIDE DR, sec 142d, 102x140; Rapp Constn Co—Newmark & Davis, Inc (17) ..... 3,767.00
2D AV, 495; Nathan L Rader—Harry Honick; Domenico Cummano; Elfin, Knoch & Co (14) ..... 45.00
4TH AV, 431; Nathan L Rader—Geo Townsend; Elfin, Knoch & Co (10).. 104.00

**SEPT. 3.**

FULTON ST, 191; Max Achweiger—Fredk W. Barlow & Elfin Knoch & Co (19) ..... 70.00
GRAND ST, 260; N Y Prism Co—Nellie Marks & Glassberg & Gartner Inc (21) ..... 52.00
40TH ST, 232 E; Max Balik—Rees & Rees & A Schowrer & Son (25)..... 179.61
125TH ST, 412-4 E; Jno Marcate—Reuben W Ross & Jas T Moxley (18) 120.50
204TH ST, 428-38 W; Standard Damp Proofing & Roofing Co—Orosant Constn Co (20) ..... 125.00
AMSTERDAM AV, 206-8; Frank E Wise & Son Inc—Bessie T & Frank R Houghton, Kodak Theatre Inc, Manfred Barber, Theo P Reple & Carlo Marino (22) ..... 145.08
7TH AV, 2303; Empire Architectural Iron Works—Wm Whitehead & Fredk Aldhous & Co (24) ..... 130.00

**SEPT. 4.**

4TH ST, 31-5 E; Saml Popik—Anna M Grossman, admr, & Gennaro Ragozzini (25) ..... 138.50
15TH ST, 515 E; Nathan Libershoff—Mrs Krause & Moses Schillerman (28) 65.00
204TH, W, ss, 180 e 10 av, 150x99.11; Muglers Iron Works—Cresant Constn Co (26) ..... 2,852.50
BROADWAY, 2708; Feldman & Rosenfeld—Henry Lowenthal & Windsor Constn Co Inc (29) ..... 415.00
5TH AV, sec 33d, 24.7x70; Sterling Ceiling Lathing Co—Estate Harrison Gray Dyar, Jno M Mertin & J R DeGrattrassi (27) ..... 61.00

## Bronx.

**AUG. 28.**

GLEASON AV, 2160; Cornelius A Kensler—Blanche M Belmont (36).. 230.00

**AUG. 29.**

WASHINGTON AV, 1562-4; Patk Costello—Margt E Kirchner & Jas Delaney (37) ..... 10.00
WASHINGTON AV, 1562-4; Jas C Bennett—Margt E Kirchner & Jas Delaney (38). ..... 22.00

**AUG. 31.**

No Mechanics Liens filed this day.

**SEPT. 1.**

No Mechanics Liens filed this day.

**SEPT. 2.**

BATHGATE AV, 1662; City Kalamein Co, Inc—Bathgate Realty Corpn; Louis Greenberg, Louis Altschuler, Louis Wiener (1) ..... 119.00

**SEPT. 3.**

223D ST, 681-83 E; Domenico Toscano—Arthur A Austin & Guiseppe Mascia (3) ..... 210.00
BEAUMONT AV, 2345; Herman Schrank—Filomena Salvatore & Alfd Sanna (2) ..... 166.80

## Brooklyn.

**AUG. 27.**

LAWRENCE ST, 108-10; J Farber—Jas McEnery ..... 348.50
POWELL ST, es, 150 s Livonia av, 100x100; Parshelsky Bros—Powell-River Co & Saml Scherusky ..... 1,700.00
PROSPECT PL, 317; Weinberg Bros—Abr Marks & Max M Bernstein..... 50.00
RODNEY ST, nws, 100 ne S 3d, —x—; Kroll Bros—Ridgewood Realty Associates ..... 100.00
SAME PROP; Cohn Cut Stone Co—same ..... 400.00
SAME PROP; Realty Supply Corpn—same ..... 214.83
BAY RIDGE AV, 18-24; J A Driscoll—Montrose Bldg Co ..... 840.00
HEGEMAN AV, swc Watkins, 80x95; Klein Material Co—Abr Sagalowitz & Abe Kabakow ..... 132.25

**AUG. 28.**

BARRETT ST, es, 100 s Sutter av, 100x100; Eddy Glickman Bldg & Impt Co—A D Constn Co..... 640.00
ESSEX ST, es, 171.2 s Atlantic av, 75 x100; also SHEPHERD AV, ws, 205.8 s Atlantic av, —x—; Albt Blechners' Sons—Chas E McDonald & McDermott & Hanigan, Inc..... 153.00
ATLANTIC AV, 2125-7; Chestnut Ridge White Brick Co.—Teresa S Bonagura, Rocco Faruolo, Filomena Fraulo & Salvatore Bonagura ..... 137.50
N PORTLAND AV, nwc Auburn pl, 200 x175; Edw Cahill—City of N Y & Janofsky & Zuckerman..... 144.00

**AUG. 29.**

POWELL ST, nwc Pitkin av, 50x100; Thorn Hold Fast Metal Bar Co—Brein Amusement Co ..... 230.00
N 6TH ST, 100; B Weinstein—Swift & Co & Adolph Goldstein ..... 550.00
MILLER AV, 433; B Weinstein—Harry Rubin Bldg Co & Chester Iron Wks. 186.94
PARKSIDE AV, 127; E T Burrowes Co—International Distributing Co..... 275.00

**AUG. 31.**

PARK PL, 1778-80; Florence Martel Co—The Parkling ..... 300.00
61ST ST, sec 3d, —x—; H P Duffy Co—Herman Nacher ..... 2,438.01
AV U, 105; G Devisi—Frank Ciffone.. 41.00
ATLANTIC AV, ss, 80 e Eastern pkway, —x—; Chestnut Ridge White Brick Co—Rosina Bonagura & Salvatore Bonagura ..... 137.50
FRANKLIN AV, 119; I Schwartz—Christina Donzilo & Robt Donzilo.... 130.00
RIVERDALE AV, nwc Stone av, 100x95; H Cherron—Benj Baltovsky..... 2,300.00


# JANSEN'S Window and Office Cleaning Co.

**38-44 SULLIVAN STREET**

**Telephone Spring 878**

**Help (Men or Women) can be engaged on any work in our line by the hour, day or week. Residential window and house cleaning. Floor waxing, polishing and staining. Expert vacuum cleaners.**

## Murray Hill Window Cleaning Company

**331 Madison Ave.**

**TELEPHONES**
**Murray Hill 1962** **Spring 878**

**Henry Jansen** **Mrs. A. Voshage**

# In the "House That Jack Built"

there were no GAS PIPES—**they were not needed!** But in this greatest manufacturing and commercial community in the world both GAS PIPES and the inexhaustible supply of clean, trouble-saving and economical fuel that flows through them are a **vital need** to every efficient building, large or small.

Gas is a universal fuel! The variety of its uses is without limit! It is especially adapted to WORK in such a city as New York, where floor space is always at a premium and where scores of important industries are frequently tucked away on the floors of a single loft structure.

The New York building owner never knows when a prospective tenant will insist on having proper GAS facilities for his needs **before he will sign a lease.**

The wise builder puts in GAS PIPES **when he builds!** If he doesn't he may have to tear out walls and pull up floors to put them in afterwards.

Procrastination in installing GAS PIPES means **waste!** And it **never pays to be wasteful!**

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*"The Right Way is the Gas Way"*

## Consolidated Gas Company of New York

**GEO. B. CORTELYOU, President**

*Mechanics' Liens, Brooklyn, Continued.*

**SEPT. 1.**
GARNET ST, ns, 67.2 w Hamilton av, —x—; Jos Rosenthal—Della & Michl McGuinness. ..... 110.00
HINSDALE ST, es, 200 s Dumont av, 50 x100; Bushwick House Wrecking Co —Willmont Realty Corpn ..... 37.80
MORRELL ST, 40; Barney Zinuk—Chevra Rabbeni Chaim Hagar, Solomon Reich & Jacob Hirschliefer.... 1,900.00
POWELL ST, es, 100 s Newport av, 60x 100; Square Lumber Co—Isaac Goncharick. ..... 394.10
STERLING PL, ns, 177 w Saratoga av, 120x100; B Jackson—Commonwealth Impt Co & Jos Popkin ..... 70.00
UNION ST, ns, 189 w Nostrand av, 200x58; F D Creamer Co—Adolph Levin ..... 1,228.20
UNION ST, ns, 189 w Nostrand av, 200x 100; Square Lumber Co—Adolph Levin & Adolph Realty Co.. 401.14
E 25TH ST, es, 175 n Av M, 40x100; S McGrayne—G W Gregory..... 26.00
W 32D ST, ws, 340 s Mermaid av, 20x 118.10; D A Ziccardy Trim Co— Michl D & Margt C Gilmartin & Oreste Pachi ..... 348.80
ST MARKS AV, ss, 350 e Underhill av, 25x100; Chas Sturrock—Jno Generosa & Michl Penna ..... 270.00

**SEPT. 2.**
66TH ST, 1334; Calendo & Cordi—Guiseppe Russo & Co & Stefano Russo... 1,300.00
TROY AV, 159; Atlas Steel Column Co —Nass & Bey & White Iron Wks.... 55.00
4TH AV, swc 41st, —x—; S Millman & Sons—Wayfourth Constn Co & Antonio Bonahura ..... 475.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**AUG. 29.**
98TH ST, ss, 215 w 1 av; Louis Belzer Nathan Schwartz et al; Aug25'14.. 428.10

**AUG. 31.**
SCAMMEL ST, 59, & Water, 630; Morris Spergel—Maria S Bitondi et al; Apr8'14 ..... 123.00
29TH ST, ns, 260 w Lexington av; Parshelsky Bros Inc—29th St Constn Co et al; Feb11'13 ..... 800.00
98TH ST, 315-7 W; Alex Bryant Co—Minnie C Frank Realty Co et al; Apr7'14 ..... 315.00

**SEPT. 1.**
SEPT. 1.
45TH ST, 156 W; Chas Koster—May I Eisfeldt; Mar7'14 ..... 924.75
45TH ST, 121 W; Phillip Lenges—Jno Doe et al; Mar26'14 ..... 1,540.00
[2]BROADWAY, sec 81st; Wm Koch—Wm Walter et al; Aug13'14..... 117.10
[2]7TH AV, 2363; Jos P Skelly—Robt Blackburn et al; July22'14..... 207.00

**SEPT. 2.**
5TH ST, 220 E, Eichenbaum Bros—Jos Wallman et al; Aug13'12..... 156.75
42D ST, 217 W; Jos Hamerman—Sperry & Hutchinson Co et al; Apr 16'14 ..... 538.00
1ST AV, 101; Isaac Glassman—Michl Sussman et al; June4'14 ..... 217.00

**SEPT. 3.**
[2]BROADWAY, sec 81st; Gross & Herman Inc—Wm Walter et al; Sept1'14 682.50
BROADWAY, nwc 47th; Gimbel Bros—Amusement Restaurant Co et al; Aug 14'14 ..... 5,500.00
[2]BROADWAY, 2248-58; Tolkow & Co—Wm I Walter et al; Aug26'14..... 817.00

**SEPT. 4.**
88TH ST, 2 W; Sam Malatzky—Louis Stern et al; Nov22'13 ..... 99.54
[2]BROADWAY, sec 81st; U T Hungerford Brass & Copper Co—Wm I Walter et al; Sept2'14 ..... 1,619.20
MADISON AV, 1225; Sam Malatsky—Nathan Hirsch et al; Nov22'13..... 32.60

### Bronx.

**AUG. 28.**
No Satisfied Mechanics Liens filed this day.

**AUG. 29.**
No Satisfied Mechanics Liens filed this day.

**AUG. 31.**
HUGHES AV, es, 175 n 183d, 25x100; Abr Pierce et al—Chas A Corby et al; Jan2'14. ..... 300.00
SAME PROP; Guisepee Mungo—Nicola Tedeshi et al; Feb4'14..... 60.00
HUGHES AV, 2310; Chas Shapiro—same; Feb17'14 ..... 70.00
SAME PROP; Globe Sash & Door Co—same; Feb21'14 ..... 370.00
SAME PROP; Jas Hogan—same; Feb 24'14 ..... 35.00
SAME PROP; Benj Goldstein—same; July16'14 ..... 400.00
SAME PROP; Beny Kibrick—Chas A Corby; Mar26'14 ..... 28.00

**SEPT. 1.**
HOFFMAN ST, 2438 (**), Ludwig Larsen—Antonio Cimillo et al; July2'13. 30.00
KINGSBRIDGE RD (**), ss, bet Webb & Sedgwick avs; Sargent & Co—Roman Catholic Orphan Asylum et al; July3'13 ..... 625.00
TEE TAW AV (**), nws, section 11, 24th Ward; W L Fleischer & Co Inc—Roman Catholic Orphan Asylum et al; May28'13 ..... 1,592.00
WEBB AV (**), ws, 750 s Kingsbridge rd; Hajek Bros & Co Inc—same; July 8'13 ..... 953.00
SAME PROP; Albin Anderson— same; July8'13. ..... 375.27

**SEPT. 2.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 3.**
ARTHUR AV, ws, 25 n 187th, 50x106; Antonio Carella—Pasqualira Sessa et al; Aug3'14 ..... 275.00
**Recorded in N. Y. County.

### Brooklyn.

**AUG. 27.**
EMMONS AV, 3154; J P Duffy Co—Gallate & Vannani; & Pierson Carroll & Gabler Constn Co; Aug13'14..... 816.65

**AUG. 28.**
CARROLL ST, ss, 20 e Albany av, —x—; Ludowici & Celadon Co—Heights Bldg Co; Aug6'14 ..... 175.00
SUMNER AV, nec Quincy, —x—; Stehlin & Miller & Henes Co—Sumner Quincy Amusement Co; July2'14.... 70.40

**AUG. 29.**
39TH ST, ns, 340 e 12 av, 40x95.2; Gowanus Wrecking Co—G C Bldg Corpn; Aug26'14 ..... 381.41

**AUG. 31.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 1.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 2.**
LIVONIA AV, nec Barbey, 20x40; Realty Supply Corpn—Wm Harker; Apr30'14 (release from lien)..... 307.80
SAME PROP; Chas Ferraro—same; Apri7'14 (release from lien) ..... 1,545.00
SAME PROP; Graff Furnace Co—same; May2'14 (release from lien)..... 425.00
MANHATTAN AV, 644; S Rosner & ano —Eliz Gilmartin & Louis Warady; July16'14 ..... 100.00
SNEDIKER AV, 242; Square Lumber Co—Yetta, Jos & Harris Bilowitz; Aug12'14 ..... 99.68

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**AUG. 27.**
No Attachments filed this day.

**AUG. 28.**
FERNANDEZ, Joe; Eladis J Gancedo; $1,083.55; P Allen.
MACKINTOSH, Wm M; Frank D Wynn; $5,000; Pace & Stimpson.
PANNACI, Veronica; Edw F Cronin; $1,743; F C Affeld, Jr.
MARATHON MOTOR WORKS; Times Square Automobile Co; $15,000; J S Epstein.
INTERNATIONAL FLYING CO, Inc; New Yorker Staats Zeitung; $491.50; C A Oberweger.

**AUG. 29.**
No Attachments filed this day.

**AUG. 31.**
CARROLL, Edw J; Alice V Carroll; $974; O'Gorman, Battle & Vandiver.
L WERTHEIM COAL & COKE CO; Newman C Callow; $5,193.43; L H Rowe.

**SEPT. 1.**
DANISH REINSURANCE CO, Ltd; Wm B Sinclair; $1,005.39; W O Badgar, Jr.
SAVOY FIRE & MARINE INS CO; same; $3,448.27; same.
RUSSIAN TRANSPORT & INSURANCE CO; same, $4,222.38; same.

**SEPT. 2.**
KELTNER, Walter; Stokes & Smith Co; $7,140; L H Wood.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

AUG. 28, 29, 31, SEPT, 1, 2, 3.

Flygare, C. G. Broadway, sec 156th.. Wm J Olvany. Radiator..... 375.00
Giorgio, Albino, 2d av, 486..Giovanni Lordi. Barber Fixtures ..... 180.00
Irvine Realty Co. Burnside av, nec 187..A B See Electric Elevator Co. Elevator. .....(R) 612.50
Rouss, Chas Broadway. Mercer st, 121-3..Tippett & Wood. Tanks, &c..... 725.00
Savoy Plumbing Co. Broadway, 1441-9 ..Rumsey Pump & Machine Co. Pump, &c. ..... 256.00

### Bronx.

AUG. 28, 29, 31, SEPT. 1, 2 & 3.

Farrell, Edw J & J S Cully Co. Tiffany st, ws, 250 s 167th..Colonial Mantel & Refrigerators, Refrigerators..... 200.00
Same. Same prop..same ..... 370.00
Gifford Bldg Co, Inc. Lyman pl, ws, 192 n 169th, —x—;..B Kaplan. Refrigerators. ..... 3,325.00
Geo J Graham Constn Co. Hunt Point av, sec Seneca av, —x—..New Century Gas & Electric Fixture Co. Fixtures. ..... 1,000.00
Irvine Realty Co. Burnside av, nec 178th, —x—..A B See Electric Elevator Co. Elevators ..... 612.50
Staib-Abenschein Co. 500-8 E 134th st ..Tippett & Wood. Sprinkler tank equipment. ..... 2,050.00

### Brooklyn.

AUG. 27, 28, 29, 31, SEPT. 1, 2.

Donin Plumbing Contracting Co. St Marks av nr Kensington av..Louis Greenberg. Bath Tubs, &c..... 2,300.00
L C Inc. Sheepshead Bay rd, nr Voorhies av..Voletsky & Jarcho, Inc. Bath Tubs, &c. ..... 1,217.00
Nechamkus, D & Co. E 23d st, nr Av D..Louis Greenberg. Bath Tubs, &c. 686.00
Ridgewood Realty Associates. Grand st extension, c Rodney..Wm F King. Dumbwaiter. ..... 30.00
Tower Constn Co, 1 Madison av, N Y. 144-6 S Oxford st..Gurney Elev Co. Elevators. ..... 600.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**SEPT. 4.**
38TH ST, 344-8 W; Franklin Savgs Bank in the City of N Y loans Geo Kern to erect a 12-sty store & lofts; 3 payments .....150,000.00

## ORDERS.

### Brooklyn.

**AUG. 28.**
E 26TH ST, ws, 362.6 n Av N, 37.6x 100; Otto Nelson on Lewis F Wood to pay Fredk W Starr ..... 18.85

**AUG. 29.**
E 39TH ST, es, 400 s Linden av, —x—; Jos Grisler on Title Guar & Trust Co to pay Empire City Lumber Co. ..... 300.00
SAME PROP; same on same to pay Zeldin & Fredman ..... 150.00

**AUG. 31.**
E 7TH ST, ws, 260 n Av M, 40x100; Clifton Bldg Corp on Home Title Ins Co to pay Colonial Lumber Corpn. ..... 629.00
OCEAN PKWAY, es, 260 n Av M, 40x 150; Clifton Bldg Corpn on Home Title Ins Co to pay Colonial Lumber Co. ..... 608.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

Week ending August 29.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Barclay st, 65—Columbia College.....SS
Barclay st, 125—Serena Rhinelander.....C
Baxter st, 9-13—Frank E Zimmerman.....D
Baxter st, 9-13—Manhattan Perfected Ventilator Co. .....D

Baxter st, 9-13—Kolar Bros.....D
Baxter st, 9-13—Holgan Bros.....D
Baxter st, 9-13—Louis Hayne.....D
Baxter st, 9-13—John Franz.....D
Baxter st, 9-13—Stern & Mendel.....D
Beekman st, 14—Alice E Sussdorf.....C
Birmingham st, 6-8—Rebelle Holding Co.....C
Canal st, 380-4—Simon Rawister.....C
Chambers st, 96—Kirtland Bros Co.....A
Cliff st, 97-99—Geo Taylor Brass & Bronze Works, Inc.....A-C
Clinton st, 102—David Amsel.....C
Clinton st, 102—Joseph Burdick.....C
Clinton st, 133—Louis Bregman.....C
Duane st, 72-74—Sarah M Belden.....C
Duane st, 72-74—Andrews & Lewerth.....C
Duane st, 72-74—Otto Kuster, Inc.....C
Duane st, 72-74—Louis Fink.....A-C
Duane st, 72-74—Mathew E Smith.....A-C
East Broadway, 5—Samuel Daniels.....C
East Broadway, 197-9—Educational Alliance, Samuel Greenbaum.....D
East Houston st, 40—Fanny Joseph Estate....C
East Houston st, 97-103—Mt Aetna Rlty Co..SS
East Houston st, 111-17—Max D Steuer et al.....SS
Elizabeth st, 49-51—Realty Co, Inc.....D
Elizabeth st, 49-51—New York Fixture Co....D
Elizabeth st, 49-51—Grand Union Folding Box Co.....D
Elizabeth st, 49-51—J Williams, N Y Edison Co.....D
Franklin st, 54-56—W R Addicks, Con Gas Co.C
Franklin st, 54-56—Greyrock Land Co.....C
Hudson st, 117-19—John Castree Est.....C
Moore st, 34—Rudolph C Blanke.....B
Pine st, 27-29—Pine Street Co.....SS
Rivington st, 221—H Blazer.....K
St Marks pl, 14—Fanny Hershson.....C
Spring st, 207—Steve Serano.....A-H
Stanton st, 68-70—Mendel I Weisman.....C
Stone st, 31-35—Adams Land Bldg Co.....A
University pl, 18—Joseph Weisman.....C
University pl, 21-7—Levine Bros.....C
University pl, 21-7—Isaac Rabinoff.....C
University pl, 21-7—Rosenzweig Bros.....C
University pl, 21-7—Alter Shapiro.....C
Washington Sq W, 35—Frederick D Fricke.C-E
Washington st, 283—John N Hickok.....A-H
Washington st, 373—Clara Rosenstein.....C
Water st, 86-88—Leon Cohen.....E-J
Water st, 243—Estate Catherine S Morrell....B
Water st, 518—Jacob Greenberg.....C
Water st, 518—Elkins & Greenberg.....C
Water st, 518—Isaac Appleman.....C
Water st, 519—Max Liberwitz.....C
West st, 408-10—Georgia Pine Turpentine Co of N Y.....A-H-C
White st, 20—Herman Bainberger.....C
White st, 20—Isabella Mandel et al.....C
White st, 20—Erskine Beveridge Co.....C
Wooster st, 195—Building & Engineering Co, Inc.....C
Wooster st, 195—Abramowitz & Schwartz.....C

*Numbered Streets.*

2d st, 30—Samuel G Levy.....C-L
4th st, 15-19 W—N Y Life Ins & Trust Co...SS
8th st, 31 W—Hyman Stern.....C
8th st, 31 W—Israel Tisch.....C
11th st, 111 E—Seraphino Masciarelli.....C-I
11th st, 111 E—Hymen Karchamsky.....C-I
11th st, 111 E—Louis Corin.....C-I
12th st, 10-14 E—Benj S Moss & Co.....C
13th st, 8-10 W—Harding Photo-Engraving Co.....A
21st st, 508 W—General Theological Seminary of the Protestant Episcopal Church, U S..A-H
24th st, 406 W—Commons Bros.....A
24th st, 425-35 E—J J Little & Ives Co.....C
25th st, 127-31 W—Chas S Leavy.....C
25th st, 127-31 W—Hudson Mortgage Co...A-C
25th st, 127-31 W—Lewis Leopold Skirt Co...C
25th st, 127-31 W—Royal Coat Co.....C
25th st, 127-31 W—Edward Ballow Co.....A-C
25th st, 121-31 W—Ph Herzog Sons.....C
25th st, 127-31 W—Fox, Lederer Co.....A-G
25th st, 165 W—Emma E Horn et al.....C
27th st, 48 W—Century Holding Co.....C
28th st, 225-7 W—N Y Woven Wire Mattress Co.....G-A
30th st, 258 W—Benton Holladay Co.....A
34th st, 134 W—Clara Mays.....C
37th st, 241-45 W—Clarence S Nathan.....H
38th st, 28-30 W—Julius Klugman.....L
40th st, 416 W—J Steigerwald Est.....H-A
43d st, 217 E—American Express.....C-H
44th st, 123-9 W—William Rankin.....D-C
47th st, 245 W—George Bickelhaupt.....C
47th st, 322-328 E—Central Delivery.....D
52d st, 549-51 W—Wahle, Phillips Co....H-A-C
55th st, 78 W—Henry J Braker Est.....C
56th st, 155 W—Harman Yount Co.....A-G-C
59th st, 303-7 W—Ohio Distributors.....H-A
59th st, 317-19 W—Auto Owners Sale Co. A-H-G-C-K-O
61st st, 16-24 W—J A Rietmann Co...A-G-C-O
68th st, 151 W—Empire Polishing & Metal Co. H-A-G
70th st, 344 W—Charles Thorley.....H-K-D
73d st, 182 E—Premier Garage Co.....C-SS-G
74th st, 103 E—Oliver G Jennings.....C
80th st, 518-20 E—Fleischmann Vehicle Co.A-H
82d st, 217 W—Cedarhurst Motor Livery Co..A
82d st, 400 E—Guberman Bros.....K
91st st, 210 E—Jacob Ruppert.....H-SS-L-I
104th st, 57 E—Philip Laznicky.....K
108th st, 234-36 W—Manchester Garage. H-A-G-C-L
110th st, 145-51 W—Anton Lang.....H-G-D
110th st, 8th & Manhattan avs—Interborough Rapid Transit Co.....K
125th st, 27 W—Alpheus Coe.....K
131st st, 647 W—Harry Johnson.....H-A-G

*Named Avenues.*

Broadway, 447—Chas Drew & Harry Lipke...D
Broadway, 447—Moses Gardner.....D
Broadway, 472—Mutual R E Co.....C
Broadway, 580-90—Jacob Kaplan.....O
Broadway, 580-90—Ferdinand Jacobson.....C
Broadway, 580-90—Henry Weil.....C
Broadway, 580-90—Henry Gluckin.....C
Broadway, 580-90—Joseph Marcus.....C
Broadway, 580-90—Max Scott.....K-C
Broadway, 580-90—Gabriel Baum & H J Simonds.....D
Broadway, 580-90—Rubin Stavin & Wm Minkin.....C-K
Broadway, 580-90—Herman Schwarz.....C-K
Broadway, 580-90—Isaac Sonneborn.....C
Broadway, 580-90—Philip Ebstein & David Levy.....C
Broadway, 580-90—Benj Aptheker.....C
Broadway, 580-90—Herman Sterns.....D-C
Broadway, 580-90—Theresa Weil et al.....D-C
Broadway & 195th st—Herbert Oil Co.....L
Madison av, 1666—Cyrille Curran.....C
Madison av, 1666—Joseph Brawn.....C-E
St Nicholas av, 1400—Riker & Hegeman Co..A
St Nicholas av, 1419—Wm F Riker & Son....A
West Broadway, 395—West Side Carpenter Co.....C
West Broadway, 397—Benj Weisblatt.....C

*Numbered Avenues.*

3d av, 2166—Benned Chaikovsky.....K
4th av, 65-9—Albert L Dow et al.....D
5th av, 78—Giles Kleinberger.....C
6th av, 163—Sabollo Sordillo.....C
6th av, 950—J C Lewis.....H-A-G
7th av, 79-89—Street & Smith.....G-A-O
8th av, 635-7—Newark Shoe Store.....D
8th av, 635-7—Irvings Hat Store.....D

## BRONX ORDERS SERVED.

*Named Streets.*

Augusta pl, 1118—Louis Bousha.....A-G-H

*Numbered Streets.*

141st st & Walnut av—Payson Varnish Co. A-C-G-K
160th st & Sheridan av—The Pullman Co....A

*Named Avenues.*

Bathgate av, 2156—John Arena.....O-H-A-D
Concord av & 142d st—Ward Baking Co....D-L
Walnut av & 139th st—Central Union Gas..A-H

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Adams st, 349—West End Gas Fixture Co..G-A
Carroll st, 1209—R Terwilliger.....H-A-G-C
Chestnut st, 229-83—The Columbia Machine Works.....A-C
Columbia st, 243—Jos Maresca.....H-A-G-F
Conover st, 243-45—Holzapfels American Composition Co.....C
Cornelia st, 378-80—Apostolic Church.....A
Cortlandt st, 2881—Wm Johnson.....A-G
Cumberland st, 266—Church Louis Lins.....C
Delevan st, 22— W H Fales & Co.....A
Delevan st, 35—Hugo Heuman.....A
Eldert's la, 90-92—F C Meyer.....H-O
Eldert's la, 432—E Minkner.....A-G
Eldert's la, 446—W R Prouty.....G-A
Eldert's la, 452—G A C Pauch.....G-A
Enfield st, 83—Paul Newman.....H-A-G
Floyd st, 133-43—John Skar.....C
Ft Greene pl, 87—Thos Sandry.....H-A-G
Frost st, 49—M Marrello.....A-H
Fulton st, 28-44—Eagle Storage & Warehouse Co.....I
Fulton st, 2731—Leonard Leese.....A
Garden pl, 56—R G Haddad.....H-A-G
Gatlin pl, nr 86th st—M D Kaydoul....H-A-G
Grand st, 61—Est Thos W Kiley.....C
Grove st, 10—H C Hanken.....A-H
Hart st, 827—Walter & Hershkowitz.....D
Havemeyer st, 197—Chas Haggerty.....A
Hawthorne st, 345—G H Emrich.....A
Henry st, 338—L I College Hospital.....I
Hicks st, 554—V Scotto & Bros.....A
Hopkins st, 215—Max Tugendhaft.....D
Humboldt st, 772-84—Improved Rubber Products Co.....C
Huron st, 253-55—Lincoln Dye Wks.....A-H
India Wharf, 18—India Wharf Brewing Co..C
Jefferson st, 366-80—Saml Ratzkin & Son.....G
Leonard st, 387-89—Einstein Mfg Co.....M
Leonard st, 715-19—St Anthony's Parish Hall.A
Linwood st, 324 E—E Palmieri.....A-G
Lorimer st, 451-57—John Teague.....H-G-F
Maspeth st, 56—John Paul.....A
Oakland st, 73—Miss Jessie H Miller.....C
Pacific st, 229—Edwin Bahya.....C
Pacific st, 229—Colonial Embroidery Works..A
Raymond st, n e c DeKalb av—Bklyn Hospital.....I
Richardson st, 32—Antonio Langone.....H-I
Rodney st, 26—Geo F Simpson.....C
Rodney st, 400—Congregation Anchev of Williamsburgh.....A
Rodney st, 401—Arthur Roth.....C
Sackman st, 556—Harry Strauss.....C
Sanford st, 42-46—Craig Foundry Co.....M
Sanford st, 149-53—Nowacke & Loesser Co....C
Steeplechase Pk—Atlantic Amusement Co.K-A-C
Steuben st, 211—Albert Barton.....H-A
Tiffany pl, 31-45—Herman Behr & Co.....C
Tiffany pl, 47-55—Wm A Middleton.....C
Van Brunt st, 186—New York Dock Co.....C
Wallabout st, 50-72—Henry Bieg.....C
West st, 119-25—S Weisglass & Co.....C
Willoughby st, 81—N Y Telephone Co.....A

*Numbered Streets.*

4th st, 331—J G Cress.....H
4th st, 1434 E—G W Gregory.....H-A-G
4th st, n e c Av C—Prospect Park Baptist Church.....C-A
9th st, 23-35—Arthur S Hoyt.....C
9th st, 100-10—Thos H Roulston.....I
9th st, 345-45A—The Y M H A.....C
9th st, 376—Wm A Middleton.....C
9th st, 434—Theodore C Boeman.....C
13th st, s w c Av G—Wills Memorial Presby Church.....C-A
14th st, 1058 E—J C Wasserbach.....H-A-G
15th st, 829 E—George H Ames.....C
20th st, 275-77—Samuel Jurow Co.....C
23d st, e s, bet Newkirk & Foster avs—Flatbush Presby Church.....A
47th st, 268—O S Richards, Inc.....H-A
47th st, 315—Eben-Eser Mission.....A
48th st, 1360—E I Berman.....H-A-G
54th st, 812—W J Le Bret.....A-H-G
59th st, 200 ft w 11th av—Swedish Lutheran Zion Church.....A
84th st, 1841—J R Van Brunt.....K

*Named Avenues.*

Arlington av, 260—David Heyman.....O
Arlington av, 264-66—Arlington Av Presby Church.....A
Arlington av, 349-55—Daniel W Ikeler.....C
Arlington av, n e c Schenck av—Trinity Episcopal Church.....A
Atlantic av, 300—Christian Harr.....A
Atlantic av, 1272—C E Dingind.....A-G
Atlantic av, 1577—Wm Buchanan.....H-G
Beverly rd, 1304—E O Houghton.....A-G
Blake av, 327-9—David Levin.....M
Blake av, 327-9—Samuel Hodes.....M
Blake av, 375—Modern Cloak Co.....G-M
Blake av, 375—H Levine & D Robowitz....G-M
Blake av, 375—J Cohen & D Blumenthal.....G
Blake av, 375—H Motles & A Wexler.....G-M
Blake av, 375—Isaac Finkelstein.....G
Blake av, 375—East N Y Knee Pants Co...G-M
Blake av, 375—Annie Osbreich & Etta Rosenzyeur.....G
Blake av, 375—Hyman Engelman.....G-M
Blake av, 375—Harry Belford & Myer Geiss.G-M
Broadway, 71—Joseph Redmond.....G
Broadway, 240-44—Broadway Fixture Co.....C
Claremont av, 460—Alex Campbell Co.....A
Classon av, 110-16—Pasqual Costarino....A-H
Classon av, 626—Ida Michael.....O-A-G-H
Coney Island av, 792-4—Oscar Miller.....L
Coney Island av, 2081—H Wilberg.....A
DeKalb av, 78—Edison Elec Illuminating Co. A-G
DeKalb av, 917—Mollie Klappholz.....D
DeKalb av, 1002—B Baronoff.....G-A
Flatbush av, 204—B F Maxwell.....H
Fleeman av, 1121—Wallabout Hay & Grain Co.....A-H
Flushing av, 470-84—Samuel Greenstein.....C
Flushing av, 664—Jacob Goldstein.....C
Franklin av, 928-62—Interborough Brewing Co.....C
Glenmore av, 18—Isaac Rudneck.....C
Glenmore av, 18—Morris D Goldstein.....C
Glenmore av, 18—Gutterman Bros.....C
Graham av, 193—S Klausner & Son.....H-A
Greene av, 1017-25—Dingwell Bros...O-H-A-G
Greenpoint av, 342-44—J F Kelly.....K-C
Hudson av, 252-68—Aaron Levy & Co.....C
Kent av, 635-37—Geo F Simpson.....C
Kingston av, 275—G C Owens, M D....H-A-D
Manhattan av, 955-57—Hebrew Educational Alliance Society.....A
Nostrand av, s w c Newkirk av—St Jerome's R C Church.....A
Ocean av, e s, 100 s Av I—Ocean Av Congregational Church.....A
Ocean av, e s, bet Foster av & Av F—Our Lady of Refuge R C Church.....A
Ocean av, e s, bet Foster av & Av F—Church of the Nativity, P E.....A
Ocean pkway, w s, n of Park pl Paul Schmidt.....C
Rockaway av, 503-5—Harry Saur.....C-G
Rockaway av, 503-5—Bklyn Union Gas Co....C
Rockaway av, 503-5—Joseph Halpern.....G
Rockaway av, 503-5—Abraham Meltzer.....A
Rockaway av, 503-5—R Chavkin & Sons.....G
Rockaway av, 503-5—Hellman & Greenbaum. C-G
Surf av, ft W 29th st—A Stercke.....H-A
Thatford av, 183-85—Jacob Napolsky.....C
Throop av, 378-88—Freedman Skirt Co.....C
Throop av, 378-88—Isaac Levine.....G
Van Sinderin av, 469-83—Colonial Mantel & Refrigerating Co.....C
Wythe av, 782-86—Franklin Paper Box Co....C

*Numbered Avenues.*

5th av, 22—Wm Meyer.....C
5th av, 280-88—Empire State Dairy Co.....A
14th av, 4317—Realty Trust Co.....C
16th av, s e c 71st st—N Y Telephone Co.....I

## QUEENS ORDERS SERVED.

*Named Streets.*

Academy st, 654 (L I City)—John Doorsky. A-H-G
Centre st, 320 (Evergreen)—Wm Wagner..A-H
Columbia pl, bet Juniper & Hamilton avs—M E Church.....A
Elm st, 505 (Richmond Hill)—L H Moss, M D.....H-G
Fife st, 15 (Forest Hills)—H T Warren.H-A-G
Fulton st, 332 (Jamaica)—Joseph Ryan..H-A-D
Hallet st, 63 (L I City)—Magliola Bros..H-A-G
Ithaca st, 1-3 (Elmhurst)—W M Parvin..H-A-G
Lafayette st, 130 s Luther pl—Barthels Mfg Co.....SS
Mills st, 95-103—Benj A & Geo N Williams..M
Stanley st, 26 (Woodhaven)—A J Ball...H-A
Williams & Arctic sts—Merrill Bros.....A

*Numbered Streets.*

2d st, s s, nr Broad st—Napoleon Pelletier...A
5th st (Bayside)—T W Lamb.....H-A-K-C
8th st, 175 (Elmhurst)—A E Shore.....H-G
43d st, 122 (Corona)—Alphonse Napoli..H-A-G
45th st, 18 (Corona)—Wm Mack Curry..H-A-G
46th st, 201 (Corona)—W H Volquartz..H-A-G

*Named Avenues.*

Alexander av, 103 (Rockaway Beach)—Max Kramer.....H-A-G
Boulevard, 119-21—Jacob Cohen.....G
Boulevard, 396 (Rockaway Beach)—Wm A Rogers.....K-A
Broadway, w s, 100 n Hoffman blvd—Newtown Council Bldg Assn.....A
Carnaga av, 23 (Far Rockaway)—T J Nolan H-A-G
Corona av, 177 (Corona)—Herman Frank.H-A-G
Florence av, 8 (Edgemere)—M M Sterling..A-G
Greenway South, 50 (Forest Hills)—Hugh Mullen.....H-A-G
Jamaica av, 1112 (Jamaica)—Frank Pollenz.A-D
Jamaica av, 4111 (Woodlawn)—Frank Hesse H-A
Jamaica av & Academy st (L I City)—W E Stewart.....H-A-G
Jamaica & Sanford avs (Flushing)— St Joseph's Home for Girls.....C-A-F
Kingsland & Whitney avs—St Bartholomew's Church.....A
Rockaway rd, 153 (Jamaica)—Jamaica Mattress Co.....H-A-G

## RICHMOND ORDERS SERVED.

*Named Streets.*

Prospect st, 1,000 ft s Four Corners rd (Dongan Hills)—Richmond County Country Club.A
Richmond Terrace, 2910—Central Hardware Co.....G-O

*Named Avenues.*

Richmond rd, 2011—Tony A Venditto....A-G-L

# BUILDING MANAGEMENT

## MANAGERS MUST BE VERSATILE

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

GOOD building managers are neither born nor made. They are products of fortune. They cannot be apprenticed to the profession, neither is there any standard curriculum that will graduate the student with a degree entitling him to assume a $5,000 a year office as manager of a modern skyscraper. Where then do they all come from?

The question was put to the manager of one of the prominent office buildings in the city and his answer was a shrug of the shoulders. In his own case his preparation for the office he holds was through the school of business backed up by what psychologists call a motor mind that grasped and absorbed everything it was concentrated upon, plus a college education. He had been through military discipline, knew and liked mechanics, had a little taste for law, was schooled in diplomacy in the real estate business, had been trained in the quick judgment of men through close contact with captains of industry, and finally was gifted with a personality that immediately won confidence from his associates in business.

In another case the manager was a trained mechanical engineer, a college graduate and the exponent of an ambition, formed early in life, to be a successful building manager. He has been trained in a technical and academical college for the position he now occupies. This schooling had been reinforced by a number of years of intimate experience in the management of many commercial buildings for a large real estate house. He played this experience with all the forcefulness of an ambition not yet achieved, but still coveted. He dabbled in the problem of scientific ventilation, in the theory and practice of sanitation, salesmanship, psychology, the theory of mastery and handling of men, economics, finance. law and even the technique of machinery.

### How a Salesman Made Good.

A third manager who, lacking all the technical schooling of the other two, took hold of a building that three men having years of experience as building managers could not swing, and put it into the class of successful buildings after it had proved a white elephant for twenty years. This man never saw the inside of a college or university as a student, had none of the social advantages of family, did not even have an intimate acquaintance among big business men. But he was a splendid salesman. Failure was not in his lexicon. When he heard that the man who had bought supplies from him four years had been instructed by his doctor to move west for his health, the salesman made a bid for the place and got it. His intimate friends spoke of him as a mechanical genius. He took to machinery like fire to straw. Commercial law was something he had a natural liking for. He tried his science of salesmanship on persons who had no idea of moving their place of business, but who he thought ought to. Today he has a waiting list despite the erection of new buildings whose shadow falls upon the more ancient, but none the less honorable structure near by.

The successful building manager therefore is a jack of all trades, but master of none, because successful building management does not consist of perfection in any one subject, like the law or medicine or the arts. It is practically the only instance where a smattering of theoretical knowledge fits a man for a high salaried position of responsibility. The profession most allied to it is that of journalism, but the former is strictly commercial, while the latter is academic, and the rewards differ as a general rule accordingly.

### The Manager's Versatility.

Charged with responsibility for making a building investment representing, in many cases, sums reaching into the millions, the manager's berth is not one for a fledgling. His wings of experience must be able to meet tests from many quarters. He has got to know whether he is getting all the efficiency out of his coal that he is being charged for. He must be equipped to tell good lubricating oil from bad. He must know how to rate applicants for space in his building, for a dishonest tenant will spoil the reputation of a whole building unless the manager is alive to the contamination and handles it decisively. He must know machinery efficiency, electrical technique, economical steam service, market value of supplies and his standing in law as a landlord's agent.

His tenants will be prompt in telling him whether there is any shortcoming in any of these departments if the service falls off, but his board of directors will be far more caustic in their queries if the trial balance does not show a healthy margin of profit at the end of a year. Consequently every manager has a little system of his own for keeping down the cost of maintenance and at the same time keeping tab on the kind of service being rendered the tenants.

### Cost Accounting Systems.

One or two examples may be cited. The first is part of a system of comparative cost employed by one, a large downtown building.

Every department makes a report to the engineer who, after checking them off, turns them over to the manager. These are in printed form. Comparison is made between the current month and the one preceding and also with the corresponding month the year before. It covers the following items embracing production and distribution of power and steam and electrical data. Cost of coal burned, removal of ashes, supervision, labor, supplies, repairs and water supplies.

This is summarized and totalled. Then a computation is made for distribution, which includes plumbing, cost of elevators, cost of lighting, outside lights, motors, heating, refrigeration and other auxiliaries. This part is totalled and then a memorandum is made as a part of this distribution cost, but as a separate item, of the number of engineers employed, number of firemen, number of helpers, electricians and mechanics.

After this is summed up, the steam data is computed as follows: Number of elevator operators and mechanics, number of pounds of steam to generate current and number of pounds of steam for auxiliaries. This is totalled and then to this number of pounds of steam generated, is added the cost of steam generated and the cost of generating one pound of steam on B. T. U tests.

### The Lump System.

Finally the electrical data is noted. This includes the total KW. produced at switchboard, cost of same produced at switchboard, to which is credited so much for steam heating and the whole sheet is closed with a statement of net cost of production, cost of producing one KW. hour at switchboard, number of employees and the kilowatt hour gross cost.

The so-called lump system operates on slightly different lines. It takes the individual department as a unit and charges against it the cost of operation on a square foot basis. The heating and lighting, for instance, is charged up against so many square feet of occupied space to be illuminated, the cleaning is figured in the same way and a percentage of occupancy, which may fluctuate from month to month, is then employed as an equalizer. The sum total of these computations gives a statement of the comparative cost of maintenance from month to month and year to year.

This system is not as accurate, however, as the individual report plan already described and is being discarded in favor of the former except in small buildings. The card index has also been employed in some buildings, but this requires a larger clerical force in the building manager's office.

In addition to this diversified knowledge the building manager has to know something about the painting, plumbing, steam, gas fitting and carpentry trades, at least insofar as to be able to know whether he is getting good work. He must know his costs down to the last cent for work and he must be able to judge just what a tenant is entitled to and when to stop.

The building manager is a creature of exclusive classification, whose chief salvation in his efforts to make good with "The Board" is to master details as a whole and yet have that rare gift that marks the real executive, of possessing an analytical mind for any one of the myriad molecules that form the fabric of a commercial building investment.

### A Successful Experiment.

An association in Toledo has worked out and is successfully operating a plan that strikes us as being decidedly in the right direction. The purpose is to interest the small investor in big buildings. This concern, whose directors are experienced business men, finds a piece of improved downtown realty that looks like an attractive investment. The company then sells stock at par to an amount sufficient to pay for the property —or, rather, sufficient to pay for the equity above what a savings bank or insurance company will lend on the property on first mortgage. It doesn't sell stock first and then looks around for a place to invest the proceeds; but first finds what it deems a good investment and then sells stock to realize the purchase price.

At its last report, according to an account in the Saturday Evening Post, the company had about 600 stockholders, with a waiting list of persons who wish to subscribe as soon as another issue of stock is made. The stock is of the par value of a hundred dollars a share and subscriptions are taken in units of six shares each, but the amount of stock any one subscriber can take in a year is limited to forty-eight shares. The intention is to make the company a popular institution.

Having purchased a property the company proceeds to put it in first-class condition and develop its earning power as far as possible. This takes time and usually requires some investment in addition to the purchase price—for repairs, remodeling and so on. The company looks to the long haul rather than to immediate profits.

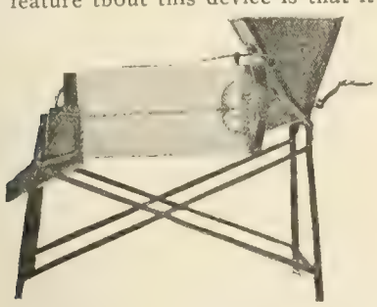
The investors, of course, hold only the equities, for the properties are mortgaged as soon as bought. But they get all the profits.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### Portable Sand Sifter.

FOR particular concrete work where the slightest foreign substance in the batch will seriously mar the setting it is desirable to have clean sand. To accomplish this there is being put on the market by the Hall-Holmes Manufacturing Company of Jackson, Mich., the sand sifter shown. It is said to be strongly and rigidly built to stand up under hard service. But the distinguishing feature tbout this device is that it is

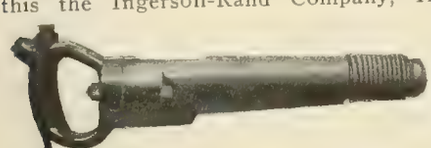


equipped with an automatic tapping device that keeps the screen clean when sifting wet material. This device can be thrown out of gear entirely when the material is dry.

An advantage claimed for this sifter is that it is only necessary to handle the material once. It has the additional virtue in saving the strength of the workman so that he does not tire so quickly and thus lag in his work as he does when he used the old hoop sieves. The whole machine weighs about 100 pounds.

### A Riveting Back Hammer.

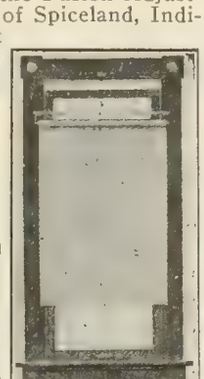
STEEL riveting always is attended by more or less danger and especially is this true with reference to the riveting set in the pneumatic hammers. These sets sometimes fly out and to prevent this the Ingersoll-Rand Company, 11



Broadway, according to the Engineering News, has perfected a riveting set retainer to go with its Little David riveting hammers. This device is an arrangement of a spiral spring which fits over the riveting end of the hammer and so secures the set that it cannot work loose even when the hammer is operated free with 90 pounds of steam.

### Adjustable Window Shade.

FREQUENTLY in offices as well as in apartments the window awning will not entirely protect the occupants of the room from the glaring sun. Realizing the need of a simple interior window shade that will shut out the sun no matter what its position, the Fusion Adjustable Shade Company, of Spiceland, Indiana, decided to put one on the market and its product is shown in the accompanying illustration.



The advantage o this shade is that i is adjustable, translu cent and admits a soi diffused light jus where it is most wanted. The mechan ism is on roller bear ings and the materia is of cotton duck, sc that perfect ventila tion is possible. They are inexpensive and their efficiency, the manufacturers say, is greater than the average shade.

### New Principle in Faucets.

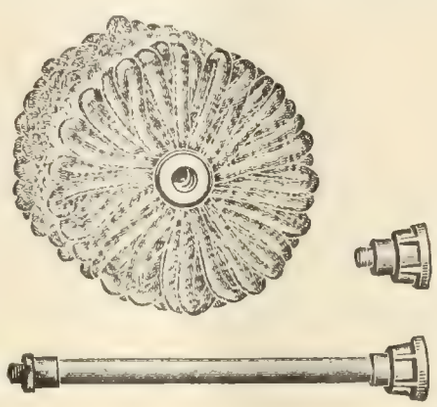
IF ever there was an insistent demand on the part of the building manager and building owner for a device that would cut down incidental repair charges it is for a faucet that does not have to be rewashered every few weeks. Such a faucet is being introduced by the H. W. Johns-Manville Co., of 31st street and Madison avenue.

This device, according to the manufacturers, accomplishes its purposes by the simple process of fitting a conical valve or jumper upon a spherical seat. The fitting is absolutely perfect and the greater the wear the more positive is its action in preventing leaks. It is made to operate just as well on high as on low pressures.

### A Fountain Mop.

THERE are fountain pens, fountain paint brushes, and automatically fed polishers of one sort or another. The latest is a fountain mop for use primarily in garages and carriage sheds, but nevertheless, having an important field of service in buildings where great areas have to be washed daily.

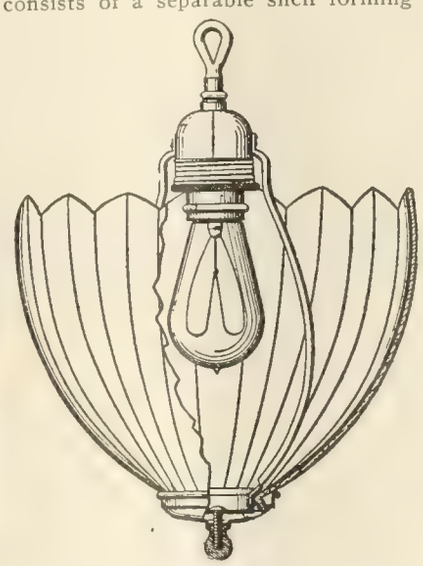
The three parts of the device are shown in the cut. The nozzle may be



attached to a long hose and corridor floors may be wet and scrubbed by one man while another follows him up with a squeegee. The device is being marketed by the Cataract Auto-Vehicle Washer Company, of Topeka, Kan. The washer is made of brass and the handles are nickeled. The mop portion is wound with copper wire and no part of the washer can rust. It can be used for washing the outside of windows.

### Indirect Lighting Shadeholder.

PATENTS have recently been issued by the U. S. Patent Office to L. W. Anderson, assignor to Plume & Atwood Manufacturing Company, Waterbury, Conn., covering rights to a type of holder shown, that makes possible indirect lighting for all sorts of incandescent electric light globes. The idea consists of a separable shell forming a



socket holder with arms extended to hold any light inverted shade.

The value of such a holder as this to managers of business and residential buildings lies in the fact that for a nominal cost the entire lighting arrangement of a suite or hall or foyer may be changed to suit special occasions or tastes of occupants. Or by the use of these holders, it is possible to provide the indirect lighting system for an entire building that may be quickly changed to direct lighting should it be necessary.

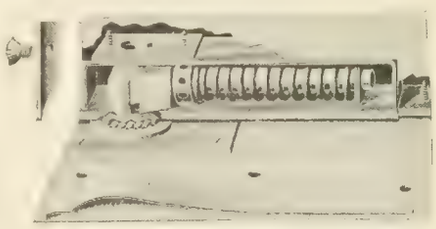
### Repainting Ironwork.

WHEN iron or steel work is to be repainted several important factors should be carefully observed. In the first place all scale, rust and dirt should be removed and then a first coat, heavy with oil, should be applied. If any rust or dirt is allowed to remain it will be sure to make its presence known soon after the paint has been applied. If the work is in fairly good shape, the defective spots should be cleaned, then pointed up with a heavy white lead paint and then the new surface applied. In some cases just a coating of raw linseed oil will answer the purpose of a new coat of paint, as it often happens that it is only the oil that has left the paint. This plan often works well in refurbishing wood. When painting over old painted metal work the paint should contain some turpentine, as this fluid penetrates well, getting the paint down into any pores of the metal that might not perhaps have previously absorbed it.

### Ball-Bearing Floor Hinge.

ONE of the great difficulties that has lain in the way of the perfection of ball-bearing floor hinges is that dust sooner or later works into the ball sockets and, mixing with oil, soon make a gum there which robs the ball-bearing of its great virtue. So when the Shelby Spring Hinge Company, of Shelby, Ohio, announced recently that it had perfected a dustproof ball-bearing double acting floor hinge, there was evinced considerable curiosity in the building trades as to just how this contingency was avoided.

The illustration shows the hinge as it sets into the floor and also the covering sheaf that keeps the dust out. The arrangement of the bearings is such that



no dust can fall upon them from above and the only other available avenue of approach is from the side where the sheaf, screwed into position, keeps even the smallest particles out. The balls themselves ride on the ridge of a convex track so that the minutest point of contact is allowed, thus shutting off any possibility of dust and oil forming a gum to hamper the free movement of the door on its hinges.

### Burglar Proof Cellar Window.

FOUNDATION windows that are said to be proof against burglars are being put on the market by the Majestic Co., of Huntington, Ind. The window consists of a sectional cast iron frame, a wrought iron guard and galvanized iron sash so designed as to allow the glass to be put through a slotted opening in the top of the sash. This opening is of sufficient size to admit of a half inch plate or common window glass. The latter may be set with putty, thus making it air tight. The cross bars constituting the window guard, pass through the frame and are securely fastened by cotter pins which are on the inside of the frame. There are no bolts or rivets exposed, thus making it impossible for the window guard to be removed from the frame.

The outside of the frame has a hollow space which allows the mason to fill it in with concrete between the foundation in such a way as to cause the frame to become practically integral with the foundation itself.

# CURRENT BUILDING OPERATIONS

## Three Reasons Why Frame Construction Should Not Be Prohibited Altogether Within the Limits of Greater New York.

DURING the discussion of the extension of the fire limits to lines now fixed by the ordinance recently signed by Mayor Mitchel, the question was raised as to why there should be any fire limits; or, in other words, why should not frame construction be prohibited altogether within the limits of the City of New York? Three reasons why the fire limits should not be co-extensive with the city limits were given by the editor of the Building Code, Mr. Rudolph P. Miller, when speaking of the suburban fire limits, this week:

"First, there are still large sections of the city for which a street system or tentative city plan has not yet been adopted. Even in Manhattan there is a district (Inwood Hill) for which such a plan has not yet been prepared. It would be manifestly unfair to require an owner in such a section to erect a permanent structure if he should find it necessary or desirable to improve his property in order to utilize it.

"Again, many sections of the city, such as the Flatbush and Bay Ridge sections in Brooklyn, the University Heights section in the Bronx, Richmond Hill, Bayside, Hollis and many others in Queens, have developed as residential districts in which frame construction, because of its lower cost and greater adaptability to one-family dwellings, has been almost universally used. Some of these sections have developed more than others, but there is hardly one in which there are not still many vacant lots being held for the same sort of development.

### Would Be Unwarranted.

"To place such sections in the fire limits and require the buildings thereafter to be of brick would not only be an unwarranted restriction on the owners by preventing them, without sufficient reason, from doing what their neighbors have done, but it would tend to discourage the erection of private dwellings on such vacant lots, and it would also tend to start the encroachment of business into such districts. It is highly desirable that the residential character of such sections be maintained as long as possible.

"In the third place, there are parts of the city where property values, because of inadequate transit facilities or of probable assessments on account of future public improvements, are such that the greater cost of permanent buildings is not justified. The restriction of the fire limits would probably kill development in such sections.

"On the other hand, the very reasons for leaving out of the fire limits the residential, or, as they might well be called, the "suburban" sections, seem to justify some restrictions with a view toward maintaining their residential character.

### Suburban Limits.

"It has been suggested, and the suggestion is receiving consideration with a view of securing municipal legislation, that beyond the fire limits as now fixed outer zones or "suburban limits" be established within which no frame construction be permitted except for one or two-family houses which do not cover more than 80 per cent. of the width of the lot.

"This idea is not entirely new, as it has already been applied (by amendments in 1900 to the old Building Code) to the Flatbush and Bay Ridge sections of Brooklyn, and still applies to those localities. What is now proposed is to extend this principle and take in all sections that are developing as residential districts in the several boroughs.

"Just what areas these suburban limits should include is not yet decided. It would seem, however, that they might properly include all sections in which street systems have been regulated and graded or sufficiently so that building has been started, even if only on a small scale.

"One effect of such limitation would be to stop the erection of rows of frame buildings, a very desirable result from all standpoints. The erection of business buildings among dwellings would be more or less discouraged. These buildings would thereafter all be of brick, which would materially decrease the fire hazard of all surrounding buildings, seriously affecting their cost. Of course, provision should be made for placing private garages or stables on plots with dwellings.

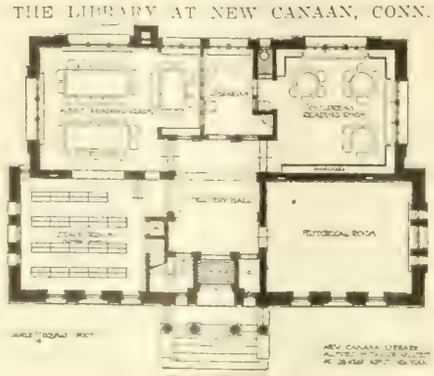
# AN IMPRESSIVE LIBRARY BUILDING



THE LIBRARY AT NEW CANAAN, CONN. Alfred H. Taylor, Architect.

ONE is impressed by the important and characteristic edifice illustrated herein. In the case of a library building many difficulties arise, due to the necessities of the plan, and it will be noticed that the architect in designing this building has solved the problem of providing the practical necessities of a library. The reading rooms are very light and spacious. The building is of a type of early Colonial design, which seemed to be the style best suited to the needs of a New England town, New Canaan being a town.

A feature which has been favorably commented upon is the use of selected fieldstone for the body of the building,



NEW CANAAN LIBRARY.

and brick for the trim, with wide white joints. The rich reds and browns of the brickwork harmonize very well with the different colors of the stonework. Another impressive feature of the exterior of this building is that the surface within the arch over the palladian window, and the four panels on the front of the building are of stucco. The roof is of copper, and the general architectural effect of the building is in good proportion and effective.

The stack room is two stories in height and is built for the enlargement of the stacks, so as to double the present book capacity. An important feature of the building is the Historical Room,

the ceiling being segmental with an ornamental cornice course, and at one end of the room is a well-studied palladian window. This room is used by the Historical Society of New Canaan for exhibiting antique furniture, ironwork, prints and other artistic relics of early Colonial days. The general finish of the Historical Room is white woodwork with San Domingo mahogany doors. At either end of the Historical Room in the lunettes are mural paintings by Charles E. Hubbell, a mural decorator of New York. The remainder of the building is finished in sienna brown chestnut woodwork for trim and oak furniture to match.

The floor construction of this building is of hollow tile and reinforced concrete. The building is heated through a hot air furnace and the used air is taken out by separate ducts in the floor. A special study has been made of the ventilation, which has been successful during the period of occupation, as fresh air is constantly supplied to all the rooms without the necessity of using power to force the air currents. Alfred H. Taylor, 138 West 65th street, Manhattan, is the architect.

## SUBWAY WORK.

### Contracts Amount to $150,000,000 and Give Employment to 15,000 Men.

According to the report of Robert Ridgway, Acting Chief Engineer of the Public Service Commission, for the month ended August 15, 1914, satisfactory progress is being made generally on all rapid transit contracts. Construction work is proceeding actively in the Boroughs of Manhattan, Brooklyn, Queens and The Bronx under contracts awarded by the City of New York to 22 different contracting firms who are employing a daily average of 13,000 men.

The total contract price of all city contracts awarded to date is $135,910,269.01, and in addition to this the Interborough Rapid Transit Company and the New York Municipal Railway Corporation have contracts under way to the extent of about $15,000,000, under contractors employing about 2,400 men.

While the chief engineer says nothing as to the date of the beginning of operation on any of the lines, it is apparent from his report that the Fourth avenue Subway in Brooklyn and the Steinway Tunnel from Manhattan to Long Island City will be the first parts of the Dual System to be placed in operation. The outlook is that operation of both these lines will begin shortly after the first of the coming year.

At about the same time it is also expected that the two additional tracks in the Centre street Loop Subway not now operated will be ready for use and that the connection of that Subway with the Brooklyn and Manhattan Bridges will be completed. It is now connected only with the Williamsburg Bridge, over which Brooklyn elevated trains have been running into and through the loop subway for the last year.

### Information Regarding Government Operations.

Many requests are received by Supervising Architect O. Wenderoth, of Washington, D. C., for the immediate preparation of plans, etc., for particular Federal buildings, which have been authorized by existing legislation, irrespective of the date of such authorization. The following statement of the present status of public building work is issued for the information of all concerned:

"It is the present policy to place under contract for construction all buildings, authorized in any one 'Omnibus' act before beginning plans for projects authorized by a subsequent act.

"To determine the precise order in which the plans for the various buildings shall receive attention the following procedure is followed: The buildings authorized in any one act are first divided into groups according to the priority of the acts in which their sites were authorized. All buildings in each such act-group are further arranged in the order of the dates of the acquisition of their sites, the earliest date first. For instance, the 1913 act authorizes buildings upon sites which had been authorized in the act of 1908, in the act of 1910, and in the act of 1913. It is intended that the buildings so authorized in 1913 to be erected upon sites authorized in 1908 shall first be placed under contract. These will be followed by buildings authorized in 1913 to be constructed upon sites authorized in 1910. Then the buildings authorized in 1913 to be built upon sites also authorized in 1913 will take their respective turns for attention.

"Extensions are usually authorized to be erected upon land already owned by the United States. While extension projects are included with the buildings authorized in a particular act, discretion is exercised in determining the order in which extensions shall be placed under contract for construction, depending upon the urgency of the need for the improvement.

"The output of plans by the Supervising Architect's Office is governed by the extent of the technical force (designers, draftsmen, computers, superintendents, etc.) which the appropriations given by Congress permit the Department to employ.

"At this date the Office of the Supervising Architect has on its books, waiting to be placed under contract, approximately $38,500,000 worth of authorizations for new buildings and extensions, exclusive of the value of the land. This includes the new buildings and extensions in the act of 1913. This office is placing buildings and extensions under contract at the rate of about seven million dollars annually, so that at the present rate of progress the last of the buildings authorized in the act of 1913 will not have been placed under contract until about the beginning of the calendar year 1920. It will not be until after the latter date that it will be possible for the Supervising Architect to place under contract any buildings contained in any act, or acts, which may be passed in the meantime. The current program, made up of the remaining projects which were authorized prior to the 1913 act, includes about one year's work from this date. Work upon the plans for buildings authorized in the act of 1913 will therefore not commence until about July 1, 1915. The 1913 act contains the following authorizations: New buildings, 304; extensions to existing buildings, 23; total projects, 327."

# NEW DESIGN FOR TWO-FAMILY HOUSES



Russell G. Swartwout, Architect.
RESIDENCE AT WHITE PLAINS.

Russel G. Swartwout, architect, Realty Building, White Plains, N. Y., has recently evolved a distinctly new type of design for a two-family house. The house is shown in the accompanying illustration, and is being erected at White Plains, at a cost not exceeding $7,000, and should prove a success from the viewpoint of design and utility.

The house is designed in the style of the Italian villa type, of frame construction, with an exterior of stucco on wire lath, and a stained shingle roof. The interior is divided for two families by a brick party wall which acts as a fire stop as well as providing a barrier for the prevention of sound.

The two families occupying this residence are provided with separate entrances and porches. On the first floor are the large living-rooms with entrances direct from the porches, each having an open fire and grouped casement windows, dining-rooms and kitchens. On the second floor are three bedrooms, well proportioned, and bathroom for each family.

The house is to be heated by separate hot-water heating plants for each family, and lighted by electricity.

### Apartment Contract Awarded.

A general contract was awarded recently to Charles A. Cowen & Co., 1123 Broadway, for the construction of a twelve-story apartment house at 1066-1067 Fifth avenue. The building is to be erected for the 1067 Fifth Avenue Company, Inc., Bainbridge P. Clark, president, owners, from plans and specifications prepared by C. P. H. Gilbert, architect, 1123 Broadway. This building will be of brick and Indiana limestone and will cover a plot 50x102 feet. In construction it will be strictly fireproof and include all of the latest appliances and conveniences for apartment dwellers. The estimated cost is about $260,000.

### Apartment Plans Completed.

George Fred Pelham, architect, 30 East 42d street, has completed plans for the construction of an apartment house at the southeast corner of Riverside Drive and 149th street. The building will be strictly fireproof, of brick and limestone. It will be eleven stories in height and cover a plot 100x150 feet. The owner is the West Side Construction Co., 322 West 100th street, Jacob Axelrod, president. The project will represent an expenditure of over $250,000.

### Contemplated Apartment Hotel.

The 137 East 72d Street Corporation, care of Van Wyck Thorne, 150 Broadway, has recently purchased the property at the northeast corner of Lexington avenue and 72d street upon which they intend to build a modern fire-proof apartment hotel. The building will probably be twelve stories in height and will occupy a plot 102x155 feet. The owners have not retained an architect as yet, and full details of the operation have not been decided upon.

### Contract Awarded for Studio.

The North Eastern Construction Co., 225 Fifth avenue, has received the general contract for the alteration to the stable at 126 East 75th street into a studio building. The plans were prepared by Satterlee & Boyd and William Emerson, associated architects, for the Beaux Arts Association.

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### NO ARCHITECTS SELECTED.

In this department are published advance information regarding building projects where architects have not as yet been selected.

NEW ROCHELLE, N. Y. The Board of Education of New Rochelle, H. DeWitt Dobbs, president, contemplates the erection of a brick addition to the Mayflower av school, to cost about $24,000. An appropriation has not been granted by the Common Council. No architect selected.

JERSEY CITY.—The Board of Commissioners of Jersey City, Michael I. Fagen, clerk, City Hall, contemplates the erection of a brick garage, stable and storage here. No architect selected.

DEPOSIT, N. Y.—The R. C. Church, Rev. Father A. J. Commerford, pastor, contemplates the erection of a brick church here. No architect selected.

BELLEVILLE, N. J.—The Board of Education of the town of Belleville, John W. Depue, 127 Halsey st, is receiving competitive sketches to close September 8 for a brick school at Washington av and Holmes st, to cost about $175,000. No architect selected.

POUGHKEEPSIE, N. Y.—St. Mary's R. C. Church, Rev. John J. O'Brien, pastor and in charge, 269 Church st, contemplates the erection of a brick parochial school in South Hamilton st. No architect selected.

### PLANS FIGURING.

CHURCHES.

BRIDGEHAMPTON, L. I.—F. Burrall Hoffman, Jr., 15 East 40th st, Manhattan, architect, is taking bids for a church to close September 11 for the Church of the Sacret Heart of Jesus and Mary, Rev. Father Francis J. O'Hara, pastor. Cost, about $25,000.

DWELLINGS.

SOUTH ORANGE, N. J.—Albert C. Buehler, Newark Trust Co., 790 Broad st, Newark, owner, is taking bids on general contract for a 2½-sty frame and stucco residence, 27x59 ft., at the corner of Dyer pl and Cameron rd, from plans by D. A. Hopper Co., Union Building, Newark. Cost, about $10,000.

HALLS AND CLUBS.

MANHATTAN.—Delano & Aldrich, 4 East 39th st, architects, are taking bids to close September 8 for a 6-sty brick and stone clubhouse at the northwest corner of 62d st and Park av for the Colony Club, Madison av and 30th st. Henry C. Meyer, Jr., 101 Park av, consulting engineer. Cost, about $450,000.

PUBLIC BUILDINGS.

PORT JERVIS, N. Y.—Plans are being figured for the 2-sty brick, stone and terra cotta postoffice building, 84x64 ft, with wing 16x60 ft, at the northwest corner of Sussex and Hammond sts, for the U. S. Government, Treasury Department, Washington. Oscar Wenderoth, Washington, D. C., architect. Cost, about $65,000.

MANHATTAN.—The City of New York, Marcus M. Marks, president, is taking bids to close September 11 at 2 P. M., for the construction of a mezzanine floor and appurtenances, installation of plumbing in connection with same and the construction of roofing and flashings at the Washington Market building, at Washington, Vesey, Fulton and West sts, from plans by Chas. G. Higgins, 30 Church st.

TEXAS.—William H. Fissell & Co., 1133 Broadway, Manhattan, are figuring the contract for the post office building at Uvalde, Texas, bids to be in October 1; also for post office building at Amarille, Texas, bids to be in September 20.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for P. S. 5 and desires bids on all subs prior to September 14.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the following jobs and desire bids from sub-contractors. St. Thomas the Apostle's School at 117th st and St. Nicholas av, F. A. DeMeuron, architect; 2-sty post office building at Port Jervis, N. Y., O. C. Wenderoth, architect.

STABLES AND GARAGES.

NEWARK, N. J.—The Common Council of the city of Newark, Mayor Jacob Haussling, City Hall, Newark, is taking bids to close September 10 at 3.30 p. m. for the city stables, shops and sheds on Elizabeth av, from plans by Hughes & Backoff, Essex Building, 31 Clinton st. Cost, about $160,000.

THEATRES.

FLUSHING, L. I.——A. E. Richardson, 100 Amity st, architect, is taking bids for a 1-sty brick moving picture theatre, 40x125 ft., on the south side of Broadway, near Main st, to cost about $9,000. Owner's name for the present withheld.

BROOKLYN.—Arthur H. Carlson, 157 Remsen st, architect, is taking bids on subs for a 1-sty brick moving picture theatre, 100x100 ft, at Knickerbocker av and Halsey st, for James H. Ward, care of architect. Cost, about $50,000.

MISCELLANEOUS.

MANHATTAN.—Libman Contracting Co., 126 West 40th st, are figuring the general contract for the reconstruction of the Plaza, at 5th av, 58th and 59th sts, Department of Parks, owners, and desire sub estimates before Tuesday, Sept. 8.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty brick apartment at the northeast corner of West End av and 96th st for the Essie Construction Co., 355 West End av, owner and builder. Cost, about $600,000.

97TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment, 100x irregular, at the northwest corner of 97th st and West End av, for the Princeton Construction Co., 30 East 42d st. Cost, about $600,000.

179TH ST.—John E. Scharsmith, 523 West 146th st, has completed plans for alterations to the 5-sty apartment, 50x90 ft., at 561 West 179th st for Martin Ungrich, 57 St. Nilcholas pl. Cost, about $5,000.

#### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Samuel Katz, 1 Madison av, is preparing plans for a 5-sty apartment, 105x42x105 ft, at the southeast corner of University and Merriam avs, for the Sonwill Holding Co., 1029 East 163d st. Nathan Wilson, president and builder. Cost, about $100,000

HOE AV.—Samuel Sass, 32 Union sq, has completed plans for a 5-sty tenement, 50x88 ft., on the east side of Hoe av, 179 ft. north of Freeman st, for the Galveston Building Co., 1289 Hoe av, owner and builder. Cost, about $40,000.

ANDREWS AV.—A. J. Thomas, 2526 Webster av, is preparing sketches for a 5-sty apartment, 50x100 ft., at the northeast corner of Andrews av and 183d st for a building company to be formed.

#### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

3D ST.—Cohn Bros., 363 Stone av, are preparing plans for a 6-sty tenement, 50x82 ft, in the south side of South 3d st, 100 ft west of Rodney st, for the Armour Construction Co., 135 Henry st, Louis Levine, president. Cost, about $45,000.

DITMAS AV.—Cohn Bros., 361 Stone av, have completed plans for three 4-sty tenements, 52x 81 ft. at the northeast corner of Ditmas av and East 22d st, for the Marcus Holding Co., 1770 Park pl, owner and builder. Cost, about $30,000 each.

CENTRAL AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement at the southwest corner of Central av and Stockholm st for the 250 Pacific Street, Inc., 45 West 34th st, owner and builder. Cost, about $30,000.

50TH ST.—A. G. Carlson, 157 Remsen st, has completed plans for a 4-sty tenement, 50x85 ft., at the southwest corner of 50th st and 12th av for Paul J. Connelly, 5107 New Utrecht av, owner and builder. Cost, about $28,000.

ST. MARKS AV.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty tenement, 39x89 ft., on the north side of St. Marks av, 180 ft. east of Hopkinson av, for Harry Walkin, 1473 East New York av, owner and builder. Cost, about $20,000.

24TH ST.—Joseph Hartung, 548 2d st, has completed plans for a 4-sty tenement, 25x70 ft., in the north side of 24th st, 210 ft. west of 4th av, for Annie F. O'Brien, 289 24th st. Cost, about $7,000.

PROSPECT PL.—Shampan & Shampan, 772 Broadway, have completed plans for two 4-sty tenements, 50x92 ft., on the south side of Prospect pl, 150 ft. east of Underhill av, for Levy Bros. Realty Co., 5 Beekman st, Jacob Levy, president and builder. Cost, about $85,000.

DWELLINGS.

LIVONIA AV.—Chas. Infanger, 2634 Atlantic av, has completed plans for four 3-sty brick stores and residences, 20x60 ft, on the north side of Livonia av, 20 ft east of Snediker av, for Simon Halpern, 1414 Lincoln pl, owner and builder. Cost, about $20,000. Owner builds.

JAMAICA AV.——W. C. Winter, 106 Van Sicklen av, is preparing plans for four 2½-sty residences, 20x40 ft, at the northeast corner of Jamaica av and Hendrix st, for F. Richards, care of architect. Cost about $4,000 each.

MONTAUK AV.—H. Gilvary, 125 Waverly pl, Manhattan, has completed plans for a 2-sty brick residence, 20x55 ft., on the east side of Montauk av, 328 ft. north of Hegeman av, for Lugi & Scalia, 38 Stuyvesant av, owner and builder. Cost, about $5,500.

15TH ST.—Benjamin Driesler, 153 Remsen st, is preparing plans for a 2-sty frame and stucco residence, 20x40 ft., in the east side of East 15th st, 358 ft. north of Av N, for Mary A. Mapei, 2045 East 15th st, owner and builder. Cost, about $4,000.

15TH ST.—F. W. Eisenla, 16 Court st, is preparing plans for six 2-sty residences, 17x32 ft., at East 15th st and Av F for Paul W. Connelly, 5107 New Utrecht av, owner and builder. Total cost, about $18,000.

FACTORIES AND WAREHOUSES.

GREENPOINT AV.—Gustave Erda, 826 Manhattan av, is preparing plans for alterations to the 2-sty brick factory, 64x143 ft., and stable, 16x22 ft., at the northwest corner of Greenpoint av and Newell st for the Standard Fireproof Sash & Door Co., 182 Diamond st, I. Kostel, president. Cost, about $5,000.

4TH ST.—The American Sugar Refining Co., South 4th st, Edwin F. Atkins, president, has completed plans for a 7-sty reinforced concrete and brick filter house, 79x120 ft., in the north side of South 4th st, 100 ft. east of Kent av, to cost about $150,000. Owners ready for bids on general contract.

STABLES AND GARAGES.

LINCOLN PL.—Benjamin Finkensieper, 134 Broadway, has completed plans for a 2-sty brick riding academy on the north side of Lincoln pl, 146 ft west of Flatbush av, for John H. Cummings, 481 Flatbush av, owner, who will take bids on general contract immediately. Cost, about $40,000.

BEDFORD AV.—Slee & Bryson, 154 Montague st, are preparing plans for a 1-sty brick garage, 100x100 ft, on Bedford av, near Flatbush av, for T. W. A. Castle, care of architects. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

FLATBUSH AV.—Frederick Putnam Platt, 1123 Broadway, Manhattan, is preparing plans for a 7-sty brick, limestone and terra cotta store and loft building, 50x100x25 ft., at 33-

33½ and 35 Flatbush av with L through to 72 Rockwell pl, for B. G. Latimer & Sons Co., corner Flatbush av and Fulton st, lessee.

PITKIN AV.—Louis Brooks, 489 5th av, Manhattan, is preparing sketches for a 4-sty store building, 40x100 ft, at the northwest corner of Pitkin av and Crystal st. Owner's name for the present withheld.

BROOKLYN.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty brick laundry, 65x100 ft, for the Independent Wet Wash Laundry Co., Nathan Boslopsky, 207 Thadford st, and will take bids on general contract. Cost, about $70,000.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

JAMAICA, L. I.—L. Danancher & Co., Fulton st, have completed plans for five 3-sty brick tenements, 20x81 ft, on the east side of Harriman av, 100 ft north of Shelton av, for Ignatz Wohl, 102 Union Hall st. Cost, about $45,000.

DWELLINGS.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, has completed plans for a 2-sty frame residence, 34x24 ft, for Victor Hess, 43 12th st, owner. Cost, about $5,000.

CORONA, L. I.—C. L. Varrone, 171 Corona av, has completed plans for a 2½-sty frame residence, 24x30 ft, on South av, near Fairview av, for Paul Zunno, 19 Newins st. Cost, about $4,000.

MASPETH, L. I.—Plans have been prepared by E. Rose & Son, Elmhurst, for a 2-sty frame residence, 20x44 ft, in Adriatic st, near Collins av, for John Clark, 65 Collins av. Cost, about $4,000.

ELMHURST, L. I.—E. Rose & Son, this place, have completed plans for a 2½-sty frame residence, 23x50 ft, in Manila st, near Kalmus rd, for Angelo Pace, Manila st, owner, who will take bids on general contract. Cost, about $4,500.

CORONA, L. I.—R. W. Johnson, this place, has completed plans for five stores and residence, brick, 3-sty, 80x38 ft., at Corona av and Junction av, for Thomas Daly, owner and builder, this place. Cost, about $18,000.

CORONA, L. I.—C. L. Varrone, 171 Corona av, is preparing plans for a 2-sty brick store and residence, 30x60 ft., on the south side of Corona av, 300 ft. east of Albertus av, for Aaron Blatt, 188 Corona av. Cost, about $6,000.

STORES, OFFICES AND LOFTS.

RIDGEWOOD, L. I.—W. B. Wills, 1181 Myrtle av, Brooklyn, is preparing plans for a 1-sty brick store, 50x90 ft., on the north side of Myrtle av, 41 ft. from Forest av, for John Peters, Myrtle and Forest avs.

## Richmond.

DWELLINGS.

DONGAN HILLS, S. I.—Murphy & Dana, 331 Madison av, are preparing sketches for a brick and frame residence for Nathan A. Smythe, care of architects. Cost, about $18,000.

## Nassau.

CHURCHES.

WESTBURY, L. I.—F. Burrell Hoffman, Jr., 15 East 40th st, Manhattan, is preparing plans for a church for St. Bridget's R. C. Church, Rev. Father Wm. F. McGinnis, pastor, Post av. Cost, about $20,000.

DWELLINGS.

OLD WESTBURY, L. I.—John Russell Pope, 527 5th av, Manhattan, has completed plans for a 2½-sty frame residence, 30x100 ft., for J. R. Robinson, Hudson Terminal Building, 30 Church st, Manhattan. Cost, about $35,000. Bids will be taken on general contract about Sept. 11.

## Westchester.

DWELLINGS.

YONKERS, N. Y.—Frank A. Carr, 14 South Broadway, has been commissioned to prepare plans for a 2½-sty frame residence in Pinecrest st for A. W. Mason, 26 Robbins pl, Yonkers. Cost, about $7,000.

SCARSDALE, N. Y.—Frederick B. Taintor, Heathcote rd, contemplates the erection of a 2½-sty frame residence here from private plans. Benjamin Edwards, this place, general contractor.

TARRYTOWN, N. Y.—Joseph Blouin, Main st, has completed plans for a 2½-sty hollow tile and stucco residence, 27x45 ft., on Altamont av for Charles Vanderbilt, South Broadway. Cost, about $6,500.

NEW ROCHELLE, N. Y.—Plans are being prepared privately for a 2½-sty frame residence, 26x32 ft, on Coligin av, for William Ensinger, Ferdinand pl, owner. J. H. Porter & Son, 47 Lawton st, general contractors. Cost, about $4,500.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2-sty frame residence, 26x45 ft., in the west side of Walnut st, near Union av, for May J. Kraft, 14 Warren st. Cost, about $4,500.

TARRYTOWN, N. Y.—Lester Kintzing, 7 West 42d st, Manhattan, has completed plans for alterations to the residence at 40 Benedict av, for C. P. Batt, Rose Hill av. B. S. Russell, Main st, architect, will take bids on general contract about September 4. Cost, about $6,000.

STORES, OFFICES AND LOFTS.

PEEKSKILL, N. Y.—Hopkins Bros., 814 Central av, are preparing sketches for a 2-sty brick store and office building, 40x75 ft., in Park st for James Diamond, 150 Union av, owner, who will take bids on general contract. Cost, about $12,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MAMARONECK, N. Y.—Faillage Bros., 56 West Boston rd, have received the general contract to erect a 3-sty brick store and apartment, 25x90 ft., on the west side of Mamaroneck av, north of Palmer av, for S. Goldman, 192 Mamaroneck av. Chas. T. Oakley, West Boston rd, architect. Cost, about $18,000.

BROOKLYN (sub.).—William Messer Co., 27 Suffolk st, Manhattan, has received the plumbing contract for the 5-sty apartment at 43-47 South Elliott pl, for the Fort Realty Co., 35 Nassau st, Manhattan. Harold L. Young, 1206 Broadway, Manhattan, architect.

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*Contracts Awarded—Continued.*

JERSEY CITY, N. J.—Salvatore Cassaro, 33 Emerson av, has received the general contract to erect a 3-sty frame tenement at 31 Emerson av, for Scholuchi & Commenitti, 33 Emerson av. William H. Bogart, 250 Jackson av, architect. Cost, about $6,000.

MANHATTAN.—The Levin Bros. Construction Co., 320 5th av, have received the general contract to erect a 5-sty tenement with stores, 63x90 ft, at 33-37 Mott st, for the Estate of James Naughton, John Naughton, exr., 153 East 53d st. George F. Pelham, 30 East 42d st, architect. Cost, about $60,000.

HACKENSACK, N. J.—The Ferber Construction Co., 16 Johnson av, has received the general contract to erect a 3-sty brick and architectural terra cotta apartment, 35x98 ft., at the northeast corner of State and Salem sts for C. V. R. Bogert, 167 Main st. Cost, about $29,500.

DWELLINGS.

KEARNEY, N. J.—Gregory Migliano, this place, has received the general contract to erect two 2-sty frame residences at 297-301 Davis av for William Wehner, Harrison, N. J., owner and architect. Cost, about $6,500.

ELIZABETH, N. J.—Harry A. Smith, 650 Westfield av, Jersey City, N. J., has the general contract to erect a 2-sty frame residence, 26x27 ft., on Westfield av for Walter Blake, 650 Westfield av. Robert L. Smith, 467 Jackson av, Jersey City, architect. Cost, about $1,000.

MONTCLAIR, N. J.—W. Wikstrom, 151 Chestnut st, has received the general contract to erect a 2½-sty frame residence, 28x26 ft., on Granada pl, near Orange rd, for George Curtin, Jr., 132 Orchard st, Newark. Cost, about $5,000.

MANHATTAN.—(Sub.).—The contract for all reinforced concrete work for the new residence for Willard D. Straight, Esq., at the corner of 5th av and 94th st, has been awarded to the Stewart Engineering Corporation, 17 Battery pl. Delano & Aldrich, 4 East 39th st, architects. Work will be commenced at once.

TUXEDO, N. Y.—The Harriman Industrial Corporation, Harriman, N. Y., has received the general contract to make alterations to the residence of Fred. Foster, this place. Walker & Gillette, 128 East 37th st, Manhattan, architects. Cost, about $5,000.

VALLEY STREAM, L. I.—Charles Williams, Ozone Park, L. I., has received the general contract to erect a 2½-sty frame residence, 28x36 ft. for W. Fisher, this place, owner. Cost, about $7,000. W. H. Spaulding, 34 Bergen av, Jamaica, architect.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Frank Felgenhauer, 4 Court st, has received the general contract to erect a 1 and 2-sty brick warehouse, 100x107x75x43 ft., in Decatur st, near Wyckoff av, for the Brooklyn Master Bakers' Purchasing Association, 1438 Decatur st. Henry Holder, Jr., 242 Franklin av, architect. Cost, about $10,000.

BROOKLYN.—John Auer & Sons, 648 Lexington av, have received the general contract to erect a 3-sty brick light manufacturing factory, 25x90 ft, on the south side of Lexington av, 325 ft east of Reid av, for Mrs. Matilde Funk, 210 Cornelia st. Koch & Wagner, 26 Court st, architects. Cost, about $11,500.

MUNICIPAL WORK.

GREAT BEND, N. Y.—The Stewart Engineering Corporation, 17 Battery pl, Manhattan, has received the contract for the construction of a gravity section concrete dam about 400 ft. long across the Black River for the Taggarts Paper Co. Contract includes a large amount of rock excavation in connection with forebay, etc., and includes construction of forebay walls, sluice gates, improvements to power house, etc. J. M. Baldwin, Watertown, N. Y., chief engineer of the paper company.

NORTH BERGEN, N. J.—Ensminger Bros., 413 16th st, West New York, N. J., have received the general contract to erect a 2-sty brick hook and ladder house, 25x60 ft, on the west side of Paterson Plank rd, for Tyler Park Hook & Ladder Co. and the Council of North Bergen, Patrick A. Brady, clerk. Wm. Mayer, Jr., 693 Bergenline av, West New York, architect. Cost, about $7,000.

PUBLIC BUILDINGS.

BROOKLYN.—Peter Guthy, 926 Broadway, has received the general contract to erect the 1-sty brick post office station J, 66x64 ft, on the south side of Myrtle av, 96 ft west of Madison st, for Welz & Zerweck, Myrtle and Wyckoff avs. U. S. Government, Hon. A. S. Burleson, Post Master General, Washington, D. C., lessee. Shampan & Shampan, 772 Broadway, architects. Cost, about $40,000.

SCHOOLS AND COLLEGES.

WEST LONG BRANCH, N. J.—The general contract has been awarded to W. R. Tallman, Lewis st, Deal, N. J., for alterations and additions to the school house in Wall st, for the Board of Education of the Borough of Long Branch, Frank Antonides, secretary. Huse Templeton Blanchard, 15 West 38th st, Manhattan, architect. Cost, about $15,000.

TUCKAHOE, N. Y.——Thomas Smith & Son, 37 Morris st, New Rochelle, N. Y., have received the general contract to erect a 2-sty and basement brick and limestone addition, 45x57 ft, to the school in Main st, for the Board of Education of Tuckahoe, William F. Thompson, president. William Whitney Rasmussen, 1133 Broadway, Manhattan, architect. Cost, about $10,000.

BRONX.—The Libman Contracting Co., 126 West 46th st, has received the contract for the general construction of P. S. 55 on a plot 300x170 ft., on the south side of St. Paul's pl, between Washington and Park avs. Material is now being ordered and operation is being immediately proceeded with.

STORES, OFFICES AND LOFTS.

ALBANY, N. Y.—The Stewart Engineering Corporation, 17 Battery pl, Manhattan, has received the general contract to erect a brick and steel office building at the corner of State and Green sts for A. de P. Miller. W. J. Obenaus, 119 State st, Albany, architect.

MANHATTAN.—Thomas H. Delaney, 259 West 27th st, has received the general contract to erect a 3 and 5-sty brick addition to the restaurant at 1418-1420 Broadway, for Adolph Lorber, on premises. Emery Roth, 405 Lexington av, architect. Cost, about $10,000.

BROOKLYN.—William D. Moore & Son, 2029 East 15th st, Brooklyn, have received the general contract to erect a 4-sty brick office building and stores in the north side of Sands st, 131. ft. west of Bridge st, for "Ralphs," Inc., 139 Sands st, Ralph Cohen, president. Slee & Bryson, 154 Montague st, architects. Cost, about $18,000.

MANHATTAN.—H. J. Pepper, 415 East 34th st, has received the general contract to alter the store and loft building at 27-33 East 23d st for Loeb & Schoenfield Co., 451 Broadway, lessee. Eugene Schoen, 25 West 42d st, architect. Cost, about $30,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

FACTORIES AND WAREHOUSES.

BROADWAY, e s, 133d-134th sts, 6-sty brick fireproof furniture storage building, 199x90; cost, $250,000; owner, Riverside Drive Realty Co., Arlington C. Hall, president, 2789 Broadway; architect, John C. Watson, 271 West 125th st. Plan No. 306.

STORES AND TENEMENTS.

GROVE ST, 42-44, s s, 83 w Bleecker st, 6-sty brick store and tenement, 42x87; cost, $45,000; owner, Chas. I. Weinstein Realty Co., Chas. I. Weinstein, president, 17 West 120th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 307.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

JACKSON AV, w s, 26.9 s 147th st, 6-sty brick tenement, 50x88, slag roof; cost, $50,000; owners, Ralf Bldg. Co., Carmine Cioffi, 897 Home st, president; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 442.

UNIVERSITY AV, s e cor Merriam av, 5-sty brick tenement, 115.x42.4, slag roof; cost, $100,000; owners, Sonwil Holding Co., Nathan Wilson, 1029 East 163d st, president; architect, Samuel Katz, 1 Madison av. Plan No. 440.

KELLY ST, w s, 125 n 163d st, two 5-sty brick tenements, plastic slate roof, 43.9x88; cost, $100,000; owner, Rae Realty Co., Inc., Jacob Bluestein, 928 Broadway, Pres.; architect, Lorenze F. J. Weiher, 271 West 125th st. Plan No. 447.

HOE AV, e s, 179.5 n Freeman st, 6-sty brick tenement, plastic slate roof, 50x88; cost, $40,000; owner, Galveston Bldg. Co., Philip Kerschowsky, 1289 Hoe av, Pres.; architect, Samuel Sass, 32 Union sq. Plan No. 443.

DWELLINGS.

FAIRMONT AV, n s, 25 e Valentine av, 2-sty frame dwelling, 22x29.6, shingle roof; cost, $3,000; owner and architect, J. T. Rolf, on premises. Plan No. 437.

MORRIS PARK av, n s, 141 e Westchester av, 2-sty and attic frame dwelling, 21x35, asbestos shingle roof; cost, $2,000; owner, Mrs. Chas. J. Pettersen, 1238 Beach av; architect, Carl P. Johnson, 30 East 42d st. Plan No. 435.

SHAKESPEARE AV, e s, 225.5 s 169th st, 2-sty frame dwelling, tin roof, 25x17; cost, $3,000; owner, Jacob Kubler, 777 Melrose av; architect, Wm. S. Irving, 752 East 220th st. Plan No. 445.

STABLES AND GARAGES.

UNIVERSITY AV, e s, 187.6 s 183d st, 1-sty brick garage, 22x24.4, concrete roof; cost, $500; owner, J. Neimann, on premises; architect, W. C. Martin, Burnside and University avs. Plan No. 436.

BAILEY AV, w s, 60 s Albany rd, 1-sty frame stable, 25x16, tin roof; cost, $1,000; owner, Jos. Maffia, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 439.

STORES AND DWELLINGS.

189TH ST, n e cor Hughes av, two 2-sty brick stores and dwellings, plastic slate roof, 43.6x40, 44x35; cost, $15,000; owner, Terrace Const. Co., H. E. Champoli, 116 West 19th st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 444.

CROTONA AV, e s, 40.6 s Fairmount pl, 1-sty brick store, tar and gravel roof, 30x90; cost, $6,000; owners, Pistronk & Wolfe, 2002 Bronx st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 446.

STORES AND TENEMENTS.

VALENTINE av, s s, 100 n 187th st, two 5-sty brick tenements, 50.11x84, slag roof; cost, $90,000; owners, The Hoffman Co. Builders Co., Geo. Hoffman, 1132 Clay av, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 438.

MISCELLANEOUS.

GERARD AV, e s, 117.8 n 157th st, 1-sty frame shed, 70x30; cost, $350; owners, Maguire Bros., 845 Walton av; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 441.

### Brooklyn.

DWELLINGS.

FARRAGUT RD, n e cor E 95th st, 2-sty frame dwelling, 21.6x45, shingle roof, 1 family; cost, $3,200; owner, Frank P. Smith, 992 East 95th st; architect, same. Plan No. 6012.

EAST 15TH ST, e s, 281 n Av U, 2-sty frame dwelling, 17x34, shingle roof, 1 family; cost, $2,800; owner, Peter J. Doyle, 2057 East 15th st; architect, Michael M. Foley, 2160 East 13th st. Plan No. 5984.

EAST 15TH ST, e s, 385 n Av U, 2-sty frame dwelling, 20x40, gravel roof, 2 families; cost, $2,100; owner, Mary A. Maher, 2045 East 15th st; architect, Benj. Dreisler, 153 Remsen st. Plan No. 6043.

EAST 34TH ST, e s, 180 n Clarendon rd, 2-sty frame dwelling, 16.6x36, gravel roof, 1 family; cost, $2,500; owner, Jas. Curran, 106 Prospect st; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 6075.

EAST 15TH ST, e s, 220 s Av N, 2-sty frame dwelling, 17x52, tin roof, 2 families; cost, $4,000; owner, Annie Francis, 1517 East 7th st; architect, Willard Parker, 24 McDonough st. Plan No. 6103.

ROCKAWAY AV, n w cor Skidmore la, 2-sty frame dwelling, 16x25, —— roof; cost, $1,000; owner, Geo. A. Morris, 38 Laurel rd, Ridgewood; architect, Geo. A. Morris, Jr., same address. Plan No. 6098.

SURF AV, 3021, 1-sty frame dwelling, 31x18, shingle roof, 1 family; cost, $800; owner, Wm. Canning, on premises; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 6116.

EAST 17TH ST, w s, 220 s Av V, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $9,500; owner, A. P. De Bank, 40 East 65th st, Manhattan; architect, P. Sabbati, 1510 Neck rd. Plan No. 6133.

SEA BREEZE AV, n s, 1,095 e Ocean parkway, twenty 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, $5,000; owner, Brighton by the Sea, 161 Remsen st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6157.

SEA BREEZE AV, n s, 1,245 e Octan parkway, ten 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, $4,000; owner and architect, as above. Plan No. 6158.

SEA BREEZE AV, n s, 1,395 e Ocean parkway, fifteen 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, $6,000; owner and architect, as above. Plan No. 6159.

SEA BREEZE AV, ns, 1,545 e Ocean parkway, twenty 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, $8,000; owner and architect, as above. Plan No. 6160.

SEA BREEZE AV, n s, 654 e Ocean parkway, ten 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, $4,000; owner and architect, as above. Plan No. 6156.

FACTORIES AND WAREHOUSES.

GRATTON ST, s s, 100 e Bogart st, 2-sty brick storage, 25x95, gravel roof; cost, $3,000; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6004.

OSTEGO ST, s e cor Bay st, 4-sty brick factory, 100.2x50.2, slag roof; cost, $38,000; owner, Keystone Varnish Co., 71 Otsego st; architect, John E. Mitchel, 602 World Building, Manhattan. Plan No. 6002.

LOGAN ST, w s, 224.10 s Atlantic av, 3-sty brick factory, 30x38, tin roof; cost, $5,000; owner, Lewis F. Sprower, 427 Franklin av; architect, Henry Rockmore, 1531 48th st. Plan No. 5995.

75TH ST, s s, 103.8 e 5th av, 1-sty brick shop, 20x50, gravel roof; cost, $1,500; owner, Wm. Garden, 7505 5th av; architect, Jas. V. Pettit, 517 75th st. Plan No. 6039.

HARRISON PL, s s, 200 e Bogart st, 3-sty brick storage and dwelling, 25x85, tin roof, 1 family; cost, $3,000; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6046.

HUNTINGTON ST, n s, 104 w Henry st, 2-sty brick storage and dwelling, 60x32, gravel roof, 1 family; cost, $8,000; owner, Giusepina Basile, 341 Hamilton av; architect, V. M. Caizano, 280 South 3d st. Plan No. 6162.

WASHINGTON ST, s e cor Front st, 1-sty brick factory, 50x100, gravel roof; cost, $4,000; owner, Robt. Gair, on premises; architect, Jas. G. Beattie, 581 Amersfort pl. Plan No. 6150.

FLATBUSH AV, e s, 365.7 n Lafayette av, 7-sty brick storage, 50x117.5, slag roof; cost, $85,000; owner, Ostrander Estate, 32 Liberty st, Manhattan; architect, F. P. Plate, 1123 Broadway, Manhattan. Plan No. 6128.

STABLES AND GARAGES.

LIBERTY AV, s w cor Logan st, 1-sty frame stable, 40x15, gravel roof; cost, $1,000; owner, Sam Musto, 222 Liberty av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 6010.

CARROLL ST, s s, 40 w Brooklyn av, 1-sty brick garage, 17x19, gravel roof; cost, $400; owner, Reinhard Hall, 1655 42d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6025.

WEST 9TH ST, 2980, 1-sty frame garage, 24x20, shingle roof; cost, $500; owner, Abraham Pasner, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6078.

ELTON ST, e s, 80 s Pitkin av, 1-sty brick garage, 18x20, slag roof; cost, $300; owner, Chas. H. Ohlau, 788 New Lots av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6041.

EAST 15TH ST, w s, 120 s Av I, 2-sty brick stable, 19.9x16, gravel roof; cost, $1,200; owner, Chas. Heidereich, 1506 Av J; architect, Benj. F. Hudson, 319 9th st. Plan No. 6024.

LOMBARDY ST, n s, 200 w Morgan av, 1-sty frame stable, 25x60, tar roof; cost, $750; owner, Alex P Smith, 132 Bayard st; architect, Max Hirsch, 391 Fulton st. Plan No. 6096.

WINTHROP ST, n s, 150 w Rogers av, 1-sty brick garage, 12x20, shingle roof; cost, $300; owner, Fredk. M. Stapley, 195 Hawthorne st; architect, Robt. S. Paris, 3623 Av I. Plan No. 6109.

HUNTINGTON ST, n s, 104 w Henry st, 2-sty brick stable, 60x32, gravel roof; cost, $5,000; owner, Giusepina Basile, 341 Hamilton av; architect, V. M. Caizano, 280 South 3d st. Plan No. 6163.

LEXINGTON AV, n s, 100 w Patchen av, 2-sty brick garage, 100x80, slag roof; cost, $10,000; owner, Hy. Meyer, 277 Gates av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6147.

STORES AND DWELLINGS.

KNICKERBOCKER AV, n s, 340 e Palmetto st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $6,000; owner, Everett Barasch, 633 New York av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6007.


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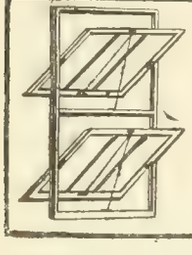
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*Plans Filed, New Buildings, Brooklyn (Con.).*

EAST N. Y. AV, s s, 350 e N. Y. av, 2-sty brick store and dwellings, 20x52, gravel roof, 2 families; cost, $3,000; owner, Antonina Todesco, 470 East N. Y. av; architect, Max Cohn, 510 Linwood st. Plan No. 6106.

NEW LOTS AV, n s, 68.8 w Hinsdale st, three 1-sty frame stores and dwellings, 34.4x83, tin roof, 2 families each; total cost, $3,600; owner, Abbotte Realty Co., Sheffield av, New Lots av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6089.

22D AV, w s, 120.1 s 65th st, 2-sty brick store and dwelling, 44.4x57.3, slag roof, 1 family; cost, $10,000; owner, Sea Beach Bldg. Co., 1215 47th st; architect, Adam E. Fischer, 862 Bushwick av. Plan No. 6146.

STORES, OFFICES AND LOFTS.

60TH ST, n s, 310.9 w 16th av, 1-sty frame office, 18x16.2, tin roof; cost, $200; owner, Orazio Arlette, 1703 81st st; architect, A. H. Martin, 6005 14th av. Plan No. 6065.

STORES AND TENEMENTS.

HOOPER ST, s w cor South 3d st, 6-sty brick tenement, 75x63.5, slate roof, 34 families; cost, $40,000; owner, South 3d St Bldg. Corpn., 217 Havemeyer st; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 6058.

LAFAYETTE AV, s s, 250 w Nostrand av, 4-sty brick tenement, 50x88, tin roof, 17 families; cost., $35,000; owner, Lanoor Realty Co., 371 Monroe st; architect, Lew Koen, 9 Debevoise st. Plan No. 6031.

ROEBLING ST, e s, 100 s South 9th st, 4-sty brick tenement, 39.6x87, slag roof, 23 families; cost, $40,000; owner, Jacob Suis, 178 South 9th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 6099.

24TH ST, n s, 215 w 4th av, 4-sty brick tenement, 25x70, tin roof; 8 families; cost, $7,500; owner, Anna F. O'Brien, 289 24th st; architect, Jos. Hartung, 548 2d st. Plan No. 6095.

ST. MARK'S AV, n s, 180 e Hopkinson av, 4-sty brick tenement, 39.6x89, slag roof, 16 families; cost., $20,000; owner, Harry Mitkin, 1473 East N. Y. av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6092.

WILLIAMS AV, n w cor Livonia av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, $28,000; owner, Hy. Friedland, 743 Saratoga av; architect, S. Millman, 1780 Pitkin av. Plan No. 6131.

MISCELLANEOUS.

FT. HAMILTON AV, n s, 59 w East 2d st, 1-sty brick shed, 45x20; cost, $500; owner, Mrs. Anna Williams, 3102 Ft. Hamilton av; architects, Koch & Wagner, 26 Court st. Plan No. 6006.

21ST ST, s s, 50 w 3d av, 2-sty brick mill, 49.6x62, gravel roof; cost, $10,000; owner, Chas. E. Rodgers, 134 Gates av; architect, Edgar E. Doten, Huntington, L. I. Plan No. 5976.

LOMBARDY ST, n s, 200 w Morgan av, 1-sty frame shed, 75x50, tar roof; cost, $750; owner, Alex P. Smith, 132 Bayard st; architect, Max Hirsch, 391 Fulton st. Plan No. 6097.

38TH ST, n s, 232.10 w Ft. Hamilton av, 1-sty frame office, 10x15, tar roof; cost, $150; owner, J. Friedland Co., 302 East 165th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 6143.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—11th av, e s, 180 s Grand av, 3-sty brick tenement, 20x60, slag roof, 3 families; cost, $5,000; owner, Matthews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, Curtis av, Richmond Hill. Plan No. 2824.

DWELLINGS.

FOREST HILLS.—Groton st, s w s, 150 e Continental av, 2½-sty brick dwelling, tile roof, steam heat, 1 family; cost, $9,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2823.

JAMAICA.—Merrick rd, w s, 146 n Cumberland st, 2-sty frame dwelling, 40x32, shingle roof, 1 family; cost, $4,000; owner, Nathaniel C. Hendrickson, 66 Clinton av, Jamaica; architect, Joseph H. Rawson, 684 Fulton st, Jamaica. Plan No. 2825.

CORONA.—45th st, w s, 320 n Jackson av, 2-sty brick dwelling, 18x50, tin roof, 2 families; cost, $3,500; owner, Joseph Simone, 113 44th st, Corona; architect, A. DeBlasi, 94 East Jackson av, Corona. Plan No. 2812.

FAR ROCKAWAY.—St. Mary's court, n s, 70 w Broadway, 2½-sty frame dwelling, 21x40, steam heat, shingle roof, 1 family; cost, $2,500; owner, Mrs. E. Muhlbach, Far Rockaway; architect, J. Muhlbach, Far Rockaway. Plan No. 2818.

FLUSHING.—Bowne av, e s, 200 no Shore av, 2½-sty frame dwelling, 32x36, shingle roof, 1 family, steam heat; cost, $6,500; owner, Morris A. Smith, 111 East 26th st, Manhattan; architect, J. L. Theo Tillack, 50 Church st, Manhattan. Plan No. 2810.

FOREST HILLS.—Kelvin st, n s, 100 e Colonial av, 2½-sty brick dwelling, 24x32, shingle roof, 1 family, steam heat; cost, $5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2805.

LENT ST, e s, 126 s Jackson av, 2-sty brick dwelling, 19x34, slag roof, 1 family; cost, $2,400; owner, Charles DeMarco, 9-13 Hancock st, Manhattan; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 2837.

MIDDLE VILLAGE.—Wayne st, n s, 300 e Morton st, five 2-sty frame dwellings, 18x45, tin roof, 2 families; cost, $10,500; owner, Frank Dehn, Morton av, Middle Village; architect, Theo. McCloskey, 125 Briggs av, Richmond Hill. Plan Nos. 2806-7.

NEPONSET.—Huron av, e s, 112 n Washington av, 2½-sty brick dwelling, 32x50, slate roof, 1 family, steam heat; cost, $5,000; owner, Miss Emma Dabour, 128 East 46th st, Manhattan; architect, Emanuel Kaiser, 68 East 94th st, Manhattan. Plan No. 2811.

RICHMOND HILL.—Welling st, e s, 235 n Belmont av, three 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $6,300; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Fredk. Wormberger, 30 Snediker av, Union Course. Plan Nos. 2814-15-16.

RICHMOND HILL.—Lambert st, e s, 280 s Sutter av, 2½-sty frame dwelling, 18x35, shingle room, 1 family, steam heat; cost, $2,400; owner, Harry Nichols, 313 Curtis av, Morris Park; architect, Fred Wormberger, 30 Snediker av, Union Course. Plan No. 2817.

WOODHAVEN SOUTH.—Fundy st, e s, 106 s Belmont av, 2-sty frame dwelling, 14x37, shingle roof, 1 family; cost, $1,800; owner, Anthony Brandenburg, 431 Railroad av, Brooklyn; architect, L. F. Schillinger, 106 Van Siclen av, Brooklyn. Plan No. 2836.

CORONA.—Sycamore pl, s s, 325 e Washington av, 1-sty frame dwelling, 18x36, tin roof, 1 family; cost, $1,000; owner, J. Huber, Richmond Hill; architect, H. Spinken, Fulton st, Jamaica. Plan No. 2842.

EDGEMERE.—Beach av, w s, 180 n Mermaid av, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, $3,500; owner, Karl Kavaya, Inwood, L. I.; architect, John A. Lasher, Beach 116th st, Rockaway Park. Plan No. 2851.

ELMHURST.—Evergreen av, n s, 202 e Toledo av, 2½-sty frame dwelling, 21x46, tin roof, 2 families; cost, $3,500; owner and architect, Edward G. Meyran, 187 Prospect av, Elmhurst. Plan No. 2850.

KEW.—Richmond Hill av, n w cor Abingdon rd, 2-sty brick dwelling, 32x31, tile roof, 1 family, steam heat; cost, $12,000; owner, Ethel S. Hoffmann, Kew Gardens; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 2841.

ST. ALBANS.—Rutland st, s s, 140 e Glenham st, 2½-sty frame dwelling, 36x26, shingle roof, 1 family, steam heat; cost, $4,500; owner, Edwin H. Brown, Bayville, L. I.; architect, M. C. Mott, Lynbrook, L. I. Plan No. 2847.

CORONA.—Henry st, e s, 100 n Park av, four 2-sty frame dwellings, 20x53, shingle roof, 1 family; cost, $14,000; owner, Thomas Daly 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan Nos. 2862-63-64-65.

GLENDALE.—Cooper av, s w cor Clara pl, 2-sty frame dwelling, 15x40, shingle roof, 1 family; cost, $3,000 (2 houses); owner, Valentine Hoeflein, Cooper av and Clara pl, Glendale; architect, M. Peristein, 37 Fulton av, Middle Village. Plan No. 2861.

WOODHAVEN.—Lutheran pl, e s, 225 n Jerome av, two 2-sty frame dwellings, 20x45, slag roof, 2 families; cost, $8,000; owner, Morris Abramowitz, 220 Suffolk st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 2857.

BAYSIDE.—Woodland av, 260 s Palace boulevard, 3-sty frame dwelling, 28x41, shingle roof, 1 family, steam heat; cost, $5,500; owner, B. & C. Building Co., 101 Park av, Manhattan; architect, R. B. Bowler, 101 Park av, Manhattan. Plan No. 2883.

ELMHURST.—Manilla st, w s, 220 s Maurice av, 2-sty frame dwelling, 23x38, shingle roof, 2 families; cost, $3,500; owner, Angelo Pace, Manilla st, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2880.

MASPETH.—Adriatic st, n s, 100 e Collins av, 2-sty frame dwelling, 20x44, tin roof, 2 families; cost, $3,000; owner, John Clark, 565 Collins av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2881.

MORRIS PARK.—Jefferson av, e s, 250 s Stewart av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, $5,000; owner, John F. Haufe, 16 Parkview av, Glendale; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2867-68.

RICHMOND HILL.—Sherry st, s s, 216 w Grant av, twelve 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $30,000; owner, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2869 to 2878.

WOODSIDE.—Bryant st, w s, n w cor Monroe st, 1-sty frame dwelling, 28x23, tin roof, 1 family; cost, $2,000; owner, J. H. Denton, 1328 Broadway, Manhattan; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2879.

FACTORIES AND WAREHOUSES.

GREENPOINT AV, s s, 76.6 w Russell st, 1-sty brick factory, 24x44, slag roof; cost, $2,000; owner, Jas. Kelly, 117 Milton st; architect, John G. Dreyer, 75 Oakland st. Plan No. 5983.

EVERGREEN.—Stephen st, n s, 274 w Cypress av, 2-sty brick factory, 21x55, tin roof; cost, $3,500; owner, Frederick Closs, 39 Stagg st, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 2852.

L. I. CITY.—West av, w s, 200 n 10th st, 1-sty brick barrell storage, 42x62, tar and gravel roof; cost, $2,200; owner and architect, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 2849.

STABLES AND GARAGES.

OSBORN ST, e s, 75 s Livonia av, 1-sty brick stable, 28x50, slag roof; cost, $2,000; owner, Bicka Rosenbaum, 292 Livonia av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5982.

ELMHURST.—Maurice av, s s, 180 w Hanover st, 1-sty frame garage, 8x13, tin roof; cost, $100; owner, M. Hardig, premises. Plan No. 2830.

MIDDLE VILLAGE.—Metropolitan av, n s, 60 e Nagy st, 1-sty frame garage, 8x13, tin roof; cost, $100; owner, F. Schaeffer, premises. Plan No. 2829.

RICHMOND HILL.—Curtis av, 1018, 1-sty frame garage, 10x16, shingle roof; cost, $100; owner, C. Koreel, premises. Plan No. 2819.

DOUGLAS MANOR.—Norwood av, n w cor Shore Drive, 1-sty frame garage, 18x19, shingle roof; cost, $275; owner, Miss Amelia A. Mayer, premises. Plan No. 2809.

JAMAICA.—Willett st, 32, 1-sty frame garage, 17x20, shingle roof; cost, $250; owner, Frank E. Hopkins, premises. Plan No. 2808.

RICHMOND HILL.—Catskill st, 100 s Chichester av, 1-sty frame stable, 10x16, paper roof; cost, $100; owner, R. Graze, premises. Plan No. 2831.

JAMAICA.—Troy st, w s, 90 n Jamaica av, 1-sty frame garage, 16x19, tin roof; cost, $150; owner, M. Grezinsky, premises. Plan No. 2844.

KEW.—Richmond Hill av, n w cor Abingdon rd, 1-sty frame garage, 12x20, shingle roof; cost, $1,000; owner, Ethel S. Hoffman, Kew Gardens; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 2840.

MASPETH.—Betts av, w s, 437 n Old rd, 2-sty brick cow stable, 71x79, slag roof; cost, $5,000; owner, S. Freeman, 240 Drew av, Union Course; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2859.

STORES AND DWELLINGS.

KNICKERBOCKER AV, n s, 280 w Putnam av, 2-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $6,000; owner, Everett Barasch, 633 New York av. Plan No. 6000.

CORONA.—Junction av, e cor Corona av, 3-sty brick store and dwelling, tin roof, 2 families; cost, $12,000; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2826.

STORES AND TENEMENTS.

DEKALB AV, s e cor Myrtle av, 4-sty brick store and tenement; cost, $50,000; owner, 250 Pacific St, Inc, 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 5981.

RIDGEWOOD.—Myrtle av, n s, 419 w Forest av, 1-sty brick store, 56x67, tar and gravel roof; cost, $1,000; owner, John Peters, 1871 Myrtle av, Ridgewood; architect, W. B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 2820.

L. I. CITY.—William st, n e cor North Jane st, 1-sty brick store, 23x68, slag roof; cost, $3,000; owner, James J. Cashin, Boulevard and Shell rd, L. I. City; architect, J. M. Baker, Jackson av, L. I. City. Plan No. 2843.

MISCELLANEOUS.

ARVERNE.—Remington av, e s, 350 n Boardwalk, frame reviewing stand; cost, $425; owner, M. Merchard, premises. Plan No. 2828.

FLUSHING.—Flushing Creek, w s, n s Amity st, 1-sty frame shed for coal shelter; 38x54, shingle roof; cost, $4,000; owner, C. W. Copp, Amity st, Flushing; architect, Arnold Smith, 159 North 15th st, Flushing. Plan No. 2827.

ELMHURST.—Manilla st, n s, 142 e L. I. R. R., 1 frame bill board, 100x11; cost, $200; owners, McElroy Bros., Flushing. Plan No. 2813.

JAMAICA.—Hillside av, s w cor Max Weber av, frame bill board, 100x11; cost, $200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2834.

JAMAICA.—Hillside av, s e cor Lincoln av, frame bill board, 100x11; cost, $200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2835.

JAMAICA.—L. I. R. R., e s, 75 s Jamaica av, frame bill board, 100x24; cost, $400; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2833.

RICHMOND HILL.—Jamaica av, s s, opp. Waterbury av, frame bill board, 60x11; cost, $120; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2832.

L. I. CITY.—Stemler st, e s, 180 s Flushing av, two 1-sty frame sheds, 12x20, paper roof; cost, $300; owner, McClintic Marshall Co., premises. Plan Nos. 2845-46.

L. I. CITY.—11th av and Newton rd, 1-sty frame shed, 16x40, paper roof; cost, $75; owner, A. Weiler, 412 10th av, L. I. City. Plan No. 2838.

WOODSIDE.—Elves av, w s, 500 n Betts av, frame sign, 12x60; cost, $80; owner, Adlers Monument Co, premises. Plan No. 2839.

BAYSIDE.—West st, w s, 150 s Lawrence boulevard, 1-sty frame coop, 12x30, paper roof; cost, $65; owner, Mary C. Smith, West st, Bayside. Plan No. 2853.

BAYSIDE.—West st, w s, 200 s Lawrence boulevard, frame coop, 12x30, paper roof; cost, $70; owner, F. A. Beelke, West st, Bayside. Plan No. 2854.

GLENDALE.—Walling st, s e cor Boulevard, 2-sty frame milk house, 25x55, tar and gravel roof; cost, $1,000; owner, Hirsch Goldberg, premises; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2860.

L. I. CITY.—Boulevard, w s, 150 s Harris av, 1-sty brick wagon shed, 25x42, tin roof; cost, $2,000; owner, Alex. Murtha, premises; architect, J. Nadig, 302 Hoyt av, L. I. City. Plan No. 2855.

MASPETH.—Betts av, w s, 437 n Old rd, 1-sty brick milk house, 40x20, slag roof; cost, $1,200; owner, S. Freeman, 240 Drew av, Union Course; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2858.

## Richmond.

DWELLINGS.

ERASTINA PL, e s, 75 s Erastina pl, Port Richmond, 2-sty frame dwelling, 20x26; cost, $2,700; owner, A. L. Jones, Mariners Harbor; architect and builder, O. H. Lee, Port Richmond. Plan No. 752.

HILLCREST ST, n s, 268 w Nelson av, Great Kills, 1-sty frame bungalow, 14x26; cost, $260; owner and builder, Thos. Sanjour, New Dorp Beach. Plan No. 760.

RILEY PL, w s, 150 s John st, Port Richmond, 2-sty brick dwelling, 20x28; cost, $2,800; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 754.

4TH ST, w s, 50 n Rose av, New Dorp, 2-sty frame dwelling, 22x34; cost, $3,000; owner, A. McDowell, New Dorp; architect and builder, C. H. Chamberlain, Port Richmond. Plan No. 755.

MERSEREAU AV, w s, 96 n Bay st, Stapleton, 2-sty frame dwelling, 18x28; cost, $1,800; owner, A. K. Moore, Stapleton; architect, E. Denning, Port Richmond; builder, C. H. Chamberlain, Port Richmond. Plan No. 757.

ROMA AV, n s, 140 w Surf av, Midland Beach, 1-sty frame dwelling, 22x26; cost, $1,500; owner, Frank Prinzwalli, New Dorp; architect, Jas. E. Grunert, New Dorp; builder, Michaele Cibelli, Grant City. Plan No. 750.


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*Plans Filed, New Buildings, Richmond (Con.).*

TYSON AV, e s, 150 n Henry pl, Dongan Hills, 2-sty frame dwelling, 19x26; cost, $2,000; owner, Mary Luberta, Grant City; architect, Jas. E. Grunert, New Dorp; builder, Michaele Cibelli, Grant City. Plan No. 751.

2D AV, w s, 312 n Jersey st, New Brighton, three 2-sty brick dwellings, 20x28; total cost, $8,400; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 753.

STABLES AND GARAGES.

CLOVE & ODER AVS, n w cor, Concord, 1-sty frame garage, 12x18; cost, $75; owner, Chas. Schenk, Concord; architect and builder, Thos. Cummings, Jr., Stapleton. Plan No. 761.

CRAFTON AV, e s, 100 s Turnpike, Port Richmond, 1-sty frame garage, 12x20; cost, $150; owner, architect and builder, B. A. Carmody, Port Richmond. Plan No. 756.

MAIN AV, e s, 100 s Clove av, Concord, 1-sty frame garage, 12x15; cost, $50; owner and builder, R. Socca, Concord. Plan No. 758.

STORES AND DWELLINGS.

RICHMOND AV, e s, 99 n Castleton av, Port Richmond, 2-sty brick store and dwelling, 24x50; cost, $6,000; owner, Abram Wolinitz, care architect, Carl I. Goldberg, 138 West 29th st, Bayonne, N. J. Plan No. 759.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BARCLAY ST, 21, Park pl, 22, connecting door opening, fire underwriter doors to two 5-sty brick loft buildings; cost, $500; owner, Broadway Park Pl Co., 233 Broadway; architects, Betz Bros., 583 Van Sicklen av, Brooklyn. Plan No. 3306.

CANAL ST, 301, store fronts to 2-sty brick store and loft; cost, $500; owner, Frederick T. Barry, 646-648 Madison av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3323.

CROSBY ST, 81-83, iron tank supports to 6-sty brick factory; cost, $450; owner, Williams Estate, Frank Keech, trustee, Tuxedo, N. Y.; architect, Albert G. Richter, 316-318 Av A. Plan No. 3299.

ELDRIDGE ST, 27-29, flues to 5-sty brick store and loft building; cost, $750; owner, Babcock Estate, 82 Liberty st; architects, Bertin & Feiser, 1133 Broadway. Plan No. 3327.

HESTER ST, 54-56, light shaft, window openings to two 6-sty brick stores and tenements; cost, $2,500; owner, Gossett Estate, Louis Gossett, 748 Beck st; architect, Louis Goodman, 50 Church st. Plan No. 3320.

HOUSTON ST, 173-175 East, mason work, steel beams, cellar addition, concrete floor, doorways to 4-sty brick store and tenement; cost, $2,500; owner, Sarah Fay, 242 East Houston st; architect, Otto Reissmann, 147 4th av. Plan No. 3301.

PINE ST, 59-61, removal of encroachments to 4-sty brick stores and offices; cost, $900; owner, Geo. P. Wetmore, Newport, R. I.; architect, John H. Duncan, 347 5th av. Plan No. 3312.

RIDGE ST, 154, partitions, windows to two 5-sty brick stores and tenements; cost, $500; owner, Joseph Burger, 20 Av C; architect, Jacob Fisher, 25 Av A. Plan No. 3310.

ROOSEVELT ST, 28-30, removal of wall, g. i. skylight, metal ceiling, tin roof to 6-sty brick stores and apartments; cost, $500; owner, Church of St. Joachim, Rev. Vincent Jannuzzi, 26 Roosevelt st; architect, Robt. N. Cleverdon, 15 East 40th st. Plan No. 3325.

SOUTH ST, 228-229, window openings to 3-sty brick storage; cost, $50; owner, Jas. Reardon, 237 South st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3296.

STANTON ST, 134-136, doorways, court stairs to 6-sty brick stores and tenement; cost, $500; owner, Abraham Levin, 1466 1st av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3298.

WARREN ST, 68, removal of encroachment to 5-sty brick stores and salesrooms; cost, $200; owner, S. Chas. Welsh, 256 Broadway; architect, Alexander S. Traub, 255 Greenwich st. Plan No. 3318.

WORTH ST, 175-77, doorways to 6-sty brick tenement; cost, $40; owner, Julia P. Ludlam, 317 West 82d st; architect, none; agent, Jos. P. Delatour, 207 East 3d st, Brooklyn. Plan No. 3334.

4TH ST, 21-29 West, steel tank supports to 6-sty brick building; cost, $2,500; owner, Isabel Anderson, care Danl. Birdsall & Co., 317 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3285.

4TH ST, 21-23, extension of staircase, fireproof enclosure, t. c. block bulkhead to 7-sty brick printing shop; cost, $1,000; owners, Smith Estate, 92 William st, and De Vinne Estate, 395 Lafayette av; architect, Walter S. Timmis, 315 5th av. Plan No. 3294.

19TH ST, 421 East, partitions, mason work, windows to 5-sty brick tenement; cost, $350; owner, Wm. McKee, 421 East 10th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 3287.

24TH ST, 149-155 West, window opening, iron shutters to 6-sty brick store and lofts; cost, $75; owner, Brolux Corporation, 128 Broadway; architect, Richard Rohl, 128 Bible House. Plan No. 3309.

25TH ST, 245 West, doorway, resetting of basement steps to 4-sty brick dwelling; cost, $100; owner, Harry Walter, 60 West Union av, Bound Brook, N. J.; architect, Otto Reissmann, 147 4th av. Plan No. 3304.

27TH ST, 6 East, removal of encroachments, stairs, brick and terra cotta enclosure to 12-sty brick office and lofts; cost, $400; owner, Brunswick Site Co., 68 William st; architect, Pierre Duvinage, 253 Broadway. Plan No. 3329.

28TH ST, 137 West, metal covered store front to 3-sty brick store and tenement; cost, $150; owner, Joseph Manheimer, 4 South st, Far Rockaway, L. I.; architect, John H. Knubel, 305 West 43d st. Plan No. 3332.

29TH ST, 125-127 West, removal of encroachments to 3-sty brick dwelling; cost, $250; owner, Chas. Gachot, 429 West 14th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3221.

32D ST, 28 West, removal of encroachments to 4-sty brick club; cost, $400; owner, Mrs. Hattie Kennedy, Hotel Aberdeen, 17 West 32d st; architect, John H. Duncan, 347 5th av. Plan No. 3311.

36TH ST, 355-357 West, fire escape stairway to 7-sty brick factory lofts; cost, $250; owner, Thos. A. Hill Co., 333 West 38th st; architect, Harris H. Uris, 16 East 96th st. Plan No. 3307.

40TH ST, 548 West, removal of partitions, shafts and fixtures, new partitions, plumbing to 4-sty brick tenement; cost, $2,500; owner, Dora Groll, 548 West 40th st; architect, Otto Reissmann, 147 4th av. Plan No. 3305.

40TH ST, 14 East, front and rear extensions, iron stair, alteration of floor levels, removal of walls and partitions, 2-sty brick addition to 4-sty brick dwelling (to be converted into store and lofts); cost, $35,000; owner, Joseph Schanz, 18 West 39th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 3303.

40TH ST, 9-11 East, t. c. block partitions to 11-sty brick office building; cost, $700; owners, Yale & Towne Mfg. Co., 9-11 East 40th st; architect, W. L. Stoddard, 30 West 38th st. Plan No. 3291.

43D ST, 311-319, cedar storage tank, iron support beams to 4-sty brick tenement; cost, $360; owner, Sophie Luta, 311 East 43d st; architect, Frank Eberhart, 325 East 87th st. Plan No. 3286.

44TH ST, 206 West, mezzanine floor, wooden stairway to 4-sty brick apartment; cost, $500; owner, Vincent Astor, 23 West 26th st; architect, Geo. Brunnquell, 1497 Broadway. Plan No. 3330.

45TH ST, 152-154 West, door opening, self-closing fireproof slide doors, stud partition to 5-sty brick store and dwelling; cost, $200; owner, May I. Eisseldt, 127 West 43d st; architect, Henry B. Herts, 35 West 31st st. Plan No. 3322.

45TH ST, 9 East, mason work, window openings to 6-sty brick loft building; cost, $200; owner, Chas. B. Squier, care A. F. Jones, 56 West 45th st; architect, John T. Riggs, 62 Cedar st. Plan No. 3336.

46TH ST, 110 West, conversion of 4-sty brick dwelling into light factory building, front extension, 4-sty brick, rear extension, 1-sty brick, removal of partitions, stairways, enclosures, raising of 1st and 2d tier beams; cost, $8,000; owner, Chas. Gioly, 226 West 41st st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 3324.

48TH ST, 114 West, doorway, steps to 3-sty brick dwelling; cost, $100; owner, John Ponzi, 114 West 48th st; architect, Otto Reissmann, 147 4th av. Plan No. 3302.

56TH ST, 203-7 East, wrought iron marquise to 3-sty brick hall; cost, $350; owner, The Henry Elias Brewing Co., 403 East 54th st; architect, Charles Kranth, 3 Horatio st. Plan No. 3317.

61ST ST, 419 East, water closet compartments, galvanized iron skylights to 5-sty brick tenement; cost, $100; owner, Henry Klapper, 419 East 81st st; architects, Cohen & Felson, 329 4th av. Plan No. 3315.

62D ST, 403-405 East, fire-escapes, kalamein sash to 5-sty brick factory; cost, $350; owner, Crimmins Estate, Maurice D. Barry, 25 West 42d st, architect; John H. Friend, 148 Alexander av. Plan No. 3338.

79TH ST, 109-115 West, window openings to 2-sty brick stores and offices; cost, $50; owner, Edward C. Vanderlip, 162 West 72d st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3335.

89TH ST, 311-317 West, fireplace, flue to 8-sty brick apartment house; cost, $250; owner, Excelsior Holding Co., 500 West End av; architect, Arthur L. Harmon, 3 West 29th st. Plan No. 3331.

96TH ST, 207 West, brick flue to 5-sty brick rectory; cost, $300; owner, Church of the Holy Name, Rev. John J. Kean, 207 West 96th st; architect, George Brunnquell, 1497 Broadway. Plan No. 3333.

101ST ST, 21 East, store front to 5-sty brick store and tenement; cost, $500; owner, Chas. Paland, 21 East 101st st; architect, Morris Schwartz, 194 Bowery. Plan No. 3308.

109TH ST, 249 West, tank, steel supports to 5-sty brick tenement; cost, $200; owner, Jeannette Aherns, 19 West 83d st; architect, Richard H. Abbott, 197 Park Hill av, Yonkers. Plan No. 3288.

135TH ST, 28 West, extension of halls, lavatory fixtures to 6-sty brick store and tenement; cost, $250; owner, Edw. A. Grenzbach, Pocantico Hills, N. Y.; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3300.

157TH ST, 507 West, store front to 3-sty brick store and tenement; cost, $150; owner, Merwin Realty Co., 3 East Burnside av; architects, Clarence True & Son, 405 Lexington av. Plan No. 3293.

AV A, 1038, steel beams for formation of bins to 5-sty brick building, to be used for coal storage; cost, $5,000; owners, Burns Bros., M. F. Burns, president, 50 Church st; engineer, J. P Whiskeman, 30 East 42d st. Plan No. 3284.

BOWERY, 270, stairway enclosures, stairway, fireproof door to 5-sty brick store and lodging house; cost, $1,000; owner, Wilson Marshall, care Volzing & Son, 208 East 57th st; architect, John H. Friend, 148 Alexander av. Plan No. 3290.

BROADWAY, 2261-2271, removal of partitions, alterations of show windows to 7-sty brick stores and tenement; cost, $300; owner, Jesup Estate, Thos. De Witt Cuyler, executor, Commercial Trust Building, Philadelphia, Pa.; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3289.

BROADWAY, 1418-1420, mason work, fire passage connecting building to two 5 and 3-sty restaurants; cost, $6,000; owner, Adolph Lorber, 1420 Broadway; architect, Emery Roth, 405 Lexington av. Plan No. 3292.

BROADWAY, 1564-1566, terra cotta block partitions, kalamein doors and trim to 11-sty brick theatre and office building; cost, $500; owner, Palace Theatre & Realty Co., 1564-6 Broadway; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 3295.

BROADWAY, 9-11, plaster block partition to 16-sty brick office building; cost, $180; owner, Broadway Realty Co., 11 Broadway; architect, none; contr., Joseph Kreps, 80 Duane st. Plan No. 3339.

COLUMBUS AV, 912, store front to 5-sty brick stores and tenement; cost, $175; owner, Henry C. Copeland, 242 West 101st st; architect, Henry Hauer, 54 East 105th st. Plan No. 3319.

PARK AV, 101, gypsum block partition, glazed partition, gallery, steel framing, iron railings, concrete floor, iron stairway to 16-sty brick office building; cost, $2,800; owner, Architects' Offices, Inc., 101 Park av; architect, Jerome R. Allen, 101 Park av. Plan No. 3328.

1ST AV, 1965-67, marquise sections, folding doors, galvanized iron spouts, removal of show windows to 6-sty brick stores and tenement; cost, $400; owner, Giambatista Ganzza, 22 Baxter st; architect, Michael Bernstein, 185 Madison av. Plan No. 3313.

1ST AV, 1961-63, marquise sections, folding doors, g. i. spouts, removal of show windows to 6-sty brick stores and tenement; cost, $300; owner, Giambatista Ganzza, 22 Baxter st; architect, Michael Bernstein, 185 Madison av. Plan No. 3314.

1ST AV, 1667, window opening to 4-sty brick store and tenement; cost, $75; owner, Francis W. Fuchs, 349 East 52d st; architect, Frank Straub, 25 West 42d st. Plan No. 3316.

3D AV, 1535, marquise to 5-sty brick store and tenement; cost, $30; owner, Jacob Ruppert Realty Corporation, 1603 3d av; architect, George Hof, Jr., 371 East 158th st. Plan No. 3297.

3D AV, 1814, metal covered store front to 5-sty brick store and tenement; cost, $400; owner, Chas. Wanninger, 150 Nassau st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3337.

8TH AV, 717-19-21-23, stairway, bulkhead, mason work, partitions, g. i. coverings, skylights to four 4-sty brick tenements; cost, $1,000; owner, Vincent Astor, 23 West 26th st; architect, Geo. A. Fitting, 1497 Broadway. Plan No. 3326.

### Bronx.

138TH ST, 542, new store fronts to 5-sty brick stores and tenement; cost, $600; owner, Geo. Einberger, 816 River av; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 468.

217TH ST, n s, 45 e Paulding av, new entrance to 2-sty frame dwelling; cost, $300; owner, Vincenzo Laporta, 586 Morris av; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 467.

BATHGATE AV, s e cor 172d st, 1-sty brick extension, 8.6x17.11, to 2-sty brick stores and meeting rooms; cost, $1,500; owner, Leo Greenberg, 1135 Vyse av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 464.

BEACH AV, 1489, 2-sty frame extension, 20x13 to 2-sty frame dwelling; cost, $700; owner, John Ardelt, on premises; architect, Louis J. Latzko, 1663 Holland av. Plan No. 458.

BROOK AV, 537-9, remove encroachments to 5-sty brick store and tenement; cost, $1,000; owner, Albert Ottinger, 543 West End av; architect, Alfred Freeman, 29 West 34th st. Plan No. 457.

PALISADE AV, w s, 200 s Kappock st, 1-sty brick extension, 17.9x25.3, to 2-sty stone stable; cost, $500; owner, J. J. McKelvey, on premises; architect, Robt. W. Gardner, 84 William st. Plan No. 462.

TREMONT AV, s e cor Washington av, new show window to 2 and 3-sty frame stores, offices and dwellings; cost, $300; owner, C. A. Becker, 440 Tremont av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 459.

TREMONT AV, 461, raise to grade level 3-sty frame store and offices; cost, $1,050; owner, John L. Rogers, on premises; architect, M. Inkelas, 206 East 78th st. Plan No. 466.

WHITE PLAINS AV, 4438, new partition, &c, to 3-sty frame tenement; cost, $200; owner, Annie Prochaska, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 461.

3D AV, 3394, 1-sty brick extension, 19x15, to 3-sty brick store and dwelling; cost, $600; owner, Herman Kromholz, on premises; architect, Carl J. Itzel, 847 Freeman st. Plan No. 463.

3D AV, 3470, new brick front, new partitions to 1-sty frame storage; cost, $1,000; owner, Frank B. Hill, on premises; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 465.

BRONX PARK ZOO, 435 East 187th st, 1-sty brick extension, 28.8x17.4 to 1-sty brick bird house; cost, $2,000; owner, City of New York; architect, Geo. M. Beerbower, Bronx Park Zoo. Plan No. 460.

### Brooklyn.

BALTIC ST, 525, interior alterations to 3-sty tenement; cost, $300; owner, Geo. O'Donnell, 342 Bergen st; architect, B. E. Straffen, 111 4th av. Plan No. 6054.

BERGEN ST, 2067, extension to 2-sty dwelling; cost, $300; owner, Elias Reich, on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 6011.

BERGEN ST, 266, interior alterations to 4-sty tenement; cost, $800; owner, Ida Yarmovsky, 382 Atlantic av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6033.

BOERUM ST, 228, interior alterations to 1-sty dwelling; cost, $300; owner, Ida Chamowitz, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 5977.

BROOME ST, 21, interior alterations to 3-sty tenement; cost, $350; owner, Mary A. Bobkewicz, 21 Broome st; architect, E. J. Messinger, 394 Graham av. Plan No. 6130.

CARROLL ST, 509, plumbing to 3-sty tenement; cost, $200; owner, Vito Gallo, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6017.

CLYMER ST, 80, exterior alterations to 3-sty dwelling; cost, $1,500; owner, Frank Hottenroth, on premises; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 6045.

COLUMBIA ST, 179, interior alterations to 3-sty store and dwelling; cost, $200; owner, Jos. Culrones, 181 Columbia st; architect, F. P. Imperato, 356 Fulton st. Plan No. 6125.

FULTON ST, 446, store front to 4-sty store; cost, $10,000; owner, Julius Brody, 17 Manhattan av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6076.

HENDRIX ST, 288, extension to 2-sty dwelling; cost, $300; owner, Harry Wallace, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 6073.

HENRY ST, 660-4, plumbing to three 3-sty dwellings; cost, $150; owner, John Ahrens, 495 Clinton st; architect, Danl. F. Hannan, 7 Manhasset pl. Plan No. 6107.

HERKIMER ST, 991, extension on 1-sty dwelling; cost, $400; owner, Wm. Gleschman, 246 Howard av; architects, Laspia & Salvati, 525 Grand st. Plan No. 6123.

MADISON ST, 445, extension on 2-sty office; cost, $200; owner, High Ground Dairy Co., 447 Madison st; architect, C. C. Wagner, 26 Court st. Plan No. 6141.

PACIFIC ST, 226-8, plumbing in 4-sty factory; cost, $125; owner, Saml. Goldberg, 1430 Metropolitan av; architect, H. J. Murick, 830 Putnam av. Plan No. 6148.

PRESIDENT ST, 1434, extension to 2-sty dwelling; cost, $300; owner, Jos. Froelich, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 6032.

ROSS ST, 112, extension to 3-sty stable and dwelling; cost, $250; owner, Pauline Lieblich, on premises; architect, Jacob Fisher, 931 Fox st. Plan No. 6129.

SCHERMERHORN ST, 287, interior alterations to 2 offices; cost, $1,000; owner, Bureau of Charities, 69 Schermerhorn st; architect, Willard Parker, 24 McDonough st. Plan No. 5972.

SEIGEL ST, 34, interior alterations to 3-sty bath house; cost, $400; owner, Wigdor Ravitz, 95 Throop av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 6064.

STOCKTON ST, 307 extension to 3-sty store and tenement; cost, $300; owner, Leonard Borman, 1126 Hancock st; architect, T. Goldstone, 49 Graham av. Plan No. 6028.

TEN EYCK ST, 12, interior alterations to 3-sty tenement; cost, $250; owner, Harry Siskin, 339 Keap st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6164.

TROUTMAN ST, 413, extension to 1-sty shed; cost, $1,200; owner, Frank Keim, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 6061.

VARET ST, 47, store front to 3-sty store and dwelling; cost, $200; owner, Mary Isaacson, 1 Kelly pl, Rockaway, L. I.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6114.

WEST ST, 104-6, interior alterations to 4-sty factory; cost, $1,000; owner, Eberhard Faber Pencil Co., 39 Greenpoint av; architect, F. G. Huber, 39 Greenpoint av. Plan No. 6101.

SOUTH 3D ST, 109, exterior alterations to 3-sty tenement; cost, $2,000; owner, Davis Levin, 109 South 3d st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6165.

12TH ST, 58, extension to locker room; cost, $3,000; owner and architect, Brooklyn Union Gas Co., 776 Remsen st. Plan No. 5986.

15TH ST, 253, raise extension to 2-sty store and dwelling; cost, $400; owner, Etta Merchant, on premises; architects, Prescott & Ramsey, 411 9th st. Plan No. 6121.

EAST 18TH ST, 912, erect plazza on 2-sty dwelling; cost, $250; owner, Bessie H. Natch, on premises; architect, Seth H. Cutting, 1721 Av J. Plan No. 6139.

## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 2, 1914.—Sealed proposals will be opened in this office at 3 p. m., October 14, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of the United States post office at Jellico, Tenn. Two-story and basement building; ground area, 4,000 square feet; fireproof except roof; brick and stone facing; composition roof. Drawings and specifications may be obtained from the custodian of the site at Jellico, Tenn., or at this office, in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 1, 1914.—SEALED PROPOSALS will be opened in this office at 3 p. m., on October 13, 1914, for the construction (including the mechanical equipment, interior lighting fixtures and approaches) of a one-story, basement and mezzanine stone and brick faced building of 3,600 square feet ground area, fireproof construction (except the roof) and composition roof, for the United States Post Office at Shelbyville, Tennessee. Drawings and specifications may be obtained from the Custodian of the site at Shelbyville, Tennessee, or at this office, in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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*Plans Filed, Alterations, Brooklyn (Con.).*

EAST 19TH ST, 879, extension on 2-sty dwelling; cost, $250; owner, Ascutney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 6140.

EAST 22D ST, 1534, extension to 2-sty frame dwelling; cost, $250; owner, Harry I. Gibney, on premises; architect, Marshall R. Grimes, 39 East 42d st, Manhattan. Plan No. 6014.

WEST 24TH ST, 2827, move 2-sty frame dwelling; cost, $500; owner, John McKenney, 2916 West 23d st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6023.

44TH ST, 267, interior alterations to 3-sty tenement; cost, $250; owner, Margt. McColgan, on premises; architect, Kane Constn. Co., 80 Rapelyea st. Plan No. 5993.

65TH ST, 1406, interior alterations to 2-sty stable; cost, $300; owner, Peter Bressi, on premises; architect, S. Walter Katz, 505 5th av, Manhattan. Plan No. 6029.

AV V, n e cor East 14th st, interior alterations to 1-sty office; cost, $8,000; owner, City of New York; architect, M. H. Smith, Municipal Building, New York. Plan No. 6067.

ATLANTIC AV, 582, interior alterations to 4-sty office and dwelling; cost, $1,850; owner, John Thornton, Jr., Bayshore, L. I.; architect, L. E. Denslow, 44 West 18th st, Manhattan. Plan No. 6034.

ATLANTIC AV, 1611, interior alterations to 2-sty dwelling; cost, $1,000; owner, Mrs. Maria Hardell, 1518 Lincoln pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6020.

BEDFORD AV, 421, interior alterations to three 4-sty tenements; cost, $1,800; owner, Tillie Mattikow, 361 Clifton pl; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5961.

BELMONT AV, 33, interior alterations to 1-sty market; cost, $400; owner, Joe Mattison, 830 3d av; architect, Max Hirsch, 391 Fulton st. Plan No. 6169.

BLAKE AV, 375, interior alterations to 6-sty factory; cost, $500; owner, Louis Levinson, 18 Harrison av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6085.

BROADWAY, 864, interior alterations to 3-sty tenement; cost, $100; owner, Geo. Scholl, 495 Evergreen av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6049.

DUMONT AV, 398, extension to 2-sty dwelling; cost, $500; owner, Max Trojansky, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 5997.

GRAND AV, 67, interior alterations to 3-sty tenement; cost, $350; owner, Teresa Cavagnaro, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 5988.

HUDSON AV, 310, interior alterations to 3-sty tenement; cost, $300; owner, Donato Vallano, on premises; architect, P. Gaglardi, 239 Navy st. Plan No. 6070.

JAMAICA AV, 109, extension to 2-sty dwelling; cost, $300; owner, Jas. Horn, on premises; architect, John C. F. Burneister, 1462 Woodhaven av, Woodhaven, L. I. Plan No. 6015.

LEXINGTON AV, 314, interior alterations to 4-sty tenement; cost, $300; owner, Agnes Greive, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6050.

LIBERTY AV, 611, interior alterations to 3-sty store and dwelling; cost, $128; owner, Charles Costello, 315 Pearl st; architect, Ernest Dennis, 241 Schenck av. Plan No. 6077.

METROPOLITAN AV, 1196-98, waterproof cellar to 3-sty engine house; cost, $4,500; owner, City of New York; architects, Hoppin & Koen, 244 5th av, Manhattan. Plan No. 6091.

MONTAUK AV, s e cor Atlantic av, extension to 1-sty office; cost, $1,200; owner, Crew Levick Co., on premises; architect, Max Cohn, 510 Linwood st. Plan No. 6144.

MYRTLE AV, 764, exterior and interior alterations to 3-sty lofts; cost, $800; owners, Bleacher Bros., 49 Nostrand av; architects, Shampan & Shampan, 772 Broadway. Plan No. 6082.

MYRTLE AV, 1565, extension to 1-sty office; cost, $700; owner, Putnam Coal Co., 106 Marion st; architect, Wm. Weiner, 194 Ridgewood av. Plan No. 6135.

NEW YORK AV, 56-8, exterior alterations to store and dwelling; cost, $10,500; owners, Diedrick Ringe & ano, 249 Macon st; architect, E. F. Flegenhauer, 1199 Carroll st. Plan No. 6108.

PITKIN AV, 1550, interior alterations and plumbing to 4-sty stores and tenement; cost, $200; owner, Jos. Schoenbaum, 334 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6115.

SURF AV, 1904 and 1934, move 1-sty bathing pavilion; cost, $850; owner Richd. Ravenhall, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6083.

SAME PROP., exterior and interior alterations to above; cost, $1,000; owner and architect as above. Plan No. 6084.

THATFORD AV, e s, 75 s Sutter av, interior alterations to 2-sty dwelling; cost, $300; owner, Benny Kamenesky, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6019.

VERNON AV, 240A, interior alterations to 3-sty dwelling; cost, $800; owner, Abraham Goldberg, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 6037.

WYCKOFF AV, 18, move 2-sty dwelling; cost, $500; owner, Frank Keim, 413 Troutman st; architect, John Burke, 22 Tompkins pl. Plan No. 6050.

WYTHE AV, 506, exterior and interior alterations to 2-sty dwelling; cost, $500; owner, Adolf Friedman, 56 South 10th st; architect, Tobias Goldstone, 49 Graham av. Plan No. 6152.

3D AV, 7323, erect marquise to 3-sty store and dwelling; cost, $500; owner, Harry W. Koch, on premises; architect, Hy. Rocker, 371 Fulton st. Plan No. 6138.

4TH AV, 204, store front, &c, to 4-sty store and tenement; cost, $500; owner, Teresa Cirillo, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6111.

## Queens.

BLISSVILLE.—Pearsall st, s s, 106, interior alterations to store and dwelling; cost, $500; owner, Louis Lebanowski, 65 Pearsall st, Blissville; architect, L. Berger & Co., Ridgewood. Plan No. 1970.

COLLEGE POINT.—13th st, w s, 98 n 11th av, 1-sty frame extension, 23x4, front tenement, tin roof; cost, $200; owner, Mary Heinicher, premises; architect, J. P. Voelker, 9790 3d av, Manhattan. Plan No. 1946.

ELMHURST.—Ithaca av, s s, 350 w Elmhurst av, erect new piazza on dwelling; cost, $250; owner, N. Fisher, premises. Plan No. 1995.

EVERGREEN.—Cypress av, e s, 400 s Cooper av, new plumbing to dwelling; cost, $100; owner, Miss Kuman, premises. Plan No. 1935.

EVERGREEN.—Wyckoff av, 1029, 1-sty frame extension, 19x15, rear dwelling, tin roof; cost, $500; owner, Mary Lehmann, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1969.

EVERGREEN.—Wyckoff av, s e cor Decatur st, interior alterations to stable; cost, $100; owner, W. Weisman, premises. Plan No. 1967.

FAR ROCKAWAY.—Mott av, s e cor Point Breeze pl, 1-sty frame extension, 25x15, rear dwelling, shingle roof, interior alterations; cost, $4,000; owner, Hubert Cillis, Far Rockaway; architect, O. P. Cadmus, 103 Park av, Manhattan. Plan No. 1974.

FAR ROCKAWAY.—Remsen st, n s, 500 e Lake Grove av, plumbing to dwelling; cost, $100; owner, Chas. Etts, premises. Plan No. 1941.

FAR ROCKAWAY.—Remington av, n s, 733 e Canal plot, new plumbing to dwelling; cost, $100; owner, C. Persetto, premises. Plan No. 1947.

FAR ROCKAWAY.—Remsen av, n s, 225 e Canal plot, new plumbing to dwelling; cost, $100; owner, L. Capone, premises. Plan No. 1948.

FAR ROCKAWAY.—Lake Grove av, n e cor Remsen av, new plumbing to dwelling; cost, $100; owner, F. Bartucci, Far Rockaway. Plan No. 1937.

FAR ROCKAWAY.—Remsen av, n s, 20 e Lake Grove av, plumbing to dwelling; cost, $100; owner, Chas. Etts, premises. Plan No. 1938.

FAR ROCKAWAY.—Remsen av, n s, 225 e Lake Grove av, plumbing to dwelling; cost, $100; owner, G. Gritola, premises. Plan No. 1939.

FAR ROCKAWAY.—Remsen av, n s, 275 e Lake Grove av, plumbing to dwelling; cost, $100; owner, A. Bertucci, premises. Plan No. 1940.

FAR ROCKAWAY.—Grove st, w s, 400 s Mott av, slight alterations to dwelling; cost, $400; owner, R. O'Rourke, premises. Plan No. 1953.

FAR ROCKAWAY.—Remsen av, n s, 425 w Walker av, plumbing in dwelling; cost, $200; owner, J. Cement, premises. Plan No. 1980.

FAR ROCKAWAY.—Remsen av, 335, plumbing in dwelling; cost, $75; owner, C. Capparelli, premises. Plan No. 1983.

GLENDALE.—Glasser st, n s, 242 e Hanover av, interior alterations to dwelling; cost, $1,000; owner, J. V. Blaney, 23 Glasser st, Glendale. Plan No. 1960.

JAMAICA.—Beaufort st, s s, 140 e Lawrence st, 1-sty frame extension, 6x15, rear dwelling, tin roof; cost, $100; owner, Queensboro Heights Land Co., 110 West 34th st, Manhattan. Plan No. 1972.

JAMAICA.—Washington st, e s, 425 n South st, plumbing in tenement; cost, $125; owner, Mulligan Estate, premises. Plan No. 1982.

JAMAICA.—South st, 548, new plumbing in dwelling; cost, $100; owner, Alex Weisenergre, premises. Plan No. 1990.

L. I. CITY.—Newton rd, w s, 106 s 15th av, general interior alterations to dwelling; cost, $1,000; owner, Anton Hass, 166 Newtown rd, L. I. City. Plan No. 1996.

L. I. CITY.—Van Alst av, 533, new foundation to dwelling; cost, $350; owner, Mrs. P. Salamino, premises. Plan No. 1981.

L. I. CITY.—West av, e s, 50 n 7th st, new plumbing in dwelling; cost, $150; owner, A. Crowley, premises. Plan No. 1979.

L. I. CITY.—Hopkins av, w s, 90 n Washington av, interior alterations to dwelling, new plumbing; cost, $500; owner, Mrs. Mary Carbone, premises. Plan No. 1985.

L. I. CITY.—2d av, w s, near Woolsey av, interior alterations to school; cost, $800; owner, City of New York, Park av and 59th st, Manhattan. Plan No. 1986.

L. I. CITY.—16th av, s w cor Newtown rd, new foundation under dwelling; cost, $250; owner, G. Haupert, premises. Plan No. 1987.

L. I. CITY.—Anable st, s s, 600 e Jackson av, interior alterations to storage; cost, $750; owner, A. H. Hewes Co., premises; architect, J. M. Baker, Jackson av, L. I. City. Plan No. 1968.

L. I. CITY.—Bradley av, s e cor Pearsall st, interior alterations to store and dwelling; cost, $350; owner, Mrs. Fisher, premises. Plan No. 1961.

L. I. CITY.—Ely av, 215, extension to shed; cost, $75; owner, A. Lloyd, on premises. Plan No. 1962.

L. I. CITY.—14th and Hancock sts, elevator in factory; cost, $4,500; owner, C. A. Willey, premises. Plan No. 1955.

L. I. CITY.—Vandeventer av, n w cor Blackwell st, new foundation to dwelling; cost, $400; owner, Gustave Erda, premises. Plan No. 1943.

L. I. CITY.—Trowbridge st, n s, 199 e Willow st, interior alterations; cost, $1,500; owner, J. Nojdik, 107 Trowbridge st, L. I. City; architect, E. Motl, 2d av, L. I. City. Plan No. 1934.

OZONE PARK.—Liberty av, n e cor Van Wicklen av, new foundation and interior alterations to store and dwelling; cost, $2,000; owner, Wm. J. Schwarz, premises. Plan No. 1949.

OZONE PARK.—Jerome av, s s, 225 w Ocean av, 2-sty frame extension, 100x10, rear store and dwelling, tin roof; cost, $1,000; owner and architect, John Marasak, 4232 Jerome av, Ozone Park. Plan No. 1973.

OZONE PARK.—Liberty av, n e cor Ocean av, plumbing in dwelling; cost, $100; owner, J. Dayton, premises. Plan No. 1976.

OZONE PARK.—Jerome av, n s, 50 e Hatch av, plumbing in dwelling; cost, $100; owner, L. Rouff, premises. Plan No. 1992.

RICHMOND HILL.—Hillside av, n w cor North Villa av, interior alterations to two factories and stables; cost, $10,000; owner, Alex. Campbell Milk Co., 802 Fulton st, Brooklyn; architect, John Donaldson, Hillside av, Jamaica. Plan No. 1991.

RICHMOND HILL.—Stotthoff av, 231, plumbing to dwelling; cost, $75; owner, J. Wright, premises. Plan No. 1954.

RICHMOND HILL.—Lefferts av, w s, 325 s Jamaica av, plumbing to dwelling; cost, $65; owner, E. J. Mott, premises. Plan No. 1956.

RICHMOND HILL.—Lefferts av, w s, 375 s Jamaica av, plumbing to dwelling; cost, $65; owner, E. J. Mott, premises. Plan No. 1957.

RICHMOND HILL.—Lefferts av, w s, 425 s Jamaica av, plumbing to dwelling; cost, $65; owner, E. J. Mott, Far Rockaway. Plan No. 1958.

RIDGEWOOD.—Eldert av, s s, 97 e Wyckoff av, 1-sty frame extension, 20x40, side stable, gravel roof; cost, $150; owner, Wm. Jarvis, Summerfield and Cypress avs, Ridgewood. Plan No. 1963.

RIDGEWOOD.—Fresh Pond rd, 64 n Cornelia st, install elevator in railroad building; cost, $2,500; owner, Brooklyn Rapid Transit Co., premises. Plan No. 1989.

ROSEDALE.—Fosters Meadow rd, e s, 300 n Merrick rd, new foundation under dwelling; cost, $265; owner, Arthur Weyman, premises. Plan No. 1988.

UNION COURSE.—6th st, 100, new dormer window to dwelling; cost, $200; owner, Robert Hart, premises. Plan No. 1978.

WHITESTONE.—30th st, 47, rebuild porch; cost, $150; owner, Shore Acres Realty Co., 243 West 34th st, Manhattan. Plan No. 1965.

WOODHAVEN.—Chichester av, s s, 20 e Ocean av, plumbing to dwelling; cost, $80; owner, M. J. Sweeney, premises. Plan No. 1959.

WOODHAVEN.—Freedom av, e s, 140 s Chichester av, plumbing to dwelling; cost, $75; owner, C. Casawola, premises. Plan No. 1944.

## Richmond.

BAY & THOMPSON STS, s w cor, Stapleton, plumbing repairs to brick store and tenement, cost, $75; owner and builder, Chas. A. Bruns, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 353.

STUYVESANT PL, e s, 225 n Turnpike, Tompkinsville, new store front to frame store; cost, $400; owner and builder, J. Baeszler, Tompkinsville. Plan No. 351.

CASTLETON AV & ELIZABETH ST, s w cor, West New Brighton, to enlarge door opening to brick club house; cost, $150; owner, North Shore Veteran Firemen's Ass'n, West Brighton; architect and builder, W. H. Curry, West Brighton. Plan No. 355.

CHESTNUT AV, n s, 125 w Bay st, Rosebank, new partitions to frame dwelling; cost, $100; owner, Mrs. J. Bowe, Rosebank; builder, A. Compolongo, Rosebank. Plan No. 346.

CLOVE & ODER AVS, cor, Concord, masonry and new store front to frame store and dwelling; cost, $150; owner and builder, J. Caniano, Concord. Plan No. 352.

CLOVE & ODER AVS, n e cor, Concord, 9 ft. extension, new store front and plastering to frame store and dwelling; cost, $1,800; owner, G. Zingaro, Concord; architect and builder, A. Di Brizzi, Stapleton. Plan No. 348.

FOSTER RD & BRADFORD AV, n w cor, Princess Bay, new foundation walls to concrete dwelling; cost, $175; owner, Jean A. Garretson, Princess Bay; builder, Jas. MacFarlane, Princess Bay. Plan No. 354.

ROCKLAND AV & SAWMILL RD, cor, Castleton Corners, partitions to frame dwelling; cost, $300; owner, Laura J. High, Castleton Corners; builder, P. J. Gundacher, Richmond. Plan No. 350.

# NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Aug. 29. The location is given, but not the owner's address:*

ELIZABETH.—Bernard Glasser and Morris Kowsek, 310 Williamson st, 3-sty brick, $9,000.

HARRISON.—Catherine McElroy, 37-39 South 6th st, 3-sty brick, $16,000.

JERSEY CITY.—Jacob Molitoff, 58 and 62 Bartholdi st, two 3-sty brick, $18,000; Lambeck & Betz, s e cor Ocean and Wilkinson avs, 3-sty frame, $6,000.

CLIFFSIDE.—Marie Maylat, w side Palisade av, 23 ft. e Cliff st, 3-sty brick, $8,000; Colosion & Vedalli, s side Neuman's lane, 200 w of Palisade av, 2-sty brick, $5,000.

NEWARK.—August Link, 62 Magnolia st, 3-sty frame alteration, $300; Abraham Zagorin, 285 West Kinney st, 3-sty frame alteration, $1,000; William Roth, 238 Chadwick av, 3-sty frame, $6,000.

WEST NEW YORK.—Abraham Boorstein, s w cor Hudson av and 12th st, 4-sty brick, $25,000.

WOODCLIFF.—Petro Romagnio, s side 27th st, near Palisade av, 3-sty brick, $7,000.

PASSAIC.—Belle Levendusky, 154 2d st, 3-sty frame alteration, $300.

EAST ORANGE.—Arthur D. Crane, 35 Cambridge st, 3-sty frame, $14,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—B. H. Shepard, 564 Main st, East Orange, N. J., has completed plans for a 4-sty brick apartment, 50x66 ft., here for the Empire Realty Co., 61 Freeman st, Orange, N. J. Cost, about $45,000.

NEWARK, N. J.—Work is about to start on the 3-sty frame flat, 22x54 ft., at 238 Chadwick av for William Roth, 240 Chadwick av. G. Trautwein, 107 Peshine av, Newark, general contractor. Cost, about $5,500.

HUDSON HEIGHTS, N. J.—P. H. Diemer, 126 Humboldt st, is preparing plans for a 2-sty tenement, 25x52 ft, for Carmene De Sena, this place, owner, who will take bids on general contract about September 8. Cost, about $5,000.

MONTCLAIR, N. J.—D. R. Rizzole, 238 Washington st, Newark, has completed plans for a 3-sty tenement, 22x51 ft, at 8 New st, for Michole Giannetti, on premises. Cost, about $6,500.

EAST ORANGE, N. J.—R. Bottelli, Ordway Building, Newark, has completed plans for a 3-sty brick and limestone tenement, 25x58 ft, at 91 Telford st, for Joseph Iglozzo, on premises. Cost, about $6,500.

DWELLINGS.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, Newark, have completed plans for a 2-sty brick residence, 22x48 ft., at 518 North 5th st for Mrs. Rosa Gesnelli, 448 North 5th st, owner. Cost, about $4,500.

MORRISTOWN, N. J.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, is preparing plans for a 2½-sty terra cotta block and stucco residence, 40x150 ft, for Frederick P. Humphreys, care of architect. Cost, about $150,000. Architect will soon take bids on general contract.

SOMERVILLE, N. J.—Plans have been prepared privately for three 2½-sty frame residences, 24x40 ft, in East Main st, for the Eastern States Realty Co., 45 West 34th st, Manhattan. Saephe Bros., Palisade Park, N. J., general contractors. Cost, about $4,000 each.

CLIFFSIDE, N. J.—Joseph Turck, 770 Bergenline av, West New York, is preparing plans for a 2-sty brick residence and three stores, 25x73 ft, for William M. Strunk, this place, owner and builder. Cost, about $7,500.

MONTCLAIR, N. J.—Plans are being prepared privately for a 2-sty hollow tile residence, 28x60 ft., on Highland av for F. E. Earle, 122 Upper Montain av. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

HARRISON, N. J.—Charles P. Baldwin, 45 Clinton st, Newark, is preparing plans for a 2-sty reinforced concrete factory, 50x100 ft, in Sussex st, near P. R. R., to cost about $20,000. Owner's name for the present withheld.

MUNICIPAL WORK.

BINGHAMTON, N. Y.—Walter H. Whitlock, Security Mutual Bank Building, has been commissioned to prepare plans for a firehouse at the corner of West and Phelps sts, for the City of Binghamton, F. N. Hopkins, city clerk, City Hall. John A. Giles, City Hall, engineer. Cost, about $60,000.

PUBLIC BUILDINGS.

GARWOOD, N. J.—Clyde Bell, 8 South Av W, Cranford, N. Y., has completed plans for a 2-sty brick town hall for the town of Garwood, owner. Cost, about $9,000. Owner will soon take bids on general contract.

THEATRES.

JERSEY CITY, N. J.—C. F. Long, 1 Montgomery st, is preparing plans for a 2-sty brick moving picture theatre, 30x107 ft., on Fairmount av, between Bergen and Monticello avs, to cost about $8,000.

MISCELLANEOUS.

WATCHUNG, N. J.—Lay & Wheelwright, Associated Architects, 15 East 40th st, Manhattan, are preparing plans for a garden and brick and cement swimming pool, 50x20 ft, for Mr. Campbell, care architects, who will take bids from a selected list of contractors.

OTHER CITIES.

## Other Cities.

DWELLINGS.

GENEVA, N. Y.—I. Edgar Hill, 24 Schirel Building, has been commissioned to prepare plans for a 2½-sty stone residence on the south side of Slosson drive for Rufus K. Dryer, this place. Cost, about $35,000.

SARATOGA SPRINGS, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, is preparing sketches for a 2½-sty brick rectory, 29x47 ft, in Washington st, near Broadway, for the Bathesda Episcopal Church, Rev. Hubert Le F. Grabau, pastor, 542 Broadway, Saratoga Springs. C[illegible]

## PERSONAL AND TRADE NOTES.

WILLIAM DEWSNAP, architect, has moved his offices from 150 Nassau st to 203 Broadway.

T. GLENN PHILLIPS, landscape architect, has moved his offices from 26 Broadway to 1601-2 Kresge Building, Detroit, Mich.

A. A. CARDWELL, metropolitan representative of I. B. Davis & Son, Hartford, Conn., has moved his offices from 39 Cortlandt st to the Long Beach Building, 42d st and Lexington av.

EDWARD BASCH, formerly connected with M. Buda & Son, plumbing supplies, has resigned and has become associated as sales representative for M. Schlossman & Son, plumbing supplies, 208 East 34th st.

JOHN J. McHALE has recently become associated with the Atlantic Radiator Co., Huntingdon, Pa., as Eastern representative. Mr. McHale will cover the territory including New York City, Brooklyn, Long Island and New Jersey.

JAMES D. BRADY, who has been for many years connected with concerns in the boiler and raidation business in this vicinity, has recently assumed charge of the business in the metropolitan district and vicinity for the Pressed Steel Radiator Co., with offices in the Architects' Building, 101 Park av.

SUPT. RUDOLPH P. MILLER, of the Department of Buildings, was surprised to receive this week two German newspapers from the Superintendent of Buildings at Hamburg, Germany, namely Mr. Ferdinand Scharff. The two officials became acquainted at the International Congress on Testing Materials, held here in 1912. Reporting upon his observations in this country, Mr. Scharff expressed surprise at the excellent workmanship done here and at the few accidents in building construction.

A NEW FIRM recently organized and incorporated for the manufacture of metal covered windows, doors, interior trim, etc., is the Consolidated Metal Fireproofing Co., located at 414 to 420 East 125th st. The company has installed the latest up-to-date machinery and will have a capacity as large as any plant in the city. Mr. Alfred Baruth, president of the company, was formerly estimator and salesman for James F. Blanchard and John W. Rapp and for the last three years vice-president of the Reliance Fireproof Door Company of Greenpoint.

## OBITUARY

JOHN CONNOLLY, retired general contractor, died of general debility at his home, 566 Willoughby avenue, Brooklyn, Wednesday, August 26. He was born in Ireland sixty-three years ago and had been a resident of Brooklyn for forty-five years. Mr. Connolly was best known in the Williamsburgh section of Brooklyn, where he built many fine residences. He is survived by a son.

JOHN FALLON, a well-known Brooklyn contractor, and builder of the Municipal Building, which is soon to be torn down, the water tower at Prospect Park, and nearly fifty public school buildings, died at his home, 287 Halsey st, after a short illness, Wednesday, September 2. He was seventy-six years of age and had been retired from business about four years. Mr. Fallon was born in Ireland on November 17, 1838, and was brought to this country when a boy of ten years. He was a Civil War veteran, and until his retirement was one of the best known builders in Greenpoint.

JOHN McELVERY, a retired general contractor, died of general debility at his home 342 Lenox road, Brooklyn, Tuesday, August 25. He was born in the north of Ireland seventy-nine years ago and came to America when eleven years of age. In 1879 he formed a partnership with Robert Getty, to conduct a general building business under the name of McElvery & Getty. While the firm has not been active for the last ten years the partnership was never terminated, ending only with his death. Mr. McElvery was a prominent Mason, and was the first president of the Flatlands Volunteer Firemen's Association. For three years he was the president of the Carpenters' and Joiners' Union. He is survived by his widow and four sons.

WILLIAM DE HERTBURN WASHINGTON, consulting engineer, 39 West 32d st, New York City, died at the New York Hospital, from cerebro-spinal meningitis, Sunday, August 30, after an illness of three days. He was born in Baltimore, Md., June 29, 1868, and traced his descent to John A. Washington, a brother of George Washington, of Mount Vernon, Va. He was for a time in the consular service in Canada. About twenty years ago he came to New York City and for several years was president of the Hydraulic Construction Co. Later he was in the real estate business. Of recent years he has been quite widely known as a consulting engineer on highways, and served as a member of the board of engineers which a short time ago investigated New York State highway work.

## TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

ILLUMINATING ENGINEERING SOCIETY will hold its eighth annual convention at Cleveland, Ohio, September 21 to 25. Assistant secretary, Joseph Langan, 29 West 39th st, New York City.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Atlantic City, N. J., September 15 to 18. Secretary, C. W. Pyke, Electrical Bureau, Philadelphia, Pa.

THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

THE MANHATTAN BRANCH of the New York City Association of Master Plumbers will hold its annual outing at Boehm's Picnic Grounds, New Dorp, S. I., Thursday, September 10. The arrangements and programme are in charge of the following committee: F. B. Lasette, chairman; B. F. Donohoe, secretary; J. R. Hopkin, treasurer; and T. P. McLoughlin, H. Hemlin, J. J. Hannegan, ex-officio.

PAVING BRICK MANUFACTURERS.—The eleventh annual meeting of the National Paving Brick Manufacturers' Association will be held at Buffalo, N. Y., Statler Hotel, September 9, 10 and 11. On September 9 will be held the business meeting of the association. September 10 and 11 will be given over to "A Study of Brick Pavement Construction for Country Highways." This study will engage the attention not only of the members of the association, but a large number of engineers and road builders to whom the organization will extend an invitation to take part in the program.

## RECENT INCORPORATIONS.

FIVE THIRTY-TWO MADISON AVENUE CO. is a $135,000 company chartered to do a realty and construction business with offices in Manhattan. The directors are Wm. M. Kingsley, Wm. A. W. Stewart, William Pell and two others, all of 45 Wall st. Stewart & Shearer, 45 Wall st, attorneys.

CHAS. HVASS & CO. have been incorporated with $50,000 capital stock to acquire business of Chas. Hvass & Co., mechanical and contracting engineers, with offices in Manhattan. The directors are Baldwin C. Hvass, 2646 Morris av, Bronx, Wm. B. Lorenzo, 4 Perris av, Hasbrouck Heights, N. J., Elizabeth Hvass, 2646 Morris av, and one other. Wentworth, Lowenstein & Stern, 60 Wall st, attorneys.

QUEENSIDE REALTY CORPORATION, realty and construction, has been chartered with $50,000 capital stock with offices in Manhattan. The directors are Wm. Logie, 43 Exchange pl, Edward A. Allen, 33d st and East River, and Ora Bancroft Gould, 206 Broadway. R. Hayes, 44 Pine st, attorney.

RALPH HENRY, INC., is the name of a $10,000 company chartered to do a realty and general contracting business with offices in Manhattan. The directors are Thomas M. Simonton, 43 Cedar st, James N. Franklin, Flatiron Building, and Alfred J. Robinson, 3127 Av F, Brooklyn. T. M. Simonton, 43 Cedar st, attorney.

SNOW CONTRACTING CO. has filed papers with a $50,000 capitalization to do a contracting and general construction business with offices in Manhattan. The directors are Henry Amster, 51 Chambers st, Harry J. Chelimer, 18 West 123d st, and Gertrude I. Brody, 271 West 113th st. Henry Amster, 51 Chambers st, attorney.

BAY REALTY CO. has been chartered to do a realty and construction business with offices in Manhattan with $10,000. Patrick T. Powers, 949 Broadway, Manhattan, W. Stanley Billington, 2617 Hudson boulevard, Jersey City, N. J., and James A. Allen, 35 Wall st, Manhattan, are directors. J. A. Allen, 35 Wall st, attorney.

NO. 446 WEST 49TH ST. Co. is a $10,000 company chartered to do a realty and construction business with offices in Manhattan. The directors are Lawrence Schlosser, 118 Park av, Mt. Vernon, Marie Hicks and Clara Bernard, both of 8 North 8th av, Mt. Vernon. Thornton & Earle, 38 Park Row, attorneys.

## International Engineering Congress.

Among the general subjects to be treated before the International Engineering Congress at San Francisco, 1915, probably the one having the broadest interest is that of materials of engineering construction, which enters into all phases of engineering activity. The list of topics which will be treated in this section is as follows:

Timber: Preservation, Treatment of Timber; Substitutes for Timber in Engineering Construction; Brick in Engineering Structures; Clay Products in Engineering Structures; Probable and Presumptive Life of Concrete Structures made from Modern Cement; Aggregates for Concrete; Slag Cement; Waterproof Concrete; Cement Containing Additions of Finely Ground Foreign Material; Economics of the World's Supply of Iron; the Life of Iron and Steel Structures; the Employment of Special Steel in Engineering Construction; the Place of Copper in the Present Engineering Field, and the Economies of the World's Supply Thereof; Alloys and Their Use in Engineering Construction. Aluminum in Engineering Construction; the Influence of the Testing of Materials upon Advances in the Designing of Engineering Structures and Machines; Cement Testing; Testing of Metals; Testing Fill-Sizes Members; Proof Testing of Structures.

The papers to be presented from the United States have already been arranged for from the recognized authorities on the various topics. Arrangements for the papers from foreign authors are being rapidly concluded, and the aggregation of papers which will be presented will constitute a broad review of the field and be of the highest value. Full information concerning the Congress, the price of subscription, and the arrangemen for purchase of values of the proceedings, may be obtained by addressing the Committee of Management, International Engineering Congress 1915 Foxcroft Building, San Francisco, Cal.

# BUILDING MATERIALS AND SUPPLIES

## AUTUMN BUILDING MATERIAL PRICES LOWER—AUGUST PLAN FILINGS EXCEED THOSE FOR SAME MONTH LAST YEAR.

Gain of Million and Half—September Lists — Cement Export Quotations

LOCAL building construction has not suffered from the effects of the war, judging from a comparison of the plans filed and their values made for the month of August just closed with August of last year. There is a total gain of 45 buildings and of $1,567,072 in value. Detailed reports from the bureaus of buildings covering the five boroughs for August of this and last year by weeks follow:

| Week ending | 1914. Total No. | Total value. |
|---|---|---|
| Aug. 8 | 214 | $3,370,650 |
| Aug. 15 | 174 | 3,004,993 |
| Aug. 22 | 201 | 2,553,074 |
| Aug. 29 | 132 | 1,021,986 |
| Total | 721 | $9,950,703 |
| | 1913. | |
| Aug. 9 | 138 | $3,649,338 |
| Aug. 16 | 173 | 1,417,211 |
| Aug. 23 | 185 | 2,297,782 |
| Aug. 30 | 180 | 1,017,300 |
| Total | 676 | $8,381,631 |
| Gain Aug., 1914 | 45 | $1,569,072 |

Practically all of these operations had been financed before the European disturbance developed. The architects filing the plans assert that they will go ahead and complete the work, but that money for new building projects will continue to be tightly held until after the first of the year. But the significant feature about the foregoing compilation of weekly filings is that they do not show any signs of panic or unusual disturbance in the face of the worst month American finance and industrialism has ever known. The very fact that a decided increase in building construction is indicated proves first, that there is still a real demand for more buildings in New York; second, that the building investment public continues to have unbounded faith in real estate development in times when the securities market is disturbed; third, that there is undoubtedly a lure to the building investor in the low prices of building materials now prevailing; and fourth, an apparent belief among financial interests that out of the recent doubt and dismay will come a prosperity that will react tremendously upon New York realty.

A comparison of building material prices ruling today with those of September last year shows a general reduction in quotations in current lists. Common brick, both new and second hand, one and one-half inch gravel, spruce, hemlock, yellow pine and nearly all hardwoods, structural steel, crushed stone and hardware are all lower. Lime is a little higher in some brands. Three-quarter inch gravel is stiffening. Linseed oil is higher and American Portland cement, mill base, is steadier. German Portland cement is not quoted as stocks here are extremely low with little chance for more imports for some time.

Building plans filed this week with comparisons with those filed last week, follow:

| | Week ending —Aug. 28— No. | Value. | —Sept. 4— No. | Value. |
|---|---|---|---|---|
| Manhattan | 4 | $140,200 | 2 | $295,000 |
| Bronx | 5 | 139,350 | 16 | 410,850 |
| Brooklyn | 82 | 680,725 | 122 | 464,500 |
| Queens | 29 | 63,363 | 82 | 208,120 |
| Richmond | 12 | 7,348 | 14 | 28,735 |
| Total | 132 | $1,030,986 | 236 | $1,407,205 |

### HARDWARE.

**Bigger Demand for American Products Generally Expected.**

HARDWARE interests are embarrassed principally by the difficulty experienced in getting steel. This is also true of machinery manufacturers of all kinds. Otherwise the trade is tranquil and is in hopes ultimately of getting back some of the fancy hardware business that has been diverted to France, Germany and England by the tariff. The South American opportunity looms large in this department.

The tendency among the retailers seems to be to curtail purchases even in the face of prospective advances in certain lines. The upward movement of steel reinforcement material doubtless will be followed by other lines, as American manufacturers will not be slow in getting back to levels that had been forced down by the late reduction in imposts at all American ports. Sheet copper is quoted at 18 cents a pound, but spelter has jumped to indefinitely high levels. Tin is also moving up.

### SMALL GRAVEL STIFFER.

**Dollar Price Level for Three-Quarter Inch Higher for Small Quantities.**

QUOTATIONS for gravel remain the same as last month for 1½ inch size, 90 cents being the prevailing figure. The demand has been so keen for ¾-inch size of late that wholesalers are asking a slight advance over $1.10 for moderate requirements.

### COMMON BRICK.

**Sales Exceed Arrivals for Hudson Rivers —Unloading Less.**

SALES of Hudson river common brick exceeded arrivals on the wholesale dock this week. For three days the demand was exactly equal to the supply at West 52d street, a sign of stability in building. Registered unloading fell off sharply, however. The total number of bargeloads arrived in August this year was 198 as compared with 156 arriving in the same month last year. Sales were 184 last month as against 193 in August, 1913. This left fifteen bargeloads unsold of the August consignments this year as against all shipments sold pluss 49 reserve barges.

There are fewer unsold bargeloads on the market to-day than there were on even date in the same month a year ago. Last year at this time there was considerable buying for stacking purposes among dealers. This buying has not developed so far this autumn.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 3, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.

Left over, Aug. 28—28.

| | Arrived. | Sold |
|---|---|---|
| Friday, Aug. 28 | 7 | 7 |
| Saturday, Aug. 29 | 3 | 3 |
| Monday, Aug. 31 | 13 | 13 |
| Tuesday, Sept. 1 | 2 | 9 |
| Wednesday, Sept. 2 | 2 | 3 |
| Thursday, Sept. 3 | 5 | 4 |
| Total | 32 | 39 |

Reported en route, Friday, Sept. 4—5.

Condition of market, weak. Prices: Hudsons, $5 to $5.50; selects, $5.75; Raritans, $5.50 to $5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to $7.25 (yard). Nominal. Left over Friday a. m., Sept. 4—21.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | |
|---|---|---|---|
| Aug. 21 | 1,313,500 | Aug. 28 | 1,089,000 |
| Aug. 22 | 696,000 | Aug. 29 | 379,500 |
| Aug. 24 | 1,518,500 | Aug. 31 | 986,500 |
| Aug. 25 | 1,577,500 | Sept. 1 | 1,006,000 |
| Aug. 26 | 1,524,000 | Sept. 2 | 882,500 |
| Aug. 27 | 1,443,500 | Sept. 3 | 824,500 |
| Total | 8,073,000 | Total | 5,168,000 |

1913.

Left over, Friday A. M., Aug. 29—55.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Aug. 29 | 1 | 7 |
| Saturday, Aug. 30 | 5 | 8 |
| Monday, Sept. 1 | 8 | 2 |
| Tuesday, Sept. 1 | 3 | 8 |
| Wednesday, Sept. 3 | 10 | 8 |
| Thursday, Sept. 4 | 6 | 8 |
| Total | 33 | 41 |

Condition of market, nervous. Prices: Hudsons, $6 to $6.50; $6 shaded on lower grades. Selects still bring $6.75; Newark, yard, $7.75. Left over Friday a. m., Sept. 5—47.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 3, 1914 | 1118 |
| Total No. bargeloads sold Jan. 1 to Sept. 3, 1914 | 1097 |
| Total No. bargeloads left over Sept. 4, 1914 | 21 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 4, 1913 | 1300 |
| Total No. bargeloads sold Jan. 1 to Sept. 4, 1913 | 1253 |
| Total No. bargeloads left over Sept. 5, 1913 | 47 |

## CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to noon, Aug. 31, 1914.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide August 1, 1914.

BRICK—

| | |
|---|---|
| Hudson common | **$5.00@$5.50** |
| Raritan common | **5.25@ 5.50** |
| 2d hand common | No quotation |
| Newark (yard) | 6.75@ —— |
| Front or face | 18.00@36.00 |

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

| | |
|---|---|
| Domestic Portland | $1.58@ nom |
| Con. Rosendale Nat. | .90@ nom |
| Alsen's German | No. quot. Stocks low |
| Dyckerhoff German | No quot. Stocks low |

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

| | |
|---|---|
| Trap rock, 1½ in. | **$1.00** |
| Trap rock, ¾ in. | 1.20 |
| Bluestone, 1½ in. | **.95** |
| Bluestone, ¾ in. | $1.15@1.30 |

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

| | |
|---|---|
| 1½ in. | $0.90 |
| ¾ in. | (stiffening) **1.00** |

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

| | |
|---|---|
| Exterior— | |
| 4x12x12 in. | $0.06 |
| 6x12x12 in. | .084 |
| 8x12x12 in. | .102 |
| 10x12x12 in. | .12 |
| 12x12x12 in. | .15 |
| Interior— | |
| 2x12x12 in. | $0.048 |
| 3x12x12 in. | .048 |
| 4x12x12 in. | .054 |
| 6x12x12 in. | .072 |
| 8x12x12 in. | .096 |

LIME (Standard 300 lb. bbls. wholesale, select finishing):

| | |
|---|---|
| Farnham Cheshire, finishing | —@**$1.55** |
| Eastern, common | **$1.25 nominal** |

LINSEED OIL—

| | |
|---|---|
| American Seed City Raw | **$0.60@ —** |
| American Seed City Boiled | **.59@ —** |

LUBRICANTS (Mineral):

| | |
|---|---|
| Black, refined, summer | 13 @13½ |
| Black, reduced, 27 gravity, 35@30 c. t. | 13½@14 |
| Wax, crude | per lb. 3½@3¾ |
| Refined, 120 m. p. | per lb. 4½@5 |
| Refined, 125 m. p. | per lb. 4¼@— |
| Refined, 130 m. p. | per lb. 5¼@5½ |

LUMBER (Wholesale prices, New York City):

| | |
|---|---|
| Yellow pine (merchantable 1905, f. o. b. N. Y.): | |
| 8 to 12 in. | $21.50@$25.00 |
| 14 to 16 in. | 27.50@31.50 |
| Heart face siding 4-4 & 5-4 | 29.50@30.00 |
| Flooring, 13-16x2½ & 3 ins. | 15.00@28.50 |
| Heart face, siding 4-4 & 5-4 | 29.50@30.50 |
| Hemlock, Pa., f. o. b. N. Y. base price, per M. | ——@24.50 |
| Hemlock, W. Va. base price per M. | ——@24.50 |
| Hemlock, Eastern mixed cargoes | 20.00@22.00 |
| (To mixed cargo price add freight $1.50.) | |
| Spruce, Canadian | Nominal |
| Sprice (W. Va. f. o. b. N. Y., lighterage limits): | |
| 2x4, 18 and 20 ft. | $27.50 |
| 2x6, 10 and 14 ft. | 22.00 |
| 2x8, 12 and 14 ft. | 23.00 |
| 2x10, 3x10, 10 to 16 ft. | 27.00 |
| 8x8 and under, 16 ft. and under | 24.00 |
| 9 in., 16 ft. and under | 29.00 |
| 4x10 to 10x10, 16 ft. and under | 29.00 |
| 2x12 and 3x12, 16 ft. and under | 29.00 |
| 12 in., 18 and 20 ft. | 30.00 |
| Add $1.00 per M. for each inch over 12 ins. | |
| Add $1.00 per M. for every 2 ft. over 20 ft. in length. | |
| 1x2 shingling lath, rough or dressed one side | $26.00 |
| 4-4x6" merchantable quality | 26.00 |
| 4-4x8" merchantable | 24.00 |
| 4-4x10" merchantable | 27.00 |
| 4-4x12" merchantable quality | 30.50 |
| LATH (Eastern spruce f. o. b. N. Y.): | |
| 1½-in. round wood | ——@—— |
| 1½-in. slab | $4.00@—— |

Plaster—(Basic dealer prices, at yard, Manhattan):

| | |
|---|---|
| Masons finishing in 100 lb. bags, per ton | $10.50@—— |
| BLOCKS— | |
| 2 in. (solid) per sq. ft. | .06 |
| 3 in. (hollow) | .06½ |
| 4 in. (hollow) | .07¼ |
| Boards ⅝ in. thick, per sq. yd. | .16 |
| SAND— | |
| Screened and washed Cow Bay, 500 cu. yd. lots, wholesale | $0.50 |
| SLATE (Per Square, N. Y.): | |
| Penn. Bangor ribbon | $4.10@$4.75 |
| Munson, Maine, No. 1 | 5.50@7.75 |
| Munson, Maine No. 2 | 4.50@6.75 |
| No. 1 red | 10.00@12.00 |
| Unfading green | 4.00@6.00 |
| Genuine Bangor | 4.75@6.75 |
| Pen Argyle | 4.00@6.00 |
| Vermont, sea green | 3.00@4.20 |
| STRUCTURAL STEEL (tidewater) Spot: | |
| Beams and channels up to 14 in. | **1.31@1.36** |
| Beams and channels over 14 in. | **1.31@1.36** |
| Angles 3x2 up to 6x8 | **1.31@1.36** |
| Zees and tees | **1.31@1.36** |
| Steel bars, half extras | **1.31@1.36** |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 12, 1914

# PROTECTING RESIDENTIAL DISTRICTS

## Methods Employed in Various Cities Where Efforts Have Been Made to Confine Industrial Concerns Within Prescribed Zones*

By LAWRENCE VEILLER

DOES the constitutional right to life, liberty and the pursuit of happiness include those important considerations which our English cousins in their recent town planning legislation refer to as the "amenities"?

It is only in very recent years that we have been conscious of the necessity of doing something to protect our citizens in the enjoyment of the right to lead a quiet, contented, rational existence and bring up their families free from the noise, discomfort and nerve-racking atmosphere which generally surrounds our industries.

During the last few years in a few of our larger cities we have awakened to the folly of this disorderly and thoughtless method of living and are beginning to ask ourselves whether these discomforts of living are really necessary after all.

### Property Restrictions.

From the earliest days even in America those of us who have not been especially enamoured of noise and of a hurly burly life, have sought so far as mere man could, acting alone and without the powerful support of government, to control his own neighborhood and protect the home and where he expected to bring up a family and live for the rest of his life. And so we find for many years in America an effort through private covenant or what is popularly known as "property restrictions" to secure the result desired.

Unfortunately this method which has been followed to a greater or less degree throughout all parts of the country has not proved entirely satisfactory, being a private arrangement between individuals, and being only a mutual agreement or contract, it has proved to be easily dissolvable. Furthermore, in many of our States the courts have held that property restrictions imposed some years back by the then owners of property are no longer binding and of effect when the neighborhood conditions have changed and when the succeeding property owners have desired to dissolve the terms of such agreement.

Private covenant having proved ineffective, the use of the police power of the State has finally been sought. How far the police power will stretch in America is still a question to be decided. That the police power cannot be stretched to cover merely æsthetic considerations is clear from the decisions of our courts.

As yet no one has sought to define the meaning of that important term "general welfare." It is a most important one for those interested in progress. I take it to be the American equivalent of our English city planners' "amenity."

### What Has Been Done.

Such efforts as have been made in the United States to extend the use of the police power in this direction have all been within the past few years, the earliest attempt having been made in the State of California five years ago. Here in 1909 the first effort to establish residential districts and to exclude therefrom certain industries was made in the city of Los Angeles.

In the year following a similar attempt was made in Michigan, in the city of Grand Rapids, and more recently, viz., in 1913, there seems to have been an epidemic of regulation of this kind, the States of New York, Wisconsin, Minnesota and Illinois having all passed legislation of this nature.

So far as I can ascertain, all these various attempts were made in an unrelated way by each State, without knowledge of what the other was doing; in fact, in most cases I believe without knowledge of what California had done four years previous.

### California Leads.

The Los Angeles ordinance differs in many respects from the districting plans of other cities in that it lays the greater emphasis upon the establishment of industrial districts, whereas the schemes embodied in the laws of other states concern themselves with residential districts. The difference, however, after all, is chiefly a question of emphasis.

The entire city of Los Angeles, with the exception of two suburbs, is divided into industrial and residential districts. In addition to the industrial districts there are what are termed "resident exceptions;" in other words, small spots where certain unobjectionable industries are permitted.

The industrial districts vary greatly in shape and size. The largest has an area of several square miles and measures five miles in length and two miles in width. The smallest district comprises a single lot. As a whole the industrial districts are grouped in one part of the city. The "residence exceptions" are small, with the exception of one which is about a half mile in area. None of them covers a greater area than two city blocks and in many cases each does not occupy more than one or two lots.

The line that is drawn between the industrial district and the residential district in the Los Angeles scheme is that all kinds of business and manufacturing are permitted without restriction in the industrial districts, while in the residential districts certain specified businesses of a distinctly objectionable nature are prohibited. Those industries which are not enumerated in the prohibition are permitted.

### Manufacturing Forbidden.

In the residential districts all manufacturing but that of the lightest kind is forbidden, but less offensive business and manufacturing establishments which are excluded from the residential districts may be carried on in the "residence exceptions," which seem to be a sort of "twilight zone" between the two extremes.

A distinctive feature of the Los Angeles scheme is that certain industries, even if already established in the residential district before the district is created, are to be excluded; that is, it becomes unlawful to maintain these industries even though they may have been in operation for many years before the district was created.

In Michigan in 1910 the Common Council of Grand Rapids, without any specific authority from the Legislature, passed an ordinance establishing residence districts, and subsequently this ordinance was amended by creating additional residence zones. The validity of the ordinance was attacked in the courts and the Superior Court of Grand Rapids held that the ordinance was unconstitutional and void, among other reasons on the ground that "such ordinance constitutes a taking away of the property of relator without due process of law, in violation of the provisions of the Fourteenth Amendment of the Constitution of the United States."

The Legislature of Wisconsin in 1913 passed an act authorizing cities of 25,000 or more to set aside exclusive residential districts. The act thus affects the cities of Milwaukee, Green Bay, La Crosse, Madison, Oshkosh, Racine, Sheboygan and Superior.

At about the same time that the State of Wisconsin was acting, the State of Minnesota was taking similar action. The Legislature of that State in 1913 passed an act empowering cities with a population in excess of 50,000 to establish exclusive residential and industrial districts. Acting under authority of this law the City Council of Minneapolis on February 28, 1913, passed an ordinance establishing certain residential districts. So far as we can ascertain, the validity of this ordinance has not as yet been tested.

The State of Illinois in the same year also passed an act empowering cities to establish residential districts and exclude therefrom certain other classes of buildings, but this was vetoed by the Governor upon an opinion from the Attorney-General that such an act would be unconstitutional.

### New York State Acts.

At the same time the Empire State of New York was taking similar action. In the Housing Law for Second Class Cities will be found a similar plan for the establishment of residential districts. In that act a plan is provided for the establishment of "residence districts" and the erection of any building other than a private dwelling or two-family dwelling in such districts is prohibited. The residence district may be made as small as one side of a city block.

Acting under authority of this law the cities of Syracuse and Utica have passed ordinances establishing such residential districts.

New York City has also taken similar action within the last two months, the Legislature of 1914 having passed an enabling act authorizing the Board of Estimate to divide the city into districts and to regulate the use of buildings in each district on a different basis. A commission is to be appointed by the local authorities of New York City to determine the boundaries of districts and to work out the details of this plan.

What, it may be asked, are the important considerations to be borne in mind in seeking to utilize the police

*From paper at the Sixth National Conference on City Planning at Toronto.

power to regulate the character of neighborhoods and to protect citizens in the enjoyment of residential districts free from the invasion of objectionable industries or occupations, and how can we so formulate our enactments that they will not be subject to adverse decision by our courts?

It will be seen from a study of the different enactments that have been described that they differ in many respects and in some essential particulars.

In the first place, should we limit the industries or uses which we exclude from a residential district to certain specified ones that may be enumerated in the statute, or shall we prohibit all industries in our residential district and forbid there any use other than for purposes of residence?

In the California law we find that only those industries are excluded that are enumerated, and presumably only those are enumerated which the authors of the law believe can be shown clearly to be objectionable from the point of view of public health, safety, morals or welfare. In the Minneapolis ordinance and in the Milwaukee ordinance the same principle is followed and specific industries are enumerated.

It has become an axiom, however, in legislative experience that specific enumerations are extremely dangerous, for the very simple reason that the numerator is apt to forget many points which should be enumerated and may possibly include in the enumeration things which are subject to attack.

In the New York Second Class Cities Law everything but private dwellings and two-family dwellings and private garages or stables at the rear of the lot are excluded. In this act no attempt is made to enumerate objectionable industries or objectionable uses of property in residential districts, but all uses other than for purposes of residence are by the act itself excluded.

**The Multiple-Dwelling.**

An important feature of this scheme which should not be lost sight of is carried out in the New York law, namely, the exclusion from strictly private residence districts of huge multiple-dwellings, such as tenement houses and apartment houses and hotels.

None of the statutes which have been cited, neither the ordinances of California nor the laws of Wisconsin or Minnesota, will be of any value in the effort to keep apartment houses, tenements and hotels out of private residence districts, as the laws of these states simply give to the local authorities in the cities affected the right to differentiate residential and industrial districts. The multiple-dwelling, either apartment house, tenement house or hotel, is, of course, a residential use of property and such a building could not therefore be excluded.

There are cities such as New York and some of the older Eastern cities where the multiple-dwelling is the chief type of house that we can expect to find at the present day in the future development of the city. Here therefore it will be necessary to distinguish between the prohibition of multiple-dwellings and the prohibition of industries

The next question which confronts us is, shall our statutes be retroactive? Shall we reach back into the past and disturb industries or uses of property which have been maintained for many years? In other words, shall we after a given date, no matter what the conditions, exclude from a newly created residential district all industries or objectionable uses to which property may be put?

**A Limited Prohibition.**

This has been the method employed in California. It is also the method employed in the Milwaukee and Minneapolis ordinances, but it should be noted that these ordinances in excluding certain industries from residential districts are limited solely to those industries which can be shown to be objectionable from the point of view of public health, morals or the general welfare.

The New York law does not go so far. It does not seek to affect anything but the future. It accepts the principle that where a district has already gone and industries are well established that it is futile to attempt to save it for residential purposes.

A third consideration is, how far the residents and property owners of the district affected by the restriction shall determine whether such restriction shall apply. Here there are two elements of danger.

If the law permits the decision to rest solely with a majority of the property owners affected there is likelihood of its being set aside by the courts on the ground that one group of property owners cannot deprive another group of property owners of the right to use their property in such way as they may wish.

On the other hand, we must be on our guard not to place the determination of this question solely in the local legislative body or permit it to act without giving the property owners whose interests are affected an opportunity to express their views and have some voice in the determination of the question at issue.

It is apparent, therefore, that both of these elements must be considered. The restriction to be valid must either originate with or have the affirmative approval of a substantial majority of the parties in interest whose property is affected. It must also have the approval of the government, that is, of the local legislative body.

Another important consideration from the practical point of view, if not so essential from the side of the legality of our plan, is that the plan shall be a workable one and that the geographical boundaries of the district affected shall be such as to give a scheme that will not unduly stop the progress of a city nor interfere with the development of business where business development is necessary and desirable.

For American practice the best unit seems to the writer to be one side of a city block. Anything larger than this is bound to cause trouble. It will not do to make the entire city block the unit of our residential district, because it is well recognized that we have in many cities conditions where one side of a block located on some broad avenue is best adapted for business purposes; in fact the only development that could be appropriately and profitably made at a given time on such a location is of that nature, whereas the other three sides of the block may be located on distinctively residence streets, and the most appropriate use for them is a residential one.

With the unit thus limited to one side of a block, it is possible to give to each part of a city the special treatment that it needs—business in one case, residence in another.

Another important consideration from the point of view of workability is that the plan shall be flexible so that the industrial progress of the city may not be checked. It ought to be possible, therefore, to have the restrictions that are imposed removed or removable by as simple a process as the one by which they are imposed.

# VALUE OF AN APPRAISAL DEPARTMENT

## How Key Values to Property Are Found and Recorded in Brokers' Offices, and Decisions Based on Actual Facts Instead of Guesswork

ESTABLISHED knowledge of the real value, the market value and the quick realization value of property is an absolute essential for any intelligent action or advice connected with any parcel of real estate." This is the opening statement in another real estate article in System, the Magazine of Business, by Joseph P. Day of New York. The writer emphasizes the danger of guesswork, born to the one who acts on the guesses or the reputation of the broker offering it.

If you select the three real estate firms in each city, that are acknowledged leaders in their territory, says Mr. Day, you will find each one has a complete appraisal system and therefore bases its decisions on actual facts instead of snap judgments. The salesman who cannot supply full information about a property, its neighborhood and the trend of values is at a decided disadvantage in competition with salesmen from offices which do maintain proper information systems.

The first aim of the appraisal department is to get, if possible, one actual value of one lot or parcel on every block or at least one actual value in every square block. Of course, it gathers as many values in every block as it can get. In the absence of a factor of value in the actual block, values across the street or on the next block can be used to figure values of the specific property in question.

In default of actual values, the tax appraiser's figures or inheritance tax appraisals are illuminating and the amounts loaned on mortgage or building loan establish certain minimum values. The gross rents supply a factor. The net income enables one to calculate with satisfactory accuracy the value of equities. Bonafide offers also help. To get at the trend of values, it is important to have records of transactions on parcels in the same block or near by, over a series of years.

No one who has not actually spent time in the appraisal department of a big office can have any conception of the mass of matter and facts and gossip that must be carefully considered by the appraiser and his assistants. For example, reading line by line all newspaper reports of sales, transfers, operations, leases, mortgages and clippings, and pasting or recording of all significant facts is only the beginning of the work. In addition, all real estate trade journals must be scrupulously studied; the tax lists must be gone over property by property; inheritance tax reports analyzed and the City Record—giving all municipal actions—carefully scrutinized for facts affecting property.

Whenever an important transaction without consideration is recorded, the appraiser must make an effort to get at the fact through private sources. Frequently, he gets this value in absolute confidence and then must enter it on the key-card in a secret code understood only by himself and his department heads. Utterances of public men or real estate experts must be analyzed for key values and entered at their exact worth.

When we started our appraisal department fifteen years ago, we had only one or two empty drawers, a supply of blank cards and a lot of undigested records of our own sales, mortgages and leases. Year by year we have added key values and reports, until today we have one or more positive facts of value or key values for many thousands of different properties. We have also made connections with brokers who keep their own appraisal systems in outlying sections and other cities whereby in exchange for our appraisal information about New York, we can use their appraisal cards in their own sections.

The first few years the records were not complete enough to yield full results, although we soon began to see and reap benefits from this systematic keeping of information. Today, with records giving in some cases ten and twenty transfers for a single property, the appraisal cards have become invaluable. They bring results far greater, I believe, than the considerable expenditure of time and money and thought which they represent.

Of late years, too, I have begun to gain a cash by-product from them which greatly reduces their net cost and which promises soon to enable this department to yield a good profit above its overhead and a good percentage on the entire investment it represents. Calls for my appraisal department to value estates, to give expert testimony in court proceedings and condemnations, and to supply impartial valuations for owners or intending purchasers are now frequent and yield important fees.

# A CIVIC CENTER OF NEW EAST BRONX

## The Neighborhood Around the Junction of Prospect and Westchester Is Still Growing Rapidly and Taking on Mercantile Importance.

IN 1905, one full year after the West Farms Subway was opened, the report of the Interborough Rapid Transit Company showed that 1,511,754 tickets were sold at the Prospect avenue station. For the year ending June 30, 1913, 6,129,100 were sold at the same station. While more recent records are at present unavailable, the remarkable increase of population, as evidenced by the larger number of passengers from that point, is indicative of the new importance of Prospect avenue.

At the subway station, four streets converge, namely, Prospect avenue, Westchester avenue, Longwood avenue and East 160th street. Traffic pours in from six different directions. In the evening, Prospect avenue, probably on account of its great width, is very popular for promenading and on account of its crowds of strollers and brilliantly lighted shops is being called a "Great White Way." A number of theatres, including the Prospect Theatre, also serve to attract great numbers of people nightly. One moving picture theatre in the neighborhood seats 4,500 and runs each evening both indoor and open-air shows.

There are to be found in a survey of the neighborhood solid blocks of five-story apartments flanking every side of the junction. They are equipped with all modern improvements and are of a uniform type of construction. The rents, according to local agents, range from $5 per room for the "walk-ups" to $11 per room for the elevator apartment, with practically small concessions. The tenants are principally small manufacturers and people of comfortable means, who have been attracted to this section from nearly every section of the city.

To meet the demands of this vast army of apartment house dwellers who patronize the local dealers, a chain of taxpayers has been erected on Prospect avenue, Westchester avenue and Longwood avenue. Practically every class of trade is represented from the 5 and 10 cent store to the furniture business, and cabaret. While no particular kind is conspicuous, there seems to be a large number of concerns dealing in ladies' wearing apparel, including furs, millinery, corsets, etc. The stores have fine show windows, and being built as taxpayers, have great depth. This class of building, namely, the one and two story, for business purposes is the prevailing type, because it enjoys distinct advantages over the apartment house. Where taxpayers have not been built the lower floors of frame buildings and flat houses have been altered to meet the steady demand for such kind of property. There are probably 150 stores established on the various avenues with practically no vacancies. For the benefit of the local business men who are permanently established, there are two business banks, the Union and Westchester Branch of the State Bank and the Cosmopolitan Bank.

### Rents and Values.

"The renting situation is exceptionally good," said Robert E. Simon, this week, "and rents have increased considerably. Three leases which expired recently affecting Prospect avenue properties have been renewed at increased rentals, which indicate not only the desirability of the avenue for business purposes but also the willingness of merchants to hold on to their present locations."

"Property values on Prospect avenue have undergone a phenomenal growth within recent years," said Emil Leitner, of the office of Jacob Leitner, "and in several instances the rent of the ground floors of buildings almost equals the price for which the lots could have been purchased ten years ago. Lots which could have been purchased at that time for $4,000, a conservative appraiser will hold today at $40,000. The northwest corner of Prospect avenue and 160th street, a one-story building on a plot 77 by 120 is under lease for $16,000 a year net, which creates a value of about $320,000. The ice-cream parlor just opposite is leased for $6,000 a year.

"While there has been no recent selling activity, this cannot be regarded as an evidence of weakness. Most of the property is improved with taxpayers, which are bringing excellent returns to owners on their investments, and they are holding on because the properties pay so well. The most important of the recent deals involved a plot on the west side of Prospect avenue between 163d and 165th street, where lots were sold at an average of about $14,000. This property has since been improved by a taxpayer with a theatre in the rear."

Although there are no new building operations contemplated in the business district, a number of new apartment houses are being erected in the immediate neighborhood. The block fronts in the west side of 163d street between Stebbins avenue and Rogers place and between Rogers place and Intervale avenue are being improved with high-class multi-family structures, typical of this section. A dozen similar houses are being built on Stebbins avenue between Westchester and Longfellow avenues. Others have recently been completed on the east side of Westchester avenue, between Hewitt place and 163d street. One of the more important of the recently completed buildings is the Empire Theatre with stores at Westchester avenue and 161st street.

The Fall building market outlook as affecting new operations is generally being regarded as not particularly encouraging, on account of the probable difficulty in obtaining loans. Those new

(Continued on page 429.)




A BUSY BRONX THOROUGHFARE—PROSPECT AVENUE, NORTH FROM WESTCHESTER AVENUE



THE LOCALITY IN THE OTHER PICTURE LOOKED LIKE THIS TWELVE YEARS AGO.

# CONCRETE HOUSE CONSTRUCTION

## Problems to be Faced by Builders and Architects—Various Methods Shown and Merits and Demerits Discussed.*

By GURDON S. MUMFORD

DUE to the increased use of concrete in industrial and business buildings remarkable developments have taken place in this branch of the industry, though until recently little advance has been made in the class of buildings of residential character. Dampness is the principal objection to concrete construction. It is easy to see that if a solid wall thoroughly chilled has warm air suddenly impinged upon it that the moisture in the air will be condensed as with an ice water pitcher on a warm day. Now ordinary, monolithic concrete of a fairly rich mixture is practically waterproof. The condensed water is not readily absorbed by the wall—hence the damp condition that follows. Brick, tile and many other materials are absorbents of water to a certain degree—wood to a large degree.

It is quite clear then that if we want to eliminate dampness from sweating we must approximate the condition of such materials that do not sweat and a construction that cannot be damp under any conditions.

### Various Types.

To begin with, there is the typical wet mix. Here the water practically carries the cement in saturated solution to all surfaces of the aggregate and deposits it there, enough mixing and churning being given to distribute the cement-saturated water evenly. This type has many advantages as to ultimate strength and waterproof qualities and is universally specified, but it is not in the least adapted to residence work, either as a final material or as an economy proposition.

At the other extreme is the typical dry mix (used fifteen years ago in foundations and rather generally in the concrete block industry to-day). This type, on account of excessive porosity and the great amount of tamping or pressure needed, is equally unfitted for residences. Midway in the scale, however, is another kind of concrete that has some remarkable properties—which are just what the house builder is after.

### Voids Wanted.

This mix should have primarily an excess of the medium sized aggregate and sand. That is, we want voids but we want them very, very small and not connected, so to speak. In other words, we want to approximate the structure of wood or brick, not the closeness and homogenity of steel. It should be wet and plastic like mud, but with no surplus of water, and requires mixing for a comparatively long time. Finally, it should be rapidly cured or dried out by removing the forms as soon as possible. The qualities of this product are peculiar. It will absorb water to a moderate amount without being subject to leakage and attains considerable tensile strength while still green; also it does not exert much pressure when setting and is not nearly so subject to expansion and contraction as a wet mix. Cracks will often re-knit 24 hours after final set, on application of pressure. Frequently scrapings from a wall, two days old, catch on the wall below and set up again, adhering so firmly that a cold chisel is required to dislodge them. Further, such a mix when cast in wall form is strong enough to hold four feet of concrete above without side support, and yet is soft enough to cut like cheese at the bottom, and is an ideal material for certain purposes.

*Excerpts from a paper read at the First Annual Convention of the American Society of Engineers, Architects and Constructors.

But what we started after was, to begin with, a material approximating brick and wood, with little tendency to sweat—and finally a construction that would nullify whatever tendency there was. The last requirement is not by the double wall, that is, two concrete walls with an air space between. To carry this construction through, however, economically and structurally, several serious difficulties had to be overcome.

### Problems to Be Solved.

First—Some practical construction method was needed to transmit and equalize the weights coming on the inner and outer wall. Obviously, two thin slabs stuck up on edge, one slab taking all the floor weights and the other only its own weight and part of the roof and tied together merely at intervals by through ties at right angles to walls, was not altogether satisfactory, unless each wall was over thick; also comparatively thin slabs of any length or height are particularly subject to temperature shrinkage and resultant cracking, thus requiring much reinforcing steel.

Second—A double wall construction calling for the use of core forms presents the item of considerable expense, and many practical difficulties arise if a standard construction is used. Again, the ordinary form methods are practically out of the question, due to certain special conditions peculiar to house building, viz., number and variety of openings, irregularity of walls, necessity of placing beams without waiting a long time or the great number and variety of chases, plugs or openings to be anticipated.

Third—In a general way, the point of economy so governs the whole question of residence work that unless it can be shown clearly that concrete is at least as cheap as other masonry construction it is idle to consider whether or not it is satisfactory as a whole.

### Along Definite Lines.

Concrete construction has grown along certain definite lines, the general experience being that forms and form work are comparatively expensive, but that the mixing and placing can be done quite cheaply by machinery, mixer and chutes, provided there is enough yardage of cubic amount to pay the cost of installing the plant and running the system. This is based on the use of a very wet liquid mix, as that is the only kind that will flow readily.

So that, to a very great extent, working along these lines, all endeavor has gone into cheapening the handling end, very little, until recently, into investigating conditions of the mix or improving the forms. This, of course, is largely due to the ease of handling a wet mix and the fact that if enough stories are to be cast in a high building the initial cost of the forming is divided sufficiently often to bring out a very reasonable total.

But in the smaller type of building and residence we have an entirely different proposition. The wet mix is not a satisfactory material; the yardage will not justify an elaborate handling plant, and the forming cannot be standardized upward.

### Way to Save.

The savings here must be made in another way, by the method and forms themselves, in cutting down the labor of setting them up and taking down, in eliminating to a great extent the cost of shifting, in providing an automatic plumb and alignment scheme that is independent of care and trade skill, and, lastly, in using standard forms in big units that can be used on any and all buildings, irrespective of varying wall lengths, and all this with little or no depreciation of forms and equipment. This can be accomplished by a scheme of standardization longitudinally. Previously the small cast concrete building had apparently been conceived entirely as a monolith, somewhat as the first sidewalks were made, without joints.

The introduction of a separately built joint member in connection with cast walls and girders made possible the satisfying of the various form criterions noted above and also did away with the structural difficulties previously mentioned as connected with the double wall.

### Example on Long Island.

In a concrete residence on Long Island, the walls of which were recently completed by this method, the entire cost of cellar and walls, including setting and shifting forms and depreciation, averaged $5.50 a cubic yard. There were 385 cubic yards in the entire building. The dimensions of the building were 62.6x41.6x23.6 from first floor beams to roof plate. The approximate time of erection above first floor beams was fourteen working days.

As the walls largely consisted of two 4-inch slabs, each square foot of wall surface represented the equivalent of two-thirds of a cubic foot, which gave a cost per square foot of wall surface of fourteen cents. The conveying apparatus used consisted of a 5 cubic foot mixer with hoist and bucket dumping into a very short steep chute, which in turn emptied into wheelbarrows. No scaffolding whatever was erected, runways over horses and on second floor beams being substituted.

### Overhead Cost.

There is one other factor in the general problem, namely, the overhead cost of concrete work. The tendency has been in the building art to develop concrete work as a thing apart for large buildings and structures requiring great strength. Architects and engineers have become accustomed to use a standard form of specification whose requirements, if lived up to, furnished a product suitable to heavy structures, and little else. To require an ultimate strength of 2,500 pounds to the square inch where the maximum strain would never be 25 is certainly keeping on the safe side, but obviously a little absurd and very uneconomical.

The result has been that (1) in small work the requirements have not been lived up to, which practice has been more or less condoned by architects on account of the high factor of safety and (2) the segregation of the skilled concrete workers into a class employed almost entirely on big work.

But concrete is rapidly coming in as a universal building material, and with the enormous demand for cement and gravel we will find it inexpedient to be wasteful with it, either directly or indirectly, and there will soon be a real demand for skill in its use as a plastic building material, which will automatically remedy the present condition.

—New York State paid almost one-half of the total individual income tax collected in the United States during the fiscal year ended June 30, 1914, according to a preliminary report of the Commissioner of Internal Revenue, made public today. The individual income tax receipts for the year were $28,253,534, of which New York paid $12,522,797.

# MEETING THE DEMAND FOR HOMES

## How Property Owners and Development Companies Are Making Inducements to Entice Young Apartment House Dwellers Into the Country

WHEN there is a slump in the money market the young married man with an ambition to own a home of his own meets his golden opportunity. Chances are prevalent today that will not exist hereabouts for another generation. Suburban homes are being bought today at bargains never dreamed of by either househunter or investor.

The unexpected stagnation of money just at a time when the whole business world was expecting a big trade recovery from the depression of the last year has thrown many development companies into embarrassing straits. They find themselves land poor just at the time when they had expected to be reaping the harvest of their enterprise and foresight. Great public improvements that were required to bring new properties into demand; and to make tracts already developed populous, have been shelved, and yet thousands of dollars have been spent on the tracts. If they cease their operations now, the tracts will go to seed. They have got to go ahead. If they cannot get new sewers, they will have to use cesspools until the financial market straightens out sufficiently to warrant the city in making the necessary appropriation. If they cannot get piped water, they will have to use artesian wells. If they cannot get rapid transit, they will have to get along with slower transportation until the city can finance them. But no matter what happens these developments cannot stop.

Construction is cheaper in cost today than it has been in years, or than it will be in a decade hereafter, if the market follows its logical trend. These development operations have been pushed with the building material at its lowest level. Next spring it will be higher and if the war continues it will be increasingly high as the next few years unwind. It is the salvation of the development investors to get their projected houses completed while the price of material is low.

### Why Inducements Are Made.

Money is tight; so tight that it is extremely difficult to raise funds on mortgages on suburban property that is not tenanted and showing some income. It is physically impossible to raise money on mortgages placed on untenanted homes on isolated tracts in the suburbs, whether it be in Queens, Brooklyn, Bronx, Westchester or New Jersey. But it is different when there are people living in the houses, and the front gardens are well kept, and there are signs of life on the cut-up farms of half a decade since. So the development company is making inducements to the men of moderate means, who have steady employment and who are of good reputation to come out to the suburbs and buy good, modern houses on easy terms.

### Easy Terms Are Offered.

There is a very large number of empty suburban homes in the metropolitan district. These homes rent from $25 a month to $60. In practically every case the sign on the front indicates that the place is "for sale or for rent," and the conditions of sale in a great many instances are almost identical with those of rental. Houses that formerly rented from $35 to $50 a month are obtainable today with improvements on leases running from one to three years, at $30 to $40. Houses that brought $60 are a drug on the market, not only in the New Jersey suburbs, but throughout the district. Even in the resort sections of Long Island houses running more than ten rooms in size are not in demand.

Here in New York, however, the apartment house demand is keener than it has been in years. There is a great inrush of foreign residents who are filling the hotels and higher priced apartments so that within a month a condition of stagnation in this department of the real estate market has changed perceptibly. It has tended to make the attitude of the renting agent more rigid for his own terms and in consequence the man who pays only moderate rent is not so likely to make the arrangements he would like to make. And here is where the suburban home salesman gets in his fine argument.

All that he has to do is to convince the young man of family that it is healthier for him to get up a little earlier in the morning in order to catch a train that will get him to the office at the regular time; that he had better buy his coal direct than pay the apartment house company a profit on the coal that supplies his share of heat; that he can have his little barrel of ashes removed for ten cents a week, and that this amount of money can be netted in the summer time out of his own little truck farm that graces his backyard.

Coming down to the children, the salesman can inspire an imagination in the apartment dweller that his children's cheeks will reflect the suburban sunlight instead of the pallor of the paved street and that the crickets and the tree toads instead of the huxters and the L roads will lull and wake him and his tired wife, and that as for shovelling snow and cutting the lawn, he as a shut-in man of sedentary habits needs the exercise—and lo! he has got the apartment dweller on the road to owning his own home on a modest basis of $35 a month rent, part of which is a monthly slice off the total cost of the house he lives in and some day will own.

### Construction Costs May Increase.

A few more tenants and the development company can raise a mortgage to carry it until the European war is over and there is a regular demand for homes in the suburbs. But then the cost of materials will be higher, and Europe will be demanding such large sums for rehabilitation that interest rates will be stiffer so that it will not be possible to put up structures to sell on easy terms at any such rates as are now obtainable. Furthermore, populated centers remove one stereotyped objection of the city dweller against going to the country—isolation.

There are building loan societies and home buying leagues galore, but the thrifty chap with an ambition and a steady job can take a financial short-cut now to his own home in the suburbs, and a physical one when the subway improvements are made.



WHERE THE CRICKETS AND THE TREE TOADS SUCCEED THE HUCKSTER AND THE "L."

### A Unique Suggestion for the Building Code.

Among suggestions received for the Building Code is one for a provision for screening all windows of buildings except those on the street fronts. The purpose of this is to prevent tenants or occupants of buildings from throwing trash and other things out of the windows into adjoining premises or down upon the roofs of adjoining buildings of less height. These screens would be so affixed that they could be opened in case of necessity, but it should be made unlawful to have them opened except in case of necessity.

—Renting in the Park Slope section of Brooklyn is the best in recent years. Apartments are being leased much earlier than in other seasons and there are fewer apartments vacant this year than any previous season.

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in the Metropolitan District

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President Wilson's prediction of a boom "in six weeks" came true in a way, but it was a different kind of a boom.

Hard times in the financial district mean vacancies in the best apartment house districts. But it is said the Stock Exchange will be open again in a few weeks—not months.

The most formidable influence that has to be contended with in any public effort to introduce efficiency into State and municipal affairs is, of course, represented by those political forces that are ever seeking an excuse to create new public and semi-public offices, and ever trying to keep alive old ones, for the sake of the salaries or fees to be derived.

No public question of more vital interest to the men and women who have a stake in this city and State than the question of what is to be done to mitigate the evils of over-regulation of private property and premises. A declaration of principles should be demanded from every political party seeking control of the functions of government at the coming elections, so that the taxpayers may know where these parties stand and what is to be expected of them.

The state of employment in the building trades has steadily improved since the opening of the season and is now officially reported as good, if an exception is made for the bricklaying trade. This is a remarkable state of affairs in view of the depression in general business, and is accounted for by the fact that building operations in the suburbs, especially on Long Island, are above normal. Engineering operations (public works) are, on the other hand, employing less than the usual number of men.

## The Plan for a General Building Department.

The plan submitted by the New York State Factory Investigating Commission to remedy the evils in the present system of inspection of buildings has, since it was announced, been the occasion both of action and discussion. The action has been taken by the Real Estate Board of New York, which has appointed a committee of seventeen members who are to work with the Factory Investigating Commission in the carrying out of its proposed plan. This committee will contain representatives of real estate men, resident in all five boroughs, and its co-operation will be of the utmost value.

Opposition to the plan of the commission is to be expected as a matter of course. The centralization of building inspection in a bureau, the head of which will be appointed by the Mayor of New York, will affect a number of existing groups of officials. It will affect, among others, the officials employed by the State Industrial Commission and the Bureau of Labor, who are now engaged in enforcing State laws, and it will affect the local building departments of the outer boroughs which are now independent of central control and are appointed by the Borough Presidents. The plan is likely to meet with hostility from both of these sources, and in order to win out it will require on the part of the real estate interests resolute and intelligent support.

The case of the local building departments was admirably expressed in the Record and Guide of last week by the Hon. Cyrus C. Miller, formerly President of the Borough of the Bronx and a man who is not given to urging captious objection to desirable administrative reforms. Mr. Miller's complaint is in general that the building business of New York is too vast, and too complicated and too much determined by local conditions to be satisfactorily inspected from one central office. Mr. Miller proposes, consequently, to consolidate the work of inspection, but to delegate it to the building departments of the several boroughs. There is, however, not the remotest chance that such an organization of inspections will prove acceptable to the powerful element in public opinion which sustains the work of the State Commission. The Building Department under the proposed plan will be more than a bureau of inspection. There will necessarily be vested in it a certain discretion in issuing orders, and in modifying orders to meet new conditions. It will be very difficult to obtain the consent of the people who are interested in factory inspection to the granting of this power to a department under the control of the Mayor. It would be impossible to get their consent to the delegation of this power to a local official who was responsible only to the administrative chief and the public sentiment of his own borough.

The Record and Guide is inclined to believe that Mr. Miller over-estimated the administrative difficulties which would result from the centralization of inspection. It would, of course, be necessary to establish a local office, headed by a deputy commissioner, in each borough. The inspectors would report to the local office and all of the ordinary routine work of inspection would be transacted through the local force. An appeal to the central office would be necessary only in the case of some doubtful clause of the law, or of some special ruling, which a builder or a factory owner might desire to get. It would not be imposing an excessive burden upon such a builder, or owner, to ask him to submit his claim to a department with its headquarters in Manhattan. These cases would not be numerous in the business of any one man, and a central department which was operating in all the boroughs, which was more independent of local pressure, and which could benefit by the largest fund of experience and the best quality of expert advice—such a department would be more likely to exercise its discretionary power in a wise and disinterested manner.

It is this matter of the discretionary power, necessarily vested in the Department of Buildings, which makes the problem of reorganization so difficult. If it were possible to pass a definite and complete code, which would contain in final form all the regulations which were necessary to promote the safety of buildings and the wellbeing of their occupants, the work of enforcing the law would be mechanical and would depend merely upon a sufficient amount of inspection and the honesty of the inspectors. But the whole tendency of modern regulation of business activities under the police power is to seek results rather than rigidly to define methods. It has been found, after a long and costly experience, that regulation in detail is either inefficient or oppressive or both. No matter how much the statute goes into detail, the legislators cannot anticipate all the expedients which will be invented to defeat its purposes. Neither can they devise the best means which can be taken to carry out its objects. The best methods are constantly changing and a rigid statute constitutes a barrier to improvement.

The laws which have been passed to safeguard the construction of buildings in New York City and to make the industrial operations carried on therein more wholesome, contain a mixture of the old theory of legislation and the new. They require revision, and there can be no doubt that the revision, as it comes, will little by little reverse the amount of discretions which is bestowed upon the officials who administer the law. They will be made responsible, not for the obeying of a definite order, but for the accomplishment of a salutary result. Under such conditions the honest and intelligent administration of the law will become as important as the law itself. The Building Department will not be a mere servant of the Legislature. It will become the professional adviser which the Legislature employs in order to accomplish a desired object. It will need the service of men of experience, integrity and ability for the accomplishment of its work, and it will need to be independent of political pressure.

Whenever large discretionary powers have been conferred on administrative officials the tendency has been to vest them in a board rather than in a single commissioner; and we have no doubt that when the plan of the Factory Investigating Commission comes to be worked out it will include some methods of bestowing upon the ruling of the department the authority of an expert board rather than the personal judgment of a single man. In this, as in other respects, the details of the proposed legislation have still to be carefully considered. Mr. Rudolph P. Miller points that in drawing it up some arrangement should be made for consultation with the Charter Revision Committee of the Board of Estimate. It has been announced that this committee has been at work for a long time and has made considerable progress in drawing up a new instrument of government for New York City. The new charter will necessarily deal with organization and work of the Building Department, and any method of organization, which it proposes, should not differ essentially from that supported by the local real estate interests. If possible an agreement should be reached upon a definite bill with the Board of Estimate Committee so that the New York real estate interests can have the support of that local government in demanding at Albany a redress of their existing grievances.

—Wine, beer and freight in transit will carry the new war taxes, according to present plans in Congress; and there will be no tax on automobiles, gasolene, magazines or checks. The Government needs one hundred million dollars more annually in order to meet expenses because of the falling off in customs duties on account of the war.

### The New Plan for a Great Central Freight Terminal.

*Editor of the* RECORD AND GUIDE:

Supplementing our former article, which suggested the location of the central freight depot of New York on Randall's and Wards Islands, after they should have been annexed as a peninsula to the Borough of the Bronx, in place of the present main or distributing freight depot at 59th street and Hudson River, permit us to submit herewith some further suggestions, showing what appears to us to be the most practical manner of distributing the freight from the central depot on Randall's and Wards Islands to the several boroughs, constituting Greater New York, as promised in our former article.

An additional reason for so doing may be found in the urgent request appearing in the Record and Guide of recent date that a comprehensive plan of freight terminal development should be submitted, to which the various plans now under consideration in the several boroughs could be correlated, so as to secure ultimately a harmonious development and satisfactory solution of this most difficult question.

The fact that the city of New York has definitely committed itself to the principle of municipal freight railroad building, in Brooklyn, on July 30 of this year, by commencing legal proceedings necessary for the construction of a freight railroad from the Brooklyn Bridge to Red Hook furnishes another argument to show how important is the discussion of this general subject, if we wish to avoid its treatment from a narrow, local standpoint, without regard to the interests of the city at large. Inquiry in the Borough of the Bronx developed the fact that former Borough President Cyrus C. Miller had prepared, through his engineers, a plan for a freight railroad in form of a large loop extending along the water front, beginning and ending in the immediate neighborhood of Randall's Island, and therefore most suitable to be incorporated into the plan advocated in this writing.

The Public Service Commission has adopted as a part of the general system of subways, a tunnel to Staten Island, from Brooklyn, of sufficient size to permit the transmission of freight trains, with the object of making it a link in the ultimate circle of freight railroad development. On Staten Island itself, carefully worked-out plans for harbors and freight line connections have been made, as set forth in a recent article in the Record and Guide.

In the Borough of Queens, the officials of the Chamber of Commerce are most anxious for a freight line along the water front, extending beneath the Queensboro Bridge, northward from Newtown Creek, to a point opposite to the southerly end of Wards Island, which line might easily be connected with the central freight depot on that island by a short tunnel.

It appears, therefore, that in the other boroughs of Greater New York, as well as in Manhattan, the question of the transportation of freight by a municipal railroad is being demanded, and it is therefore most advisable that the solution of the question in Manhattan should be found in such a form as to satisfy the demands of the other boroughs, and to form with them one harmonious system for the whole of Greater New York. In fact, when we consider that this solution is being made now, not only temporarily, but practically for the life of the Metropolis, so far as we can foresee it, it behooves us to look at the question most carefully and without partisan desire merely for our own immediate profit.

It happens, however, that the plan which would seem best suited to the other boroughs is not less adapted to the real commercial interests of Manhattan and is also most particularly suited to preserve to that borough the character of a great residential center of the world's richest and most cultured civic population. Moreover, the expense of the elevated freight railroad, just mentioned, from Brooklyn Bridge to Red Hook seems hardly justified, unless it is built as a link in a general chain of similar lines, connected with each other and with the central freight yard of Greater New York; for the Bush warehouses as well as the New York Dock Company warehouses, already has each, its local freight railroad for handling the freight of that locality on the immediate waterfront; why then build a municipal freight railroad, duplicating these two lines, at the back of the warehouses? For local needs it is certainly not necessary; as a link in a general system of municipal freight transportation, it will be most useful.

It is submitted, therefore, that the city authorities must have given their approval to such a scheme and that they will welcome any suggestions, tending to furnish a harmonious solution of the gigantic problem of uniting the warehouse district, present and future, of the several boroughs with each other, and with the main central freight depot. The large expense for a market, connected with this Brooklyn freight railroad project, shows that the city is committed also to the principle of purchasing and developing large areas suitable to urgent municipal needs, connected with food distribution, a central freight depot certainly falls within this class of investments. Assuming that in our former article we have shown important advantages to be derived by the Borough of Manhattan from relieving its main residential neighborhood, from the incubus of a freight railroad and freight yard on the Hudson River waterfront, between 59th street and Spuyten Duyvil, through the location of the central freight yard on a peninsula to be formed by the union of those islands and by attaching them to the Borough of the Bronx. We wish to call attention to the fact that such location would also meet the requirements, already set forth, by affording a suitable center to which the warehouse districts of the several boroughs could be easily united, thereby also securing mutual connection of their several actual or prospective local freight lines.

J. BLEECKER MILLER,
REGINALD PELHAM BOLTON.

### Brooklyn League for Consolidation.

*Editor of the* RECORD AND GUIDE:

We have given considerable attention to the matter of unifying the various departments which have charge of the examination of buildings, both factories and apartment houses. There is no doubt that at the present time there is much confusion and uncertainty resulting from conflicting orders and requirements of the various departments. We believe it would be much more satisfactory to owners of such buildings to have one system of inspection under the charge of one central department.

We do not believe that there should be any relaxation in the requirements imposed upon builders and owners, but under such a unified system we think that the inspection would be more efficient; that the welfare of the occupants and workers in such buildings would be sufficiently protected; and that the owners and builders would be able to know definitely just what their obligations were, and whether or not they had been correctly performed.

Therefore, the organization which I represent is in favor of such a unified system of inspection.

CHARLES H. FULLER,
Pres't Brooklyn League.

—The hearing which the State Labor Commissioner was to have accorded the public at City Hall this week was not held, but postponed indefinitely at the Commissioner's request. Real estate interests in New York would like to reach an understanding with the Commissioner in view of the general dissatisfaction with inspection laws. Rumors are to the effect that Commissioner Lynch is not in sympathy with the efforts of the State Factory Investigating Commission in certain directions.

## WARNING FROM R. E. BOARD.

### Everyone Should Be Particularly Careful at This Time in Regard to Fire Hazard.

An interesting and rather startling side light on the effect of the European War on local business and finance is furnished by correspondence between a fire insurance company and the Real Estate Board of New York. The conditions pointed out by the insurance company are considered by the Real Estate Board sufficiently grave to require prompt attention on its part.

For this reason it has sent out to its entire membership a letter calling attention: 1st, to the serious consequences that would result from a conflagration at this time, because of existing financial conditions; 2nd, to the necessity for agents warning holders of fire insurance policies to take special precautions for safety; 3rd, to the urgent necessity of all members of the Real Estate Board notifying the insurance companies where risks are not sufficiently covered in proportion to the fire hazard. The Real Estate Board's warning to its members follows:

Gentlemen:—We are in receipt of a letter from a prominent fire insurance company enclosing clippings from the Journal of Commerce, and referring to a matter that is of extreme importance to the general business situation and our own business as well.

The clipping states that normal fire losses have been heavy, and if a serious conflagration should come the existing banking conditions would produce unusual results, as the fire companies would have to sell securities. With the Stock Exchange closed and practically no market, this would lead to a disturbance which would be serious to all.

Marshall Field & Co., of Chicago, have instructed their help to be exceptionally careful at this time regarding fire hazard, and advise all to take wise precautions, particularly at present, to prevent fire loss.

The insurance company, commenting on this, says: "Fire insurance companies are about the only market where a man can realize a hundred cents on the dollar for his building, machinery or stock. The moral hazard that is created is unprecedented and serious. The greatest service an agent can render at this particular time is to consider carefully the position of every policyholder. If he fails to measure up in character, good housekeeping on his own premises, safe control of fire hazard, or doubtful financial condition, you should act in the interest of the companies, which is also the public's at this time."

I beg to commend the entire soundness of the propositions to your immediate notice. Where there is any doubt on your part as to the extra hazard of the companies now, it is your immediate duty to advise the Fire Insurance Companies of this fact so that they may take such action as they deem advisable for the protection of themselves and the community at large.

Considering the large amount of insurance placed by the Board members acting as insurance brokers, it is highly desirable that our members take immediate action to convince insurance companies that their interest essentially is our interest, as well as the interest of the bulk of the policyholders whose risks they now insure. You cannot act too quickly in this matter for the benefit of all. Very truly yours,

ELISHA SNIFFIN,
Secretary.

### A Brick Manufacturing Center.

In the vicinity of Kingston on the Hudson there are seventeen brick manufacturing plants, with a maximum capacity of about 300,000,000 brick annually. These plants, when running to full capacity, employ about 2,500 men, with a semi-monthly payroll amounting to more than $60,000. This, together with the large number of brick barges employed to transport the brick to the New York market, aids materially in keeping busy towing lines and boat building plants located in the city.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## TAXPAYERS' FALL CAMPAIGN.

### United Real Estate Owners' Associations Plan Many Activities for Realty Owners.

During the past year the real estate organizations of the city have shown an active and intelligent interest in the city's affairs. At almost every public hearing, at which the finances or the real estate of the city were discussed, the realty interests were represented in large numbers. The fact that their activity is not to abate, but is to become greater and more general than before, is evidenced by the ambitious program of the United Real Estate Owners' Association at their first fall meeting on last Tuesday evening at the Astor Hotel.

Henry Bloch, the president, in outlining the work of his association, stated yesterday: "All preparations have been made for an energetic and vigorous campaign for the owners of real estate in this city. We have twenty active committees studying the many problems confronting the property owner, and helping to restore confidence in the ownership of real estate, which has in these troublesome times proven itself to be the safest and most secure of investments. Owners have but recently realized that the burden of the cost of the city government has been borne by real estate almost alone, and that they were practically the sole direct payers of taxes. They have determined to assert themselves and to be heard when any proposal involving a large expenditure of money by the city is planned. Officials, too, have displayed a desire to cooperate with taxpayers.

"Our Budget Committee has been promised every facility in its study of the departmental estimates of the various city departments. It is also gratifying to know that plans are being prepared, seeking to bring about a consolidation of several of the Municipal Departments having jurisdiction over buildings—a project which our Association has and will continue to vigorously advocate. This plan, if adopted, will relieve the owner of one of his greatest burdens. Multiplicity of inspections and duplicity of orders by the city departments make the ownership of real estate undesirable. The owner now is often annoyed and harassed by the many requirements until he in bewilderment sometimes wonders whether the city or he owns the property he has paid for.

"The opening of the 'Headquarters for Taxpayers' at 170 Broadway has met with approval among realty interests. The facilities of the 'Headquarters' are at the disposal of all taxpayers. We now have what the taxpayers have long wanted—a recognized meeting place for the discussion of civic and realty problems—a central bureau of information for owners of property. Taxpayers are invited to call.

"Every effort is being made to materially increase our membership. Negotiations are now pending for an affiliation with our organization by the 'Taxpayers' Alliance of The Bronx,' a large and influential body from that borough; the 'Upper-Manhattan Taxpayers' Association' and the 'Chester Taxpayers' Alliance,' a federation of ten taxpayer associations. With these members, the United Real Estate Owners' Associations will be represented in almost every section of Manhattan and The Bronx."

—Engineering operations depending on railroad and municipal activities are decidedly slack this fall, and a large proportion of engineers are disengaged.

## A GREAT TRAFFIC CENTER.

### Difficulties in Constructing the New Diagonal Subway Station.

At the meeting of the Commissioners yesterday afternoon the bids were opened for the important contract to construct the Diagonal station which will connect the present subway in Park avenue, Manhattan, at 42d street with the new Lexington avenue route north of that point, the two to form the new East Side Route of the Interborough portion of the Dual Subway system from the Joralemon street tunnel to the Bronx.

This station will be adjacent to and connected with the Grand Central Terminal. It will also unite with the Hudson Tubes extension and with the Steinway Tunnel connection. Shuttle trains in Forty-second street will connect it with the Times Square station in the new West Side Route, the present system of operating trains from the Bridge up Park avenue, across in 42d street, and on up Broadway to the Yonkers line and to the Bronx being abandoned after the new routes are ready.

The engineers say that the construction of this connection will present many new engineering features, and that it will be one of the most difficult engineering problems in the dual system. This contract extends from points in Park avenue, near 38th and 41st streets (tracks connecting with the present subway at both of these points) northerly under Park avenue and the old Grand Union Hotel property to the north line of 42d street. Also, at a lower level easterly under 42d street to about 100 feet east of Lexington avenue to a connection with the Steinway Tunnel.

The construction of the line from 42d street under the property of the New York Central will be carried on under an agreement with that company. The work on the Park avenue end of the connection will have to be prosecuted while trains in the present subway are operating, in the rush hours on a headway of less than two minutes between trains. This will necessitate a great deal of work being done after midnight. The tracks in the connection are also to be linked up with the tracks in the existing subway, and this will be accomplished by switching trains from the track on which work is proceeding to other tracks.

### Skyscraper Over Station.

The Diagonal Station and its concourse, located immediately above the tracks, will be one of the strongest built stations in the world. With its two platforms and four tracks it will be more than 100 feet wide, yet it is to be built strong enough to support a twenty-five story building, on the site of the old Grand Union Hotel, which has been demolished so that the work can be carried on.

### Franchise Granted

The committee, composed of members of the Queens Chamber of Commerce, has been active in aiding the Long Island Railroad to obtain a franchise for a side track across Borden avenue, Long Island City, at Fox street, in order that a big industrial plant from the West may be installed at this point. It is stated that the initial structure to be built will cost about $2,000,000 and will furnish employment to more than 2,500 persons. The completed plan, it is stated, will cost not less than $7,000,000 and employ some 5,000 people.

The granting of the franchise was op-

posed by the Bureau of Franchises on the following grounds: 1—General principle of grade crossing being objectionable; 2—Because Borden avenue is used by funerals proceeding to Calvary Cemetery; 3—Because there is a trolley line on Borden avenue.

The members of the committee co-operating with the Merchants' Association, the Long Island Railroad, and the owners of the property, called upon both Borough President Connolly and Mayor Mitchel and urged their co-operation to obtain this switch in order that the industry might locate in New York City. The Board of Estimate at its meeting of July 2nd, passed a resolution authorizing the granting of the franchise.

## OLD REALTY MARKET.

### Public Operations in Real Estate Have Existed in New York City for Two Hundred Years.

Public operations in realty have been continuing in New York City for 200 years. At the northeast corner of Broad and Water streets, probably, stood the Exchange Coffee House. It was near or opposite the Exchange, built in 1691 or 1692, at what was then the foot of Broad street. The Coffee House certainly dated back to 1701, and it is there that, after 1704, all meetings seem to have been held.

As early as March 1, 1730, an advertisement in the New York Gazette, the first paper in New York, founded in 1725, offered some land for sale.

This early advertisement appeared thus:

"Public Notice is hereby given, That on the 22d day of September next, will be Sold at Public Vendue or Outcry, at the Exchange Coffee House, in the City of New York, to the Highest bidder, A certain House and Ground, on the East side of Broadway in the said City, now in the Possession of Capt. Matthew Norris. Also a House and Ground, on the same Side of the same Street, opposite to the Bowling Green, now in the Possession of Samuel Rout. And also, a Parcel of Land on the South side of Crown Street, being about One Hundred Foot Square; now in the Possession of Daniel Horsmanden, Esq.; and is part of the Garden commonly called Barberie's Garden.

N. B. For all which Houses and Grounds an indisputable Title will be given to the Purchasers thereof."

In 1737, the same paper contained an advertisement of the sale to be held at the Exchange Coffee House, of three parcels of land, two of these being on lower Broadway and the third on Crown, the present Liberty street. The latter property belonged to Chief Justice Daniel Horsmanden, eminent lawyer and author of the "History of the Negro Plot," now a rarity.—Wall Street Journal.

## CIVIC CENTER IN EAST BRONX.

(Continued from page 424.)

buildings already under way will in all probability be completed and in the light of precedent will have no difficulty in being tenanted. While the transit facilities of the section are at present satisfactory, it is expected that the installation of the Broadway-Lexington avenue line will not only tend to lessen the congestion, but will also cut down the running time to the downtown districts by about ten minutes. The various surface lines, including the Westchester avenue, Clason Point and East 163d street lines, place the section in touch with all parts of the Bronx for one fare.

Prospect avenue with its thriving shops, its theatres and its evening crowds, is becoming one of the leading business thoroughfares of the Bronx. With thousands of residents from the thickly populated apartment house blocks pouring nightly into the avenue, and with all the resultant benefits to the business man, the high rents are apparently justified. New apartment houses are nearing completion, which will mean even a greater inflow of population, making the future of the avenue assured. In the present, Prospect avenue, typical of the wonderful strides which the Borough of the Bronx has made in the last ten years, offers an interesting study. Ten years ago it was a private house section, with buildings few and far between. Today it is a flourishing business street, with every foot of space utilized.

### Astoria and Flushing Want New Line Built.

The Public Service Commission adopted a resolution on July 30, granting a rehearing in the proceeding to require the New York & Queens County Railway Co. to extend its railway on Flushing-Astoria road from Ehret avenue to Jackson avenue. The hearing will be held on Friday, September 11. E. A. MacDougall has been appointed to represent the Transit Committee of the Chamber of Commerce at the hearing.

This rehearing is the result of a petition prepared by Gilbert W. Roberts, president of the Flushing Association, and signed by Robert W. Higbie, president of the Chamber of Commerce of the Borough of Queens; M. A. Maher, president Civic Association of Corona; F. H. Backe, president East Elmhurst Association; Charles H. Buchanan, president North Shore Civic Association; G. Wurtmann, chairman of the Flushing-Astoria Transit Committee, and by Gilbert Roberts, president of the Flushing Association.

The proceedings were discontinued in the former hearing on April 24th, Commissioners Cram and Maltbie favoring the construction of this line, and Commissioners McCall, Williams and Eustis voting against it. The petition for the rehearing states that at the former hearing testimony was not brought out to show the legal obligation of the New York & Queens County Railway Co. to construct and operate its line of the Flushing-Astoria road from Ehret avenue to Jackson avenue.

The construction of this extension will open a large territory of the First and Second Wards of Queens and give a direct route from the Astoria section of Long Island City to Flushing and other parts of the North Shore, the residents of which are now compelled to travel many miles out of their way between Astoria and Flushing.

### Disbursements for Subways.

The Public Service Commission has furnished the Department of Taxes with a statement of the disbursements made by the City of New York for rapid transit purposes from the beginning of the existing subway work to June 30, 1914. The statement also shows the disbursements for the first six months of 1914 by which it appears that the City of New York for those six months paid out on an average more than $1,650,000 per month, or a total for the six months of $9,703,443.02. In addition, during the same six months the Interborough Rapid Transit Company paid out of its contribution $560,289.81, and the New York Municipal Railway Corporation out of its contribution $393,005.31 on account of City owned line construction.

Excluding purchases of real estate the disbursements of the city for regular and extra work in rapid transit construction from the beginning to June 30, 1914, aggregate $100,338,171.45, of which more than $48,000,000 is chargeable to the existing subway. These figures represent actual disbursements. The total amount of contracts awarded by the City to August 15, 1914, aggregated $135,910,269.01 on the new lines alone.

### H. and R. E. Owners Meet.

At the meeting of the House and Real Estate Owners' Association of the 12th and 19th Wards, last night, at the New York Turn Hall, Lexington avenue and 85th street, the recent victory which the organization achieved was announced, whereby an express station will be established on the Second Avenue Elevated Line at 86th street. As a result of the active interest of the association and its vigorous campaign, the Public Service Commisssion adopted a resolution, directing that an express station be placed at that point.

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## STEAM MAINS IN STREETS.

### Company Objects to Order for Their Replacement.

The New York Steam Company has applied to the Public Service Commission for a rehearing upon the order made by the commission July 23 last, requiring the company to reconstruct 58,986 feet of its old type of steam mains and to replace them at the rate of 12,000 feet a year with the new and modern thoroughly protected type of mains. The order was issued after an investigation by the commission, which showed that damage was caused by the steam and heat escaping from the old mains.

The company bases its application for a rehearing upon three grounds: (1) That the amount of reconstruction ordered is excessive. (2) That the requirement for the replacement within five years from September 1, 1914, is "oppressive and unnecessary, and under the existing condition of affairs—owing to the great European war which has broken out since the making of your said order—is impracticable of execution, and a much less number of feet and a much less amount of money should be required of the steam company." (3) That during the subway construction now going on in the lower part of Manhattan it will be impracticable for the steam company to replace its mains in adjacent streets, for the reason that traffic would be either prevented or seriously obstructed.

The commission has not yet taken action upon the application.

The New York Steam Company was formerly owned by Wallace C. Andrews who, in his will, left it in trust for the Andrews Institute for Girls, at Willoughby, Ohio. It is said that the school depends upon the earnings of the company for its support. During the hearings before Commissioner Milo R. Maltbie, the company pleaded this state of facts and represented that it might have to default on its bonds if required to make excessive expenditures. In his opinion recommending the order, Commissioner Maltbie held that the nature of the company's ownership was no excuse for the maintenance of improper mains.

### At Douglaston, L. I.

There has been marked indication already of a large increase in the all-year population of North Shore communities in 1915, and the automobile is responsible for much of it. People seek this section of Long Island for quick jaunts into the country and as a result become attracted and interested in many places along the Sound waterfront. People passing through a modern home development where a number of well-designed houses have been built and where the roads are properly made, sidewalks and other improvements installed, cannot help but be impressed with the advantages of suburban living. A developer cannot spend his money where he will get greater return than by keeping the appearance of the property up to a certain high standard. This not only impresses the casual visitor and causes him to look twice but holds the interest of the man already living to such an extent that he cannot help talking about it.

### New Long Island Highway.

Hempstead, Rockville Centre and Oceanside, in southern Nassau County, Long Island, will be doubly joined to Long Beach, instead of by a single road as now, if a bill to be presented to the next Legislature asking for $400,000 for the purpose, passes; and, the sum asked for also includes the cost of improvements to the present highway between Rockville Centre and Long Beach, known as Long Beach road. Not only do the residents and property owners of all the towns from Freeport to Lynbrook desire these improvements, but the people of Long Beach do as well.

The proposed new highway would consist of an extension of Oceanside avenue, or what was Christian Hook road, from its present terminus in the central part of Oceanside south to and across Hempstead bay to Long Beach. The proposed appropriation would also include the cost of a concrete viaduct across the bay which would have piers on certain hassocks there. Long Beach road is an offshoot of Oceanside avenue, at Rockville Centre, and it passes through the westerly part of Oceanside to and across the bridge to Long Beach.

Oceanside avenue extends from Greenwich avenue in the village of Hempstead southwest through Hempstead terrace and Rockville Centre to and through Marion Park and Rockville Centre terrace to Oceanside. The entire territory penetrated is growing in population steadily and is served by a trolley road as well as by one steam and two electric divisions of the Long Island Railroad.

### Activity at Brentwood.

Usually immediately after Labor Day a large number of automobiles loaded down with household goods are seen on the Jericho Turnpike from the mid-island sections; on the Motor Parkway from Brentwood and on the Merrick road from Bayshore, but this year many of the summer residents have elected to remain longer and enjoy the beauties of autumn in the country.

The fact that an ever-increasing number of summer residents remain later in the year, before taking up city abodes, and also that the number that remain and make it their winter home, has had its effect on real estate values in this territory. The five new California bungalows for which contracts have already been let and the work begun will add somewhat to the appearance of Brentwood. Most people are attracted to this Pine Belt on account of its healthfulness. The Brentwood Realty Co. has improved several miles of road during the year and extended the blue stone sidewalks through its property.

## PRIVATE REALTY SALES.

Two acres of vacant land in Harlem, in the heart of a big apartment house colony, figured this week as one of the leading transactions. It concerned a large plot in West 146th and West 147th streets, which will probably be improved with apartment houses. Other deals concerned Yorkville plottage purchased as a possible site for a new club-house; Bronx apartment houses and a Brooklyn block front purchased by builders.

The total number of sales reported and not recorded in Manhattan this week was 7 as against 14 last week and 17 a year ago.

The number of sales south of 59th street was 1 as compared with 2 last week and 4 a year ago.

The sales north of 59th street aggregated 6 as compared with 12 last week and 13 a year ago.

The total number of conveyances in Manhattan was 67, as against 120 last week, 6 having stated considerations totaling $391,000. Mortgages recorded this week number 45, involving $727,-681, as against 65 last week, aggregating $1,018,774.

From the Bronx, 4 sales at private contract were recorded, as against 13 last week and 13 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $522,419, compared with $312,284 last week, making a total since January 1 of $29,989,093. The figures for the corresponding week last year were $354,835, and the total from January 1, 1913, to September 13, 1913, was $39,233,170.

### Harlem Acreage Deal.

Sol. Bloom has contracted to buy from Emily H. Tubman and other members of the old Augusta, Ga., family, the plot of twenty-six lots, comprising a frontage of 325 feet in West 146th street, 325 feet in West 147th street, located 225 feet east of Eighth avenue, with a depth of 200 feet. The brokers were Horace S. Ely & Co. and John Prendergast.

two acres, is the only area of consider- The property, which comprises about able size remaining without improvements between Seventh and Eighth avenues to the south of 149th street, where there is an entire block held vacant by the estate of John Jacob Astor. All around it are apartment houses, yet for more than fifty years the property has been held idle and unproductive. While no definite plans for the property have been announced, it will probably be improved with apartment houses similar to those already characteristic of the neighborhood.

### Musical Union Enlarges Holdings.

The Musical Union Protective Association, which recently took title to the six-story building 211-215 East 85th street, abutting its property at 210 East 86th street, has increased its holdings at that point by acquiring from Michael Naughton, the four-story dwelling, on plot 25.8x100, at 209 East 85th street. The union now controls a plot 200 feet deep, fronting 75 feet in both 85th and 86th streets. Although no definite plans have been made, it is understood that the union intends to improve the entire plot with a modern clubhouse in the near future.

### $400,000 Exchange.

D. Sylvan Crakow and S. Albert have sold "Colonial Court," a seven-story elevator apartment house, at the northeast corner of Bradhurst avenue and 150th street on plot 100x112.6, for the Northern Realty Co. to the Twentieth Avenue Co., a syndicate of Utica, N. Y., capitalists. In part payment was given 72 vacant lots in Long Island City. The deal involved about $400,000, the apartment house having been held at $250,000.

### Brooklyn Block Front Sold.

Mrs. Ida Muhlemann has sold the block front on the south side of Avenue U, between East 13th and East 14th streets, a plot 200 x 100, to a newly-formed building company which will improve the site with twelve three-story two-family houses, with stores on the ground floor. The buyer was represented by Alfred Frankenthaler, as attorney.

### Builders Dispose of Apartments.

McLernon Brothers sold for the Mellwin Realty and Construction Co., Robert A. Winter, president, the apartment houses at 1692-1694 Clay avenue, through to Anthony avenue, on plot 46.7 x 83 x 52 x 95. The Clay avenue building is five stories in height, while the Anthony avenue structure is seven stories high. They have been held at $60,000. The buyer is the Clay-Anthony Co.

### Tenant Buys Casino.

Alfred Fuerst, the lessee, has purchased from the Brown-Weiss Realties, the McKinley Square Casino, a three-story building, 773 to 781 East 169th street, 134 x 98.9, and three abutting frame buildings, 1283 to 1287 Union avenue, 75 x 138. Mr. Fuerst has been occupying the property under a twenty-one year lease.

### Heights-Bronx Trade.

Max Marx has purchased the Highcliff, a six-story apartment house, occupying the entire block front, on the east side of Audubon avenue from 176th to 177th street, on plot 99.11x100. He gave in part payment the ten lots at the northeast corner of Bailey avenue and 229th street.

### Manhattan—South of 59th St.

BROADWAY.—The loft structure at 598 Broadway, through to 132 Crosby st, on plot 28.6x199.6x irreg, which was involved in foreclosure proceedings in an action brought by William Ziegler, Jr., against Thomas A. Howell and others to satisfy a mortgage of $260,000, has been purchased by E. M. Ruland, and the action discontinued. This property was sold by Mr. Howell in 1912 to the Skidmore Estates Corporation, which held it until now.

### Manhattan—North of 59th St.

60TH ST.—Mrs. Etta Rabinowitz has sold 236 West 60th st, a 4-sty tenement, on lot 25x100.5. Brooklyn property was given in part payment.

119TH ST.—Directors of the Harlem Home of the Daughters of Israel have purchased from the Young Estate and Gertrude Forman the two


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4-sty dwellings, 32-34 East 119th st, on plot 31.4x100, which is to be remodelled to accommodate 75 aged inmates.

121ST ST.—Porter & Co. have sold for Mary E. Watson, to Dr. Bryon H. Caples, the 3-sty dwelling at 349 West 121st st.

### Bronx.

IRVINE ST.—Samuel Cowen has sold for M. Lowy the 3-sty, 2-family dwelling 891 Irvine st.

FULTON AV.—Taxpayers Realty Co. is reported to have sold 1713 Fulton av., a 3-sty dwelling, on lot 18x88.

### Brooklyn.

BAINBRIDGE ST.—Henry P. Cain sold for Mrs. Harvey Warner the 2-sty 1-family dwelling 260 Bainbridge st.

65TH ST.—Alco Building Co. sold the 2-sty dwelling 1930 65th st to M. Coggeshall.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for Margaret Rafferty the two 2-sty store buildings at 1003-1005 Flatbush av.

FORT HAMILTON AV.—Frank A. Seaver & Co. sold for the Mechanics' Bank, the 2-fam. house, 7513 Fort Hamilton av.

### Queens.

ARVERNE.—The Lewis H. May Co. has sold for Morris Asinof a cottage on the northeast corner of Alexander and Ocean avs, on a plot of 6 lots, to S. Weiner.

COLLEGE POINT.—The Lucerne Realty Co. has sold to William W. Knowles a plot at College Point extending through from Flushing Bay to 10th st, a distance of 748 ft., and with a frontage of 255 ft. on the bav and 151 ft. in 10th st, a plot of about five acres, part of the Mary A. Chisholm estate.

EDGEMERE.—The Lewis H. May Co. has sold for the S. Weiner Realty Co. 8 lots on the east side of Beach av.

FAR ROCKAWAY.—The Lewis H. May Co. has sold for the G. & L. Realty Co. the Breckenridge cottage, 100x100, on the north side of Atlantic av, to the S. Weiner Realty Co.

LONG ISLAND CITY.—Cross & Brown Co. has sold for Ida Brodsky a lot 25x100 in the west side of Hamilton st 72 ft. south of Graham av.

RICHMOND HILL.—Cahn & Pittman sold for Patrick T. Clark a 2½-sty dwelling 273 Jefferson av, on plot 50x98.

RICHMOND HILL.—The Metropolis Land Co. has sold 20 lots to the City of New York for about $16,000 for a school site at Richmond Hill. The property has a frontage of 200 ft. on the west side of Lefferts av, 100 ft. south of Hawtree av, and 200 ft. in the east side of Church st, extending through the block.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Dale pl to L. C. Leone; 40x100 on Kinsey st to Alfred R. Kessler; and 60x100 on Park av to Francis J. Bohm.

### Richmond.

FIFTH WARD.—J. Sterling Drake has sold for Theodore I. Underhill 8½ acres with 2,400 ft. tide water frontage in the Fifth Ward.

### Nearby Cities.

NEWARK, N. J.—Feist & Feist have sold to Louis Rich the 3-sty dwelling at 275 Clinton av, Newark, on plot 35x132, to Mr. Rich, a ladies' tailor; also to the Federal Building, Land and Improvement Co., A. H. Hassinger, president, the two 3-sty apartments at 22 and 24 Alpine st, on a plot 50x100.

### Rural and Suburban.

ALPINE, N. J.—Payson McL. Merrill Co. and the Englewood Real Estate Co. sold for J. Cleveland Cady his property of 10 acres at Alpine, N. J., with dwelling and outbuildings. The property is on the Palisades, directly opposite Yonkers.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Willow av, corner West st, to F. J. Mueller; also 40x100 on Myrtle av to Thos. F. Dickson; 50x100 on Spruce av to A. B. Howe; and 40x100 on Pine av to Wm. Norton.

GREENACRES, N. Y.—J. F. Duffy has purchased a plot on Walworth av, and William J. Coward has bought a plot of ½ acre on the Park drive and Walworth av, on which he will erect a dwelling from plans by John D. Boyd.

HEMPSTEAD, L. I.—Windsor Land and Improvement Co. sold, at Hempstead, to F. B. Flater 40x97 on Milburn av; to Peter Sepper 88x100 at Kennedy av and Miller st; to Patrick Kelly 40x120 on Kane av, and to Charles Shanahan 40x120 on Acacia av; at Floral Park to Barton McGuinness 40x100 on Iris av; and at Rosedale to Martin Dromgoole 40x100 on Concord av.

MONTCLAIR, N. J.—Hughes & Whitby sold a plot 128x200 on the south side of Bloomfield av for the Fidelity & Security Co. to Boudinot Investment Co., which will build stores with apartments above.

NORTHVALE, N. J.—A. V. Donnellan Construction Co. sold through W. C. Wotton and W. J. Leonard a farm of 50 acres at Northvale, N. J. It was taken in part payment for Scarsdale Court, at 2461 Amsterdam av, recently reported sold, and was held at $25,000.

PLANDOME HEIGHTS, L. I.—L'Ecluse, Washburn & Co. have sold a plot 60x125 on Bay driveway to Mary E. Wooley, who will erect a house for her own use.

## LEASES.

**$125,000 Broadway Lease.**

Louis Schlechter has leased from the Hoguet estate, through William S. Baker and L. F. Hall in conjunction with Schindler & Liebler, the block front on the west side of Broadway, between 164th and 165th streets, at an aggregate rental of about $125,000. The property comprises the Hamlet and the Wilton, six-story elevator apartment houses with stores, each fronting 125 feet on Broadway and 100 feet in the streets.

### Manhattan.

EWING, BACON & HENRY leased at 101 Park av, space to Galbraith Welch, of 39 West 32d st; the Stevenson Murray Co., of 303 5th av; the Radio Telephone & Telegraph Co., of 309 Broadway, and at 56 West 45th st to Lilian Helbock.

DUFF & BROWN CO. leased for the Germania Life Insurance Co. the 4-sty dwelling, 423 West 144th st, to William Weiss.

DUROSS CO. leased the following houses: 244 Waverly pl, to Sidney Colestock; 415 West 19th st, to Catherine Healy; 257 West 4th st, to Wm. J. Purcell; 127 West 13th st, to H. A. Burns; 65 Horatio st, to Miss V. C. Young and 441 West 22d st, to Mary E. Maxwell.

DOUGLAS L. ELLIMAN & Co. leased for W. C. Sheldon 38 East 40th st, a 5-sty residence, to Charles H. Sabin.

DOUGLAS L. ELLIMAN & CO. have leased for Henry E. Wise, 44 East 52d st, a 5-sty house with electric elevator, to Frederick Gordon.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 11 East 45th st to Mrs. John J. Grey of Chicago, Ill.; also in 116 East 63d st to Mrs. Mabel L. Cummings; in 28 East 49th st. to Miss Belle Daube; for Messrs. Gibbs & Kirby, in 15 East 10th st to F. Dana Burnet, and a parlor floor store in 28 East 55th st to Edmund Ereckson, tailor.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 150 East 72d st for the E. A. L. Apartment Management Co. to George Whitney; also in 9 East 49th st to Wm. Edward Morgan; in 19 East 57th st to the Princess Praganca d'Avellar, and in 28 East 49th st to Mrs. Kathern MacPherson.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have leased in 611 West 136th st, apartments to J. J. Pusey, D. Richardson, Harrison W. Phillips and George Miller.

HOUGHTON CO. leased for Mary S. White the parlor floor and basement at 83 West 118th st to Samuel Blechman, and the 3-sty dwelling, 741 West End av, for the Folsom Estate, to Mary A. Stephens.

A. KANE & CO. have rented the 3-sty dwelling, 503 Manhattan av, for Seymour & Therasson, executors of H. Louisa Mulford Estate, to Benjamin Feld.

GEORGE KETCHUM leased for Cross & Brown Co., as agents for the Mitchel H. Mark Realty Corporation, to Lunine & Tucker, the store adjoining the theater lobby on the north in the Strand Theatre Building at 1573 Broadway; also for the United Women's Apparel Co. to Paul Lehman, the store adjoining the corner on Broadway, at the northwest corner of Broadway and 92d st; for the Henry Phipps estates to the London Rubber Co., the space formerly occupied as a cafe, at 1457-1465 Broadway.

CHARLES F. NOYES CO. has leased in the Masonic Buildings space on the 7th floor of the 23d st building to the Royal Import Manufacturing Co., of 529 Broadway; space on the 12th floor to R. Buettner and at 46 West 24th st to the Syndicate Film Corporation, of 71 West 23d st; for the Lawyers' Title Insurance & Trust Co., in 6 Maiden lane, to Harry S. Ramagli, and space on the 5th floor at 45 John st, to O'Keeffe & Lynch.

CHARLES F. NOYES CO. has leased the store and basement of 87 Warren st for 5 years for W. J. Moxley, Inc., to Burroughs-Baldwin Co.; the store at 46 Maiden lane temporarily to I. W. Applebaum and the basement store of 110 John st for E. H. Ludlow & Co. to N. Nathan.

CHARLES F. NOYES CO. has leased the 3d and 4th lofts in 356 Pearl st to Frank Cella; a loft in 43 Fulton st to Berman, Sverdlik & Epstein; in 36-38 John st to Otto J. Liebs; in 46 Fulton st to Oscar E. Brigham; also in 130-132 Pearl st to J. H. White; in 61 Beekman st to Wengrow & Ziegler; and in 102-104 Fulton st to Charles A. Ballou.

PEASE & ELLIMAN leased for Thomas Snell the 4-sty dwelling 332 Lexington av to Henry W. Slocum, and for the estate of Edgar J. Levy the 4-sty house 152 West 76th st to Charles P. Northrop.

PEASE & ELLIMAN leased for John H Duncan the 3-sty dwelling 327 West 82d st to Graham Young.

PEASE & ELLIMAN leased apartments in 112 East 17th st, to H. L. Fisher; in 39 East 27th st, to Miss L. Fornes; in 1 West 30th st, to Mrs. S. N. Bean; in 144 East 40th st, to C. Payne and N. Beecher; in 144 East 56th st, to E. P. Waring; in 24 West 59th st, to M. J. Johnston; in 200 West 58th st, to M. G. Winn; in 24 West 59th st, to E. J. Mariani; in 103 East 75th st, to C. E. Bayne; in 161 West 86th st, to S. Steinfeld; in 170 West 72d st, to G. Pratt Cutter; in 116 East 58th st, to Mrs. L. S. Bigelow; in 24 West 59th st, to Mrs. Frances F. Ziegler; in 829 Park av, to Frank H. Filley, and in 200 West 58th st, to Mrs. Enid Roberts.

PEASE & ELLIMAN leased apartments in 170 West 72d st to Milton R. Loeb; in 157 East 81st st to Jacob Froman; in 1 West 30th st to M. F. Toplitz; in 104 East 40th st to L. W. Lewis; in 157 East 81st st to Miss C. Garcia; in 804 West 180th st to S. A. Magowan; in 146 East 49th st to Mrs. Wm. P. Williams; in 601 Madison av to Robert Grosvenor; in 165 West 72d st to George H. Patton; in 25 Ft. Washington av to W. J. Ehrlich; also rented a store at 510 Park av to Colville & Schmit; for the Zinwill Co. the 4-sty house 56 West 91st st to Mrs. E. A. Stump; and for Mary Alice Dean the 4-sty house 20 West 82d st to Mary Campbell.

PEASE & ELLIMAN leased, furnished, the 4-sty house, 17 East 65th st, for Louis J. Pooler; also 55 East 73d st, a 5-sty dwelling, furnished, for Mrs. J. S. Dickerson; for H. Seymour Eisman the 4-sty house, 747 Madison av, to August H. Hilles; and for Arthur J. Taylor to Miss J. M. Phelan, the 3-sty house, 298 West End av.

GEORGE ROSENFELD, INC., leased apartments in 307 West 79th st to Max Bruckner; also in 249 West 107th st to Edwin M. Silverman, Mrs. Fleurette Dunk, A. L. Eisenstaedt, David Rosenthal; and in 567 West 149th st to Louis Meyer, Edward M. Hyanes, Jacob M. Weinstock, James E. Miller, Clarence E. Snow.

WILLIAM J. ROOME & CO., INC., have leased for the E. A. L. Realty Co. an apartment in 150 East 72d st to Theodore P. Dixon.

C. SCHIERLOH leased the 4-sty dwelling, 326 West 58th st, for Mrs. Kate Drey to Mary S. Haviland.

SHAW & CO. leased for Henry Presser the 3-sty and basement dwelling 312 West 138th st to Mary H. Hallowell.

SHAW & CO. have leased for the estate of Andrew R. Blakely the 3-sty dwelling, 77 West 124th st, to Sarah A. Hines.

UNGER & WATSON, INC., leased for Josephine G. Buckley to the metal and woodworking concern of Anthony Masset the 2d and 3d lofts of 159-161 East 54th st.

### Bronx.

GEORGE BOCKHAUS CO. leased for John Toner the dwelling 148 East 150th st to George C. Scheer; also for Mrs. Wesserman the dwelling 607 Walton av to Kiamie Brothers.

### Brooklyn.

HENRY P. CAIN leased the old Felgenhauer factory, 753-755 Lexington av, to the Quaker Laundry Co.

L. L. WALDORF CO. leased apartments in 564 5th st to Harry Kurtz and A. E. Sumner; in 529 5th st to William L. Bradley; in 469 4th st to Theodore M. Mears; in 514 5th st to Mrs. Gately; in 453 3d st to Mrs. A. Hull; in 472 7th st to Mrs. Barr; in 447 9th st to A. Brooks, and in 422 6th st to a Mr. Vining.

### Out of Town.

PEASE & ELLIMAN and E. S. & S. F. VOSS leased a cottage on Washington av, at Cedarhurst, L. I., to Mrs. Walter Alexander.

PEASE & ELLIMAN leased for Mrs. Max E. Schmidt her house at Convent, N. J., to Charles H. Mellon.

PEASE & ELLIMAN have leased for W. L. Crow his dwelling at Rye, N. Y., to Robert Graves.

## REAL ESTATE NOTES.

M. & L. HESS, INC., have been appointed agents for the 8-sty building 31 East 10th st.

PEASE & ELLIMAN have obtained a loan of $13,000 on 17 Spring st and $12,000 on 328 East Houston st.

WILLIAM A. WHITE & SONS have been appointed agents for the 10-sty manufacturing building at the southeast corner of Greenwich and Thomas sts.

JAMES E. BARRY & CO. have been appointed agents for 28-30 Waverly pl by Timothy Cohalan as receiver, in reference to foreclosure by the Greenwich Savings Bank.

JULIUS ROSENBERG, formerly connected with George W. Barney and Julius Friend, Edward M. Lewi Co., has opened offices at 244 Canal st and 218 East 7th st, where he will conduct a general real estate business.

CHARLES WYNNE, who bought the 5-sty flat 1493 Amsterdam av from Julius I. Herrmann, last week, gave in part payment property at Deerpark and Greenville, Orange County, N. Y.

SLAWSON & HOBBS have placed a loan of $57,000 at 5 per cent. on the 5-sty apartment house at the northwest corner of Nagle av and Aruen st, and two loans of $32,500 on the 5-sty apartment houses 21-23 Nagle av.

## OBITUARY

J. FRANK ANDERSON, New York representative of the Hartford Indemnity Co., died on Wednesday at his home, 2473 Grand av, Bronx, aged 50.

MANUS CLANCY, a retired real estate dealer of Brooklyn, and a resident of the borough for more than half a century, died this week at his home, 1798 Sterling pl.

HENRY ROGERS DALTON, aged 76, an insurance broker and Civil War veteran, died suddenly of heart disease on Thursday at his summer home in Beverly Farms, Mass.

THOMAS T. DUNN, one-time deputy collector of the port of New York for 14 years, died at his home, in Rockville Center, L. I., on Monday, following an operation. He was 58 years of age and was connected with the claims department of the Controller's office. He is survived by a widow and a son.

JOHN W. MALONE, an engineer of the Department of Water Supply, died Monday at his home, 494 Hart st, Brooklyn, of kidney disease. He was 57 years old and is survived by his widow.

## REAL ESTATE APPRAISALS.

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

ADOLPH FINKENBERG—2287 3d av, $42,-st, $21,000; 126 East 123d st, $15,000; 128 East 000; 2279-2281 3d av, $139,000; 124 East 123d 123d st, $21,000.


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# Wants and Offers

The rate for Advertising under this heading is 15 cents per line, agate measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

**REAL ESTATE BROKER, under thirty, active, energetic, with some capital, wishes to form association with well established firm where there would be opportunity later to purchase interest in the business. Nine years' experience, Fifth Avenue and midtown section. Unquestionable references. Record and Guide, Box No. 364.**

WANTED experienced renting man for new office and store proposition; one who is competent to follow and create leads, attend to circularizing and everything pertaining to the successful launching of a thoroughly up-to-date building in a prominent and growing section of Manhattan. Good opportunity for a live man; salary or commission. Write, state experience. Box 368, Record and Guide.

EXPERIENCED and capable man for many years in charge of repair and collection department of large real estate firm is desirous of acting in the same capacity for estate, individual or real estate concern. Highest references from owners whose properties I have handled. Box 366, Record and Guide.

SITUATION WANTED—Competent furniture and woodwork draftsman, sketches, details. Wages moderate. New York or vicinity. Address I. ROMKE, 241 E 27th St., New York.

ARCHITECT (City employee) prepares plans for all types of structures in spare time; satisfaction guaranteed and charges moderate. ARCHITECT, Box 362, Record and Guide.

COMPETENT Trustworthy Accountant offers part of his time to estates or individuals. J. W. E., Box 360, Record and Guide.

WANTED—To purchase a mahogany map case; office chairs and small desks, for a Real Estate office. Address Box 370, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908, and Sept. 13, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition April 11, 1914. We will pay 15 cents for this number if both sections are delivered in good condition. This offer will expire on Sept. 25, 1914. Record and Guide Company, 119 W. 40th Street.


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# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

### Conveyances.

| | 1914 Sept. 4 to 10 | 1913 Sept. 5 to 11 |
|---|---|---|
| Total No. | 67 | 165 |
| Assessed value | $7,028,000 | $10,442,950 |
| No. with consideration | 6 | 17 |
| Consideration | $391,000 | $933,550 |
| Assessed value | $570,000 | $907,750 |
| | Jan. 1 to Sept. 10 | Jan. 1 to Sept. 11 |
| Total No. | 5,140 | 5,689 |
| Assessed value | $352,159,783 | $346,391,672 |
| No. with consideration | 548 | 810 |
| Consideration | $23,189,206 | $33,607,160 |
| Assessed value | $24,293,421 | $37,040,912 |

### Mortgages.

| | 1914 Sept. 4 to 10 | 1913 Sept. 5 to 11 |
|---|---|---|
| Total No. | 45 | 70 |
| Amount | $727,681 | $2,501,534 |
| To Banks & Ins. Cos. | 6 | 14 |
| Amount | $446,000 | $1,949,500 |
| No. at 6% | 28 | 38 |
| Amount | $247,931 | $1,305,435 |
| No at 5½% | 1 | 1 |
| Amount | $17,000 | $6,000 |
| No. at 5% | 8 | 15 |
| Amount | $350,250 | $190,900 |
| No. at 4½% | 1 | 1 |
| Amount | $25,000 | $350,000 |
| No. at 4% | ..... | ..... |
| Amount | ..... | ..... |
| Unusual rates | ..... | ..... |
| Amount | ..... | ..... |
| Interest not given | 7 | 15 |
| Amount | $87,500 | $649,199 |
| | Jan. 1 to Sept. 10 | Jan. 1 to Sept. 11 |
| Total No. | 3,037 | 3,622 |
| Amount | $91,242,904 | $135,639,772 |
| To Banks & Ins. Cos. | 684 | 934 |
| Amount | $41,208,384 | $82,801,290 |

### Mortgage Extensions.

| | Sept. 4 to 10 | Sept. 5 to 11 |
|---|---|---|
| Total No. | 21 | 28 |
| Amount | $1,818,000 | $723,950 |
| To Banks & Ins. Cos. | 9 | 9 |
| Amount | $779,000 | $235,100 |
| | Jan. 1 to Sept. 10 | Jan. 1 to Sept. 11 |
| Total No. | 1,456 | 1,368 |
| Amount | $77,293,631 | $55,482,002 |
| To Banks & Ins. Cos. | 510 | 460 |
| Amount | $47,676,060 | $32,305,300 |

### Building Permits.

| | 1914 Sept. 5 to 11 | 1913 Sept. 6 to 12 |
|---|---|---|
| New buildings | 4 | 7 |
| Cost | $130,200 | $410,500 |
| Alterations | $35,285 | $139,737 |
| | Jan. 1 to Sept. 11 | Jan. 1 to Sept. 12 |
| New buildings | 331 | 446 |
| Cost | $33,865,340 | $43,916,715 |
| Alterations | $8,874,258 | $9,622,688 |

## BRONX.

### Conveyances.

| | 1914 Sept. 4 to 10 | 1913 Sept. 5 to 11 |
|---|---|---|
| Total No. | 68 | 95 |
| No. with consideration | 8 | 9 |
| Consideration | $37,550 | $59,600 |
| | Jan. 1 to Sept. 10 | Jan. 1 to Sept. 11 |
| Total No. | 4,513 | 5,533 |
| No. with consideration | 371 | 542 |
| Consideration | $4,772,840 | $4,454,063 |

### Mortgages.

| | 1914 Sept. 4 to 10 | 1913 Sept. 5 to 11 |
|---|---|---|
| Total No. | 30 | 74 |
| Amount | $151,716 | $387,607 |
| To Banks & Ins. Cos. | 2 | 4 |
| Amount | $9,000 | $35,000 |
| No. at 6% | 17 | 32 |
| Amount | $83,858 | $117,871 |
| No. at 5½% | 5 | 5 |
| Amount | $48,250 | $105,500 |
| No. at 5% | 2 | 16 |
| Amount | $6,100 | $109,575 |
| Unusual rates | ..... | 4 |
| Amount | ..... | $3,811 |
| Interest not given | 6 | 17 |
| Amount | $13,508 | $50,950 |
| | Jan. 1 to Sept. 10 | Jan. 1 to Sept. 11 |
| Total No. | 2,872 | 4,198 |
| Amount | $25,487,598 | $30,643,229 |
| To Banks & Ins. Cos. | 291 | 277 |
| Amount | $5,460,051 | $4,822,441 |

### Mortgage Extensions.

| | Sept. 4 to 10 | Sept. 5 to 11 |
|---|---|---|
| Total No. | 6 | 5 |
| Amount | $86,500 | $176,000 |
| To Banks & Ins. Co. | 1 | 2 |
| Amount | $5,000 | $57,000 |
| | Jan. 1 to Sept. 10 | Jan. 1 to Sept. 11 |
| Total No. | 513 | 420 |
| Amount | $10,172,300 | $9,879,760 |
| To Banks & Ins. Cos. | 94 | 79 |
| Amount | $2,798,400 | $2,333,400 |

### Building Permits.

| | 1914 Sept. 4 to 10 | 1913 Sept. 5 to 11 |
|---|---|---|
| New buildings | 5 | 18 |
| Cost | $137,500 | $75,750 |
| Alterations | $3,110 | $11,890 |
| | Jan. 1 to Sept. 10 | Jan. 1 to Sept. 11 |
| New buildings | 559 | 675 |
| Cost | $13,696,757 | $17,705,916 |
| Alterations | $846,700 | $884,833 |

## BROOKLYN.

### Conveyances.

| | 1914 Sept. 3 to 9 | 1913 Sept. 4 to 10 |
|---|---|---|
| Total No. | 286 | 443 |
| No. with consideration | 24 | 74 |
| Consideration | $85,650 | $219,234 |
| | Jan. 1 to Sept. 9 | Jan. 1 to Sept. 10 |
| Total No. | 16,318 | 16,652 |
| No. with consideration | 1,660 | 1,569 |
| Consideration | $10,580,235 | $8,615,483 |

### Mortgages.

| | 1914 Sept. 3 to 9 | 1913 Sept. 4 to 10 |
|---|---|---|
| Total No. | 242 | 303 |
| Amount | $1,061,790 | $977,290 |
| To Banks & Ins. Cos. | 26 | 73 |
| Amount | $306,250 | $386,900 |
| No. at 6% | 147 | 170 |
| Amount | $534,255 | $445,852 |
| No. at 5½% | 46 | 76 |
| Amount | $186,250 | $321,025 |
| No. at 5% | 29 | 44 |
| Amount | $119,550 | $179,908 |
| Unusual rates | 1 | 2 |
| Amount | $500 | $8,400 |
| Interest not given | 19 | 11 |
| Amount | $221,235 | $22,105 |
| | Jan. 1 to Sept. 9 | Jan. 1 to Sept. 10 |
| Total No. | 11,965 | 12,040 |
| Amount | $51,183,231 | $46,815,913 |
| To Banks & Ins. Cos. | 2,393 | 2,709 |
| Amount | $18,993,979 | $17,599,315 |

### Building Permits.

| | 1914 Sept. 3 to 9 | 1913 Sept. 5 to 11 |
|---|---|---|
| New buildings | 47 | 67 |
| Cost | $498,500 | $537,100 |
| Alterations | $48,585 | $51,355 |
| | Jan. 1 to Sept. 9 | Jan. 1 to Sept. 11 |
| New buildings | 3,414 | 2,578 |
| Cost | $31,511,305 | $21,825,134 |
| Alterations | $2,170,760 | $2,695,821 |

## QUEENS.

### Building Permits.

| | 1914 Sept. 3 to 9 | 1913 Sept. 5 to 11 |
|---|---|---|
| New buildings | 40 | 100 |
| Cost | $125,160 | $318,375 |
| Alterations | $9,400 | $28,740 |
| | Jan. 1 to Sept. 9 | Jan. 1 to Sept. 11 |
| New buildings | 3,361 | 3,070 |
| Cost | $14,891,584 | $11,012,193 |
| Alterations | $864,804 | $890,760 |

## RICHMOND.

### Building Permits.

| | 1914 Sept. 3 to 9 | 1913 Sept. 4 to 10 |
|---|---|---|
| New buildings | 13 | 14 |
| Cost | $14,330 | $33,800 |
| Alterations | $10,850 | $3,475 |
| | Jan. 1 to Sept. 9 | Jan. 1 to Sept. 10 |
| New buildings | 853 | 712 |
| Cost | $1,438,687 | $1,565,297 |
| Alterations | $180,130 | $230,004 |

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

As the result of an action brought by M. M. Warburg against the 28th Street and Seventh Avenue Co., to recover a loan of $106,000, three parcels comprising the southeast corner of Seventh avenue and 28th street, were sold at foreclosure, at the stand of Bryan L. Kennelly, this week, for $90,000 to the plaintiff. The entire block front on the east side of Seventh avenue, between 27th and 28th streets, was assembled several years ago by the defendant company, and the foreclosure sale splits up the ownership of the block.

Another of the former properties of the New York Real Estate Security Co. passed into new ownership by the sale of Regents Hall, at the northeast corner of Broadway and 123d street, to Charles M. Rosenthal, who was foreclosing a second mortgage of $24,000. The property was sold subject to a mortgage of $170,000. The only bid

made at the sale was $20,000 over prior liens, made in behalf of the plaintiff, which brought the total figure up to $194,012. The sale was conducted by Joseph P. Day.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 11, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Monroe st, 94** (*), ss, 36.2 w Pelham, runs w18x845.3xe—xne22.6xn25, 6-sty bk loft & str bldg; due, $4,726.03; T&c, $469.16; sub to 1st mtg $9,000; Jos Gans. 9,200

**63D st, 404 E** (*), ss, 81.5 e 1 av, 25x100.5, 5-sty bk tnt; due, $14,583.71; T&c, $1,600; Frank Davin et al, exrs. 10,000

**70TH st, 228 E** (*), ss, 155 w 2 av, 25x100.4, 4-sty stn tnt; action 1; due, $16,-921.01; T&c, $420; Mutual Life Ins Co of N Y. 15,000

**70TH st, 230 E** (*), ss, 130 w 2 av, 25x100.4, 4-sty stn tnt; action 2; due, $16,-921.01; T&c, 396; Mutual Life Ins Co of N Y. 15,000

**70TH st, 232 E** (*), ss, 105 w 2 av, 25x100.4, 4-sty stn tnt; action 3; due, $16,-921.01; T&c, 396; Mutual Life Ins Co of N Y. 15,000

**123D st W, nec Bway,** see Bway, 3100.

**133D st, 207 W** (*), ns, 100 w 7 av, 20x99.11, 3-sty & b bk dwg; due, $9,643.90; T &c, $172.20; Frank G Wild trste. 5,000

**Broadway, 3100** (*), nec 123d, 100.11x100, 6-sty bk tnt; due, $23,722.92; T&c, $——; sub to pr mtg of $170,000; Chas M Rosenthal. 194,012

HENRY BRADY.

**Charles st, 130-2,** ss, 67.6 w Greenwich, 52.4x20x42.8x42.4, 2-3-sty bk & fr tnts; due, $2,458.35; T&c, $342.22; Jacob Marx. 5,050

**82D st, 246-8 E** (*), ss, 61.8 w 2 av, 40x76.7xirreg, 2 & 3-sty fr & bk club house; due, $17,053.37; T&c, $——; Mutual Life Ins Co of N Y. 15,000

**127TH st, 48 W,** ss, 360 e Lenox av, 25x99.11, 2-sty & b fr dwg; due, $7,219.45; T&c, $772.95; withdrawn.

**130TH st, 258 W** (*), ss, 185 e 8 av, 18x99.11, 3-sty & b stn dwg; due, $10,714.89; T&c, $1,215.65; Isaac Metzger. 10,000

**Riverside dr, 153** (*), es, 75.8 n 87th, 25x100, 5 & 6-sty & b bk dwg; due, $50,-188.67; T&c, $577; N Y Trust Co. 48,000

BRYAN L. KENNELLY.

**28TH st, 162 W,** see 7 av, 311-5.

**181ST st, 851 W,** nwc Northern av (Nos 94-100), 138.11x110.1x134x78, 6-sty bk tnt; adj Oct 8.

**Northern av, 94-100,** see 181st, 851 W.

**7TH av, 311-5** (*), sec 28th (No 162), 78.1x56.11x78.2x57.7, 3-5-sty stn tnts & strs; due, $105,792.06; T&c, $2,626.86; Max M Warburg. 90,000

M. MORGENTHAU JR. CO.

**27TH st, 153-9 W,** ns, 106.3 e 7 av, 99.1 x98.9x97.3x99.9, 12-sty bk loft & str bldg; adj sine die.

**70TH st, 226 E** (*), ss, 180 w 2 av, 25x100.4, 4-sty stn tnt; action 4; due, $16,-967.55; T&c, 396; Mutual Life Ins Co of N Y. 15,000

D. PHOENIX INGRAHAM.

**45TH st, 141 E,** ns, 240 w 3 av, 20x100.5, 3-sty & b stn dwg; due, $5,884.09; T&c, $701; Maze Realty Co. 21,007

DANIEL GREENWALD.

**Eldridge st, 10,** es, 109.7 n Division, 20.1 x65.6, 5-sty bk tnt & strs; Sheriff's sale of all right, title, &c; Louis Abrams. 50

| | |
|---|---|
| Total | $467,319 |
| Corresponding week 1913 | 256,260 |
| Jan 1, 1914 to date | 25,261,147 |
| Corresponding period 1913 | 30,592,741 |

### Bronx.

The following are the sales that have taken place during the week ending Sept. 11, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**136TH st, 246 E** (*), ss, 150 w 3 av, 25x100, 5-sty bk tnt; due, $14,041.81; T&c, $915.55; Cath A Lawrence. 13,500

**136TH st, 248 E** (*), ss, 125 w 3 av, 25x100, 5-sty bk tnt; due, $14,041.96; T&c, $915.55; American Mtg Co. 12,500

**St Lawrence av** (*), ws, 25 n Mansion, 25x100; due, $3,364.46; T&c, $307.75; Fred H St John, trste. 3,800

HENRY BRADY.

**Fox st, 989** (*), ws, 485.1 n 163d, 100x104.2, 3-sty stn dwg; due, $25,006.03; T&c, $600.14; Hendrik Hudson Co. 20,000

**238TH st E** (*), sec Bullard av, 100x275; due, $5,947.01; T&c, $4,371.56; Frances G de Peyster. 5,000

**Brook av, 555,** ws, 158.1 s Westchester av, 26.10x68.6x29.6x54.1, 4-sty bk tnt & strs; due, $1,502.11; T&c, $——; Sol Silverman. 300 over pr liens

**Bullard av, sec 238th,** see 238th E, sec Bullard av,

CHARLES A. BERRIAN.

**164TH st E, nec Jerome av,** see Jerome av, es, whole ft bet 165th & 164th.

**164TH st E, sec Jerome av,** see Jerome av, es, whole ft bet 165th & 164th.

**165TH st E, sec Jerome av,** see Jerome av, es, whole ft bet 165th & 164th.

**Cromwell av, swc 165th,** see Jerome av, es, whole ft bet 165th & 164th.

**Jerome av, sec 164th,** see Jerome av, es, whole ft bet 165th & 164th.

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*Auction Sales of the Week, Bronx, Continued.*

**Jerome av**, es, whole ft bet 165th & 164th, runs n100.5xe189.1 to ws Cromwell av, xs167.1xw159.2xs202.11 to 164th, xw 125.10 to beg; also JEROME AV, sec 164th, runs s201.8xe25xe138 to ws Creek, xn174.7 to ss 164th, xw133.6 to beg, vacant, withdrawn. ——

Total ..... $55,100
Corresponding week 1913..... 98,575
Jan 1, 1914 to date.....4,727,946
Corresponding period 1913.....4,419,107

## Brooklyn.

*The following are the sales that have taken place during the week ending Sept. 9, 1914, at the Brooklyn Salesrooms, 189 Montague street:*

WILLIAM P. RAE CO.

UNION ST, s, 100 e Nostrand av, 50x127.9; Robt E Patterson..... 4,641.00
21ST ST, ses, 82 ne Cropsey av, 33x96.8; Robt C Baker ..... 5,000.00
74TH ST (*), ns, 395.11 e Stewart av, 104x100; Helene V Engel et al..... 9,900.00
AV J, ns, 160 e Mansfield pl, 50x100; adj Oct 5. ——
ATLANTIC AV (*), ns, 267.2 e Troy av, 16.8x99; Jno W Reid ..... 1,600.00

WILLIAM J. McPHILLIAMY & CO.

ROBINSON ST (*), ns, 332.6 e Rogers av, 60.3x122.6; Madelene Gumpert... 6,950.00
3D ST, ss, 260 w Bond, 20x100; Andw H Hastings ..... 2,800.00
W 6TH ST, es, 91.5 s Av U, —x123.1x irreg; ROAD from Gravesend Beach to Gravesend Village, cl, junc nes, 86th, runs se967.10xne615.5xnw670.5 to beg; also HIGHWAY, from Gravesend Beach to Gravesend Village, nec Highway along ws of said village, runs n383.3xse313.11xne349.6xne183 to beg; also ROAD from Gravesend Beach to Gravesend Village, cl, at inter ws Lot 1, runs nw503.9xse504.11 xne515.10xnw313.11 to beg; also AV V, nwc Van Siclen, 85.3x17.6x irreg; adj sine die ..... ——
44TH ST (*), ns, 320 w 15 av, 30x100.2; also 16TH AV, es, 102 n 45th, 40x130.11; Jno E O'Brien ..... 3,100.00
BEDFORD AV (*), es, 100 s 9th, runs s 130 xs37xne115.8xs102xne14xnw102.6x sw16.3xn79xw171 to beg; Amphion Academy Co. .....115,000.00
DUMONT AV (*), nwc Thatford av, 25x100; Prudential Bond & Mtg Co... 6,500.00
KINGS HIGHWAY, sec E 19th, 22x 62.6; Glenn H Frost ..... 1,450.00
2D AV, 3903 (*), es, 25 s 39th, 25x100; Jno J Carlin ..... 4,000.00
13TH AV, nws, 60 sw 75th, 40x160x100 to 75th x60.9xs100 to beg; Harry Cook ..... 4,625.00
18TH AV, nws, inter se sws 81st, 18Zx 102x irreg; Adam Fenn .....12,800.00
21ST AV, swc 84th, 140x100x irreg; R C Baker .....11,000.00

NATHANIEL SHUTER.

6TH AV, nec 54th, 32.8x100; action 1; adj Sept 23 ..... ——
6TH AV, sec 53d, 32.8x100; action 2; adj Sept 23 ..... ——
LOTS (*) 511 to 515, 523 to 547, 556 to 562 & 575 to 582, blk 10; Kath Gallagher .....12,000.00

CHAUNCEY REAL ESTATE CO.

48TH ST, 455 ns 240 w 5 av, 30x 100.2; adj Sept 27 ..... ——
49TH ST, ns, 500 w 6 av, 30x100; adj Sept 27. ..... ——

SAMUEL MARX.

HUMBOLDT ST (*), es, 41.3 s Maujer, 41.3x75; Eliz Neef ..... 9,500.00

Total .....$210,866.00
Corresponding week, 1913..... 268,361.00

## VOLUNTARY AUCTION SALES.

### Brooklyn.

JAMES L. BRUMLEY.

SEPT. 15.
BERRY ST, 97, es, 40 n N 8th, 20x80, 3-sty & b bk dwg (exr).
BERRY ST, 88, ws, 100 n N 8th, 25x100, 3-sty & b bk dwg (exr).
BEDFORD AV, 186, ws, 40 s N 7th, 20x80, 4-sty bk bldg (exr).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:*

**SEPT. 12.**
No Legal Sales advertised for this day.

**SEPT. 14.**
JAMES ST, 6, es, 82.4 s Chatham, 17x54.8x17.1x 54.1, 3-sty bk tnt & strs; Wm A Paton et al, trsts &c—Frank Sanfilippo et al; Carlisle Norwood (A), 68 William; Winter Russell (R); due, $6,567.18; T&c, $188.43; Henry Brady.
134TH ST, 19 E, ns, 300 e 5 av, 25x99.11, 5-sty bk tnt; Emma Davidson—Mary Diamond et al; H B Davis (A), 72 Bway; Jno Z Lowe, Jr (R); due, $2,158.18; T&c, $——; M Morgenthau, Jr.

**SEPT. 15.**
HESTER ST, 55; ns, 87.6 e Ludlow, 22x88, 7-sty bk loft & str bldg; Jacob Shevell—Reuben Saltzstein et al; Greenbourger, Eschwege & Schallek (A), 74 Bway; Merritt E Haviland (R); due, $7,930.15; T&c, $350.17; mtg recorded Jan 17, 1908; Danl Greenwald.
22D ST, 405 E, ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; Geo F W Poggenburg et al—Albt H W Protzman et al; Wallace N Vreeland (A), 38 Park Row; Edgar J Nathan (R); partition; Joseph P Day.
30TH ST, 56 W, ss, 189 e 6 av, 21x90, 4-sty stn loft & str bldg; Chas H Freeman—Alice B Scott et al; Henry W Freeman (A), 42 Bway; Jno G Agar (R), due, $14,154.37; T&c, $805.32; sub to a first mtg of $50,000; Bryan L Kennelly.
124TH ST, 507-9 W, ns, 150 w Ams av, runs n100.11xw50xs75.11xe.06xs25xe49.6 to beg; 6-sty bk tnt; Andrew Wilson, trste—Kath F Mitchell et al; Howard M Rowe (A), 149 Bway; Jno H Rogan (R); due, $57,662.37; T&c, $1,000; mtg recorded Mar 17, 1907; Jos P Day.
129TH ST, 211 W, ns, 143.9 w 7 av, 18.9x99.11, 3-sty stn dispensary; Henry J Storrs et al—Gramercy Investing Co; Frank L Holt (A), 220 Bway; Arthur D Truax (R); due, $10,-894.65; T&c, $332.20; mtg recorded June 15, 1903; Henry Brady.

**SEPT. 16.**
RIDGE ST, 87, ws, 152.11 s Rivington av, runs w75xn25xw50.7xs51xe125.7xn26 to beg; 1 & 3-sty bk theatre & 3-4-sty bk rear loft bldgs; Wm J Amend, exr—Clara Levin et al; Jno E Donnelly (A), 119 Nassau; Harry N French (R); due, $32,565.82; T&c, $2,535.18; Henry Brady.
68TH ST, swc Madison av (No 812), 16.8x100.5, 4 & 5-sty & b bk & stn dwg; Mutual Life Ins Co of N Y—Eric Dahlgren et al; Fredk L Allen (A), 55 Cedar; Irving Washburn (R); due, $72,083.21; T&c, $——; Jos P Day.
70TH ST, 325 W, ns, 280 w West End av, 15x 100.5, 4-sty bk dwg; Fredk A Clarke—Walter E Thompson et al; action 1; Ver Planck, Prince & Flanders (A), 149 Bway; Percival H Gregory (R); due, $11,715.98; T&c, $252.70; Herbert A Sherman.
70TH ST, 327 W, ns, 295 w West End av, 15x 100.5, 4-sty bk dwg; same—same—action 2; same (A); same (R); due, $11,708.42; T&c, $252.70; Herbert A Sherman.
121ST ST, 18 W, ss, 140 e Lenox av, 20x100.11, 3-sty & b stn dwg; Anita Howell—F Glynn Young et al; A Stern (A), 31 Nassau; Warren Leslie (R); due, $15,891.00; T&c, $353.05; Jos P Day.
131ST ST, 10 E, ss, 146.6 e 5 av, 18.2x99.11, 3-sty & b stn dwg; E Coppee Thurston, admrtx—Stephen McCormick et al; Frederic F de Rham (A), 44 Wall; Archibald E Baxter (R); due, $7,897.48; T&c, $261.32; Joseph P Day.

**SEPT. 17.**
LEWIS ST, 109, ws, 160 n Stanton, 20x100, 5-sty bk tnt & strs & 3-sty bk rear tnt; Amelia Wiegand, extrx—Mary Weiser et al; Amend & Amend (A), 119 Nassau; Chas H Murray (R); due, $5,391.77; T&c, $481.62; sub to first mtg of $15,000; Jos P Day.
PITT ST, 55, ws, 150 n Delancey, runs w100xn 24.10xxe37xs6.2xe63xs18.8, 3-sty bk tnt & str & 4-sty bk rear tnt; Anna S Lincoln—Chas S Rosenthal et al; Wolcott P Robbins (A), 165 Bway; Thos N Cuthbert (R); due, $14,-787.14; T&c, $334.22; Joseph P Day.
95TH ST, 332 E, ss, 440 e 2 av, 45x100.8, 6-sty bk tnt & strs; Albany Savgs Bank—Hamilton Holding Co et al; Tracey, Cooper & Townsend (A), 25 North Pearl, Albany, N Y; Adolph Stern (R); due, $35,743.88; T&c, $915.30; mtg recorded Nov9'08; Joseph P Day.
RIVERSIDE DR, 145, es, 48 s 87th, 32x100, 4-sty & b bk dwg; Roman Catholic Orphan Asylum in the City of N Y—Ellen R Scott indvid & extrx et al; Jos F Daly (A), 52 Wall; Lewis J Conlan (R); due, $68,845.63; T&c, $3,-499.58; mtg recorded Nov22'06; Joseph P Day.

**SEPT. 18.**
PRINCE ST, 62-4, swc Lafayette (No 264), 27.6x54.9x24x54.10, 4-sty bk loft & str bldg; Roman Catholic Orphan Asylum in the City of N Y—Rosa Marasco individ & trste et al; Jos F Daly (A), 52 Wall; Richmond J Reese (R); due, $28,885.44; T&c, $1,720.16; mtg recorded July15'11; Joseph P Day.
116TH ST, 156 E, ss, 66.8 e Lex av, 16.8x100.11, 4-sty stn tnt & str; Bertha Lippman—Donato M Cefola et al; Hamburger, Goldey & Fatt (A), 132 Nassau; Jno Z Lowe Jr (R); due, $2,328.15; T&c, $36.75; sub to a 1st mtg of $10,000; Bryan L Kennelly.
120TH ST, 78 W, ss, 125 e Lenox av, 20x100.11, 3-sty & b stn dwg; Sheriff's sale of all right, title &c which Rose Reddy had on July 16, 1914, or since; Jesse S Epstein (A), 149 Bway; Max S Grifenhagen (sheriff); Danl Greenwald.
RIVERSIDE DR, 445, es, 107.6 n 116th, 58.9x 123.10x59.10x112.3, 12-sty bk tnt; N Y Life Ins Co & Lawyers Mtg Co—Paterno Bros, Inc, et al; Cary & Carroll (A), 59 Wall; Jas A Allen (R); due, $240,246.54; T&c, $9,-133.15; Joseph P Day.

**SEPT. 19.**
No Legal Sales advertised for this day.

**SEPT. 21.**
113TH ST, 76 E, ss, 130 w Park av, 25x100, 5-sty bk tnt; Otto Timme—Paul Gross et al; Leonard J Langbein (A), 320 Bway; M Michl Edelstein (R); due, $18,388.36; T&c, $182.45; Herbert A Sherman.

### Bronx.

*The folowing is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.*

**SEPT. 12 & 14.**
No Legal Sales advertised for these days.

**SEPT. 15.**
DIVISION ST, ws, 162.6 s 177th, 35x70, 2-sty fr dwg; Albt L Skinner—David Pierce et al; Clarence C Ferris (A), 35 Wall; Edw J Flynn (R); due, $11,437.73; T&c, $1,250; Joseph P Day.

COLLEGE AV, 1031, ws, 106 n 165th, 22x92.4, 3-sty bk dwg; Isabella G Francis—Max Zargury et al; Merrill & Rogers (A), 100 Bway; Matthew P Doyle (R); due, $9,340.56; T&c, $96.22; Chas A Berrian.

WALTON AV, 2432, es, 264.2 s Fordham rd, 25.1x80x25.11x79.7, 2-sty fr dwg; Sophie Newhouse—Harriet Mintz et al; Arthur O Ernst (A), 170 Bway; Saml J Hoffman (R); due, $1,761.77; T&c, $182.89; sub to a 1st mtg of $6,500; Joseph P Day.

WEBSTER AV, 3542, es, 531.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Bronx Investment Co—Irving Constn Co et al; Merrill & Rogers (A), 100 Bway; Jno F Frees (R); due, $5,-225.22; T&c, $154.53; Geo Price.

**SEPT. 16.**

149TH ST E, ns, 104 e Jackson av, 50x100, vacant; Constantin Wagner—New Arcadia Real Estate Co et al; Quackenbush & Adams (A), 25 Broad; Jas C Brady (R); due, $8,755.62; T&c, $115; Bryan L Kennelly.

STILWELL AV, ns, intersec ws, rd from Westchester to Eastchester, —x—, containing 9 acres; Park Mtg Co—Wm Abbatt et al; Seybel & French (A), 41 Park Row; Jas C Brady (R); due, $6,656.13; T&c, $4,550; sub to a 1st mtg of $21,000; Bryan L Kennelly.

**SEPT. 17.**

No Legal Sales advertised for this day.

**SEPT. 18.**

BAINBRIDGE AV, nec 205th, 26.2x73.7x25x 81.3, vacant; Tax Lien Co of N Y—Mary O'Reilly et al; Aug Weymann (A), 68 William; Wm J McKeown (R); due, $1,592.26; T&c, $347.56; Joseph P Day.

INWOOD AV, 1362, es, 404.11 n Clarke pl, 25x 98.9, 3-sty fr tnt; Henry N Goebbels, exr—Emil N Sorgenfrei et al; Geo Ludwig (A), 1511 3 av; Enos S Booth (R); due, $5,513.99; T&c, $61.95; Joseph P Day.

VYSE AV, 1985, ws, 42.6 s 178th, 20x100, 2-sty fr dwg; Henry P Clark—Irving Constn Co et al; E Dudley Barlow (A), 290 Bway; Phoenix Ingraham (R); due, $5,986.22; T&c, $126.87; D Phoenix Ingraham.

**SEPT. 19 & 21.**

No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**SEPT. 12.**

No Legal Sales advertised for this day.

**SEPT. 14.**

HEYWARD ST, ses, 110 ne Harrison av, 30x 100; Louis Sauer—Marie Huggershof et al; Adam Christmann, Jr (A), 931 Bway; Edw Q Carr (R); Chas Shongood.

ATLANTIC AV, nec Hale av, 76.1x29xirreg; Jno Meyn—Geo Schroeder et al; Kiendl, Smyth & Gross (A), 215 Montague; Edwin L Snedeker (R); Wm J McPhilliamy & Co.

WASHINGTON AV, es, 388.5 s Park av, 20x 100; also BRIDGE ST, ws, 55 n Johnson, 22.6x56.5; Bridget Trehey—Mary A Abbot et al; Brennan & Curran (A), Yonkers, N Y; Fredk S Martyn (R); Jas L Brumley.

**SEPT. 15.**

CARROLL ST, ses, intersec ses Denton pl, 90.5x 75; Bank for Savgs of Ossining—Arthur Baur et al; Harry L Thompson (A), 175 Remsen; Morris Bernstein (R); Nathaniel Shuter.

KENT ST, ss, 132.11 e Franklin, 22x95; Albt L Perry et al—Jno Gillies Co et al; C & T Perry (A), 845 Manhattan av; Wm F X Geoghan (R); Wm P Rae.

S 1ST ST, swc Kent av, —x26; Elias Mead—Eliz Plumer et al; Tunis G Bergen (A), 160 Bway; Jas M Fawcett (R); Wm P Rae.

E 18TH ST, es, 120 s Av O, 60x100; Julie T Frank—Mary E Bradbury et al; Bernard J Isecke (A), 203 Bway, Manhattan; Raymond Malone (R); Wm J McPhilliamy & Co.

E 22D ST, ws, 210.4 n Foster av, 40x70.2x irreg; also FLATBUSH AV, es, 83.6 s Farragut rd, 30x90; Bank of Flatbush—Oscar Fribourg et al; J Hunter Lack (A), 40 Court; Chas A Clayton (R); Wm P Rae.

W 36TH ST, ws, 190 n Mermaid av, 40x118.10; Jno J Ryan et al—Anno C Stromberg et al; Somerville & Somerville (A), 192 Montague; Mark S Feiler (R); Jere Johnson Jr Co.

58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curran (A), 375 Fulton; Wm H Griffin (R); Fredk B Snow.

ATLANTIC AV, ns, 32 e Ralph av, 15x80; Jas S Anderson—Alice B Kreps et al; Niebrugge & Maxfield (A), 233 Bway, Manhattan; Geo W Gibbons (R); Wm P Rae.

LIBERTY AV, ns, 50 w Bradford, 25x100; Martha H Miller et al—Moses Blau et al; Leander B Faber (A), 375 Fulton; W Rossiter Redmond (R); Wm J McPhilliamy & Co.

MERMAID AV, ss, 80 e W 37th, 40x100; Jno J Ryan et al—Jas J Lynch et al; Jas A Sheehan (A), 44 Court; Mortimer W Byers (R); Jere Johnson Jr Co.

8TH AV, ws, 40 n 1st, 20x92.10; Michl J Shea—Annie Dunne et al; Jno M Rider (A), 44 Cedar, Manhattan; Wm Watson (R); Wm J McPhilliamy & Co.

8TH AV, sec 46th, —x—; Rudolph Wallach Co—Marvin Realty Co et al; Eliz S Pope (A); Herbert P Luce (R); Wm P Rae.

10TH AV, ws, 80 s 68th, 20x80; Albt A Bunce—Safe Realty Corpn et al; action 1; Brussell & Beebe (A), 41 Wall, Manhattan; Edw H Maddox (R); Wm P Rae.

10TH AV, ws, 100 s 68th, 20x80; same—same; action 2; same (A); Edw Q Carr (R); Wm J McPhilliamy & Co.

**SEPT. 16.**

BALTIC ST, ss, 107.10 w 4 av, 25x100; Sarah Von Auw—Jas Farrington et al; Wm R Keese (A), Long Island City, N Y; Saml Walker (R); Wm P Rae.

LOGAN ST, es, 575 n Liberty av, 25x100; Susan A Hults admtrx—Josephine Elliott et al; Kiendl, Smyth & Gross (A), 215 Montague; Albt A Levin (R); Nathaniel Shuter.

McDONOUGH ST, ns, 22.6 w Throop av, 27x 100; Pythian Home—Chauncey G Cozine et al; Harry L Thompson (A), 175 Remsen; Gasper Liota (R); Nathaniel Shuter.

PACIFIC ST, ns, 302 w Hopkinson av, 24.6x 100; Sara R Reid—Monaton Realty Investing Corpn et al; David Drechsler (A), 140 Nassau, Manhattan; Fredk A Drake (R); Nathaniel Shuter.

BAY PKWAY, ses, 273.6 ne Crospey av, 96.8x 100; Annie C Lott—Walter Schrenkeisen et al; Chas H Lott (A), 298 Bway; Ward B Yeomans (R); Wm P Rae.

BEVERLY RD, ns, 80 e E 8th, 40x100; Brooklyn Associates—Jno G Kahaly et al; W T Lindsay (A), 261 Bway, Manhattan; Jas M Fawcett (R); Wm P Rae.

HOPKINSON AV, ws, 221.3 s Hegeman av, 20.2x100; Gertrude Marmur—Sadie Danzig et al; Buchler & Levy (A, 50 Broad, Manhattan; Saml A Pease (R); Nathaniel Shuter.

KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av xn368.7xnw314.6xsw 522xse613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xse 1,617.9xsw672.6x1,619.11 to beg; also LAND bounded se by Av U, ne by Ryder, se by cl of blk bet Ryder & E 38th & nw by land formerly of Lahey; Felix F Curtze—Buffalo Flatbush Corpn et al; G H Brevillier (A), 32 Liberty; Chas M Hall (R); Wm P Rae Co.

PROSPECT AV, nes, 97.5 nw 3 av, 22x70; Title Guar & Trust Co—Cath Harkins et al; Harry L Thompson (A), 175 Remsen; Geo C Jeffrey (R); Nathaniel Shuter.

SHEFFIELD AV, es, 260 s Sutter av, 20x95; Lizzie Task—Jos Rubin et al; Meyer C Loskowitz (A), 375 Fulton; Grover M Moscowitz (R); Nathaniel Shuter.

6TH AV, nws, 80.2 sw 4th, 19.10x80; College Point Savgs Bank—Annie E O'Donnell et al; Fredk S Rauber (A), 145 Nassau, Manhattan; Geo Eckstein (R); Wm J McPhilliamy & Co.

6TH AV, nws, 144.3 sw 16th, 18.11x75; Maria Kraemer—Julius Barnet et al; J Hunter Lack (A), 40 Court; Thos J Gowen (R); Nathaniel Shuter.

**SEPT. 17.**

LIVINGSTON ST, ss, 175.5 w Smith, 50.5x 100.3; Sheriff's sale of all right, title, &c, which Adolph Kuhn had on Nov 10, 1910, or since; Lewis S Swasey (sheriff); Wm P Rae.

SANDS ST, swc Adams, 24x80; Harrison B Moore—Brown Realty Co et al; Harry L Thompson (A), 175 Remsen; Arthur D Strahl (R); Wm J McPhilliamy & Co.

WILLOW ST, swc Orange, 25x100; Geo F Martens et al—Ahrend Schierenbeck et al; Thos J Farrell (A), 20 Vesey, Manhattan; Eugene Sherk (R); Wm J McPhilliamy & Co.

DE KALB AV, ss, 437.6 e Nostrand av, 41.6x 100; Sheriff's sale of all right, title, &c, which Louis Goldman had on June 6, 1914, or since; Lewis M Swasey (sheriff); Wm P Rae.

DITMAS AV, ss, 64 e E 9th, 32x100; Henry C Jacobs—Mary Shutt et al; Watson & Kristeller (A), 100 William, Manhattan; J Herbert Watson (R); Wm P Rae.

HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W Church Jr et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliamy & Co.

**SEPT. 18.**

49TH ST, ws, 360 nw 15 av, 40x100.2; Clara de Hirsh Home for Working Girls—Jos Levin et al; Harry L Thompson (A), 175 Remsen; Jas H Scrimgeour (R); Wm P Rae.

**SEPT. 19.**

No Legal Sales advertised for this day.

**SEPT. 21.**

GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway, Manhattan; Jas F Quigley (R); Wm P Rae.

PINE ST, swc New Lots rd, 118.9x102.1 x irreg; Fredk Gramlich—Jos Wagner et al; Halbert & Quist (A), 1293 Myrtle av; David Hirshfield (R); Wm P Rae.

5TH AV, es, 32.6 sw 9th, 40x100x irreg; Greater New York Savgs Bank—Wm J Fitzpatrick et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Edwin L Garvin (R); Wm J McPhilliamy & Co.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant

## Manhattan.

**SEPT. 5.**

9TH ST, 734-36 E; Jos Zimmerman et al— Benjamin Sonnenschein et al; T P Conlon (A).

8TH AV, 464, and Trinity av, es, 200 ft s 156th, 20x86.9; 2 actions; City Real Estate Co—Agnes C Geohegan et al; amended; H Swain (A).

**SEPT. 8.**

6TH ST, 316 E; Louis Horowitz—Solomon Neumann et al; D Freiberger (A).

9TH ST, 734-6 E; Jos Zimmerman et al—Benj Sonnenschein et al; amended; T P Conlon (A).

37TH ST, 4-6 W; Wm Ziegler, Jr—Midville Realty Co et al; Swan & Moore (A).

115TH ST, 9 E; Mercy M Plum—Meyer Jarmulowsky et al; amended; A A Silberberg (A).

170TH ST, ns, 100 w Audubon av, 75x100; Greenwich Savgs Bank—Jno Yule et al; Bowers & Sands (A).

**SEPT. 9.**

11TH ST, 337-45 W; WASHINGTON ST, 719-21; 58TH ST, ss, 80 e Madison av, 20x50.4; Jas H Merwin—Jas C Warren et al; J H Merwin (A).

112TH ST, ns, 86.8 e Manhattan av, 16.8x100.11; Francis W Wilcox—Frank L Smith et al; Howe, Smith & Sawyer (A).


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*Foreclosure Suits, Manhattan, Continued.*

12STH ST, ss, 220.2 e 8 av, 20.10x99.11; Helen Katz et al—Helen D White Haight et al; A H Lesinsky (A).
CLAREMONT AV, 140; Reuben Weinstein—Tuscan Constn Co et al; R Greenbaum (A).

**SEPT. 10.**
12TH ST, 623-25 E; 2 actions; Louis G Hamersley—Jos Fine et al; amended; Emmet & Parish (A).
24TH ST, 13-15 W; Ewald Mommer—Sol Realty Co, Inc, et al—Blumensteil & Blumensteil (A).
31ST ST, ss, 125 e 8 av, 25x98; N Y Trust Co—Geo W Eccles et al; Hornblower, Miller, Potter & Earle (A).
93D ST, 11 W; Margaretha Eggers—Mary J Edwards et al; G E Miner (A).
106TH ST, 227 E; Edw L Coster—Bertha Kaufman et al; Anderson, Iselin & Anderson (A).
122D ST, 359 W; Donald Robertson Co—Mary P Ferguson et al; T J Meehan (A).
130TH ST, 137 W; Margaretha Reinken—Ensign Realty Co et al; Rabe & Keller (A).
BWAY, ns, 263.1 w Terrace View av, 100x100; Park Mtg Co—Arthur Weisbecker et al; Seybel & French (A).

**SEPT. 11.**
12TH ST, 24-6 E; also UNIVERSITY PL, 88; Germania Life Ins Co—Borough Investing Co et al; Dulon & Roe (A).
48TH ST, ss, 100 w 1 av, 25x100.5; Eliz V Irwin—Louis Segelbohm et al; amended; J V Irwin (A).
49TH ST, ss, 225 e 11 av, 80x100; Edw Howe et al—Patk J Frawley et al; Roosevelt & Kobbe (A).
79TH ST, ss, 41 w Park av, 17x92.2; Geo A Holden, exr—Cath W Sellen et al; H Odell (A).
89TH ST, 72 W; Lilly A G Coddington et al—Robt J Dyatt; Atwater & Cruikshank (A).
109TH ST, ss, 100 w 2 av, 50x100.11; 2 actions: Clarence Tucker et al Threshold Realty Corpn et al; C P & W W Buckley (A).
109TH ST, 338-44 E; 2 actions; Metropolitan Improvement Co—Carmelo D'Orazio et al; C L Westcott (A).
118TH ST, ns, 457.1 e Pleasant av, 40.10x100.11; Cath Silberhorn et al; amended; G H Hyde (A).
134TH ST, 520 W; Robt F Hubbard—Chas E Jones Co et al; H Swain (A).
CLAREMONT AV, es, 300 n 122d, 75x115 x irreg; Max Mandel—Eva Trop et al; A A Silberberg (A).
2D AV, nec 104th, 50x75; David Israel—Villa Site Realty Co et al; N H Prager (A).

### Bronx.

**SEPT. 4.**
TEASDALE PL, 580; Sarah E Van Riper—Geo W McDermott et al; J W Bryant (A).

**SEPT. 5.**
TRINITY AV, es, 500 s 156th, 25x73.5; Loretta Cowan—Caroline A Weber et al; T W Foster (A).

**SEPT. 8.**
CHARLOTTE ST, ws, 100.3 n Jennings, 40x100; Richd Moller—Dertinger Constn Co et al; Wesselman & Kraus (A).
PERRY AV, es, 480 s Gun Hill rd, 25x100; Anna B Dyer—Fairmount Realty Co etal; Niles & Johnson.
TRINITY AV, es, 200 s 156th, 20x86.9; City Real Estate Co—Agnes C Geohegan et al; H Swain (A).
LOTS 7 & 8, Parcel 1, map showing subdivision of property of estate of Wm B Ogden; Emily O Wheeler—Jas A Hennessy et al; Murray, Prentice & Howland (A).

**SEPT. 9.**
156TH ST, nwc Fox, 100x100; Geo F Johnson—Haase Lippmann Constn Co et al; Ferriss & Storck (A).
TIEBOUT AV, ws, 306.4 s 183d, 18.4x72.2; Wm D Lent—Edmundson Constn Co et al; J H Schaffer (A).
TIEBOUT AV, ws, 250.7 s 183d, 18.5x76.2; same —same; same (A).
TIEBOUT AV, ws, 287.8 s 183d, 18.5x73.4; same —same; same (A).

**SEPT. 10.**
135TH ST, 697 E; Jennie F Tuetel—Jennie Davis et al; C Oakes (A).
136TH ST, ns, 100 e Brook av, 54x100; Emma Biehn—Talmud Torah Beth Yonkov of the Bronx; H Bellinger, Jr (A).
TERRACE VIEW AV (**), ns, 429.10 w Kingsbridge av, 40x70; Emma E Steele—Augustus S Frazee et al; Reeves & Todd (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**SEPT. 3, 4 & 5.**
No Judgments in Foreclosure Suits filed these days.

**SEPT. 8.**
WALL ST, swc Pearl, 70.4x22.5x irreg to Beaver; Equitable Life Assurance Society of the U S—U S Trust Co et al, trstes, &c; Alex & Green (A); Enos S Booth (R); due.....291,767.34
WALL ST, swc New, 23.2x58.4x irreg to Bway; same—same; same (A); Fredk R Rich (R); due.....1,451,138.00

**SEPT. 9.**
No Judgments in Foreclosure Suits filed this day.

### Bronx.

**SEPT. 4 & 5.**
No Judgments in Foreclosure Suits filed these days.

**SEPT. 8.**
137TH ST, ns, 220.10 e Willis av, 16.8x100; Eliz Stewart Burrill—Lydard Horton et al; Worcester, Williams & Saxe (A); Enos S Booth (R); due.. 4,634.37
138TH ST, swc 3 av, 57.2x43.9; also FOREST AV, ws, 405.9 s 165th, 50x100; Edgar S Appleby—Austin Carr et al; Cannon & Cannon (A); Edw D Dowling (R); due .....45,281.39
LOTS 79 & 80, map of prop of J J Gleason, Town of Westchester; Chas R Schliess—Ella Graybill et al; F V Mayforth (A); Phoenix Ingraham (R); due ..... 5,008.13
LOT 130 A, map of bldg lots in 24th Ward, nr Williamsbridge Station of N Y & Harlem R R; Frank Gass, Inc—Raffaele Cerbone et al; A J Wolf (A); Henry H Sherman (R); due.. 744.54

**SEPT. 9 & 10.**
No Judgments in Foreclosure Suits filed these days.

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**SEPT. 5.**
No Lis Pendens filed this day.

**SEPT. 8.**
BWAY, 4146; Flora Eisenbach—J Dudley Phillips et al; foreclosure of transfer of tax lien; C H Schwartzman (A).
SEAMAN AV, ss, being lot 7, blk 2239; Flora Eisenbach—Sarah G Fuller et al; foreclosure of transfer of tax lien; C N Schwartzman (A).

**SEPT. 9.**
CENTRAL PARK W, 300; Clarence F Birdseye—Frederic W LePorin; action to hold over mtg; C F Birdseye (A).
1ST AV, 307; 119TH ST, 310-14 W; Simon Hatch—Emma Hatch; action to determine incompetency, &c; Paskus, Gordon & Hyman (A).
2D AV, 2495; H G McDowell—Adolph P Roesener; action to foreclose lien; E W Stuart (A).

**SEPT. 10.**
No Lis Pendens filed this day.

**SEPT. 11.**
215TH ST, ss, bet 9 & 10 avs, Lot 21; Lena Ritter—Fannie E Hicks et al; foreclosure of transfer of tax lien; J Gans (A).
3D AV, ws, 25.2 s 114th, 50.5x100; Morris Solomon—Mary E Jones et al; action to foreclose mechanics lien; E E Rosenblume (A).

### Bronx.

**SEPT. 4.**
TREMONT AV, 459; Clement H Smith et al—Clement H Smith et al; partition suit; G Hahn (A).

**SEPT. 5.**
No Lis Pendens filed this day.

**SEPT. 8.**
LOT 451, map of Unionport; Land & Lien Co—Annie Harris et al; action to foreclose transfer of tax lien; M Frank (A).

**SEPT. 9.**
No Lis Pendens filed this day.

**SEPT. 10.**
LOTS 15, 16, 17 & 18, 31 & 32, Map of part of Sec B Blk 14, Edenwald; Saml F Hyman—Wm P Shannon; action to enforce release of claim; J E Salomon (A).

### Brooklyn.

**SEPT. 3.**
HART ST, ns, 345 w Sumner av, 30x100; Walter B Solinger—Johanna Bach; notice of attachment; T E Larson (A).
KOSCIUSKO ST, ss, 300 w Sumner av, 18.9x100; Jos A Burr—Carrie A Jones et al; J T Bladen (A).
PENN ST, nws, 296.11 sw Bedford av, 20x100; Daisy M Jacobsen, as extrx &c, Clarence W Meade—Mary Rogers et al; H L Thompson (A).
16TH ST, 45; Equitable Trust Co N Y, as exr, &c, Henry M Gescheidt (dec)—Oshia Shulemson et al; Murray, Prentice & H (A).
16TH ST, ns, bet 10th & 11th avs, —x—; Geo W Ballway—David Michel & wife; foreclosr tax lien; H Feldman (A).
W 32D ST, ws, 340 s Mermaid av, 80x118.10; Oreste Pachi—Michl Gilmartin et al; foreclose mechanic's lien; M Nave (A).
59TH ST, nes, 180 se 15th av, 40.9x100.2x38.2x100.2; Wm E Smith—Anthony M Clegg et al; H L Thompson (A).
AV H, sec E 13th, 40x100; Bklyn Trust Co & ano—Robt M Byers & wife; Dykman, Oeland & Kuhn (A).
ATLANTIC AV, nwc Van Siclen av, 20x103.8x20x103.2; ATLANTIC AV, ns, 40 w Van Siclen av, 20x104.4; Mechanics Bank—Rudolf C Werner et al; Kiendl & Smyth & G (A).
BLAKE AV, ns, 20 w Georgia av, 20x100; Rose Schwartz—Saml W Cuba; recovery of deposit; Kheel & Orenstein (A).
BROOKLYN AV, ws, 57.6 s Av I, 40x100; Wm M Huckel as trustees, &c, Susan Cornwell (dec)—Frank L Howe et al; A W Seaman (A).
DUMONT AV, ns, 64 w Elton, 19.10x100x19.11x100; Danl London—Cath Cull et al; foreclose tax lien; J Gans (A).
FLUSHING AV, ns, at sec lot 26, on 18th Ward Assessment Map, 25x121x25x119; Louis C Van Doren—American Steel Barrel Co & ano; notice of attachment; J L Dougherty (A).
METROPOLITAN AV, ss, bet Graham & Manhattan avs, —x—; Rudolph Wallach Co—Chas Conselyea et al; foreclose tax lien; A Weymann (A).
SNEDIKER AV, ws, 90 s Hegeman av, 20x100; Louis Tausend—Clara Kirshner & ano; to impress vendor's lien; J Rieger (A).

**SEPT. 4.**
BAINBRIDGE ST, ss, bet Reid av & Patchen av, —x—; Nassau Beekman Inv Co—Anna Gannon et al; foreclose tax lien; J Gans (A).
DEAN ST, ss, bet Buffalo av & Ralph av, —x—; Nassau Beekman Inv Co—Herman Hartman et al; foreclose tax lien; J Gans (A).
DECATUR ST, ss, bet Reid and Patchen avs, —x—; Nassau Beekman Inv Co—Mary S Darrin et al; foreclose tax lien; J Gans (A).

DOBBIN ST, ws, bet Norman & Nassau avs, —x—; Nassau Beekman Inv Co—Jas Habersham et al; foreclose tax lien; J Gans (A).
EAGLE ST, ns, 350 e Oakland, 75x200; Green Point Savgs Bank—Margt McGrath et al; C & T Perry (A).
FENIMORE ST, ns, 345 e Rogers av, 108x100; Fulton Land & Mtg Co—Cath Borchers & ano; K C & M V McDonald (A).
VAN BRUNT ST, 385; Atlantic Savgs & Loan Assn—Cath McCann et al; C A Webber (A).
WALTON ST, ns, 220 w Marcy av, 20x71.11x21.7x76.9; Ellen A Borgstrom -Clarence A Appleton, as admr, &c; Patk Darby (dec); J C Danzilo (A).
42D ST, sws, 300 se 15 av, 40x100.2; Eliz Myers -Gunder O Olsen et al; H L Thompson (A).
72D ST, nes, 234.6 nw 6 av, 20x116.9x20x116.8; Williamsburgh Savgs Bank—Kath Almquist et al; T F Redmond (A).
81ST ST, ss, 168 w 17 av, 17x100; Patk B Burke—Lillian B Koepke et al; Cary & Carroll (A).
BELMONT AV, ns, bet Montauk av & Milford, —x—; Nassau Beekman Inv Co—Henry Kruse et al; foreclose tax lien; J Gans (A).
EASTERN PKWAY, ss, bet Bway & Bushwick avs, —x—; Nassau Beekman Inv Co—Jno Baierlein et al; foreclose tax lien; J Gans (A).
KENT AV, es, bet Park av & Little Nassau, —x—; Lipman Lipsitz—Jas F McCarthy et al; foreclose tax lien; D Zirinsky (A).
UTICA AV, 132; Nassau Beekman Inv Co—Evelyn E Grilli et al; foreclose tax lien; J Gans (A).
7TH AV, sec 1st, 25x97.10; Savgs Bank of Utica—Dietrich F K Franke et al; T F Redmond (A).
8TH AV, es, 81.10 s 11th, 18.2x84; Danl Vossler as trst—Emma Wolper et al; T F Redmond (A).

**SEPT. 5.**

PROSPECT AV, ns, 135.11 e 8 av, 62.6x151x62.8x147.9; Fredk H Schumm—Aug Vollpel et al; partition; Hirsh & Newman (A).
SARATOGA AV, ws, 100.6 n Prospect pl, 75x100; D Nechamkus & Co—Cooper & Spain Constn Co et al; to set aside deed; M S Feiler (A).
SURF AV, sec W 21st, runs e202xs—xe—xs300x w75xs300 to mean high water line Atlantic Ocean xw162 to st xw640 to beg; Jno Mulstein Co—Richman Holding Co, Inc, & ano; foreclose mechanic's lien; Godnick, Wilson & R (A).

**SEPT. 8.**

BOND ST, nws, 80 sw Baltic, 20x50; Frances I Reed—Oscar Hammann as exr, & G Martin Jurgenson et al; T M Hill (A).
LORIMER ST, ws, 88 n Calyer, 17x75; Albt L Perry as exr of Eliz Kelly decd—Margt McGrath et al; C & T Perry (A).
MIDWOOD ST, ns, 180 e Rogers av, 25x100; Bklyn Savgs Bank—Emil E Freese et al; Snedeker & Snedeker (A).
MOORE ST, 32; Sarah Brandt (infant)—Lena Schiff & ano; to set aside deed; S Saltzman (A).
SPENCER ST, ws, 195.9 s Park av, 19.3x100; Onofrio Fusco—Gaetano Fusco et al; to set aside deed & mtgs; C Clark (A).
WITHERS ST, ns, 22 w Union av, 22x100; Jno F Clark—Gaetano Calandriello et al; H F Cochrane (A).
W 35TH ST, ws, 600 n Canal av, 600x237.8 to bulkhead line; Annie R McManamy & ano—Agnes Somerville & ano; H E Heistad (A).
E 37TH ST, es, 100 s Av J, 40x100; Fannie Bachelder—Gilbert L Hassell et al; W E Cook (A),
75TH ST, ns, 168 e 17 av, 18.3x100x16.3x100; Moses B Schmidt & ano as trstes Malchen Rice—"Jno" Rothwell et al; Cary & Carroll (A).
CROPSEY AV, ec Bay 49th, 38.8x100x33.8x100; Clemente Restamo—Guiseppe Sedutto et al; to declare deed null; Palmieri & Wechsler (A).
KENT AV, es, bet Park av & Little Nassau, —x—; Lipman Lipsitz—Jas F McCarthy et al; forclose tax lien; D Zirinsky (A).
ST MARKS AV, 1441; Isidor Rosen & ano—Clarence E Duryea & ano; to recover $1,600; A A Levin (A).
14TH AV, wc 79th, 20x80; Chas Greenberg—Marion S Kennedy; Philip Simon (A).

**SEPT. 9.**

BRISTOL ST, es, 260 n Sackett, 40x110; Empire City Lumber Co & ano—Wilson Contracting Co, Inc, et al; foreclosure of mechanic's lien; Simon & Weinstein (A).
CARROLL ST, ns, 220 w Columbia, 20x100; Ira B Stewart—Mary A Luciano et al; T F Redmond (A).
FROST ST, ss, 100 w Kingsland av, 25x100; Herman P Schmidt et al, as exrs, &c, Barbara Storm—Barbara Rasutovitch & ano; to set aside deed; L & M Blumberg (A).
LINCOLN PL, ns, 100 e Classon av, runs n100x e80xn52.2xse—xe71.9xs131 to pl xw320 to beg; Burroughs Bldg Material Co—Otto Singer Bldg Co et al; Caldwell & Holmes (A).
POWELL ST, es, 150 s Livonia av, 100x100; Parshelsky Bros, Inc—Powell-River Co, Inc, & ano; foreclose mechanic's lien; H S & C G Bachrach (A).
WYCKOFF ST, sws, 290 se Hoyt, 20x100; Title Guar & Trust Co—Peter J Moore et al; T F Redmond (A).
17TH ST, nes, 80.6 se 4 av, 19.6x80.2; Williamsburgh Savgs Bank—Peter Kelly et al; S M & D E Meeker (A).
E 32D ST, ws, 440 s Clarendon rd, 20x100; Title Guar & Trust Co—Ellen Pierce et al; T F Redmond (A).
36TH ST, nes, 60 se 14 av, 20x100.2; Title Guar & Trust Co -Rachel L Weinberg et al; T F Redmond (A).
40TH ST, ec 10 av, 20x95.2; Title Guar & Trust Co, as sub trste, &c, Hugh W Collender (dec)—Louis Flaxman et al; Worchester, Williams & Saxe (A).
81ST ST, ss, 134 w 17 av, 17x100; Bklyn Hospital—Ida J Shoffner et al; Cary & Carroll (A).
BENSON AV, ns, 60.4 e Bay 14th, 20x90; Lillie H Crary—Jno Nulty et al; Davison & Underhill (A).
BROOKLYN AV, ws, 107.5 n Linden av, 80x95.6x78.9x96.6; Martha A Hillier—Harry W Ferron et al; T H Williams (A).
EASTERN PKWAY, ss, 188 w Albany av, 22x120.7; Williamsburgh Savgs Bank—Link Realty & Constn Co et al; S M & D E Meeker (A).
EASTERN PKWAY; ss, 210 w Albany av, 22x120.7; same—same; same (A).
OCEAN PKWAY, ws, 120 s Albemarle rd, 20x120; David Blitzer, as recr—Cath B Wendelken & ano; to set aside deed; Wesselman & Kraus (A).
PITKIN AV, ns, 25 e Jerome, 50x100; Frances E Carll—Eber Dunning et al; A E Richardson (A).
ST MARKS AV, sec Ralph av, 25x89.6; Lydia D Dunning—Rosie Lefkowitz et al; T F Redmond (A).
ST MARKS AV, swc Underhill av, 20x67.2; L I Historical Society—Brown Realty Co; T F Redmond (A).
3D AV, ws, 29 n Butler, 28.4x90; Bklyn Trust Co, as trste for Magdalena E Schmadeke—Jane Whelan et al; Dykeman, Oeland & Kuhn (A).
8TH AV, es, 137.6 n Lincoln pl, 18.9x96.5x18.9x96.11; Catskill Savgs Bank—Sarah Brooks et al; T F Redmond (A).
10TH AV, ses, 20.2 ne 41st, 20x76.4; Title Guar & Trust Co—Ingeborg Nelson et al; T F Redmond (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**SEPT. 5.**

74TH ST, 334-6 E; Zebro Contracting Co, Inc—Bohemian Benevolent & Literary Assn; Geo Violante; Sulin Concrete Contracting Co (32) ..... 165.00
78TH ST, 438-40 E; Bennie Adelman—Augustus O Schuster & Bertha Zoeller; Joe Munsch (30) ..... 78.00
204TH ST, ss, 100 e Amsterdam av, 150x99.11; Church E Gates & Co—Orosant Constn Co (31) ..... 2,450.33
BOWERY, 42; Edw K Anderton—Jacob Finkelstein, agent, & Jacob Gottlieb (33) ..... 25.75
BWAY, 1680-4; Standard Lock Co—Chas H Carle, Jr, & Amos F Eno; Delta Theatre Corpn (35) ..... 555.00
MANHATTAN AV, 507; Max Sparber—Harry Schwitzer; Isaac Becker (34) 58.00

**SEPT. 8.**

MADISON ST, 223; Harry Stugensky—Sarah Shapiro (40) ..... 75.00
48TH ST, 18-20 E; Sterling Ceiling & Lathing Co—Advocate Realty Co; J O'Dell Whiteneck; Vincent Lo Re (38) ..... 60.00
204TH ST, 428-38 W; Jno A McCarthy & Bro—Orosant Constn Co (37) ..... 3,896.07
204TH ST, ss, 100 e 10 av, 150x100; Hagadone Constn Co—Orosant Constn Co (41) ..... 950.00
SAME PROP; F E Du Bois & Co—Orosant Constn Co & Richd V Stevens (42) 2,945.42


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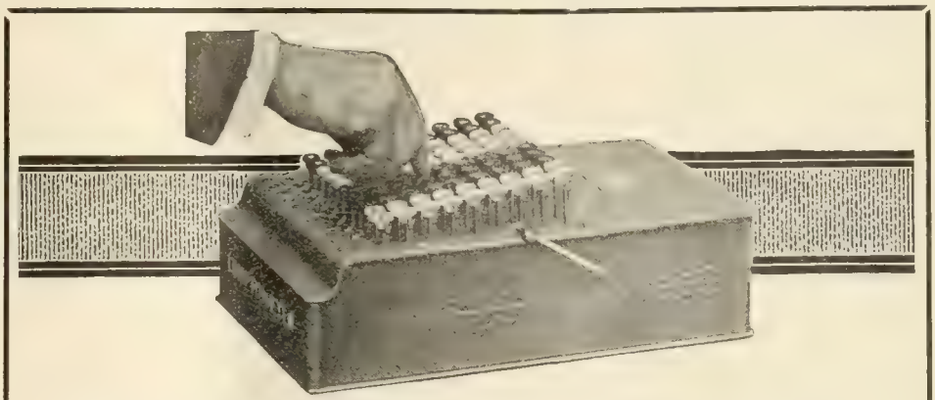

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*Mechanics Liens, Manhattan, Continued.*

**SEPT. 9.**

ARDEN ST, swc Sherman av, 125x80; Hollerith Bldg & Contracting Co—Gibralter Realty Co; W L Crow Constn Co (50) ..... 4,127.50

MONTGOMERY ST, 35-37; Hay Walker Brick Co—Hebrew Kindergarten & Day Nursery; Spector Contracting Co; Philip Repatzky; renewal (48)... 98.00

59TH ST, 513-15 W; Jacob Lanzer—59th st & Bway Constn Co, Inc (49). 250.00

122D ST, 505 W; Fishkin Bros Estate of A Jacobson; Dora & Rosa Jacobson (44) ..... 237.50

125TH ST, 362-72 W; F W Geiler, Inc—West End Theatre Co; Abraham C Schwartzwald (55) ..... 216.73

BWAY, sec 81st, 102.2x220.8; American Register Co—Wm I Walter, Rosie Bernheimer & Lehman Bernheimer; Fulton Bldg Co, Inc; Fleischmann Bros & Co, Inc (51) ..... 348.50

BWAY, sec 81st, 102.2x220.8; Jos Elias—Wm I Walter, Rosie Bernheimer & Lehman Bernheimer; Fulton Bldg Co, Inc; Fleischmann Bros & Co, Inc (52) 1,433.55

BWAY, 1651-65; Pittsburgh Plate Glass Co—Estate of Jno J Emery; Albany Apartments Corpn; renewal (43).... 606.25

LEXINGTON AV, 193; Nechols & Co—Jefferson M & Louis N Levy; Louis H Bachner (45) ..... 50.00

6TH AV, nec 26th, —x—; Daunn House Wrecking Co—Harriet G Coogan; Estate of J J Coogan (46) ..... 87.00

7TH AV, nec 110th, 70.11x100; Title Guarantee & Trust Co—Olds Constn Co, Inc (47) ..... 31.50

**SEPT. 10.**

PECK SLIP, 43; Guarantee Cornice & Skylight Wks—Bessie F Kane; Genl Fish Co; Frank Meyers; renewal (56) 115.00

3D ST, 48 E; Saml J Gottlieb—Ruben Harrold (55) ..... 500.00

78TH ST, 160 W; August C Schwager—E A Slaven; Chas Connor (59).... 139.00

81ST ST, 15 W; Edwin H Oswald—Archer M Huntington; Wm Vail, Inc (54) ..... 148.00

6TH AV, 250; Pittsburgh Plate Glass Co—Kurzrok Bros Co et al; renewal (58) ..... 85.60

**SEPT. 11.**

3D ST, 48 E; Saml J Gottlieb—Rubin Herold (60) ..... 495.00

69TH ST, 310 W; Robt Shovel—Emma Brown & Harry Eroslavsky (61).... 136.00

97TH ST, 323-5 E; Max Braslawsky—Henry Frank, Jacob Straus, Theo Friedeberg & Union Smoked Fish Co, Inc (64) ..... 800.00

125TH ST, 362.72 W; F W Geiler, Inc—West End Theatre Co & Abr C Schwartzwald (63) ..... 216.73

CONVENT AV, AMSTERDAM AV, 136th to 138th sts, blk, &c; Underpinning & Foundation Co—City of N Y, Jno Doe & Jacob A Zimmermann (62) ..... 11,035.39

## Bronx.

**SEPT. 4.**

163D ST, 105 W; Courtland Iron Wks—Jno J Hayes; Mary Hayes (4).... 240.00

**SEPT. 5.**

BARRY ST, ws, 394.6 s Leggett av, 100x100; Meyer Erilihas—Factory Sites, Inc; Jacob Leitner (51)..... 1,750.50

3D AV, 3975-77; Wolf Weintraub Howard Cooper; Louis Rosen (6)... 200.00

**SEPT. 8.**

CHARLOTTE ST (**), es, 100.7 n Seabury pl, 75x100; Leondis V Winston—Charlotte Constn Co; Han Constn Co; renewal (39) ..... 1,000.00

3D AV, ws, 240 s 158th, 30x120; Gorsmann & Lozner, Inc—Chas Shapiro Co, Inc; Chas Shapiro (7)..... 229.00

**SEPT. 9.**

SOUTHERN BLVD, 957; Edw K Anderton—Chas Corn; H Tenenbaum (8).. 53.00

**SEPT. 10.**

No Mechanics' Liens filed this day.

188TH ST, ns, whole front bet Webb & Sedgwick avs; Hastings Pavement Co—Webb's Academy & Home for Shipbuilders; Brighton Heights Development Co; renewal (57)..... 3,067.25

**Recorded in N. Y. County.

## Brooklyn.

**SEPT. 3.**

BARRETT ST, es, 100 s Sutter av, 50x80; Atlas Steel Column Mfg Co—Jacob Rabinowits..... 150.83

4TH AV, swc 41st, 60.2x140; Joe Harris—Wayfourth Constn Co..... 120.00

**SEPT. 4.**

KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; Jacob Appelbaum—Kahn Bros, Inc, & Ellie Arnold & S Soloway ..... 325.00

MACON ST, 69; McLoughlin & Donovan, Inc Philip M Knight..... 77.15

BEDFORD AV, es, 240 s Farragut rd, 200x100; BEDFORD AV, ws, 300 s Farragut rd, 200x100; Morris I Davidson & ano—Renshaw Realty Co, Inc.. 81.30

PITKIN AV, nwc Powell, 50x100; Louis P Itzler—Brein Amusement Co, Inc.. 200.00

PROSPECT AV, 251; Walter S. Ferguson, Annie C Holt & A H Stewart.. 45.00

**SEPT. 5.**

N 1ST ST, ns, 74.4 w Bedford av, 35x45; Louis Holland & ano—Dora & Jno Shapiro & Israel Max..... 150.00

E 39TH ST, es, 400 s Linden av, 40x100; Zelden & Fredman—Jos & Louis Grisler ..... 325.00

GEORGIA AV, 36; Antonio Moggio Frank Vitale & Leonard Aspromonte 135.00

8TH AV, 1139-45; Jacob Manselhon—Beny Stein, Max Quentin & Hyman Dannenstein ..... 355.00

**SEPT. 8.**

DEAN ST, sec Rogers av, 115x120xirreg; Spencer Heater Co—Unity Club of Bklyn & Jno A Scollay..... 1,842.00

MORRELL ST, 68; also MOORE ST, 148; Saml Rabbinowitz—Jacob Kleinman ..... 377.00

RODNEY ST, nws, 100 ne S 3d, 40.61.11; Jno Stark—Ridgewood Realty Associates ..... 70.00

N 1ST ST, 141-5; Levin, Kronenberg & Co—Dora Shapiro & Israel Max & Hyman Shapiro ..... 194.60

GEORGIA AV, ws, 60.6 n Dumont av, 39.6x100; Alexander Baule & ano—Morris Rosenblitt ..... 199.00

ST MARKS AV, ns, 125 e Kingston av, 15.7x100; Blest & Emery Co—Saratoga Impt Co..... 900.00

WILLIAMS AV, es, 200 s Dumont av, 100x100; Jacob E Nefueld—Wallen & Hoffman, Inc..... 3,250.00

**SEPT. 9.**

BUSH ST, 222-4; Arthur J Johnson—Millie T & Louis Steinfeld ..... 25.95

KOSCIUSKO ST, ns, 299.2 w Reid av, 50x100; A Adler Co—Kahn Bros, Inc, Ellie Arnold, S. Soloway & S Kahn.. 425.00

KOSCIUSKO ST, ns, 299.7 w Reid av, 50.4x100; Bushwick Housewrecking Co—Ellie Arnold, Saml Soloway & Kahn Bros, Inc..... 41.85

W 7TH ST, es, 220 s Av R, 100x100; Vincent Bottega—Highlawn Realty Co, Inc ..... 68.00

80TH ST, ns, 100 w 13 av, 160x100; Star Wood Turning Co—Emanon Bldg Corpn ..... 1,057.00

CENTRAL AV, 467; Aug Donke—Paul Mogwitz ..... 1,131.64

EASTERN PKWAY, ec Schenectady av, 100x100; Sexauer & Lemke—Luke A Burke & Sons Co..... 1,098.00

EASTERN PKWAY, ses, 416 ne Sterling pl, 40x110; Audley-Clarke Co—Banff Constn Co ..... 326.00

LEWIS AV, nwc Macon, 30x95; Hyman S Sulsky—Schoenfeld Constn Co ..... 232.00

ROCKAWAY AV, 412; L H Holland—Saml Palley, Jno Zummich & S Rodnowsky ..... 175.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

## Manhattan.

**SEPT. 5.**

No Satisfied Mechanics' Liens filed this day.

**SEPT. 8.**

82D ST, 430 E; Harry Klein—Mary Bachrach et al; Aug7'14..... 150.00

**SEPT. 9.**

FULTON ST, 191; Max Schweiger—Fred W Barlow et al; Sept3'14.... 70.00

57TH ST, 503 W; Harry Klein—Harry Bachrach et al; Aug7'14..... 1,400.00

100TH ST, 154 E; Harry Klein—Harry Bachrach et al; Aug7'14..... 450.00

113TH ST, 502 W; Harry Klein—Harry Bachrach et al; Aug7'14..... 477.15

121ST ST, 72 E; Harry Klein—Harry Bachrach et al; Aug7'14..... 500.00

2D AV, 1851; Harry Klein—Eleanor McGelvey et al; Dec6'13..... 12.00

**SEPT. 10.**

DUANE ST, 118-20; Collins Lavery & Co—Lazarus Fried & Sons et al; Sept 1'14 ..... 196.45

25TH ST, 11 W; Barker Electric Co—11 W 25th St Co et al; Sept22'13.... 190.00

[2]AMSTERDAM AV, nec 157th; Jas H Bradley—Thos V O'Connell et al; Aug 28'14 ..... 377.00

[2]BWAY, 2248-58; Ideal Heating Co—Estate of Adolph Bernheimer et al; Sept8'14 ..... 5,619.42

**SEPT. 11.**

MONTGOMERY ST, 35-7; Empire City Lumber Co—Hebrew Kindergarten Day Nursery et al; Nov18'13..... 330.45

148TH ST, 18-20 E; Sterling Ceiling & Lathing Co—Advocate Realty Co et al; Sept5'14 ..... 69.69

BROADWAY, 1482; Pittsburgh Plate Glass Co—Mary Fitzgerald et al; Aug 5'14 ..... 225.05

## Bronx.

**SEPT. 4.**

No Satisfied Mechanics' Liens filed this day.

**SEPT. 5.**

No Satisfied Mechanics' Liens filed this day.

**SEPT. 8.**

KELLY ST, 1013; Andrea La Sala—Keilbert Constn Co; Aug25'14..... 375.00

**SEPT. 9.**

223D ST, 681 E; Domenico Toscano—Arthur A Austin et al; Sept2'14..... 210.00

**SEPT. 10.**

No Satisfied Mechanics' Liens filed this day.

## Brooklyn.

**SEPT. 3.**

EAST N Y AV, swc Douglass, —x—; Empire City Lumber Co—Saml Katz & Katz Amusement Co, Inc; Aug21'14 216.24

[3]LAFAYETTE AV, 1050-2; Sam Chodosh—Stolier Realty Co, Inc, Saml Stolier & Simon Bernstein; July10'14 ——

**SEPT. 4.**

No Satisfied Mechanics' Liens filed this day.

**SEPT. 5.**

55TH ST, swc 7 av, —x—; Frank Dee Schumm & Brother; July15'14.... 17.10

**SEPT. 8.**

STERLING PL, ns, 100 w Saratoga av, 175x127; Levin Kronenberg & Co—Commonwealth Impt Corpn; Mar6'14. 2,900.00

CHURCH AV, ns, 80 e New York av, —x—; Chas Winkel -Leon Paschor, Jos & Louis Grisler; Aug17'14..... 145.00

**SEPT. 9.**

OCEAN AV, es, 174.11 s Newkirk av, 200x100; Jos Starobin—Hartman Bldg Co; Sept5'14 ..... 1,550.00

4TH AV, swc 41st, —x—; S Millman & Son—Wayfourth Constn Co, Marcy Fine & Antonio Bonagura; Sept2'14.. 475.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

## Manhattan.

**SEPT. 3.**

No Attachments filed this day.

**SEPT. 4.**

BACH, Johanna; Walter B Sollinger; $270; T E Larson.

**SEPT. 5.**

FLOYD, Luther S; Harry Baum; $175; Rosenberg, Levis & Ball.

INTERNATIONAL & GREAT NORTHERN RY; Wm Schamberg; $13,325; Greene, Hurd & Stowell.

**SEPT. 8 & 9.**

No Attachments filed these days.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

## Manhattan.

SEPT. 4, 5, 8, 9, 10.

Sinatra, Giuseppe. 70th st, 409 E..E Esposito. Fixtures ..... 50.00

Burr Printing House. Jacob st, 14-18 ..Saml Riker, &c. Printing Fixtures, &c. ..... (R) 14,626.39

## Brooklyn.

SEPT. 3, 4, 5, 8 & 9.

Borough Operating Corpn (Flatbush Theatre). Church av, nr Flatbush av. Mirrors ..... 182.00

Commonwealth Impt Co. Sterling pl, nr Saratoga av..B Bayarsky. Gas & Electric Fix. ..... 500.00

Conrad Realty Co. Bedford av, c Clarendon rd..Colonial Mantel & Refrigerator Co. Refrigerators. ..... 144.00

Dellon & Watnick, sec Caton av & Stratford rd..Louis Greenberg. Plumbing Materials, &c..... 3,400.00

L C, Inc. Sheepshead Bay rd & Voorhies av..Colonial Mantel & Refrigerator Co. Mantels. ..... 90.00

Levien & Silverman. Dean st, nr Saratoga av..Wm Kerby .....(R) 660.00

Renslaw Constn Co. Bedford av, nr Farragut rd..A Entenman, Inc. Doors. 6,250.00

Renslaw Constn Co. Bedford av, nr Farragut rd..A Entenman, Inc. Doors. 6,250.00

Renslaw Realty Co. Bedford av, nr Farragut rd..Richmond & Ressnikoff. Plumbing & Gas Fix ..... 6,210.00

Renslaw Realty Co. Bedford av, nr Faragut rd..Isaac A Sheppard & Co. Ranges. ..... 220.00

Rio de Janiero Realty Co. 75th st, nr 13th av..Purvis & Chelton. Heating Appratus. ..... 350.00

Rio de Janiero Realty Co. 75th st, nr 13th av..Kayfetz Bros, Inc. Gas Fix. ..... 400.00

Rio de Janiero Realty Co. 75th st, nr 13th av..Daru & Hoffman. Gas Fix. 150.00

Van Adrian Bldg Co. E 15th st, nr Av V..Colonial Mantel & Refrigerator Co. Buffets. ..... 430.00

Weisman, Annie & Morris. Ames st, nr Newport av..Curry & Co. Furnaces. 270.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

## Manhattan.

**SEPT. 11.**

WASHINGTON PL, 125-7; Peerless Holding Co, Inc, loans Washington Pl Bldg Co, Inc, to erect a —-sty tenement; 11 payments .....25,000.00

## Bronx.

**SEPT. 8.**

BRIGGS AV, ws, 144.8 s 196th, 50.1x106.9; City Mtg Co loans Mitchell & McDermott Realty Co, Inc, to erect 5-sty apartment; 12 payments.....30,000.00

## ORDERS.

## Brooklyn.

**SEPT. 3.**

E 7TH ST, ws, 260 n Av M, 40x100; Clifton Bldg Corpn on Home Mtg Inv Co to pay Colonial Lumber Corpn 629.00

OCEAN PKWAY, es, 260 n Av M, 40x150; Clifton Bldg Corpn on Home Mtg Inv Co to pay Colonial Lumber Corpn 608.00

**SEPT. 4**

WILLIAMS AV, ws, 100 s Dumont av, 100x100; Revlis Realty Co on City R E Co to pay Progressive Realty & Impt Co..... 2,000.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers

Week ending September 5.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Barclay st, 13—Est Serena Rhinelander.....B
Bond st, 50—Adolf Resman.....G
Bond st, 50—Cohen & Butler.....G
Bond st, 50—Jonas Weil et al.....C
Broad st, 113-15—C Platou Co.....H-A
Broome st, 519—American Casket Co..A-G-H-D
Canal st, 179-81—J K Silverman Co.....A-C
Canal st, 179-81—Julia R Kinkele.....C
Canal st, 179-81—James F Malcolm.....C
Canal st, 179-81—Jacob K Silverman Co.....A
Canal st, 273—Lamport Mfg Co.....C
Catherine st, 22—Sophia Blickman.....C
Catherine st, 22—Chas Abraham et al.....C
Catherine st, 22—Moses Greenberg.....C-I
Catherine st, 22—Konstantini Bilinsky.....C-I
Cherry st, 86—Tony Traise.....A-C
Chrystie st, 53—Nancy B Weston et al.....C
Chrystie st, 195-97—Max D Steuer et al....SS
Church st, 202—Isabel Anderson.....B
Cooper sq, 23—Noah Fells.....B
Cortlandt st, 65—M A McAllister Co.....H-A
Division st, 135-37—Heimie Witkin.....C
East Broadway, 28—David Hurwitz.....C
East Broadway, 50—Abr I Tamor.....C
East Broadway, 103—Max Rothwell.....C
East Houston st, 73-5—Arthur Saltzman.....G
Forsyth st, 206 (rear)—J Rosenbaum.....K
Franklin st, 186-88—Samuel Welsh.....C
Franklin st, 186-88—Max Drey.....C
Gold st, 88-90—Universal Engraving Co....G-A
Hudson st, 95-99—Adolph Herrlein.....C
Hudson st, 513—Elizabeth Chesebrough.....D
Hudson st, 582-88—Est John Bradley.....SS
John st, 113-117—Jean B Bradhurst.....C
Lafayette & Pearl sts—N Y Edison Co. K-SS-C
Liberty st, 114-18—Louisine W Havemeyer..C
Madison st, 216—Arthur B Conger.....B-C
Mangin st, 10—Bloom & Finkelstein.....G
Mangin st, 10—Jaffe & Kaufman.....G
Manhattan st, 79-81—Alexander J Bruen....K
Mercer st, 91-3—Pittsburg Life & Trust Co..D
Mercer st, 91-3—Benjamin Lechtman.....D
Mercer st, 91-3—Anchor Muslin Underwear Co. .....C
Mercer st, 91-3—Ajax Trunk & Sample Case..D
Mercer st, 91-3—N Y Edison Co.....C-D
Murray st, 35—Colonial Rubber Spec Co.....A
Nassau st, 170—N Y Sun Printing & Pub....G
Orchard st, 26—Est Jane S Lockwood.....B
Pearl st, 212—G A Chadwick & Son.....H-A
Pearl st, 296—Rodier & Fitzgerald.....A
Pitt st, 64 (rear)—Isaac Goldstein.....C
Rivington st, 182—Louis Reiser.....K
South st, 199—Bernard Brunges.....E
South st, 276—Mary Bell.....C
Spring st, 23—Catherine H Mitinacht.....C
Spring & Greenwich sts—Cornell Underhill Co. .....H-A-L
Union sq, 29—Nathan Cohen.....G
Union sq, 39—Chas Cooper Co.....G
Walker st, 48-50—Charles Navasky.....G
Walker st, 48-50—Jacob Koch & Abr Deutsch.G
Washington st, 364—Paul F C Schadrack....G
Washington st, 375—Lucius Eastman.....G
Water st, 13—Eldridge T Gerry.....C
Water st, 13—M B R Mfg Co.....G
Water st, 388—Giuseppe Vazza.....H-A
West st, 32—Paul G Wismer.....H-A
West st, 307-8—P Lenane & Bros.....H-A
West Houston st, 81-83—Est Edith Provost..SS
Worth st, 125-27—Charles S Jonas & Bro.....G

*Numbered Streets.*

3d st, 16 W—Greenstein & Co, Inc.....C-G
3d st, 16 W—Eisenstein & Co.....G
3d st, 16 W—Conreco Co.....C
14th st, 116-18 W—Capital Contracting Co..A-G
17th st, 107 W—Est Solomon Appel.....C
24th st & Av A—Dept Water, Gas & Elec. .....H-A-G-K
25th st, 127-31 W—Hudson Mtge Co.....C
25th st, 127-31 W—R Schned & Co.....A
25th st, 127-31 W—Royal Coat Co.....A-C-I
25th st, 127-31 W—Ph Herzog Sons.....A
25th st, 127-31 W—Charles S Leavy.....A-C
26th st, 214-22 W—V M Cohn & Co.....G
26th st, 515-35 W—Harris H Uris Iron Wks. .....A-H-L
27th st, 436 W—Hudson Guild Co.....B-C
28th st, 43 W—George M D Kelly.....C
29th st, 13 W—Louisa L Kane et al.....C
31st st, 120 W—M Stein Cosmetic Co.....G
35th st, 210 W—Homer Method.....C
35th st, 210 W—Wm Ruchkin.....C
35th st, 210 W—Wm H Nelson.....C
35th st, 213 W—Wm H Nelson.....C
37th st, 106 W—Boynton Furnace Co.....C
37th st, 106 W—Est Robert Hoe.....C
42d st, 621 W—James H Bradley.....A-G-C-L
43d st, 645 W—N Y Auto Salvage Co....H-A-G
44th st 123-29 W—Wm Rankin.....D
44th st, 501-03 W—Sterling Mirror & Beveling Wks, Inc .....A-G
45th st, 57-63 W—Est Herman Wronkow....SS
45th st, 244 E—Caroline W Heimburg.....D-B
46th st, 76 W—Harriet Duer Potter Est.....C
46th st, 76 W—Etta Polakoff.....C
47th st, 230 W—Morgan Storage Warehouse..K
47th st, 315-17 W—C H McCausland..G-D-K-H
48th st, 318-20 W—Shepherd Auto Co, Inc..H-G
52d st, 127 W—Columbus O'D Iselin.....K
52d st, 129 W—Mrs Frederick Pearson.K-H-A-G
52d st, 136-46 W—Entz Motor Car Corp....A-C
52d st, 304 W—Wm R Smith & Co.....H-L-C
52d st, 351 W—Pearson & Mares.....H-A-G
52d st, 417 W—Thomas E Loughlin.....C
54th st, 304 W—Peerless Tire Co.....H-A-G-C
54th st, 412-16 E—Henry Elias Brew Co..O-K-L
55th st, 254 W—Leon Jaffess.....K
55th st, 415 W—F. B. Stearns Co of N Y.SS-D-G
59th st, 11 E—C Hillers.....G
59th st, 40-48 W—Est Geo Munro.....SS
59th st, 416-18 E—Joseph Finn..A-H-G-D-C-K
60th st, 38-40 W—Circle Garage.....C-L
63d st, 110 W—James W Brooks.....G-A
64th st, 317 W—West End Factory....G-A-H-C
65th st, 242-46 E—O K Express Co.....A-H-D
70th st, 330 W—F D Underwood.....H-G-K
70th st, 332 W—Monroe Hayman.....A-G-C
72d st, 518 E—Herschman & Bleier.....A-H
95th st, 230 W—Isaac Weintraub.....A-H-G-C
100th st, 195 E—M Kaufman & Co.....K
107th st, 172 E—Sam Reich.....K
110th st, 155 E—Superior Floor Oiler Co. .....A-H-G-C
112th st, 154 E—Est Mary Fall.....C
116th st, 166 W—Rich Norwick.....G
118th st, 312 W—Philip Ohl.....A-G-D
119th st, 327 E—Samuel A Diamond.....G-A
121st st, 24 W—Martha Traver.....B
129th st & Harlem River—Oscar Daniel Co..A-K
129th st, 25 E—Klett Bronze Ink Co.....H-A-G
143d st, 372 E—Est Thomas F Canton.....C
149th st, 472 E—Isaac & Louis Goldberg.....C
152d st, 255 E—Andrew Fasolo.....M
158th st & Sheridan av—N C Central & Hudson .....H-A
171st st, 565 W—John F Barry.....G

*Named Avenues.*

Av A & East 63d st—Flower Hospital. .....H-A-G-C-K
Av B, 262—Abe Miller .....H-A
Av C, 25 S Metzke .....K
Amsterdam av, 133-35—Hudson River Garage Co. .....A-C-L-G-D
Amsterdam av, 346—Domeyer Auto Co.C-K-O-H
Amsterdam av, 485—Jacob Wisenfelder et al..G
Amsterdam av, 691—Nathan Pillot.....A-G-H
Amsterdam av, 703—Nathan Levitchim.....A
Amsterdam av, 942—Wm Growers' Assn....A
Amsterdam av, 2521—Angel Seraphine.....K
Bowery, 192—N Y Edison Co.....D
Bowery, 192—Edward A Ames.....C-D
Broadway, 479—Theodore M Cheesman.....D
Broadway, 1700—The A Elliott Ranny Co..H-A
Broadway, 1706—Webster-MacGowan, Inc. .....A-H-K-G
Broadway, 1764—Roskam Scott Co.....A-H-K
Broadway, 1953—Spooner & Wells, Inc.....G
Broadway, 2173—Est F A Archambault.K-G-H-D
Broadway, 2791—Otto Gordon.....H-A-G
Columbus av, 21—Wine Growers Assoc..H-A-G
Columbus av, 154—Hugh & Peter Reilly .....C
Columbus av, 8 C—Pobolsky & Lehow ..H-A-G
Lenox av, 92—Wine Growers' Assoc.....H-A
Lenox av, 230—Isadore M Edelman.....H-A-G
Lenox av, 315—A S Stanford.....H-A-G
Madison av, 1779—Tomil Realty Co.....C
Madison av, 1826—Meyer & Cutler.....H-A-G
Park av, 872-6—Mason-Seaman Transportation Co. .....K
Park Row, 190—Jos Rodegald & Co.....K
West Broadway, 510-14—Abr Zwenitzky...D-C
West Broadway, 510-14—Harry Marquet.....D
West Broadway, 510-14—Joseph Souvay.....D
West Broadway, 510-14—United Elec Light & Power Co. .....D
West End av, 106—R & L Co.....H-A-K-L

*Numbered Avenues.*

1st av, 111—Albert Gordon.....H-A
2d av, 182—Mme Bessie Karp.....G
2d av, 182—Schwartz & Krupnick.....G
2d av, 354—Herman Mueller.....C-G
2d av, 2076—Drozin Bros.....C-G
2d av, 2424—Paul F Settenreich.....A-H-O
3d av, 466—Jacob Wadler.....H-A-G
3d av, 2151-61—Samuel & Wm Bauman.....C
3d av, 2380—Herman Batavia.....A
3d av, 2380—Saml Bedrick & Alex Berist....A
3d av, 2380—Frank E Campbell.....A-C
4th av, 85—Finkelstein Bros.....C-G
4th av, 108—Herman Sax.....G
5th av, 53—David E Kennedy, Inc.....H-A-G
5th av, 110—E Ross & Co.....G
5th av, 114-16—D Rosenberg Co.....G
5th av, 123—Mark Samuel.....G
5th av, 123—Emil Stopff.....G
5th av, 123—Chas Keith.....G
5th av, 123—Vincent Anastasio.....G
6th av, 338—Katsu Watanuki.....G
6th av, 338—Harry Aronson.....G
6th av, 385—Frank Pesl.....C
6th av, 387—Henry Streck.....C
6th av, 523—John C Schnoter Co.....C
6th av, 661—N E Montross.....H-A-G
6th av, 765—Wine Growers' Assn.....A
7th av, 234—Harry Weinstock.....G
7th av, 234—Carl Wineman.....G
7th av, 234—Philip Merkin.....G
7th av, 328-30—Paul Riviere.....C
7th av, 328-30—Paul Herold.....C
7th av, 359—Francaise J Grandjean.....C
7th av, 1009—Mme. W Huber.....SS
7th av, 2027—L Harding Rogers, Jr.....C
8th av, 140—Abr Greenberg.....C
10th av, 525-35—Spear & Co.....A-G
11th av, 599-603—Lindeman & Sons Piano Co..C

### BRONX ORDERS SERVED.

*Named Streets.*

Kelly st, 963—C Corrado.....A-G
Timpson pl, 537—North Sand Co.....A-H-K

*Numbered Streets.*

200th st, 331 E—W H Birchall.....K

*Named Avenues.*

Bathgate av, 1908-10—John J Fox....H-A-G-D
Bedford Pk blvd, 272—Wm Fox.....K-C-SS
Claremont pkway, 537—M Lepow.....H-A
Morris av, 697—David Mayer.....B
Westchester av, 715—Abr Wainer & Louis Rachstab .....O-A-G
West Kingsbridge rd, 121—H Singhi.....A-H
Wilkins av, 1472—H Glaser.....K

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Adams st, 327—Mrs Mary F Geffards.....C
Bremen st, 13—W P Wagner.....G
Chauncey st, 283—Henry Uhlein.....H-A-G
Crescent st, 516—N Jackman.....H-A-G
Franklin st, 214-16—M Salzman & Co.....C
Fulton st, 291—Lyons Hotel Co.....D
Fulton st, 1169—Patrick F Healey.....C
Grand st, 67-69—T W Kiley & Co.....C
Grove st, 12-16—Emil Warmbald.....C
Halsey st, 630—C H Oxenham.....J
Humboldt st, 587-95—Rev Vincenzo Wysyeke..C
Kenmore pl, 135—F W Holmes.....G-A
Marion st, 115—Peter Cleary.....A-O
Nevins st, w s State to Schermerhorn sts—Y W C A .....I-A
Pacific st, 172—C R Crook.....J
Pacific st, 950—Frank Oroho.....C
Pacific st, 960—Amedia Serpiel.....C
Pacific st, 962—Annidale Lafrescia.....C
Pacific st, 964—Tony Arrioli.....C
Penn st, 306-10—Progressive Co-operative Steam Laundry Co. .....C
Rodney st, 421-27—Robert E Lowe.....C
Smith st, 201—Samuel Autor.....A
State st, 201—Wm Rattenbury.....L-G-A
Sullivan st, 69—John Coleman.....A

*Numbered Streets.*

1st st, 58-60 No—David Eisenhart.....G
1st st, 58-60 No—Archibald Graham.....C
9th st, 274-78 So—Geo P Jacobs.....C
28th st, E, nr Emmons av—Chas Froeb..H-A-G
28th st, E, nr Emmons av—J Manneschmidt. .....H-A-G-K

*Named Avenues.*

Atlantic av, 1023—John F Ahern.....A
Broadway, 435-37—Saml Kalich.....C
Broadway, 1333-39—Est S M Meeker.....C
Bushwick av, 1635-45—Geo F Trommer.....C
Bushwick av & Aberdeen st—F A Seigmann. .....H-A-L
Columbus av, 84—Robert Norton.....G
DeKalb av, 862-66—Fredk Weis.....C
Flatbush av, 931—G A Merrill, M.D.....D-A
Flushing av, 393-401—C B French Cabinet Co. .....C-M
Flushing av, 575—Meurer Bros Co...H-G-A-C
Gates av, 241—Episcopal Church.....A-C
Gates av, 812-14—Louis Schnibbe.....C
Henderson's Wlk, n w c Beach—Econopuly Bros, Inc. .....F
Lexington av, 445—J J Bedson.....A-G-D
New Lots rd, 792—Edward Butt.....A-G
Rugby rd, 264—W D Crane.....A-J-G-H
Surf av n s, 70 e W 12th st—Sea Beach Land Co. .....F
Willoughby av, 362—Chas A Bloomingdale...C

*Numbered Avenues.*

1st av, 5613—Thos Dexter.....A-K
2d av, 164—Hulda Less.....C
3d av, 166—James Whelan.....C
3d av, 541—Wm Hupchen.....H-A
3d av, 981-83—Mrs Chas Mathison.....A-F-D-I
6th av, 550—D I Bothman.....A
14th av, 4301—Jos Pines.....C
14th av, 4305—Realty Trust Co.....C

### QUEENS ORDERS SERVED.

*Named Avenues.*

Hoffman blvd, 225 ft e Grand st—1st Presby Church of Newtown.....F-A
Kingsland av, 32 (Corona)—Frank Blair. .....H-A-G-O
Lefferts av, 532 (Richmond Hill)—W L Treat .....H-A-K
Metropolitan & Woodward avs (Maspeth)—Hurdy & Voorhees Co.....A
Remington av, 118 (Arverne)—L Druckeman .....H-A-G
Sagamore av (Hollis)—John Eisemann....A-G
Sanford av, 38 (Flushing)—L B Franklin. .....H-A-G
Seasongood rd, 6 (Forest Hills)—Robt J Kent .....H-A-G

### RICHMOND ORDERS SERVED.

*Named Streets.*

Cliff st, ft of (Rosebank)—Jos Faccearenv & Michael Falco .....D
Manhattan Hotel (So Beach)—Albert Scherisherm .....D
Prospect st, 1,000 ft s Four Corners rd (Dongan Hills)—Geo Cromwell .....D
Red House, 700 ft from Sand la (So Beach) Owner .....D
Sand la, 265-7 (So Beach)—Tony Catromano.D

*Named Avenues.*

Board Walk, north end (Bessi Hotel, So Beach)—Peter Best .....D
Midland Beach, S I—John Hinchcliffe.....D
Midland av, cor 1st av (Midland Beach)—Armin Eitner .....D
Richmond turnpike (Castleton Corners)—Geo W Vroome .....G
Southfield blvd, 700 ft e, bet Old Town rd & Burger av (Garritson)—Con Fireworks Co of America .....K-C-G-A-M-H-SS

# BUILDING MANAGEMENT

## SCIENTIFIC APPRAISALS

By WALTER W. POLLOCK, President Manufacturers' Appraisal Company*

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

I SHALL undertake to discuss in this paper methods and systems for the ascertainment of "normal" values, first explaining the standards by which the various elements entering into normal values may be set down and traced in their relation one to another, so as to show the normal value under ordinary circumstances of property involved, to a going concern, at a given time.

It has been less than twenty years since the efforts at scientific analysis of property values have justified the organization of appraisal companies, but within that period of time the growing demand for the application of system to business has created a big market for expert appraisal services, which has so far been only partially developed. New reasons for scientific appraisals are developed every year, and the profession or business of "appraiser" has come to have a special significance of its own.

Many large industrial institutions find that they can obtain better service at lower costs by employing appraisal companies to inventory and appraise their properties, than by making such inventories and valuations through their regular organizations. The employee of the ordinary industrial or commercial concern is selected mainly with a view to his efficiency in the manufacture and sale of product. It is found that the trained appraiser is able to better analyze and classify and value the land, buildings and the machinery and mechanical equipment than the man whose daily vocation consists of running an engine or machine, or in computing costs, or keeping books, or in salesmanship.

### Appraiser's Field.

The appraiser's field is different from that of the mechanical engineer, and it is different from that of the architect or the builder. The engineer and the architect and builder are employed chiefly to design and construct buildings and factories suitable to given purposes. The appraiser, on the other hand, is employed to appraise property which already exists, under the conditions in which he finds it. He has no theories to follow out except to put down on paper what he finds, under intelligent classification and arrangement, and to apply certain standards for valuation and depreciation.

### General Classification.

Leaving for discussion later on the subject of the appraisal of land, we find that the uses for scientific appraisals may be classified generally under the following headings:

First: For the determination of the amount of fire insurance to be carried, the accurate distribution of fire insurance over the several classes of property involved, so as to make certain the most complete protection upon all classes; and the proof of loss after a fire.

Second: For the determination of true present values, considering all of the elements which make up such values, including depreciation; such values being considered for audit and accounting purposes.

Third: For the determination of the capital value of the various departments of an industrial concern, such knowledge being especially useful as a basis for cost accounting, and the distribution of overhead or non-productive expenses.

Fourth: For the determination by uniform standards of the values of a number of plants which may be considering amalgamation into a single corporate existence.

Fifth: For the determination of the fair value of the property of public utilities as a basis for service rates or capitalization and,

Sixth: To determine equitable and proportional taxable values of buildings and mechanical equipment.

The same appraisal methods may be used to ascertain values for all of the foregoing uses. They are all based upon the consideration of ascertaining the value of the property to a going concern at a given time. The same standards may be properly applied to the ascertainment of values, whether for purposes of insurance, audit, merger, rate-making or taxes.

### Methods of Appraisals.

For many years the fire insurance companies, in the settlement of fire losses, have established the starting point as the present cost of new reproduction; and after such present cost of new reproduction has been ascertained, existing depreciation, if any, is deducted therefrom. In the commercial appraisal of today the present cost of new reproduction is the recognized standard—not the original cost at some time in the past, nor the theoretical cost at some time in the future. The adoption of the present cost of new reproduction as the standard gives a basis which can be most intelligently checked against, when the appraisal is systematically made. An appraisal made on any other basis is difficult to check or to compare, as the data upon which a conclusion is reached cannot otherwise be made a matter of complete record.

In the appraisal of buildings the scientific appraisal shows an inventory of the kinds, the quantities and the unit prices for new reproduction, under the general headings of Excavation, Foundations, Masonry, Iron Construction, Wood Construction, Windows and Doors. Roofing, Painting, Galvanized Iron and Tin Work, Plumbing, Heating, Lighting, Elevators, and other classifications which may pertain to the building, and be required for the operation of the building. With separation of the piece-bills of materials by floors under these several classifications, and with unit prices applied, it is possible at any time in the future to establish accurate comparisons with the costs of new reproduction at any subsequent time when required. If there has been a variation in such costs, a building can be appraised at new reproductive cost at a future date by revising the unit cost of new reproduction; the appraisal being classified and arranged so as to show all items which enter into the property appraised.

### Depreciation.

Depreciation upon buildings is applied in the scientific appraisal specifically upon each class of construction. This depreciation analysis can be carried into as great or as little detail as may be desired. The foundations of a building may be in perfect condition, without actual depreciation, while the roof may be subject to a fifty per cent. depreciation, and the application of judgment as to depreciation specifically upon each class of construction will enable a final summarized judgment as to the present value.

In the ordinary industrial plant there are between twenty and thirty different classifications of machinery and mechanical equipment. We are frequently asked how it is possible for an appraisal company to maintain enough experts to cover the wide range of manufacturing plants, office buildings, municipal property and public utilities.

### Industrial Plants.

To the trained appraiser it makes little difference what the product of the plant may be. All industrial plants have buildings, and the man who can appraise the buildings of a brewery, or an office building property, is equally competent to appraise the buildings which house a watch factory or a laundry. The technical problems are the same in either event, and this is also true in a large measure of the mechanical equipment in various plants. They all, no matter what their production may be, have engines, boilers, pumps, generators, heaters, motors, shafting, hangers, couplings, collars, heating, plumbing and lighting systems, benches, tables, racks, cupboards, office furniture and fixtures, and many miscellaneous small items of equipment; and the problem of listing these items in a plant is identical, no matter what the product.

Out of a large number of classifications of equipment in the ordinary plant there are but two classifications in which a textile plant differs from a machine shop, these two classes being those of machinery and tools. While the machinery classification may have a much greater money value than all of the other classifications put together, the number of units in the minor classifications is very much greater than in the machinery classifications. A very large proportion of the machinery in most plants is of standard type, and the same statement is true of tools.

In plants which have a large number of special jigs, dies and tools, an expert toolmaker is required, but practically all of the other classes of property in the ordinary plant may be listed by the trained appraiser and priced from the standard price lists which an appraisal company must have. The most difficult part of the work of the trained appraiser lies in his ability to put down on paper technical descriptions of everything that he finds. With such technical descriptions set down it is possible not only to identify every machine, or tool or other item if destroyed by fire, but it is also possible to verify the new reproductive cost attached thereto.

### Determining Present Worth.

After a property has been appraised on the standard of the present cost of new reproduction, the next question to consider is how much less it is worth at the present time. The subject of depreciation has always troubled accountants and appraisers, and there are many theories of depreciation based on age, rather than specific condition. The scientific appraiser, however, realizes that he must have in mind a specific consideration when he applies depreciation. He opposes the theories of the past which have advocated the application of age rates of depreciation, and has proven that age is not a true measure for depreciation.

I believe that the only statutory description of an appraisal of physical property that has ever been enacted into law in the United States is that of the new Ohio Public Utilities Law. This law provides that after the new reproductive cost has been ascertained, depreciation, if any, shall be deducted for each of four classes. The first of these is "mechanical deterioration;" the second, "age;" the third, "obsolescence," and the fourth, "lack of utility." This is, as I believe, faulty in the one respect that it gives credence to the ancient theory concerning depreciation which includes

*An address delivered before the Building Owners and Managers' Convention in Duluth.

age as a measure thereof. Aside from this, I believe that the Ohio statute provides a clear route over which the owners of office buildings or of industrial plants may travel in the direction of ascertaining the true value of all man-made property as a part of their going concerns at any given time.

**Mechanical Deterioration.**

Mechanical deterioration may be the result of ordinary wear and tear or of breakage which may interfere with the mechanical condition of a building or a machine, or of any other property. A judgment as to mechanical deterioration can be made independently of the age or the length of time since it was first put into use. There are many types of machines, and the same is true of buildings, which do not become adjusted to their best usefulness until after they have been in operation for some time. A machine may last fifty years without losing its mechanical excellence, or it may become useless through breakage within a week after its installation; and the successful business man is always spending money to keep his property in good condition.

"Obsolescence" may result through the invention of a better machine or type of building; through the failure or going out of business of the manufacturer, thus making it impossible to obtain spare parts; or the discontinuance of the process for which the machine was designed. Either one of these three conditions which may bring about obsolescence may occur within a week, or a year, or twenty years, and therefore age may not safely be taken as the measure of obsolescence depreciation.

**Lack of Utility.**

"Lack of utility," as applied specifically to public service properties, is a kind of depreciation to be applied when the property, whatever its value may be after the ascertainment of new reproductive cost and the deduction of depreciation for mechanical deterioration and obsolescence, has no value for the particular business the "fair value" of which is under consideration for appraisal. The same theory may be applied to industrial plants and office buildings, independently of the other elements of value, and in the judgment of "lack of utility" age is not in any sense a measure of the amount of such depreciation.

After these three classes of depreciation have been applied specifically upon the judgment of the appraiser, it is clear that there is neither room for nor appropriateness in the application of depreciation based upon age or supposed average life, for all of the things that cause depreciation should have been considered in the application of judgment of the effect upon value of depreciating elements other than "age."

I do not mean to assert that the owner of a property should not, as an accounting proposition, and to provide for theoretical future depreciation or upkeep, make an estimate as to what the future depreciation may be. But I most emphatically state that such consideration is purely theoretical and unnecessary, assuming that knowledge of present value is desired, if he will rejudge depreciation specifically at each annual period.

If, on the theory that the property will be eventually wiped out, it is deemed necessary to set aside a sinking fund to provide for the repayment of the original capital cost of the property, there can be no objection to such action if its true significance is understood. "Age" depreciation could be adopted as a basis for theorizing, but it should be constantly kept in mind that the application of such theories is an accounting rather than an appraisal problem.

—The most definite information that can be obtained from public officials as to the date when the Fourth avenue subway will be ready for operation is "early next year." Last spring, January 1 was the date set. This refers to the operation only as far as Thirty-eighth street, the section beyond that being still in course of actual construction.

## AMERICAN WOODS.

**Their Relative Merits For Interior Finish—Oak Placed First.**

Our American woods at one time were very plentiful and cheap, so that their true merits were not properly appreciated, and the once bountiful supply has been depleted and in an apparently reckless way; till at the present time some of them, being scarce and expensive, are highly prized.

There is scarcely anything in nature that is more beautiful than the variegated colors and grains of our American woods when properly developed and finished.

White oak and ash have been the principal sufferers, and it is probable that in fifteen or twenty years more, quartered oak, and perhaps also the best grades of plain sawn oak, will almost be a thing of the past. The demand for quarter-sawn oak is the chief reason for its rapid depletion. The method by which this is done is as follows: The log is first divided into quarters and then the planks are cut radiating from the center, making the boards narrow at the center and wide at the outside; this, of course, increases the waste a good deal. In quarter sawing the cut is made parallel to the medullary rays instead of across, as is done in straight sawing, and this forms the peculiarly wavy lines by which the two can be distinguished.

Woods are commonly spoken of as being "fine-grained," "coarse-grained," "cross-grained," or "straight-grained." The wood is said to be fine-grained when the annual rings are relatively narrow, and coarse-grained when these rings are wide. When the fibers are straight and parallel to the trunk of the tree, the wood is said to be straight-grained, but if they are distorted or twisted so as to be spiral in form, not growing straight up the tree, but following around the trunk, the wood is said to be cross-grained.

Commercially speaking, the soft woods are classified as belonging to the conifers or needle-leaved trees, and the hardwood the broad-leaved trees, but this does not hold true in all cases. Some people classify whitewood and redwood as soft woods, while hard pine is frequently called a hardwood. Very often the term "hardwood finish" is used to designate all work that is to be finished in varnish, to distinguish it from the painted work. Painted work as a rule costs less than varnished work, for the reason that cheaper grades of lumber are used, and the same care is not usually taken to keep it clean while it is being put up.

For finished work that is to be painted the first consideration is that it shall stand well, and next to this are freedom from pitch, knots and low cost. For finish work that is to be stained or varnished in its natural color, the color and grain of the wood most influences the selection.

**Qualities of Various Kinds.**

Aside from the appearances of the wood, however, the hardness is a very important quality, as the softer woods mar and get dented very easily, which greatly injures the appearance of the trim. It is for that reason that soft pine, whitewood, redwood or cypress are inferior to oak, ash, maple or chestnut, which is moderately soft, although otherwise each one makes a very attractive finish when properly treated. Redwood is quite brittle and the edges break easily.

All hard or soft woods that are to be used for interior trim should always be thoroughly kiln dried just before being sent to the building. Care should be taken to see that the interior trim is not delivered to the building until the plaster is thoroughly dried.

In placing the American woods in their relative positions for interior finish or woodwork, the writer places the oak in first position. There are about twenty different kinds of oak found in various parts of the country, but there are only three distinctive species which are sold separate. Of the two principal kinds white oak is the stronger, less porous and more durable. Red oak is of a coarser texture and is not as easily seasoned. The wood of the white oak is of a light straw color; that of the red oak has a reddish tinge, so that they cannot be used together for interior trim as the color of the woods is increased by varnishing.

They are both used for interior trim and should be thoroughly dried, after which they will stand well. When used for doors the wood should be sawn into veneers, not exceeding 3-16 in. thick and glued to a pine core. Oak is always better if quarter sawed, as it will then show what is known as the "silver grain." For finishing purposes red oak answers practically as well as white oak, but care should be taken not to mix the two kinds on account of the color as before mentioned.

**Chestnut Comes Second.**

The second place in rank is given to the chestnut, which is quite equal to the oak in attractiveness and texture. The wood is light in weight, has a rich brown color, of coarse texture, and under very simple treatment becomes quite handsome. It works easily, and stands well.

Ash is a wood that is frequently used for interior trim and ranks next. The wood is heavy, hard, tough, straight grained and of coarse texture. The finished wood resembles bastard sawed oak very much, except that the grain is much coarser. It is easier to work than oak, and when thoroughly kiln dried is used for making solid ash doors. The wood of the ash is about the same color as the white oak.

In rooms where light colors and dainty woodwork are desired the birch and maple stand fourth and fifth respectively. The birch is very hard and heavy, the sapwood is whitish in color, while the heartwood is of very handsome shades of brown with red and yellow. There are two kinds, the red and the white birch. The red birch is used the most for interior finish. The birch is used quite often to imitate cherry and mahogany, as the grains of these woods are much the same.

Almost all the maple used for building purposes comes from the sugar maple tree. The wood is hard, of fine texture, and often has a wavy grain known as curly. It is of a creamy white color with shades of brown in the heartwood. The curly or birdseye maple is one of our handsomest of hardwoods, and at present is only used for very fine interior finishing. Some of the very finest chambers are made of birdseye maple.

Cypress, which is strikingly artistic, and very often has a wavy grain similar to that of the maple, ranks sixth. That known as gulf cypress is the best and although it resembles olive wood very closely in color, is not quite as fine grained. It makes a very pretty finish and is used for making solid doors and sash. It can be obtained in very wide boards, and if it were not for its softness would be one of our very best woods for interior finishing.

There are two distinct classes of pine used in building work, namely, the white and yellow pine, which rank seventh and eighth. White pine, when of a good quality, is a creamy white in color, soft and straight grained and easy to work. One of its valuable characteristics is that it will not crack and warp in the process of seasoning, like most of the other woods. It is the best wood to use for solid doors or sash, and is the wood used as cores for all veneered work.

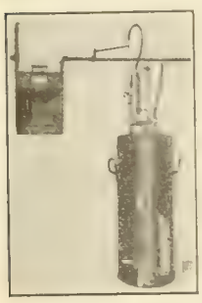
Yellow pine, sometimes referred to as Georgia pine, is of a very fine and close grain, and its resinous matter is quite evenly distributed. Owing to the fact that it is not quite as interesting in grain and color as the before mentioned woods, it is not used to such a great extent for interior trim. Comb-grained pine, which receives its name from the method of sawing that leaves the grain in straight lines, is used to a great extent for finished flooring. This does not warp or sliver and is very durable. —Gordon Dempsey in National Builder.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### Tests Gas Meters on Wall.

IT no longer will be necessary to remove meters from walls to test them, according to G. W. Anderson, of Galesburg, Ill. He has invented a portable apparatus, which is shown in the accompanying illustration. The use of this device insures a saving to building managers and others who have to stand the expense of having the meters removed when they appear to run fast.



A tank is filled to its capacity with water while thermostat indicates the temperature of the gas. The thermostat indicates the temperature of the water which must be the same as that of the gas. The cock when turned off allows the gas to escape to a special opening which enables the operator to discover the temperature of the gas. This being done the cock is opened and the pressure under which the gas is flowing will be indicated by the rise of the water in a gauge graduated in 10th of inches.

When a test is to be made, the inlet tube is connected to a gas jet, the temperature of the water corresponding to that of the gas, and the cocks are opened to let the gas flow into the tank, the pressure being indicated in the gauge which, before the gas is turned on, stands at zero. The faucet is then opened and the water allowed to flow out at a rate that keeps the water in the gauge standing at zero while gas is being measured. By this arrangement the gas flows into the tank as freely as if it were being burned, there being neither pressure nor vacuum. When the dial hand on meter shows that 1 foot of gas has passed the faucet and cock are closed simultaneously. By referring to the water column, the condition of the meter registering will be indicated by the scale showing the quantity of water remaining in the tank. If the water stands at the zero mark at the end of one foot, it would show the meter as registering correctly; should one foot of gas fail to displace one foot of water it would indicate the meter was registering fast, or delivering a short foot. If the water remaining in the tank after registering one foot on the meter fall below the zero mark on gauge, it shows the per centum rate of meter retard.

### Saves Facade Disfiguring.

IT is surprising that building managers and owners have countenanced disfiguring signs upon the front of their buildings for so many years. Nothing

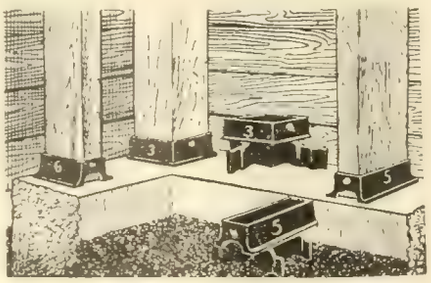



cheapens a structure so thoroughly as an ugly painted sign stuck up announcing that apartments are to let especially when, to meet the exigencies of the situation the figures denoting the number of rooms in the apartment are pasted over, scratched out or worked over in a botchy way.

So it is doubtless with a sigh of relief that these interests have received information to the effect that patents are pending for a device that is being introduced here by the Advertising Specialties Company, of 284 Pearl street. The sign is artistically shaped in wood or metal, and when hung is out of the way of malicious persons. If the five-room apartments are all rented, and only the three or four-room suites are available, the number 5 on the sign can be removed and the desired number inserted in a perforation in the center of the sign. On the insertable discs the number is painted on both sides so that the message to be conveyed to the house-hunting passerby may be read as he approaches from either direction. There are blank sides to some of the figures so that there need be no aperture in the sign if there is not more than one-sized suite to rent.

### Iron Studding for Sockets.

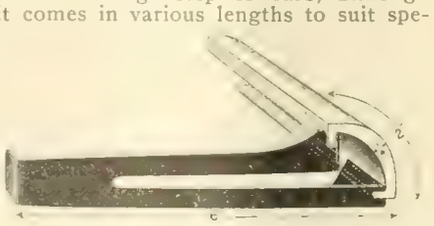
SETTLING of buildings is very often due to rotting of sills or rusting of toenailing of studding. To avoid this, there is being placed on the market an iron socket into which studding is placed so that moisture cannot get between the foot and the sill. By the use of these devices, so the manufacturers, G. M. Ross & Co., of Grinnell, Iowa, say, a circulation of air is maintained under the footing so that the set-



ting is always dry. They are advantageously used, it is said, where studding is placed in wet concrete or where wood is placed into concrete in such a way that water can soak into the footing and rust the nails or bolts. Furthermore, they have two keys that sink into the footing and retain their hold against accidental jarring loose of supports.

### Combined Reinforcement and Guard.

VARIOUS devices have appeared from time to time that are designed to protect concrete edges, either on steps, wheel-guards or curbs, but the distinguishing feature about the device shown in the illustration, made by the Clip-Bar Manufacturing Company of Philadelphia, is that it serves as reinforcement as well. The size of this device is sufficient to take in the depth of the average step or curb, although it comes in various lengths to suit spe-



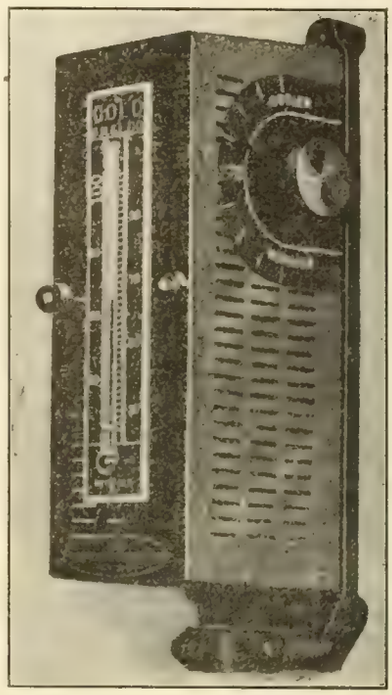
cial cases. The economical side of this bar is that the protection is confined to the point where it is most needed, namely, the edge where wheel chipping permits the rapid destruction of curbs of this character.

### Lighting Circuit Controls Heat.

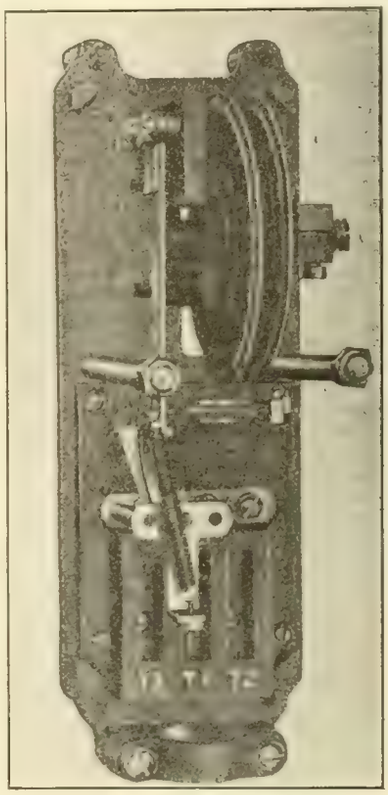
ONE of the newest systems on the market for regulating the temperature of air in buildings is operated entirely from the lighting circuit, and is being introduced by the Gold Car Heating & Lighting Co., 17 Battery place. The appearance of this device, which is on the order of a thermostat, is shown in the two illustrations. The manufacturers say that with this arrangement no compressed air or extensive installation is necessary.

The thermostat consists of two special devices, including an electric thermostat operating contacts by the expansion and contraction of a temperature-sensitive diaphragm, placed on the wall of the room, and a special electromagnetic valve, which takes the place of the ordinary inlet valve on the radiator. The valve and thermostat are connected by electric wires, the operating current being obtained from the electric lighting circuit.

The operation of the thermostat is



affected by a metal diaphragm capable of expanding and contracting. Within this diaphragm is sealed a small amount of a volatile liquid, which is expanded by heat and is contracted by condensation. The expansion and contraction of the diaphragm actuates a metal strip which opens or closes the circuit, as the case may be. This action operates



the magnetic valve or valves that are connected to the radiators. The thermostats are so made that a range of 10 degrees can be obtained by moving the thumb-screw on the side of the thermostat. A switch with lock attachment is furnished, when desired, for cutting the current off during the season when heat is not required.

# CURRENT BUILDING OPERATIONS

## The New Methodist Church at Sea Cliff— A Modern Suburban Church of Moderate Cost.

THE construction of a suburban church of moderate cost is a problem full of interest to all church people and one deserving the most careful consideration of architects as well as church building committees. Churches are to be found in all communities which violate all canons of art and good taste. For some time past it has seemed almost as though nearly anything would do for the design of a rural or suburban church so long as four walls, roof and a steeple were provided. In Colonial days, however, many churches were designed and erected which, by the beauty of their proportions and graceful decoration, have since become the inspiration for much that has been accomplished along the line of a revival of American Colonial architecture.

There can be no doubt that a church or church group may be designed in the Gothic style of architecture and so planned as to meet all modern requirements, and still retain the charm and orderliness of the style. Milton See & Son, architects, 15 East 40th street, Manhattan, have demonstrated this fact in a church group recently designed by them. These buildings are now under construction at Sea Cliff, Long Island, and are for the First Methodist Episcopal Church of that village. That the architects have made a study of the needs of a suburban church is apparent even in the uncompleted state of the building. H. H. Vought & Co., 346 Madison avenue, general contractors, have charge of the erection of this building under the direct supervision of the architects.

This building as a unit consists of a church, chapel or Sunday school and parsonage. The total cost of the completed operation will be in the neighborhood of $45,000. The structure is being erected on the site of the former church and on what is probably one of the most commanding plots in the village. It is in the very heart of the community and overlooks Hempstead Harbor and Long Island Sound. The plot is irregular in shape and has a frontage on three avenues, one of which, Sea Cliff avenue, is the main thoroughfare of the village. This irregular plot has provided the architects with an opportunity to expand their ground plan in a manner which would be quite impossible for a city church, except in rare instances where large plots are obtainable, but it has given the Methodist congregation of Sea Cliff a layout that in point of efficiency is as near ideal as thought, study and careful planning has been able to provide. Broad lawns and wide main approaches provide the necessary isolation from the business life of the village, while within the church the large vestibules and wide aisles provide for the comfort of the congregation.

The walls and partitions of this building are built of hollow tile. All exterior walls being veneered with light buff brick. Ornamentation of the exterior is of carved limestone. The roof is of variegated gray slate, which harmonizes well with the sidewalls. In design the architects have adhered strictly to the Gothic style and have created a building which seems to thoroughly fit its environment and which will be a noteworthy addition to the village.

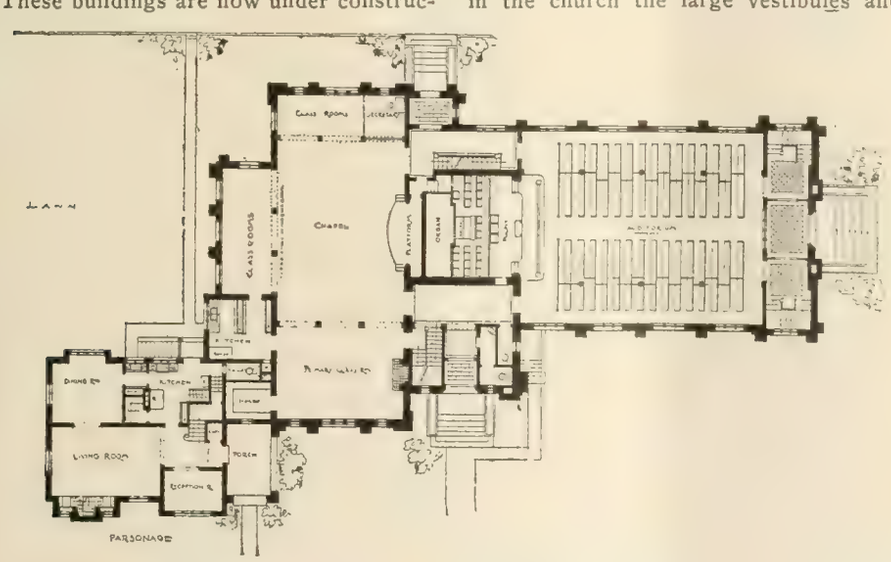
The north elevation of this building is perhaps the most interesting of any of the facades, the central motif being a massive square tower, flanked on one side by the two and one-half story, half timbered and stucco parsonage; and on the other by the main church building. Entrance through this tower is provided to both church and Sunday school.

The auditorium of the church has been planned to seat approximately 320 people with the provision back of the pulpit for a pipe organ, consol and a choir of twenty-four voices. The Sunday school room will seat approximately 350 people and is so arranged that the chairs may be removed and the room used for the social gatherings of the various church societies. The parsonage, while an integral part of this building, is entered through a separate entrance porch. On the first floor is a large entrance hall, reception room, living-room, dining-room, pantry and kitchen, while on the second floor are four bedrooms and bath.



Milton See & Son, Architects.

NORTH ELEVATION OF FIRST M. E. CHURCH, SEA CLIFF, L. I.




GROUND PLAN FIRST M. E. CHURCH, SEA CLIFF, L. I.

## ARE YOU MARRIED?

### Business Agents Investigating Reports That Married Men Are Discriminated Against.

The United Board of Business Agents of the Building Trades have found upon investigation that there is foundation for complaints that have reached their office of discrimination by certan employers against men who have families to support and also against men who are not physically in sound health.

They have inquired the reason of this unfair treatment and have learned that the excuse is that the casualty insurance company, or companies, which carry their insurance policies, have refused to carry these employes. The United Board, through Secretary Roswell D. Tompkins, reported the cases to the State Compensation Commission, and is informed that the complaints have been verified by that body also.

The United Board of Business Agents represents ninety-five per cent. of the men employed in the building trades of Greater New York and vicinity, and is recognized as the principal central body by union men. Upon being convinced of the truth of the complaints the board adopted resolutions setting forth the following:

"It has come to the notice of various business agents, representing the Building Trades mechanics, helpers and laborers of New York, that certain employers of these Building Trades mechanics, helpers and laborers, have, or are about to discriminate against those who are married and have families to support, or who are not physically in sound health, by refusing to employ them.

"These men were employed at their various vocations previous to the enactment of the Workmen's Compensation Law and were satisfactory to their employers, and we believe this discrimination is being fostered and created by private casualty and insurance companies through their refusal to insure such 'employes' as above mentioned, who may be in the employ of any employer who has or is about to insure in private casualty or insurance companies.

"We consider that discrimination of this character is unfair, unjust and unwarranted to such mechanics, helpers and laborers so afflicted, and if permitted to go unchecked by the labor organizations affiliated and at large, will no doubt cause great hardship upon numerous members as well as cause a feeling of discontent with a law which was enacted for the benefit of the working people in case of injury or fatality while employed at their vocations.

"The United Board of Business Agents of the Building Trades of New York City and vicinity will refuse to permit any member of an affiliated Organization to work for any employer who attempts to discriminate against any mechanic, helper or laborer for the abovementioned causes.

"A copy of the resolutions has been forwarded to each affiliated organization, to the Workmen's Compensation Commission, to the Building Trades Employers' Association, and other central bodies, with a request for their endorsement."

President John T. Taggart and Secretary Tompkins have recently been reelected and the other members of the United Board are John Hanley, Edward Broderick, John F. Lalor, David Danehy, Samuel E. Wilson, Charles W. Ryan, Charles H. Bausher, William A. Brennan, Thomas P. Nolan, Patrick Fallon, Louis Ferrarini, William McMillan, Walter West, Michael Carraher.

## OVERLAPPING JURISDICTION.

### If It Should be Eliminated, Building Interests Would be Benefited.

President Crawford, of the Building Trades Employers' Association, gives hearty endorsement to the plan of the State Factory Investigating Commission for combining into one city department the several bureaus and departments of the city and boroughs that have jurisdiction over buildings, and he hopes that the plan will be sufficiently developed in time to present to the next Legislature.

"The number of bureaus and departments that must be consulted before a building operation may proceed without danger of violating some statute, is a great drawback to the architects and builders," said Mr. Crawford. "In 1892, as the result of a similar agitation, due to similar troublesome conditions, a building department was created. Since then that department has been gradually stripped by different legislative enactments of many of its functions which have been transferred to the Tenement House Department, the Fire Prevention Bureau, the State Labor Department, and so forth.

"As an illustration of the overlapping jurisdictions of these several departments we might take the plumbing and drainage of a building. When the Building Department was created in 1892, among other duties imposed was the supervision of plumbing. There has been no complaint or dissatisfaction, at least not in recent years, as to the performance of this duty by that department, and the rules promulgated with respect to plumbing have been effective and generally above criticism. And yet, at the present time, the Board of Health has rules (Sanitary Code, Sections 27 to 38) covering matters provided for in the rules of the Bureau of Buildings; the Tenement House Department is making inspections of plumbing and issues orders affecting plumbing, and the State Labor Department (Section 88a) is authorized to make rules covering the installation of certain parts of plumbing systems. That the Board of Health feels that it still has jurisdiction over plumbing is further shown by the fact that in March of this year it issued an amendment to Section 36 of the Sanitary Code, one of the sections affecting plumbing.

"If this sort of overlapping jurisdiction could be eliminated it certainly would be a great benefit to the building and real estate interests."

### Wages Higher in 1913 Than in 1914.

The average weekly wage in forty leading cities of the United States for more than sixty industries in 1913 was higher, according to a statement issued by the U. S. Bureau of Labor Statistics. The greatest average increase was for marble setters, which was 6.6 per cent.

The following increases were made in the period stated:

Bricklayers, 1.7 per cent.; carpenters, 1.7 per cent.; hod carriers, 1.3 per cent.; painters, 4.2 per cent.; plasterers, 1 per cent.; plumbers and gas fitters, 3.1 per cent.; structural iron workers, 2.6 per cent.; stone cutters, 2.2 per cent.; iron molders, 5.3 per cent.; compositors (newspaper), work, 2.1 per cent.

The highest scale per hour paid in May, 1913, in the above trades was as follows:

Bricklayers, 87½ cents, in Dallas and San Francisco; carpenters, 65 cents, in Chicago; hod carriers, 50 cents, in Portland, Salt Lake City, and San Francisco; painters, 65 cents, in San Francisco; plumbers and gas fitters, 81¼ cents, in Seattle; structural iron workers, 75 cents, in San Francisco; stone cutters, 70 cents, in Portland; iron molders, 50 cents, in San Francisco; compositors (English newspaper), day work, 75 cents, in Seattle.

The bureau reports that thirty-four trades showed a reduction of hours between May, 1912, and May, 1913; twenty-eight reported no change, and one reported an increase.

## SERVICE BUILDING FOR FORD MOTOR CO.



WORK has been commenced upon the new addition to the service building and assembling plant of the Ford Motor Company, on Jackson avenue and Honeywell street, Long Island City. The building was designed by John Graham, architect, and Fountain & Choate have obtained the contract for the portion of the work below the first floor. The contractor for the superstructure has not been selected. The operation will involve about $400,000. The new addition will follow the original structure closely in general treatment of exterior, the facade being red face brick and terra cotta. The addition will be constructed of reinforced concrete with long spans. On the south side of the building will be a spur of the railroad, connecting with the Sunnyside yards and from this track materials will be unloaded and lifted to the various floors by large cranes. There will be six stairways in the new building, one of which is a fire tower stairway opening on balconies on the front of the structure. The other stairways are to be enclosed in fireproof partitions, with fireproof self-closing doors. Each stairway has a direct exit to the exterior of the building. Two freight and one passenger elevator will be installed. The roof will be covered with promenade tile and will be used for testing the cars after they were assembled. Contractors are now figuring superstructure.

### New Family Hotel for Brooklyn.

Montrose W. Morris, architect, 82 Wall street, Manhattan, has prepared an attractive plan for a family hotel to be erected in the Bedford section of Brooklyn at a cost approximating $200,000. The structure will have a frontage on Bedford avenue of 150 feet, with frontages of 100 feet in Pacific and Dean streets. The Bedford avenue front will set back fifteen feet from the building line. This space will be terraced and beautified with shrubs and flowers. The building will be six stories in height and will be fireproof throughout. Louis F. Seitz is the owner.

### New Catholic Church in Brooklyn.

Raymond F. Almirall, architect, 185 Madison avenue, Manhattan, has been retained to prepare plans and specifications for a new Roman Catholic church to be erected on Classon avenue, between Putnam avenue and Madison street. The owner is the Church of the Nativity, Rev. Father John L. Belford, pastor. This church will be of brick and stone and will have a seating capacity of between fifteen and eighteen hundred people. Full information in regard to size and details will not be available for some time.

### Bungalow Colony at Brighton Beach.

George H. Suess, architect, 2966 West 29th street, Brooklyn, has completed plans for seventy-five one-story frame bungalows to be erected during the winter at Brighton Beach. They will be built on the north side of Sea Breeze avenue, east of Ocean Parkway. Each bungalow will be 18x24 feet and contain two rooms with a porch across the front. They are to be built by the Brighton-by-the-Sea Co., 161 Remsen street, Brooklyn, owners, and will be rented by the season. The operation will cost about $100,000.

### Addition to Brewery.

Maynicke & Franke, architects, 25 East 26th street, have been retained by the Jacob Rupert Brewing Co., 1639 Third avenue, to prepare plans for a modern storage building. The building will be erected at Third avenue and 92nd street and will be ten stories in height.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The 137 East 72 Street Corporation, care of Van Wyck Thorne, 150 Broadway, contemplates the erection of a 12-sty apartment hotel, 102x155 ft., at the northwest corner of 72d st and Lexington av. An architect will probably not be selected until after Jan. 1.

MANHATTAN.—Frank Bros., 224 5th av, contemplate the erection of a 5-sty store and loft building, 27x100, at 588 5th av. Architect's name for the present withheld.

SPENCERPORT, N. Y.—The Roman Catholic Church of St. John the Evangelist, Rev. Father J. W. E. Kelly, this place, contemplates the erection of a stone church here, to cost about about $20,000. No architect selected.

BUFFALO, N. Y.—The Second Church of Christ Scientist, Paul Schindler, clerk, 971 Jefferson st, contemplates the erection of a church here, for which funds are now being raised. No architect selected.

ROCHESTER, N. Y.—The Church of the Holy Rosary, Rev. Father Heughes, pastor, Lexington av, near Oriole st, contemplates the erection of a stone church on Lexington av, near Oriole st. No architect selected. Cost, about $25,000.

HACKENSACK, N. J.—Henry Eckerson, president Jersey City Dairy Co., Atlantic st, contemplates the erection of a residence at the corner of Union and Berry sts, to cost about $30,000. No architect selected.

BUFALO, N. Y.—The Eastern Grain Mill & Elevator Corporation, Nesbit Grammer, president, 601 Marine Bank Building, contemplates the erection of a reinforced concrete grain elevator between Buffalo River and Lake Shore R. R. Floor plans by owner. No engineer selected. Cost, about $500,000.

ROCHESTER, N. Y.—C. R. Lyddon, care of Lyddon & Hanford Co., 517 Cutler Building, contemplates the erection of a 2-sty frame residence here. No architect selected.

PLATTSBURG, N. Y.—The U. S. Government and State of New York, Col. William Black, in charge, U. S. Engineering Corps, Army Building, contemplates the erection of a memorial in honor of Commodore McDonough here. Competitive sketches will soon be taken from a selected list of architects. Cost, about $250,000.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

WHITE PLAINS, N. Y.—B. Zebroweki, North White Plains, owner, is taking bids for two 2-sty frame flats, 22x36 ft., from plans by E. N. Brancher, 6 North Clark st, Chicago, Ill. Cost, about $5,000.

BANKS.

NEWARK, N. J.—Bids will close September 15 for the 1-sty limestone and hollow tile annex to bank building at 210 Ferry st, for the Ironbound Trust Co., 2 Ferry st, Newark. J. H. & W. C. Ely, Firemen's Building, Newark, architects. Cost, about $18,000.

TOTTENVILLE, S. I.—Slee & Bryson, 154 Montague st, Brooklyn, architects, are taking bids for a 1-sty brick bank building, 30x56 ft., for the Tottenville National Bank, A. B. Patterson, president Cost, about $15,000. Bids close Sept. 15.

DWELLINGS.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the general contract for the 4-sty rectory and chapel in the south side of 36th st, 350 ft. east of 10th av, from plans by Matthew W. Del Gaudio, Tremont and Webster avs, Bronx, and desires bids from all sub-contractors immediately.

HARTSDALE, N. Y.—Herbert M. Baer, 665 5th av, Manhattan, architect, is taking bids for a 2½-sty frame residence, 64x66 ft., for Albert J. Mehler, care of Lazard Freres, 10 Wall st, Manhattan. Cost, about $18,000.

WHITE PLAINS, N. Y.—Frank P. Whiting, 103 Park av, Manhattan, architect, is taking bids on general contract for a 2½-sty local stone and frame residence, 33x60 ft., at the corner of Sherman av and Heatherbloom rd, for Douglas T. Johnston, 128 West 72d st, Manhattan and Cooperstown, N. Y.

NYACK, N. Y.—James Stewartson, care of Delano & Aldrich, 4 East 39th st, Manhattan, architect, is taking bids for a 2½-sty frame residence, 95x35 ft., for Walter B. Duryea, this place. Cost, about $30,000.

NEW ROCHELLE, N. Y.—Plans are being figured for the frame residence at Beechmont for J. W. McAuliffe, 280 5th av, Manhattan. Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, architects.

HUNTINGTON, L. I.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the general contract and desires bids from sub-contractors at once for the 3-sty rectory of St. Hugh's Parish here from plans for Gustave E. Steinback, architect.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Frank E. Vitolo, 1356 Kingsbridge Terrace, architect, is taking bids for alterations and additions to the 3-sty brick bakery, 40x36 ft., at 46-48 MacDougal st, for Navo & Buofrani, 18 King st, owner and lessee. Cost, about $12,000. Bids close Sept. 16.

BROOKLYN.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the general contract and desires bids from sub-contractors at once for the 7-sty filter house No. 4 at Kent av and South 4th st for the American Sugar Refining Co.; also for the 3-sty Cathedral College of the Immaculate Conception at Washington and Atlantic avs, from plans by Gustave E. Steinback, architect.

BROOKLYN.—Gustave E. Steinback, 15 East 40th st, Manhattan, architect, is taking bids for a 4-sty seminary for boys at the northeast corner of Washington and Atlantic avs for the R. C. Cathedral College, Bishop George W. Mundelein, 367 Clermont av. Bids will close September 18.

RICHMOND HILL, L. I.—Bids will close at 3 p.m., Sept. 21, for alterations and repairs to heating and ventilating apparatus in P. S. 90 on Washington av, near Jamaica av, for the City of New York, Board of Education.

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*Plans Figuring—Continued.*

HOPELAWN, N. J.—The Board of Education of Woodbridge Township, H. R. Valentine, is taking bids to close Sept. 14 at 8 p. m., for the 2-sty brick public school from plans by Jensen & Brooks, 196 Smith st, Perth Amboy. Cost, about $18,000.

NEAR HICKSVILLE, L. I.—S. J. Stammers, 500 5th av, Manhattan, and Frederick Briggs, Plandome, L. I., associated architects, are taking bids for a 2-sty brick and stone dormitory to the Jones Institute. Charles Berner, Sea Cliff, president of building committee. Cost, about $65,000. Bids will close September 14.

JERSEY CITY, N. J.—Bids are being received to close September 16 at 8 p. m. for the 3-sty brick P. S. 5 in Merseles st, between 3d and 4th sts, for the Board of Education of Jersey City, G. Fred Ege, secretary. J. T. Rowland, Jr., 98 Sip av, architect. Cost, about $225,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Plans are being figured for the 5-sty store and loft building at 120-122 West 41st st for the West 40th & 41st Streets Realty Co., Philip Lewisohn, president, 119 West 40th st. Maynicke & Franke, 25 East 26th st, architects. Wurlitzer Co., 119 West 40th st, lessee. Cost, about $40,000.

BROOKLYN.—Plans are being figured for the store and loft building at 33-35 Flatbush av for Henry L. Morris, 32 Liberty st, Manhattan. B. G. Latimer & Sons Co., corner of Flatbush av and Fulton st, lessee. Frederick Putnam Platt, 1123 Broadway, Manhattan, architects. Cost, about $85,000. Bids close Sept. 15.

MANHATTAN.—Levin Bros. Co., Inc., 320 5th av, are figuring the general contract for the loft building at 57th st and 11th av for Mullen Bros., owners, and desires bids on all subs at once. Sloan & Kilgour, architects.

THEATRES.

RIDGEWOOD, L. I.—L. Allmendinger, 926 Broadway, Brooklyn, architect, is taking revised bids for the 2-sty theatre, cafe and offices, 80x100 ft., at the southwest corner of Howard av and Monroe st for M. Minden, 926 Broadway, owner and lessee. Cost, about $75,000.

MISCELLANEOUS.

FIRE ISLAND.—Plans are being figured by McDermott & Hanigan, Inc., 103 Park av, Manhattan; for the 1-sty Telefunken Compass, from plans by O. C. Wenderoth, architect, and desires bids from sub-contractors at once.

BROOKLYN.—The U. S. Government, Navy Department, T. J. Cowie, Paymaster General, Washington, D. C., is taking bids to close Oct. 13 for furnishing refrigerating apparatus at the Navy Yard.

BROOKLYN.—John H. Crimmings, 481 Flatbush av, owner, is taking bids for a 2-sty brick riding academy, 86x209 ft., on the north side of Lincoln pl, 146 ft. west of Flatbush av, from plans by Benjamin Finkensieper, 134 Broadway. Cost, about $40,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ACADEMY ST.—Frankfort & Kirchner, 830 Westchester av, have completed plans for three 5-sty brick stores and apartment, 50x100 ft., in the east side of Academy st, 150 ft. north of Vermilyea av, for the Loyal Building Co., P. Liebwith, president, 391 East 149th st, owner and builder. Cost, about $50,000. Owner will take bids on subs about Sept. 18.

CHURCHES.

CLASSON AV.—Raymond F. Almirall, 185 Madison av, Manhattan, has been commissioned to prepare plans for the brick and stone church on Classon av, between Putnam av and Madison st, for the Church of Nativity, corner of Classon av and Madison st, Brooklyn, Rev. Father John L. Belford, pastor.

FACTORIES AND WAREHOUSES.

3D AV.—Maynicke & Franke, 25 East 26th st, have been commissioned to prepare plans for a 10-sty steel and brick storehouse at 3d av and 91st st for the Jacob Ruppert Brewing Co., 1639 3d av. Cost, about $150,000.

15TH ST.—Henry Regelmann, 133 7th st, architect, has completed plans and will take bids on general contract about Sept. 19 for alterations to the 6-sty brick bakery, 100x200 ft., at 629-635 East 15th st for the American Pastry & Manufacturing Co., on premises. J. Herbert Ballantine, president. Cost, about $10,000.

HALLS AND CLUBS.

MANHATTAN.—M. W. Del Gaudio, 1910 Webster av, Bronx, is preparing preliminary plans for a 3-sty settlement house on the lower West Side. The building will be 35x100 ft. and will contain a fully equipped gymnasium with shower and plunge baths, auditorium, recreation rooms, etc. The location has not been definitely decided and the name of the society is for the present withheld.

HOSPITALS AND ASYLUMS.

KINGSTON AV.—William E. Austin, 46 West 24th st, Manhattan, is preparing plans for a 2½-sty steel or concrete diphtheria pavilion, 30x175 ft., at the Kingston av Hospital, for the City of New York, Department of Health, Centre and Walker sts, Manhattan. C. E. Knox, 101 Park av, Manhattan, electrical engineer. Cost, about $100,000.

NASSAU.

STORES, OFFICES AND LOFTS.

45TH ST.—Walter Haefeli, 245 West 55th st, is preparing plans for alterations to the 6-sty store and loft building at 21 West 45th st for Gifford Pinchot, 60 Broadway. Hasco Building Co., 245 West 55th st, general contractor. Cost, about $15,000.

BROADWAY.—Maynicke & Franke, 25 East 26th st, are preparing sketches for a 16-sty store and loft building, 105x51 ft., at the northeast corner of Broadway and 26th st for the estate of Frederick Ayer, 141 Milk st, Boston, Mass.

HOUSTON ST.—The New York Telephone Co., 15 Dey st, Union F. Bethell, president, will take bids about Sept. 18 for alterations to the telephone exchange building at the corner of Houston and Wooster sts from plans by E. A. Munger, care of owner. Cost, about $8,000.

THEATRES.

115TH ST.—Cohen & Felson, 329 4th av, have completed plans for a 2-sty brick and terra cotta moving picture theatre at the northwest corner of 115th st and 8th av for Sonn Bros., 149 Church st. Cost, about $35,000.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

LORING PL.—J. C. Cocker, 2017 5th av, is preparing plans for a 5-sty tenement, 48x100 ft., on the east side of Loring pl, 230 ft. south of Fordham rd, for John Deckman, Loring pl, owner and builder. Cost, about $45,000.

DWELLINGS.

ARTHUR AV.—Plans are being prepared by M. W. Del Gaudio, 1910 Webster av, for the 3-sty store and dwelling, with roof garden, on the west side of Arthur av, 39 ft. south of 187th st, to cost about $12,000. P. Cinelli, 2396 Arthur av, Bronx, owner.

STORES, OFFICES AND LOFTS.

194TH ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for 1-sty stores at the northwest corner of 194th st and Decatur av for the Taxpayers Realty Co., 1119 Forest av, Bronx. Cost, about $8,000. Bids on general contract will be taken about Sept. 15.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ST. MARKS AV.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for two 4-sty apartments, 50x89 ft., on the north side of St. Marks av, 180 ft. east of Hopkinson av, for H. Malkin, 1473 East New York av, owner and builder. Cost, about $70,000.

ST. MARKS AV.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty tenement, 50x88 ft., on the north side of St. Marks av, 219 ft. east of Hopkinson av, for Harry Malkin, 1473 East New York av, owner and builder. Cost, about $25,000.

PACIFIC ST.—Cohn Bros., 361 Stone av, have completed plans for a 5-sty tenement, 50x88 ft., in the north side of Pacific st, 100 ft. east of Boerum pl, for the 250 Pacific St., Inc., 1896 Bergen st. Cost, about $35,000.

19TH ST.—C. P. Cannella, 60 Graham av, is preparing plans for a 3-sty tenement, 40x72 ft., in the east side of West 19th st, 100 ft. north of Neptune av, for Francesco D'Errico, 53½ Spring st, Manhattan. Cost, about $22,000.

DWELLINGS.

5TH AV.—Thomas Bennett, 52d st and 3d av, has completed plans for four 3-sty brick residences, 19x55 ft., on the east side of 5th av, 20 ft. south of Bay Ridge av, for Thomas R. Farrell, 253 Flatbush av.

FACTORIES AND WAREHOUSES.

AV D.—F. H. Quinby, 99 Nassau st, Manhattan, has completed plans for a 3-sty brick extension, 32x92 ft., to factory at the northwest corner of Av D and East 13th st for Mary L. Barbey, care of architect. J. & F. Eipert, on premises, lessees. Cost, about $15,000.

HOTELS.

DEAN ST.—Montrose W. Morris, 82 Wall st, Manhattan, has completed plans for a 6-sty apartment hotel, 96x150 ft., at Dean st and Bedford av, for Louis F. Seitz, 1111 Dean st.

STORES, OFFICES AND LOFTS.

AMES ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty brick laundry, 65 x100 ft., in the east side of Ames st, near Riverdale av, for the Independent Wet Wash Laundry Co., Nathan Boslopsky, 207 Thatford st, owner. Cost, about $70,000.

MELROSE ST.—Kallich & Lubroth, 180 Remsen st, have completed plans for a 2-sty brick shop, 22x97 ft., in the south side of Melrose st, 275 ft. east of Hamburg av, for Samuel Gaber, 332 Melrose st. Cost, about $4,000.

THEATRES.

DEKALB AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a moving picture theatre to accommodate 600 and a roof garden accommodating 600 at 886-890 DeKalb av, for Mr. Eisler, care of architects.

### Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—G. H. Wells, 30 East 42d st, Manhattan, has completed plans for a 5-sty tenement, 50x105 ft., at the southwest corner of 25th st and Hayes av for the Roosevelt Av. Building Co., Bridge Plaza, L. I. City. Cost, about $52,000.

CHURCHES.

RIDGEWOOD, L. I.—Foundations are under way for a 2½-sty brick church and parsonage, 60x100 ft., at the southeast corner of Catalpa av and Buchmann av for the Lutheran Church of the Covenant, on premises, Rev. J. H. Stelljes, pastor, 2409 Hughes av. Carl L. Otto, 45 Broadway, Manhattan, architect. The Tower Construction Co., 1 Madison av, Manhattan, general contractor. H. A. Mader, 84 Washington av, Brooklyn, carpenter. Ridgewood Iron Works, 1606 DeKalb av, Brooklyn, has iron work and A. D. Baird & Sons, 667 Wythe av, Brooklyn, stone work. Cost, about $30,000.

DWELLINGS.

COLLEGE POINT, L. I.—Alex. Mackintosh, Bible House, Manhattan, is preparing plans for four 2-sty brick residences, 54x57 ft., for the American Hard Rubber Co., 11 Mercer st, Manhattan, Fritz Achelis, president. Cost, about $15,000.

WOODMERE, L. I.—J. J. Cromwell, Centre st, Woodmere, has completed plans for three 2-sty frame, brick and stucco residences, 45x80 ft., on Broadway, for Louis Scitzer, this place. Cost, about $10,000. Cornell Bros., Fulton st, Woodmere, general contractor.

FACTORIES AND WAREHOUSES.

RICHMOND HILL, L. I.—John Donaldson, Hillside av, is preparing plans for alterations to two reinforced concrete factories and stable

at the northwest corner of Hillside av and North Villa st for the Alex. Campbell Milk Co., 802 Fulton st, Alex. Campbell, president and builder, who will take bids on subs about Sept. 22. Cost, about $10,000.

### Nassau.

DWELLINGS.

LONG BEACH, L. I.—William H. Reynolds, Lexington av and 42d st, Manhattan, contemplates the erection of twelve 2½-sty frame and stucco residences, 35x42 ft., from private plans. Cost, about $8,000 each.

SCHOOLS AND COLLEGES.

MANHASSET, L. I.—Frederick Briggs, Plandome, L. I., has completed plans for a 2-sty brick school for the Board of Education of Manhasset, C. M. Neisley, president. Bids will probably be called about October 1. Cost, about $70,000.

### Westchester.

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—Chas. A. Lupprian, 180 Main st, is preparing plans for a 4-sty addition, 75x60 ft, to the apartment and stores in the east side of Division st, north of Main st, for D. W. Tierney, 66 Centre st. Cost, about $15,000.

DWELLINGS.

KATONAH, N. Y.—F. W. Gorman, this place, contemplates the erection of a 2½-sty frame residence from plans by A. L. Noyse, to cost about $5,500.

KATONAH, N. Y.—Excavating is under way for a 2½-sty frame residence, 42x36 ft, at The Terrace, for W. G. Arbold, Katonah. Plans prepared privately. Cost, about $5,500. A. L. Noyse, this place, general contractor.

FACTORIES AND WAREHOUSES.

PEEKSKILL, N. Y.—The Fleischman Manufacturing Co., 701 Washington st, Manhattan, contemplates the erection of a 1-sty brick and steel storage building, 200x200 ft., in Charles st from private plans. Cost, about $25,000.

PEEKSKILL, N. Y.—Plans are being prepared privately for three laboratory buildings here for the Fleischman Co., 701 Washington st, Manhattan, who will buy all materials and take bids on general contract for labor.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—George Lowery, 40 Grand av, has received the general contract to erect a 3-sty apartment, 25x68 ft., at 132 Booraem av for the Realty Exchange Co., Theo. Fink, president, 366 Palisade av. Phillip Weilbacher, 85 Booraem av, architect. Cost, about $11,000.

DWELLINGS.

RIVERHEAD, L. I.—Martin Slenson, this place, has received the general contract to erect a 2½-sty frame residence, 35x50 ft., for Raymond Cornwall, this place. William Sydney Jones, this place, architect. Cost, about $8,000.

RYE, N. Y.—Southern & Marshall, 247 East 43d st, Manhattan, have received the general contract to erect a 2½-sty brick and frame residence for Chas. Ewing, of Ewing & Chappell, architects, 101 Park av, Manhattan. Cost, about $25,000.

BELLPORT, L. I.—E. W. Howell, George st, Babylon, L. I., has received the general contract to erect a 2½-sty frame residence, 54x25 ft., for Miss Ethel B. Ketcham, Bellport, owner. Delano & Aldrich, 4 East 39th st, Manhattan, architects. Cost, about $15,000.

WOODMERE, L. I.—Fred McAvoy, Woodmere, has received the general contract to erect a 2½-sty brick residence and garage, 30x55 ft., on the west side of Linden av, 500 ft. south of Central av, for Robert Wagner, 51 Chambers st, Manhattan. James Whiskeman, 30 East 42d st, Manhattan, architect. Cost, about $8,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—F. G. Fearon Co., 32 Broadway, has received the general contract to make alterations and additions to the 6 and 8-sty brick warehouses and offices at 118-120 William st, for Lehn & Fink, Inc., 120 William st, owners. Kahn & Van Pelt, 381 4th av, architects.

PATERSON, N. J. (sub).—Henry Nightingale, 1055 East 22d st, Paterson, has received the carpenter work, Jos. F. Shippee, 127 North 7th st, the carpentry, and H. Beaumount, 700 East 22d st, the heating and plumbing for the 2-sty storehouse and offices at 534 Ellison st, for the Consumers Baking Co., 534 Ellison st. L. S. Beardsley, 38 West 32d st, Manhattan, architect.

HOBOKEN, N. J.—Martin Farrell, 1108 Garden st, has received the general contract to erect a 3-sty brick grocery warehouse, 25x70 ft., in Newark st, near Grove st, for C. A. Stenken, 611 Newark st. E. N. Patterson, 1 Montgomery st, Jersey City, architect. Cost, about $10,000

YONKERS, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract for the reinforced concrete work in the new warehouse of James McCann, Mill st, Yonkers. Building will be 6-stys, basement and sub-basement, about 45x87 ft. H. Lansing Quick, 18 Getty sq, Yonkers, N. Y., architect. Work will be started at once.

HALLS AND CLUBS.

WEST ORANGE, N. J.—The Becker Construction Co., 361 South Grove st, Newark, has received the general contract to erect a 2-sty brick hall and lodge room at 2-4 Mitchell st for Peter Hauck & Co., Harrison av, Harrison Charles Koeller, on premises, lessee. C. F. Zachau, 45 Clinton st, Newark, architect. Cost, about $10,000.

HOSPITALS AND ASYLUMS.

GLEN GARDNER, N. J.—The Langan Engineering & Construction Co., 75 Montgomery av, Jersey City, has received the general contract to erect a 2-sty hollow tile infirmary and


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SCHOOLS AND COLLEGES.

EAST RUTHERFORD, N. J.—Julius Koch Co., 10 Union av, Rutherford, has received the general contract to erect a 2-sty brick parochial school, about 80x50 ft., in Hackensack st, Hoboken rd and Prospect terrace, for St. Joseph's R. C. Church, Rev. J. B. Stark, pastor. T. J. Duff, 407 West 14th st, Manhattan, architect. Cost, about $42,000.

STORES, OFFICES AND LOFTS.

MANHATTAN. Edwin Outwater, 18 East 41st st, has received the general contract to alter the brick and steel store and loft building, 200x60 ft., at 743-745 Broadway for the Sailors' Snug Harbor, 61 Broadway, owner. Maynicke & Franke, 25 East 26th st, architects. Cost, about $80,000.

MANHATTAN.—(Sub.).—W. B. Shafer Co., Inc., 105 West 40th st, has received the steel contract for the 3-sty brick and stone store and office building, which is to be built so as to sustain a 25-sty tower, to be built later on the block bounded by Columbus Circle, Broadway, Central Park West and 61st st, for the Veronica Realty Corporation, Wm. R. Hearst, president, care of Huberth & Huberth, 253 West 58th st. James C. Green, 103 Park av, architect. Columbus Circle Construction Co., American Building, 58th st and Broadway, general contractor.

MISCELLANEOUS.

MANHATTAN.—Robins Ripley, 50 Church st, has received the general contract to widen the platform between piers 12 and 13 to uniform width of 80 ft., for the Ward Line, 398 Broadway. Plans prepared privately.

CLEVELAND, O.—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, recently secured the contract for approximately 28,000 ft. of concrete piling for the foundations of abutments, etc., for the Youngstown & Cleveland R. R. Co., Cleveland. O. W. Pearse, engineer. They have also received the contract for the foundations of the Harris Building, 22d and Market sts, Philadelphia, Pa., Wm. Steele & Sons Co., engineers and general contractors. Concrete piles for the Rosenbaum garage, Pittsburgh, Pa. Hunting & Davis Co., architects and engineers. Concrete piles in the foundation of building for the Ford Motor Co., L. I. City. John Graham, architect. Concrete piles in the foundation of power plant for the Monongahela Traction Co., Hutchinson, W. Va. Nicholas Building Co., general contractor.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

DWELLING.

80TH ST, 10 East, 5-sty brick dwelling, 20x68; cost, $35,000; owner, Amelia Friedman, 10 East 80th st; architect, Edward Necarsulmer, 507 5th av. Plan No. 313.

STORES, OFFICES AND LOFTS.

4TH AV, 451-453, 3-sty brick fireproof store and lofts, 49x90; cost, $30,000; owner, Estate of Ogden Goelet, trustee, Edward Dewitt, 88 Nassau st; architect, John H. Duncan, 347 5th av. Plan No. 310.

STORES AND TENEMENTS.

PINEHURST AV, 67-73, 100 n 180th st, two 5-sty, brick tenements, 50x92 and 50x96; cost; $100,000; owner, Riverview Constn. Co., Henry M. Bloch, president, 21-23 Waverly pl; architect, Samuel Sass, 32 Union sq. Plan No. 308.

MISCELLANEOUS.

1ST AV, 154, 1-sty brick photographic gallery, 17x20; cost, $200; owner, Isaac Rothfeld, 1421 Madison av; architects, Berger & Son, 121 Bible House. Plan No. 309.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

STEBBINS AV, e s, 563.4 n 165th st, 6-sty brick tenement, 50x100, slag roof; cost, $55,000; owner, Louis E. Kleban, 1714 Crotona Park East; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 448.

DWELLINGS.

MARION AV, 2975, w s, 216 s 201st st, 2½-sty brick dwelling and garage, 35.4x22, slate roof; cost, $1,500; owner, S. M. De Pasquale, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 450.

STORES, OFFICES AND LOFTS.

BAINBRIDGE AV, n w cor 194th st, 1-sty brick stores, tin roof, 34.51x104; cost, $6,000; owner, Taxpayers Realty Co., Philip Wattenberg, 1109 Forest av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 452.

STORES AND TENEMENTS.

FEATHERBED LANE, n s, 292.9 e Nelson av, 5-sty brick tenement, plastic slate roof, 50x86; cost, $50,000; owner, Henry Cleland, Inc., Henry Cleland, 176th st and Anthony av, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 451.

MISCELLANEOUS.

EDGEWATER RD, e s, 92 s Garrison av, 1-sty frame coal pocket, 79x79; cost, $25,000; owners, Burns Bros., 50 Church st; architects, Engineer Guarantee Constn. Co., 140 Cedar st. Plan No. 449.

### Brooklyn.

DWELLINGS.

WEST 35TH ST, n e cor P. P. & C. I. R. R., two 1-sty frame dwellings, 24x45.6, shingle roof, 2 families each; total cost, $2,400; owner, Frank J. Bryn, 1427 East 7th st; architect, Frank Schulze, 252 King's highway. Plan No. 6201.

EAST 34TH ST, e s, 160 s Clarendon rd, four 2½-sty frame dwellings, 16.2x40, shingle roof, 1 family each; total cost, $10,600; owner, Iver Iversen, 128 East 42d st; architect, C. G. Wessel, 1563 46th st. Plan No. 6167.

EAST 39TH ST, e s, 397.6 s Av I, two 2-sty brick dwellings, 17.6x44, shingle roof, 1 family each; total cost, $5,000; owner, Eugene Huso, 1118 East 38th st; architect, C. Wolf, 362 East 30th st. Plan No. 6179.

EAST 14TH ST, e s, 380 n Av N, two 2-sty frame dwellings, 17x42, tin roof, 1 family each; total cost, $6,000; owner, East 14th St. Bldg. Co., 16 Court st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6215.

EAST 15TH ST, n e cor Av P, 2-sty brick dwelling, 17x32, gravel roof, 1 family; cost, $4,500; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 6212.

EAST 15TH ST, e s, 17 n Av P, three 2-sty brick dwellings, 17x32, gravel roof, 1 family each; total cost, $13,500; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 6211.

WILLIAMS AV, e s, 320 s Hegeman av, 2-sty brick dwelling, 20x44, slag roof, 2 families; cost, $4,000; owner, Eva Wiessman, Snediker av and New Lots rd; architect, S. Millman, 1780 Pitkin av. Plan No. 6249.

HENDRIX ST, e s, 18 n Jamaica av, three 2-sty brick dwellings, 20x80, gravel roof, 2 families each; total cost, $9,000; owner, Frank Richards, on premises; architect, W. C. Winters, 106 Van Siclen av. Plan No. 6250.

JAMAICA AV, n e cor Hendrix st, 2-sty brick dwelling, 18x40, gravel roof, 2 families; cost, $3,000; owner, Frank Richards, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 6251.

RAILROAD AV, s w cor West 32d st, three 1-sty frame dwellings, 18x35, shingle roof, 1 family each; total cost, $3,450; owner, Danl. F. McLaughlin, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6294.

MAPLE ST, w s, 8 n Sea Gate av, 2-sty frame dwelling, 30x47.6, tile roof, 1 family; cost, $3,000; owner, Marion T. Lemon, 69 South Elliott pl; architect, R. I. Dodge, 233 Broadway, Manhattan. Plan No. 6306.

FACTORIES AND WAREHOUSES.

WEST 29TH ST, e s, 220 s Mermaid av, 1-sty frame shop, 14x60, gravel roof; cost, $850; owner, Chas. Mann, 2939 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6224.

20TH ST, n s, 70 e 4th av, 1-sty brick storage, 20x36, slag roof; cost, $800; owner, Milo Lonbardi, 366 3d av; architect, M. J. Conway, 400 Union st. Plan No. 6166.

42D ST, n s, 87 w 5th av, 2-sty brick storage, 13x20, metal roof; cost, $700; owner, Clementile Carle, 514 47th st; architect, F. B. McDuffie, 65 Clifton pl. Plan No. 6293.

HOSPITALS AND ASYLUMS.

BROOKLYN AV, s e cor President st, 5-sty brick hospital, 92.8x41.2, tile roof; cost, $75,000; owner, House of St. Giles the Cripple, on premises; architect, Wm. O. Ludlow, 101 Park av, Manhattan. Plan No. 6197.

HOTELS.

BEDFORD AV, n w cor Dean st, 6-sty brick hotel, 142x76.7, tile roof; cost, $150,000; owner, Louis F. Seitz, 1111 Dean st; architect, M. W. Morris, 82 Wall st, Manhattan. Plan No. 6248.

STABLES AND GARAGES.

HENRY ST, n e cor President st, 1-sty brick garage, 37.6x60, gravel roof; cost, $2,000; owner, Maria Sabattino, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 6172.

13TH ST, s s, 77.10 w 7th av, 1-sty brick garage, 20x25, slag roof; cost, $1,500; owner, Richard K. McIlroy, 163 Linden av; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 6188.

38TH ST, n s, 292.10 w Ft. Hamilton av, 1-sty frame shop and garage, 21x33.6, slag roof; cost, $400; owner, Herman C. Peterson, 39th st and 9th av; architects, Rupp Bros., Inc., 189 Montague st. Plan No. 6196.

OCEAN PARKWAY, w s, 180 s Cortelyou rd, 1-sty brick garage, 19x20, tin roof; cost, $500; owner, Francis Lind, 181 Fenimore st; architect, J. N. Ehrenberg, 1050 Lowell st, Manhattan. Plan No. 6271.

STORES AND DWELLINGS.

13TH AV, n w cor 44th st, five 1-sty frame store and dwellings, 28.2x70, gravel roof, 2 families each; total cost, $10,000; owner, Morris Brenstock, 1258 47th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 6183.

STORES AND TENEMENTS.

CHRISTOPHER AV, w s, 164.9 s Livonia av, 4-sty brick store and tenement, 64.9x89, slag roof, 4 families; cost, $30,000; owner, Philip Brody, 503 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6170.

14TH AV, n e cor 44th st, 1-sty brick stores, 20x20, slag roof; cost, $800; owner, Jos. Pines, 1221 42d st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 6238.

14TH AV, s e cor 43d st, 1-sty brick store, 20x20, slag roof; cost, $800; owner, Jos. Pines, 1221 42d st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 6239.

14TH AV, s w cor 44th st, 1-sty brick stores, 30x20.2, slag roof; cost, $1,200; owner, Jos. Pines, 1221 42d st; architect, M. A. Cantor, 39 West 38th st, Manhattan. Plan No. 6237.

12TH AV, s w cor 50th st, 4-sty brick store and tenement, 50x85, tin roof, 14 families; cost, $28,000; owner, Paul J. Connelly, 5107 New Utrecht av; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 6304.

DITMAS AV, n s, 57 e East 22d st, two 4-sty brick tenements, 52x81, gravel roof, 16 families each; total cost, $60,000; owner, Abr. Marcus, 1770 Park pl; architect, Benj. Cohn, 361 Stone av. Plan No. 6287.

EAST 15TH ST, w s, 340 n Av J, 4-sty brick tenement, 40x89, gravel roof, 16 families; cost, $30,000; owner, Oakcrest Apartments, Inc., 26 Court st; architect, Arthur J. Raymond, same address. Plan No. 6282.

EAST 22D ST, n e cor Ditmas av, 4-sty brick tenement, 57x91.1, gravel roof, 19 families; cost $35,000; owner, Abr. Marcus, 1770 Park pl; architect, Benj. Cohen, 361 Stone av. Plan No. 6286.

MISCELLANEOUS.

JOHNSON AV, s s, 75 w Bogart st, 1-sty brick rendering building, 22x104, gravel roof; cost, $6,000; owners, Robert Plaut & Son, 354 Johnson av; architect, Jos. Himmelsbach, 90 West st, Manhattan. Plan No. 6193.

WILLOUGHBY AV, n s, 291.6 e Marcy av, 1-sty brick laboratory, 19.6x21, tin roof; cost, $800; owner, Ida Pearlman, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 6295.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY, 49th av., e s, 65 s Flushing av, 5-sty brick tenement, 54x77, slag roof, 25 families; cost, $35,000; owner, Nich Nehrbauer, 581 9th av, L. I. City; architect, F. Braun, 585 9th av, L. I. City. Plan No. 2885.

CHURCHES.

GLENDALE.—Central av, s w cor Hooker st, erect 1-sty frame portable church, 30x66, rubberoid roof; cost, $6,000; owner, Rev. P. Beck, 63 Linden st; architect, L. Almendinger, 926 Broadway, Brooklyn. Plan No. 2898.

DWELLINGS.

JAMAICA.—Douglas st, s s, 375 e Brenton av, two 2-sty frame dwellings, 14x34, tar and gravel roof, 1 family; cost, $1,000; owner, L. E. Anderson, 32 Union av, Jamaica; architect, F. B. Anderson, 32 Union av, Jamaica. Plan No. 2892.

RICHMOND HILL.—Greenwood av, w s, 100 n Belmont av, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,100; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, F. Wormberger, 30 Snediker av, Union Course. Plan No. 2884.

WOODHAVEN.—Woodland av, e s, 333 n Jamaica av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $5,000; owner, Wilson Realty Co., Freeport, L. I.; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2890-91.

BAYSIDE.—Lamertine av, s w cor Mickle pl, 1-family frame dwelling, 26x75, shingle roof; cost, $4,200; owner and architect, Wm. Parkinson, Bayside, L. I. Plan No. 2904.

BAYSIDE.—Waverly pl, s s, 60 w Highwood rd, 2-sty frame dwelling, 25x25, shingle roof; cost, $4,000; owner, Geo. Handen, 3d st, Bayside. Plan No. 2905.

BAYSIDE.—Crocheron av, s s, 100 e Chambers st, two 2-sty frame dwellings, 25x25, shingle roof; total cost, $8,000; owner, as above. Plan Nos. 2906-2907.

CORONA.—Baylis st, e s, 414 s Park av, 2-sty frame dwelling, 17x36, shingle roof; cost, $1,800; owner, L. A. Helm, 44th st, Corona; architect, W. Helm, Corona. Plan No. 2916.

HOLLIS.—Irvington av, e s, 100 n Chichester av, 2-sty frame dwelling, 28x34, shingle roof; cost, $4,000; owner and architect, as above. Plan No. 2918.

HOLLIS.—Chichester av, s s, 80 w Ulster st, 2½-sty frame dwelling, 22x35, shingle roof; cost, $4,000; owner, W. Wooden, Richmond Hill; architect, E. Jackson, Fulton st, Jamaica. Plan No. 2917.

JAMAICA.—Prospect st, e s, 125, 175, 225, 275 s State st, four 2-sty frame dwellings, 16x16, shingle roof; total cost, $8,000; owner and architect, as above. Plan Nos. 2912-2915.

JAMAICA.—State st, s s, 50 and 75 e Prospect st, two 2-sty frame dwellings, 16x34, shingle roof; total cost, $4,000; owner, Ignatz Wohl, Jamaica; architect, as above. Plan No. 2911.

MIDDLE VILLAGE.—Wayne st, n s, 122 e Proctor, 2-sty frame dwelling, 20x50, tar roof; cost, $2,000; owner, B. Bolonik, 1682 Prospect pl, Brooklyn; architect, M. Perlstein, Middle Village. Plan No. 2922.

SPRINGFIELD.—L. I. Traction R. R., n s, 646 e Farmers av, 2-sty frame dwelling, 14x22, shingle roof; cost, $1,200; owner, M. Van Vorhie, Main av, Springfield. Plan No. 2919.

JAMAICA.—Rock rd, e s, 62 and 91 n Atlantic st, erect two 3-sty brick dwellings, 22x75, tar roof; total cost, $12,000; owner, Herbert O'Brien, Rockaway rd, Jamaica; architect, H. Lunning, 68 Leggert av, Woodhaven. Plan Nos. 2901-2902.

RIDGEWOOD.—Nimrod st, w s, 190 s Grandview av, erect one 2-sty brick dwg, 19x55, tin roof; cost, $4,000; owner, Frank L. Reicert, 1395 Myrtle av; architect, F. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 2897.

ROCKAWAY BEACH.—Dodge av, w s, 339 s Boulevard, erect one 2-sty brick dwelling, 24x45, tar roof; cost, $3,500; owner, D. Alessi, on premises; architect, P. Caplan, Rockaway Beach. Plan No. 2900.

STABLES AND GARAGES.

EDGEMERE.—Edgemere av, s w cor Surf av, 1-sty frame garage, 12x18, tin roof; cost, $100; owner, P. J. Brennen, premises. Plan No. 2886.

ELMHURST.—Judge st, s s, 100 w Victor pl, 1-sty frame garage, 10x15, tin roof; cost, $100; owner, Thos. Snediker, premises. Plan No. 2889.

RICHMOND HILL.—Prospect av, e s, 100 n Jamaica av, 1-sty frame garage, 40x20, metal roof; cost, $250; owner, Theresa Schmand, Prospect av, Richmond Hill. Plan No. 2888.

BELLAIRE COURT.—Queens parkway, n s, 40 e Filmore av, frame garage, 11x11, shingle roof; cost, $150; owner, Henry Klingenbeck, Jamaica; architect, I. M. Kerby, Jamaica. Plan No. 2909.

UNION COURSE.—Syossett st, s s, 75 e Eldert lane, erect steel garage, 13x9; cost $60; owner, C. Meiners, 87 Eldert lane, Union Course. Plan No. 2896.

WINFIELD.—Meyers av, w s, 200 n Hoffman blvd, erect one tile garage, 12x14, tar roof; cost $200; owner, G. Alber, on premises. Plan No. 2899.

GLENDALE.—Bishop av, w s, 380 s Metropolitan av, 2-sty brick cow stable, 54x128, tar roof; cost, $5,000; owner, H. Goldberg, Walling st, Glendale; architect, M. Perlstein, Glendale. Plan No. 2923.


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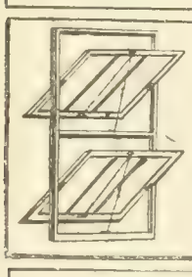
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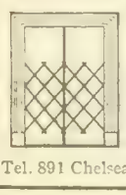
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*Contemplated Construction—Queens (Cont'd).*

MASPETH.—Betts av, w s, 340 n Old Town highway, 2-sty brick cow stable, 74x70, tar roof; owner, Gimpel Bros., Collins av, Maspeth; architect, as above. Plan No. 2924.

MISCELLANEOUS.

AQUEDUCT.—Bergen creek and Remington st, 1-sty frame boat house, 12x24, tin roof; cost, $125; owner, W. F. Cerney, 562 Ridgewood av, Brooklyn. Plan No. 2887.

GLENDALE.—Morris av, s e cor L. I. R. R., coal pocket, 40x70, tar roof; cost, $9,000; owner, B. Ernst, Cooper av, Glendale; architect, Harry Assuson, 404 8th av, Brooklyn. Plan No. 2905.

MASPETH.—Clinton av, s s, 100 w Cleremont av, 1-sty frame store, 18x25, tin roof; cost, $250; owner, Julia Waletsky, Hull av, Maspeth. Plan No. 2920.

MIDDLE VILLAGE.—Fulton av, e s, 400 n Market st, 1-sty frame shed, 20x11, tin roof; cost, $100; owner, I. Kramer, 26 Fulton av, Middle Village. Plan No. 2921.

## Richmond.

DWELLINGS.

FOREST ST, s s, 309 w Old Stone rd, Bull's Head, 1-sty frame dwelling, 18x26; cost, $880; owner, Robert Klose, Bull's Head; builder, F. H. Skerritt, Bull's Head. Plan No. 763.

ANNADALE RD, w s, ½ mile n Washington av, Tottenville, 2½-sty frame dwelling, 28x30; cost, $3,000; owner, Mrs. Belle Marshall, Princess Bay; architect, Geo. Marshall, Princess Bay; builder, John Houseman, Castleton Corners. Plan No. 771.

BREHAUT AV, w s, Tottenville, 1½-sty frame dwelling, 22x28; cost, $2,400; owner, W. Palmer, Jr., Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 767.

FOREST AV, s s, 200 w Richmond av, Port Richmond, 2-sty frame dwelling, 20x26; cost, $1,700; owner, Henry Krull, West Brighton; architect and builder, John C. Haabstad, Port Richmond. Plan No. 765.

HOLCOMB AV, w s, 282 n Journay av, Tottenville, 1½-sty frame dwelling, 19x36; cost, $1,600; owner, Max Groth, 347 52d st, Brooklyn; architect and builder, C. O. Peterson, Tottenville. Plan No. 769.

LAWN AV, s s, 50 w 3d st, New Dorp, 1-sty frame bungalow, 17x27; cost, $500; owner, Annie Casse, New Dorp; architect and builder, McCourt Bros., South Beach. Plan No. 773.

MIDLAND AV, e s, 40 s 9th st, Midland Beach, 1-sty frame bungalow, 16x45; cost, $100; Madeline Keegan, Midland Beach; builder, Jos. Keegan, Midland Beach. Plan No. 762.

PERRY AV, w s, 260 s Purdy pl, Tompkinsville, 1½-sty frame dwelling, 28x30; cost, $2,000; owner, Margaret F. Noble, New Brighton; architect, Sears, Roebuck Co., Chicago, Ill.; builder, David Noble, New Brighton. Plan No. 770.

WASHINGTON AV, 148 e Richmond rd, Egbertville, 1-sty frame bungalow, 15x21; cost, $200; owner, Mary E. Yonds, Egbertville; builder, Henry Yonds, Egbertville. Plan No. 774.

STABLES AND GARAGES.

OAKLAND AV, w s, 80 n Carey av, West Brighton, 1-sty frame garage, 12x20; cost, $150; owner, Anna Hermansen, West Brighton; builder, H. Hermansen, West Brighton. Plan No. 764.

MISCELLANEOUS.

RAILROAD, s s, 92 w Seaside av, Eltingville, 1-sty frame station, 26x12; cost, $800; owner, architect and builder, Staten Island Railway Co., St. George. Plan No. 772.

SURF AV, s s, opposite Rockaway st, Tottenville, 1-sty frame life saving station, 30x40; cost, $800; owner, Raritan Bay Park Life Saving Corp, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 768.

BAY WAY & CLERMONT AVS, cor., Tottenville, frame platform, 30x50; cost, $200; owner, Raritan Bay Park Ass'n, Inc., Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 766.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

ALLEN ST, 165, mason work, removal of partitions to two 4-sty brick stores and tenements; cost, $500; owner, Isaac Corsin, 1731 Broadway, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 3355.

HARRISON ST, 3, cooling tower, condenser, liquor cooler, steel supports to 7-sty brick cold storage warehouse; cost, $5,190; owner, Joseph J. O'Donohue, 334 5th av; architect, B. H. Coffey, 50 Broad st. Plan No. 3345.

HOUSTON ST, 111-117 East, door openings, fireproof doors, terra cotta stair enclosure, removal of partition to 8-sty brick theater and loft building; cost, $200; owner, Louis Minsky, 111 East Houston st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3353.

JUMEL PL, 29, mason work, iron work, cinder concrete floor to 5-sty brick stable; cost, $500; owner, Hackett Estate, Geo. F. Payne, executor, 1978 Amsterdam av; architect, Ralph A. Euell, 2472 8th av. Plan No. 3372.

LEROY ST, 16, sheet iron vent duct, skylight to 2½-sty brick dwelling; cost, $200; owner, Emma Nangle, 19 Bank st; architect, Chas. M. Straub, 147 4th av. Plan No. 3386.

PEARL ST, 37, brick chimney to 5-sty brick store and lofts; cost, $300; owners, H. W. St. John & Co., 37 Pearl st; architect, A. D. Kelley, 4 Gold st. Plan No. 3342.

READE ST, 2-4-6, fire-escapes to 4-sty brick factory loft building; cost, $300; owner, Hellen Butler, care Wm. A. White & Sons, 62 Cedar st; architect, Alphonse J. Fritschy, 604 Greenwich st. Plan No. 3387.

WASHINGTON PL, 9, bulkhead, iron staircase to 5-sty brick loft building; cost, $150; owner, Max Manhein, 9 Washington pl; architect, Wm. C. Winters, 108 Van Siclen av, Brooklyn. Plan No. 3367.

WAVERLY PL, 112, skylight to 1-sty brick studio; cost, $90; owner, Di Andelmont Estate, agents, Robinson & Brown Co., 14 Wall st; architect, Hans Helm, 943 6th av. Plan No. 3358.

9TH ST, 410 East, mason work, extension of flue, sliding doors, removal of partitions to 3-sty brick tenement; cost, $500; owner, Annie Kaladinker, 410 East 9th st; architect, Otto Reissmann, 147 4th av. Plan No. 3356.

9TH ST, 713-15 East, partition to 6-sty brick store and tenement; cost, $100; owner, Wolf Singer, 646 Lenox av; architect, Otto Reissmann, 147 4th av. Plan No. 3357.

14TH ST, 523-549 East, mason work to 4-sty brick car house; cost, $50; owners, Dry Dock, East Broadway & Battery Railroad Co., 2396 3d av; architect, Geo. H. Pegram, 165 Broadway. Plan No. 3344.

17TH ST, 113-119 West, screened stairway, balconies, windows openings; passageway to 6-sty brick store and lofts; cost, $2,500; owner, Edw. Jansen, 110 West 18th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3341.

22D ST, 230 West, doorway, removal of partitions to 3-sty brick dwelling; cost, $50; owner, Mrs. Elizabeth Carrington, 230 West 22d st; architect, Frank W. Harris, 230 West 22d st. Plan No. 3368.

31ST ST, 211 East, doorway, fireproof doors, removal of stoop, painting to 3-sty brick dwelling; cost, $1,500; owner, St. Stephen's Church, Most Rev. John M. Farley, 452 Madison av; architect, Dennis W. Davin, 74 Irving pl. Plan No. 3343.

32D ST, 20 East, removal of encroachments to 4-sty brick dwelling; cost, $1,200; owner, Dr. William F. Mittendorf, 140 Madison av; architect, George Butler, 62 West 45th st. Plan No. 3352.

34TH ST, 142 West, doorway, board partition to 4-sty brick lodging house; cost, $200; owner, Vernot B. Mott, 42 Broadway; architect, Samuel Katz, 1 Madison av. Plan No. 3371.

36TH ST, 132 West, doorway to 4-sty brick dwelling; cost, $30; owner, Mary Lully, 132 West 36th st; architect, Wm. J. Russell, 1476 Broadway. Plan No. 3359.

40TH ST, 541-543 West, fireproof stair tower, fireproof doors, fireproof windows, plaster board and galvanized sheet iron ceilings, flues, plumbing to 4-sty brick garage; cost, $3,500; owner, Burns Bros., Michael Burns, Pres., 55 Church st; architect, James W. Cole, 403 West 51st st. Plan No. 3364.

40TH ST, East, n s, 216 e 1st av, steel beams and girders, reinforced cinder concrete roof, mason work, concrete blower duct, sheet metal window frames and sash, folding door, concrete floor to 1-sty brick transformer station; cost, $2,700; owner, New Amsterdam Gas Co., 130 East 15th st; architect, W. Weissenberger, Jr. Plan No. 3361.

44TH ST, 257 West, brick chimney to 4-sty brick apartment; cost, $300; owner, William Waldorf Astor, attorney, Clarence W. Baldwin, 26 West 26th st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 3351.

46TH ST, 126-132 West, terra cotta block partitions, fireproof doors, iron vault doors to 12-sty brick store and loft; cost, $300; owner, Leavitt Realty Co., 126 West 46th st; architect, Henry H. Holly, 39-41 West 27th st. Plan No. 3365.

48TH ST, 157 East, fire escapes, fireproof windows to 4-sty brick factory; cost, $200; owner, John C. Clark, 331 Madison av; architect, Daniel G. Malcolm, 331 Madison av. Plan No. 3349.

56TH ST, 109-121 West, toilet rooms, window openings, tile floors, marble base to 13-sty brick hotel; cost, $500; owner, G. E. Coleman, 126 West 56th st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3363.

59TH ST, 9-11-13 East, galvanized iron, wire glass skylight, metal roof covering to 5-sty brick store, office and studios; cost, $725; owner, Frederick Ayer, 1004 Oliver Building, Boston Mass; architect, A. W. Schwartz, 162 West 20th st. Plan No. 3360.

61ST ST, 109 East, change of entrance, stucco front, bay windows, stair, bath rooms to 5-sty brick dwelling; cost, $10,000; owner, Edinburgh Realty Corporation, Jas. Bishop, president, 82 East 56th st; architects, Severance & Van Alen, 4 West 37th st. Plan No. 3346.

65TH ST, 242-244 East, fireproofing, fireproof doors, iron shutters, gasoline tanks to 2-sty brick garage; cost, $500; owner, Ferdinand Reinart, 16 Av J, Flatbush; architects, Howell & Howell, 1182 Broadway. Plan No. 3384.

115TH ST, 434 West, metal covered store front to 6-sty brick stores and tenement; cost, $300; owner, Barnet Yumansky, 1117 Amsterdam av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3366.

181ST ST, 568 West, steel beams to 2-sty brick bakery; cost, $75; owner, Isaac Cohn, 600 West 183d st; architect, S. S. Sugar, 600 West 181st st. Plan No. 3347.

AV C, 21-23, metal covered store front to 6-sty brick stores and tenement; cost, $300; owner, Max Ress, 242 West 112th st; architect, Jacob Fisher, 25 Av A. Plan No. 3370.

BROADWAY, 1416 and 1418, mason work, door openings, fireproof doors to 5-sty brick restaurant and office building and 5-sty brick restaurant and hotel; cost, $350; owner, Adolph Lorber, 1420 Broadway; architect, Emery Roth, 405 Lexington av. Plan No. 3350.

BROADWAY, 1769-1787, metal covered store front to 4-sty brick store and office building; cost, $100; owner, Jacob Wertheim, 30 East 42d st; architect, Otto Reissmann, 147 4th av. Plan No. 3388.

COLUMBUS AV, 283, plaster block partitions to 5-sty brick store and tenement; cost, $400; owner, Frederick A. Clark, 149 Broadway; architect, John Boyd, 284 Columbus av. Plan No. 3362.

LEXINGTON AV, 1105, removal of stoop, mason work to 3-sty brick dwelling; cost, $200; owner, Paul R. Reynolds, 1105 Lexington av; architect, Howard Major, 281 5th av. Plan No. 3348.

7TH AV, 1974, store fronts to 5-sty brick stores and dwelling; cost, $300; owner, Sonn Bros., 149 Church st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 3369.

7TH AV, 422, extension to 4-sty brick store and offices; cost, $600; owner, Louis Voelken, 160 West 35th st; architect, Morris Schwartz, 194 Bowery. Plan No. 3385.

9TH AV, 736, 1-sty brick extension, lowering of 1-sty tier of beams, partitions, plumbing fixtures, store front, stucco finish to 3-sty brick store and tenement; cost, $1,000; owner, Bernard Kempner, 7 East 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3340.

10TH AV, 551, metal covered store front to 5-sty brick stores and tenement; cost, $500; owner, Muller Estate, 1737 Broadway; architect, George M. Landsman, 500 5th av. Plan No. 3354.

## Bronx.

134TH ST, 500 to 508, new piers, new beams to 5-sty brick factory; cost, $2,110; owners, The Staib Abendschein Co., Geo. F. Abendschein, on premises, treasurer; architect, Royal J. Mansfield, 135 William st. Plan No. 470.

ALEXANDER AV, 164, new store front, new partitions to 3-sty brick store and dwelling; cost, $500; owner, Wm. J. McGarry, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 471.

MORRIS PARK AV, s s, 50 e Holland av, 1-sty frame extension, 22x15, to 2-sty frame store and dwelling; cost, $300; owner, Henrietta Gitelson, on premises; architect, T. J. Kelly, 643 Morris Park av. Plan No. 469.

RIVERDALE AV, e s, 95 n 259th st, new partitions to 3-sty frame store and tenement; cost, $200; owner, Estate of Thos. Graney, 555 Walton av; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 472.

## Brooklyn.

BRADFORD ST, 374, exterior alterations to 3-sty stores and tenement; cost, $950; owners, Abr Hacker & ano., on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6192.

COOK ST, 236, interior alterations to 3-sty tenements; cost, $300; owner, Jacob Cohen, 993 Flushing av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6291.

DEVOE ST, 285, interior alterations to two 3-sty frame tenements; cost, $500; owner, Mary Zentgraf, on premises; architect, Louis P. Groerer, 660 Grand st. Plan No. 6270.

ECKFORD ST, 316, interior alterations to 3-sty dwelling; cost, $100; owner, Saml. Walter, 259 Flatbush av; architect, John G. Dreyer, 75 Oakland st. Plan No. 6232.

FLEET PL, 10, plumbing to 3-sty tenement; cost, $100; owner, Anne Feeley, 444 55th st; architect, Wm. A. Nugent, 61 DeKalb av. Plan No. 6220.

FULTON ST, 2970, interior alterations to 1-sty motion pictures; cost, $500; owner, Benj. W. Bonsall, 166 Fulton st; architect, same. Plan No. 6171.

FULTON ST, 1329-31, extension on 2-sty storage; cost, $1,600; owner, John Ferguson, 1325 Fulton st; architect, ——. Plan No. 6215

JAVA ST, 242-6, extension to 1-sty marble works; cost, $400; owner, Standard Marble Works, on premises; architects, Phil Tillion & Son, 381 Fulton st. Plan No. 6303.

JAY ST, 117, plumbing to 4-sty store and tenement; cost, $100; owner, Wm. G. Hemberg, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6217.

PIERREPONT ST, 3, plumbing to 4-sty dwelling; cost, $500; owner, Stephen H. Loimes, 152 Columbia st; architect, Harry M. Randell, 70 Fulton st, Manhattan. Plan No. 6273.

SCHAEFFER ST, 63, extension on 2-sty stable; cost, $800; owner, John Brunning, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 6241.

STEUBEN ST, 174-204, new elevators; cost, $2,500; owner, Pratt Institute, 207 Ryerson st; architect, Gurney Elev. Co., 62 West 45th st, Manhattan. Plan No. 6283.

STOCKTON ST, 143-5, interior alterations to two 3-sty tenements; cost, $600; owner, Max Rieder, 335 Stockton st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6185.

WALTON ST, 9, plumbing to 3-sty tenement; cost, $200; owner, Chas. A. Wulf, 154 Monroe st; architect, D. A. Lucas, 98 3d st. Plan No. 6247.

SOUTH 3D ST, 292-314, interior alterations and plumbing to 11-sty factory; cost $8,000; owner, American Sugar Refining Co., 117 Wall st, Manhattan; architect, Godfrey Engel, 126 Winthrop st. Plan No. 6194.

NORTH 6TH ST, 129, exterior and interior alterations to 3-sty office and dwelling; cost, $1,200; owner, Anthony F. Yacunda, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 6226.

11TH ST, 129-30, exterior alterations to 2-sty factory; cost, $150; owner, Eclipse White Lead Co., on premises; architect, W. H. Werth, 358 17th st. Plan No. 6278.

EAST 13TH ST, 302, extension on 2½-sty dwelling; cost, $500; owner, Edw. J. Kenny, on premises; architects, Slee & Bryson, 154 Montague st. Plan No. 6272.

18TH ST, 335, interior alterations to 3-sty tenement; cost, $350; owner, Jas. S. Petillo, on premises; architect, W. H. Werth, 358 17th st. Plan No. 6279.

62D ST, 1105, plumbing to 2-sty dwelling; cost, $200; owner, Mrs. N. Scarpa, 6205 11th av; architect, C. A. Olsen, 1209 68th st. Plan No. 6265.

EAST 92D ST, 1391-1393, extension to 2-sty dwelling; cost, $1,000; owner, A. Barnett, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6235.

BELMONT AV, n s, from Warwick to Ashford sts, new windows to 5-sty P. S. No. 158; cost, $850; owner, City of New York; architect, C. J. B. Snyder, 161 Livingston st. Plan No. 6191.

DE KALB AV, 847, exterior and interior alterations to 2-sty dwelling; cost, $750; owner, Abraham D. Epstein, 76 Rush st; architect, Wm. Debus, 86 Cedar st. Plan No. 6236.

EVERGREEN AV, 269, extension to 2-sty dwelling; cost, $250; owner, Mary Fritsch, on premises; architect, Louis Kessler. Plan No. 6177.

FLATBUSH AV, 846, show windows to 4-sty tenement; cost, $350; owner, Clarence D. Stone, 49 Gordon pl; architect, M. A. Cantor, 373 Fulton st. Plan No. 6298.

FLUSHING AV, 989, interior alterations to 3-sty store and tenement; cost, $300; owner, Jacob Cohen, 993 Flushing av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6290.

GLENMORE AV, 590, interior alterations to 2-sty store and tenement; cost, $200; owners, Anna Solch & ano., on premises; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 6207.

IRVING AV, 196, interior alterations to 3-sty store and tenement; cost, $225; owner, Abr. Cherbersky, 624 Broadway; architect, Jacob Lubroath, 186 Remsen st. Plan No. 6187.

KENT AV, 334-54, interior alterations and plumbing to 7-sty factory; cost, $3,500; owner, American Sugar Refining Co., 117 Wall st, Manhattan; architect, Godfrey Engel, 126 Winthrop st. Plan No. 6195.

KENT AV, 269-89, exterior and interior alterations to 2-sty garage; cost, $9,750; owner, American Sugar Refining Co., 117 Wall st, Manhattan; architect, Godfrey Engel, South 4th st and Kent av. Plan No. 6253.

KINGSLAND AV, 94, exterior and interior alterations to 2-sty dwelling; cost, $900; owner, Frank Schualdi, 96 Kingsland av; architect, D. Salvati, 525 Grand st. Plan No. 6262.

KNICKERBOCKER AV, 538, exterior and interior alterations to 4-sty store and tenement; cost, $1,000; owner, Florian Menninger, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 6190.

KNICKERBOCKER AV, 366, extension to 3-sty store and tenement; cost, $1,000; owner, Solomon Rosenblum, 1544 Union sq; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 6208.

LENOX RD, 289, extension to 2-sty dwelling; cost, $100; owner, Marg't Boylan, on premises; architect, Chas. Boylan, 289 Lenox rd. Plan No. 6285.

MANHATTAN AV, 1006, interior and exterior alterations to 3-sty store and tenement; cost, $200; owner, Amelia Levy, 984 Manhattan av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 6175.

NOSTRAND AV, 569, extension to 3-sty store and dwelling; cost, $2,500; owner, Geo. H. Reynolds, 1361 Union st; architects, Koch & Wagner, 26 Court st. Plan No. 6214.

PARK AV, 348, exterior and interior alterations to 5-sty factory; cost, $700; owners, Rigmy & Co., H. W. Jacobson, president, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 6198.

PUTNAM AV, 72, extension to 1-sty garage; cost, $1,000; owner, Brooklyn Auto Livery Co., on premises; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 6264.

RALPH AV, 231, exterior and interior alterations to 2-sty school; cost, $400; owner, Leon Luft, 171 St. Nicholas av; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 6230.

TOMPKINS AV, 328, interior alterations to 3-sty store and dwelling; cost, $600; owner, Abr. Siskin, 189 Reid av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6269.

WYCKOFF AV, 323, exterior and interior alterations to 3-sty store and tenement; cost, $400; owner, Saml. Davidson, 220 Van Buren st; architect, Lew Keon, 9 Debevoise st. Plan No. 6203.

3D AV, 787, plumbing to two 3-sty tenements; cost, $2,000; owner, Jacob Schacher, on premises; architect, Louis V. Spenaport, 68 Bedford av. Plan No. 6267.

3D AV, 5303, interior alterations to 4-sty store and dwelling; cost, $460; owner, Wm. Szerlip, 421 Boulevard, Rockaway Park; architect, Chas. Brann, 459 41st st. Plan No. 6296.

4TH AV, 5306, interior alterations and plumbing to 2-sty store and dwelling; cost, $200; owner, Benj. Slotnick, 5306 4th av; architect, Emil J. Ericson, 5418 5th av. Plan No. 6263.

5TH AV, 98, increase seating capacity of 3-sty moving pictures; cost, $200; owner, Chas. Suozzo, 663 Baltic st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6189.


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*Plans Filed, New Buildings, Brooklyn (Con.).*

11TH AV, 6201, plumbing to 2-sty store and dwelling; cost, $200; owner, Mrs. N. Sarpa, 6205 11th av; architect, C. A. Olsen, 1209 68th st. Plan No. 6266.

### Queens.

COLLEGE POINT.—17th st, w s, 100 s Av C, raise frame shed, 14x10, to be used as a dwelling, 1-sty, tar roof; cost, $250; owner, J. O'Connor, 768 9th av, Manhattan; architect, L. Rouchenberger, College Point. Plan No. 2025.

FLUSHING.—Bowne av, 342, build bay window in frame dwelling, 18x24; cost, $150; owner, Geo. Leek, premises. Plan No. 2016.

FLUSHING.—Broadway, s s, 30 w Prince st, new store front in brick store; cost, $400; owner, Chas. Klinger, on premises. Plan No. 2021.

FLUSHING.—Depot lane, n s, 300 w Lawson st, erect new brick foundation for 2-sty brick hotel, 30x56; cost, $2,500; owner, Jos. Wegmann, Flushing; architect, J. R. Savage, Garden City, L. I. Plan No. 2007.

JAMAICA.—Fulton & Union Hall sts, install elevator in office building; cost, $4,500; owner, City of New York; architect, Elevator Co., 250 11th av, Manhattan. Plan No. 2024.

MIDDLE VILLAGE.—Nagy st, w s, 387 n Metropolitan av, erect 2-sty frame extension, 24x7, tar roof; cost, $200; owner, estate of J. Luckel, on premises. Plan No. 2008.

OZONE PARK.—Oakley av, 300 n Belmont av, erect outside stairway on frame dwelling, 20x30; cost, $75; owner, Mrs. Quackenbusch, on premises. Plan No. 2002.

OZONE PARK.—Freedom av, w s, 100 n Grafton av, plumbing to frame dwelling; cost, $120; owner, L. D. Urgolo, on premises. Plan No. 2009.

RICHMOND HILL.—Metropolitan av, n s, 52 e Gould st, interior alterations to frame store and dwelling; cost, $400; owner, Rafaele Giurdano, on premises. Plan No. 2010.

RICHMOND HILL.—Orchard av, s w cor Waterbury av, install plumbing in dwelling; cost, $100; owner, C. Kornfeld, 49 Waterbury av. Plan No. 2005.

RICHMOND HILL.—Briggs av, e s, 200 n Ridgewood av, plumbing to dwelling; cost, $60; owner, W. G. Geisberg, on premises. Plan No. 1998.

RICHMOND HILL.—Vine st, w s, 180 s Jerome av, plumbing to dwelling; cost, $55; owner, W. H. Shier, on premises. Plan No. 1999.

WOODHAVEN.—Old South rd, n s, 575 w Woodhaven av, interior alterations to frame store and dwelling, 20x50; cost, $200; owner, Giacome D'Avarize, 10 Old South rd; architect, J. Monda, 3938 Broadway, Woodhaven. Plan No. 2004.

### Richmond.

BROOK & THOMPSON STS, n e cor, Stapleton, general interior alterations to frame moving picture theatre; cost, $4,500; owners, Rubsam & Horrmann, Stapleton; architect, Jas. Whitford, St. George; builder, Henry Spruck & Son, Stapleton. Plan No. 362.

JERSEY ST, w s, 100 s Hill st, New Brighton, general interior alterations to frame store and dwelling; cost, $4,325; owner, Julia Klauber, Rosebank; architect and builder, Jos. Keenan, New Brighton. Plan No. 361.

SHARROTT ST, e s, 1,375 s Shore rd, Kreischerville, general repairs to frame dwelling; cost, $300; owner, C. H. Nielsen, Kreischerville; builder, H. R. Turner, Rossville. Plan No. 359.

DOUGLASS RD, n s Emerson hill, Concord, 1-sty addition to frame dwelling; cost, $400; owner, Lucille Van Slyke, Concord; architect and builder, A. Di Brizzi, Stapleton. Plan No. 356.

JEWETT & HOUGHWOUT AVS, s w cor, West New Brighton, new roof and floor to frame dwelling; cost, $650; owner, Geo. M. Matthius, West New Brighton; builder, R. H. Leadley, Port Richmond. Plan No. 360.

MAPLE AV, 50, Port Richmond, masonry and new roof to frame dwelling; cost, $225; owner, John Barnes, Port Richmond; builder, Fred Deppe, West New Brighton. Plan No. 358.

WINANT AV, e s, 950 s Boulevard, Great Kills, floor beams to frame dwelling; cost, $450; owner, Mr. Durtzbacher, Great Kills; builder, Wm. Peters, Great Kills. Plan No. 357.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Sept. 5. The location is given, but not the owner's address:*

NEWARK. Louis & Philip Wilnovsky, 294 West Kinney st, 3-sty frame, alteration, $500; August Bergerow, 946 Broad st, 4-sty brick, alteration, $600.

CLIFFSIDE PARK.—Salvatore Bernardo, n side Cliff st, 185 ft. e of Anderson av, 3-sty brick, $15,000.

WEST NEW YORK.—Casimuro Capozzi, s e cor 11th and Madison sts, 5-sty brick, $51,000.

JERSEY CITY.—Herman Sasser, 9-13 Grand av, two 3-sty brick, $18,000.

HARRISON.—Samuel Prenters, 103 South 4th st, 3-sty brick, $8,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has completed plans for two 3-sty flats in South 12th st for John Ellerman, 420 South 10th st, owner and builder. Total cost, about $18,000.

DWELLINGS.

ELIZABETH, N. J.—Excavating is under way for a 2½-sty frame residence, 20x46 ft., at 1089 Louisa st, for John Hazles, 552 South Park st, Elizabeth. Plans prepared privately. Max Jaffe, 432 Court st, Elizabeth, general contractor. Cost, about $3,000.

NEW JERSEY.

UPPER RIDGEWOOD, N. J.—Okro Company, Wilset Building, Ridgewood, is preparing plans for a 2½-sty frame residence, 37x32 ft., for R. J. Smythe, Fairmount rd, near Hillcrest rd, Upper Ridgewood. Cost, about $6,500.

MAPLEWOOD, N. J.—H. King Conklin, 665 Broad st, Newark, has about completed plans for a 2½-sty brick residence at the corner of South Prospect st and Vernon terrace for George W. Munsick, assistant secretary of Prudential Insurance Co., 763 Broad st, Newark. Cost, about $14,000.

PALISADE, N. J.—T. J. Dunn, Palisade Junction, Palisade, is preparing plans for a 2-sty terra cotta and stucco residence, 28x30 ft., on Edgewood lane, near Columbia av, to cost about $6,000. Bids will be received by architect about Sept. 18.

NEWARK, N. J.—Frank Grad, American National Bank Building, Newark, has completed plans for a 2½-sty frame and stucco residence, 30x34 ft., at 93-95 Bragaw av for Sabato Milone, owner and builder, 228 Hunterdon st. Cost, about $6,000.

BELMAR, N. J.—Henri Vallet, 57 Lawton st, New Rochelle, N. Y., is preparing plans for a 2½-sty frame residence, 40x27 ft., on Inlet terrace for Morrison C. Colyer, 208 5th av, Belmar. Cost, about $6,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, has completed plans for a leather factory at 508 Frelinghuysen av, corner of Legal st, for the Beaver Leather Co., Lewis & Burnet W. Straus, proprietors, 440 Frelinghuysen av, owner and lessee. Frederick A. Phelps, Union Building, Newark, steam and electrical engineer. Cost, about $60,000.

MUNICIPAL WORK.

MONTCLAIR, N. J.—The City of Montclair, City Hall, contemplates the construction of a sewer and pumping station in Grove st and Bloomfield av, east of City Line, to cost about $30,000. About 11,000 feet of pipe will be necessary.

PUBLIC BUILDINGS.

BAYONNE, N. J.—John H. & Wilson C. Ely, Firemen's Building, Newark, have completed plans for a 2-sty stone city hall on Av C, between 27th and 28th sts, for the City of Bayonne, City Hall, D. J. Murphy, president of the Commission. Cost, about $400,000.

SCHOOLS AND COLLEGES.

PLAINFIELD, N. J.—Plans have been completed and approved for the brick school on Evergreen av, for the Board of Education of Plainfield, H. R. Conger, clerk. Wilder & White, 50 Church st, Manhattan, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineer. Cost, about $125,000.

HACKETTSTOWN, N. J.—William W. Rasmussen, 1133 Broadway, Manhattan, is preparing plans for addition and remodeling the public school here for the Board of Education, J. M. Sanders, president. Cost ,about $75,000.

MISCELLANEOUS.

GLEN GARDNER, N. J.—Bids will soon be readvertised to be received Oct. 5 by the State of New Jersey, Jos. E. Byers, chairman of Board of Managers, for a 2-sty hollow tile cow barn and 2 silos, from plans by George S. Drew, State House.

### Other Cities.

HOSPITALS AND ASYLUMS.

ONEIDA, N. Y.—I. V. Van Duzer, Cazenovia, N. Y., is preparing plans for a 2½-sty hollow tile and red brick home for aged at Main and Jenkins sts for the Board of Managers of the Old Ladies' Home of Madison County, Mrs. R. M. Baker, president. Cost, about $28,000. Bids will be received about Oct. 1.

SCHOOLS AND COLLEGES.

RENSSELAER, N. Y.—Robert D. MacPherson, 207 Arkay Building, Albany, N. Y., is revising plans for the 3-sty dormitory, 63x60 ft., at Lawrence and Herrick sts, for the Convent of Mercy, Mother Superior, Sister Helena, Lawrence and Herrick sts. Cost, about $50,000.

MUNICIPAL WORK.

WALDEN, N. Y.—F. E. Estabrook, 75 2d st, Newburgh, has completed preliminary plans for a 3-sty brick municipal building, 100x80 ft., for the village of Walden. Cost, about $55,000.

UTICA, N. Y.—John A. Hobbs, Stewart Building, is preparing sketches for a 2-sty brick and reinforced concrete fire station, 47x105 ft., at the southeast corner of Sunset av and Sunset pl, for the City of Utica, Board of Contract and Supply. Cost, about $40,000.

MISCELLANEOUS.

BUFFALO, N. Y.—Clark, MacMullen & Riley, 101 Park av, Manhattan, engineers, have completed plans for a brick and stone freight and terminal station at the Michigan & Chicago & Louisiana Station, for the Lehigh Valley R. R. Co., 143 Liberty st, Manhattan. K. M. Murchison, 101 Park av, Manhattan, architect. Cost, about $500,000.

## PERSONAL AND TRADE NOTES.

OTTO REISSMANN, architect, has moved his offices from 30 1st st to 147 4th av.

W. L. STODDART, architect, will move his offices from 30 West 38th st to 9 East 40th st, September 15.

S. E. GAGE, architect, will move his offices about September 15 from 340 Madison av to 28 East 49th st.

FRANKLIN D. PAGAN, architect, 57 Lawton st, New Rochelle, N. Y., will retire from the practice of his profession October 1, 1914.

NEAL DUNNING, successor to Dunning & Dunning, architects, has opened offices for the practice of architecture at 70 Builders' Exchange, Buffalo, N. Y., and desires samples and catalogues from manufacturers interested in the building trades.

SAMUEL S. CONOVER and Walter S. Slifer, architects, have formed a partnership for the practice of their profession. The new firm, under the name of Conover & Slifer, have opened offices in the First National Bank Building Lansdale, Pa., and desire catalogues and samples from manufacturers interested in the building trades.

ADAM E. FISCHER, architect, 373 Fulton st, Brooklyn, who is chairman of the Building Committee of the Wyckoff Heights Taxpayers, has written the State Factory Investigating Commission, that the association is in sympathy with the movement to consolidate the various city and State departments having jurisdiction over building inspection into one and lessen annoyance to property owners.

A. H. WHITESIDE has just been appointed vice-president and general sales-manager of the Goulds Manufacturing Company of Seneca Falls, New York, manufacturers of hand, triplex and centrifugal pumps. During the last fifteen years Mr. Whiteside has been connected with the Sterling Boiler Co. as Southern manager, with the Westinghouse Electric and Manufacturing Company as their Baltimore representative and with the Allis Chalmers Company as manager of their Power and Electric Department. Mr. Whiteside succeeds W. E. Davis, who has been obliged to give up some of his active duties due to injuries sustained several months ago.

## OBITUARY

HOWARD DONCOURT, electrical contractor, Main st, Flushing, L. I., died of pneumonia after a week's illness, Wednesday, September 2. He is survived by his widow and one daughter.

JOHN N. JACOBUS, a retired general contractor, died at the home of his daughter, Mrs. Catharine Hopper, 521 East 28th st, Paterson, N. J., Thursday, September 3, aged eighty-nine years. He is survived by four sons and three daughters.

JOHN BALLENTINE, carpenter and builder, died of stomach trouble at his home, 1510 New York av, Brooklyn, Thursday, September 3. He was born in Belfast, Ireland, fifty-seven years ago. He is survived by his widow, three sons and three daughters.

ROBERT J. MAHONEY, of the firm of Robert J. Mahoney, Inc., 489 5th av, general contractor, died at his home, 76 West 68th st. Mr. Mahoney was born in New York City forty years ago and was a graduate of Columbia University. He was a member of the New York Athletic Club.

JAMES A. MASON, general contractor and interior decorator, 81 West 50th st died of heart disease at his home, 551 West 170th st, Wednesday, September 2. He was seventy years of age and was a veteran of the Civil War, having served three years as an orderly under Admiral Farragut. He is survived by his widow, one son and two daughters.

CHARLES H. PARKINSON, a general contractor, who erected many large buildings in this city and in nearby towns and who had an office at 67 Greenwich st, died of peritonitis following an operation in Christ Hospital, Jersey City, Wednesday, September 2. He was born in Manchester, England, in 1847 and for the past twenty-five years had lived at 9 Boyd av, Jersey City. Mr. Parkinson was a member of the Masonic order and the Elks. He is survived by four daughters and two sons.

## TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

ILLUMINATING ENGINEERING SOCIETY will hold its eighth annual convention at Cleveland, Ohio, September 21 to 25. Assistant secretary, Joseph Langan, 29 West 39th st, New York City.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Atlantic City, N. J., September 15 to 18. Secretary, C. W. Pyke, Electrical Bureau, Philadelphia, Pa.

**THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.**

CLEVELAND CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS, held its annual meeting at the Hotel Statler, Thursday, September 3. The following offices were elected for the ensuing year: President, G. B. Bohm; vice-president, Abram Garfield; secretary-treasurer, Carl White.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONTRACTORS will resume their regular monthly meetings the second Tuesday in October. A special meeting will be held Saturday evening, Sept. 9, at 8 p. m., at 1317 Spruce st, Philadelphia. This meeting will be held jointly with the Engineers' Club of Philadelphia. Mr. Boorman will read a paper on "Modern Road Building Here and Abroad."

## RECENT INCORPORATIONS.

NAMUR REALTY CO. has been chartered with offices in Brooklyn with $15,000 capital stock to do a realty and construction business. The directors are Abraham S. Keilson, 1178 42d st, Noah Seidman, 1625 Eastern parkway, and Sol. Feinberg, 143 17th st, all of Brooklyn. The attorney is Anton Gronich, 200 Broadway, Manhattan.

STERLING CEMENT CORPORATION has been chartered with $1,450,000 capital stock with offices in Manhattan for the purpose of mining, manufacturing and dealing in cement, lime, brick, stone, etc., and general construction, with John H. Devine, 6 Beacon st, Boston, Mass., Edgar Hammond and Geo. H. Hedge, both of New Bedford, Mass., as directors. Noble, Estabrook & McHarg, 115 Broadway, attorneys.

THE NARROWS IMPROVEMENT CO. with offices in Richmond has been chartered with $20,000 capital stock for the purpose of doing a realty, construction and brokerage business. Mary T. Marsh, Mountainsaide, N. J.; Louis W. Kaufmann, 255 Pelton av, West New Brighton, and Wm. A. Short, 218 St. Paul's av, Tompkinsville, are directors. Wm. Allaire Shortt, 45 Broadway, Manhattan, attorney.

INDIA SHELLAC & VARNISH CO. is a $100,000 company chartered to manufacture paints, varnishes, shellac and dealing in secret formulæ for making shellac, with offices in Manhattan. The directors are Gustav Tuschel, 22 Manhattan av; Wm. F. Hunrath, 247 East 37th st, and Jos. Ernst, 78 Pilling st, Brooklyn. The attorney is Wm. T. Read, 15 William st.

SUNSET IRON WORKS is the name of a $15,000 company chartered, with offices in Brooklyn, to construct bridges, machinery and all kinds of structural iron and steel work. Matthew W. Wood, 417 74th st, Brooklyn; Frank A. Bandholz, 829 Boyd av, Queens, and Mae Gross, 1027 East 167th st, Bronx, directors. Matthew W. Wood, 233 Broadway, attorney.

KNICKERBOCKER INVESTORS CORPORATION is a $10,000 company chartered with $10,000 to do a realty and construction business with offices in Manhattan. The directors are Henry Caplan, Thos. Gourkan, Wm. H. Randel and two others, all of 68 William st. Olney & Comstock, 68 William st, attorneys.

MORTIMER C. ROSENBAUM & BRO. have been incorporated to do a realty and construction business with offices in Manhattan. The directors are Mortimer C. Rosenbaum, Dudley F. Rosenbaum and Charlotte Rosenbaum, all of 309 West 99th st. Fleischman & Fox, 32 Liberty st, attorneys.

## TRADE LITERATURE

### Toch Liquid Konkerit.

Toch Bros., who have made an international reputation for themselves as manufacturers of reputable concrete dressing, have just issued another little booklet under the title forming the heading of this article. The booklet introduces several of the leading products of the company and bears especially upon the application of this dressing to concrete work. The booklet describes how this is to be used and states that one gallon of the primer will cover from 150 to 200 square feet of one coat, according to the porosity of the surface to which it is applied. The book is illustrated with cuts of buildings of different types, into which this material has been applied and is, withal, a very attractive and interesting little publication.

### "Concrete Reinforcement."

Joseph T. Ryerson & Son, of Chicago, are issuing Technical Library Number Eight, entitled "Concrete Reinforcement," in its second edition. The book describes different types of reinforcing iron and steel and gives valuable tables for the convenience of specifiers. It is printed on strong paper so that it will be very serviceable in an architect's office. Copies may be obtained by addressing any of the offices, the local one being at 30 Church street.

### Nutley's Recent Growth.

Nutley, N. J., having modern city improvements and excellent automobile roads, has a large percentage of its residents, owners of their own homes. A hundred new dwellings have been recently erected and the population increased about 500, now totaling nearly 7,500. Projected improvements include a new county park and parkway system extending through the entire length of the town, a new railroad station, a Carnegie library and the installation of a new electric lighting system.

### To Find the Hypotenuse.

In answer to a subscriber:

The length of the hypotenuse in any right triangle is the square root of the sum of the squares of the other two sides.

# PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 2, 1914.—Sealed proposals will be opened in this office at 3 p. m., October 14, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of the United States post office at Jellico, Tenn. Two-story and basement building; ground area, 4,000 square feet; fireproof except roof; brick and stone facing; composition roof. Drawings and specifications may be obtained from the custodian of the site at Jellico, Tenn., or at this office, in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 1, 1914.—SEALED PROPOSALS will be opened in this office at 3 p. m., on October 13, 1914, for the construction (including the mechanical equipment, interior lighting fixtures and approaches) of a one-story, basement and mezzanine stone and brick faced building of 3,600 square feet ground area, fireproof construction (except the roof) and composition roof, for the United States Post Office at Shelbyville, Tennessee. Drawings and specifications may be obtained from the Custodian of the site at Shelbyville, Tennessee, or at this office, in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

NOTICE TO CONTRACTORS.

SEALED PROPOSALS FOR TWO ARTESIAN WELLS at the Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until September 23rd, 1914 at 2:00 P. M., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope with specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specifications. The right is reserved to reject any or all bids. Specifications may be had at the Kings Park State Hospital, Kings Park, N. Y., the office of the State Hospital Commission or the office of Charles G Armstrong & Son, Singer Building, New York City.

Dated Albany, N. Y., Sept. 1st, 1914.

J. H. B. HANIFY,
Secretary State Hospital Commission.

**DISSOLUTION NOTICE.**

September 1st, 1914.

Notice is hereby given that the firm of Bang & Fitz Randolph is this day dissolved by mutual consent. The business will be continued by Mr. W. Sheppard Fitz Randolph under his own name.

Mr. Fitz Randolph assumes all liabilities of the firm.

Signed:

{ WALDEMAR E. BANG.
{ W. SHEPPARD FITZ RANDOLPH.

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# BUILDING MATERIALS AND SUPPLIES

## JOBBERS HOLDING FIRM IN ANTICIPATION OF A SHARP RISE IN PRICES SHOULD EXPORT BUSINESS DEVELOP THIS AUTUMN

Manufacturers Not Overstocked—
Brick Easy—Week's Plan Filing

JOBBERS in building material staples showed a disposition this week to make quotations subject only to immediate acceptance. Thirty to sixty days are allowed to old customers. Most distributors are holding themselves in readiness to meet any unusual fluctuation in demand that may develop from South America or Canada.

Steel interests were reported to have assumed this position to a certain extent, and some Portland cement companies are said to have followed suit. Lime is stiffening. All equipment jobbers, especially those depending upon steel, are careful about making extensive quotations.

This means that manufacturers are not over-stocked and any sudden movement of material, either into domestic construction or originating from foreign shores, will immediately react upon local prices by a pure and simple principle of demand being greater than the supply. It is said that the Portland cement and the Hudson River and Raritan brick departments are the only ones stocked to meet an emergency call without making an extended outlay in labor and raw material. The steel companies are equipped so far as capacity is concerned, but the scarcity of feromanganese ore is a retardant.

W. N. Coster, traffic manager for a large exporting house handling general supplies, at 50 Church street, said this week that business seemed to be developing from South America, Australia and Africa for American products:

"It is too early yet to determine what we can supply. We are getting figures on materials which you would think could never be profitably exported from this country. In the meantime the transfer of ships to the American flag is clearing the situation wonderfully, and if W. R. Grace & Company and the International Mercantile Marine follow the lead of the United Fruit Company and the United States Steel Corporation, the way to the establishment of an American exporting business in American ships will be much clearer. Mexico is beginning to call for materials of one sort or another, especially for corrugated iron, plaster block and roofing material of the cheaper grades.

"The only drawback to the development of South American trade is that the American business man is long on the tendency to make the customer pay for credits running from three to six months. Sometimes credit of a year is asked by South Americans, and unless the seller has unlimited resources it is doubtful if he would find this business profitable. Furthermore, we must remember that there are big concerns heavily capitalized who are already in the field and have for years been exporting material in competition with Germany, Belgium and Great Britain who will be in the middle of the road for any opportunity that will develop down in South America. But the chance is worth developing and I cannot see why the building material market cannot expect as much out of that section as any other line."

As for the local situation there is a better spot business developing from mason supply companies in the suburbs. Those who are fixed to stack up on cement, lath, brick, clay conduits, lime and plaster are doing so liberally, getting from the distributors the best discounts obtainable in anticipation of a general change in the tone of the market before long. Lumber interests are extremely busy, they report.

Plan filings in the five boroughs for the week closing yesterday afternoon compared with those of last week are as follows:

| | Week ending Sept. 4. | | Sept. 11. | |
|---|---|---|---|---|
| Manhattan ..... 2 | $295,000 | 4 | $130,200 |
| Bronx ..... 16 | 410,850 | 5 | 137,500 |
| Brooklyn ..... 122 | 464,500 | 47 | 498,500 |
| Queens ..... 82 | 208,120 | 40 | 125,160 |
| Richmond ..... 14 | 28,735 | 13 | 14,330 |
| Total ..... 236 | $1,407,205 | 109 | $905,690 |

### BUILDING MATERIALS LOWER.

**Comparison with September Prices in 1913 and 1914 Showed General Slump.**

AS far as building materials are concerned the cost of construction this fall is much lower than it was a year ago. The following figures give enlightenment on this subject:

| Brick. | AUGUST. 1913. | | 1914. |
|---|---|---|---|
| Hudson | $6.00 | @$6.50 | $5.00@$5.50 |
| Raritan | 6.00 | @ 6.50 | 5.00@ 5.50 |
| 2d-hd trk ld 1,500. | 4.50 | @ ... | 3.00@ 3.50 |
| Portland cement. | | | |
| Domestic | 1.58 | @ ... | 1.58@ nom |
| German | 2.10 | @ 2.50 | † |
| Expt So America. | ..... | | 1.35@ 1.50 |
| Gravel. | | | |
| 1½ inch | 1.00 | @ 1.10 | .90@ ... |
| ¾ inch | 1.10 | @ ... | 1.00@ ‡ |
| Spruce (W. Va.) | 29.50 | @32.00 | ..... |
| Structural steel | 1.46½@ | 1.56½ | 1.31@ 1.36 |
| Lime. | | | |
| Farnham Cheshire finishing | ..... | | 1.55@ nom |
| Eastern common | ..... | | 1.25@ ... |
| Sand | .50 | @ ... | .50@ ... |
| Crushed stone. | | | |
| Trap rock, 1½ in. | 1.10 | @ ... | 1.00@ ... |
| Bluestone, 1½ in. | .95 | @ ... | .90@ ... |

†No quotations; stocks low. ‡Stiffening.

### SEABOARD CEMENT CO. SUED.

**Receiver Alleges Waste of Funds—Organized 1907.**

WILLIAM F. ALLEN, receiver of the Seaboard Cement Company, has begun suit in the Supreme Court against Edwin C. Willets, a director of the company, for $1,000,000.

The Seaboard Company was organized in May, 1907, with an authorized capital of $5,000,000. February, 1908, Mr. Willets was elected a director, and in March, 1910, George A. Beaten, its president and owner of more than $75,000 of a $2,000,000 issue of 6 per cent. mortgage bonds, applied to the United States court for a receiver. The company joined in the application and in April, 1911, Mr. Allen was named.

The charge is made that the defendant permitted the creation of other companies for the financing of the Seaboard Company, the selling of its securities and the transferring of its money and property rights without consideration. These subsidiaries, the complaint says, are the Eastern Security and Finance Company, the Eastern Portland Cement Company, now known as the Atlantic Concrete Material Company; the Cuban-American Cement Company, now known as the Atlantic Cement and Clinker Company; the Cement Engineering and Construction Company, the Eastern Cement and Concrete Company, the Havana Portland Cement Company and the General Finance Company.

### MORTAR COLOR PRODUCTION.

**New York an Important Zone of Manufacture.**

MORTAR colors reported marketed to the United States Geological Survey in 1913 was 5,357 short tons, valued at $35,443, a decrease of 3,915 tons in quantity and of $52,152 in value as compared with 1912. This apparent great decrease in the output and value of mortar colors in 1913 is partly explained by the fact that heretofore a large amount of the iron-oxide ores have been reported as ground for mortar colors. Since the Survey is striving to give accurate statistics, it was thought best, upon the discovery of this condition, to include such iron oxide with the metallic paint figures rather than under mortar colors. It was found to be impossible to revise the figures of production for previous years, but it is hoped that in the future the producers of this class of material will aid the Survey in its endeavors to express correctly the output of the various natural mineral paint materials.

It is questionable whether figures for mortar colors should be included as a separate item of production, since a large part of the material sold under that name should probably be included with metallic paint or ground slate and shale. The material is used for tinting mortar, cement and concrete, and the colors are usually of the various shades of red, brown, purple, blue and black. The average price per ton for mortar colors was $6.62 in 1913, as compared with $9.45 in 1912. The material entered the market first in the dry ground condition, for which the prices are given of mortar colors from 1910 to 1913, inclusive.

| State. | 1910 Tons. | 1910 Value. | 1911 Tons. | 1911 Value. |
|---|---|---|---|---|
| New York | 5,200 | $50,000 | 2,518 | $24,723 |
| Pennsylvania | 2,711 | 33,752 | 3,248 | 30,442 |
| Other States | 2,049 | 24,028 | 2,156 | 21,352 |
| Total | 9,960 | $107,780 | 7,922 | $76,517 |

| State. | 1912 Tons. | 1912 Value. | 1913 Tons. | 1913 Value. |
|---|---|---|---|---|
| New York | 3,309 | $29,969 | | |
| Pennsylvania | 2,550 | 24,857 | 5,357 | $35,443 |
| Other States | 3,413 | 32,769 | | |
| Total | 9,272 | $87,595 | 5,357 | $35,443 |

Other States include 1910: Maryland, Ohio and Tennessee; 1911, 1912 and 1913: Maryland and Tennesse.

### SPRUCE STILL COMING IN.

**War Fails to Check Supplies from Canadian Mills Via Canals.**

THANKS to the completion of the canals connecting New York harbor with Canadian waterways, shipments of Canadian spruce and other lumber are being made into this country, despite the fact that Canada is in a state of war. Up to the present time there has been no curtailment of supplies, although for a while shipments were delayed which gave rise to the rumor that deliveries would cease. The threatened change in prices for Canadian spruce has not been made, although quotations are not being made for general business. Supply and demand governs this commodity exclusively. At present the demand is very good, according to several large firms, outside of subway orders. A great deal of building lumber is going into suburban construction and according to the statement of the largest firms the fall season is opening briskly despite the disturbing elements in business.

### COMMON BLOCK.

**Shipments Curtailed as Plants Close for Season.**

MOST of the Hudson river common brick plants have closed for the season, a month earlier than usual. Scarcity of labor, a quantity of 1913 brick still unsold, a late start and low prices combine to make early shutdown advisable. Estimates of an unofficial character place the total production of common brick in the Hudson district this year at less than 700,000,000, but there is said to be close to a billion brick available for this market under shed or in kiln now burning. This is 200,000,000 below normal.

Dealers have not yet begun to stack, although this movement is expected to be quite general and liberal during the next 30 days. The shutting down of brick plants gives notice that overproduction will be one thing that manufacturers will avoid this year and that prices which are weak at present levels will probably not go lower either now or next spring. The brick price reaction is said to have extended to its lowest possible level.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 10 in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.

Left over, Sept. 4—21.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Sept 4 | 4 | 5 |
| Saturday, Sept 5 | 5 | 2 |
| Monday, Sept. 7 | 9 | 2 |
| Tuesday, Sept 8 | 0 | 3 |
| Wednesday Sept 9 | 7 | 7 |
| Thursday, Sept. 10 | 1 | 4 |
| Total | 26 | 23 |

Reported en route, Friday, Sept. 11—5.

Condition of market, weak. Prices: Hudsons $5 to $5.50 (shaded); Raritans, $5.50 to $5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, $6.75 to 7.25 (yard). Nominal. Left over Friday a. m., Sept. 11—24.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | |
|---|---|---|---|
| Aug. 28 | 1,089,000 | Sept. 4 | 1,045,500 |
| Aug. 29 | 379,500 | Sept. 5 | 526,000 |
| Aug. 31 | 986,500 | Sept. 7 (holiday) | 10,000 |
| Sept. 1 | 1,006,000 | Sept. 8 | 929,500 |
| Sept. 2 | 882,500 | Sept. 9 | 1,021,000 |
| Sept. 3 | 824,500 | Sept. 10 | 799,500 |
| Total | 5,168,000 | Total | 4,361,500 |

1913.

Left over, Friday A. M., Sept. 5—47.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Sept. 5 | 8 | 5 |
| Saturday, Sept 6 | 4 | 4 |
| Monday, Sept. 8 | 9 | 9 |
| Tuesday, Sept. 9 | 2 | 13 |
| Wednesday, Sept. 10 | 3 | 6 |
| Thursday, Sept. 4 | 2 | 6 |
| Total | 28 | 43 |

Condition of market, nervous. Price: Hudsons, $5.50 to $6.25; Newark, yard, $7.75. Left over Friday a. m., Sept. 12—32.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 10, 1914 | 1144 |
| Total No. bargeloads sold Jan. 1 to Sept. 11, 1914 | 24 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 11, 1913 | 1328 |
| Total No. bargeloads sold Jan. 1 to Sept. 11, 1913 | 1296 |
| Total No. bargeloads left over Sept. 6, 1913 | 32 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 19, 1914

# PRINTING TRADES FORM UPTOWN CENTERS

## Publishers, Advertising Agencies and Supply Houses Locate Along Line of Subway—New Structures Erected For Their Specific Occupancy

BY FENIMORE C. GOODE.

ONE of the most important trade movements of recent years is the shifting of the printing, publishing and allied trades from the old district in and about Newspaper Row to new locations further uptown.

This movement has not attracted much attention because it has proceeded steadily and unobtrusively and because popular interest has been focused on the spectacular changes along Fourth avenue and Fifth avenue and in the Twenties and Thirties adjacent to these thoroughfares.

### Firms Lease Large Space.

Nevertheless a surprising amount of space has been taken by the printing and allied trades in the uptown district. The writer, for instance, has leased more than 300,000 square feet of floor space in the last eight months to firms engaged in the graphic arts. And this is in heavy type buildings alone, where the actual work of preparing printed matter is done. Aside from this, a great deal of space has been rented to publishers, advertising agents and printers' supply houses for offices and showrooms.

The publishers, advertising agencies and supply houses have elected to locate along the line of the subway, in new office and loft buildings on Fourth, Fifth and Madison avenues, Broadway and side streets between 34th and 48th streets. In this district lofts rent for 50 cents to one dollar per square foot and offices bring from $1.50 to $3.00 per square foot.

### Two Centers Established.

The printers, bookbinders, lithographers, electrotypers and photo engravers have established two new centers where buildings for their special accommodation have been erected. One of the centers is Lafayette street in the neighborhood of Canal street. The other is the district between 23d and 42d streets, 7th and 11th avenues.

Reasons for the migration are various. In the first place, the demand for books, magazines and advertising matter in printed form has increased in proportion to the increase in population and the growth of trade and industry in New York City. In addition to this normal growth the printing trades have expanded by reason of the fact that an ever increasing amount of out-of-town work is being done by New York firms. At the present time at least one-half the output of printed matter in the United States comes from Manhattan Island. Furthermore, the invention of new machinery with labor and time-saving devices has necessitated the acquisition of larger quarters in specially constructed buildings by firms who keep abreast of the times. Also, when their big customers moved uptown the printers were forced to follow suit in order to hold their trade.

In the old days most of the printers were located in Pearl, William, Rose and Vandewater streets, to the north of the Brooklyn Bridge, and in Frankfort,



FENIMORE C. GOODE.

Ferry, Beekman and Fulton steets south of the Bridge. A few were to be found west of Broadway in Chambers, Warren, Murray and Vesey streets, Park Place and West Broadway.

### Downtown Concerns.

In either location they were handicapped by narrow, crooked, congested streets which rendered trucking difficult and expensive. The buildings they occupied were low ceilinged, dark and poorly ventilated. Elevator service was of the crudest sort, floors were overloaded to a dangerous degree and output was limited by lack of heat and adequate power.

A few buildings of heavy construction erected for the printing trades twenty years ago brought high rents and were always well filled until the uptown migration began. These buildings included the Scott and Bowne building at Pearl and New Chambers streets, the Munroe buildings in Rose and Vandewater streets, the Rhinelander buildings at Duane, William and Rose streets, the Metropolitan Realty building overlooking the Brooklyn Bridge and the Excelsior Power Company building in Gold street.

### Construction a Decade Ago.

Eight or ten years ago several new buildings were erected which compare favorably with present day structures. These include the Schieren and Chapel Court buildings at Ferry and Cliff streets, the Healy building at Gold and Ferry streets, the Black building at William and Frankfort streets and the Hallenbeck building at Park and Pearl streets; all of these structures (except the Hallenbeck building, which will be taken by the city to make way for the new court house) are filled with tenants and show good returns.

Two or three years ago the value of Lafayette street for printing trades buildings became apparent. It had two great advantages over all other north and south thoroughfares. In the first place it was wide enough for six rows of trucks to travel abreast and yet was not obstructed by trolley or elevated. In the second place it was the route followed by the Interboro Subway which brought all points along its length within a few minutes of important uptown and downtown centers.

### Paper Supply Houses Move.

Paper supply houses were quick to take advantage of this and a number of leading firms to-day are located along or just off Lafayette street. About two years ago the Inverness building was erected at Lafayette and Howard streets and all the lofts rented to firms in the printing trades. This year the Bradstreet Company finished a twelve-story building on land purchased at the northwest corner of Lafayette and Howard streets. All the space in the building outside of that occupied by Bradstreet's has been leased with the exception of a part of one floor. Adjoining the Bradstreet is the twelve-story Aberdeen building standing on a 100-foot plot and finished last spring. Most of the space in this structure is occupied by the printing trades. A few blocks below the Wynkoop, Hallenbeck, Crawford Printing Company is erecting a sixteen-story printing house with a plot area of 19,000 square feet. These buildings are popular with printing firms that have as customers city departments, lawyers, railroads, the cotton and white goods trades and financial interests.

### Reasons for Change.

Several reasons account for the location of the uptown printers in the district lying between 23d and 42d streets, Seventh and Twelfth avenues. Firstly, land could be purchased at $500 to $2,000 a front foot and plottage was not difficult to assemble. Secondly, the streets were broad and the avenues comparatively unobstructed. Thirdly, there were two elevated lines and several trolleys supplying good transit, and there was the prospect of the Seventh avenue subway now under construction. Furthermore, the new postoffice, the Pennsylvania Railroad station improvements and the West Side docks attracted firms who would profit by their proximity.

The uptown district is in reality made up of two districts. Between Seventh and Eighth avenues are located the firms who are willing to pay a premium for space close to the business centers of Fifth avenue, Broadway, 34th and 42d streets, or are forced to be within easy walking distance of certain large customers. West of Ninth avenue are other firms whose business does not justify the rents obtained near Seventh avenue and who find that any location is satisfactory as long as it is reasonably accessible.

Among the first comers were the Federal Printing Company and the McGraw Hill Book Company. These firms erected an eleven-story building in 39th

street just west of Seventh avenue and found such a demand for space by their business associates that an annex was constructed. The two buildings have a combined frontage of 183 feet and are filled with publishers and advertising firms who pay much higher rents than obtain in other buildings in the same neighborhood to-day.

**Group of Tenanted Lofts.**

Adjoining the McGraw building is the twelve-story 75-foot structure owned and partially occupied by the American Press Association. There are no vacancies. Across the street is a 63-foot building occupied by the Pictorial Review. An addition of the same frontage and height (twelve stories) is to be erected this year and all the space in both buildings will be occupied by the Pictorial Review.

Around the corner in 38th street is the twelve-story building, 120x100, held under net lease by the Art Color Printing Company. It is fully tenanted. In 39th street between Seventh and Eighth avenues are the 75-foot buildings erected by the Marmac Construction Company and fully rented and the large publishing house of McCall & Company.

In 43d street, just west of Eighth avenue, is the fifteen-story printing house of Chas. Scribner's Sons. The floors not occupied by Scribners are leased for long terms to responsible printers and lithographers. In 18th street, between Seventh and Eighth avenues, is the Monahan Express Company building with only two vacant floors.

**Seventh Avenue Project.**

At 25th street and Seventh avenue is a big new building owned and occupied by three firms in the printing trades—the Publishers' Printing Company, Wm. Knoepke Pamphlet Binding Company and F. A. Ringler & Co. West of Ninth avenue in 25th street is the ten-story building on plot 125x100 leased to the Rome Metallic Bed Company and the Isaac H. Blanchard Printing Company.

This property was leased by the McKeon Realty Company to the Rome Co. for 21 years on a net basis, four floors sublet to the Blanchard Co., the building erected and sold—all within a year. Geo. W. Loft now owns the property.

At the corner of Ninth avenue and 26th street is a building completed this year by the Heywood, Strasser & Voigt Lithograph Co. This firm occupies six floors and has sublet the remaining four floors to printing and lithographing firms for 10-year periods. The Wolff Bindery erected an eight-story building 225x100 at Nos. 518-534 West 26th street and filled all the floors with allied firms.

The Williams Printing Co. followed the same course and improved the block front on 11th avenue between 36th and 37th streets with an eight-story building.

**Near Tenth Avenue.**

The largest recent operation was the erection by the McKeon Realty Co. of a thirteen-story building 131x100 at Nos. 424-438 West 33d street. Floors in this structure were rented to the Library Bureau, Zeese Wilkinson Company and other prominent firms and the property was sold last spring to Joseph Guinet for about $700,000.

At the northwest corner of 36th street and Tenth avenue the Hill Publishing Co. is putting the finishing touches to what it claims is the finest printing trades building in town. This structure has twelve stories, although it was built the height of a sixteen-story building, and covers a plot 175x100. It embodies many unusual features such as double floors, humidifying devices, automatic ventilators, iced drinking water and mailing chutes. The exterior of the building is of white glazed terra cotta and has an unusual expanse of windows. The Hill Co. occupies four floors and has rented the store to the Oxford Paper Co. and five lofts to the Carey Printing Company.

Three new buildings are now in course of erection on the west side. One occupies the 75-foot plot at Nos. 344-348 West 38th street between Eighth and Ninth avenues, another a plot 125x100 at Nos. 438-448 West 37th street and the third a plot 250x80 at Nos. 406-426 West 31st street. Each one of these buildings is about one-third rented, leases being made from the plans before ground was broken.

The last-named building is the result of three years' planning and it aims to embody ideal arrangements for the printing trades. As good light is essential to good printing, this particular site was selected after a painstaking search of the neighborhood as embodying the best features obtainable. It has unobstructed north light across the open cut of the Pennsylvania Railroad which is 40 feet deep and 2 blocks wide. Because of its shallow depth there will be no dark corners or waste space in the center of floors in the new building. The structure will be fifteen stories high with a ceiling height of nearly 14 feet on each floor. There will be a basement and sub-basement to provide storage room for paper stock and space for an unusually extensive heating plant. The top floor will be equipped with skylights, dark rooms and special plumbing for the business of photoengraving and color plate making.

A great deal of thought has been given to the arrangement of columns, stairways and elevators so that printing machinery of varying sizes could be set up with the greatest economy of space and operated with the maximum efficiency. All electric wiring will be placed in the floors, leaving the ceiling clear and unobstructed. The building itself will be of skeleton steel construction rigidly braced to prevent sway and sheathed with brick, terra cotta, concrete and wire glass.

The land consists of 11 parcels formerly held by as many individual owners. It was pieced together only after negotiations which extended over the course of fourteen months. To-day it represents the last big plot near the Pennsylvania Terminal that can be secured without recourse to the courts or without heavy expense.

It is expected to deliver the building for occupancy Jan. 1, 1915. The total cost of land and building is about $1,500,000, which makes it the most important commercial improvement in the Pennsylvania district. Early in the spring the store, basement and first four lofts were leased to the American Book Bindery (for many years located at Cherry and Rutgers streets) for a term of 15 years at an aggregate rental of about $750,000.

# REAL ESTATE AND THE YOUNG MAN

## The Requirements and the Rewards of a Useful Life Calling Described by Charles E. Duross

WHILE the professions always seem to be crowded, the opportunities are constantly broadening in real estate because of the increasing numbers of people seeking homes in the cities and suburbs every year, writes Charles E. Duross, of the New York Real Estate Board, in "America." There is a constant moving and shifting of trade centers, and manufacturing and building is ever active. These all require attention and guidance by the real estate man, who should be a man of unquestioned integrity and upright dealing. Character forms his principal stock in trade which is the good will and confidence of his customers. Once he has established his reputation for honesty and square dealing he will have no lack of clients who will keep him busy, for every man of worth seeks or hopes to acquire real estate in one form or another. Real estate is the foundation of much of our wealth and therefore a young man starting out in life to seek his fortune ought to consider well the advantages of getting at the foundation at the beginning.

Although it looks easy to go to the fountain head and gather in the prize, the actual quest is sometimes like the search for the beginning of the rainbow. Not all real estate leads to wealth and discrimination must always be used. I once heard a story of a famous United States Senator, who was invited to make a campaign speech in one of the Western States, in aid of an aspiring statesman. At the conclusion of the address, there was great enthusiasm, and the politician in thanking the orator said: "Now Senator, as a token of our esteem and gratitude for coming amongst us I am going to present you with a section of land in Sun Rise Township of our county." The Senator, of course, was very much puffed up and told the hotel clerk about his good fortune and the generosity of the politician. But the clerk in a warning voice said: "Senator, be careful he does not slip you two of those sections." The lesson is obvious. It is always better to investigate before you plunge.

What type of young man is best adapted to succeed in the real esate business? That is one of the problems in life for which no rules are laid down. I should say, however, after a long experience of my own and the satisfaction of training a dozen or more young men, several of whom blossomed out into successful real estate men each with a business of his own, that any serious-minded, healthy young man with good walking power, imagination and determination to succeed, willing to work hard and wait for results, is the kind of man to make real estate his life work. The fruits of the labor are often long delayed but the work is always absorbing and of infinite variety. It is never monotonous. The rewards are sometimes princely to a few, but then that is the result rather of speculation and investment than agency brokerage or management. One of the advantages a beginner has over the struggling professional man is that it is not necessary for him to wait for the chance client to come to him before he can prove his knowledge and ability, but he may strike out into the broad business or social world and lay his plans and propositions before any one who may have money and courage to carry out the proposed schemes. I do not pretend to know, but as I sit here writing, it occurs to me that Christopher Columbus became the first real estate man, when he put this great Continent on the map. The large development which he opened up has furnished a fertile field for his successors down to the present time.

**Looks Good for Builders.**

William G. Morrisey says the Bath Beach and Bensonhurst sections offer every opportunity for the building of high-class houses. It is an exceptionally attractive section, in his opinion, because of its many natural advantages, having a mile and a half of beach, fronting on the beautiful Gravesend Bay, where bathing and boating are the principal pastimes during the summer season.

As there are only three or four apartment houses in the locality at present, it looks like a profitable field for builders in view of the prospective new subway facilities.

**Organization of Builders at Portchester.**

For the purpose of settling amicably differences which may arise between employers and employes, the leading builders of Portchester have organized the Building Construction Employers' Association, with the following officers: President, J. Fred Dold; vice-presidents, William Hamilton, Harry S. Townsend, Charles Marshall; secretary, Robert J. Armstrong; treasurer, Neil Brown. Contractors engaged in the building and construction business in Rye and in East Portchester are included in the membership.

# VALUE OF RECORDS TO AN APPRAISER

## This Branch of Business Requires Intimate Knowledge of the City, and Years Are Consumed in Accumulating Necessary Data

PROBABLY one of the best forms of insurance that a property owner can carry is to have his holdings properly appraised, not in a slapdash manner, but rather by a firm which makes a specialty of this portion of the realty business. The majority of owners do not realize the importance of this step and consequently are not fully informed as to what their holdings are really worth. Oft times the wish is father to the thought and they feel that a certain parcel should be worth a given amount, therefore it is. Disappointment is often the result of this policy and in many instances the investor is prejudiced against realty.

This man, however, would not consider, for a minute, running his own business along the same lines. At least once a year he takes an inventory of his stock, not only the amount on hand, but also the value. Depreciation plays a big part where merchandise is involved, though when brick and mortar are concerned the item of deterioration is altogether overlooked.

### Conditions Always Changing.

The usual answer given by a property owner to the question of whether he has had an appraisal recently is "No." When the purchase was made his favorite broker told him solemnly that it was valued at an amount in excess of the purchase price, which while all being true, still as time goes on conditions change, new loans obtained, and the parcel is placed upon an entirely new footing.

Then again the owner should know for his own satisfaction what the present day market value is, so that when an offer is made for the property an intelligent answer can be given. Many owners have lost money, because they overstayed the market, while if they understood how the trend was going they could have withdrawn and invested elsewhere at a profit.

### Choosing An Appraiser.

While the foregoing is all true, still the danger point is to be faced in the choosing of a competent appraiser. During the last few years the city has expanded to such an extent that but few houses have been able to keep abreast of the times in every section. The result has been that many concerns have specialized in given sections and should occasion arise where business is to be done outside of their zone, other firms in the vicinity of the property are consulted. While this is typical of the selling and leasing fields, it is still more so when appraisals are considered.

To properly appraise a piece of real estate it is necessary for the appraiser to have a history of the property and this is only obtainable through a long accumulation of records extending over a period of years. These records must not be confined only to the property in question, but must also embrace holdings in the neighborhood. Intimate knowledge of "past performances" and "future possibilities" must also be taken into consideration, otherwise grave mistakes are almost sure to be made.

### Most Properties Mortgaged.

Virtually every parcel of property in Manhattan carries with it a loan, but in most cases the borrower puts it up to the lender to have the appraisal made, though he has to foot the bill. Of course this is all well and good as far as it goes, because the lender won't put out his money without an appraisal. Does it not follow that if the lender thinks that he must be thoroughly satisfied as to the value of the property, that the owner of the fee should be likewise. Is it likely



HARRY STEWART HALL.

that the same man would be contented to have a buyer set a value upon merchandise to be sold? Whether the deal went through or not, the seller would certainly be in a position to intelligently talk about the value of the goods to be disposed of, if he knew its true worth.

### Appraising a Specialty.

Realizing the magnitude of the appraisal business and the fact that it is a specialty in itself, many real estate firms do not attempt to enter this field. In the same way some concerns confine themselves to the selling and leasing branches, disregarding the management branch of the business. Realty values have risen in Manhattan to such a figure that great care must be exercised in order to reach an equitable price for a given parcel. Not only is the value of the land and the cost of the building to be considered, but also its adaptability to present day needs of the section in which it is located.

Sections of the city are continually changing. Tenants are a shifting quantity and as a rule follow along the line of least resistance. In many instances sections which for years were known as wholesale districts are now given over to office buildings; where retail concerns were located, now wholesalers do business; where only residences were, today there are many instances of business encroachment, so that the districts are now no longer desirable for living purposes. All these changes have placed realty upon an entirely different footing. Values today are at total variance from those of ten years ago, hence the necessity of an appraiser.

### Opinion of a Broker.

Harry Stewart Hall, of N. Brigham Hall & Wm. D. Bloodgood, Inc., in speaking of the value of appraisals to property owners, said this week: "Too much stress cannot be laid upon the necessity of an appraiser. He fills a sphere of his own and is of inestimable value to the owner. Years ago I realized what an opportunity existed in Manhattan for this class of work, though at that time all my friends said that should I undertake this branch of the business that I would run up against a stone wall.

"In 1892 we started a system of keeping track of properties, but after a six months' trial temporarily abandoned the project. This lapse was not due to any change of heart, but the market was active at that time and we felt that more money could be made by using our time in other branches of the business. In 1895, however, a system was started which has been kept up to the present time, and in my opinion it is one of the most complete in existence.

"For virtually twenty years every item which has been published regarding any Manhattan property has been filed on cards. These records include conveyances, mortgages, foreclosure suits, foreclosure auctions, lis pendens, projected buildings, building loan contracts, alterations, recorded leases, as well as reported leases, reported sales, partition suits, voluntary auction sales and estates appraised. In addition to the above a large amount of general information about properties has been accumulated and indexed, as well as newspaper clippings.

### Record and Guide Valuable.

"The Record and Guide has furnished us with the large percentage of records, the form used being the most adaptable to a filing system. We adopted the large card system, the size used being about 5½x14 inches. These cards are not captioned for individual properties but are divided into blocks. The advantage of this system is that cards do not have to be taken out for every parcel, where plottage is to be considered.

"There are but few parcels of realty that have not some record against them during the last twenty years. To be sure it may only be the installation of a dumbwaiter, or some other trivial matter, but still a clue to the property is given, which may prove of value to the realty man. There are many ways which the system can be utilized outside of appraising, so we are killing several birds with one operation.

### Capitalization of Income.

"The value of real estate is the capitalization of the income. This is a very important factor to be considered where appraisals are concerned. In many instances appraisers just consider the value of the land and the building and let it go at that, but the subject is of much more importance and many details must be looked into before an intelligent and unbiased judgment can be obtained. The fact that a structure of specific type is erected in a given location is not enough. Many times were slight alterations made, the income producing qualities would be increased materially, with the consequence that the value of the property would be enhanced. Buildings upon a net rental basis, or upon long term leases are frequently easier to appraise than those in which tenants are continually shifting and which cannot be classed as either fish, flesh or fowl."

### A Riverside Drive Improvement.

Title to the lands needed for the widening of Riverside Drive in the vicinity of West 181st street will be vested in the city on October 1. The improvement will consist of building a service street from a point 400 feet south of 181st street to a point 500 feet north, and grading, flagging, etc. West 181st street from Northern avenue to Riverside Drive; Haven avenue from West 180th street to West 181st street; Northern avenue from a point about 100 feet south of West 181st street to a point about 84 feet north of West 181st street.

The work to be done comprises the following: 35,000 cubic yards filling, 6,680 cubic yards earth and rock excavation, 3,760 linear feet new and old curbing, 3,840 square feet bluestone flagging relaid, 5,700 square feet granolithic sidewalk, 6,510 square feet new bluestone flagging. The cost of the improvement is estimated to be $61,000.

# URGENT NEED OF NEW SOURCES OF REVENUE

## Declaration By the Real Estate Board—Calls on the Board of Estimate to Eliminate Unnecessary Committees, Commissions and Offices

THE Real Estate Board of New York at a meeting of its Board of Governors this week took up for serious discussion the question of the city's finances and the obvious need for economies of the most rigid kind, especially in view of the $100,000,000 loan just negotiated by the city through a banking syndicate.

As a result of action taken a communication has been forwarded to Mayor Mitchel, Comptroller Prendergast, President McAneny of the Board of Aldermen, President Marks of the Borough of Manhattan, and to the other members of the Board of Estimate and Apportionment, calling attention to the need for economy in municipal affairs, and suggesting a method by which this may be secured.

**Resolutions Adopted.**

The Real Estate Board believes that new sources of revenue should at once be sought out and utilized; that a number of duplicate and unnecessary committees, commissions, Bureaus and officials should at once be weeded out, and even that some salaries should be reduced. And it asks the Board of Estimate to appoint a commission to confer with it and other civic and business organizations on the recommendations made. These suggestions are embodied in the resolution sent out on Wednesday to the Board of Estimate and reading as follows:

Whereas, The Board of Estimate and Apportionment by resolution on September 11, 1914, has adopted a policy in regard to improvements and financing city obligations that must materially increase the City Budget; and

Whereas, The fact that on July 1, 1914, there were uncollected taxes amounting to $154,000,000, besides many millions of uncollected assessments, is conclusive evidence that the present sources of city income can bear no further burden; and

Whereas, This great amount of uncollected tax exists notwithstanding the fact that there have been sales of tax liens in every borough of the city during the past five years; and

Whereas, While it is absolutely necessary that a policy of economy and retrenchment be adopted and rigorously followed, it is also important that necessary improvements should not be curtailed, and that there should be no general dismissal of minor employees; therefore be it

Resolved, That the Real Estate Board of New York call to the attention of the Board of Estimate and Apportionment the necessity for the following:

**First,** to find and utilize immediately such new sources of city revenue as may be made readily available.

**Second,** to appoint a committee of the Board of Estimate to confer with representatives of the Real Estate Board and of other business and civic organizations, and to consider with them the proposed City Budget for 1915 with the serious purpose, in this period of financial stress, of eliminating all duplicate or unnecessary committees, commissions, bureaus or officials, and of reducing such salaries as may, on investigation, be found to be excessive.

Resolved, further, That the co-operation of other taxpayer, civic and business organizations be enlisted in this effort of the Real Estate Board to inaugurate a regime of economy and retrenchment commensurate with the necessities of the times.

**ECONOMY of an extraordinary kind, in municipal expenditures, is advised in a series of resolutions which the Real Estate Board has addressed to the Board of Estimate and Apportionment of the City of New York. The City, which has just had to borrow one hundred million dollars, owing to financial stress, is now making up its Annual Budget. Millions of dollars could be saved to the taxpayers by a proper pruning of the allowances usually made to various departments and commissions, in the opinion of many civic bodies. The Real Estate Board asks that a committee be appointed not only with this purpose in view but also to consider if new sources of revenue cannot be found.**

Commenting on the condition to which this resolution calls attention Mr. Laurence M. D. McGuire, President of the Real Estate Board, said:

"It may be taken for granted that the officers of the Real Estate Board would not presume to appeal along these lines to the Board of Estimate without having first considered this matter very thoroughly. To do so without serious cause would be to affront officials of the city. As it is, we realize that the suggestions contained in this resolution are radical in the extreme. But desperate conditions require heroic treatment, and we have passed the point in the city's financial affairs where vague generalities will suffice.

**A Practical Suggestion.**

"We have made a definite, precise and, I believe, practical suggestion to the Board of Estimate. Briefly, what we have asked means real economy and real retrenchment. To put it baldly, it is no longer a question of economy. One economizes when one saves out of what he has. We are asking the city officials not to contract, for the next fiscal year, obligations which are beyond the city's resources, unless it is agreed beforehand to do a flagrant injustice to the main supporters of the City Government, the owners of real estate.

"The city has just arranged with a banking syndicate for a loan of $100,000,000 to meet certain obligations contracted abroad. The loan was a necessary one. The city had to make the best terms it could in a period of abnormal financial disturbance. The Board of Estimate probably did the best that could be done under the circumstances. It would be unfair and in bad taste to criticise the loan and its terms.

"Nevertheless, the fact remains that it places a grave responsibility on the present administration to do everything in its power to offset the cost of this loan, and to make as small as possible the inevitable rise in the tax rate.

"If I understand the financial statement of the city as of June 30 the entire indebtedness within the debt limit and outside of temporary debt, deducted from the net funded debt of $1,249,186,113, was $754,538,787. This deducted from the borrowing capacity of $804,985,991 (10 per cent. on $8,049,859,912) leaves a debt incurring power of $50,447,204. Of this, I understand, $37,778,700 was reserved to care for improvements to which the city is committed, leaving a somewhat attenuated available unreserved balance of $12,668,503. By no legerdemain of tax experts can any large increase in this be created and added to the borrowing power. There has been no rise in real estate values to warrant it.

"The Real Estate Board believes that the tendency of our administration of city affairs in recent years has been to multiply bureaus, to pile committee on committee and commission on commission. This tendency recently has been sharply emphasized. The average citizen knows comparatively little of these bureaus and commissions. But they are there, and they go to swell the budget and to delight the soul of the tax eater.

"An honest investigation, such as we have asked of the Board of Estimate, and which could be made without expense, will, I am sure, justify this statement. I think it will show that these more or less new fangled and amateurish side-shows of municipal government are not the evidences of real efficiency. And I am sure they are not agencies of economy. The weeding out of many of them would mean lopping off many salaries, and the reduction of others. This can be done without injury to the army of real employees who are doing the legitimate work of the city."

**Resolution on Building Supervision.**

The Board of Governors of the Real Estate Board has also adopted the following:

Whereas, Real estate owners have in recent years been increasingly subjected to unnecessary annoyance and expense through multiplicity of inspections and divided jurisdiction in the supervision of building construction and alteration; and

Whereas, Public officials concerned are now generally convinced that the present system of building supervision is unscientific and uneconomical, and are disposed to aid in remedying it;

Resolved, That the Real Estate Board commends the spirit of interest and co-operation displayed by city officials in this matter.

Resolved Further, That the Real Estate Board hereby expresses to the State Factory Investigating Commission its appreciation of the interest taken by the commission in the above matter, as indicated by its preparation, for criticism and suggestion, of a tentative plan with respect to building inspections.

**The Preference for Apartments.**

The remarkable extension of apartment house construction in distant suburbs, where there is no sign of congestion or great need for economy in land, is one of the signs of the times. Why should one go to the country to live in a flat? was once considered an unanswerable question. But families that could afford a house of their own are taking apartments nowadays in suburban districts—in Yonkers, Mount Vernon, Flushing, Jamaica and Elmhurst. In all these places builders who have tried the experiment of erecting apartment houses have found them successful. The extension of the subway and elevated systems is creating flat house sections in various directions.

Edward A. MacDougal, president of the Queensboro Corporation, expects that the section in Queens lying between Jackson and Roosevelt avenues, contiguous to the rapid transit line, will witness soon the greatest apartment house development that has ever been seen in the city of New York.

# A MUNICIPAL UNION FREIGHT TERMINAL

## How the Randalls and Wards Islands Project Fits Into the Other Plans for Marginal Railroads and Freight Tunnels

By J. BLEEKER MILLER and REGINALD PELHAM BOLTON

THE erection of the Brooklyn elevated freight railroad, from Brooklyn Bridge to Red Hook, having been determined upon, and legal proceedings having been commenced, it is natural to consider, first its connection with the proposed central freight yard at Randalls and Wards Islands. The direct line for such a connection—after reaching Manhattan Island, by one of the bridges, indicated on the map, in the Record and Guide of August 15—would be down First avenue to Fifteenth street, and then, turning eastward, down Avenue A to a point about opposite the east end of Canal street.

This line might be either elevated or subway, as the city authorities may determine,—but from this point a tunnel would begin, to pass under the East river and reappear on the Brooklyn waterfront, at the north end of the elevated freight railroad, already decided upon.

First avenue and Avenue A are the only avenues not now occupied either by an elevated or subway railroad; they are of good width and many manufactories are located on them and in their vicinities; the warehouses, private or municipal, which would certainly accompany this plan, as local distributing agencies of the freight, would draw many more factories and stores to the neighborhood. The erection of such a structure would mean commercial life to this dormant part of the city and an immediate and great increase in real estate values.

**Would Make Avenue A an Artery.**

It is self evident what advantage would result to the Brooklyn waterfront if the whole of it—down to the Bush Terminal—were connected by uninterrupted railroad communication with the great central freight yard of Manhattan with all of the East Side of Manhattan, and with the other boroughs, as will be shown below; the reciprocal advantage to the railroads using the central freight depot on Randalls and Wards Islands to the manufacturers on the East Side of Manhattan and to the other boroughs, requires no explanation.

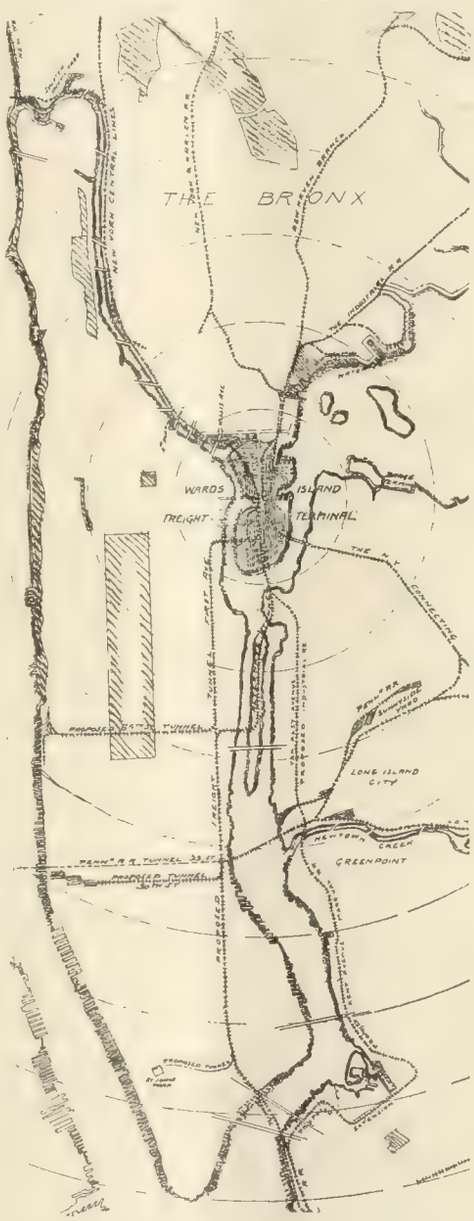
Assuming that the line down First avenue and Avenue A would be the shortest and therefore also the natural line of connecting the proposed central freight depot and the one municipal freight railroad which has already been decided upon, like the Brooklyn elevated, let us next consider how far this line would be desirable for the municipal railroad which is likely to be the next one to be legally adopted. We refer to the proposed elevated or subway freight railroad on Manhattan Island, on the West Side, extending southwardly from the New York Central freight yard at 59th street to the St. John's park freight depot or beyond to the Battery.

**"Ls" Could Be Feeders.**

It is submitted that three elevated or subway freight railroads might be constructed, from the First avenue and Avenue A line, running westward,—one at 65th street, one at 30th street and one along Canal street. Each of these lines would run into one of the freight yards of the New York Central, on the Hudson river, and through these lines the freight arriving at the proposed central freight depot at Randalls and Wards Islands, could be distributed to the several centers from which merchants have been accustomed to procure their goods in the past.

At first it might be necessary to build only one of these westward lines,—say that through 65th street, and the freight distribution might then be made from the freight yard at 59th street, as practically agreed upon, by the city and the railroad. Or the line to 30th street freight yard might first be built and through it the railroads arriving from the West on the New Jersey side of the Hudson might reach the central freight yard at Randalls and Wards Islands, from their points north of 23d street and freight along the West Side of the city might be distributed, north or southwards, by elevated or subway.

Or it might be found most convenient to build an elevated freight railroad




PROPOSED TERMINAL CONNECTIONS.

westward through broad Canal street to St. John's park depot, and from that point distribute to the north and south.

Either of these three routes would satisfy the merchants on the West Side and would still preserve the beautiful residential section between 59th street and Spuyten Duyvil, free from the nuisances of which it now complains. It is true that the distance to the West Side from Spuyten Duyvil would be somewhat longer, by way of the proposed central freight yard on Randalls and Wards Islands than by the present shore line on the Hudson river. But the delays which accompany the use of that line, on account of only one train being able to enter the yard at 59th street at one time and be distributed, more than compensates for the slightly greater distance by the way now proposed, through a large freight yard where no delay of hours would accompany the ordinary entrance and exit of freight.

Of course the freight yards of the New York Central on the Hudson river waterfront would be much smaller than those at present in use, as the shifting and storing, loading and unloading of cars would be done mainly at the central freight yard on Randalls and Wards Islands, and only the cars or goods when actually called for by the merchant would be shipped to the West Side freight yards. Much freight would also go direct by water or the other local freight lines to the warehouses in other districts; the "empty" cars, which constitute about one-third of the present West Side traffic of the New York Central, could also be returned by water to the several railroads to which they are consigned. Of course, the three westward crosstown freight lines from First avenue and Avenue A to the Hudson river would also have one or more municipal or private freight warehouses on their course, across the city, where freight could be stored until called for.

**May Connect Newtown Creek.**

Lack of space prevents the consideration of the location of municipal freight lines in the boroughs other than Brooklyn and Manhattan, where the municipal authorities are definitely committed to the construction of such lines. A glance at the map shows at once the advantage of the location of this central freight depot on Randalls and Wards Islands for the boroughs of the Bronx and Queens. Inquiry at the office of the Board of Trade in the former borough and at the Chamber of Commerce, in the latter borough, will produce maps and pamphlets showing how vitally those boroughs are interested in the question of municipal freight transportation. The connection of the important district around Newtown Creek, by means of the line along Queensboro waterfront, northward to the proposed central freight depot which it would reach by a short tunnel, would be most important. In the course of time, Newtown Creek district might also be connected to the southward, along the waterfront, by a freight line, with the elevated freight municipal railroad, already decided upon, from Brooklyn Bridge to Red Hook. Great stress was laid upon the necessity for such a connection in the recent discussions which led to the adoption of the Brooklyn Bridge and Red Hook line. If it had only been imagined that this line could be connected along the waterfront northward from Newtown Creek with a great central freight yard, such as that herein outlined on Randalls and Wards Islands, doubtless the insistance on the extension from Brooklyn Bridge to Newtown Creek would have been much greater.

In conclusion,—as an excuse for this long communication, let us say that the cost of freight transportation to and from the city of New York is not high; it is the cost of freight transportation within Greater New York which eats up the profits and which must be lessened materially.

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Building Construction and Building Management
in the Metropolitan District

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There will be no direct State tax this year, Governor Glynn says. The financial tide is surely turning.

Dividends deferred maketh the stockholder sick.—Wall Street Journal. Thus he learneth to invest his surplus in real estate.

New York City six per cent. revenue bonds are in strong demand abroad, according to reports. Coincident with this demand a decline of two cents per pound sterling for sight drafts on London was noted, bringing the rates to the lowest since the middle of August. These facts indicate an improvement in the general condition of affairs.

The State and local real estate bodies should indeed co-operate. They could help each other materially in legislative work at Albany. But as they must have interests in common, in order to work together, the State association would do well to take a stand in favor of the great reforms in the State laws for which the local bodies are contending.

Scientific efficiency methods, so called, without a leaven of common sense and practical knowledge resulted no differently in the experience of the Inter-state Commerce Commission than they do in private affairs. More revenue and less science is what the railroads need, if they are to keep their credit good and raise the funds with which to make the physical betterments that will help to make times good. The investment in American railroads amounts to fifteen billion dollars, and nearly six hundred million of their total bonded debt is in default. They can't keep pace with the demands for higher wages and better service unless they get more revenue, and the country cannot expect general prosperity until the railroads are prosperous.

## Let Us Have More Sources of Revenue.

The financial administration of the city, assisted ably and loyally by the local banks, has managed to extricate New York from the precarious condition in which its credit was placed as the result of its obligations to Europe. The immediate cost of this work of extrication has not been heavy. Owing to the good will of the bankers it has, indeed, been unexpectedly light. But the taxpayers should clearly understand that the ultimate cost of dealing with the situation will be very heavy. The bankers who helped the city in its recent emergency insisted as a condition of their help that some means should be taken to reduce the floating obligations of New York, and that adequate measures should be adopted to retire more quickly part of its long-term borrowing. There can be no doubt that the alteration in the financial methods of the city on which the bankers insisted is necessary to the ultimate financial well-being of the New York municipal body, but there is also unfortunately no doubt that it will require a considerable increase in the revenue of the city from taxation. The increase may be postponed for a year, but come it eventually must, and inasmuch as it must come, preparations should be made now in order properly to reduce and distribute the burden of the future expense.

The Record and Guide trusts that the property owners of New York and their organized leadership understands how serious the situation is. The proposed increase in taxation is certain to come, and when it does come it will amount to many millions of dollars a year. If it is collected from real estate it will be large enough to increase the tax roll by seven or eight points, and to make a substantial difference in the earning power of many income-bearing properties. There will be no apparent opportunity of distributing the increased burden among the occupiers of the buildings for some years to come. The additional burden of taxation will be literally crushing to many property owners, who have been suffering severely from the recent shifting of business centers. It might result in a good deal of forced liquidation and in consequently rendering precarious the position of many property owners who at present possess a substantial equity in their holdings.

It is essential, consequently, that a united and successful attempt be made by the property owners of the city to have this increase in taxation derived from some source other than real estate. In making this attempt, the property owners can apparently depend on the assistance of the financial administration of the city. At any rate, the Comptroller, Mr. Prendergast, has declared that new sources of taxation should be tapped. Neither can there be any reasonable doubt as to the kind of property from which the city should derive its increased revenue. An increased increment tax would not be of any use, because at least in the near future there will not be any unearned increment. A renewed attempt to derive an increasing revenue from the personal property tax would be unwise and would meet with vigorous and justifiable opposition. The European practice of levying part of the tax on the tenants of buildings has much to recommend it, but it is politically impossible. Any proposal to tax ordinary business would immediately result in the transfer of a certain amount of business to competing cities and would consequently vitally injure the prosperity of the city.

There remains only one really considerable source of taxation, which is those classes of business which are essentially local and which cannot escape a reasonable burden of taxation. The State of New York has already appropriated the revenue to be devoted from the most lucrative of these kinds of business. It was until recently deriving several millions of dollars a year from its tax on stock and bond sales, but there are other classes of business which would be even more unable to escape direct taxation. The whole amusement, restaurant and hotel trade of New York could be made to produce very considerable revenue without driving any business out of the city. When the new taxes were first imposed some weak theatres, hotels and restaurants might be forced to shut up; but the burden of the new tax could soon be shifted to the consumer. There are no sound moral or fiscal objections to the taxation of the business of providing New Yorkers with amusement. The city should claim at least one-tenth of the price at which all tickets for entertainments are sold to the public. The metropolitan cities of Europe derive large revenues from this source, and the only reason why New York does not and cannot do the same is the political influence of the people who are engaged in this class of business.

## Well Worth Considering.

The Commerce Bureau, which has been proposed by Commissioner Hartigan, is well worth serious consideration. He wants the new city charter to provide for a regular department of commerce, whose business it would be to supplant private agencies in promoting the industrial and commercial interests of the city. The work of the proposed bureau, as outlined by the Commissioner, would be very comprehensive. It would, in the first place, systematically collect and disseminate statistical information respecting the commerce of New York. Whenever the interests of the city were affected by proposed legislation or administrative action at Washington and Albany it would send competent negotiators to represent the city's interests. It would furnish wholesale and retail merchants, manufacturers and consumers information in respect to trade opportunities and requirements. It would acquaint dealers with the sources from which they could draw their supplies. It would provide a medium of exchange of information and ideas between the shippers and the railroads. It would encourage farmers to bring their goods to the city and help the producer to find a market. It would act as a clearing-house of information as to the laws in this and other States and in other countries, which affect commerce. It would have a permanent press bureau, which would advertise throughout the country the advantages of New York as a commercial and manufacturing center. In short, it would actively promote New York business in every possible way short of growing subsidies.

The idea is undoubtedly a good one, and it ought to be adopted. But in organizing the new bureau, and in defining its work, care should be taken not to duplicate any existing instrument of the same objects. The Bureau of Commerce should supplement the work of the Merchants' Association and the Chamber of Commerce rather than provide a substitute for their work. Officers of both of these organizations should be consulted as to the scope of the bureau's work and as to the best means of helpful co-operative action. But while these associations should be consulted, it is no less true that they have never performed for New York the work which the local Chambers of Commerce of other cities have proposed for their neighborhoods. It is precisely because their work of promotion, publicity and arrangement has not been sufficiently effective that it will be worth while for the city to appropriate money for the expenses of the proposed new department.

—It is the general opinion in real estate circles that under the present business conditions the Interstate Commerce Commission should re-open the Rate Hearing Case and give the railroads of the country an opportunity to present additional evidence in the matter of granting the railroads an increase in their freight rates.

—In view of the economies forced upon the municipality, the Sixth avenue extension project is one that is not likely to be urged for awhile.

### A Lesson from History.

*Editor of the* RECORD AND GUIDE:

I thank you for the editorial in your issue of September 12 on the proposed creation of a city building department. It is pleasant to know that we can disagree amicably.

History is valuable only for the lessons it teaches us, so that we may not repeat the mistakes of those who have gone before us. It does not seem to be generally known that the Charter of 1898 provided for a central building department, having as its head a board consisting of three Commissioners appointed by the Mayor. It also provided for local offices in the boroughs under deputies. The results were so bad that the Charter was amended and the present system of local jurisdiction inaugurated.

Now we propose to repeat this mistake.

CYRUS C. MILLER.

55 Liberty Street, Sept. 14.

### Street Car Regulation.

*Editor of the* RECORD AND GUIDE:

Recently a new regulation has been enforced requiring the surface cars to stop at the near, instead of the far, crossings as heretofore. Too short a time has elapsed to test out the merits or demerits of the change, but there are several crossings which should be excepted from the rule. For instance, Broadway, Sixth avenue and 34th street. Those passengers desiring to go East, must go to the west side of Broadway, frequently necessitating a long and dangerous crossing over two important and busy arteries. The cars should always stop on both sides of Herald Square. There are other points, specially affecting crosstown lines, which might be excepted from the ruling. This is only a suggestion and not a criticism.

"PAY-AS-YOU-ENTER."

September 17, 1914.

### New York City's Tax Rate.

*Editor of the* RECORD AND GUIDE:

Now that the city has actually borrowed $100,000,000 at six per cent., it is well to realize to what extent the city has been imposed upon by the transaction and the effect on the city's future tax rate. The city did not need $100,000,000 when it made the loan, because only a small portion of the $80,000,000 borrowed abroad was payable. The bulk of the $80,000,000 does not fall due for several weeks. Why, therefore, did the city accept an exchange rate of $5.035 per pound sterling for the entire $80,000,000 when only a small portion of that sum is now due and when the exchange rate has been much lower since that rate was accepted?

The purchase of exchange at the accepted rate means an additional cost of about three and one-half per cent., or $2,800,000 to the interest cost of 4¼ per cent. on the $80,000,000, or a total cost of $6,200,000 for the $80,000,000 for one year. The cost of this sum for the second year at six per cent is $4,800,000, or a total cost of $11,000,000 for two years. Besides this, the city is paying $1,200,000 interest on $20,000,000, also for one year.

Comptroller Prendergast announced with satisfaction that the bankers who organized the syndicate were rendering their services gratis. Under the terms of the loan, the syndicate managers (J. P. Morgan & Co. and Kuhn, Loeb & Co.), are allowed a maximum of two per cent. on the difference in exchange, or a total of $1,600,000. They and the other members of the syndicate, are also allowed four per cent. profit on the entire $100,000,000 which will be deposited in their banks, the interest on the bonds being six per cent. and the deposit rate to the city being two per cent. Money is worth more than six per cent. now and the bankers' profit on the $100,000,000 may be more than four per cent.

The tax budget next year must provide full interest on the new loan, and this means an addition of eight points in the tax rate unless a corresponding sum can be cut out of the present budget. Under a resolution passed by the Board of Estimate when the $100,000,000 loan was accepted, new city improvements during the next three years are to be financed as follows: 1915, one-quarter of total cost included in budget, three-quarters paid out of 15-year bonds; 1916, one-half included in budget, balance paid out of 15-year bonds; 1917, three-quarters included in budget, one-quarter paid out of 15-year bonds. In 1918, all new improvements must be paid out of the budget. All 15-year bonds may be of an instalment nature, one-fifteenth being payable annually. The effect of this arrangement will be that the budget for 1915 will be increased at least three million dollars more and that the increase due to new public improvements will grow until the addition to the budget for this purpose in 1918 will be at least ten million dollars. The bonds that will be issued for 15 years to take up the new $100,000,000 loan, will also be paid off serially from the budget at the rate of $6,666,666 a year, plus interest on the outstanding portion, which means an additional total of $10,000,000 to the annual budget for fifteen years after 1917.

The total increase in the annual budget after 1917, therefore, will be at least $20,000,000 over the present budget. This mean an addition of 25 points to the tax rate, which is now 1.81 to 1.91, according to boroughs. The tax rate for 1918 and thereafter will be at least 2.06 and more, according to boroughs, and it must rise during the next three years unless the present budget can be reduced as much as the imperative addition due to the new loan. Under the state constitution, the tax rate can reach two per cent, exclusive of the annual debt service, which is about $53,000,000. On this basis, the tax rate can rise to 2.60 before the constitutional limit is reached.

Taxpayers should remember that the city has been buying in its own tax liens during the past few year and that about one-fourth of all the taxes due during that period is still uncollected. How will the city be able to meet its annual payroll of $90,000,000 and all other expenditures contained in the budget, if taxes cannot be collected? The total unpaid taxes is now about $150,000,000. The city will also find itself overassessed, if the value of real estate continues to decline.

HENRY H. KLEIN.

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### Pincus Lowenfeld.

Pincus Lowenfeld, senior member of the firm of Lowenfeld & Prager, real estate operators, of 149 Broadway, and one of the best known figures in downtown real estate circles, died on Tuesday at his summer home at Long Branch, N. J., as a result of a stroke of apoplexy, last Saturday night. He was born in Krakaw, Austria, in 1855, and was 59 years old on July 6.

He came to this country when a young man and about twenty-five years ago began to buy and sell real estate on a small scale on the lower East Side. For several years he was active in that section, dealing principally in tenement properties. In 1895 he formed a partnership with William Prager and this firm became one of the leading real estate operating concerns of New York City. It has not confined itself to any particular branch of the business and has even undertaken and financed a number of building operations. Practically every section of the city has contributed at one time or other to its activity.

Mr. Lowenfeld will be remembered as an authority on real estate values and one of the shrewdest investors in the market. He was a member of the congregation of the Temple Rodelph Sholem, of the United Krakauer Charity and Aid Society, the Metropolitan Lodge No. 60, I. O. F. S. of I., and of Cheba Rofel Cholim. He is survived by his widow, three sons and six daughters.

The funeral services were conducted on Thursday at the Temple Rodelph Sholem, Lexington avenue and 63d street, and were the most imposing ever held in that temple. He leaves a host of friends.

## THE SOMERS SYSTEM.

### Will Be Used Here by the Manufacturers' Appraisal Company.

The Manufacturers' Appraisal Company which operates the Somers system is now establishing a commercial appraisal service in New York City for the accurate measurement of judgment of land values. The first territory to be covered by this service is bounded by 38th and 50th streets, Third and Eighth avenues. The unit-foot values upon street frontages within the district named are now undergoing appraisal by an advisory committee of New York City real estate experts of high standing and ability.

The committee consists of Edward H. Gilbert, of J. Edgar Leaycraft & Co.; Herman De Selding, of De Selding Brothers; John L. Parish; Oscar L. Foley, of John R. & Oscar L. Foley, and Watson P. Anderson. This will insure an opinion of street values by men who are entirely familiar with real estate conditions in this city. Their judgment, when completed, will represent a consensus of opinion of the value of one-street accessibility under normal conditions.

This judgment will be computed by the Somers rules so as to show the effect upon value of all elements of accessibility, each lot being computed as to its size, its shape, and the relation of size and shape to the various elements of accessibility. It is anticipated that the result of this service will be to standardize opinion of normal usefulness of lots throughout the district by the adoption of uniform computing methods.

When the value of a unit-foot has been agreed upon on the four sides of a city block, the exercise of judgment of the value of land in that city block is complete. The Somers System provides a method of applying that judgment accurately and scientifically to all the land in that block.

## BOARD OF COUNSEL.

### Will Try to Get a Change in Income Tax Regulation.

The Legislative and Laws Committee, a sub-committee of the Board of Counsel of the Advisory Council of Real Estate Interests, held its first meeting this week at the office of the council. Walter Linder was elected chairman, and the following lawyers will serve upon the committee for the coming year: Messrs. Everett V. Abbot, Henry R. Chittick, Julius Henry Cohen, John J. Kuhn, Louis Franklin Levy, Harold M. Phillips, William Allaire Shortt, John M. Stoddard, Seth Sprague Terry.

This committee will meet on Monday afternoons, to consider constructive or existing legislation or the repeal of oppressive real estate legislation while during the legislative sessions, attentive and analytic study of proposed legislation will be maintained.

The committee has recommended that the Advisory Council immediately endeavor through the committee to secure a change in the recent income tax decision of the Treasury Department, to the effect that indebtedness secured by mortgage upon property to which the corporation has taken or is taking title or in which it has an equity, is the indebtedness of the corporation, and that interest payments on such indebtedness cannot be deducted except to the extent that the whole amount of interest paid upon bonded or other indebtedness does not exceed an amount paid upon a sum not in excess of the paid-up stock outstanding the close of the year.

The original decision of the Attorney General under the former corporation tax law, permitting deductions from the income tax returns for the interest paid by corporations, upon mortgages covering their property, when not made or assumed by the corporation, has been modified and superceded by this late decision, which the committee believes is not in accordance with the language of the act.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## UP-STATERS COMING.

### To Attend the Real Estate Convention Here Next Month.

MEMBERS of the steering committee of the Real Estate Association of the State of New York had conferences yesterday with President McGuire of the Real Estate Board, Secretary Helms of the Advisory Council of Real Estate Interests, President Allan Robinson of the Allied Interests, and President Henry Bloch of the United Real Estate Owners in regard to arrangements for the state convention to be held at the Hotel Astor on Wednesday and Thursday, October 14 and 15.

The steering committee comprises President William H. Moffitt, Executive Secretary F. A. Austin, Stewart McKnight, William H. Mills, D. A. Trotta, M. Morgenthau, Jr., E. B. Boynton, C. E. Rickerson and J. Sterling Drake. The State convention is expected to consider the subject of the over-regulation of buildings and to take a stand with the local real estate bodies in favor of amending State laws which bear too heavily upon real estate interests. With the help of the State association the New York City boards could accomplish a great deal at Albany. Arrangements will be further perfected at a general meeting to be held at the Hotel Astor next Monday evening.

### Columbus Circle League.

Business men in the vicinity of Columbus Circle met on Tuesday, at a luncheon in Pabst's Grand Circle Restaurant, to effect a permanent organization for the purpose of promoting and protecting the interests of property owners and business men in that vicinity, and also to take part in all movements affecting the general welfare of the city. Among those present were Street Cleaning Commissioner Maurice Featherston, Borough Secretary Ralph Folks and delegations from the Harlem Board of Commerce and the Civic Association of Queens.

A general committee was appointed to manage the affairs of the league, consisting of Paul Henry Zagat, chairman; David Robinson, director; H. C. Copeland, Edward Kellogg Baird, H. H. Bizallion, Jacob Wertheim, A. F. Berry, James V. Iverson, R. F. Spencer, Herman F. Schmidt, Jacob Reisenweber, George H. Robinson, Sol Bloom, Eugene Schliepe and N. L. Ottinger.

A special committee, consisting of Jacob Wertheim, H. C. Copeland, Clarence J. Shearn, Edward Kellogg Baird and Paul Henry Zagat, chairman, was appointed to confer with the Interborough Rapid Transit Company about the establishment of an express station at Columbus Circle to replace the present local stop. Chairman McCall and other members of the Public Service Commission are said to be in favor of the proposed express station and the new committee will work for its installation.

Headquarters of the Columbus Circle League will be opened at 2 Columbus Circle.

### Board of Estimate Meeting.

In the council chamber of City Hall, the first autumn meeting of the Board of Estimate will be held on Monday, September 21, at 10:30 a. m. It was scheduled originally for Friday, the 18th inst., but was postponed on account of the inability of the Mayor to be present on that day.

A number of requests for municipal improvements will be presented for consideration, and in view of the announced policy of members of the Board of Estimate to cut down as much as possible on public improvements for the present, the meeting promises to be one of the most important of the year.

### Auction at Norwalk, Conn.

Announcement is made by the M. Morgenthau, Jr., Co., that on Saturday afternoon, September 26, they will offer at auction 17 bungalow plots ranging in size from 50 x 95 feet to 241 x 249 feet, located on West Rocks road and Jarvis streets, Norwalk, Conn.

Rock Ledge Gardens, by which name the property is known, is surrounded by handsome private estates and many artistic, but simpler homes. It is improved with water, electric lights, telephones, charming walks, beautiful drives and apple, chestnut, maple and other trees.

The plots allow ample room for a garden, the rich soil giving the seeds and plants every encouragement necessary for luxurious growth. The trees dotted here and there in front lawns, others well in the back, lend charm and picturesqueness to the gardens, as well as do the cliffs at one end of Rock Ledge, where the last battle of the Revolustionary War, in southern New England, was fought.

### David R. Beach Improving.

David R. Beach, the young real estate broker with offices at 76 William street, who accidentally swallowed twenty-one grains of dissolved bichloride of mercury tablets, has been resting comfortably for the last 24 hours, and at Dr. Paul Pilcher's sanitarium, Grand and Gates avenues, it was said yesterday that unless something unexpected occurs, Mr. Beach will recover. The patient lives at 363 Grand avenue.

## PRIVATE REALTY SALES.

At the present time the apartment house leasing market is at its height and all things considered the demand is satisfactory. Brokers report that while there are a number of removals, still in the main these are confined largely to those families which have been occupying the most expensive suites. The cheaper apartments are in demand and comparatively few vacancies exist. Brokers in the Fourth avenue and other mercantile sections report a good demand for space.

There is but little hope that the market can get back into anything like a normal condition until the banking situation is settled and goods can be imported promptly from Europe. To be sure some goods have been coming in from England and Russia, but Germany's products are completely shut off from this port. There is generally a more optimistic feeling prevailing in the real estate market and brokers are free in stating that a betterment must soon take place.

"Is there not every reason to be optimistic?" said a prominent broker this week. "What more can happen to real estate? Money has been withdrawn from the country, merchants, importers and retailers have been put to it to get financial banking on account of the banks pulling in the purse strings, with the resultant condition that investors have held on to their money and refused to extend their lines. Still and all the number of forced sales of realty at auction is only nominal and does not represent any considerable factor. Loans are not being called, except in

exceptional cases; in fact, there is a period of 'marking time.' I don't apprehend any further decline, except in isolated cases, but on the other hand the pendulum is about ready to swing in the opposite direction and I am sure that there will be many a prospective investor who will regret that he waited too long before taking advantage of the present golden opportunity."

The number of conveyances recorded this week in the Registrar's office shows a substantial increase as compared with last week's record. Amounts figuring in recorded mortgages also indicate an improvement.

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The total number of sales reported and not recorded in Manhattan this week was 3 as against 14 last week and 15 a year ago.

The number of sales south of 59th street was 0, as compared with 1 last week and 5 a year ago.

The sales north of 59th street aggregated 3 as compared with 6 last week and 10 a year ago.

The total number of conveyances in Manhattan was 99, as against 67 last week, 11 having stated considerations totaling $132,600. Mortgages recorded this week number 60, involving $990,102, as against 45 last week, aggregating $727,681.

From the Bronx, 6 sales at private contract were recorded, as against 4 last week and 6 a vear ago.

The amount involved in Manhattan and Bronx auction sales this week was $617,131, compared with $522,419 last week, making a total since January 1 of $30,606,224. The figures for the corresponding week last year were $501,000, and the total from January 1, 1913, to September 20, 1913, was $39,734,170.

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### $1,200,000 Loan.

Paterno Brothers, Inc., Joseph Paterno, president, obtained from the Metropolitan Life Insurance Company a mortgage loan of $1,200,000 on the Sanford and the Rexford, two recently completed twelve-story apartment houses occupying the block front on the east side of Broadway, between 78th and 79th streets. The houses have a frontage of 204.4 feet and each one contains suites for fifty families. The land was acquired from Harry Barnes Newberry and Alfred Barnes in May, 1913, subject to a mortgage of $500,000, of which $200,000 now remains on second mortgage. The City Mortgage Co. financed the operation with a building loan of $1,200,000.

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### Transfers in East 79th Street.

Another building operation may be indicated by the transfer of title this week by various owners to the 161 East 79th Street Co. of the property 159-165 East 79th street, on plot 62 x 102.2. Last Spring, the plot was reported sold to the Misses Suydam School for Girls, but evidently the grantee in the conveyances this week, was the real buyer. Also, last May, the site of 167 and 169, adjoining, was reported sold to a department store for improvement with a garage. Title to these properties has not passed as yet. A sixty-foot plot, directly opposite, at 156 to 160, was purchased last February by Hyman S. and Sydney Crystal.

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### Westchester Deal Pending.

Pittsburgh capitalists, who have formed the Argwyle Land Co., are reported to have purchased a 160-acre tract of Mrs. Paul G. Thebaud and an 85-acre farm of Charles A. Briggs, between White Plains and Mamaroneck. The syndicate has also made offers for the property of S. G. Bayne, William Sammis estate, and Nathaniel C. and E. S. Reynal. The representative of the buying company is Frank Chandler, and the property sought comprises practically all of the ridge along Mamaroneck avenue, which commands a view of Long Island Sound for many miles.

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### Philipse Manor Changes Hands.

Philipse Manor, a portion of the once vast holdings of one of the earliest of the Dutch settlers, but now a residential district of North Tarrytown, has been sold by the 303 Fifth Avenue Corporation, Campbell Carrington, president, to a syndicate of Westchester men, who have placed its management in the hands of the Robert E. Farley development organization. The broker was Charles W. Mix, of the Frank L. Fisher Co.

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### Bronx Builders Active.

John P. Boyland bought through McLernon Brothers the block front on the west side of Ryer avenue, between Field place and 184th street, comprising about five lots, for improvement with two five-story apartments. The property fronts 197.3 feet on Ryer avenue, 75 feet in Field place and 52 feet in 184th street, and overlooks the Grand Boulevard and

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### Y. M. C. A. May Expand.

The Prospect Park Branch of the Y. M. C. A. has contracted to purchase from the Wiltshire Estate and V. B. W. Bennett, the property at 351-353 9th street, with a 67-foot frontage adjoining the association's present home. Title will pass on December 1.

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### Harlem Apartments Sold.

Two six-story elevator apartment houses, 227-233 West 116th street, on plot 80 x 100.11, were sold by the Bond and Mortgage Co. through Isaac B. Waken. They have been held at close to $150,000.

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### Manhattan—North of 59th St.

115TH ST.—The B. & E. Holding Co., Julius Becker, president, resold 48 West 115th st, a 5-sty flat, 18x100.11. The selling company acquired the property a few days ago from the Brooklyn Trust Co., as executor of the estate of George A. Archer.

2D AV.—The Hagemeyer estate has sold 1557 2d av, a 4-sty tenement, 18x80, to a Mrs. Werner, owner of 1553 2d av.

### Bronx.

169TH ST.—Thornton Brothers sold, through Barnett & Co., the 2-family dwelling, 20x100, at 278 East 169th st.

DAVIDSON AV.—B. H. Weisker has sold for the Ulmer Realty Co., H. U. Singhi, president, the new apartment house on the west side of Davidson av, 150 ft. north of 184th st, on plot 50x100.

DAVIDSON AV.—B. H. Weisker sold for Frederick H. Levey the plot 75x115 on the east side of Davidson av, 150 ft. north of 184th st.

JACKSON AV.—Cahn & Pittman have sold for Value Realty Co. to Fannie R. Ross, a 3-sty building with store, on lot 25x75, at 844 Jackson av.

SOUTHERN BOULEVARD.—Mrs. Bertha M. Liebertz sold the two 3-family houses, 2435-2437 Southern blvd, each on lot 18.6x75.2, to Mrs. Flora Brill, who gave in exchange two farms in Ulster county.

### Brooklyn.

GROVE ST.—James M. Hawley sold for Maria Zehlein the 3-sty flat 1814 Grove st to a Mr. Brunner.

LENOX RD.—Henry Pierson & Co. sold for John W. Jones, the 2-family dwelling, on lot 20x130.

WESTMINSTER RD.—Thomas Powell has sold his residence at 164 Westminster rd, on plot 55x100.

10TH ST.—John Pullman sold for Mary E. Jones, the 3-sty dwelling, 19x100, at 689 10th st.

50TH ST.—I. Salzberg sold for Max Wilner to M. Glickstein, a 1-family cottage, on plot 40x100, at 1511 50th st; also to the Connelly Building Co., 10 lots, comprising the southeast corner of 15th av and 47th st, 100x100; the southwest corner of 46th st and 15th av, 100x100, and the southwest corner of 48th st and 16th av, 40x100.

CLINTON AV.—James Arthur has purchased from Miss Ada L. Hill, through J. D. H. Bergen & Son, the residence, with garage in rear, at 357 Clnton av.

PUTNAM AV.—G. X. Mathews Co. sold the dwelling at the northwest corner of Putnam and Onderdonk av to Frederick Graf for about $19,500.

5TH AV.—Samuel Gallitzka Co. sold for A. Heyman to M. Green & Co., the northwest corner of 5th av and 86th st, plot 100x100, for improvement with apartments and stores.

6TH AV.—Frank A. Seaver & Co. sold for Charles Schilling the 2-family house 7314 6th av.

### Queens.

EDGEMERE.—Lewis H. May Co. has sold for the S. Weiner Realty Co. 8 lots on the east side of Ocean av and Mermaid av to Morris Asinof.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Oxford pl to Robert E. Heyman; 40x100 in Sterling pl to Thomas J. Donnelly; 40x100 on Kinsey av to Elsie Sacks, and 40x100 on Park av to Albert Wendell.

### Rural and Suburban.

BRONXVILLE, N. Y.—Fish & Marvin sold for the Tanglewylde Co. a tract of land to R. Carlton Fontaine.

CORNWALL-ON-HUDSON.—J. Sterling Drake has sold for Alfred Wandres to Mrs. Sally I. Hawthorne, the cottage with ¾ acre of land, on Bayview av.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Hickory av and 20x100 in Centre st to Mrs. Emma C. Hawkins; 20x150 on 3d av to Louis M. Winczel and 40x100 on South av to J. M. Hicks.


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VAULTS FOR VALUABLES

GREENWICH, CONN.—The estate of the late W. R. H. Martin, consisting of six acres of land, with a fine manor house, stables and garage, has been sold through Thomas N. Cooke.

HEMPSTEAD, L. I.—Windsor Land and Improvement Co. sold to Catharine Lawless 40x125 on Willow av, and to Eugene Brown 40x104 at Grand and Acacia avs.

WESTBURY MANOR, L. I.—Henry Pierson Co. sold for the Westbury Manor Co. the dwelling at Butler and Henry sts, on plot 60x100, to Robert Renners; also dwelling, with plot 180x100, to Robert McLaury; and 5 lots in Henry st, near Butler st.

## LEASES.

### Gum Company in L. I. City.

Cross & Brown Co. and Daniel Birdsall & Co. leased from the plans for Frederick Ayers, a five-story factory building, to contain a total floor area of about 100,000 sq. ft. The building will cover the entire block front on the south side of Harris avenue between Ely avenue and William street, Long Island City, and is to be ready for occupancy about April 1, 1915. It will be a modern structure to cost over $200,000. The lessee, the Stirling Gum Co., has taken a long term lease at an aggregate rental understood to be $300,000. They will open the plant with a force of 1,000 employees.

### Dancing School in East 46th Street.

Worthington Whitehouse has leased 24-26 East 46th street, opposite the Ritz-Carlton, a six-story building 40 x 100, for the Henry Phipps Estate. This building was originally occupied temporarily by the Vernon Castles as dancing rooms. It is now to be occupied as the permanent home of Mr. and Mrs. Vernon Castle for a normal school of modern dances under the direction of Mrs. Evelyn G. Hubbell and Mrs. Amy F. Corbin.

### Apartment Hotel Lease.

Miss Minnie L. Anderson has leased through Homer Foot, Jr., from Mrs. Anna R. Mead, the eight-story apartment hotel at 102 West 80th street, on plot 60.1 x 102.2.

### Manhattan.

WILLIAM S. ANDERSON CO. leased for the Wendel estate the 4-sty dwelling at 785 Lexington av to Mrs. J. Dunant.

WRIGHT BARCLAY, INC., leased to R. S. Courtney apartments in 75 Lexington av, and to Barclay Lottimer in 86 Madison av.

THE LOUIS BECKER CO. leased for Diedrich Angelbeck the store in 469 West 157th st to William Wolf, for a merchant tailoring establishment, and for the same the store in 469 West 157th st to Frank Annunciato.

JOHN J. CLANCY & CO. leased the 4-sty dwelling at 338 West 58th st to Mrs. Louise Dorland.

THE CROSS & BROWN CO. leased a store in 46th st side of 561 5th av to P. F. Madigan, dealer in autographs and rare books, now at 501 5th av.

THE DUFF & BROWN CO. leased for Eva A. Marbach, to Thomas F. Farley, 510 West 142d st, a 4-sty dwelling.

THE CROSS & BROWN CO. leased in the Croisic Building at 220 5th av space to the Barnes Knitting Corporation, and space on the 5th floor of 40 and 42 East 22d st to Henry C. Meyer.

CROSS & BROWN CO. has leased at 220 5th av space to the Barnes Knitting Corporation; and for Jessie C. Owen space on the 5th floor of 40-42 East 22d st to Henry C. Meyer; also an apartment at 25 West 36th st to Augustin McHugh.

THE DUROSS CO leased 497 to 501 West st, including 138 Jane st, two 4-sty buildings with railroad sidings, for the American Fruit Product Co. and Hoffman Estates to the Canton Steel Ceiling Co., of 221 11th av, for 10 years at an aggregate rental of about $55,000.

DOUGLAS L. ELLIMAN & CO. leased the store in 360 Madison av to the Q. E. D. Cigarette & Tobacco Co; apartments in 116 East 63d st to Mrs. Benjamin Wood; in 27 East 62d st for Pease & Elliman, agents, to J. Gibson Maupin; in 155 East 72d st to Hugo G. de Fritsch; in 21 East 82d st to Mrs. C. B. Becker; in 116 East 63d st to Mrs. James A. McClurg of Denver, Col.; in 65 East 56th st for George A. Bowman, agent, to Mrs. Frederick Bull, and in 118 East 54th st, for Artemus Holmes, to Alfred E. Cortis.

DOUGLAS L. ELLIMAN & CO. leased an apartment, furnished, in 383 Park av for George G. Bourne to Robert O. Derrick; also in 20 East 48th st to Oreste Azzoni; for Pease & Elliman, agents, in 146 East 49th st to Sherburne Prescott; and in 34 and 36 East 58th st to Mrs. C. A. Martin.

DOUGLAS L. ELLIMAN & CO. leased 149 East 63d st, a 3-sty dwelling, for Mrs. M. C. Kahl to Percy S. Weeks.

HORACE S. ELY & CO. and VAN NORDEN & WILSON leased the store, basement and rear of the 1st floor in 1151 Broadway to Louis Haims for a lunchroom.

J. B. ENGLISH leased for the Libman Contracting Co., 107 West 46th st, to the International Alliance Theatrical Stage Employees; for A. M. Maclay, the dwelling at 167 West 49th st to M. J. Olinger; for Stephen J. Weaver, the dwelling at 163 West 49th st to Dana Wilson; for Lillian J. Hallett, 236 West 50th st to the Hampton Tire Works, of 113 West 51st st; for the Alland Realty Co., the dwelling at 228 West 52d st to Irving L. Pruyn; for Adeline Molyneaux, the dwelling at 238 West 52d st to Minnie T. and Joseph F. Gang; for J. Edgar Leaycraft, the dwelling at 145 West 118th st to Samuel Paul; for the Longacre Square Theatre Co., offices in 1531 Broadway to H. Smith and M. Feit, and for James P. Knight, an apartment in 223 West 49th st to Mrs. Fraier.

DOUGLAS L. ELLIMAN & CO. and GOODALE, PERRY & DWIGHT leased 25 West 11th st, a 3-sty house.

J. ARTHUR FISCHER leased for Jos J. O'Donohue and another, the 4-sty building at 64 West 37th st; also apartments in 3 West 30th st to L. Brackett; in 200 West 40th st to F. Dugnow and in 140 West 49th st to M. E. Russell.

FREDERICK FOX & CO. leased for Israel Unterberg the 2d loft, containing over 11,000 sq. ft. of space, at 352 4th av and 53 to 59 East 25th st, to G. Mehringer & Co., manufacturers of bath robes, who have, for a great many years, been located at Broadway, near Prince st. This completes the renting of the entire 16-sty building. Most of the floors were rented during the past few months.

M. & L. HESS, INC., leased for the Rivoli Realty Co. the easterly 8th loft in 28 to 32 West 36th st, to the Bronx County Dress Co; 10th loft in 29 and 33 West 35th st. to P. J. Mendetz, and space in 133 East 23d st to the Marsh-Ross Co.

HEIL & STERN leased for the Colony Construction Co. 2d loft in 63 to 67 West 38th st to A. W. Wolf Co., of 136 West 21st st; for the Antler Realty Co., Inc., 11th loft in 57 to 61 West 38th st to Menzcer, of 7 West 18th st; for the 63 West 36th St. Co. top loft in 61 and 63 West 36th st to Moses Galpeer; and for Adolph Boskowitz 2d loft in 704 and 706 Broadway to Monarch Clothing Co., of 830 Broadway.

HOUGHTON CO. leased, for Charles A. Starbuck, the 5-sty dwelling at 302 West 97th st, to Joseph F. Gross.

HOUGHTON CO. leased for Mary C. Pinchot the 4-sty dwelling at 123 West 64th st to Mary Nash.

HOUGHTON CO. leased for Stephen J. Weaver of Deerfield, N. Y., the 4-sty dwelling at 20 West 75th st to Kate C. McCree, Lily M. Buxton and Mary R. Buxton.

JOHN J. KAVANAGH leased the ground floor store in 924 Madison av to Sanders & Offerman, furniture dealers, for 10 years.

PEASE & ELLIMAN leased for Joseph M. Levy the 3-sty house, 17x68, at 1277 Madison av to Henri Conrad; and offices in Aeolian Hall to C. G. Martin, Julius Schwartz, Dr. Getzoff and the United Manufacturers Service Corporation, of 1 Madison av.

PEASE & ELLIMAN leased apartments in 565 Park av to Charles E. Adler; in 850 Park av to C. G. Metzger-Dauner and Homer E. Sawyer; in 150 East 72d st to Miss H. Kelleher; in 146 East 49th st to Dr. W. B. Force and Mrs. W. P. Williams; in 780 Madison av to J. H. Packard; in 27 East 62d st to Mrs. H. Laimbee and Helen C. Hayes; for W. C. Fargo the 4-sty house at 122 East 37th st, 24.6x78.11, to Mrs. Ellen Shewan; for the Century Holding Co. space in 25 West 45th st, in conjunction with F. D. Vought, to the Housewives' League; also space in the same building in conjunction with Royal Scott Gulden, to Forrester D. Lum.

PEASE & ELLIMAN leased apartments in 105 East 15th st to Theo. C. Deitrich; in 112 East 17th st to Geo. S. Lewis; in 146 East 49th st to A. Nickels and W. L. Goodwin; in 116 East 58th st to Mrs. W. D. Smith; in 103 East 75th st to Mrs. M. C. Tuttel; in 411 West 114th st to A. H. Blanchard; in 697 West 136th st to T. R. Smith; in 804 West 180th st to Miss C. McGee; in 72 East 96th st to Max Hamburg; in 25 Ft. Washington av to W. H. Sidway; in 116 East 63d st to Mrs. K. V. Hooper; in 254 West 98th st, for Mary A. Raeder, to Miss Helen Stanley; in 110th st and Riverside drive, for the American Real Estate Co., to Hartwell McCartney; for Bing & Bing, the 4-sty dwelling at 135 West 79th st, to Fred Grant; in 178 Fulton st, for Albert A. Newman of Chicago, the 1st floor to the Duplex Motion Picture Corporation, of 30 Church st; in 157 Greenwich st, the store, to Abraham Miller; in 32 Maiden lane, a loft for John Scheidig & Co., to Louis G. Hughes; in 123 Liberty st, offices to Theodore Kreipe, Carl Reinhardt, G. M. Brooks and Alexis Wendelberg.

PEASE & ELLIMAN leased for Edgar A. Levy a large apartment in 755 Park av to Mrs. Louise S. Hegeler for the E. A. L. Construction Co., in 150 East 72d st, to Paul Hirschorn; in 850 Park av to L. Levy; in 59 West 76th st to B. L. Feeks; in 804 West 180th st to W. J. Williams; in 150 East 72d st to Archer Gibson; in 27 East 62d st to Miss Norma Phillips; in 36 Grammercy Park, for the Grammercy Park Club, to Miss Helen G. Coppell; in 104 East 40th st to Charles Shaw Band; in 157 East 81st st to Paul B. Rossire; in 146 East 49th st to Miss Eaton; the 3-sty house at 203 East 72d st to Mrs. Ransom Hooker; for the Eleven East Forty-First Street Co, the 4-sty house at 11 East 41st st, 22x98.9, to Mary Daley, and renewed the lease of the Aero Club of America at 297 Madison av, for Clark T. Williams, as agent.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the store in 801 Madison av for Thomas Anderson Hawes to Lewandos French Dyeing and Cleaning Co., of Boston, Mass., and the following apartments: to Martin H. Goodkind in 40 East 83d st; to Alfred Vondermuhll in 960 5th av; to Dr. James H. Spann in 23 5th av; and to Fred S. Buffum in 1 East 9th st.

SHARROTT & THOM leased for the Palacio Co. for 10 years the new 2-sty building at 90 Lafayette st for a cafe and restaurant.

SHAW & CO. leased for Ludwig Levitt the two upper floors in 2036 5th av to Frank C. Gordon.

SHAW & CO. leased for the F. F. Freehold Estates the 3-sty dwelling at 110 East 127th st to Julia Mulhall.

SHAW & CO. leased the store in 2200 7th av to Max Krakower.

SCHIFFER & COE leased for the E. A. Hoffman Estate a loft in 258 and 260 5th av to Louis Simon & Co., of 684 Broadway, manufacturers of men's neckwear.

JAMES A. SHEERAN leased to John Lindtner the dwelling at 174 East 93d st; to Alexander Youngsman the store at 1122 Lexington av.

LUDWIG C. TRAUBE leased the store in 1256 Madison av to Max Weintraub and Max Berkenfeld and the store in 1258 Madison av to Frank Giaio.

TUCKER, SPEYERS & CO. leased apartments in 375 West End av to Bernard Hirsh; in 68 West 48th st for James A. Farley to Paul M. Coburn; in 741 5th av to Mrs. E. G. Alsop; and in conjunction with F. R. Wood, W. H. Dolson in the "Barnard," at 71st st and Central Park West, to William C. Popper.

UNGER & WATSON, INC., leased for the Estate of Rosina Rosenstiel to August Schmidt the 3-sty dwelling at the southwest corner of 54th st and Lexington av.

WM. A. WHITE & SONS rented to the Multicolor Sales Co., of 63 Park Row, a loft in 298 Broadway; to Greason, Morris & Rogers a loft in 44 South st; to Moses Adler a loft in 11 Burling slip for Bernhard Lichtenstein; a loft in 155 Maiden lane to the Sittenfield Leather Co., of 150 Nassau st, and a loft in 483 and 485 Greenwich st for Bleecker & Simon to the Independent Doll Co.

### Bronx.

W. E. & W. I. BROWN, INC., leased for John Gallagher to the City of New York for 5 years, with a renewal privilege for 5 years, the plot 100x150, on the east side of Edgewater rd, through to the Bronx River, 228 ft. south of Garrison av, to be used as an asphalt repair plant for the Borough of the Bronx.

### Brooklyn.

BURRILL BROTHERS leased the following houses: 217 Lincoln pl for W. H. Gahagan to Mrs. E. McDermot; 425 1st st for Fred Riker to E. J. Case; 501 6th st for P. J. Hover to G. H. Beer; 428 1st st for G. H. Johnson to A. G. Cocoran; and 782 President st for H. G. Meyer to J. L. Kite.

HENRY PIERSON & CO., INC., leased the 4-sty dwelling at 204 Park pl for John J. Dillon and the 4-sty dwelling at 167 Park pl for a Mr. Rause.

CHARLES E. RICKERSON leased 536 1st st, a 3-sty dwelling, for Louis Bonert, and 402 Park pl, a 2-sty dwelling, for Henry Prudhomme, to Mrs. Charles H. Bayard.

### Richmond.

J. STERLING DRAKE leased for the Southern Ship Building Co. to the M. J. Dady Engineering and Contracting Co. their plant at Tottenville. The property consists of 15 acres, with dock, store houses, shops, compressed air plant, about 600 ft. frontage on Staten Island Sound, 500 ft. frontage on Tide Water Creek and a large frontage on both city and semi-private streets. The Dady Co. will use it for general shipbuilding repair work and storage purposes.

### Out of Town.

FISH & MARVIN rented an apartment at Gramatan Court, Bronxville, fully furnished, to Charles L. Reierson, and the "Hayward Property," at Lawrence Park West, Bronxville, fully furnished, to C. A. Penn, of Reidsville, N. C.

FISH & MARVIN rented the "Caesar Property" at Lawrence Park, Bronxville, to Roy C. Andrews, and the property of Dr. Ralph R. Ryan, on Woolworth av, at Greenacres, Hartsdale, N. Y., to a New York physician, who will occupy on October 1.

THE M. MORGENTHAU, JR., CO., leased the entire building at 169 Malvern st, Newark, N. J., to the Kil-Tone Co.

PEASE & ELLIMAN rented for W. W. Richards his place on Glenwood av, Belle Haven, Greenwich, Conn., to Mrs. John O'Hara Cosgrave.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

SARAH L. McMARSH.—81-81½ Walker st, $56,000.

WILLIAM L. RADFORD.—11 West 95th st, $25,000.

## OBITUARY

JOHN E. STARK, real estate operator, died on Sunday, in the Methodist Episcopal Hospital, aged 50. His home was at 144 Columbia Heights, Brooklyn, and he had been a resident of that borough since 1878.

EDGAR N. SHELDON, formerly an inspector of customs at the Port of New York, who was in active service for 47 years, died of heart disease at his home, in Yonkers, N. Y. He was 72 years old and leaves his widow.

EDWARD E. ROBERTSON, Brooklyn real estate dealer, of 189 Montague st, died at his home, 407 Washington av, last week. He was long superintendent of the Noble St Baptist Sunday School and a member of the Union League Club. He left a widow and son.

OBITUARY—BUILDING.


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# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

### Conveyances.

| | 1914 Sept. 11 to 17 | 1913 Sept. 12 to 18 |
|---|---|---|
| Total No. | 99 | 102 |
| Assessed value | $3,967,700 | $4,470.050 |
| No. with consideration | 11 | 10 |
| Consideration | $132,600 | $251,766 |
| Assessed value | $151,500 | $270,750 |

| | Jan. 1 to Sept. 17 | Jan. 1 to Sept. 18 |
|---|---|---|
| Total No. | 5,239 | 5,791 |
| Assessed value | $356,127,483 | $350.861,722 |
| No. with consideration | 559 | 820 |
| Consideration | $23,321,806 | $33.858,926 |
| Assessed value | $24,444,921 | $37,311,662 |

### Mortgages.

| | 1914 Sept. 11 to 17 | 1913 Sept. 12 to 18 |
|---|---|---|
| Total No. | 60 | 83 |
| Amount | $990,102 | $1,719.914 |
| To Banks & Ins. Cos. | 7 | 12 |
| Amount | $163.700 | $858 309 |
| No. at 6% | 26 | 38 |
| Amount | $347,452 | $400.445 |
| No. at 5½% | ..... | 3 |
| Amount | ..... | $741.000 |
| No. at 5% | 15 | 21 |
| Amount | $305,200 | $305,910 |
| No. at 4½% | 2 | 1 |
| Amount | $63.000 | $5,000 |
| No. at 4% | 3 | 1 |
| Amount | $160,000 | $10,000 |
| Unusual rates | 1 | ..... |
| Amount | $10.000 | .... |
| Interest not given | 13 | 19 |
| Amount | $104,450 | $257,559 |

| | Jan. 1 to Sept. 17 | Jan. 1 to Sept. 18 |
|---|---|---|
| Total No. | 3.097 | 3.705 |
| Amount | $92,233,006 | $137,359,686 |
| To Banks & Ins. Cos. | 691 | 946 |
| Amount | $41,372,084 | $83,659,599 |

### Mortgage Extensions.

| | Sept. 11 to 17 | Sept. 12 to 18 |
|---|---|---|
| Total No. | 28 | 23 |
| Amount | $3,917,800 | $909,500 |
| To Banks & Ins. Cos. | 12 | 4 |
| Amount | $3,270,300 | $107,500 |

| | Jan. 1 to Sept. 17 | Jan. 1 to Sept. 18 |
|---|---|---|
| Total No. | 1,484 | 1,391 |
| Amount | $81,211,431 | $56,391 502 |
| ToBanks & Ins. Cos. | 522 | 464 |
| Amount | $50,946,360 | $32,412,800 |

### Building Permits.

| | 1914 Sept. 12 to 18 | 1913 Sept. 13 to 19 |
|---|---|---|
| New buildings | 10 | 8 |
| Cost | $2,123,700 | $1.080.000 |
| Alterations | $97,490 | $184,410 |

| | Jan. 1 to Sept. 18 | Jan. 1 to Sept. 19 |
|---|---|---|
| New buildings | 341 | 454 |
| Cost | $35.989.040 | $44 996 715 |
| Alterations | $8,971,748 | $9,807,098 |

## BRONX.

### Conveyances.

| | 1914 Sept. 11 to 17 | 1913 Sept. 12 to 18 |
|---|---|---|
| Total No. | 98 | 100 |
| No. with consideration | 8 | 5 |
| Consideration | $37,250 | $54,650 |

| | Jan. 1 to Sept. 17 | Jan. 1 to Sept. 18 |
|---|---|---|
| Total No. | 4,611 | 5.633 |
| No. with consideration | 379 | 547 |
| Consideration | $4,810,690 | $4,508,713 |

### Mortgages.

| | 1914 Sept. 11 to 17 | 1913 Sept. 12 to 18 |
|---|---|---|
| Total No. | 44 | 88 |
| Amount | $331,909 | $276,682 |
| To Banks & Ins. Cos. | 3 | 3 |
| Amount | $88,400 | $9,100 |
| No at 6% | 18 | 35 |
| Amount | $152,761 | $71,650 |
| No at 5½% | 6 | 4 |
| Amount | $90 450 | $7,782 |
| o. at 5% | 12 | 22 |
| Amount | $71,700 | $90,355 |
| Unusual rates | 3 | ..... |
| Amount | $5,798 | ..... |
| Interest not given | 5 | 27 |
| Amount | $11,200 | $106.895 |

| | Jan. 1 to Sept. 17 | Jan. 1 to Sept. 18 |
|---|---|---|
| Totol No. | 2.916 | 4.286 |
| Amount | $25,819,507 | $30,919.911 |
| To Banks & Ins. Cos. | 294 | 280 |
| Amount | $5,548,451 | $4,831,541 |

### Mortgage Extensions.

| | Sept. 11 to 17 | Sept. 12 to 18 |
|---|---|---|
| Total No. | 5 | 13 |
| Amount | $38,500 | $129.300 |
| To Banks & Ins. Co. | 1 | 2 |
| Amount | $3,500 | $23,000 |

| | Jan. 1 to Sept. 17 | Jan. 1 to Sept. 18 |
|---|---|---|
| Total No. | 518 | 433 |
| Amount | $10.210,800 | $10.009.060 |
| To Banks & Ins. Cos | 95 | 81 |
| Amount | $2,601,900 | $2,356,400 |

### Building Permits.

| | 1914 Sept. 11 to 17 | 1913 Sept. 12 to 18 |
|---|---|---|
| New buildings | 8 | 4 |
| Cost | $111.000 | $6.100 |
| Alterations | $8,325 | $25,500 |

| | Jan. 1 to Sept. 17 | Jan. 1 to Sept. 18 |
|---|---|---|
| New buildings | 567 | 679 |
| Cost | $13,807,757 | $17,712,016 |
| Alterations | $855,025 | $910,333 |

## BROOKLYN.

### Conveyances.

| | 1914 Sept. 10 to 16 | 1913 Sept. 11 to 17 |
|---|---|---|
| Total No. | 431 | 457 |
| No. with consideration | 64 | 41 |
| Consideration | $277,790 | $253,402 |

| | Jan. 1 to Sept. 16 | Jan. 1 to Sept. 17 |
|---|---|---|
| Total No. | 16.749 | 17.109 |
| No. with consideration | 1.724 | 1.610 |
| Consideration | $10.858,025 | $8,868,885 |

### Mortgages.

| | 1914 Sept. 10 to 16 | 1913 Sept. 11 to 17 |
|---|---|---|
| Total No. | 257 | 309 |
| Amount | $1,200.398 | $996.140 |
| To Banks & Ins. Cos. | 30 | 40 |
| Amount | $466.400 | $201,500 |
| No. at 6% | 145 | 193 |
| Amount | $388.432 | $557,846 |
| No at 5½% | 56 | 61 |
| Amount | $379.600 | $211,105 |
| No. at 5% | 35 | 38 |
| Amount | $352,160 | $189,700 |
| Unusual rates | ..... | ..... |
| Amount | ..... | .... |
| Interest not given | 21 | 17 |
| Amount | $80.206 | $37,489 |

| | Jan. 1 to Sept. 16 | Jan. 1 to Sept. 17 |
|---|---|---|
| Total No. | 12.222 | 12.349 |
| Amount | $52,383,629 | $47,812,053 |
| To Banks & Ins. Cos. | 2,423 | 2,749 |
| Amount | $19,460,379 | $17,800,815 |

### Building Permits.

| | 1914 Sept. 10 to 16 | 1913 Sept. 12 to 18 |
|---|---|---|
| New buildings | 56 | 80 |
| Cost | $745,705 | $547,200 |
| Alterations | $67,720 | $54,496 |

| | Jan. 1 to Sept. 16 | Jan. 1 to Sept. 18 |
|---|---|---|
| New buildings | 3.470 | 2.658 |
| Cost | $32,257,010 | $22.372 334 |
| Alterations | $2,238,480 | $2,750,317 |

## QUEENS.

### Building Permits.

| | 1914 Sept. 10 to 16 | 1913 Sept. 12 to 18 |
|---|---|---|
| New buildings | 91 | 92 |
| Cost | $491,925 | $303.880 |
| Alterations | $33,150 | $38 485 |

| | Jan. 1 to Sept. 16 | Jan. 1 to Sept. 18 |
|---|---|---|
| New buildings | 3.452 | 3.162 |
| Cost | $15.383,509 | $11,316.073 |
| Alterations | $897,954 | $938,245 |

## RICHMOND.

### Building Permits.

| | 1914 Sept. 10 to 16 | 1913 Sept. 11 to 17 |
|---|---|---|
| New buildings | 7 | 9 |
| Cost | $14 550 | $29 405 |
| Alterations | $5,629 | $1,988 |

| | Jan. 1 to Sept. 16 | Jan. 1 to Sept. 18 |
|---|---|---|
| New buildings | 860 | 721 |
| Cost | $1,453,237 | $1,594.702 |
| Alterations | $185,759 | $231,992 |

# REAL ESTATE NOTES.

SPEAR & CO. have been appointed agents of the 12-sty building, 14-16 West 17th st.

M. & L. HESS, Inc., have been appointed agents for the 12-sty building, 22-24 West 27th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed managing agents for 5 West 58th st, adjoining the Plaza Hotel.

WILLIAM A. WHITE & SONS have been appointed agents for 34 Moore st and the northeast corner of John and William sts.

CHRIS. SCHIERLOH sold the cafe business and lease of 280 West st for Captain J. C. Roney to Duieen Bros., who will alter the building.

H. L. REED, of Amsterdam, N. Y., was in town this week attending a meeting of the officers of the New York State Real Estate Association, of which he is secretary.

FRANKLIN T. SEAMAN, formerly with William A. White & Sons, has taken charge of the mortgage department of the M. Morgenthau, Jr., Co.

L. M. JONES & CO. announce that the receiver of the Croisic Realty Co., 218-220 5th av, has been discharged by order of the Supreme Court, all obligations having been fully paid.

HERBERT J. MORRIS, former vice-president of J. C. Einstein Co., Inc., is now associated with the office of Mark Rafalsky & Co., at 527 5th av.

NEW YORK MORTGAGE & SECURITY CO., 135 Broadway, New York, has declared the regular quarterly dividend of 3 per cent., payable Oct. 1, 1914.

O'REILLY & DAHN and H. ARONSON leased for Berent C. Gerken the Wallingford and Woodstock, two 5-sty apartment houses at 535 to 541 West 163d st.

SLAWSON & HOBBS have placed a loan of $15,500 at 5 per cent for 5 years on 62 West 96th st, a 4-sty private house; also of $15,000, at 5 per cent., for 3 years, on 254 West 99th st, a 4-sty house; $32,000 at 5 per cent., for 5 years, on 359 3d av, and 203-5-7 East 26th st.

LAWSON PURDY, Commissioner of Taxes, and A. C. Pleydell, Secretary of the New York Tax Reform Association, were in attendance at the National Tax Conference at Denver last week. Prof. Seligman, of Columbia University, presided.

WILLIAM A. WHITE & SONS have been appointed agents for the business buildings 113-115 Broad st, 34 Moore st and the northeast corner of John and William sts; and for the bachelor apartment houses 154-156 Madison av and 19 East 32d st.

C. LEDYARD BLAIR proves to be the buyer of the plot 33.5x175 at the south corner of 5th av and 70th st, reported sold in April, 1912, by the executor of the Josiah M. Fiske estate, and another real estate "mystery" has been cleared up. There has long been speculation and keen inquiry as to the real purchaser, but the pledge of secrecy was faithfully kept.

HUGHES & HAMMOND report having recently placed mortgages on Manhattan property aggregating $519,500. The larger ones include $200,000 at 4¾ per cent. for Wetzel, Inc., on the 4-sty building, 2-4 East 44th st; $105,000 on the 9-sty building at the northeast corner of Canal and Chrystie sts; $55,000 on 28 East 28th st; $40,000 on the new 5-sty apartment house at the northeast corner of Park av and 186th st, and $40,000 on a similar building at the southeast corner of Vermilyea av and Haythorne st.

M. MORGENTHAU, JR., CO. sells today, on the premises, at 2.30 p. m., 3 cottages and 7 plots, part of the Healy property on Cornaga av, Grove st, Seaview av and Loretta pl. They are located one block from the railroad station and trolleys and ten minutes' walk from the ocean.

LOUIS SCHLESINGER, INC., announces that the interest of Louis Kamm has been acquired by Louis Schlesinger, who will continue the real estate and insurance business and retain the present offices on the grade floor in the Essex Building, Newark, N. J. The business was originally established January 1, 1890, under the firm name of Brown & Schlesinger, of which ex-Sheriff William H. Brown was the senior partner, and continued until January 1, 1900, when the business was acquired by Louis Schlesinger. On May 1, 1911, the business was incorporated as Louis Schlesinger, Inc., which will continue with Louis Schlesinger, president; Alex. L. Schlesinger, vice-president and treasurer, and Frank B. Heller, secretary.

## AUCTION SALES OF WEEK.

Except where otherwise stated the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property bought was bid in for the plaintiff's account.

### The Auction Market.

Walter H. Ford increased his holdings on James street this week by the purchase of No. 6 at public auction for $7,050. It is a three-story tenement on a lot 17.1 x 54.8. The Ford estate holds title to 8 and 10 James street, and now controls a triangular corner parcel at New Bowery measuring about 61 feet on each thoroughfare. Henry Brady was the auctioneer.

In Brooklyn the home of the late Senator Patrick H. McCarren, former Democratic leader of Kings County, at 97 Berry street, was sold at public auction by order of Samuel S. Whitehouse, executor of the estate, to Mrs. Margaret D. McCloskey, a niece of Senator McCarren, for $4,025.

For the coming week Joseph P. Day will hold his first fall special auction on Thursday, September 24, at the Exchange Salesroom. The offerings include the Moriarity Building, a six-story loft building, on plot 78 x 98.9; 303, 305 and 307 West 139th street, three three-story dwellings, on plot 51 x 99.11; properties in the Pennsylvania Terminal zone for the estate of Eliza McKibbin and a one-story building for the estate of Thomas Buckley at 210 West 54th street.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 18, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Lewis st, 109,** ws, 160 n Stanton, 20x100, 5-sty bk tnt & strs & 3-sty bk rear tnt; due, $5,391.77; T&c, $481.62; sub to 1st mtg of $15,000; Carmana Realty Co. 15,500

**Pitt st, 55** (*), ws, 150 n Delancey, runs w100xn24.10xe37xs6.2xe63xs18.8, 3-sty bk tnt & str & 4-sty bk rear tnt; due, $14,787.14; T&c, $334.22; Anna S Lincoln. 14,000

**Prince st, 62-4 (*),** swc Lafayette (No 264), 27.6x54.9x24x54.10, 4-sty bk loft & str bldg; due, $28,885.44; T&c, $1,720.16; Roman Catholic Orphan Asylum in the City of N Y. 20,000


# Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

## Lawyers Title Insurance & Trust Co.

160 Broadway, Manhattan
381-383 East 149th Street
188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton Street, Jamaica

LOTS
PLOTS
ACREAGE

## The Queensboro Corporation

BRIDGE PLAZA LONG ISLAND CITY

Developers of

**Queens Borough Real Estate**

HOUSES
FACTORY
SITES

JOSEPH CACCAVAJO, C. E. WARREN C. HAFF, M. E.
EXPERTS IN
## REAL ESTATE ENGINEERING
CACCAVAJO & HAFF
INCORPORATED
41 PARK ROW CONSULTING ENGINEERS PHONE CORT. 6226

# Troegerlith Sanitary Flooring

**Laid in Plastic Form**

## Fire Proof, Germ Proof, Water Repellent

**Cost very little more than cement**

TROEGERLITH CORK COMPOSITION

Artistic, durable and very easy of tread. Write for booklet No. 5

**Troegerlith Tile Company, 11 Broadway, New York City**
**Telephone: Rector 9364**

# First Fall Special Sales Day

**NEXT THURSDAY, SEPTEMBER 24**

AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM, 14 VESEY ST., N. Y. CITY.

MORIARITY BUILDING
**155-157-159 East 23rd Street**
(At Third Avenue "L" Station)
A 6-story and cellar brick loft building, with salesroom in store, equipped with steam heating plant and 4 elevators. Size of plot, 78x98.9.
**HENRY S. COOK, Esq.,** Attorney,
38 Park Row, N. Y. City.

**303 & 305 & 307 W. 139th St.**
(Between Edgecombe and Eighth Aves.)
To be sold as one parcel.
Three 3-story limestone front private dwellings. Size of plot, 51x99.11.
50% May remain on Mortgage for 5% 3 or 5 years at
**STUART D. PRESTON, Esq.,** Attorney
2 Rector Street, N. Y. City

ESTATE SALES.
**210 West 54th St.**
(Between Broadway and Eighth Ave.)
A 1-story brick building, suitable for a garage. Size of lot, 25x100.
65% May remain on Mortgage 5% for 3 or 5 years at
**JOHN T. BOOTH, Esq.,** Attorney
271 Broadway, N. Y. City

**217 West 33rd St.**
(Between Seventh and Eighth Aves.)
A 3-story and basement brick building. Size of lot, 20x98.9.
**GIFFORD, HOBBS & BEARD,** Attorneys,
60 Broadway, N. Y. City.

ABSOLUTE SALE
**259 West 34th St.**
(Between Seventh and Eighth Aves.)
A 3-story and basement brick building, with basement store and salesroom store, containing one apartment of six rooms and bath on each of the upper floors. Size of lot, 22.11x98.9.
Very liberal terms.
**COUDERT BROS.,** Attorneys,
2 Rector St., N. Y. City

SPECIAL SALES.
**Kissena Park, Flushing, L. I.**
(N. E. Cor. Jasmine St. and Parsons Ave.)
A 3-story and cellar stucco private dwelling.
Size of plot, 44.56x122.6 x30x102.95.

**North Side of Oak Ave.**
(86.3 Feet East of Bowne Ave.)
A 2-story and attic frame private dwelling.
Size of plot, 40x95.03.

**North Side of Oak Ave.**
(166.3 Feet East of Bowne Ave.)
A 2-story and cellar stucco private dwelling.
Size of plot, 40x95.04.
**80% May Remain on Mortgages.**

Phone
744 Cortlandt

Joseph P. Day
*Auctioneer*

31 Nassau St.
N. Y. City

# Wants and Offers

The rate for this classification is 10 cents per line for each insertion; with a minimum charge of 50 cents. Copy received until 3 P. M. Friday.

**REAL ESTATE BROKER, under thirty, active, energetic, with some capital, wishes to form association with well established firm where there would be opportunity later to purchase interest in the business. Nine years' experience, Fifth Avenue and midtown section. Unquestionable references. Record and Guide, Box No. 364.**

STENOGRAPHER, typist, expert bookkeeper. Eight years with prominent real estate firm. Understands drawing of leases and other legal forms. Exceptional ability. Highest references. Secretary, Box 372, Record and Guide.

EXPERIENCED and capable man for many years in charge of repair and collection department of large real estate firm is desirous of acting in the same capacity for estate, individual or real estate concern. Highest references from owners whose properties I have handled. Box 368, Record and Guide.

ARCHITECT (City employee) prepares plans for all types of structures in spare time; satisfaction guaranteed and charges moderate. ARCHITECT, Box 362, Record and Guide.

COMPETENT Trustworthy Accountant offers part of his time to estates or individuals. J. W. E., Box 360; Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. We also need Brooklyn Edition April 11, 1914. We will pay 15 cents for this number if both sections are delivered in good condition. This offer will expire on Sept. 25, 1914. Record and Guide Company, 119 W. 40th Street.


*Auction Sales, Manhattan—Continued.*

**22D st, 405 E,** ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; partition; adj Sept29.

**68TH st E,** swc Madison av (No 812), 16.8 x100.5, 4 & 5-sty & b bk & stn dwg; to be re-advertised for Oct14.

**95TH st, 332 E** (*), ss, 440 e 2 av, 45x 100.8, 6-sty bk tnt & strs; due, $35,743.88; T&c, $915.30; Albany Savgs Bank. 25,000

**121ST st, 18** (*), ss, 140 e Lenox av, 20x 100.11, 3-sty & b stn dwg; due, $15,891; T&c, $353.05; Anita Howell. 12,500

**124TH st, 507-9 W** (*), ns, 150 w Ams av, runs n100.11xw50xs75.11xe.06xs25xe49.6 to beg, 6-sty bk tnt; due, $57,662.37; T&c, $1,000; Andw Wilson, trste. 55,000

**131ST st, 10 E** (*), ss, 146.6 e 5 av, 18.2x 99.11, 3-sty & b stn dwg; due, $7,897.48; T&c, $261.32; E Coppee Thurston, admtrx. 4,000

**Riverside dr, 145,** es, 48 s 87th, 32x100, 4-sty & b bk dwg; due, $68,845.63; T&c, $3,-499.58; to be re-advertised for Sept22.

**Riverside dr, 445,** es, 107.6 n 116th, 58.9x 123.10x59.10x112.3, 12-sty bk tnt; due, $240,246.54; T&c, $9,133.15; E J Moloughney, party in int. 244,000

HENRY BRADY.

**James st, 6,** es, 82.4 s Chatham, 17x54.8 x17.1x54.1, 3-sty bk tnt & strs; due, $6,-567.18; T&c, $188.43; Walter H Ford. 7,050

**Ridge st, 87** (*), ws, 152.11 s Rivington runs w 75 xn25xw50.7xs51xe125.7xn26 to beg, 1 & 3-sty bk theatre & 3-4-sty bk rear loft bldgs; due, $32,565.82; T&c, $2,535.18; Wm J Amend, exr. 20,000

**129TH st, 211 W** (*), ns, 143.9 w 7 av, 18.9x99.11, 3-sty stn dispensary; due, $10,-894.65; T&c, $332.20; Henry J Storrs. 11,000

BRYAN L. KENNELLY.

**39TH st, 56 W** (*), ss, 189 e 6 av, 21x90, 4-sty stn loft & str bldg; due, $14,154.57; T&c, $805.32; sub to a 1st mtg of $50,000; Chas H Freeman. 56,406

**116TH st, 156 E,** ss, 66.8 e Lex av, 16.8x 100.11, 4-sty stn tnt & str; due, $2,328.15; T&c, $36.75; sub to a 1st mtg of $10,000; Vincenzo Ursane. 13,425

HERBERT A. SHERMAN.

**70TH st, 325 W** (*), ns, 280 w West End av, 15x100.5, 4-sty bk dwg; action 1; due, $11,715.98; T&c, $252.70; Fredk A Clarke. 9,000

**70TH st, 327 W** (*), ns, 295 w West End av, 15x100.5, 4-sty bk dwg; action 2; due, $11,708.42; T&c, $252.70; Fredk A Clarke. 10,000

M. MORGENTHAU JR. CO.

**134TH st, 19 E** (*), ns, 300 e 5 av, 25x 99.11, 5-sty bk tnt; due, $16,481.18; T&c, $——; Emma Davidson. 1,000

DANIEL GREENWALD.

**Hester st, 55** (*), ns, 87.6 e Ludlow, 22x 88, 7-sty bk loft & str bldg; due, $7,930.15; T&c, $350.17; Adam Hoppell Jr. 8,300

**120TH st, 78 W,** ss, 125 e Lenox av, 20x 100.11, 3-sty & b stn dwg; withdrawn.

| | |
|---|---|
| Total | $526,181 |
| Corresponding week 1913 | 470,500 |
| Jan 1, 1914 to date | 25,787,328 |
| Corresponding period 1913 | 31,063,241 |

## Bronx.

The following are the sales that have taken place during the week ending Sept. 18, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Division st** (*), ws, 162.6 s 177th, 35x70; also DIVISION ST (*), ws, 197.6 s 177th, runs s—xw147.6xn75.5xe81.1xs35xe70 to beg, several 2-sty fr dwgs; due, $11,437.73; T&c, $1,250; Albt L Skinner. 4,000

**Bainbridge av,** nec 205th, 26.2x73.7x25x 81.3, vacant; due, $1,592.26; T&c, $347.56; adj Oct2.

**Inwood av, 1362,** es, 404.11 n Clarke pl, 25x98.9, 3-sty fr tnt; due, $5,513.99; T&c, $61.95; Geo Bruning. 5,750

**Walton av, 2432** (*), es, 264.2 s Fordham rd, 25.1x80x25.11x79.7, 2-sty fr dwg; due, $1,761.77; T&c, $182.89; sub to a 1st mtg of $6,500; Sophie Newhouse. 8,000

BRYAN L. KENNELLY.

**149TH st E,** ns, 104 e Jackson av, 50x 100, vacant; due, $8,755.62; T&c, $115; Isidor Niner. 9,200

**Stillwell av** (*), ns, intersec ws rd from Westchester to Eastchester, —x—, containing 9 acres; due, $6,656.13; T&c, $4,550; sub to a 1st mtg of $21,000; Park Mtg Co. 26,000

CHAS. A. BERRIAN.

**College av, 1031** (*), ws, 106 n 165th, 22x92.4, 3-sty bk dwg; due, $9,340.56; T&c, $96.22; Isabella G Francis. 8,000

GEORGE PRICE.

**Webster av, 3542** (*), es, 531.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; due, $5,-225.22; T&c, $154.53; Bronx Investment Co. 5,000

SAMUEL GOLDSTICKER.

**Independence av,** es, 150 s 231st, running through to Spuyten Duyvil Pkway, 208x 318x298, 2-sty bk dwg & 2-sty stable; exrs sale; Mrs F E Haderman & Mrs E S Sparnicht, parties in interest. 23,000

D. PHOENIX INGRAHAM.

**Vyse av, 1985** (*), ws, 42.6 s 178th, 20x 100, 2-sty fr dwg; due, $5,986.22; T&c, $126.87; Henry P Clarke. 2,000

| | |
|---|---|
| Total | $90,950 |
| Corresponding week 1913 | 31,500 |
| Jan 1, 1914 to date | 4,818,896 |
| Corresponding period 1913 | 4,450,607 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Sept. 16, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WM. P. RAE CO.

BALTIC ST (*), ss, 107.10 w 4 av, 25x 100; Sarah Von Auw. 5,000.00

KENT ST, ss, 132.11 e Franklin, 22x95; Harry Goodman 5,900.00

S 1ST ST (*), swc Kent av, x26; Elias Mead 325.00

E 21D ST (*), es, 405 s Av J, 17x68.4; Louisa Ziegler et al 1,000.00

E 22D ST, ws, 210.4 n Foster av, 40x 70.2xirreg; also FLATBUSH AV, es, 83.6 s Farragut rd, 30x90; M S McNamara 26,600.00

72D ST, ns, 304.6 w 6 av, 20x117.5; withdrawn

73D ST, ns, 114.6 w 5 av, 20x100; withdrawn

ATLANTIC AV, ns, 32 e Ralph av, 15x 80; Edmundo Opperman 2,100.00

BAY PKWAY, ses, 273.6 ne Cropsey av, 96.8x100; withdrawn

BEVERLY RD (*), ns, 80 e E 8th, 40x 100; Brooklyn Associates 19,000.00

KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av xn368.7 xnw314.6xsw522xse613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xse1,617.9xsw 672.6x1,619.11 to beg; also LAND bounded se by AV U, ne by Ryder, se by rd 6; blk bet Ryder & E 38th & nw by land formerly of Lahey; adj Sept 30

5TH AV, sec 40th, x—; M R Lawrence. 6,100.00

10TH AV (*), ws, 80 s 68th, 20x80; Albt A Bunce; action 1 3,000.00

WILLIAM J. McPHILLIAMY & CO.

DEAN ST (*), ss, 126.7 w Rochester av, 20x100; Conrad Boller 6,100.00

STERLING PL, ns, 100 w Saratoga av, 175x110.1; withdrawn

E 18TH ST (*), es, 120 s Av O, 60x100; Julie T Frank 750.00

36TH ST, nes, 180 se 14 av, 20x100.2; A B Roberts 3,000.00

ATLANTIC AV (*), nec Hale av, 76.1x 29x irreg; Jno Meyn 5,000.00

LIBERTY AV (*), ns, 50 w Bradford, 25x100; Martha H Miller et al 1,500.00

6TH AV (*), nws, 50.2x sw 4th, 19.10x 80; Joseph B Uniacke 7,100.00

8TH AV, ws, 40 n 1st, 20x92.10; adj Sept 29

10TH AV (*), ws, 100 s 68th, 20x80; action 2; Albt Bunce 3,000.00


# Public Auction Sale

## Thursday, September 24

At 12 o'clock noon, at Exchange Salesroom,
14 Vesey St., New York City

# LARGE FACTORY ON NEWTOWN CREEK

## North Side of Borden Ave.

**(Between Newtown Creek and Review Avenue, L. I. City)**

A large one story brick factory, with 185 feet frontage on Newtown Creek; steam heating plant and Corliss engine. Size of entire plot, 660x185x irreg.

**70%** may remain on mortgage for 3 years at **5%**

*Write for Booklet*

Joseph P. Day

**31 Nassau St. N. Y. City**

Auctioneer

# FIRE ESCAPES

**Erected and Repaired to meet all requirements of The Department of State Labor**

**FACTORY VIOLATIONS REMOVED**

**GRAND CENTRAL IRON WORKS**

L. B. GESCHEIDT, Proprietor
Phone, Plaza 4583

**212 EAST 52nd STREET, N. Y.**

**REPAIRS**

## Epstein-Rinker Painting and Decorating Co.

GENERAL CONTRACTORS

| TENEMENTS, FLATS | | ELEVATOR APARTMENTS | |
|---|---|---|---|
| Ceiling | $ .50 up | Ceiling | $1.00 up |
| Walls | .75 up | Walls | 1.00 up |
| Papering | 1.75 up | Papering | 2.50 up |
| Woodwork | .50 up | Woodwork | 1.00 up |

Hardwood Finishing a Specialty. Special Prices for Outside Painting for City or Country

**Tel. 5127 Harlem** **218 East 124th Street**

NATHANIEL SHUTER.

CARROLL ST, ses, intersec nes Denton pl, 80.5x75; A B Roberts..... 16,000.00
LOGAN ST (*), es, 575 n Liberty av, 25x100; Susan A Hults admtrx..... 1,500.00
McDONOUGH ST, ns, 22.6 w Throop av, 27x100; withdrawn ..... —
PACIFIC ST (*), ns, 302 w Hopkinson av, 24.6x100; Sara R Reid..... 11,100.00
41ST ST, nes, 220 se 14 av, 19.8x100.2; A J Williams ..... 3,750.00
DUMONT AV, ss, 40 e Hemlock, 40x90; L J Jurgens ..... 430.00
HOPKINSON AV (*), ws, 221.8 s Hegeman av, 20.2x100; Gertrude Marmur. 3,000.00
PROSPECT AV, nes, 97.5 nw 3 av, 22x70; A B Roberts..... 2,300.00
SHEFFIELD AV (*), es, 260 s Sutter av, 20x95; Lizzie Task..... 4,150.00
6TH AV, nws, 144.3 sw 16th, 18.11x75; withdrawn ..... —

JAMES L. BRUMLEY.

BERRY ST, ss, ws, 100 n N 8th, 25x100, 3-sty & b bk dwg (exr); Jos Bellis. ..... 4,800.00
BERRY ST, 97, es, 40 n N 8th, 20x80, 3-sty & b bk dwg (exr); Margt V McCloskey ..... 4,025.00
AV Q, cl, intersec es E 38th, 923.7x230.1x irreg; Fanny Kemble..... 180,660.00
BEDFORD AV, 186, ws, 40 s N 7th, 20x80, 4-sty bk bldg (exr); withdrawn. —

JERE JOHNSON, JR., CO.

W 36TH ST, ws, 190 n Mermaid av, 40x118.10; Rose Keenan ..... 1,675.00
MERMAID AV, ss, 80 e W 37th, 40x100; B J Green..... 1,675.00

CHAS. SHONGOOD.

HEYWARD ST (*), ses, 110 ne Harrison av, 30x100; Louis Sauer..... 11,050.00

FREDERICK B. SNOW.

58TH ST, ns, 126.8 w 4 av, 26.8x100; withdrawn ..... —

Total ..... $341,590.00
Corresponding week 1913..... $148,998.00

## VOLUNTARY AUCTION SALES.

### Manhattan.

HENRY BRADY.

**SEPT. 22.**
MANHATTAN AV, 124, es, 34 n 105th, 17x70, 3-sty & b dwg (vol).

JOSEPH P. DAY.

**SEPT. 24.**
23D ST, 155-9 E, ns, 84 w 3 av, 78x98.9, 6-sty bk loft bldg (vol).
33D ST, 217 W, ns, 180 w 7 av, 20x98.9, 3-sty & b bk dwg (vol).
34TH ST, 259 W, ns, 147.11 e 8 av, 22.11x98.9, 3-sty & b bk bldg (vol).
54TH ST, 210 W, ss, 73.1 e Bway, 25x100.5, 1-sty bk bldg (extrx).
139TH ST, 303-7 W, ns, 100 w 8 av, 51x99.11, 3-3-sty stn ft dwgs (vol).

### Bronx

BRYAN L. KENNELLY.

**SEPT. 23.**
HEATH AV, 2689, ws, abt 150 n Knox pl, 25x100, 3-sty fr dwg (vol).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. A means attorney; R Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**SEPT. 19.**
No Legal Sales advertised for this day.

**SEPT. 21.**
113TH ST, 76 E, ss, 130 w Park av, 25x100, 5-sty bk tnt; Otto Timme—Paul Gross et al; Leonard J Langbein (A), 320 Bway; M Michl Edelstein (R); due, $18,388.36; T&c, $182.45; Herbert A Sherman.

**SEPT. 22.**
33D ST, 340-2 E, ss, 160 w 1 av, 50x98.9, 6-sty bk tnt & strs; Betty Gusthal—Hulda B Abrahams et al; Bowers & Sands (A), 46 Cedar; Benj G Paskus (R); due, $8,624.69; T&c, $719.80; sub to pri mtg $50,000; mtg recorded Aug 28, 1906; Joseph P Day.
61ST ST, 202 E, ss, 70 e 3 av, 17x60.5, 4-sty & b stn dwg; Greenwich Savgs Bank—Jacques Weill et al; B Aymar Sands (A), 46 Cedar; Neilson Olcott 2d (R); due, $9,757.66; T&c, $266.75; Joseph P Day.
119TH ST, 142 W, ss, 245 e 7 av, 20x100.11, 3-sty & b stn dwg; U S Trust Co N Y—Nellie L Roedels et al; Stewart & Shearer (A), 45 Wall; Elek J Ludvigh (R); due, $16,284.54; T&c, $202.65; M Morgenthau, Jr, Co.
126TH ST, 23 W, ns, 272.6 w 5 av, 17.6x99.11, 3-sty & b stn dwg; Chas A Sherman, exr—Maurice Brodzky et al; Bowers & Sands (A), 46 Cedar; Thos Costigan (R); due, $9,207.75; T&c, $368.30; mtg recorded Sept 11, 1908; Henry Brady.
131ST ST, 16 E, ss, 200.11 w Madison av, 18.2x99.11, 3-sty & b stn dwg; N Y Trust Co—Bernhard Mainzer et al; Bowers & Sands (A), 46 Cedar; Phoenix Ingraham (R); due, $7,093.08; T&c, $150.54; D Phoenix Ingraham.
RIVERSIDE DR, 145, es, 48 s 87th, 32x100, 4-sty & b stn dwg; Roman Catholic Orphan Asylum in City N Y—Ellen R Scott individ & extrx; Jos F Daly (A), 52 Wall; Lewis J Conlan (R); due, $68,845.63; T&c, $3,499.58; mtg recorded Nov 22, 1906; Joseph P Day.
1ST AV, 1893, ws, 25.2 s 98th, runs w99.6xs3xw .06xs25.1xe100xn25.4 to beg, 5-sty bk tnt & strs; Metropolitan Trust Co of City N Y—Seal Realty Co et al; Carter, Ledyard & Milburn (A), 54 Wall; Jno H Rogan (R); due, $16,401.48; T&c, $480.42; mtg recorded Oct 1, 1908; Joseph P Day.

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*Legal Sales, Manhattan (Continued).*

**SEPT. 23.**
47TH ST, 339 E, ns, 100 w 1 av, 25x100.5, 5-sty bk tnt & strs; Thos C Dunn et al, exrs—Pauline Diederich et al; Dean, Tracy & McBarron (A), 160 Bway; Edw Sandford (R); due, $15,165.31; T&c, $662.71; Joseph P Day.
66TH ST, 233 W, ns, 300 e West End av, 25x100.5, 5-sty bk tnt; Sarah C Hadden—Julia W Porges et al; Addison Gardner (A), 20 Broad; Samson Friedlander (R); due, $13,901.79; T&c, $450.75; Saml Marx.
130TH ST, 502 W, ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; Moses Esberg, exr—Eugenie Rosendorf et al; Kantrowitz & Esberg (A), 320 Bway; Julius J Frank (R); due, $15,814.45; T&c, $460.10; mtg recorded July 30, 1913; L J Phillips & Co.
133D ST, 151 W, ns, 325 e 7 av, 25x99.11, 5-sty bk tnt; Jas L Barclay, trste—Amalie Cohn, indiv & extrx; Dixon & Holmes (A), 32 Liberty; Elek J Ludvigh (R); due, $20,965.20; T&c, $554; mtg recorded Jan 11, 1909; Herbert A Sherman.
133D ST, S E, ss, 135 e 5 av, 25x99.11, 4-sty stn tnt; Theo C Zerega—Sadie H Jacobs et al; De Witt, Lockman & De Witt (A), 88 Nassau; Jno J O'Connell (R); due, $9,859.62; T&c, $345; Bryan L Kennelly; mtg recorded Feb 14, 1907.
AMSTERDAM AV, 2141, es, 25 n 166th, 25x100, 2-sty fr dwg & strs; Danl K De Beixedon et al, trstes—Matilda H Deckler et al; Frederic F de Rham (A), 44 Wall; Jno F O'Ryan (R); due, $12,856.58; T&c, $384.93; mtg recorded Sept 30, 1911; Henry Brady.

**SEPT. 24, 25 & 26.**
No Legal Sales advertised for these days.

**SEPT. 28.**
15TH ST, 623 E, ns, 338 w Av C, 25x103.3, 5-sty bk tnt; Franklin Trust Co—Jas A Brady et al; McKeen, Brewster & Morgan (A), 20 Exch pl; Jno H Rogan (R); due, $8,741.13; T&c, $875.37; mtg recorded July 26, 1910; M Morgenthau, Jr, Co.

## Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**SEPT. 19 & 21.**
No Legal Sales advertised for these days.

**SEPT. 22.**
PROSPECT AV, 2111, ws, 115 s 181st, 20x66, 2-sty fr dwg & str; Mary F Vandewater—Antonio Galiani et al; J Albert Lane (A), 320 Bway; Enos S Booth (R); due, $4,415.22; T&c, $195; Joseph P Day.

**SEPT. 23.**
No Legal Sales advertised for this day.

**SEPT. 24.**
158TH ST, 271 E; see Morris av, 800.
214TH ST, E, ss, 200 w Tilden av, 25x100; American Tax Lien Co—Andrea Gandolfe et al; Jacob J Schwebel (A); Julius Heiderman (R); due, $144.96; T&c, $57.08; Joseph P Day.
FOREST AV, 901, ws, 1,054.2 s 165th, 36.3x175 to Jackson av (Nos 894-6), 3-3-sty fr tnts; also JACKSON AV, ws, 1,054.2 s 165th, 36.3x75, vacant; Leopold Guttag—Henry Guttag et al; Wm C Rosenberg (A), 149 Bway; Jas F Donnelly (R); partition; Geo Price.
JACKSON AV, 894-6; see Forest av, 901.
JACKSON AV, ws, 1,054.2 s 165th; see Forest av, 901.
MORRIS AV, 800, nec 158th (No 271), 51x101x53.3x101, 6-sty bk tnt; Oliver E Davis—Everett Harrison et al; Oliver E Davis (A), 3210 3 av; Anthony J Griffen (R); due, $12,439.93; T&c, $550; sub to prior mtg $42,000; Henry Brady.

**SEPT. 25.**
MAPES AV, 2011, ws, 35 s 179th, 40x100, 5-sty bk tnt; Clarence Mayer—Chas Schaefer, Jr, Co, et al; Alfd Frankenthaler (A), 35 Nassau; Jno P Joyce (R); due, $5,775.01; T&c, $505.95; sub to mtg $26,500; Joseph P Day.

**SEPT. 26 & 28.**
No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**SEPT. 19.**
No Legal Sales advertised for this day.

**SEPT. 21.**
PINE ST, swc New Lots rd, 118.9x102.1 x irreg; Fredk Gramlich—Jos Wagner et al; Halbert & Quist (A), 1203 Myrtle av; David Hirshfield (R); Wm P Rae.
WASHINGTON AV, es, 388.5 s Park av, 20x100; also BRIDGE ST, ws, 55 n Johnson, 22.6x56.5; Bridget Trehey—Mary A Abbot et al; Brennan & Curran (A), Yonkers, N Y; Fredk S Martyn (R); Jas L Brumley.
5TH AV, es, 32.6 sw 9th, 40x100x irreg; Greater New York Savgs Bank—Wm J Fitzpatrick et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Edwin L Garvin (R); Wm J McPhilliamy & Co.

**SEPT. 22.**
GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson et al—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway; Jas F Quigley (R); Wm P Rae.
HAWTHORNE ST, ss, 254.4 e Main Flatbush rd or turnpike, 50x100, Edgar T Beamish—Mary B Cusick et al; Hester McG Curren (A), 375 Fulton; Wm Dempsey (R); Wm J McPhilliamy & Co.
LIBERTY AV, ss, 52.6 e Ashford, 25x100; Pauline Frost—Fannie L Silvis et al; Theo Burgmyer (A), 40 Court; Isaac W Jacobson (R); Wm J McPhilliamy & Co.
MINNA ST, ss, 40 w Chester av, 100x200 to 12 av x20x100x80x100; Jeanette Gardam—Mary L Behrens et al; Stanton & Hopkins (A), 31 Nassau, Manhattan; Geo R Brennan (R); Wm P Rae.
PACIFIC ST, ns, 133.4 e Henry, 21.4x100; Wm A Nicoll—Jno W Osman et al; Chas A Clayton (A), 44 Court; Sidney H Weinberg (R); Jas L Brumley.
E 13TH ST, ws, 420 s Av V, 20x100x irreg; Vanadrian Bldg Co—Mary Altieri et al; Geo B Davenport (A), 44 Court; Wm J Pape (R); Wm J McPhilliamy & Co.
14TH ST, ns, 146 w 3 av, 24x100; The Thrift—Augustine P O'Toole et al; Francis Jordan (A), 207 Ryerson; Jas C Mcleer (R); Wm J McPhilliamy & Co.
73D ST, ss, 256.3 w 11 av, 31.3x100; Patk Cherry et al—Lillian B Koepke et al; Cary & Carroll (A), 59 Wall, Manhattan; Wilbur Larremore (R); Wm P Rae.
ROCKAWAY AV, ws, 165 s Lott av, 20x100; Philip Levison—Basonio Constn Co et al; Jonas, Lazansky & Neuberger, (A), 115 Bway, Manhattan; Howard E Greene (R); Nathaniel Shuter.
ROCKAWAY AV, ws, 145 s Lott av, 20x100; Adolph A Schuster—Basonio Constn Co et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; Howard E Greene (R); Nathaniel Shuter.
ROCKAWAY AV, ws, 85 s Lott av, 20x100; Rachel Wertheimer—Basonio Constn Co et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; Jno T McGovern (R); Nathaniel Shuter.
S PORTLAND AV, ws, 482.3 s DeKalb av, 20x100; Brooklyn Trust Co—Annie Martin et al; Harry L Thompson (A), 175 Remsen; David Senft (R); Nathaniel Shuter.

**SEPT. 23.**
58TH ST, ns, 206.8 w 4 av, 26.8x100.2; Herman Friedlander—Jno E Sullivan Co et al; Grover M Moscowitz (A), 189 Montague; Maxwell Wyckoff (R); Nathaniel Shuter.
68TH ST, nes, 146.11 nw 1 av, 50x146.4; also NARROWS AV, es, 60 n 75th, 40x100; same—same; action 2; same (A); same (R); Wm P Rae.
BEDFORD AV, es, 100 s Clarendon rd, 50x100; Clementine Merzbach—Eliz D Baylis et al; Strasbourger, Eschwege & Schallek (A), 74 Bway, Manhattan; Wallace N Vreeland (R); Saml Marx.
1ST AV, nwc 68th, 146.10x146.11x146.6x134.5; also NARROWS AV, es, 60 n 75th, 40x100; American Scandinavian Foundation—Irwin J Kidney et al; action 1; H E Almberg (A), 130 E 15th, Manhattan; Julius Siegelman (R); Wm P Rae.
6TH AV, nec 54th, 32.8x100; Saml Bloomberg—Francis D Winslow et al; action 1; L & M Blumberg [illegible] Bway; Edw S Fowler (R); Nathaniel Shuter.
6TH AV, sec 55th, 32.8x100; same—same; action 2; same (A); same (R); Nathaniel Shuter.

**SEPT. 24.**
FROST ST, ss, 100 w Graham av, 50x100; Kings County Savgs Instn—Johann Koeschinger et al; Wm W Taylor (A), 63 Wall, Manhattan; Clarence Kempner (R); Wm P Rae.
E 13TH ST, ws, 520 s Av U, 40x100; Dime Savgs Bank of Brooklyn—Peter F Haighney et al; Clarke & Frost (A), 215 Montague; Sumner Ford (R); Jas L Brumley.
CHRISTOPHER AV, ws, 275 n Newport av, 25x100; Chas C Lewis—Guiseppe Capo et al; Neu, Gilchrist & Spedick (A), 26 Court; Harris G Eames (R); Wm J McPhilliamy & Co.
KNICKERBOCKER AV, sws, 75 se Willoughby av, 25x100; Katie M Wiecke—Louise Wicke et al; Coombs & Wilson (A), 260 Bway; Jas T Williamson (R); Wm J McPhilliamy & Co.

**SEPT. 25.**
E 22D ST, ws, 204.10 n Foster av, 40x70.2x irreg; also FLATBUSH AV, es, 83.6 s Farragut rd, 30x90; Bank of Flatbush—Oscar Fribourg et al; J Hunter Lack (A), 40 Court; Chas A Clayton (R); Wm P Rae.
58TH ST, ns, 153.4 w 4 av, 26.8x100.2; Chas Meinken—Jno E Sullivan Co et al; Manning & Buechner (A), 350 Fulton; J Frank Tallman (R); Wm J McPhilliamy & Co.
NEW LOTS RD, sec Sheffield av, 80x90; Home Trust Co of N Y—Georgia Bldg Co et al; Harris, Corwin, Gunnison & Meyers (A), 150 Nassau, Manhattan; Wm C Cammann (R); Wm J McPhilliamy & Co.

**SEPT. 26**
No Legal Sales advertised for this day.

**SEPT. 27.**
18TH ST, 455, ns, 240 w 5 av, 30x100.2; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Louis J Carruthers (R); Thos Hovenden.
49TH ST, ns, 500 w 6 av, 30x100; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Hugh A McTernan (R); Thos Hovenden.

**SEPT. 28.**
E 3D ST, ws, 240.5 n Greenwood av, 20x100; Griswold I Keeney—Emily M Murphy et al; Henry J Davenport (A), 375 Pearl; Arthur L Tomes (R); Jas L Brumley.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**SEPT. 12.**
74TH ST, 218 E; Edw S Murphy—Jno J Keegan et al; amended; Gillespie & O'Connor (A).
99TH ST, ss 100 e Col av, 25x100.11; Annie C Cochran—Anna Galland et al; S T Carter, Jr (A).
118TH ST, ns, 457.1 e Pleasant av, 40.10x100.11; Cath Silberhorn et al—Fredk Stichweh et al; amended. (Corrects error in last issue.) G H Hyde (A).
MADISON AV, nec 120th, 17.9x83; Eversley Childs—Jacob Potsdam et al; amended; E E Morgan (A).

**SEPT. 14.**
118TH ST, ss 12 e Madison av, 20x100; Susan Tuckerman Sanson Realty Co et al; F F De Rham (A).
140TH ST, ns, 148 e Amsterdam av, 17x99.11; Thos F McGoldrick—Fannie C Fassler et al; T J Evers (A).

**SEPT. 15.**
47TH ST, 331 E; Isaac Muslin et al, trste—Francesca Spinella et al; Cary & Carroll (A).
5TH AV, ws, 515 n 25th, 25.5x112.9x to es Bway xs30.2xe101.1 to beg; Emigrant Industrial Savgs Bank—206 5th Av Co et al; R & E J O'Gorman (A).

**SEPT. 16.**
25TH ST, 257 W; Equitable Life Assurance Soc of the United States—Elizabeth Farrell et al; Alexander & Green (A).

**SEPT. 17.**
14TH ST, 316-18 E; Jas W Halstead—Henry Rosenstein et al; Baldwin, Fisher & Potter (A).
31ST ST, 3 W, & 5TH AV, 302; Max M Warburg —Flemish Realty Co et al; Stroock & Stroock (A).
113TH ST, 63-5 E; Genl Theological Seminary of the Protestant Episcopal Church in the U S—Congregation Mount Zion et al; Murray, Ingersoll, Hoge & Humphrey (A).
131ST ST, 163 W; Christine E Openhym et al—Mary Schwab et al; Cary & Carroll (A).
137TH ST, 178 W; Jno V Coffey—Jno A Pruss et al; J P McGowan (A).

**SEPT. 18.**
NEW CHAMBERS ST, 55; East River Savgs Institution—Moses Blank et al; O F Hibbard (A).
96TH ST, ns, 240 w Central Park W, 20x100.11; Frederic de P Foster et al—Abbie S Ward et al; F F deRham (A).
100TH ST, 215-7 E; Harry Hardesty—Sarah McCauley et al; F B Colton (A).
114TH ST, 246 E; Knickerbocker Hospital—Jos Scher et al; Cary & Carroll (A).
LOT 20. map of Fort Washington & Vista Syndicate; Henry Morgenthau Co—Comfort Realto Co et al; S T Stern (A).

### Bronx.

**SEPT. 11.**
UNION AV, 1283-5; also UNION AV, ws, 286.5 s Boston rd, 25x122.7; J & M Haffen Brewing Co -Brown-Weiss Realty Co et al; J F Frees (A).
LOT 47 (southerly half), map of bldg lots belonging to Jno H Devoe, village of Fordham; Isaac H Hebberd—Robt C Benenseon et al; B F Gerding (A).

**SEPT. 12.**
PLOT 243, 270, 524, 292, 293, 391, 396, 440 & 441, map of Arden property, Eastchester; Annie V Taylor—Martha E Mortensen et al; De La Mare & Morrison (A).
LOTS 281, 282, 525 & 526; Mtg Map Arden property, town of Eastchester; Annie V Taylor—Martha E Mortensen et al; De La Mare & Morrison (A).

**SEPT. 14.**
CLNTON AV, es, 58.6 n 175th, 19.4x90.2; Henry P Clark—Holyoke Realty & Constn Co et al; E D Barlow (A).
KINGSBRIDGE RD, nwc Exterior, 90.3x160.9; Barney Estate Co—Emily M Roemer; B L Peck (A).
LOTS 503 & 504, map of Van Nest Park, 24th Ward; Bronx Borough Bank—Rosa Mauer et al; B F Gerding (A).
LOT 1167 (southerly half), map of village of Wakefield, town of East & Westchester; T Emory Clocke—Frank McGarry et al; Clocke, Koch & Reidy (A).

**SEPT. 15.**
MAIN ST, es, adjoining land of Sarah Boulle, 30x100; Fannie Catz—Mary L Roeder; J W Bryant (A).
TINTON AV, es, 154.4 s 163d, 26.7x135; Saml D Kay -Louis Holzer; Blumenthal & Levy (A).

**SEPT. 16.**
HOFFMAN ST, nwc 187th, 96.9x100; Mary Martin Pasquale D'Auria et al; F E Phillips (A).
GLEASON AV, swc 172d, 25x106.7; Mary Brenneman—Celeste Levy et al; Coudert Bros.
GLEASON AV, ss, 25 w 172d, 25x106.6; Mary Brenneman—Saml Geller et al; Coudert Bros (A).
McCLAY AV, 2410-2; Mendel Marcus—Danl J Dailey et al; I Levinson (A).

**SEPT. 17.**
QUIMBY AV, ss, 355 w Zerega av 50x108; Eliz Gleason—Lina Kuntze et al; G Squires (A).
CITY ISLAND AV, ws, 100 n Bay av, 75x180; Geo C Clark—Gertrude Horton Abbott et al; W A Kroyer (A).
MORRIS PARK AV, nec Delancy pl, 45.4x86.9; Chas D Edmontaton—Jno G Geary et al; Carrington & Pierce (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**SEPT. 10.**
81ST ST, 209 E; Karl M Goldsmith—David Rosenstein et al; Lyman da F Brandon (A); Jos N Tuttle (R); due .....26,307.94
81ST ST, 211 E; same—Jno Muller et al; same (A); same (R); due.....26,323.31
CONVENT AV, ws, 193.6 s 133d, 135.5x 127.5; Austin B Fletcher—Convent Park Constn Co et al; Wm P S Melvin (A); Orson A Raynor (R); due.30,593.78

**SEPT. 11.**
16TH ST, ss, 388 w 5 av, 21x103.3; Howard Hasbrouck Wm N Heard; Howard Hasbrouck (A); Stephen O'Brien (R); due .....34,135.59

**SEPT. 12.**
No Judgments in Foreclosure Suits filed this day.

**SEPT. 14.**
PITT ST, es, 44.8 n Broome, 42.10x53; Evelyn de Cordova—Lena Stacy et al; Goldman, Heidenheimer & Unger (A); Jas C Connell (R); due.....25,483.33
RIVERSIDE DR, nec 94th, 76x139.9; Geo Schwegler—Welfare Realty & Constn Co; Harry M Peyser (A); David B Baum (R); due .....21,400.00
ST NICHOLAS AV, nec 172d, 94.6x125; N Y Life Ins Co—Coller Constn Co et al; Geo W Hubbell (A); Jos R Truesdale (R); due .....210,253.33

**SEPT. 15.**
MERCER ST, 89; Solomon A Fatman—Augusta Dieches et al; Rose & Paskus (A); Benno Lewinson (R); due .....32,502.93

**SEPT. 16.**
No Judgments in Foreclosure Suits filed this day.

### Bronx.

**SEPT. 11.**
141ST ST, ns, 100.2 w Beekman av, 75.1x113.1; Wm Crawford—Geo H Jacob Constn Co; Bowers & Sands (A); Jas C Brady (R); due.....11,341.67

**SEPT. 12.**
No Judgments in Foreclosure Suits filed this day.

**SEPT. 14.**
DE VOE TER, nws, 412.7 s 190th 18x 70; Christian G Euler et al, as trstes —Francis A Fullam et al; Carrrington & Pierce (A); Abr L Solomon (R); due .....4,140.00

**SEPT. 15, 16 & 17.**
No Judgments in Foreclosure Suits filed these days.

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**SEPT. 12.**
FERRY ST, ns, bet Cliff & Jacob, Lot 9; Nassau Beekman Investing Co—Jos Hecht et al; foreclosure of transfer of tax lien; J Gans (A).
46TH ST, 613 W; Bernard Heinrich—Max Heinrich et al; partition; L Wendel, Jr (A).

**SEPT. 14.**
No Lis Pendens filed this day.

**SEPT. 15.**
37TH ST, 433 W; Louis Michels—Franklin S Schenck et al; foreclosure of transfer tax lien; T I Schwartzman (A).

**SEPT. 16.**
No Lis Pendens filed this day.

**SEPT. 17.**
21ST ST, 132-4 W; Adolf Goldstein—Newstate Co; action to foreclose mechanic's lien; Katz & Sommerich (A).
57TH ST, 109 W; Louise A Geiger—Charlotte Dahlgren et al; partition; Hill, Lockwood, Redfield & Lydon (A).
116TH ST, 200-12 W; Isaac A Hopper, Inc—St Nicholas 7th Av Theatre Co et al; action to foreclose mechanic's lien; I Josephson (A).
118TH ST, ss, 92 w Av A, 17x75; 118TH ST, 448 E; Benj B Wright—Lillie A Northrop et al; action to determine rights, &c; McKennell & Appell (A).

**SEPT. 18.**
48TH ST, 200-4 W; also BROADWAY, 1578-90; also 7TH AV, 712-20; Wm A L'Hommedieu et al—Broadway & 7th Av Co et al; action to foreclose mechanics lien; P B Adams (A).
3D AV, 2078-80; Cross, Austin & Ireland Lumber Co—Mary E Jones et al; action to foreclose mechanics lien; S Sculnick (A).

### Bronx.

**SEPT. 11.**
LOT 321, map of Unionport; Mary I Whittemore—Mary I Whittemore et al; partition suit; Hirsch & Newman (A).

**SEPT. 12.**
LIEBIG AV, ws, bet 259th & 260th (known as Lot 600, Block 3423, Sec 13); Saml Hollander —Geo Marshall et al; action to foreclose transfer of tax lien; B G Oppenheim (A).
3D AV, 2453; Horatio A Tiemann—Lucy Maud Tiemann et al; action to set aside alleged last will; J H Cohn (A).
LOT 11, Bullard map, 24th Ward; Helen Seinfel —Chas H Hodge et al; action to foreclose transfer of tax lien; T I Schwartzmann (A).

**SEPT. 14.**
163D ST, 105 W; Saml Schwartz—Jno J Hayes et al; action to foreclose mechanic's lien; S B Pollack (A).
LOT 172, map of Haight Estate, 24th Ward; American Tax Lien Co—Annie Fallon et al; action to foreclose transfer of tax lien; J J Schwebel (A).
PLOT 272, map Unionport, 24th Ward (known as Powell av, ss, bet Havemeyer & Zerega avs); Leo Ritter et al—Celia A Stilwell et al; action to foreclose a lien; J Gans (A).

**SEPT. 15.**
WHITE PLAINS RD, ws, 88.2 n 219th, 1.6x80; Wm A Skahan et al—Pit Raben; ejectment suit; W A Keating (A).

**SEPT. 16.**
BEAUMONT AV, ws, 220 s 187th, 25x100; Herman Schrank—Filomena Salvatore; action to foreclose mechanic's lien; H M Levin (A).
MINNEFORD AV, ss, 250 e Beach, 50x288; Esther Lifschitz—Jno C Bremen et al; action to foreclose transfer of tax lien; C H Schwartzman (A).

**SEPT. 17.**
No Lis Pendens filed this day.

### Brooklyn.

**SEPT. 10.**
DOUGLASS ST, ss, 108.8 e Court, runs s52xe1 xs44xe14xn96xw15 to beg; U S Life Ins Co—Ida L Moore et al; T F Redmond (A).
ETNA ST, ns, 100.10 e Chestnut, 20.2x98.11x20 x101.6; Board of Foreign Missions of the M E Church—Clara Livingston et al; T F Redmond (A).
HIGH ST, ss, 290 e Gold, runs s107.5xe6xn108.9 xw22 to beg; Jas Gillen—Jno J Gillen & wife; to set aside deed; W H Garrison (A).
VERONA ST, ss, 100 w Richards, 25x100; Suburban Bklyn Realties—Mary McArdle et al; foreclose tax lien; T I Schwartzman (A).
VERONA ST, ss, 100 w Richards, 25x100; Suburban Bklyn Realties—Bernard O'Connor et al; foreclose tax lien; T I Schwartzman (A).


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*Lis Pendens, Brooklyn—Continued.*

WEST ST, es, 251.10 n Av C, 18x100; Emma B Carpenter—Bristol Bldg Co et al; Cary & Carroll (A).
E 8TH ST, es, 300 s Cortelyou rd, 30x100; Rector, Church Wardens, &c, Grace Church—Mary A Griffin et al; H L Thompson (A).
W 8TH ST, ws, 480 s Av R, 20x100; Leslie G King—Wm M Young et al; Caldwell & Holmes (A).
E 17TH ST, es, 540 s Av J, 40x100; Bowery Savgs Bank—Mary E Sullivan et al; T F Redmond (A).
W 37TH ST, es, 240 n Canal av, 60x118.10; Lafayette Trust Co—Hallie W Meeker et al; Carmody, Blauvelt & K (A).
42D ST, ss, 250 e 3 av, 40x100; Annie McNamara—Chas Hunt et al; to recover judgment; Merchant, Olena & Merchant (A).
52D ST, nwc 6 av, 25x100; Bowery Savgs Bank—Antoni Tadross et al; T F Redmond (A).
73D ST, nes, 240 nw 3 av, 20x100; Franklin Trust Co—Eliz E Dehnert et al; T F Redmond (A).
73D ST, sws, 318.9 se 10 av, 31.3x100; Arthur O Wolff—Gibralter Constn Co; specific performance; A C Cohen (A).
ATLANTIC AV, ns, 190 e Clinton, 25x80; Title Guar & Trust Co—Antony Saba et al; T F Redmond (A).
BATH AV, sws, 61.10 se 18 av, 20x100x22.4x98.6; Lucy W Parmly—Tillie Goldsmith et al; T F Redmond (A).
BROADWAY, nc Ellery, runs nw100xne100xnw100 to Fayette xne50xse100xne106.6xse100 to st xsw256.6 to beg; Bowery Savgs Bank—Ernest Stutz et al; Cadwalader, Wickersham & Taft (A).
HAMBURG AV, nes, 75 se Jefferson av, 25x80; Edw F Gundrum—Rose Simon; H C Glore (A).
LIBERTY AV, nwc Market, 40x100; Cyrus Currier & Sons—Otto Kampfe & wife; H W Beebe (A).
LIVONIA AV, swc Sackman, 100x100; Title Guar & Trust Co—Hyman Kessler et al; T F Redmond (A).
2D AV, es, 20 s 46th, 120x100; Title Guar & Trust Co—E J McLaughlin Co et al; T F Redmond (A).
4TH AV, ses, 19 ne Degraw, 16.6x75; Congregational Board of Ministerial Relief—Bridget McCauley et al; T F Redmond (A).

**SEPT. 11.**

DEGRAW ST, ns, 37.6 w Van Brunt, 12.6x75; Louisianna E Free—Fillippo Cammino et al; T F Redmond (A).
HENDRIX ST, 614; David Zibuloff—Markus Held et al; S A Telsky (A).
HENRY ST, ses, 20 ne Harrison, 20x83; Title Guar & Trust Co—Mary Mulcahy et al; T F Redmond (A).
LEFFERTS ST, ss, 296.2 e Nostrand av, 20x102.6; Title Guar & Trust Co—Wm J Decker et al; H L Thompson (A).
LEFFERTS ST, ss, 316.2 e Nostrand av, 20x102.6; Title Guar & Trust Co—Wm J Decker et al; H L Thompson (A).
PRESIDENT ST, nes, 100 nw 3 av, 70x100x69.8x100; Title Guar & Trust Co—Pietro Imperiale et al; T F Redmond (A).
PROSPECT PL, ss, 100 e Saratoga av, 20x127.9; Josephine O Borland—Israel Feldman et al; W F Connell (A).
VERANDAH PL, 12; Annie P Hayman—Khatoum Shiviry et al; H L Thompson (A).
WINDSOR PL, sws, 530 se 11 av, 19.8x100; Thos Haggerty—Helen A Coughlan et al; H J Davenport (A).
1ST ST, sws, 412.11 nw 5 av, 27x100; Title Guar & Trust Co—Nicola Cerulli et al; T F Redmond (A).
E 2D ST, es, 215 n Albemarle rd, 90x100; E 2D ST, ws, 205 n Albemarle rd, 90x125; Albt Lohmann—Geo A Nitshe; specific performance; F A Keck (A).
W 10TH ST, ws, 230 s Av T, runs w200 to W 11th xs60xe140xs53.10xse xe86.10xn120 to beg; Cath A Vreeland—Glenwood Hawkins et al; H P Burr (A).
E 23TH ST, es, 312 s Clarendon rd, 24x100; Christian Haeussler—Jasper T Dunham et al; Weissmann & Hertz (A).
E 37TH ST, sec Av I, 97.6x100; also E 37TH ST, nec Av I, 40x97.6; Title Guar & Trust Co—Chas G Reynolds et al; T F Redmond (A).
40TH ST, ss, 200 w 7 av, 20x100.2; Savgs Bank of Utica—Dominick Paladino et al; T F Redmond (A).
CATON AV, ss, at int cl E 21st, 132.4x140.5x . 100x181.8; Albany Trust Co, as trste &c, Michl McGarvey—Florence N Walsh et al; T F Redmond (A).
FLATBUSH AV, es, 87.2 s Fenimore, 32.1x112; Williamsburgh Savgs Bank—Chas G Reynolds et al; T F Redmond (A).
FLATBUSH AV, ws, 23 s Fenimore, 32.1x112; same—same; same (A).
NEWKIRK AV, ns, 92 e 1st, 31x95.2; Sarah A G Skinner—Albt E Keating et al; T F Redmond (A).
NEWPORT AV, nec Watkins, runs n250xe100x s50xe100xs200xw200 to beg; Alfred Jaburg—Chas G Reynolds et al; T F Redmond (A).
STONE AV, 203-5; Excelsior Bwg Co—Carlo Corrado et al; Holm, Whitlock & S (A).
3D AV, sc 86th, 80x100; Allan Stevenson—Chas M Anderson et al; J H Lack (A).

**SEPT. 12.**

DIAMOND ST, es, 150 n Nassau av, 16.8x100; May Perry—Wm J White et al; C & T Perry (A).
DIAMOND ST, ws, 209.10 n Driggs av, 25x100; Margt S Manson—Ludwik Jackowsky et al; David Siegelman (A).
WALLABOUT ST, ss, 441.6 w Marcy av, 50x100; Robertson Marshall—Managerial Corpn et al; H L Thompson (A).
WALLABOUT ST, ss, 491.6 w Marcy av, 50x100; Laura Weil—Morris Brand et al; H L Thompson (A).
BEDFORD AV, ws, 300 s Farragut rd, 200x100; Geo M Henderson—Renslaw Realty Co et al; W Y Hallock (A).
BEDFORD AV, es, 240 s Farragut rd, 200x100; Geo M Henderson—Renslaw Realty Co et al; W Y Hallock (A).
MEEKER AV, 186-8; Louis Taxon & ano—Schwartz & Co, Inc; foreclose mechanic's lien; Sackler & Lavitt (A).
3D AV, nws, 33.4 ne Wyckoff, 16.8x78; Lester Asburn & wife—Otte Asburn et al; partition; H M Simon (A).
BOULEVARD, lot 23, on Common lands, town Gravesend; Lester Asburn & wife—Otte Asburn et al; partition; H M Simon (A).
PLOT located bet Lott & Newport avs, Thatford & Osborn, —x—; Alvin B Leavitt -Louis H Seinsoth et al; foreclose tax lien; Mebrugge & Maxfield (A).

**SEPT. 14.**

AMBOY ST, es, 420.8 s Pitkin av, 19.5x100; Title Guar & Trust Co—Hyman Sisselman et al; T F Redmond (A).
BRIDGE ST, es, 75 n Tillary, 20x28x27.3x39.9; Title Guar & Trust Co—Isabella Block et al; T F Redmond (A).
HENRY ST, ses, 60 ne Harrison, 20x83; Title Guar & Trust Co—Irene G Gargan et al; T F Redmond (A).
LAWRENCE ST, nwc Main rd leading to Flatlands neck, 34.9x100x36.3x100; Jno Z Lott—Gustav H Henry et al; H D Lott (A).
MONITOR ST, es, 100 n Richardson, 75x100; Williamsburgh Savgs Bank—Michl J Nevins et al; S M & D E Meeker (A).
MONROE ST, ss, bet Lewis & Stuyvesant avs, —x—; Rudolph Wallach Co—Henry H Dater et al; foreclose tax lien; A Weymann (A).
RAYMOND ST, ws, 119.1 n Myrtle av, 24.8x100; Eleanor S Irish—Michele Petronio et al; O S Carroll (A).
RICHMOND ST, es, 202.1 s Fulton, 25x100; Bond & Mtg Guar Co—Jno H Wolf et al; T F Redmond (A).
STERLING PL, ns, 514.1 e Classon av, 26.9x131; Home Life Ins Co—Vina G Ver Planck et al; T F Redmond (A).
TROUTMAN ST, nws, 100 sw Hamburg av, 40x100; Title Guar & Trust Co—Edw Fortenback et al; T F Redmond (A).
UNION ST, ss, 500.6 w 5 av, 16.6x95; Bond & Mtg Guar Co—Gennaro Squitieri et al; T F Redmond (A).
WEBSTER ST, ss, 405.4 e Canarsie av, 18.10x100; Jno Allan—Andrea Valenza et al; J H Lack (A).
10TH ST, ns, 98.4 e 8 av, 19.6x92.6; Title Guar & Trust Co—Julia G Hogan et al; T F Redmond (A).
E 13TH ST, ws, 360 s Av G, 40x100; Title Guar & Trust Co—Wm W Kuhlke et al; T F Redmond (A).
E 15TH ST, 1625; Liss & Diamond, Inc—Edw J Hogerty; foreclose mechanic's lien; C L Meckenberg (A).
E 17TH ST, es, 230 s Av N, 30x100; Title Guar & Trust Co—Florence Poole et al; T F Redmond (A).
21ST ST, sws, 228 se 6 av, 17x100.2; Title Guar & Trust Co—Pjotz Kotlasz et al; T F Redmond (A).
BATH AV, ss, 27.5 w Bay 12th, runs e—xs180x w76.8xn80xw—xn20xe—xn80 to beg; Geo Hill—Chancery Realty Co, Inc; L E French (A).
BEDFORD AV, ws, 40 s Taylor, 20x90; Title Guar & Trust Co—Abr Goldstein et al; T F Redmond (A).
BENSON AV, ec 23 av, 96.8x100; Title Guar & Trust Co—Edw D Powers et al; T F Redmond (A).
BROADWAY, ss, 29.9 e Kent av, 22x65; SARATOGA AV, nec Fulton, runs e 44.2xn31.4xn again 31.4 to Hull st xw50 to av xs52.3 to beg; also PROP in Queens Co; F Max Huber—Louis Deesterre et al; partition; J F Clarke (A).
CHRISTOPHER AV, ws, 150 s Riverdale av, 25x100; Jos P Slater—Gittel Katz et al; H Lurio (A).
CLERMONT AV, ws, 184.5 s Park av, 20x100; Title Guar & Trust Co as sub trst, &c, for Eliz D M Blake—Josephine F McDonald et al; T F Redmond (A).
FLUSHING AV, ss, bet Bedford av & Spencer, —x—; Max Seitz—Mary Camp et al; foreclose tax lien; D Zirinsky (A).
FLUSHING AV, ss, 175 e Tompkins av, 25x77.9x28.9x111.2; Title Guar & Trust Co—Sadie Schwartz et al; T F Redmond (A).
GRAVESEND AV, wc 47th, runs s5xw100.3xn 43.10xe70.8xs43.5 to beg; Title Guar & Trust Co—Sage Bros, Inc, et al; T F Redmond (A).
HOWARD AV, nec St Johns pl, 62.9x100; Isaac Madamsky—David Schneider & ano; to impress a trust; Simon & Weinstein (A).
KNICKERBOCKER AV, nwc Jefferson av, 22x100; Williamsburgh Savgs Bank—Mary E Sproat et al; S M & D E Meeker (A).
MANHATTAN AV, es, 75 n Clay, 25x100; Chas R Sargeant—Patk Sullivan et al; Seley & Levine (A).
VESTA AV, es, 100 n Livonia av, 140x100; Arthur J Fletcher—Theodore R Straub; for return of deed; R J Kent (A).
WILLOUGHBY AV, ses, 175 sw Knickerbocker av, 25x100; Jos Abruzzo—Margt Stamm & ano; to establish a lien; G J Liota (A).
3D AV, ws, 92 s 14th, 25x75x24.9x75; Ellen E Learned—Guiseppa Fortana et al; T F Redmond (A).
8TH AV, nc 20th, 20.2x100; Trustees Mecca Temple Ancient Order of Nobles of the Mystic Shrine—Mary Poppke et al; T F Redmond (A).

**SEPT. 15.**

BERKELEY PL, ss, 275 w 2 av, 17.6x100; Mary E Richards & ano—Alice Sheridan et al; H L Thompson (A).
DIAMOND ST, ws, 134.10 n Van Cott av, 25x100; Margt Mallin—Annie Kestner et al; partition; C J Carroll (A).
MONTGOMERY ST, ss, 320 e Rogers av, 25x120; Jos Mayron & ano—Crown Heights Realty Co et al; Weismann & Hertz (A).
OAKLAND ST, ws, 100 n Calyer, runs n 275xw 100xs50xw100 to Eckford xs150xe100xs75xe100 to beg; MILTON ST, nwc Manhattan av, 112.6x95x93.10x96.10; Edw Vill et al—Isabella C N Smith et al; Weinberg Bros (A).
WARWICK ST, ws, 220 s Dumont av, 40x100; Timothy Holland—Edmund F Coyle et al; to determine a title; W C Rosenberg (A).
WYCKOFF ST, ns, 368 w Smith, 92x100; LOTS 195 & 196, on map of farm of Isaac Cornell; Lydia Tamagno—Eliz T Boggs et al; partition; J F Darling (A).
38TH ST, 1026; Sarah R Gancher—American Oil Cloth Co; specific performance; S A Potter (A).
54TH ST, ss, 250 w 14 av, 75x100.2; Henry A Kaemmerer—Isaac Dawe et al; E Schaefer (A).
KENT AV, ws, 74.8 s Myrtle av, runs w25xs0.3x w50xs25xe75xn25.3 to beg; Rosie Cohn—Potter & Decker Realty Co et al; J L Danzilo (A).
MYRTLE AV, ns, 150 w Throop av, 25x100; Leopold Levy—Rosflo Constn Co et al; T Gutman (A).
SHEPHERD AV, es, 330 n Blake av, 50x100; Timothy Holland—Barnard Monhan et al; to determine a title; W C Rosenberg (A).
4TH AV, es, 50 s 63d, 50x100; Lucy P Elcock—Jno E Sullivan et al; Suffren, Humphreys & Orr (A).

**SEPT. 16.**

BERRIMAN ST, ws, 39.10 n Dumont av, 20x80; Title Guar & Trust Co—Chas S Wyatt et al; T F Redmond (A).
DOUGLASS ST, es, 170 s Blake av, 20x100; Audley-Clarke Co—Rose Millman & ano; Owens, Gray & Tomlin (A).
McDONOUGH ST, ns, 125 w Howard av, 18x100; Emmet R Stoddard—Mary E Dickerson et al; T F Redmond (A).
MAUJER ST, ns, 175 e Manhattan av, 25x100; Title Guar & Trust Co—Aaron Streicher et al; T F Redmond (A).
PULASKI ST, 288; Excelsior Bwg Co—Solomon Horovitz et al; Holm, Whitlock & Scarff (A).
SCHOLES ST, ns, 200 e Manhattan av, 25x100; Amalia Mertz, as extrx, &c, Carl A Mertz (decd)—Lorenz Darmstadt et al; Gollmar, Smith & Froeb (A).
SEELEY ST, ns, 199 w 20th, 24x100; Sarah F Mead—Jno G Franz et al; W H Orr (A).
SKILLMAN ST, ws, 133.6 n DeKalb av, 24.6x100; Title Guar & Trust Co—Jonas Freedman et al; T F Redmond (A).
TAYLOR ST, nws, 133.8 ne Kent av, 19.11x80; Daisy M Williamson—Antonio Perrotta et al; R T Griggs (A).
17TH ST, nes, 225 nw Prospect Park W, 25x90.2; Title Guar & Trust Co—Henry Olberding et al; T F Redmond (A).
74TH ST, sws, 280 nw 3 av, 60x100; Title Guar & Trust Co—Anna E Cooper et al; T F Redmond (A).
EAST N Y AV, ns, bet President & Ralph av, —x—; Chas L Burchard Marquis L Keyes et al; foreclose tax lien; Van Alen & Dyckman (A).
FRANKLIN AV, 176; Julius Shostack—Henry Aronson et al; foreclose mechanic's lien; G M Moscowitz (A).
GATES AV, ses, 125 ne Central av, 25x100; Williamsburgh Savgs Bank—Jesse B Stark et al; S M & D E Meeker (A).
MAIN HIGHWAY leading from Gravesend av to Flatlands, ns, 454.1 e Ocean pkway, runs e200xn331.6xw191.10xs388 to beg; Chas S Voorhies—Henry M Denton et al; T F Redmond (A).
5TH AV, nws, 17.6 ne Degraw, 27x90; Savgs Bank of Utica—Margt O'Keefe Seitz et al; T F Redmond (A).
LOT 41, map of prop belonging to Matthew Clarkson Trustees Reformed Prot. Dutch Church of Flatbush—Jno W Henry et al; J Z Lott (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**SEPT. 12.**

36TH ST, 519 W; David Cohen—L Termansen; Victori Cangialosi (69)..... 37.50
150TH ST, 305-7 W; Harris Bernstein, Inc—Worthen Realty & Constn Co; Jno Malino (68)..... 150.00
204TH ST, 428-30 W; Acme Sanitary Appliance—Orosant Constn Co (66).. 198.00
BROADWAY, 195; Gelband Contracting Co, Inc—Western Union Telegraph Co; Albt A Volk Co, Inc (65)..... 856.50
RIVERSIDE DR, es, whole front bet 141st & 142d, —x—; Acme Sanitary Appliance—Newmark & Davis (67)... 79.00

**SEPT. 14.**

17TH ST, 223 W; Manhattan Elec Cont Co—Monahan's Exp Co Realty Dept; Wolfer Press & Pub Co (74)..... 100.00
61ST ST, 16 W; Daarf Cont Corpn—Amos R E Pinchot; U S Light & Heating Co (70)..... 297.00
81ST ST, 35 W; 35 Manhattan Sq N; Triumph Column Co, Inc—McMorrow Engineering & Constn Co; Jamestown Mantle Co (71)..... 120.20
204TH ST, ss, 100 e 10 av, 150x99.11; Globe Sash & Door Co—Orozant Constn Co (72)..... 688.50
WADSWORTH AV, ws, 50 n 179th, 75 x100; Landi & Arena -Wm Hobson; Aldorf Constn Co, Inc (75)..... 275.00
SAME PROP; same—same (76)..... 100.00

**SEPT. 15.**

BEEKMAN PL, es, 40.5 n 50th, 20x100; Farber & Wigdor—Gustav Staats; Saml Jacobi (78)..... 107.94
CLEVELAND PL, 15; Pollinger & Co—Jos Leibert et al; Henry Lubin; Sol Schwartz (84)..... 112.00
FULTON ST, 191; Cose Bros, Inc—Estate of Jas D Phyfe; Elfin & Enoch Co (82)..... 119.69
97TH ST, ns, 250 e 2 av, 150x100.11; Sam Biller—Henry Frank et al; Max Broslawsky (80)..... 90.00
97TH ST, 323-5 E; Jno A Philbrick & Bro—Henry Frank et al; Max Broslawsky (83)..... 91.16
AMSTERDAM AV, 206-8; Jas McLaughlin Co—Bessie T & Frank R Houghton; Jacob Keller (81)..... 61.80
BROADWAY, 317; Murray Hill Sheet Metal Wks—Society of New York Hospital; Wm Wolff (79)..... 46.00
8TH AV, 930; Philip Mostow—Mary & Walter Von Erlenbell (77)..... 685.95

**SEPT. 10.**
EAST BROADWAY, 44; Berger Mfg Co—Wilder Bros et al; J Epstein (87) 75.00
MONTGOMERY ST, 35; Louis Fishman —Hebrew Kindergarten Nursery; Jos M Kandel (85) 297.00
16TH ST, 447 W; C H Southard Co—Jas S Hannon, Inc; Albt Den Dreisch (92) 239.15
61ST ST, 16 W; Manhattan Electrical Cont Co et al Amos R Pinchot; U S Light & Heating Co (91) 56.65
86TH ST, 158 E; Louis Fishman - Geller Bros Co; Jacob Shapiro et al (86) 200.00
126TH ST, 238 E; Anna Finkelstein - Louis Storkman; Elias D Springer (88) 110.00
AV A, 1425; Jas F Gillespie Co—Jno Doe; Ernest Adler (89) 219.80
SAME PROP; same—Impt Tenement Co,; Ernest Adler (90) 219.80
AV A, 42; Morris Spergel—Jas R Roosevent, Douglas Robinson & Nicholas Biddle; Philip Levin (94) 235.00
TREMONT AV, ns, 51 w Walton av, 50 x94.10; Empire Door & Trim Co—Han Constn Co; Maurice Abelman; renewal (93) 1,263.00

**SEPT. 17.**
BROAD ST, es, 152.6 s Exchange pl, 30x118x31x127; H Krantz Mfg Co—Broad Exchange Co; Potts & Anderson (97) 308.76
MULBERRY ST, 28; Goodman Telzer - Maddaleno Cuneo; Agnes Cunis (99). 64.50
21ST ST, 218 W; Jas F Gillespie et al—Bookmere Realty Co; Adolph Meyer (98) 6.20
97TH ST, 323-25 E; Louis Berman—Henry Frank, Jacob Strauss & Theo Friedenberg; Union Smoked Fish Co, Inc; Max Broslawsky (95) 103.24
102D ST, 102 W; Henry Depue—Leon & Honore Surdez (96) 50.00

**SEPT. 18.**
SEPT. 18.
WASHINGTON ST, 62; Malham Mahawage—Trojan Realty Corpn & Corkemaz Realty Co & Richa Corkemaz (101) 55.60
3D ST, 48 E; Bushwick House Wrecking Co—R Herold & Saml J Gottlieb (102) 17.20
128TH ST, 124 E; A F Galligan & Co —Herman J Sonnenberg, Berman & Berman & Philip Baum; renewal (104) 90.00
135TH ST, ss, 20 w Madison av, 176x 99.11; Church E Gates & Co, Inc—Jas Everard Estate, D Levine & J Schwartz (103) 201.49
3D AV, 885; Jacob Warshaw et al - Jno Doe & Max Reese (105) 214.00
7TH AV, 2303; Walter J Kelly—Robt Blackburn & Fredk Aldhouse & Co (100) 31.00

## Bronx.

**SEPT. 11.**
No Mechanics' Liens filed this day.

**SEPT. 12.**
165TH ST, 491 E; Robt Shavel—Louis & Jane Teven; Louis Teven (10) 224.25
215TH ST, ss, 275 e Paulding av, 25x 100; Peter Guarino—Antonio & Niedina Suozzi & Michaelangelo & Luci Errico; Mariano De Luca (11) 40.10
HUGHES AV, 2310; Jno Martoccio—Nicholas Tedeschi & Chas A Corby; Chas A Corby (9) 66.25

**SEPT. 14.**
KINGSBRDGE TER, es, 1508 n Kingsbridge rd, 75x100; Ames Transfer Co —Arlington Constn Co (12) 30.00

**SEPT. 15.**
172D ST, 457 W; Morris Bergman—(Mrs) Rosie Samuelson (13) 219.00
HOE AV, es, 100 s 172d, 50x100; Tony F Carfagno—Frank G Coryell, Coryell Bldg Co. Inc (14) 500.00
JACKSON AV, 600-02; Harry Fein—Robt Fulton Realty Co; Moe A Isaacs (15) 119.50

**SEPT. 16.**
BARRY ST, ws, 394.6 s Leggett av, 100x100; A E Klotz Fireproofing Co—Factory Sites, Inc; Jacob Leitner (20) 1,665.00
149TH ST, ss, 216 w Brook av, 91x206; Pilot Valve Co—Fredk & Annie Schnaufer; Bronx-149th St Realty Co; renewal, N Y County (16) 180.00
INTERVALE AV, es, 144 n 165th, 50x 100; Francesco Perez—182d St Realty Co; Guisseppe Borrello (17) 44.38
SAME PROP; Salvatore Perez—same (18) 40.63
SOUTHERN BLVD, es, 25 s Jennings, 42.8x100; Peirat Goldman—Mondscheim & Co; Emil Reich & Mondscheim & Co (19) 415.00

**SEPT. 17.**
SOUTHERN BLVD, 957; Sunlight Reflector Co—Corn's Dry Goods Store & H Tenenbaum (22) 39.71
TREMONT AV, 461; Max Inkelas—Jno L Rogers & Agnes K Mulligan (21).. 461.00

## Brooklyn.

**SEPT. 10.**
HICKS ST, es, bet Remsen & Montague, —x—; "Hotel Bossert," Danl R Douglas—Est Louis Bossert & Wm Vail, Inc. 296.00
PACIFIC ST, ss & ws Henry, 36x209; Leonard D Hosford—L I College Hospital & John Thatcher & Son 26,200.00
POWELL ST, nwc Livonia av, 100x100; STONE AV, es, 105 s Livonia av, 62.6x100; Pfotenhauer-Nesbit Co—Rachel Melnick & Harry Topp 1,163.50
STERLING PL, sec Rochester av, 100x 120; Halpern & Mertel, Inc—J V Cunningham, Inc. 105.00
EASTERN PKWAY ext, ses, 416.1 ne Sterling pl, 40x110; Bell Fireproofing Co—Banff Constn Co. 605.00
20TH AV, es, 120 s Benson av, 72x100; Thos J Sinnott—Walter E Parfett.... 480.00

**SEPT. 11.**
HERKIMER ST, 1446; Jos Anrodes—Luigi Sera 150.00
EASTERN PKWAY EXT, ss, 416.1 ne Sterling pl, 40x110; Canadian Bldg Material Corpn—Banff Constn Co & Abr Frankel 62.75
EASTERN PKWAY EXT, ses, 20 w Park pl, 40x110; Jose Costino—Banff Constn Co 275.00
EASTERN PKWAY, ses, 416.1 ne Sterling pl, 40x100; Chas Kurtz—same & L M Lipschitz & Geo Frankel. 475.00
SUTTER AV, ss, 40 w Warwick, 40x90; Abr Weinstein—Chas Weisinger & Jno Rocco 175.00

**SEPT. 12.**
KOSCIUSKO ST, 557-9; Alvin Fuesslein Kahn Bros 80.00
KOSCIUSKO ST, ns, 229.7 w Reid av, 50.4x100; Jos Sacoder—Ellie Arnold & Kahn Bros. 720.00
E 98TH ST, 999; Jno H McCrodden—Aloysius Moser 75.00
BEDFORD AV, ws, 43.9 n Foster av, 62.1x108.2; Geo Baur—Jno F Mason. 5,600.00
EASTERN PKWAY EXT, ss, 20 w Park pl, 40x110; Hartan & Hodge, Inc—Banff Constn Co 105.50
EASTERN PKWAY EXT, ses, 414.1 nw Sterling pl, 40x110; Curtis Bros Lumber Co—Banff Constn Co. 771.43

**SEPT. 14.**
BAY RIDGE PL, 18-24; Columbia Mantel Co—Montrose Bldg Co & Thos Brown 50.00
14TH ST, 212; Robt A Lewis—Jas Gray 26.00
BELMONT AV, nwc Junius, 100x100; Bklyn Fireproof Sash & Door Co—Junius McBell & Abr Koeppel. 1,490.00
SAME PROP; Curtis Bros Lumber Co—Bell-Junius, Inc. 2,286.50

**SEPT. 15.**
9TH ST, 327-33; Attilio Stiria— B F Keith, A Kinne & Enos & Watkins Co 326.35
W 36TH ST, ws, 100 s Mermaid av, 40x 118.9; Frank J Byrne—Anna Hertstein & E Scott Phillips. 64.00
BELMONT AV, nwc Junius, 100x100; Simon Gasner & Sons—Bell-Junius Inc, & Max Wasserman & Jos Feldman 1,000.00
OCEAN AV, 1029-47; Bernhard Goetz & ano—Hartman Bldg Co. 152.92
PITKIN AV, ns, 30 e Bristol, 20x64.4; Sam Weinstein—Gittel Bronitzky.... 111.40

**SEPT. 16.**
HINSDALE ST, es, 200 s Dumont av, 150x100; Bernard Lachow—Willmont Realty Corpn 72.60
JUNIUS ST, nwc Belmont av, 100x100; Canadian Bldg Material Corpn—Abr Koppel & Bell-Junius, Inc. 417.18
POWELL ST, nwc Pitkin av, 50x100; Thorne Holdfast Metal Bar Co—Brein Amusement Co & Chas Brein.. 240.00
80TH ST, ns, 100 w 13 av, 100x100; Saml Friedman—Emanon Bldg Corpn, Wm Shapiro & Saml Posner 628.00
EASTERN PKWAY, ss, 20 w Park pl, 40x110; Hendrix Bldg Development Co—Banff Constn Co 300.00
EAST N Y AV, swc Douglass, 100x120; Chas Schad, Inc—Katz Amusement Co & Abr Sang 275.00
ST MARK'S AV, ns, 125 e Kingston av, 100x100; Henry Weisfeld et al—Saratoga Impt Co. 275.00
SHEPHERD AV, ws, 105 s Hegeman av, 20x100; Chas Ingrazia—Lena Lessner 25.00

### SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

## Manhattan.

**SEPT. 12.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 14.**
54TH ST, 67-75 E; S Wolf's Sons—N Y State Realty & Terminal Co et al; Aug25'14 33.71

**SEPT. 15.**
BROADWAY, 1710; Max Zudek—Tyee Realty Co et al; May13'14 175.00
BROADWAY, sec 81st; American Register Co—Wm I Walter et al; Sept9'14 384.50
MORNINGSIDE AV, 25; Morris Levy—Annie E Medford; July10'14 60.00

**SEPT. 16.**
ESSEX ST, 108; Sam Biller—Max Schaffer, trste; Aug27'14 27.00
5TH ST, 633 E; Sam Biller—Herman Tenenbaum et al; Aug27'14 70.00
127TH ST, 13-15 W; Louis Seletzky—Chas A Sherman et al, exrs; Sept 3'13 1,525.00

**SEPT. 17.**
BROADWAY, sec 81st; Wilhelm Koch —Wm Walter et al; Aug13'14. 117.10
BROADWAY, nec 81st; Wilhelm Koch —same; Aug12'14. 117.10
EDGECOMBE AV, 385; Yankauer & Dublon—Jacob Rosenthal et al; Sept 1'14 150.00
ST NICHOLAS AV, 280-86; Matthew Casey—Jno R Agnew et al; July9'14. 322.15

**SEPT. 18.**
ELDRIDGE ST, 75; Union Stove Works Abr I Levy et al; June5'14 185.00
BOWERY, 42; Edw K Anderson et al —Jacob Finkelstein et al; Sept3'14.. 25.75
BROADWAY, nec 165th; Kopelson Bros —Broadway & 165th St Realty Co et al; Sept14'14 97.82


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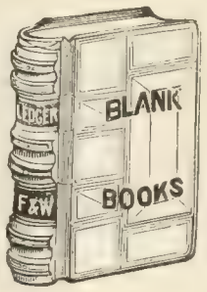
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## Bronx.

**SEPT. 11.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 12.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 14.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 15.**
174TH ST, 517 E; Michl Lagana & Co – Elkan Kahn et al; JulyS'14..... 111.50
CLAREMONT PKWAY, 540-4,**; Wolf Weinraub—Cunard Realty Co; May 27'13 ..... 270.00
3D AV, es, 314.5 n Claremont Pkway, 25x125; Jos Borrelli — Gibraltar Realty Co, Inc, et. al; Feb5'14..... 998.00

**SEPT. 16.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 17.**
GLEASON AV, 2160; Cornelius A Kensler—Blanche M Belmont; Aug27'14.. 230.00
**Recorded in N. Y. County.

## Brooklyn.

**SEPT. 10.**
80TH ST, ns, 100 w 13 av, 160x100; Star Wood Turning Co—Emanon Bldg Corpn; Sept9'14 ..... 1,057.00
WLLIAMS AV, es, 200 s Dumont av, 100x100; Jacob E Neufeld—Wallen & Hoffman, Inc;"Jno" Wallen & "Geo" Hoffman; Sept8'14..... 3,250.00

**SEPT. 11.**
STERLING PL, ns, 100 w Saratoga av, 175x178.1xirreg; Rose Klein—Commonwealth Impt Corpn; Jan22'14..... 85.00
SAME PROP; same—same; Jan16'14.. 200.00
SAME PROP; same—same; Jan16'14... 300.00
SAME PROP; same—same; Dec11'13... 90.00
SAME PROP; same—same; Dec1'13... 228.13
SAME PROP; same—same; Oct18'13... 1,000.00
SAME PROP; same—same; Apr14'13... 300.00
[3]E 13TH ST, ws, 320 s Av N, 20x100; Barney Zinuck—Anna Levy; June16'14 50.00
[3]SAME PROP; R L Wiliams—same; June18'14 ..... 25.00
[3]SAME PROP; David Davidson—same; June16'14 ..... 20.00
[3]SAME PROP; Max Weinchelblatt—same; June16'14 ..... 100.00
166TH ST, nwc 6 av, —x—; Aaron Osipowitz & ano—M Armendinger & Son & Wm F Ahrens; Sept10'14..... 80.00
MILLER AV, 443; Barnet Weinstein—Harry Rubin Bldg Co & Chester Iron Wks; Aug29'14..... 186.94

**SEPT. 12.**
ADELPHI ST, 156-162; Gustave Rader Co—Hartman Constn Co & I Haubin; Aug10'14 ..... 488.28
STERLING PL, ns, 177 w Saratoga av, 150x100; Benj Jackerson—Commonwealth Impt Co & Jos Popkin; Sept 1'14 ..... 70.00
STERLNG PL, ns, 100 w Saratoga av, 175x178.1xirreg; Rose Klein—Commonwealth Impt Co; Dec12'13..... 60.00
SAME PROP; same—same; Dec12'13.. 55.00
NEWKIRK AV, sec Ocean av, 45.11x157.5xirreg; Square Lumber Co—Kirknew Realty Co; Aug14'14..... 1,614.27
3D AV, sec 61st, 81.11x90; J P Duffy Co—H Naeher; Aug31'14..... 2,438.01

**SEPT. 14.**
ADELPHI ST, 156-62; Alvin Fuesslein —Hartman Constn Co; July21'14.... 190.00
E 17TH ST, 2229; Giovanni Braco—Louisa & Chas Casale; Aug10'14.... 2,000.00
14TH AV swc 41st 60.2x140; Joe Harris—Walfourth Constn Co; Sept3'14. 120.00

**SEPT. 15.**
W 7TH ST, es, 220 s Av R, 1100x100; Vincent Bottega—Highlawn Realty Co, Inc; Sept9'14 ..... 68.00
BUSHWICK AV, ws, 55.4 s Varet, 26.2 x66x25x56.3; Barney Zirinsky—Abr Gach; June11'14 ..... 100.00
LEWIS AV, nwc Macon, 30x95; Hyman S Sulsky—Schoenfeld Constn Co; Sept 9'14 ..... 232.00
WILLIAMS AV, ws, 100 s Dumont av, 100x100; Progressive Realty & Impt Co—Revlis Realty Co, Inc; July24'14 2,000.00

**SEPT. 16.**
N 1ST ST, ns, 74.4 w Bedford av, 35x 45; Louis Holland & ano—Dora Shapiro & Israel Max; Sept5'14..... 150.00
57TH ST, 119-23; Henry Abrahson—Kath Geiger; Feb24'14 ..... 32.60
80TH ST, ns, 100 w 13 av, 160x100; Geo Rasmussen—Emanon Bldg Corpn; Sept14'14 ..... 412.50
RIVERDALE AV, swc Stone av, —x—; Gustave Rader Co—Stone Av Bldg Co, Hyman Kotler & Harry Cohn; Aug12'14 ..... 406.45

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**SEPT. 10.**
No Attachments filed this day.

**SEPT. 11.**
LOZIER MOTOR CO; Alex Popini; $550; S L Chess.
ZURN, Franz; Allied Mfrs, Inc; $14,750; T M Simonton.
MOORE FILTER CO & GEO Moore; Frueauff & Robinson; $12,899.23; R S Sloan.

**SEPT. 12.**
KELLER, Florence L; Goodale, Perry & Dwight, Inc; $1,000; G W File.

**SEPT. 14.**
L WERTHEIM COAL & COKE CO; Jas D Van Pelt; $1,407.67; A Campbell.
SAME; Whitney & Kemmerer; $1,567.29; L H Rowe.

**SEPT. 15.**
ARBOGAST & BASTIAN CO; Harold P Brow; $4,154.16; D B Abbott.
L WERTHEIM COAL & COKE CO; Chas F Randolph; $7,611.83; Armstrong & Keith.

**SEPT. 16.**
JOHNSTON, ELLIOT & CO; National Discount Co; $2,476.30; S C Sugarman.
MOTLEY, Alfd H, Jr; Wm Ottmann et al; $105,000; Winthrop & Stimson.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

SEPT. 11, 12, 14, 15, 16 & 17.
Levine, J & White Star Iron Works. 3d av, 843..S Lemkin. Machine..... 290.00
Navarra, Pietro. 17th st, 443 E.. Ermino Esposito. Fixtures..... 108.00
Trio Amusement Co, Inc. Broadway, 2409, e 89th..Consolidated Chandelier Co. Fixtures..... 630.00

### Bronx.

SEPT. 11, 12, 14, 15, 16 & 17.
Biltrite Constn Co, Inc. Whitlock av, es, 470 s Tiffany, 39x90..Consolidated Chandelier Co. Unconditional Bill of Sale. ..... 105.00

### Brooklyn.

SEPT. 10, 11, 12, 14, 15 & 16.
Cioffone, C. 2118 W 9th st..Bayside Chandelier Co. Gas Fix..... 64.00
Comet Constn Co. Caton av & Stratford rd..Estate of S Weinstein. Doors, &c..... 1,730.00
Dellon Watnick Co. 111-3 S 3d st.. Louis Greenberg. Plumbing..... 900.00
Egans Sons, Peter. W 9th st, bet Avs U & T..Wm Kerby Est.....(R) 33.00
Elgin Bldg Co. Bay 24th st, nr Bath av. Wm Kerby Est.....(R) 70.00
Harms, Geo. 625 Nostrand av..Jno M Doppel & Co. Doors, &c..... 2,100.00
Holland, L & H. Snediker av, nr Riverdale av..Louis Greenberg. Plumbing. ..... 930.00
Midwood Plumbing Co. New Lots rd, nr Van Sinderen av..Louis Greenberg. Plumbing. ..... 2,285.00
Millers M P Theatre. Saratago av, bet St Marks av & Bergen st..Popkin Gas Fix Co. Gas Fix..... 400.00
Provident Associates. 1213-5 Av F.. Pittsburg Water Heater Co. Bungalow Heaters ..... 130.00
Taft Constn Co. W 8th st, bet Avs R & S..Wm Kerby Est.....(R) 3.430.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**SEPT. 16.**
SEAMAN AV, ns, 50 w Emerson, 55x 100; City Mtg Co loans Seaman Constn Co to erect —-sty bldg; — payments .....30,000.00
SEAMAN AV, ns, 105 w Emerson, 55 x100; same loans same to erect a —-sty bldg; — payments.....30,000.00

### Bronx.

**SEPT. 14.**
231ST ST, ss, 105 w Laconia av, 50x 114; Railroad Co-Operative Bldg & Loan Assn loans Thos & Cath Gilday to erect 2-sty frame dwg; 3 payments 3,000.00

**SEPT. 16.**
INTERVALE AV, ws, 293.8 n Westchester av, 50x100; Annie Fein loans Angel Constn Co, Inc, to erect 5-sty apartment; 7 payments.....40,000.00

**SEPT. 17.**
223D ST, ns, 302.3 e Corsa la, 21x100; Eliza K Dooling loans Angelandonio, Louisa, Agostino & Josephine Grosso to erect 3-sty brick bldg; 4 payments. 3,200.00

## ORDERS.

### Brooklyn.

**SEPT. 11.**
E 14TH ST, es, 300 n Av X, —x—; Frank P Sabetti on Cee-Gold Co, Inc, to pay Joe Sklar ..... 450.00
SAME PROP, same on same to pay same ..... 600.00

**SEPT. 12.**
E 14TH ST, es, bet Av X & Neck rd, —x—; Frank P Sabetti on Cee-Gold Co to pay Super & Reizer..... 1,250.00

**SEPT. 14.**
BERGEN ST, ss, 71.5 e Troy av, 20x100; Fredinando Penna on Vittorio Stagnitta to pay Audley Clarke Co..... 729.71
SAME PROP; same on same to pay same ..... 242.68
McDONOUGH ST, ns, 225 w Tompkins av, —x—; Sumner Development Co on Title Guar & Trust Co to pay Louis Greenberg ..... 2,500.00
NEW LOTS RD, ss, bet Van Sinderen av & Snediker av, —x—; Midwood Plumbing Co on Vernewl Cont Co to pay Louis Greenberg..... 181.44

**SEPT. 15.**
STERLING PL, nec Rochester av, 25x 100; Jas V Cunningham on Geo Potts to pay Ragoran & Feldman..... 125.00

**SEPT. 16.**
ATKINS AV, es, 90 s Blake av, 160x 100; Atlake Bldg Co on East N Y Savgs Bank to pay Curtis Bros Lumber Co..... 1,000.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

| | | |
|---|---|---|
| A-- | Signifies, | Auxiliary Fire Appliance. (Sprinklers, etc.) |
| B-- | " | Fire Escape. |
| C-- | " | Fireproofing and Structural Alteration. |
| D-- | " | Fire Alarm and Electrical Installation. |
| E-- | " | Obstruction of Exit. |
| F-- | " | Exit and Exit Sign. |
| G-- | " | Fireproof Receptacles and Rubbish. |
| H-- | " | No Smoking |
| I-- | " | Diagrams on Program, and Miscellaneous. |
| J-- | " | Discontinue use of premises |
| K-- | " | Volatile, Inflammable Oil and Explosive. |
| L-- | " | Certificates and Miscellaneous. |
| M-- | " | Dangerous condition of heating or power plant. |
| O-- | " | Discontinue use of Oil Lamps. |
| DR-- | " | Fire Drills |
| SS-- | " | Standpipes and Sprinklers |

Week ending September 12.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Bond st, 21—Leon Tanenbaum.....SS
Canal st, 179-81—Julia R Kinkele.....C
Cortlandt st, 69—N Y Butchers' Supply Co.H-A
Fulton st, 218—Louis Goldsticker et al..... C-E-L-B-G
Fulton st, 218—Geo A Baehm.....G-A-L
Fulton st, 218—Bernard Meyer.....C-G-A
Greene st, 133-35—Etagloc Holding Co.....C
Maiden la, 41-43—L M Kirsch.....A
Minetta st, 8—Tomaso A Damene.....H-A
Pitt st, 26—Hyman Geller.....L
South st, 90—Isaac Ginsburg.....E-C-L-G
South st, 90—Est Wm F Milton.....E
South st, 90—W R Addicks, Con Gas Co.....C
Stanton st, 27—Louis Finkelstein.....H-A-G
Stanton st, 61-5—Louis Levitt.....SS
Warren st, 34—Waldron & Carroll.....A
Washington sq, 36 W—Est Mary Knott....E-C
Washington sq, 36 W—Est Mary Knott....L-C
Wooster st, 69-71—Columbia Ribbon & Carbon Mfg Co. .....H-A-G

*Numbered Streets.*

10th st, 34-6 E—Metropolitan Dress Co..A-C-G
10th st, 34-6 E—Eagle Cloak Co.....G-C
10th st, 34-6 E—Braender Bldg & Const Co.C-SS
10th st, 34-6 E—Warshawsky & Cohen.....C-G
10th st, 34-6 E—Summit Waist Co.....C
10th st, 34-6 E—Fischman & Schnur....A-G-C
10th st, 34-6 E—Manhattan Cloak & Suit Co. A-C-G
10th st, 34-6 E—Kerner Bros.....G-C
10th st, 34-6 E—Goldman & Gury.....G
10th st, 34-6 E—Wolf Weber.....C-G
10th st, 34-6 E—Corn Bros & Richter....G-A-C
10th st, 34-6 E—Isadore Grossman.....G
10th st, 34-6 E—Edward Baldwin.....G-C
10th st, 34-6 E—Mutual Cloak Co.....C-G
10th st, 34-6 E—Rosenberg, Weinstein & Copersmith .....G
10th st, 34-6 E—Eidenberg & Aronwitz.....C
10th st, 34-6 E—Berkman & Klotsky.....G-C
10th st, 34-6 E—Jos Ressner Co.....G
15th st, 28 W—Seaman Realty & Holding Co..C
32d st, 128 E—Ernest A Turner.....D
32d st, 138 E—W J Whittaker.....H-A-M
35th st, 43-9 W 8th H Mossley.....SS
44th st, 501-3 W—West Star Roofing Co....A-G
47th st, 247-9 W—Israel Hymanovitz.....C
48th st, 337 E—Harry Hirsch.....C-H-G-A
49th st, 244 W—Joseph Saso.....H-A-G
52d st, 123 W—William Hewitt.....H-A-G
52d st, 140 W—Studebaker Co of America. H-A-L-G
52d st, 140 W—M L Dunham.....A-C
53d st, 121 W—Wm Bruce Brown.....H-G-L-C
59th st, 406 E—John P Bengston.....A-G-C
62d st, 38-40 W—Ajax Auto Sheet Metal Parts Mfg Co .....C-G-L
74th st, 256 E—Samuel Berkowitz.....G
75th st, 174 E—Mortimer L Schiff.....K-A
76th st, 202 W—David Clarke's Sons....A-G-M
89th st, 546 E—Samuel Bernstein.....A
110th st, 129 E—Claman Supply Co.....H-A-G
126th st, 155 E—Louis J Kahn.....H-A-G-C
145th st, 516-18 W—Hulse Garage Co, Inc.C-G-L

*Named Avenues.*

Av A, 119—Michael Keller.....C
Amsterdam av, 314—Harry A Greenberger. G-A-H
Broadway, 515-17—Est David H Haight.....C
Broadway, 515-17—Emanuel Brummel & I Mendelsohn .....G
Broadway, 515-17—Louis Reibstien.....G
Broadway, 515-17—Mark M Konski.....G
Broadway, 515-17—Sydney Bernheimer & Co...G
Broadway, 644-6—Manhattan Savings Inst...SS
Broadway, 729-31—Duncan Realty Co.....SS-C
Broadway, 1627—Chalmers Motor Co of N Y, Inc. .....H
Broadway, 1741—American Auto Supply Co. A-L-E-G
Broadway, 1985—King Tire Co.....C
Broadway, 2906—Cimiotti Garage Co..A-H-L-C
Park Row, 145—Benj Weiner.....E-A

*Numbered Avenues.*

1st av, 479-85—Ely J Rieser & Co.....C-A-G
3d av, 2380—Katherine L Fish.....C-B-E
4th av, 61—Brunswick, Balke, Collender Co of N Y .....C-M
4th av, 65-69—Albert L Dow et al.....C

# BUILDING MANAGEMENT

## SOMETHING ABOUT TERRAZZO FLOORS

By CHARLES R. MARSH*

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

TERRAZZO is defined by Russell Sturgis, in his "Dictionary of Architecture and Building" as: "An inexpensive concrete pavement used for floors in the province of Venetia, even in houses of some pretensions to elegance. Lime mortar made unusually dry is the principal material; in it are inlaid small pieces of marble, usually not too large to pass through a ring an inch and a half in diameter. The whole is beaten hard, rubbed down and polished. Fine examples are given, full size, in Gruner's 'Speciments of Oriental Art.'"

I have been unable to find anything further than the above, regarding the subject. Because of the very limited literature pertaining to terrazzo, and because of the great difference in the appearance of it and the varying ideas held as to how such work should be done, the writer was prompted, in March, 1912, to address the members of the society regarding certain vital details of this subject. The generous response to that postal card inquiry contained many varying and conflicting opinions.

This shows that the subject was an interesting one to most of us. This, in turn, prompted me to go further into the subject, and as a result individual letters were addressed to about ten contractors for terrazzo work; to about fifteen firms of architects and to five professors of architecture in the leading universities having courses in architecture.

The replies from professors of architecture were disappointing, as they contained absolutely nothing of value to a better understanding of the subject.

### The Best Practice.

By ascertaining the ideas and opinions of the best architects and contractors for any class of work and supplementing that data by the opinions of superintendents who have seen and noted the results obtained by various methods and designs, we can decide on what is best both from a structural and an economic standpoint.

Superintendents all agree that it is necessary to have the floor slab well cleaned and washed before the base for the terrazzo is placed. Mention is made by very few of one of the most important items, that is, the aggregate. One supervising superintendent states: "Never use cinders, as good cinders are hard to get and expansion in most cinders causes the work to lift. Use stone, gravel, terra cotta and brick, provided they are free from coal, lime or magnesia." Contrast this with the varying opinion of a superintendent who states: "I think the best way to lay terrazzo on a fireproof floor is to use a fill, where necessary, of cinder concrete."

All contractors agree that it is best to mix the chips and cement dry and then add the water. The Fishbach Company state that they do not approve of the old and inefficient method of spreading a sand coat, and on this sprinkling marble and rolling it. When the proportions of chips to cement are mentioned it is usually one cement to two and one-half chips; one contractor thinks that it is best not to specify the proportions of cement, but that enough be added to fill the interstices. This latter method is the requirement in late office specifications. None of the contractors state the exact method of applying the marble chips.

Architects in writing specifications for terrazzo vary in the length and minuteness, but on the whole they require stricter methods than contractors propose.

### Methods of Some Architects.

McKim, Mead & White specify that the wearing surface shall be placed before the base has set, and that only enough cement be added to the chips to "firmly unite the pieces."

Peabody & Stearns in their specifications for the new Boston custom house call for terrazzo one inch thick, and "to be rolled and then to have more chips strewn over the surface and rolled again."

F. M. Andrews required in the specifications for the Hotel McAlpin, New York, that there should be a cinder concrete base, and that the terrazzo should be placed two days after the laying of the same.

Carrere & Hastings in their general specifications for terrazzo require:

"Concrete ground work shall be thoroughly swept and washed and lightly sprinkled with dry Portland cement immediately before terrazzo floor mixture is placed in position. Terrazzo shall be composed of hard white marble chips and just sufficient mortar of one part white Portland cement and one and one-half parts white sand to fill the voids. This mixture shall be laid not less than one inch thick and marble chips shall be laid over the surface and rammed in."

Cass Gilbert, quoting from the specifications for the new National State Bank Building, Newark, N. J., specifies for terrazzo, which is all to be placed in corridors, as follows:

"All terrazzo is to be laid in the best manner, consisting of topping and bed; the topping being made of white Italian chips with best White Atlas cement and to be not less than one inch in thickness. The bed to be one inch thick, composed of one part Portland cement, three parts coarse sand, and five parts clean gravel. On top of bed and laid coincident with same lay the terrazzo topping."

In regard to the largest area that may be laid without expansion joints most superintendents favor the size as specified in the present office specifications, 4x4, 5x5 ft., and in some instances 6x6. One superintendent states that an area 20x20 ft. has been laid by him, and can be laid without danger of cracking; this opinion is also held by superintendents who have had large experience in this class of work. Instances of panels 16 x16, and another 20x30, are cited with remarks that they have not cracked after three of four years' wear. Personally, I know of two panels more than 200 feet in area, put in without joints of any kind, and without reinforcement, that have been subject to a great amount of traffic in a hotel lobby, that were put in nine years ago, and which show no signs of failure today.

*Extracts from a paper read before the Society of Contractors of Federal Buildings.

## WHAT IS A MODERN BATHROOM?

OF the two billions of dollars spent annually in this country for building construction of one sort or another about $150,000,000 is spent in providing bathing accommodations to tenants and owners. These facilities may range in individual cases from the modest bathroom appointments of the better class of tenement houses that consist of a tin flush bowl, lavatory and tin tub, either stationary or portable, to the luxurious apartment house bathroom that helps to rent an upper Fifth avenue apartment for $15,000 a year or more. This latter bathroom has every conceivable appointment, including a plunge three to five feet deep in the center of the floor.

The contents of this bathroom are secondary in importance to the furnishings. They are of enameled clay tile, glass tile trim, repressed concrete statuary of mythological sea-nymphs and a stained glass dome ceiling that depicts Old Father Neptune guarding a cluster of mermaids from equally mythological Centaurs. The equipment includes a pedestal lavatory with hot, cold and iced drinking water faucets. A plate glass shaving mirror is next in line, accompanied by an electrical shaving water heater, cut-glass brush receptacle, a sitz needle bath, a needle shower foot bath, a ladies' dressing and manicure table, a steam-heated lounge with facilities for reading in a reclining position and for rubbing as in a Turkish bath and, finally, a face plunge.

### Involves Considerable Outlay.

But this sort of a bathroom is not the kind that the owner can afford to put into the average apartment house where which eight rooms bring him only $100 a month's rent, although the house-hunting tenant probably thinks he ought to supply that luxury, besides giving him three months' rent free. As a matter of fact, the owners today are supplying bathrooms in moderate-priced apartments that in the simpler days of our grandparents would have been deemed quite as luxurious as those described in the ultra-modern $15,000 suites.

It is no longer a rarity to find a completely tiled bathroom. It is quite ordinary to find in the bathrooms an inset tub that is practically one unit with the floor. The showers are quite commonplace and even the sitz is provided in many of the more recent Riverside drive apartments. Medicine cabinets are the rule rather than the exception, while such things as the pedestal lavatory, the silent flush-bowl, the manicure table and the shaving mirrors and racks are looked upon by even the tenants of moderate means as things to be expected.

The inset plunge, the face shower, the steam-heated divan and the ice-water tap are still luxuries that may become common-places in the days to come, but that is a good ways off.

### Devices for Comfort.

But there are a great many little attachments and devices that go to make the bathroom a comfort for the business wearied man. Looking down a list of bathroom devices in a modern builders' catalogue makes one think that practically all the $150,000,000 spent in this country annually for plumbing fixtures, goes to the manufacturers of non-splashing bibbs, splasherless showers, hot and cold water mixers, foot warmers, tub seats, mats, dryers, hot-water makers, electric nail polishers, mechanical rubbers and vibrators, hair washers, sterilizers, perfume sprayers, powder dashers, paper containers, mirrors, medicine cabinets and receptacles of one sort or another. But it is not so.

All the plumbing in the modern bathroom must be either exposed or concealed; paradoxical to be sure, but nevertheless, a fact. If it is exposed the owner is entitled to feel one little niche nearer the heart of good breeding, because of the contention that it is more sanitary. On the other hand, there are thousands of persons apparently in equally good social standing who want all the house plumbing, bathroom included, concealed.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### A Shower Bath Control Valve.

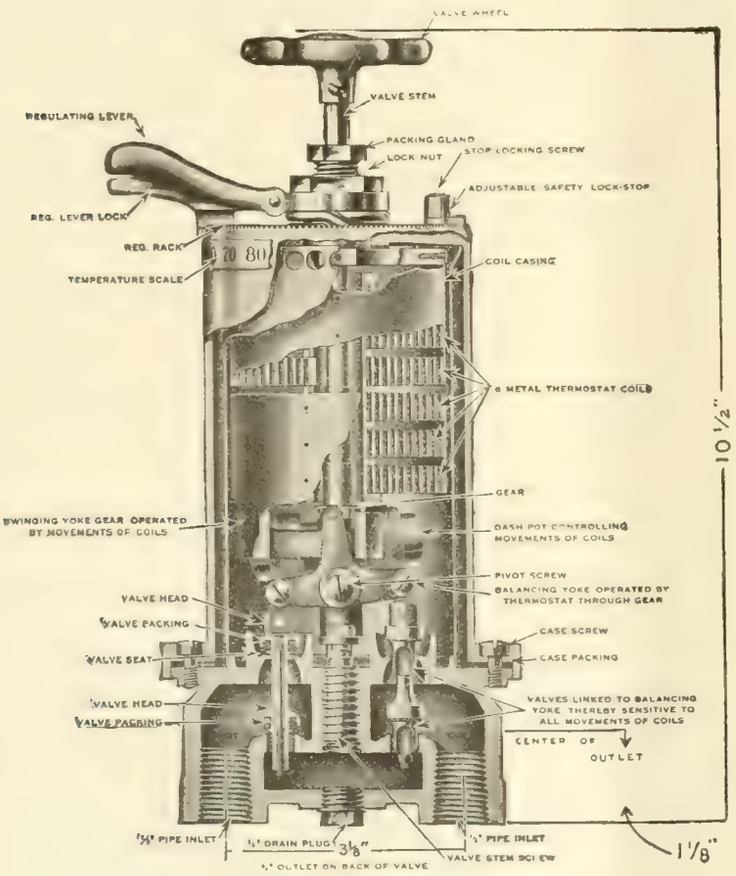
HOUSE hunters are often influenced in the selection of flats, apartments or residences by the equipment in the bath room. Real estate men and building managers have repeatedly stated that a well equipped bath room has rented premises quicker than have hardwood floors, dining-room domes or built-in refrigerators. Consequently, there is always keen interest among managers for new bathroom devices that can be pointed out as a distinctive feature of the new apartment or the one that has been recently renovated.

One of the latest efforts to improve and make comfortable the bath is a device that is being manufactured and introduced to architects, builders and building managers by the Leonard-Rooke Company, of 17 Warren street, Providence, R. I. It is herewith illustrated and shown in indexed detail so that building managers and local architects can see at a glance just what the principle of the device is.

It is ten and a half inches high and nickel-plated. It is designed to guarantee an even temperature of water in the shower bath so that no matter how many water taps are turned on in neighboring apartments the bather cannot be scalded by the sudden withdrawal of the counteracting water. The bather merely lifts up the lever latch and moves the index over to the number corresponding to the temperature desired. He then turns the valve wheel which turns the valve stem screw and lifts the balanced valves from their seats. Thermostatic coils immediately operate valves through gear and balanced yoke on which the valves are hung.

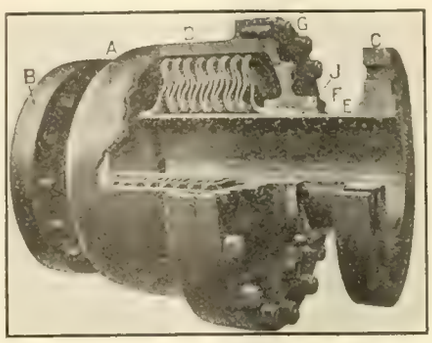
Another feature about this device is that should, for any reason, the wearing parts get out of order, the interior may be easily exposed to view. In such an event the case may be bodily lifted off. The valve wheel is taken off with lock-nut and case-screws and the whole device may be reached without disconnecting the valve from the water pipe.

The device depends upon heat alone for its action, in this respect differing from the types that depend upon pressure, air or electricity for operation. The scientific principle upon which the device is operated is that hot and cold water meeting and mixing within the valve pass through the thermostatic coils. The combined temperatures affect the coils and they force the thermostat automatically to adjust two sets of balanced temperature valves which immediately deliver the required portions of hot and cold water. The ratio of hot and cold water is changed by altering the location of the regulating lever. If cold water only is desired the lever pointer is swung to the extreme left and vice versa if hot water is desired.




### High Pressure Expansion Joint.

SOMETHING new in the principle of high pressure steel expansion joints is contained in patents recently acquired by local interests. In this joint use is made of a nest of circular disks stamped




from steel plates of high elastic limit, welded together to form a flexible bellows, which absorbs the movement of the pipe line.

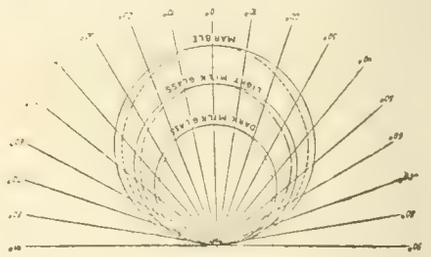
The illustration gives some idea of the principle of the device. One end of the nest is welded to the steel tube (E) and the other end to the sleeve (F), the latter being held in place by lock nut (J). Leakage between the sleeve (F) and casing head (G) and the casing (A) is prevented by special gaskets. Only the outside of the bellows is under steam pressure, and therefore no condensation can collect within the disks. The working portion of the joint is protected from outside injury by the cast-iron casing (A) and the casing head (G), which are designed to withstand pressure up to 200 pounds per square inch. To safeguard the expansion joint against excessive movement the flange (C) will strike the lock nut (J) when the maximum lineal movement for which the joint is designed is reached.

### Marble Light Screens.

WHILE it has long been known that marble in thin plates is translucent, and that beautiful effects can be obtained with it, says the American Gas Light Journal, the cost of producing thin plates prohibited the employment of marble in lamp casings until a German engineer succeeded in producing marble plates 1/8 inch to 3/8 inch thick, more translucent than ordinary milk glass. The plates are polished on both faces, and are impregnated with oil at high pressures and temperatures.

In order to determine whether the greater translucency of marble is accompanied by loss in diffusive power, as is the case with ground glass, an aperture in an opaque screen placed upon a Nernst lamp was covered successively with marble and various glasses, and the light transmitted in different directions measured. Dotted lines in the figure represent the diffusion curves.

The quantity of light emitted in any direction is proportional to the length of the numbered straight line intercepted by the curve. Each curve is accompanied by the corresponding circle of theoretical diffusion, according to the




cosine law, with no loss of light. The close approximation of each curve to its circle shows that the treated marble, like the milk glass, is a good diffusing agent. The curve for ground glass is a long, narrow oval, and little light is diffused more than 20 degrees from the normal.

The translucency was measured by a photometer placed 8 feet in front of a 16x16-inch plate, illuminated by an electric bulb 4 inches behind it. Thus, it was found that the marble plate transmitted nearly 40 per cent., while the milk glass transmitted only 17 per cent. of the indident light.

The radiation from an electric bulb was allowed to fall on a vacuum thermo-element connected with a galvanometer. When plates of marble and light and dark milk glass were successively interposed the deflections were proportioned to 100,650 and 360.

Hence, though milk glass is less translucent than treated marble for visible rays, it is from 3½ to 6½ more translucent for the total radiation of a carbon filament lamp. As the visible rays are but a small part of the total radiation, it follows that the marble must be very opaque to the infra-red rays, which are not present in diffused daylight, and are probably injurious.

The fact that the eyes soon become fatigued when reading or writing by lamp light has been ascribed to the retardation of the flow of retinal pigment by red, yellow and infra-red rays, and Dr. Vogt has found that four-fifths of the radiation that reaches the retina from a carbon filament lamp consists of infra-red rays. Oculists have not yet proved conclusively that infra-red rays actually cause injury or fatigue, but this proof appears from the universal testimony that the "marble light," which is nearly free from these rays, is especially agreeable to the eyes. Treated marble seems the best of all substances now available for this purpose. It is even superior to water. Independently of the injurious effect of infra-red rays on the eyes, the elimination of radiant heat is desirable, especially with gas and oil lamps. The reader's head can be brought, without discomfort, two or three times nearer the light when marble is substituted for milk glass.

# CURRENT BUILDING OPERATIONS

## Tentative Boundaries for Proposed Suburban Fire Limits—A Zone for Detached Frame Dwellings—How the Plan Is Regarded

THE suggestion for Suburban Limits outside of the Fire Limits within which frame construction will be restricted to detached dwellings is apparently meeting with general favor. Reports to the editor of the Building Code, Rudolph P. Miller, Esq., from the several boroughs affected, so far show that many of the real estate operators as well as the residents approve of the project, and the feeling thus far seems to be that all sections of the city in which development of any kind has started might very properly be included. In view of this general sentiment the outlines for the Suburban Limits have been tentatively drawn as follows:

**Proposed Suburban Limits.**

In the Borough of Manhattan it is planned to include everything that is now outside of the Fire Limits. In other words, Inwood Hill, Marble Hill and the area west of Broadway between 215th street and the Harlem Ship Canal.

In the Borough of the Bronx the entire area west of Bronx Park to the Bronx River and outside of the present fire limits is included in these new Suburban Limits; besides which it includes the sections of the Borough each side of the White Plains Road known as Williamsbridge, Wakefield, Jacksonville and Washingtonville, from the Bronx River as far east as Bronxwood avenue between the Boston Post road and 234th street, and Barnes avenue above 234th street north to the City Line; a strip connecting the lower end of Williamsbridge with the settlement east of Bronx Park and south of Bear Swamp road. Here the line follows Bear Swamp road to the Harlem Bridge of the New Haven Road, which it follows as far east as Waters avenue, taking in the entire Westchester Village north of Westchester avenue. Then south of Westchester avenue the line goes as far east as Crosby avenue and as far south as Waterbury avenue over to Westchester Creek. Following Westchester Creek it goes down as far as Lafayette avenue, west along Lafayette avenue north along White Plains road and west to the Bronx River along Watson avenue, thus including Unionport. It is also proposed that City Island be included.

In the Borough of Brooklyn everything south of the present Fire Limits as far east as Ocean avenue is to be included; also Sheepshead Bay as far east as Batchelder avenue; the entire Coney Island from Seagate to the east end of the Manhattan Beach Estates. North of Avenue U the easterly boundary will be along Nostrand avenue, then following along Flatlands avenue to Schenectady avenue it runs northerly along Schenectady avenue to Beverly road, follows Beverly road to the east and includes the balance of Brownsville now outside the Fire Limits by following along Vienna avenue to Betts Creek. East of Betts Creek everything above Sutter avenue to the Borough Line of Queens is included.

In the Borough of Queens it is proposed to include the balance of Long Island City not now within the Fire Limits; also Woodside, Winfield, Maspeth, Linden Hill, Newtown, Elmhurst and Corona, the line going as far east as Peartree avenue in Corona. The area south of Metropolitan avenue is also to be included. Forest Hills and the Cord Meyer development and Kew Gardens will form a part. Then a strip each side of Jamaica avenue running as far east as the Nassau County Line, where it meets the Jericho Turnpike, as far north as Forest Park and Union Turnpike out to Holliswood, along the northerly extremity of Holliswood over to the northerly extremity of Queens Court, and as far south as Liberty avenue through Woodhaven and Suwanee avenue through Jamaica. Between the Rockaway road and Merrick road the territory is extended south to include Cedar Manor. East of the Merrick road it keeps close to Jamaica avenue until it reaches the developments along Hollis avenue where it is intended to include the developments known as Bellair Gardens, Hollis Estates, Hollis Gardens and Queens and Queens Court. In the northerly section of the Borough it is intended to include all of College Point, Whitestone, Beechhurst, Flushing practically as far south as Flushing Creek and east of Flushing avenue north of Jackson avenue and Broadway to the Nassau County line. The entire peninsula of Rockaway from the Nassau County line west is also included.

**Brooklyn and The Bronx Favor Plan.**

Jacob H. Shaffer, chairman of the Committee on the Borough of Brooklyn of the City Club, is outspoken in his approval of the project and said that the principle was a very desirable one to apply and could not but be beneficial to Brooklyn.

W. W. Niles, chairman of the Committee on the Borough of The Bronx of the City Club, approves the proposition most emphatically, as did also Mr. James L. Wells, real estate operator and appraiser of The Bronx. Mr. Wells' experience in the development of Bronx real estate has for years put him in a class by himself as an expert on its needs and values.

Alderman James Hamilton and Jacob Weil, both from The Bronx, are both outspoken in their approval of the establishment of Suburban Limits in their section, and believe it would be a great help to the undeveloped areas in their Borough.

Alderman Bossè of Brooklyn favors the general scope of the proposition, and believed it would be a particularly good thing in its application to Coney Island.

Charles G. Meyer of the Cord Meyer Co., while believing that the principle would work itself out along economic lines, felt that it might be properly applied save in some of the poorer sections where the development thus far had been largely cheap frame construction, such as Corona, Maspeth, Winfield, Woodside and Linden Hill. In some places, such as Elmhurst and Newtown, and along the Jamaica section, the present property restrictions rendered the proposed legislation unnecessary, he thought, but it certainly could do no harm to include those sections in the limits.

**Corona and Maspeth Are Exceptions.**

In suggesting the omission of Corona, Maspeth, Woodside, Winfield and Linden Hill, Mr. Meyer called attention to the fact that most of the people living there built as soon as possible after becoming property owners without waiting till they could afford the better class of house, and he did not believe that any obstacle should be put in the way of their owning their own home and thus becoming better citizens.

Hon. William M. Calder expressed himself as heartily approving of the suggestion to establish a zone within the frame house limits where only detached frame dwellings can be constructed, and added that he was confident that it would help materially in the proper building of our city.

William H. Milnor, manager of Wood-Harmon & Co., whose developments expressed the belief that the proposition to establish Suburban Limits was not only a proper and reasonable one, but one that would at once commend itself to every resident of the suburban districts of Brooklyn, as well as to the builders and real estate operators as making for a better city.

**Opposed to Rows of Frame Houses.**

W. H. Goldey, one of the operators on a large scale in Brooklyn, especially in the Flatbush section, said that he was decidedly opposed to rows of frame houses anywhere in New York City because they ruin values, and he is in accord with the principle involved in this proposition.

William J. Schwarz, builder, of Jamaica and Richmond Hill, in generally approving the principle, said "This might seem like discrimination, but it would be a step in the right direction, and would tend to increase the number of one family detached houses which would make for health and better living conditions."

Mr. John K. Turton, president of the Richmond Hill Realty Co., heartily approves of the suggestion as it would "conserve the character and help maintain present sections of a residential character."

Robert D. Kohn, President of the New York Chapter, American Institute of Architects, wrote that he would gladly co-operate with Mr. Miller in the proposition, and said that the suggestion was a very good one.

The Queens-Court Realty Co., J. Mead Briggs, president, while not definitely committing itself, said: "There are, however, several points in your abstract which we feel would greatly benefit the suburban area in the future construction as affecting the fire limits." As this company deals entirely in detached frame residence developments it is quite evident that it approves the principle of the restriction proposed.

**Tank Hoisting.**

A three-horsepower electric winch, a few hundred feet of rope, a tripod and Edison Service is all that was required to lift a nine and one-half ton pressure tank to the top of a twelve-story building. That feat was accomplished when two such tanks were hoisted to the roof of the building located at 38 to 44 West 21st street, while a crowd of interested men looked on. These two huge tanks are to be used as reservoirs for an automatic sprinkling system soon to be installed in the Twenty-first street structure. The tanks are twenty-six feet long and seven feet in diameter, with a capacity of 7,500 gallons.

**Subway Bids Opened.**

Bids for the construction of the William street section of the new subway, opened in the office of the Public Service Commission on Tuesday, showed the lowest to be that of the Rapid Transit Construction Company, at $2,268,000. Advertising for bids on the second section of the same work, under the Post-office Building, was authorized. As in the first instance, this contract must be completed within twenty-eight months from the date of its award. Bids will be opened on October 9 at 12:15 o'clock.

—Don't talk war—talk business!

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### Contract for Colony Club.

Norcross Bros. Co., 103 Park avenue, have received the general contract to erect the new clubhouse for the Colony Club. This building will be located at the northwest corner of Park avenue and East 62nd street. It will be of brick and limestone, six stories in height and will cost nearly $500,000. Delano & Aldrich, architects, 4 East 39th street, prepared the plans and Henry C. Meyer, Jr., 101 Park avenue, is the consulting engineer.

### New Parochial School in Flushing.

A general contract was awarded during the past week to Walter J. Moran, 189 Patchen avenue, Brooklyn, to build a parochial school in Monroe street, Flushing, L. I., for St. Michael's Parish, Rev. Father E. J. Donnelly, pastor, The building will be of brick with stone trimmings, fireproof, four stories in height and will cover a plot 85 x 108 feet. The cost will be approximately $100,000.

### Architect for New Catholic Church.

Bertram G. Goodhue, architect, 2 West 47th street, has been retained to prepare the plans and specifications for the church to be erected at the southeast corner of Lexington avenue and East 66th street, for the Church of St. Vincent (Dominican Fathers) Rev. Father F. C. Fitzgerald, pastor. This building will be of marble and will occupy a plot 225 x 100 feet. It will cost nearly $500,000. Further details will be announced in a later issue.

### J. T. Brady & Co. Get Contract.

A general contract was recently awarded to J. T. Brady & Co., 103 Park avenue, for the erection of a store and office building at the northeast corner of Madison avenue and 58th street. Brick and terra cotta are the materials to be used in construction, and the building will be semi-fireproof. It will cost about $150,000 and will occupy a plot 40x50x150 feet. This building has been leased for a term of years to Park & Tilford, grocers, who will occupy it as a store. The building is owned by Paul M. Herzog, Woolworth Building, New York City.

### Richmond Hill Development.

Louis Schwab, 110 Fulton street, Jamaica, L. I., has had plans prepared by F. Wonnberger, 30 Snedeker avenue, Union Course, L. I., for thirty-one family houses to be erected in Welling street and Greenwood avenue, Richmond Hill. The buildings will be frame, two and a half stories in height, with all improvements. They will be approximately 16 x 36 feet in size. This operation will cost nearly $100,000. The owner will buy materials and build.

### Restaurant for City Employes.

A restaurant for the exclusive use of city employes will soon be established in the new Municipal Building. McKim, Mead and White, the architects of the building, have prepared plans to transform the entire twenty-sixth floor for this purpose. The scheme includes luncheon rooms for both male and female employes with rest rooms and smoking rooms adjoining. The twenty-sixth floor is the first one in the tower.

### M. W. del Gaudio Plans Residence.

M. W. del Gaudio, architect, 401 Tremont avenue, has completed plans and specifications for a three-story brick store and dwelling to be erected on the west side of Arthur avenue, near 187th street (Bronx). The building is for P. Cinnelli, 2396 Arthur avenue, and will cost about $15,000. It will cover a plot 25x51 feet, and will have all modern improvements, including a roof garden for the owner's use.

### Bowery Branch Y. M. C. A. Figuring.

Plans for the Bowery Branch, Y. M. C. A. Building to be erected at 6 East 3d street are being refigured. This building will cost nearly $500,000, and will be thoroughly equipped and completed in all respects. Jackson, Rosencrans and Waterbury, 1328 Broadway, are the architects.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

HARTSDALE, N. Y. Emil Johansen, builder, Wakefield, N. Y., contemplates the erection of a residence at the corner of Greenacres av and Colvin pl. No architect selected.

GENEVA, N. Y. The Standard Stores Co., Frank P. Costigan, manager, 414 Dillaye Building, Syracuse, N. Y., contemplates the erection of a department store here. No architect selected.

PATERSON, N. J.—Alfred Crew, silk dyeing, 19 Madison st, Paterson, contemplates the erection of a mill here. No architect selected.

EAST PALMYRA, N. Y.—Earl Robinson, this place, contemplates rebuilding his residence and storehouse here. No architect selected.

BELMONT, N. Y.—The trustees of the town of Belmont contemplate purchasing property here for the purpose of erecting a factory for the Pennsylvania Lock & Hardware Co., Reading, Pa. Cost, about $15,000. Nothing definite has been decided.

HORNELL, N. Y.—The Elmhurst Land Corporation, A. W. Reed, president, Conderman Building, contemplates the erection of a hollow tile and stucco summer hotel at Elmhurst Tract, to cost about $35,000. No architect selected.

POUGHKEEPSIE, N. Y.—Competitive sketches are being received for a $150,000 city hall, to include city offices, police headquarters and jail, at the southeast corner of Main and Washington sts for the city of Poughkeepsie, D. W. Wilbur, mayor, Municipal Building. Bids close October 5 from local architects.

HORNELL, N. Y.—The Elmhurst Land Corporation, A. W. Reed, president, contemplates the erection of a frame and hollow tile pavilion to cost about $10,000. No architect selected.

RICHBURG, N. Y.—The Superior Paving Brick Co., W. L. Nichols, treasurer, contemplates the erection of a factory here. No architect selected.

## PLANS FIGURING.

CHURCHES.

MANHATTAN.—Bids will close September 27 for the 4-sty brick parish house and chapel, 25x98 ft., at 434 West 36th st for the Franciscan Fathers, Sixtus Lagorio, supervisor, 151 Thompson st. M. W. Del Gaudio, 401 East Tremont av, architect. Cost, about $20,000.

DWELLINGS.

BROOKLYN.—Samuel G. Bergs, 778 Washington av, Brooklyn, owner and builder, is taking bids on subs for a 2-sty brick residence, 26x60 ft., in the east side of Warwick st, 259 ft. north of Arlington av, from plans by B. F. Hudson, 319 9th st. Cost, about $12,000.

SCARSDALE, N. Y.—E. L. Montgomery, 731 3d av, Manhattan, owner, is taking bids on the general contract for a 2½-sty frame residence, 70x36 ft., on Wydham rd, Edgemont Estate, from plans by George H. Wells, 11 East 24th st, Manhattan. Cost, about $15,000.

PRINCETON, N. J.—R. B. Barnes, 15 West 38th st, Manhattan, architect, is taking bids for a 2½-sty tile and stucco residence, 40x48 ft., for Professor David Magie, Jr., 15 Essex st, East Orange, N. J. Bids will close Sept. 21.

HOSPITALS AND ASYLUMS.

MORRIS PLAINS, N. J.—The State of New Jersey, Department of Public Charities and Correction, State House, Trenton, is taking bids to close Sept. 24, at 3 p. m., for two pavilions, to cost about $9,000.

AMITYVILLE, L. I.—L. Inglee, this place, architect, is taking bids for a 2-sty home, 103x45 ft., for the Long Island Home, care of architect. Cost, about $40,000. Bids will close Sept. 22.

RICHMOND HILL, L. I.—Kelson & Bosworth, 3224 Jamaica av, architect, is taking bids for a 2½-sty frame residence, 24x39 ft., at the Richmond Hill Estates, for John Christbar, Woodhaven, L. I. Cost, about $6,000.

PRINCETON, N. J.—Bids will close September 21 for the tile and stucco residence, 40x48 ft., for Professor David Magie, Jr., 15 Essex st, East Orange, N. J. R. B. Barnes, 15 West 38th st, Manhattan, architect.

SCHOOLS AND COLLEGES.

PLAINFIELD, N. J.—The Board of Education of the city of Plainfield, B. Van D. Hedges, secretary, High School Building, West 9th st and Arlington av, is receiving bids to close 8 p. m. September 28 for a brick school on Evergreen av, from plans by Wilder & White, 50 Church st, Manhattan. Cost, about $125,000. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineer.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

118TH ST.—Frank Braun, 585 9th av, L. I. City, has completed plans for alterations to the 5-sty apartment, 9 West 118th st, for Sigmund Winter, 1513 Av A.

MADISON AV.—G. A. & H. Boehm, 7 West 42d st, have prepared plans for alterations to the 9-sty apartment, 341 Madison av, for Chas. A. Dards, 341 Madison av.

1ST AV.—Plans have been completed by Samuel Levingson, 101 West 42d st, for alterations to two 6-sty tenements, 47-9 1st av, for Thomas R. Sager, 100 6th av. Cost, about $10,000.

ALLEN ST.—Otto Reissmann, 147 4th av, has completed plans for alterations to two 6-sty tenements, 125-27 Allen st, for Rosa Cohn, 99 Stanton st.

AV. A.—P. H. Ohm, 15 West 38th st, has completed plans for the 6-sty tenement, on the west side of Av A, 64th and 65th sts, for the City & Suburban Homes Co., 15 West 38th st. Cost, about $200,000.

PARK AV.—Warren & Wetmore, 16 East 47th st, have prepared plans for the 12-sty apartment house, 100.5xirregular, at 400 Park av, for the 400 Park av Co., Inc., 30 East 42d st, lessee. Cost, about $500,000.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CLASSON AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 5-sty apartment, 45x140 ft., on Classon av, near Lafayette av, for George I. Galitzka, Court st. Cost, about $40,000. Bids will be taken by the owner on sub contracts.

5TH AV.—Jonas Green, 552 48th st, is preparing plans for three 5-sty apartments, 20x60 ft., at the northwest corner of 5th av and 86th st for M. Green & Co., builders and owners, 552 48th st. Cost, about $40,000.

PENNSYLVANIA AV.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for a 4-sty tenement, 36x90 ft., at the northeast corner of Pennsylvania and Blake avs, for the Ashwick Building Co., 493 Ashford st, owner and builder. Cost, about $18,000.

PRESIDENT ST.—Harry Dorf, 614 Kosciusko st, has completed plans for two 4-sty tenements, 39x65 ft., in the north side of President st, 239 ft. west of Nostrand av, for K. E. K. Builders, Inc., 1311 President st. Cost, about $10,000 each.

LINDEN ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 50x89 ft., in the south side of Linden st, 150 ft. west of Knickerbocker av, for Morris A. Lilienfeld, 16 Court st, owner and builder. Cost, about $30,000.

HILL ST.—L. J. Frank, Jr., 206 Crescent st, is preparing plans for a 4-sty tenement, 25x73 ft., in the north side of Hill st, near Crescent st, for Joseph Valinotti, 395 Crescent st, owner. Cost, about $22,000.

DELAMERE PL.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty tenement, 60x83 ft., on the west side of Delamere pl, 188 ft. south of Newkirk av, for the Dragon Construction Co., 391 Williams av, owner and builder. Cost, about $45,000.

FACTORIES AND WAREHOUSES.

MELROSE ST.—Killick & Lubroth, 186 Remsen st, are preparing plans for a 3-sty brick factory, 50x100 ft., at 330 Melrose st for Samuel Garber, 332 Melrose st. Cost, about $15,000.

THEATRES.

GRAHAM AV.—E. J. Meisenger, 394 Graham av, has completed plans for a 1-sty brick moving picture theatre, 50x100 ft., on the west side of Graham av, 50 ft. south of Powers st, for Harry Woranov, 717 Grand st. Frisco Amusement Co., care of architect, lessee. Cost, about $15,000.

### Queens.

DWELLINGS.

OZONE PARK, L. I.—L. J. Frank, Jr., 206 Crescent st, Brooklyn, is preparing plans for a 2-sty frame residence, 20x50 ft., on the west side of Ocean av, 184 ft. north of Liberty av, for Nicola Andrea, on premises. Cost, about $4,500.

BAYSIDE, L. I.—The B. & C. Building Co., 101 Park av, Manhattan, has received the general contract to erect a 2½-sty frame and terra cotta block residence, 25x45 ft., on the west side of Woodhull av, between Palace and Lawrence boulevard, for Robert B. Bowler, 101 Park av, Manhattan, owner and architect. Cost, about $10,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 2-sty brick residence, 18x45 ft., on the east side of Prospect av, 50 ft. south of Gates av, for Chas. Schneider, 2028 Linden st. Cost, about $5,000.

FAR ROCKAWAY, L. I.—J. J. Cromwell, this place, has completed plans for a 2½-sty residence, 31x26 ft., on Carnaga av for John Fowler Marsden, McNeil av. Frank Day, Far Rockaway, general contractor. Cost, about $7,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 27 Greenway terrace, is preparing plans for a 2½-sty concrete block and brick residence, 31x46 ft., at the corner of Continental av and Groton av for R. B. Hamilton, 237 5th av, Manhattan. Cost, about $20,000.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 27 Greenway terrace, Forest Hills, is preparing plans for a 2½-sty concrete block, stucco and stone residence, 51x40 ft., at Goodwood rd and Greenway North, for Chas. H. Scannell, 12 Greenway terrace. Cost, about $16,000.

DOUGLAS MANOR, L. I.—G. H. Chichester, 30 East 42d st, Manhattan, is preparing plans for a 2½-sty frame and stucco residence for E. L. Wertheim, 2452 Devoe terrace, Bronx. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

RICHMOND HILL, L. I.—Plans have been prepared privately for alterations to the frame factory in Spruce st, between Jamaica av and the railroad tracks, for the John Donaldson Roman Stone Co., at site. Cost, about $5,000.

EVERGREEN, L. I.—William Debus, 86 Cedar st, Brooklyn, has completed plans for a 2-sty brick factory, 21x55 ft., in the north side of Stephen st, 274 ft. west of Cypress av, for Frederick Closs, 39 Stagg st, Brooklyn. Bids will be taken by architect from a selected list of contractors. Cost, about $6,000.

### Richmond.

APARTMENTS, FLATS AND TENEMENTS.

ROME AV.—Rosario & Candela, 205 East 106th st, Manhattan, have completed plans for a 3-sty tenement, 44x52 ft., on the north side of Rome av, 292.5 ft. east of Targee st, Fingerboard terrace, for Guiseppe Eutera, 336 East 12th st. Cost, about $15,000.

DWELLINGS.

WESTERLEIGH, S. I.—C. S. T. Watson, this place, has completed plans for a residence to be erected on Dakota pl, for Abram M. Watson, care of The Westerleigh Store, Jewett and Water sts, West New Brighton.

### Suffolk.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, Manhattan, architects, will soon be ready for bids for the 2½-sty brick residence and garage, 40x85 ft., for Donald Scott, 9 East 9th st, Manhattan. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about $125,000.

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## Westchester.

DWELLINGS.

YONKERS, N. Y.—The American Real Estate Co., Park Hill, has completed plans for a 2½-sty frame residence, 24x45 ft., at Edgecliffe terrace, for H. H. Bishop, care of architect. Cost, about $8,500.

HARTSDALE, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, are preparing plans for a 2½-sty brick residence, 70x50 ft., on Greenacres av for P. Compton Miller, this place. Cost, about $25,000. Plans will probably be completed about September 22, when architect will take bids from local contractors.

YONKERS, N. Y.—Anthony J. De Pace, 854 East 217th st, Bronx, has completed plans for a 2-sty residence, 22x45 ft., on the east side of Saw Mill River rd, 50 ft. south of 2d st, for Salvatore Lucido, 56 East 7th st, Manhattan. Cost, about $5,500.

HARTSDALE, N. Y.—Beverly S. King, 103 Park av, Manhattan, is preparing plans for a brick and veneer residence, 30x70 ft., on the east side of Greenacres av, south of Colvin pl, for Eleanor M. Stone, this place. Plans will be completed about September 22, when architect will take bids on general contract.

HALLS AND CLUBS.

YONKERS, N. Y.—George H. Chamberlain, 18 South Broadway, Yonkers, is completing plans for the Y. M. C. A. building, 148x75 ft., at Riverdale av and Hudson st, for the Young Men's Christian Association, Alfred Bunker, president. Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., consulting engineers. Bids will be received by the architect on general contract about September 22. Cost, about $100,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Louis Dornbach, 308 Cooper av, has received the general contract to erect a 4-sty apartment, 25x85 ft., in the south side of Prospect pl, 76 ft. west of Classon av, for John E. Bowers, 626 Park pl. James F. Bly, 422 St. Marks av, architect. Cost, about $15,000.

BANKS.

CLIFTON, N. J.—Nicholas Tanis, 71 York av, Paterson, has received the mason contract, and P. S. Van Kirk Co., 85 Fulton st, Paterson, the carpenter work, for the 1-sty brick and limestone bank building, 40x50 ft., at Main and Clifton avs, for the Clifton Trust Co., William E. Hughey, president, and George F. Schmidt, vice-president, 30 Hamilton av, Paterson. William T. Fanning, Colt Building, Paterson, architect. Cost, about $30,000.

CHURCHES.

BROOKLYN.—George M. Craigen, 2801 Av F, has received the general contract to erect a 1½-sty frame church, 60x115 ft., in the north side of 62d st, 200 ft. west of 22d av, for the Church of St. Athanasius, Rev. Eugene J. Donnelly, pastor, 2148 62d st. F. J. Helmle, 190 Montague st, architect. Cost, about $50,000.

DWELLINGS.

GREENWICH, CONN.—The Woodthorpe Co., 189 Montague st, Brooklyn, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 31x56 ft., for A. R. Taylor, care of S. W. Barlow, 104-112 East 25th st, Manhattan. C. Emlen Urban, Woolworth Building, Lancaster, Pa., architect. Cost, about $40,000.

BAYONNE, N. J.—Peter Zeik, care of owner, has received the general contract to erect a 2-sty residence and dairy in West 20th st, near Av A, for Louis Zeik, 15 West 29th st, Bayonne. Eugene Reilley, 63 West 34th st, Bayonne, architect. Cost, about $7,000.

FELDSTON, N. Y.—Michael E Sullivan, 312 South 3d av, Mt. Vernon, has received the general contract to erect a 3-sty stone, tile and frame residence, 20x28 ft., on Goodridge av, for Arthur L. Keller, of Cragsmoore, N. Y. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Cost, about $18,000.

BELLPORT, L. I.—George W. Lithgow & Son, 79 King st, Manhattan, have received the general contract to erect a 1½-sty frame residence for Miss Mary Sherman, this place, and Nantucket, Mass. Wallick & Terwilliger, 29 West 33d st, Manhattan, architects. Cost, about $8,500.

NEW HAMPTON, N. Y.—Levin Bros. Co., Inc., has received the contract to erect four houses at 1-3-5 and 7 Walton av for Wm. Soons, of this place.

GLEN COVE, L. I.—Milton O. Wicks, Nassau av, Glen Cove, has received the general contract to erect a 2½-sty frame residence, 54x50 ft., at Red Spring Lake for John F. Adams, this place. Howard Major, 281 5th av, Manhattan, architect. Cost, about $15,000.

FACTORES AND WAREHOUSES.

YONKERS, N. Y.—Lynch & Larkin, 195 Riverdale av, have received the general contract to erect a 6-sty reinforced concrete warehouse in Mill st, for James B. McCann, 26 North Broadway. H. Lansing Quick, 18 Getty sq, architect. Turner Construction Co., 11 Broadway, Manhattan, has contract for the reinforced concrete work.

MUNICIPAL WORK.

BEDFORD HILLS, L. I.—Briante Construction Co., 5 North Lexington av, White Plains, has received the general contract to alter and make additions to the sewerage and sewage disposal plant at the N. Y. State Reformatory for Women, for the Board of Managers of N. Y., Hon. James Wood, president.

SCHOOLS AND COLLEGES.

PRINCETON, N. J.—L. W. Matthews, this place, has received the general contract to erect a 2-sty hollow tile and stucco locker house on the athletic field for Princeton University, C. C. Wintringer, secretary. H. J. Hardenbergh, 47 West 34th st, Manhattan, architect. Cost, about $18,000.

STABLES AND GARAGES.

BROOKLYN.—William Schwenn, 830 Lexington av, has received the general contract to erect a 1-sty steel and corrugated iron garage and wagon shed at the northwest corner of 3d av and Degraw st, for the Brooklyn Union Gas Co., 176 Remsen st. L. S. Stiles, care of owner, engineer.

BROOKLYN.—The Rex Building Co., 350 Fulton st, has received the general contract to erect a 3-sty private garage, store and flat, 20x97 ft., on the west side of Albany av, 114 ft. north of President st, for the Court Investing Co., John M. Rankin, 189 Montague st, president. Slee & Bryson, 154 Montague st, architects. Cost, about $8,000.

BROOKLYN.—M. Goodman, 905 Lafayette av, has received the general contract to erect a 1-sty brick stable, 25x100 ft., in South 4th st, near Hooper st, for the Tion Realty Co., 905 Lafayette av. Shampan & Shampan, 772 Broadway, architects. Cost, about $5,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.).—Hutchinson Metal & Roofing Co., 1838 Park av, has received the roofing contract and U. S. Metal Covered Door & Sash Co., 2052 Bronx st, kalamein work, for the 12-sty store and loft building at 35-39 West 35th st for Raymond & Raismann, 507 West 113th st, owners and builders. Warren & Wetmore, 70 East 45th st, architects. William M. Moore Construction Co., 516 West 139th st, has mason work. Cost, about $180,000.

MANHATTAN.—(Sub.).—Levering & Garrigues Co., 552 West 23d st, has received the structural steel contract for the 12-sty store and loft building, 60x100 ft., at 216-220 West 39th st, for Julius Kayser, 45 East 17th st. Pictorial Review Co., 222 West 39th st, lessee. Renwick, Aspinwall & Tucker, 320 5th av, architects. Cost, about $200,000.

BROOKLYN.—Joseph Lacov, 824 Kenmore pl, has received the general contract to make alterations to the 4-sty store and loft building, 20x100 ft., at 446 Fulton st, for Julius Brody, 17 Manhattan av. Brook & Rosenberg, 350 Fulton st, architects. Cost, about $10,000.

RIDGEWOOD, L. I.—Louis Dornbach, 308 Cooper av, Brooklyn, has received the general contract to erect a 1-sty brick store, 50x90 ft., on the north side of Myrtle av, 41 ft. from Forest av, for John Peters, 1871 Myrtle av, Brooklyn. W. B. Wills, 1181 Myrtle av, architect. Cost, about $10,000.

MANHATTAN.—J. T. Brady & Co., 103 Park av, have received the general contract to erect a 3-sty tile, brick and architectural terra cotta store and office building at the northeast corner of Madison av and 58th st, for Paul M. Herzog, Woolworth Building. Park & Tilford, 529 West 42d st, lessees. Herbert M. Baer, 665 5th av, architect. Cost, about $150,000.

MANHATTAN.—Bing & Bing, 119 West 40th st, have received the general contract to erect the 5-sty sty store and loft building at 120-122 West 41st st for the West 40th & 41st Streets Realty Co., Philip Lewisohn, president, 119 West 40th st. Wurlitzer Co., 119 West 40th st, lessee. Maynicke & Franke, 25 East 26th st, architects. Cost, about $40,000.

NEWARK, N. J.—A. C. Windsor, 62 Court st, has received the general contract to erect a 1-sty store, 25x90 ft., on the west side of Mt. Prospect av, 25 ft. south of Verona av, for Joseph F. Pelletier, Essex Building, owner. Hector J. Pelletier, Essex Building, architect. Cost, about $4,000.

BRONX.—John J. Long, 757 Lexington av, Manhattan, has received the general contract to alter the 6-sty auto sales and service station, 50x100 ft., at 607-609 Bergen av for Theo. J. Chabet, 1208 Washington av, owner. Ford Motor Co., 1723 Broadway, Manhattan, Gaston Plaintiff, N. Y. manager, lessee. Plans prepared privately. Cost, about $30,000.

THEATRES.

STAPLETON, S. I.—Henry Spruck & Son, 304 Broad st, Stapleton, have received the general contract to alter the frame moving picture theatre at the northeast corner of Brook and Thompson sts, for Rubsam & Hormann, 163 Canal st. James Whitford, 8 Richmond terrace, St. George, architect. Cost, about $4,500.

MISCELLANEOUS.

STEELTON, PA.—(Sub.) Contract has been awarded by the Pennsylvania Steel Co., this place, to the Raymond Concrete Pile Co., 140 Cedar st, Manhattan, for the design and construction of concrete ore, coke and limestone bins, and ore and yard trestles. Several thousand concrete piles are involved, as well as a large yardage of concrete construction.

BRONX.—The Guarantee Construction Co., 140 Cedar st, has received the general contract to erect a 1-sty frame coal pocket, 79x79 ft., on the east side of Edgewater rd, 92 ft. south of Garrison av, for Burns Bros., 50 Church st. Engineer Guarantee Construction Co., 140 Cedar st, architect. Mead-Morrison Mfg. Co., 149 Broadway, has contract for hoist. Cost, about $25,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

97TH ST and West End av, n w cor, 12-sty brick, fireproof apartment house, 100x116; cost, $600,000; owner, Princeton Constn. Co., Isaac Polstein, president, 30 East 42d st; architects, Schwartz & Gross, 347 5th av. Plan No. 312.

86TH ST, 310-320 West, 181 w West End av, two 12-sty brick fireproof apartment houses, 71x83; cost, $800,000; owner, 86th St. & West End Av. Co., Harry B. Mulliken, Pres., 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 315.

11TH AV, 746, s e cor 53d st, 7-sty brick fireproof tenement, 50x103; cost, $75,000; owner, Wm. Emerson, 6 East 70th st; architect, Wm. Emerson, 281 5th av. Plan No. 319.

HALLS AND CLUBS.

62D ST, 49-51 East, n w cor Park av, 7-sty brick fireproof club house, 100x125; cost, $400,000; owner, Colony Club, Mrs. Borden Harri-

man, president, 122 Madison av; architects, Delano & Aldrich, 4 East 39th st. Plan No. 320.

STABLES AND GARAGES.

47TH ST, 322 East, 1-sty brick, fireproof garage, 35x24; cost, $500; owner, Clausen-Flanagan Brewing Co., DeWitt C. Flanagan, president, 441 West 25th st; architect, W. E. Molyneaux, 173 St. Nicholas av. Plan No. 311.

RIVERSIDE DRIVE, w s, 300 s 158th st, 1-sty brick fireproof garage, 79x20; cost, $3,000; owner, Darius Miller, New Britain, Conn.; architect, Chas. Nonemaker, 101 Park av. Plan No. 318.

STORES, OFFICES AND LOFTS.

BROADWAY, 44-50, 125 s Exchange pl, New st, 44-47, 129 s Exchange pl, 3 and 4-sty brick fireproof offices and stores, 81x175; cost, $225,000; owner, Standard Oil Co. of New York, Henry Clay Folger, Pres., 26 Broadway; architects, Severance & Van Alen, 4 West 37th st. Plan No. 317.

MISCELLANEOUS.

FT. CHARLES PL, 15, 1-sty frame carriage shed, 11x14; cost, $200; owner, Bertha W. Olpp, 15 Ft. Charles pl; architect, Chas. F. Olpp, 15 Ft. Charles pl. Plan No. 314.

BOWERY, 103, 100 n Hester st, 5-sty brick fireproof store and lodging house, 25x87; cost, $20,000; owner, Estate of Chas. A. Chesebrough, executor, Wm. M. Chesebrough, 162 St. Johns pl, Brooklyn; architect, Walter H. Volckening, 180 Remsen st, Brooklyn. Plan No. 316.

## Bronx.

DWELLINGS.

PALISADE AV, w s, 300 s 231st st, 2½-sty brick dwelling, 49x46, slate roof; cost, $15,000; owner, Lowell H. Brown, 17 Battery place; architect, Robt. W. Gardner, 84 William st. Plan No. 453.

GOODRIDGE AV, e s, 135 n 250th st, 2½-sty stone dwelling, shingle roof, 74x37; cost, $22,500; owner, Arthur I. Keller, 876 St. Nicholas av; architect, H. T. Lindeberg, 2 West 47th st. Plan No. 457.

GRACE AV, w s, 100 n Bussing av, 2-sty brick dwelling, tin roof, 21x48; cost, $4,500; owner, Ludovici Ferrari, 212 East 109th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 455.

RICHARDSON AV, e s, 190 n Becker av, 2-sty brick dwelling, tin roof, 40x14; cost, $1,500; owner, Giovina Gughelmi, 769 East 224th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 456.

STEPHENS AV, w s, 250 n O'Brien av, two 1½-story frame dwellings, shingle roof, 19x30; cost, $5,000; owner, Philip Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 459

STORES AND DWELLINGS.

ARTHUR AV, w s, 39.8 s 187th st, 3-sty brick store and dwelling, tile and plastic slate roof, 25x45.10; cost, $12,500; owner, Pietro Cinelli, 2396 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 458.

STORES AND TENEMENTS.

ELTON AV, n w cor 156th st, 6-sty brick tenement, 48.4x90.8, plastic slate roof; cost, $50,000; owners, Benenson Realty Co., Benj. Benenson, 407 East 153d st, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 454.

## Brooklyn.

DWELLINGS.

WARWICK ST, e s, 259 n Arlington av, 2-sty brick dwelling, 26x60, tile roof, 2 families; cost, $12,000; owner, Saml. G. Bergs, 778 Washington av; architect, B. F. Hudson, 319 9th st. Plan No. 6338.

EAST 3D ST, w s, 100 n Albemarle rd, two 2-sty frame dwellings, 18x38, shingle roof; 1 family each; total cost, $7,000; owner, August Wuest, 324 East 7th st; architect, B. F. Hudson 319 9th st. Plan No. 6339.

47TH ST, s s, 180 e 16th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 6319.

OCEAN AV, s e cor Ditmas av, 3-sty brick dwelling, 26x60.10, tin roof, 1 family; cost, $10,000; owner, All Souls' Univ. Church, 524 East 22d st; architect, Frank J. Helmle, 190 Montague st. Plan No. 6318.

CARROLL ST, n s, 140 e Kingston av, 2-sty brick dwelling, 20x68, gravel roof, 1 family; cost, $15,000; owner, Geo. Potts Co., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6403.

CARROLL ST, n s, 200 e Kingston av, 2-sty brick dwelling, 20x42, gravel roof, 1 family; cost, $24,000; owner, Geo. Potts Co., 1747 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6402.

WEST 2D ST, e s, 147 n Neptune av, 1-sty frame dwelling, 40x55, shingle roof, 1 family; cost, $3,500; owner, Hugo Kunz, 221 Sherman av; architect, Rocco Mega, 2857 West 5th st. Plan No. 6409.

BAY 46TH ST, w s, 170 s Bath av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $3,200; owner, Guiseppe Cesare, 74 East 3d st; architect, Rocco Mega, 2857 West 5th st. Plan No. 6410.

AV J, s s, 40 w Albany av, two 2-sty frame dwellings, 16.6x36, shingle roof, 2 families each; total cost, $7,500; owner, Lynch Fleming Co., 803 West 180th st, Manhattan; architect, Geo. E. Crane, 512 Guion av, Queens. Plan No. 6388.

ELTON ST, w s, 60 s Vienna av, 1-sty brick dwelling, 20x37, gravel roof, 1 family; cost, $4,000; owner, Marcus Rosenbaum & ano, 460 Schenck av; architect, Benj. Cohn, 361 Stone av. Plan No. 6425.

EAST 24TH ST, w s, 540 n Av P, 2½-sty frame dwelling, 24x35.6, shingle roof, 1 family; cost, $2,400; owner, Arthur Strong, 600 East 18th st; architect, Benj. Dreisler, 153 Remsen st Plan No. 6430.

WEST 31ST ST, w s, 50 n Railroad av, 1-sty frame dwelling, 17.4x35, shingle roof, 1 family; cost, $1,150; owner, Giovanni Ferrari, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6447.

AV K, n w cor East 17th st, five 2-sty dwellings, 24x36, shingle roof, 1 family each; total cost, $30,000; owner, Ascutney Realty Co., 1721 Av J; architect, S. H. Cutting, same address. Plan No. 6432.

MERMAID AV, s s, 40 w West 25th st, 1-sty frame dwelling, 14x40, —— roof; cost, $1,500; owner, Jos. Rodolico, 315 St. Mark's av; architects, Laspia & Salvati, 525 Grand st. Plan No. 6434.

MAPLE ST, n s, 160 e Highland av, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $3,000; owner, Marion G. Lemon, 69 South Elliott pl; architect, Robt. I. Dodge, 233 Broadway. Plan No. 6463.

FACTORIES AND WAREHOUSES.

INDIA ST, s s, 175 w Provost st, 1-sty brick shop, 25x50, gravel roof; cost, $1,100; owner, Bertha B. Cook, 31 West 118th st, Manhattan; architect, Jas. McKillop, 154 India st. Plan No. 6414.

SOUTH 4TH ST, n s, 100 e Kent av, 7-sty brick factory, 79.10x120.11, concrete roof; cost, $84,000; owner, American Sugar Refining Co., 117 Wall st, Manhattan; architect, Godfrey Engel, 126 Winthrop st. Plan No. 6407.

MYRTLE AV, s e cor Linden st, 1-sty frame storage, 88x22, gravel roof; cost, $500; owner, Pitman Coal & Ice Co., 106 Marion st; architect, Wm. Werner, 194 Ridgewood av. Plan No. 6387.

STABLES AND GARAGES.

FOSTER AV, s e cor East 7th st, 1-sty brick garage, 49.3x123.4, slag roof; cost, $15,000; owner, Wm. Haedrich, 785 Ocean pkway; architects, Koch & Wagner, 26 Court st. Plan No. 6365.

PENNSYLVANIA AV, e s, 180 n Atlantic av, 2-sty brick garage, 45.5x100, slag roof; cost, $10,000; owner, Wm. F. Moore, 69 Pennsylvania av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6374.

14TH AV, e s, 40.10 s 64th st, 1-sty brick stable and store room, 30x40, tin roof; cost, $600; owner, Vincinzo La Barbera, on premises; architect, A. H. Martin, 6005 14th av. Plan No. 6364.

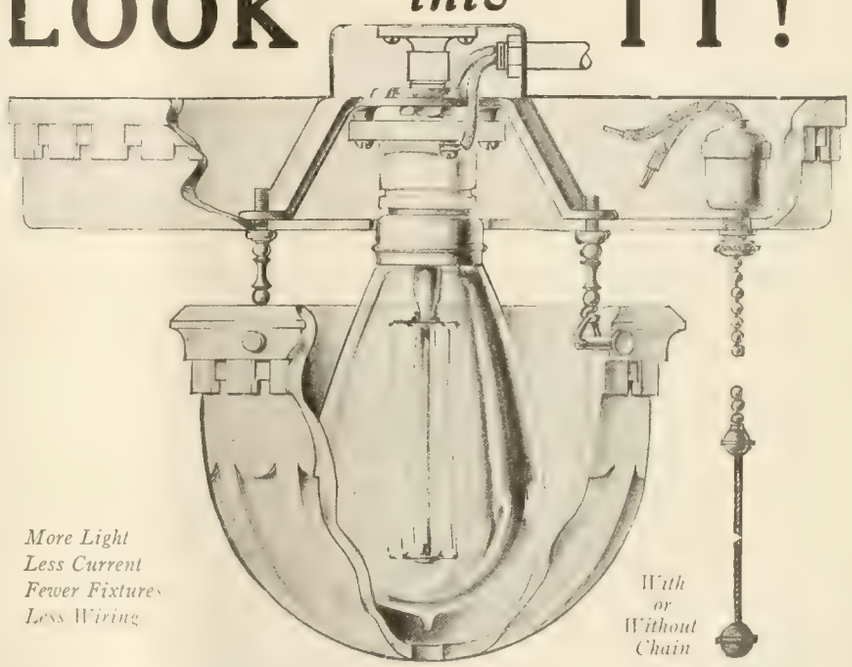
WEST 29TH ST, w s, 150 n Surf av, 1-sty brick garage, 24x20, gravel roof; cost, $600; owner, Abr. Posner, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6416.

73D ST, s s, 150 e 14th av, 1-sty frame garage, 12x16, shingle roof; cost, $275; owner, Max Dahn, on premises; architect, John F. Godfrey, 1365 77th st. Plan No. 6410.

DEAN ST, s s, 175 w 3d av, 2-sty brick stable, 50x30, gravel roof; cost, $2,500; owner, Claus Doacher, 495 Pacific st; architect, Wm. Stone, 326 President st. Plan No. 6487.

79TH ST, n s, 188 e 6th av, 1-sty frame stable, 26x48, shingle roof; cost, $800; owner, Peter Dempa, Jr., on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6470.


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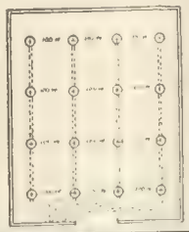
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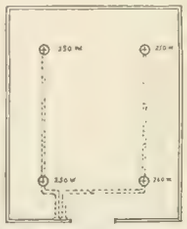
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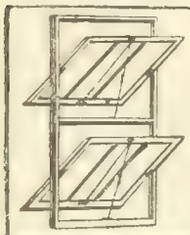


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STORES AND DWELLINGS.

EAST 95TH ST, e s, 183 s Flatlands av, 2-sty frame store and dwelling, 20x25, gravel roof, 1 family; cost, $1,500; owner, Solomon Chiefetz, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6405.

3D AV, s w cor Prospect av, 3-sty brick store and dwelling, 19x50.6, slag roof, 2 families; cost, $6,000; owner, Wildred Holding Co., 534 Myrtle av; architect, W. T. McCarthy, 16 Court st. Plan No. 6454.

3D AV, s s, 19 w Prospect av, two 3-sty brick store and dwellings, 18x50.6, slag roof, 2 families each; total cost, $12,000; owner, Wildred Holding Co., 534 Myrtle av; architect, W. T. McCarthy, 16 Court st. Plan No. 6455.

5TH AV, e s, 211 s Bay Ridge av, four 3-sty brick stores and dwellings, 19.7x55, gravel roof, 2 families each; total cost, $18,000; owner, Robt. Farrell, 253 Flatbush av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6442.

STORES AND TENEMENTS.

DELAMERE PL, w s, 188.2 s Newkirk av, 4-sty brick tenement, 60x83.9, slag roof, 21 families; cost, $45,000; owner, Dragone Const. Co., 319 Williams av; architects, Shampan & Shampan, 772 Broadway. Plan No. 6413.

POWELL ST, w s, 80 s Riverdale av, 4-sty brick tenement, 40x88, slag roof, 24 families; cost, $56,000; owner, Plymouth Impt. Co., 60 Liberty st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6394.

ELMORE PL, e s, 99.10 s Newkirk av, 4-sty brick tenement, 60x88; —— roof, 24 families; cost, $50,000; owner, Dracone Constn. Co., 391 Williams av; architects, Shampan & Shampan, 772 Broadway. Plan No. 6343.

LINWOOD ST, n w cor Dumont av, 3-sty brick store and tenement, 20x53, gravel roof, 3 families; cost, $5,000; owner, South Side Bldg. Co., 287 Vermont st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6308.

PACIFIC ST, n s, 100 e Boerum pl, 5-sty brick tenement, 50x38, slag roof, 25 families; cost, $35,000; owners, Chas Fleischer & ano, 1896 Bergen st; architect, Benj. Cohn, 361 Stone av. Plan No. 6316.

STOCKHOLM ST, s w cor Central av, 4-sty brick stores and tenement, 50x100, slag roof, 16 families; cost, $30,000; owner, Henry Lindenbaum, as president, 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 6322.

SOUTH 3D ST, s s, 100 w Rodney st, 6-sty brick tenement, 49.10x82, —— roof, 30 families; cost, $35,000; owner, Armor Constn. Co., 135 Henry st, Manhattan; architect, Benj. Cohn, 381 Stone av. Plan No. 6378.

OCEAN PKWAY, e s, 150 n Beverley rd, two 4-sty brick tenements, 50x90, slag roof, 16 and 17 families each; total cost, $100,000; owner, Comet Constn. Co., on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 6385.

LINDEN ST, s s, 150 w Knickerbocker av, 4-sty brick tenement, 50x89, slag roof, 20 families; cost, $30,000; owner, Morris Lillienfield, 16 Court st; architect, W. T. McCarthy, same address. Plan No. 6448.

HOPKINSON AV, w s, 100.3 s Sutter av, 4-sty brick tenement, 50x88, gravel roof, 23 families; cost, $70,000; owners, S. & P. Realty Co., 626 Saratoga av; architect, D. Wortmann, 154 East 28th st, Manhattan. Plan No. 6429.

MISCELLANEOUS.

UNION ST, n s, 95 e Bond st, 1-sty brick shed, 42.6x35, slag roof; cost, $1,500; owner, John F. Schnedeke, on premises; architect, Albt. Ulrich, 371 Fulton st. Plan No. 6356.

EAST 15TH ST, w s, 400 n Av I, 1-sty frame shed, 9.6x35, gravel roof; cost, $130; owner, Chas. Hiederich, 1505 Av J; architect, B. F. Hudson, 319 9th st. Plan No. 6341.

38TH ST, n s, 232.10 w Ft. Hamilton av, 1-sty brick toilet, 3.6x8, tar roof; cost, $150; owner, J. Friedland Co., 302 East 165th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 6456.

39TH ST, n s, 80.2 w 13th st, 1-sty brick laundry, 31.2x55, gravel roof; cost, $1,500; owner, David Wiener, 336 West 42d st; architect, F. W. Eisenla, 16 Court st. Plan No. 6424.

BALTIC ST, n s, 175 e Bond st, 1-sty frame shed, 44x41, gravel roof; cost, $300; owner, John Savills, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 6475.

BAYARD ST, n s, 132.6 w Graham av, 1-sty brick shed, 67.6x95, slag roof; cost, $3,000; owner, Peter Schwartz, 59 Meeker av; architect, Geo. Dukeman, 102 Java st. Plan No. 6489.

## Queens.

DWELLINGS.

DUNTON.—Van Wyck av, w s, 400, 325, 375, 350 s Wyoming av, erect four 2-sty frame dwellings, 16x36, shingle roof; cost $2,500, $10,000; owner, Max Groos, West st, Jamaica; architect, H. T. Jeffrey, Richmond Hill. Plan Nos. 2942-2945.

JAMAICA.—Lincoln rd, e s, 140 n Pacific st, erect 2-sty frame dwelling, 20x42, slag roof; cost, $2,000; owner B. Kleinman, 165 Rockaway rd, Jamaica; architect, E. Mendelsohn, 1776 Pitkin av, Brooklyn. Plan No. 2954.

RICHMOND HILL.—So Corcheron av, w s, 181 n Beaufort st, erect 2½-sty frame dwelling, 18x26, shingle roof; cost, $2,000; owner, O. Ehm, Church st, Richmond Hill; architect, Wm. Blecher, Richmond Hill. Plan No. 2941.

RICHMOND HILL.—Briggs av, w s, 300 s Jamaica av, erect two 2-sty frame dwellings, 20x50, tin roof; cost, $3,500 each; owner, F. Deering, Jamaica av, Richmond Hill; architect, as above. Plan No. 2946.

RIDGEWOOD.—Prospect av, s s, 50 e Gates av, erect 2-sty brick dwelling, 18x43, tin roof; owner, Chas. Schneider, 2028 Linden st; architect, L. Berger Ridgewood. Plan No. 2953.

SPRINGFIELD.—Roseland av, s s, 37 w Pearl pl, erect 2-sty frame dwelling, 20x36, shingle roof; cost, $1,500; owner, Harry O. Puff, Clinton av, Springfield; architect, J. Gunther, 24 Highview av, Springfield. Plan No. 2958.

WOODHAVEN.—Canal st, w s, 120 s Fulton st, erect 2-sty frame dwelling, 18x53, shingle roof; cost, $4,200; owner, Lener Realty Co., Canal st, Woodhaven; architect, as above. Plan No. 2947.

COLLEGE POINT.—3d av, n w cor 5th st, erect two 2-sty brick dwellings, 18x54, tar roof; total cost, $11,000; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alex. Mackintosh, 55 Bible House, Manhattan. Plan No. 2965.

HOLLIS.—Chickeroee av, w s, 346 s Hillside av, erect 2-sty frame dwelling, 19x38, shingle roof; cost, $4,000; owner, Jessie Porter, 414 West 118th st, Manhattan; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 2960.

RICHMOND HILL.—Metropolis av, s e cor Walnut st, erect 2½-sty frame dwelling, 22x36, shingle roof; cost, $4,000; owner, E. Lucas, 215 Fulton st, Jamaica; architect, C. Fredejnes, 1264 Jamaica av, Woodhaven. Plan No. 2962.

WOODHAVEN.—Lutheran pl, w s, 350 n Jerome av, erect two 2-sty frame dwellings, 20x40, shingle roof; total cost, $9,000; owner and architect, as above. Plan No. 2961.

WOODHAVEN.—Lutheran pl, w s, 300 n Jerome av, erect two 2-sty frame dwellings, 20x40, shingle roof; total cost, $9,000; owner, Max Block, 148 Snediker av, Woodhaven; architect, S. Millman, 1780 Pitkin av, Brooklyn. Plan No. 2863.

OZONE PARK.—Thrall av, w s, 150 s Grafton av; Thrall av, w s, 175 s Grafton av; erect two 2-sty frame dwellings, 20x48, tar roof; total cost, $5,000; owner, Tony Ambrosina, 1122 Thrall av, Ozone Park; architect, Geo. Crane, Richmond Hill. Plan Nos. 2937, 2838.

CORONA.—Washington av, n s, 393 n Jackson av, erect 2-sty frame dwelling, 17x33, shingle roof; cost, $2,700; owner, F. Melograne; architect, Al. Marinello, 47th st, Corona. Plan No. 2927.

CORONA.—Elm st, n s, 150 e Sycamore av, erect 2-sty brick dwelling, 18x52, tin roof; cost, $2,750; owner, Frank Greco, 67 Central av, Corona; architect, C. L. Varone, Corona av, Corona. Plan No. 2928.

CORONA.—Shpoler av, s s, 42 w Hillside av, erect 2-sty frame dwelling, 20x24, tin roof; cost, $1,800; owner, P. Delucia, 62 Newins st, Corona; architect, as above. Plan No. 2929.

EDGEMERE.—Lincoln av, s w cor, 65 w Maple av, erect two 2-sty frame dwellings, 27x34, shingle roof; total cost, $7,000; owner, Geo. Foem, 8th av; Rockaway Park; architect, as above. Plan Nos. 2930, 2931.

EDGEMERE.—Harriman av, e s, 150 s Lincoln av, erect 2-sty frame dwelling, 29x45, shingle roof; cost, $4,000; owner, G. G. Scotti, 103 Park av, Manhattan; architects, Howard & Callmann, Rockaway Beach. Plan No. 2932.

FAR ROCKAWAY.—Franklin av, n s, 175 n Cornaga av, erect 2-sty frame dwelling, 32x48, shingle roof; cost, $5,100; owner, Fowler Mardsen, Far Rockaway; architect, J. J. Cromwell, Woodmere, L. I. Plan No. 2933.

BROOKLYN HILLS.—Tulip st, s s, 339, 359, 379, 399, 419 e Freedman av, five 2-sty frame dwellings, 16x36, shingle roof; total cost, $12,500; owner, John Haufe, 16 Parkview av, Glendale; architect, Geo. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 2969-2973.

CORONA.—Corona av, s s, 325 e Sycamore av, 2-sty brick dwelling, 30x65, tin roof; cost, $6,000; owner, I. Wechselbaum, 137 National av, Corona; architect, as above. Plan No. 2976.

CORONA.—Platue st, n s, 250 w Myrtle av, 1-sty frame dwelling, 18x26, gravel roof; cost, $1,200; owner, M. A. Iaricca, 72 Roosevelt av; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 2967.

CORONA.—Shopler av, s s, 64 w Hillside av, 1-sty frame dwelling, 13x23, tin roof; cost, $600; owner, Frank Marchese, 44 Nevins av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2975.

FLUSHING.—Betanie pl, w s, 122 s Mitchel av, 2-sty frame dwelling, 22x35, shingle roof; cost, $3,500; owner, Victor Hess, 12th st, Flushing; architect, A. E. Richardson, Amity st, Flushing. Plan No. 2992.

L. I. CITY.—Gale st, w s, 100 n Young st, 2-sty frame dwelling, 18x36, shingle roof; cost, $2,500; owner, James Mallen, 56 Gale st, L. I. City; architect, as above. Plan No. 2978.

MASPETH.—New st, n s, 346 e Maiden lane, 2-sty frame dwelling, 14x25, shingle roof; cost, $1,600; owner, C. Keenan, Calmus rd; architect, I. P. Card, Corona. Plan No. 2977.

MASPETH.—Hall av, n s, 200 w Clermont av, two 2-sty frame dwellings, 44x32, tar roof; cost, $7,000; owner, Chas. Sternberg, Jay st, Maspeth; architect, F. Wasicowski, Pearsall st, L. I. City. Plan No. 2993.

RICHMOND HILL.—Napier av, e s, 200 n Emerson av, 2-sty frame dwelling, 18x36, shingle roof; cost, $3,000; owner, H. M. Newcomb, Herald av, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 2985.

RICHMOND HILL.—Napier av, e s, 225 n Emerson av, 2-sty frame dwelling, 18x36, shingle roof; cost, $3,000; owner and architect, as above. Plan No. 2986.

RICHMOND HILL.—Vine st, e s, 185 e Stewart av, two 2-sty frame dwellings, 19x46, tin roof; total cost, $5,000; owner, Lillian Reedel, 3306 Jamaica av, Richmond Hill; architect, E. Rose, Grand st, Maspeth. Plan No. 2994.

RICHMOND HILL.—North Curtis av, w s, 250 s Hillside av, three 2-sty brick dwellings, 20x50, tin roof; total cost, $6,600; owner, W. M. Gregory, 518 Curtis av, Richmond Hill; architect, H. Haugaard, Richmond Hill. Plan No. 2987.

RICHMOND HILL.—Brevoort av, w s, 125 & 100 n Ashland av, two 2½-sty frame dwellings, 18x37, shingle roof; total cost, $6,000; owner, Geo. Dean, 4721 Jamaica av. Plan Nos. 2989-2990.

WOODHAVEN.—Thrall av, w s, 200 n Fulton st, 2½-sty frame dwelling, 17x42, shingle roof; cost, $2,500; owner, Chas. Hug, 210 Boyd av. Plan No. 2968.

EDGEMERE.—Beach 43d st, 1220 n Boulevard, erect 1-sty frame dwelling, 14x43, shingle roof; cost, $700; owner, Clara Helfant, Division av, Rockaway Beach; architect, W. Wertheimer, Arverne. Plan No. 2997.

RICHMOND HILL.—Willow st, w s, 34-71, n w cor Division av, erect three 2-sty frame dwellings, 20x36, shingle roof; total cost, $16,500; owner, Max Gross, Lincoln av, Jamaica; architect, H. Jeffrey, Lefferts av, Richmond Hill. Plan Nos. 2998, 2999, 3000.

ROCKAWAY BEACH.—Beach 96th st, e s, 475 s Boulevard, erect three 2-sty frame dwellings, 14x41, shingle roof; total cost, $4,500; owner, C. Hallipen, Bond av, Rockaway Beach; architect, M. L. Wertheimer, Arverne. Plan Nos. 3002, 3003, 3004.

CORONA.—47th st, w s, 179 s Jackson av, erect one 2-sty brick dwelling, 17x32, tar roof; cost $2,800; owner, F. Melograno; architect, A. L. Marinelli, Corona. Plan No. 3008.

EDGEMERE.—Florence av, w s, 412 s Blvd, erect one 2-sty frame dwelling, 36x39, shingle roof; cost, $4,500; owner, E. S. Warneck, 6 Florence av, Edgemere; architect, John E. Nitchie, World Bldg., Manhattan. Plan No. 3010.

ROCKAWAY BEACH.—Brandreth av, w s, 377 s Blvd, erect two 2-sty brick dwellings, 20x48; total cost, $12,000; owner, Harry Fleischer, premises; architect, P. Caplan, Rockaway Beach. Plan Nos. 3011-3012.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Harris av, n w cor Williams st, erect brick factory, 181x100, tar roof; cost, $150,000; owner, F. Ayar, Milk st, Boston; architect; J. Witmark, 231 West 18th st, Manhattan. Plan No. 2956.

SCHOOLS AND COLLEGES.

FLUSHING.—Madison st, s s, 300 w Union st, erect 4-sty brick school, 65x107, slag roof; cost, $125,000; owner, Parish of St. Michael, 62 Madison st, Flushing; architect, Wm. Ryan, 162 Reyerson st, Brooklyn. Plan No. 2934.

STABLES AND GARAGES.

BAY VIEW HEIGHTS. Alden av, s w cor Quinn av, erect frame garage, 16x30; cost, $200; owner, G. Shone, on premises. Plan No. 2939.

GLENDALE.—Van Dine av, w s, 63 s L. I. R. R., erect frame stable, 21x50; cost, $1,000; owner, H. Gohmann, Van Dine av, Glendale. Plan No. 2957.

HOLLIS.—Garrison av, w s, 100 s Chichester av, erect 1-sty frame garage, 12x36; cost, $150; owner, E. Ford, on premises. Plan No. 2955.

RIDGEWOOD.—Bleeker st, s s, 125 e Forest av, erect brick stable and wagon shed, 35x20, tin roof; cost, $500; owner, Geo. Emener, on premises. Plan No. 2950.

ROCKAWAY BEACH.—Park av, w s, 239 s Boulevard, erect 1-sty garage, brick, 14x18; cost, $3,000; owner, Mr. Zaret, on premises; architect, W. S. Rothschild, Rockaway Beach. Plan No. 2959.

CORONA.—Evergreen av, e s, 440 s Jackson av, erect frame garage, 13x20, tin roof; cost, $100; owner, L. B. Everits, 120 41st st, Corona. Plan No. 2926.

CORONA.—Washington av, n e cor Evergreen st, frame garage, 14x20, tin roof; cost, $150; owner, John C. Irvin, premises. Plan No. 2979.

FLUSHING.—Amity st, s s, 40 w 14th st, frame garage, 9x12; cost, $75; owner, J. Ahrles, premises. Plan No. 2966.

JAMAICA.—Kaplan av, w s, 524 n Hillside av, frame garage, 19x16; cost, $200; owner, M. Henne, 115 Kaplan av, Jamaica. Plan No. 2988.

RICHMOND HILL.—Division av, s s, 110 w Chestnut st, brick garage, 12x17, asbestos roof; cost, $400; owner, R. Meyerose, Waling st, Richmond Hill. Plan No. 2984.

QUEENS.—Popular st, n w cor Kelsey st, erect 1-sty frame garage, 14x20, shingle roof; cost, $300; owner, L. E. Haskell, North Wertland av, Queens. Plan No. 3001.

STORES AND DWELLINGS.

L. I. CITY.—Hamilton st, w s, 72 s Graham av, erect one 2-sty brick store and dwelling, 20x38, tar roof; cost, $1,500; owner, C. Kurth, 82 Graham av, L. I. City; architect, Chas. Hewitt, L. I. City. Plan No. 3007.

STORES AND TENEMENTS.

RICHMOND HILL.—Jamaica av, s s, 33 w Oak st, erect brick store, 70x73, tar roof; cost, $10,000; owner, Bank of L. I., Jamaica; architect, W. McCrea Co., 23 East 15th st, Manhattan. Plan No. 2951.

MISCELLANEOUS.

FLUSHING.—Madison av, s s, 300 w Percy st, erect frame tool house, 13x18; cost, $100; owner, L. Bartholdi, 219 Madison av, Flushing. Plan No. 2948.

L. I. CITY.—Jackson av, s s, 97 w Moore st, erect frame storage, 8x18; cost, $100; owner, G. Steiner, Jackson av, L. I. City; architect, J. Grady, 524 4th av, L. I. City. Plan No. 2940.

L. I. CITY.—South Jane st, s w cor Jackson av, erect frame tool house, 6x8, tin roof; cost, $50; owner, K. Lanjager, 129 Crescent st, L. I. City. Plan No. 2961.

ELMHURST.—Martense st, n s, 65 e Toledo st, erect 2-sty frame barn, 20x22, tin roof; cost, $500; owner, Chas. Beckman, on premises; architects, E. Rose & Son, Elmhurst. Plan No. 2936.

RIDGEWOOD.—Fresh pond rd, e s, 20 n Van Courtland av, erect 1-sty frame wagon shed, 20x10, tin roof; cost, $200; owner, Chas. Fritz, 10 Silver st, Ridgewood; architect, L. Allmendinger, 956 Broadway, Brooklyn. Plan No. 2935.

BAYSIDE.—Lamertine av, n s, 88 e 3d st, frame shed, 12x18; cost, $60; owner, Akremp, premises. Plan No. 2974.

MIDDLE VILLAGE.—Jupiter av, s s, 118 e Juniper av, frame greenhouse, 10x94; cost, $200; owner, Karl Rossel, premises; architect, H. Kiefer, 42 Juniper av, Middle Village. Plan No. 2980.

SOUTH OZONE PARK.—Old South rd, n s, 400 w Brinkmeyer av, 1-sty frame barn, 75x30, shingle roof; cost, $1,900; owner, Geo. Schepler, premises; architect, A. Wick, South Ozone Park. Plan No. 2991.

MASPETH.—Betts av, w s, 340 n Old Town highway, erect 1-sty frame milk house, 20x53, tar roof; cost, $1,200; owner Gimpel Bros., 52 Collins av, Maspeth; architect, M. Perlstein, Middle Village. Plan No. 2996.

SPRINGFIELD.—Bay av, e s, 1,358 s Cross st, erect frame boat house, 15x25, tar roof; cost, $150; owner, A. Warning, 851 Madison st, Brooklyn. Plan No. 2995.


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*Plans Filed, New Buildings, Queens (Con.).*

DUNTON.—Atlantic av, s w cor Moore av, erect one frame sign, 100x11; cost, $200; owner, Jamaica Poster Co., Jamaica. Plan No. 3005.

JAMAICA.—Hempstead rd and Flushing av, erect one frame sign, 150x11; owner, Jamaica Poster Co., Jamaica. Plan No. 3006.

### Richmond.

DWELLINGS.

LIBERTY AV, n s, 312 w Jefferson av, Garretson, 2-sty frame dwelling, 22x26; cost, $2,500; owner, Annie W. Swift, Dongan Hills; architect and builder, John Schroll, Richmond. Plan No. 777.

WASHINGTON AV, s s, 50 w Edgegrove av, Tottenville, 2-sty frame dwelling, 32x26; cost, $4,400; owner, C. M. Barron, 19 West 109th st, Manhattan; architect and builder, W. S. Holbert, Huguenot Park. Plan No. 778.

STABLES AND GARAGES.

NEW YORK AV & FINGERBOARD RD, s w cor, Rosebank, 1-sty tile garage, 12x18; cost, $100; owner, Louise Walch, South Beach; builder, Nastasi Bros., South Beach. Plan No. 775.

STORES AND DWELLINGS.

GIFFORD LANE, w s, 40 n Amboy rd, Great Kills, 2-sty frame store and dwelling, 25x49; cost, $5,000; owner, Geo. W. Butterfield, Great Kills; architect, W. P. Warren, Annadale; builder, E. Peterson, Princes Bay. Plan No. 776.

MISCELLANEOUS.

SIX HUNDRED FT. from Amboy rd, Pleasant Plains, 1-sty frame lumber shed, 50x20; cost, $150; owner, W. S. Van Clief, Port Richmond; builder, F. Klein, Huguenot Park. Plan No. 779.

IN SWAMP, 300 e Kissel av, Mariners Harbor, 1-sty frame paint shop, 20x40; cost, $1,600; owner, Sailors Snug Harbor; builder, C. W. Decker, Sailors Snug Harbor. Plan No. 780.

IN SWAMP, 250 e Kissel av, Mariners Harbor, 1-sty brick blacksmith shop, 20x25; cost, $800; owner, Sailors Snug Harbor; builder, C. W. Decker, Sailors Snug Harbor. Plan No. 781.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BARCLAY ST, 53, girder, beams, flooring to 5-sty brick office and storage; cost, $210; owner, Dillin Estate, trustee, Townsend B. Baldwin, Edgewater Park, N. J.; architects, Taylor & Mosely, 40 Wall st. Plan No. 3391.

BLEECKER ST, 26-30, wood stair, stair-hall, wood metal-covered enclosure to 7-sty brick factory loft building; cost, $3,000; owner, Mrs. Emma Schalk; agent, Albert H. Mathews, 181 Broadway; architect, Peter J. McKeon, Bureau of Fire Engineering, 13-21 Park Row. Plan No. 3433.

BROOME ST, 126, mason work, removal of top tier and roof, change of story height, fireproof stairs, fire escapes, stud partitions, plumbing to 7-sty brick store and lofts; cost, $12,000; owner, Broome Constn Co., Louis Roosseir, president 5-7 Attorney st; architect, Samuel Sass, 32 Union sq. Plan No. 3445.

CORTLANDT ST, 33, marquise to 5-sty brick stores and lofts; cost, $135; owner, Andrew F. Kennedy, 12 Cortlandt st; architect, James Hamilton, 956 Lind av. Plan No. 3407.

GOLD ST, 5, fireproof stairway to 8-sty brick store and lofts; cost, $3,000; owner, George Brown, 42 West 86th st; architect, Jno. B. Snook Sons, 261 Broadway. Plan No. 3452.

GRAMERCY PARK, 34, alterations to 12-sty brick apartments; cost, $1,500; owner, The Gramercy Co., 34 Gramercy Park; architect, none. Plan No. 3406.

GREENE ST, 156, staircase, fireproof block pent house, wrought iron covering, wrought iron door to 4-sty brick saloon, offices and lofts; cost, $100; owner, John W. Aitken, 417 5th av; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3444.

HUDSON ST, 329, board partition, removal of 1-sty, stud partitions, plumbing, skylights to 4-sty brick store and tenement; cost, $400; owner, The Corporation of Trinity Church, 187 Fulton st; architect, Thos. J. Dooley, 187 Fulton st. Plan No. 3379.

HUDSON ST, 331, partitions, stairs, mason work, fireproof doors, water closet partitions, skylight to 4-sty brick store and tenement; cost, $500; owner, The Corporation of Trinity Church, 187 Fulton st; architect, Thos. J. Dooley, 187 Fulton st. Plan No. 3380.

HUDSON ST, 327, removal of tier, installation of waterclosets, partitions, slate floors, skylights to 4-sty brick store and tenement; cost, $450; owner, The Corporation of Trinity Church, 187 Fulton st; architect, Thos. J. Dooley, 187 Fulton st. Plan No. 3436.

PEARL ST, 541-47, boiler, mason work, fireproofing to 6-sty brick salesroom and factory; cost, $500; owner, Jenny Farber, 200 5th av; architect, Richard Berger, 309 Broadway. Plan No. 3437.

PELL ST, 16, partitions to 4-sty brick store and lofts; cost, $200; owner, Ida W. Beiser, 8108 13th av, Brooklyn; architect, P. Goldberg, 103 Division st. Plan No. 3401.

PINE ST, 46, resetting of steps to 10-sty brick office building; cost, $50; owner, Manning Estate, 46 Pine st; architect, Frederick Rose, 21 East 45th st. Plan No. 3439.

VANDAM ST, 26, terra cotta block partitions to 5-sty brick tenement; cost, $300; owner, Louis Vogel, 190 West End av; architect, Henry H. Holly, 39 West 27th st. Plan No. 3416.

WILLIAM ST, 152-154, metal-covered store front to 4-sty brick store and lofts; cost, $100; owner, Chas. F. Noyes, 92 William st; architect, John H. Knubel, 305 West 43d st. Plan No. 3424.

WILLETT ST, 52, partitions, water closet compartments, reconstruction of floor beams, stairway and stair enclosures to 6-sty brick stores and factory; cost, $2,000; owner, Samuel Midler, 76 Allen st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3448.

5TH ST, 45-47-49 West, fireproof stairways to three 4-sty brick tenements; cost, $2,500; owner, Margaret E. Zimmerman, care Cruikshank & Co., 141 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 3453.

15TH ST, 607 East, doorway, removal of partition to 5-sty brick store and tenement; cost, $50; owner, Chas. S. Terrett, 1007 Emory st, Asbury Park, N. J.; architect, Morris Schwartz, 194 Bowery. Plan No. 3422.

18TH ST, 12 East, pressure tanks, steel supports, pent house to 5-sty brick factory loft building; cost, $2,400; owner, Duncan Realty Co., Stuart Duncan, Pres., 241 West st; architect, Maxwell Eng. Co., Inc., 146 24th st, Brooklyn. Plan No. 3454.

19TH ST, 135 East, doorways, change in bath, removal of partition to 4-sty brick dwelling; cost, $500; owner, Joseph B. Thomas, 122 East 19th st; architect, Chas. F. Winkelman, 103 Park av. Plan No. 3419.

20TH ST, 241 West, skylight, flues, window opening, rearrangement of partitions to 4-sty brick tenement; cost, $600; owner, George J. Gunshor, 149 7th av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3390.

21ST ST, 31-33 West, tank to 11-sty factory loft building; cost, $900; owner, Holland Holding Co., Inc., 18 East 41st st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 3374.

22D ST, 40-42 West, pressure tank, steel supports to 12-sty brick factory loft building; cost, $2,000; owner, John J. Vilsack, 40 West 22d st; architect, Maxwell Engineering Co., 146 24th st, Brooklyn. Plan No. 3425.

23D ST, 26 East, resetting of tie beam to 4-sty brick store and office building; cost, $150; owner, Wm. P. Douglas, 257 Broadway; architect, Jos. J. Breitman, 25 West 42d st. Plan No. 3375.

23D ST, 132-134 West, mason work, plastering to 4-sty brick stores and lofts; cost, $50; owner, Louis Spiro, 132 West 23d st; architect, John J. Lawlor, 360 West 23d st. Plan No. 3404.

23D ST, 160 East, store front, partitions, plumbing, mason work to 2-sty brick stores; cost, $1,000; owner, Arnett G. Smith, 14 Fulton st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 3434.

28TH ST, 146-48 West, partitions, plumbing, rehanging of doors, stairs to 7-sty brick store and lofts; cost, $500; owner, Charter Constr. Co., 119 West 40th st; architect, Robt. T. Lyons, 119 West 40th st. Plan No. 3419.

35TH ST, 46 West, marquise to 4-sty brick restaurant and loft building; cost, $100; owner, Frederick Hoetzer, 46 West 35th st; architect, Frank Massam, 29 West 34th st. Plan No. 3415.

42D ST, 251 West, metal-covered store front to 4-sty brick store and offices; cost, $300; owner, Felix Isman, 229 Madison av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3417.

44TH ST, 126 West, window openings, partitions, mason work, doorway to 3-sty brick stores and dwelling; cost, $125; owner, Chas. Greenstein, 359 West 16th st; architect, Joseph Bayer, 362 East 72d st. Plan No. 3409.

47TH ST, 506-516 West, metal lath and plaster partition, plumbing fixtures to 6-sty brick stores and tenement; cost, $200; owner, Model Fireproof Tenement Co., 109 Broad st; architect, Ernest Flagg, 109 Broad st. Plan No. 3430.

52D ST, 427-29 West, doorway to 5-sty brick tenement; cost, $150; owner, Frederick H. Ehleau, 215 West 101st st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 3435.

52D ST, 343 West, 1-sty extension, stairs, partition to 4-sty brick office, lofts and dwelling; cost, $750; owner, Michael J. Callahan, 343 West 52d st; architect, Daniel W. Gillum, 343 West 52d st. Plan No. 3426.

54TH ST, 250 West, terra cotta block partition, entrance to 12-sty brick loft building; cost, $1,500; owner, Albert R. Shattuck, 11 Broadway; architects, Griffin & Wynkoop, 30 Church st. Plan No. 3378.

68TH ST, 229 West, stairs, balcony, wire lath, plaster to 3-sty brick garage and dwelling; cost, $1,000; owner, Edward S. Clark, 149 Broadway; architect, Peter J. McKeon, Bureau of Fire Engineering. Plan No. 3383.

71ST ST, 432-34 East, elevators, fireproof sliding doors, fireproof staircases, partitions, fire-escapes, columns to 7-sty brick factory loft building; cost, $14,000; owner, Leissner Realty Co., Edw. Leissner, Pres., 432 East 71st st; architect, Gustave E. Steinbach, 15 East 40th st. Plan No. 3450.

72D ST, 448 East, metal-covered store front to 3-sty brick store and tenement; cost, $250; owner, Jacob Greim, 1347 Av A; architect, L. Kern, 424 East 92d st. Plan No. 3441.

74TH ST, 43 West, roofing, entrance, removal of stoop to 4-sty brick residence; cost, $5,000; owner, Mrs. Simeon Ford, 43 West 74th st; architect, F. J. Sterner, 57 West 58th st. Plan No. 3402.

74TH ST, 322 East, toilet compartment, cement floor, plumbing to 5-sty brick tenement; cost, $900; owner, Leopold Rosenblatt, 312 East 50th st; architect, Hugo Taussig, 237 East 72d st. Plan No. 3410.

84TH ST, 333 West, flooring, mason work, tin roof, stairway to 4-sty brick residence; cost, $500; owner, John D. Beals, Pelham Heights, N. Y.; architeet, Chas. T. E. Dieterlen, 41 West 127th st. Plan No. 3428.

102D ST, n w cor West End av, 3-sty brick addition to 3-sty brick dwelling; cost, $2,000; owner, John A. Weser, 861 West End av; architect, Frank A. Rooke, 489 5th av. Plan No 3391.

107TH ST, 319-321 East, partition to 6-sty brick stores and tenement; cost, $100; owner, Gottlieb Bros., 122 West 131st st; architect, David Bleier, 545 East 139th st. Plan No. 3377.

115TH ST, 422-24 West, metal-covered store front to 6-sty brick stores and tenement; cost, $300; owner, Barnet Yumansky, 1117 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3413.

117TH ST, 508 East, fire repairs, enclosure, partitions, bulkhead, toilet room fixtures to 3-sty brick factory; cost, $150; owner, Axel Komstedt, 29 Broadway; architect, Julius A. Diemer, 118 East 28th st. Plan No. 3395.

118TH ST, 418 West, partitions, carpenter work to 6-sty brick apartment; cost, $100; owner, Anna Grande; atty., Arthur Garford Hays, 60 Wall st; architect, Peter M. Coco, 133 Murray st, Flushing. Plan No. 3414.

123D ST, 106 East, brick dumbwaiter enclosure to 4-sty brick apartments; cost, $100; owner, Emigrant Industrial Savings Bank, 51 Chambers St; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 3421.

156TH ST, 549-51 West, doorway to 3-sty brick dwelling; cost, $25; owner, Wm. M. Grinnell, 727 7th av; architect, Wm. H. Meyer, 3750 Broadway. Plan No. 3423.

179TH ST, 651 West, formation of stores, girders, columns, beams, store fronts, bar grating, c. i. platforms to 5-sty brick stores and apartments; cost, $5,000; owner, Martin Ungrich, 57 St. Nicholas pl; architect, John E. Scharsmith, 523 West 146th st. Plan No. 3427.

181ST ST, 608 West, iron doors, store front, re-arrangement of doors to 2-sty brick stores and offices; cost, $170; owner, Geo. L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 3408.

AV A, 44, partitions, window openings, metal-covered store fronts to 4-sty brick stores and tenement; cost, $1,000; owner, Madeline T. F. Astor, 23 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 3400.

AV A, 172, door opening, removal of partition to 6-sty brick store and tenement; cost, $250; owner, Annie Lippman, 565 West 162d st; architect, Otto Reissmann, 147 4th av. Plan No. 3431.

AV C, 77, stud partitions, removal of stairway to 6-sty brick stores and tenement; cost, $500; owner, Leon Taub, 10 Pinehurst av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3389.

AMSTERDAM AV, 335 iron stairway, iron trap doors to 5-sty brick stores and tenement; cost, $100; owner, John Lange, 335 Amsterdam av; architect, John J. Lawlor, 360 West 23d st. Plan No. 3405.

BROADWAY, 478-82, tanks, steel supports to 5-sty brick store and lofts; cost, $2,200; owner, Roosevelt Hospital 43 Cedar st; architect The Rusling Co. 39 Cortlandt st. Plan No. 3396.

BROADWAY, 1418, stairway, new front to 5-sty brick store and hotel; cost $2,000; owner, Adolph Lorber, 1420 Broadway; architect, Emery Roth, 405 Lexington av. Plan No. 3398.

BROADWAY, 1690-96, plumbing, partition, skylight, toilets, mason work to 7-sty brick stores and tenement; cost, $1,000; owner, Inman Estate, 10 Cotton Exchange; architect, S. Walter Katz, 505 5th av. Plan No. 3381.

BROADWAY, 1764-68-70, toilets, fireproof partitions, entrance to 9-sty brick show room and lofts; cost, $1,000; owner, Matraka Realty Co., 1764 Broadway; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3432.

BROADWAY, 38 East, store front to 5-sty brick store and tenement; cost, $350; owner, Harris Silberman, 38 East Broadway; architect, I. Henry Glaser, 44 Court st, Brooklyn. Plan No. 3429.

BROADWAY, 1151, metal-covered store front to 4-sty brick store and lofts; cost, $500; owner, Hopkins Estate, 489 5th av; architect, Jacob Fisher, 25 Av A. Plan No. 3446.

CENTRAL PARK, 300 West, removal of partitions to 8-sty brick apartment; cost, $50; owner, Secured Holding Corporation, 50 Church st; architect, Philip Resnyck, 40 West 32d st. Plan No. 3447.

MADSON AV, 747, entrance, mason work, removal of stoop to 4-sty brick stores and dwelling; cost, $500; owner, August H. Hillers, 11 East 59th st; architect, Emery Roth, 405 Lexington av. Plan No. 3399.

MANHATTAN AV, 457, metal-covered store front to 3-sty brick stores and apartments; cost, $100; owner, Jacob Greenberg, 79 West 119th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3420.

PARK ROW, 194, partitions, fire-escapes to 5-sty brick stores and lodging house; cost, $1,000; owner, David Rothschild, 196 Park Row; architect, Richard Rohl, 128 Bible House. Plan No. 3403.

PARK AV, 101, gypsum block partition, gallery floor, steel framing, iron railing, concrete floor, glazed partitions, concrete fireproofing to 16-sty brick office building; cost, $1,300; owner, Architects' Offices, Inc., 101 Park av; architect, Jerome R. Allen, 101 Park av. Plan No. 3443.

1ST AV, 1143, metal-covered store fronts to 5-sty brick stores; cost, $500; owner, Wm. L. Stern, 1114 1st av; architect, Otto L. Spannhake 233 East 78th st. Plan No. 3397.

1ST AV, 1652, store front, toilet compartment to 4-sty brick hotel and tenement; cost, $600; owner, George Ehret, 1197 Park av; architect, Louis E. Dell, 1133 Broadway. Plan No. 3411.

1ST AV, 799-801, partition, plumbing, window openings to 5-sty brick stores and tenement; cost, $2,000; owner, Monogram Realty Co., 22 West 21st st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3392.

2D AV, 1016-20, fireproof stair enclosures, bulkheads, connecting bridges, stairs to two 5 and 7-sty brick cigar factories; cost, $8,000; owner, United Cigar Mfg. Co., Fred Hirschhorn, president, 1016 2d av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3442.

7TH AV, 2373, partitions to 5-sty brick store and tenement; cost, $150; owner, Kingbert Holding Co., 150 Broadway; architect, Jobst Hoffman, 364 West 121st st. Plan No. 3393.

7TH AV, 363, metal-covered store fronts stairs, partitions, beams, mason work, iron columns, plumbing, fire-escapes, fireproof windows to 4-sty brick store and dwelling; cost, $3,000; owner, Maurice Myers, 59 East 93d st; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 3376.

7TH AV, 2442, terra cotta block partition to 5-sty brick store and tenement; cost, $75; owner, Bella Doinger, 2442 7th av; architect, Harold L Young, 1204 Broadway. Plan No. 3373.

7TH AV, 710-20, metal-covered store fronts to 2-sty brick stores and dance hall; cost, $460; owner, Felix Isman, 229 Madison av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3418.

8TH AV, 2417, metal-covered store front to 5-sty brick store and dwelling; cost, $50; owner, Henry Gerken, 1382 5th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3412.


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8TH AV, 931-933, boiler flue, mason work to 5-sty brick tenement; cost, $300; owners, Mark & Moses Ottinger, 31 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 3382.

8TH AV, 2896-2898, door opening, fireproof sliding door, store front to 6-sty brick store and tenement; cost, $2,000; owner, Anne Evens, 196 Vernon av, Brooklyn; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 3438.

8TH AV, 339, metal-covered store front, cement work to 3-sty brick store and tenement; cost, $700; owner, Calinger Estate, executor, Lewis M. White, 7 Beekman st; architect, Otto A. Staudt, 966 2d av. Plan No. 3440.

8TH AV, 2189, steel work, concrete work, sheet iron doors to 5-sty brick stores and tenement; cost, $150; owner, Jane Hennessy, 799 Madison av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3451.

## Bronx.

WILCOX ST, n w cor Layton av, 1-sty frame extension, 24x12.6, to 1½-sty frame store and dwelling; cost, $500; owner, Theo. Kausen, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 482.

146TH ST, 471, new bake oven, new floor to 3-sty brick store and dwelling; cost, $500; owner, Antonio Amareno, on premises; architect, Chas. H. Dietrich, 529 East 138th st. Plan No. 479.

ARTHUR AV, w s, 64.8 s 187th st, new toilet to 2-sty frame dwelling; cost, $300; owner, C. L. Fusilli, on premises; architect, Wm. A. Faiella, 550 East 187th st. Plan No. 478.

BARKER AV, e s, 269.9 s Magenta st, 1-sty frame extension, 5x12, and move 2½-sty frame dwelling; cost, $800; owner, Consenle De Pasquale, 3247 Newell av; architect, E. C. Glew, 4387 Carpenter av. Plan No. 477.

BENEDICT AV, n w cor Olmstead av, move 2-sty frame dwelling; cost, $500; owner, Alexander R. Munro, 458 West 143d st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 481.

CRUGER AV, n e cor Barnett pl, move 1-sty frame church; cost, $400; owner, Protestant Episcopal Church Ex. Soc., 110th st and Amsterdam av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 476.

JEROME AV, w s, 50 s Clark pl, move and new partitions, &c., to 2-sty frame store and dwelling; cost, $4,000; owner, Abraham Oppenheimer, 22 Clark pl; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 474.

VALENTINE AV, n e cor 178th st, new partitions, new plumbing to 6-sty brick tenement; cost, $700; owner, Conesus Realty Co., C. A. Becker, 440 Tremont av, Pres.; architect, Fredk. Jaeger, 441 Tremont av. Plan No. 475.

WALES AV, 635, new stairs, new partitions to 2-sty brick and frame market and storage; cost, $600; owner, Estate of G. Robitzek, 78 Locust av, New Rochelle; architect, Nathan Langer, 81 East 125th st. Plan No. 480.

WEBSTER AV, s w cor 169th st, new door, new elevator lift to 4-sty brick stores and tenement; cost, $25; owners, De Ronner & Wittenborg, on premises; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 473.

## Brooklyn.

BEAVER ST, 48, interior alterations to 2-sty dwelling; cost, $300; owner, Michl. Seleppi, 52 Beaver st; architect, Tobias Goldstone, 49 Graham av. Plan No. 6439.

BERGEN ST, 801, interior alterations to 2-sty dwelling; cost, $100; owner, Raphael Mattara, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 6360.

BREVOORT PL, 28, plumbing to 2-sty library; cost, $130; owner, City of N. Y.; architect, John H. Dillon, 504 Atlantic av. Plan No. 6427.

CENTRE ST, 189, exterior and interior alterations, 2-sty moving picture theatre; cost, $375; owner, Philip Speigel, 551 Court st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6466.

COOK ST, 46, plumbing to 3-sty tenement; cost, $200; owner, Benj. Korn, on premises; architect, Fred Weiss, 18 Park st. Plan No. 6359.

DIKEMAN ST, 135, exterior alterations to 3-sty tenement; cost, $200; owner, Richd. McNeerney, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6371.

FULTON ST, 452, exterior alterations to 6-sty department store; cost, $1,000; owner, A. I. Namm, on premises; architect, C. A. P. Jehli, 278 Church st, Queens. Plan No. 6418.

FULTON ST, 1822, extension to 3-sty store and dwelling; cost, $600; owner, Saml. Frank, 1826 Fulton st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 6426.

FULTON ST, 258, plumbing to 5-sty stores and hotel; cost, $300; owner, Isador Krasnor, 265 Washington st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6449.

HANCOCK ST, 66, extension to 3-sty dwelling; cost, $800; owner, Chas. Ross, on premises; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 6488.

HERKIMER ST, 1501, extension to 2-sty dwelling; cost, $300; owner, Michl. Laluga, on premises; architect, Chas. A. Mehle, 37 Liberty av. Plan No. 6435.

INGRAHAM ST, 213-29, exterior and interior alterations to 1-sty factory; cost, $4,000; owner, Eugene T. Trotter, 594 Johnson av; architect, Robt. Teichman, 22 William st. Plan No. 6491.

JACKSON ST, 11-15, raise three 3-sty tenements; cost, $1,000; owner, Michl. Guozzo, 167 Jackson st; architect, Dominick Salvati, 525 Grand st. Plan No. 6340.

LAVA ST, 173, exterior and interior alterations to two 3-sty tenements; cost, $400; owner, Antonio Bendelatt, on premises; architect, Jas. McKillopp, 154 India st. Plan No. 6452.

MILL ST, 18, extension to 1-sty dwelling; cost, $300; owner, Antonetta Buffa, on premises; architect, H. T. Titus, 116 Montague st. Plan No. 6354.

MONTAGUE ST, 111-17, interior alterations to 8-sty tenement; cost, $350; owner, Chelsea Realty Co., 135 Broadway, Manhattan; architect, Jos. A. McCarroll, Delemere pl & Voorhies av. Plan No. 6345.

MOORE ST, 90, exterior and interior alterations to 3-sty store and tenement; cost, $2,000; owner, David Burger, 95 Moore st; architect, Louis Allmendinger, 926 Broadway. Plan No. 6330.

MORRELL ST, 40, interior alterations to 2-sty storage and dwelling; cost, $400; owner, Benny Ludwig, 40 Morrell st; architect, Tobias Goldstone, 49 Graham av. Plan No. 6438.

PEARL ST, 137, interior alterations to 3-sty stores and dwelling; cost, $200; owner, J. Chr. G. Hupfel Bwg. Co., 229 East 3d st, Manhattan; architects, L. Berger & Son, 121 Bible House, Manhattan. Plan No. 6329.

SACKETT ST, 65, exterior and interior alterations to 2-sty dwelling; cost, $700; owner, Carmella Marzella, 63 Sackett st; architect, John Burke, 22 Tompkins pl. Plan No. 6320.

STOCKTON ST, 33-49, repair fire damage to 2-sty factory; cost, $7,500; owners, Pallisier, Jeune & Rivit, on premises; architect, E. J. Meisinger, 394 Graham av. Plan No. 6423.

UNION ST, 1050, plumbing to 1½-sty dwelling; cost, $150; owner, Michl. Mingino, 854 Atlantic av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 6408.

VAN BRUNT ST, 147, interior alterations to 3-sty store and dwelling; cost, $400; owner, Ciro Paolillo, 101 President st; architect, Jos. Parascandola, 119 President st. Plan No. 6386.

VAN BRUNT ST, 381, plumbing to 3-sty store and dwelling; cost, $300; owner, Saml. I. Gollich, 106 1st pl; architect, D. A. Lucas, 98 3d st. Plan No. 6353.

WARWICK ST, 674, exterior alterations to 2-sty store and dwelling; cost, $1,000; owner, Isaac Brachman, 509 Jerome st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 6362.

SOUTH 1ST ST, 161, interior alterations to 2-sty dwelling; cost, $150; owner, Jos. Cohen, 261 Metropolitan av; architect, Max Cohen, 280 Bedford av. Plan No. 6325.

SOUTH 3D ST, 76, interior alterations to 3-sty tenement; cost, $450; owner, Lazarus Harris, 285 Division av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 6436.

WEST 3D ST, 2732-4, move 1-sty dwelling; cost, $400; owner, Bertha E. Stein, 2747 West 5th st; architect, Frank Schulze, 252 Kings Highway. Plan No. 6443.

WEST 5TH ST, 2927-9, move two 2-sty tenements; cost, $800; owners, L. O. Stern & ano, 2747 West 5th st; architect, Frank Schulze, 252 Kings Highway. Plan No. 6444.

EAST 7TH ST, 1665, exterior and interior alterations to 2-sty dwelling; cost, $800; owner, Chas. Jellinick & ano, 30 West 19th st, Manhattan; architect, B. A. Scheffel, same address. Plan No. 6468.

WEST 15TH ST, 28-31, extension to 1-sty dwelling; cost, $200; owner, Stephen F. Berrere, 2216 Surf av; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 6419.

BAY 32D ST, 134, plumbing to 2½-sty dwelling; cost, $110; owner, Louis Rosenwasser, on premises; architect, John J. Dunn, 1304 73d st. Plan No. 6377.

60TH ST, 1318, extension to 1-sty laundry; cost, $500; owner, Victoria Buiczyk, 1057 57th st; architect, Louis Allmendinger, 926 Broadway. Plan No. 6474.

63D ST, 1318, extension to 1-sty store and dwelling; cost, $500; owner, Modeslino Nazzaro, on premises; architect, A. H. Martin, 6005 14th av. Plan No. 6365.

EAST 72D ST, 2239, move 2½-sty dwelling; cost, $1,000; owner, Anna Adams, Bergen Beach; architect, Chas. G. Wessel. Plan No. 6481.

ALABAMA AV, 217, extension to 2-sty dwelling; cost, $400; owner, Clara Rottenberg, 230 Snediker av; architect, Max Cohn, 510 Linwood st. Plan No. 6376.

ATLANTIC AV, n e cor Alabama av, new show windows to 2-sty store and dwelling; cost, $300; owner, Louisa Reid, 581 St. Marks av; architect, D. A. Lucas, 98 3d st. Plan No. 6476.

BEDFORD AV, 339-41, exterior alterations to 6-sty tenement; cost, $500; owner, Wm. Baker, 196 Westminster rd; architects, Shampan & Shampan, 772 Broadway. Plan No. 6492.

BLAKE AV, 537, interior alterations to 3-sty shop and factory; cost, $1,000; owner, Leon Lemberg, 647 Sheffield av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6398.

BROADWAY, 282-4, interior alterations to 4-sty stores and tenement; cost, $130; owner, Mathilda Ricke, 197 Franklin av; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 6348.

BROADWAY, 1727, interior alterations to 3-sty store and tenement; cost, $500; owners, Ray Rosenberg & ano, 712 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6369.

BROOKLYN AV, 1279, extension to 2-sty dwelling; cost, $200; owner, Donato Guco, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 6397.

BUSHWICK AV, 306, plumbing to 3-sty store and tenement; cost, $200; owner, Simon Stone, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6446.

CONEY ISLAND AV, extension to 2-sty garage; cost, $500; owner, Ada Spitzer, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6331.

DE KALB AV, 658, interior alterations to 3-sty tenement; cost, $1,000; owner, Wm. J. Wright, 663 DeKalb av; architect, Gilbert I. Prowler, 569 DeKalb av. Plan No. 6356.

EASTERN PARKWAY, 151-63, extension to two 2-sty store and dwellings; cost, $1,000; owner, Salvatore Bonagura, 1815 Eastern parkway; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6355.

EVERGREEN AV, 269, extension to 2-sty dwelling; cost, $1,000; owner, Mary Fritsch, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av, Ridgewood. Plan No. 6334.

GLENMORE AV, 437, interior alterations to 2-sty store and dwelling; cost, $200; owner, Sarah Fulschak, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 6462.

HAMILTON AV, 188, extension to 3-sty store and tenement; cost, $2,000; owner, Lucia Sessa, 385½ Union st; architect, T. P. Imperato, 356 Fulton st. Plan No. 6344.

HAMILTON AV, 174, interior and plumbing alterations to 3-sty store and dwelling; cost, $200; owner, Kittie Yaruch, 172 Hamilton av; architect, D. A. Lucas, 98 3d st. Plan No. 6391.

HUDSON AV, 79, stone front to 4-sty store and tenement; cost, $150; owner, Pasquale Dimaisio, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 6413.

HOPKINSON AV, 436, extension to 3-sty store and dwelling; cost, $1,000; owner, Lena Hamerhoff & ano, on premises; architect, Benj. Cohn, 361 Stone av. Plan No. 6336.

KENT AV, 563, plumbing to 3-sty store and dwelling; cost, $1,000; owner, Louis Rosenblum, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6368.

MANHATTAN AV, 910, exterior and interior alterations to 3-sty moving picture theatre; cost, $20,000; owners, Anna Logan et al, 910 Manhattan av; architects, Farber & Markwitz, 189 Montague st. Plan No. 6406.

MANHATTAN AV, 892, exterior alterations to 4-sty store and tenement; cost, $300; owner, Jas. W. Bliss, on premises; architect, Jas. McKillopp, 154 India st. Plan No. 6451.

NEWPORT AV, 224, exterior and interior alterations to 1-sty stable; cost, $300; owner, Jos. Yanoff, on premises; architect, Benj. Cohn, 381 Stone av. Plan No. 6382.

PARK AV, 607, exterior and interior alterations to 3-sty store and dwelling; cost, $500; owner, Mathilda Ricke, 197 Franklin av; architect, Hy. J. Holder, Jr., 242 Franklin av. Plan No. 6349.

PITKIN AV, 1763, plumbing to 3-sty store and dwelling; cost, $300; owner, Danl. Meyerowitz, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6478.

PUTNAM AV, 96, interior alterations to 3-sty garage; cost, $7,000; owner, Wm. Gleichmann, 224 Howard av; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 6392.

3D AV, 497, plumbing to 3-sty store and dwelling; cost, $125; owner, Isidor I. B. Middleswoth, 504 3d av; architect, Solomon A. Kins. Plan No. 6482.

## Queens.

COLLEGE POINT.—18th st, w s, 100 s 6th av, additional story on 1-sty frame dwelling, 22x36, tin roof; cost, $100; owner, H. Massinger, premises. Plan No. 2035.

CORONA.—Clinton st, w s, 350 s Park av, interior alterations to frame carriage house; cost $2,000; owner, Thos. Daly, 39th st, Corona. Plan No. 2053.

CORONA.—Rapelje st, e s, 75 s Moore st, erect new foundation under frame dwelling, 18x21; cost, $160; owner, A. Calberese, premises. Plan No. 2029.

ELMHURST.—Johnson av, s s, 1,450 w Dry Harbor rd, erect frame extension, 35x100, on side of frame barn, 2-sty, tar roof; cost, $6,000; owner, Shia Schwartz, Johnson av and Dry Harbor rd, Elmhurst; architect, J. W. Weiss, 24 Cooper av, Glendale. Plan No. 2074.

FAR ROCKAWAY.—Grove st, w s, 240 s Mott av, interior alterations to frame dwelling; cost, $800; owner, R. O'Rourke, premises. Plan No. 2044.

FLUSHING.—Leavitt av, e s, 250 n State st, plumbing in dwelling; cost, $100; owner, Mrs. King, 45 Leavitt av. Plan No. 2048.

FLUSHING.—Parsons av, s s, 5 e cor Washington av, plumbing in frame dwelling; cost, $ owner, Salvation Army, 120 West 14th st, Manhattan. Plan No. 2045.

FLUSHING.—Amity st, 140, interior alterations to brick moving picture; cost, $200; owner, J. B. Graham, Flushing. Plan No. 2055.

FLUSHING.—Union st, 77, install plumbing in store and dwelling; cost, $150; owner, H. Marx, Flushing. Plan No. 2039.

FLUSHING.—Washington av, n s, 187 e Main st, extension on 2-sty frame dwelling, 17x12 tin roof, and interior alterations; cost, $2,600; owner, Angle Luci, 2697 Myrtle av, Brooklyn; architect, A Golden, 8 Lawrence st, Flushing. Plan No. 2040.

GLENDALE.—Myrtle av, s w cor Olmstead pl, interior alterations to frame tenement, 20x19; cost, $1,000; owner, J. Schmidt, premises; architect, L Berger, Ridgewood. Plan No. 2044.

GLENDALE.—Olmstead pl, w s, 48 n Cooper av, pluming in dwelling, $175; owner, M. Dohler, premises. Plan No. 2098.

GREAT NECK.—Middle Neck rd, erect sign on front of frame store; cost, $75; owner, J. M. O'Connor, 3 West 29th st, Manhattan. Plan No. 2034.

L. I. CITY.—Nott av, w s, 140 n Ely av, interior alterations to brick club house; cost, $1,000; owner, B. & P. Order of Elks, 226 Nott av, L. I. City; architect, H. Van Buren Magonigle, 101 Park av, Manhattan. Plan No. 2031.

L. I. CITY.—Leyster st, 161, erect new stone foundation for frame dwelling, 23x50; cost, $500; owner, F. Wranek, premises. Plan No. 2042.

L. I. CITY.—Newtown rd, w s, 81 n 16th av, interior alterations to frame dwelling, 20x28; cost, $150; owner, Geo. Faust, 168 Newtown rd, L. I. City. Plan No. 2043.

L. I. CITY.—Newtown rd, e s, 51 n 17th av, lower frame dwelling, 18x45, and erect new foundation for same; cost, $900; owner, J. Domanico, 188 13th av, L. I. City. Plan No. 2056.

L. I. CITY.—Steinway av, w s, opposite Frankfort st, plumbing in shop; cost, $100; owner, McClintock-Marshall Co., premises. Plan No. 2050.

L. I. CITY.—Hamilton st, e s, 78 n Harris av, interior alterations to brick sub station, cost, $6,000; owner, N. Y. & Queens Elec. Light Co., L. I. City; architect W. W. Knowles, 37 W. 39th st, New York. Plan No. 2092.

L. I. CITY.—Newtown rd, s s, 100 e 13th av, interior alterations to two frame dwellings; cost, $315; owner, J. F. Rigney, 91 Camelia av, L. I. City; architect, P. Seifert, 2d av, L. I. City. Plan No. 2095.

MASPETH.—Grand st, n s, 200 e Columbia av, interior alterations to frame factory; cost, $1,500; owner, M. Berger, premises; architect, A. Stein, 4th st, L. I. City. Plan No. 2032.

MORRIS PARK.—Briggs av, 137, plumbing in dwelling; cost, $100; owner, Kindle, Smyth & Gross. Plan No. 2057.

OZONE PARK.—Chichester av, s s, 30 w Lawn av, install plumbing in frame dwelling; cost, $75; owner, Mrs. J. Sweeney, on premises. Plan No. 2068.

QUEENS.—Popular st, n w cor Kelsey st, erect frame extension on side of dwelling, 10x16, shingle roof; cost, $1 100; owner, L. E. Faskill, Queens; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 2091.

RICHMOND HILL.—Chichester av, n s,, 100 & 125 w Chestnut st, plumbing in two frame dwellings; cost, $100; owner, A. Rauke, premises. Plan No. 2062-2063.

RICHMOND HILL.—Chestnut st, 152, interior alterations to frame dwelling; cost, $400; owner, Dora Rohse, premises. Plan No. 2064.

RIDGEWOOD.—St. Nichols av, e s, 75 s Grove st, install plumbing in frame dwelling; cost, $200; owner, Geo. Fuchs & Co. Plan No. 2038.

RIDGEWOOD.—Woodbine st, 710, raise frame dwelling and place on new foundation; cost, $300; owner, C. Eckhart, Madison st, Ridgewood. Plan No. 2096.

ROCKAWAY BEACH.—Remsen av, 297, raise frame dwelling and replace foundation; cost, $200; owner, G. Tratolo, premises. Plan No. 2093.

ROCKAWAY BEACH.—Beach 96th st, e s, 475 s Boulevard, turn frame dwelling, 33x38, around and erect new foundation for same; cost, $1,500; owner, C. Halpin, Bond av, Rockaway Beach. Plan No. 2085.

ROCKAWAY BEACH.—Jennings pl, n s, 136 e Willet pl, new foundation for frame dwelling, 19x33; cost, $75; owner, W. E. Auers, on premises.

ROCKAWAY PARK.—Washington av, n s, 360 w Thetis av, interior alterations to frame dwelling; cost, $3,000; owner, P. M. Cirigliano, premises; architect, J. Smith, Rockaway Beach. Plan No. 2030.

ROCKAWAY PARK.—Washington av, n s, 580 e 5th av, interior alterations to frame dwelling; cost, $450; owner, Mrs. Schneider, premises. Plan No. 2036.

ROCKAWAY PARK.—Washington av, n s, 580 e 5th av, rear interior alterations to frame dwelling and rear extension, 37x37, slag roof; cost, $1,000; owner and architect, as above. Plan No. 2037.

UNION COURSE.—Shaw av, 139, plumbing in dwelling; cost, $150; owner, Fred Reinekin<sup></sup> Brooklyn Hills. Plan No. 2097.

WOODSIDE.—Stryker ave, 28, build stone retaining wall in front of frame dwelling; cost, $125; owner, J. McErwin, premises. Plan No. 2087.

## Richmond.

BAY ST, e s, opposite Washington st, Tompkinsville, 10-ft. fence to frame fence; cost, $300; owner, I. Williams Sons, Tompkinsville; builder, H. Spruck & Son, Stapleton. Plan No. 370.

BAY ST, 430, Stapleton, metal lath and plastering to frame dwelling; cost, $63; owner, Mrs. Rodgers, on premises; builder, Jas. T. Cummings, Stapleton. Plan No. 377.

BAY ST, 432, Stapleton, metal lath and plastering to frame dwelling; cost, $63; owner, Frank Smith, on premises; builder, Jas. T. Cummings, Stapleton. Plan No. 378.

HILL ST, w s, 603 s Castleton av, West Brighton, general repairs to frame dwelling; cost, $100; owner and builder, A. B. Comins, West Brighton. Plan No. 364.

VAN DUZER ST, e s, 100 s Cornell pl, Stapleton, small extension to frame dwelling; cost, $300; owner, W. Sequine, Stapleton; builders, Hesse & Offiniust, Stapleton. Plan No. 380

ATLANTIC AV, n s, 100 Marine way, New Dorp Beach, new porch to frame dwelling; cost, $196; owner, Thos. White, New Dorp; builder, Adam Marks, Grant City. Plan No. 375.

BROADWAY, e s, 100 n Britton av, West Brighton, small addition to frame dwelling; cost, $150; owner, Louis Alpine, West Brighton; builder, John J. Murphy, West Brighton. Plan No. 369.

BROADWAY, n s, 800 w Church st, Tottenville, general repairs to frame hotel; cost, $800; owner, L. Vogel, Tottenville; builders, Burgess & Benedict, Tottenville. Plan No. 372.

BROADWAY, w s, — s Richmond terrace, Port Richmond, general repairs to frame stable; cost, $463; owner, Cuno Collmar, Port Richmond; builder, F. H. Skerritt, Port Richmond. Plan No. 379.

CASTLETON AV, s s, 75 e Richmond av, Port Richmond, 1-sty addition and plastering to frame office; cost, $1,140; owner, Dr G. Walrath, Port Richmond; architect and builder, W. D. Bailey, Mariners Harbor. Plan No. 363.

FINGERBOARD RD, s s, 180 w Tompkins av, Fort Wadsworth, new porch to frame dwelling; cost, $150; owner, E. Hanish, Fort Wadsworth; builder, J. W. Stelletson, Fort Wadsworth. Plan No. 373.

NEW YORK AV, w s, 150 n Maryland av, Rosebank, new store front and stucco to brick store and dwelling; cost, $150; owner, Tony Willano, Rosebank; builder, G. Bore, Rosebank. Plan No. 368.

OCEAN AV, 62, South Beach, small porch to frame dwelling; cost, $150; owner and builder, Emil Peterson, Princess Bay. Plan No 367.

RICHMOND TURNPIKE, s s, 120 w Todt Hill rd, Castleton Corners, 1-sty addition, new roof and porch to frame dwelling; cost, $500; owner, Mrs. K Franzbeb Harts Park; builder, Karlsson Bros., Brighton Heights. Plan No. 366.

SIMONSON AV, 150, Mariners Harbor, 2-sty extension, new roof and plastering to frame dwelling; cost, $285; owner, John Solotso, Mariners Harbor; builder, Paul Percoco, Mariners Harbor. Plan No. 376.

SOUTH AV, w s, 500 n Washington av, Port Richmond, small repairs to frame dwelling; cost, $80; owner and builder H. G. Odenwald, Port Richmond. Plan No. 371.

WATCHOQUE RD, n s, 500 w Jewett av, Port Richmond, metal ceiling, plaster boards, &c., to frame dwelling; cost, $200; owner, Sarah Mackey, Port Richmond; builder, Horace Wyman, Port Richmond. Plan No. 381.

BEYRL ST, s s, 250 e Parkwood av, Princess Bay, new porch to frame dwelling; cost, $400; owner, Edward Head, Princess Bay; builder, Geo. B. Carr, Tottenville. Plan No. 365.

## PERSONAL AND TRADE NOTES.

E. C. SICKLES has been engaged as works engineer for the Hyatt Roller Bearing Company, Newark, N. J.

ALBERT G. TAAFFE, architect, 280 Elm st, Albany, N. Y., desires samples and catalogues from manufacturers interested in the building trades.

J. A. WIGMORE CONSTRUCTION CO., formerly of 516 5th av, Manhattan, have opened offices in the Queens Plaza Court Building, Long Island City.

R. G. PACKARD COMPANY, contractor for dredging, has removed its main office from 130 Pearl st, Manhattan, to its plant at the foot of East 23d st, Bayonne, N. J.

FAGAN & BRISCOE, architects, have opened offices for the practice of their profession at 95 River st, Hoboken, N. J., and desires samples and catalogues from manufacturers.

CARL SOTSCHECK & CO., interior decorations, furnishers and cabinetmakers, have moved their showrooms and office from 732 Lexington av to 974 Madison av, near East 76th st.

PAUL PHIPPS, of the firm of Albro & Phipps, architects, will shortly leave for England to join the English army in the field. Lewis Colt Albro will continue the practice of his profession at his present office.

THOMAS QUINN, plumbing contractor, has opened an office and shop at 4909 5th av, Brooklyn, and desires catalogues, samples and price lists from manufacturers and jobbers interested in plumbing and heating lines.

A RELIEF FUND for Artists, Architects and Models of Paris, recently started to relieve war distress, has been made permanent. August Rodin, Henry Clews and Albert Bernard were instrumental in the organization of the fund.

W. G. CARLE, for a number of years associated with the Phoenix Assurance Company of London, has joined the staff of Wallace Reid, 56 Maiden lane, N. Y. C. He will act as special agent for the territory of the Suburban Fire Insurance Exchange.

FRANK F. FOWLE, consulting engineer, 68 Maiden lane, has closed his office and has moved to Chicago, Ill. Mr. Fowle was recently appointed one of the receivers of the Central Union Telephone Co., 212 West Washington st, Chicago.

CHARLES SAVILLE, of the firm of Hering & Gregory, consulting engineers, 170 Broadway, N. Y. C., has resigned, and will spend the coming winter in Boston, taking a graduate course at the School for Health Officers of Harvard University and the Massachusetts Institute of Technology. His address, after Sept. 15, will be Waban, Mass.

CONSOLIDATED METAL FIREPROOFING COMPANY, 414-420 East 125th st, Manhattan, recently incorporated, has established a factory for the manufacture of metal covered windows, doors, etc. Alfred Baruth, formerly with James F. Blanchard and John W. Rapp and for the last three years vice-president of the Reliance Fireproof Door Company, Greenpoint, L. I., is president of the new company.

FREDERICK C. NOBLE, division engineer of the Public Service Commission, in charge of subway work in Brooklyn, and one of the best-known experts in tunnel engineering in this country, has resigned. He will take up the practice of his father, Alfred Noble, of Manhattan, who died recently. Mr Noble's resignation leaves the Commission's engineering staff badly crippled, as he was to have full charge of the supervision of the construction of the two new East River tunnels to Manhattan.

CAMPBELL-SHULTZ CO., building materials and supplies, has established its offices and yards at 404 Main av, Passaic, N. J., adjoining the Erie Railroad tracks. The firm will be wholesale distributors and retailers of all materials required by masons, paving and sewer contractors. The firm will be the distributor of the output of the Kreischer brick plant. Officers of the company are: President, John M. Campbell; vice-president, Walter C. Shultz; secretary and treasurer Clifford G. Shultz.

T. B. BAYLIS, architect, Hempstead, L. I. met with what might have been a very serious accident when the automobile which he was driving was struck by a horse and heavily laden wagon at Roosevelt, L. I., Wednesday evening, September 9. Mrs. Baylis, who was riding in the tonneau, was thrown out of the car by the force of the impact, and rendered unconscious. Mr Baylis was not injured. His car, however, was badly damaged. Mrs. Bayliss was confined to her bed for a few days and is still suffering from the shock.

## OBITUARY

PAUL A. E. GUERBER, mechanical engineer, died in Allentown, Pa., Thursday, September 10. Mr. Guerber was born in Brooklyn in 1861, and was the son of the late Arnold S. Guerber. He was educated in Paris and Switzerland and later was graduated from Stevens Institute. In 1901 he established the Guerber Engineering Company.

VINER J. HEDDEN, president and treasurer of V. J. Hedden & Sons Company, building contractors, 431 Ogden st, Newark, N. J., died at his home, 74 South Munn av, East Orange, Friday, September 11. Mr. Hedden had been a semi-invalid for a number of years and his death was caused by a complication of diseases which were the direct result of an attack of pneumonia which was contracted about three years ago. He was born in East Orange, N. J., eighty-seven years ago, and had lived there all of his life. At the age of twenty-one years he formed a partnership with Joseph J. Meeker, to do a contracting business. On the death of Mr. Meeker he continued the business, which has grown into present firm of V. J. Hedden & Sons Company. In recent years Mr. Hedden had not been active and the business was turned over to his sons. He is survived by five sons and two daughters. He was the oldest member of Northern Lodge, F. and A. M., and was also a member of Harmony Chapter, No. 9, Royal Arch Masons, and Damascus Commandery No. 5, Knights Templar, all of Newark, N. J.

## TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

ILLUMINATING ENGINEERING SOCIETY will hold its eighth annual convention at Cleveland, Ohio, September 21 to 25. Assistant secretary, Joseph Langan, 29 West 39th st, New York City.

PAINT MANUFACTURERS' ASSOCIATION of the United States will hold its annual convention in New York City October 19 to 21.

CONVENTION OF CITY MANAGERS will be held in Springfield, Ohio, December 2 to 4. Charles F. Ashburner, City Manager, Springfield, Ohio, chairman.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONTRACTORS will resume its regular monthly meetings the second Tuesday in October. A special meeting will be held Saturday evening, (tonight), at 8 P. M., at 1317 Spruce st, Philadelphia. This meeting will be held jointly with the Engineers' Club of Philadelphia. Mr. Boorman will read a paper on "Modern Road Building Here and Abroad."

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NATIONAL ASSOCIATION OF BUILDING OWNERS AND MANAGERS, at the closing session of its convention, selected Atlanta, Ga., as the city in which the 1915 convention will be held. The officers of the association who served so efficiently during 1914 were re-elected. The list of officers is as follows: J. E. Randell, Chicago, president; Charles E. Doty, Cleveland, vice-president; C. A. Patterson, Chicago, secretary, and L. L. Banks, Pittsburgh, treasurer.

TRADE PRESS ASSOCIATION will hold its ninth annual meeting and convention at Chicago September 24-26. Headquarters at the Congress Hotel.

NEW YORK CHAPTER, American Society of Heating and Ventilating Engineers, will resume their regular monthly meetings Monday, October 19, in the Engineering Societies' Building, 29 West 39th st.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will hold its annual convention in Washington, D. C., February 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

# PROPOSALS

**The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.**

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 15, 1914.—SEALED PROPOSALS will be opened in this office at 3 p. m., November 4, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Danbury, Conn. Two-story-and-basement building; ground area, 8,630 square feet; brick facing; composition roof. Drawings and specifications may be obtained, after September 30, 1914, from the Custodian of site at Danbury, Conn., or this office, in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

NOTICE TO CONTRACTORS.

SEALED PROPOSALS FOR TWO ARTESIAN WELLS at the Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until September 23rd, 1914 at 2:00 P. M., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope with specifications for this work, and shall be accompanied by a certified check in the sum of 5% of the amount of bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specifications. The right is reserved to reject any or all bids. Specifications may be had at the Kings Park State Hospital, Kings Park, N. Y., the office of the State Hospital Commission or the office of Charles G. Armstrong & Son, Singer Building, New York City.

Dated Albany, N. Y., Sept. 1st, 1914.

J. H. B. HANLEY,
Secretary State Hospital Commission.

**Rapp Construction Co.**
PATENT FIREPROOF
FLOOR ARCHES
OFFICES, 30 EAST 42d STREET
Warehouse 301 E. 94th St. Tel. Murray Hill 1831

# BUILDING MATERIALS AND SUPPLIES

## MANAGERS ARRANGING FOR RESERVE COAL SUPPLIES—BRICK WEAK ON DEMAND, BUT STEADY AT LOW PRICES—FOREIGN STEEL ORDERS

Some Local Structural Business—Dealers Not Speculating So Far—Hope for Rate Decision

PORTLAND cement and structural steel are the most bouyant factors in the building material market today. So far this month these two commodities have led the others in volume contracted for, according to information given out to the trade this week. Common brick, on the other hand, is slack on demand and on price, although there is not a large quantity of this material in New York and vicinity at present. Lumber is active locally, but hardwood for trim and flooring is said to be in as good demand as last autumn with prices comparable although credits are a little more liberal.

Coal for commercial use has not suffered materially, according to handlers in New York. Shipping demand has fallen off, but this has enabled the distributors here to supply a heavy reserve demand where factories, and some big buildings have been loading up for emergencies at September prices in anticipation of a shortage should the war terminate soon and ships arriving from abroad want heavy supplies to care for the shortage abroad that is expected to develop pending the re-manning of the English and other foreign colleries.

Building construction begins to feel the tightness of the money market, but there is far from being a total cessation of building operations in the metropolitan district. Dealers have only a few weeks to stack with brick and similar commodities before frost begins to compel covering of barges, and they are beginning to feel the market on price and accommodation. Manufacturers are not inclined to encourage long credits just now because their own bank accounts are meagre and the prices at which good brick is being offered is low enough to attract buyers, they think. It has been a long time since good first-hand brick could be bought for $5 to $5.50 a thousand wholesale. This is said to be below cost of manufacture for Hudson common. Raritan brick is holding at $5.25 per thousand.

A comparison of prices for building commodities for September 15 and July, 1896, shows common brick at the identical level, lime twenty-two cents a barrel higher, wire nails out of manufacturer's store $1 a keg less, window glass fifty-nine cents higher, yellow pine $8 higher, eastern spruce random $9 higher and hemlock timber held at an advance of $11 per thousand board feet.

This would seem to indicate that it is cheaper to build fireproof buildings now than it was eighteen years ago, and the fact that Portland cement is on the verge of an upward movement and winter quotations will soon be quoted for brick, emphasizes the present opportunity—when prices are low and contractors, in order to keep their organizations together, are inclined to make the most liberal inducements in the matter of accommodation. The great predominance in building projects is said to be in industrial and commercial expansion, showing that hard-headed business men are preparing for trade expansion which, if it comes, will result in a greater demand for housing, and the investor who is ready for that development will be in a position of reaping his harvest while the other fellow is sowing seed.

Plan filing follow:

| | Week Ending Sept. 11 | | Sept. 18 | |
|---|---|---|---|---|
| | No. | Value | No. | Value |
| Manhattan | 4 | $130,200 | 10 | $2,123,700 |
| Bronx | 5 | 137,500 | 8 | 111,000 |
| Brooklyn | 47 | 498,500 | 56 | 745,705 |
| Queens | 40 | 125,160 | 91 | 491,925 |
| Richmond | 13 | 14,330 | 7 | 14,550 |
| | 109 | $905,690 | 172 | $3,486,880 |

### COAL.

**Analysis of the Situation Shows Independence of Foreign Trade.**

ANALYZING the coal situation in view of the shortening of demand through shutting off of foreign orders, the Black Diamond makes the following analysis of interest to the building manager: "The prosperity of the American coal trade does not depend and never has depended upon the sale of any large tonnage in the export market. By far the biggest bulk of American coal exports has gone to Canada and Mexico. We can continue to make sales to Canada and Mexico because those countries are not stagnated by the European situation.

"But even this export trade was but a drop in the bucket compared with the business which we have been doing with United States buyers of steam and domestic coal. There is no reason why the European war should curtail the amount of coal which any American consumer will burn to keep warm this coming winter.

"There is no reason why any factory in America, which does not sell any part of its product in the export markets, should not continue to sell just as much at home as it has sold heretofore. There is, therefore, no reason why it should not continue to burn as much coal as it has done.

"There is no reason why any electric light or gas company, which could not possibly sell any of its product abroad, should not continue to sell as much as it has sold. It should, therefore use as much coal as heretofore.

"In New England there is every reason why the manufacturer of cotton goods should expand rather contract his trade. If his competitor in England is put out of commission by the war, that is no reason why the New England factory should close down. On the contrary, it is a very good reason why the New England factory should increase its production and hence its consumption of coal. There is every reason to expect an expansion of business."

### MASONS' SUPPLIES.

**Dealers Are Stacking on Non-Speculative Bases.**

LEADING mason material dealers asked this week regarding their attitude in the matter of winter stacking gave assurances that as far as was consistent with the conservative business policy they were stacking moderately on cash or short credit bases without view to speculation.

The tendency throughout the district and especially in New Jersey is to carry stocks slightly lower than those of last year rather than lay out money now for stock in the hope of a sharp rise in price. If, however, the Interstate Commerce Commission consents to reopen the railroad rate case they will be inclined to be more liberal in their purchases, if the demands of the road are met. Otherwise the general policy seems to be to stand pat and let the consumer bear the brunt of any advance in the price of material at manufacturing sources.

Some commodities notably Portland cement, represent an exception to this rule. Portland cement has the distinction of being, next to steel, in the most advantageous position with respect to prospective South American trade. Many of the laborers at the cement mills were reservists in foreign armies and labor is scarce. At the same time the manufacturers are not taking on additional hands, while their sales departments are reconnoitering.

### PRICE COMPARISONS.

**Relation of Standard Commodities Now and 1896.**

FURTHER comparisons of prices of standard building materials prevailing in the market to-day compared with those ruling on July 1, 1896, show a decrease in brick, an increase in lime, a drop in nails and increases in glass, yellow pine, spruce and hemlock, as shown by Bradstreet's compilation for the current month: Bradstreet's compilation for the current month which follows:

| | 1896 July 1 | 1912 Dec. 1 | 1913 Sept. 1 | 1914 July 1 | 1914 Aug. 1 | 1914 Aug. 15 | 1914 Sept. 1 |
|---|---|---|---|---|---|---|---|
| Brick, Hudson River hard, per M. | 5 25 | 6 75 | 6 00 | 5 00 | 5 25 | 5 25 | 5 00 |
| Lime, Eastern common, per bbl. | .70 | .92 | .90 | .92 | .92 | .92 | .92 |
| Nails, wire from store, base price, per keg | 2 80 | 1 95 | 1 95 | 1 85 | 1 85 | 1 85 | 1 80 |
| Glass, window, 10x15 per box 50 sq. ft. | 1 55 | 2 04 | 2 14 | 2 14 | 2 14 | 2 14 | 2 14 |
| Pine, yellow, 12-in. and under, per M. | 17.00 | 26.50 | 25.00 | 25.00 | 25.00 | 25.00 | 25.00 |
| Timber, Eastern spruce, wide random, per M. | 15.00 | 23 00 | 24.00 | 24.00 | 24.00 | 24.00 | 24.00 |
| Timber hemlock Penna random, per M. | 11.00 | 23.00 | 24.50 | 22.00 | 22.00 | 22.00 | 22 00 |

### COMMON BRICK.

**Unloading Shows Gains Over Last Week—Jova Agency Moves.**

WITH only 2,100,000 common brick left unsold on the wholesale market at the close of the week, which was remarkable, for sales almost doubling the volume of arrivals, and a registered unloading movement more than a million greater than that reported for last week, the brick market closed its week in a contradictory manner. As New York's staple material its barometric significance is that dealers are either beginning to stack, or manufacturers are wearying of shipping brick here to sell below cost of production.

Most of the up-river plant owners have refused to make further shipments at prices running from $5 to $5.50 and under. Such low prices have not prevailed here since May, 1908, when prices dropped as low as $4.50 to $4.75 a thousand wholesale. The general quality of brick up the river this year is said to be better than in years because the yards were not rushed and brick in August and September had good chance to dry without interference from rain. Normally these brick, sold on quality alone, would warrant higher prices than those prevailing now, and, anticipating a heavier demand at home and possibly in foreign fields later on, the manufacturers may decide to cover the barges now, hold them for a rise, if necessary, until just before close of navigation, and then put them in the reserve list on this market. Brick men look for a tight cement market if Portland manufacturers succeed in opening a South American field, said one interest this week, and in that event the demand for brick here will improve.

Announcement is made that the Jova Brick Works have reopened offices in the old brick market and are located at 628 West 52d street. They were formerly at 103 Park avenue.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 17, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.

Left over, Sept. 11—24.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Sept. 11 | 5 | 11 |
| Saturday, Sept. 12 | 1 | 4 |
| Monday, Sept. 14 | 9 | 7 |
| Tuesday, Sept. 15 | 1 | 6 |
| Wednesday, Sept 16 | 1 | 4 |
| Thursday, Sept. 17 | 7 | 10 |
| Total | 24 | 42 |

Reported en route, Friday, Sept. 18—7.

Condition of market, weak. Prices: Hudsons, $5 to $5.50 (shaded); Raritans, $5.25 to $5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to $7.25 (yard). Nominal. Left over Friday a. m., Sept. 18—6.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | |
|---|---|---|---|
| Sept. 4 | 1,045,500 | Sept. 11 | 917,500 |
| Sept. 5 | 526,000 | Sept. 12 | 395,500 |
| Sept. 7 (holiday) | 40,000 | Sept. 14 | 1,156,000 |
| Sept. 8 | 929,500 | Sept. 15 | 1,260,500 |
| Sept. 9 | 1,021,000 | Sept. 16 | 1,029,000 |
| Sept. 10 | 799,500 | Sept. 17 | 1,029,000 |
| Total | 4,361,500 | Total | 5,787,500 |

1913.

Left over, Friday A. M., Sept. 12—87.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Sept. 12 | 6 | 7 |
| Saturday, Sept. 13 | 6 | 7 |
| Monday, Sept. 15 | 10 | 8 |
| Tuesday, Sept. 16 | 1 | 10 |
| Wednesday Sept 17 | 7 | 6 |
| Thursday, Sept. 18 | 15 | 40 |
| Total | 45 | 78 |

Condition of market, nervous. Price: Hudsons, $5.50 to $6.25; Newark, yard, $7.75. Left over Friday a. m., Sept 19—44.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 17, 1914 | 1,168 |
| Total No. bargeloads sold Jan. 1 to Sept. 17, 1914 | 1,162 |
| Total No. bargeloads left over Sept. 18 1914 | 6 |
| Total No. bargeloads left over Jan. 1, 1913. | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 18, 1913 | 1,472 |
| Total No. bargeloads sold Jan. 1 to Sept. 18, 1913 | 1,418 |
| Total No. bargeloads left over. Sept. 19, 1913 | 44 |

### STEEL AND IRON.

**Contracts During the Current Month Steady But Moderate.**

INTEREST centers in the building material market on the movement of iron and steel. Early in September it was anticipated that the tonnage for this month would be below that of last month. It is still too early to make prediction, but there is a steady volume of business coming out, calling for structural steel. Pig iron sales, however, are moderate in quantity, indicating that steel makers are not buying in anticipation of exceptionally heavy orders to come in the next few months. Pipe works are running about half time and competition is extremely keen.

The fact that ferro manganese is in better supply and easier in tone should remove some of the doubt among contractors as to whether contracts placed now for steel would result in positive deliveries. Assurances from the steel companies show that this commodity is being arranged for in quantity and it is probable that the steamer Crofton Hall for Chili and Peru and the steamer Bantu for Uruguay and Argentina sailing this week with a miscellaneous cargo of steel, totaling 18,600 tons, and two steamers to follow them closely will bring back South American ferro manganese for the relief of a possible stringency that might arise from hostilities abroad. The fact that the British navy is keeping open the lanes of commerce is keeping the steel market free and rices steady.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 26, 1914

# LIVE QUESTIONS FOR REAL ESTATE MEN

## What Should Be Done About the City's Fiscal Condition—How Can Municipal Extravagance Be Stopped—The Unification of City Departments

A STRONG and urgent appeal for co-operation among all the taxpayers' associations during the coming year has been made to each association by the Advisory Council of Real Estate Interests, which has been formed for the purpose of bringing about harmonious action on the part of the various real estate organizations of Greater New York for the protection of real estate interests.

The council will act as an advisory body and constitute a medium through which property owners' associations can speak as a cohesive and co-ordinate unit. By thus federating the various associations, a consolidation of real estate interests will be consummated which will undoubtedly be for the best interests of every property owner.

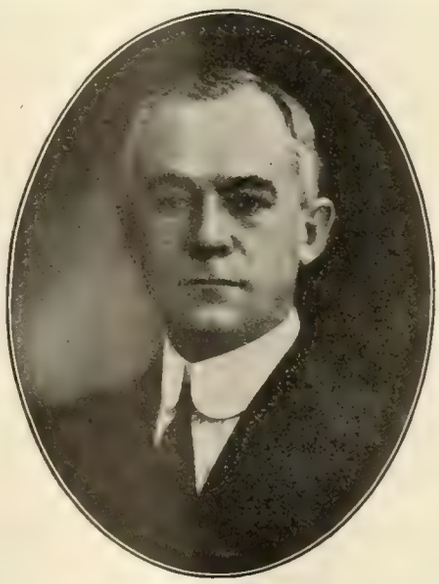
It is not purposed in any way to supersede any of the present real estate associations, but on the contrary to strengthen them in their respective fields and to look to them to do the work and accomplish the ends desired. However, when it is found that the interests of property owners are not being carefully conserved, the council will act in their behalf in every such instance.

### The Campaign for Unification.

At the October meeting of the council, the unification of the various city departments and the State Department of Labor as proposed by the State Factory Investigating Commission with reference to the inspection of buildings in New York City will be considered. The tentative plan of the State Factory Investigation Commission is the first concrete suggestion to be presented in the nature of a solution of the inspection problem. As to whether it is advisable to unite the various departments now having jurisdiction over structural changes in buildings into one central department, or into several borough departments, has not been as yet determined by the council.

It is understood that all the Borough Presidents favor the latter plan, especially since the central building department under the Charter of 1898 with a directing board of three members appointed by the Mayor with local officers in the borough proved to be unsuccessful. On the other hand, the Real Estate Board, the pioneer real estate organization, in endeavoring to ameliorate the condition of the property owners in regard to oppressive regulations, and which is represented upon the council by its President, L. M. D. McGuire, has appointed a committee to confer with the members of the State Factory Investigating Commission upon the feasibility of one central department.

The various phases of this question must be considered, as well as to what departments should be included in the central building department. In this respect the advice of the members of the Advisory Staff of Experts will be of invaluable assistance. This Staff of Experts consists of Messrs. Louis Harowitz, Otto M. Eidlitz, Henry W. Hodge, Amos L. Schaeffer, John P. Leo, Julius Francke, James A. Henderson and Peter J. McKeon, and to these gentlemen will be referred for consideration the various plans that may arise.



HON. CYRUS C. MILLER.

### Stopping Municipal Extravagance.

A plan for eliminating unnecessary and extravagant expense items from the proposed city budget is being carefully worked out by a sub-committee of the council. The preparation of a city budget is very technical, so that the problem of eliminating unnecessary expenses is not one easy of solution. The expenditure of public moneys can be easily criticised in vague and glittering generalities, but sane and sound suggestions for the economical conduct of the city and state governments must be grounded in fact. There is no doubt that the city and State administrations would welcome constructive criticisms and probably would exclude items, where the omission would not entail sacrifice of departmental efficiency. However, the council purposes to examine the city budget as closely as possible although progress in cutting expenses may be made but slowly, but with the certainty that definite results will ultimately be accomplished by painstaking comprehensive examination of the budgets as they are announced.

### City's Fiscal Policy.

The final question for the consideration of the council will be the fiscal polity of the city, as to under what conditions it would be advisable for the city to issue corporate stock in the form of fifty-year bonds and under what conditions it would be advisable for the city to issue short term bonds. This is a question of vital importance at the present moment, since it was a salient feature in the recent loan of one hundred million dollars to the city by a local banking syndicate. The fiscal policy of paying city debts as they fall due insisted upon by the banking syndicate as a condition precedent to making the loan is doubtless a good business proposition and based upon good fiscal reasoning, but on the other hand the weight of taxation necessary to meet our obligations as they fall due will press heavily upon real estate taxpayers. Consequently the council believes that since real estate must pay the largest share of this tax levy, such a fiscal policy for New York City should receive thorough study, particularly when the present tax levy is very burdensome.

### The Bonded Debt.

The duration of improvements oftentimes makes it possible to extend the bond issue to pay for the improvements over a number of years, but this policy in itself has made the bonded debt of the city rise by leaps and bonds. Under these circumstances, a definite fiscal policy must be carefully worked out on the part of the real estate associations and when finally decided upon as just to the property owner and for the best interests of the city, then the approximately one hundred taxpayers' associations will be requested to endorse the policy and stand as a unit in its defense.

At the October meeting of the Advisory Council, certain phases of the Inheritance Tax Law, and the Secured Debt Law will be examined, inasmuch as it is understood that a plan for their repeal is being initiated and the Council is much interested in the proper conservation of personal property. Also, at this meeting a feasible policy for developing our harbor and terminal facilities, with an examination of the merits of the free port, will be studied; also, the proposed distribution of local assessments for benefit, the constitutional convention, and certain phases of the Workmen's Compensation Law, which are now burdensome to real estate, and in many respects are so vague as to require specific amendments to be made at the next Legislature. Certain provisions of the new war tax bill affecting financial institutions and real estate will also be thoroughly examined. From time to time, announcements will be made of the reports made by the various sub-committees of the council, which it is believed may be of interest and of value to the property owner.

### Efficiency Recognized.

During the short existence of the council, its work has received favorable recognition as well as that of the associations which it represents, by the appointment of members of the council to the various city and state commissions having to do with real estate, such as the Committee on Taxation and Committee on City Planning as well as the State Factory Investigating Commission. By being thus placed directly in touch with administrative work, a just recognition has been made of the effective work done in behalf of the individual real estate owners by the council and the original constituent organizations of the council, the Real Estate Board, the Allied Real Estate Interests and the United Real Estate Owners' Associations.

# TREND SHOWN BY SUBWAY TICKET SALES

## Increase of Nearly 13,000,000 During Last Fiscal Year of Interborough Company—Shifting of Population Indicated by Accompanying Table

EVIDENCE of the new importance of Atlantic avenue as one of the busiest thoroughfares and terminals in Brooklyn may be obtained from the report of the Public Service Commission, completed last week, which gives the statistics of passenger traffic as indicated by the number of tickets sold at each station of the subway for the year ending June 30, 1914. Tickets totaling 22,557,773 were sold at this point, an increase of 1,295,633, as compared to the same period for 1913. Grand Central Station was second, with 19,551,405, an increase of 2,612,167. Brooklyn Bridge was third, with 17,657,248, which indicates a decrease of 431,701, Fulton street is fourth with 16,381,746, an increase of 481,880; Fourteenth street is fifth, with 14,217,527, an increase of 130,839; Times square is sixth, with 13,664,628, an increase of 453,671; 23d street is seventh, with 10,471,387, a decrease of 36,922.

The total number of tickets sold were 340,413,103, an increase over the corresponding period of last year of 12,941,593, the daily average being 1,001,215, as compared to 963,152 for 1913, 891,099 for 1912 and 813,837 for 1911. All the stations in the Bronx north of 149th street show advances indicative of the large recent increases in population of that section of the city. Simpson street leads with an increase of 784,219, with 174th street second, showing an increase of 561,528. On the West Side recent large additions to the apartment house colony are also proved by a greater number of ticket sales. Every station north of 145th street, except 238th street, shows substantial increases. 181st street, which is being heralded as the most important business thoroughfare north of 125th street, shows an increase of 385,352, while 125th street, curiously enough shows a decline of 105,622. Canal street assumes a new importance in an examination of its statistics, which show at that point an increase of 1,408,232. Worth street, the next station south, in contrast, had 78,908 less ticket sales than in 1913. Among other stations showing a decrease are 137th street of the Broadway branch, with 1,318; 135th street of the Lenox avenue branch, 8,457; Mott avenue, 41,645; 72d street, 19,984; 66th street, 25,369, and Nevins street, Brooklyn, 129,745.

That there have been shifts of population from one section of the city to another is indicated by this report, which also shows that those sections apparently have been favored which lie along the lines with transit improvement. Just what districts have contributed to an increase of nearly 13,000,000 tickets sold along the Interborough route cannot, of course, be learned from the report. When the new roads, now in course of construction, are completed there will undoubtedly be further shifts of population.

In anticipation of the early operation of these additional transit lines, building operations have proceeded with marked activity in the affected areas, and these new residential properties, on account of their easy accessibility to the business centers of the city will probably encounter little difficulty in attracting tenants.

An examination of the statistics in this report proves, as have similar compilations in the past, that the growth of the outlying sections of the city has been coincident with the establishment of adequate transit facilities.

## RAILROAD OPERATED BY INTERBOROUGH RAPID TRANSIT COMPANY

PASSENGER TRAFFIC, AS INDICATED BY THE NUMBER OF TICKETS SOLD AT EACH STATION OF THE SUBWAY IN THE YEAR ENDED JUNE 30, 1914.

| Stations | North bound | South bound | Total | Year's increase | Daily average (a) 1914 | 1913 | 1912 | 1911 |
|---|---|---|---|---|---|---|---|---|
| Lenox Branch—Total | (b)6,786,552 | (b)49,267,400 | 66,471,446 | 2,962,849 | 195,504 | 186,790 | 171,075 | 153,296 |
| 180th St., Bronx Park | ..... | 2,802,957 | 2,802,957 | 124,056 | 8,244 | 7,879 | 6,211 | 5,223 |
| 177th Street | ..... | 2,902,637 | 2,902,637 | 9,392 | 8,537 | 8,510 | 8,317 | 7,525 |
| 174th Street | 3,105 | 2,199,000 | 2,202,105 | 561,528 | 6,477 | 4,825 | 3,170 | 2,347 |
| Freeman Street | 137,013 | 5,150,500 | 5,287,513 | 304,410 | 15,552 | 14,656 | 12,866 | 10,215 |
| Simpson Street | 98,473 | 5,433,700 | 5,532,173 | 784,219 | 16,271 | 13,965 | 11,645 | 9,386 |
| Intervale Avenue | (Not separated) | | 3,357,075 | 446,236 | 9,874 | 8,561 | 6,972 | 4,611 |
| Prospect Avenue | 242,073 | 5,995,301 | 6,237,374 | 108,274 | 18,345 | 18,027 | 16,606 | 14,701 |
| Jackson Avenue | 209,924 | 4,053,200 | 4,263,124 | 161,795 | 12,539 | 12,063 | 11,277 | 9,912 |
| Third Avenue | 596,867 | 4,520,600 | 5,117,467 | 74,683 | 15,051 | 14,832 | 14,034 | 13,008 |
| Mott Avenue | (Not separated) | | 782,258 | D 41,645 | 2,301 | 2,423 | 2,467 | 2,428 |
| 145th Street, Lenox | ..... | 1,442,800 | 1,442,800 | 33,100 | 4,244 | 4,146 | 4,179 | 4,165 |
| 135th Street, Lenox | 911,501 | 5,101,800 | 6,013,301 | D 8,457 | 17,686 | 17,711 | 17,381 | 16,786 |
| 125th Street, Lenox | 2,159,585 | 4,077,405 | 6,236,990 | D105,622 | 18,344 | 18,655 | 18,170 | 17,333 |
| 116th Street, Lenox | 2,428,011 | 5,587,500 | 8,015,511 | 225,807 | 23,575 | 22,911 | 21,333 | 20,133 |
| 110th Street, Lenox | (Not separated) | | 6,278,161 | 285,073 | 18,465 | 17,627 | 16,447 | 15,523 |
| Broadway Branch—Total | (b)2,203,956 | (b)20,289,905 | 44,063,199 | 1,945,545 | 129,598 | 123,875 | 112,106 | 100,053 |
| 242nd Street | ..... | 3,170,827 | 3,170,827 | 55,043 | 9,326 | 9,164 | 8,933 | 8,716 |
| 238th Street | ..... | 81,876 | 81,876 | D 18,321 | 241 | 295 | 325 | 272 |
| 231st Street | 9,303 | 478,396 | 487,699 | 88,222 | 1,434 | 1,175 | 1,007 | 896 |
| 225th Street | 6,695 | 419,009 | 425,704 | 60,368 | 1,252 | 1,075 | 982 | 1,029 |
| 215th Street | 7,771 | 155,430 | 163,201 | 25,709 | 480 | 404 | 323 | 313 |
| 207th Street | 43,124 | 1,064,053 | 1,107,177 | 224,416 | 3,256 | 2,596 | 1,734 | 1,003 |
| Dyckman Street | (Not separated) | | 923,785 | 308,135 | 2,717 | 1,811 | 1,144 | 1,325 |
| 191st Street | (Not separated) | | 546,447 | 95,224 | 1,607 | 1,327 | 951 | 275 |
| 181st Street | (Not separated) | | 6,133,256 | 385,352 | 18,039 | 16,906 | 14,691 | 11,950 |
| 168th Street | (Not separated) | | 2,928,458 | 156,416 | 8,613 | 8,153 | 7,442 | 6,780 |
| 157th Street | 299,435 | 4,062,400 | 4,361,835 | 197,373 | 12,829 | 12,248 | 11,133 | 9,044 |
| 145th Street | 662,328 | 4,091,100 | 4,753,428 | 197,987 | 13,981 | 13,398 | 12,391 | 11,344 |
| 137th Street | 544,060 | 3,811,100 | 4,355,160 | D 1,318 | 12,809 | 12,813 | 11,961 | 11,604 |
| Manhattan (129th) Street | (Not separated) | | 4,191,795 | 33,950 | 12,329 | 12,229 | 11,404 | 10,726 |
| Columbia University (116th) | (Not separated) | | 3,374,313 | 73,207 | 9,924 | 9,709 | 8,403 | 7,283 |
| Cathedral Parkway (110th) | 631,240 | 2,955,714 | 3,586,954 | 4,314 | 10,550 | 10,537 | 9,905 | 8,802 |
| 103rd Street | (Not Separated) | | 3,471,284 | 59,468 | 10,210 | 10,035 | 9,377 | 8,691 |
| 96th St. to South Ferry—total | (b)70,471,610 | (b)47,455,185 | 185,731,205 | 6,763,357 | 546,268 | 526,376 | 493,094 | 458,044 |
| 96th Street | (Not separated) | | 5,558,385 | 69,574 | 16,348 | 16,144 | 15,023 | 13,474 |
| 91st Street | 608,390 | 1,059,000 | 1,667,390 | 42,404 | 4,904 | 4,779 | 4,641 | 4,200 |
| 86th Street | 1,227,390 | 1,958,400 | 3,185,790 | 99,279 | 9,370 | 9,078 | 8,914 | 8,548 |
| 79th Street | 963,200 | 1,876,400 | 2,839,600 | 48,475 | 8,352 | 8,209 | 7,897 | 7,411 |
| 72nd Street | (Not separated) | | 4,534,330 | D 19,984 | 13,336 | 13,395 | 12,701 | 12,065 |
| 66th Street | 1,646,453 | 1,503,200 | 3,149,653 | D 25,369 | 9,264 | 9,338 | 8,974 | 8,598 |
| Columbus Circle | 3,631,110 | 3,147,300 | 6,778,410 | 163,003 | 19,937 | 19,457 | 18,566 | 17,318 |
| 50th Street | 3,487,049 | 2,636,900 | 6,123,949 | 344,225 | 18,012 | 16,999 | 15,151 | 13,279 |
| Times Square | 6,765,970 | 6,898,658 | 13,664,628 | 452,671 | 40,190 | 38,859 | 37,380 | 34,303 |
| Grand Central | (Not separated) | | 19,551,405 | 2,612,167 | 57,504 | 49,821 | 44,104 | 40,586 |
| 33rd Street | 4,446,155 | 3,731,600 | 8,177,755 | 593,180 | 24,052 | 22,308 | 19,783 | 17,084 |
| 28th Street | 3,642,357 | 3,121,200 | 6,763,557 | 488,704 | 19,893 | 18,455 | 16,707 | 14,755 |
| 23rd Street | 5,115,387 | 5,356,000 | 10,471,387 | D 36,922 | 30,798 | 30,907 | 28,482 | 26,556 |
| 18th Street | 2,030,222 | 2,621,900 | 4,652,122 | D 29,591 | 13,683 | 13,770 | 13,426 | 12,427 |
| 14th Street | (Not separated) | | 14,217,527 | 130,839 | 41,816 | 41,431 | 38,265 | 36,813 |
| Astor Place | 4,402,927 | 2,728,382 | 7,131,309 | 116,849 | 20,974 | 20,631 | 19,744 | 18,593 |
| Bleecker Street | 3,520,836 | 1,224,840 | 4,745,676 | D 16,484 | 13,958 | 14,006 | 13,287 | 12,547 |
| Spring Street | 4,292,643 | 889,000 | 5,181,643 | 21,934 | 15,240 | 15,176 | 14,648 | 13,684 |
| Canal Street | 4,306,597 | 711,640 | 5,018,237 | 1,408,232 | 14,760 | 10,618 | 10,162 | 9,662 |
| Worth Street | 1,437,441 | 677,140 | 2,114,581 | D 78,908 | 6,219 | 6,451 | 6,292 | 5,930 |
| Brooklyn Bridge | (Not separated) | | 17,657,248 | D431,701 | 51,933 | 53,203 | 52,081 | 49,734 |
| City Hall | (Not separated) | | 553,863 | 23,654 | 1,629 | 1,559 | 1,585 | 1,741 |
| Fulton Street | 11,882,196 | 4,499,550 | 16,381,746 | 481,880 | 48,182 | 46,764 | 43,174 | 39,039 |
| Wall Street | 5,164,803 | 2,814,075 | 7,978,878 | 5,240 | 23,467 | 23,452 | 22,158 | 21,382 |
| Bowling Green | (Not separated) | | 5,731,652 | 156,145 | 16,858 | 16,399 | 15,124 | 13,460 |
| South Ferry | 1,900,484 | ..... | 1,900,484 | 143,861 | 5,590 | 5,167 | 4,825 | 4,855 |
| Brooklyn—Total | (b)34,792,159 | (b)185,182 | 43,941,018 | 1,276,565 | 129,238 | 125,484 | 114,280 | 101,919 |
| Borough Hall | (Not separated) | | 8,963,677 | 21,450 | 26,364 | 26,301 | 24,878 | 22,810 |
| Hoyt Street | 7,593,562 | 135,185 | 7,728,747 | 89,227 | 22,732 | 22,469 | 20,540 | 17,779 |
| Nevins Street | 4,640,824 | 49,997 | 4,690,821 | D129,745 | 13,797 | 14,178 | 13,198 | 12,157 |
| Atlantic Avenue | 22,557,773 | ..... | 22,557,773 | 1,295,633 | 66,346 | 62,536 | 55,664 | 49,173 |
| Miscellaneous | (Not separated) | | 206,235 | D 6,723 | 607 | 626 | 544 | 525 |
| Grand Total | (b)114,254,277 | (b)117,197,672 | 340,413,103 | 12,941,593 | 1,001,215 | 963,152 | 891,099 | 813,837 |

(a) Treating Sundays as half days (340 days to the year).
(b) These totals are arithmetical only and do not account for passengers who buy tickets at "island" stations. (D) Decrease.

# A SUCCESSFUL TYPE OF APARTMENT HOUSE

## It Has Kitchenettes, As Well As a Central Dining-Hall— Built-in Furniture and Hotel Conveniences at Moderate Rates

By LEWIS L. YOUNG.

A UNIQUE type of improvement that would evidently be a paying proposition in the real estate field is a building designed to provide accommodations somewhat similar to those of an apartment hotel for the price of good



Rear view of apartment house containing 36 kitchenette apartments. The church grounds which the plot adjoins afford a park-like outlook and a view of street from back apartments.

board. A house of this kind recently erected in Brooklyn contains two and three-room apartments which rent for the price of a furnished room and a central dining-room where meals may be obtained at table-board rates. The improvement was made for the purpose of obtaining a satisfactory return on the investment and to fill the needs of individual homes for people unable to rent or care for large apartments. Each apartment consists of a living-room and one or two bedrooms, besides a bath, kitchenette and hall. The suites are rented unfurnished and without service. The plan allows occupants to live as in a housekeeping apartment or apartment hotel, as choice dictates. Breakfast may be prepared in the kitchenettes and the care of the rooms attended to by the tenants themselves; or, meals can be taken in the central dining-room and, by engaging a cleaner, housework dispensed with. Hall attendant service is provided, a maid being stationed in the entrance hall to admit and announce callers, answer the telephone and care for parcels called for and delivered in tenants' absence.

The central dining-room is sufficiently large to accommodate all the tenants of the building besides a number of transients. It is provided with small tables, and has a capacity for seating a hundred guests. Intended for the convenience of people who have little time and inclination for preparing dinners themselves, the apartments are rented only to applicants who agree to patronize the dining-room—at least, to the extent of regularly taking dinner there. While many of the occupants prefer to avail themselves of the privilege of light housekeeping and prepare breakfast in the apartments, some of the tenants also take breakfast and luncheon in the dining-room.

The central dining-room and reception-room are the only parts of the building for which the owner has had to provide furnishings. With the exception of the hall attendant and resident janitor, no servants are employed by the owner, the dining-room help being engaged by the caterer.

Built in a conveniently located neighborhood, where sites occupied by antiquated and unprofitable frame dwellings may be had comparatively cheap, and, with its interior arranged with ingenious compactness, the improvement has demonstrated the possibility of providing the conveniences of modern apartment hotel accommodations, minus their luxurious appointments, within the means of the average boarder. The living-rooms of the apartments are the size of a square room, and the bedrooms are equal to a hallroom in a private house. The kitchenettes and bathrooms each occupy hardly more space than that required for a spacious clothes closet.

### Small Suites.

The two-room apartments are compacted into an area of approximately 16 by 28 feet, and the three-room suites into 16 by 36 feet. Each apartment having an open fireplace in which coal or wood may be burned; the heating system can be started later and discontinued earlier in the season and a saving in the cost of maintenance effected. The little heat needed during part of the spring and fall in a building where the occupants are away from home much of the day can be obtained from the open fire, the tenants furnishing the fuel themselves.

The improvement was made by one



James E. Ware & Sons, Architects.

Exterior of building containing 36 apartments of two and three rooms, bath and kitchenette. The twin windows indicate the living-rooms; the small windows, the kitchenettes and bathrooms; and the single windows, the bedrooms.

of the largest realty operators in Brooklyn and was designed by an architect who has planned some successful small apartments for the neighborhood of Columbia University, New York. The building, a four-story and basement structure, occupies a plot about 50 by 137 feet, and contains thirty-six apartments. Occupying approximately half the entrance floor are the central dining-room, a small reception room and toilets, the remainder of the floor being occupied by six apartments.

There are ten apartments on each of the three upper floors, reachd by two stairways leading from the entrance hall. On each of the landings of both stairways are five entrances to as many apartments. In the basement are a large modern kitchen and janitor's apartment, besides washtubs and individual storerooms for the use of tenants. Two dumbwaiters serve the entire building opening, like the entrances to the apartments, on the landings of the stairways.

The convenient arrangement of the rooms, useful features and tasteful decorations make these apartments unusually homelike, attractive and complete. There are all outside rooms, including the bathrooms and kitchenettes. From every apartment is a view of the street, a feature made possible by the plot, a corner one, adjoining the spacious grounds of a church occupying the adjacent corner. Communicating with the living-room of each apartment, and arranged somewhat like a kitchen cabinet, the kitchenettes have a built-in cupboard, pan-closets, drawers, and drainboards, besides refrigerator, hot and cold running water and connection for a small gas stove, all of which are within arm's reach.

### Compact Conveniences.

Built in the recessed space between clothes closets are bookshelves sufficiently deep to be used as a china closet, if the occupant has a bookcase among his furnishings, or as a clothes chest if it is desired to use the room for sleeping. Ample closet space is provided. Trunk size closets, and wardrobes with overhead storage closets, are built along the connecting passage between rooms. In the tiled and modern equipped bathroom is an unusually convenient built-in cabinet having a mirror door. Hardwood floors in all the rooms and transoms over bedroom doors are provided. The owner installed nickel towel racks, soap and paper holders, put up poles for window and door hangings and furnished shades, screens and awnings.

The showy elegance and cheap finish that characterize some modern building operations are conspicuously absent. The fireplaces, finished with Tapestry brick and having a shelf of simple design, the broad twin windows, the built-in bookcases and living-room doors with small panes of glass, the rough-finished walls tinted with a greenish-gray that tends to lessen the sense of the bounds of the rooms, the plain trim stained with a composition of brown, gray and green, the simple lighting fixtures, glass doorknobs, and other hardware in keeping with the finishings—all combine to give these apartments a quaint and unique finish.

Placed in the entrance hall is a specially constructed hall seat having capacious chests in which tenants may put parcels to be called for and find those delivered in their absence. Here are also the customary individual letter boxes, public telephone and private system communicating with apartments. The hall attendant service is an indispensable convenience, as most of the occupants are seldom at home when department store, laundry and other tradesmen call.



The simple and tasteful treatment of the entrance is typical of the finish of the interior of the building.

Finished and conducted in a manner calculated to appeal to people whose education and tastes unite to make refined surroundings essential, a class of tenants has been obtained that gives the house a high character. The tenants are largely public school teachers and instructors in other educational institutions, and library and office assistants.

Notwithstanding the small size, occupants find these cozy and compact apartments far more suitable than keeping house in rooms of unremodelled dwell-



In this picture are shown a section of the fireplace and the bookcase. Some occupants use the bookcases for china closets, where they have a bookcase among their furnishings.

ings having no facilities for light housekeeping. Designed for people requiring separate sleeping-rooms in addition to a sitting or living-room in which breakfast may be served and visitors received, the two-room suites meet the need of individuals living alone, and the three-room apartments that of couples or companions residing together. Bachelor women living alone, childless couples and single men desiring bachelor quarters find the arrangements admirably suited to their requirements. The small apartment opening only on one side of the building being abnormally warm in the summer, small individual balconies, shaded by a broad awning and communicating with one of the rooms of each apartment—a feature of the newer apartment houses in Washington, D. C.—would contribute to the comfort of the occupants.

### Superior to a Rooming House.

The accommodations this unique improvement affords are far superior to those of a rooming house. Few of the private dwellings converted into a boarding or rooming house have running water in the rooms, adequate heat and hot water supply or more than one bathroom, which must be shared sometimes with a dozen or more occupants. While the roomer pays for a comfortably furnished square room in a good neighborhood the amount asked for a minimum-priced modern apartment of four or five rooms in the newer or poorer sections, an unfurnished small suite of two or three rooms cannot be obtained for the rental of the larger lower-priced apartments unless it be a suite having dark, viewless and unattractively finished rooms in a building without a central dining-room and hall attendant service.

### The Need for Such Houses.

That the rentals asked for suitable small apartments are prohibitive, and that the moderate-priced suites are objectionable as to features largely accounts for the many vacancies of small apartments and the big boarding and rooming house business. The average salary of teachers and office workers is such that more than one-quarter of their small incomes would be required to pay the rent of a suitable small partment—a proportion that cannot be afforded, because of other necessary expenses. A companion with whom one can share the expense of an apartment beyond one's means is not readily found.

There is no alternative but to rent two or three unfurnished rooms in private dwellings where light housekeeping is allowed. Advertisements appear every day in the papers for accommodations of this sort. The boarding and rooming house business in cities where teachers, office workers and other salaried individuals constitute a large portion of the population is an amazingly large one, advertisements of rooms and board filling anywhere from a half to two full pages of some papers daily.



The room, having tinted walls, do not make as good pictures as rooms having figured paper walls, and for that reason look somewhat bare in the photograph.

The experiment made by the Brooklyn building company of providing kitchenette apartments at rentals equivalent to those paid for a furnished room is apparently fulfilling the expectations of its promoters. Without the aid of renting signboard or other advertising, all the apartments were leased before the building was finished. There have been no vacancies during the three years since its completion and two other apartment houses have since been provided to meet the demand for accommodations of this kind.

# WATER-TANK REGULATIONS MODIFIED

## Fireproof Buildings No Longer Required to Have Separate Tanks for Sprinkler Systems—An Entente Cordiale Strengthened

OWNERS of apartment houses and buildings equipped with sprinklers will be interested to learn of an important ruling just made by the Board of Standards of the Fire Department modifying the requirements for water tanks.

The present regulation requires that not less than 3,500 gallons be always on the fire lines. When the existing tank has a maximum capacity of 3,500 gallons a new or additional tank has to be supplied, and new pipe connections.

Some time ago the Real Estate Board took up with the Fire Department this question of requirements for water tanks. A communication was forwarded to the department of which the following is part:

"1. With respect to sprinklered buildings, the Fire Department makes the further requirement of separate tank supply of 3,500 gallons capacity for standpipes.

"Where sprinklers have been installed to the satisfaction of the Fire Department and conditions in other respects warrant what is here suggested, could not the requirement for a separate tank supply be waived and connection with the house supply be accepted as sufficient?

"2. In many instances the rigid requirement for a 3,500-gallon tank supply in modern fireproof apartment houses places an unnecessary burden of expense upon owners. Many of these houses now have tanks with a capacity not exceeding 3,500 gallons. The requirement referred to means an additional tank and new connections.

"Might not the department waive this requirement in fireproof houses not exceeding 150 feet in height, accepting as sufficient a reservation for stand-pipe supply of the existing house supply, unless such reservation be obviously inadequate?"

The Real Estate Board has since been informed, through Assistant Corporation Counsel Albert de Roode of the Legal Division of the Fire Department, that at a meeting of the Board of Standards held on September 18, the following resolution was adopted:

Resolved, That in all buildings equipped with an approved automatic sprinkler system, stand-pipes need not be connected to a separate tank, but may be connected to the house supply tank without any separate reservation for the stand-pipe supply; and further,

Resolved, That in fireproof apartment houses, not exceeding 150 feet in height the stand-pipes may be connected to the house supply tank, provided a separate reservation of two-thirds of such supply (not less than 1,800 gallons, however) be made for the standpipe in such a manner as shall be approved by the Fire Department, the house connection being made on the outside of the tank. Where the house supply in such apartment houses is furnished by a satisfactory pump equipment, capable of delivering 350 gallons per minute at a pressure of 50 pounds at the top-most outlet, the connection of a standpipe to the pump supply, provided there is no house supply tank with which the standpipe may be connected, shall be sufficient.

Mr. de Roode adds:

"I hope that this action of the Fire Department may serve to strengthen still further the entente cordiale now existing between the Fire Department and the real estate owners, as so happily represented by your organization."

As a result of this resolution the Real Estate Board is asking its members to send to it, to be forwarded to the Fire Department, lists of such fireproof apartment houses in their charge or owned by them with such necessary information as the capacity of the present tank, the number of fire lines, and the size of the fire lines.

The tank question has always been a bone of contention between owners of apartment houses and sprinklered buildings and the Fire Department, and the conclusion to be drawn from the adoption of this resolution by the Board of Standards is that the Department has concluded that the regulation now superseded was more severe than was necessary and could be modified in buildings of approved type or equipment.

### Reduction of Rentals.

Tenants occupying the two hundred and seventy apartments controlled under the ownership of the United Assets Corporation will receive a reduction in rentals amounting to about $3,000 this year, according to notices sent out this week by the company under the direction of William D. Bloodgood, president. In the notice the company sets forth that in consideration of hard times, owing to the war in Europe, a reduction of $1 a month will be made in the rentals. This is not to be considered as a permanent reduction, but will take place Oct. 1 and will remain in force until times are better. The apartments affected are located in the industrial section of Long Island City, and while the reduction of $1 a month appears small, it will, nevertheless, prove of great benefit to those occupying these apartments. In an interview Mr. Bloodgood said that his company believes it good policy to try and help their tenants during hard times.

# 207th STREET, HUB OF DYCKMAN SECTION

## Thoroughfare Has Distinction of Being Most Important East and West Artery in District—Building Activity Continues Unabated

"IN five years, possibly three years, there will not be a vacant lot in the Dyckman section," said John N. Golding this week, and from present indications and the building growth of the district in the last three years his prediction seems to be well on the road to fulfillment. In West 207th street particularly, and also on the intersecting thoroughfares and along the streets within a radius of half a dozen blocks, extensive building operations are under way and the quiet residential blocks resound with the hammering of the carpenters and the lifting of the material hoists. Those buildings in course of construction are in the main apartment houses, without stores, containing suites of four, five and six rooms, as compared to the three, four and five-room apartments typical of the older buildings. In West 207th street the business




207TH STREET, THE BUSINESS THOROUGHFARE OF THE DYCKMAN SECTION.

importance of the thoroughfare demands structures with stores on the ground floor.

The southwest corner of Post avenue and 207th street is being improved by E. A. Cruikshank with two-story buildings with three stores, all of which have been rented from the plans. The Corn Exchange Bank will establish a branch on the corner, a circumstance which in itself indicates the new status of the street. The other stores will be occupied by cigar and stationery concerns. The northeast corner of Sherman avenue and 207th street, a plot 100x100, is being improved by Paul Halpin with a five-story apartment house, with stores. The rest of the block, with 200 feet in 207th street and a depth of 100 feet, is owned by Gustavus L. Lawrence, who acquired 100 feet last November, and the balance, which includes the southeast corner of 207th street and Vermilyea avenue, from the Alliance Realty Company in December. He is said to be preparing plans for its improvement.

The entire block on the opposite side of the street was improved last year by Mr. Lawrence with one-story taxpayers which have been filled with high class establishments, including among others a department store and a general market. There is only one vacancy in this group of twelve stores. In the rear of this block, on a plot 150x150 on the west side of Sherman avenue 100 feet south of 207th street, the same owner has built the Dyckman Theatre, which also has an entrance in the south side of 207th street 125 feet west of Sherman avenue. The combined improvement covers twenty-one city lots.

Foreshadowing another addition to the rapidly growing colony is the sale this week by the Sterling Realty Company to William H. Laird of the vacant plot 39.6x100 in the south side of 207th street, 100 feet east of the southeast corner of Broadway.

Farther north, at the northwest corner of Broadway and 207th street, a large force of laborers are blasting the rock and clearing the plot, 125x105, belonging to J. Allen Townsend. It is evidently the forerunner of another building operation. At the northwest corner of Seaman avenue and 207th street T. G. Galardi & Company and Max Just are building a 50-foot apartment house and two 55-foot buildings which are to be ready for occupancy about March 1, 1915. Although at this time only the third tier of beams has been laid, there have been applications for apartments, indicative of the unusual demand for homes in that locality, which is greatly in excess of the supply. According to Mr. Just, who has charge of many apartments in the neighborhood, he has but one vacancy. In one house which contains eighty-four families only six changes will be made by October 1, in a multi-family structure where rents range as high as $12 a room. "It is not rare," said Mr. Just, "for people to pay in this section as high as $8 a room in walk-up apartment houses."

In the other streets apartment houses are going up rapidly to meet this general demand. The southeast corner of Academy street and Sherman avenue, which the Bendheim Construction Company bought in August, 1912, from Henry Corn, is being improved with two five-story apartment houses. In that deal the Benheim Construction Company gave in exchange the two five-story houses each on plot 50x150 on the west side of Vermilyea avenue, 150 feet south of Academy street, which are fully rented. At the northeast corner of Sherman avenue and Academy street, Jacob Ruppert is expected to begin the improvement shortly along the same lines of the four lots which he bought in January from Max Marx. The plot, 50x150, on the north side of Sherman avenue, 250 feet west of 207th street, was sold in July by Walter S. Logan, Washington, D. C., to a builder who also is said to be contemplating immediate improvement. In Academy street between Broadway and Cooper street, French & Knapp have completed the roofs of the two five-story apartment houses which they are building on the plot 100x137.

"About two years ago this whole section was vacant," said John N. Golding, "today there are only a few unimproved corners in 207th street; the rest have already been built upon or improvements contemplated. The structure at the corner of 206th street and Tenth avenue is not yet finished, yet out of twenty apartments, twelve are already rented and probably in the next ten days the building will be filed. As fast as houses are completed they are immediately rented. The rents range from $6 to $15 a room. This whole section is worthy of the attention of all builders."

Interest in 207th street apparently began early in 1911, when the Charles Hensle Construction Company improved the block front in the west side, between Sherman and Vermilyea avenue, with high class six-story apartment houses, with stores. There has not been a store vacancy in that block since the buildings were completed. The rentals, according to local agents, in store properties, average about $5 a front foot. In nearly every instance leases contain clauses which increase the rent ten per cent. each year where the terms are of five years' duration.

The fact that apartment houses in the immediate neighborhood are not supplied with stores has resulted in the almost exclusive patronage of the various business in 207th street. Practically every kind of household commodity can be obtained in the high class establishments which are located along the thoroughfare. It is not unusual to see lines of automobiles carrying Bronx residents over the University Bridge which connects Fordham road in the Bronx with the Dyckman section of Manhattan at this point. The 207th street crosstown line runs from Broadway in Manhattan south into the Bronx and a liberal transfer system puts the residents of the Dyckman section in touch with all sections of the other borough for a single fare. Local opinion predicts a great future for the rapidly-growing section.

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The public will gladly pay a premium for the new city notes. There is some satisfaction, when a city must borrow heavily, that there are plenty willing to buy the securities. Aqueducts and subways come high.

It is the wiser plan to follow the President's advice and be neutral in speech and behavior during the wars, rather than wound a friend, or kill off a customer, by an unnecessary expression of opinion of no value.

Trees ought to be planted in the residential streets where by any possibility they will flourish. The Park Department will plant a tree in Brooklyn for any citizen who wants one or more and will pay the actual cost of the work.

The Advisory Council has started upon a line of activities of high importance to everybody who has a share in the city. The policy of harmonious and concurrent effort with public officials sincerely endeavoring to play fair is certain to turn out well.

Millions of dollars' worth of city property is lying unused while the authorities are borrowing capital at high rates. Is it possible that none of the land should be disposed of in order to raise funds to meet interest charges and lessen the taxpayers' load?

The Deeper Waterways Association wants the main channel of the Hudson River cleared of shoals, notably the one in Haverstraw Bay, which blocks the way for large sea-going craft that otherwise could sail up as far as Hudson. At Newburgh, Poughkeepsie and Hudson there were notable public demonstrations this week in favor of river improvements, which in all fairness should be made by the national government, seeing that it assumes control over navigable waters.

### The O'Neil-Adams Liquidation.

A recent piece of news, which may have an important influence on the distribution of the retail trade and the course of real estate values in certain parts of the city, is the announcement of the proposed liquidation of the O'Neil-Adams stores. It must be remembered that the decision to close these stores follows by only a few months the failure of the stores operated by the Siegel company in the same neighborhood, and that after the liquidation is complete there will remain out of the seven large retail businesses, each of them occupying almost a whole block front, only the stores operated by the Greenhut company. There can be no doubt about the effect of this announcement. Unless further developments of a contrary nature take place, it means that lower Sixth avenue will cease to be an important center of the retail trade. Like lower Broadway, it will have to yield to some other and better situated streets or avenues farther north. It does not necessarily follow that the department stores which still carry on business in the neighborhood may not be able to survive and do a profitable trade. Wanamaker's has continued to do an apparently profitable business on lower Broadway. A neighborhood such as that of lower Broadway or Sixth avenue will frequently support one department store, even though it cannot support several. It does mean, however, that the streets on Sixth avenue south of 23d street which formerly accommodated a large proportion of the large-scale retail trade of the city will become comparatively unimportant as locations for this class of business.

It has been evident, of course, for some time that Sixth avenue and Broadway south of 23d street were suffering from the competition of more favorably situated neighborhoods. The first break came thirteen years ago when R. H. Macy & Co. moved up to Greeley Square. B. Altman & Co. soon followed this example, and after that the stream of removals gradually gathered in volume. It looked for a while as if the cheaper stores on Sixth avenue would not have to follow the example of the more expensive shops on 23d street and Broadway. If the subway system, which is now under construction, had been actually in operation, it is probable that lower Sixth avenue might have held its retail business. But transit conditions were working against this particular locality. While Sixth avenue did not suffer as did 23d street and Broadway from the encroachments of the wholesale trade, it did suffer from comparative inaccessibility. It was selected in the beginning by the owners of department stores, because at that time the Sixth avenue elevated road was relatively a popular travel route. It brought the department stores into close connection with the thrifty population on the growing West Side, and when the Subway superseded the elevated roads as the great avenue of transit, lower Sixth avenue naturally suffered. The business of the city was still continuing to push farther north. Sixth avenue was a narrow street which was made unattractive and noisy by the elevated structures, and it needed exceptionally favorable transit conditions in order to hold its own, rather than the exceptionally unfavorable conditions which have actually come to pass. The favorable conditions were not provided and it is no wonder that business has been leaving it.

There remains to be considered the interesting question of the probable future locations of the cheaper grade of dry goods and department stores. At present the large-scale retail trade of Manhattan is less concentrated in location than it used to be. A number of important stores are situated on Greeley Square, in 34th street and in the nearby parts of Fifth avenue. Others occupy sites on 42d and 59th streets and on upper Fifth avenue. Real estate in this whole neighborhood is held at very high prices, and the business of a large store situated thereabouts is charged with an enormous rent. In the interest of cheaper retail prices it is essential that a certain part of the department store business should be relieved of such heavy overhead charges. Perhaps part of it will be distributed among the larger stores, now doing business in the Bronx and Brooklyn, but as soon as the new subway system gets into operation any movement of that nature will certainly be checked. The effect of the new subways will assuredly be to distribute population but to concentrate business. It will be so much cheaper and more convenient for the residents of the other boroughs to make their purchases in Manhattan that a much larger proportion of the total retail business of the city will be transacted in the central borough. The number of department stores, particularly of the cheaper grade, should consequently increase and their probable future location is a matter of great interest to property owners. Broadway and Fifth avenue are too high in price. Sixth avenue is disqualified by the elevated structure, Fourth avenue has already been pre-empted by the wholesale trade; and the same is true of Madison avenue south of 34th street. Property on Madison avenue north of 34th street is strongly held for other purposes. Its owners may eventually yield to what looks like an inevitable encroachment of business, but only after a prolonged resistance. There remains Seventh and Lexington avenues and of the two Seventh avenue seems to have the better chance. It will enjoy the advantages of greater width, of much better means of communication and a more central location. When the recovery begins in New York real estate the neighborhood of Seventh avenue will be one of the first to be benefited.

### An Unsuspected Cause.

American financiers now realize that business in this country has been suffering from a cause hitherto unsuspected, a cause which had its origin in Europe and not in America. It is plain enough now that moneyed interests abroad had foreknowledge of the war in which the powers are now engaged. During the long period when the oracles of politics and finance in this country were blaming one thing after another for the money stringency, European money centers were quietly liquidating securities and draining gold from manufacturing and commerce, while their governments were borrowing vast sums to equip their armies for the coming struggle. Long before the Balkan war this was going on. Every morning American financiers took their cue for the day's transactions from London and Paris, and as money became dearer and securities cheaper they poured out execrations without suspecting the real source of the trouble.

The story is related that the Kaiser, near the close of the year 1912, called the governor of the Imperial Bank of Germany before him and asked if the bank was prepared for the strain of a war. On being answered in the negative, he is reported to have replied, "When I ask that question again I want a different answer." When the royal house of Austria-Hungary sent its ultimatum to Servia the Imperial Bank of Germany had husbanded $336,000,000 in gold, the Bank of Austria-Hungary $254,000,000, the State Bank of Russia $819,000,000 and the Bank of France $792,000,000. During the first half of this year the United States was called upon to contribute no less than $84,000,000 to these hoardings. The American market was indifferent up to the very eve of the war, but the inevitability of the conflict was well understood abroad, at least since the Morocco affair, in 1911, when France recalled her German loans.

Legitimate business the world over was under the same spell. Things had come to the breaking point when the war was declared. This country, for one, was depending solely upon its agricultural interests for support. If the harvests of 1913 and 1914 had not produced bumper crops, the American peo-

ple would have been in distressed circumstances. Investors, having long ago taken advantage of the bargain prices for securities, had nothing more to invest.

They could not sell what they had of one thing in order to buy something else without making a sacrifice which they did not feel called upon to make. Speculative business affairs were actually deadlocked. Everybody was waiting for values to come back, and there was nothing but bumper crops in sight to start them on the way back until this war broke out. Something of the sort was inevitable. Whatever the consequences may be for Europe, it means, for one thing, exceptionally good prices to our farming classes for their crops, and prosperity to the majority of American citizens for some time to come. With wheat bringing $1.12@$1.15 a bushel at Minneapolis, corn 76 cents and oats 48 cents a bushel at Chicago, and with every prospect of their going higher, the farmers and all depending on them will have plenty to do with this fall and winter. With this foundation to build upon, Manufacturing and Commerce can look for greatly improved times, and Real Estate will come in for its share in due time.

Rising prices not only for food stuffs but also for steel and other commodities will soon be releasing speculative investments in corporation securities, and once this train of speculation is resumed a marked improvement will be observed in real estate departments. The ills now being borne are the consequence of what preceded the war rather than what has followed since its outbreak. The vacancies in high-class apartment houses of Manhattan, the over-supply of office buildings, the dullness of the sales market, are all conditions which were existing when the war came. The cessation of construction in central sections gives empty offices, lofts and apartments a better chance to be filled. In anticipation of the operation of the new subways now under construction there is marked activity already in Brooklyn and Queens.

## "Uncollected Taxes."

*Editor of the* RECORD AND GUIDE:

You published in the Record and Guide of September 19 some resolutions of the Real Estate Board in which appeared the following statements:

"The fact that on July 1, 1914, there were uncollected taxes amounting to $154,000,000, besides many millions of uncollected assessments, is conclusive evidence that the present sources of city income can bear no further burden; and,

"Whereas, This great amount of uncollected tax exists notwithstanding the fact that there have been sales of tax liens in every borough of the city during the past five years."

The statement that there were $154,000,000 of "uncollected" taxes July 1, is incorrect and misleading, especially in view of the context which says that this amount exists in spite of the sales of tax liens.

It is peculiarly unfortunate that such an erroneous statement, calculated to affect the credit of the city, should be circulated at this time, when the city has just borrowed $100,000,000 and the underwriting bankers are trying to have the public generally buy the bonds.

The facts are that for a number of years the city ran from January 1 to October on borrowed money, and all of the taxes needed for the current year's expenses remained "uncollected" June 30. Some years ago the policy of making one-half of the real estate taxes fall due May 1 was adopted, but the remaining half is not due under the law until November. The amount which is not due until November on real estate and special franchises, and is therefor, of course, "uncollected," because not due, is about $73,000,000.

Of the remaining $80,000,000, $47,000,000 is for unpaid personal property taxes accrued prior to this year. The larger part of this sum is uncollectible, though it has been carried as a fictitious asset for a number of years. This condition resulted from the now abandoned practice of making mythical assessments amounting to hundreds of millions annually against persons and corporations who had no taxable property, and carrying the unpaid taxes based thereon as an asset when, as a matter of fact, they were never at any time collectible. This matter was thoroughly discussed by a commission on city finances six years ago, of which the late Edgar J. Levey was chairman. Some of this sum has been provided for by bonds and some by additions to the tax levy in recent years.

The only part of the "uncollected" taxes which are properly an asset and which should cause any concern because of non-payment, are those on real estate, consisting of about $10,000,000 of the taxes due May 1, of this year and remaining unpaid, and $23,000,000 reported as outstanding January 1, for prior years (though some of this is fictitious also); an aggregate of about $33,000,000 instead of the $154,000,000 which has been discussed. The smaller sum is quite large enough without creating undue alarm based on a misaporehension of the real situation.

A. C. PLEYDELL,
Sec'y N. Y. Reform Ass'n.
29 Broadway.

## THE GROWING BUDGET.

### An Increase of 22 Per Cent in Four Years—New Budget Now Being Made.

The Board of Estimate and Apportionment is now considering the requests of the various departments for appropriations for the year 1915. These appropriations, when finally passed by the Board of Estimate and Apportionment, and approved by the Board of Aldermen and the Mayor, will constitute the 1915 Budget. These appropriations are merely estimates of the amounts required, and do not reflect the actual expenditures, as the appropriations in many cases are not entirely exhausted.

In addition to the expenditures from tax budget appropriations, other expenses for maintenance and operation of city functions are paid from the proceeds of the sale of special revenue bonds. These latter expenditures are, to a large degree, really supplementary appropriations or allowances made after the budget is adopted, and they are used for purposes not embraced therein. The administrative expenses of the Public Service Commission are also funded by the issue of special revenue bonds. In addition to such expenditures, there are also those from revenues of some of the departments, notably the revenues from the sale of water in Brooklyn and from the East River bridges. In order to show the actual expenditures from all sources, tables have been prepared under the Comptroller's directions, which show the following facts:

Expenditures for the maintenance and operation of city and county governments for the year 1913, from all sources, brought down to June 30, 1914.

| | |
|---|---|
| City government | $125,616,492.16 |
| Debt service | 47,465,373.54 |
| Deficiencies in taxes | 2,300,000.00 |
| State taxes | 7,947,024.00 |
| Total City | $183,328,889.70 |
| Counties: | |
| New York | 3,961,520.63 |
| Kings | 1,827,119.84 |
| Queens | 444,935.26 |
| Richmond | 143,303.07 |
| Bronx | 14,501.45 |
| | $180,720,269.95 |

Of the amount appropriated for liquidation of claims, practically $1,000,000 was still available June 30, 1914.

The following tables have been prepared showing the comparison of total expenditures for the year 1913 against 1900 and 1909 against 1905:

| | 1900. | 1913 |
|---|---|---|
| City government | $108,331,896 | $125,616,492 |
| Debt service | 37,783,906 | 47,465,373 |
| Deficiency in taxes | 2,922,447 | 2,300,000 |
| State taxes | ..... | 7,947,024 |
| Total city | $149,038,249 | $183,328,889 |
| Counties | 5,359,409 | 6,391,380 |
| Grand total | $154,397,658 | $189,720,269 |

The increase in city government 1913 over 1909 is $17,284,596.09 or 13.76 per cent.; the increase in debt service, $9,681,467.21, or 20.69 per cent. The total increase for all purposes for the city, exclusive of counties, is $34,290,640.22, or 23 per cent.; the increase for all counties is $1,031,970.87, or 19.25 per cent., a total increase for the entire city and county government of $35,322,611.09, or 22.87 per cent. This is an average yearly increase for the four-year period for the city, exclusive of counties, of 5.72 per cent.

The increase in city government, 1909 over 1905, is $26,497,476.36, or 32.38 per cent. The total increase for all purposes for the city, exclusive of counties, is $42,698,889.65, or 40.15 per cent.

## NEW PLUMBING ORDINANCE.

Alderman Hamilton, chairman of the Building Committee, introduced at this week's meeting of the board an ordinance relating to plumbing, drainage, gas-piping and other systems of piping in buildings, as a part of the revision of the Building Code. The new ordinance authorizes the formulation of rules and regulations on gas piping and other forms of piping, the same as now authorized for plumbing and drainage.

Such rules must be published in the City Record on eight successive Mondays before they become operative. Provision is made, however, that they shall not apply to existing work, except where it is reconstructed to the extent of more than 50 per cent., or where new vertical lines or house drains are installed.

The cut-off valves required by the present law for factories, hotels, churches, theatres, schoolhouses and other buildings of a public character will hereafter be required on all new buildings and on all existing buildings except residences for one or two families or those having not more than fifteen sleeping rooms.

Another section of the ordinance makes it unlawful to use any new system of plumbing and drainage until the same has been properly tested and inspected under the supervision of the Bureau of Buildings and in acordance with its rules. This is no change from existing requirements, it being now one of the rules, but it is hereby made an integral part of the law.

Provision is made for separate toilet facilities in buildings where both sexes are employed or congregate for any purpose. This, of course, does not apply to the toilet facilities for separate families in apartments and tenements or to the private toilets attached to individual rooms or suites of rooms.

### Gas Piping.

It is also made unlawful to use any new system of gas-piping or an extension of an existing system until the same has been inspected and tested under the supervision of the Bureau of Buildings. The provision does not apply to existing systems unless there is reason to believe that defects exist which are dangerous to life or property.

The registration of master or employing plumbers now required by law is continued.

The enforcement of the ordinance is put under the jurisdiction of the Superintendents of Buildings of the several boroughs, except that when any of the systems after being put into use become a fire hazard they come under the supervision of the Fire Commissioner as now provided by the old law.

Section 141 of the present Building Code and a part of Section 8 of the same ordinance are repealed, together with such rules as may be in conflict with the provisions of the ordinance. The ordinance is to take effect immediately.

It is said that the proposed ordinance has the approval and endorsement of several associations and individuals who are particularly interested. A public hearing will be given by the committee on October first.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## LOCAL IMPROVEMENTS.

### Chester District.

The mid-summer vacation, so far as the Bronx local boards are concerned, came to an end on Tuesday with a meeting of the Local Board of Chester, President Mathewson occupying the chair.

The following resolutions were adopted:

1172. Acquiring title to the lands necessary for an easement fifty (50) feet wide in continuation of White Plains Road, extending from the bulkhead line to the pierhead line of the East River.

990. Constructing a sewer and appurtenances in Public Square (north side), between Hutchinson River and Hutchinson avenue, and in Conner street, between Hutchinson avenue and Givan avenue; and in Givan avenue, between Conner street and East 222nd street, together with all work incidental thereto.

Total estimated cost, $250,000; assessed value of the real estate included within the probable area of assessment is $7,240,000.

All resolutions except the two that were adopted were laid over indefinitely, and no date was fixed for the next meeting.

### Harlem Property Owners.

Dr. Abraham Korn was elected presidinet of the Harlem Property Owners' Association, to serve for the thirteenth year, at the annual meeting of the organization held on Thursday evening in its rooms at 147 East 125th street.

All the officers who served during the last year were re-elected for another term, including Morton H. C. Foster, first vice-president; John Scully, second vice-president; Dr. Benjamin Gordon, treasurer; Harry Bierhoff, secretary, and S. L. Kahn, financial secretary.

## PRIVATE REALTY SALES.

CONSIDERABLE improvement in both the selling and leasing branches of the real estate market was shown this week, a number of interesting transactions involving various kinds of property in different sections of the city being closed. Several important deals are now being negotiated and the situation has brightened and is being more optimistically regarded. While the week's sales cannot compare in number with some other weeks in the early part of the year, the record, however, shows a broadening tendency which merits recognition when it is compared with the business reported for other corresponding periods within the last few months.

The more important transactions concerned a plot in East 25th street, which is to be improved with an eight-story building to be occupied exclusively by nurses, also Dyckman apartment houses and upper West Side apartment houses. Numerous sales were reported in the Eastern Parkway section of Brooklyn and a new development company shows a confidence in suburban property by the purchase of acreage in Long Island for the establishment of another home community.

Large leases consummated this week concerned property in Washington street, which is part of the old Smith and McNell's restaurant, and space in the new building to be erected on the site of the Sun Building, on Park Row.

A deal which is well advanced concerns a block front on lower Hudson street which, if closed, will mean an important building operation. Persistent rumors have come up during the week affecting Frederick W. Vanderbilt's property at the southeast corner of Fifth avenue and 40th street, which, according to unconfirmed reports, will shortly be taken over by trade. Many new improvements have been undertaken along Fifth avenue between 34th and 42d streets in the last few years, the latest being the Rogers, Peet Building at the northeast corner of Fifth avenue and 41st street.

The Vanderbilt holdings form one of the choicest sites in the newer Fifth avenue retail section available for a large building operation. The property involves the old mansion on the immediate corner and a four-story structure to the south adjoining the Union League Club, the two houses comprising a frontage of about 113 feet on Fifth avenue. In 40th street is the old stable and adjoining is a four-story structure which, together with 5 East 39th street, abutting, was purchased by Mr. Vanderbilt from J. Pierpont Morgan about three years ago. The 40th street frontage comprises 175 feet, while the L to 39th street has a frontage of 25 feet.

The total number of sales reported and not recorded in Manhattan this week was 15 as against 3 last week and 12 a year ago.

The number of sales south of 59th street was 4 as compared with 0 last week and 5 a year ago.

The sales north of 59th street aggregated 11 as compared with 3 last week and 7 a year ago.

The total number of conveyances in Manhattan was 107 as against 99 last week, 17 having stated considerations totaling $242,200. Mortgages recorded this week number 38, involving $419,791, as against 60 last week, aggregating $990,000.

From the Bronx, 11 sales at private contract were recorded, as again 6 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $324,464, compared with $617,131 last week, making a total since January 1 of $30,930,688. The figures for the corresponding week last year were $776,626, and the total from January 1, 1913, to September 27, 1913, was $40,510,796.

### Eastern Parkway Section Active.

That the Interborough subway extension now being built through Eastern Parkway to Nostrand avenue is creating considerable interest in real estate circles is evident by the recent sales of "Easy Housekeeping Homes" in the Eastern Parkway section. The Realty Associates reports the following: 1164 Union street to Lena Von Bussum; 1166 Union street to William A. Elliott; 1168 Union street to Mary A. Nolan; 1170 Union street to Bella Lyon; 1172 Union street to Anna G. Doherty; 1174 Union street to Kate Muller; 1184 Union street to Lillian Heise; 1186 Union street to Mathilde Brassler; 1190 Union street to Henry Freirich.

The fact that the Public Service Commission has condemned and taken possession of the block front on the west side of Nostrand avenue from Eastern Parkway to Union street is sufficient assurance to buyers that a subway station will be located there. A sign bearing this notice: "Property of the City of New York," which stands on this property, is still further evidence. The Realty Associates further report that they

have sold all of their vacant houses in the Prospect Park East or Flatbush section, having recently sold 275 Fenimore street, corner Rogers avenue, to Rafael B. Lopez and 202 Midwood street to Charles Wissman.

### Lower West Side Deal Pending.

Negotiations are pending for the sale of extensive holdings of the James M. Pyle estate and the Arthur B. Kelly estate, comprising the block front in the east side of Hudson street, between Watts and Broome streets, with large frontages in the two latter streets.

On this block the Pyle estate owns twenty-five parcels, at 216 to 228 Hudson street, 90 to 108 Watts street, 575 to 579 and 583 to 589 Broome street. The intervening property in Broome street is owned by the Kelly estate.

The Pyle holdings, which consist of antiquated structures of from one to three stories in height, have a frontage of 168.3 feet in Hudson street and 195 feet in Watts street. In Broome street there are two frontages of 135.2 and 66 feet. With the Kelly property this frontage is increased to 245.2 feet. The broker is Floyd S. Corbin. The prospective buyer, whose name has not been disclosed, will raze the present structures, if the deal is closed and erect a tall building, for part occupancy.

### Morris Hall in Trade.

The Brown-Weiss Realties resold Morris Hall, a ten-story apartment house, 96x125, at the northwest corner of Amsterdam avenue and Cathedral Parkway, to Marion E. Ireland and the No. 160 Broadway Realties Corporation. In part payment the purchasers gave six properties, including the Rosemere, a six-story elevator apartment house, 50x90.11, at 145 and 147 West 127th street; the northeast corner of Washington avenue and 167th street, a six-story flat, 29x127; 584 East 137th street, a six-story flat, 50x100; 1820 Clinton avenue, a six-story building, leased to Klaw & Erlanger; a dwelling at Grand and Linden avenues, Morsemere, N. J., and a factory building, 450x450, at Kenilworth, N. J.

Morris Hall was purchased by the Brown-Weiss Realties last April from Eva C. Hawkes and Newbold Morris.

### Dyckman Apartments in Trade.

Arnold, Byrne & Baumann and S. Osgood Pell & Co., have sold for the Halpin Building Corporation, Paul Halpin, president, to the Hurry estate 59 to 67 Nagle avenue, two five-story apartment houses, on plot 100x125. In exchange the Hurry estate gave two plots, one at the northwest corner of Wadsworth avenue and 190th street, through to Wadsworth terrace, 72x182x63.6; also the northwest corner of Wadsworth terrace and 190th street, 81x158.

The Halpin Building Corporation contemplates the erection of a high-class apartment house on the Wadsworth avenue plot.

Mr. Halpin bought the Nagle avenue property in September, 1913, and erected the present buildings on the plot.

### Y. W. C. A. in East 45th Street.

The Board of Trustees of the Y. W. C. A. of the city of New York has purchased from the Akron Building Co., Leo. S. Bing, president, through Horace S. Ely & Co. and Worthington Whitehouse, the four old buildings, on plot 75x100.5, at 132-138 East 45th street. It is understood the property will be improved with an eight-story fireproof building, to be used exclusively for the Central Club for Nurses, whose interests in the transaction were represented by Miss Louise Bower.

### Amityville Acreage Deal.

Charles P. Starke sold to Peter A. Baldwin and Richard Thackray the plot of five acres on the west side of Bayview avenue, Amityville, L. I., adjoining the properties of Mrs. Esther W. Knapp and P. A. Baldwin on the south. The plot also has an extensive frontage on Ireland's Pond. The house that stood on the property was destroyed by fire last winter. Messrs. Baldwin and Thackray will develop the plot into a home colony by laying it out and building houses.

### Manhattan—South of 59th St.

FULTON ST.—Negotiations are reported to be under way for the sale of the 6-sty building 141 Fulton st, on lot 25.4x75.6, by the Eva L. Kip estate. Rumor has it, also, that the prospective buyer is the Royton Realty Co., Harold C. Mathews, president, which intends to lease to Whyte, the restaurateur.

45TH ST.—P. T. Canavan has sold for Abram C. Thomas 419 West 45th st, a 3-sty building, on lot 14x100.8, to Robert C. Wallace, who owns 415 and 417, adjoining, and now controls a plot with a frontage of 50 ft.

48TH ST.—A. A. Hageman sold for the Cook estate to the Hageville Realty Co., 232 West 48th st, a 3-sty dwelling, on lot 16.9x100.5.

### Manhattan—North of 59th St.

131ST ST.—E. A. Johnson sold for Warren H. Logan the 3-sty dwelling 231 West 131st st, on lot 16x99.11.

176TH ST.—Wertheim Realty Co. sold 506 West 176th st, a 5-sty flat on plot 43.6x99.11.

182D ST.—Alice Cromarty sold, through the Nehring Co., the 5-sty elevator apartment house, 620-622 West 182d st, on plot 50x70. The property has been held at $53,000.

207TH ST.—William H. Laird bought from the Sterling Realty Co., through Ashforth & Co., the plot 39.6x100, in the south side of 207th st, 100 ft. east of Broadway.

AMSTERDAM AV.—Diedrich Angelbeck is reported to have sold the northeast corner of Amsterdam av and 157th st, a 5-sty flat, with stores, on lot 25x100. The seller acquired the property a few months ago from Ennis & Sinnott.

CONVENT AV.—Moore, Schutte & Co. sold for Columbia S. Hoblitzell 427 Convent av, a 3-sty dwelling, on lot 16x85.

PARK AV.—C. Alfred Capen purchased, through John J. Kavanagh, from Charles Wanninger, the 4-sty business building, 1143 Park av, on lot 17x70. At the north end of this block Bing & Bing are erecting an apartment house, 116x150.

### Bronx.

JENNINGS ST.—A. I. Shapiro sold for the Value Taxpayers, the 1-family taxpayer, 25x89, at the northwest corner of Jennings and Bristow sts. In part payment was given the 2-family house 1385 Clay av.

187TH ST.—Elizabeth H. Smythe purchased through J. S. Maxwell, the 3-sty dwelling on plot 34.8x80, at 758 East 187th st.

HOE AV.—Aldus Construction Co. has sold the 6-sty apartment house, 950 Hoe av, on plot 50x100.

MARMION AV.—Mary V. Holden purchased the 3-sty dwelling, 1822 Marmion av, on lot 16.8x70, from the John W. Cornish Construction Co.

OGDEN AV.—Mercedes Building Co. sold through McLeron Brothers the new 5-sty apartment house, 1372 Ogden av, on plot 50x100.

ROSEDALE AV.—John A. Steinmetz sold for the River Realty Co. to Alphonse Brueckner, the 1-family house, 1466 Rosedale av, on lot 25x95. In exchange was given the 2-family house 653 East 165th st, on lot 17x100.

### Brooklyn.

4TH ST.—John Pullman sold 433 4th st, a 3-sty dwelling, on lot 20x100, for Francis J. McLaughlin to Edward Olson.

BAY 17TH ST.—B. J. Sforza has sold for George E. Woody the 1-family cottage, on plot 40x96.8, at 204 Bay 17th st.

65TH ST.—The Alco Building Co. sold to Mrs. J. Hoyle the 1-family dwelling at 2112 65th st, Mapleton Park section.

76TH ST.—The Dowling-Muller Co. has sold for P. J. Carley the 1-family dwelling at 615 76th st.

BROADWAY.—Isaac Haft sold to David Rubenstein the southwest corner of Broadway and Bartlett st, a plot 102x153, which the new owner will improve with five 4-sty buildings.

CHURCH AV.—Henry Rockmore has bought the dwelling on the southwest corner of Church av and Westminster rd, Flatbush Gardens, 77x105, from Daniel E. Lynch.

FORT HAMILTON AV.—Ross & Marks have sold for A. Eckler to Charles Boock the business property at 7004 Fort Hamilton av.

GREENPOINT AV, ETC.—Corwith Brothers, Brooklyn, report recent sales amounting to more than $100,000. Among the most interesting was the sale of half the block front on the southerly side of Greenpoint av, between Oakland and Newell sts, with an average depth of 175 ft., in the west side of Newell st, upon which there is a 2-sty frame structure which will be remodeled for the occupancy of the purchaser, the Standard Fire Proof Sash & Door Co., which will employ more than 100 men; also sold a plot 75x100 in the east side of Diamond st, 100 ft. north of Meserole av, to Helen T. Cole, and resold same to Charles Knecht; 3-sty dwelling 103 Oakland st for John and Mary Quinlan to Mary A. Shaw; the 3-sty brick dwelling and store on the southwest corner of Grand and Leonard sts for the estate of Philip Smith to John Preuss, Jr., and Herman Kahlau; the 3-sty tenement 179 Russell st for Martha Ross to James Kelly; the 2-sty dwelling 98 Monitor st for George and Carrie Stamer to James and Jessie Steele; the 4-sty tenement 213 Kent st for Mariam Zuckerman to William K. Witt; the 3-sty dwelling 180 Java st for Francis V. Hallock, and three 4-sty, 5-family flats 143-5-7 5th st, Long Island City, for Michae Klein; the 2-sty dwelling 99 Eckford st for Ellen M. Lewis to Joseph Juchniewicz.

KNICKERBOCKER AV.—James M. Hawley sold for Conrad Barth 883 Knickerbocker av to Elizabeth Schoettl, who gave in exchange 255 St. Nicholas av.


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ST. MARKS AV.—Bulkley & Horton Co. sold 585 St. Marks av, a 2-sty residence for E. W. Stearns.

WESTMINSTER RD.—Henry Pierson & Co., Inc., sold for Thomas Powell to Joseph Robinson the detached dwelling, 164 Westminster rd, on plot 55x100.

### Queens.

BAYSIDE.—Elstone Park Hotel, together with 40 lots, has been sold by the Brown-Weiss Realties to the Market Realty Co., which gave in part payment 287 lots in Jamaica, fronting on New York and Farmers avs.

FLUSHING BAY.—Patrick J. Mara has sold the promontory jutting out into Flushing Bay, near the mouth of Flushing Creek, known as Stratton's Woods, to John W. Rapp, organizer and until recently president of the United States Metal Products Co. It is said the purchase price was about $100,000. The property consists of several acres of wooded upland and 7 acres under water.

LONG ISLAND CITY.—John Greer has sold for M. Ross to Joseph Jerman a plot in Academy st, 100 ft. north of Beebe av, 32x100; also, for Alexander Muether a house and plot, 38x100, in Prospect st, 225 ft. south of Beebe av.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Rose pl to Charles C. Graves; 40x100 on Lincoln av to Harry Farber, and 60x100 in Dale pl to J. H. Blake.

### Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Spruce av to G. W. Saunders and 40x100 on Pine av to O. Geary.

HEMPSTEAD, L. I.—Windsor Land and Improvement Co. sold to Peter Sopper the triangular plot, 147x110x76x58, at Oak av and Tompkins pl; to Minnie Peterson, 60x100, corner of Windsor and Nassau parkway; to S. T. Nelson, 40x96, on Milburn av; to J. J. Kelly, 40x107, on Grand av, and at Rosedale, to R. E. Arthur, 80x100, on Merrick rd.

LA GRANGEVILLE, N. Y.—J. Sterling Drake sold for L. C. Hart, of New York, to George W. Kuchler, Jr., a farm of 108 acres, with a 14-room house, large barns, a cider mill and a large orchard.

MT. KISCO, N. Y.—Seaman Lowerre & Co. have sold for George C. Clark, Jr., his property, consisting of 162 acres. The property was held at $150,000

## REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

### MANHATTAN.

**Conveyances.**

| | 1914 Sept. 18 to 24 | 1913 Sept. 19 to 25 |
|---|---|---|
| Total No. | 107 | 115 |
| Assessed value | $4,403,750 | $8,017,250 |
| No. with consideration | 17 | 10 |
| Consideration | $242.200 | $392.700 |
| Assessed value | $311,700 | $399.500 |
| | Jan. 1 to Sept. 24 | Jan. 1 to Sept. 25 |
| Total No. | 5,346 | 5,906 |
| Assessed value | $360,531,233 | $358 878.972 |
| No. with consideration | 576 | 830 |
| Consideration | $23,564.006 | $34 251.626 |
| Assessed value | $24,756,621 | $37,711,162 |

**Mortgages.**

| | 1914 Sept. 18 to 24 | 1913 Sept. 19 to 25 |
|---|---|---|
| Total No. | 38 | 55 |
| Amount | $419,791 | $724.840 |
| To Banks & Ins. Cos | 5 | 11 |
| Amount | $70,000 | $193,000 |
| No. at 6% | 14 | 21 |
| Amount | $92,991 | $262,575 |
| No. at 5½% | 3 | 1 |
| Amount | $57.500 | $12,000 |
| No at 5% | 9 | 12 |
| Amount | $159,550 | $176,000 |
| No. at 4½% | ..... | 9 |
| Amount | ..... | $116,500 |
| No. at 4% | 1 | 2 |
| Amount | $12.250 | $50,000 |
| Unusual rates | 1 | ..... |
| Amount | $35,000 | .... |
| Interest not given | 10 | 10 |
| Amount | $82,500 | $107,765 |
| | Jan. 1 to Sept. 24 | Jan. 1 to Sept. 25 |
| Total No. | 3,135 | 3 760 |
| Amount | $92,652,797 | $138.084 526 |
| To Banks & Ins. Cos. | 696 | 957 |
| Amount | $41,442.084 | $83,852,599 |

**Mortgage Extensions.**

| | Sept. 18 to 24 | Sept. 19 to 25 |
|---|---|---|
| Total No. | 33 | 31 |
| Amount | $3,975,800 | $949,000 |
| To Banks & Ins. Cos. | 14 | 10 |
| Amount | $2,850,500 | $510,500 |
| | Jan. 1 to Sept. 24 | Jan. 1 to Sept. 25 |
| Total No | 1 517 | 1 422 |
| Amount | $85,187.231 | $57,340 502 |
| To Banks & Ins. Cos. | 536 | 474 |
| Amount | $53,796,860 | $32,923,300 |

**Building Permits.**

| | 1914 Sept. 19 to 25 | 1913 Sept. 20 to 26 |
|---|---|---|
| New buildings | 4 | 12 |
| Cost | $954,650 | $3,806,400 |
| Alterations | $53,840 | $182,935 |
| | Jan. 1 to Sept. 25 | Jan. 1 to Sept. 26 |
| New buildings | 345 | 466 |
| Cost | $36,943,690 | $48,803 115 |
| Alterations | $9,025,588 | $9,790,083 |

### BRONX.

**Conveyances.**

| | 1914 Sept. 18 to 24 | 1913 Sept. 19 to 25 |
|---|---|---|
| Total No. | 109 | 103 |
| No. with consideration | 11 | 10 |
| Consideration | $62,825 | $207,280 |
| | Jan. 1 to Sept. 24 | Jan. 1 to Sept. 25 |
| Total No. | 4,720 | 5,736 |
| No. with consideration | 390 | 557 |
| Consideration | $4,872,915 | $4,715,993 |

**Mortgages.**

| | 1914 Sept 18 to 24 | 1913 Sept. 19 to 25 |
|---|---|---|
| Total No. | 48 | 84 |
| Amount | $834.186 | $452,207 |
| To Banks & Ins. Cos. | 4 | 2 |
| Amount | $9.000 | $15,000 |
| No at 6% | 19 | 35 |
| Amount | $237.280 | $140,577 |
| No at 5½% | 4 | 4 |
| Amount | $100 450 | $39,000 |
| No at 5% | 5 | 20 |
| Amount | $15,000 | $80.230 |
| Unusual rates | 1 | 3 |
| Amount | $36 | $69,000 |
| Interest not given | 19 | 22 |
| Amount | $481,870 | $123,400 |
| | Jan. 1 to Sept. 24 | Jan. 1 to Sept. 25 |
| Totol No. | 2.964 | 4,370 |
| Amount | $26,653.693 | $31,372,118 |
| To Banks & Ins. Cos. | 298 | 282 |
| Amount | $5,557,451 | $4,846,541 |

**Mortgage Extensions.**

| | Sept. 18 to 24 | Sept. 19 to 25 |
|---|---|---|
| Total No. | 9 | 14 |
| Amount | $34,500 | $198,500 |
| To Banks & Ins. Co. | 2 | 2 |
| Amount | $7,000 | $71,000 |
| | Jan. 1 to Sept. 24 | Jan. 1 to Sept. 25 |
| Total No. | 527 | 447 |
| Amount | $10,245,300 | $10,207.560 |
| To Banks & Ins. Cos. | 97 | 83 |
| Amount | $2 808.900 | $2,427,400 |

**Building Permits.**

| | 1914 Sept. 18 to 24 | 1913 Sept. 19 to 25 |
|---|---|---|
| New buildings | 11 | 6 |
| Cost | $269.775 | $73 350 |
| Alterations | $27,400 | $23,500 |
| | Jan. 1 to Sept. 24 | Jan. 1 to Sept. 25 |
| New buildings | 578 | 685 |
| Cost | $14,077,532 | $17,785,366 |
| Alterations | $882,425 | $933,833 |

### BROOKLYN.

**Conveyances.**

| | 1914 Sept. 17 to 23 | 1913 Sept. 18 to 24 |
|---|---|---|
| Total No. | 360 | 370 |
| No. with consideration | 32 | 40 |
| Consideration | $138,067 | $231,752 |
| | Jan. 1 to Sept. 23 | Jan. 1 to Sept. 24 |
| Total No. | 17,109 | 17.479 |
| No. with consideration | 1,756 | 1,650 |
| Consideration | $10,996,092 | $9,100,637 |

**Mortgages.**

| | 1914 Sept. 17 to 23 | 1913 Sept. 18 to 24 |
|---|---|---|
| Total No. | 216 | 265 |
| Amount | $1,096.250 | $1,022,380 |
| To Banks & Ins. Cos. | 37 | 46 |
| Amount | $525,700 | $420,050 |
| No. at 6% | 127 | 154 |
| Amount | $618.776 | $339,105 |
| No at 5½% | 47 | 68 |
| Amount | $195,350 | $419,040 |
| No. at 5% | 26 | 30 |
| Amount | $253,450 | $235,870 |
| Unusual rates | 2 | ..... |
| Amount | $3,000 | ..... |
| Interest not given | 14 | 13 |
| Amount | $25.674 | $28,365 |
| | Jan. 1 to Sept. 23 | Jan. 1 to Sept. 24 |
| Total No. | 12.438 | 12,614 |
| Amount | $53,479.879 | $48.834,433 |
| To Banks & Ins. Cos. | 2.460 | 2,795 |
| Amount | $19.986.079 | $18,220,865 |

**Building Permits.**

| | 1914 Sept. 17 to 23 | 1913 Sept. 19 to 25 |
|---|---|---|
| New buildings | 80 | 74 |
| Cost | $412,925 | $393.340 |
| Alterations | $28,300 | $39,125 |
| | Jan. 1 to Sept. 23 | Jan. 1 to Sept. 25 |
| New buildings | 3.550 | 2.732 |
| Cost | $32,669,935 | $22,765,674 |
| Alterations | $2,266,780 | $2,789,442 |

### QUEENS.

**Building Permits.**

| | 1914 Sept. 17 to 23 | 1913 Sept. 19 to 25 |
|---|---|---|
| New buildings | 75 | 102 |
| Cost | $325,798 | $427,325 |
| Alterations | $24,964 | $47,645 |
| | Jan. 1 to Sept. 23 | Jan. 1 to Sept. 25 |
| New buildings | 3,527 | 3.264 |
| Cost | $15.709,307 | $11,743 398 |
| Alterations | $922,918 | $985,890 |

### RICHMOND.

**Building Permits.**

| | 1914 Sept. 17 to 23 | 1913 Sept. 18 to 24 |
|---|---|---|
| New buildings | 20 | 10 |
| Cost | $28 020 | $15,400 |
| Alterations | $24,727 | $3.489 |
| | Jan. 1 to Sept. 23 | Jan. 1 to Sept. 24 |
| New buildings | 880 | 731 |
| Cost | $1,481,257 | $1,610,102 |
| Alterations | $210,486 | $235,477 |

## LEASES.

### Sun Building Leased.

Charles F. Noyes leased the store, basement and sub-cellar in the new building to be erected on the site of the Sun Building, at Park row and Frankfort street, to David A. Schulte, individually for twenty-one years at a rental aggregating approximately $1,000,000. For details of the building operation, see Current Building Operations. Daly, Hoyt & Mason were the attorneys for the Sun in the negotiations, and Jerome F. Eisner represented Mr. Schulte. The Noyes Co. negotiated the lease for the Sun covering their new premises, consisting of seven floors in the American Tract Building. The new Sun Building to be erected at Park Row and Frankfort street has been placed in the hands of the Noyes Co. to rent and manage.

### Warehouse Replaces Hotel.

Edward Blum has leased for a long period from Frederick Ayer, of Boston, represented by Daniel Birdsall & Company, the ten-story Hotel Monsey at 157 and 159 West 124th street. Plans were filed yesterday by J. Odell Whitenack for the conversion of the hotel into a warehouse for the storage of furniture. The cost of the alteration has been estimated at $25,000.

### New Downtown Hotel.

Joseph F. A. O'Donnell has leased to a new company to be known as the Market Restaurant Corporation, the four-story hotel, on lot 22x78, at 200 Washington street, formerly part of the Smith & McNell restaurant. The building will be remodeled and operated as a hotel and restaurant to meet the need caused by the removal of the Astor House.

### Tobacco Co. in Broome Street.

George R. Read & Co. and Jacob J. Tabolt leased for Ellen W. Duryea the six-story building at 484 to 490 Broome street, containing 52,000 square feet of floor space, to the American Tobacco Co.

### $160,000 Hotel Lease.

Millie Isaacs leased for ten years to J. A. Jepson, who has been its manager for ten years, the nine-story "Monticello" Hotel at 35-37 West 64th street, at a rental aggregating about $160,000.

### Casket Co. Leases Building.

The National Casket Co. leased from Lilla L. Thompson the 2-story building with a store at 14 East 39th street for a term of twenty-one years at an annual rental of about $4,650.

### Manhattan.

ALBERT B. ASHFORTH, INC., leased the 4-sty building at 145 Madison av for the estate of George Henry Warren to Mrs. Elizabeth Reid; space in the Frances Building, at the southeast corner of 5th av and 53d st, to the Baldwin Piano Co., and apartments in 39 West 67th st to W. Spencer Wright and to Wallace Thompson.

LOUIS BECKER CO. leased for Diedrich Angelbeck the store in 469 West 157th st to the Beulah Hand Laundry.

DANIEL BIRDSALL & CO. leased for M. L. Hess, as agents, the store and basement, comprising 20,000 sq. ft., in 148 to 156 West 23d st, to C. Bahnsen & Co., woolens, at a yearly rental of about $10,000. The premises will be used as a branch of the 4th av establishment.

CORN & CO. leased for A. W. Maurice to J. Zado Noorian, Oriental rugs and antiques, the parlor store in 400 5th av.

CROSS & BROWN CO. leased office space in 15 and 17 West 44th st to Drs. G. and M. Epstein and an apartment at 158 Madison av to Suzanne Willa.

CROSS & BROWN CO. and JAMES H. STRYKER leased for the Mitchel H. Mark Realty Corporation to Thomas O'Connor two stores in the 47th st side of the Strand Theatre Building, Broadway and 47th st, to be used for a cafe.

CROSS & BROWN CO. leased for the O. R. Weiss Realty Co. to the Jandorf Automobile Co. the 2d and 3d floors in 351 to 355 West 52d st and for the American Locomotive Co to Frederick E. Sewell the 2d floor in 243 and 245 West 64th st.

DUFF & BROWN CO. leased for Louise Cloughen to M. J. White, 292 Convent av, a 4-sty dwelling.


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DUROSS CO. leased for the National Florence Crittenton Mission the building at 245 West 16th st to Thomas Hinton; the 5th loft, containing 1,000 sq. ft., in 142-46 West 14th st to Usinger & Colgan Paper Box Co., Inc., of 30 Orchard st.

DOUGLAS L. ELLIMAN & CO. leased 167 East 78th st, a 3-sty house, for Mrs. Charles J. Tiffe to Johnston Livingston.

DOUGLAS L. ELLIMAN & CO. leased apartments in 765 Park av to Jacob Aron; in 775 Park av to H. H. Havemeyer; in 116 East 63d st to T. Gorton Coomoe, and from the plans, in 839 Park av to Dr. H. J. Schwartz; and 141 East 59th st, a modern 3-sty dwelling, 16.8x100, for Mrs. G. H. Stevens to Henry R. McLane, of Millbrook, N. Y.

DOUGLAS L. ELLIMAN & CO. leased the store in 20 East 48th st to George Busse, art publisher, now at 12 West 28th st; apartments in 116 East 63d st to Miss Maud R. Lorland; in 106 East 60th st to Graeme Donald; in 28 East 55th st to Herbert L. Dillon, and in 930 Madison av to Mrs. James R. Combs.

J. ARTHUR FISCHER leased for William R. Hunt the 3-sty dwelling at 426 West 34th st to D. Findlay; for Mary H. O'Reilly the 4th floor in 666 6th av, and in 342 7th av the 1st loft to Gonos & Co. for a restaurant. This completes the renting of the entire building.

GOODALE, PERRY & DWIGHT rented apartments in 524 West 165d st to Robert Von Reutlinger, Ross W. Lynn, Lamar Hardy, Mrs. H. J. Kochersberger, Max B. Kaesche and William Lesser; this completes the renting in this house; in 320 West 83d st, to Daniel H. Bachman, Herbert Raymond Smith, Edwyna B. Bridgman and James E. Tower; this completes the renting in this house; in 600 West 113th st to J. B. de Mesquita, Henry Stern, Albert D. Lesser, Samuel Schwartz, Felix Risser, Isaac Siegel, I. Edward Roskam, E. N. Meyer; in 126 Claremont av to E. D. Keeveny, Henry H. Suplee, Sterling H. Bunnell; in 507 West 112th st to Arthur J. Sittig; in 410 West End av to William J. Hawley, J. Clifton Staley, Rebecca Shanahed, in 610 West 111th st to Louis Pelletier, Victor Foussadier, Earl Horter; in 240 West 104th st to Robert Gray, Saley Smith; in 617 West 115th st to Sarah E. Webster, Oscar M. Stern; in 617 West 113th st to Rose Winters, Herman W. Lilienthal; in 239 West 103d st to Frances C. La Barro; in 235 West 103d st to Charles Anthes; in 839 West End av to Florence P. Reessing, Charles H. Gardner, Mrs. E. B. Remington, Joseph Kaufman, Whidden Graham, Oscar W. Eagle, S. R. Getlar, Henri Van Dam, and in 324 West 83d st to David Jaffe, Miss Nellie W. Hickok, Edward L. Hackney, Miss Adeline T. Languon, Joseph A. Fagnant and Aaron W. Langdon.

GOODWIN & GOODWIN leased apartments in 501 West 140th st to Walter Jones, Herman Moschowitz, Gustave Reylet, and Ludwig Rotschwonner, in 515 to 519 West 135d st to Rosalie Wiener, Isaac Davidson, Florence E. Youngs, Albert Gagnee, John J. Robbins, H. Gordon, Katherin A. Drew and Sturgess Lawrence; in 341 West 116th st to Lewis B. Bainton, Estelle L. Kelsey and Frances Scheuing; in 23 and 25 East 124th st to Dr. Lewis Bama, Samuel Bronerwein; in 2194 7th av to Everet Richtmeyer, William Millard, James Dunne, Hudson Bidwell and D. Eintracht; in 515 West 187th st to Charles M. Oppenheim, Wm. Jackson, Max Aul and Joseph Morris; in 1516 St. Nicholas av to Lee Hoffman, R. V. Goodman, Sigmund Lyons, Seelig Jaffe and Wm. Jaeger; and for Regina Garriguez to Dr. Isador W. Kahn the 3-sty private dwelling at 241 West 112th st.

GOODWIN & GOODWIN leased apartments in 55 East 76th st to Albert McClelland Barnes, Dolores DeRivas Howe, Mrs. Louise Cleaveland, Harry L. Jones, Joseph R. Morrisey and Anthony C. Freeman; in 309 West 93d st to Robert N. King, Mrs. Sarah R. Woodhull, J. Trowbridge Bailey, J. M. Muir, Miss Marion Rooney, Mrs. W. B. Sturgess, Harold J. Waters, Mrs. M. Redden, Stephen A. Barrett, E. U. Kleinbaum and Miss Nellie M. Park; in 2 West 94th st to Abraham Davis; in 56 West 112th st to Michael Lipman and Samuel Gordon; in 23 to 29 East 124th st to Jacob Blum and George A. Schmidt; in 512 West 122d st to Edward M. Sait, Mrs. E. S. Redhead and Mme. Ottilie Erand.

GOODWIN & GOODWIN rented for Wm. F. H. Armstrong to Hyman Strunsky the 4-sty dwelling at 132 West 121st st.

A. A. HAGEMAN leased apartments in 31 West 36th st to H. G. Donald and J. B. Clymer; in 67 West 36th st to S. Lewis and L. Idstein; in 60 West 37th st to J. Arguello and C. W. Fairchild; store at northeast corner of 39th st and 6th av to the Beck Shoe Co.

HECKSCHER & DE SAULLES and William B. May & Co. leased the corner showroom in the building at 734 5th av, erected on the Whitney site, to Madame Antoinette C. Worrall, now at 572 5th av.

M. & L. HESS, INC., leased the 2d loft, containing 10,000 sq. ft. in 105 and 107 5th av to Brandon, Magnus & Leon; the 2d loft, containing 10,000 sq. ft. at 31-3 West 27th st to the Gaiety Waist Co., of 539 Broadway, and the 6th loft in 39 East 20th st to William Gordon.

HOUGHTON CO. leased for Rosana C. Hafner the 4-sty dwelling at 147 West 64th st to Daniel McGowan.

HOUGHTON CO. has leased for William S. Patten the 3-sty dwelling at 147 West 71st st to Frederick F. Burgin.

A. KANE & CO. leased for Francis Scallion the private dwelling at 543 Manhattan av to George W. Kellum.

A. KANE & CO. rented for Jacob Leitner the private dwelling at 527 Manhattan av to Thomas Fitzgerald.

SAMUEL H. MARTIN leased apartments in 103 West 77th st to C. N. Ely, Katherine M. Bigley, Emma Loeffler and George B. Eden.

SAMUEL H. MARTIN leased for Walter E. McDonnell the 3-sty dwelling at 23 West 60th st to M. J. Kobayashi for 3 years.

J. S. MAXWELL leased to the Omega Delta Fraternity for Winthrop Parker the dwelling at 622 West 138th st.

CHARLES F. NOYES CO. leased to Bernard Ziemer, for cafe purposes, the store at 154 William st. Extensive improvements are being made, including new store fronts on both William and Ann sts, with three direct entrances.

PEASE & ELLIMAN leased for Mrs. Franklin Bartlett to Mrs. George W. Bramwell the 3-sty house 57 East 91st st, and for Samuel A. Herzog, a large apartment in 116 East 63d st, to Mrs. Maude Borland; and in 200 West 58th st to Mrs. R. C. Anderson.

PEASE & ELLIMAN leased, furnished, for Emmet Queen the 5-sty house at 18 East 76th st, and an apartment in 200 West 58th st to John H. Brewster, and in 48 East 41st st to William E. Carnochan.

PEASE & ELLIMAN rented for William McI. Ash and others the 4-sty house at 308 West 72d st to Mrs. Emma V. McFadden; a store in 136 Madison av to N. Present; apartments in the "Wilbraham," at 5th av and 30th st to R. S. Highland and L. K. Henry; in 24 West 50th st to F. H. Fayant; in 40 East 62d st to Dr. C. E. Farr; and in 56 West 11th st to Jerome Prendergast.

PEASE & ELLIMAN leased for the Century Holding Co., Lee & Fleischmann, office space in 25 West 45th st to Miss Frances M. Cuddy; for Mrs. Fanny E. D. Story the 5-sty house at 237 West End av, to Guy B. Radford, and apartments in 56 West 11th st to H. S. Bird; in 105 East 15th st to M. Mathews and to H. K. Lewison; in 112 East 17th st to Dr. S. M. Hyman; in 1 West 30th st to R. Cutler and to B. Payne; in 46 East 41st st to J. C. Scott and to F. F. Bullard; in 146 East 49th st to R. M. Shepard and to R. M. Woodward; in 40 East 62d st to Mrs. C. W. H. Flower, and in 601 Madison av to M. Sartoris.

PEASE & ELLIMAN rented for Dr. George L. Shearer the 4-sty house at 117 East 54th st to the dressmaking firm of Gilroy and Larke; as agents an apartment in 104 East 40th st for Zimmerman Brothers & Forshay to Milton Weil; for Charles W. Romeyn the 5-sty house at 61 East 64th st to Mrs. George A. Huhn, Sr.; to Daniel L. Cady large apartment in 850 Park av; apartments in 150 West 79th st for C. H. del Grella to Philip V. Mohun; in 151 West 86th st for the Almore Realty Co. to Joseph Di Giorgio; in 166 West 87th st for the West Side Construction Co. to H. W. Brodie, and in 2131 Broadway for James A. Frame to Robert C. Good; for Hubert & Hubert as agents 137 Riverside Drive to Theodore Hetzler.

JOHN PETERS leased for the estate of K. Wagner to J. Orler the store in 40 1st av and the basement to A. Geviritzman.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Frank L. Polk, Corporation Counsel, his house at 129 East 36th st for two years to Mrs. Frank L. Crocker.

WILLIAM J. ROOME & CO., INC., leased for Madison Grant, as trustee, for the De Forest Manice estate, stores in the Murray Hill Chambers, southeast corner of 33d st and Madison av, to Otto P. Peterssen and Joseph Marzano.

WILLIAM J. ROOME & CO., INC., leased in the Murray Hill Chambers at the southeast corner of Madison av and 33d st an apartment to Miss Alice Randolph; in 179 Madison av apartments to Albert N. Hoxie and M. DeWire. The building, which was completed last summer, is now fully tenanted.

WALTER J. SALOMON leased stores in 444 6th av to Jacob Schlesinger; in 1572 Broadway to Oscar Greenberg; in 17 West 42d st to Dora Weinstein; in 503 5th av to Marie Louise; in 101 West 42d st to William Noe; in 821 6th av to Barnet Knipper; in 26 West 43d st to Therese Bortorello; in 825 6th av to Columbia Laundry Co.; in 1576 Broadway to Abraham Weinberg, and in 96 Warren st to Meyer Frisman.

LOUIS SCHRAG leased for Edward W. Browning the 1st loft in 11 West 17th st to Jacobs & Schenberg; for M. & L. Hess the 4th loft in 148 to 156 West 23d st to A. Traina & Co.; for Emily E. Hopkins the 2d loft in 23 East 20th st to the Regal Costume Co.

SHAW & CO. leased for Marilla Mackenzie the 3-sty dwelling at 135 West 126th st to Maria McLaughlin.

SHAW & CO. leased for Grace Beatrice Gaul the 3-sty dwelling at 140 West 127th st to Mary J. White.

SHAW & CO. leased for G. C. F. Dratenahl the 3-sty dwelling at 27 West 128th st to Ella Garby.

SELWYN & CO., play brokers, have taken a lease for 2 years of the Harris Theatre in 42d st, between Broadway and 8th av. The H. B. Harris estate is the lessor. The theatre will be opened for the present season on Oct. 19 with the lessee's production of Owen Johnson's play, "The Salamander."

JACOB J. TABOLT leased the store and basement in 113 7th av to George Wagner; the store and basement in 74 West 36th st to Isadore Cohen; the 1st loft in 76 West 36th st to Armond Pacher; the 3-sty dwelling at 331 West 46th st to Kate Kelly; the 3-sty dwelling at 261 West 52d st to the Charity Organization, and the 4-sty dwelling at 254 West 52d st to Marion Cheney.

HENRY TRENKMANN leased the top loft in 247 Centre st to Harry Poster, and the store in 20 West 15th st to the City Central Paper Box Co. of 108 West 16th st.

UNGER & WATSON, INC., leased for Margaret M. Mark to August Schmidt the 4-sty dwelling at 244 East 60th st.

UNGER & WATSON, INC., leased apartments in 137 and 139 East 57th st to Miss M. Nielsen, P. J. Sedley and M. T. Reynolds.

WILLIAM R. WARE leased for Katherine Sadleir the dwelling at 260 West 88th st.

WILLIAM R. WARE leased the dwelling at 260 West 88th st to Harry Hohenthal.

UNGER & WATSON leased the top loft in 159 and 161 East 54th st to Edward Falkenbach for 5 years.

WILLIAM A. WHITE & SONS rented apartments in 19 West 54th st to George Gibbs,

Dr. John Izard Middleton and Frank L. Hall; also in 16 West 54th st to Thomas M. Hilliard, William S. McGowan and Robert Bridges.

WILLIAM A. WHITE & SONS leased, with a privilege to the tenant to purchase the building at 177 South st, for Samuel Brody to Vito G. Cantassano. This building was vacant when the same brokers sold it to the present owner last July.

THE F. R. WOOD-W. H. DOLSON CO. leased the following dwellings: 26 West 85th st to A. M. Mahon; 123 West 75th st to Dr. W. Henner; 326 West 80th st to L. F. Parker; 141 West 75th st to H. E. Schwarz; 63 West 92d st to F. L. Kesler; 312 West 90th st to J. J. McAuliffe; 830 West End av to the Rev. David G. Wylie; 132 West 83d st to Mmes. Huff and Osborn; 323 West 89th st to Ruth St. Denis; 57 West 76th st to Robert Reichert; 267 West 70th st to Mrs. E. Reynolds; 148 West 93d st to K. and E. A. Whelan; 151 West 95th st to Mrs. L. Wilkin; 118 West 73d st to Mrs. E. Hoadley; 71 West 71st st to Wally Kneifel; 309 West 90th st to H. and J. Wunderlich; 308 West 77th st to L. Eidlitz; 266 West 89th st to Dr. W. W. Talley; 135 West 87th st to S. M. Finkelstein; 115 West 93d st to Mrs. W. Sparks, and 160 West 78th st to S. J. Hart.

### Bronx.

WILLIAM J. GABEL leased for Joseph Petruzzi to Albert Vastenhouw the 3-sty house at 844 East 176th st.

GOODWIN & GOODWIN leased apartments in 1948 Prospect av to H. Flatt, Dr. H. Goodman and Morris Dichter.

### Brooklyn.

CHARLES E. RICKERSON leased 61 8th av, a 3½-sty dwelling, for Mrs. E. A. Winter to Carl P. Schlicke and Mrs. Blanche Carrington; 20 7th av, a 3-sty dwelling, for George Copeland to Mrs. Katherine Donovan.

PEASE & ELLIMAN leased for the United Stores Realty Co. the store and basement in 584 Atlantic av to Leibowitz Brothers, proprietors of the Western Lunch, who will open a branch establishment.

CHARLES E. RICKERSON leased 191 6th av, a 3-sty brownstone dwelling, for Mrs. B. O. Hubbard to T. Haney; and 591 2d st, a 3-sty American basement limestone dwelling for Louis Bonert to Mrs. E. Thole.

L. L. WALDORF COMPANY leased apartments in 541 8th st to W. P. Smith; in 529 5th st to W. H. Wells; in 564 5th st to K. M. Eyland, and the house at 531½ 6th av to William Wildman.

### Queens.

CARSTEIN & LINNEKIN leased to David A. Dreyfus, manufacturer of cloaks and suits, the store and basement in the Jamaica Theatre Building, at Jamaica, L. I., for a department store, to be known as the Fashion Shop.

NELSON & LEE leased the 6-sty structure, 100x100, which is to be built on the west side of Sunswick st, 100 ft. south of Payntar av, Long Island City. The proposed structure, which is to be erected by Touroff & Karp, of Long Island City, has been rented by the Wahle, Philips Co., manufacturers of electrical fixtures, who will occupy 25,000 sq. ft. of the space.

### Suburban.

FEIST & FEIST leased for Martin Goldsmith to G. C. Bannon and Co. the garage at 340 Central av, Newark, N. J., on plot 30x100, to be used for their general automobile business; also leased for Charles T. McGuire to the Ashton Manufacturing Co., John B. Kerr president, the ground floor at 17 to 23 Nevada st. The new tenants will manufacture gasoline torches.

FISH & MARVIN leased the "Knowlton Property" at Lawrence Park West, Bronxville, N. Y., to Charles B. Houghton & Co.; for the estate of James Jones property on Tuckahoe rd at Scarsdale, N. Y., to Ogden D. Budd; the "Freemon Cottage" at Briarcliff Manor to Edwin S. Wilcox of Pelham Manor, N. Y.—the property is owned by the Briarcliff Realty Co.; the "Latimer House" on Sagamore rd, Bronxville, to Assistant District Attorney R. C. McCormick; and in conjunction with the Pelham Realty Co. the "Briggs Property" on Pelham Manor rd to Henry W. Thayer.

FISH & MARVIN and the Pelham Realty Co. rented the property on Elderwood av, Pelham Heights, to H. Francis Jaeckel.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

HENRY DAUER.—2091 Tiebout av, $4,500.

THOMAS BARRETT.—500 Broome st, $30,000; 566 7th av, $80,000; 568 7th av, $80,000; 890-892 8th av, $45,000; 10 West 90th st, $25,000; 1896-1898 3d av, $60,000.

BERTHA HEIDELBERGER.—547-553 West 147th st, $185,000; 601 West 177th st, $240,000; 347 West 44th st, $40,000; 349 West 44th st, $40,000.

EMILY CHAMBERLAIN—251-255 Bowery, $75,000; 125 West 136th st, $10,000; 48-50 West 135th st, $21,500.

## OBITUARY

HARRY WILLIAM DOUTY, real estate and tax agent of the Central Railroad of New Jersey, with offices at 143 Liberty st, died on Thursday at his home, 230 Corlies av, Allenhurst, N. J., aged 59. He was born and educated in Philadelphia and had been with the Central Railroad for many years. Mr. Douty was a member of the Odd Fellows, the Pennsylvania Society of New York, and the Railroad Club. He is survived by his widow and four children.


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One ton of Garbage contains as much potential heat as 400 pounds of coal. And a Kewanee Water Heating Garbage Burner uses the fuel matter in garbage and refuse for heating water.

Furthermore, sanitary engineers agree that the only really sanitary way of disposing of garbage is to burn it on the premises where it originates—before it has a chance to decay.



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## KEWANEE
### Water Heating Garbage Burners

by using garbage and rubbish as part of the necessary fuel are cutting hot water costs to practically nothing.

If you own, or are interested in, an apartment building, restaurant, hospital or hotel, you cannot afford to have its garbage hauled away.

And a Kewanee Water Heating Garbage Burner makes no odor of any kind. It is so constructed that the garbage is entirely burned — not merely cooked—and that prevents any odors.

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The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

ARCHITECT (City employee) prepares plans for all types of structures in spare time; satisfaction guaranteed and charges moderate. ARCHITECT, Box 362, Record and Guide.

**SUPERINTENDENT WANTED in repair department of real estate office. Must be experienced in laying out work and handling mechanics in all branches. State experience, references and salary expected. Box 374, Record & Guide.**

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1914. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Oct. 1, 1914. Record and Guide Company, 119 W. 40th Street.

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## REAL ESTATE NOTES.

NEHRING CO. has been appointed agent for 177-179 Wadsworth av.

A. A. HAGEMAN has been appointed agent for 60 West 37th st.

TORKEL LARSON has opened offices at 4605 5th av, Brooklyn, where he will transact a general real estate business.

WILLIAM A. WHITE & SONS have been appointed agents for 110-116 William st and 71-77 John st.

ALBERT B. ASHFORTH, INC., has been appointed agent for the 6-sty building 32 West 32d st.

PEASE & ELLIMAN have been appointed renting agents for 36 Gramercy Park, a recently-built 12-sty apartment house, by Rev. Henry B. Kirtland.

LOUIS BECKER & CO. has been appointed agent for the apartment house at the northwest corner of Amsterdam av and 160th st, by the estate of Bridget Scallen.

CHARLES F. NOYES CO. has been appointed agent for the store and loft buildings, 92 Fulton st, 91 Maiden la, 65 Front st, 215 Pearl st and 410-412 Pearl st.

GOODALE, PERRY & DWIGHT have been appointed agents for the four business buildings at the southwest corner of 7th av and 27th st and for the 6-sty apartment house, 13-19 East 10th st.

SLAWSON & HOBBS have placed a loan of $34,000 at 5 per cent. for 5 years on 103 Vermilyea av, 5-sty apartment house, and $16,000 at 5 per cent for 3 years on 52 West 82d st, 4-sty private house.

FREDERICK FOX & CO. have been appointed by the 7th Av & Broadway Realty Co. agents of the southeast corner of 48th st and Broadway and through and including the southwest corner of 47th st and 7th av.

QUEENS CHAMBER OF COMMERCE, which was to hold a meeting on September 30, has postponed it to Wednesday, October 7. This change was made at the request of President Marks, who will be the guest of the chamber on that afternoon and speak on the subject of "Public Markets for the Borough of Queens."

DR. ABRAHAM KORN has been nominated as a delegate to the Constitutional Convention, representing the 21st Senatorial District, which embraces the 30th and 32d Assembly Districts. He is the only representative of real estate interests that has been nominated by petition to serve as a delegate.

M. MORGENTHAU, JR., CO. sold part of the Healy property on Cornaga av, Grove st, Seaview av and Loretta pl, Far Rockaway, last Saturday, realizing $59,375. Cottage on plot 10 was sold to H. Mulhauser at $22,000. Cottage on plot 4 to William E. Morgan at $6,350, and cottage on plot 5 to Arthur J. Rieser at $8,050. The purchasers of plots were G. G. Brooks, L. F. Jacobs, Arthur Butler and Mrs. Edward C. Wells, the prices ranging from $2,000 to $7,550 per plot.

JULES S. BACHE conveyed, last Saturday, to Edward P. Goetz, for a nominal consideration, a half interest in the property occupying the entire block front on the east side of 10th av, between 33d and 34th sts, including 406-420 10th av, 476-460 West 34th st and 459-449 West 33d st. It is occupied chiefly by small dwellings, which adjoin the French Hospital. Mr. Bache also conveyed to the same grantee, the 4-sty dwelling 327 West 70th st.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales next week are noted under Advertised Legal Sales.

* Indicates that the property described was withdrawn from public competition.

### The Auction Market.

At the first of the Special Sales Days conducted by Joseph P. Day on Thursday in the Vesey Street Salesroom, William Lustgarten & Company, outside bidders, became the owners of the three-story building at 217 West 33d street, on a bid of $30,000. On the next block the four-story building, with stores, at 259 West 34th street, which was scheduled for sale on the same day, was sold at private contract to a client of the H. M. Weill Company. In the Bronx the six-story apartment house at the northeast corner of Morris avenue and 158th street, was also sold to an outside bidder, Oliver E. Davis, for $52,000.

### Manhattan.

The following is the complete list of preperty sold, withdrawn or adjourned during the week ending Sept. 25, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**23D st, 155-9 E,** ns, 84 w 3 av, 78x98.9, 6-sty bk loft bldg (vol); bid in at $182,500.

**33D st, 217 W,** ns, 180 w 7 av, 20x98.9, 3-sty & b bk dwg (vol); Wm Lustgarten & Co. 30,000

**33D st, 340-2 E** (*), ss, 160 w 1 av, 50x98.9, 6-sty bk tnt & strs; due, $8,624.69; T &c, $719.80; sub to pr mtg $50,000; Betty Gusthal. 53,124

**34TH st, 259 W,** ns, 147.11 e 8 av, 22.11 x98.9, 3-sty & b bk bldg (vol); withdrawn.

**47TH st, 339 E** (*), ns, 100 w 1 av, 25x100.5, 5-sty bk tnt & strs; due, $15,105.31; T&c, $662.71; Thos C Dunn et al, exrs. 11,000

**54TH st, 210 W,** ss, 73.1 e Bway, 25x100.5, 1-sty bk bldg (extrx); bid in at $60,000.

**61ST st, 202 E,** ss, 70 e 3 av, 17x60.5, 4-sty & b stn dwg; due, $9,757.66; T&c, $266.75; Jos Seaman, party in int. 10,000

**139TH st, 303-7 W,** ns, 100 w 8 av, 51x99.11, 3-3-sty stn ft dwgs (vol); bid in at $25,000.

**Riverside dr, 145** (*), es, 48 s 87th, 32x100, 4-sty & b stn dwg; due, $68,845.63; T &c, $3,499.58; Roman Catholic Orphan Asylum in City NY. 50,000

**1ST av, 1893,** ws, 25.2 s 98th, runs w99.6 xs3xw.06xs25.1xe100xn25.4 to beg, 5-sty bk tnt & strs; due, $16,401.48; T&c, $480.42; adj sine die.

HENRY BRADY.

**126TH st, 23 W** (*), ns, 272.6 w 5 av, 17.6x99.11, 3-sty & b stn dwg; due, $9,207.75; T&c, $368.30; Chas A Sherman, exr. 9,000

**Amsterdam av, 2141** (*), es, 25 n 166th, 25x100, 2-sty fr dwg & strs; due, $12,886.58; T&c, $384.93; Danl K De Beixedon et al trstes. 10,000

**Manhattan av, 124,** es, 34.3 n 105th, 17x70, 3-sty & b dwg (vol); withdrawn.

HERBERT A. SHERMAN.

**113TH st, 76 E** (*), ss, 130 w Park av, 25x100, 5-sty bk tnt; due, $18,388.36; T&c, $182.45; Otto Timme. 13,000

**133D st, 151 W** (*), ns, 325 e 7 av, 25x99.11, 5-sty bk tnt; due, $20,965.20; T&c, $554; Jas L Barclay, trste. 10,000

M. MORGENTHAU JR. CO.

**119TH st, 142 W** (*), ss, 245 e 7 av, 20x100.11, 3-sty & b stn dwg; due, $16,284.54; T&c, $202.65; U S Trust Co of N Y. 16,000

D. PHOENIX INGRAHAM.

**131ST st, 16 E** (*), ss, 200.11 w Madison av, 18.2x99.11, 3-sty & b stn dwg; due, $7,093.08; T&c, $150.54; N Y Trust Co. 6,000

SAMUEL MARX.

**66TH st, 233 W** (*), ns, 300 e West End av, 25x100.5, 5-sty bk tnt; due, $13,901.79; T&c, $450.75; Sarah C Hadden. 12,000

BRYAN L. KENNELLY.

**133D st, S E** (*), ss, 135 e 5 av, 25x99.11, 4-sty stn tnt; due, $9,859.62; T&c, $345; Theo C Zerega. 9,000

| | |
|---|---|
| Total | $239,124 |
| Corresponding week 1913 | 692,351 |
| Jan 1, 1914 to date | 26,026,452 |
| Corresponding period 1913 | 31,755,592 |

### Bronx.

The following are the sales that have taken place during the week ending Sept. 25, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**214TH st E,** ss, 200 w Tilden av, 25x100; due, $144.96; T&c, $57.08; Sias Estate. 340

**Mapes av, 2011** (*), ws, 35 s 179th, 40x100, 5-sty bk tnt; due, $5,775.01; T&c, $505.95; sub to mtg $26,500; Clarence Mayer. 27,500

**Prospect av, 2111,** ws, 115 s 181st, 20x66, 3-sty fr dwg & str; due, $4,415.22; T&c, $195; adj sine die.

HENRY BRADY.

**158TH st, 271 E;** see Morris av, 800.

**Morris av, 800, nec 158th** (No 271), 51x101x53.3x101, 6-sty bk tnt; due, $12,439.93; T&c, $550; sub to prior mtg $42,000; Oliver E Davis. 52,000

GEORGE PRICE.

**Jackson av, 894-6,** see Forest av, 901.

**Jackson av, ws, 1,054.2 s 165th,** see Forest av, 901.

**Forest av, 901** (*), ws, 1,054.2 s 165th, 36.3x175 to Jackson av (Nos 894-6), 3-3-sty fr tnts; also JACKSON AV, ws, 1,054.2 s 165th, 36.3x75, vacant; partition; Leopold Guttag. 5,500

BRYAN L. KENNELLY.

**Heath av, 2689,** ws, abt 150 n Knox pl, 25x100, 3-sty fr dwg (vol); bid in at $7,000.

| | |
|---|---|
| Total | $85,340 |
| Corresponding week 1913 | 84,275 |
| Jan 1, 1914 to date | 4,964,236 |
| Corresponding period 1913 | 4,534,882 |


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## Brooklyn.

*The following are the sales that have taken place during the week ending Sept. 23, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE CO.

GRAHAM ST, es, 132 s DeKalb av, 18x91.5; adj Oct 6 ——
LIVINGSTON ST, ss, 175.5 w Smith, 50.5x100.3; withdrawn ——
MINNA ST (*), ss, 40 w Chester av, 100x200 to 12 av, x20x100x80x100; Jeanette Gardam 2,000.00
PINE ST, swc New Lots rd, 118.9x102.1 xirreg; Geo J Schwartz 2,500.00
49TH ST, ws, 360 nw 15 av, 40x100.2; Wm Perlman 4,950.00
73D ST, ss, 256.3 w 11 av, 31.3x100; Louis H Losey 3,825.00
DE KALB AV, ss, 437.6 e Nostrand av, 41.6x100; withdrawn ——
DITMAS AV (*), ss, 64 e E 9th, 32x100; Henry C Jacobs 5,750.00

JAMES L. BRUMLEY.

BRIDGE ST, ws, 55 n Johnson, 22.6 x56.5; Mary A Abbot 3,525.00
PACIFIC ST, ns, 133.4 e Henry, 21.4x 100; Wm E Byles 5,125.00
WASHINGTON AV, es, 388.5 s Park av, 20x100; A J Magnus 4,100.00
5TH AV, es, 60 s 9th, 40x100; withdrawn ——

WILLIAM J. McPHILLIAMY & CO.

HAWTHORNE ST, ss, 254.4 e Main Flatbush rd or turnpike, 50x106; adj Oct 6 ——
SANDS ST, swc Adams, 24x80; withdrawn ——
WILLOW ST (*), swc Orange, 25x100; Geo F Martens et al 12,000.00
E 13TH ST, ws, 420 s Av V, 20x100x irreg; Nicholas Kerhulas 4,350.00
14TH ST (*), ns, 146 w 3 av, 24x100; The Thrift 1,000.00
LIBERTY AV (*), ss, 52.6 e Ashford, 25x100; Pauline Frost 3,200.00
5TH AV, es, 32.6 sw 9th, 40x100xirreg; Augusta Tuck 29,600.00

NATHANIEL SHUTER.

58TH ST, ns, 206.8 w 4 av, 26.8x100.2; adj Oct 7 ——
ROCKAWAY AV (*), ws, 85 s Lott av, 20x100; Rachel Wertheimer 2,000.00
ROCKAWAY AV (*), ws, 145 s Lott av, 20x100; Adolph A Schuster 2,000.00
ROCKAWAY AV (*), ws, 165 s Lott av, 20x100; Philip Levison 2,000.00
6TH AV (*), nec 54th, 32.8x100; Saml Bloomberg 25,100.00
6TH AV (*), sec 53d, 32.8x100; Saml Bloomberg 25,100.00

SAMUEL MARX.

BEDFORD AV (*), es, 100 s Clarendon rd, 50x100; Clementine Merzbach ... 9,050.00

Total $144,175.00
Corresponding week, 1913 191,265.00

## VOLUNTARY AUCTION SALES.

### Brooklyn.

WILLIAM J. McPHILLIAMY & CO.

**SEPT. 30.**

PROSPECT AV, 1266, ws, 311 n Greenwood av, 25x150, 2-sty fr dwg (vol).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**SEPT. 26.**

No Legal Sales advertised for this day.

**SEPT. 28.**

15TH ST, 623 E, ns, 338 w Av C, 25x103.3, 5-sty bk tnt; Franklin Trust Co—Jas A Brady et al; McKeen, Brewster & Morgan (A), 20 Exch pl; Jno H Rogan (R); due, $8,741.13; T&c, $875.37; mtg recorded July 26, 1910; M Morgenthau, Jr, Co.

**SEPT. 29.**

22D ST, 405 E, ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; Geo F W Poggenburg et al—Albt H W Protzman et al; Wallace N Vreeland (A), 38 Park Row; Edgar J Nathan (R); partition; Joseph P Day.

124TH ST, 129 E, ns, 340 e Park av, 25x100.11, 3-sty bk factory; Chas B Squier—Astoria Metal Working Co et al; Benjamin, Shepard, Houghton & Taylor (A), 111 Bway; Walter S Logan (R); due, $21,229.48; T&c, $1,633.47; Joseph P Day.

**SEPT. 30.**

MULBERRY ST, 288; es, 72.10 s Houston 20x50.8, 3-sty fr & bk ft tnt & str; Henry Hull—Emilie E Boldtmann et al; Jas & Thos H Troy (A), 16 Court, Eklyn; Jas M Tully (R); due, $4,364.84; T&c, $460; sub to a prior mtg of $6,500; Joseph P Day.

4TH ST, 96 E; ss, 175 e 2 av, 25x96.2, 5-sty bk tnt & strs & 4-sty bk rear tnt; Birdie Berliner—Saml Klausner et al; Myers & Goldsmith (A), 100 Bway; Algernon S Norton (R); due, $5,485.41; T&c, $272.80; sub to 1st mtg $19,000; J H Mayers.

96TH ST, 170 E, ss, 230 e Lex av, 30x100.8, 4-sty stn tnt & strs; St Luke's Home for Aged Women—Fanny Gruen et al; Nash & Jones (A), 63 Wall; Henry A Forster (R); due, $20,898.16; T&c, $198.80; Chas A Berrian.

107TH ST, 304 E, ss, 100 e 2 av, 25x100.11, 4-sty bk tnt & strs; Presbyterian Hospital in City N Y—V Garofalo, a corpn, et al; action 1; De Forest Bros, 30 Broad (A), Jos N Tuttel (R); due, $15,934.60; T&c, $176.24; Joseph P Day.

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*Legal Sales, Manhattan (Continued).*

107TH ST, 306 E, ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & strs; same—same; action 2; same (A); same (R); due, $15,934.60; T&c, $192.02; Joseph P Day.

107TH ST, 308 E, ss, 150 e 2 av, 25x100.11, 4-sty bk tnt & strs; same—same; action 3; same (A); same (R); due, $15,934.60; T&c, $225.06; Joseph P Day.

**OCT. 1.**
No Legal Sales advertised for this day.

**OCT. 2.**
CROSBY ST, 35-7, es, 132 s Broome, 50x100, 2-6-sty bk tnt & strs & 2-6-sty bk rear tnts; D Brainerd Ray et al, exr - Concetta Delli Paoli et al; Baylis & Sanborn (A), 37 Liberty; Geo B Hayes (R); due, $8,944.25; T&c, $——, sub to 1st mtg $55,000; Joseph P Day.

MERCER ST, 141; ws, 100 s Houston, 25x100, 4-sty bk lott & str bldg; Union Trust Co of N Y—Jas A Gilmour et al; Miller, King, Lane & Trafford (A), 80 Bway; Ellsworth J Healy (R); due, $31,715.68; T&c, $199.78; Joseph P Day.

111TH ST, 207 E, ns, 100 e 3 av, 35x—, 6-sty bk tnt & strs, Geo Richards et al trstes—Max Dunn et al; Frank Sowers (A), 141 Bway; Jno J Robinson (R); due, $32,076.18; T&c, $1,810.46; mtg recorded Mar1 05; M Morgenthau & Co.

123D ST, 129-31 E, ns, 290 e Park av, 41.8x100.11, 6-sty bk tnt & strs; Fred M Stein—Osias Karp et al; Wilber, Norman & Kahn (A), 299 Bway; Wilbur Larremore (R); due, $7,615.40; T&c, $845.05; sub to mtg $42,000; D Phoenix Ingraham.

130TH ST, 502 W, ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; Moses Esberg, exr—Eugenie Rosendorf et al; Kantrowitz & Esberg (A), 320 Bway; Julius J Frank (R); due, $15,-814.45; T&c, $400.10; mtg recorded July 30, 1913; L J Phillips & Co.

**OCT. 3 & 5.**
No Legal Sales advertised for these days.

## Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**SEPT. 26 & 28.**
No Legal Sales advertised for these days.

**SEPT. 29.**
167TH ST, 815-9 E, nec Union av (Nos 1120-2), 100x45, 5-sty bk tnt & strs; UNION AV, 1130, es, 85 n 167th, 40x100, 4-sty bk tnt; Chas A Moran, trste—Milicent S Denton et al; Louis Karasik (A), 44 Court, Bklyn; Morris Weiss (R); due, $980.13; T&c, $7,400; sub to pr mtgs aggregating $68,000; Bryan L Kennelly.

UNION AV, 1130; see 167th st, 815-9 E.

VALENTINE AV, 2184, es, 152.8 n 181st, 20x118.1 to Tiebout av, x20x118.3, 3-sty bk dwg; Lizzie Van Piper—Home Specialty Co, Inc, et al; Theall & Beam (A), 45 Wall; Edw F Moran (R); due, $8,159.61; T&c, $313.74; Henry Brady.

**SEPT. 30.**
233D ST, E, ss, 330 e Bronxwood av, 25x67.5; Herman D Junge—Frank M Hill et al; Frees & McEveety (A), 3029 3 av; Francis X Kelly (R); due, $647.53; T&c, $581.04; Geo Price.

**OCT. 1.**
No Legal Sales advertised for this day.

**OCT. 2.**
MAGENTA PL, ws, 125 s Magenta av, 25x100; Frank Gass, Inc—Raffaela Cerbone et al; Alfred J Wolff (A), 115 Bway; Henry H Sherman (R); due, $876.92; T&c, $750, sub to 1st mtg $3,500; Jas L Wells.

BAINBRIDGE AV, nec 205th, 26.2x73.7x25x81.3, vacant; Tax Lien Co of N Y—Mary O'Reilly et al; Aug Weymann (A), 68 William; Wm J McKeown (R); due, $1,592.26; T&c, $347.56; Joseph P Day.

HUGHES AV, 1976, es, 199 n Tremont av, 25x100 to Belmont av, 2-sty fr dwg; American Savgs Bank—Eliz Haskin et al; Irwin & Orr (A), 203 Bway; Jno J Hynes (R); due, $5,246.19; T&c, $633; Henry Brady.

**OCT. 3 & 5.**
No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**SEPT. 26.**
No Legal Sales advertised for this day.

**SEPT. 28.**
E 3D ST, ws, 240.5 n Greenwood av, 20x100; Griswold I Keeney—Emily M Murphy et al; Henry J Davenport (A), 375 Pearl; Arthur L Tomes (R); Jas L Brumley.

**SEPT. 29.**
BEDFORD AV, sec Clifton pl, 120x90; Mutual Life Ins Co of N Y Moses H Moses et al; Fredk L Allen (A), 55 Cedar, Manhattan; Michl Stein (R); Nathaniel Shuter.

S PORTLAND AV, ws, 482.3 s DeKalb av, 20x100; Brooklyn Trust Co—Annie Martin et al; Harry L Thompson (A), 175 Remsen; David Senft (R); Nathaniel Shuter.

8TH AV, ws, 40 n 1 t, 20x92.10; Michl J Shea—Annie Dunne et al; Jno M Rider (A), 44 Cedar, Manhattan; Wm Watson (R); Wm J McPhilliamy & Co.

**SEPT. 30.**
E 15TH ST, ws, 120 n Foster av, 20x100; N Y Life Ins Co—Mary A Nicoll et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Isaac W Jacobson (R); Wm P Rae.

E 35TH ST, es, 308.9 n Church av, 19.9x99; Henrietta Braker—Harry Struminger et al; Henry M Bellinger (A), 135 Bway, Manhattan; Wm A Mathis (R); Wm J McPhilliamy & Co.

68TH ST, nes, 146.11 nw 1 av, 50x146.4; also NARROWS AV, es, 60 n 75th, 40x100; same—same; action 2; same (A); same (R); Wm P Rae.

CHURCH AV, ns, 375 e Rogers av, 112x124x irreg; Wm W Spence et al—Wm A A Brown et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Wm S O'Connell (R); Wm P Rae.

CONEY ISLAND AV, es, 120.3 s Av G, 20x125.9; Meta E. Heeny—Anna K Dittes et al; Murtha & Hanson (A), 55 Liberty, Manhattan; Joseph P Conway (R); Wm P Rae.

HAMILTON AV, ws, 126.4 s Summit av, 20.10x74.5x irreg; Mary A Harris—Cath Lutz et al; G J & S M Carr (A), 149 Bway, Manhattan; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

HOWARD AV, sec Atlantic av, 25x100; Simon Harburger et al—St John's African Methodist Episcopal Church et al; Stanley H Molleson (A), 42 Bway; Wm Watson (R); Wm J McPhilliamy & Co.

KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av xn368.7xnw314.6xsw 522xse613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xse 1,617.9xsw672.6x—1,619.11 to beg; also LAND bounded se by Av U, ne by Ryder, se by cl of blk bet Ryder & E 38th & nw by land formerly of Lahey; Felix F Curtze—Buffalo Flatbush Corpn et al; G H Brevillier (A), 32 Liberty; Chas M Hall (R); Wm P Rae Co.

1ST AV, nwc 68th, 146.10x146.11x146.6x134.5; also NARROWS AV, es, 60 n 75th, 40x100; American Scandinavian Foundation—Irwin J Kidney et al; action 1; H E Almberg (A), 130 E 15th, Manhattan; Julius Siegelman (R); Wm P Rae.

**OCT. 1.**
PROSPECT ST, ss, 200 e Jay, 25x100; Antonio Gentile—Antonio Stabile et al; Chas J Ryan (A), 26 Court; Jno T Eno (R); Nathaniel Shuter.

GATES AV, ns, 287.6 e Reid av, 20.10x100; Brooklyn Assn for Improving the Condition of the Poor—Cora D Barnett et al; Harry L Thompson (A), 175 Remsen; Louis Karasik (R); Wm J McPhilliamy & Co.

HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W Church, Jr, et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliamy & Co.

PROSPECT AV, ws, 548.6 n Greenwood av, 12.6x125; Sheffield Construction Co, Inc—Laura A Smith et al; L W Emerson, 206 Broadway, Manhattan; Wm A Moore (R) Nathaniel Shuter.

**OCT. 2.**
JUNIUS ST, ws, 196.8 s Dumont av, 16.8x100; Abram S Underhill—Beckie Kaplan et al; L Whitney Searle (A), 56 Pine, Manhattan; Edgar M Doughty (R); Wm J McPhilliamy & Co.

10TH ST, ns, 195.4 e 8 av, 19.6x92.6; N Y Investors' Corpn—Clara L Whitlock et al; Harry L Thompson (A), 175 Remsen; Wm Lieberman (R); Wm P. Rae.

DRIGGS AV, ws, 75 s N 8th, 25x100; also DRIGGS AV, nws, 50 sw N 8th, 25x100; Pasquale Aliocca—Mary E Fierro et al; Hector McG Curren (A), 375 Pearl; Wm F Hagerty (R); Wm J McPhilliamy & Co.

7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers Manhattan; Owen F Finnerty (R); Wm P Rae.

**OCT. 3 & 5.**
No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**SEPT. 19.**
IRVING PL, 55; Thos W Strong et al—Wm R O'Brien et al; Finck, Cobb & Hubby (A).

120TH ST, ss, 220 e Madison av, 19x100.11; U S Trust Co of N Y—Mary J Crotty et al; amended; Stewart & Shearer (A).

**SEPT. 21.**
35TH ST, 326 W; Louisa C Fox—Eliza Redmond; action to restrain sale, &c; C J Schneller (A).

66TH ST, ns, 170 e Lexington av, 150x100.5; Akron Bldg Co—Chapin Home for the Aged & Infirm; action to declare lien; Stoddard & Mark (A).

8TH AV, 671-7; also 43D ST, 300 W; May C McPartland—Mary A McPartland et al; amended partition; J F McNaboe (A).

**SEPT. 22.**
31ST ST, ss, 125 e 8 av, 25x98.9; N Y Trust Co—Geo W Eccles et al; Hornblower, Miller, Potter & Earle (A).

61ST ST, 235 W; Abraham Beller—Herbt Fischer et al; Adams & Hahn (A).

112TH ST, 327 W; Louis Stahl—Cath A Powers et al; Salter & Steinkamp (A).

118TH ST, 362 W; Mary L Whitfield—Mary McDonough et al; R A B Dayton (A).

**SEPT. 23.**
168TH ST, ss, 183.4 w Amsterdam av, 16.8x95; W Emlen Roosevelt et al—Katherine Hoctor et al; G C Kobbe (A).

AV A, ws, 48.1 n 4th, 16x100; Max Schwarz—Milton Greenfield et al; M M Himowich (A).

CLAREMONT AV, es, 300 n 122d, 75x115.3; Max Mandel—Eva Trop et al; amended; A A Silberberg (A).

11TH AV, swc 177th, 99.11x100; Wm Rankin—Octav Land Co et al; W R Adams (A).

**SEPT. 24.**
BEAVER ST, 23-25; NEW ST, 58-62; Metropolitan Trust Co of City of N Y—New & Beaver Arcade Co et al; Carter, Ledyard & Milburn (A).

137TH ST, 178 W; Rebecca S Jacobus et al—Dora Oppenheimer et al; W M Powell (A).

AV A, ws, 51.9 s 12th, 25.9x95.6; Rose Gentzlinger—Barney Mechanic et al; amended; H P Botty (A).

2D AV, 2270; Theresa Nickemper—Louis Lese et al; H C Botty (A).

**SEPT. 25.**
PERRY ST, 161-5; National Savgs Bank of the City of Albany—Anne E Carroll et al; Visscher, Whalen & Austin (A).
30TH ST, 25 W; Mutual Life Ins Co of N Y—Wm J Clarke et al; F L Allen (A).
117TH ST, ns, 98 e Pleasant av, 30x100.10; Edw Keale—Margarete La Place et al; Anderson, Iselin & Anderson (A).
123D ST, 526 W; Helen L Gray—Adolph Grabowski et al; S Hanford (A).

### Bronx.

**SEPT. 18.**
4TH ST, ss, 305 w Av A, 50x108; Hariet Cochrane—Lina Kuntze et al; G Squires (A).
137TH ST, ns, 487.6 w Home av, 37.6x100; Anna D Waite—Nicholas D Clements; Goldsmith, Rosenthal, Mork & Baum (A).
MARMION AV, 1900; Sarah Ella Furnald—American Three-Way Prism Co et al; R Kelly (A).
MARMION AV, 1984; same—same et al; R Kelly (A).
OLMSTEAD AV, nwc Starling av, 25x100; Eliz B Beyer—Empire State Wood Working Co et al; F A Southworth (A).
VERIO AV, es, 174.2 s Clifford, 50x100; Charlotte E Ebeling—Robt H Haslam et al; W E Sammis (A).

**SEPT. 19.**
LA FOUNTAINE AV, ws, 75 n 178th, 37.6x100; Dollar Savgs Bank of the City of N Y—Stefano La Sala et al; Lexow, Mackeller & Wells (A).
LOT 88, map of 297 lots of Hunts Point Estate; Henry Morgenthau Co—Chas Bender; Riegelman & Bach (A).

**SEPT. 21.**
BECK ST, ss, 100 w Av St John, 100x125; Realty Operating Co—Ostro Constn Co et al; M S Borland (A).
BECK ST, ss, 200 w Av St John, 100x125; Realty Operation Co—Jno H Stoutenburgh et al; M S Borland (A).
WOODYCREST AV, ws, 100 n Kemp pl, 25.2x90.7; Edw F Cole—Frank J Johnson et al; W F Wund (A).
LOT 397, map of section 2, Bronx View Park; Nellie Brennan—Giovanni Malpiedi; Burns & Fenno (A).

**SEPT. 22.**
170TH ST, 580 E; also 167TH ST, nec Stebbins av, 25x62.5; Dorethea Taylor—Charlotte J Herbst et al; W E Cook (A).

**SEPT. 23.**
162D ST, ns, 290.5 e Morris pl, 43.6x115; Josephine Fox—Melrose Bldg Co et al; O A Samuels (A).
178TH ST, ns, 90 e Anthony av, 27.9x93.5; Susan E Sammis—Wm Schmitz et al; S T Carter, Jr (A).
INTERVALE AV, ws, 330.6 n 167th, 25x121.3; also HOME ST, ns, 100 w Fox, 25x64.6; Commercial Finance Co—Carmine Cieffi et al; C W H Arnold (A).
TRINITY AV, es, 240 s156th, 20x85.2; City Real Estate Co—Agnes C Geoghagen et al; H Swain (A).
LOTS 56, 57, 58 & 59, map of 150 lots, portion of Crane Estate; N Y Title Ins Co—Morris B Evans et al; H M Bellinger, Jr (A).

**SEPT. 24.**
187TH ST, ss, 151 w Washington av, 16.1x100; Annie M Atwood—Margt Broderick et al; Williamson & Bell (A).
BRIGGS AV, 2578; Newell Bent—Browline Realty Co et al; Merrill & Rogers (A).
WEBSTER AV, es, 275 s 171st, 100x121.8; Anna Matilda Nelson—Giuseppe Gaetano et al; H M Bellinger, Jr (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant

### Manhattan.

**SEPT. 17.**
8TH ST, es, 24.8 n 33d, 24.8x100; Jno E Roosevelt—Auerback Realty Co et al; Geo C Kobbe (A); Edw J McGean (R); due .....53,486.10
56TH ST, 60 E; Farmers Loan & Trust Co—Nora A Rook; Geller, Rolston & Horan (A); Jno H Rogan (R); due..34,960.51
111TH ST, ss, 230 w Park av, 16.8x100.11; Harry Knopp—Esther Katz et al; W Bennet Marx (A); John F Joyce (R); due ..... 2,078.58

**SEPT. 18.**
133D ST, 209 W; U S Trust Co—Geo Doctor Co; Wilson M Powell, Jr (A); Jas M Donohue (R); due..... 8,878.96

**SEPT. 19.**
No Judgments in Foreclosure Suits filed this day.

**SEPT. 21.**
16TH ST, 441-3 W; Emily Hoffman—Jas S Hanon; Lester W Eisenberg (A); —— (R); due ..... 5,649.24
51ST ST, 237 W; Margt F Barnes—Benven Realty Co; Jno A Hardiman (A); Martin S Cohen (R); due..... 9,002.50
126TH ST, 45 E; Cornelia W Slade—Mary A Brosnan; Seth B Robinson (A); Percy L Klock (R); due.....10,420.14
AMSTERDAM AV, nwc 168th, 50x100; Abel King et al—Middle Town Realty Co et al; Lese & Connolly (A); Jas A Lynch (R); due .....13,127.80

**SEPT. 22.**
MADISON ST, 352; Wm F Randolph—David Cohen; Cary & Carroll (A); Jno F Joyce (R); due .....20,108.05
122D ST, ss, 100 w Audubon av, 62.6x95; Jno J Dillon—Rosannah T Hicks; Kelley & Connelly (A); Jno T Hettrick (R); due .....10,585.01

**SEPT. 23.**
MONTGOMERY ST, 57; Georgianna B Maclay—Berliner & Greenberg, Inc; Maclay & McBurney (A); Nathan Burkan (R); due .....47,182.50
114TH ST, 349 E; Anna S Stemme et al—Guiseppe Patrozzi et al; Francis B Chedsey (A); Benn Barber (R); due .....14,709.17

### Bronx.

**SEPT. 18.**
PROSPECT AV, ws, 230 s Tremont av, 70x100; Fredk P Arndt—Augusta Barthold et al; C A Furthman (A); Jno J Hynes (R). Due..... 8,311.11

**SEPT. 19 & 21.**
No Judgments in Foreclosure Suits filed these days.

**SEPT. 22.**
BRONX & PELHAM PKWAY, sec Mulinner av, 75.2x160.9; also BRONX & PELHAM PKWAY, swc Bogart av, 25.1x147.4; also BOGART AV, ws, 147.5 s Bronx & Pelham Pkway, 75x100; also BOGART AV, ws, 447.5 s Bronx & Pelham Pkway, 275x200; Washington Savgs Bank—Northern Bank of N Y et al; Frank M Patterson (A); Phoenix Ingraham (R); due .....57,089.58
FRANKLIN AV, es, 75 n Jefferson pl, 37.6x100; German Savgs Bank in City of N Y—Jas T Barry et al; M Auerbach (A); Eno S Booth (R). Due..25,043.34
FRANKLIN AV, es, 113.6 n Jefferson pl, 37.6x100; German Savgs Bank in City of N Y—Jas T Barry et al; M Auesbach (A); Enos S Booth (R). Due..24,980.00
WHEELER AV, ws, 270 n Westchester av, 40x100; Mary J Mullis—Bernard Badanes et al; R T Wood (A); Jno A Rooney (R). Due..... 4,732.11
LOT 62, Block 3387, Sec 12; Henry S Moore—Maria L Knox; J Homer Hildreth (A); W S Smith (R). Due. 2,013.86

**SEPT. 23 & 24.**
No Judgments in Foreclosure Suits filed these days.

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**SEPT. 19.**
24TH ST, 236 E; Lena Citron—Pietrina Battaglina et al; action to enforce assignment of dower, &c; M Schleimer (A).
24TH ST, 238 E; Lena Citron—Wm Bettmann et al; action to enforce assignment of dower, &c; M Schleimer (A).
123D ST, 439 W; 145TH ST, 542 W; 103D ST, 79 W; Edward Briner—Henry Briner et al; action to declare lien; T Parker (A).

**SEPT. 21.**
MERCER ST, 235; N Y Savgs Bank—Clarence M Busch et al; amended; Bowers & Sands (A).
109TH ST, 130 W; Mary J Kingsland—Anna Lieb et al; C P & W W Buckley (A).

**SEPT. 22.**
48TH ST, 46 W; Nicholas Gregorio & Co—A B S Co, Inc, et al; action to foreclose mechanic's lien; Pressinger & Newcombe (A).
51ST ST, ns, 67 e Lexington av, 16.9x75.5; 18TH ST, 217-19 W; Frank L Herrschaft—Geo P Bedford et al; partition; C P McLaughlin (A).
RIVERSIDE DR, es, 141st to 142d, —x—; J P Zurlo Tile Co, Inc—Newmark & Davis, Inc, et al action t oforeclose mechanic's lien; Stoddard & Mark (A).
LOT 23, Block 1363, Sec 5; Jno Miller—Jasper H Livingston et al; foreclosure of tax lien; H Swain (A).

**SEPT. 23.**
No Lis Pendens filed this day.

**SEPT. 24.**
4TH ST, ns, 82.3 e Av C, 47.2x96; Jacob Prager et al—Justus D Miller et al; action to determine claim, &c; J A Seidman (A).

**SEPT. 25.**
AMSTERDAM AV, 2106; City Real Estate Improvement Corpn—Diedrich Hellmers et al; action to set aside deed, &c.; Olvany, Russell & Ingle (A).

### Bronx.

**SEPT. 18.**
151ST ST, swc Walton av (known as Lot No. 28, Block 2353, sec 9); Herman Knobloch—Robt Y Barrows et al; action to foreclose tax lien; J L Lindner (A).
WESTCHESTER AV, ss, 139.8 ne Mulford av, 29.6x161; Louis E Ganzenmueller—J Leon Myrans et al; action to foreclose tax lien; Gross & Sneudaria (A).

**SEPT. 19.**
ITTNER PL, ns, bet Webster & Park avs (known as Lot No 63, Block 2899, Sec 11); Chas Jackson et al—Mary H Bell et al; action to foreclose transfer of tax lien; A Stern (A).

**SEPT. 21.**
LOT 154, 24th Ward, Hunt Estate on land map; Nassau-Beekman Investing Co—Maria M Gregorio et al; action to foreclose transfer of tax lien; J Gans (A).

**SEPT. 22.**
HOLLAND AV, es, 100 n 214th, 25x100; Sarah L Dolan—Caroline Demarest et al; action to compel determination of claim; W F Clare (A).

**SEPT. 23.**
No Lis Pendens filed this day.

**SEPT. 24.**
218TH ST, ns, 340 w 2 av, 100x140; Ellen Urann—Jerome Barry et al; action to establish a trust; J T Bunt (A).


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## Brooklyn.

**SEPT. 17.**

BUTLER ST, ns, 90 w 3 av, 110x200; Simon J Harding—Carrie Nichols et al; G Elliott (A).

CLAY ST, 124; Fanny Stern—Maurice M Stern et al; C S Amsel (A).

DEGRAW ST, ns, 254 w Rogers av, 26x127.9; Williamsburgh Savgs Bank—Montrose Bldg Co; T F Redmond (A).

FULTON ST, sws, 25.2 nw Henry, runs nw25x sw59.11xe14.6xse11xne55.3 to beg; Cyrus V Bunce et al—Chas G Cronin et al; Brussel & Beebe (A).

MELROSE ST, ses, 275 ne Evergreen av, 25x 100; Title Guar & Trust Co—Antonino Napoli et al; T F Redmond (A).

RUTLEDGE ST, ne Wythe av, 30x80; Bond & Mtg Guar Co—Jos Tway et al; T F Redmond (A).

E 4TH ST, es, 340 s Beverley rd, 60x100; Benj Baum—Mary E Chudoba et al; H M Bellinger, Jr (A).

E 8TH ST, es, 340 s Av J, 40x100; Elmer E O'Donnell—Jessie Gotthelf et al; Watson & Kristeller (A).

11TH ST, sws, 62.3 nw 6 av, 15x100, Rector, Church wardens, &c, St Luke's Church—Annie Fleming et al; Cary & Carroll (A).

E 19TH ST, ws, 165 n Av U, 60x100; Theodor H Ahlefeld & ano, as exr, &c, Jno M Alsgood (decd)—Jas J Murphy et al; J F Alsgood (A).


# Modern Improvements

Isn't it true that ofttimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

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23D ST, nes, 425 se 6 av, 25x100; Sarah W Kennedy & ano—Belle W Cooper et al; partition; J J Hood (A).

E 25TH ST, es, 320 n Voorhies av, 40x105; Title Guar & Trust Co—D Clinton Mackey et al; T F Redmond (A).

E 34TH ST, ws, 207.4 s Linden av, 22.10x100; Title Guar & Trust Co—Stephen McDermott et al; T F Redmond (A).

51ST ST, sec 6 av, 20x80; Geo Hewlett et al—Clementine Carle et al; T F Redmond (A).

E 58TH ST, swc Beverley rd, 300x200 to E 57th; Harry W Fairfax—Wm A A Brown & wife; J H Shaffer (A).

59TH ST, sws, 260 se 6 av, 20x100.2; Louis F Monteagle et al—Mary G Wafer et al; T F Redmond (A).

77TH ST, sc 14 av, 41.9x200x48.2x200 to 78th; Louis Marx & Son—Allborough Realty Co et al; foreclose mechanics' liens; Morrison & Schiff (A).

79TH ST, ns, 137 w 14 av, 18.6x100; Arthur C Wadley—Sim Realty Co et al; Douglas, Armitage & McCann (A).

79TH ST, ns, 155.6 w 14 av, 18.6x100; same—same; same (A).

DEKALB AV, ss, 104.1 e Clermont av, runs s 77.4xs18xe13.7xs5.1xe2.3xn97.1 x w 20 to beg; Title Guar & Trust Co—Alice W Van Iderstine et al; T F Redmond (A).

KINGSTON AV, ws, 18.6 s Bergen, 27x94; Sara R Compton & ano—Elizey Walters et al; Coombs & Wilson (A).

MILLER AV, es, 220 s Belmont av, 20x95; Title Guar & Trust Co—Cath A Lyons et al; T F Redmond (A).

VANDERBILT AV, ws, 195 n Lafayette av, 21.10 x100; Peoples' Trust Co—Rodolfo A Correa et al; T F Redmond (A).

**SEPT. 18.**

HAWTHORNE ST, ss, the ws of lot 1f extended to Winthrop st would be 430.7 e Flatbush av, 25x106; L I Loan & Trust Co, as trst for Lydia Benedict—Jos W Moore et al; T F Redmond (A).

OSBORN ST, nwc Newport, 99x100; Anna Morowitz—Wm Klein et al; to gain possession; A Sachs (A).

PROSPECT PL, ss, 355.5 w 6 av, 25x100; Dora Pines—Geo F Johnson et al; foreclose tax lien; T I Schwartzman (A).

PROSPECT PL, ss, 380.5 w 6 av, 25x100; David Kurtzka—same; foreclose tax lien; same (A).

RUTLEDGE ST, nws, 230 sw Bedford av, 15x 100; Williamsburgh Savgs Bank—Sarah Glaser et al; S M & D E Meeker (A).

E 17TH ST, es, 140 s Av U, 20x80; Title Guar & Trust Co—Geo T Nies et al; T F Redmond (A).

E 34TH ST, ws, 500.2 n Vernon av, 80.1x100.1; David Frank & ano—Julia Nicholas et al; to recover judgment; Yankauer & Davidson (A).

48TH ST, nes, 116 nw 3 av, 16x100.2; Title Guar & Trust Co—Amelia Walsh et al; T F Redmond (A).

48TH ST, ns, 434.2 w 3 av, 25x100.2; Title Guar & Trust Co—Jos Lazarus et al; T F Redmond (A).

ATLANTIC AV, ns, 190 e Nevins, 20x90; Mary E Beatty—Minnie Korfhage et al; T F Redmond (A).

BLAKE AV, ss, 60 e Atkins av, 20x90; Dora Pines—Ark Corpn et al; foreclose tax lien; T I Schwartzman (A).

DRIGGS AV, ss, 50 e Leonard, 25x100; Title Guar & Trust Co—Edna Holding Co et al; T F Redmond (A).

FLUSHING AV, swc Vanderbilt av, runs w25xs 78.1xe3.2xn1.2xe36.9xn71 to beg; Title Guar & Trust Co—Francis T Gibbons et al; T F Redmond (A).

RUTLAND RD, 369; Sarah E Sherman—August Williams et al; A Knox (A).

SHEFFIELD AV, es, 150 n Sutter av, 29.6x95; Dora Pines—Sadie Novick et al; foreclose tax lien; T I Schwartzman (A).

THATFORD AV, es, 50 n Sutter av, 50x100; Williamsburgh Savgs Bank—Gold-Stein Co et al; S M & D E Meeker (A).

THROOP AV, ws, 80 s Macon, 20x104; Howard S Webster—Chauncey G Cozine et al; H J Davenport (A).

4TH AV, es, 79.6 n 23d, 19.6x87; Seth L Pierrepont—Amelia Agoglia et al; T F Redmond (A).

4TH AV, ec 12th, 19.6x80; Title Guar & Trust Co—Leo S Murray et al; same (A).

7TH AV, es, 125.6 n 16th, 25.9x97.10; Dora Pines—S & H Holding Co et al; foreclose tax lien; T I Schwartzman (A).

LOT 36, map of common lands, town Gravesend; Title Guar & Trust Co—Carrie L Duryea et al; T F Redmond (A).

**SEPT. 19.**

GROVE ST, ss, 148.4 w Knickerbocker av, 25x 100; Edw J Feeney—August Hartwig et al; to set aside deed; H S Goodspeed (A).

BEDFORD AV, ws, 300 s Farragut rd, 200x100; Geo M Henderson—Renslaw Realty Co et al; W V Hallock (A).

BEDFORD AV, ws, 240 s Farragut rd, 200x100; same—same; same (A).

HOPKINSON AV, ws, 47 s Dean, 20x90; Williamsburgh Savgs Bank—Angelo Lombardo et al; S M & D E Meeker (A).

HOPKINSON AV, ws, 67 s Dean, 20x90; Williamsburgh Savgs Bank—Pasquale Lombardo et al; S M & D E Meeker (A).

SUMNER AV, nec Quincy, 100x125; Jno Voychok—Sumner-Quincy Amusement Co et al; foreclose mechanic's lien; G Hoerner (A).

13TH AV, sec 38th, 95.2x120 Gertrude Silverman—Parshelsky Bros, Inc, & ano; I H Silverman (A).

14TH AV, nws, 60 sw 79th, 20x80; Home Savgs Bank of Albany—Marion S Kennedy et al; Fuller & Prest (A).

14TH AV, nws, 80 sw 79th, 20x80; same—same; same (A).

14TH AV, nws, 40 sw 79th, 20x80; same—same; same (A).

**SEPT. 21.**

BOERUM ST, ss, 125 w Manhattan av, 25x100; Title G & T Co—Jno Panczyk et al; T F Redmond (A).

DEBEVOISE ST, ws, 20 s Lafayette, 20x51x 20.8x56.4; Title G & T Co—Gordon Realty Co et al; T F Redmond (A).

LOGAN ST, ws, 110 n Sutter av, 40x100; MILFORD ST, es, 190 s Glenmore av, 20x100; Sinclair Tousey—Nathan Drucker et al; H L Thompson (A).

S 3D ST, 51; Kath Zinth—Jno Gross et al; L S Goebel (A).

N 10TH ST, sws, 75 se 6th, 100x100; Glen Falls Ins Co—Jno Pirkl et al; L M Brown (A).

45TH ST, nes, 340 nw 12 av, 40x100.2; Ulster Co Savgs Inst—Adie L Cook et al; T F Redmond (A).

61ST ST, sws, 180 se 6 av, 20x81.11; Title G & T Co—Michl Mullins et al; T F Redmond (A).

74TH ST, ss, 163.7 e 6 av, 40x100; Nicholas J McCormack—Cath Taylor et al; Gross & Surpless (A).

AV O, nwc E 14th, 40x100; Title G & T Co—Harry B Potter et al; T F Redmond (A).

EASTERN PKWAY, EXTN, ses, 416.1 nw Sterling pl, 40x110; Ida T Handler—Louis N Lipshitz et al; J J Schwartz (A).

FLUSHING AV, nec Kent av, 25x100; Lena Muhs—Isaac Selzer et al; W Hagally (A).

MONTAUK AV, es, 130 s Belmont av, 20x100; Title G & T Co—Sarah Maloney et al; T F Redmond (A).

NOSTRAND AV, es, 160 s Maple, 20x100; Ulster Co Savgs Inst of Kingston—Rosie Greenfield et al; T F Redmond (A).

PITKIN AV, ss, 25 w Miller av, 25x100; Wm K Wardner—Esther Kamenetzky et al; T F Redmond (A).

SCHENCK AV, es, 320.1 s Dumont av, 19.11x 100; Henry D Reiners—Max Ornstein et al; T F Redmond (A).

STONE AV, nwc Riverdale av, 100x100; Voletsky & Jarcho, Inc—Cris River Co et al; foreclosure of mechanic's lien; J J Schwartz (A).

THATFORD AV, es, 225 s Belmont av, 25x100; Fannie Cohen—Malky Schwartz et al; to set aside deed; M M Eisenberg (A).

TROY AV, es, 97 s Flatlands av, 24x100; Isaac W Sherrill—Max Spector Bldg Co et al; Hirsch & Newman (A).

6TH AV, es, 50 n 62d, runs n50xe100xn18xe40xs 118xw40xs50xw100 to beg; Saml Stenson—Lerner Realty Co; R T Griggs (A).

LOT 57, map of Williamsburgh; Chas Wiley—Cath Hertel et al; T F Redmond (A).

LOTS 231 to 235 & 260 to 265, map of land of Asa W Parker at Bath Beach; Geo D Gilmore—Jno H Richman et al; W E Buckley (A).

**SEPT. 22.**

BALTIC ST, ss, 200 e Smith, 25x100; Jno Saddington—Caroline H Kellock et al; H J Davenport (A).

HIMROD ST, ses, 250 ne Central av, 25x100; Title G & T Co—Nicholas Muller et al; T F Redmond (A).

LEONARD ST, ws, 75 n Johnson av, 25x100; Title G & T Co—Fanny Koerner et al; T F Redmond (A).

LORIMER ST, sec Maujer, 80x100; Title G & T Co—Lawrence Cohen et al; T F Redmond (A).

OSBORN ST, ws, 40 n Dumont av, 20x75; Title G & T Co—Louis Matluck et al; T F Redmond (A).

SMITH ST, ws, 100 n Garnet, 33x80; Title G & T Co—Richard A Irving et al; H L Thompson (A).

4TH ST, sws, 135.4 nw Prospect Pk W, 17x100; Alphonse Galot—Sarah L Galleher et al; H L Thompson (A).

E 4TH ST, es, 310 s Beverly rd, 30x100; Thos H Tuohy—Adolph Chudoba et al; H J Davenport (A).

E 4TH ST, ws, 90 s Caton av, 25x100; Brooklyn Inst of Arts & Sciences—Thos J Nicholl et al; H L Thompson (A).

W 8TH ST, es, 290.10 n Av S, 19x82.5; Michl J Callahan—Lottie O'Kerholm etal; H L Thompson (A).

BATH AV, wc 17 av, 25x100; Fredk L Ostergren—Wm F Wollin et al; W F Hoerner (A).

BEDFORD AV, ws, 26.10 s Morton, 23.2x92; Title G & T Co—Sarah E Lawlor et al; T F Redmond (A).

BROOKLYN AV, swc E Bway, runs w100xs113.4x e100xn111.9 to beg; also BROOKLYN AV, swc Church av, runs s22.9xw100xn21xe100 to beg; Gertrude E Clarkson—Harris Nevin et al; H D Lott (A).

FLATLANDS AV, nwc Rockaway av, 86.5x100; Emil Lazansky—Frank Burkhart et al; Jonas Lazansky & N (A).

GLENMORE AV, nec Hendrix, 100x100; Title G & T Co—Eliza A Friel et al; T F Redmond (A).

STONE AV, nec Bergen, 23x100; also ROCKAWAY AV, 468, 488, 490 & 494; Maly Artson—Simon Snapier & ano; to set aside deed; M M Black (A).

11TH AV, nws, 20.2 sw 47th, 20x95; Bond & Mtg Guar Co—Eliz Peck et al; T F Redmond (A).

18TH AV, ss, 981 w 3d, 22.3x115.6; Title G & T Co—Southwould Devel Co et al; T F Redmond (A).

18TH AV, ss, 1047.9 w 3d, 22.3x115.8x22.3x115.7; Bond & Mtg Guar Co—Southwould Devel Co et al; T F Redmond (A).

**SEPT. 23.**

GROVE ST, ss, 231.8 e Wyckoff av, 25x100; Sophie Zerweck—Henry Loeffler et al; J H Steenwerth (A).

JUNIUS ST, ws, 100 s Pitkin av, 100x200; Post Holding Co—Saml Rubel; specific performance; S H Kugel (A).

MONITOR ST, ws, 25 s Engert av, runs w26.8xs 3xw53.4xsw10xe35xe52.7xne20xn15.7 to beg; Title G & T Co—Penobscot Realty Corpn et al; T F Redmond (A).

VAN BUREN ST, ss, 50 w Stuyvesant av, 20x 100; Mary J Egan—Geo Alexander Co et al; F J Donegan (A).

S 5TH ST, 353; Solomon Kraus Realty & Constn Co—Sarah Welinsky & ano; foreclose mechanic's lien; D C Myers (A).

9TH ST, cl, 536.6 w 3 av, 20.1x130; Title G & T Co—Hyman R Goldstein et al; T F Redmond (A).

18TH ST, sec S av, 100x100.2; Title G & T Co—Cooper Diamond Cutting & Polishing Industry of America et al; T F Redmond (A).

50TH ST, nes, 20 se 19 av, 20x80; Geo T Mortimer—Brody Bldg Co & ano; C H Lott (A).

50TH ST, nes, 40 e 19 av, 20x80; same—same; same (A).

73D ST, nes, 260 nw 3 av, 20x100; Title G & T Co—Eliz E Dehnert et al; T F Redmond (A).
ELM AV, ns, 68.1 w Bay av, 60x100; Title G & T Co—Jas Broun et al; T F Redmond (A).
MANHATTAN AV, es, 100 s Meserole av, 25x100; Nathaniel P Norman—Edw B Cobb et al; C B Augustine (A).
MANHATTAN AV, es, 121.6 s Greenpoint av, 24.6x124.5x25.3x118.2; also MANHATTAN AV, ws, 48.5 s Greenpoint av, 23.9x81.2x24.2x85.10; also EAGLE ST, ss, 150 w Manhattan av, 25x100; also EAGLE ST, ns, 100 w Manhattan av, 25x100; Chas Vogel—Margaretta Mitchell et al; partition; E N L Young (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**SEPT. 19.**
7TH ST, 57 E; Louis Fishman—Leo Lerner; Jos M Kandel (106)..... 172.00
23D ST, 28 E; Bernhardt Singer—Benj Kaufman; Glassberg & Gartner (110) 25.30
43D ST, 268-70 W; Bernhardt Singer—Jno E O'Brien (109) ..... 9.00
75TH ST, 507-9 E; Harris Bernstein, Inc—Berent C Gerken; Sidney F Oppenheim (107) ..... 750.00
CONVENT AV, ws, 146 n 131st, 150x100; Luigi Naccarato—Elias A Cohen (111) 95.00
RIVERSIDE DR, es, 1059.7 s Dyckman, 459.6x—; Central Foundry Co—Vermont Hygeia Ice Co (108)..... 269.91

**SEPT. 21.**
8TH AV, 613; Morris Hochberg—Isidore Jackson & Abraham Stern; Jno Overfield & Jno Tagart; renewal (112)... 126.00
9TH AV, 527; Louis Grodsky—Leopold Leicht, Jr; Leopold Leicht (113)..... 293.00

**SEPT. 22.**
LEXINGTON AV, 576; Vincent Bernesser—Annie Tadia; Margt Nathanson (115) ..... 278.73

**SEPT. 23.**
WOOSTER ST, 97; Sterling Ceiling & Lathing Co—estate of Jas A Flomerfelt;; Danl J Cole & Levy A Fessenden; renewal (117) ..... 225.00
100TH ST, 202 E; Chas Levy—Edwin L Karner & Jno Jones; L Kahner & Son (119) ..... 300.00
BROADWAY, es, 30.11 s 41st, 22.11x 78.9xirreg; also BROADWAY, sec 41st, 31.2x94.3; Harris H Uris Iron Wks—41st St Realty Co & Hotels Realty Corpn; renewal (116).....19,991.65
3D AV, 2056-58; Cooper & Pollock Structural Iron Wks—Francis Hustace; Wm Eisenberg (118) ..... 105.00

**SEPT. 24.**
80TH ST, 100 W; Hudson Wood Working Co—Orleans Real Estate Co; Saverio Guidera (120) ..... 236.00
111TH ST, 32-56 W; Paris Marble & Tile Works—111th St Constn Co (123) 250.00
133D ST, 535 W; Wm Eisenbergh—Sitta Fischer; renewal (122)..... 107.50
LENOX AV, 128; Paris Marble & Tile Works—Lenox Photo Play Co (124).. 15.00
MADISON AV, 563; David Weinstock et al—Robt E Bonner; W P Ellison & W P Ellison, Inc (121) ..... 297.55

**SEPT. 25.**
MULBERRY ST, 229; Hyman Shapiro—Herbert Baum & Hugh McLean (126) 50.00
35TH ST, 214-6 W; Manhattan Sand Co, Inc—National Bible Institute & Geo Sykes, Inc (127) ..... 71.40
55TH ST, 535-7 W; Adolph Auerbach—Jno A Chanler et al & Chas A Brady (128) ..... 52.00
WADSWORTH AV, ws 50 n 179th, 75x100; Thos F Keogh—Wm Hobson; Aldorf Constn Co (125)..... 20.00

### Bronx.

**SEPT. 18.**
BARRY ST, ws, 395 s Leggett av, 100x100; Michl Montag—Jacob Leitner (24) ..... 665.00
3D AV, 3882; Cross, Austin & Ireland Lumber Co—Poseidan Realty Co; Angelo Restivo (23) ..... 76.44

**SEPT. 19.**
217TH ST, 715 E; Sellitto & Straus—Congregation Ansha Amas of Williamsbridge; Bonavia Contracting & Constn Co, Inc (25) ..... 132.75

**SEPT. 21.**
217TH ST, 751 E; Sellitto & Straus—Congregation Ansha Amas of Williamsbridge; Bonavia Contracting & Constn Co (28)..... 132.75
BEACH AV, 1491; Bernard J Reynolds—Annie P Marcella (26)..... 83.50
PALMER AV, ws, 356.6 s Kingsbridge av, 20x100; Chas Shapiro—Gaetano Amigrone; Romouldo Palmieri (27).. 89.15
3D AV, 4495; Jas A Criscuolo—Chas Shapiro Co, Inc; Chas Shapiro (29).. 829.63

**SEPT. 22.**
HOFFMAN ST (**), nwc 187th, 100x96.11; Wilkinson Contracting Co—Beatrice Tuoti & Guisepina Santangelo; Garibaldi Realty & Constn Co; renewal (114) ..... 330.00
WESTCHESTER AV, 2152; Berger Mfg Co—David Faith; Wm Buhl, Inc (30) 50.00

**SEPT. 23.**
No Mechanics' Liens filed this day.

**SEPT. 24.**
MAIN ST, sec Elizabeth (known as Block 5624, on tax map); F W Geller, Inc—Richd N Arnow; Harry Miller (32) ..... 418.42
VAN NEST AV, 774; Standard Plumbing Supply Co—Alcott Realty Co; Morris Isaacs, Jas Brownshield (31). 75.00

**Recorded in N. Y. County.


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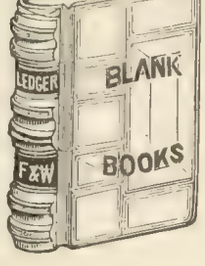
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## Brooklyn.

**SEPT. 17.**

BAY RIDGE PL, ws, 120.1 sw Bay Ridge av, 80x80; Jas Donovan & ano —Montrose Bldg Co, Inc, & Thos Brown, pres..... 205.00

BERGEN ST, ns, 110 e New York av, 55.6x113.11; Louis Cohen & ano—Raffaele Crisci & G Scaven..... 740.00

STERLING PL, nec Rochester av, runs n225.7 to Park pl xe146xs—xn191.1 to beg; Chas Rogovin & ano—Chelsea Realty Co & Jas V Cunningham..... 243.00

E 39TH ST, es, 400 s Linden av, 40x100; Julis Zeldin & ano—Jos Grisler. 100.00

62D ST, ss, 80 w 3 av, 200x100; Danziger Painting Co—Boyd Realty Co, Lucille Boyd, treas ..... 685.00

BEVERLEY RD, sec Nostrand av, 100x190.9; Stephen Cannella—Klapper-Sherman Realty Co & Jno Hilderbrand 244.93

MYRTLE AV, 662; Grand Plumbing Co —Antonio Pogello & Getano Serpa.... 32.00

OCEAN AV, 1676; Benj G Hitchings Inc—Leroy D & Mary Ball ..... 104.01

SARATOGA AV, nwc St Mark's av, 100 x100; SARATOGA AV, swc St Mark's av, 100x100; Isaac Reiss—David Isacovitz, Inc, & Eastern Painting & Decorating Co..... 189.53

**SEPT. 18.**

McDONOUGH ST, ns, 225 w Tompkins av, 150x100; Louis Greenberg—Sumner Development Co & Solomon Blum 3,239.00

9TH ST, 327-33; Attilio Stirea—B F Keith's N Y Theatre Co, A Kinne & Enos & Watkins Co ..... 326.35

NEW UTRECHT AV, 3901-3; Jacob Samuels—Louis Rosenberg & Arthur Dovel & Chester A Bayles ..... 100.00

OCEAN AV, 1029-47; Audley-Clarke Co —Hartman Bldg Co..... 6,159.05

RIVERDALE AV, nwc Stone av, 100x100; Chas I Rosenblum Co—Cris-River Co & Barnett Baltowsky ..... 63.50

14TH AV, 7104; Edw Fisher & ano—Anthony Gozzolo, Eliz Parma & Klov & Co ..... 600.00

**SEPT. 19.**

PULASKI ST, ss, 95 e Throop av, 30x100; Abr Ullman—Dorothea L & Louis E Bisch ..... 112.30

OCEAN AV, 1029-47; American Metal Ceiling Co, Inc—Hartman Bldg Co.. 289.96

OVINGTON AV, ns, 20 e 12 av, 20x104.2; Nicola Palermo & ano—Vincenzo Samnaritano & wife..... 3,400.00

**SEPT. 21.**

FLUSHING AV, 824; L Levine—Morris Salzman & Robt Tiefentrun..... 113.00

OCEAN AV, es, 78.7 n Foster av, 200 x110; F E Dennington -Hartman Bldg Co..... 55.00

WILLIAMS AV, es, 300 s Dumont av, 100x100; Alpert Woodworking Corpn —Wallan & Hoffman ..... 226.00

**SEPT. 22.**

HINSDALE ST, es, 200 s Dumont av, 150x100; Bell Fireproofing Co—Willmont Realty Corpn & Barnet Steinfeldt ..... 94.50

CATON AV, sec Stratford rd, —x—; Delton Watnik Co—Plandome Constn Co & Morris Fine ..... 3,600.00

GREENE AV, sec Cumberland, —x—; Union Concrete Co—Berland Constn Co & Harry S Manus ..... 482.00

**SEPT. 23.**

HINSDALE ST, es, 200 s Dumont av, 150x100; T Kramer—Willmont Realty Corpn ..... 1,362.50

PACIFIC ST, 244-50; M O'Connor—250 Pacific St, Inc, & Harry Broun.. 51.50

BAY 23D ST, ws 106.10 s Bath av, 69x160; Fredenburg, Lounsbury & Houghtaling, Inc—Bay 23d St Constn Co & Pietro Tamonini ..... 553.50

EASTERN PKWAY, 1608; A Pellicani—Banff Constn Co ..... 985.00

OCEAN AV, es, 174.11 s Newkirk av, —x—; C J Weinert -Hartman Bldg Co ..... 450.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**SEPT. 19.**

45TH ST, DEPEW PL, 43D ST & VANDERBILT AV, block, &c; also 45TH ST, LEXINGTON AV, 43D ST & DEPEW PL, block, &c; National Bridge Wks—N Y C & H R R R Co et al; Mar2'14 ..... 53.07

**SEPT. 21.**

MADISON ST, 83; Benj Kurtz—Chas W Walters et al; Apr4'14..... 50.00

44TH ST, 14 E; Pruzansky, Sidalsky & Kantrowitz—H Taylor Sherman et al; July7'14..... 490.00

44TH ST, swc Madison av; Alvey Ferguson Co—N Y C & H R R R Co et al; June8'14 ..... 1,216.11

**SEPT. 22.**

No Satisfied Mechanics' Liens filed this day.

**SEPT. 23.**

36TH ST, 38 E; Henry F Dabelstein et al—Anna Moore et al; Nov24'13.... 269.75

SAME PROP; Central Iron Wks—same; Nov5'13 ..... 435.00

45TH ST, 7 11 W; Carl J Anderson —45th St Realty Co et al; Aug26'14.. 180.00

**SEPT. 24.**

No Satisfied Mechanics' Liens filed this day.

**SEPT. 25.**

24TH ST, 234 E; Israel Brotsky—Mary T McQuaid et al; June27'14... 31.45

27TH ST, 10-14 E; Sexauer & Lemke—Henry Corn et al; May24'12.....11,815.00

SAME PROP; same—Kroywen Realty Co et al; June24'12 .....11,815.00

### Bronx.

**SEPT. 18.**

No Satisfied Mechanics Liens filed this day.

**SEPT. 19.**

KINGSBRIDGE TER, es, 1,508 n Kingsbridge rd, 75x100; Ames Transfer Co —Arlington Constn Co et al; Sept 12'14 ..... 30.00

**SEPT. 21.**

No Satisfied Mechanics Liens filed this day.

**SEPT. 22.**

WEBSTER AV, 2091 (**), Chas Bjorkegren—Michl Bunworth et al; Feb15'13 28.00

3D AV, 2936; The Bronx County Iron Wks, Inc—Otto W Wuertz et al; Aug1'14 ..... 15.00

**SEPT. 23.**

No Satisfied Mechanics' Liens filed this day.

**SEPT. 24.**

No Satisfied Mechanics' Liens filed this day.

**Recorded in N. Y. County.

### Brooklyn.

**SEPT. 16.**

[3]E 13TH ST, ws, 520 s Av N, 20x100; Jos Davidoff—Anna Levy; June16'14. 435.00

[1]OCEAN AV, es, 174.11 s Newkirk av, 200x100; Bernhard Goetz & ano—Hartman Bldg Co; Sept15'14..... 152.92

**SEPT. 17.**

McDONOUGH ST, ns, 225 w Tompkins av, —x—; Louis Greenberg—Sumner Development Co & Title Guar & Trust Co; Sept14'14 ..... 2,500.00

S 8TH ST, 176-80; Abr Fogel—Keap Constn Co; Aug13'14 ..... 1,115.00

LAFAYETTE AV, 1146; Morris Steinman—Geo C & Alice Schneider; Aug 14'14. ..... 35.00

**SEPT. 18.**

[2]LINCOLN PL, sec Washington av, runs e130.3xs42.4xw103.2xn91.3 to beg; Chestnut Ridge White Brick Co—Herbert Amusement Co & Salvatore Bonagura Aug25'14 ..... ——

E 39TH ST, es, 400 s Linden av, 40x100; Empire City Lumber Co—Jos Grisler Aug20'14 ..... 300.00

SAME PROP; Zeldin & Friedman—same & Louis Grisler; Sept5'14..... 325.00

SAME PROP; same—Jos Grisler; Aug 29'14 ..... 150.00

EASTERN PKWAY, swc Lincoln pl, 139.2x117x70.6, triangular plot; Chestnut Ridge White Brick Co—Arenkay Amusement Co & Ell Bee Contracting Co. Aug26'14 ..... 780.00

EASTERN PKWAY EXT, nws, 117 sw Lincoln pl, 74.6x139.2x117; Harry Marcus Iron Wks—same; May14'14. 750.00

**SEPT. 19.**

QUINCY ST, ns, 350 e Nostrand av, —x—; Harry Zudek—Thrall Constn Co; May25'14 ..... 300.00

SAME PROP; A K Meserole—same; June12'14 ..... 1,227.40

SAME PROP; same—same; June16'14. 170.00

SAME PROP; same—same; June11'14. 1,955.98

STERLING PL, ns, 100 w Saratoga av, 175x178x143x110; Steinberg Steam Cut Stone Co—Commonwealth Impt Co; Sept25'13 ..... 325.00

**SEPT. 21.**

KOSCIUSKO ST, 557-59; Alvin Fuesslein—Kahn Bros; Sept12'14..... 80.00

SAME PROP; Elias M Pilzer—same & Ellie Arnold & S Saloway; Aug22'14. 600.00

POWELL ST, nec Riverdale av, —x—; Square Lumber Co—Powell River Co, Inc; Aug12'14.. ..... 573.27

ATKINS AV, es, 90 s Blake av, 160x100; Curtis Bros Lumber Co—Atlake Bldg Co; Sept16'14..... 1,000.00

GEORGIA AV, 36; Antonio Maggio—Filomena Jannace, Frank Vitale & Leonard Aspromonte; Sept5'14..... 135.00

OCEAN AV, es, 78.7 n Foster av, —x—; Audley-Clarke Co—Hartman Bldg Co, Inc; Sept17'14..... 6,159.05

**SEPT. 22.**

PACIFIC ST, ss, & ws Henry, 36x209; Leonard D Hosford—L I College & Jno Thatcher & Son; Sept10'14.....26,200.00

**SEPT. 23.**

QUINCY ST, ns, 350 e Nostrand av, 50 x100; Austin Ludlam—Thrall Constn Co; July29'14 ..... 25.00

14TH ST, ss, 17.10 w 5 av, 20x100; R A Lewis—Jas Gray; Sept14'14..... 26.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**SEPT. 17.**

COUDON, Martin J; Henry G K Heath; $5,955; H G K Heath.

GUARANTEE WATERPROOFING & CONSTN CO & JOHNSTON, ELLIOTT & CO, Inc; East River Bank; $2,480.98; Feiner & Maass.

MOTLEY, Alfred H, Jr; Chelsea Exchange Bank; $1,101.25; Shaw, Fisk & Shaw.

**SEPT. 18.**

COSMOPOLITAN TRUST CO; Christmas Club; $1,537.50; Williams, Folsom & Strouse.

HANNOVERSCHE GUMMIWERKE EXCELSIOR ARTIEN GESELLSCHAFT; The Lowenthal Co; $12,983.57; M Dammann.

**SEPT. 19.**

CHAMPION COATED PAPER CO; Parsons Trading Co; $21,448.99; Parsons, Closson & McIlvaine.

RUSSIAN TRANSPORT & INS CO; Century Ins Co; $4,097.77; W O Badger, Jr.

**SEPT. 21.**

No Attachments filed this day.

**SEPT. 22.**

LAURILLARD, Edw; Harry Lambart; $10,500; Burkan & Davidson.

POWERS, Harry L; National Nassau Bank of N Y; $4,576.30; Duer, Strong & Whitehead.

**SEPT. 23.**

No Attachments filed this day.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

SEPT. 18, 19, 21, 22, 23, 24.

Brown Bros, Inc. 784 6th av..Gurney Elevator Co. Elevators ..... 5,500.00

Connolly, Jas F. 1315 Av A..F Lohmann & Sons, inc. Bar Fixtures.... 330.00

Eagle Badge & Novelty Co, Inc. 131 Bowery..Fairbanks Co. Scales..... 175.00

Levin Bros. 33-7 Mott st..Raisler Heating Co. Radiators ..... 2,000.00

### Bronx.

SEPT. 17, 18, 19, 21, 22, 23.

Bernbaum, Louis. 3d av, nwc 173d.. Louis I Bergman. Steam plant..... 525.00

Capobianco, Matteo. Tremont av, nec Prospect av..B Kaplan Plumbing Co. Plumbing. ..... 458.00

### Brooklyn.

SEPT. 17, 18, 19, 21, 23, 23.

Daniel Bldg Corpn. Cleveland st, nr Blake av..A Weinstock. Mantels.... 246.00

Grisler, Jos & Louis. 23-5 E 39th st.. Union Sash & Door Co. Beam ceilings, &c. ..... 750.00

Kublich, Chas A. 66th st, nr 6th av.. Wm Kirby Est .....(R) 75.00

L & C. Inc. Sheepshead Bay rd, nr Voorhies av..Isaac A Sheppard. Ranges, &c. ..... 265.00

Geo W McNulty, Inc. 2150 65th st.. Browning Co. Boilers ..... 6,110.00

Oriole Realty & Constn Co. 53d st & 12th av..Wm Kerby Est.....(R) 4,760.00

Schlossberg, H. Stone av, nwc Lavonia av..Isaac A Sheppard .....(R) 250.00

Taft Constn Co. W 8th st, bet Avs R & S..Wm Kerby Est .....(R) 1,560.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Bronx.

**SEPT. 19.**

165TH ST, whole blk front bet Sherman & Grant avs, 563x81.1; City Mtg Co loans Kovacs Constn Co to erect 4-5-sty apartments; 9 payments .....90,000.000

**SEPT. 21.**

CONCORD AV, es, 151.9 s 147th, 50x100; Manhattan Mtg Co loans B & B Constn Co, Inc, to erect 5-sty apartment; 11 payments .....32,000.00

**SEPT. 23.**

WESTCHESTER AV, nec Zerega av, 50x100; Richard W Homer loans Chas E Deverman to erect 1-sty bldg; —— payments .....15,000.00

## ORDERS.

### Brooklyn.

**SEPT. 17.**

GRAND ST, 765; J & H Mueller on Thrall Constn Co to pay North Side Holding Co. ..... 517.40

McDONOUGH ST, ns, 225 w Tompkins av, 150x100; Sol Blum on Sumner Development Co to pay Louis Greenberg ..... 2,500.00

ROCHESTER AV, es, 95 s Sterling pl, 25x100; J V Cunningham, Inc, on Spencer Aldrich to pay Steinberg Steam Cut Stone Co ..... 105.00

ROCHESTER AV, sec Sterling pl, 95x100; same on same to pay same.... 100.00

**SEPT. 18.**

STERLING PL, sec Rochester av, 120x100; J V Cunningham, Inc, on Spencer Aldrich to pay Terker Iron Wks, Inc ..... 875.00

SAME PROP; same on same to pay same ..... 250.00

S 4TH ST, ss, 95 w Havemeyer, 40x100; Jos M Kandel on Philip Levy Contracting Co to pay Louis Greenberg. ..... 870.00

**SEPT. 19.**

E 7TH ST, ws, 260 n Av M, 40x100; also OCEAN PKWAY, es, 260 n Av M, 40x150; Clifton Bldg Corpn on Home Mtg Inv Co N Y & ano to pay Somerset Lumber Co ..... 300.00

**SEPT. 23.**

E 23D ST, near Av D, —x—; Moskowitz Bldg Co on N Y Mtg & Security Co to pay A Enterman, Inc..... 300.00

E 29TH ST, ws, 250.6 n Beverly rd, —x—; Tilden Constn Co on Home Mtg Inv Co to pay Jos N Neef..... 159.50

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been serve. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof. Receptacles and Rubbish.
H-- " No Smoking
I-- " Diagrams on Program, and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

Week Ending September 19.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Allen st, 48—Morris Matsil....D
Allan st, 48—Samuel Posner....D
Barclay st, 52—The H Tapke Rlty Co....SS
Barclay st, 125—Sulzberger & Sons....C-A
Bleecker st, 103—Hannah Colgate et al....C
Bleecker st, 103—Stavisky Bros....G
Bleecker st, 103—Oscar Weissner....G
Bleecker st, 103—Wolf & Kahem....G-C
Bleecker st, 103—Louis Kappel & Bro....G-C
Bleecker st, 103—Joseph Newhouse....G
Bleecker st, 103—Labensky & Bergenstein....G
Bleecker st, 107-9—R Russo & Bro....I
Bleecker st, 107-9—M Zimmerman & Co....I
Bleecker st, 127-33—Jaffray Realty Co....C-SS
Bleecker st, 127-33—Louis Rothstein & Son...G
Bleecker st, 127-33—Sol Newman....C
Bleecker st, 127-33—Robert Goldstein....C-G
Bleecker st, 137-33—Louis Lyons....G
Bleecker st, 127-33—Jos I Shapiro....G
Bleecker st, 127-33—Barnett S Brody....C
Bleecker st, 127-33—Kramer Bros & Co..G-C-L
Bleecker st, 127-33—W R Addicks, Con Gas Co....C
Broad st, 50—Fifty Broad St Co....SS
Broome st, 165-7—Abraham Kutz....C
Canal st, 125—W S Dobkin....A-G
Canal st, 125—Morris Malawista....A
Canal st, 125—Rudinsky & Silverman....G-A
Canal st, 125—Pinski-Nassel Press....G-A
Canal st, 125—Nathan Badd....A-G
Canal st, 125—Samuel Ray....G
Canal st, 125—Jacob J Schmulker....A-G
Canal st, 125—Abraham Goldner....C-G
Canal st, 242—Alexander Bruen....D
Canal st, 269—David Cohen....G
Canal st, 300—Adolph Cohen....G
Canal st, 300—Perfect Skirt Co....G
Canal st, 300—Ideal French-Amer Dolls Head Co....G
Canal st, 308—Herman Jerome....C-G
Canal st, 310—Simon Bros....C-G
Canal st, 326—Thomas Martin....G
Canal st, 332—Trial Leather Goods Co....G
Canal st, 332—Eagle Leather Trimming Co...G
Canal st, 334—Barrett Nephews & Co....C
Canal st, 346—Jacob Newmark....G
Canal st, 362—Isaac Rodstein....G-C
Cannon st, 31—L Teich....L
Clinton st, 98—Abraham Eckhauss....G-C-M
Clinton st, 98—Aaron Rosenberg....D
Clinton st, 165-7—Harry Cohen....G
Clinton st, 169—Harry Weiss....G
Columbia st, 105-07—Max Aaronson....C
Duane st, 25—James M Shaw & Co....I
Duane st, 69-73—Est Chas F Zentgraf....B
East Broadway, 40—Est Mary Verosby....C
East Broadway, 53—Est Robt R Crosby....B
East Broadway, 59—Theresa P De Ferriere Estate....C
East Broadway, 59—Louis Fogel....C
East Broadway, 63—Samuel J Silberman Estate....C
East Broadway, 68—Bruch Berliner....C
East Broadway, 68—Tracy B. Plumb....C
East Broadway, 68—Quint Mentzer....C
East Broadway, 100—Herman Feitelberg....C
East Broadway, 100—Louis Mandelberg....C
East Broadway, 155—Fred Wolff....C
East Houston st, 56—Benj Maggio....C
East Houston st, 56—Catherine Beckwith....C
East Houston st, 497-501—J Tanenblatt & Co. G-C
East Houston st, 497-501—Gotterer & Gleichenhaus....G-C
East Houston st, 497-501—Jacob Sabotnick..G-C
East Houston st, 497-501—Otto Realty Co..SS-C
Eldridge st, 3—Hyman Suckar....C
Ferry st, 51—Est Albert A Wright....C
Fulton st, 218—Louis Goldsticker et al....B
Great Jones st, 9—Roosevelt Hospital....C
Great Jones st, 9—Henry Siegel & Bros.G-C-A
Great Jones st, 9—Jos L Wolf....C
Great Jones st, 9—Chas Rudinsky....G-C
Great Jones st, 9—Silver Clothing Co....C
Great Jones st, 9—Morris Gotkin....G
Great Jones st, 9—Schechter Schneider & Co..G
Great Jones st, 9—L H Bandeau Co....G-A-C
Great Jones st, 61—Cohen & Schwartz...A-C-G
Greene st, 27—Consolidated Gas Co....C
Greene st, 27—Jacob Rizinski....A-G-C
Greene st, 27—Samuel H Richmond....C-A
Greene st, 27—Samuel L Parrish....C
Greene st, 78—Solomon Cohen....SS
Greene st, 78—Hugo Heller....G
Greene st, 78—Solomon Cohen....C
Greene st, 78—The Tanner Co....C
Greene st, 78—Edw Priest & Harry Reiss....G
Greene st, 219—M Steinthal & Co....G-A
Henry st, 86-88—Isaac Goodstein....C-SS
Henry st, 86-88—Rosrio Lupo....A
Henry st, 86-88—Jacob Lieberman....G-C
Henry st, 86-88—Barnett Tucker....G-C-A
Henry st, 86-88—Joseph Mazursky....G-C
Henry st, 86-88—Louis Teinstein & Morris Goldburg....G-C-A
Henry st, 86-88—Jacob Applebaum....G-C
Henry st, 94—W B C Blatchford et al....C
Henry st, 234—Abraham Sakosky....C
Madison st, 248—Louis Cohen....C-G
Maiden la, 145—A G Belden & Co....A
Mulberry st, 132-8—Geo A Jaeger....C-G
Mulberry st, 132-8—Standard Paper Box Co, G-C
Mulberry st, 132-8—Chas Stahl & Augustine Jaeger....G-C
Mulberry st, 132-8—E Mayer & J Neuman.G-C
Mulberry st, 132-8—Gustave L Jaeger....G-C
Mulberry st, 132-8—Gustave L Jaeger....C
New Chambers st, 22—Peter H Hutelines....C
Norfolk st, 76—Nathan Dorsky....G
Orchard st, 49—Wolf Nadler....E
Pearl st, 302—Lewis Smith....G
Pearl st, 307—Wm C Jones....C-G
Pearl st, 323—Est J Goldstein....C
Pearl st, 440—Benj Luft....G
Pearl st, 440—Gaul Lithograph Co....G
Perry st, 158-60—Geo Pine Turpentine Co, of N Y....H-A
Pike st, 2-4—Est Catherine A Depeyster....SS
Pike st, 35-7—Sam Ginsberg....G-C-A
Reade st, 79-81—Consolidated Gas Co....C
Reade st, 79-81—Rebecca Harney Est....C
Reade st, 79-81—Bernard Levy & Jos Levy...A
Reade st, 79-81—Chas Quenzen, Inc....G-C-A
Reade st, 79-81—Standard Auto Sup Co....G-A
Reade st, 79-81—Cabinet Letter File Co, G-C-A-L
Reade st, 79-81—Blackman Talking Machine Co....G-A
Ridge st, 119-27—Fanny Frankel....C
Rivington st, 6—Est Caroline White....SS
South st, 2-3—John Curtain....G
South st, 90—Est Wm F Milton....D-C-B
Spring st, 266—Guistino Sallusto & Co....C
Spruce st, 15—Bates Advertising Co....G
Spruce st, 29—Oscar Scherer & Bro....C
Suffolk st, 186 (rear)—Henry Brodman....C
University pl, 64—Jacob Greenberg....C
University pl, 64—Arthur Graef....C
University pl, 64—Louis Rosenblatt....G
University pl, 64—Harry Weisser....G
University pl, 74—Multi Dress Co....C
University pl, 82—Epstein & Nadler....G
University pl, 82—Geo Flamholtz....G
Warren st, 56—David Gottlieb....A
Warren st, 56—American Addressing Co....A
Warren st, 57—Jos Heckler....C
Warren st, 61—Chas Storm....C
Warren st, 70—Simon Blaut....C
Washington pl, 21—Henry & Chas Brand....G
Washington pl, 21—Alpha Cloak Co....G
Washington st, 81-5—Anton G Ayoub....G
Washington st, 81-5—Benj Nazloun....G
Washington st, 81-5—Naser Katen & Nahass..G
Washington st, 81-5—Shaker N Arida....G
Washington st, 81-5—Solim Nafash....G
Washington st, 431—Stephen Kuhar....C
Washington st, 437—Empire Ornamental Glass Co....C
Waverly pl, 3-5—Bourke Cochran....C
Waverly pl, 3-5—Rogatz Bros....C
West Houston st, 57-61—Bernard Trosky....SS
Willett st, 29—Oscar Rothman....C-I
Willett st, 29—Meyer Friedman....C-G
Willett st, 29—Bernard Rosenstein & Jacob Goodman....G
Wooster st, 29—Louis Lebendiger....G
Wooster st, 165—Henry Z Kressler et al....C

*Numbered Streets.*

4th st, 14 W—Holtite Mfg Co....G
4th st, 14 W—N Y Hat Leather Co....C-G
4th st, 14 W—American Apron Co....G
8th st, 14 E—Morris Friedman....C
8th st, 24 E—Edward N Tailor....C
9th st, 33 E—Karl Fried....C-G
9th st, 33 E—Brimberg, Strelser & Goldstein, C-G
9th st, 33 E—Jos Schwartz & Levine....C-G
11th st, 55 E—Miles Tierney....C
14th st, 314 W—Daggett & Ramsdell....A
15th st, 203 E—Augustus Van H Stuyvesant Est....C
15th st, 203 E—Lawrence Grossengbel....C
16th st, 5-7 E—Walter D Lewisheim....SS
21st st, 301 E—Louis Wernstein....C
23d st, 54 W—Chas B & J Warner....G
24th st, 107 W—Consolidated Gas Co....C
24th st, 107 W—Mary T Donovan....C
24th st, 141-3 W—Samuel Sragow....I
24th st, 141-3 W—Max Fischman....I
24th st, 141-3 W—Louis Seiden....I
26th st, 11-13 E—Singer Bros....C-G
26th st, 11-13 E—Samuel Miller....C
26th st, 22-4 W—Morris & Harry Gordon....C
26th st, 22-4 W—Herman Jacoby & J Stahl...C
26th st, 22-4 W—Samuel Grossman....C
26th st, 549-55 W—A Garside & Son....C
26th st, 549-55 W—John Williams, Inc....C
28th st, 146-8 W—David Koldoney....A-G
28th st, 146-8 W—Great Britain Dress Co....A
28th st, 146-8 W—Dorfman & Korman....G-C-A
28th st, 146-8 W—Wm Grossman....C
28th st, 146-8 W—Freid Garment Container Co....G
29th st, 11 W—Hygrade Emb Works....C
29th st, 157-61 W—John E Rohrbeck....C
29th st, 157-61 W—Louis Gleitsman....C
29th st, 157-61 W—Josephine M Schweinler...C
29th st, 157-61 W—Alton Dress & Waist Co...G
29th st, 157-61 W—Jacob Atkin....G
29th st, 157-61 W—Isidore Hershfield....G
29th st, 157-61 W—Lazai Olive....G
29th st, 157-61 W—Amco Realty Co....C
29th st, 518-60 W—Acmo Realty Co....C
29th st, 518-60 W—Norden & Schneider....G
29th st, 518-60 W—Philip Fauer....G
30th st, 230 W—Jos Olafberg....C
30th st, 230 W—Rebecca Cohen et al....C
32d st, 318-24 E—Fuller, Burr Co....C
34th st, 613-51 W—I C Wickes....C
34th st, 648-50 W—Theodore P Huffman....SS
35th st, 9 E—Sarah Hardley....D-G
36th st, 609-11 W—Est Frederick Radle, Inc...C
73d st, 161 E—Edward S Harkness....K-L
85th st, 157 E—Unger Parquet Flooring Co, Inc....A-G-E
90th st, 73 E—Strauss & Gutman, Inc....A-H
95th st, 146 W—Margaret A Mantell....C
95th st, 217 E—Est Moritz Oesterreicher....G
102d st, 430 E—The Railway Eng & Mfg Co...D
102d st, 430 E—Antoni Lamanna....D
107th st, 204-6 E—Eliza McManus Est....SS
133d st, 16 E—James Everhard's Breweries...A
181st st, 512-14 W—Washington Bridge Repair Co....A-G

*Named Avenues.*

Audubon av, nec 190th st—Henry Ketzenger..J
Av A, 166—Slovak Press Co....D
Av D, 152-60—Henry Marblestone....C-G-A
Av D, 152-60—Wm F Metz....G
Av D, 152-60—Samuel Fishgrund....C-G
Av D, 152-60—Herman Gluckman....C-G
Av D, 152-60—D H McAlpin & Co....C
Broadway, 661—Moses Sahlein....SS
Broadway, 1700—The Searchlight Co....D
Broadway, 1744—Jane E Faitoute et al....C-B
Lexington av, 1—One Lexington Av Co....SS
Park av, 583—Cryder & Co....C-G
West Broadway, 225—Est Louis H Orth....C
West Broadway, 247—A & S Cohen....G-C
West Broadway, 247—John Munro....C
West Broadway, 249—Chas H Keys....C
West Broadway, 249—Julius Senatore....C

*Numbered Avenues.*

1st av, 479—Myles Realty Co....B
2d av, 374-80—Art Lithographic Co....G
2d av, 374-80—Leo H Hirsch & Co....G
2d av, 412—Elfen, Enoch & Co....G-C
2d av, 2076—Dorzin Bros....SS
3d av, 753—Michael J Jennings....E
3d av, 981-3—Mrs Charles Mathison....D
3d av, 2224-34—Reformed Low Church of Harlem....C
4th av, 354-60—Hess Bldg Co....SS
5th av, 139—Newark Tortoise Shell Co....G
5th av, 139—Chas Maisel Co....C-G
5th av, 139—Cecelia C D'Andigne....C
5th av, 139—Rowland & Marsulus....A-G
5th av, 303—Philipse Manor Co....SS
5th av, 366—Samuel Ulrich....G
5th av, 615—Geo Kemp R E Co....SS-C
6th av, 157—Geo H Beyer Est....C
6th av, 448—Townsend Underhill....C
6th av, 470—Henry J Schwartz et al....C
6th av, 471—Alexander Rich....C
6th av, 471—Jacob Goldman....C
6th av, 751—Thomas P Fitzsimmons....C
6th av, 751—Frank Douglass....C
7th av, 391—Morris Zuckerman....C
8th av & 17th st—Townsend & Knab....I
9th av, 533—William Hodde....C
9th av, 554—Solomon Spektor....C
10th av, 509—Samuel Berkowitz....C
11th av, 390—Henry S Beckwith....C
11th av, 390—Alfred E Hoebet....C
11th av, 410—William Hinsdal....C
11th av, 428—Peter Vignati....C
11th av, 437—Harry G Haft....G
11th av, 484 (Astoria)—Paul Sachse....L
11th av, 573—Chas C Ellis R E Co....C

### Bronx.

*Numbered Streets.*

136th st, 241-5 E—Federal Huber Co....C
176th st, 781—Ernst Koch & Geo H Hedersheimer....A-G-H

*Named Avenues.*

Bathgate av, 1668—Ericson Realty Co....G-J
Bathgate av, 1819—Benj B Goldenberg....C
Bathgate av, 2153—John Arena....C
Bedford Pk Blvd, e Webster av—Bedford Park Garage....C-G-L
East Fordham rd, 207—James Thomson.C-A-G-H
Washington av, 1637—Frances Saward....B

### Brooklyn.

*Named Streets.*

Adelphi st, 27-37—Sacred Heart School....C
Ashford st, 220-28—Louis Moore, Kornfeld, Inc....C
Ashford st, 220-28—Twinen Mfg Co....C
Ashford st, 220-8—Mrs Meta Twinan....C
Ashford st, 220-8—Bklyn U Gas Co....C
Baltic st, 249—Philip McDonough....C
Boerum pl, 43-63—Mrs Bertha Ronalds....C
Boerum st, 43-63—Bklyn U Gas Co....C
Bridge st, 98—Boerum & Pease Co....A
Butler st, 366-88—Kronheimer & Oldenbusch..A
Chestnut st, 149—Joseph Abramson....H-A-G
Clark st, 90—McGuire & Forlidas....A-G-D-J
Dean st, 320—Troegerlith Tile Co....A-H-G-K
Delevan st, 31-33—Hugo Heuman....A
Fulton st, 482—Wright Mfg Co....C-A
Fulton st, 482—Bklyn U Gas Co....C
Fulton st, 482—Barrett Nephews Co....A
Henry st, 111-13—Geo Clavton....E
Hick st, 13-17—Bklyn Tabernacle....C-A
Jay st, 68—Jones Bros Co....A-G
Maujer st, 137—Samuel Ziff....H-A
Melrose st, 332—Bklyn U Gas Co....C
Melrose st, 332—Samuel Graber....C
Powell st, 265-87—The State Bank....C
Powell st, 281-3—Rivkin Bros....G
Powell st, 281-3—Abraham Sacks & Lazarous Kronenberg....G
Powell st, 233-5—Jacob Ruhamkin....G
Powell st, 233-35—I Breslow & J Rubin....G
Powell st, 233-35—Abraham Adelman....G
Powell st, 233-35—Henry Healter....G
Quay st, 76-78—Chevalier Bros Co....C
Roebling st, 134-42—Morris Arluck....A
Roebling st, 134-42—Est Isaac B Krinsky..C-G
Roebling st, 134-42—Bklyn U Gas Co....C
Ross st, 38-56—Nat'l Aniline & Chemical Co..C
Rutlidge st, 62-64—J Mendell Candy Co....M
Sands st, 153—Bklyn U Gas Co....C
Sands st, 153—Dominick Fabo....G
Schermerhorn st, 98-100—Robert Clarke....G-C
Schermerhorn st, 98-100—Sylvester May....G
Schermerhorn st, 98-100—A W & A H Roover. G-A
Scholes st, 220-34—Eastern Brewing Co....C
Smith st, 164—John L Whalen....C-SS
Smith st, 166-8—Whalen Bros....SS
State st, 225-31—J D Johnson Co....G-C
Willoughby st, 91—N Y Telephone Co....A
Wyckoff st, 63—John L Whalen....C-F-A-G

*Numbered Streets.*

8th st, 104-6 So—Hannah Van Winklin....C
13th st, 126-42—Mrs Mary Barth....C
17th st, 1505 E—C E Tobias....H-A-G
41st st, 742—Swedish Finnish Lutheran Church A-C
82d st, 359—Jacob Braun....A-G

*Named Avenues.*

Abington rd, 212—W J Berbecker....A
Atlantic av, 622—E G Webster & Son....G-H-A
Atlantic av, 718-29—Clarence Kenyon Co. G-A-C-D
Atlantic av, 718-29—Bklyn U Gas Co....C
Atlantic av, 861—F S Peper....K

# BUILDING MANAGEMENT

## LOFT STRUCTURES ON A NET RENTAL BASIS

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

INVESTMENT purchases of properties under a net rental basis for a term of years have decided advantages, and form an attractive class of investment. During the last few years there has been a growing tendency on the part of the purchasing public to invest money in this class of security, and there is much to recommend it. In the first place, only from one individual or concern does the income on the property have to be collected, and, in addition, the owner of the fee does not have the personal worry of dealing with the municipal departments regarding taxes and other charges. To offset this, the net income received is less than it would be otherwise, should the owner actually manage the property or employ an agent.

### Has Many Advantages.

From the tenants' standpoint the arrangement also has its advantages. In the case where the tenant only wants to occupy a portion of the structure and yet feels that his business will expand, he is in the position to rent the surplus parts of the building; yet, when the time comes that it is necessary to expand, he can reclaim the space and use it for his own purposes. Again, by the employment of a practical building manager the tenant can, in many cases, save money, the annual outlay being less than it would be had he leased for a short term of years on the usual basis. Looking at the situation in one way, he is virtually the owner of the property, without having expended a considerable amount of capital.

### Care Must Be Exercised.

To be sure, at the expiration of the lease the building and land revert to the owner of the fee; but, as a usual thing, the value of the building at that time is a negligible quantity. As an example, if the lease is for twenty-one years, with two renewals of like periods each, the building is likely to have outlived its usefulness by that time.

The ideal way of arranging a deal of this character is first to find the tenant and then erect the building to order in the district most desired. If this is not possible, then great care and judgment must be exercised that the wrong kind of structure be not erected, otherwise the operation will spell failure.

### Greenwich Village Operations.

Projects along these lines have been undertaken in the Greenwich village section and have met with success. The prime reason lies in the fact that low rentals can be obtained, largely due to the cheapness of the land. There are a large number of concerns who require considerable floor area in a well constructed and up-to-date building and yet cannot afford, or are unwilling, to expend a large amount in rentals. Of course, some concessions must be made, and the leasing firms have gone into a less populated district. In a measure they are pioneers, for, while the section is today somewhat isolated, still there is existing rapid transit, and when the new systems are put in operation the part of the city will once more come into its own.

James H. Cruikshank and William D. Kilpatrick, operating under the name of the St. John's Realty Company, and other concerns, have been active for several years in the Greenwich village section and have undertaken several large operations along the lines already laid out. In speaking to a representative of the Record and Guide Mr. Kilpatrick said:



JAMES H. CRUIKSHANK.

"Every builder builds to make a profit on his operation. Every builder in so doing follows what he conceives to be the line of least resistance. The various classes of new buildings in New York show how divergent are the ideas of builders as to what constitutes the 'best seller.'

### New Motto Followed.

"In building mercantile buildings in old and all but forgotten Greenwich village we turned our backs on the motto, 'Cheap land, cheap buildings,' and broke away from tradition and precedent by erecting costly, high-grade buildings on low-priced land.

"Our object was to cater to large business houses to whom location was no particular factor but to whom a low rent and a high-class building were absolutely essential. The low-priced land of Greenwich village enabled us to quote rents which were forty to sixty per cent. lower than the rent of duplicate buildings in central, high-priced locations. We found tenants with comparative ease, in spite of the fact that we would rent the buildings only as a whole and on a strictly net basis. When so leased, we found selling a comparatively easy task, the low rent being a prime selling asset, and the net lease, which practically makes the tenant the landlord, being most inviting to investors.

### Appeals to the Buyer.

"A net lease, under which the tenant pays city and water taxes, assessments, insurance of all kinds, complies with orders of any and every department, keeps the building and sidewalk in repair, and under which the landlord is relieved of any and all obligations, is the type of investment which appeals strongly to a buyer; for, although the amount of net income cannot be increased, it cannot, by the same token, be decreased.

"Judging the future by the past, the acme of construction in loft buildings and factories has been reached. With the exception of the sprinkler system, the difference in construction between the fireproof loft building of 1894 and that of 1914 is very slight, this difference consisting chiefly of comparatively inexpensive, but important, changes and additions relating to fire protection, such as hollow metal windows, tin-clad doors and other requirements of the Fire Underwriters, as well as additional concrete protection for steel, fire towers, etc. These features (except the sprinkler system) add but slightly to the cost of production, but are extremely beneficial in reducing insurance on building and contents and in the protection to human life.

"Hence, when a building of the very best type of modern construction, containing every improvement necessary to the economical conduct of business, which obtains minimum rates of insurance, and which affords the maximum of protection to employees, can be produced on low-priced land to lease at a rental half of that necessarily entailed in the production of a duplicate building on expensive land, such a building forms a splendid renting and selling operation, if our experience has been a fair criterion."

### Naco Soil Pipe.

A matter that is becoming of more and more importance in the eyes of the building manager and operator is the permanency and satisfactory service rendered by the buildings which may be involved. In this respect they are largely dependent on the architects who originally design the buildings and who are actually the ones responsible. That the architect is coming to an even more certain appreciation of his position is evident by the greater care which he is nowadays exercising in the selection of equipment constituting the house drainage and sewage systems.

For many years the conditions existing in the manufacture of soil pipe and soil pipe fittings were chaotic, in that no standards existed which would insure sanitary design, adequate strength and proper weight of fittings. The plumbing codes that are and have been in force in the various cities in the country merely designate that the soil pipe used shall be of a certain weight per foot, or that it shall be what is commonly known to the trade as "extra heavy."

### Slip-shod Methods.

Also under the lax manufacturing condition in vogue, foundry practice was allowed to become very slip-shod so that poor grades of iron were introduced, containing a large percentage of scrap iron and the resultant castings were porous and brittle. They were also scant in weight and size and varied greatly in wall thickness.

To overcome these dangerous conditions the American Society of Inspectors of Plumbing and the Confederated Supply Associations joined forces for the establishment of standard specifications which should be as perfect in their construction and sanitary features as modern engineering could make them. The result has been a set of specifications known as "Naco," named after the National Committee appointed by the Confederated Supply Associations, and these specifications insure a line of soil pipe fittings carefully designed solely from the point of view of the Sanitary Engineer and combining all the views and opinions of value of the manufacturers, foundrymen, practical plumbers, and State Inspectors.

The Central Foundry Company, one of the largest manufacturers of soil pipe and fittings in the country, has actively taken up the manufacture of soil pipe and fittings in accordance with the Naco specifications and has put a complete line of them upon the market. The architect is, therefore, now in a position to specify these fittings for his houses and the fact that he is nowadays being held responsible for the satisfactory functioning of every portion of the building, insures even more careful consideration of these matters of house drainage and his ultimate specifying of Naco soil pipe and fittings.

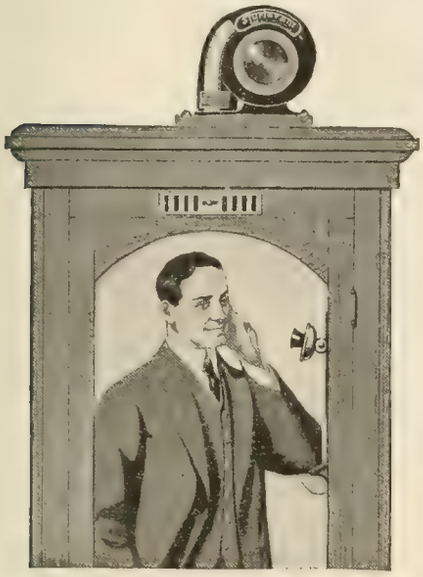
## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

### Telephone Booth Ventilator.

TO insure greater comfort while telephoning a new booth ventilator has recently been put on the market. It is generally the case that where there is no ventilating set the booth is hot, stuffy, and uncomfortable. When the door of the telephone booth is closed to obtain privacy, the supply of fresh air is shut out.

Telephone companies, during the last few years, have found a ventilator to be a real commercial asset. Comfortable booths in which there is a constant circulation of fresh air prove an incentive for longer talks over toll lines as well as additional local calls. The increased revenue made possible in this way prompts the prophecy that the near future will see all telephone booths with ventilators.



The Western Electric-Sturtevant telephone booth ventilating set is the outcome of several years of experimenting to develop a ventilator that will not interfere with conversations nor destroy the soundproof quality of the telephone booth. The set consists of a motor-driven multi-vane fan and extended air and felt pad for insulation purposes. To install the set it is only necessary to cut a round hole in the top of the booth and two slots for outlet gates.

The fresh air is supplied quietly and without any draught. The foul air escapes through the vents that are specially devised to prevent any sound from being heard outside. By flooding the booth with cool, fresh air the set gives comfort to the occupant even on the warmest days.

### Eliminating Electrolysis.

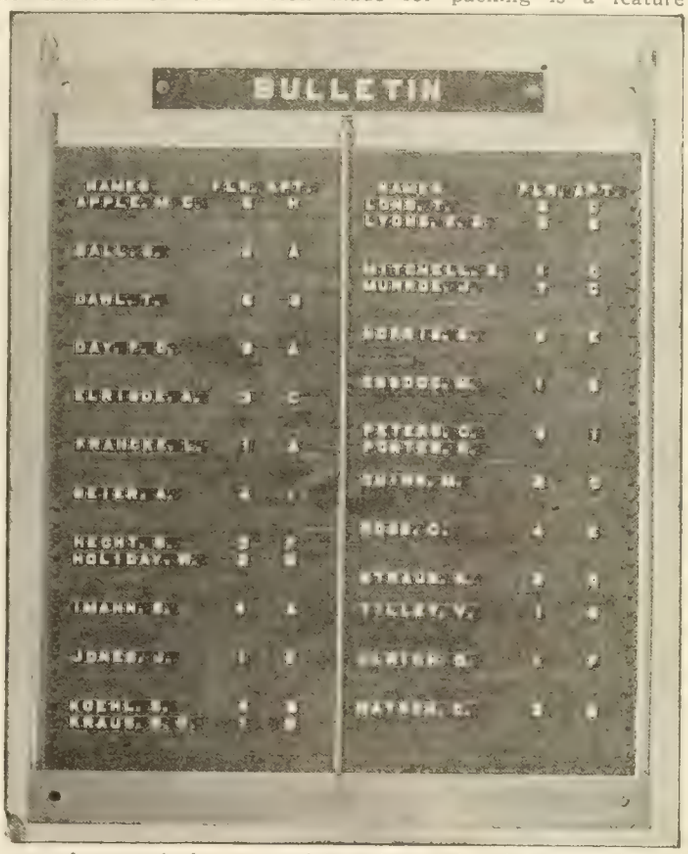
SYSTEMS of return feeders, designed to take care of the current which is now causing the electrolysis of the water pipes in Canton, O., says the Engineering News, has been agreed upon by Professor A. F. Ganz, who was employed as the city's electric expert to investigate the matter, and J. G. Swain, superintendent and engineer of the Northern Ohio Traction Company, whose circuits were causing the trouble. The company will enter into a written agreement with the city for the installation of the return feeders, which will be placed at various points where electrolysis has been noted and run back to the power house. Meters will be so placed as to allow periodic tests in order to see whether the system is working properly, and it is believed that by this means the city's water pipes can be fully protected.

Professor Ganz has spent the past four months in Winnipeg, Manitoba, where he was retained by the Public Utilities Commission of the province to assist in an investigation of the electrolysis situation.

### Apartment Bulletin for Trade People.

ANNOYANCE caused by unnecessary ringing of call bells in apartments because the management has not had the foresight to have a plain and easily read directory of tenants in basement of apartment buildings, may be eliminated by the use of a device that extends the usefulness of the Tablet and Ticket Company's system of unit letters.

The accompanying illustration shows the device as it appears in some of the largest apartment houses in New York. The bulletin contains not only the name and the floor on which the customer lives, but also the number of the apartment so that time may be saved both for the tenant and the tradesman by preventing useless calls. The Tablet & Ticket Company, of 381 Broadway, has perfected this bulletin board a little further by providing unit metal letters, white on a black background, so formed as to give uniform and proper spacing so that house announcements may be neatly printed, and even out-door advertising signs announcing size, location and other features of vacant apartments may be attractively presented at all times.



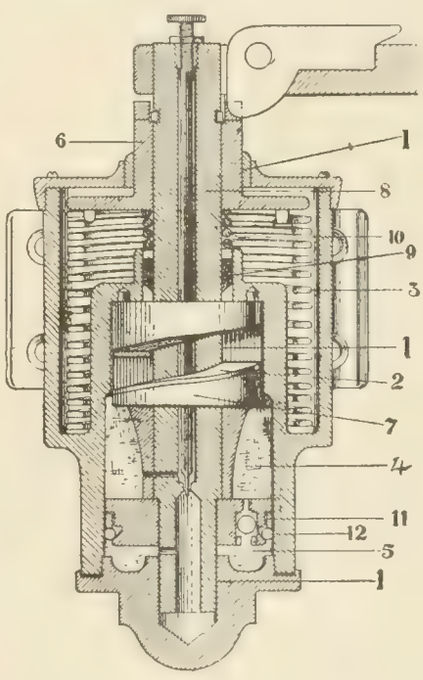

By the use of these letters and figures on an exterior sign, near the entrance of the building, an agent's renting talk can be presented to be read constantly by the passerby on the street. When the advertised apartment is rented the same sign board may be used by merely transforming the lettering and the figures so that the advantages of any particular suite of rooms may be constantly before the public. Some apartments are using this system on a smaller scale in elevators, to indicate that packages, telegrams or letters are awaiting tenants. These boards are placed in elevators or in the halls.

A novel use for the Wilson system of paper letter bulletins is in the form of a code letter sign distinctive for each tenant in the building. To insure privacy Mr. Smith will have the letter code "CY," while Mr. Brown, in the same building, will have a letter code "ED." If a telegram comes for Mr. Smith, the bulletin board announces: "CY, telegram."

This system eliminates a feature of the tipping evil and it also keeps the tenant in more direct touch with the central office in the apartments.

### Door Check of Novel Design.

ILLUSTRATED herewith is a sketch of a new door check operating on a novel principle that is being introduced by the Modern Door Check Company, 134 South Clinton street, Chicago, Ill., the two conspicuous features of which are the torsion type of spring on which the strain is quickly divided under all conditions, thereby minimizing the possibility of breakage and the vertical liquid chamber which is kept constantly full by the extra feed chamber provided to prevent the door jerking or pounding. The check is also securely packed to prevent leakage, and the automatic take-up and phosphor-bronze bearings are additional improvements in its strength and constructive simplicity. The shaft is supported at the top and bottom and in the center, thus assuring perfect alignment. The phosphor-bronze bearing on the cams carries the load when the door is checked. In this connection the wear is taken up by the spring having a lifting tension, the lower cam being pinned to the shaft, and the spring winder keyed to the shaft, assuring the bearings of pulling together. This prevents jerking or pounding and the door is always controlled smoothly from the time of release until closed. When the turnbuckle arm is lengthened it will allow the main arm to extend beyond right angles and the liquid release becomes operative and gives full spring length just at the closing point and snaps the latch. The piston ring retainer automatically takes up any wear that may develop on the piston rod. The provision made for packing is a feature especially adapted for the prevention of leakage during transportation. The illustration shows the packing far above the liquid, so that when the check is on the door there is no possibility of the liquid coming in contact with the packing. The door checks are made in three sizes, with reversible corner, hanging, or flush brackets. The component parts have been numbered: 1 being the main shaft; 2 phosphor-bronze bearing on the cams; 3, fifteen coil torsion type flat wire spring; 4, extra feed chamber; 5, liquid chamber; 6, spring winder; 7, lower cam; 8, shaft; 9, packing; 10, compression spring; 11, piston ring, and 12, piston ring retainer.



# CURRENT BUILDING OPERATIONS

## New Apartment House on Washington Heights Which Combines Many New Features for Convenience of Tenants

RENTING a new apartment house in its entirety before completion is a difficult problem in these days, particularly when so much is heard on every side about the overproduction and the great number of "to let" signs to be seen upon houses of this type in all section of the city. Still this has been accomplished, and without a single rental concession. An apartment to be rented in this manner must, of course, contain distinctive features, and have much to commend it, or it would not have proved so attractive to prospective tenants. These facts are quite true of the apartment house which is now nearing completion at 556 West 180th street, Manhattan.

Schwartz and Gross, of 347 Fifth avenue, are the architects who prepared the plans and specifications for this building, and it has been erected under their supervision. They have given much thought and study to apartment house design in general, from the view point of permanent rentals and satisfied tenants, and the result of their study, particularly in this case, has proved that their ideas in regard to the requirements of strictly modern apartments are feasible and advantageous to both owners and tenant.

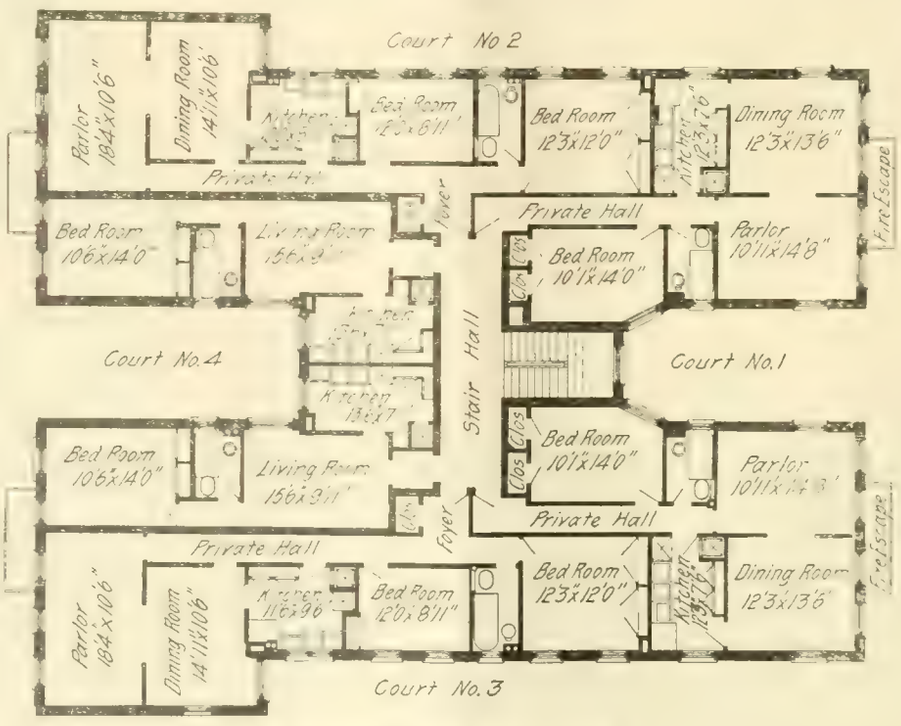


Schwartz & Gross, Architects.
NO. 556 WEST 180TH STREET.

This new structure, which is five stories and basement in height, occupies a plot 75x100 feet in the north side of West 180th street, near St. Nicholas avenue. It is a neighborhood of new apartments for which comparatively high rentals are obtained, many times for apartments poorly planned and which in another section of the city would have rented for much less money.

The exterior of the building is designed in a simple style, and without excess of ornamentation. The front is of light buff brick with a granite base, and sills, lintels and pilasters of buff Indiana limestone. Cornices are well designed of galvanized iron, painted to match the stone trim. The five floors are arranged in separate suites or apartments of three, four, and five rooms and bath, six apartments to a floor.

Probably the prime reason for the immediate success in renting this apartment house lies in the fact that all rooms are considerably larger than are usually to be found in apartments of this class. In many cases an extra room could have been squeezed into the suite, but this has been omitted in order to obtain larger and better proportioned rooms. This seeming sacrifice has proved advantageous, however, as a renting proposition, for as a consequence to the increased size of these rooms, they are much better lighted, and better ventilated than would have been possible had the rooms been made smaller. Four large courts, two side, one front, and one rear, assure the best possible light and proper ventilation to all rooms. Another reason for the popularity of this building can be traced to the fact that only the best workmanship and the highest type of materials were used throughout. Alexander McDowell, the owner and builder of this apartment house, has had a long experience in the building trade, with an enviable reputation for honest building.




A WELL ARRANGED FLOOR PLAN.

Interior woodwork and trim throughout is of chestnut and white pine. The finish in all rooms with the exception of the kitchen is in white enamel. All floors are of hardwood, or parquet with waxed finish. The bathrooms have tiled wainscot and floors, and the plumbing fixtures are of white porcelain of a better quality than is usually to be found in apartments except of the very highest class. Showers have also been installed, and the bathrooms are complete as to toilet accessories, which are of brass, nickel plated.

Particular attention has been given to the kitchens in this building. These rooms are large enough to allow the proper placing of fixtures and are so arranged as to provide for the maximum efficiency in the preparation of meals, and the necessary kitchen work. The equipment of all kitchens consists of a gas range with elevated oven, white porcelain sink and wash trays, refrigerator, dumbwaiter, dish and broom closets. Each apartment has an ample number of commodious "built in" closets and wardrobes, well placed in relation to the rooms they serve.

Still another reason why this building has proved so easy to rent is the fact that much thought and study has been expended upon the decorative scheme of the various suites, for it is here that care and good taste on the part of the owner and architect is most apparent to the tenant. Wall papers have been selected and hung with due regard to the use of the separate rooms, and in colors that will not detract from the natural light. The trim throughout, in design, is quite plain, without elaborate moldings. The lighting fixtures have been well placed, and were selected for their modest, yet dignified, lines. It has proved an easy proposition to obtain tenants for a building which is designed and built properly, and the tenants, as a class, are sure to be better in character and more permanent than is usually the case in most apartments.

Excellent rapid transit facilities have no doubt been an influencing factor which decided a number of tenants to lease apartments in this building, as accommodations are provided for travel in all directions. One block north is 181st street, the main east and west artery of the Washington Heights section. Direct communication with all parts of the Bronx is afforded by way of the trolleys which operate over Washington Bridge. These cars have their Manhattan terminal at the subway station at St. Nicholas avenue and 181st street. The subway provides the best method of travel southward to lower Manhattan and Brooklyn and northward to Van Cortlandt Park.

**Contract for Brooklyn Playground.**

T. J. Buckley Construction Co., 303 Fifth avenue, Manhattan, has received the general contract for the construction of the Betsy Head Memorial Playground and Recreation Center in the Brownsville section of Brooklyn. The work is being done under the jurisdiction of the Public Recreation Commission of the City of New York. Henry B. Hertz, architect, 32 West 31st street, has prepared the plans. The project includes a field 310x410 feet, with a quarter mile running track, open-air swimming pool, 50x100 feet; open-air and indoor gymnasium for men, a field house and four shelter houses. The cost will be over $100,000.

**Building for Furniture House.**

John McKeefrey, 1416 Broadway, Manhattan, has received the general contract to erect a store and loft building at 33-35 Flatbush avenue, Brooklyn. The building will be of brick, limestone and terra cotta. It will be seven stories in height and will be strictly fireproof. The plot covered will be 50x100x25 feet, and runs through the block to 72 Rockwell place. The plans were prepared by Frederick Putnam Platt, architect, 1123 Broadway, and Henry L. Norris, 32 Liberty street, is the owner. The new building has been leased to B. G. Lattimer & Sons Co., dealers in furniture and carpets, who will occupy it as a warehouse and salesrooms.

**Contract Awarded for Factory.**

J. Odell Whitenack, 231 West 18th street, New York City, has received the general contract for the erection of a factory building in Long Island City. The building will be located at Williams street and Harris avenue and will be five stories in height, of brick and reinforced concrete. Construction will be fireproof throughout. It will cover a plot 90x161 feet. The building is owned by Frederick Ayer, of Boston, and has been leased for a long term to the Sterling Gum Co., 111 Fifth avenue, New York City.

**Contract for Fourth Avenue Loft.**

A general contract was awarded this week to R. H. Casey, 246 West 16th street, New York City, for the erection of a three-story store and loft building at 451-453 Fourth avenue. The building is to be erected for the Ogden Goelet Estate, 9 West 17th street, owners, from plans and specifications prepared by John H. Duncan, architect, 347 Fifth avenue. The building will cover a plot 50x100 feet.

**K. of C. Contemplate Building.**

New York Chapter, Knights of Columbus, is raising funds to be used for the purchase of a site and the erection of a modern clubhouse which will cost about $150,000. At the present time no definite details have been decided upon nor has an architect or site been selected. Action will probably not be taken until after January 1, 1915. Wm. P. Myhan, 120 Franklin street, N. Y. C., is chairman of the committee in charge.

**New Dormitory for Jones Institute.**

John D. Cosgrove, Glen Cove, L. I., was awarded the general contract to build a dormitory building near Hicksville, L. I., for the Jones Institute, Hicksville; Charles Berner, Sea Cliff, L. I., president. The structure will be of brick, two stories in height, 40x100 feet, with two wings 30x72 feet each. S. J. Stammers, 500 Fifth avenue, New York City, and Frederick Briggs, Plandome, L. I., associated architects, prepared the plans. The operation will cost about $65,000.

**Contemplated Apartment.**

I. Randolph Jacobs, 30 East 42d street, who recently purchased the property at 159-165 East 79th street, will probably erect a modern apartment house there in the near future. No plans have been prepared, nor have details been definitely decided upon.

**Architect May Build Apartments.**

John P. Boyland, architect, 2526 Westchester avenue, the Bronx, who recently purchased the block front on the west side of River street, Field place to 184th street, and contemplates improving the same with two five-story apartment houses. No details have been decided as yet. Owner will prepare the plans and take all estimates.

**South Norwalk Contemplates Hospital.**

The Norwalk Hospital Association, Christian Schwartz, president, contemplates the erection of a modern hospital building on Connecticut avenue, South Norwalk, to cost in the neighborhood of $75,000. The architect for the building will probably be decided upon by a competition which will possibly be announced next month. Definite details have not been decided upon.

**Improvement for Sun Site.**

Frederick Putnam Platt, architect, 1123 Broadway, has been retained by the Sun Printing & Publishing Co. to prepare plans and specifications for the building to replace the one occupied by the New York Sun publication for a number of years at the southeast corner of Nassau and Frankfort streets. While the improvement will mean virtually a new structure, technically speaking, it must be classed as an alteration, as it is planned to utilize one and possibly part of another of the present interior walls. The rest of the building will be newly constructed and it will be built to a height of three, five or seven stories, as will be determined later. The basement, sub-basement and first floor stores have been leased for a long term to David A. Schulte, as announced in another column of this issue.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN, N. Y.—The Prospect Park Branch Y. M. C. A., 359 9th st, contemplates the erection of a dormitory building at 351-355 9th st. An architect will not be considered until about December 5.

BALDWIN, L. I.—The Board of Education of Baldwin (Nassau Co.), Dr. J. Steel, president, is receiving competitive sketches for a school here to cost about $40,000. No architect selected.

JERSEY CITY, N. J.—The Hamilton Manufacturing Co., Hamilton, Wis., lessee of land and owner and builder, contemplates the erection of a warehouse here in the Communipaw section. No architect is selected. The American Type Founders Co., Communipaw av, owner of land.

MIDDLETOWN, N. Y.—St. Paul's M. E. Church, R. Irving Watkins, pastor, 58 West Main st, contemplates the erection of a 2½-sty frame parsonage at 115 West Main st, to cost about $8,000. No architect selected.

NORTH TONAWANDA, N. Y.—The Electric City Lodge, No. 663, I. O. O. F., contemplates the erection of an Odd Fellows temple here. No architect has been retained.

SALAMANCA, N. Y.—The Holy Cross Polish Catholic Society, Rev. Father Emick, pastor, contemplates the erection of a church here. No architect selected.

GREAT KILLS, S. I.—Joseph A. Wasserman, 2111 Southern Boulevard, Manhattan, contemplates the erection of a group of residences at Dewey, Schley and Shafter avs. No architect selected.

NEWARK, N. J.—The First Congregational Jube Memorial Church, Rev. T. Aud Muffatt, pastor, 68 Van Ness pl, contemplates rebuilding the stone church at Clinton av and Wright st. Cost, about $30,000. No architect selected.

LARCHMONT GARDENS, N. Y.—Adrinn C. Petitpain, 507 5th av, Manhattan, contemplates the erection of a 2½-sty frame residence. No architect selected.

POUGHKEEPSIE, N. Y.—Competition will close October 5 for the $150,000 city hall at the southeast corner of Main and Washington sts for the city of Poughkeepsie. D. W. Wilbur, mayor, Municipal Building.

NASSAU COUNTY.—The Board of Supervisors of Nassau County, Philip J. Christ, chairman, Hyde Park, L. I., contemplates the erection of a tuberculosis hospital here, to cost about $75,000. The public will vote on proposition in November.

## PLANS FIGURING.

DWELLINGS.

MORRISTOWN, N. J.—Plans are being figured for a 2½-sty terra cotta block and stucco residence for Frederick P. Humphreys, care of architect, Harrie T. Lindeberg, 2 West 47th st, Manhattan. Cost, about $150,000.

WARWICK, N. Y.—Mason R. Strong, 7 Wall st, Manhattan, architect, is taking bids on general contract for a 2½-sty hollow tile and brick veneer residence on Colonial av for Morris Rutherford, this place. Cost, about $25,000.

SUMMIT, N. J.—Wharten Green, care of the Beaver Construction Co., 22 William st, Manhattan, is taking bids to close about September 28 for a 2½-sty brick and stucco residence, 40x35 ft., from plans by F. G. Hasselman, 30 East 42d st, Manhattan. Cost, about $16,000.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, Manhattan, architects, are taking bids for a 2½-sty residence and garage, 40x85 ft., for Donald Scott, 9 East 9th st, Manhattan. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about $125,000.

MUNICIPAL WORK.

PLAINFIELD, N. J.—The Joint Municipalities of Plainfield, North Plainfield and Dunellen, James T. McMurray, 151 North av, Plainfield, is taking bids for a sewerage disposal plant system at Darling Farm, from plans by George W. Fuller, 170 Broadway, Manhattan, engineer. Cost, about $400,000.

PUBLIC BUILDINGS.

EAST ORANGE, N. J.—Bids will close September 30 at 8.30 p. m. for alterations and additions to the library at Main st and Munn av for the East Orange Public Library, Board of Trustees, Ed. O. Stanley, president. Hobart A. Walker, 437 5th av, Manhattan, architect. Cost, about $40,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Warren & Wetmore, 70 East 45th st, have nearly completed plans for a 12-sty apartment house, 100x125 ft., at the northwest corner of Park av and 54th st for the N. Y. Central & Hudson River R. R. Co., 70 East 45th st, owner of land; 400 Park Av. Co., care of Fullerton-Weaver Co., 1 Madison av, lessee of land and owner of building.

LEXINGTON AV.—Hertz & Siegel, 820 East 168th st, are preparing sketches for alterations to the 5-sty tenement southwest corner of Lexington av and 51st st for Isaac Koch, Hotel Theresa, 7th av and 125th st. Cost, between $15,000 and $20,000.

CHURCHES.

137TH ST.—Ludlow & Peabody, 101 Park av, have completed plans for a 1 and 2-sty brick and stone church and school, 40x90 ft., in the north side of 137th st, between Lenox and 7th avs, for St. James Presbyterian Colored Church, care of Church Extension Committee of Presbytery of New York, 156 5th av.

DWELLINGS.

227TH ST.—Moore & Landsidel, 148th st and 3d av, Bronx, are preparing plans for a 1¼-sty frame residence, 22x50 ft., at 116 West 227th st for Sophia Hummel, 22 Marble Hill av. Cost, about $4,000.

FACTORIES AND WAREHOUSES.

WEST BROADWAY.—C. P. H. Gilbert, 25th st and Broadway, architect, will soon take bids on general contract for alterations to the 10-sty brick and stone warehouse, 100x100 ft., at West Broadway, Franklin and Hudson sts for Francis H. Leggett & Co., 13th av and 27th st. Cost, about $80,000.

MUNICIPAL WORK.

MANHATTAN.—Plans have been completed privately for the reinforced concrete, wood piling, 650x80 ft., Pier C. at the N. Y. Navy Yard, for the U. S. Government, Navy Department, H. R. Stanford, Chief Bureau of Yards & Docks, Washington. Cost, about $150,000. Bids will likely be called for about Oct. 20.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids September 21 for materials to be furnished for machine shop for P. S. 100. No bids were received for item 1 and 2. For item 3, National Fireproofing Co. was low bidder at $614. For item 4, H. C. Stowe Construction Co. at $570. For item 5, Emanuel Trubner, at $426.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SEABURY PL.—Goldner & Goldberg, 391 East 149th st, are preparing sketches for a 5½-sty apartment, 149x111 ft., at the corner of Seabury pl and Charlotte st for Isadore Robinson, 685 East 172d st.

184TH ST.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty apartment, 50x82 ft., at the northwest corner of 184th st and Ryer av for a building corporation to be formed. Cost, about $50,000.

GRAND CONCOURSE.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty tenements, 50x78 ft., on the west side of Grand Concourse, 100 ft. south of Field pl, for P. J. Kearns, 2311 Grand Concourse, owner and builder. Cost, about $100,000.

PARK AV.—Goldner & Goldberg, 391 East 149th st, have prepared plans for a 5-sty apartment house, with stores, on a plot 75x100 ft., at the northeast corner of Park av and 183d st, to cost $70,000, for the Isaac Leader Realty Corporation, care Brand & Silverstein, 4014 Park av.

STEBBINS AV.—M. Zipkes, 405 Lexington av, has completed plans for a 6-sty tenement, 50x100 ft., on the east side of Stebbins av, 563 ft. north of 165th st, for Louis E. Kleban, 1714 Crotona Park East. Cost, about $55,000.

DWELLINGS.

LIEBIG AV.—The Tremont Architectural Co., 401 East Tremont av, have completed plans for a 2-sty frame residence, 47x25 ft., on the west side of Liebig av, south of 261st st, for William A. Kenny, 420 West 259th st. Cost, about $3,500.

SCHOOLS AND COLLEGES.

THE BRONX.—All bids were laid over for alterations and repairs to heating and ventilating apparatus in Morris High School.

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*Contemplated Construction—Bronx, Continued.*

THE BRONX.—Bids were opened by the Board of Education September 21 for installing heating and ventilating apparatus, Philip & Paul, low bidders at $16,951, and for installing temperature regulation in additions to and alterations in P. S. 21, Johnson Service Co., at $1,000.

STABLES AND GARAGES.

COTTAGE PL.—Fred Hammond, 391 East 149th st, has completed plans for a 2½-sty brick stable on the east side of Cottage pl, 52 ft. south of Potomac Park South, for Mr. Brinkworth, care of architect. Cost, about $15,000.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BARRETT ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x88 ft., in the west side of Barrett st, 100 ft. north of Sutter av, for Mayer Honman, 121 West 111st st, Manhattan. Cost, about $50,000.

7TH AV.—Arthur H. Carlson, 157 Remsen st, has completed plans for a 4-sty tenement at the northeast corner of 7th av and 41st st for the Hynes Real Estate Co., 44 Court st, owner and builder. Cost, about $50,000.

7TH AV.—A. H. Carlson, 157 Remsen st, has completed plans for a 4-sty tenement, 50x88 ft., on the east side of 7th av, 50 ft. north of 41st st, for the Hynes Real Estate Co., 44 Court st, owner and builder. Cost, about $50,000.

MILLER AV.—Cohn Bros., 361 Stone av, have completed plans for three 4-sty tenements, 50x85 ft., on the east side of Miller av, 50 ft. north of Belmont av, for the Expert Building Co., 1476 Pitkin av, owner and builder. Cost, about $90,000.

GLENMORE AV.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 50x90 ft., at Glenmore and Georgia avs for the Idan Holding Co., S. Sassulsky, president, 512 Hopkinson av, owner and builder. Cost, about $40,000.

COOPER ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement with stores, 50x89 ft., in the north side of Cooper st, 75 ft. west of Central av, for Wallsil, Inc., S. Wallerstein, president, 318 Williams av, owner and builder. Cost, about $25,000.

WARWICK ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 3-sty tenements, 22x75 ft., in the east side of Warwick st, 100 ft. north of New Lots rd, for the Warwick Improvement Co., S. Ettlinger, president, 635 Ashford st, owner and builder. Cost, about $25,000.

CLARENDON RD.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty brick tenement, 40x80 ft. on the south side of Clarendon rd, 40 ft. east of Bedford av, for the Conrad Realty Co., Morris Kalt, president, 5306 13th av, Brooklyn. Cost, about $25,000.

DIVISION AV.—Chas. M. Straub, 147 4th av, Manhattan, is preparing plans for two 6-sty stores and tenements, 40x107 ft., on Division av for Princus Maizman, 64 Allen st, Manhattan. Cost, about $55,000.

12TH AV.—Work will soon start on two 4-sty tenements, 50x85 ft., on the north side of 12th av, 50 ft. east of 51st st, for Paul Connelly, New Utrecht av and 52d st, owner and builder. A. G. Carlson, 157 Remsen st, architect. Cost, about $25,000 each.

ELMORE PL.—Shampan & Shampan, 772 Broadway, have prepared plans for two apartments on the east side of Elmore pl, 99.10 ft. south of Newkirk av, and on the west side of Delamore pl, 100.2 ft. south of Newkirk av, for Max Stein. Cost, about $90,000.

MILLER AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x84 ft., at the northeast corner of Miller and Belmont avs for the Expert Building Co., Max Newfeld, president, 1476 Pitkin av, owner and builder. Cost, about $30,000.

DWELLINGS.

6TH AV.—William Debus, 86 Cedar st, is preparing plans for nine 2-sty residences, 21x38 ft., at the northeast corner of 6th av and 80th st for the Henry Roth Building Co., 1560 Myrtle av, owner and builder. Cost, about $31,500.

VOORHIES AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for six 2-sty brick residences, 20x32 ft., on the north side of Voorhies av, 174 ft. west of Sheepshead Bay rd, for Chas. Lindenbaum, builder, care of architects. Cost, about $3,500 each.

23D ST.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for nine 2-sty residences, 18x32 ft., in the west side of East 23d st, 100 ft. south of Vanderveer pl, for Chas. Goell Construction Co., 2586 Bedford av, owner and builder. Total cost, about $27,000.

AV I.—The Ascutney Realty Co., 1721 Av J, contemplates the erection of a 2½-sty residence at Av I and East 19th st, from plans by S. H. Cutting, 1721 Av J. Cost, about $15,000.

PITKIN AV.—Cohn Bros., 361 Stone av, are preparing plans for five 3-sty brick residences, stores and offices, 20x75 ft., at the corner of Pitkin av and Chester st for D. Isaacowitz, 316 Hopkinson av, owner and builder. Cost, about $30,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education Sept. 21 for installing heating and ventilating apparatus in P. S. 178. Leslie Heating Corporation low bidder at $53,825. For installing temperature regulation in same school, Johnson Service Co., at $5,241.

BROOKLYN.—The Board of Education opened bids September 21 for installing electric equipment in new P. S. 179. Jandous Elec. Equipment Co., Inc., low bidder at $10,297.50.

STABLES AND GARAGES.

ALBANY AV.—H. R. Harvie, 4th av and 9th st, is preparing plans for a 1-sty brick garage, 20x191 ft., on the west side of Albany av, 120 ft. south of Herkimer st, for J. W. Sullivan, 156 Hewes st. Cost, about $15,000.

### Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, has completed plans for four 3-sty tenements, 28x68 ft., in the south side of Palmetto st, 176 ft. east of Fresh Pond rd, for Valentine Leiser, 712 Prospect st, owner and builder. Cost, about $40,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, Astoria, has completed plans for a 3-sty apartment, 25x75 ft., in the west side of Albert st, 200 ft. north of Ditmas av, for M. L. Cettel, corner of 4th and Wolgast avs. Cost, about $8,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 28x72 ft., in the south side of Palmetto st, 92 ft. east of Fresh Pond rd, for Valentine Leiser, 712 Prospect av, Brooklyn, owner and builder. Cost, about $10,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were laid over for alterations and repairs to heating and ventilating apparatus in P. S. 90, for the Board of Education.

### Westchester.

CHURCHES.

HARTSDALE, N. Y.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have nearly completed plans for a stone church, 40x90 ft., at Walworth and Greenacres avs, for the Hitchcock Memorial Presbyterian Church, F. Rutledge Davis, in charge. Cost, about $25,000.

DWELLINGS.

CRESTWOOD, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco residence, 25x25 ft., on Pennsylvania av, for A. W. Thorn, 29th Precinct of New York, 163 East 51st st, Manhattan. Cost, about $5,000.

NEW ROCHELLE, N. Y.—S. N. Castle, Chatsworth av, Larchmont, contemplates the erection of a residence at Davenport Neck, from plans by Carrere & Hastings, 225 5th av, Manhattan.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for a 2½-sty frame and stucco residence on Claremont av, north of Lincoln av, to cost about $8,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.).—Brandt & Sibbald, 467 East 155th st, have received the plumbing contract for the 6-sty apartment, 39x87 ft., on the east side of Bradhurst av, 79 ft. south of 153d st, for the Loyal Building Co., 391 East 149th st. Frankfort & Kirschner, 830 Westchester av, architects. Cost, about $50,000.

MANHATTAN (sub.).—The contract for the concrete piles has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, for two 13-sty apartments at Broadway, 84th st and West End av, for the Paterno Construction Co. Schwartz & Gross and G. Ajello, architects.

BAYSHORE, L. I.—The H. H. Smith Building Co., East Main st, has received the general contract to erect a 2-sty frame, stucco and brick store and apartment, 30x70 ft., in Main st for Mrs. E. Cohn, 283 South Ocean av, Patchogue, L. I. Claude Conklin, 215 North Ocean av, Patchogue, architect. Cost, about $6,000.

EAST ORANGE, N. J.—Thomas G. Smith, 93 Norman st, East Orange, has received the general contract to erect a 2-sty frame and stucco flat, 40x56 ft., in the east side of Amherst st, near Central av, for Mrs. Emma Staples, 253 Amherst st. Alfred Walters, Clinton st, Newark, architect. Cost, about $6,000.

BANKS.

NEWARK, N. J.—Edward M. Waldron, Inc., 207 Market st, has received the general contract to erect the 1-sty limestone and hollow tile annex bank building at 210 Ferry st for the Ironbound Trust Co., 2 Ferry st, from plans by J. H. & W. C. Ely, Firemen's Building. Cost, about $18,000.

CHURCHES.

GLENDALE, L. I.—Horsch Bros., 222 Globe av, Jamaica, have received the general contract to erect a 1-sty and basement church, 33x66 ft., at Central av and Hooker st for the Evangelical Church, Rev. P. Beck, pastor, 63 Linden st. Louis Allmendinger, 926 Broadway, Brooklyn, architect. Cost, about $6,000.

RARITAN, N. J.—Hall Bros., Sommerville, N. J., have received the general contract to erect a brick church, 44x108 ft., for St. Joseph's Slovak Church, care Diocese Bishop McFaul, Trenton, N. J. N. P. Enderbrick, American Mechanic Building, Trenton, architect. Cost, about $25,000.

DWELLINGS.

GREENWOOD LAKE, N. J.—Welch Bros., Warwick N. Y., have received the general contract to erect seven 1½-sty frame cottages, 33x26 ft., for the Ringwood Co., R. M. Ekings & Co., 152 Market st, Paterson. Robert C. Hutchinson, 126 Liberty st, Manhattan, architect. Total cost, about $25,000.

JERSEY CITY, N. J.—Geo. P. Foote, 21 Gautier av, has received the general contract to erect sixteen 2-sty frame residences in the north side of Beach st, between Germania and Tonnelle avs, for Margaret J. Crawford, care of general contractor. Total cost, about $40,000. Plans were prepared privately.

NYACK, N. Y.—James Rooney, Nyack, has received the general contract to erect a 2½-sty frame and brick residence, 102x30 ft., on Highland av for Walter B. Duryea, Highland av. James Stewardson, 419 West 118th st, Manhattan, architect. Cost, about $35,000.

WEST NEW YORK, N. J.—Dominick Orlando, at site, has received the general contract to erect the 2-sty brick residence in the south side of 9th st, 150 ft. east of Palisade av, for Joseph F. and Antonio Majorie, care of architect, Robert E. Dixon, Jr., 148 Bulls Ferry rd, Weehawken, N. J. Cost, about $4,500.

PELHAMWOOD, N. Y.—Joseph Mulholland, 18 Burling Lane, New Rochelle, has received the general contract to erect a 2½-sty frame and stucco residence, 30x40 ft., for Miss Julia Fleischman, care of Fleischman Baths, 47 West 42d st, Manhattan. W. S. Moore, 30 East 42d st, Manhattan, architect. Cost, about $9,000.

NEW ROCHELLE, N. Y.—George Watson, 228 Huguenot st, has received the general contract to erect a frame residence at Beechmont, for J. W. McAuliffe, 200 5th av, Manhattan. Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, architects.

MOUNT VERNON, N. Y.—Oscar Johnson, Dunham av, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 35x25 ft., on the north side of Fulton av, between Sidney and Lincoln avs, for Chas. Armsheiner, North Terrace av. S. A. Guttenberg, Proctor Building, architect. Cost, about $7,000.

FANWOOD, N. J.—Frank Austin, 625 Gherardi st, Woodhaven, has received the general contract to erect a 2-sty hollow tile and stucco residence on Hunter av, for Thomas W. and Alida Reid, care of architect, William J. Lodge, 749 Broadway, Bayonne. Cost, about $6,000.

FACTORIES & WAREHOUSES.

MANHATTAN (sub.).—The Raymond Concrete Pile Co., 140 Cedar st, has received the contract for concrete piles for foundation of Austin-Nichols Co. service building at 221 East 129th st. Hopkins & McEntee, architects. Turner Construction Co., general contractor.

OHIO (sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for concrete piles for foundation of factory for the Fifty Associates Co., at Orange st and St. Clair st, Toledo, O. Mills, Rhines, Bellman & Nordhoff, architects. Also for foundations of the Y. M. C. A. building at Canton, Ohio. Edward J. Landor, contracting engineer. Shattuck & Hussey, architects.

HOTELS.

MANHATTAN.—(Sub.).—George Brown & Co., 286 5th av, have received the cut stone contract and Garman Bros., 322 East 75th st, the ornamental iron for the 12-sty apartment hotel at 200-202 West 59th st, southwest corner of 7th av, for Sol Bloom, 236 West 42d st. Buchman & Fox, Madison av and 42d st, architects. The Hedden Construction Co., 1 Madison av, general contractor. Cost, about $125,000.

PUBLIC BUILDINGS.

GLEN GARDNER, N. J.—Langan Engineering & Construction Co., 75 Montgomery st, Jersey City, has received the general contract to erect a 2-sty brick and stucco dining room for the State of New Jersey, Department of Charities & Correction, Dr. S. B. English, this place. George S. Drew, State House, Trenton, architect. Cost, about $10,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—M. Reid & Co., Inc., 114 West 39th st, have received the general contract to erect the 6-sty brick and limestone parochial school at 147-155 St. Nicholas av, corner of West 118th st, for the R. C. Church of St. Thomas the Apostle, Rev. Father J. B. McGrath, pastor, 262 West 118th st. F. A. DeMeuron, 31 East 37th st, architect. Cost, about $85,000.

STABLES AND GARAGES.

BROOKLYN.—Frank M. Walsh, 374 Hamilton av, has received the general contract to erect a 2-sty brick garage and store, 40x100 ft., at the northeast corner of Court and Bergen sts, for James J. Fox, care of architect, W. J. Conway, 400 Union st. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

WEST HOBOKEN, N. J.—Flynn & Katz, at site, have received the general contract to erect a 2-sty store and bakery, 31x118 ft., at 624 Central av for M. Schneider, Hackensack Plank rd, near Central av. William Mayer, Jr., 693 Bergenline av, West New York, architect. Cost, about $11,000.

BROOKLYN.—(Sub.).—The National Bridge Works, 1123 Broadway, Manhattan, has received the structural steel contract for the 7-sty store and loft building, 50x100x25 ft., 33-33½ and 35 Flatbush av for Henry L. Morris, 32 Liberty st, Manhattan. B. G. Latimer & Sons Co., corner Flatbush av and Fulton st, lessee. Frederick Putnam Platt, 1123 Broadway, Manhattan, architect. Cost, about $85,000.

MAPLEWOOD, N. J.—Patrizio & Hendrickson, Inc., 340-342 East 27th st, Manhattan, have received the general contract to erect a 1-sty brick and stucco store on Maplewood av, 75 ft. south of Highland pl, for Samuel H. Ross, 15 Maplewood av. Lucius Clark Main, 1 Mountain av, architect. Cost, about $9,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Borough of Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV, 400, n w cor 54th st, 12-sty brick fireproof apartment house; cost, $500,000; owner, 400 Park Ave. Co., Inc., S. F. Weaver, president, 30 East 42d st; architects, Warren & Wetmore. Plan No. 323.

PARK AV, 1153-1159, 12-sty brick fireproof apartment house, 116x139; cost, $450,000; owner, Akron Bldg. Co., Leo S. Bing, president, 119 West 40th st; architect, Robert T. Lyons, 119 West 40th st. Plan No. 321.

MISCELLANEOUS.

GRAND CENTRAL TERMINAL YARD, 284 ft. n 42d st, 225 ft. w Lexington av, 2-sty brick signal tower, 15x31; cost, $4,500; owner, N. Y. Central & Hudson R. R. R. Co., Alfred H. Smith, president, Grand Central Station; architect, Wm. J. Thornton, 70 East 45th st. Plan No. 322.

ELDRIDGE ST, 160-62, 1-sty frame shed; cost, $150; owner, 14x32 (street level); owner, Wm. Fox, 126 West 46th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 324.

### Borough of the Bronx.

DWELLINGS.

182D ST, n w cor Concourse, 2-sty brick and terra cotta dwelling, tile roof, 19x32; cost, $5,600; owner and architect, Wm. W. Havens, 2453 Valentine av. Plan No. 460.

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*Plans Filed, New Buildings, Bronx (Cont.)*

BASSETT AV, w s, 100 s Saratoga av, 1½-sty frame dwelling, shingle roof, 19x34; cost, $1,-800; owner and architect, Louis H. Rhuda, 1839 Cruger av. Plan No. 467.

HASKIN ST, n s, 55 e Fort Schuyler rd, 1-sty frame dwelling, tin roof, 21x46; cost, $2,000; owner, Margaret Sonnet, 2923 Eastern boulevard; architect, John Sonnet, 2923 Eastern boulevard. Plan No. 468.

STABLES AND GARAGES.

DORRIS ST, s w cor Lyon av, 1-sty brick garage, shingle roof, 14x20; cost, $500; owner, James V. Ganly, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 462.

STORES AND DWELLINGS.

WESTCHESTER AV, e s, 63.9 s Mayflower av, 2-sty brick store & dwelling, gravel roof, 31.10x78.6; cost, $10,415; owner, Carlo Marrolloli, 1236 Edison av; architect, Chris F. Lohse, 428 East 83d st. Plan No. 464.

STORES, OFFICES AND LOFTS.

WEBSTER AV, w s, 129 n Fordham Road, 2-sty brick store and offices, slag roof, 25x 80.8; cost, $10,000; owner, George Hitchcock, Fordham Road and Park av; architect, Thomas H. Adams, 2322 Andrews av. Plan No. 465.

STORES AND TENEMENTS.

SOUTHERN BOULEVARD, e s, 350 n 172d st, 5-sty brick tenement, plastic slate roof, 50x 88; cost, $50,000; owners, Wauer Realty Corp., Herman Wauer, 1534 Bryant av, president; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 463.

SOUTH BOULEVARD, n w cor 176th st, 5-sty brick tenement, tar and gravel roof, 57.10x 106.5; cost, $70,000; owners, Park Hill Const. Co., Harris Ratner, 779 Crotona Park North, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 461.

188TH ST, n s, 102.02 e Washington av, three 5-sty brick tenements, slag roof, 41x111.2, 42x 111.2, 35x111.2; cost, $120,000; owner, John O'Leary, 991 East 167th st; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 466.

## Brooklyn.

CHURCHES.

62D ST, n s, 200 w 22d av, 1-sty frame church, 41.6x107.8, tile roof; cost, $15,000; owner, R. C. Church of Saint Athanasius, 2148 62d st; architect, Frank J. Helmle, 190 Montague st. Plan No. 6521.

DWELLINGS.

AV N, e s, 40 s East 12th st, 1-sty frame dwelling, 27x44, shingle roof, 1 family; cost, $5,500; owner, Dr. Adolph H. Urban, 1433 East 10th st; architect, C. S. Haviland, 361 51st st. Plan No. 6527.

PACIFIC ST, s s, 125 w Sackman st, 2-sty brick dwelling, 24.6x26.9, tin roof, 2 families; cost, $5,000; owner, Antonio Giglio, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 6511.

78TH ST, s w cor 20th av, fifteen 2-sty frame dwellings, 17.6x 36, —— roof, 1 family each; total cost, $33,000; owner, Roth Morgan Const. Co., 1540 71st st; architect, Chas. A. Olson, 1209 68th st. Plan No. 6503.

78TH ST, s s, 176.6 w 20th av, fifteen 2-sty frame dwellings, 17.6x36, —— roof, 1 family each; total cost, $33,000; owner and architect, as above. Plan No. 6504.

EAST 9TH ST, e s, 180 n Av J, 2½-sty frame dwelling, 24x39.8, shingle roof, 1 family; cost, $5,000; owner, H. W. & A. M. Buckley Co., 1044 East 15th st; architects, Slee & Bryson, 154 Montague st. Plan No. 6562.

EAST 9TH ST, e s, 220 n Av J, 2½-sty frame dwelling, 20x34.10, shingle roof, 1-family; cost, $5,000; owner, H. W. & A. M. Buckley Co., 1044 East 15th st; architects, Slee & Bryson, 154 Montague st. Plan No. 6563.

EAST 32D ST, e s, 85 n Beverley rd, two 2-sty brick dwellings, 18x45, slag roof, 1 family each; total cost, $6,000; owner, Chris. Morgensen, 3215 Beverley rd; architect, James A. Boyle, 367 Fulton st. Plan No. 6581.

SHEEPSHEAD BAY RD, n s, 59.10 e Cortland st, five 1-sty frame dwellings, 11.4x30, gravel roof, 1 family each; total cost, $3,000; owner, Mrs. Sarah Tillis, 2739 West 29th st; architect, George H. Suess, 2966 West 29th st. Plan No. 6564.

JEROME ST, e s, 180 n Livonia av, 2-sty brick dwelling, 17x42, tin roof, 1 family; cost, $3,000; owner, Fannie Wallen, 343 Alabama av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6539.

RAILROAD AV, s e cor West 32d st, 1-sty frame dwelling, 16x30, shingle roof, 1 family; cost, $1,000; owner, Peter Hamill, on premises; architect, George H. Suess, 2966 West 29th st. Plan No. 6536.

90TH ST, s s, 100 w Battery av, 2-sty brick dwelling, 22x40, gravel roof, 2 families; cost, $2,800; owner, Raffaele Aquino, 1239 60th st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 6599.

VOORHIES AV, n s, 174.9 n Sheepshead Bay rd, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $21,000; owner, Chas. Lindenbaum, 1838 Park pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6612.

FACTORIES AND WAREHOUSES.

65TH ST, n s, 160 e 14th av, 1-sty brick storage, 58x99, iron roof; cost, $6,000; owner, Peter Bressi, 1406 65th st; architect, S. Walter Katz, 505 5th av Plan No. 6582.

EAST 72D ST, e s, 335 s Av V, 1-sty frame store house, 16x40, shingle roof; cost, $500; owner, Anne Adams, "Bergen Beach"; architect, Charles G. Wessel, 1563 East 46th st. Plan No. 6566.

COFFEY ST, n s, 120 w Richard st, 1-sty brick storage, 39x97, tin roof; cost, $500; owner, Brooklyn Fire Brick Works, 86 Van Dyke st; architect, Daniel J. Lynch. Plan No. 6583.

MELROSE ST, s s, 275 e Hamburg av, 3-sty brick shop, 42x95, gravel roof; cost, $15,000; owner, Samuel Graber, 332 Melrose st; architect, Jacobs Liebroerth, 186 Remsen st. Plan No. 6633.

STABLES AND GARAGES.

FENIMORE ST, s s, 180 w Rogers av, 1-sty frame garage, 10.6x18, shingle roof; cost, $200; owner, Chas. W. Smith, on premises; architect, H. R. Sweet, 1074 Prospect pl. Plan No. 6565.

DITMAS AV, n w cor East 7th st, four 1-sty frame garages, 14x18, shingle roof; total cost, $1,200; owner, John Carr, 165 Ocean PKway, architect, James A. Boyle, 367 Fulton st. Plan No. 6572.

BOGART ST, w s, 75 s Varet st, 2-sty brick garage, 20x42, gravel roof; cost, $1,800; owner, Chas. Rosenblum Wrecking Co., on premises; architect, Max Hirsch, 39 Fulton st. Plan No. 6508.

HEIZEL ST, e s, 120 n Riverdale av, 2-sty brick stable, 27x55, slag roof; cost, $3,500; owner, Independent Laundry Co., 201 Thatford av; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 6514.

77TH ST, n s, 180 w 3d av, 1-sty frame garage, 14x20, shingle roof; cost, $325; owner, Geo. Meierdicks, on premises; architect, Chas. Braun, 459 41st st. Plan No. 6513.

ALBANY AV, w s, 120 s Herkimer st, 1-sty brick garage, 20x19.8, —— roof; cost, $1,000, owner, J. W. Sullivan, 156 Hewes st; architect, H. R. Harvie, 848 East 34th st. Plan No. 6510.

TOWNSEND ST, s w cor Scott av, 1-sty brick garage, 40x40, slag roof; cost, $2,000; owner, Jos. Rosenberg, on premises; architect, A. E. Hunzi, 182 Harmon st. Plan No. 6525.

AV N, e s, 40 s East 12th st, 1-sty frame garage, 16x15.6, tin roof; cost, $500; owner, Dr. Adolph H. Urban, 1433 East 10th st; architect, C. S. Haviland, 361 51st st. Plan No. 6528.

EAST 9TH ST, w s, 140 s Av I, 1-sty frame garage, 12x17, shingle roof; cost $200; owner, Domenic A. Treeda, 571 8th st; architect, Geo. Gregory, 1434 East 4th st. Plan No. 6549.

WEST 15TH ST, w s, 680 n Neptune av, 2-sty brick stable, 11x16, gravel roof; cost, $500; owner, Guiseppi Esposito, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6552.

NEW JERSEY AV, e s, 90 s Stanley av, 1-sty frame stable, 20x27, gravel roof; cost, $700; owner, Nathan Katz, on premises; architect, Morris Perlstein, 37 Fulton av, Queens. Plan No. 6541.

STORES AND DWELLINGS.

GRAVESEND AV, w s, 228.9 s Church av, 2-sty store and dwelling, 19x55, gravel roof, 2 families; cost, $4,200; owner, August Wuest, 324 East 7th st; architect, B. F. Hudson, 319 9th st. Plan No. 6500.

GRAVESEND AV, w s, 247.9 s Church av, two 2-sty brick stores and dwellings, 14x67, gravel roof, 2 families each; total cost, $8,-400; owner, August Wuest, 324 East 7th st; architect, B. F. Hudson, 319 9th st. Plan No. 6499.

FLATBUSH AV, n e cor Clarkson av, 3-sty brick store and dwelling, 20.4x86.3, slag roof, 2 families; cost, $7,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architect, Shampan & Shampan, 772 Bway. Plan No. 6555.

FLATBUSH AV, e s, 20.4 n Clarkson av, five 3-sty stores and dwellings, 20x86.3, slag roof, 2 families each; total cost, $35,000; owner, Bklyn. Union Bldg. Co., 44 Court st; architect, Shampan & Shampan, 772 Bway. Plan No. 6556.

STORES, OFFICES AND LOFTS.

PITKIN AV, n s, 75 e Snediker av, 4-sty brick loft, 40x88.4, slag roof; cost, $32,000; owner, Dewey Realty Co., 2086 Douglass st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 6625.

STORES AND TENEMENTS.

PENNSYLVANIA AV, w s, 36 n Blake av, 4-sty brick tenement, 44x89, gravel roof, 16 families; cost, $20,000; owner, Ashwick Bldg. Co., 493 Ashford st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6516.

PENNSYLVANIA AV, e s, 36 n Blake av, 4-sty brick tenement, 44x89, gravel roof, 16 families; cost, $20,000; owner, Ashwick Bldg. Co., 493 Ashford st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6517.

ST. MARKS AV, n s, 219.6 e Hopkinson av, 4-sty brick tenement, 49.6x89.9, slag roof, 20 families; cost, $25,000; owner, Harry Malkin, 1473 East New York av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6519.

HICKS ST, e s, 50 n Cranberry st, 5-sty brick tenement, 50.4x88, —— roof, 3 families; cost $36,000; owner Hicks St. Corp., 26 Court st; architect, F. J. Dassau, 1373 Bway, Plan No. 6554.

THEATRES.

GRAHAM AV, w s, 50 s Powers st, 2-sty brick moving picture theatre, 50x100, tin roof; cost, $10,000; owner, Harry J. Wornor, 717 Grand st; architect, E. J. Messinger, 394 Graham av. Plan No. 6579.

MISCELLANEOUS.

BOND ST, w s, 99.6 n Degraw st, 1-sty brick storage, 26x75, slag roof; cost, $1,200; owner, Eliz. Zinner, 242 80th st; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 6494.

HEIZEL ST, e s, 120 n Riverdale av, 4-sty brick factory, 66.8x100, slag roof; cost, $25,000; owner, Independent Laundry Co., 201 Thatford av; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 6515.

7TH ST, n s, 240 w 3d av, 1-sty brick shop, 30x50, gravel roof; cost, $2,000; owner, Paul Witt, 90 18th st; architect, B. F. Hudson, 319 9th st. Plan No. 6498.

KINGSLAND AV, e s, 170 n Nassau av, 1-sty frame shed, 35x65; cost, $400; owner, International Cork Works, 101 Sutton st; architect, Gustave Erda, 826 Manhattan av. Plan No. 6530.

## Queens.

DWELLINGS.

ELMHURST, Lewis av, n s, 500 e Chicago av, 2½-sty frame dwelling, 17x28, shingle roof; cost, $2,500; owner, Richard Wunderlich, 102 Park av, Manhattan; architect, H. Regelmann, 133 7th st, Manhattan. Plan No. 3021.

L. I. CITY.—8th av, w s, 825 s Broadway, 1-sty frame dwelling, 20x40, tar roof; cost, $1,700; owner, G. Boehm, 170 11th av, L. I. City; architect, L. H. Strohmann, 158 14th av, L. I. City Plan No. 3019.

KEW GARDENS.—Austin st, w s, opposite Pembroke pl, 2-sty brick dwelling, 42x34, tile roof; cost, $7,500; owner, Good Homes Bldg. Co., 1123 Broadway, Manhattan; architect, owner. Plan No. 3017.

MASPETH.—Perry av, n s, 400 e Clermont av, 2-sty frame dwelling, 25x27, tin roof; cost, $2,000; owner, Jos. Zonbrzycki, Perry av, Maspeth; architects, E. Rose & Son, Grand st, Maspeth. Plan No. 3018.

RICHMOND HILL.—Cottage av, 128, 153, 103, 178 n Jamaica av, four 2-sty frame dwellings, 18x30, shingle roof; total cost, $8,000; owner, A. Brezinski, Cottage av, Richmond Hill; architect, H. Spaulding, Fulton st, Jamaica. Plan Nos. 3013-3014-3015-3016.

DOUGLASTON.—Main av, 100 n Cedar av, 2½-sty brick dwelling, 44x26, shingle roof; cost, $10,000; owner, Miss R. Small, 162 West 54th st, Manhattan; architect, N. McGlashen, Douglaston. Plan No. 3024.

FLUSHING.—W. Grove st, s s, 393 w Lawrence st, 2-sty frame dwelling, 16x24, tar roof; cost, $1,000; owner, C. W. Coft, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 3025.

FLUSHING.—Lawrence st, e s, 60 s Ferncliff st, 2-sty frame dwelling, 21x23, shingle roof; cost, $2,500; owner, Fred Yale, Sandford av, Flushing; architect, C. Krass, Woodhaven. Plan No. 3026.

FLUSHING.—20th st, w s, 400 s State st, 2½-sty frame dwelling, 36x24, shingle roof; cost, $7,000; owner, E. T. Reilly, 518 9th st, College Point; architect, E. L. McCracken, College Point. Plan No. 3027.

DUNTON.—Blano pl n s, 100 e Remington av, erect five 2-sty frame dwellings, 20x30, felt roof; cost, $12,000; owner, Jamaica Bldg. Co. Fulton st, Jamaica; architect, E. P. Burwell, Morris Park. Plan No. 3038.

ELMHURST.—De Witt st, e s, 192 s Astoria rd, erect 2½-sty brick dwelling, 34x37, shingle roof; cost, $4,000; owner, New Dio Const. Co., Corona; architect, A. Di Blasi, Jackson av, Corona. Plan No. 3036.

ELMHURST.—De Witt st, w s, 172 s Astoria rd, erect 2½-sty brick dwelling, 37x34 tar roof; cost, $4,000; owner and architect as above. Plan No. 3037.

FLUSHING.—West Grove st, s s, 413 w Lawrence st, erect 2-sty frame dwelling, 16x24, felt roof; cost, $1,000; owner, C. W. Coop, Bradford av, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 3040.

FLUSHING.—West Grove st, s s, 433-453-473-493 w Lawrence st, erect four 2-sty frame dwellings, 16x24, felt roof; cost, $4,000; owner and architect as above. Plan No. 3041-3044.

RIDGEWOOD.—Putnam av, n s, 118 e Forest av, erect 2-sty brick dwelling, 20x55, tin roof; cost, $4,000; owner, Jos. Meyerose, 187 Forest av Ridgewood; architect, L. Berger & Co., Ridgewood. Plan No. 3034.

HOLLIS.—Carpenter av, w s, 318-356 n Fulton st, erect two 2½-sty frame dwellings, 1 family each, 18x24, shingle roof; cost, $6,000; owner, J. Hrostoski, Hollis; architect, H. T. Jeffrey, Richmond Hill. Plan Nos. 3052, 3053.

JAMAICA.—Dean st, s e cor Shore av, erect 2-sty frame dwelling, 2 families, 20x54; cost, $3,000; owner, S. Bernota, on premises; architect, Ole Harrison, Jamaica. Plan No. 3049.

ROCKAWAY BEACH.—Beach 109th st, e s, 516 s Boulevard, erect five 1-sty frame dwellings, 1 family, 27x17, shingle roof; cost, $2,500; owner, Mrs. J. Moir, Rockaway Beach; architect, W. E. Dietz, 119 N. Remington av. Plan No. 3054-3058.

COLLEGE POINT.—5th st, e s, 125 n 2d av, 2-sty frame dwelling, 21x46, tin roof, 2 families; cost, $3,200; owners, McCready & Ackerknecht, 356 2d av, College Point; architect, P. Schreiner, 27 So. 12th st, College Point. Plan No. 3063.

ELMHURST.—8th st, s s, 150 w Lamont av, 2½-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, $3,600; owner, W. L. Lieds, Acorn st, Elmhurst; architect, C. Gebele, 114 Maurice av, Elmhurst. Plan No. 3062.

GLENDALE PARK.—Walling st, s e s, 269 e Northern boulevard, 2-sty frame milk house, 21x52, tin roof; cost, $2,000; owner, Frank Compo, Walling st, Glendale Park; architect, Jos. Weiss, 24 Cooper av, Glendale. Plan No. 3073.

DUNTON.—Maure st, e s, 125 n Beaufort st, 2-sty frame dwelling, 17x55, tin roof, 2 families; cost, $3,800; owner, Lydia P. Wall, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3081.

ELMHURST HEIGHTS.—Colonial parkway, w s, 328 n Woodside av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat; cost, $5,000; owner, Max Heurtel, West 113th st, Manhattan; architects, Moran & Cunningham, 242 West 48th st, Manhattan. Plan No. 3078.

FLUSHING.—Mitchell av, n ecor 35th st, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, $4,500; owner, Wm. Warner, 36th st, Flushing; architect, I. P. Card, Corona. Plan No. 3074.

HOLLISWOOD.—Pueblo st, n s, 475 e Flushing rd, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, $2,800; owner, John Lips, Holliswood; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3080.

ROSEDALE.—Dean st, s s, 100 e Ocean av, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, $1,800; owner and architect, Luther Russell, Dean st, Rosedale. Plan No. 3075.

WHITESTONE.—7th av, w s, 412 n 18th st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,600; owner, M. Kotcher, 427 Myrtle av, Brooklyn; architect, F. J. Grotz, Whitestone. Plan No. 3079.


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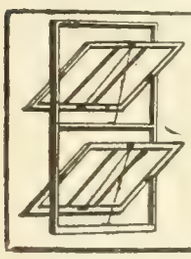
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STABLES AND GARAGES.

KEW GARDENS.—Newbold pl, s s, 264 e Austin st, frame garage, 12x20, shingle roof; cost, $300; owner, Chas. Grak, premises. Plan No. 3025.

FAR ROCKAWAY.—Ocean av, s s, 150 e Meadow av, 1-sty frame garage, 20x20, shingle roof; cost, $1,000; owner, C. Cohn, Far Rockaway; architect, as above. Plan No. 3029.

DOUGLASTON.—Ridge st, s s, 188 e Center Drive, erect 1-sty brick garage, 12x20, shingle roof; cost, $300; owner, Mrs. R. Neville, on premises; architect, G. A. Cooper, 75 Whitestone av, Flushing. Plan No. 3059.

MASPETH.—Betts av, w s, 340 n Old Town highway, 2-sty frame cow stable, 20x30, tar roof; cost, $1,000; owners, Gimpel Bros., 52 Collins av, Maspeth; architect, M. Peristein, Middle Village. Plan No. 3022.

MASPETH.—Grand st, n s, 175 w Broad st, erect 2-sty brick stable, 45x55, tar roof; cost, $5,000; owner, Edw. Haun, 25 Vienna av, Middle Village; architect, L. Berger & Co., Ridgewood. Plan No. 3065.

ELMHURST.—8th st, s s, 150 w Lamont av, 1-sty frame garage, 10x16, tin roof; cost, $150; owner, W. L. Lieuis, Acorn st, Elmhurst. Plan No. 3061.

RICHMOND HILL.—Vine st, e s, 180 s Central av, 1-sty frame garage, 12x16, felt roof; cost, $120; owner, Chas. H. Weissmann, Vine st, Richmond Hill. Plan No. 3068.

RIDGEWOOD.—Catalpa av, 2317, 1-sty frame garage, 12x17, shingle roof; cost, 150; owner, Mary T. O Ryan, premises. Plan No. 3069.

ELMHURST.—Kingsland av, s w cor Hampton st, 1-sty brick garage, 29x40, tin roof; cost, $4,000; owner, W. J. Muller, Kingsland av, Elmhurst; architect, T. A. Monseer, Woodside. Plan No. 3083.

STORES AND DWELLINGS.

JAMAICA.—Bandman av, n s, 150 w Rockaway rd, 1-sty frame store and dwelling, 18x50, tin roof, 1 family; cost, $800; owner, John Fitzgerald, Flushing av, Jamaica. Plan No. 3067.

JAMAICA.—Henry st, s w cor South st, 2-sty brick store and dwelling, 23x70, slag roof, 2 families; cost, $6,000; owner, Domenick Greigo, South st, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 3071.

WOODHAVEN.—Ridgewood av, s w cor Ferry st, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, $4,000; owner and architect, as above. Plan No. 3077.

WOODHAVEN.—Ridgewood av, s s, 20 w Ferry st, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, $5,500; owner, T. B. Construction Co., 340 St. Marks av, Brooklyn; architects, Laspia & Salvatti, 525 Grand st, Brooklyn. Plan No. 3076.

STORES AND TENEMENTS.

RIDGEWOOD.—Palmetto st, s s, 175 e Fresh Pond rd, three 3-sty brick tenements, 28x68, tin roof; total cost, $30,000; owner, V. Leiser, 712 Prospect av, Ridgewood; architect, L. Berger, Ridgewood. Plan No. 3031.

RIDGEWOOD.—Palmetto st, s s, 91 e Fresh Pond rd, 3-sty brick tenement, 28x72, tin roof; cost, $10,000; owner and architect, as above. Plan No. 3032.

RIDGEWOOD.—Himrod st, n w cor Grandview av, erect 3-sty brick tenement, 5 families, 19x65, tin roof; cost, $6,000; owner, Frank L. Rheinbeck, 1395 Myrtle av, Ridgewood; architect, F. J. Dassau, 1373 Bway, Brooklyn. Plan No. 3059.

ELMHURST.—Hayes av, s s, 50 w 25th st, 5-sty brick tenement, 50x100, slag roof, 20 families; cost, $48,000; owner, Roosevelt Av. Building Co., Bridge Plaza, L. I. City; architect, Geo. H. Wells, 30 East 42d st, Manhattan. Plan No. 3064.

ELMHURST.—25th st, s w cor Hayes av, 5-sty brick tenement, 105x50, slag roof, 25 families; cost, $52,000; owner and architect, Roosevelt Av. Building Co., 30 East 42d st, Manhattan. Plan No. 3065.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Jackson av, n e cor Pervis st, erect 1-sty brick store, 50x60, slag roof; cost, $5,000; owner, Pervis Realty Co., Bridge Plaza, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 3050.

EDGEMERE.—Frank av, n w cor Boulevard, 1-sty frame office, 14x27, shingle roof; cost, $500; owner, W. A. Reinhart, premises; architect, J. H. Cornell, Far Rockaway. Plan No. 3028.

MISCELLANEOUS.

ELMHURST.—Etna pl, s s, 100 w Parcel st, frame shed, 12x16; cost, $75; owner, Geo. Kroder, premises. Plan No. 3030.

RIDGEWOOD.—Suydam st, s s, 75 w Onderdonk av, 1-sty brick wagon room, 25x25, tin roof; cost, $1,000; owner, S. Maier, 276 Onderdonk av, Ridgewood; architect, as above. Plan No. 3033.

NEWTOWN.—Newtown av, n s, 375 w Maurice av, 2-sty frame gate house, 92x22, slag roof; cost, $25,000; owner, Chevia Brai Sholem, 41 Park Row, Manhattan; architect, O. Lowinson, 5 West 31st st, Manhattan. Plan No. 3020.

CORONA.—40th st, 149, erect frame shed, 12x16; cost, $75; owner, J. F. Walderon, on premises. Plan No. 3045.

JAMAICA.—Bay av west, e s, 1834 s Cross st, erect frame boat house, 15x35, tar roof; cost, $200; owner, E. Schumacher, 56 Reeve pl, Brooklyn. Plan No. 3046.

JAMAICA.—Bay av west, e s, 1820 s Cross st, erect frame boat house, 12x25, tar roof; cost, $300; owner, A. C., 1865 Myrtle av, Glendale. Plan No. 3047.

LAUREL HILL.—Motts rd, e s, 314 s Covert av, erect 1-sty frame shed, 22x40, tar roof; cost, $400; owner, Joseph Chinnella, 37 Locust st, Laurel Hill. Plan No. 3048.

LONG ISLAND CITY.—Jackson av, n w cor Payntar av, erect frame fence, 128x12; cost, $128; owner, S. Hirshman, 200 Bway, Manhattan. Plan No. 3051.

CREEDMORE.—Range av, e s, 118 n Bullet av, 2-sty brick fire headquarters, 24x45, slag roof; cost, $2,800; owner, Creedmore Vol. Fire Dept., Creedmore; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 3070.

## Richmond.

DWELLINGS.

HENRY ST, n s, 312 e Poillon lane, Annadale, 1-sty frame dwelling, 14x24; cost, $250; owner and builder, J. Machinga, Annadale. Plan No. 783.

PINE ST, e s, 375 n Vanderbilt av, Stapleton, 2-sty brick dwelling, 23x38; cost, $4,000; owner, John E. Durkin, Stapleton; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 789.

2D ST & ROSE AV, s e cor, New Dorp, 2-sty frame dwelling and office, 50x63; cost, $8,000; owner and builder, Dr. J. A. Smith, New Dorp; architect, Jas. E. Grunert, New Dorp. Plan No. 786.

3D ST, s s, 150 w Oak st, Midland Beach, 1-sty frame bungalow, 14x30; cost, $350; owner, architect and builder, P. F. Murray, 24 Stegman st, Jersey City. Plan No. 798.

4TH ST, w s, 82 s Maple av, Midland Beach, 1-sty frame bungalow, 18x22; cost, $330; owner, Mrs. C. Bomholtz, care G. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 793.

6TH ST, w s, 180 s Lincoln av, Midland Beach, 1-sty frame dwelling, 24x48; cost, $1,450; owner, Mrs. C. McCaque, Midland Beach; builder, A. Mortensen, Midland Beach. Plan No. 791.

7TH ST, w s, 160 s Lincoln av, Midland Beach, 1-sty frame bungalow, 20x36; cost, $775; owner, C. Fitzsimmons, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 794.

CENTRAL AV, e s, 175 s Erastina pl, Port Richmond, 2-sty frame dwelling, 19x24; cost, $2,700; owner, Nestor Jones, Port Richmond; architect and builder, O. H. Lee, Port Richmond. Plan No. 788.

HATFIELD AV & ELM ST, n w cor, Port Richmond, 2½-sty frame dwelling, 22x48; cost, $3,970; owner, T. Corkery, Port Richmond; architect and builder, O. O. Odegaard, Port Richmond. Plan No. 796.

MARINE AV, n s, 100 e Dubois av, New Brighton, 2½-sty frame dwelling, 20x42; cost, $3,000; owner, O. Eocusen, Port Richmond; architect, John P. From, Port Richmond; builder, O. O. Odegaard, Port Richmand. Plan No. 787.

ROMA AV, n s, 200 e Beacon pl, New Dorp, 1-sty frame bungalow, 22x24; cost, $700; owner and builder, John Guartucci, 51 Houston st, Manhattan. Plan No. 784.

FACTORIES AND WAREHOUSES.

N. CLOVE ST, e Summit av, Grasmere, 1-sty frame storage shed, 24x254; cost, $800; owner, C. D. Durkee Co., Grasmere; architect, A. Buttermark, Jr., Concord; builder, W. H. Condit, Stapleton. Plan No. 782.

7TH ST, w s, 160 s Lincoln av, Midland Beach, 1-sty frame storage, 23x72; cost, $935; owner, W. Bach, care G. C.; architect and builder, A. Mortensen, Midland Beach. Plan No. 792.

STABLES AND GARAGES.

RICHMOND TERRACE, s s, 15 w Water st, West Brighton, 1-sty steel garage, 18x20; cost, $150; owner and builder, W. Charlestream, West Brighton. Plan No. 785.

ST. PAUL'S AV, e s, 75 s Stone st, Stapleton, 1-sty concrete garage, 25x19; cost, $200; owner, architect and builder, Alex. M. Shake, Stapleton. Plan No. 800.

MISCELLANEOUS.

ANNADALE RD, s s, ½ mile w Washington av, Annadale, 2-sty frame barn, 16x24; cost, $250; owner, Mrs. Belle Marshall, Annadale; architect and builder, John Houseman, Annadale. Plan No. 795.

## PLANS FILED FOR ALTERATIONS.

## Manhattan.

BLEECKER ST, 332-334, hollow tile partition, fireproofing to 4-sty brick tenement; cost, $200; owner, Buxton Estate Co., Riverside Conn; architect, William S. Boyd, 203 West 14th st. Plan No. 3473.

BROAD ST, 8-16, cast-iron steps, sidewalk grading, stone steps, resetting of revolving doors, doors, stairs, resetting of ash hoist cover to 10-sty brick stock exchange bldg.; cost, $18,000; owner, N. Y. Stock Exchange Bldg. Co., Ranson H. Thomas, president, 71 Bway; architect, George B. Post & Sons, 101 Park av. Plan No. 3475.

DIVISION ST, 193, rearrange partitions, new water closets to 5-sty brick tenement; cost, $2,500; owner, Abraham Sarasohn, 309 Broadway; architects, Fred Horenburger & P. Bardes, 122 Bowery. Plan No. 3516.

GREENWICH ST, 460, install chute, remove girder to 5-sty brick warehouse; cost, $800; owner, A. F. Beckman & Co., 460 Greenwich; architects, Minnesota Manufacturers' Assn., 30 Church st. Plan No. 3505.

HUDSON ST, 500, fire passage, door opening, t. c. partition to 4-sty brick stores and tenement; cost, $150; owner, George F. Anger, 72 East 122d st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 3460.

MANHATTAN ST, 175, doors, remove window to 2-sty brick stable; cost, $25; owner, Ellen Gaffney, 533 West 148th st; architect, Patrick Gaffney, 560 West 184th st. Plan No. 3515.

RECTOR ST, 19, removal of encroachments to 5-sty brick store and tenement; cost, $100; owner, Azeez Khayat, care Albert B. Ashforth, Inc., 10 East 33d st; architect, Henry Wilkens, Rockville Center, L. I. Plan No. 3462.

RECTOR ST, 21, metal covered store front, removal of encroachments to 4-sty brick stores and tenements; cost, $100; owner, Azeez Khayat, care Albert B. Ashforth, Inc., 10 East 33d st; architect, Henry Wilkens, Rockville Center, L. I. Plan No. 3463.

RIVINGTON ST, 52, wood partition to 6-sty brick store and lofts; cost, $25; owner, Dr. Julius Martinson, 295 East 10th st; architect, Henry B. Chalanay, 69-73 Rivington st. Plan No. 3456.

SOUTH, 177, steel trusses to 4-sty brick loft; cost, $550; owner, Samuel Brody, 33 Water st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3464.

4TH ST, 125-127 East, bake oven to 6-sty brick stores and tenement; cost, $500; owner, David Baron, 125 East 4th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3457.

14TH ST, 208 East, store front to 5-sty brick stores and dwelling; cost, $400; owner, Anna L. B. Stewart, 45 Wall st; architect, Frank A. Willard, 700 McDonough st, Brooklyn. Plan No. 3488.

19TH ST, 139 East, metal framed porch, galvanized iron roof, brick and t. c. block store room on roof to 4-sty brick residence; cost, $1,000; owner, Mrs. Barger Wallach, 135 East 65th st; architect, Delano & Aldrich, 4 East 30th st. Plan No. 3479.

20TH ST, 234 West, partitions, enlarge rooms to 5-sty brick tenement; cost, $1,200; owner, Joseph Levy, 389 8th av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3465.

29TH ST, 302 West, erect platform to 4-sty brick apartment; cost, $100; owner, Marie M. I. de Courval, Paris, France, care N. Y. Life Ins. and Trust Co., 52 Wall st; architect, Paul C. Hunter, 191 Ninth av. Plan No. 3491.

33D ST, 33-43 East, steel room, reinforced concrete, slag roof, kalamine iron door, wire-glass on roof of 12-sty brick store and loft bldg; cost, $1,800; owner, East 33d St. Realty Co., Inc., Geo. Backer, president, 51 Hamilton Terrace; architect, Wallis & Goodwillie, 56 West 45th st. Plan No. 3489.

38TH ST, 229-231 East, elevation of roof and walls to 4-sty brick brewery bldg.; cost, $1,200; owner, Hupfel Brewing Co., 278 East 38th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 3455.

40TH ST, 131 West, window to 2½-sty frame store; cost, $25; owner, Edw. H. Van Ingen, 127 West 40th st; architect, Edw. F. Manahan, 127 W. 40th st. Plan No. 3478.

45TH ST, 25 West, fireproof partitions, fireproof doors to 16-sty brick store and offices; cost, $100; owner, Century Holding Co., 1182 Bway; architect, Norman H. Hunt, 139 West 24th st. Plan No. 3470.

46TH ST, 216 West, dumbwaiter, fireproofing to 4-sty brick furnished rooms; cost, $250; owner, Helen Luch, 216 West 46th st; architect, Otto Reissmann, 147 4th av. Plan No. 3496.

47TH ST, 222 West, rearrangement of first floor, partition to 3-sty brick loft; cost, $100; owner, Jos. Stimson, 568 Bway; architect, Geo. Dress, 1436 Lexington av. Plan No. 3490.

58TH ST, 561 West, concrete work, pipe floor-columns to 4-sty brick laboratory bldg.; cost, $50; owner, U. S. Rubber Co., 561 West 58th st; architect, Auburn Bailey, 516 Ravine rd, Plainfield, N. J. Plan No. 3483.

68TH ST, 166 East, remove partitions, fireproofing, new floor to 3-sty brick stable and garage; cost, $2,500; owner Estate of Jos. J. O'Donohue, 334 5th av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 3498.

69TH ST, 122 West, extension of 1-sty to 2-sty brick church; cost, $2,000; owner, St. Stephen Protestant Episcopal Church, 122 West 69th st; architects, Rogers & Zogbaum, 437 5th av. Plan No. 3510.

78TH ST, 259 East, partitions to 3-sty brick 1-family; cost, $100; owner, Wm. Coppner, 259 East 78th st; architect, L. E. Kramer, 372 Miller av. Plan No. 3506.

78TH ST, 171 East, remove structure, repainting and repapering, new dumbwaiter to 4-sty brick rooming house; cost, $300; owner, P. A. MacArthur, 344-46 West 84th st; architect, R. B. Fricker, 255 West 73d st. Plan No. 3517.

91ST ST, 39 West, flooring, partition to 2-sty brick dwelling; cost, $50; owner, Mrs. Ida Kempner, 131 Riverside Drive; architect, Chas. Gens, 905 3d av. Plan No. 3468.

99TH ST, 212-214 East, stairs, walls to 4-sty brick loft; cost, $3,500; owner, Greenwood Cemetery, 170 Broadway; architect, Jas. S. Maher, 431 West 14th st. Plan No. 3513.

108TH ST, 55-57-59 East, tank, steel supports, mason work to 2-sty brick garage; cost, $90; owner, Mrs. Mary T. Rennard, 77 East 56th st; architect, H. H. Heidgard, Jr. Plan No. 3472.

124TH ST, 157-9 West, partitions, fireproofing, elevator enclosure to 10-sty brick fireproof warehouse; cost, $25,000; owner, Fredk. Ayer, 317 Broadway; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 3512.

133D ST, 5 and 7 East, remove flooring, stairs, fireproofing to 3-sty brick stable; cost, $5,000; owner, James Everhard's Brewery, 12 East 133d st; architect, N. Langer, 81 East 125th st. Plan No. 3508.

138TH ST, 610 West, extension to cellar to 4-sty brick dwelling; cost, $1,500; owner, E. W. Rockafellow, 610 West 138th st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 3499.

AMSTERDAM AV, 1887, stud partition, plumbing to 5-sty brick tenement; cost, $150; owner, Hoffman Estate, 321 Convent av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3487.

AMSTERDAM AV, 1121-1127, stairway to 2-sty brick loft; cost, $50; owner, John Johnson, 1121-1127 Amsterdam av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3467.

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*Plans Filed, Alterations, Manhattan (Con.).*

brick moving picture theatre and store; cost, $250; owner, Abraham King, 545 West 111th st; architects, Berger & Son, 121 Bible House. Plan No. 3474

BOWERY, 274, fireproof partition, mason work, fireproofing to 3-sty brick stores and lodging house; cost, $500; owner, Herman Estate; executor, Alexander Herman, Hotel Majestic, 72d st and Central Park West; architect, Charles Stegmayer 168 East 91st st. Plan No. 3461.

BROADWAY, 1205-13, metal covered store front to 1-sty brick store; cost, $200; owner, Jos. Weber, 1215 Bway; architect, Max Desaud, 224 East 124th st. Plan No. 3480.

BROADWAY, 3528-3536, remove walls and partitions, columns to 2-sty brick office; cost, $1,800; owner, M. Skinasi, 32 West 100th st; architect, H. G. Wiseman, 644 8th av. Plan No. 3509.

BROADWAY, 3341—Increase opening in wall to 6-sty brick tenement; cost, $1,000; owner, Premium Holding Co., 149 Church st; architects, S. Cohen & J. M. Felson, 329 4th av. Plan No. 3501.

BROADWAY, 2652½, cut window to 2-sty brick office; cost, $25; owner, Bloomingdale Leasing Co., 2650 Broadway; architect, Cohen & Felson, 329 4th av. Plan No. 3502.

CENTRAL PARK WEST, 302, new apartment, partitions to 8-sty brick apartment; cost, $1,000; owner, Secured Holding Corpn., 50 Church st; architect, B. W. Levitan, 20 West 31st st. Plan No. 3493.

CENTRAL PARK WEST, 300, new apartment, partitions to 8-story brick apartment; cost, $1,000; owner, secured Holdings Corpn, 50 Church st; architect, B. W. Levitan, 20 West 31st st. Plan No. 3494.

COLUMBUS AV, 473, installation of steel beams to 5-sty brick store and tenement; cost, $500; owner, Fry Nyburg Realty Co., 170 West 74th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 3459.

LEXINGTON AV, 59, iron and glass marquise to 8-sty brick hotel; cost, $100; owner, Wilkins' Estate, Peter Wilkins, executor, 59 Lexington av; architects, Berger & Son, 121 Bible House. Plan No. 3481.

LEINGTON AV, 1072-74, mason work, steel beams and girders, stairs, partitions, store front, extension to two 3-sty brick dwellings; cost, $5,000; owner, Thos. Fitzgerald, 778 6th av; architect, George H. McCabe, 96 5th av. Plan No. 3476.

LEXINGTON AV, 572, build wall, excavating boiler room to 5-sty brick tenement; cost, $50; owner, Jesse Koch, Hotel Theresa, 125th st and 7th av; architect, S. A. Hertz, 820 East 168th st. Plan No. 3500.

MANHATTAN AV, 385, partition, remove dumbwaiter to 3-sty brick residence; cost, $100; owner, F. C. Zobel, 35-37 West 39th st; architect, F. C. Zobel, 35-37 West 39th st. Plan No. 3503.

PARK ROW, 83-89, mason work, steel girder to 2-sty brick store and loft; cost, $100; owner, City of New York, Bridge Department, Municipal Bldg.; architect, Chas. I. Miller, 111 Nassau st. Plan No. 3482.

ST. NICHOLAS AV, 1389, metal covered store front to 2-sty brick store and loft; cost, $250; owner, Rosa C. Newman, 14 East 28th st; architect, Frank Hausle, 81 East 125th st. Plan No. 3485.

2D AV, 1421, new door, water closet to 4-sty brick tenement; cost, $200; owner, Julia Aichele, Bible House; architects, Gross & Kleinberger, Bible House. Plan No. 3511.

3D AV, 752, stud partition to 5-sty brick store and tenement; cost, $150; owner, Betjeinan Estate, 786 3d av; architect, Frank Hausle, 81 East 125th st. Plan No. 3484.

3D AV, 1498, store front to 5-sty brick loft; cost, $250; owner, B. C. Gerken, 67 East 87th st; architect, S. F. Oppenheim, 333 East 80th st. Plan No. 3497.

3D AV, 2114, remove partitions, new stairway to 4-sty brick tenement; cost, $1,000; owner, Marcus Eruckheimer, 144 West 119th; architect, B. E. Stern, 56 West 45th st. Plan No. 3466.

5TH AV, 507, partitions to 12-sty brick office; cost, $150; owner, 507 5th Ave. Co., 507 5th av; architect, P. J. Murray, 2 Mitchell pl. Plan No. 3495.

5TH AV, 362-364, iron stairway, t. c. partitions, fireproof doors, window to 12-sty brick stores and lofts; cost, $300; owner, Virginia Harrison, 362 5th av; architect, Norman H. Hunt, 139 West 24th st. Plan No. 3469.

5TH AV, 512, windows to 8-sty brick stores and apartment hotel; cost, $75; owner, David H. King, 512 5th av; architect, Edw. F. Manahan, 127 West 40th st. Plan No. 3477.

6TH AV, 841, stairway, iron work, reinforced concrete sidewalk, change of entrance to 4-sty brick store and tenement; cost, $250; owner, Richard P. Lydon, 149 East 61st st; architect, Charles S. Utterson, Jr., 912 6th av. Plan No. 3486.

6TH AV, 866, cut window to 4-sty brick tenement; cost, $50; owner, Chas. P. Buckley, 141 Broadway; architect, Wm. Huenerberg, 1114 Forrest av. Plan No. 3504.

6TH AV, 518, stairs, remove projections, new front to 4-sty brick loft; cost, $500; owner, John Paddell, 518 6th av; architect, Geo. Hoff, 371 East 158th st. Plan No. 3507.

7TH AV, 2200, store front set back, general repairs to 5-sty brick family; cost, $300; owner, Mrs. C. L. A. Slater, 140 Nassau, care J. Powa Dondain; architect, W. H. C. Hornum, 11 East 125th st. Plan No. 3492.

8TH AV, 2082, cut front, new doors, cornice to 5-sty brick tenement; cost, $250; owner, Fredk. Muller, 425 Amsterdam av; architect, Fredk. W. Muller, 425 Amsterdam av. Plan No. 3514.

9TH AV, 761, store front, steel beams, partition to 4-sty brick store and tenement; cost, $500; owner, John Mullen, 301 West 67th st; architect, Sloan & Kilgour, 1182 Bway. Plan No. 3458.

10TH AV, 242, water closets, windows, skylight, partition, scuttle, iron ladder to 4-sty brick store and tenement; cost, $350; owner, Henry Vehslage, 461 West 24th st; architect, Herman H. Heidgard, 79 Jane st. Plan No. 3471.

## Bronx.

HOME ST, 870, 2-sty frame extension, 15.4x 8, to 2-sty frame dwelling; cost, $800; owner, Nicola D'Auria, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 490.

ODELL ST, 15-8, remove encroachments on 2-sty frame dwelling; cost, $200; owner, Salvatora Dippolito, on premises; architect, Franz Wolfgang, 537 East 147th st. Plan No. 486.

PARKER ST, n w cor St Raymonds av, new cellar stone walls, new side wall to 2½-sty frame dwelling; cost, $500; owner, Katie Marcon, 1601 Parker st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 489.

BERGEN AV, w s, 51 s 152d st, new stairs, new partitions to 6-sty brick garage; cost, $20,000; owner, T. J. Chabot, 1208 Washington av; lessees, Ford Motor Co., L. I. City; architect, Chas. S. Clark, 441 Tremont av. Plan No. 491.

BRONX BOULEVARD, w s, 30 n 210th st, move 3-sty frame store and dwelling; cost, $500; owner, R. Morrison, Station pl; architect, F. J. McGarry, 762 East 219th st. Plan No. 492.

CLAREMONT PARKWAY, 429, new flues, new partitions, etc., to 4-sty brick stores and tenement; cost, $1,500; owners, Steinhouse & Simenhoff, on premises; architect, Frank Straub, 25 West 42d st. Plan No. 483.

MORRIS AV, 1547, new partitions to 2-sty frame dwelling; cost, $200; owner, Simeon Gratzen, 1956 Crotona Parkway; architect, W. H. Meyer, 1861 Carter av. Plan No. 485.

MORRIS PARK AV, 700, new store front, columns, beams and partitions to 3-sty frame store and dwelling; cost, $2,500; owner, Anna Kopald, 780 Morris Park av; architects, Horenberg & Bardes, 122 Bowery. Plan No. 488.

RYER AV, w s, 220.10 n Burnside av, 2-sty frame extension, 11x20, to 2-sty frame dwelling; cost, $50; owner, Roderick J. Kennedy, on premises; architect, William J. Murphy, 154 East 175th st. Plan No. 484.

ST. RAYMONDS AV, s s, 135 e Glover st, new piazza, new foundation to 2-sty and attic frame dwelling; cost, $1,000; owner, Hugo Schneider, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 487.

WESTCHESTER AV, 851, new partitions to 3-sty frame tenement; cost, $150; owner, Wilhelmina Schmidt, 534 East 45th st; architect, John H. Knubel, 305 West 43d st. Plan No. 493.

## Brooklyn.

BARBEY ST, 163, extension to 2-sty dwelling; cost, $1,000; owner, Geo. Heming, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6537.

DIAMOND ST, 109, interior alterations to 3-sty tenement; cost, $150; owner, Line Slachachman, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 6580.

FRANKLIN ST, 22, exterior and interior alterations to 1-sty shed; cost, $500; owner, Wm. Avery, 18 Franklin st; architect, Christian Bauer, 651 Leonard st. Plan No. 6568.

GRAND ST, 659, interior alterations to 2-sty dwelling; cost, $850; owner, Harry Schwaze, 632 Grand st; architect, Hy. Entlich, 29 Montrose av. Plan No. 6600.

HALL ST, 36, new elevator; cost, $4,000; owner, Kings Co. Refrigerating, on premises; architect, Otis Elevator Co., 250 11th av. Plan No. 6614.

HART ST, 219, interior alterations to 2-sty store and dwelling; cost, $1,000; owner, Kalmen Ress, 666 Willoughby av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6522.

HART ST, 310, interior alterations to 3-sty dwelling; cost, $300; owner, Isaac Sadovoritz, 74 Varet st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6523.

LEFFERTS ST, 488, exterior alterations to 2-sty dwelling; cost, $300; owner, Lucy Pirone, on premises; architect, P. Gaglardi, 239 Navy st. Plan No. 6524.

MALTA ST, 165, interior alterations to 1-sty dwelling; cost, $400; owner, Frank Glasser, 165 Malta st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6546.

MARION ST, 1, extension to 3-sty store and dwelling; cost, $2,000; owner, Ed. W. Larner, 594 McDonough st; architect, Jacob Luroath, 186 Remsen st. Plan No. 6505.

PRINCE ST, 78, new elevator; cost, $2,000; owner, C. F. Rohman Sons & Co., 343 Adams st; architect, Otis Elevator Co., 250 11th av. Plan No. 6613.

SACKETT ST, 149, exterior alterations to 2-sty tenement; cost, $300; owner, Nicola Delaca, 149 Sackett st; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 6615.

SACKETT ST, 381, interior alterations to 3-sty dwelling; cost, $400; owner, Jas. McGowan, 323 Sackett st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6610.

SCHERMERHORN ST, 177, interior alterations to 6-sty storage; cost, $500; owners, Abraham & Strauss, 422 Fulton st; architect, Hans Arnold, 422 Fulton st. Plan No. 6604.

SEIGEL ST, 89, interior alterations to 2-sty tenement; cost, $500; owner, Benj. Moskowitz, 1073 Manhattan av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6596.

STOCKTON ST, 327, interior alterations to 3-sty tenement; cost, $150; owner, Julius Barasch, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 6502.

WALLABOUT ST, 184, extension to 3-sty tenement; cost, $500; owner, Ray Seigel, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6548.

WARREN ST, 411, plumbing to 3-sty tenement; cost, $200; owner, Kate J. Walsh, 314 East 27th st. Manhattan; architects, Brook K Rosenberg, 350 Fulton st. Plan No. 6621.

64TH ST, 1330, extension to 2-sty dwelling; cost, $200; owner, Guiseppe Surace, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 6628.

AV I, 202, plumbing to 2-sty dwelling; cost, $100; owner, H. A. Gartner, on premises; architect; Ernest C. Theis, 65 Laurence av. Plan No. 6630.

ATLANTIC AV, 2037, extension to 2-sty dwelling; cost, $1,000; owner, Anna M. Rossa, 32 Radde pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6629.

BEDFORD AV, 461, interior alterations to 3-sty dwelling; cost, $200; owner, Jacob Seris, 66 Allen st, Manhattan; architect, Herman Nomburger, 122 Bowery. Plan No. 6595.

CARLTON AV, 1 to 13, new elevator; cost, $2,000; owner, Saml. Mundheimer, 102 Flushing av; architect, Otis Elevator Co., 250 11th av, Manhattan. Plan No. 6571.

ENGERT AV, 127, extension to 2-sty dwelling; cost, $300; owner, John Larsen, on premises; architect, John Dryer, 75 Oakland st. Plan No. 6558.

FLATBUSH AV, 805, extension to 1-sty shed; cost, $500; owner, John Reis, on premises; architect, Benj. Dreisler, 153 Remsen st. Plan No. 6550.

GREENPOINT AV, 224, interior alterations to 2-sty factory; cost, $800; owner, Standard Fireproof Sash Co., on premises; architect, Gustave Erdt, 826 Manhattan av. Plan No. 6529.

LIBERTY AV, 316, exterior alterations to 5-sty storage; cost, $1,800; owners, Piel Bros., 79 Georgia av; architect, Theo. Engelhardt, 905 Broadway. Plan No. 6544.

SEA BREEZE AV, n s, 1150 e Ocean pky, move 1-sty frame dwelling; cost, $1,200; owner, Samuel Gumpertz, Parkway Baths; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6624.

SHEPHERD AV, 130, plumbing to 2-sty dwelling; cost, $150; owner, Jacob Boether, 118 Railroad av; architect, Hy. Nelkenstock, 301 Arlington av. Plan No. 6577.

SKILLMAN AV, 99, exterior and interior alterations to 2-sty store and tenement; cost, $2,000; owner, Carmine Napolitano, 334 Leonard st; architects, Laspia & Salvati, 525 Grand st. Plan No. 6576.

SURF AV, 578, entrance to open air theatre; cost, $1,100; owner, Samuel Gumpertz, Parkway Baths; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6623.

WAVERLY AV, 263, exterior alterations to 3-sty garage; cost, $1,200; owner, Wm. Bristol, 282 Washington av; architect, Chas. Christensen, 133 Clifton pl. Plan No. 6518.

11TH AV, 6205, extension to 2-sty dwelling; cost, $400; owner, Mrs. Michela Scarpa, 6205 11th av; architect, Chas. A. Olsen, 1209 68th st. Plan No. 6512.

12TH AV, 120, extension to 2-sty store and dwelling; cost, $300; owner, Carl G. Anderson, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6602.

### Queens.

BELLE HARBOR, Montauk av, e s, 300 s Newport av, interior alterations to frame dwelling; cost, $900; owner, J. Sprung, on premises. Plan No. 2123.

COLLEGE POINT.—11th st, 121, 2-sty frame extension, 10x20, rear dwelling, tin roof; cost, $800; owner, Geo. Weisbecker, premises; architect, Mr. Anwander, 207 11th st, College Point. Plan No. 2144.

CORONA.—Cleveland av, 34, 1-sty frame extension, 4x7, side dwelling, tin roof, interior alterations; cost, $150; owner, Mary Schering, premises. Plan No. 2156.

CORONA.—46th st, w s, 140 n Sackett st, interior alterations to frame dwelling and store; cost, $1,100; owner, W. Gillmar, 18 Sackett st, Corona. Plan No. 2121.

CORONA, Strong pl, s s, 275 w Corona av, erect extension on front of frame dwelling, 25x12, tin roof; cost, $900; owner J. Frochim, 18 Strong st, Corona. Plan No. 2122.

DOUGLASTON.—Beverly rd, s e cor Shore drive, interior alterations to dwelling; cost, $100; owner, G. Sternbergh, premises; architect, G. A. Cooper, 75 Whitestone av, Flushing. Plan No. 2132.

EVERGREEN.—Cypress av, s s, 200 e Prospect av, plumbing in dwelling; cost $95; owner, H. Kaehber, 414 Park pl, Evergreen. Plan No. 2118.

FAR ROCKAWAY.—Cedar av, n s, 400 e Mott av, erect new brick foundation for frame dwelling, 26x28; cost, $300; owner, William Schearer, on premises. Plan No. 2126.

FAR ROCKAWAY.—Franklin av, s w cor Park av, erect extension on rear of frame dwelling, 6x6, tin roof; cost, $1,000; owner, H. Neugass, on premises. Plan No. 2124.

FLUSHING, Main st, s e c of Broadway, erect marquise on front of brick moving picture theater; cost, $500; owner, J. Haubeil, Broadway, Flushing. Plan No. 2113.

FLUSHING.—11th st, e s, 312 s Broadway, plumbing in frame dwelling; cost, $100; owner, Geo. McClar, on premises. Plan No. 2119.

FLUSHING, 20th st, e s, 400 n Franconia av, plumbing in dwelling; cost, $150; owner, Fred Witzel, premises. Plan No. 2153.

FLUSHING.—Union st, n w cor Sandford av, plumbing in dormitory; cost, $700; owner, St. Joseph's Chapel, premises. Plan No. 2168.

FOREST PARK.—Stanley st, s s, 220 e Forest parkway, 1-sty frame extension, 14x5, rear dwelling, tin roof; cost, $100; owner, W. F. Ryerson, premises. Plan No. 2152.

GLENDALE.—Mead st, w s, 150 n Central av, plumbing in dwelling; cost, $200; owner, Glendale Realty Co., premises. Plan No. 2138.

GLENDALE.—Meade st, w s, 125 n Central av, plumbing in dwelling; cost, $400; owner, Glendale Realty Co., premises. Plan No. 2139.

GLENDALE.—Edison pl, w s, 140 n Cooper av, 1-sty frame extension on rear of frame dwelling, 16x8, tin roof; cost, $400; owner, John Rogers, on premises; architect, L. Berger, Ridgewood. Plan No. 2128.

L. I. CITY.—Broadway, 577, electric sign, store; cost, $72; owner, Mathew Foley, 103 West 127th st, Manhattan. Plan No. 2134.

L. I. CITY.—Ely av, e s, 200 s Wilbur av, plumbing in dwelling; cost, $250; owner, J. Byner, premises. Plan No. 2155.

L. I. CITY.—Jackson av, s e cor Honeywell st, interior alterations to factory; cost, $600; owner, Goodyear Rubber Co., premises. Plan No. 2145.

L. I. CITY.—Potter av, s s, 75 w Goodrich st, plumbing in dwelling; cost, $100; owner, Jos. Sceky, premises. Plan No. 2148.

L. I. CITY.—Boulevard, e s, 129 n Webster av, raise frame dwelling two feet and erect new foundation for same; cost, $4,000; owner, Ravenswood Presbyterian Church; architect, Edw. Decker, 734 Vernon av, L. I. City. Plan No. 2129.

L. I. CITY.—Gale st, w s, 205 n Young st, erect extension on rear of frame dwelling, 20x11, tar roof; cost, $200; owner, M. Paszcyfburgi, on premises. Plan No. 2101.

L. I. CITY.—6th av, 200 n Freeman av, erect brick retaining wall on side of factory; cost, $500; owner, Pierce Arrow Motor Co., on premises. Plan No. 2109.

L. I. CITY.—Ridge st, s s, 42 w Hopkins av, new foundation to tenement; cost, $600; owner, Anna Rennalla, premises. Plan No. 2174.

L. I. CITY.—Jackson av, e s, nr Skillman av, temporary arcade over sidewalk; cost, $150; owner, National Casket Co., premises. Plan No. 2172.

MASPETH.—Perry av, s s, 100 w Wilow av, foundation under dwelling; cost, $150; owner, Mrs. McDonald, premises. Plan No. 2163.

MASPETH.—Lexington av, w s, 300 s Old Lane, raise one-sty frame dwelling and fill in new foundation; cost, $400; owner, T. Roden, on premises. Plan No. 2125.

METROPOLITAN.—Metropolitan av and Newtown creek, repair all damage done by fire to brick factory, 100x150; cost, $4,000; owners, Hardy Voorhes & Co., on premises. Plan No. 2163.

OZONE PARK.—Broadway, s e cor Liberty av, alterations in dwelling; cost, $250; owner, H. Hemler, premises. Plan No. 2142.

RICHMOND HILL.—Brandon av, s s, 22 e Guion av, plumbing in dwelling; cost, $150; owner, J. Kiefer, premises. Plan No. 2136.

RICHMOND HILL.—Lefferts av, w s, 250 and 225 s Jamaica av, plumbing in 2 frame dwellings; total cost, $130; owner, P. M. Kronaff, on premises. Plan Nos. 2105, 2106.

RICHMOND HILL.—Elm st, w s, 150 n Chichester av, plumbing in dwelling; cost, $75; owner, J. Albrecht, on premises. Plan No. 2099.

RICHMOND HILL.—Elm st, w s, 175 n Chichester av, plumbing in dwelling; cost, $75; owner, J. Albrecht. Plan No. 2100.

RICHMOND HILL.—Lefferts av, w s, 275 s Jamaica av, plumbing in dwelling; cost, $65; owner, P. M. Krouff, on premises. Plan No. 2104.

RICHMOND HILL.—Stoothoff av, n e cor Chichester av, piazza on dwelling; cost, $150; L. Mellerson, premises. Plan No. 2162.

RICHMOND HILL.—Jamaica av, s s, 126 e Lefferts av, new plumbing in two dwellings; cost, $100; owner, S. Cahn, premises. Plan No. 2170.

RICHMOND HILL.—Lefferts av, w s, 275 n Steward av, plumbing in dwelling; cost, $150; owner, Mrs. Dorschuck, premises. Plan No. 2173.

RIDGEWOOD.—Myrtle av, 1834, erect new show window in front of brick store; cost, $100; owner, Louis Greenblatt, 1155 Myrtle av, Ridgewood. Plan No. 2107.

ROCKAWAY PARK.—Triton av, n s, 60 w Beach 113th st, raise frame dwelling and build foundation for same; cost, $200; owner, Wm. Gehring, on premises; architect, J. B. Smith, Rockaway Beach. Plan No. 2110.

ROCKAWAY BEACH.—Thompson av, e s, 335 s Boulevard, raise frame dwelling and erect post foundation for same; cost, $100; owner, F. Garibaldi, on premises; architect, as above. Plan No. 2111.

ROCKAWAY BEACH.—Kane av, e s, 463 n Boulevard, new foundation to dwelling; cost, $250; owner, Mrs. E. Haug, premises. Plan No. 2164.

SOUTH OZONE PARK.—Rockaway rd, s e cor Messing av, 1-sty frame extension, 14x14, front and rear dwelling, tin roof; cost, $550; owner, L. Steinish, premises. Plan No. 2135.

WHITESTONE.—16th st, n w cor 7th av, 2-sty frame extension, 5x14, side dwelling, tin roof; cost, $300; owner, Frank Ott, premises; architect, J. P. Hansen, Whitestone. Plan No. 2154.

WOODHAVEN.—Huntington st, s s, 25 e Gherardi av, 2-sty frame extension, 14x14, rear dwelling, gravel roof, interior alterations; cost, $600; owner, John Wich, premises; architect, Angelo Cehio, Woodhaven. Plan No. 2160.

WOODHAVEN.—Shoe and Leather st, s s, 150 e 3d st, add new story on 1-sty frame dwelling, 20x30, tin roof, interior alterations; cost, $1,400; owner, Henry Groos, on premises; architect, G. E. Crane, Richmond Hill. Plan No. 2131.

WOODSIDE.—Stryker av, 121, repair foundation of frame dwelling, 22x35; cost, $1,000; owner, F. Gratton, on premises. Plan No. 2116.

WOODSIDE.—Stryker av, n s, 90 w 4th st, plumbing in dwelling; cost, $100; owner, John A. Gillotte, premises. Plan No. 2133.

## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 15, 1914.—SEALED PROPOSALS will be opened in this office at 3 p. m., November 4, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Danbury, Conn. Two-story-and-basement building; ground area, 8,630 square feet; brick facing; composition roof. Drawings and specifications may be obtained, after September 30, 1914, from the Custodian of site at Danbury Conn., or at this office, at the discretion of the Supervising Architect, O. WENDEROTH, Washington, D. C.

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*Alterations (Continued).*

### Richmond.

CAROLINE ST, e s, 75 n Carey av, West Brighton, partitions, etc., to frame dwelling; cost, $325; owner, Geo. Davis, West Brighton; builder, W. Curry, West Brighton. Plan No. 398.

MAIN ST, e s, 250 n Arents av, Tottenville, remove porch and general repairs to frame store and dwelling; cost, $2,500; owner, Chas. Higbee, Tottenville; architect, C. White; builder, J. Jensen, Tottenville. Plan No. 395.

RICHMOND TERRACE, s s, 15 w Water st, West Brighton, 2-sty addition and new porch to frame dwelling; cost, $500; owner, C. Charlestream, West Brighton; builder, W. Charlestream, West Brighton. Plan No. 385.

4TH ST, n s, 100 e Central av, New Dorp, rear extension and concrete cellar to frame dwelling; cost, $100; owner and builder, Chas. Wilson, New Dorp. Plan No. 391.

BROWN AV, w s, 200 s Locust pl, Great Kills, reshingle roof to frame dwelling; cost, $175; owner, John Smith, Great Kills; builder, W. Peters, Great Kills. Plan No. 386.

CASTLETON AV, s e cor Columbus st, Port Richmond, new floor, partition, etc., to brick church; cost, $1,500; owner, Rev. L. Ricci, Port Richmond; architect, A. Loda, Jamaica, L. I.; builder, W. L. Cramer, Jamaica, L. I. Plan No. 392.

CENTRAL AV, e s, 400 s Erastina pl, Port Richmond, 1-sty addition and plastering to frame dweling; cost, $150; owner, S. Piazza, Port Richmond; builder, J. Destafana, Port Richmond. Plan No. 388.

BROADWAY & WILLIAM ST, s e cor, Tottenville, concrete blocks and new roof to concrete stable; cost, $200; owner and builder, H. Yetman, Tottenville. Plan No. 399.

FRESH KILLS RD, s s, 1,000 e Seaside av, Green Ridge, small alteration to frame barn; cost, $800; owner and builder, George W. White, Green Ridge. Plan No. 393.

HONSEMAN AV, e s, 300 s Terrace, Elm Park, remove roof to frame dwelling; cost, $52; owner, W. Smith, Elm Park; builder, F. P. Decker, Elm Park. Plan No. 397.

MARINE WAY, s s, 40 e Atlantic av, alterations to frame store and dwelling; cost, $1,500; owner, R. Henmaner; architect, Jas. Whitford, St. George; builder, F. Morel. Plan No. 390.

NELSON AV, w s, 228 n Amboy rd, Great Kills, concrete floor and partition to frame dwelling; cost, $700; owner, W. Kusch, Great Kills; architect and builder, H. Stolzenthaler, Tottenville. Plan No. 394.

NORWOOD AV, s s, 100 w Bay st, Clifton, remove partitions to brick dwelling; cost, $75; owner, L. C. Gesselin, Clifton; builder, W. Maher, Clifton. Plan No. 396.

ROMER RD, w s, 46 n Four Corners rd, Castleton Corners, rearrange partitions, etc., to frame dwelling; cost, $16,000; owner, George Cromwell, 52 Broadway, Manhattan; architect, W. H. Mersereau, 32 Broadway, Manhattan. Plan No. 389.

5TH AV, n s, 256 w Westervelt av, New Brighton, rebuild piazza to frame dwelling; cost, $150; owner, Thos. Harper, New Brighton; builder, P. J. Larsen, New Brighton. Plan No. 387.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervisors of the main office, Newark, N. J., to be erected in these counties for the week ending Sept. 19. The location is given, but not the owner's address:*

WEST HOBOKEN.—Edward Stiekin, 421 Paterson av, 3-sty frame alteration, $200.

PATERSON.—James Venezia, 120 North Main st, 2-sty frame alteration, $300.

NEWARK.—Pasquale Daniele, 29-33 Hayes st, 4-sty brick, $9,000; Herman Ginsberg, 270 Hunterdon st, 3-sty frame, alteration, $200; Chinich & Densky, 333 18th av, 3-sty frame alteration, $100; Samuel Kesselman, 492 18th av, 3-sty frame, alteration, $800; Abraham Leder, 279 Broome st, 3-sty frame, alteration, $1,000; Shanerman Bros., 192-194-196 Ridgewood av, three 3-sty frames, $17,000; Colagero Torre, 511 12th av, 3-sty frame, alteration, $700.

NEWARK.—Max Bodenstein, 282 Central av, 3-sty frame alteration, $200; Louis Green, 45 Kenmore av, 3-sty frame, $5,000; Asher Maurer, 183 Court st, 3-sty frame alteration, $1,000; John Ellerman, 747 South 12th st, 3-sty brick, $9,000; Rose Lynch, 18 School st, 4-sty brick, $13,000.

JERSEY CITY.—Katherine Mench, 261 Hutton st, 4-sty brick, $15,000; Nathan Feinman, 422 Germania av, 3-sty frame, alteration, $1,000; Carter Adkins, 76 Ege av, 3-sty frame, $6,000.

CLIFFSIDE PARK.—Michele Cappeletta, north side Cliff st, east of Anderson av, 2-sty brick, $5,000.

WEST NEW YORK.—Morris Goldberg, northeast corner 16th st and Buchanan pl, 4-sty brick, $22,000; Simon Abramson, southeast corner 8th st and Bergenline av, 3-sty brick, $12,000.

BLOOMFIELD.—Gaetano Stivala, 61 Newark av, 3-sty brick, $4,000.

EAST ORANGE.—Andrew Murray, 478 Main st, 3-sty brick alteration, $500; Harry Bernstein, 8, 10, 12, 14 16 and 42 Clifford st, six 3-sty frame, $30,000; Empire Construction Co., east side Park st, 171 ft. north of Springdale av, two 2-sty frame, $10,000.

ORANGE.—Frank Fackino, 46 Ogden st, 3-sty brick, $10,000.

PERTH AMBOY.—Peter Lobozza, n e cor Francis st and Bruck av, 2-sty brick, $5,000; Luigi Guarnieri, n side New Brunswick av, 25 ft. west of Johnston st, 3-sty brick, $9,000.

WEST NEW YORK.—Nathan Weiss & John Vitale, s e cor Palisade av and 23d st, two 4-sty brick, $22,000.

KEARNY.—Samuel Miller, 237 Kearny av, 3-sty frame, $5,000.

CALDWELL.—Antonio Sutera, 2 Cockwood pl, 2-sty frame, $7,000.

IRVINGTON.—John Poslusburg, e side Myrtle av, 25 ft. n of Breakenridge terrace, 3-sty frame, $6,000.

WEST HOBOKEN.—Samuel B. Engel, 231 Summit av, 4-sty brick, alteration, $2,000.

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APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—J. B. Warren, 31 Clinton st, has completed plans for a 3-sty flat, 22x57 ft., at 161 South st for Mrs. Ann McCue, 165 South st, owner. Cost, about $6,500.

NEWARK, N. J.—B. H. Shepard, 564 Main st, East Orange, has completed plans for a 4-sty apartment, 50x66 ft., at 16 Broad st, for the Empire Construction Co., 51 East 42d st, Manhattan. Cost, about $50,000. It is expected that the owners will take bids at once.

IRVINGTON, N. J.—D. A. Hopper Co., Union Building, Newark, has completed plans for a 3-sty frame flat, 22x44 ft., on the east side of Myrtle av, 25 ft. north of Breckenridge st, for John Poslusbury, 12 Highland terrace. Cost, about $5,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, is preparing plans for three 3-sty flats, 28x72 ft., at 49-52 Milford av, for Morris & Junius Sharff, 73 Hillside pl, owners and builders. Cost, about $15,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty frame flat, 22x52 ft., at 15 Lawton st for Max Adelman, mason and owner, 726 South 14th st, Newark. Cost, about $5,500.

IRVINGTON, N. J.—Nathan Welitoff, 222 Washington st, Newark, has about completed plans for two 3-sty frame and stucco flats on Stuyvesant av, 400 ft. south of Orange av, to cost about $8,500 each. Owner's name for the present withheld.

CHURCHES.

MONTCLAR, N. J.—Bertran G. Goodhue, 2 West 47th st, Manhattan, is preparing plans for a brick and stone church at Claremont and Midland avs, for the Central Presbyterian Church. Albert French, 54 South Montclair av, chairman of building committee.

DWELLINGS.

JERSEY CITY, N. J.—Excavation has been completed for four 2-sty brick residences, 22x61 ft., at 11-17 Fleet st for the Standard Development Co., 242 Grove st, owner and builder. C. M. Patterson, 1 Montgomery st, architect. Cost, about $5,000 each.

PECK AV.—E. V. Warren, 31 Clinton st, has completed plans for a 2½-sty frame residence, 27x30 ft., on Peck av, near 2d av, for Herman C. Schneider, 514 South 14th st. Cost, about $4,000.

ARLINGTON, N. J.—C. H. Smith, 475 Elm st, contemplates the erection of three frame residences from private plans.

HACKENSACK, N. J.—L. S. Beardsley, 38 West 32d st, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence at the corner of Union and Berry sts, for Henry Eckerson, Atlantic st. Cost, about $22,000.

DOVER, N. J.—J. J. Vreeland, 16 West Blackwell st, Dover, is preparing sketches for a 2½-sty frame double residence in Mercer st, near Myrtle av, for A. Bauchnect, 29 West Blackwell st. Cost, about $5,000.

CALDWELL, N. J.—M. Stillman, 124 East 25th st, Manhattan, is preparing sketches for three 2½-sty frame residences at the corner of Hadfield and Personette sts, for C. G. Baker, northeast corner of Hadfield and Personette sts. Cost, about $7,000 each.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Purdy & Henderson, 45 East 17th st, Manhattan, structural engineers, are about ready to take bids on a 1-sty steel and corrugated iron warehouse, 250x350 ft., on the west side of West Side av, for Joseph T. Ryerson & Son, 30 Church st, Manhattan.

SCHOOLS AND COLLEGES.

BELLEVILLE, N. J.—Charles Granville Jones, 280 Broadway, Manhattan, has been commissioned to prepare plans for a brick high school at Washington av and Holmes st for the Board of Education of the town of Belleville. John W. Depue, 127 Halsey st, Newark, president. Cost, about $175,000.

MISCELLANEOUS.

RIDGEWOOD, N. J.—M. King, care of owner, is preparing sketches for a brick and steel railroad station and gardens on Ridgewood av, for the Erie Railroad Co., 50 Church st, Manhattan. Cost, about $150,000.

### Other Cities.

MUNICIPAL WORK.

STAMFORD, CONN.—J. C. Harding, 170 Broadway, Manhattan, is completing plans for a sewage disposal plant for the city of Stamford. Henry L. Borg, chairman of committee, 529 Main st. Cost, about $50,000.

SCHOOLS AND COLLEGES.

HARRIMAN, N. Y.—W. I. Dally, this place, is preparing preliminary plans for a 2-sty brick high and grade school, 120x40 ft., for the Board of Education of Harriman, I. D. Smith, president. Cost, about $45,000.

POUGHKEEPSIE, N. Y.—Edward C. Smith, 39 Market st, has been commissioned to prepare plans for a 2-sty brick and terra cotta school, 162x100 ft., in Smith st, between Mansion and Dutcher pl, for the city of Poughkeepsie, Board of Education, C. R. Gurney, president. Cost, about $75,000.

## PERSONAL AND TRADE NOTES.

FULLERTON WEAVER COMPANY has moved its offices from 1 Madison av to 30 East 42d st.

CHARLES F. ROSE, architect, has moved his offices from 1 Madison av to 118 East 28th st.

W. S. BESSELL, architect, formerly at 15 East 40th st, has moved his offices to 3 West 29th st.

ALICE M. SWIFT, interior decorator, has moved her offices from 13 East 36th st to 11 East 55th st.

LITTLE & O'CONNOR, architects, have moved their offices from 5 West 33d st, to 103 Park av, 11th floor.

F. W. TRUEX, 157 Chambers st, N. Y. C., has been appointed New York representative for the Taylor Portable Derrick Co., Chicago.

MR. ROCKEFELLER is spending large sums in road improvements at Pocantico Hills. The Hastings Pavement Company has large contracts.

RUDOLPH P. MILLER addressed the Washington Heights Taxpayers' Association on the subject of "Suburban Fire Limits," last evening.

T. R. VON TISH has recently become associated as salesman for the Magee Valve Co., 105 Beekman st. He will cover the metropolitan district.

GEORGE A. FULLER CO. will have the 8-story building for Stewart & Co., at Fifth avenue and 37th street (southwest corner), completed in a short time.

CAULDWELL, WINGATE & CO., general contractors, are starting on the second tier of the steel work of the new Anderson building on Fifth avenue and 37th street.

J. WALDO SMITH, chief engineer of the Board of Water Supply for the City of New York, made a trip last week to the Ashokan Dam and watersheds in the vicinity.

PROFESSOR JOHN C. OLSON, formerly of the Polytechnic Institute, Brooklyn, has been appointed Professor of Chemistry and head of the department of chemistry at Cooper Union, New York City.

FREDERICK LOESER & CO., 482 Fulton st, Brooklyn, have received the contract to supply the furnishings, decorations, silver and glassware for the Brooklyn Elks' clubhouse now nearing completion.

DOUGLASS SPRAGUE, consulting engineer, 39 Cortlandt st, has been retained as expert in charge of the heating and ventilating work in connection with the enlargement of the Lockport, N. Y., high school.

G. W. BLEN, formerly connected with the Pittsburgh office of the Bowne-Fuller Company, of Cleveland, has resigned to accept a position in the New York office of A. M. Byers & Co., Pittsburgh, manufacturers of wrought iron pipe.

JAMES N. HATCH, structural engineer for Sargent & Lundy, consulting engineers, Chicago, Ill., has resigned. He will open an office for private practice at 1525 Old Colony Building, Chicago. Mr. Hatch intends to specialize in appraisal and valuation work.

THOMAS F. DWYER has been appointed Deputy Commissioner of the Department of Water Supply, Gas and Electricity for the Borough of Queens, succeeding Michael P. Walsh, who resigned. The salary is $4,000 a year. His home is in Jamaica.

CHARLES G. ANTHONY, instructor in the engineering department of Union College, Schenectady, N. Y., has resigned to take the position as consulting engineer for the State Reservation Commission. His office will be at Saratoga Springs, N. Y.

SAMUEL J. PARMENTER, since 1880 Assistant Corporation Counsel in the Tenement House Branch of the Law Department, has been retired on a pension of $1,225. Mr. Parmenter who is a brother-in-law of Justice Hirschberg of the Appellate Division, hails from Newburgh.

CLARK & ARMS, architects, have opened offices for the practice of their profession at 542 Fifth av, and desire samples and catalogues from manufacturers interested in the building trades. Mr. Clark was formerly connected with the office of F. Burrall Hoffman, Jr.

J. F. TITSCHEN, one of the foremost builders of Englewood, N. J., has retired from business after thirty-one years of continuous activity in the building trade. Two of his oldest employees, Abram Conklin and Myron Smith, with a record of thirty years' service, will continue the business under the name of Conklin & Smith, at 28 Dean st, Englewood.

J. GREENLEAF THORP, architect, Easthampton, L. I., whom we announced in a recent issue would travel abroad for an indefinite period has, on account of the unsettled conditions now prevailing on the continent, decided to remain in America and has reopened his office and resumed the practice of his profession.

WESTINGHOUSE ELECTRIC & MANUFACTURING COMPANY has received an order from the New York Municipal Railway Corporation for the control equipment of one hundred new steel cars which are to be used by the corporation in the new subway in New York City. This is the second order from this corporation. The company also received an order for 25 sets of control equipments for use on the new low floor cars from the Third Av Railway Company of New York City.

CAPT. THOMAS TAFT, of the firm of Mead & Taft of Cornwall-on-Hudson, carpenters, builders and general contractors, owns a big section of Storm King Mountain and has just given to the Interstate Park Commission the right of way across his lands for the Hudson River boulevard, which the State is building from Fort Lee to Cornwall. Some other owners have asked big prices, but Capt. Taft turns his lands over as a free gift, and he hopes to be one of the very first to drive an automobile over the

mountain. The Captain won his military honors at Gettysburgh with the famous regiment of "Orange Blossoms."

THE GUN-CRETE CO. OF CHICAGO, organized last May, has purchased all the rights, titles, contracts and interests of the Cement-Gun Construction Co., and have also taken over the construction department of the General Cement-Gun Co. This enlarges the scope of their business greatly. In future, the combined business will be conducted under the firm name of Cement-Gun Construction Co., with offices at 914 So. Michigan av, Chicago, Ill. The officers of the company are Carl Webber, C. E., president; John V. Schaefer, M. E., secretary and treasurer; C. L. Dewey, construction manager. In addition to doing all forms of cement-gun construction work they will also sell and lease complete cement-gun equipments.

WALTER FARRINGTON WELLS, vice-president and general manager of the Edison Electric Illuminating Company of Brooklyn, was recently elected president of the Association of Edison Illuminating Companies. Mr. Wells has been prominent in the electric development of the metropolitan district. He became connected with the Brooklyn Edison Company in 1892 as a draftsman, and on the first of January, 1913, was made chief executive of the company, which, under his efficient management, has prospered exceedingly. He is known throughout the country as one of the foremost of American electrical engineers. In Brooklyn he is a member of the Crescent and Brooklyn Clubs and the Brooklyn Engineers' Club.

## OBITUARY

PETER McMANUS, general contractor, Rockaway Beach, L. I., died at the home of his brother in Bradford, Pa., Thursday, Sept. 17. He was forty years of age.

WILBUR DOREMUS, president of the firm of Macknet & Doremus, hardware dealers, Newark, N. J., died at his home in Newark, Thursday, September 24, of pneumonia. He was fifty-nine years old and is survived by his widow and one daughter.

HOWARD GILLETTE TINNEY, forty-two years old, died of a complication of diseases in the French Hospital, in West 34th st, Thursday, September 24. Mr. Tinney was a dealer in sheet metal specialties and lived at 706 Riverside. Drive. He was a member of the Hardware Club. He is survived by his widow.

JOHN S. DALY, general contractor, died at his home, 62 Hegman st, Jersey City, N. J., Tuesday, Sept. 15. He was sixty-one years old and had been active in the building trades in and around Jersey City for the last twenty-five years. He is survived by his widow, five sons and two daughters.

THOMAS CUNNINGHAM, engineer, 291 Prospect pl, Brooklyn, for twenty-seven years an engineer in the Department of Water Supply, Gas and Electricity of the City of New York, died suddenly Tuesday, Sept. 22. He had been on sick leave from the department for some time and his mind probably gave way under the strain of his illness.

JOSEPH F. WEEKES, a retired consulting engineer, died at his home, 162 South Elliott pl, Brooklyn, Sunday, September 20. He was born at Salem, Mass., 77 years ago, and was connected with various railroads throughout the country as a consulting engineer until he retired eight years ago. He is survived by two daughters and a son.

WILLIAM E. DOBBINS, formerly an architect in Philadelphia, Pa., died from neuritis, after a week's illness, at his summer home at Long Branch, N. J., Saturday, Sept. 19. Mr. Dobbins was fifty-two years of age and since his retirement from the practice of his profession a few years ago has devoted his time to the management of his large estate at Long Branch. Three daughters survive him.

WILLIAM R. BRYANT, carpenter and general contractor, died at his home in Washington, N. J., Saturday, September 5. He was seventy-two years of age and had been known as one of the most expert builders of the county. Mr. Bryant erected nearly two-thirds of the buildings in Washington and has the distinction of being the builder of every factory. He is survived by his widow, one son and one daughter.

DR. JOHN McGAW WOODBURY, Street Cleaning Commissioner under Mayor Low and reappointed by Mayor McClellan, under whom he served through one administration and part of another, died after an illness of several months at his home in Southampton, L. I., Wednesday, September 23. Dr. Woodbury was born in New York City and was educated at Princeton, Heidelberg and Vienna. He became Street Cleaning Commissioner in 1902.

DAVID P. CANAVAN, president of the firm of Canavan Bros., contractors and shorers, 518 West 56th st, N. Y. C., died of neuritis at his home, 333 Riverside Drive, Monday, September 21. Mr. Canavan was born in New York City forty-seven years ago and had been in the cotracting business for the last twenty-five years. His firm did a large amount of excavating, including many jobs of first importance. He was much interested in Democratic politics and was a member of many political and religious organizations. He was a member of the National Democratic Club, Nameoki Club, Catholic Club and the New York Athletic Club. He also was a trustee of the Catholic Institute for the Blind. His widow, four sons and three daughters survive him.

PHILANDER R. JENNINGS, senior member of the firm of Bruce & Cook, sheet metal, 190 Water st, Manhattan, died suddenly at his home in Merrick, L. I., Sunday, September 20. He was born in New York sixty-three years ago and entered the firm of which he finally became senior partner forty years ago. Mr. Jennings was very active and widely known in religious circles. He was a member of the diocesan convention of Long Island, and also the general convention of the Episcopal Church for a number of years past. He had been a member of the chapter of the Cathedral of the Incarnation at Garden City since 1907, and he was also treasurer of the Cathedral Chapter. He was also treasurer of the Arch-deaconry of Queens and Nassau Counties. He was a member of the Union League, Shinnecock, Garden City Golf and Hamilton Clubs and the Church Club of the Diocese of Long Island. He is survived by his widow.

## TRADE AND TECHNICAL SOCIETY EVENTS.

VARNISH MANUFACTURERS' ASSOCIATION will hold its annual convention in New York City during the week of October 19. Further details will be announced in a later issue.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual meeting and convention at Atlantic City, N. J., October 28-30. Headquarters at the Marlborough-Blenheim Hotel.

EMPIRE STATE GAS AND ELECTRIC ASSOCIATION will hold its annual meeting at the Engineering Societies' Building, 29 West 39th st, Manhattan, Friday, Oct. 2.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONTRACTORS, will resume its regular monthly meetings the second Tuesday in October, in the Engineering Societies' Building, 29 West 39th st.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, Dec. 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention in Chicago, Ill., Feb. 8-9, 1915. Headquarters at Hotel Sherman.

PAINT MANUFACTURERS' ASSOCIATION of the United States will hold its annual convention in New York City Oct. 19 to 21.

CONVENTION OF CITY MANAGERS will be held in Springfield, O., Dec. 2 to 4. Charles F. Ashburner, City Manager, Springfield, O., chairman.

TECHNICAL LEAGUE OF AMERICA will hold its regular meeting on the third Friday of each month. Walter L. Smyth, 74 Cortlandt st, N. Y. C., is the secretary.

NEW YORK CHAPTER, American Society of Heating and Ventilating Engineers, will resume their regular monthly meetings Monday, Oct. 19, in the Engineering Societies' Building, 29 West 39th st.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will hold its annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

**THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.**

**SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.**

## RECENT INCORPORATIONS.

BILLINGS ESTATE CORPORATION has been chartered with $100,000 capital stock to do a realty and construction business, with offices in Manhattan. The directors are Richard Billings and Samuel E. Kilner, both of 115 Broadway; John French, 59 Wall st, and two others. Whitridge, Butler & Rice, 59 Wall st, attorneys.

MUELLER-CLARENDON CO., realty, construction, brokerage, general contracting, decorating, etc., and manufacturing of building materials, has been incorporated, with offices in Queens, with a capitalization of $10,000. The directors are George Mueller, 5 Walker av; Edith A. and Charles H. Clarendon, 4012 Ferriss st, all of Woodhaven, N. Y. The attorney is Robert T. Beyer, 277 Broadway.

CENTRAL HOUSEWRECKING CO. has been incorporated with $15,000 capital stock for the purpose of dealing in realty and building materials, with offices in Brooklyn. Hyman Wolovitz, 262 Ellery st; Solomon Patz, 336 Ellery st, and Abraham Darssen, 199 East 3d st, all of Brooklyn, are directors. Elias A. Deutschman, 45 Graham av, Brooklyn, attorney.

HOLZMAN HOLDING CO. has been chartered with $10,000 capital stock, with offices in Manhattan, to do a realty, construction and decorating business, with offices in Manhattan. Michael Holzman, 938 Eastern Parkway; George Silkworth, 461 8th st, and Elwood M. Townsend, 2515 Clarendon rd, all of Brooklyn, directors. Van Alen & Dyckman, 215 Montague st, attorneys.

CONSOLIDATED HOLDING CO. is a $60,000 company chartered to do a realty and construction business with offices in Manhattan. The directors are Oscar J. Schuessler, 333 Lewis av, Brooklyn; Reginald F. Isaacs and Abraham I. Menin, both of 290 Broadway, Manhattan. The attorneys are L. & A. U. Zinke, 290 Broadway.

SUTPHIN PARK REALTY CORPORATION has been chartered with $50,000 capital stock to do a realty, construction and brokerage business with offices in Brooklyn. Chas., John and A. M. Jacobs, 119 West 31st st, Manhattan, and six others, are directors. Thos. J. Van Horen, 206 West 34th st, attorney.

THE PLASTER KEY CO. has been incorporated with $25,000 capital stock with offices in Manhattan to manufacture plaster, building, plumbing and fireproof materials, hardware, etc., and act as general building contractors. The directors are Frederick H. MacRobert and Albert S. Wright, both of 52 William st, and Andrew Woefel, Dongan Hills, S. I. Parsons, Closson & McIlvaine, 52 William st, attorneys.

CLENT CONSTRUCTION CO. has filed incorporation papers, with offices in The Bronx, to do a general contracting, construction, realty and manufacturing of building materials business. The directors are Frank Willetts, 1887 Vyse av, Bronx; Albert Willetts, 458 Jelliff av, Newark, N. J., and George Deffaa, 2340 Crotona av, Bronx. E. F. Moran, 51 Chambers st, attorney.

E. M. C. A. HOLDING CO. has been chartered with a $10,000 capitalization to do a realty and construction business with offices in Manhattan. The directors are George B. Read, William B. Wolffe and Jos. L. Greenberg, 165 Broadway. H. C. Quinby, 165 Broadway, attorney.

BAY PARKWAY & KINGS HIGHWAY REALTY CO. has been chartered with $50,000 capital stock, with offices in Manhattan, for the purpose of doing a realty and construction business. The directors are Henry Adams, Jr., 108 Wall st; Robert P. Marshall, 90 West st, and Paul F. Lorzer, 149 Broadway. A. Van Wyck, 149 Broadway, attorney.

UNIVERSAL FILTER-FAUCET CORPORATION has filed papers at Albany with a capitalization of $250,000, for the purpose of manufacturing filters, faucets, plumbing and sanitary fixtures and to act as plumbers. Jos. Boulard, 41 Park Row; William E. Madden, 160 Bleecker st; Frederick W. Griffin, 51 Chambers st, and four others, are directors. F. W. Griffin, 52 Broadway, attorney.

THE BITU-MORTOR WATERPROOFING CO. has been chartered with $20,000 capital stock to manufacture waterproofing compounds, cement, etc., general contracting, construction, and electric work, etc., with offices in Manhattan. The directors are Henry Meyerholz, Maplewood, N. J., Henry T. Henrickson, 119 Prospect place, and Chas. Ruess, 357 Cypress av, both of Brooklyn. Daniel F. Nugent, 200 5th av, attorney.

## BROOKLYN BUILDING FAST.

### A Big Movement Thought to Have Started.

This has been, so far, the biggest building year in Brooklyn since 1909; and the year 1909 was one of the four most prolific of plans filed that Brooklyn has ever known. So great have been the disparity between the amount of construction in hand in recent years, when compared with the records of certain preceding years, no one has cared to be particularly reminded of it. But the times have so improved that Brooklyn can again compare the current record of building activity with the records of other years with composure and even with some satisfaction.

Since the first of the year and up to the middle of this month Brooklyn has filed plans for new buildings estimated to cost about $32,000,000, or about $10,000,000 more than for the corresponding portion of last year. The year 1909 produced altogether (in twelve months) over $56,000,000 worth of work for new buildings, a record that has been exceeded only by the $62,000,000 of the year 1907, the $63,000,000 of 1906 and the unprecedented record of 1905, which was $75,000,000.

In 1909 Brooklyn had filed plans up to the middle of September for $56,000,000 worth of new construction, which was the largest amount of work ever planned during a similar period, except in the phenomenal year of 1905. Builders and material men have always said that 1906 was really the best year that Brooklyn ever had, although more plans were filed in 1905 than in 1906. The seed was sown in '05, but the harvest was gathered in '06. In Queens this has been the biggest year for building projects since 1911.

From all appearances another great building movement similar to the one which, beginning in 1904, culminated in 1907, is gathering force in Brooklyn at the present time. The inspiration for current construction comes from the subway extension, just as the boom of ten years ago did. Ten years ago frame construction in Flatbush and brick dwellings east and west of Prospect Park claimed the most attention, while now the operations are scattered, and much the larger number consist of brick apartment houses and brick two-family dwellings. It is believed that the proportion of apartment house construction will steadily increase and also that business buildings are going to multiply faster than in the past.

# BUILDING MATERIALS AND SUPPLIES

## CONTRACTS THOUGHT INDEFINITELY DEFERRED AWARDED THIS WEEK—PLAN FILINGS INDICATE MONEY IS STILL PROCURABLE

Steel Companies Making Concessions—
Plate Glass Going Up—Brick Dull

ABSENCE of banking connections between South America and New York continues to be a retardant factor in the establishment of basic building material trade between the two continents. Despite reports to the contrary, ships suitable for carrying building materials, like lime and cement, into South America are not yet sufficiently available. In the meantime, however, sales managers are pushing into South America and some material is actually going down there, especially cement.

As far as the temperament of the building material market in the Metropolitan district is concerned, a better tone is noted among the staples. Hardware is especially optimistic regarding the future. Steel and iron are depressed, the big companies standing ready to offer concessions to make up for the slump in finished steel orders which followed the temporary stimulus resulting from the rise in the price of rolled steel which came when the foreign competition was first removed by war abroad.

Common brick continues weak. Wire nails out of store are quoted at $1.85 to $1.90 cents base per keg. Cut nails out of store are quoted at the same level. Business is slow, indicating a slacking up in commerce as well as in building construction. Crucibles and all lubricants and paints based on graphite are reported to be active and some of the mills in New Jersey are working night forces on packing goods for shipment. Some in East Jersey are increasing capacity. Linseed oil dropped a cent.

In window glass business is quiet in the Eastern market, but glass producing points in the interior report that foreign orders are beginning to come in. Prices in the New York districts show practically no change from the level quoted prior to the disturbance of building conditions. Trade quotations are still ruling at 90-10 to 90-15 per cent. on single thick and 90-10 to 90-20 per cent. on double thick. On the better grade of double thick the trade is having little difficulty in getting 90-10 per cent. Lumber is holding fairly close to list, although there is considerable competition and here and there shading is reported. The meagre supply now available serves as a check against price concessions.

Several contracts which the building material trade had considered as likely to be indefinitely deferred were awarded this week, notably, the $200,000 factory at Williams street and Ely avenue, for the Sterling Gum Company, Long Island City, to J. Odell Whitenack; the Jones Institute, first reported in October last year, costing $65,000 for building alone, at Hicksville, L. I., to J. D. Cosgrove, Glen Cove, L. I.; an $85,000 store and loft operation, awarded to John McKeefrey, to be erected in Flatbush avenue, Brooklyn; a $150,000 store and loft building for the Goelet Estate, at 451 Fourth avenue, which was awarded to R. H. Casey, and the Ford factory extension, costing $750,000, in Brooklyn, which contract went to the W. L. Crow Construction Company. Excluding the Jones Institute these contracts represent a total of $1,185,000 involved in industrial or commercial construction.

Plan filings for the week show in both volume and value that money is still available for building operations here in the city. There is a notable absence of speculators in the building as in the building material market, indicating that whatever money is being engaged for construction is obtained at liberal premium on good first class business projects, principally industrial and institutional, the former, however, predominating. Official reports of plan filings in the five boroughs for the week ending Friday noon follow:

| | Week Ending Sept 18 | | Sept 25 | |
|---|---|---|---|---|
| | No | Value | No. | Value |
| Manhattan | 10 | $2,123,700 | 4 | $954,650 |
| Bronx | 8 | 111,000 | 11 | 269,775 |
| Brooklyn | 56 | 745,705 | 80 | 442,925 |
| Queens | 91 | 491,925 | 75 | 325,798 |
| Richmond | 7 | 14,550 | 20 | 28,020 |
| Total | 172 | $3,486,880 | 190 | $1,981,168 |

### PLATE GLASS.

**Jobbers Announce an Advance Effective October 1.**

INTIMATION was received by the plate-glass trade this week that on October 1 there would be a sharp advance in current quotations for that commodity. Just what proportions the advance will take was not divulged, although there were some who expected it to be between 10 and 25 per cent.

Reasons for the advance given inquirers involved the stagnating of the potash trade with Germany and the stifling of the imported plate glass business owing to the war. Imported plate glass now comes from Australia and other distant places. Marine insurance rates are extremely high and those who want foreign plate glass must pay the extra burdens. This has thrown back upon American glass manufacturers an unexpected demand, and the mills are being taxed to their capacity, whereas two months ago some of them were shutting down, because they could not compete with the foreign trade under the lower import rates. To-day they not only have to meet the current demand but also that from jobbers, who are anticipating the development of a great exporting trade to Europe, South America and Canada.

### LUMBER.

**Dealers Report Average Volume of Business Moving to Jobs for Lean Orders.**

NO large difference is reported in the hardwood department of the building material market. Ash is the strongest item of the list with poplar close second. Small lots predominate. Price cutting has almost entirely ceased, although competition is keen, business being sought largely on the basis of accommodation. In the retail trade there is little difference in the volume of hardwoods moving out this month as compared with the corresponding month last year.

Ordinary building grades of lumber have shown little improvement, but they have not shown, on the other hand, any marked decline. Timber is reported to be in strong demand.

### BIG GAIN IN PLAN FILING.

**Despite Tightness of Money Volume and Value Have Increased.**

PLAN filing figures compiled from the Record and Guides weekly reports as taken from the official records of the Bureaus of Buildings of the five boroughs from January 1 to September 19 give rather surprising information considering the general state of finances. Official figures show that there have been plans filed for 1,016 more buildings this year than in a corresponding period in 1913, with an actual gain in estimated value of $898,713.

The two active boroughs are Brooklyn and Queens. Brooklyn shows a gain in volume of 812 buildings with a current gain in value of $9,884,676, while Queens shows a gain of 290 buildings this year, with an increase in value of $4,067,436. Manhattan's loss this year, as against the same period last year, is 113 buildings, with a decrease in value of $9,007,675. Bronx drops back 112 buildings from last year's totals in the same period as last year, and loses $3,904,259 from last year's value. Richmond gains 139 new building operations so far this year, but loses $141,465. Tabulations follow:

| | January 1, 1914, to September 19, | | January 1, 1913, to September 18. | |
|---|---|---|---|---|
| | No. | Value. | No. | Value. |
| Manhattan | 341 | $35,989,040 | 454 | $44,996,715 |
| Bronx | 567 | 13,807,757 | 679 | 17,712,016 |
| Brooklyn | 3,470 | 32,257,010 | 2,658 | 22,372,334 |
| Queens | 3,452 | 15,383,509 | 3,162 | 11,316,073 |
| Richmond | 860 | 1,453,237 | 721 | 1,594,702 |
| | 8,690 | $98,890,553 | 7,674 | $97,991,840 |
| | 7,674 | 97,991,840 | | |
| 1914 increase | 1,016 | $ 898,713 | | |

### COMMON BRICK.

**No Change in Left Over Barges—Reserve Supply Low.**

COMMON brick sales and arrivals on the wholesale dock this week were evenly balanced, leaving the total reserve unsold yesterday at exactly the same position as last week. Registered unloading was practically the same as last week, there being a difference in volume of only half a barge load.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 24, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.

Left over, Friday A. M., Sept 18—6.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Sept. 18 | 6 | 6 |
| Saturday, Sept. 19 | 5 | 4 |
| Monday, Sept. 21 | 15 | 11 |
| Tuesday, Sept. 22 | 1 | 3 |
| Wednesday, Sept. 23 | 1 | 2 |
| Thursday, Sept. 24 | 1 | 3 |
| Total | 29 | 29 |

Reported en route, Friday, Sept. 25—6.

Condition of market, weak. Prices: Hudsons, $5 to $5.50 (shaled); Raritans, $5.25 to $5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, [illegible] to $7.25 (yard). Nominal. Left over Friday a. m., Sept. 25—6.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | |
|---|---|---|---|
| Sept. 11 | 917,560 | Sept. 18 | 957,000 |
| Sept. 12 | 395,500 | Sept. 19 | 618,500 |
| Sept. 14 | 1,156,000 | Sept. 21 | 915,000 |
| Sept. 15 | 1,260,500 | Sept. 22 | 1,009,500 |
| Sept. 16 | 1,029,000 | Sept. 23 | 1,025,000 |
| Sept. 17 | 1,029,000 | Sept. 24 | 1,013,000 |
| Total | 5,787,500 | Total | 5,538,000 |

1913.

Left over, Friday A. M., Sept. 19—44.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Sept. 19 | 6 | 14 |
| Saturday, Sept. 20 | 6 | 5 |
| Monday, Sept. 22 | 18 | 13 |
| Tuesday, Sept. 23 | 1 | 1 |
| Wednesday, Sept. 24 | 8 | 8 |
| Thursday, Sept. 25 | 1 | 1 |
| Total | 40 | 42 |

Condition of market, stiffening at top quotations. Price: Hudsons, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Sept. 26—42.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 24, 1914 | 1197 |
| Total No. bargeloads sold Jan. 1 to Sept. 24, 1914 | 1191 |
| Total No. bargeloads left over Sept. 25, 1914 | 6 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 25, 1913 | 1512 |
| Total No. bargeloads sold Jan. 1 to Sept. 25, 1913 | 1460 |
| Total No. bargeloads left over Sept. 26, 1913 | 42 |

### IRON AND STEEL.

**Big Companies Ready to Make Concessions on Some Lines.**

SEVERAL small contracts were announced this week for local and nearby steel corporations, indicating some improvement in the structural trade, especially in factory extension. The Victor Talking Machine Company's plant at Camden is to be extended, the American Bridge Company taking the contract for 300 tons. The Passaic Steel Company is to supply 800 tons for an apartment house at 54th street and Park avenue, and the Hay Foundry and Iron Company will supply 400 tons for the Hyman & Oppenheim loft building. Coupled with a total of 3,000 tons reported for factory and commercial buildings in New York and vicinity last week, this is considered by the steel trade as being a fair showing considering the general state of things.

The mail service building in this city will take an additional 6,500 tons, 3,800 is estimated for a new power station of the Public Service Corporation in New Jersey, 1,800 tons for the Colony Club of New York, while the filter building of the American Sugar Refining Company in Brooklyn will require 1,500 tons more. Government work pending calls for about 6,000 additional tons.

The big steel companies are said to be making concessions to move finished steel products in order to keep their present capacity of 50 to 60 per cent. occupied during the slump pending the development of foreign business in Europe and South America. Only the United States Steel Corporation and one or two merchants having strong foreign connections are taking any European or South American orders at present, so far as known, owing to the absence of banking connections at this time.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 3, 1914

# HARBOR IMPROVEMENTS ADVOCATED

## Seventh Annual Waterways Convention Held and Tour of Empire State Made—State and City Officials Enlisted in Cause

By WILLARD REED MESSENGER

MAYOR MITCHEL, of New York, visited the army of delegates attending the Seventh Annual Convention of the Atlantic Deeper Waterways Association at their headquarters in the Hotel Majestic on Tuesday of last week and opened the battle for river and harbor improvements. He fired some pretty big guns and sounded the keynote of the convention, a vigorous protest against delay or abandonment of waterway improvements. Throughout the convention (which on Wednesday was continued aboard the steamboat Berkshire, accommodating eight hundred passengers, which, after an inspection of New York Harbor, proceeded up the Hudson on a three-day trip to Albany and Troy, stopping at eight cities) there were no kid gloves or velvet lining used regarding the statement of facts or demands for waterway improvements.

Governors, Mayors and Congressmen forsook oratory and generalities, abandoned formal requests and appeals and emphatically uttered the demand of the people of the Atlantic Seaboard, New York and the Hudson Valley for their just and fair share of Federal appropriations for river and harbor improvements. Mayor Mitchel delighted the hundreds of already enthusiastic delegates assembled from Maine to Florida, when he declared that the European war was a reason for hastening Atlantic seaboard improvements rather than an excuse for delay, and confided to the delegates that he had that day written President Wilson earnestly urging that the policy of economy and retrenchment should not be permitted to delay the important improvements in the East River, for which thirteen million dollars had been provided in the River and Harbor bill, but which was being filibustered in the United States Senate, and which action was denounced throughout the Convention.



WILLARD REED MESSENGER.

Mayor Mitchel declared that if the River and Harbor appropriation was to be lessened at all that it should be reduced proportionately for all localities, but that the proposed East River improvements should not be entirely delayed. He also pointed out the danger and difficulty of blasting in the East River after the new subway tunnel was in operation, which would be necessary if the Federal appropriation was held up. He pointed out also that the strategic naval advantage of the East River Improvement was important, as it would permit naval vessels in case of necessity to enter or leave New York Harbor by way of Long Island Sound.

The New York delegates also added a new argument in favor of the intra-coastal canal from Maine to Florida and the Gulf based upon the proposed establishment of a free port in New York Harbor, declaring that a free port would increase the importance of New York, both as a manufacturing and distributing centre, and that the intra-coastal canal would be of great advantage in this new commerce which a free port, as now proposed, would develop.

J. Hampton Moore, President of the Atlantic Deeper Waterways Association, in his address at Albany said that $63,000,000 had been expended by the Federal Government on the Ohio River, while only $5,000 had been spent on the Arthur Kills between New Jersey and Staten Island, and only $5,000 on the Hudson River under the same provision; and the walls of the beautiful auditorium in the State Educational Building, considered the finest in the world, echoed the cheers of approval, when he declared that the people of New York State should no longer tolerate such self-evident injustice.

Governor Glynn made his words of welcome cordial but brief, and almost at once began to fire out facts about waterways. He showed that the Federal Government spent a total of only five million dollars on the Hudson River, while the State of New York had expended more than $200,000,000 on the Erie Canal, or about one-third as much as the



CONVENTION OF THE ATLANTIC DEEP WATERWAYS ASSOCIATION ON THE STEPS OF THE CAPITOL AT ALBANY.

Federal Government has expended on the improvement of all waterways in the United States. He said that the State would gladly expend the comparative paltry seven million dollars needed for the improvement of the Upper Hudson River, except that both the Federal and State Constitutions prohibit such improvement on the part of the State, and that although the Federal Government reserved to itself the exclusive right to make the improvement, nevertheless failed to do so, leaving the Upper Hudson with less depth than the State has provided through the canal all the way from the lakes to the river.

He showed that Canada was more farsighted and was capturing our trade because of the indifference of the Federal Government and that the Government has spent seven million dollars on a canal in Illinois and made expenditures on the shoals of Chattanooga, amounting to $11.90 per ton of freight carried, and an improvement on the Arkansas River, amounting to $56 per ton of freight carried, and in other localities running as high as $183 per ton of freight carried, and that on the same basis of expenditure, New York ought to have an appropriation of seven billion dollars, and that the seven million dollars needed for the improvement of the Hudson to Albany and Troy was not requested but was demanded.

No such determination and enthusiasm for waterway improvements has been witnessed in the United States. When the steamship Berkshire left Pier 32 on the Hudson River and rounded the Battery, every river craft in the harbor with a whistle, blew it and even the factories up the East River blew salutes of welcome, and on up through Hell Gate where the delegates viewed the New York connecting railway bridge, and the great terminals in Brooklyn and Queens, and the construction work on the new thousand-foot piers of the Bronx Terminal Corporation, and then back down the East River and through Raritan Bay to Perth Amboy. On the following days the delegates visited West Point, Newburgh, Poughkeepsie, Kingston, Hudson, Albany, Troy, and by means of two hundred automobiles, proceeded to Waterford and Cohoes and the great locks, the largest in the world, connecting the Hudson River with the Mohawk River above the Falls, where boats are lifted through an elevation of 169 feet by a series of five locks which are located within a distance of about a mile and a half.

Probably Thursday was the most strenuous day of the convention, when the Berkshire steamed up the Hudson at daybreak, and the delegates visited five different cities in a single day, all decorated, with flags flying, bells ringing, and whistles blowing, concluding the day at Hudson, where, long after midnight, owing to late arrival, Mayors and Congressmen, State and Army Engineers, were still talking on waterway improvements to the delegates and townspeople in the spacious but crowded opera house. To add to the welcome everywhere extended on both banks of the Hudson, the Dolphin, the Government yacht of the Secretary of War, convoyed by a torpedo boat destroyer, proceeded up the river as an escort to the Berkshire, and on at least two occasions the engines of New York Central trains blew three hearty whistles in salutation to the hundreds of delegates and reception committees sailing up the river.

The following are some of the resolutions adopted by the delegates at the 7th Annual Convention of the Atlantic Deeper Waterway Association:

"The cheapest method of transportation is by water, and the cheapest form of water transportation is by unrigged craft or barge. Government statistics show that as the coastwise fleet declines, the barge fleet grows, and it is evident that the barge can reach and serve great areas which cannot be served by other forms of water conveyance. The intelligent expansion of barge traffic on comprehensive lines is an important factor in reducing the costs of all commodities, and in lowering the cost of living.

# THE HARM DONE BY HIGH BUILDINGS

## They Depreciate the Value of Neighboring Buildings—A New Yorker's Advice to the City of Denver

PRESIDENT PURDY of the Board of Tax Commissioners of the City of New York has had his attention directed strongly, during the last few years, to the evil effect produced by the failure to regulate the height and bulk of buildings. He was so much impressed by the beauty of the City of Denver that he expressed the hope to the Chamber of Commerce of that city recently, that while there is yet time, they would obtain the power and adopt suitable regulations for restricting the height and bulk of buildings, so that the beauty of Denver would be preserved unimpaired and, more important still, may conserve the value of the buildings that now exist and enhance the economic value of the land of the City of Denver.

While Commissioner Purdy was in attendance at the National Conference on Taxation, at Denver, he was invited to address the members of the Denver Chamber of Commerce and, in the course of his remarks, he further said:

### High Buildings Dim Neighbors' Light.

"In my official capacity during the last eight years I have probably examined in the neighborhood of fifty thousand applications for the reduction of the assessed value of real estate. In a surprisingly large number of cases these applications have been based upon a depreciation in value caused by the erection of neighboring buildings which have cut off light and air and even impaired facilities of access. These conditions led to the appointment by the Board of Estimate and Apportionment of a committee to consider the subject of regulation.

"The committee appointed a commission, of which I was a member. The commission after nine months' work recommended amendments to the New York Charter, which will confer power upon the Board of Estimate and Apportionment to divide the city into districts and to impose suitable regulations upon height and bulk of buildings within each district; also to divide the city into districts and to prescribe that no building hereafter erected shall be erected within certain districts for specified uses regarded by the Board as detrimental to that district. The legislation proposed by the commission was enacted by the Legislature of 1914, and a new commission has been appointed by the Board of Estimate to advise them concerning the proper regulations.

"You may think that there is yet ample time and that Denver stands in no need of such regulation. May I suggest to you that the time to impose your regulations is in advance of their apparent need? When once you need them it is too late; you have permitted the erection of unsuitable buildings which will cause loss and damage, and which, by reason of the stimulation of land values in certain sections will prevent the adoption of suitable regulations in those sections for a long time to come.

### Stealing Light and Air.

"The general rule which I think must appeal to the sense of fairness of everyone is that no building should be permitted which would not be suitable as a type for all the buildings within a territory suitable for such buildings. This statement means that each man should depend upon his own lot for his own light and air and should not be allowed to steal his neighbors' light and air. It must be quite obvious that it would not be suitable to cover half a dozen of your blocks with buildings thirty stories high; there would not be adequate light, air and access for any of them. To a degree that is what we have done in New York.

"In downtown Manhattan we have erected so many high office buildings that on certain blocks the light and air is far from adequate, and the streets are not one-third sufficient to accommodate the traffic. Every city owes to its inhabitants protection from the ill-advised aggressions of their neighbors; a man should be able to build a dwelling or a business building with certainty that no building will be allowed in the future which will interfere with his enjoyment of all the light, air and access necessary and proper for the lot upon which his building is erected.

"The idea that intelligent self-interest is a sufficient safeguard without city regulation must be abandoned in the light of the New York experience. Many, many buildings have been erected in New York which do not pay and which caused damage to innocent neighbors as well as to their own owners.

"You, here, have a splendid opportunity; to a remarkable degree your houses are built of brick or stone and generally are low; they are most attractive. You can preserve the health and safety of this community by timely and appropriate regulation."

### Book on Mechanics' Liens.

Among the recent publications which should prove of great value to all those interested in real estate, whether from the brokers' standpoint or that of the property owner, contractor, architect or builder, is a Treatise on the Law of Mechanics' Liens and General Contracting, with forms as appled to the State of New York. Thomas H. Ray, the author, has gone into the subject exhaustively, but the work is so compiled that ready reference can be had to any of the branches of the subject. Matthew Bender & Co., of Albany, N. Y., are the publishers.

The work is divided into two sections, the first dealing with the contracting feature and the other with the lien law. In the former the following subjects are dealt with in detail:—Formation of Contracts, Performance in General, Security for Performance, Time of Performance, Certificates and Arbitration, Extra Work and Specifications, Payment and Damages and Miscellaneous Provisions. As applied to the Mechanics' Lien Law, the subjects treated are Definitions and Construction, Acquisition of Lien, Proceedings to Perfect Lien, Operation and Effect of Lien, Liens on Public Improvements and Railroads, Enforcement of Liens, Pleading and Practice and Assignment of Liens and Contracts.

In order to facilitate the reader a table of cases cited throughout the book has been compiled for ready reference; also a table of statutes cited and quoted. The volume contains upwards of 700 pages, and is substantially bound.

—Public hearings will be held on Monday, Oct. 26, and Tuesday, Oct. 27, in Room 16, City Hall, at 10.30 a. m., in regard to the budget for 1915, as tentatively prepared, and the taxpayers of the city will be heard relative to appropriations to be made or included in the budget.

—In 1790, the first sidewalks in Manhattan were laid. They extended along Broadway, from Vesey to Murray street and were narrow pavements of brick.

# WHAT THE CITY CAN DO FOR REAL ESTATE

## Charles S. Brown Discusses Important Public Questions—The City's Surplus Property—Restrict Building Height and Get New Revenues

THE leading men in real estate affairs are taking a marked interest in municipal policies at the present time, in view of the many important questions pressing for solution. The expectation of a higher tax rate, the great need for economy in expenditures, the menace of excessively high buildings, and the over-inspection of buildings are only a few of the questions of first importance. Something must be done for the general welfare and to ease the load on real estate.

A representative of the Record and Guide was privileged to hear Mr. Charles S. Brown, of the firm of Douglas Robinson, Charles S. Brown Company, give expression to his views on some of these matters at his office in Wall street this week. In substance Mr. Brown said:

"In bad times such as we are now experiencing everyone who is interested in the welfare of New York City, and its real estate, endeavors to think wherein conditions might be bettered, and among the thoughts occurring to me are:

"That it is essential that the business of the city be administered with the greatest economy. This is no new question, and it is very easy for one who is not in touch with the affairs of the various departments to make suggestions, but it seems to me that the city can work on general lines in the way of economy, the first of which should be to omit new improvements.

"This means that perhaps the city cannot progress as rapidly as we should like in general improvements, but as all of these have to be paid for by the taxpayers it would seem a fit time to cease activity in them, and only commence and work on those which would bring in a return to the city, when finished.

### Should Abandoned Real Estate Be Sold?

"Another suggestion is that the city government should seriously consider what land it owns which is not now in use, or likely to be used in the near future, and then sell that land at auction some time this winter. In these times things can be sold if they are cheap enough. This is shown by the large demand for the city revenue bonds, which are on a 6 per cent. basis, and have sold very well.

"I think if the city offered its unused land at public sale, and did not protect the property, a sale could be made at what may be considered a very low price, but low prices exist nowadays, and the money received therefrom could earn interest, as against carrying vacant land and losing both the use of the principal or the interest return.

### Why Should Real Estate Pay All?

"On account of the increasing expenses of the city, it is believed by most people that the taxes will be higher every year, and, in this connection, there seems to me no good reason why real estate should pay practically all of the taxes. Why should not other things besides real estate pay their share? This is an old subject and has been discussed a great deal, but in view of the fact of probably increasing taxes, as against decreasing returns from real estate, it seems that this would be a good time to bring this question to an issue.

### The High Building Menace.

"Another thought concerning the welfare of the city is in regard to the height of buildings. I realize that this question is being discussed and that people are beginning to believe that high buildings are a menace to the city and the public. I think the city should be very active in trying to have a law enacted to limit the height of buildings, and then enforce this law most rigidly. In my opinion these very high buildings are a great damage to the city at large, and before long we will all realize the fact.

### Unnecessary Violation Orders.

"As a help to real estate, I think the city departments should exercise greater care and judgment in orders given for improvements to property made necessary by defective buildings which do not comply with the various regulations. While I think everything within reason should be done to safeguard the life and health of the occupants of buildings, I am of the opinion that many orders now given could be omitted, or, in most cases, modified.

"Real estate, as everyone knows, is about as dull as it can be. It has been declining pretty steadily since 1907, and no one can tell what is going to happen to it. People who bought property at about that time and mortgaged it are realizing that a mortgage is a debt and not an asset, and are having a hard time trying to keep their property and to meet calls for payment on account of the principal.

"The thought which this brings out is that if New Yorkers had ten years ago established the custom of making semi-annual or annual payments on account of principal of mortgages, gradually decreasing the mortgages and increasing the interest of the owner in the fee of his property, this distress, which is so universal among borrowers, would not be felt, because the mortgages by this time would have been reduced down to such a level that comparatively few payments would have been called on them. It would seem that this custom of requiring payments on a mortgage, which is quite universal in the Western States, should be adopted here.

### Lenders Should Have Patience.

"Along this line, it is my opinion that lenders should have great patience with the borrowers, and not force property to a sale, unless impossible to prevent it. I think lenders should take pains to discover what security their mortgage has, and should try, if the security is not good, to have it made good, but when a borrower is unable to pay and asks for time, I think, under these circumstances, it would help affairs very much if all lenders were lenient.

"It looks as though the high prices which were paid for New York real estate for a long time before 1907, and which some people thought were consistent with the growth of New York City, have fallen, and it would seem as though real estate, with other securities like stocks and bonds, will be on a very much lower level than it has been. When that lower level is reached and the prices paid show that owners can receive a good return from their property it is quite probable that there will be activity in buying and selling, but I do not look for much activity until prices of real estate have gone down to the level of other commodities, and until the financial affairs of the large lenders, such as savings banks, trust companies, life insurance companies and others, have settled down to a normal basis. When that has taken place it will be possible to borrow on real estate at attractive rates, and in the nature of things activity will be resumed."

### New Building in West 44th Street.

THE 15 West 44th Street Company, Frank Slater, president, is erecting a twelve-story fireproof building on a plot 50x100 on the north side of West 44th street, 200 feet west of Fifth avenue, opposite Sherry's.

It will have the advantage of southern exposure and light on all four sides above the fourth floor, and will contain all the latest improvements in office building, such as hot water, vacuum, ventilation, gas for power, etc., making it adaptable to all fine trades or professions.



Geo. & Edward Blum, Architects.
15-17 WEST 44TH STREET.

The floor plan shows a minimum amount of columns, as in the whole building there are only three interior columns, an unusual feature in a building of this width, giving great elasticity as to possible sub-division.

The facade, of rich marble, terra cotta and brick, is of rich and simple design, whilst the color scheme is light. A number of offices have already been rented on plans.

### Bronx Corporations.

James Ganley, County Clerk of Bronx County, has issued a warning to all people doing business in the Bronx under a corporate name, that they must register with the Bronx County Clerk. Many of those required to register have done so in New York County, but since the creation of Bronx County the law requires that the concerns must register there.

—William E. Harmon says the history of the development of suburban land as a profession founded on business principles began in the year 1887.

—The council of New Rochelle has been officially notified that local contracting firms protest against the city's awarding any public work to outside companies.

# SPECIFIC CASES OF CITY EXTRAVAGANCE

## The Real Estate Board Makes Helpful Suggestions to the Budget Committee—A General Protest Entered Against Salary Increases

TAXPAYERS in the past have been criticised on the score that their own objections to city expenditures have been in the nature of vague criticisms of alleged extravagances, rather than constructive suggestions that would be helpful to city officials.

On September 16 the Real Estate Board of New York forwarded a resolution to the Board of Estimate and Apportionment asking in general terms that in making up the 1915 budget the necessity for economy and retrenchment be given due weight. The Board of Estimate was asked to permit the Real Estate Board to aid in securing the object. The request was placed on the calendar and later referred to the Committee on Tax Budget, of which the Comptroller is chairman. On September 25 the Real Estate Board was notified that under the program adopted by the Committee on Tax Budget of the Board of Estimate and Apportionment, a sub-committee has been appointed to hold daily and nightly hearings (except Saturday) in Room 710, Municipal Building, to consider the departmental estimates and that the meetings would be open to civic associations and the public.

### Helpful Criticisms.

The Real Estate Board, carrying out the idea that it had in mind when the resolution was passed, has submitted at these daily hearings on the budget, criticisms and suggestions which are meant to be helpful to the Board of Estimate in any serious effort it may wish to make in holding the 1915 budget within reasonable limits, without hampering the necessary activities of the city.

The nature of the board's suggestions on the various departmental estimates can be inferred from the following excerpts:

### County Clerks' Offices.

"In Richmond and Queens the real estate records are kept up by the County Clerk. In the other counties making up Greater New York the records are not in their charge.

"The work in a County Clerk's office is perfunctory and routine, and with the exception of the administrative head, requires no special ability. There is no work in such offices that could not be done competently by any ordinary commercial clerk after the short period required to gain local experience. These offices are closed as a rule at two o'clock and at twelve o'clock on Saturdays. They are protected by civil service, have certainty of employment, prospective pensions, liberal vacations, holidays and easy and congenial employment. By taking the required civil service examinations there is constant prospect of advancement. The hours are so short that frequently employees of this character engage in other occupations for which they have abundant leisure.

"The County Clerk of Queens County asks for 94 incumbents with a total salary expense of $142,770. Last year he had 76 employes and his expense for salaries was $120,030. In his office there are ten clerks receiving $2,000 and upwards per year. One clerk at $4,500, two at $3,000, two at $2,500.

"It should be incumbent upon the County Clerk in this present state of the city's finances to show why these men receive higher salaries than are received by clerks doing equally important work in commercial houses in the Borough of Queens.

"It should also be incumbent upon him to show why his clerks should receive more than the clerks in the County Clerk's office in the Borough of Richmond, who, although fewer in number, do exactly similar work.

"In the Borough of Richmond only one clerk, the deputy County Clerk, receives over $1,800 yearly. Careful investigation in the Borough of Queens shows the average clerk receiving from $800 to $1,200 per year, and only in special instances when exceptional ability is required are they paid $1,500 or $1,800 a year. The average wages in Queens of stenographers is $15 per week. The County Clerk asks for $1,350 a year for his stenographer, an increase of $150 over last year.

### High Salaries.

"The statements made above apply with equal force to the request of the County Clerk of New York County who asks for $199,628 as against $198,865 for 1914. He has a Deputy County Clerk at $6,000 a year, a second deputy at $4,000, a third deputy at $2,500, a counsel at $5,000, a secretary at $3,000, and a number of general clerks from $2,500 down to $2,000.

"In New York County, Kings and the Bronx there is a Register's office, and in New York and Kings, Commissioners of Records who largely relieve the County Clerk.

"If the methods in vogue in the Comptroller's office and many other city departments whereby employees are kept steadily at work from 9 to 5 were applied to County offices there could easily be a reduction of 30 per cent. in the number of employees.

"The County Clerk in the Bronx asks for $76,080 for salaries as against $66,580 in 1914. He also has a large number of clerks receiving $2,000 and upwards.

"All County Clerks except the County Clerk of Richmond ask for a counsel. This must be purely honorary office and the salaries paid a clear waste of public money. The County Clerk should be competent to perform the duties of his office without outside advice when it is remembered that he receives from $5,000 a year in Richmond where he has no counsel, to $15,000 a year in Manhattan.

"The Clerk of Richmond asks for $26,225 as against $23,035 and without doubt bases his demand for increases of salaries not on the ground that his men are receiving too little, but that they are not paid in proportion to clerks in the other counties of the city.

"The Real Estate Board would like to call the attention of the Budget Committee to the salaries paid employees doing similar work in the other County Clerk's offices throughout the State or throughout the country. It has been unfortunate that salaries of city employees in Greater New York have been based not upon the value of such services but upon a false idea of ability of the city to pay.

"The County Clerk of Kings asks for $107,067.55 as against $106,243.75 allowed in 1914. Here again we find 16 clerks receiving $2,000 and over, and counsel at $3,500.

"The Budget Committee upon whom the serious responsibility rests of preventing a calamitous increase in the tax rate should consider very carefully these applications of the County Clerks and should make these offices effective working parts of the great machine of city government rather than quasi-elemosynary institutions for the relief of political friends of their administrative heads."

### The Courts.

In regard to the courts, the brief of the Real Estate Board says:

"Chapter 490 of the laws of 1900 should be so amended as to take from the Justices of the Supreme Court the power to fix salaries and create positions. These powers should be entirely in the province of the Board of Estimate and Apportionment.

"A patrolman who is practically always on duty, frequently at the risk of his life, receives $1,400 after several years of probation. In contrast to this a court attendant working five days a week, with practically three months' vacation in the summer, receives $1,800.

"The amount asked for the First Judicial Department is $1,052,400. We desire to call your attention to the allowance for official referees, for which we believe there is no warrant, certainly no justification. This amounts to $46,000 and is in the nature of a pension paid superannuated judges. We also call your attention to the number of clerks receiving more than $2,000 a year, and to the obsolete and unnecessary offices of crier and assistant crier. The duties of these two would be performed easily by the presiding judge.

"The foregoing objections apply with equal force to the appropriation requested for the Supreme Court, 2nd Judicial Department.

"The salaries paid the employes in the various Supreme Court libraries are also clearly excessive and, we believe, beyond those paid in similar libraries and in other parts of the State. The Trustees of the Law Library in Brooklyn ask for $4,200 for a Librarian, and $2,500 for an assistant Librarian. We call your attention to the salary paid the Supervisor of Branches of the New York Public Library, $1,720.

### Street Cleaning Department.

"The Commissioner of Street Cleaning asks for salary increases amounting to $247,372.12, and for an amount for new activities of $96,900, and for the extension of present activities $158,766.90.

"It seems unnecessary, in the present condition of the city's finances, and of the community generally, to urge the Budget Committee not to grant any of the increases asked for. This is no time to make new experiments or to try new methods, and certainly no time to increase salaries. The drivers, for whom the Commissioner asks an increase, receive $17.30 plus for every week in the year, eight hours a day work, summer vacation and a prospective pension. The ordinary truck driver in New York City would be glad to change places with them. The city now pays the District Superintendents and Foremen more than is paid for similar work by other large employers of labor. The men are not over-worked, and the cost of the uniform is not more than the cost of ordinary working clothes.

### Law Department.

"The sum asked for by the Law Department is very large, but it is impossible in the limited time at our disposal for this hearing to analyze the work accomplished during the past year and the salaries paid, for the reason that the required estimates are not yet available

"Our general criticism, however, is again applicable. There is a tendency in all departments to pay more for services than is paid for similar service in commercial life, and more than is paid for similar service in other communities.

"The fact that New York is a great city is often given as an excuse for great expenditures, but the character of the work done is the same as in smaller communities, and while the volume of work is greater there are more people to do it, so that such an argument cannot apply.

# NEWARK, BUSIEST CITY IN NEW JERSEY

## Wonderful Increase in Manufactories During Recent Years—City Is in Centre of Nest of Thriving Communities

NEWARK, ranking fourteenth in population and eleventh in manufactures in the United States, with 252 distinct lines of industry, is being heralded as the manufacturing center of New Jersey. The forward increase in manufactures within recent years is indicated by the increase in the capital of manufacturers, which has increased from $103,191,000 in 1900 to $154,233,000 in 1912, the value of finished products having increased from $126,954,000 to $202,512,000, advances of 78 per cent. and 52 per cent. respectively. Newark's remarkable expansion is best shown by the rise in tax valuations between 1900 and 1912 from $148,834,000 to $383,864,000, an increase of 158 per cent. and by the comparative resources within the same period of time of the national bank and trust companies which grew from $29,322,000 to $121,188,000, an increase of 313 per cent. The resources of trust companies, building and loan institutions, savings banks, and life and fire insurance companies also show large advances.

Urban Newark has a population of about 400,000, suburban Newark about 250,000, drawn from Elizabeth, the Oranges, Montclair, Caldwell, Belleville, Nutley and a number of other towns within accessibility to the larger city. Most of these people do their shopping at the junction of Broad and Market streets, where all trolley lines and railroads converge. From this point the various classes of businesses radiate. Traffic is heaviest in the west side of Broad street and the north side of Market street, beginning with L. Bamberger & Company's department store property in Market street and extending along Broad street to the big department store of Hahne & Company at West Park place. Between these two points are located leading retail businesses, taking equal rank with many similar ones in New York City. The east side of Broad street and Market street north, is occupied principally by the leading financial institutions, including the banks and insurance companies. In this district are also to be found the hotels, theatres and restaurants comprising the amusement center.

Rentals in this district have doubled in the last seven or eight years, according to local agents. There is so much congestion at various points in this section that the same conditions have resulted which exist in many parts of New York City. With the new $5,500,000 terminal opposite Military Park, described in detail in the Record and Guide of July 25, the city authorities hope to relieve this congestion in some measure by providing a new terminal.

The adjacent streets, such as Clinton, Academy and Cedar and others running east and west from Broad street, have greatly appreciated in value on account of their proximity to these important thoroughfares.

"Rentals in the central district run from $500 to $600 net, a front foot," said Abe Feist, of Feist & Feist, "and at this time there are no stores to be obtained until after the expiration of existing leases. This rental value is created largely by reason of the enormous pedestrian traffic, with purchasing power, which passes along the thoroughfares. The entire length of Broad street considered to be about four miles, has a width of 132 feet. It has recently been repaved with wooden blocks and as a result is handling a greater vehicular traffic, principally in automobiles."

In discussing the centrally located section of Newark, Louis Schlesinger said: "Up to a quarter of a century ago the advance in Newark real estate values was steady but slow. Within the last twenty-five years, however, there has been a rapid and significant increase, particularly in the central or business section where the financial and high grade commercial establishments are located. In Newark, however, in contrast to other cities where these districts change, such sections seem to be permanently fixed for many years to come.

"Broad and Market streets and the immediate vicinity of the Four Corners still offer an unusual field for investment. That section of Market street west of Broad street and that section of Broad street north from Central avenue and south to Hill street appeals especially to such a class of buyers.

"Newark's real estate values have been created from a natural growth of the city and not as a result of real estate booms. As a result Newark has not had a real estate slump because its values have not been inflated. Consequently and more particularly because of the promise of the future the real estate market continues to be active and in it the most pessimistic of observers cannot see anything that indicates either a falling off in the volume of the business or a depression of prices."

Newark's great claim to distinction, however, among Atlantic seaboard cities lies in its industrial concerns. Here is to be found one of the largest of the jewelry manufacturing centers, also the makers of a large variety and fine grade of leather for shoes, carriages and upholstering, and chemicals, varnishes, lacquers, paints, cutlery and edged tools. Industrial concerns are to be found in nearly every part of Newark, although they are principally located in the eastern and southern sections of the city. There continues to be a substantial demand for factory sites and a number of lots have sold in the last six months to be utilized for the construction of ten new factories.

No particular new kind of manufacture is destined to be introduced, but typical of Newark's industrial development, the new additions consist of varied and diversified elements. Mr. Feist outlined the many advantages which make Newark desirable as a manufacturing center. Summed up they are, no labor troubles, reasonable taxation, an abundance of all kinds of labor, accessibility of factories to homes of laborers and accessibility to New York for those firms doing a metropolitan business, five railroads, reasonable insurance rates on account of the efficiency of the Fire Department, which has high water pressure, and ability to get power from the Public Service Corporation at reasonable rates.




CORNER OF MARKET AND BROAD STREETS, NEWARK.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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Some big work is coming out in Manhattan this fall, and, notwithstanding all the talk about tight money, some people seem able to borrow all they need.

Long Island real estate operators report a very satisfactory state of business affairs. Sales and collections exceed expectations. The suburbs usually lead off when a revival is on the way.

Renting agents report a larger number of changes among apartment house dwellers than last October, and that the cheaper apartments are getting the preference. Not an unusual development.

No deeper waterways for New York this year. The Hudson River shoals, the East River reefs and the rocks in Bronx Kills must remain to obstruct navigation until more influential cities get their improvements. New York City does not seem to be popular with Congress.

Those money lending institutions upon which real estate operators and investors depend for building loans and permanent mortgages should not be over-conservative at a time when a little business courage is all that is needed to drive away dismal days. Courage is the one thing lacking in New York business circles today.

An old habit of Brooklyn brokers is to keep back reports of sales until they have a bunch to give out. This prevents market observers from making as close an estimate of current business in Brooklyn real estate as is possible in Manhattan and the Bronx, where it is the custom to report individual sales as soon as they are made. But, taking the Brooklyn reports as they have come in for a considerable period, it is apparent that there is a market there for low-priced houses, especially small tenements that bring their owners an income to help pay off the mortgage and the taxes.

## Broadway Between 34th and 42d Streets.

One of the very interesting announcements of building operations made during the week concerned a twenty-story office building which is to be erected on Broadway between Herald and Times Squares. This part of Broadway is slowly making an advance. Its development has been delayed partly because of the lack of enterprise on the part of the holders of certain large blocks of property and partly because it contained a number of old hotels, which are too valuable to "scrap," but are not modern enough to contribute to the importance of the thoroughfare. What this part of Broadway needs is new buildings devoted to substantial business purposes. A large department store would help it more than anything else. If, for instance, Marshall Field & Co., of Chicago, had, as was once rumored, built a store on the site of the Metropolitan Opera House, it would have been of enormous benefit to property interests on both Broadway and Seventh avenue. But that was not to be. The Metropolitan Opera House has decided to remain where it is. As soon as good times return, it is to be embellished with a new front, which will add to the architectural attractiveness of the neighborhood. As long as it remains where it is this part of Broadway will be occupied primarily by places of amusement and restaurants, but little by little some of the corners will be improved with office buildings.

This is happening to the corner of 37th street, and in the course of time it will happen to other corners as well. The neighborhood will be exceptionally available as a site for office buildings. The triangle bounded by 33rd street, Seventh avenue and Broadway, with the apex at 42d street and Broadway, will be better served with means of communication with all parts of the metropolitan district than any other one neighborhood. It will have the benefit of the express stations on both the Brooklyn and the Interboro subways. It will be served by the Belmont tunnel to Long Island, by the tunnels to New Jersey, and by the Long Island railroad system. The only important instruments of transit with which it will not be brought into close contact are the trunk line railroads terminating at the Grand Central Station, and this defect will be measurably cured as soon as the New Jersey trolley company builds its extension to 42d street and Park avenue. Thus, Broadway between 34th and 42d streets will be extraordinarily accessible and will more than ever be available for any kind of business improvements which can afford to pay the rent.

## Future of Fifth Avenue.

More interesting and important than the Broadway improvement referred to above is the announcement that Arnold, Constable & Co. have leased the large plot owned by F. W. Vanderbilt at 40th street and Fifth avenue. There is nothing surprising in the announcement, because it has been known for a long time that Arnold, Constable & Co. had decided to move, and that it would be difficult for them to find any other parcel of real estate so well adapted to the needs of a high-class dry-goods store as the Vanderbilt property. The firm might have tried to find a cheaper site on Madison avenue, but such a step would have been attended with grave risks. It has secured a large plot with an abundant frontage on Fifth avenue and with an outlet in two streets in the very best part of the avenue, and it should be able in such an advantageous location to repair some of the losses which it has incurred as a consequence of having remained too long in a neighborhood which was badly adapted to the needs of a high-class dry-goods store.

Arnold, Constable & Co. are one of the last important firms to remove from the district south of 23d street. Its action adds the completing touch to a process which began in the spring of 1901, with the announcement of the removal of Tiffany & Co. Those firms which moved most promptly and secured their sites most cheaply have profited considerably from the change of base, while those firms which delayed or attempted to stem the tide, have suffered even more severely. At any rate, the movement of the better class of retail stores from south of 23d street to north of 34th street, is now over, because they have all removed. There is no reason to suppose that this branch of the retail trade will not remain where it is for an indefinitely prolonged period. It will expand partly along the line of Fifth avenue as far north as 59th street, partly on Madison avenue and partly on 57th street. It is an interesting fact that this part of Fifth avenue on which such an enormous retail business is transacted has been almost entirely neglected by the new subway system. The Broadway subway will cross Fifth avenue at 23d street, but 23d street is no longer in the retail district, and in any event the intersection will be served, not by an express, but by a local station. Apart from this and one other intersection Fifth avenue will not be directly benefited. While the neighborhood of 34th street receives some assistance from the express station in and near Greeley Square, this assistance will diminish the further north one travels. The best street intersecting between 34th and 50th streets, will be divided from any subway by two or three long blocks. Still farther north the avenue is again intersected by the Broadway-Seventh avenue subway at 59th street, a fact which will contribute to the business development of the upper end of the thoroughfare.

On the whole, no part of central Manhattan will be as inaccessible from the outlying boroughs as the avenue which contains the best retail shops. Of course, the reason is that the customers of these shops use carriages and motor cars to a very considerable extent, and doubtless Fifth avenue has been preferred largely because it was devoid of the trolley noises and the subway crowds. Nevertheless the absence of a Fifth avenue subway will constitute in the long run a severe drawback to the business of Fifth avenue, and after the new system is in operation a vigorous demand will probably be made for the construction of a Fifth avenue subway. But such a subway, unless it can be built as a feeder to some existing route, is an improbability. No additional trunk lines through Manhattan will be needed or can be afforded for many years—not until the new system has begun to pay its fixed charges. The city may build a few additional lines into neglected parts of the outlying boroughs, which will have the effect of opening up new territory for settlement, but it certainly cannot afford during many years to invest any more money in Manhattan rapid transit.

## Land Value Maps for 1915.

The Record and Guide to-day sends to all its subscribers as a supplement to the paper a copy of the Land Value maps prepared by the Department of Taxes and Assessments for 1915. Three years ago the Record and Guide made an arrangement with the Tax Department for the publication of these maps primarily for the benefit of the real estate owners of the city who are subscribers to this paper; secondly, as a public service to the City of New York. The Tax Department desired to secure for this publication the greatest possible publicity, but was hampered by its inability to advertise the maps. These maps show the front foot values fixed by the Deputy Tax Commissioners for the assessment of 1915 on every side of every square throughout the city, and the assessed value per acre of large parcels of unplotted land. The units are not designed to be influenced by the proximity to the corner. The assessment of corner lots is determined with reference to the value of inside lots, and the special corner advantages which each corner lot enjoys. The units are not modified by the presence of rock on a vacant lot, but the assessment of a particular lot is reduced by an allowance for the cost of bringing the lot to grade.

In the front of the publication is an index page on which is displayed an outline map of the whole city, showing all

the sections and wards, and beside that the number of the page on which the particular territory is exhibited. This year the maps have been materially improved by carrying the block numbers throughout East Bronx and certain wards in Queens. In other wards of Queens and of Richmond the plot numbers are set down so that it will be easier to locate particular blocks than it has been heretofore.

No method has yet been devised which is equal to this publication of land value units for the purpose of comparing assessments and preserving equality of assessment between parcels similarly situated. It must be admitted that it is an extraordinary achievement to present the people of New York a volume containing 142 maps, and showing the unit value of every parcel of land throughout a territory of 320 square miles.

### The Appraisal of Property.

*Editor of the* RECORD AND GUIDE:

Your recent articles on page 422 of the issue of September 12 and page 465 of the issue of September 19 regarding the matter of appraisals have interested me greatly, and I am very glad to see that your progressive paper has taken the lead in bringing this matter to the attention of the public.

It has occurred to me however that in both of these articles too much emphasis is placed upon the records accumulated in real estate offices, and not sufficient upon the personal element of judgment involved in any careful valuation.

In reading some of these articles which have appeared in these issues, the novice might imagine that appraising has now been reduced to an exact science. One would imagine that these large offices have accumulated information regarding almost every parcel of real estate in the city from which they could sit down and figure out key lot values and from these, and an actual inspection of the building, arrive at an accurate valuation of the property today.

I venture to say that not one operator in a hundred would be seriously influenced when purchasing, by the valuation placed on the property by anyone of these so-called experts. The reason for this is not hard to find. Instead of being based on the future which is, after all, the only thing that interests the real estate speculator or investor, these values are entirely based upon "past performances." Real estate is subject to many influences, such for instance as the influences of fashion, the changing transit conditions, and the money market.

Take as an example of the matter of fashions, the change in the demand for private dwellings; whereas a few years ago these private houses were in great demand; today they are practically a drug on the market. As a result, appraisals which we based on past sales of such houses are entirely out of the way today. Where money was loaned on such appraisals, the result has been foreclosure and taking over of the property by the lender. All this might have been avoided if the lender had consulted an appraiser who had carefully considered the future, rather than the past.

So too, appraisals based on existing transit facilities, which do not take into consideration the new subway system now being built, will be entirely without foundation when that system is completed and in operation. Appraisals which are based on the money market, of say 5 per cent. return, are naturally out of joint when that money market becomes disturbed and goes to a 6 or 8 per cent. basis. Take a piece of property today which is leased for a term of years on a 4½ per cent. basis; it is naturally worth considerably less today on account of the tremendous increase in interest rates all over the world on account of the war.

An appraiser to be worthy of the name, must be—in addition to having command of all the records which fortunately are now at the command of practically every real estate man through the work of the Realty Records Company—a man with a natural aptitude for valuing real estate, plus actual selling experience covering a long term of years.

A proper appraisal must not only be based on an exact knowledge of the past, but a fairly accurate forecast as to future developments in the neighborhood and to be of real value, must be made by a man of sufficiently broad experience, to be in touch with the investment conditions and other markets than real estate. The best appraisal in my opinion is one such as the Real Estate Board of New York has advocated, which is, the joint opinion of three men arrived at after careful calculation and inspection. The only fault with these appraisals is that not sufficient emphasis is given to the future development of the section. In my opinion, no appraisal is of great value unless coupled with an opinion of the appraiser as to the future. I would gladly discuss several points in connection with this important subject, such as the importance of a careful inspection of the building by one, who is not only an expert in building construction, but also in the matter of the suitability of the particular improvements to the particular neighborhood. Time, however, does not permit. I sincerely trust that your series of articles will result in further talks by experts and will bring out this and other points. It seems to me that it is an excellent time to insist upon the distinction between the ordinary so-called appraiser and the real estate valuation of an expert. M. MORGENTHAU, JR.

95 Liberty street.

### "South Seventh Avenue."

*Editor of the* RECORD AND GUIDE:

This is a vital plea to you and the readers of your valuable paper. Isolated as we have been in what is known as the Greenwich Village section of the Borough of Manhattan, there has been since 1853 a cry for a Seventh avenue extension. For all these years we have suffered economically because of our narrow and short streets, beginning nowhere and ending nowhere. Though our house fronts were blest with city fronts (streets), they follow the lanes and the cow paths of one hundred years ago. Our further progress for development, as you can well see, has been throttled for the past decade.

All praise is due to the present city officials, who, like the good and true men they are, saw our plight, and when we presented our claims they became students of our needs, and with one single vote struck the shackles from us that had bound us so long, and gave us the Seventh avenue extension. Our welfare depends upon designating our unnumbered streets. Seventh avenue, with its subway, is going to be the greatest artery of communication in the city's history, interlinking the five boroughs as no other could. Now that this has been all accomplished to the good and benefit of all, we appeal through the Record and Guide (which has so faithfully in the past helped the cause of the extension of Seventh avenue) that this extension be called **Seventh Avenue South,** from West Eleventh street to Leonard street and West Broadway.

EDWIN ZIMMERMAN, M.D.

297 West Eleventh street.

[Copies of a petition are being circulated through the Greenwich section by the Greenwich Public Service Committee, of which Dr. Zimmerman is president, asking the Board of Estimate to designate the new avenue "Seventh avenue South," as aforesaid. This action has been taken because of certain influences having been brought to bear upon the members of the Board of Estimate to bestow the name of "Varick" upon the new avenue. All the accessible owners and business men in the remaining half of the former Varick street (the houses and buildings on the east side having been removed) have already signed the petition in favor of Seventh Avenue South. The petition is addressed to the Board of Estimate rather than to the Board of Aldermen, which ordinarily names new streets, because the aldermen have in this instance deferred to the Board of Estimate, which will have the honor of christening the new thoroughfare. Dr. Zimmerman, the writer of the foregoing letter, has been president of the neighborhood citizens' association for many years, and has devoted a great deal of his time and much of his means to furthering the movement for the extension of Seventh avenue and the liberation of the Greenwich section from obscurity. He wears two gold medals which his neighbors have given him.]

### An Objective for Property Owners' Associations.

*Editor of the* RECORD AND GUIDE:

Many thanks for the generous amount of space which you have allowed Mr. Bolton and myself to occupy in your columns in our attempts to set forth the advantages of Randalls Island as the proper site for the municipal freight depot of Greater New York. The immense importance of a proper decision as to this location, for all commercial, real estate and workingmen's interests will, it is hoped, serve as an excuse for these epistles.

Permit me further to add only one more suggestion, namely, that the railroads which come to the western bank of the Hudson, and which are planning to cross the Huson at a point many miles north of New York and reach New England without touching the city, might be induced to unite in building a tunnel for common use under the Hudson, emerging at 155th street on the west side of the Harlem River, and then, after crossing the Harlem River by bridge, pass on to Randalls Island, along the north shore of the Harlem River to the union municipal freight yard, as indicated in our former articles.

If some such plan is not devised it is folly to suppose that Newark will not ask for a cheaper freight rate from the west than Queensboro, Bronx, Brooklyn and Manhattan—all of which require an additional time-and-money-consuming freight transport by water. Our only hope is that by providing direct tunnel connection under the Hudson to the union municipal freight yard the few extra miles of freight transfer may be overlooked and the freight charges remain the same.

May I add the earnest wish that the property owners' organizations which are now springing into such prominence in this city may take up this question and with the facilities at their command sift this question thoroughly and determine whether there is any better remedy than the one which Mr. Bolton and I have suggested for this great acknowledged evil; i. e., the utter lack of system and co-operation in the receipt and handling of freight. It seems to me that these property owners' associations could find no better text to impress upon individual property owners, outside of their organizations, the necessity for such property owners joining their associations, than this question of the proper receipt, handling and transportation of freight; the individual property owner is necessarily utterly unable to solve a problem involving, as it does, a thousand points of business, law and finance; but the question remains, demanding an answer from every merchant and manufacturer, as menacingly as did the Sphinx, at the gates of Thebes, in days of old.

Only by enrolling all property owners in these organizations and unions of organizations, can it be hoped to raise up such an aggregate of wisdom, experience and power as will enable the city to solve these questions with due observance of her own interests, even when the party on the other side is a railroad with a gross income of a million dollars per day, for every working day.

All power then to these property owners' organizations and unions of organizations and to their officers who should be working zealously, in season and out of season, by every legitimate means to make a daily increase of their membership. If those officers would display only one half of the energy and ingenuity displayed by the men who started our title companies, New York City property owners organizations, and unions of organizations would not recognize themselves in six months, and the consequent benefit to the city could not well be over-estimated.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## CITY'S FINANCIAL STANDING.

### Municipality Saved from Imminent Bankruptcy, but Piper Must Be Paid.

By HENRY H. KLEIN.

THE patriotism of Wall street is so pronounced that the details of the new $100,000,000 loan to the city of New York should be fully understood.

The City of New York has been spending $250,000,000 a year for routine administration, interest and redemption on the public debt, and so-called permanent improvements. In addition to this, the city has been borrowing an average of $100,000,000 a year on revenue notes in anticipation of taxes, incurring an added obligation of about $4,000,000 a year interest. The eighty million dollars due abroad were borrowed mainly for this purpose.

The City of New York has a permanent interest bearing debt of more than one billion dollars, the interest being about $44,000,000 a year. This sum is more than one-quarter of the total amount raised by taxation each year ($150,000,000), the remainder of the annual budget ($193,000,000 in 1914), being made up by income on public property. On the temporary yearly loan in anticipation of taxes, the city receives two per cent. and pays from four to six per cent. interest and the bankers use the money which remains in their vaults. Their profits on city deposits are sometimes abnormal.

The war in Europe has emphasized the utter helplessness of cities which depend on bankers for their financing. New York City for example, with an annual income of $193,000,000, is unable to meet its routine expenses without borrowing, and the city must now pay six per cent. on a temporary loan of $100,000,000. The failure of other large cities recently to dispose of their bonds proves that the aid of the bankers is no longer adequate.

New York City is in peril financially because of its excessive bonded debt, extravagant government and the inability of its taxpayers to pay taxes. The value of real estate has greatly depreciated in recent years and the city's borrowing margin is disappearing. The city's borrowing capacity is ten per cent. of the assessed value of its taxable property. It has more than $150,000,000 taxes and assessments uncollected and the plight of the taxpayer is plain when it is known that the city has been compelled to buy in its own tax liens in the past few years.

New York City was under no compulsion from the bankers to accept the rate of $5 035 per pound sterling and 20 cents a franc for the $80,000,000 foreign gold debt. The exchange premium means an addition of $2,800,000 to the interest cost of 4¼ per cent., or a total cost of $6,200,000 for the use of $80,000 000 for one year; equivalent to 7¾ per cent. The cost of the $80,000,000 for the second year at six per cent. is $4,800,000, or a total of $11,000,000 interest and premium for two years. In addition the city is paying $1,200,000 for the use of $20,000,000 for one year, or a total interest and premium of $12,200,000 in two years.

The City of New York was not justified in accepting an exorbitant exchange rate on $80,000,000, because not more than one-sixth of this debt was due and payable within thirty days. The balance falls due during the next three months. Since the excessive premium was accepted the exchange rate has fallen to nearly normal. The difference up to two per cent. between the rate accepted by the city and the rate that will actually be paid, goes to those interests who organized the syndicate to take up the new $100,000,000 loan. Their potential profit is $1,600,000, equivalent to two points in the tax rate.

The extravagant cost of the new loan must be met by taxation. The principal will be converted into fifteen-year instalment bonds or notes, instalment and interest being included in the annual budget. This means an addition of $10,000,000 a year to the budget after the full conversion of the loan which begins in 1918, after the retirement of the present city officials. The budgets for 1915, 1916 and 1917 will be increased from six to ten million dollars each unless corresponding cuts are made.

The budget for 1914 was $193,000,000 exclusive of corporate stock issues. The budget for 1918 will be at least $213,000,000 unless twenty million dollars are cut out of the present budget. This can be done only by wholesale dismissal of city employes or by a general reduction in salaries. The addition of twenty million dollars to the 1918 budget allows only $10,000,000 for new improvements after a dearth of improvements for four preceding years.

The tax rate for 1914 is from 1.81 to 1.91, according to boroughs. The tax rate for 1918 will be from 2.06 to 2.16 unless the budget is reduced to offset the increase. The constitutional limit of taxation in New York State is two per cent., exclusive of the debt service which in New York City is about $53,000,000 a year. The tax rate can rise to 2.60 including the debt service before the legal limit is reached. Before that time New York City will be bankrupt. The steady increase in the tax rate and in the city's annual expenses due to the new loan and the financing of new improvements out of the budget, will cause further depreciation in real estate values. The city's borrowing margin will disappear and bankers will be unwilling to lend money on yearly revenue notes except at exorbitant interest, when taxes are uncollectible. There is but one way that the city can be saved from financial exhaustion, and that is by the discovery of new revenue to relieve the burden on real estate. It is either confiscation of private property through excessive taxation, or new wealth to provide for the city's needs.

## UNJUST WAR TAXES.

### Advisory Council Opposes Taxes on Conveyances and Mortgages.

The Law and Legislative Committee of the Advisory Council of Real Estate Interests, at its regular weekly meeting, thoroughly considered those provisions of the National War Tax bill which affect real estate. The committee was of the opinion that to condemn the bill in formal resolutions, or even to discuss the general proposition, as to whether an emergency tax measure is now necessary, would be entirely fruitless, in as much as many provisions of this bill are almost identical with those of the Stamp Tax of 1898.

The committee, however, has got in touch with the sub-committee of the Democratic Senate Finance Committee, which is now examining those provisions of the law that are of vital importance to property owners. It has suggested a change in two points of the bill, namely, the tax on conveyances and the tax on mortgages and assignments of real estate. As under the 1898 law, this bill levies a tax of one dollar per thousand on the consideration or value of the property conveyed.

Under the 1898 law this was held to mean that the amount of stamps was

required to represent the entire value of the property, including the amount represented by mortgages, and that it was not to be measured by the amount of equity for interests conveyed. It needs no argument to show that this is not equitable, for all that is either conveyed or paid for is the equity over and above mortgage indebtedness.

The committee has suggested a change so that the amount of the tax will be measured by the consideration which actually passes between the parties, and the thing conveyed.

The second change suggested was relative to the tax on mortgages which is, in form, similar to the tax on mortgages in the 1898 law. The rate is fifteen cents per thousand on each one thousand dollars of mortgage, over and above the first one thousand dollars. The committee believes that, if there must be a tax on mortgages, that in addition to taxing mortgages when made, and first transfer or renewal thereon, it is improper to also tax other subsequent assignments or renewals, in as much as other taxes upon indebtedness fall upon the debtor. To require every mortgage which has once paid a tax to pay it again on each transfer or renewal seems to be increasing the burden upon the needy members of the community.

The committee feels that it is advisable for all property owners in New York to communicate with the Democratic members of the Senate Finance Committee and the Senate proper, calling their attention to this injustice. Republicans will vote solidly against the entire bill. Simultaneously, the Advisory Council is endeavoring to have the real estate owners of other large cities co-operate in an attempt to get these amendments.

### Historic Hempstead.

The southern half of Nassau County, Long Island, which is now undergoing steady growth in population as a suburban area of New York, is closely identified with the making of real estate laws for the entire commonwealth; for it was in Hempstead, in 1665, that the Duke of York caused to be drawn and promulgated the terms upon which lands within the colony of New York could be purchased and held by citizens. It was the first Colonial real estate law, the first assertion of property rights by the white man intent on conquering the colony from the Indians.

Colonial Governor Nicolls visited Hempstead about on June 11, 1666, and made a treaty with Tackapausha, chief sachem of the Indian tribe that inhabited Nassau County, by which the Indians agreed to submit to Colonial government by England and to recognize the "pale face's" rights to property in the territory. Numerous deeds are in existence whereby Indian tribes on Long Island deeded large tracts of land to white men. And the white real estate man has been busy ever since buying and selling acreage in Nassau County.

As New York City has grown from a Dutch stockade against Indian invasion to a mighty municipality constantly reaching out for residential area, the level or southern part of Nassau County has been brought within the zone of residential contact by the fact of adjacency and the annihilation of distance by electric train service.

The Duke of York began the first era of real estate values on Long Island by his edict at Hempstead in 1665; and the American real estate developer and builder have supplemented his work steadily ever since; and the end of growth of fee values in Nassau County is far distant if at all possible. The growth of the city of New York is making larger real estate values for the suburbs as it is making stronger values in the city proper.

### On the North Shore.

General reports from the West indicate a decided improvement in business, and advanced reports of activity here in the East suggest a rapid return to conditions of a year ago. Real estate usually feels early the pinch of depressed business, and it is the last to get out from under pressure; but this year in spite of the war scare suburban transactions on the north shore of Long Island have gone ahead of the average of most lines of barter. Several operators who met on Tuesday last at the Hotel McAlpin to discuss ways and means of increasing the public interest in suburban sections of the North Shore agreed that, all things being considered, sales and collections from previous sales made, had held up beyond all expectations and that the autumn months were looked forward to with much promise.

"At Douglaston Park", said J. W. Doolittle, "there has been a slight reduction in the number of sales during the summer, as compared with last year, but the total figures have been relatively larger and the reduction of mortgage loans has been remarkable. Not in one single instance has a Douglaston Park purchaser failed to live up to his contract or failed to take title at the prescribed date."

The nearness of these North Shore communities such as Bayside, Little Neck, Douglaston and Great Neck, together with the recently installed electric service and the substantial character of the development, naturally are factors that hold the values and desirability of these properties up to a high standard. With an early return of business activity, there is every reason to expect these conditions to develop into what might be termed real estate prosperity, and this is not very far off, judging from recent movements in these matters.

## PRIVATE REALTY SALES.

THAT the scare occasioned by the outbreak of the European war, which resulted in the tightening of purse strings of lenders on real estate is being replaced by a feeling of confidence was evident this week in a canvass of the offices of leading mortgage brokers, who discussed the market in its various phases. The consensus of opinion reflected an improvement in the condition of the money situation. While in several instances brokers were not particularly enthusiastic, in other cases betterment was reported along definite lines. It was found that the savings banks, which had been forced to let down on loans on account of the possibility that the depositors would withdraw funds, in order to avail themselves of the high rates obtainable in first-class bond investments, were coming back into the market, and that this fact alone was a significant development. Contrary to the general belief, the depositors were not drawing as heavily as expected and were content to have their savings deposited. There was also a tendency reported on the part of private investors to return to mortgages as a form of investment.

The life insurance companies, however, were obviously inactive because of the uncertainty of their European positions and also because they were of necessity compelled to be prepared for a possible borrowing from their policy holders in accordance with the terms of their policies. It was learned also that there is a tendency on the part of present owners of mortgages to be lenient in the matter of forcing payments and in the opinion of many brokers real estate owners have every reason to look at the future with hopefulness.

The selling and leasing branches of the market were not without interesting features and the improvement noted last week continued, stimulated by several important transactions. The desirability of Fifth avenue locations for high class retail establishments was again demonstrated by the taking over of the Frederick W. Vanderbilt property, at the corner of 40th street, by Arnold, Constable & Co., who have been located for about 44 years at Broadway and 18th street. Another important lease, which should have a beneficial effect upon the Union Square section, was closed. The deal involved the old Tiffany property, at the south corner of Union Square and 15th street, the E. I. Horsman Company, dealers in toys, being the lessees. The section has been gradually coming into its own since the exodus of several prominent concerns several

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years ago. Other deals involved the South Church property, at Park avenue and Eighty-sixth street, a costly residence on Fifth avenue and a row of flats opposite the Century Theatre.

The total number of sales reported and not recorded in Manhattan this week was 18 as against 15 last week and 17 a year ago.

The number of sales south of 59th street was 7 as compared with 4 last week and 5 a year ago.

The sales north of 59th street aggregated 11 as compared with 11 last week and 12 a year ago.

The total number of conveyances in Manhattan was 136 as against 107 last week, 18 having stated considerations totaling $769,650. Mortgages recorded this week number 59, involving $1,187,663, as against 38 last week, $419,791.

From the Bronx, 8 sales at private contract were recorded, as against 11 last week and 7 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $369,966, compared with $324,464 last week, making a total since January 1 of $31,300,654. The figures for the corresponding week last year were $646,031, and the total from January 1, 1913, to October 4, 1913, was $41,156,827.

### Reported Church Sale.

According to a current report, contracts are about to be signed for the sale of the new edifice of the old South Church at the southwest corner of Park avenue and 85th street, on plot 97.2x133.4, to the Church Extension Committee of the Presbytery of New York. If the deal goes through, it is likely that a merger of congregations will be effected between the sellers and the First Union Presbyterian Church of Lexington avenue and 86th street. The new home of the Old South Church, which was formerly situated at the southeast corner of Madison avenue and 38th street, was completed about two years ago from plans by Cram, Goodhue & Ferguson, and represents an investment of about $600,000. At the offices of the Douglas Robinson, Charles S. Brown Company, which is said to be negotiating the deal, nothing definite could be learned regarding the transaction.

### Shuberts Re-Purchase Flats.

Lee and Jacob Shubert, represented by Edward Margolies, have re-purchased the six five-story flats, 5-15 West 63d street, on plot 150x100.5, opposite the Century Opera House, from the 63d Street Realty Co., James F. Meehan. The property has been held at $350,000.

Mr. Meehan acquired the property last April from the Shuberts in an exchange for the Cecil Spooner Theatre, which forms one of the group of community buildings which he erected at the Southern Boulevard and 161st street, in the Bronx. In the present transaction, the purchase involves only a majority of the stock in the 63d Street Co. and there will be no change of title.

### Fifth Avenue Home Buyer.

Hubert F. Parsons, secretary of the F. W. Woolworth Co., has purchased through Edward J. Hogan, from Bing & Bing, the 5-story dwelling, 1071 Fifth avenue, on plot 30x127.8, with a 25-foot "L" to 88th street. Mr. Livingston acquired the property a few years ago from the Pennington estate for a stated consideration of $220,000. The city at that time assessed it at $275,000. The house is on the block to the north of the site belonging to the Trask estate, for which plans were recently filed calling for its improvement with a 12-story apartment house.

### Lenox Clubs to Merge.

Mrs. Adeline Greenleaf has sold through the Payson McL. Merrill Co., her property on Yokum avenue and Cliffwood street, Lenox, Mass., consisting of about 125 acres, with a dwelling and numerous outbuildings. Over 100 acres of the property are under lease to the Lenox Golf and Tennis Club, of which William D. Sloane is president, and are improved with a clubhouse, a golf course and tennis courts. The purchaser is the Lenox Club, George W. Folsom, president, now situated in the village near the Curtis Hotel. The two clubs will be merged and the main dwelling, remodelled for club purposes.

### Jeweler Buys Westchester Estate.

David Kraus, James M. Woods and Joseph P. Day sold for Earle C. Baker to John W. Charlton, a Fifth avenue jeweler, the country estate known as The Hobby, at North Salem, Westchester County. The property is located on the main highway between New York and Connecticut, and comprises 55 acres, with a 20-room mansion and various outbuildings, and was held at $80,000. In part payment the seller took 475 West 140th street, a 3-story dwelling on lot 18x99.11, opposite City College.

### Washington Heights Block Sold.

The Heslock Realty Co., William E. Wheelock, president, sold through Sharp & Co., the Bolton apartments, occupying the block front on the west side of Amsterdam avenue, between 176th and 177th streets. The structures are six stories high, with elevators, and are on a plot fronting 200 feet on the avenue and 100 feet in each street. They are arranged for 120 families and have thirteen stores on the avenue front. They have been held at $450,000.

### Heights-Long Island Trade.

John T. Schramme sold through Dubois & Taylor and Matthew Briggs, the five and six-story apartment house, "Leonia," at the southeast corner of St. Nicholas avenue and West 153d street, through to and taking in the southwest corner of St. Nicholas place. The buyer is the Northport Realty Corporation, which gave in part payment a 45-acre tract at Farmingdale, L. I.

### Furniture Concern Buys Leasehold.

W. W. & T. M. Hall have sold to the Grand Rapids Furniture Co., the leasehold property, 18-20 East 50th street, on plot 56.2x100.5. The Messrs. Hall secured the property under a long lease several years ago from the owner, Helen B. Garvey. Three and five-story dwellings occupy the plot, which will be altered by the new owners of the lease into showrooms and salesrooms for their own use.

### Manhattan—South of 59th St.

DIVISION ST.—A. Goldman & Sons, cloak and suit manufacturers, have purchased from F. Libman, the 4-sty building, 105 Division st.

FRONT ST.—Warren & Skillin have resold for Ennis & Sinnott 249 Front st, a 4-sty business building, on lot 18.10x62. The sellers acquired the property together with two other uptown parcels, last May from Woodbury Landgon, in trade for the apartment house at 1505 and 1507 St. Nicholas av.

20TH ST.—Douglas Robinson, Charles S. Brown Co. sold for Ellen J. Curran and Emily C. Rourke the 4-sty dwelling at 331 West 20th st, on lot 24.9x92. This is the first transfer of the property in 35 years.

49TH ST.—Meyer Schneider purchased through Joseph F. Seitz the 5-sty tenement 306 East 49th st, on lot 25x100.

53D ST.—William B. May & Co. sold for Harry J. Luce, the 5-sty dwelling, 16 East 53d st, on lot 25x100.5, acquired by Mr. Luce about a year ago from Jenny K. Stafford in an exchange. B. Ogden Chisholm has the house under lease, and it is reported that he is the buyer.

### Manhattan—North of 59th St.

65TH ST.—Douglas L. Elliman & Co. sold the former Dr. Henry Bosch property, at 25 East 65th st, on plot 100x25 at the northwest corner of Madison av. The property was recently acquired by the Greenwich Savings Bank, the present sellers, in foreclosure proceedings for $135,000.

90TH ST.—The 4-sty dwelling, 13 West 90th st, on lot 20x100.8, has been reported sold. The owner of record is Sellah R. Van Duzer.

154TH ST.—Mitchell A. C. Levy bought from the Fleischmann Realty & Construction Co., through Jacob Leitner, the four 6-sty new-law houses 248-260 West 154th st, on plot 150x99.11.

180TH ST.—Heil & Stern have sold for the Brandreth estate the 5-sty apartment house, 504-506 West 180th st, on plot 37.6x100.

190TH ST.—Joseph Shenk bought from the Weber-Turek Building Co. the 5-sty, 30-family apartment house, on plot 80x100, at 607 West 190th st.

BROADWAY.—Elizabeth A. Daly has sold the northeast corner of Broadway and 185th st, a plot 64x127, occupied by a cafe, which will be continued under the management of the new owner.

### Bronx.

BECK ST.—J. Clarence Davies sold for R. Wolkenberg the 2-sty dwelling, 764 Beck st, on lot 25x100.

179TH ST.—Karl Schultheis has bought from Mrs. R. Feldstein the 3-sty dwelling 749 East 179th st, on lot 25x100.

WASHINGTON AV.—Dr. William C. Feely sold through J. Clarence Davies the vacant lot 25x85 at the northeast corner of Washington av and 165th st.

BURNSIDE AV.—B. H. Weisker sold for Louise Holding, of England, the 3-sty flat, with stores, at 109 Burnside av, on lot 20x80.

JACKSON AV.—Anna M. Klemann is reported to have sold the plot, 100x70, on the west side of Jackson av, 125 ft. north of 156th st. The purchaser will erect two 5-sty apartment houses, according to report.

VALENTINE AV.—Hirleman & Vaughan have sold for Mrs. Metta Mueller 2180 Valentine av, a 3-sty dwelling, on lot 20x118, extending through to Tiebout av.

3D AV.—Cahn & Pittman and F. J. Wood sold for the Taxpayers Realty Co. the plot 90.6x90.9x irreg. at the southwest corner of 3d av and 179th st to George Gickas, who gave in exchange the 5-sty flat at the northwest corner of Bathgate and Wendover avs. on lot 25x90.

### Brooklyn.

6TH ST.—William H. Healey sold for Samuel Levine the 2-sty, 2-family house 519 6th st; also through Haviland & Sons the 3-sty house 574 11th st.

17TH ST. ETC.—Henry Pierson & Co., Inc., sold the dwelling 485 East 17th st, on plot 55x100, to W. C. Handson, and in conjunction with William G. Rehbein the dwelling 180 Garfield pl.

44TH ST.—I. Salzberg sold for Max Levy to Aniello Crispo a cottage, on a plot 50x100, at 1257 44th st.

76TH ST.—George W. Dredger sold the dwelling at 432 76th st to William McCree, and the dwelling 440 76th st to Miss Alice Hirting.

BEDFORD AV.—Elisha T. Everett has sold for Harrison A. Rodgers apartment and store property on the southwest corner of Bedford av and Prospect pl.

CLERMONT AV.—Bulkley & Horton Co. sold for William Freeland 302 Clermont av, a 3-sty dwelling, on lot 22x100.

CONEY ISLAND AV.—P. S. Ritter and J. G. Baseman have sold for Isaac L. Wood a plot of 7 lots on the north side of Av W, 100 ft. east of Coney Island av; a plot of 7 lots on the south side of Neck rd, 100 ft. east of Coney Island av; and 3 lots on the north side of Av Y, east of Coney Island av, to a builder, who will erect 1 and 2-family houses next spring.

DRIGGS AV.—The Williamsburgh Trust Co. building on Driggs av between South 4th and South 5th st, facing the Williamsburgh Bridge plaza, has been bought by the city for use of the Fifth district police court, which covers the Eastern district and Greenpoint sections. The court is now on Manhattan av, near Powers st. For some time a location for the court has been under consideration. The city is said to have paid $65,000 for the property.

FORBELL AV.—Rockmore Realty Co. sold 212 Forbell av, 2-sty brick dwelling, 18x100, to Carrie Baillant; also 214 Forbell av, a similar building, to James Bethle; also 80 Forbell av, a 2-sty dwelling, 18x120, to Martin Stuchel; also 1214 Liberty av, a 3-sty brick dwelling, 20x100, to Josephine Huffer, and 1216 Liberty av, a 3-sty brick dwelling, 21x100, to Joseph M. Lynch.

LONGWOOD AV.—John Cook & Co. have sold the property at 1110 Longwood av, Bath Beach, for M. J. Quinn to Jacob Mayer.

ST. MARKS AV.—John Pullman has sold for Charles Harms the 4-sty dwelling 867 St. Marks av, on lot 20x150.

12TH AV.—B. J. Sforza sold for Mrs. F. T. Rue the 3-sty building on plot 40x100 at the northeast corner of 12th av and 67th st.

14TH AV. ETC.—Thomas Kilcoyne sold for J. Godwin 40x100, west side of 14th av, 80 ft. south 47th st, to G. Paluta; for Miss E. Palmer 45x100 in south side of 55th st, 200 ft. east 15th av; for F. B. Ryan a 2-family house, 1430 53d st, to J. Harris; for O. Piper a 1-family house, 1157 54th st, to D. Lonegan; for J. Murino 20x100, west side of 16th av, 80 ft. south of 53d st, to J. Freedman.

### Queens.

ASTORIA.—The Matthews Building Co. sold, at about $11,500 each, model flats on 12th av to Henry Wetjen, Nos. 357 and 353; to Johann Nowajewski, 373 and 375; to Joseph Wolk, 349; to Charles Oestrich, 370 and 372; to Stefenia Kobierska, 374; also to Paul Reiff the southeast corner of Grand and 12th avs, for about $18,000, and the east side of 11th av, 200 ft. south of Grand av, to George Bohlman.

LONG ISLAND CITY.—Royalton Realty Co. sold to Berrian Construction Co. a factory site, fronting 50 ft. on the west side of Anable av, 250 ft. southeast of Jackson av.

ROSEDALE.—New York Suburban Land Co. sold 40x100 on Park av to Thomas Keery; 60x100 on President av to Francis J. Foy, and 60x100 in Oxford pl to George E. Hillebrandt.

### Richmond.

CONCORD.—D. T. Cornell has sold to Thomas F. Cosgrove 10 lots on Britton av.

WEST NEW BRIGHTON.—Cornelius G. Kolff has sold for Walter H. Crittenden a plot of ground 50x142 at Elm Court to Mrs. I. Jensen, who will erect a dwelling for her own occupancy.

### Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for Seymour Tucker his residence at 621 Clifton av, a 2½-sty building with garage, to Charles J. Basch.

### Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 80x100 on Willow av to W. J. Gallagher; 60x100 on Myrtle av to Miss Lillian Cooke; 60x100 on Pine av to R. J. Bradshaw; and 40x100 on Hazel av to William R. Trainor.


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GREENACRES.—Scarsdale Estates have sold to James Zobian the house formerly occupied by F. M. Swift. The same buyer also purchased from the Gedney Farm Co. a plot on Heatherbloom rd, near the Gedney Farm Hotel.

MONTCLAIR, N. J.—Ellis P. Earle has bought the large tract adjoining the grounds of the Montclair Golf Club, having a frontage of more than 2,000 ft. on Bloomfield, Sunset and Mount Prospect avs, a total area of 290,000 sq. ft. The property will be sub-divided in plots of 50 ft. F. M. Crawley & Bros. were the brokers.

PLANDOME, L. I.—L'Ecluse, Washburn & Co. sold to Marie U. Dixey a Colonial house, with one-half acre of ground, fronting on South drive.

RIDGEWOOD, N. J.—S. S. Walstrum-Gordon & Forman have sold for Fred C. Robbins to John S. Rice a lot 100x150 on Claremont rd, Kathawood Park.

RUMSON, N. J.—The Allaire & Son Agency has sold the John Bennett property of about 4 acres, on the north side of Rumson rd, directly opposite the grounds of the Rumson Country Club, to Harry R. Travis. The property contains a 15-room residence and outbuildings.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. have sold to Kenneth Shepard, of East Orange, N. J., a new dwelling on Glenside rd.

WHITE PLAINS, N. Y.—William Neil Smith sold to George Christie his residence in High st, near Greenacres, with about one-third acre of land. The property was held at $17,000.

YONKERS, N. Y.—Thomas S. Burke sold in Yonkers 256 Roberts av for John C. Shotts to John and Jessie Schall, and for Otto Kaiser to Arbiter Brothers the 2-family house at 24 Louloun st.

## LEASES.

### New Uptown Public Garage.

A newly-formed company, known as the Aeon Garage Corporation, Sumner Gerard, president, has leased from the Mary E. Pinchot estate, the five-story building at the northeast corner of Broadway and 76th street, on plot 121x108, for ten years, at a yearly net rental of about $24,000. A public garage, which can house about 225 cars, will be opened. The structure contains eight stores—seven on the Broadway frontage and one at the corner. Up to the present time none of these has been leased, but negotiations are reported to be under way for several of them.

### Tenant for Tiffany Corner.

Albert B. Ashforth has leased to the E. I. Horsman Co., toy dealers, the store, basement and first floor in the old Tiffany Building, at the south corner of Union Square West and 15th street, for five years at annual rental of about $15,000. The lessee, now at 365 Broadway, will occupy about 37,000 square feet of space in the building, which has remained unoccupied for the greater part of the time since Tiffany & Co. moved to their present Fifth avenue location.

### Uptown Trade Removal.

F. A. Straus & Co., dealers in domestic and imported yarn, for many years at 93 Greene street, has leased through Carstein & Linnekin, the new three-story building being erected at 451-453 Fourth avenue, by the estate of Ogden Goelet. The aggregate rental is about $160,000.

### Vincent Astor Leases Pinchot House.

Douglas Robinson, Charles S. Brown Company has leased to Vincent Astor, for one year, the large furnished house on the northeast corner of 85th street and Park avenue, belonging to Amos R. E. Pinchot. The house is a five-story, American basement, facing 42 feet on Park avenue and 82 feet in 85th street.

### $200,000 42d Street Lease.

Landay Brothers, distributors of talking machines, have leased through M. & L. Hess, Inc., and Cross & Brown, from the Estey Piano Co., the store and basement in 23 West 42d street, at an aggregate rental of about $200,000.

### Arnold, Constable & Co. Lease.

Details of the Arnold-Constable & Co. transaction involving the Frederick W. Vanderbilt property at the southeast corner of Fifth avenue and 40th street, will be found elsewhere in the Record and Guide.

### Manhattan.

WRIGHT BARCLAY, INC., and EWING, BACON & HENRY leased the 6th loft in 461 and 463 4th av to Camp Fire Girls of America; and the building at 120 East 32d st to A. M. Hemsworth.

JAMES E. BARRY & CO. leased for the Meriden Realty Co. the southeast corner of St. Nicholas av and 171st st, a 5-sty apartment house with stores.

DANIEL BIRDSALL & CO. rented for Edythe C. Hanckel 528 to 540 West 162d st, a newly completed 2-sty garage, on plot 100x99.11, to the Jumel Garage Corporation. The lease is for 5 years at an aggregate rental of about $48,000.

A. BLUMENTHAL leased to H. Kalman the 6-sty apartment house at 109 and 111 West 102d st.

CARSTEIN & LINNEKIN, INC., leased apartments in 100 West 121st st to B. Heine, B. Hirsch, I. Halpert and B. Kipp; the store and basement in 211 Lenox av to B. Fisher; an apartment in 100 West 121st st to Alexander Steinhardt, and A. Rosenberg; apartments in 12 West 12th st to R. Dirks, Edward B. Willetts and John P. East; in 47 East 30th st to H. Monroe and Frederick Willis; in 100 West 121st st to Fannie Epstein; the dwelling at 439 Lexington to Louise Schimmelpfennig; additional space in the American Woolen Building to L. Goldsmith & Son; the 4th loft in 133 East 16th st to the American Letter Co. of 133 East 16th st; 2,000 sq. ft. in 221 4th av to Hyman & Kirsch Co., Inc.; space in the same building to the Mason Home Steam Sponging Co.; space in 1161 Broadway to William Steinberg, Silrit Embossing Co., I. Silverman, E. A. Schultz, Abe Levin, F. B. Ansbacher and Clifford L. Levy.

CARSTEIN & LINNEKIN, INC., leased an additional floor in 110 and 112 5th av to Frederick Ludewig & Co.; also an additional floor to Hays, Levi & Co.; with M. & L. Hess, the top floor to Samuel Lacher, of 83 Green st; 4,000 sq. ft. on the 10th floor in 225 4th av to Simpson, Showalter & Barker; the 2d loft in 64 East 8th st to Samuel Striefer; the 3d loft to Samuel Moneky and the top floor, with Southack & Ball, to the Acme Advertising Co.; space on the 13th floor of 220 5th av to Liebowitz & Dickstein; the 1st loft in 171 and 173 MacDougal st to Pattison & Co., Ltd., of New Orleans; the 5th floor in 16 East 23d st to Felix Harris; 2,000 sq. ft. in 131 and 133 East 23d st to Zucher & Seiler; 3,500 sq. ft. in 257 to 265 4th av to E. B. Moore & Co., of 239 4th av; in 341 5th av, 1,000 sq. ft. to Ralph L. Kilby of 347 5th av; in the same building space to William H. Allen; in 1161 Broadway space to Allois J. Rheinberger, Pincus Brothers and F. J. Butzel; in 1161 Broadway to the United Thread Co. and Engineering Utilities Corp.; in 320 5th av to J. P. Christensen and Leon Goetz; in 456 to 460 4th av to H. B. Burrows; 1,000 sq. ft. on the 6th floor of 221 4th av to Albert Ludwig; 5,000 sq. ft. in 354-364 4th av to Deutsch & Rosenberg; space in 456 to 460 4th av to Solomon Wolf, and the 4th loft in 85 East 10th st to Hyman Embossing Co.

LEROY COVENTRY leased for Otto Metzger to Abraham Hapner the 3-sty dwelling at 44 West 95th st.

CROSS & BROWN CO. leased space in the 8th floor of 14 and 16 East 33d st to Tabacchini-Diamant Co., and offices in 80 5th av to the Church & School Social Service Bureau; in the United States Rubber Building at Broadway and 58th st to the Luther Burbank Press and the Tubular Connecting Rod Co.; and in 8 and 9 Columbus Circle to Dr. Peter J. Cunningham; and the cigar stand in 102 5th av.

CROSS & BROWN CO. leased part of the 5th floor in 1700 Broadway to the Saxon Motor Co. of 249 West 57th st and offices in 185 Madison av to Adelaide Howard and in conjunction with McCarthy & Fellowes an apartment in 6 and 8 East 37th st to Clinton E. Achorn.

PHILIP J. CURRY leased for Mrs. Michael Kirk the dwelling at 413 West 19th st.

DUFF & CONGER leased for the estate of John H. Riker to Mrs. Josephine Smith the 3-sy dwelling at 77 West 126th st; for the Lowell Realty Co. apartments in 1211 Madison av to Dr. Solomon Baruch; in 77 East 89th st for Edgar A. Levy to Pedro de Cordoba; for Charles Gulden in 1142 Madison av to Paul Manship; in 26 East 82d st for Harry Bijur, receiver, the duplex apartment of 11 rooms and 4 baths to Charles Gouverneur Weir, and the store in 1082 Madison av to Samuel Klein; for August Oppenheimer apartments in 1326 Madison av to Richard H. Bythiner, Mrs. Henrietta Lewis, Isaac Harris, Miss Eliza De G. Frey, Mrs. Eleonora Weinberg and Philip Waldheimer; sublet for Aaron Lauterbach to E. J. Smith apartment in the Wellington at southwest corner of 92d st and Madison av; for the Century Holding Co. apartments in 1242 Madison av to Miss Farrell and for the same company in 21 East 89th st to Ernest H. Lugene; for Frederick Ohmeis in 538 and 540 West 124th st to Mrs. Mary Murphy, and two apartments to Mrs. Ida C. Kyle.

DUROSS CO. leased the store in 69 West 9th st to Jacob Koppelman.

DOUGLAS L. ELLIMAN & CO. leased apartments in 3 East 85th st to Thomas J. Watson; in 178 East 70th st for Mrs. Reignald Brooks to Frederick O. Beach; and in 38 West 52d st to Clarence W. Cady.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 960 Park av for James G. Cannon to Amos R. E. Pinchot, who leased his house this week to Vincent Astor; apartments in 116 East 63d st to Francis S. Martin; in 122 East 82d st to George A. Frisbie, and in 34 East 58th st to Mrs. Emily G. Murray.

DOUGLAS L. ELLIMAN & Co. leased apartments in 755 Park av to Mrs. Thomas A. Gillespie; in 565 Park av to Mrs. M. H. Harder; in 34 and 36 East 58th st to Lawrence T. Durant and Mrs. H. O. de Valladares; in 535 Park av for Dr. Bache McE. Emmett, to Mrs. Gardiner Sherman of Newport, R. I.; in 34 and 36 East 58th st to Shields Gurley and Miss P. S. Squire; for the B. House Co., the parlor floor store in 1 East 53d st to Donald Cuyler Vaughan, book dealer.

J. B. ENGLISH leased for 10 years at an aggregate rental of about $25,500 the 2d loft in 23 Park Row for the Williard S. Burrows Co to Dar Bon, to be occupied as an Oriental restaurant; also leased offices in the Astor Theatre Building to the Olete Co.

M. H. GAILLARD & CO. leased apartments in 316 West 93d st to Mrs. Margaret D. Ayers, Simeon B. Eisendrath, W. H. C. Broughton, Max Wiener, Mrs. Florence B. Ansbacher, I. Mosson, Hiram B. Danziger, Charles S. Whitney, Louis Annin Ames, Joseph F. Keller, and Charles R. Mould; in 309 West 93d st to George S. Haggart; in 140 West 104th st to Rev. E. S. Holloway, R. H. Holland, Mrs. Jane Drexel, Mrs. Adelaide L. Doane, Mrs. Phebe J. Maloy and John Sharpe; in 2128 Broadway to Mary C. Dierkes, Hugh N. Harding, George W. Herzig, Chas. M. Siegel, Chas. S. Scott, Miss Minnie Currie, Miss Grace Whistler, Miss Hazel Kirke, Mrs. T. Tobin and Lemuel Lloyd, and in 219 West 80th st to Mrs. Laura Stein.

GOODWIN & GOODWIN rented for Florence L. Barker to Rose Bick the 3-sty dwelling at 139 West 121st st; and apartments in the Newington to Wm. M. Kilcullen, Mrs. H. Chester Johnson, Mrs. G. L. Upton, Albert J. Hambrecht, Leonard Faibisy, William A. Henderson, Minnie H. Page, George A. Priest, Frank Shaw, Katherine R. Welsh, Emil F. Nigiutsch; David S. Skaats, Montague Howard; in Elervie Hall, at Broadway and 144th st, to Walter B. Levi, Morris Rose, Mrs. K. Parsons, Charles Weisberger, Daniel Abrams, George B. Van Zee, H. O. Hulse, M. Jarlien, Jacob Chapman, and Moses A. Hayes.

M. & L. HESS, INC., leased the 5th loft in 115-17 East 23d st to the Union Transfer and Storage Co. of 121 East 22d st; the 9th loft in 63 and 65 West 36th st to Jacob Bernstein, and the 6th loft in 28 and 29 Washington pl to L. Margulies.

HOUGHTON CO. leased to Dr. Monroe J. Polk, the 3-sty dwelling at 162 West 64th st, for Francis Morris.

A. KANE & CO. rented for Miss E. O'Farrell 517 Manhattan av to Chas. Wallace.

CHARLES S. KOHLER leased the double store in 993 Columbus av for Mary E. Reynolds to Beni Levine; the private dwelling at 130 West 97th st for Mrs. Clara Taylor to Mme. Haggerty Snell; the dwelling at 73 Manhattan av for the Estate of Stephen H. Davenport to George C. Barnes; the 5-sty apartment house at 60 West 104th st for the estate of E. A. Steilen to Alfred Simmons.

ROBERT LEVERS leased stores in the taxpayer erected by Vincent Astor at the northeast corner of 149th st and 8th av to Samuel Wolpert, Meyer Reader, James Braun, Theresa O'Neill, S. Stone and William H. Winfield, and for S. Schinasi the 5-sty dwelling at 352 Central Park West to Mrs. Jane Stacey Bradford for 3 years.

ANTHONY LO FORTE leased the 5th and 6th lofts, comprising about 18,000 sq. ft., in the Stuyvesant Building, at 98 to 100 5th av, to David Marks & Sons of 687 Broadway.

SAMUEL H. MARTIN leased apartments in 105 West 77th st to Grace DuBois, Virginia Kingsley, Katherine A. Ward, J. J. Miller, James Buckley; in 35 West 61st st to Jane Purcell, Dr. Shirley Wilmot Wynne, Dr. J. Louis Ameno, Gustav Disch and A. H. Rand; in 48 West 66th st to Joseph Hollinger, A. C. Rathburn, Louis Hopping and John M. Jennott; in 132 West 66th st to Joseph M. Kind; in 14 West 64th st to Mrs. Elizabeth Snyder, L. E. Widder; in 20 West 65th st to Paul Townsend, John White; in 30 West 65th st to Peter J. McLoughlin; in 32 West 65th st to Mrs. Emily Bermingham; in 9 West 64th st to J. Arthur Meagher; and in 11 West 64th st to Harry Owen.

WILLIAM B. MAY & CO. leased 1009 5th av for J. B. Duke to Olney B. Mairs; 32 East 38th st for Alfred G. Levy to E. W. Humphreys; 63 West 64th st for John A. Parker to Robert C. Morris; 15 West 58th st for Judge P. H. Dugro to Miss E. M. Hedlund; 61 East 74th st for Henry Block to William Levy; 50 East 82d st for Henry Block to Robert V. McKim, and 34 West 96th st for the Duff estate to Adolph Stern; at the southwest corner of 5th av and 57th st the corner loft to Mme. A. C. Worrall, and at 46 West 58th st the parlor floor to Dr. Wood McMurtry of 25 West 50th st.

MOORE, SCHUTTE & CO. leased for the Wm. H. Barnes Estate 431 West 146th st, a 3-sty dwelling, and for Joseph L. Ennis, 451 Convent av, a 4-sty dwelling.

CHARLES F. NOYES CO. leased to Coughlin & Coughlin the store and basement in 122 East 14th st for 10 years at an aggregate rental of about $55,000; the tenant will occupy as a high-class cafe; leased the store in 92 Broad st on a temporary basis for Charles M. Dimm, trustee of the Heffernan Paper Co.

PAYSON McL. MERRILL CO., INC., leased apartments in 140 West 57th st to Mrs. E. L. Harrick and Stuart Blackton; in 135 West 56th st to Miss Katherine Emmet and Miss Daintry Yates; in 112 West Forty-seventh street to Edwin H. Unger, and in conjunction with John N. Golding, in 1000 Madison av to Mrs. Robinson-Duff.

PEASE & ELLIMAN leased for the estate of Mrs. Kathan a suite in the "Wyoming" at 7th av and 55th st to Mrs. Richmond Levering; apartments in the new house of the E. A. L. Construction Co. at 72d st and Lexington av to Mrs. Julia F. Stout and to Mrs. A. Kahn; in 24 West 59th st to F. W. Welles, and in 111 East 62d st to Mrs. Stokes-Henes; offices in Aeolian Hall to P. G. Hammar, E. H. V. Hoffman and A. D. McLean.

PEASE & ELLIMAN leased for Mrs. H. Louise Marshall to Haas & Cuillo the 3-sty garage at 336 West 70th st; for the E. A. L. Construction Co. in the new apartment house which it is erecting at the corner of Lexington av and 72d st, a suite to Joseph Salomon; apartments in 27 East 62d st to Mrs. Etta Best; in 104 East 40th st for Zimmerman Brothers and Forshay to Paul L. Kiernan; in 56 West 11th st to M. A. Granger and to S. E Moran; in 105 East 15th st to F. V. Weir to M. Safran and to James E. Briss; for Mrs. Chester Griswold the 4-sty house at 131 East 54th st to Henry G. Bartol; for W. W. Wright his apartment in 383 Park


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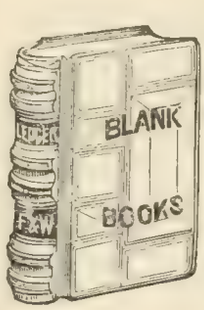
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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1914. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Oct. 8, 1914. Record and Guide Company, 119 W. 40th Street.

av to John D. Battin; and for Slawson & Hobbs, as agent, an apartment in the "Wendolyn," at 100th st and Riverside drive, to James G. Shepard.

PEASE & ELLIMAN leased for Benjamin Guinness his residence at 8 Washington square, a 4-sty house, to Mrs. Robert Goelet; the 3-sty house at 32 West 11th st for James A. Wright to Frank E. Maywood; apartments in the house being erected by the E. A. L. Construction Co. at the southeast corner of 72d st and Lexington av to Frederick C. Hitchcock; and as agents a suite in 157 East 81st to W. H. Crombie; two apartments in 103 East 75th st to Mrs. A. G. Thompson and to Mrs. F. Wayland Fellows; for Mrs. Helen M. Bergh the 4-sty house at 126 East 36th st to Mrs. Edna M. Alexander; and for Mrs. Marie L. Degener to James Kent Mason the 4-sty house at 318 West 89th st.

PEASE & ELLIMAN leased to Mrs. S. H. Chapman the 5-sty house at 53 East 61st st for Effingham Maynard; for Frederick Brown the 3-sty house at 91 Park av to Dr. Henry A. Griffin; apartment in 36 West 59th st for T. M. Turner to Mrs. Belle B. Ten Eyck; and for Samuel A. Herzog to Jerome D. Greene in 116 East 63d st.

PORTER & CO. leased for Lydia B. Holt to Edward M. Caffery the 3-sty dwelling at 119 West 130th st.

PORTER & CO. rented for Frederic N. Gilbert to Albert De Freitas the 3-sty brownstone dwelling at 351 West 121st st; for Martha A. Gaines the residence at 55 West 126th st, and for 3 years from October 1, the dwelling at 55 West 126th st to Waldemar Doerchel.

RICE & HILL leased for the Neva-Hone Razor Strop Co. the store in 1368 Broadway to the Live Motion Film Co.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Edwin D. Trowbridge estate the 4-sty dwelling at 123 East 39th st to Ellen J. Curren; the premises will be used for business purposes.

ALEXANDER J. ROUX & CO. leased the 6th floor in 133 5th av to James Templeton & Co., of Glasgow, carpet dealers.

LOUIS SCHLIEP FACTORY BUREAU leased the top loft in 510 and 512 6th av to the Computing, Recording and Tabulating Machine Co of 25 Broad st.

SHAW & CO. leased for Mary J. Odell the 3-sty dwelling at 21 West 120th st to Anshel Garmise.

SHAW & CO. leased for Louis Schrag the 3-sty dwelling at 54 East 124th st to Jeanne Jerome, and for Thomas O'Reilly the 3-sty dwelling at 262 West 130th st to Eliza Purcell.

SLAWSON & HOBBS rented for W. E. D. Stokes to H. C. Jones the 4-sty dwelling at 549 West End av.

SPEAR & CO. rented for the Carlisle Const. Co. the 14th loft in 19 to 25 East 24th st to the N. Y. Shield Co. of 28 East 22d st; for S. Hirsch the 2d loft in 35 and 37 West 3d st to Victor Emanuel & Co. of 66 West 3d st; for F. W. Hotchkiss the 3d loft in 124 West 19th st to J. Weiner; for Amos R. E. Pinchot the 2d, 3d and 4th lofts in 502 Broadway to Rossing Bros.; for the 406 West 31st Street Co. the 4th loft in 28 and 30 East 10th st to H. Polskin & Son, of 6 Washington pl.

SENIOR & STOUT, INC., leased the 4-sty dwelling at 122 West 58th st for Miss Auguste Rosenberg to Mrs. Helen Wall, and the 3-sty garage at 123 West 52d st for C. B. Ripley to Rudolph Egidi.

THE FIRM OF LEONARD J. CARPENTER leased for Charles Remsen, trustee, the dwelling at 68 East 83d st to Mrs. Ruth Williams.

THE MUTUAL LIFE INSURANCE CO. leased space in 32 Broadway to Paul J. Esquerre and the Brase Publishing Co. and in 41 Liberty st to the New York Corporation Stationers.

LUDWIG C. TRAUBE leased the store and bake shop 1518 Madison av to Jos. Bushler; store in 1258 Madison av to M. J. Schnidel, and private house at 136 East 93d st for Fanny Schlesinger to Lila Litts.

TUCKER, SPEYERS & CO. leased for Eli B. Springs to Cook Elsasser & Co., 137 Madison av, the 8th floor in 29 to 33 West 38th st; in conjunction with Cross & Brown, the 7th floor to G. M. Piermont & Co., of 40 West 22d st, in 39 to 41 West 38th st, the 4th loft west to Rosner & Goldstein, and for the Brunswick Realty Co., space in 35 West 39th st to Mrs. Clarke.

UNGER & WATSON, INC., leased for Julius Cohn to Irene and Stefan Gollatz the 3-sty private dwelling at 255 East 61st st.

JOHN E. WEISS leased to Jacob Schiff the 4-sty store and dwelling at 519 9th av. Mr. Schiff will occupy the premises for bakery and lunchroom purposes. A. Attlebury, attorney, represented the owners in this lease. The lease is for a term of 11 years.

WILLIAM A. WHITE & SONS leased the 3-sty dwelling at 380 St. Nicholas av to August Wagner.

WILLIAM A. WHITE & SONS leased a corner apartment at the southwest corner of Irving pl and 19th st to Judge Joseph E. Corrigan; also studios to Conrad Scapecchi and Rea S. Irvin; apartments at the southeast corner of Broadway and 52d st to Theodore H. Bauer, Otis H. Kean, A. Frank Jones and Roberts & Berg, and in 9 East 97th st to Samuel Jospe.

WILLIAM A. WHITE & SONS leased, with privilege to the tenant to purchase the entire building, at 177 South st for Samuel Brody to Vito G. Cantassano. This building was vacant when Wm. A. White & Sons sold it to the present owner last July.

## Bronx.

WILLIAM J. GABEL leased for Herman Schoene to Philip A. Morgan the 3-sty house at 751 Crotona Park north.

## Brooklyn.

BULKLEY & HORTON CO. reports excellent renting for September. The company has leased the following dwellings: 181 Hall st to John Mackey; 262 Clermont av to Jennie Sigbyoisen; 1263 Washington av to A. Christensen; 178 Clinton av to W. W. Chase; 104 Vanderbilt av to K. Benner; 141 Washington av to Mrs. Brigotto; 140 Clinton av to C. Jill; 44 Cumberland st to J. H. Shanley; 621 St. Marks av to Katherine E. Driscoll; upper part of 636A Eastern Parkway to Edward Dutcher; 1378A Dean st to F. Jarrezon; lower part 233A to Edward Leslie; 1382 Dean st to Nathan Levy; 915 Sterling pl to James M. Seaton; 922 Sterling pl to John Drayton; also the following business properties: 185 Vanderbilt av, 3-sty garage to W. W. Debevoise; large store in 385 Myrtle av to M. Friedman; 355 Vanderbilt av, 1-sty building to W. W. Chase, Jr.; store in 393 Myrtle av to S. Goodman; 12 Steuben st, 3-sty factory to Joseph Komiskey; store and flat in 1050 Dean st to Abraham H. Feuerstein, and the store in 711 Nostrand av to Howe Wapner.

BURRILL BROTHERS leased the 3-sty house at 502 4th st for A. R. Johnson to Dr. T. H. Tong; the furnished apartment in 530 1st st for Hugo Steinbrink to F. R. Dempsey; apartments in the Altoria, Prospect Park West, corner 5th st, for the Altoria Realty Co. to W. D. Smythe; in 486 4th st for F. Simon to Jas. Jennings.

THE L. L. WALDORF CO. leased the 3-sty dwelling at 174 8th av for Walter Bristow to a Mr. Richtmyer, and an apartment in 594 6th st.

## Queens.

JOHN STICH & CO. leased, in Far Rockaway, for Mrs. H. Morse, her cottage, at 280 Broadway, to E. Weinberg; for the James Mott Wood Co., the store in 22 Mott av, to Rudolph Steinthal; for Benjamin Schoen, 53 Central av to Henry Harris; for Mrs. H. Morse, 276 Broadway to Joseph Arons, and for the estate of Saul Shaken, 5 Pinson place to William H. Henkel, Jr.

## Suburban.

FISH & MARVIN leased the Pierce property on "The Grange" at Hartsdale, N. Y., to John Gully Cole, of St. Louis; the Harris estate on Highland rd, near the Apawamis Golf Club, to Robert Rudd Whiting, editor of Ainslee's Magazine; the property comprises 8 acres with large Colonial house and outbuildings; the Holmes residence at Bronxville Terrace, Bronxville, to Miss L. H. Hakes, of Stonington, Conn., and the Best property at Lawrence Park, Bronxville, to Miles S. Slocum.

HERMAN FRANKFORT leased for Mrs. Lydia McWhinney to Harry Lasker Stone Lodge, in Washington av, Lawrence, L. I., for occupancy; for Miss Pearl Arnold to Louis Seligman for yearly occupancy the dwelling at the corner of Central av and Pine st, Woodmere, L. I.

HUGHES & WHITBY leased at Montclair, N. J., for Ginsburg Brothers the store at 334 Bloomfield av to the Montclair Musical Disc Co.; for Harry Simon 310 Bloomfield av to W. Winslow; 316 Bloomfield av to Reed & Devoe; 118 Chestnut st to R. H. de Neufville; to J. A. Bolton a residence in Mount Prospect rd; to W. S. Barker 38 Irving st; 34 Irving st to W. J. Kaup, and to Albert Engle 172 Park st.

L'ECLUSE, WASHBURN & CO rented at Riverside, Conn., the house belonging to the estate of Charles F. Buxton, to James T. Lee of Lee & Fleischman, and the smaller house belonging to W. G. Buxton to Hugo Fredericks.


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MRS. MINTON DYKE CLARK has leased her colonial residence, on Magnolia av, Garden City, L. I., to Cornelius J. Sullivan, of the law firm of Nicoll, Anable, Lindsay & Fuller. The house was described in an illustrated article in the Record & Guide of August 2, 1913.

THE PAYSON McL. MERRILL CO. and Ira A. Taylor leased for Mrs. Lucius A. Cole her residence, with stable and 2 acres of land, at the corner of Oak Bend and Tulip av, Llewellyn Park, West Orange, N. J., to Grenville Mellen.

JOHN F. SCOTT rented for John H. Smith his new house on Kenridge pl, Lawrence, L. I., to Eben E. Whitman.

JOHN F. SCOTT rented for the Hewlett Bay Co. one of its new houses at Hewlett, L. I., to Robert L. Strebeigh.

THE UNITED STATES ALUMINUM CO. has obtained from the Riparian Commissioners of New Jersey a lease for a tract 200x491, under water, on the east side of River rd, opposite Russell av, Edgewater, N. J., at a rental of $3,150 a year, with privilege to purchase for $45,000.

S. S. WALSTRUM-GORDON & FORMAN leased at Ridgewood, N. J., for Mrs. Adnee Bogert her dwelling 96 North Oak st to E. E. Elwood, of Shamokin, Pa.

THE WESTCHESTER LAND EXCHANGE leased a house in Coburn st, Nepperhan Heights, to Mora J. Boyle for the Arlington Construction Co.

H. T. WHELAN leased at Van Cortland terrace, in South Yonkers, adjoining Riverdale, to Mrs. C. Rogers the 3-sty detached house at 127 Ellsworth av, and the adjoining house at No. 128 to James O'Neill.

F. R. WOOD-W. H. DOLSON CO. leased for Edith Harcombe the dwelling at 150 Primrose av, Mount Vernon, to Mrs. Annie P. De Bost.

## REAL ESTATE NOTES.

LUDWIG C. TRAUBE has been appointed agent of 303 East 146th st and 76 East 113th st.

JACOB FINKELSTEIN has moved from 40 Bowery to larger offices at 42 Bowery.

CHARLES S. KOHLER has been appointed agent of 550 West 144th st.

NEHRING CO. has been appointed agent for 82 Wadsworth av and 650 West 177th st.

JOHN E. WEISS was the broker in the recent sale of the dwelling 261 West 137th st.

BROADWAY ASSOCIATION will meet on Monday in the Hotel Martinique to elect officers for the coming year.

SLAWSON & HOBBS have placed a loan of $21,000, 5 per cent., 3 years, on the 3-sty dwelling 250 West 71st st.

JAMES E. BARRY & CO. have been appointed agents for 714 West 179th st, 510 West 167th st and 1130 St. Nicholas av.

PEASE & ELLIMAN have been appointed agents by Mrs. Mary Lyons of the 12-sty apartment hotel, 244 Riverside dr.

SAMUEL H. MARTIN has been appointed agent of the 5-sty apartment house at 146 West 64th st.

DOUGLAS L. ELLIMAN have been appointed agents for 287 Lexington av by Mrs. P. L. Crovat.

WEST END ASSOCIATION will hold its next regular meeting on Monday evening, Oct. 5, at 8.30 p. m., in the Ansonia, Broadway and 73d st.

CHARLES F. NOYES CO. has been appointed agent for the office building 35-37 Broad st; also for 302 East 117th st, 34 West 12th st, 119 West 118th st and 63 West 95th st.

CHARLES S. ALLENE is the buyer of the dwelling 427 Convent av, sold last week by Moore, Schute & Co. for Columbia S. Hoblitzell.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. were the brokers who leased the J. Woodward Haven house at 18 East 79th st to Tracy Dows last week.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the bachelor apartment building at 128 East 57th st, by Sidney W. Hughes.

P. I. THOMPSON, J. J. Fabre and R. S. Hall have formed the Thompson-Fabre Co., Inc., with offices in the World Building, where they will carry on a general real estate brokerage business throughout Greater New York and the nearby counties.

WILLIAM G. MORRISEY has been selected by the heirs of the late Clarence Fleet as agent of the properties in which Mr. Fleet was interested. They are mostly in the downtown district, comprising 523, 525, 527, 533, 535, 537, 545 Fulton st and 1, 3, 5 DeKalb av, all business buildings; also a large mansion at 85 Bushwick av and two large vacant plots, one in Gold st and one on Eastern pkway.

M. MORGENTHAU, JR., CO. has placed the following first mortgage loans: $70,000, 5 per cent., 5 years, on 1092 Amsterdam av; $11,000, 5 per cent., 5 years, on 19 East 3d st; $37,000, 5½ per cent., 5 years, on the new apartment house on the east side of Prospect av, 47 ft. south of East 178th st; $12,000, 5 per cent, 3 years, on 412 East 81st st, and $23,000, 5 per cent., on the northwest corner of Av A and 72d st.

NATHANIEL M. KERR, M. E., has been added to the staff of the Charles F. Noyes Co. as an assistant to Robt. E. Leigh, the company's plant engineer. Messrs. Leigh and Kerr will devote their time to interests of the clients relating to engines, elevators, pumps and other mechanical portions of the buildings under their control and operation, including violation notices from the various state and local departments.

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UNITED REAL ESTATE OWNERS' ASSOCIATIONS have requested the Mayor and the Board of Estimate that adequate notice be given taxpayers of important matters to be taken up for consideration at the weekly board meetings. The organization contends that the publication of the calendar on Wednesday afternoon does not give a sufficient opportunity to make a proper study or investigation of the many resolutions which come before the Board on Fridays for adoption. The Legislative and Taxation Committee of the Real Estate Board is taking up departmental budgets filed each day and is making objections thereto wherever necessary.

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

### Conveyances.

| | 1914 Sept. 25 to Oct. 1 | 1913 Sept. 26 to Oct. 2 |
|---|---|---|
| Total No. | 136 | 154 |
| Assessed value | $6,460,700 | $13,221,489 |
| No. with consideration | 18 | 12 |
| Consideration | $769,650 | $478,552 |
| Assessed value | $937,500 | $426,500 |
| | Jan. 1 to Oct. 1 | Jan. 1 to Oct. 2 |
| Total No. | 5,482 | 6,060 |
| Assessed value | $366,991,933 | $372,100,461 |
| No. with consideration | 594 | 842 |
| Consideration | $24,333,656 | $34,730,178 |
| Assessed value | $25,694,121 | $38,137,662 |

### Mortgages.

| | 1914 Sept, 25 to Oct. 1 | 1913 Sept. 26 to Oct. 2 |
|---|---|---|
| Total No. | 59 | 88 |
| Amount | $1,187,663 | $1,722,406 |
| To Banks & Ins. Cos. | 15 | 14 |
| Amount | $592,150 | $299,500 |
| No at 6% | 20 | 44 |
| Amount | $281,600 | $724,516 |
| No. at 5½% | 3 | 1 |
| Amount | $16,500 | $15,000 |
| No. at 5% | 14 | 14 |
| Amount | $530,900 | $227,050 |
| No. at 4½% | 1 | 4 |
| Amount | $66,000 | $45,000 |
| No. at 4% | ..... | ..... |
| Amount | .... | ..... |
| Unusual rates | ..... | ..... |
| Amount | .... | .... |
| Interest not given | 21 | 25 |
| Amount | $292,663 | $710,840 |
| | Jan. 1 to Oct. 1 | Jan. 1 to Oct. 2 |
| Total No. | 3,194 | 3,848 |
| Amount | $93,840,460 | $139,806,932 |
| To Banks & Ins. Cos. | 711 | 971 |
| Amount | $42,034,234 | $84,152,099 |

### Mortgage Extensions.

| | Sept. 25 to Oct. 1 | Sept. 26 to Oct. 2 |
|---|---|---|
| Total No | 24 | 24 |
| Amount | $1,245,199 | $1,007,500 |
| To Banks & Ins. Cos. | 8 | 5 |
| Amount | $876,500 | $564,000 |
| | Jan. 1 to Oct. 1 | Jan. 1 to Oct. 2 |
| Total No. | 1,541 | 1,446 |
| Amount | $86,432,430 | $58,348,002 |
| To Banks & Ins. Cos. | 544 | 479 |
| Amount | $54,673,360 | $33,487,300 |

### Building Permits.

| | 1914 Sept. 26 to Oct. 2 | 1913 Sept. 27 to Oct. 3 |
|---|---|---|
| New buildings | 7 | 5 |
| Cost | $1,820,500 | $37,600 |
| Alterations | $100,690 | $124,500 |
| | Jan. 1 to Oct. 2 | Jan. 1 to Oct. 3 |
| New buildings | 352 | 471 |
| Cost | $38,764,190 | $48,840,715 |
| Alterations | $9,126,278 | $9,914,583 |

## BRONX.

### Conveyances.

| | 1914 Sept. 25 to Oct. 1 | 1913 Sept. 26 to Oct. 2 |
|---|---|---|
| Total No. | 104 | 117 |
| No. with consideration | 6 | 8 |
| Consideration | $21,850 | $211,525 |
| | Jan. 1 to Oct. 1 | Jan. 1 to Oct. 2 |
| Total No. | 4,824 | 5,853 |
| No. with consideration | 396 | 565 |
| Consideration | $4,894,765 | $4,927,518 |

### Mortgages.

| | 1914 Sept 25 to Oct. 1 | 1913 Sept. 26 to Oct. 2 |
|---|---|---|
| Total No. | 46 | 73 |
| Amount | $140,012 | $443,460 |
| To Banks & Ins. Cos | 1 | 8 |
| Amount | $2,000 | $74,200 |
| No at 6% | 20 | 34 |
| Amount | $42,125 | $161,700 |
| No at 5½% | 3 | 10 |
| Amount | $13,500 | $51,300 |
| No. at 5% | 4 | 9 |
| Amount | $14,700 | $93,560 |
| Unusual rates | 4 | |
| Amount | $10,356 | |
| Interest not given | 15 | 20 |
| Amount | $59,331 | $136,900 |
| | Jan. 1 to Oct. 1 | Jan. 1 to Oct. 2 |
| Totol No. | 3,010 | 4,443 |
| Amount | $26,793,705 | $31,815,578 |
| To Banks & Ins. Cos. | 299 | 290 |
| Amount | $5,559,451 | $4,920,741 |

### Mortgage Extensions.

| | Sept. 25 to Oct. 1 | Sept. 26 to Oct. 2 |
|---|---|---|
| Total No. | 8 | 8 |
| Amount | $107,500 | $143,500 |
| To Banks & Ins. Co. | 3 | ..... |
| Amount | $42,000 | ..... |
| | Jan. 1 to Oct. 1 | Jan. 1 to Oct. 2 |
| Total No. | 535 | 455 |
| Amount | $10,352,800 | $10,351,060 |
| To Banks & Ins. Cos. | 100 | 83 |
| Amount | $2,850,900 | $2,427,400 |

### Building Permits.

| | 1914 Sept. 25 to Oct. 1 | 1913 Sept. 26 to Oct. 2 |
|---|---|---|
| New buildings | 18 | 12 |
| Cost | $356,625 | $239,740 |
| Alterations | $22,675 | $29,375 |
| | Jan. 1 to Oct. 1 | Jan. 1 to Oct. 2 |
| New buildings | 596 | 697 |
| Cost | $14,434,157 | $18,025,106 |
| Alterations | $905,100 | $963,208 |

## BROOKLYN.

### Conveyances.

| | 1914 Sept. 24 to 30 | 1913 Sept. 25 to Oct. 1 |
|---|---|---|
| Total No. | 411 | 511 |
| No. with consideration | 57 | 44 |
| Consideration | $211,536 | $181,732 |
| | Jan. 1 to Sept. 30 | Jan. 1 to Oct. 1 |
| Total No. | 17,520 | 17,990 |
| No. with consideration | 1,813 | 1,694 |
| Consideration | $11,207,628 | $9,282,369 |

### Mortgages.

| | 1914 Sept. 24 to 30 | 1913 Sept. 25 to Oct. 1 |
|---|---|---|
| Total No. | 277 | 315 |
| Amount | $1,109,284 | $1,131,998 |
| To Banks & Ins. Cos. | 59 | 61 |
| Amount | $543,750 | $346,550 |
| No. at 6% | 146 | 173 |
| Amount | $364,391 | $427,002 |
| No. at 5½% | 54 | 60 |
| Amount | $237,600 | $253,000 |
| No. at 5% | 61 | 65 |
| Amount | $384,917 | $406,725 |
| Unusual rates | 1 | 3 |
| Amount | $500 | $4,300 |
| Interest not given | 15 | 14 |
| Amount | $121,876 | $40,971 |
| | Jan. 1 to Sept. 30 | Jan. 1 to Oct 1 |
| Total No. | 12,715 | 12,929 |
| Amount | $54,589,163 | $49,966,431 |
| To Banks & Ins. Cos. | 2,519 | 2,856 |
| Amount | $20,529,829 | $18,567,415 |

### Building Permits.

| | 1914 Sept. 24 to 30 | 1913 Sept. 26 to Oct 2 |
|---|---|---|
| New buildings | 92 | 56 |
| Cost | $534,800 | $590,975 |
| Alterations | $29,100 | $40,222 |
| | Jan. 1 to Sept. 30 | Jan. 1 to Oct. 2 |
| New buildings | 3,642 | 2,788 |
| Cost | $33,204,735 | $23,356,649 |
| Alterations | $2,295,880 | $2,829,664 |

## QUEENS.

### Building Permits.

| | 1914 Sept. 24 to 30 | 1913 Sept. 26 to Oct. 2 |
|---|---|---|
| New buildings | 50 | 98 |
| Cost | $136,655 | $400,390 |
| Alterations | $12,815 | $30,653 |
| | Jan. 1 to Sept. 30 | Jan. 1 to Oct. 2 |
| New buildings | 3,577 | 3,362 |
| Cost | $15,845,962 | $12,143,788 |
| Alterations | $935,733 | $1,016,543 |

## RICHMOND.

### Building Permits.

| | 1914 Sept 24 to 30 | 1913 Sept. 25 to Oct. 1 |
|---|---|---|
| New buildings | 21 | 19 |
| Cost | $37,785 | $43,975 |
| Alterations | $8,914 | $2,003 |
| | Jan. 1 to Sept. 30 | Jan. 1 to Oct. 1 |
| New buildings | 901 | 750 |
| Cost | $1,519,042 | $1,654,077 |
| Alterations | $219,400 | $237,480 |

# OBITUARY

IGNATZ GRUBER, 51 years old, a retired real estate dealer, died suddenly in the Hotel McAlpin last week. He was unmarried and lived with his sister at 385 Central Park West.

CHARLES F. MAY, for many years with the General Accident Casualty Co., in Manhattan, died of general debility last Saturday, at his home, 464 East 21st st. He was 60 years old and leaves a widow.

HENRY S. EVERSON, 46 years old, an insurance broker with the Hartford Fire Insurance Co., died at the German Hospital on Sunday after an operation for appendicitis. He lived at 212 Rutledge st, Brooklyn, and was a member of Adelphic Lodge, F. and A. M.

JOHN HENRY ROWLAND, vice president of the East Brooklyn Savings Bank and active in real estate circles in Brooklyn, died early this week at his home, 476 De Kalb av. He was a member of Clinton Commandery, No. 14, K. T., Kismet Temple, A. A. O. N. M. S. and Aurora Grata Consistory.

EDWARD J. CHAPIN, a real estate dealer, died late Friday evening, Sept. 25, at his home, 6 Lincoln terrace, Caldwell, N. J. He was an election officer and was stricken with acute indigestion while acting as judge in the Primary election the previous Tuesday. He was 61 years old and is survived by a widow, a son and a daughter.

HERBERT DANEMAN, associated with the mortgage department of the M. Morgenthau, Jr., Co. and its Bronx representative, died of a complication of diseases on Thursday morning at his home, 663 East 165th st. He was 57 years old and, as a result of his activity as a real estate broker for many years, leaves many friends among builders, lawyers and real estate men in the city.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

JOSEPH P. McGOVERN.—226 West 104th st, $10,000; 224 West 104th st, $10,000; 109 Morningside av, $20,000.

ABRAHAM WEIL.—35 West 74th st, $28,000.

ADELE GUMB.—155 East 84th st, $14,000.

PATRICK OATES.—2261 7th av, $38,000.

MARY F. HEATH.—128 East 39th st, $43,000.

FRANCIS A. BOCHMAN.—364 West 57th st, $31,000.

ABRAHAM FRIEDMAN.—244 East Houston st, $18,000; 410 West 39th st, $23,000.

EMMA L. JACKSON.—127 Av D, $15,000; 129 Av D, $32,000; 746 East 9th st, $15,000; 544-560 West 26th st, $46,000.

JOHN FOX.—10 East 50th st, $73,000.

GEORGE RONSSE.—502 West 126th st, $20,000.

FLORENCE PHILLIPS. — Irregular plot northeast corner Haven av and 171st st, 141.7x84.5, $35,000; 2742 Broadway, $20,000; 2929-2933 3d av, $80,000; 2923-2927 3d av, $110,000; lot 25x100, west side of Amsterdam av, 70 ft. north of 171st st, $12,000; 255 Canal st, $48,000.

CHRISTOF BRENNER.—504 West 43d st, $20,500; 525 West 43d st, $17,500.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

Trustees of the Presbyterian Hospital took over this week the three tenements at 304 to 308 East 107th street, in foreclosure proceedings against V. Garofalo. Each house was bid in $10,000, the encumbrances aggregating $48,398.

For the coming week the principal offerings will include the St. Louis Hotel at 34 East 32nd street, which is to be sold on Tuesday at the stand of Joseph P. Day. It is a nine-story family apartment hotel containing fifty apartments of two rooms and bath.

Samuel J. Wagstaff has been appointed receiver by Justice Bartow S. Weeks for for the five-story residence of Otto P. Heinze, at 14 East 72nd street, preparatory to the sale of the house at auction as payment for a lien of about $130,000 held by the U. S. Trust Company, against the Martindale Real Estate Company. On June 4 it was scheduled to be sold by Herbert A. Sherman, but a stay was obtained. Mr. Heinze is said to have paid $205,000 for the property ten years ago.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 2, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Crosby st, 35-7 (*),** es, 132 s Broome, 50 x100, 2-6-sty bk tnt & strs & 2-6-sty bk rear tnts; due, $8,544.28; T&c, $——; sub to 1st mtg $55,000; D Brainerd Ray et al exr. 56,916

**Mercer st, 171 (*),** ws, 100 s Houston, 25 x100, 4-sty bk loft & str bldg; due, $31,715.68; T&c, $799.78; Union Trust Co of N Y. 30,000

**Mulberry st, 288 (*),** es, 72.10 s Houston, 20x50.8, 3-sty fr bk ft tnt & strs; due, $4,364.84; T&c, $460; sub to a prior mtg of $6,500; Henry Hull. 10,500

**22D st, 405 E,** ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; adj sine die. ——

**107TH st, 304 E (*),** ss, 100 e 2 av, 25x100.11, 4-sty bk tnt & strs; due, $15,934.60; T&c, $176.24; Hospital Estates Inc. 10,000

**107TH st, 306 E (*),** ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & strs; action 2; due, $15,934.60; T&c, $192.02; Hospital Estates, Inc. 10,000

**107TH st, 308 E (*),** ss, 150 e 2 av, 25x100.11, 4-sty bk tnt & strs; action 3; due, $15,934.60; T&c, $225.96; Hospital Estates Inc. 10,000

**124TH st, 129 E (*),** ns, 340 e Park av, 25x100.11, 3-sty bk factory; due $21,229.48; T&c, $1,633.47; Chas B Squier. 20,000

M. MORGENTHAU JR CO.

**15TH st, 623 E (*),** ns, 338 w Av C, 25x103.3, 5-sty bk tnt; due, $8,741.13; T&c, $875.37; Franklin Trust Co. 9,000

**111TH st, 207 E,** ns, 100 e 3 av, 35x—, 6-sty bk tnt & strs; due, $32,076.18; T&c, $1,810.46; Geo Richards et al trstes. 30,000

CHAS. A. BERRIAN.

**96TH st, 170 E (*),** ss, 230 e Lex av, 30x100.8, 4-sty stn tnt & strs; due, $20,898.16; T&c, $198.80; St Luke's Home for Aged Women. 17,200

JACOB H. MAYERS.

**4TH st, 96 E (*),** ss, 175 e 2 av, 25x96.2, 5-sty bk tnt & strs & 4-sty bk rear tnt; due, $5,485.41; T&c, $272.80; sub to 1st mtg $19,000; Birdie Berliner. 24,000

D. PHOENIX INGRAHAM.

**123D st, 129-31 E (*),** ns, 290 e Park av, 41.8x100.11, 6-sty bk tnt & strs; due, $7,615.40; T&c, $545.65; sub to mtg $42,000; Fred M Stein. 43,200

L. J. PHILLIPS & CO.

**130TH st, 502 W,** ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; due, $15,814.45; T&c, $400.10; Samson Rosenfield, party in int. 14,500

| | |
|---|---|
| Total | $285,316 |
| Corresponding week 1913 | 631,906 |
| Jan 1, 1914 to date | 26,311,768 |
| Corresponding period 1913 | 32,401,623 |

### Bronx.

The following are the sales that have taken place during the week ending Oct. 2, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Bainbridge av,** nec 205th, 26.2x73.7x25x81.3, vacant, due, $1,592.26, T&c, $347.56; adj Dec2. ——

BRYAN L. KENNELLY.

**167TH st, 815-9 E (*),** nec Union av (Nos 1120-2), 100x45, 5-sty bk tnt & strs; also UNION AV, 1130, es, 85 n 167th, 40x100, 4-sty bk tnt; due, $980.13; T&c, $7,400; sub to pr mtgs aggregating $68,000; Chas A Moran, trste. 68,200

**Union av, 1130,** see 167th st, 815-9 E.

HENRY BRADY.

**Hughes av, 1976 (*),** es, 199 n Tremont av, 25x100 to Belmont av, 2-sty fr dwg; due, $5,246.19; T&c, $633; American Savings Bank. 3,750

**Valentine av, 2184 (*),** es, 152.8 n 181st, 20x118.1 to Tiebout av x20x118.3, 3-sty bk dwg; due, $8,159.61; T&c, $313.74; Lizzie Van Piper. 8,200

GEORGE PRICE.

**233D st E (*),** ss, 330 e Bronxwood av, 25x67.5; due, $647.33; T&c, $581.04; Herman D Junge. 900

JAMES L. WELLS.

**Magenta pl (*),** ws, 125 s Magenta av, 25x100; due, $876.92; T&c, $750; sub to 1st mtg $3,500; Frank Gass Inc. 3,600

| | |
|---|---|
| Total | $84,650 |
| Corresponding week 1913 | 14,125 |
| Jan 1, 1914 to date | 4,988,886 |
| Corresponding period 1913 | 4,549,007 |

### Brooklyn.

*The following are the sales that have taken place during the week ending Sept. 30, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WM P. RAE CO.

FROST ST, ss, 100 w Graham av, 50x100; Jos B Uniacke ..... 2,650.00
E 15TH ST, ws, 120 n Foster av, 20x100; Robert C Balser ..... 12,100.00
E 22D ST, ws, 204.10 n Foster av, 40x70.2xirreg; also FLATBUSH AV, es, 83.6 s Farragut rd, 30x90; M S McNamara ..... 26,600.00
68TH ST (*), nes, 146.11 nw 1 av, 50x146.4; also NARROWS AV, es, 60 n 75th, 40x100; American Scandinavian Foundation ..... 1,000.00
CHURCH AV, ns, 375 e Rogers av, 112x124xirreg; adj Oct 14..... ——
CONEY ISLAND AV (*), es, 120.3 s Av G, 20x125.9; Meta E Heeny ..... 6,500.00
KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av xn 368.7xn314.6xsw522xse613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xse1,617.9 xsw672.6x—1,619.11 to beg; also LAND bounded se by Av U, ne by Ryder, se by cl of blk bet Ryder & E 38th & nw by land formerly of Lahey; adj Oct 14 ..... ——
1ST AV (*), nwc 68th, 146.10x146.11x146.6x134.5; also NARROWS AV, es 60 n 75th, 40x100; American Scandinavian Foundation. ..... 1,000.00

WILLIAM P. McPHILLIAMY & CO.

E 35TH ST (*), es, 398.9 n Church av, 19.9x99; Henrietta Braker ..... 2,000.00
CHRISTOPHER AV (*) ws, 275 n Newport av, 25x100; Chas C Lewis..... 1,500.00
HOWARD AV (*), sec Atlantic av, 25x100; Simon Harburger et al..... 6,100.00
KNICKERBOCKER AV (*), sws, 75 se Willoughby av, 25x100; Katie M Wiecke ..... 5,000.00
NEW LOTS RD (*), sec Sheffield av, 80x90; Home Trust Co of N Y..... 4,000.00
PROSPECT AV, 1266, ws, 311 n Greenwood av, 25x150, 2-sty fr dwg (vol); withdrawn ..... ——
8TH AV, ws, 49 n 1st, 20x92.10; adj Oct 15 ..... ——

NATHANIEL SHUTER.

BEDFORD AV, sec Clifton pl, 120x90; Jos F Dillon..... 52,000.00
6TH AV (*), nec 54th, 32.8x100; Saml Bloomberg ..... 25,100.00
6TH AV (*), sec 53d, 32.8x100; same... 25,100.00

JAMES L. BRUMLEY.

E 3D ST, ws, 240.5 n Greenwood av, 20x100; withdrawn ..... ——
E 13TH ST, ws, 520 s Av U, 40x100; Patrick B Lynch ..... 4,200.00

SAMUEL MARX.

BEDFORD AV (*), es, 100 s Clarendon rd, 50x100; Clementine Merzbach..... 9,050.00

| | |
|---|---|
| Total | $183,900.00 |
| Corresponding week, 1913 | 225,820.00 |


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## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney, (R) Referee, last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales on Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**OCT. 3 & 5.**
No Legal Sales advertised for these days

**OCT. 6.**
CHERRY ST, 444, ns, 50 e Jackson, 25x100, 2-sty tr tnt & 3-sty bk rear tnt; Rudolph Wallach Co—Johanna Griffin et al, August Weymann (A), 68 William; Isidore Cohen (R); due, $2,156.65; T&c, $650.37; Joseph P Day.
13TH ST, 506 E, ss, 96 e Av A, 37.6x103.3, 6-sty bk tnt & strs; Wm Jay, trste—Giovanni Parisi et al; Robt W Candler (A), 48 Wall; Edmund Hurley (R); due, $41,524.33; T&c, $1,822.51; mtg recorded Feb 24, 1909; Joseph P Day.
32D ST, 34-36 E, ss, 220 w 4 av, 40x98.9, 9-sty bk hotel, Fredk Lewisohn et al—Wm R McClellan et al; Hoadly, Lauterbach & Johnson (A), 22 Exch pl; Jno H Rogan (R); due, $181,-017.17; T&c, $2,400; Joseph P Day.
61ST, 241 W, ns, 200 e West End av, 25x100.5, 5-sty stn tnt, Metropolitan Savgs Bank—Israel H Goldberg et al; A S & W Hutchins (A), 84 William; Phoenix Ingraham (R); due, $13,151.87; T&c, $539.02; Joseph P Day.
85TH ST, 328-30 W, ss, 275 w West End av, 50.5x102.2, 6-sty bk tnt; B Crystal & Son—Edith A Reiffert et al; Guggenheimer, Untermyer & Marshall (A), 37 Wall; Max S Levine (R); due, $19,158.11; T&c, $934.50; sub to 1st mtg $80,000; Henry Brady.
120TH ST, 215 E, ns, 145 w 2 av, 18.9x100.11, 3-sty bk tnt & str; Rudolph Wallach Co—Mary A Meager et al, August Weymann (A), 68 William; Saml S Koenig (R); due, $1,705.18; T&c, $230.20; Joseph P Day.

**OCT. 7.**
102D ST, 305 E; ns, 100 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Perry C Todd et al—Davis Russack et al; Foley & Powell (A), 206 Bway; Jno Reilly (R); due, $35,442.77; T&c $808.52; Bryan L Kennelly.
104TH ST, 18 W; ss, 80 e Manhattan av, 20x 100.11, 5-sty bk tnt; Archibald H M Sinclair – Jas R Keane et al; Wm A Alcock (A), 44 Wall; Ezekiel Fixman (R); due, $22,394.89; T&c, $1,100.37; M Morgenthau, Jr, Co.

**OCT. 8.**
19TH ST, 30 & 32 W; ss, 460 e 6 av, 50x92, 2-3-sty bk bldgs & strs; Mutual Life Ins Co of N Y—Fredk S Pinkus et al; Fredk L Allen (A), 55 Cedar; Earle W Webb (R); due, $72,-697.25; T&c, $2,991.04; Herbert A Sherman.
106TH ST, 156 E; ss, 70 e Lex av, 25x80.11, 5-sty bk tnt & strs; Theodore T Brinckerhoff et al—Eva Cohen et al; Maurice Deiches (A), 271 Bway; Denis O'L Cohalan (R); due, $16,-521.28; T&c, $246.65; Joseph P Day.
106TH ST, E, nwc Pleasant av; see Pleasant av, nwc 106.
107TH ST, E, ss, 175 w Pleasant av; see Pleasant av, nwc 106th.
181ST ST, 851 W, nwc Northern av (Nos 94-100), 18.11x110.1x18.11x78, 6-sty bk tnt; Chas M Rosenthal—First Preferred Realty Corpn et al; Harold Swain (A), 176 Bway; Edw D Dowling (R); due, $195,016.89; T&c, $4,372.-50; Bryan L Kennelly.
NORTHERN AV, 94-100; see 181st, 851 W.
PLEASANT AV, nwc 106th, runs n100.11xw175x n100.11 to 107th, xw75xs100.11xe50xs100.11xe 200 to beg, 1 & 2-sty bk & fr stables & coal pocket; Mutual Life Ins Co of N Y—Antonia Klingenbeck et al; Fredk L Allen (A), 55 Cedar; Archibald E Baxter (R); due, $48,-141.14; T&c, $2,657.96; J H Mayers.

**OCT. 9.**
ELDRIDGE ST, 205; ws, 200 n Rivington, 25x 100, 5-sty bk tnt & strs & 4-sty bk rear tnt; August Witzel, exr & trste—Sol Blinder et al; Chas Brandt, Jr (A), 99 Nassau; Chas M Russell (R); due, $17,332.60; T&c, $1,722.38; sub to 1st mtg $14,000; Joseph P Day.
CONVENT AV, ws, 193.6 s 133d, 135.5x127.5x 131.6x100, vacant; Austin B Fletcher, trste—Convent Park Constn Co et al; Wm P S Melvin (A), 165 Bway; Orson A Raynor (R); due, $30,922.21; T&c, $477.93; sub to 3 mtgs aggregating $100,000; mtg recorded July 13, 1914; Bryan L Kennelly.

**OCT. 10 & 12.**
No Legal Sales advertised for these days.

### Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208 10 3d Avenue, unless otherwise stated:*

**OCT. 3 & 5.**
No Legal Sales advertised for these days.

**OCT. 6.**
BROOK AV, 1174, es, 209.2 n St Paul's pl, 25x 100.7, 4-sty bk tnt; Harlem Savgs Bank—Rubin Siegel et al; Edw S Clinch (A), 41 Park Row; Jas C Brady (R); due, $11,249.10; T&c, 520; Bryan L Kennelly.
HOE AV, ws, 330 s 165th, 25x150, vacant; American Real Estate Co—Indelli & Conforti Co et al; Robt T Wood (A), 527 5 av; Florence J Sullivan (R); due, $6,211.98; T&c, $147.66; Joseph P Day.
UNION AV, 634, es, 128.3 s 152d, 16.8x90, 2-sty & b bk dwg; Mary Klemann—Fleischmann Realty & Constn Co et al; Julius Hallheimer (A), 60 Wall; Francis S McAvoy (R); due, $5,454.98; T&c, $446.60; J H Mayers.
WESTCHESTER AV, 2520, ss, 709.6 e Herschell, runs s—xw—xs—xse— to Westchester Creek xne xnw xn xw xn xw to beg, except part used for burying ground; Robt S Clark—Helen A Pultz et al; Ver Planck, Prince & Flanders (A), 149 Bway; Willoughby B Dobbs (R); due, $204,529.90; T&c, $2,137.33; Bryan L Kennelly.

**OCT. 7.**
LISBON PL, swc Mosholu pkway, runs w45.11 xs100xe50xn86.7xnw13.11 to beg, vacant; I Townsend Burden, Jr, admr—Mary A Costello et al; Le Roy D Ball (A), 290 Bway; Jno J Hynes (R); due, $5,981.36; T&c, $1,458.58; sub to 1st mtg $1,450; Chas A Berrian.
POPLAR ST, ss, 101 e Forest av, 50.1x105.3x 50.1x102.10; Chas R Schliess—Ella Graybill et al, Fred V Mayforth (A), 99 Nassau; Phoenix Ingraham (R); due, $5,251.34; T&c, $559.03; Joseph P Day.
MOSHOLU PKWAY, swc Lisbon pl; see Lisbon pl, swc Mosholu pkway.

**OCT. 8, 9, 10 & 12.**
No Legal Sales advertised for these days.

### Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.*

**OCT. 3.**
No Legal Sales advertised for this day.

**OCT. 5.**
ADELPHI ST, es, 256.3 s Willoughby, 20x125.7; Mary C Green—Chas L Bennett et al; Jno J Clark (A), 43 Bway, Manhattan; Jno F Gabriel (R); Wm P Rae.
BALTIC ST, ss, 434 e 3 av, 26.6x100; Jos Tuozzo—Michl Tuozzo et al; Kiernan & Moore (A), 141 Bway; Seymour K Fuller (R); partition; Wm P Rae.
STATE ST, ns, 20 w 3 av, 20x100; Theophilus Olena—Mary A Kennedy et al; Merchant, Olena & Merchant (A), 149 Bway, Manhattan; Hector McG Curren (R); Wm P Rae.
GRAVESEND AV, ws, 26 n Av S, 102.9x410.1 to Van Sicien, x131.2x410.6 to beg; Kath H Wetmore—Philip H Judd et al; Frank E Phillips (A), 56 Wall, Manhattan; Richmond L Brown (R); Wm P Rae.

**OCT. 6.**
GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson et al—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway; Jas F Quigley (R); Wm P Rae.
HAWTHORNE ST, ss, 254.4 e Main Flatbush rd or turnpike, 50x106; Edgar T Beamish—Mary B Cusick et al; Hector McG Curren (A), 375 Fulton; Wm Dempsey (R); Wm J McPhilliamy & Co.
VANDERBILT ST, nec 18th, runs e169.5 to Prospect av, xne200 to 18th, xn100xw100xs 110xw100xs80 to beg; Watson & Pittinger—Acme Homes Co et al; Watson, Daniel & Helfgott (A), 44 Court; Fredk B Maerkle (R); Nathaniel Shuter.
E 16TH ST, nec Av Y, 296x49.2; Elizabeth B Lemen—Harriet A Lane et al; Sadler & Knemeyer (A), 44 Court; Almeth W Hoff (R), Wm J McPhilliamy & Co.
51ST ST, ss, 313.4 w 3 av, 26.8x100.2; Ada Garrison—Geo Baur et al; W H Garrison (A), 50 Court; Howard O Patterson (R); Wm J McPhilliamy & Co.
53D ST, ss, bet 8 & 9 avs, Lot 31; Jason C Cameron—Dolores Zorrillay Mener et al; Reeve & Todd (A), 165 Bway; Meier Steinbrink (R); Wm P Rae.
60TH ST, nes, intersec nws Ft Hamilton pkway, 70.1x40.10xirreg; Jno O Ball—Israel J Rosenstein et al; A P Bachman (A), 52 Wall, Manhattan; Harry C Knapp (R); Wm J McPhilliamy & Co.
61ST ST, nes, 286 nw 13 av, 20x46.5; Febronia Speciale—Giachino Vitolo et al; Albert & Albert (A), 149 Bway, Manhattan; Clarence U Carruth (R); Wm P Rae.
94TH ST, ns, 57.3 e Gelston av, 18x100; Jennie L Church—Ellen Emery et al; Dyckman, Oeland & Kuhn (A), 177 Montague; Albt E Richardson (R); Wm P Rae.
BENSON AV, sws, intersec nws 19 av, 20x73; Brooklyn Trust Co—Kingshire Realty Co, Inc, et al; Henry M Bellinger, Jr (A), 135 Bway; Sidney H Palmer (R); Wm J McPhilliamy & Co.
FT HAMILTON PKWAY, nws, 161.9 ne 60th, 20x 70; Harriet A Brainerd—Israel J Rosenstein et al; Jno O Ball (A), 52 Wall, Manhattan; Harry W Kouwenhoven (R); Wm J McPhilliamy & Co.
KNICKERBOCKER AV, nes, 21.6 se Jefferson av, 19.9x95; Geo D Rainsford—Inocenza Livoti et al; A P Bachman (A), 52 Wall, Manhattan; Harry E Lewis (R); Wm J McPhilliamy & Co.
S PORTLAND AV, ws, 482.3 s DeKalb av, 20x 100; Brooklyn Trust Co—Annie Martin et al; Harry L Thompson (A), 175 Remsen; David Senft (R); Nathaniel Shuter.
VARKINS HOOK RD, ss, adj lands of Mary E Baldwin & Stephen Abrahams; Rebecca S Quaritius, admtrx—Garrie W Carman et al; Henry P Burr (A), 16 Court; Wm H Reftery (R); Wm J McPhilliamy & Co.

**OCT. 7.**
CARROLL ST, ns, 100 w Clinton, 20.6x100; Wm Haddenhorst et al—Ella Benigsohn et al; Manning & Buechner (A), 350 Fulton st; Jas M Fawcett (R); Wm P Rae.
FENIMORE ST, ns, 138.4 e Rogers av, 33.4x100; Matilda Michaels—Ridgewood Development & Constn Co et al; Clarence F Corner (A), 375 Pearl; Forrest S Chilton (R); Wm J McPhilliamy & Co.
VAN BUREN ST, ss, 90 w Stuyvesant av, 60x 100; Hannah M Lovett—Geo Alexander Co et al; Smith, Doughty & Wynberg (A), 44 Court; Jas M Fawcett (R); Jas L Brumley.
WALLABOUT ST, ns, 100 e Harrison av, 50x 100; also PITKIN AV, nwc Christopher av, 75x100; Rowell Realty Corp—Edna Holding Co et al; Bick & Freedman (A), 215 Montague; Gilbert H Rhoades (R); Nathaniel Shuter.
58TH ST, ns, 206.8 w 4 av, 26.8x100.2; Herman Friedlander—Jno E Sullivan Co et al; Grover M Moscowitz (A), 189 Montague; Maxwell Wyckoff (R); Nathaniel Shuter.
HAMILTON AV, ws, 126.4 s Summit av, 20.10x 74.5x irreg; Mary A Harris—Cath Lutz et al; G J & S M Carr (A), 149 Bway, Manhattan; Eugene F O'Connor (R); Wm J McPhilliamy & Co.

**OCT. 8.**
MONTAGUE TER, es, 113 s Montague, 26x103; Horace L Kent—Emma Hoefling et al; Cary & Carroll (A), 59 Wall, Manhattan; Geo Eckstein (R); Wm J McPhilliamy & Co.
48TH ST, 455, ns, 240 w 5 av, 30x100.2; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Louis J Carruthers (R); Thos Hovenden.
49TH ST, ns, 500 w 6 av, 30x100; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Hugh A McTernan (R); Thos Hovenden.
50TH ST, sws, 150 se 12 av, 50x100.2; Sisters of the Community of St John the Evangelist —Chas Ten Broeck et al; Harry L Thompson (A), 175 Remsen; Edw J Reilly (R); Nathaniel Shuter.
AV J, ns, 100 e Mansfield pl, 50x100; Nellie M Hageman, extrx—Clara H Roehr et al; Frank W Burr (A), 257 Bway, Manhattan; Wm P Pickett (R); Wm P Rae.
MYRTLE AV, ns, 100 w Adams, 20.3x85; Myrtle av, ns, 100 e Washington st, —x85; also LIVINGSTON ST, ss, 125 w Smith, 25x100; Mary Ryder et al—Meta A Kennedy et al; Jno F McFarland (A), 186 Remsen; Otto F Struse (R); Wm J McPhilliamy & Co.

**OCT. 9.**
17TH ST, sws, 197 se 3 av, 28x137.6xirreg; Mary E Field, gdn—Morris Ring et al; Owens, Gray & Tomlin (A), 189 Montague; Arnon L Squiers (R); Wm P Rae Co.
56TH ST, ss, 80 e 8 av, 20x100.2; Arthur Holland—Jno F Hawkins et al; Clifford S Bostwick (A), 45 Cedar, Manhattan; Jas H Scrimgeour (R); Wm P Rae.
58TH ST, ns, 153.4 w 4 av, 26.8x100.2; Chas Meinken—Jno E Sullivan Co et al; Manning & Buechner (A), 350 Fulton; J Frank Tallman (R); Wm J McPhilliamy & Co.
63D ST, sws, 100 nw 5 av, 20x100; Fowler A Ward—Martha Mullins et al; Harry L Thompson (A), 175 Remsen; Jno T McGovern (R); Wm J McPhilliamy & Co.
BLAKE AV, ss, 100 e Bristol, 10x203x110x—; Emma Rockmore—Chas St C Pruden; Abraham Rockmore (A), 26 Court; Abraham H Kesselman (R); Nathaniel Shuter.
CENTRAL AV, sws, 50 se Jefferson, 25x100; Abr Broxmyer—Hyman Thumen et al; David Zirinsky (A), 392 Bushwick av; Michl M Helfgott (R); Nathaniel Shuter.
GLENMORE AV, ss, 60 e Montauk av, 40x90; Barbara Fischer—Emanuel Lieberman et al; Wm F Quigley (A), 149 Bway, Manhattan; Marcus B Campbell (R); Wm P Rae.
GRAND AV, es, 208.6 n Prospect pl, 16x55; Leland University—Marian L Lewis et al; Henry M Bellinger (A), 135 Bway, Manhattan; Ralph E Hemstreet (R); Jas L Brumley.

**OCT. 10 & 12.**
No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**SEPT. 26.**
NORFOLK ST, 75; Abraham J Dworsky—Conservative Holding Co et al; Straus & Dworsky (A).
11TH ST, ns, 158.2 e Washington, 21.1x95; Samuel Hamburger—Ann Walsh et al; Gettner, Simon & Asher (A).
36TH ST, 163 E; Amy A C Montague—Lulu A Carter et al; G H Montague (A).
111TH ST, 86 E; Franklin Savings Bank in the City of N Y—Belle Bloch et al; W M Powell, Jr (A).
117TH ST, 147 W; Philipp Specht—Henry Rosenberg et al; Salter & Steinkamp (A).

**SEPT. 28.**
LEWIS ST, 155-57; Metropolitan Savings Bank —Abraham Kassel et al; A S & W Hutchins (A).
10TH ST, 211 E; Jennie Neuhorn et al—Dora Frankenstein et al; S E Klein (A).
117TH ST, 508 E; Helen H Steele—Annie M Keenen et al; J L Barger (A).
143D ST, ss, 225 e 8 av, 25x99.11; Hermine Debrovsky—Samuel S Kaplan et al; M Cukor (A).
1ST AV, 2123; Giuseppe D'Allesio—Michele Battiloro et al; J I Berman (A).
2D AV, es, 50.5 s 118th, 25.4x100; Anna M K Tarao, gdn—Louis Lese et al; E A Acker (A).

**SEPT. 29.**
112TH ST, ns, 152 w 5 av, 18x100.11; Susan Tuckerman et al—Lewis S Goldstein et al; F F de Rham (A).
117TH ST, 54 W; Cath Galle—Adolph Breslauer et al; Engelhard & Pollak (A).
121ST ST, 226 W; Lydia Logenstein—Philip Levey et al; Mandelbaum Bros (A).
LEXINGTON AV, nec 101st, 50.11x80; Emma Van Horn Elizabeth Roberts et al; H R Lowe (A).

**SEPT. 30.**
31ST ST, ss, 400 w 5 av, 25x98.9; West Park Presbyterian Church of N Y City—Geo W Rudkin et al; Cary & Carroll (A).
93D ST, ns, 130.6 w 3 av, 30x100.8; Christine G Openhym et al—Adolph Cohen et al; amended: Cary & Carroll (A).
131ST ST, 231 W; Anna M E Watkins—Harold B Abrams et al; Wells & Snedeker (A).
LENOX AV, 452; Adele Kneeland—Julia D Bernard et al; H L Bogert (A).
LEXINGTON AV, 1626-28; Ver Planck Estate—Tax Payers' Realty Co et al; Bryne & Cutcheon (A).
2D AV, 2453; Theodore T Brinckerhoff et al—Wilbur F Crane, Jr, et al; Deeihes & Goldwater (A).

**OCT. 1**
10TH ST, 27 E; Greenwich Savgs Bank—Morris Levy et al; (amended); B A Sands (A).
22D ST, ss, 220 w 1 av, 25x97.6; Robt Minrath et al—Elizabeth, Devanney et al; Hoadly Lauterbach & Johnson (A).
85TH ST, 236 E; Hebrew Orphan Asylum of the City of N Y—Adele M Comyns et al; Hoadly, Lauterbach & Johnson (A).
85TH ST, 234 E; Julius H Susmann—Adele M Comyns et al; Hoadly, Lauterbach & Johnson (A).
170TH ST, ns, 100 w Audubon av, 75x100; Margt Cameron—Bright Realty Co et al; T J Meehan (A).

**OCT. 2.**
RIDGE ST, 85; also SPRING ST, —c Elizabeth, Lot 862, map of Bayards Farm; also 9TH AV, sws 37th, 22.6x75; also 2D AV, 1901; three actions; Annie T Healy—Madeline Balfour; W F Clare (A).
21ST ST, 107 W; Jos Buehler, Inc—Anna O Pell; McLaughlin & Martin (A).
65TH ST, 5-9 W; Alice A Crandell—Flanagan Realty Co; Davis, Symens & Schreiber (A).

## Bronx.

**SEPT. 25.**
BECK ST, 822; Isadore Kassel—Beck Street Realty Co et al; W Schwartz (A).
142D ST, ss, 59 w Morris av, 50x100; Scotch Presbyterian Church in the City of New York—Jacob Leventhal et al; H F Miller (A).
DUNCOMB AV, es, 200 s Elizabeth, 100x125; Martha Gamble—Catherine Reilly et al; Kelly & Quinn (A).
LOT 81, map of property belonging to Hudson P Rose, known as St Raymonds Park, 24th Ward; Charles F Meuller—Nellie Saune et al; G K Hyde (A).
LOTS 323, 324 & 325, map of property at Woodlawn Heights of Edward K Willard; J Howard Wessells—Jerome Barry et al; F L Holt (A).

**SEPT. 26.**
No Foreclosure Suits filed this day.

**SEPT. 28.**
134TH ST, ss, 110.6 e Alexander av, 21x100; Solomon S Marx Margaret E Weil et al; L H Berliner (A).
134TH ST, ss, 89.6 e Alexander av; same—same; same (A).
138TH ST, 615-17 E; Steuben H Jackson—Charles H Rosen; S H Jackson (A).
138TH ST, 613 E; Henry H Jackson—Margaret T Johnson; S H Jackson (A).

**SEPT. 29.**
PROSPECT AV, 1400; also JENNINGS ST, 1409; Christopher J Doody -Wm N Smith et al (A).

**SEPT. 30.**
HANCOCK ST, ws, 400 n Columbus av, 18.9x100; Fishkill Savgs Institution—Elizabeth Fitzpatrick et al; R W Douhty (A).
HANCOCK ST, ws, 418.9 n Columbus av, 18.9x100; Fishkill Savgs Institution—Angelo Rezzano et al; R W Douhty (A).
170TH ST, ss, 52.6 w Bristow, 22.6x105.6; Public Bank of City of New York—Sproessig Warehouse Co et al; Stroock & Stroock (A).
BOSTON RD, ns, 201.7 w Fisher's Landing rd, 264.7xirreg; Mary J Haviland—Dyer av Realty Co et al; Clocke, Koch & Reidy (A).
CROMWELL AV,** es, adj land Jno & Delia McLoughlin, Map of Inwood, Town of Morrisania, 86x80xirreg; also PARCEL of land bounded by Cromwell av, Lot 356, Cromwell's or Doughty's Brook, and LOT 358, Bronx; Geo McCormack—Michl F Maher, Jr, et al; P H Delehanty (A).
CROMWELL AV, es, at intersec Lot 358; 86x 56xirreg; Geo McCormick—Michl E Maher et al; P H Delahanty (A).
INTERVALE AV, 1353; Abraham Dorb et al—Jacob Striefler Co et al; H Gottlieb (A).
INTERVALE AV, 1357; Max Moskowitz—Jacob Striefler Co et al; H Gottlieb (A).
PERRY AV, ss, 544 n Holt pl, 22x85.1; Edwin M Rock et al—C Edward Schumacher et al; B Hahn (A).
PROSPECT AV, ws, 158 n 165th, 50x175; Henriette S Orth et al—Caroline N Fey et al; R J Knoeppel (A).
LOTS 186 & 187, Map of Joel Wolfe Estate, LOTS 15, 27, 50 & 51, & n half of LOT 28, Map of Chester Park; Leodegar Siebert—Phelan Bros Constn Co et al; Shaw & Landon (A).

**OCT. 1.**
BECK ST, ss, 100 w Av St John, 100x125; Gerson M Krakower—Ostro Constn Co et al; Krakower & Peters (A).
**Recorded in N. Y. County.

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**SEPT. 24.**
1ST AV, 1026; Ferdinand C Bamman—Rose Simon; Saml Wacht, Jr (A); Walter R Herrick (R); due..... 7,144.00
1ST AV, 1028; same—same; same (A); Jas A Foley (R); due..... 6,845.00

**SEPT. 25.**
76TH ST, 303 W; Henry B Platt—Minnie E O'Sullivan et al; Jas T Crane (A); Jno J Halpin (R); due.....25,474.16

**SEPT. 26 & 28.**
No Judgments in Foreclosure Suits filed these days.

**SEPT. 29.**
11TH ST, ss, 125 w Av D, 72.4x90.1; Rockaway Rolling Mill — Adolph Schwartz et al; Joab H Banton (A); Courtlandt Nicoll (R); due..... 4,279.33
133D ST, 50 W; Mary E Miller—Henry Fehn et al; Low, Miller & Low (A); Thos J Mooney (R); due.....15,725.00

## Bronx.

**SEPT. 25.**
MOTT AV, ws, 50 s 150th, 25x98; Chas A Sherman—Eliz De Grauw et al; Bowers & Sands (A); Jno J Hynes (R); due .....17,768.81
LOT 19, map of 62 lots situated at Mt Hope, Tremont, 24th Ward; Chas H Lowerre et al—Max Reese et al; Cary & Carroll (A); E J Isecke (R); due ..... 5,790.75

**SEPT. 26.**
CRESCENT AV, 616-8; Wm H Cauldwell, Jr—Tesoro Constn Co et al; A Knox (A); Ernest R Eckley (R); due ..... 843.20

**SEPT. 28.**
BAILEY AV, es, bet Fort Independence & W 238th, known as lot 120, blk 3258, sec 12; Kabee Realty Co—Jos L O'Brien et al; P E Jackson (A); Chas S Hayes (R); due..... 655.14
WASHINGTON AV, 1718; Isaac Leader —Harris Drusin et al; O Englander (A); Edw D Dowling (R); due.... 3,817.12

**SEPT. 29.**
BAILEY AV, 3424; Geo Singer— Sellitto Constn Co et al; A & H Bloch (A); Henry K Davis (R); due..... 3,129.61
CRESTON AV, sec 5th, 50x100; also 181ST ST, ss, 223.6 w Creston av, 10 x50; Anna Rihm—Conrad R Schmitt et al; H C Botty (A); M S Cohen (R); due ..... 3,119.63
LOT 5½, blk 2695, sec 10; Wm Mehlich —Geo F Johnson et al; A & H Bloch (A); Bernard J Isecke (R); due... 219.01
LOT 6, blk 3119, sec 11, tax map; Simeon Barber—Wertheim Realty Co et al; H Swain (A); Jos R Truesdale (R); due ..... 47.26

**SEPT. 30.**
No Judgments in Foreclosure Suits filed this day.

**OCT. 1.**
No Judgments in Foreclosure Suits filed this day.

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**SEPT. 26.**
COLUMBIA ST, 73; Louis Michels—Moses Scherer et al (foreclosure of tax lien); T I Schwartzman (A).
141ST ST, ns, 350 w Bway, 188x199.10xirreg; J P Zurla Tile Co, Inc—Newmark & Davis, Inc, et al (action to foreclose mechanics lien; Stoddard & Mark (A).

**SEPT. 28.**
92D ST, 167 W; 31ST ST, 112 W; also property in Queens County; Annye P Beam—Mary E Beam et al (partition); S E Maires (A).
RIVERSIDE DRIVE, es, 125 s 122d, 100x100; also CLAREMONT AV, es, 125.7 s 122d, 99.5x100; Clinton W Kinsella—Imperial Property Co, Inc, et al; action to declare conveyance void, etc; L E Ginn (A).

**SEPT. 29.**
No Lis Pendens filed this day.

**SEPT. 30.**
PARCEL OF LAND beg at a point 109.2 n 77th and 375 w Col av, 7x125.1x9.6x125.1; Alice B Weiffenbach—Bernard Hirsh; action to recover possession; C E Mahoney (A).

**OCT. 1.**
No Lis Pendens filed this day.

**OCT. 2.**
MADISON AV, 1270; also FORSYTH ST, 167; also SUFFOLK ST, 175; also HOUSTON ST, 267; Rachel Frank—Jos Kronethal et al; partition; Meyers & Schwersenski (A).

## Bronx.

**SEPT. 25.**
167TH ST, ns, 87.6 e Simpson, 37.6x90; May C McPartland—May C McPartland et al (partition suit); J F McNaboe (A).
JACKSON AV, ws, 272.1 s 165th, 18x75; Mortimer F Gleason—Mortimer F Gleason et al (partition suit); A G Klages (A).

**SEPT. 26.**
ELTON AV, es, 52 n 158th, 50x100; Checchina Carucci—Michl J Moriarty et al (action to enforce contract); A J Romagna (A).

**SEPT. 28.**
ELTON AV, 810; Solomon Segall—Mary A Walters (notice of attachment); Goldfein & Weil (A).
LOT 304, Wakefield, on Tax Map; David Pines —Marcella M Sheil et al (action to foreclose transfer of tax lien); Schwartzmann & Schwartzmann (A).
LOT 330, Wakefield, on Tax Map; same—same (action to foreclose transfer of tax lien); same (A).

**SEPT. 29.**
No Lis Pendens filed this day.

**SEPT. 30.**
3D AV, ws, 240 s 183d, 30x120; Gersmann & Lozner, Inc—Chas Shapiro & Co, Inc; action to recover judgment; D G Godwin (A).

**OCT. 1.**
No Lis Pendens filed this day.

## Brooklyn.

**SEPT. 24.**
DEAN ST, ss, 320 w Vanderbilt av, 30x110; Title G & T Co—Peter F Reilly et al; T F Redmond (A).
FULTON ST, ns, 370.1 se Patchen av, 25.2x 63.6x25x66.3; Adolph Zoller—Frank Spaeth et al; J J Speth (A).
JOHNSON'S LANE, ses, at int land John L Voorhies, 100x120; Bond Mtg Guar Co—Ambrose P Rikeman et al; T F Redmond (A).
PACIFIC ST, ns, 212.3 w Classon av, 30x80; Title G & T Co—Fredk Loehfelm et al; T F Redmond (A).
TAYLOR ST, nws, 133.8 ne Kent av, 19.11x80; Daisy M Williamson—Antonio Perrotta et al; R T Griggs (A).
WEST ST, es, 287.10 n Av C, 18x100; also WEST ST, es, 180 n Av C, 17.10x100; also WEST ST, es, 305.10 n Av C, 18x100; also WEST ST, es, 180 n Av C, 270x100; Boyd H Wood Co—Bristol Bldg Co et al; M Finkelstein (A).
S 5TH ST, nes, 100 se Keap; runs ne85.4x n10.3xse59xsw96.4xnw50 to beg; Savgs Bank of Utica—Dina Schwartz et al; T F Redmond (A).
7TH ST, nwc 9 av, 20x98; Poughkeepsie Savgs Bank—Amelia Milliken et al; T F Redmond (A).
E 12TH ST, es, 380 s Av N, 40x100; Fannie Ratner—Jacob B Cooley et al; D Hirshfield (A).
E 14TH ST, es, 100 s Av X, 40x100; Elias H Frankle—Francesca Elia et al; M Rose (A).
E 39TH ST, ws, 220 s Clarendon rd, 20x100; Germania Savgs Bank Malgen Nussbaum et al; Wingate & Cullen (A).
E 39TH ST, ws, 240 s Clarendon rd, 20x100; same—same; same (A).
E 39TH ST, ws, 260 s Clarendon rd, 20x100; same—same; same (A).
E 39TH ST, ws, 280 s Clarendon rd, 20x100; same—same; same (A).
53D ST, nes, 440 nw 16 av, 40x100.2; Title G & T Co Louisa Glassheim et al; T F Redmond (A).
AV L, ns, 50 e E 8th, 50x100; Title G & T Co—Falomina Ghiz et al; T F Redmond (A).
BAY RIDGE PKWAY, ns, 265.6 e 4 av, 20x 81.10x20x82.11; Michael Tuohey—Rebecca I Dempewolf et al; W V Zipser (A).
FLUSHING AV, ns, 126.3 e Evergreen av, 25x 69.3x25.3x66.5; Bond & Mtg Guar Co—Kalmon Dolgin et al; T F Redmond (A).
GRAVESEND AV, es, 60 s Av L, 224x364.7x231.7 x423.5; also E 2D ST, es, 185.6 s Av L, runs s223.4xne90.3xnw218.7 to beg; Bond & Mtg Guar Co—Thos C Miller et al; T F Redmond (A).
METROPOLITAN AV, ss, 87 w Havemeyer, 37x94.9x37x92.9; Bank for Savgs of Ossining —Annie Eannacco et al; T F Redmond (A).
TROY AV, es, 186.1 s Sterling pl, 26.4x100; Maddalena Martorella—Mark Bridgeman; J H Silvarry (A).
47TH AV, nec 13th, 25x50; Helen Fisher—Grant R Pithladdo et al; L J Moss (A).

**SEPT. 25.**
ADAMS ST, es, 125 s Tillary, 25x102.9; Annie Kuhnle—Extension Realty Co et al; H M Eellinger, Jr (A).
COURT ST, es, 20.6 s Huntington, 29.6x80 Lincoln Trust Co—Jane Whelan et al; T F Redmond (A).
FULTON ST, ss, 43 w Schenck av, 19x70; Title G & T Co—David Davis et al; T F Redmond (A).
PACIFIC ST, sec Buffalo av, 27.2x75; Kath Feuring—Morris Sookne et al; T F Redmond (A).
PENN ST, ss, 265.4 w Lee av, 20.4x100; Saml Newman—Yetty Scharf et al; S Engel (A).
E 12TH ST, nwc Av P, 25x95; Bond & Mtg Guar Co—Jas Smith et al; T F Redmond (A).
E 12TH ST, ws, 119.11 s Kings Hway, 20x60; Bond & Mtg Guar Co—Mamie Colish et al; T F Redmond (A).
E 25TH ST, ws, 480 n Voorhies av, 100x105; Wm F Schoenfeld—Georgia C Buckbee et al; H L Thompson (A).
32D ST, nes, 200 se 3 av, 25x100.2; Edwin C Swezey -Tiodoro Lardolillo et al; R E Swezey (A).
42D ST, sws, 205.8 nw Ft Hamilton Pkway, 25x100; Maria R Audubon—Nathan Radus et al; T F Redmond (A).
47TH ST, nes, 240 se 15 av, 40x100.2; Jas H Skinner—Harry T Willett et al; H O Patterson (A).
BATH AV, wc 17 av, 25x100; Frederick L Ostergren—Wm F Wollin et al; W F Hoerner (A).
CARLTON AV, 242; Brian G Hughes—Edna W Coolridge & ano; M F McGoldrick (A).
CARLTON AV, es, 527.3 s Park av, 25x100; Flora M Teel—Michael T Gallagher et al; T F Redmond (A).
CLASSON AV, es, 60 s Monroe, 20x100; Louis W Slocum—Jas P Kearney et al; J M O'Neill (A).
JOHNSON AV, ns, 100.8 e Scott av, runs n129.6 xse131.7xw44.2xw37.2 to beg; Patrick J McEnroe—Jno O'Grady & ano; R M Johnston (A).
MYRTLE AV, ss, 75 e Steuben, 50x100; Title G & T Co—Margt E Conley et al; T F Redmond (A).
MYRTLE AV, ns, 440 e Sumner av, 20x100; Chas R Price—Arlington Realty Co et al; Jay, Smith & J (A).
PUTNAM AV, ns, 160 w Bedford av, 20x100; N Y Investors' Corp—Thos W Jones et al; T F Redmond (A).
ROCKAWAY AV, ws, 625 n Bway, 25x100; Title G & T Co—Ferry Bldg Co et al; T F Redmond (A).
STONE AV, ws, 100 n Livonia av, 25x100; Max Edelman—Harris Freedman et al; A G Fuchs (A).
5TH AV, es, 33.6 s 52d, 41.8x100; Anna Ahlefeld—Wm Beckmann et al; J F Alsgood (A).
5TH AV, es, 44.7 s 72d, 23.4x93.11x24x88.3; Nicholas J McCormack—Jno E Sullivan Co et al; Gross & Surpless (A).
5TH AV, es, 68.7 s 72d; 20x98.3x20.7x93.5; same—same; same (A).
16TH AV, ses, 379 sw 86th, 19x108.4; Ernest W Tyler—Koloke Realty Co et al; H P David (A).
16TH AV, ses, 417 sw 86th, 19x108.4; same—same; same (A).

**SEPT. 26.**
PACIFIC ST, ns, 366.8 w Stone av, 16.8x100; Lorenzo Bruno—Maria Bruno et al (partition); A Madeo (A).
DUMONT AV, ns, 80.4 w Ames; 20.1x80; Geo Hill—Douglass Bldg Co et al; Dean Tracy & Mc (A).
SARATOGA AV, es, 67 n St Marks av, 70x100; Voletsky & Jarcho, Inc—Main Bldg Co et al (foreclosure of mechanics' lien); J J Schwartz (A).
PROP KNOWN AS PLUM BEACH, bounded on s Sheepshead Bay xe Dead Horse Inlet xn Hog Point Creek xw Hog Point Creek, —x—; Kathryn F Murphy Wm W Tallman et al (partition); Owens, Gray & T (A).

**SEPT. 28.**
BALTIC ST, ss, 299 e 3 av, 27x100; Board of Home Missions of Presby Church Mary O'Connell et al; T F Redmond (A).
BAYARD ST, ss, 103.3 e Graham av, 20x100; Title G & T Co—Rosie Sutin et al; T F Redmond (A).
DOBBIN ST, ws, 150 n Nassau av, 25x92.5x26.1x 84.10; Wm Huus—Patk O'Connor et al; Wood, Cooke & Seitz (A).
HEMLOCK ST, es, 211.11 s Jamaica av, 16.8x 100; Bond & Mtg Guar Co—Daniel J Belloff et al; T F Redmond (A).
STERLING PL, ss, 227.7 w Washington av, 42.10x123.6; Newburg Savgs Bank—Frederick Const Co et al; T F Redmond (A).

*Lis Pendens, Brooklyn (Continued).*

UNION ST, ns, 378 w 4 av, 26.2x95; Bond & Mtg Guar Co—Matteo Silvertsi et al; T F Redmond (A).
E 2D ST, ws, 570 n Av C, 30x125x—x125; Bond & Mtg Guar Co—Emma Hoffman et al; T F Redmond (A).
E 13TH ST, es, 120 n Johnson rd, runs n37.11x ne103.9xs65.5xw100 to beg; Title G & T Co—Rosaria S Molinaro et al; T F Redmond (A).
E 17TH ST, ws, 140 s Av H, 40x100; Mina Goldberg—Beatrice A Hamilton et al; Jonas, Lazansky & N (A).
57TH ST, sws, 265 nw 16 av, 25x100.2; Title G & T Co—Tessie McCormack et al; T F Redmond (A).
65TH ST, sec 19 av, 25x100; Lorraine Realty Co—Mary E Thornton & ano; E J Ludvigh (A).
76TH ST, nes, 280 nw 16 av, 40x100; Title G & T Co—Mary B Jarvis et al; T F Redmond (A).
CLINTON AV, ws, 100 s Lafayette av, 22x200; Eleonor L Grimes—David D Vincent et al; Noble & Camp (A).
EVERGREEN AV, nes, 25 nw Stockholm, 25x80; Helena Geiger—Arnold Geiger (to create a title); Niebrugge & Maxfield (A).
GLENMORE AV, swc Crystal, 100x100; Title G & T Co—Anna C Becker et al; T F Redmond (A).
GLENMORE AV, ns, 60 w Georgia av, 20x75; Title G & T Co—Barnett Friedberg et al; T F Redmond (A).
NEW YORK AV, es, 210 n Av D, 20x100; Wm S Stewart—Mamie G Wichmann et al; J Brenner (A).
NOSTRAND AV, es, 160 s Av F, 40x100; Helena Geiger—Arnold Geiger (to create a title); Niebrugge & Maxfield (A).

**SEPT. 29.**
BOND ST, nws, 50 ne Baltic, 25x75; Anna Zeitz —Pietronilla Cona et al; M Salpeter (A).
COLES ST, 11; Fredericke Marquardt—Paola Miceli et al; Weismann & Hertz (A).
FULTON ST, ss, 420 e Bklyn av, 20x100; Denis O'Brien—Potter Decker Realty Co et al; J L Danzilo (A).
PROSPECT PL, nes, 95 nw Vanderbilt av, 20x131; Anna M Everit—Ellen B Hilt et al; G W Pearsall (A).
RUTHERFORD PL, wc Bay 17th, 82x96.8; Bond & Mtg Guar Co—Flora Weinberg et al; T F Redmond (A).
E 15TH ST, ws, 300 n Beverly rd, 50x100; U S Trust Co—Ada F Spitzer et al; T F Redmond (A).
BAY 17TH ST, nws, 275 ne Bath av, 50x96.8; Title G & T Co—Ida Novik et al; T F Redmond (A).
E 19TH ST, ws, 421.10 s Dorchester rd, 61x100; Helen M Breck—Paul K Ames et al; Harris, Corwin & G (A).
BAY 20TH ST, ses, 260 sw 86th, 40x96.8; City Savgs Bank—Frances M Young et al; Woodford, Bovee & B (A).
52D ST, sws, 160 nw 10 av, 20x100.2; A Lloyd Lott—R Vanderveen & Co & ano; E J Donegan (A).
73D ST, ss, 225 w 11 av, 31.3x100; Anna M Bunce—Saml Green et al; Brussel & Beebe (A).
AV D, nwc E 35th, 20x90; Savgs Bank of Utica —Alex J Kennedy et al; T F Redmond (A).
AV G, swc E 48th, 200x197.6; Jno W James—Farquaharson Realty Co et al; Watson & Kristeller (A).
ATLANTIC AV, sec Crescent, 52.10x96.7x52.10x87.7; Eliz J Gunner—Michael Pfohlmann et al; T F Redmond (A).
LIBERTY AV, nwc Crystal, 20x80; Jacob Lippstadt—Horace H Hogle et al; F B Mullin & Bro (A).
LIBERTY AV, ss, 80 w Van Siclen av, 20x100; N Y Investors' Corpn—Harry Weinberg et al; T F Redmond (A).
LINDEN AV, ss, 311.2 e Nostrand av, 22.6x140; Lewis D Mason—Alvenia T McCanna et al; T F Redmond (A).
NEW YORK AV, swc St Johns pl, 20x100; U S Radiator Co—Kath Auer; to set aside deed; C Simis (A).
12TH AV, nws, 70 sw 73d, 30x100; Bond & Mtg Guar Co—Harry Davidson et al; T F Redmond (A).
17TH AV, ws, 125 n Bath av, 100x108.4; Chas T Lamb—Morris Brodsky et al; T F Redmond (A).

**SEPT. 30.**
E 2D ST, es, 430 n Av C, 35x100; Title G & T Co—Morris B Zuckerman et al; T F Redmond (A).
S 9TH ST, nes, 181 se Berry, 20.10x109; Title G & T Co—Marie Murray et al; T F Redmond (A).
BAY 10TH ST, ses, 120 sw Bath av, 40x96; Maggie Fitzpatrick—Concettina Costarella et al; R O'Byrne (A).
18TH ST, w s, 140 s Montgomery, 20x100; Harry B Hawkins—Leon Dickinson et al; H J Davenport (A).
BAY 25TH ST, nws, 270 ne Benson av, 30x96.8; Sarah M Walsh—Thos W Kennelly et al; T F Redmond (A).
40TH ST, wc 5 av, 22x95; Wm Schmidt—Louis Bonert; Lexow, Mackellar & W (A).
E 46TH ST, ws, 100 n Snyder av, 60x100; Corpn of the Cathedral of the Incarnation of L I—Morris Spevack et al; T F Redmond (A).
73D ST, ec 14 av, 30x100; E Adelaide Wessels—Mary Pace et al; T F Redmond (A).
GATES AV, 680, 680A & 682A; Jno E Liederman—Bennat Realty Co & ano; specific performance; H C De Witt (A).
PARK AV, ss, 411.8 e Nostrand av, 41.8x100; Montgomery Co Trust Co—Annie Elias et al; H L Thompson (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**SEPT. 26.**
DUANE ST, 118-20; H W Palen's Sons —Daniel P Morse; J G Deisler; J H MacDonald (135) ..... 423.46
23D ST, 170-72 W; Cooper Pollack Structural Iron Works—Isaac Stern; Acme Metal Ceiling Co (133)..... 60.00
116TH ST, 110 W; E N Little's Sons Inc—Wm N Hall (130) ..... 480.00
143D ST, 610-16 W; Sharp & Gunn—Amelia Bach & Jacob Mittnach; Theodore & Mary Kessing (131) ..... 23.30
1ST AV, 407; Alberene Stone Co—Jno Krack; Charles Catania (134)..... 21.00
3D AV, 110-12; Cooper & Pollack Structural Iron Works—N Y Life Ins & Trust Co; Theatrical Building Contracting Co (132)..... 30.00
3D AV, 2078-80; Larkin Lumber Co—Saml Jones; Film Amusement Co; Jno Carlucci (136)..... 59.57
5TH AV, 402-4; Wm A Thomas Co—Robert D Goelet; Geo A Fuller Co; Cathcart & Maegher (129)..... 1,474.90

**SEPT. 28.**
BEEKMAN ST, ss, from Front and Water St; Hudson Woodworking Co —Ruth Livingston; Standard Concrete Steel Co (129) ..... 956.24
FULTON ST, 191; Peter Fries—Estate of James D Phyfe; Elfin Enoch & Co Inc (127)..... 102.25
85TH ST, 332-34 W; Klosk Contracting Co—Alderbaran Co; Ostro Construction Co (128)..... 180.00

**SEPT. 29.**
MONTGOMERY ST, 35-37; Modern Tile & Marble Co—Hebrew Kindergarten & Day Nursery (142)..... 704.00
129TH ST, 165 W; Jacob Victor—Geo E. Megargee, exr, &c; Rosen Bros & Co (140) ..... 258.20
AUDUBON AV, es, 185th to 186th, 200 x100; August Kampfner—Aspinwall Apartments, Inc; A L Mordecai & Son; Hagadone Constn Co (141).... 101.20
5TH AV, 381; Fulton Iron & Wire Co —Cammeyer Co; Merritt & Co (1143) 274.50

**SEPT. 30.**
90TH ST, 322 W; Rudolph Oppel—Adolph Rusch; Andrew Greis Co, Inc (144) ..... 220.00
110TH ST, 501 W; Wm Hahn—B W R Realties, Inc (145) ..... 135.40

**OCT. 1.**
MULBERRY ST, 229; Hyman Shapiro—Peter McGuiness; Hugh McLean (2). 50.00
84TH ST, 234 E; Frank E Wise & Son, Inc—Elisa Bohsung; Jno Crocoll (5). 65.13
188TH ST, ns, whole front bet Sedgwick & Webb avs, —x—; Lewis H Woods—Webb Academy & Ship Builders' Home; Brighton Heights Development Co; renewal (1) ..... 500.00
BROADWAY, sec 81st, 102.2x220.3; Globe Automatic Sprinkler Co—Wm J Walter, Rosie & Lehman Bernheimer; Fulton Bldg Co; Fleischmann Bros Co (7) ..... 965.00
LEXINGTON AV, 1201; Frank E Wise & Son, Inc—Mortimer G Baldwin; Fred Straub; Jno Crocoll (6) ..... 75.50
MADISON AV, 563; W P Ellison, Inc,—Robt Bonner; Helene Seifert (3)..... 5,378.95
3D AV, 1482; Peter J Ryan Bldg Co—Jas Foy (4) ..... 356.00

**OCT. 2.**
UNION SQ, 4; Philip Greenstein—Danl Brubacher & Union Square Lunch Co, Inc (12) ..... 149.00
WASHINGTON ST, 103; Edw M Gardner—A Claribel Schutte & Lillie Wilkens & Wm Krauth (8)..... 65.00
BROADWAY, 2248-58; Osserman & Gottlieb—Wm S Walter, Rosie & Lehman Bernheimer, trstes & Fulton Bldg Co & Fleischman Bros Co (14)..... 232.68
CLAREMONT AV, 140; Jacob Goldberg —Eva Trop & Eva Schaffer (15)... 118.00
HILL AV, ws, 275 n Randall av, 50x100; Henry G Silleck, Jr—Robt Pickens, Annie Metzler & Robt Pickens; renewal (16) ..... 525.42
MADISON AV, 563; Robt Jay Carey, Inc—Robt Bonner, Helen Seifert & W P Ellison, Inc (13) ..... 250.00
MADISON AV, 563; General Electric Inspection Co—Robt E Bonner & W P Ellison, Inc (9) ..... 181.00
VYSE AV, ws, 25 s 181st, 25x100; Salvatore Perrotto—Simplex Improvement Corpn, Michl D'Amore & Louis Lanzetta; renewal (17) ..... 947.40
3D AV, 132; Mark Strompf—Geo Ehret & Harry Gilmore; renewal (10).... 339.56
3D AV, 132; same—Geo E Gourand, trste & Harry Gilmore Co; renewal (11) ..... 111.80

### Bronx.

**SEPT. 25.**
LYMAN PL, ws, 192.6 n 169th st, 75x90.3; Columbia Metal Box Co—Gifford Building Co (35)..... 77.50
172D ST, 860 E; Sol Sobol—860 Realty Corporation; C Eggers (34)..... 41.93
180TH ST, 518 E; Charles Shapiro—Ethelia Realty Co; Vincent Palmieri (36)..... 53.00
SOUTHERN BLVD, es, 25 s Jennings, 42.8x100; Charles Greenberg—Mondscheim & Co; John Davis, Emil Reich (33) ..... 110.00

**SEPT. 26.**
No Mechanics' Liens filed this day.

**SEPT. 28.**
LELAND AV, es, 325 n Lacomb av, 21.7x100; Patrick J Twomey—David Hanrahan; Thomas F J Moffett (37). 53.13
NEWMAN AV, es, 250 n O'Brien av, 25x100; Patrick J Twomey—James J Deacy; Thomas F J Moffett (38).. 39.17

**SEPT. 29.**
TIFFANY ST, sec Beck, 148.5x187.5; Saml Soffin—Kermit Realty Co (39). 400.00
WOODYCREST AV, 990; Jas A Byrnes —Arthur & Emily P Kirkpatrick (40) 476.61

**SEPT. 30.**
215TH ST, ss, 275 e Paulding av, 25x100; Jno Tereschi—Antonio & Nicolina, Suzzoi, Michelangelo & Lucia Errico; Michelangelo Errico, Antonio Suzzoi (41) ..... 25.00

**OCT. 1.**
No Mechanics' Liens filed this day.

### Brooklyn.

**SEPT. 24.**
BERGEN ST, ns, 110 e New York av, 55x100; J Samlowitz—Domenic Saladino, R Crisci & G Schiavone..... 277.00
TEN EYCK ST, 259; Mitchell Tappen Co—Wm Hagedorn & Williamsburgh Ice Co ..... 3,516.00
62D ST, ns, 80 w 3 av, 145x100; Danziger Painting Co—Boyd Realty Co & Saml Adams Realty Development Co ..... 685.00
CYPRESS AV, wc Himrod, 40x100; S Smith—German Evangelical Zions Congregation & Annie L & Chas R Scattergood ..... 95.00
FLATBUSH AV, 32; J R Dawson—Realty Associates & Carolina Shotwell ..... 2,726.00
MYRTLE AV, 1039; B Ring—Franklin W Mahar ..... 60.00
SARATOGA AV, 351; Voletsky & Jarcho —Main Bldg Co & Isaac Miller..... 275.00


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AND

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By THOMAS H. RAY
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**SEPT. 25.**
KOSCIUSKO ST, ns, 150 e Reid av, 50x100; Gowanus Wrecking Co—Tinton Impt Co ..... 745.64
W 27TH ST, ws, 101.11 n Surf av, 80x118.10; Domenico Marrazzo—Israel E Kobre ..... 90.00
BEDFORD AV, es, 240 s Farragut rd, 200x100; also BEDFORD AV, ws, 300 s Farragut rd, 200x100; Fredk C Dennington—Wm S Schwartz & Renslaw Realty Co ..... 65.00

**SEPT. 26.**
GRAHAM AV, 142; Cooper & Pollack Structural Iron Works—Herman Balmuth & Isidor Balmuth & Philip Rapatsky ..... 480.00
OCEAN AV, es, 86.9 s Newkirk av, 86.9x45.8; Eagle Cornice & Skylight Works—Kirknew Realty Co & G M Karpas ..... 200.00

**SEPT. 28.**
POWELL ST, es, 100 s Newport av, 60x100; Jake Shtilman—Isaac M Goncharick ..... 211.00
E 14TH ST, 2337-47; F P Sabetti—Ceegold Co, Inc, Henry Summerfield, pres & Jacob Levy, treas..... 12,000.00
HOWARD AV, es, 150.7 s Pitkin av, 24.9x76.10; Sigmund Koeppel—Adolph I Rudolph ..... 1,050.00
NOSTRAND AV, 915; Paul Josovitz—Jas Pope & Michael Pope..... 59.00
ST MARKS AV, ns, 125 e Kingston av, 100.7x155.7; Standard Shellac Co—Saratoga Impt Co & Eastern Painting & Decorating Co..... 52.00

**SEPT. 29.**
HINSDALE ST, es, 200 s Dumont av, 150x100; Solomon Rosenberg—Wilmont Realty Corpn; Barret Steinfeld, *Kramer Cont Co & Lena Kramer .... 457.71
HINSDALE ST, es, 90 s Vienna av, 80x100; W Treib & ano—Harry Sacks 1,646.00
E 14TH ST, es, 300 s Av W, 100x100; F P Sabetti—Chas Goldwasser, Ceegold Co, Jacob Levy & Henry Sommerfield ..... 12,000.00
E 14TH ST, es, 300 n Av X, 100x100; M Super—Frank P S Sabetti ..... 1,250.00
ST MARKS AV, ns, 125 e Kingston av, 100.7x155.7; Janovsky & Falitz, Inc—Saratoga Impt Co ..... 3,250.00
WEST END AV, 75; J P Duffy Co—Rose Sweet & Jno Landi..... 134.65

**SEPT. 30.**
20TH AV, ws, 20 s 58th, 80x100; J J Lupton—Up-to-Date Bldg Co..... 50.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**SEPT. 26.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 28.**
FULTON ST, sec Church st; Oscar Lowinson—Louis Goldsticker et al; Apr28'14 ..... 882.86

**SEPT. 29.**
WILLIAM ST, 257-9; Percy Bloom & Co—Jeanie A Stewart et al; Aug7'14. 738.19
8TH ST, 17 W; Bernard Drucker—Clara W Owens et al; Dec22'09 ..... 83.50
BROADWAY, 2248-58; Ideal Heating Co—Estate of Adolph Bernheimer et al; Sept8'14 ..... 5,619.42

**SEPT. 30.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 1.**
15TH ST, 515 E; Nathan Libershoff et al—Mrs Krause et al; Sept4'14..... 65.00
41ST ST, 223-29 W; Covic Electric Co, Inc—223-29 West 41st St Corpn et al; Aug15'14 ..... 320.45
42D ST, ns, bet Lexington & Madison avs; Elevator Supply & Repair Co—N Y C & H R R R Co et al; Mar2'14. 4,480.20

**OCT. 2.**
No Satisfied Mechanics Liens filed this day.

### Bronx.

**SEPT. 25.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 26.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 28.**
No Satisfied Mechanics' Liens filed this day.

**SEPT. 29.**
3D AV, 2960-64; Abraham Rann—Harry Weaver et al; Aug26'14..... 40.00

**SEPT. 30.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 1.**
No Satisfied Mechanics' Liens filed this day.

### Brooklyn.

**SEPT. 24.**
BERGEN ST, ss, 71.5 e Troy av, —x—; Audley-Clarke Co—Villorio Stagnitta & Ferdinand Penna; Sept14'14..... 972.39
McDONOUGH ST, ns, 225 w Tompkins av, —x—; Louis Greenberg—Sumner Development Co & Solomon Blum; Sept17'14 ..... 5,000.00
SAME PROP; same—same; Sept17'14.. 3,239.00
POWELL ST, es, 100 s Newport av, 60x100; Square Lumber Co—Isaac Goncharick; Sept1'14..... 394.10
HEGEMAN AV, swc Watkins, 80x95; Klein Material Co—Abraham Sagalowitz & Abe Kabakow; Aug27'14... 132.25
HEGEMAN AV, swc Watkins, 68x80; Block & Greenberg Lumber Co—Abraham Sagalowitz & Abe Kabakow; Aug25'14 ..... 150.00

**SEPT. 25.**
GEORGIA AV, ws, 60.6 n Dumont av, 39.6x100; Alex Barile & ano—Morris Rosenblitt; Sept8'14 ..... 199.00

**SEPT. 26.**
WATKINS ST, 428; Square Lumber Co—Moses & Mollie Kaufman, Jake Altmark & Paul Levy; March2'14..... 51.37
WATKINS ST, 428; Harry Schiff—Morris & Jane Kaufman & Jos Levy; Apr6'14 ..... 28.00
SAME PROP; Morris Fein—Moses & Mollie Kaufman, Jake Altman & Paul Levy; Apr6'14 ..... 195.00
SAME PROP; Paul Levy—Max & Mollie Kaufman & Moses Kaufman; June4'14 ..... 750.00

**SEPT. 28.**
DECATUR ST, ns, 20 w Ralph av, 17.7x80; Geo W Northbridge—Eliz G Clark; July23'14 ..... 112.50
ESSEX ST, es, 191 s Atlantic av, —x—; Jno P Kane Co—Chas E McDonnell & Borgia Contracting Co; Jan5'14..... 632.57
BAY 23D ST, ws, 106.10 s Bath av, 69x160; Fredenburg, Lounsbury & Houghtaling, Inc—Bay 23d st Constn Co, Pietro Tamonini & Robt J Yosco; Sept23'14 ..... 553.50
ATLANTIC AV, swc Beach 42d, 100x100; American Hardware Co—Henry E Verran & John C Udall; Nov20'13.. 1,055.41
ATLANTIC AV, swc Beach 42d, 100x160; Jas F Nuno—same; Aug13'13.. 672.50

**SEPT. 29.**
E 7TH ST, ws, 260 n Av M, 40x100; also OCEAN PKWAY, es, 260 n Av M, 40x150; Colonial Lumber Co—Clifton Bldg Co; Aug31'14 ..... 1,237.00
DEKALB AV, 930-2; J Appelbaum—W B Corpn; July31'14 ..... 470.00
OCEAN PKWAY & E 7TH, nr Av M; Somerset Lumber Co—Clifton Bldg Co; Sept19'14 ..... 300.00
LOT 265, Map "The Lindens;" Imbessi Bldg Co—Anna & Isidor Levy; May 29'14 ..... 200.00

**SEPT. 30.**
GEORGIA AV, ws, 175 s Fulton, —x—; Salavatore Bonagura—Severino Mason & Cont Co & Filomena Jannace; Aug12'14 ..... 30.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**SEPT. 24.**
GUARANTEE WATERPROOFING & CONSTN CO; Mutual Alliance Trust Co of N Y; $4,952.60; Kremer & Strasser.

**SEPT. 25.**
No Attachments filed this day.

**SEPT. 26.**
ANDRES, Fred; Carl D Jackson; $7,112.29; Neuman & Newgass.

**SEPT. 28.**
No Attachments filed this day.

**SEPT. 29.**
ESTABROOK, Willie; Geo L Oertel; $418; G Ryan.
JOHNSTON, ELLIOT & CO, Inc; Moritz Wormser et al; $2,251; J G Moses.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

SEPT. 25, 26, 28, 29, 30, OCT. 1.

Meyer, Jessie. 133 W 76th st..Jas W Good, Jr, et al. Household fixtures to secure lease. .....(R) —

### Bronx.

SEPT. 24, 25, 26, 28, 29, 30.

Gifford Constn Co. Lyman pl, ws, 192.8 n 169th..Colonial Mantel & Refrigerator Co. Refrigerators ..... 234.00
Home Fox Co. Home st, swc Fox.. Colonial Mantel & Refrigerator Co. Refrigerators. ..... 387.00

### Brooklyn.

SEPT. 24, 25, 26, 28, 29, 30.

Emanon Bldg Co. 80th st & 13th av.. Popkin Gas Fix Co. Gas Fix..... 250.00
Goncharick, Isaac & Morris Piosky. Powell st nr Newport av..Simon Gasner & Sons Co. Wash Tubs, &c..... 585.00
L C, Inc, Chas Lindenbaum, Pres. Sheepshead Bay rd nr Voorhies av.. R M Rodgers & Co. Dumbwaiters... 95.00
Nass & Berg, Inc. Troy av nr Prospect pl..Columbia Gas Fix Co. Gas Fix. 175.00

## ORDERS.

### Brooklyn.

**SEPT. 25.**
ST. MARKS AV, 342; Jno Generosa on Title G & T Co to pay Realty Supply Corpn ..... 300.00

**SEPT. 29.**
E 7TH ST, ws, 260 n Av H, 40x100; Clifton Bldg Corpn on Home Mtg Inv Co to pay Colonial Lumber Corpn 300.00
OCEAN PKWAY, es, 260 n Av M, 40x150; Clifton Bldg Co on Home Mtg Inv Co to pay Colonial Lumber Co.. 300.00

**SEPT. 30.**
WILLIAMS AV, es, 200 s Dumont av, 100x100; Wallan & Hoffman, Inc., on Title G & T Co to pay Progressive Realty & Impt Co ..... 1,500.00

# DEPARTMENTAL RULINGS.

### INDUSTRIAL BOARD.

**Existing Fire-Escapes.**

The Industrial Board has adopted the following regulation:

Rule 380.—When, in addition to the required exits of any factory or factory building, there exist one or more outside fire escapes which are not entirely in accordance with the provisions of the Labor Law relating to fire escapes, such fire escapes may be retained without being changed to conform to such provisions, if steps are taken, satisfactory to the Commissioner of Labor, to prevent their use as means of egress, and provided that such fire escapes are maintained in good repair.

Note.—The Commissioner of Labor has ruled that such fire escapes must be structurally safe and that they shall not be used for fire drills.

At the openings leading to such fire escapes there shall be placed a sign, with letters eight inches high, reading "THIS IS NOT AN EXIT." No barrier or guard will be permitted at these openings.

### Board of Examiners.

APPEAL 98 of 1914, New Building 315 of 1914, premises foot of Cabot st, East River, The Bronx, The Heine Chimney Co., by E. J. Springer, appellant.

Radial brick chimney. Sec. 140.

APPROVED ON CONDITION that the foundations are found satisfactory by the Bureau of Buildings.

APPEAL 99 of 1914, New Building 2801 of 1914, premises 396 Logan st, Brooklyn, S. Millman & Son, appellants.

Walls and buttresses. Sec. 32.

DISAPPROVED.

APPEAL 100 of 1914, New Building 4539 of 1914, premises 111-113 South Third st, Brooklyn, Samuel Sass, appellant.

Walls. Sec. 31.

APPROVED ON CONDITION that all steel girders supporting the wooden floor beams be fireproofed in accordance with the provisions of the Building Code.

APPEAL 101 of 1914, New Building 4527 of 1914, premises 374-378 South Fifth st, Brooklyn, Samuel Sass, appellant.

Walls. Sec. 31.

APPROVED ON CONDITION that the walls enclosing the vestibules connecting with stairhalls on all stories above the first be built of six-inch terra cotta blocks in steel framing, properly fireproofed; and on the further condition that all steel girders supporting wooden floor beams be properly fireproofed.

APPEAL 102 of 1914, New Building 4501 of 1914, premises 2118 Atlantic av, Brooklyn, Benj. Cohn, appellant.

Walls. Sec. 31.

APPROVED ON CONDITION that the steel girders supporting floor beams be fireproofed in accordance with the requirements of the Bureau of Buildings.

APPEAL 103 of 1914, New Building 4593 of 1914, premises 110-118 Cambridge pl, Brooklyn, Benj. Cohn, appellant.

Walls. Sec. 31.

DISAPPROVED.

APPEAL 104 of 1914, Alteration 444 of 1914, premises 1680-1684 Broadway, Manhattan, F. W. Moore, for Koppe & Moore, appellant.

Lattice ceiling. Sec. 352-D, M. P. O.

Theatre (pictures) and dance hall.

DISAPPROVED.

APPEAL 105 of 1914, New Building 4536 of 1914, premises 327-329 Bedford av, Brooklyn, Charles M. Straub, appellant.

Walls. Sec. 31.

APPROVED ON CONDITION that all steel girders supporting floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 106 of 1914, New Building 4761 of 1914, premises 355-361 Miller av, Brooklyn, S. Millman & Son, appellants.

Sec. 31. Walls.

APPROVED ON CONDITION that the steel girders supporting wooden floor beams be fireproofed in accordance with the requirements of the Bureau of Buildings.

APPEAL 107 of 1914, New Building 213 of 1914, premises 610-612 West 58th st, Manhattan, William D. Magovern, appellant.

Frame shed. Section 144, also Bulletin No. 60.

APPROVED.

APPEAL 108 of 1914, Alteration 2546 of 1914, premises 145 West 45th st, Manhattan, James Riely Gordon, appellant.

Pent house. Sec. 105.

APPROVED ON CONDITION that the easterly gable wall of the pent house shall be unpierced.

APPEAL 109 of 1914, New Building 4758 of 1914, premises 415-417 Hinsdale st, Brooklyn, Edward M. Adelsohn, appellant.

Walls. Sec. 31.

APPROVED ON CONDITION that the steel girders supporting wooden floor beams shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 110 of 1914, New Building 4759 of 1914, premises 551-553 Sackman st, Brooklyn, Edw. M. Adelsohn, appellant.

Walls. Sec. 31.

APPROVED ON CONDITION that the steel girders supporting wooden floor beams shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 111 of 1914, New Building 181 of 1914, premises 181-187 Park Row and 1 Roosevelt st, Manhattan, Rouse & Goldstone, appellants.

Walls. Sections 28-32.

DISAPPROVED.

APPEAL 112 of 1914, Alteration 2182 of 1914, premises 2633-2635 Broadway, Manhattan, S. Walter Katz, appellant.
Theatre (pictures), stores in front.
DISMISSED (Papers irregular).
APPEAL 113 of 1914, New Building 4674 of 1914, premises 252-254 South Fourth Street, Brooklyn, Louis A. Sheinart, appellant.
Walls. Sec. 31.
APPROVED ON CONDITION that a brick wall be provided at least eight inches thick at point marked "A" on the second and third floor plan, to extend from the first floor to the underside of the roof boards; and further, that all steel girders supporting floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
APPEAL 114 of 1914, Alteration 4771 of 1914, premises 344 Fifth Avenue, Brooklyn, Louis A. Sheinart, appellant.
Theatre (pictures) and stores.
DISAPPROVED.
APPEAL 115 of 1914, New Building, 4970 of 1914, premises 783 41st Street, Brooklyn, Edw. M. Adelsohn appellant.
Walls. Sec. 31.
APPROVED ON CONDITION that the steel girders supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
APPEAL 116 of 1914, New Building 4819 of 1914, premises 429 Osborn Street, Brooklyn, Edw. M. Adelsohn, appellant.
Walls. Sec. 31.
APPROVED ON CONDITION that the steel girders supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
APPEAL 117 of 1914, New Building 4958 of 1914, 453 Williams Avenue, Brooklyn, Chas. Infanger & Son, appellants.
Walls. Sec. 31.
APPROVED ON CONDITION that the steel girders supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
APPEAL 118 of 1914, Alteration 3278 of 1914, 40 Morrell Street, Brooklyn, Lew Koen, appellant.
Synagogue, exits.
DISAPPROVED.
APPEAL 119 of 1914, New Building 252 of 1914, southeast corner 54th Street and Park Avenue, Manhattan, Schwartz & Gross, appellants.
Basement entrance. Sec. 105.
APPROVED ON CONDITION that there shall be no pent house erected on the roof of the structure.
APPEAL 120 of 1914, New Building 248 of 1914, 1066-1067 Fifth Avenue, Manhattan, C. H. P. Gilbert, appellant.
Basement entrance. Sec. 105.
APPROVED ON CONDITION that there shall be no pent house erected on the roof of the structure.
APPEAL 121 of 1914, New Building 264 of 1914, premises 308-312 West 30th street, Manhattan, Jackson, Rosancrans & Waterbury, appellants.
Walls. Sec. 36-39. Height. Sec. 105. Area. Sec. 10.
APPROVED ON CONDITION that the height of the roof garden be reduced to fourteen feet six inches; and that the window frames and sash of the roof enclosure be made fireproof. ("Hotel Irvine" for working girls.)
APPEAL 122 of 1914, Alteration 2564 of 1914, premises 348 West 12th Street, Manhattan, A. L. Beineix, appellant.
Area lot, dwelling and stable. Sec. 8.
APPROVED ON CONDITION that all windows between the court and the dwelling be fireproof frame, sash and wireglass; and that the first story ceiling shall be fireproofed with metal lath and plaster.
APPEAL 123 of 1914, New Building 246 of 1914, 79-87 Madison Avenue, 23-27 East 28th Street and 28 East 29th Street, Manhattan, Warren & Wetmore, appellants.
Walls. Sec. 36.
APPROVED.
APPEAL 124 of 1914, New Building 5150 of 1914, 14 Grafton Street, Brooklyn, Edw. M. Adelsohn, appellant.
Walls. Sec. 31.
APPROVED ON CONDITION that the steel girders supporting the wood floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
APPEAL 125 of 1914, Alteration 2776 of 1914, 39 Canal Street and 3 Ludlow Street, Manhattan, Makstein & Erler, appellants.
Area. Sec. 8.
APPROVED ON CONDITION that all windows in the gable wall on lot line be made fireproof and glazed with wireglass; and that the two stairhalls in the second story be entirely separated from each other by a fireproof enclosure.
APPEAL 126 of 1914, New Building 5107 of 1914, north side Park Place, 100 feet east of Howard Avenue, Brooklyn, Benj. Cohn, appellant.
Walls. Sec. 31.
APPROVED ON CONDITION that the steel girders supporting the wooden floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
APPEAL 127 of 1914, New Building 5108 of 1914, east side Howard Avenue, 35' 7" north of Park Place, Brooklyn, Benj. Cohn, appellant.
Walls. Sec. 31.
APPROVED ON CONDITION that the steel girders supporting the wooden floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
APPEAL 128 of 1914, New Building, 5109 of 1914, northeast corner Howard Avenue and Park Place, Brooklyn, Benj. Cohn, appellant.
Walls. Sec. 31.
APPROVED ON CONDITION that the steel girders supporting the wooden floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
APPEAL 129 of 1914, Alteration 2533 of 1914, 26 East 76th Street, Clinton M. Cruikshank, appellant.
Walls. Sec. 31-39.
APPROVED ON CONDITION that the existing walls are found to be in good condition, and of sufficient strength to carry the additional loads to be imposed thereon.
APPEAL 130 of 1914, Alteration 2810 of 1914, 29 East 39th Street, Manhattan, J. Francis Burrowes, appellant.
Elevator shaft, private dwelling. Sec. 96.
APPROVED ON CONDITION that the motor room in the cellar be enclosed in brick walls and fireproof doors, and that the ceiling of same be covered with two thicknesses of ¼-inch asbestos boards with lapped joints; and
ON THE FURTHER CONDITION that the inside of the shaft be lined with two thicknesses of ¼ inch asbestos boards with lapped joints and plastered on metal furring and metal lathing, with one inch of Portland cement mortar.
APPEAL 131 of 1914, New Building 389 of 1914, northwest corner Westchester and Forest Avenues, The Bronx, James Riely Gordon and Paul B. La Velle, appellants.
Theatre, courts and exits. Sec. 109.
APPROVED on the following CONDITIONS:
1st: That the wall of the passage under the stage be given a radius of at least six feet at the point marked "A" on the basement plan.
2nd: That there be no opening in the proscenium wall except the stage opening and that the latter be provided with an approved rigid steel curtain.
3rd: That there shall be brick walls at least twelve inches thick extending from floor to ceiling, each side of the stage at points marked "B" on the orchestra floor plan.
4th: That the aisles on either side of the house shall be at least six feet in clear width, marked at "C" on the orchestra floor plan.
5th: That there shall be clear floor space opposite the side exits, at point marked "D," not less than ten feet wide, and that this space and all aisles be unobstructed by columns.
6th: That the passage from the balcony to the stage, marked "E" on balcony floor plan, shall be at least six feet wide in the clear, and that the aisle leading to this same passage, opposite the first eight rows of seats, shall be not less than six feet clear width.
7th: That the stairway leading from the orchestra floor to the balcony box marked "F," shall be at least three feet six inches wide.
APPEAL 132 of 1914, New Building 5315 of 1914, 506-508 Powell Street, Brooklyn, Edw. M. Adelsohn, appellant.
Walls. Sec. 31.
APPROVED ON CONDITION that the steel girders supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
APPEAL 133 of 1914, New Building, 5146 of 1914, 110-118 Cambridge Place, Brooklyn, Benj. Cohn, appellant.
Walls. Sec. 31.
APPROVED.

## BUILDING MATERIALS APPROVED.

The following materials and commodities have been approved by P. J. Carlin, superintendent of buildings of Brooklyn:
Order No. 37.—The 4-in. plaster and conder partition block, 18x24 inches, vertical holes 1 15/16 inches, 3¼ inches on centers, as manufactured by B. Goetz & Bro., 1492 Eastern Parkway, Brooklyn, has this day been approved for general use in this Borough under the rules of this Bureau governing the use of this material. Sample block in laboratory.

Order No. 47.—By Matthew J. Kennedy, chief inspector and acting superintendent. The reinforced cinder concrete floor slab as manufactured by the American Steel & Wire Co., known as system L, style No. 1, of reinforcement for an 8-ft. span 4 inches thickness of slab, has been approved for general use in this borough.
Longitudinals ¼x4 inches on center, cross wies No. 14. Total cross section area of steel, 162 square inches.
The flooring composition manufactured by the Asbestoslite Composition Flooring Company has been approved for general use in this Borough as a fire and waterproof flooring.
The cement wash trays as manufactured by the New Haven Granite Works of New Haven, Conn., has been approved for general use in this Borough for laundry wash tubs.
The flooring composition known as Plastic Linoleum Flooring, manufactured by the American Flooring Co., has been approved for general use in this Borough as a fire and waterproofing flooring for bathrooms floor and base.
Special orders issued with reference to construction in Brooklyn by Superintendent Carlin follow:
No. 41—Hereafter all-round concrete filled columns shall have steel or wrought iron shells not less than ¼ inch thick and the unsupported length shall not exceed 30 times its outside diameter nor shall the ratio of lengths to least redius of gyration exceed 90.
The safe carrying capacity shall be determined by the formula:
W = (14,000—50 L/R)—500a
Where W = Safe load in lbs.
A—Sectional area of shell in square inches.
L—Full height of columns in inches.
R—Radius of gyration.
a—Sectional area of concrete in square inches.
The ends of columns shall be faced to a true surface and at right angles to the axis of the column and shall leave properly fitted caps, bases, lugs and beam seats as required by Section 111 of the Building Code.
All columns to be filled with a mixture of Portland cement concrete composed of Portland cement 1 part, sand 2 parts and 4 parts of broken stone or gravel ¾ inch size. All to be thoroughly mixed with water to the consistency of a quaking mass and then poured into the shell while in a vertical position.
No. 44—All stairs must have proper hand rails securely fastened, top and bottom, at intervals not more than eight feet apart, and placed at a proper height not exceeding 30 inches.
No. 45—Modifying General Order No. 1 of 1914 is hereby ordered, with a view to facilitating the operation of this Bureau, that all applications received after 2 p. m. each day shall be dated as of the following day. This order shall prevail until further notice.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

| | | |
|---|---|---|
| A-- | Classifies Auxiliary Fire Appliance (Sprinklers, etc) | |
| B-- | " | Fire Escape. |
| C-- | " | Fireproofing and Structural Alteration. |
| D-- | " | Fire Alarm and Electrical Installation. |
| E-- | " | Obstruction of Exit. |
| F-- | " | Exit and Exit Sign. |
| G-- | " | Fireproof Receptacles and Rubbish. |
| H-- | " | No Smoking. |
| I-- | " | Diagrams on Program and Miscellaneous. |
| J-- | " | Discontinue use of premises |
| K-- | " | Volatile, Inflammable Oil and Explosive. |
| L-- | " | Certificates and Miscellaneous. |
| M-- | " | Dangerous condition of heating or power plant. |
| C-- | " | Discontinue use of Oil Lamps. |
| D&-- | " | Fire Decks |
| SS-- | " | Standpipes and Sprinklers. |

Week Ending September 26.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Ann st, 60—Rortz & Young.....C
Ann st, 60—Reformed Dutch Church.....D
Barclay st, 14—Oswald G Villard.....B
Barclay st, 28—Est Alfred L Simonson.....B
Bleecker st, 78-84—Benj Lichstein Est.....C
Broad st, 20—Commercial Cable Bldg Co..C-B-E
Broome st, 263—London Bros & Co.....H-A
Broome st, 341-5—Michael Turner.....E
Broome st, 405—Acetylene Gas Ill Co.....H-G
Broome st, 476—David Segal.....A-G
Canal st, 125-31—Elizur V Foote.....C-SS
Canal st, 153-7—Wm Eicke.....C-G
Canal st, 153-7—Kessler & Shapiro.....G
Canal st, 153-7—Bernard Gorden.....G-C
Canal st, 153-7—Abe Devinsky.....G-C
Canal st, 153-7—Ohlstein & Palca.....G
Canal st, 153-7—Aaron Kamion.....G
Canal st, 193—Hyman Brand & J Levine....G
Canal st, 202-4—Mark Rogers.....G
Canal st, 202-4—Samuel Bodinger.....G
Canal st, 202-4—Wm Levine Knitting Mills.G-C
Canal st, 202-4—Max Kasnowitz & Sons.....G
Canal st, 206-12—Rosenbloom & Co.....C
Canal st, 206-12—G Russo Co.....C
Canal st, 206-12—Est John R Graham.....C
Canal st, 206-12—Henry I Perlmutter.....G
Canal st, 206-12—Harris Frost.....G-C
Canal st, 206-12—Otto Kurz.....G
Canal st, 206-12—Harry Glanzrock.....C
Canal st, 206-12—Specialty Knee Pants.....G
Canal st, 206-12—N Y Buff Co.....A
Canal st, 206-12—Louis Goldman.....G
Canal st, 206-12—Etna Mfg Co.....G-C
Canal st, 312—Tina D Delehanty.....C
Canal st, 350—Ida Lachtrup.....C
Canal st, 380—Capital Shirt Co.....C
Canal st, 400—Pasquel Guidone.....C
Catherine slip, 6—Evangeline C Booth.....B
Catherine st, 24—Jacob Schwartz.....C
Catherine st, 34-6—William Hart.....C
Centre st, 69—John Segrist.....G
Centre st, 71—Barnett Laskowitz.....G
Centre st, 114—Thos F O'Gorman.....G
Centre st, 206—Chas H Gordon.....G
Centre st, 224—Maria De Julie.....G
Centre st, 207—Louis Krouse.....A
Centre st, 207—Robert Brand.....G
Chambers st, 24-34—Geo W Miller.....C
Chambers st, 24-34—Patrick J Gallagher.....C
Chambers st, 24-34—Robert Reid.....C
Chambers st, 110—Reliable Bag Co.....C
Chambers st, 126—Jacob E Harrison.....C
Chambers st, 144—Thos H Hildick.....C
Chambers st, 170-74—Campino Cigar Co.....C
Chambers st, 170-74—Rosa Wolff.....C
Chatham sq, 7 & 8—Jos Plimack.....G
Chatham sq, 7 & 8—Minal Realty Co.....C
Cherry st, 86-88—Thos F Summers.....B
Cherry st, 86-88—Tony Trasi.....C
Cherry st, 177—Empire Tin Ware Works.H-A-G
Cherry st, 312—Harris Feinstein.....C-G
Cherry st, 312—Abraham Samuels.....C-G
Cherry st, 312—Abraham Kirschner.....C-G
Cherry st, 312—Morris Rosen.....G
Cherry st, 312—Louis Levine.....C-G
Christopher st, 181—F Brant Calkin.....G
Chrystie st, 131—G Pandolfi.....L
Church st, 96-102—Robt H Baxter Co.....C
Church st, 96-102—James O Toole.....C
Church st, 96-102—S Chas Welsh.....C
Church st, 96-102—Jno H Seed & Filter Co....C
Church st, 286-88—Finver Bros & Co.....C
Church st, 291—Levin & Schan.....C-G
Church st, 293—Equitable Suspender Co.....G
Church st, 293—Stecher & Spelein Co, Inc....G
Cliff st, 25—O'Neil Supply Co.....C
Cliff st, 25—Chas W Gauiwner.....G
Clinton st, 174—Annie Wolk.....G
Courtlandt st, 59—John Blackner.....C
Crosby st, 101-03—Rosen & Helfant.....G
Crosby st, 101-03—Abr Schenfeld.....G
Division st, 15—Jacob Gordeon.....G
Division st, 243—Rosenberg & Parket....H-A-G
East Broadway, 3—Rachel Rich.....B
East Broadway, 11-15—Isaac Zubrinsky.....C
East Broadway, 36—Tillie Steinberg.....C
East Broadway, 88—Cohen Bros.....C
East Broadway, 88—Est Robt R Crosby.....C
East Broadway, 89—Est Sam J Silberman....C
East Broadway, 89—Abelsky & Broeck.....C
East Broadway, 89—L & A Smith.....C
East Broadway, 89—Star Dress Co.....C
East Broadway, 201—Aaron Grossman ...A-E
East Broadway, 201—Est Robt R Crosby..A-E
East Broadway, 201—Gabriel A Lowenstein.A-E
Eldridge st, 87—Eldridge Rlty & Constn Co.C-E
Eldridge st, 236-44—Max November.....G
Eldridge st, 236-44—Minsker Realty Co.....C
Eldridge st, 236-44—Philip Weitzman.....C-G
Eldridge st, 236-44—Harris Edelstein.....C-G
Eldridge st, 236-44—Jacob Eisenberg.....G
Eldridge st, 236-44—Abram Ackman.....G

Eldridge st, 236-44—Sam Stabinsky.....G
Eldridge st, 236-44—Elias Rosch.....G
Eldridge st, 236-44—Chas Shkulinck.....G
Eldridge st, 236-44—Abr Ostriech.....C-G
Eldridge st, 236-44—Moss & Soudon.....C-G
Eldridge st, 236-44—Meyer Finkelstein.....C-G
Eldridge st, 236-44—Schechter & Gladstein....G
Eldridge st, 236-44—Wm Zuckerman.....C-G
Eldridge st, 236-44—Isaac Zuckerman.....G
Eldridge st, 236-44—Abram Meyerowitz....C-G
Eldridge st, 236-44 J Benzion Co.....C-G
Eldridge st, 236-44—Max Lichtstrahl.....G
Eldridge st, 236-44—Sam Shapiro.....G
Eldridge st, 236-44—Solomon Goldstein.....G
Eldridge st, 236-44—Alex Ostereich.....C-G
Essex st, 131—Max Fabukant.....G
Essex st, 131—Isidore Fasch.....C-G
Essex st, 131—Rubin Wasserman.....C
Frankfort st, 26-8—Jno H Baldwin.....C
Frankfort st, 26-8—Jno V Black.....C
Frankfort st, 61-3—Franklin Bldg Co.....C
Fulton st, 50—Lydia T Everdell et al.....C
Gold st, 33-43—Peter Shaljian.....G
Gold st, 44—John Freese.....G
Grand st, 78—Rodman Bros.....C
Grand st, 437—Fanny M Constable.....C
Greene st, 209—Victoria Hat Co.....G
Greene st, 209—Aaron Brody & Son.....G
Greenwich st, 309-13—Eugene A Hoffman Est, Inc .....B
Henry st, 94 (front)—Solomon Zarchy & Abr Friedman .....A-G
Henry st, 94 (front)—Louis Feingold.....C
Henry st, 94 (front)—Louis Prinnetzky.....A
Hester st, 156-60—P Nathan & Co.....D-C
Hester st, 156-60—Pincus Nathan.....G
Howard st, 6—Wm Offenhauser.....G
Howard st, 6 Wrought Iron & Art Glass Fixture Co, Inc.....G
Hudson st, 494—Mark S Reardon.....C
John st, 105—Anthony Virono.....C
John st, 105—Kaminsky & Cooper.....C
John st, 105 Trade Press.....C
Lafayette st, 151—Geo C Atkinson.....C
Lafayette st, 186—Bernard Spilky.....G
Lafayette st, 186—Max Kubersky.....G
Lafayette st, 226—Michael Grella.....G
Lafayette st, 236—Salvador Ciccone.....G
Lafayette st, 236—Frank Cesa.....G
Lafayette st, 236—Benj Schnevice.....C
Lafayette st, 313-19—Jacob Solomon.....C
Leonard st, 54—Hydesaloro Ohashi.....C
Mangin st, 20—Simon Davidson.....G
Mangin st, 29—Tepper & Rothenberg.....C-G
Mangin st, 29—Ost & Senft.....C
Mangin st, 29—Cherry Bros.....C
Mangin st, 29—Samuel Dashevsky.....G
Mangin st, 29—Isaac Cohen.....G-C
Mangin st, 29—Werlowsky & Levinsky.....C
Mangin st, 29—Max Kleinman.....C
Mangin st, 103—Rubin Wilinsky.....C-G
Market st, 84-90—Burnstein & Rosenberg....C
Mercer st, 181-5—Whiteup Clo Co.....G
Mercer st, 181-5—Eliott P Gleason.....C
Minetta st, 8—Toney Modena.....A-H
Montgomery st, 2-4—Morris Issenberg.....A-H
Montgomery st, 2-4—Charles Bros.....C
Mulberry st, 114-16 (rear)—Jos Finizio.....C
Mulberry st, 114-16 (rear)—Jos Corteso.....C
Mulberry st, 114-16 (rear)—Donati Di Sessa et al .....C
New Bowery, 24—Nicholas Mastronaidi.....E
New Bowery, 34—Martin T Carney.....C
New Bowery, 58—Josephine Heichel.....C
New Chambers st, 5—Isidore Noik.....C
New Chambers st, 48—Peter Neff.....C
Norfolk st, 134—Jos Nachemie.....C
Pearl st, 246—Samuel Arnstein.....C
Pearl st, 359—Chas Bramberg.....C
Pearl st, 369—Michael Cronin.....C
Pearl st, 369—Herman Gluck.....C
Pearl st, 438—Edward C Diez.....C
Pearl st, 438—David Reichard Bros.....C
Pearl st, 438—Gustavus Darlberg.....C
Pearl st, 465—John Lino & Jas Simons....C-G
Pearl st, 465—Est Jacob J Janeway.....C
Pearl st, 465—Louis Stahr.....C-G
Pine st, 63-5—Sixth Wall St, Inc.....A
Reade st, 92—Royal Specialty Co.....C
Reade st, 97-101—The Franklin Bldg Co.....C
South st, 44-5—Louis Martin.....G
South st, 53—Andrew Mills.....C
Spring st, 115-17—Freidenrich & Co.....C
Spring st, 274—Slay, Godsen Chemical Mfg Co. .....C
Suffolk st, 155—Abraham Steinman.....C
University pl, 24-34—Harry Kamber & Co...G
University pl, 24-34—Morris Rosenberg.....G
University pl, 24-34—Ostrich & Fancy Feather Boa Co. .....G
University pl, 24-34—Abraham Bauman.....G
University pl, 24-34—Louis Lewitt.....G
University pl, 24-34—Schattman & Rosenberg..G
University pl, 45—Jacob Hoffman.....G
Vandam st, 83—Vandam Holding Co.....SS
Vesey st, 44—Lincoln Mounting & Printing Co, Inc. .....G
Vesey st, 49—J Archibald Murray.....C
Vesey st, 60 Samuel Prince.....C
Vesey st, 60—C Upham Ely.....C
Warren st, 56—James R Brevoort.....C
Warren st, 76-78—St Mark's P E Church.....C
Warren st, 94—Est Wm S Livingston.....C
Warren st, 94 Max Claussen.....C
Warren st, 94 -Richard Ross.....C
Washington st, 226-28—Ferdinand D Croce....C
Washington st, 339—Fred D Oetjen.....G
Washington st, 371—Wm A Higgins.....G
Washington pl, 3-5—Nathan Fromm.....G
Washington pl, 3-5 Morris Lazaroff.....C
Washington pl, 3-5—Harry Luftig.....G
Washington pl, 4-6—Herman Rosenthal.....G
Washington pl, 13-19—Samuel Levy.....G
Washington pl, 13-19—Jacob Resenstreich....G
Washington pl, 13-19—Barnett Geller.....G
Washington pl, 13-19—Kate Weidler.....G
Washington pl, 23-9—Albert Levy.....G
Washington pl, 23-9—Louis Singer.....G
Washington pl, 23-9—Hyman Isaacs.....G
Washington pl, 170—Consolidated Dental Mfg Co. .....A-G
Watts st, 135-41—Fleming Smith.....SS
West Houston st, 11-13—American Hat Works .....A-C
West Houston st, 68—Rosenheimer Packing Box Co. .....A-L
West Houston st, 228—N G Mattei & Co.....G
White st, 21-3—Est Elliott Zbovowski.....C
White st, 90—Frank Revello.....C
William st, 184-6—Chas Nehrbaes.....G
William st, 184-6—Jas Sheehan.....C
William st, 184-6—Jos J Schultz.....C
William st, 184-6—New Yorker Staats Zeitung .....C
William st, 200—Rode & Brand.....A
William st, 200-4—Harry Black.....G
William st, 200-4—Isaac Goldman.....G
William st, 216—Edwin Flower, Inc.....A
Wooster st, 80-82—Fanny Bloom.....G
Wooster st, 105-13—Gotham Straw Works....A

*Numbered Streets.*

2d st, 30—Borcozor B Schwartz.....C
4th st, 14 W—Ranken Realty Co.....C
4th st, 15-19 W—Gus Witthaus.....SS
4th st, 31 E—Est Martin Grossman.....C
6th st, 227 E—V Mastronardi & Co.....L
6th st, 442 E—E Winter, Son & Co.....A-K-C
8th st, 24 E—Maurice A Frey.....A-C
8th st, 24 E—Harry Thomashefsky.....G-C
9th st, 33 E—Sailors' Snug Harbor.....C
9th st, 36 E—Est Jacob Korn.....C
11th st, 516 E—Max Suschlinsky.....C
11th st, 518 E—Hannah Lewenthal.....C
12th st, 15 E—Swiss Colours Co, Inc.....H-A
12th st, 9 W—George Nichols.....C
13th st, 408 E—Samuel Andler.....A-G
14th st, 46 E—Dube & Reingold.....A
15th st, 30-2 W—Polo Constn Co.....SS
17th st, 227-39 W—227 W 17th St Co.....SS
21st st, 41 E—French Amer Hat Co.....G-C
21st st, 341 W—Chas E Abbott.....C-A-G
22d st, 132-4 W—Victoria Bldg & Contg Co..SS
22d st, 140-44 W—Edward & Leo Schiele.....G
22d st, 309-11 E—E W Bliss Bldg, Inc.....C
22d st, 313-23 E—Est Jacob & Julius Fleischauer .....SS-C
23d st, ft E (E R Floating Hotel Slip)—Arbuckle Deep Sea Hotel Co.....L-SS-A-E
24th st & 5th av (Catskill Aqueduct, Shaft 18)—N Y Edison Co.....D
26th st, 128 W—Aaron Coleman.....C
26th st, 146 W—Est James H Hamersley.....C
26th st, 158-60 W—Est Jere W Dimick.....C
28th st, 48 E—Eagle Photo Eng Co.....G-A-C
30th st, 42 E—Marie S Simpson.....C
31st st, 129 W—Nathan Lyons.....G-A
32d st, 14-18 E—Markowitz & Co, Inc.....G-A
32d st, 142 W—Anna M Defandorf et al.....G
32d st, 144 W—144 W 32d St Realty Co.....G
34th st, 640 W—Horace Ingersoll Co....H-I-C
35th st, 155 E—Vanderbilt Garage.....C-K-L
36th st, 19 W—Gudeman & Co.....C
38th st, 221-5 E—J Chr G Hupfel Brewing Co. .....K-G
38th st, 226 W—Elizabeth W White.....C
38th st, 311 W—August Hahn.....A-G
38th st, 452 W—Atlas Marble & Slate Works. .....A-G
42d st, 123 W—Bernard Raufman.....G
44th st, 247 W—Mrs Mary McKenna.....G
45th st, 207 E—August Fatseas.....C
47th st, 143 W—Mrs Violet Landes.....G
50th st, 344-8 W—Chas Bayart.....D-C-O-G
50th st, 647 W—Patent Scaffolding Co.....D
57th st, 615 W—Thedford, Eltz Coal Co..L-A-G
59th st, 242 W—Whitefield Motor Car Co, Inc. .....G-A
62d st, 42 W—Detroit Cadillac Motor Car Co. .....C-L
64th st, 308 W Devine & Lowen.....A-G-O-L
66th st, 201 W—Jennie Bieler.....H-A-G
66th st, 408 E—Columbia Carpet Cleaning Co. .....H-G-C
67th st, 42-50—Wm Woop, Inc.....D-G-A-C
69th st, 139 E—Thos F Ryan.....H-A
69th st, 157 E—James Stillman.....O-C
69th st, 243 W—J Terroine & A Di Tullio. .....H-D-A
72d st, 511 E Baumeister Piano Co.....A
75th st, 172 E—Robert Schnaier.....A-H
75th st, 172 E—The Herter Looms, Inc....A-C
79th st, 305 W—George Jones.....G-C
82d st, 35 W—Hennesy Realty Co.....SS
89th st, 121 W—John Powers.....L-C
91st st, 290 E—Jacob Ruppert.....C-O-L-G
91st st, 407-11 E—Superior Brass Nov Co.G-A-C
98th st, 326-28 E—Nathan Schwartz..C-L-A-G
100th st, 9 W—Sumner Healy.....C-G-A
103d st, 310 W—Jos H Steinhardt.....A-D
103d st, 315-7—Bielefeld & Spahn.....C
103d st, 315-7 E—David Miller & Co.....D
104th st, 150 W—Sarah A Seaman Est.....C
109th st, 246-54 W—Bonavista Garage Co....G
109th st, 413-15 E—Glickstein Bros & Co. .....O-C-A-G-E
111th st, 325 E—Interstate Milk & Cream Co. .....C-A
118th st, 65-7 W—Alhambra Garage Co.O-L-C-G
119th st, 174 E—Nicholas Mazzel.....A-E-G-C
122d st, 532-38 W—University Garage.....C-G
123d st, 106 W—Alexander Scholz.....C-G-D
123d st, 217 W—I Walton Brush.....A-G
124th st, 179-81 E—Louis Pepe.....G
135th st, 116 W—S & L Construction Co.....C
150th st, 419 W—Frank E Mullen.....A-G-C
165th st, 650 W—Wm J Buckley.....L
168th st, 554-56 W—Jos A Adler.....K-C-L
181st st, 512-14 W Jacob P Beaver & Son. .....A-G-O

*Named Avenues.*

Amsterdam av, 197—O J Gude Co.....G
Audubon av, 317—Thos F Lippiatt.....G-A
Av A, 166—Slovak Press.....C-G
Av A, 166—Rev Benedict J Tierkvich.....A-G
Av D, 143-5—Simon & Mayer.....H-A
Bowery, 287—Lincoln Printing Co.....C
Bowery, 295 Maurice Reichback.....G
Bowery, 309—Maurice Kabram.....G
Bowery, 309—The Tarter Co.....G
Bowery, 543—Nathan Lowenstein & Nepel...G
Bowery, 679 William Lane.....C
Broadway, 594—S Noveek & Co.....G-C
Broadway, 1368-70—Robert Hoe Est Co, Inc...C
Broadway, 1368-70—Herald Sq Press.....C
Broadway, 1368-70—Henry Schrade & M Siegel .....C
Broadway, 1368-70—L Degden & H Banks....C
Broadway, 1640—James R Kerrigan.....A-G
Broadway, 1884 J H Preston.....A
Broadway, 1886—Est Chas F Hoffman, Inc...C
Broadway, 2350—Anderson & Price Co.....O-A
Columbus av, 66—M Salaway.....G-H-A
Madison av, 341—Chas A Dards et al.....SS
Park av, 1093—Sam Lee.....C
Park Row, 115-17—Etnicke & Son.....C
Park Row, 115-17—Hanar Doernberger.....G
Park Row, 128—Nathan Lyons.....E
Park Row, 135—Barnett Lubetkin & Co.....C
Park Row, 136—Friedman Bros.....A
West Broadway, 487—Jas Goldstein.....C
West Broadway, 487—Fred D Fricke.....C
West End av, 102—United Garage Co.....L-C
West End av, 63-64th sts—International Motor Co. .....L

*Numbered Avenues.*

1st av, 2000—Jas Shupnick.....E
2d av, 81 J N Williams, care N Y Edison...D
2d av, 81—Louis H G Dethloff.....D
2d av, 2076—Jacob Drosin.....G
4th av, 373—Wm R Caldwell.....G
4th av, 373—Music Trade Review.....G
4th av, 373 Frank & Dugan.....G
4th av, 373—Sully & Kleinitsch.....G
4th av, 373—Jacobs & Spiro.....G
4th av, 373—Martin Jung, Inc.....G
4th av, 373 Kunath & Kunath.....G
4th av, 373—Hatzel & Buehler.....G
4th av, 373—Jos Berlinger Co.....G
4th av, 373—Poirier & Lindeman Co.....G
4th av, 373—August Moll.....G
4th av, 373—Etagloc Holding Co.....C
4th av, 373—Louis Kragel.....C
4th av, 415—Unita Holding Co.....C
5th av, 140—The Gill Engraving Co.....G-A
5th av, 277—Est Sylvia Livingston.....C
5th av, 542—J Tuckerman Tower.....SS
5th av, 624 & 636—Columbia College Trustees .....SS
6th av, 16—Mrs Mary A Feeney.....G
6th av, 16—William D' Eletto.....C-G
6th av, 16 Hyman Levine.....C
6th av, 16—A D'Eletto & P Federeco.....C-G
6th av, 16—D'Alessio Bros.....G
6th av, 398—David Fukelman.....C-G
6th av, 398—Rachel Rich.....C
6th av, 398—Otto Roething.....G
7th av, 322-4—Bert Goodman.....C
7th av, 322-4 -Frank H Graf.....C
8th av, 2519—Morris Silverstein.....K-A-H-G
11th av, 531—Chas E Appleby.....C
11th av, 531—Chas Michaelson.....C
11th av, 531—John Esser.....C

**BRONX ORDERS SERVED.**

*Numbered Streets.*

136th st, 710 E—Newby & Evans Co.....A-H
137th st, 749-51 E—Columbia Wax Products Co. .....H-A
139th st & So Blvd—Richard Carvel Co, Inc. .....A-K
156th st & Sheridan av—N Y Central R R Co..A
162d st, 383-5 E—Mrs Catherine Passe.....G
170th st, 601 E—John Von Bremen.....A-G

*Named Avenues.*

Baker av, 1820—Ralph Wilson.....C
Esplanade & Pelham pkway—Gasoline & Oil Supply Co, Inc. .....G-K-A
Fordham rd, 684—R G Kaye.....C-L-A-G
Van Nest av & Bear Swamp rd—N Y, N H & H R R Co.....A-G

**BROOKLYN ORDERS SERVED.**

*Named Streets.*

Adams st, 85-87—R Hamilton & Son.....A-G
Adelphi st, 440-44—N S Scott Co.....C
Beard st, 46—Jos Savarese.....A
Bergen st, 303-7—Jas K Atkinson & M Sholtz.M
Chauncey st, 290—Jas Fraser.....G
Christopher st, 311-17—Louis Heaberle.....C
Fulton st, 192—Alfred E Tong.....G
Fulton st, 482—Edw, Geo & Jno P Smith....C
Henry st, 546—Vickers & Hoffman.....C-L
Hopkins st, 211—Stultz & Bauer.....H-A
John st, 160-68—S Sternan & Co.....H-A-G
Lorimer st, 172-76—Max L Vitch.....G
Lorimer st, 940-44—Imperial Dry & Wet Wash Co. .....A
Pacific st, 1070-78—David McMeekan Mfg Co..C
Plymouth st, 275-81—Rocco Marino & Son. .....A-E-H
President st, 11—Henry Riecken.....B-C
Rock st, 10-14—Adolph Gobel.....A
Sackett st, 22-30—J M T Pope.....C
Sanford st, 152-76—C & E Chapel Freres & Bro .....C
Stagg st, 60-62—J H Werbelowsky.....H-A
Walworth st, 197—Pat'k S Hannigan....H-A-G
Warren st, 324—Joseph Michaels.....A
Watkins st, 149—H M Rabinowitz.....H-A-G
Willow st, 86—Townsend Scudder.....A
Winthrop st, 80—Geo T Hay, Jr.....H-A-G
Withers st, 84-86—Diemer & Co.....G

*Numbered Streets.*

8th st, 503 E—Frank A Bohning.....D
10th st W, nr R R av—James T Kent....H-A
15th st, 8661 Bay—David Kantrowitz.....M
22d st, 313—Fredk Runde.....M
28th st, 103-11—Fredk W Starr.....M
71st st, 217—Jas K Stockton.....M
73d st, 235—De Forest J Baker.....H-A-G

*Named Avenues.*

Bedford av, 940—Henry Bischoff.....M
Belmont av, 945—Einer Madson....H-A-G-O-C
Blake av, 327-9—David Schneider.....C
Broadway, 678—Harry Sklawy.....C
Coney Island av, 694—A & E Stark.....D
Coney Island av & Elm st—Bd of Education. .....C-F
DeKalb av, 379-85—Saml & Emily Weil.....C-G
DeKalb av, 379-85—Bklyn Union Gas Co....C
Dumont av, 300-6—Saml L Engelson.....G
Dumont av, 300-6 -Mrs Katie Syrowicz.....G
Dumont av, 300-6—Solomon Polsky & Sons...G
Dumont av, 300-6—Sam Schneider.....G
Dumont av, 300-6—H Shifrin & M Wimovsky.G
East New York av, 1451—Aron Chorost.C-K-G-A
Flatlands av, 9307—C R Esterbrook.....A
Flushing av, 721—Frank Accardi.....H-A-G
Gates av, 991—Thomas Norris.....H-A-G
Graham av, 2-10—Berwin Realty Co.....C
Hamburg av, 379—A B Brodsky.....H-G-A
Kent av, 689-707—Trow Directory & Bookbinding Co. .....A
Kent av & Morton st—Bell Fireproofing Co...A
Lee av, 226—E Suzan.....A
Lenox rd, 232—Cecilia Hickey.....H-A-G
Lexington av, 797-801—Imperial Electron Chemical Co. .....M
Marcy rd, 406—P Guogliordi.....E
Myrtle av, 46—Mrs Sarah Haggerty.....C
Norwood av, 142—Paul M Marko.....H-A-G
Nostrand av, 1424 -Martin Manton.....M
Park av, 209—I Fishman.....D-K-H-A-G
Pitkin av, 1619—Max Gold.....K
St Marks av, 952-54—Bethesda Sanitarium..D
Waverly av, 410—Henry L Meyer.....G-H-A
Willoughby av, 872-74—German-Amer Auto School .....A-D
Woodruff av, 156—Herbert Leonhardt.....A-G

*Numbered Avenues.*

3d av, 4504—Jos Pomanne.....D
5th av, 111 -Nathan Becker.....O-A
5th av, 4006—Pasquale Valentine.....D
14th av, nr 49th st—H J Kelach.....O-H-A-G

# BUILDING MANAGEMENT

## RENTING LOFTS WITH LIVE STEAM AND POWER

By WILLIAM J. SHORE

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

**For Rent—Loft with live steam and power for manufacturing purposes: 8,000 square feet; rent reasonable. Apply engineer, on premises.**

THE above advertisement appeared in one of the leading newspapers of the day and was inserted by one of the largest real estate firms in the city. This particular advertisement caught my attention because I have had business relations with this firm, which have enabled me to ascertain that they are losing money on property rented in just the above manner—"with live steam and power for manufacturing." And the probabilities are they will continue to lose money on this sort of proposition, because, while they are thoroughly conversant with the real estate problems involved, they are not at all familiar with the power question.

### Four Classes of Tenants.

There are four classes into which tenants may be divided who use power for manufacturing purposes: First, those who obtain it directly from the central station. They do not concern us. Second, those who obtain it from the owner who buys it at wholesale rate from the central station and redistributes it at retail to tenants. There is no risk here, as power is accurately metered. Third, those who obtain it fro mthe owner, who has his own electric plant and furnishes electric power, and fourth, those who obtain power from the landlord who operates a steam engine and transmits power through belts and shafting.

My first advice to the owner who intends to furnish power and steam is to employ the services of a reputable consulting engineer; firstly to supervise the installation, operation and maintenance of his power equipment; and secondly, to advise him in the matter of drawing up his leases.

In regard to the first of these the average owner depends almost entirely upon the advice of the engineer who operates his plant and fires his boilers, and who is merely a high-class mechanic and by no means equipped with the general technical knowledge necessary to handle higher engineering questions. As for the second, he relies on his lawyer, who, no matter how well versed he be in his own profession, cannot be expected to have any acquaintance with engineering.

### Tenant Specifies Horse Power.

In that class of buildings in which power is supplied direct to tenants from steam engines by means of belts and shafting, the tenant specifies the amount of H. P. he will require. A charge of fifty dollars per H. P. per annum is usually added to his rent for this service. It occasionally happens that the tenant under-rates his requirements. Sometimes he states his requirements in good faith, and they increase through an increase in business. When the owner receives a complaint that tenant is not receiving H. P. contracted for, he is in a quandary. It is impossible to ascertain with accuracy the exact amount of H. P. provided. To avoid an argument he is compelled to order his engineer to put on a larger belt. The tenant is now enabled to use twice as much power as formerly and pays no more for it. This is such a common occurrence that I run across instances of it constantly. The owner has no redress, because there is no method sufficiently exact to determine just how much power is used.



WILLIAM J. SHORE.

One case came to my attention where in one building a certain tenant was using twenty H. P. and paying for ten, and another twenty-five instead of fifteen, causing the engine to drop twenty-five per cent. in speed, thus not only putting the owner to direct monetary loss, but seriously inconveniencing other tenants.

In order to overcome this very frequent difficulty I would suggest a change of method in specifying power requirements in the lease, whereby the element of possible uncertainty would be completely obliterated. Tenant receiving power by means of a leather belt, which transmits it from the main line shaft to tenant's shaft. A leather belt will transmit a certain amount of power depending upon (a) thickness of belt, (b) width of belt, (c) diameter of driving pulley, (d) revolutions per minute of driving pulley.

### Formula Fairly Accurate.

The following formula, derived from many experiments, is fairly accurate and available for ordinary purposes:

$$\text{H. P.} = \frac{w \times d \times n}{2000}$$

Where a belt is used 5-16-inch thick w = width of belt in inches, d = diameter of driving pulley in inches, and n = revolutions per minute.

Example: Assume a leather belt 5-16-inch thick and 5 inches in width, fairly tight about two pulleys, where diameter of driving pulley is 20 inches and revolutions per minute 200. Then

$$\text{H. P} = \frac{5 \times 20 \times 200}{2000} = 10, \text{ H. P. per inch}$$

$$\text{Width of belt} = \frac{10}{5} = 2$$

Now in a case where it is necessary to specify the delivery of say 16 H. P., the lease should be drawn up somewhat as follows: "Power will be furnished tenant's main line shaft by means of a leather belt not less that 3-16-inch thick and 8 inches wide from a pulley 20 inches in diameter operating at a speed of not less than 200 R. P. M." There should be no mention of any definite H. P. whatever. In this way no dispute can arise. If the customer's requirements are more than 16 H. P. the belt will slip, indicating that it is of insufficient width. A wider belt can be installed and tenant required to pay an additional charge for increased H. P. dependent upon the increase in inches of width of belt.

Note that the expression "steam power" is purposely omitted from this form of contract. In this way, should the owner deem it advisable to change over to electric drive he is free to do so.

### Chance of Loss Minimized.

Tenants who receive power from an electric drive operated by owner I have called the third class. Here the chance of such loss as described above is minimized. The owner installs a complete electric plant, consisting of generator, switchboard and wiring. Each tenant is supplied with one motor of whatever H. P. is stated in his requirements. With the electric drive there is no chance for any tenant to use more than his rated amount of H. P., as there are automatic devices such as fuses and circuit breakers by means of which the power can be disconnected at a predetermined point. I should recommend circuit breakers in preference to fuses, as there is no renewal cost involved. They may be placed in an iron box and sealed to prevent damage or change of calibration. If the owner is able to supply this power on a kilowatt hour basis, he is still safer, as each tenant pays in exact proportion to the amount of power he consumes.

The charge of $50 per H. P. per annum is usually adopted by owners for power supplied from line shafts, because it is customary, and very few know how they arrive at this figure. But every owner should know how to figure what charge is adequate in his own case, as this rate of $50 does not always insure a profit in every case. Let us examine some of the considerations which are involved in the matter of making the proper price:

The cost of manufacturing power is divided into (1) fixed charges and (2) operating charges. The first are items of expense which continue whether power is generated or not. The second class are variable and within limits are proportional to the power developed.

The fixed charges are: (a) Interest on investment of power plant, consisting of engine, boilers, pumps, etc., usually computed at 6% per annum; (b) depreciation on plant, assuming that machinery will eventually have to be replaced, usually computed at 5% per annum; (c) 1 insurance, 2 cost of supervision, and 3 value of space occupied, if used for rental purposes, and the operation charges are (a) labor, (b) coal, (c) water, (d) oil, and (e) repairs and sundries.

### Costs Vary Largely.

These costs vary largely, and it is difficult to give definite figures unless conditions are clearly known. However, in determining rates for H. P., there are still more factors to be taken into account than the fixed and operating charges. The class of goods manufactured and efficiency of power transmission system must also be reckoned with.

For example, let us consider two tenants who may be regarded as typical occupants of this class of buildings, and each requiring 10-H. P., (A) manufacturing pearl buttons, (B) manufacturing iron railings and fire-escapes. A's machinery will consist of one or two exhaust fans and a number of button machines, each using approximately ¼-H. P. B., has one or two

punch presses and power shears. A has all his machines operating continuously from the time he opens shop until he shuts down, and uses 10-H. P. all the time. B, from the nature of his work, operates his machines intermittently and is only using 10-H. P. when all his machines are running; therefore he may average 10-H. P. for only one hour during the day. A uses 10-H. P. for ten hours, B uses 10-H. P. for one hour. It is evident that it costs more to supply A than B. Here the fixed charges are the same, but the operating charges are almost ten times as great in the one case as in the other.

**Power in Transmission.**

There is much to be said in regard to loss of power in transmission. A certain amount of power is necessarily consumed in operating shafting, pulleys and belts before power is delivered to tenants. This power is, to all intents and purposes, wasted, as it does no productive work and the loss must be distributed among all the consumers. It varies from 15% to 50% of the total power generated. A case came to my attention where the loss was as great as 75%. A 100-H. P. plant, generating 80-H. P., required 60-H. P. merely to drive the line shafting which transmitted power to tenants. Needless to say the owner was losing money on this proposition. Such a condition could have been avoided had a competent engineer been employed in the first instance. However, the condition existing, radical alterations are necessary to overcome it. But the expense undergone is often repaid in one year by the saving in cost of operation.

I do not think that the flat rate of $50 per H. P. per year is entirely safe. The rate should be variable, depending upon the nature of the industry in which tenant is employed. Some owners derive a profit at this rate, and some a loss, and very few of them know how to figure what power actually does cost. One owner who rented lofts with power in a building which he had received in trade, discovered that if he subtracted from the rent the cost of power at the rate of $50 per H. P. per year, the tenants would be obtaining space for nothing. Another owner was paying $3,000 per annum under contract for the operation of his plant, and in return received $2,400 per year from his tenants in payment for power.

**Continuous Power.**

Few plants are able to supply power continuously—a belt may break, an engine cylinder may have to be rebored, or any one of a number of things may occur to interfere with steady operation. Owners should remember this when drawing up leases and specify distinctly that the continuous supply of power is not guaranteed, and that in case of shutdown, allowance will be made to tenants based on length of interruption and in proportion to rate at which tenant was purchasing power and amount of H. P. supplied.

In addition to the supply of power, tenants frequently require the use of steam for heating purposes in connection with the manufacture of their products. This is the so-called "live steam," because supplied direct from the boilers. For this there is often no charge at all, and hardly ever an adequate one. In many cases the steam used in this manner exceeds in amount that used to run the engine. In such cases the lease should state at what pressure steam is to be supplied. By the use of the steam meter the quantity of steam used can be definitely measured. The rate of fifty cents per thousand pounds of steam is reasonable and still covers cost of production.

**Keen Competition.**

So many large manufacturing concerns have left New York City for the suburbs, that there is keen competition among the owners of loft buildings to obtain tenants. Hence many landlords have been compelled to take in tenants who required power, and as they know nothing of this new line of business, they have often discovered that they would have been better off had they left their lofts vacant.

# THE UNSUCCESSFUL BUILDING

## Whose Fault Is It?—Too Often It Is the Owner's, Because He Has Not Relied More Upon His Architect

WHEN a building fails to accomplish in full measure what was expected of it, whose fault is it? There are various reasons why a building may prove unsuccessful, but architects say that it is to the lack of perception of the architect's function by the man in the street, the real estate operator and the average investor that much of the misconstruction in New York is due.

"There may be buildings quite commonplace in appearance with a successful plan," remarked Electus D. Litchfield, "but a really successful building in any particular is hardly possible with an unsuccessful plan.

"For that reason the study of plan has become the great study of the modern architect. There are some who go so far as to say, 'Study the plan until it is perfectly adequate in all particulars, and your elevations will take care of themselves.' Whether that is altogether true or not, the really competent man of today does not think of working up his elevations until he has at least subconsciously determined all of the main elements of his plan.

"With the study of plan as the great thing, it follows naturally that simplicity is the one thing above all others sought—simplicity and directness—and it is the habit of this search inculcated from the outset in the training of the architect which sets him head and shoulders ahead of the engineer, in the study and solution of great and complicated building operations. I speak advisedly—the training of the engineer is in the line of detail, the solution of the detailed problems of construction, not the elimination, reduction and simplification of the problems themselves.

**Planning a Factory Building.**

"For this reason great manufacturing corporations do well to consult their architect, with or in advance of their engineers, when they contemplate enlargement or the erection of new factories or manufacturing plants. How many factories have we seen where the complication of the general plan or the disposition of the various units of the plant was such as to multiply the costs of production. Most conspicuously is this true of manufacturing plants which have grown up little by little, and from time to time. Having originally no well thought out plan which permitted of logical and practical growth, so often are they an ugly and inefficient mess—a pile of bones, if you will—and not an orderly articulated skeleton.

"Not long ago my office had the opportunity of assisting in the rebuilding and enlargement of such a plant, devoted to the manufacture of hardware. As originally erected, the plant consisted of some twenty or thirty isolated buildings, the majority of them of two or more stories, and each of them devoted to one or more different processes to which the material was subjected in its translation from raw stock to the finished product.

**Loft Buildings and Apartments.**

"In the new plant there is but one long building down which the material journeys. The raw stock enters at one end and the boxes containing the finished product are placed in the freight cars at the other. At regular intervals along the main backbone building extend wings devoted to single processes, of varying size, as the requirements of the particular process demand. Each is capable of extension at the ends without in any way affecting the efficiency of the plant. Now the fundamental idea of this successful plan, eliminating, as it does, lost motion and double handling of materials, is essentially an architectural one. In his broad, general and eliminating view of a problem the architect is the ideal efficiency engineer, and when it comes to the details he can ably second the engineer himself in the solution of his more technical problems.

"Now, what is true of factory planning is equally or even more true of loft buildings and apartment houses. It is strange how backward the real estate operator has been to realize this. Any old draughtsman, or, rather, any young draughtsman, or any hack or cut-rate architect, who would accept less than the customary rates has been good enough for him. The saving of two or three per cent. in architect's fees has blinded him to a possible five or ten per cent. saving in the first cost of his building, and an increase in the net income of the building itself, or, what is even more important in the end, the continuance of that income.

"It is interesting to note that where apartment houses have been built, as along Park avenue, for an especially discriminating public, high-grade architects have been employed with advantage not only to the building, but to the operator and the investor.

**Value-Making Factors.**

"It is high time that those interested in buildings, for rental or for sale, be they apartments, lofts, or office buildings, recognize two facts: First, that the practical planning of a building, together with an appropriate and pleasing facade, determines in a great measure its real value, and, second, that it pays much better to decorate a building inside and out with brains rather than gold leaf.

"For too long have the operators been carried away with the idea that a lavish display of solid bronze and expensive marbles produces the most effective corridors, and that a wealth of ornament, be it in white marble or terra cotta, will enable them to obtain a pleasing and imposing facade. It is time that they realized that good planning, well studied proportions and a modicum of appropriate and carefully designed ornament are the elements which produce successful buildings. It is time that they appreciated the fact that these can be obtained only at the hands of an experienced and well-trained architect, and that an architect can, with the use of the most modest priced materials, obtain a building more appropriate and with more enduring charm than the untrained man with the highest priced product of the quarries and the mines.

**The Advertisement Feature.**

"But what about advertisement, you may say. A thing of beauty is a joy forever—yes, but be sure it is a thing of beauty. The test of time is severe, and what pleases for the instant is often meretricious and soon becomes abhorred. All is not gold that glitters, and a good set of white teeth is more beautiful than a set of gold ones, though the one may cost you nothing and the other run to three figures.

"One of the most interesting churches I know of is built of common brick, both inside and out, and with cypress, the least expensive of finishing woods. The reason it is so is because of the thought that was used in the treatment of materials.

**Building Managers Meet.**

Monthly meetings of the New York Building Manager's Association will be resumed on October 6, the first to be held at the Underwriters' Club, in Liberty street. Dinner will be served at seven o'clock, after which the meeting will be held. The speakers on this occasion will be Rudolph P. Miller, one-time Building Commissioner, and now engaged in revising the building code, and Abram I. Elkus, attorney for the Industrial Board.

**Annual Meeting R. E. Board.**

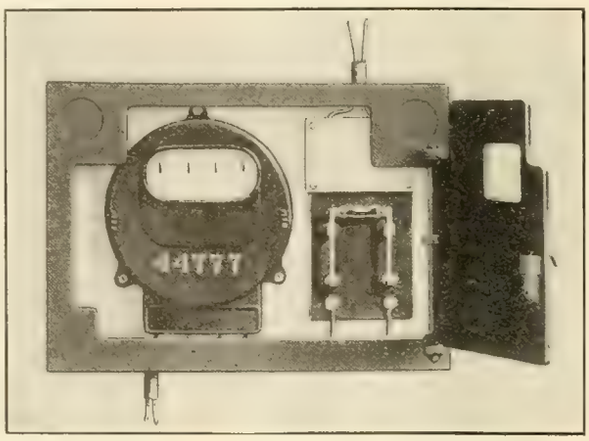
The annual meeting of the Real Estate Board will be held in the Board rooms, at 115 Broadway on Tuesday, October 15, at 3 p. m. Three governors are to be elected to fill vacancies caused by retirements.

## USEFUL APPLIANCES

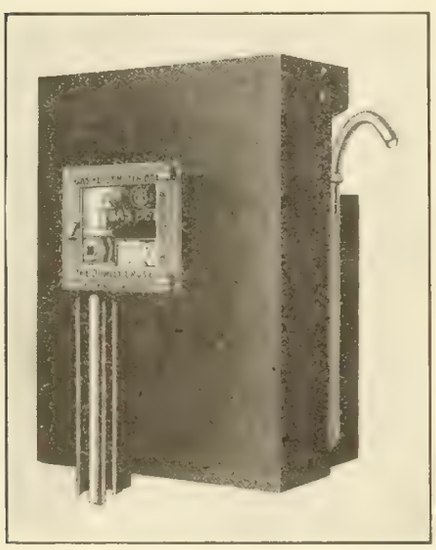
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### Meter Housing the Latest.

NEW buildings being planned may introduce a novelty that should be appreciated by the owner or tenant. It is a clever device that provides for gas and electric meters in a new and advantageous way. Under the new arrangement, meters are set in the exterior wall of the house, face outward; when it is to be read by the public service company's employe, he has no occasion to come inside the house or make his presence known in any way: he reads the meter from the outside, and goes his way. The time-saving, trouble-saving features of this method are apparent, and are not counterbalanced by disadvantages. The cost is low—$6 to $10 for each meter so housed, if boxes are built in when the house is erected.



Meter men are not only an annoyance to the housewife, but, in the case of many timid women, are regarded as dangerous in providing impostors easy access to the house. The meter boxes do away entirely with these conditions, and at the same time save the basement space the meters would occupy and protect the meters against accident that might have troublesome results. The manufacturers,



Donley Bros., Cleveland, say that these advantages impress householders so strongly that installations are often made in houses already built—the owners being willing to incur extra trouble and some labor expense in order to do away with the nuisance which accompany meters placed in the basement.

The illustrations show the exterior of a gas meter housing and the interior of an electric meter box showing how the main feeder switch is protected against tampering.

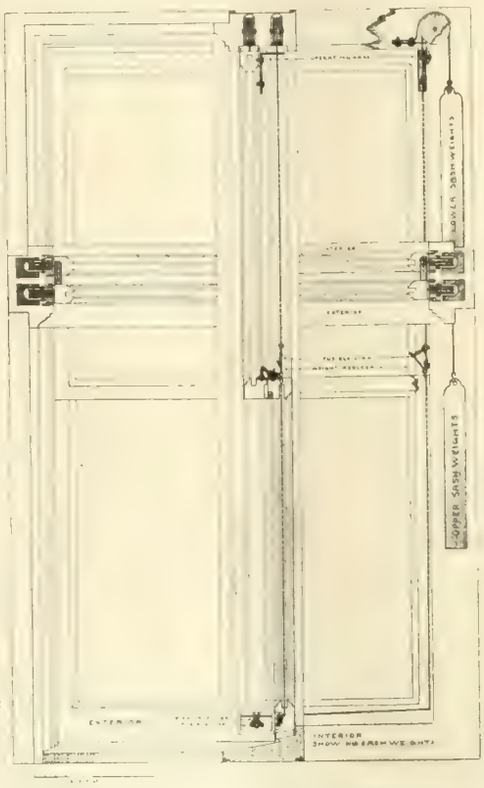
### Leadless Glaze.

ENGLISHMEN for some time have demanded "leadless glaze" when they purchase pottery for the reason that the leadless glaze does not poison the pottery workers. The majority of Americans have never heard of it and as a result do not insist upon it when buying chinaware. Dr. Alice Hamilton's exhaustive study for the Federal Bureau of Labor shows how serious a form of lead poisoning is contracted by workers in American potteries. All table and toilet ware, including bath tubs, sinks, and all pottery toiletroom fixtures is lead glazed. This glaze contains from 5 to 20 per cent. of unchanged and, therefore, poisonous white lead. In decorative ware the percentage is as high as 40 or 50 per cent. The dangers that arise and follow from dusty atmospheres, dusty floors or hands carelessly washed are conditions which call for immediate remedy if not radical changes in the manufacture of these articles.

### Quick and Safe Window Exits.

OWNERS of all kinds of buildings will begin to feel this autumn and winter the activity of the various fire prevention, fire protection and insurance departments in the matter of more fire resistive windows, especially those leading to fire escapes, and of windows that afford an easier and hence a safer exit to emergency balconies, especially in commercial and industrial buildings. This is a matter which is to be aggressively followed up by those responsible for protecting life and property in this city and vicinity from now on.

When word went out to this effect managers, architects and contractors immediately wondered what the type of such a window would be, so the accompanying illustrations will have more than the ordinary interest. They show in architects' detail and in model form a window that has the approval of the National Board of Fire Underwriters and

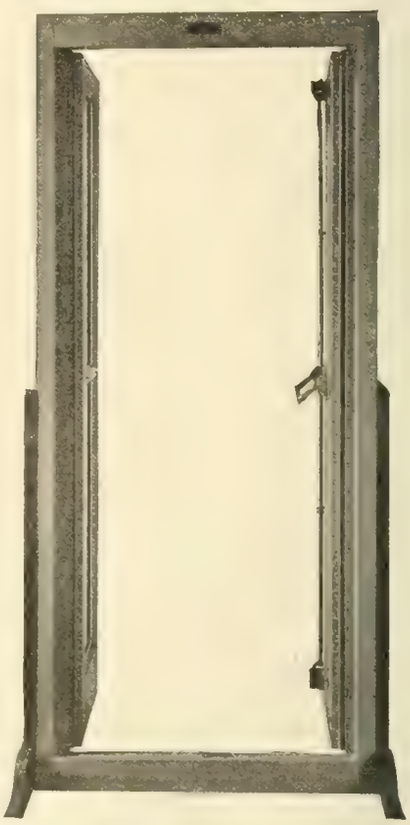


which embodies the ideas of the National Committee of Safety as to what constitutes a fire-resistive, easy and quick exit window. It was perfected by the S. H. Pomeroy Company, of 288 East 134th street.

There are two types of window. One has a fixed upper sash, with the sash equipped to close automatically under fire, and one in which both sashes lift and lower in closing automatically in case of fire. The other is a panic bolt casement, to be employed for opening onto fire-escapes.

Reports of committees investigating fire hazards for insurance or civic organizations have shown with remarkable unanimity that the great peril to workers in buildings is that fire escape and preventive effort in buildings of nearly all kinds has been made almost ineffective in time of emergency by competitive cheapness and indifferent maintenance. So when the Pomeroy interests undertook to perfect a window in accordance with the requirements of the National Board of Fire Underwriters Laboratories, they concentrated on automatic operation and no maintenance requirement.

The window shown is designed for openings not more than 5 feet wide or 9 feet high. It is equipped with wire glass, with an area not exceeding 720 square inches nor 48 inches in height or width. The automatic closing equipment



is the same the company has had on the market for five years, but it has been made applicable to this window, which reduces the danger of trampling in panics to practically nothing.

According to a booklet being issued describing this window fire escape platforms frequently are placed a few inches below the outside of the window sill, and from two to three feet above the interior floor level. As compared with scrambling out over a window sill two or three feet higher than the floor, and through an opening never more than four feet high, that was, in addition, not intended to be a passageway for a person with plenty of time to climb in comfort, onto a platform that is reached often on hands and knees, it would seem as if a determined study to find a plan to utilize a casement window through which people can actually run had at last brought much needed results.

### Quick Radiator Assembling.

WHEN trouble develops from radiators, tenants are likely to be impatient of any delay. To permit of quick assembling of segments, the Illinois Iron and Bolt Company, of Carpentersville, Illinois, is introducing a patented push-nipple device. This appliance may also be used in assembling boilers and heaters. In operation it is very simple, working on the straight leverage principle with power multiplied. It is powerful yet easy of application in any emergency or in making installations.

# CURRENT BUILDING OPERATIONS

## Arnold, Constable & Company Lease Frederick W. Vanderbilt Property, At 40th Street Corner, For Long Term—Rentals Approximate $5,000,000

ARNOLD, CONSTABLE & CO., for many years located at Broadway and 19th street, have at last obtained a Fifth avenue site in the Murray Hill section. The dry goods concern has been considering the removal of its business to this district for many years, and several sites have been under consideration at various times. During the last year, however, several important changes have been made in the immediate locality, notably the advent of Lord & Taylor, A. A. Vantine & Co. and the assembling of the plot for the Rogers Peet Co., which is now erecting a building at 41st street, with a frontage in 42d street. Other important, though smaller operations, have been or are now under way, including the alteration of the southwest corner of Fifth avenue and 39th street and the new building on the east side of the avenue opposite the Public Library.



T. Joseph Bartley, Architect.
PROPOSED ARNOLD, CONSTABLE & COMPANY ESTABLISHMENT.

Through the firm of Douglas L. Elliman & Company, the merchants acquire control of the southeast corner of Fifth avenue and 40th street, owned by Frederick W. Vanderbilt, for a term of twenty-one years with several renewals, the rental for the first term approximating about $5,000,000. No definite figures have been given out as to the probable cost of construction, though it is estimated that the operation will involve in the neighborhood of about $650,000.

The newest Fifth avenue department store as planned, will cover an irregular plot with frontages in three streets forming an "L" around the Union League Club House. The Fifth avenue front will be 112 feet, in East 40th street the building will extend to a depth of 175 feet, while in East 39th street there will be a frontage of 25 feet. Entrances will be provided on all three thoroughfares, the main entrance, however, being on Fifth avenue and the carriage entrance in East 40th street.

This structure will rise to a height of six stories, and will have a basement and sub-basement. Construction will be fireproof in the fullest meaning of the word. The building will be steel frame with floor construction of reinforced concrete and partitions of hollow terra cotta blocks. Brick and buff Indiana limestone are the materials which will be used in the construction of the facades. These facades are designed in a very simple manner, and their chief ornamentation will be found in the cornice, which is massive and well designed.

Much space in the facades has been devoted to windows, thus assuring the best of natural light. The light from the south will be permanently protected by the erection of a one-story structure on a 30-foot plot on Fifth avenue. While this one-story building will harmonize with the main building in design it will not be used by the company, but will probably be leased independently. Its main function is to provide a permanent light court, 30 feet in width, above the first story of the store building.

T. Joseph Bartley, architect, 15 Broad street, Manhattan, has prepared the plans and specifications for the project, and he will have direct supervision of the construction and all materials used.

Niemann & Luth, 31 West 42d street, have received the general contract for the erection of the building, and it is proposed to start work of active construction immediately. Test borings have already been made, and the work of demolishing the old building now on the site will be started in a few days.

As a department store, the proposed structure will compare favorably with any of those recently erected in the city, although not so large as some. The plans provide for the installation of the most modern conveniences and appliances which mean so much to employees and patrons. Their comfort will be as-



FIFTH AVENUE, SHOWING SITE OF PROJECTED BUILDING.

sured in the rest and writing rooms, lavatories, etc., which will be provided for their use.

Particular attention has been given in the planning of this building to protection from the fire hazard. Wide aisles, commodious stairways and elevators, are designed to prevent a congestion of traffic within the building should a panic arise at any time. A smoke-proof fire tower and the most up-to-date mechanical fire protective and fire-fighting equipment, such as automatic sprinkler, standpipe, and alarm systems, will be installed.

A private high pressure power plant, which will provide heat for the building and electricity for lighting, elevator systems, ventilating, etc., and compressed air for sprinkler and cash carrier systems, will be included in this scheme. The plant will consist of a battery of boilers with a capacity of approximately 500 horse-power. Corliss engines, with direct connected generators, will be installed to provide electric energy. The building will be heated by exhaust steam from the boiler plant in a direct indirect system.

Arnold, Constable & Company was founded in 1827 by Aaron Arnold and James Hearn, under the firm name of Arnold & Hearn; at a later date Mr. Hearn retired from the business and was succeeded by James M. Constable. Later were admitted to the firm in order, Richard Arnold, Hicks Arnold, Frederick H. Constable and Edwin H. Weatherbee. The firm during all these years remained a private co-partnership under the name of Arnold, Constable & Company. Recently the firm was incorporated under the Laws of the State of New York with Hicks A. Weatherbee as president, being the great-grandson of the founder and grand-son of James M. Constable.

The negotiations which have covered a period of several weeks were handled by Mr. John A. LeBoutillier, of Messrs. Douglas L. Elliman & Company.

## METAL LATH PARTITION.

### Stood Up Under a Severe Fire and Water Test.

The official report of a fire and water test made at the Columbia University Fire Testing Station upon a fireproof partition installed by the Associated Metal Lath Manufacturers has been issued in pamphlet form by Professor Macgregor, who conducted the test. The data developed indicates that the construction may be classified as affording full protection. There was a large attendance of engineers, contractors, business agents and builders of New York and other cities, when the test was made, including H. B. McMaster, acting as commissioner for the Associated Metal Lath Manufacturers; R. J. Cullen, of the New York State Industrial Board; D. M. Buck, of the American Sheet and Tin Plate Company of Pittsburgh; W. L. Cauldwell, of the Berger Manufacturing Co.; Professor Woolson, of the Board of Fire Underwriters; S. G. Webb, of the Gypsum Industries Association; L. R. Ferguson, of the Association of Portland Cement Manufacturers; Harold D. Hynds, of the Atlas Portland Cement Co.; L. I. Neale and John W. Owen, of J. B. King & Co.; A. R. McKenzie, of the U. S. Gypsum Co.; J. P. Whiskeman; Professor Perrine, of Columbia; Professor Nelson, from the Worcester Polytechnic Institute; F. P. Kafka, of the Fireproof Products Co., and many others.

### Purpose of the Test.

The partition was erected in test house No. 2, which is designed exclusively for partition tests. It is the standard size required in the proposed rules of the Industrial Board. Four different types of expanded metal lath were used. The plaster was applied as a scratch, three inside and three outside coats. The resultant total thickness of the wall was two and one-half inches.

The purpose of the test was to determine the effect produced by subjecting the partition to heat and water by first gradually raising the temperature of the test chamber to 1700 deg. F. in one-half hour and maintaining an average temperature of approximately 1700 deg. F. for two and one-half hours, making the total fire test three hours; and second, at the end of this period applying a stream of cold water at hydrant pressure, which at this location varies from 25 to 30 pounds through a 1⅛-inch nozzle for two and one-half minutes.

### Results of Test.

Four minutes after the start, hair cracks along the two central channel studs and also two diagonal cracks in the lower back corner of the wall developed.

At the end of ten minutes, cracks had appeared along eight channel studs, and two diagonal cracks were noticed in the front lower corner of the partition. All cracks were emitting steam freely, which was formed by the moisture in the wall.

Additional cracks along the studs and also diagonal cracks at the corners, both top and bottom, developed as the test progressed.

### Stood the Test Well.

On the inside the wall appeared to be in perfect condition, and no cracks were noted during the first hour and one-half. At the end of this time four cracks appeared in the lower front corner of the wall. They averaged about two feet in length. Nothing further was noted until two hours and forty minutes of firing had passed when the inner surface of wall became crazed with innumerable hair cracks extending in all directions.

The application of water washed away a goodly portion of the finish coat and also of the second inside coat in patches over a total area of about sixteen square feet. No metal whatever was exposed.

No fire, smoke or water came through the partition and after it had dried out it was firm and solid and gave a good ring when struck with a hammer.

### Competition on Fireplace Heater Design

The American Gas Institute and the National Commercial Gas Association have authorized a joint committee to offer a prize of $150 for the best design of a fireplace heater, burning gas. The committee wants a design of a heater that may be placed in the open fireplace of the library, living-room or dining-room of an artistically furnished dwelling, which will be appropriate for the purpose, and artistically consistent with the furnishings of the room. The appearance when unlighted is of equal importance with the appearance when lighted, and in awarding the prize these two features will be given equal prominence.

As a guide to the contestants the following technical facts are given:

The burners may be of either the illuminating type or of the atmospheric type. In the former there is always a certain amount of flicker in the flame. The flame must not be allowed to come in contact with metal or other material, but must burn freely into the atmosphere.

In the burners of the atmospheric type the gas flame has no illuminating value, and this flame may be allowed to touch metal or other material, without any danger of depositing carbon. This contact of the flame with other material is generally accompanied by the emission of some odor. With all types of burners, however it is the intention to have the products of combustion from these gas fires ascend through the flue.

The award will be made by the committee on the recommendation of a jury composed of three members, an architect (to be nominated by the American Institute of Architects), a member of the American Gas Institute and a member of the National Commercial Gas Association.

The competition will close on March 1, 1915, at which time the designs must be in the hands of the chairman of the joint committee, Wm. J. Serrill, 1401 Arch street, Philadelphia. Further information on this competition may be obtained by communicating with Mr. Serrill, Philadelphia, Pa.

## FIREPROOF ZONES.

### A Suggestion to Be Considered in Building Code Revision.

Three classes of fire limits are under consideration by the Building Committee of the Board of Aldermen, which is charged with the duty of revising the building code. Limits within which no new frame construction will be permitted have already been enacted in a separate ordinance, and another ordinance is in preparation which sets off certain districts in each borough within which the construction of frame houses when detached is permissible. Recently the committee has been asked to consider the advisability of establishing, in Manhattan and Brooklyn only, a third class of limitations, namely fireproof zones.

Within the bounds of a fireproof zone no new building, other than a low "taxpayer," would be legal unless it be of fireproof construction.

So far as Manhattan is concerned, such a commandment would be merely a recognition of the prevailing practice. Both 42d and 59th streets have been suggested as the northern boundary of the zone in Manhattan. For Brooklyn the committee has been advised that the zone should embrace simply the principal factory district lying along the water front, between Erie Basin and Newtown Creek.

The fact has not been overlooked that a fireproof zone two blocks wide extending across Manhattan Island in the latitude of 125th street, on the east side of the borough, and following the course of 129th street, on the west side, would be a barrier that would be the salvation of a large section of the city in the event of a conflagration which, were there no such fire stop, might reach the proportions of a Salem disaster.

Similarly, a fireproof zone two blocks wide along the course of Fulton street, in Brooklyn, from the bridge to East New York, might save the borough from a sweeping conflagration. The restriction would not affect existing buildings, but would require all new construction, except "taxpayers," to be fireproof, in the expectation that in years to come, when most of the combustible structures shall have been replaced, Brooklyn will have in a new Fulton street a sure protection against such a fire as ran over Salem and left not one piece of wood unburned in its path, so far as the present writer was able to discover on a recent visit.

### New Plumbing Regulations.

The hearing appointed by the Building Committee for this week on the subject of the new plumbing regulations has been postoned to October 8 at 2 p. m. at City Hall.

### Brisk Building at Nepperhan.

Building has begun on the home of Mr. Alexander Saslavsky, assistant conductor of the New York Symphony Orchestra, which has been arranging plans for an attractive home at Nepperhan Heights, a suburban colony of Yonkers. Plans have been prepared for a residence on the corner of Fairview avenue and Morningside road for Charles C. Gillert. Arrangements are being made for the beautification of Wheelers' Pond, and also for the founding of a Nepperhan Tennis Club, which is to be incorporated very soon. The section surrounding the water is to be improved, a clubhouse erected, and courts for tennis and squash built. This will increase the social attractiveness of Nepperhan Heights.

### Large Factory for Paterson, N. J.

The East Jersey Pipe Company, 30 Church street, New York City, is having preliminary plans prepared for a modern factory building to be erected at the corner of East 37th street and Twenty-first avenue, Paterson, N. J. The improvement will probably amount to an expenditure of nearly $300,000. The company's own engineers are preparing the plans, and details of construction have not been determined.

**Proposed Clubhouse for Nurses.**

Parish & Schroeder, architects, 12 West 38th street, have been retained by the Young Women's Christian Association, 600 Lexington avenue, to prepare plans and specifications for a modern clubhouse for nurses, to be erected on the plot recently purchased at 132-138 East 45th street. The proposed structure will be eight stories in height and will cover a plot 75x100 feet. The building will be strictly fireproof, with facades of brick, limestone and terra cotta. All the conveniences of a modern clubhouse will be installed, and particular attention will be devoted to making the individual rooms homelike. The project will cost nearly $500,000.

**Contract for Residence.**

Reid-Palmer Construction Co., 30 East 42d street, has recently been awarded a general contract for the construction of a residence at 10 East 80th street for Sol. Friedman, from plans and specifications prepared by Edward Necarsulmer, architect, 507 Fifth avenue. The house will be fireproof, five stories in height, and will be 20x68 feet. It will cost $100,000.

**New Broadway Office Building.**

Plans have been completed and filed in the Department of Buildings by Ernest & Montague Flagg, architects, 109 Broad street, for a twenty-one-story office building, to be erected at the southeast corner of Broadway and 37th street. The building will be fireproof and will have frontages of 105 feet on Broadway, 197 feet in 37th street, and 23 feet on Sixth avenue. The structure will be 276 feet high. The facades will be of brick and Indiana limestone and will be designed in the style of the Italian Renaissance. This building will be erected by the Robert Hoe Estate, Inc., and will cost more than $1,000,000.

**Addition to Standard Oil Works.**

H. D. Best & Co., 320 Fifth avenue, New York City, have received the general contract for the construction of a can factory at the Devoe works of the Standard Oil Company, at Long Island City. The new structure will be of reinforced concrete, two stories in height, and will cover a plot 145x380 feet. It will cost about $200,000. The plans were prepared privately by the owner's engineers.

**New Park Avenue Apartment.**

George Fred Pelham, architect, 30 East 42d street, has been retained by the Rexton Realty Co., 37 Liberty street, to prepare plans for a thirteen-story apartment house, to be erected at 162 East 82d street (southeast corner of Park avenue), on a plot 25x100 feet. The building will be arranged for one family on a floor. The project will cost about $150,000.

**Contract Awarded for Automobile Plant.**

W. L. Crow Construction Co., 103 Park avenue, New York City, was awarded the general contract for the superstructure of the warehouse and assembly plant being erected in Long Island City for the Ford Motor Co. The plans were prepared by John Graham, architect and engineer, Highland Park, Mich. Full details of construction were announced in the September 12th issue of the Record and Guide.

## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS.

Sealed proposals for New Boiler, Stack, etc., at the Binghamton State Hospital, Binghamton, New York, will be received by the State Hospital Commission, Capitol, Albany, New York, until Monday, Oct. 19, 1914, at 3 p. m., when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect and shall be accompanied by certified check in the sum of 5% of the amount of bid and the contractors to whom the awards are made will be required to furnish surety company bonds in the sum of 50% of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 2064. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York office of the Department of Architecture, Room 1224 Woolworth Building, at the office of the Department of Architecture, Capitol, Albany, N. Y., and at the Binghamton State Hospital, Binghamton, N. Y. Drawings and specifications may be obtained at the Department of Architecture, Capitol, Albany, N. Y., on reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MOUNT VERNON, N. Y.—The Ward Leonard Electric Co., L. K. Kebler, president, Swan st, Bronxville, contemplates the erection of a factory here. No architect selected.

NEW YORK STATE.—The Board of Supervisors of Chenango County, Bert Lord, chairman of building committee, Afton, N. Y., contemplates the erection of a tuberculosis hospital here. No architect selected.

CAZENOVIA, N. Y.—The Town of Cazenovia, District 7, Madison Co., J. O. Parker, contemplates the erection of a school here. No architect selected.

SYRACUSE, N. Y.—The University of Syracuse, Prof. Hugh Tilroe, at site, contemplates the erection of a school of oratory at the campus. No architect selected.

## PLANS FIGURING.

CHURCHES.

MANHATTAN.—Ludlow & Peabody, 101 Park av, architects, are taking bids on general contract for a 1 and 2-sty brick and stone church and school in the north side of 137th st, between Lenox and 7th avs, for St. James Presbyterian Colored Church, care of Church Extension Committee of Presbytery of New York, 156 5th av.

DWELLINGS.

HARTSDALE, N. Y.—R. W. Gardner, 84 William st, Manhattan, architect, is taking bids for a 2½-sty brick and terra cotta residence for Reginald C. Knickerbocker, 450 4th av, Manhattan. Cost, about $11,000.

RYE, N. Y.—W. W. Benedict, 131 West 110th st, Manhattan, owner, is taking bids on general contract for a 2½-sty frame residence at South View Park from plans by H. J. Robinson, 1st National Bank Building, Mt. Vernon. Cost, about $5,500.

COLD SPRING HARBOR, L. I.—Bids will close about October 8 for a 2½-sty brick residence and garage, 40x85 ft., for Donald Scott, 9 East 9th st, Manhattan. Murphy & Dana, 331 Madison av, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about $125,000.

LARCHMONT PARK, N. Y.—Philip Resnyk, 40 West 32d st, Manhattan, architect, is taking bids for a 2½-sty stone and frame residence, 26x30 ft., for Howard Naylor, Utopia Park, Larchmont. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Plans are being figured for the 4-sty brick factory, 61x99 ft., in the south side of Wilson st, 100 ft. west of Wythe av, for Truslow & Fulle, 48 Wilson st. William H. Ludwig, 801 Eastern parkway, architect. Cost, about $15,000.

MANHATTAN.—Gustave E. Steinbeck, 15 East 40th st, has completed plans and is ready for bids for alterations to the factory and loft building at 432-434 East 71st st for the Leissner Realty Co., Edward Leissner, president, 432 East 71st st. Cost, about $15,000.

MUNICIPAL WORK.

WEST NEW YORK, N. J.—Bids will close October 13 for a brick and terra cotta municipal building, 75x180 ft., at 16th st and Taylor pl for the Town Council of the Town of West New York, O. L. Aufderheide, mayor. Cost, about $75,000.

STABLES AND GARAGES.

BROOKLYN.—Plans are being figured for the 2-sty brick private garage, 70x98 ft., on the south side of Lexington av, 170 ft. west of Patchen av, for Poppke & Son, 371 Lexington av. W. B. Wills, 1181 Myrtle av, architect. Cost, about $25,000.

GLEN GARDNER, N. J.—Bids will close October 5 at the office of W. H. Kensinger, president Board of Managers, State of New Jersey, Department of Charities and Correction, for a 2-sty hollow tile cow barn and two silos, from plans by George S. Drew, State House, Trenton, State architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Thompson Starrett Co., 49 Wall st, general contractor, is taking bids on subs for the 12-sty business building on the west side of Broadway, from 35th to 36th sts, for William Henry Barnum and William Everdell, Jr., Longacre Building, Broadway and 42d st. Clinton & Russell, 32 Nassau st, architects.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The Halpin Building Corporation, Paul Halpin, 154 Nassau st, contemplates the erection of a 5-sty apartment house at the northeast corner of Wadsworth terrace and 190th st, from plans by Moore & Landsiedel, 148th st and 3d av.

PINEHURST AV.—Foundations are under way for two 5-sty apartments, 150x96 ft., at 67-73 Pinehurst av, 100 ft. north of 180th st, for the Riverview Construction Co., Henry McBloch & Bro., 21 Waverly pl, owner. Samuel Sass, 32 Union sq, architect. V. Valentine Contracting Co., 103 Park av, has mason and stone work. Park Iron Works, 712 East 136th st, steel and ornamental iron work. Cost, about $115,000.

64TH ST.—Horenburger & Bardes, 122 Bowery, Manhattan, are preparing plans for a 5-sty tenement, 40x100 ft., in the south side of 64th st, 140 ft. west of 14th av, for James Carneval, 111 Warren st, Manhattan.

111TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for a 6-sty apartment, 105x86.3 ft., in the north side of 111th st, 287 ft. east of 7th av, for the 114th St. 7th Av. Construction Co., 1884 7th av. Cost, about $125,000.

DWELLINGS.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for a 4-sty residence, 100x110 ft., at the northeast corner of 5th av and 91st st for Otto Kahn, 52 William st. Rene Sargeant, Paris, France, consulting engineer. Thompson Starrett Co., 49 Wall st, general contractor.

MADISON AV.—The Gibbons Remodeling & Construction Co., 318 Columbia st, Brooklyn, had the contract for the construction of a private staircase and the installation of a Gurney elevator in the residence of John Cardinal Farley, on Madison av. The work was done under the supervision of the Right Rev. Monsignor M. J. Lavelle, rector of St. Patrick's. The cost of the improvement was subscribed by several members of the board of trustees.

FACTORIES AND WAREHOUSES.

BLEECKER ST.—Peter J. McKeon, 13 Park Row, Bureau of Fire Engineering, has completed plans for a 7-sty factory and loft building at 26-30 Bleecker st for Mrs. Emma Schalck, 181 Broadway. Cost, about $3,000.

3D AV.—Edward Lee Young, 118 East 28th st, is completing plans for alterations to the brewery at 3d av and 92d st, for general and executive offices, for the Jacob Ruppert Brewing Co., on premises. Bids will be received on separate contracts.

HALLS AND CLUBS.

BOWERY.—Walter H. Volckening, 116 Decatur st, Brooklyn, has completed plans for a 5-sty brick, steel and reinforced concrete store and lodge room building at 103 Bowery for the estate of Charles A. Chesebrough, William H. Chesebrough, 162 St. Johns pl, Brooklyn, executor. Cost, about $20,000. Bids will be taken from a selected list of contractors by architect when plans have been approved.

35TH ST.—Butler & Rodman, 16 East 23d st, are preparing plans for alterations to the 3-sty parish house at 35th st and Lexington av for the Church of the Epiphany, Rev. Doctor Crocker, on premises. Cost, about $30,000. Bids will be taken by the architects about Oct. 5.

APARTMENTS, FLATS AND TENEMENTS.

111TH ST.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 6-sty apartment, 105x100 ft., in the north side of West 111th st, 287 ft. east of 7th av, for the 114th St. and 7th Av. Construction Co., Max Weinstein, president, 1884 7th av, owner and builder. Cost, about $125,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education Sept. 28 for installing heating and ventilating apparatus in P. S. 52. Wells & Newton Co. of New York, low bidder at $4,622. For installing temperature regulation in P. S. 52 at $4,300.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TINTON AV.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for two 6-sty brick and steel apartments, 49x89 ft. and 52x89 ft., on Tinton av, near 163d st, for Aaron Goodman and associates, 117 West 119th st, Manhattan. Total cost, about $80,000.

ANDREWS AV.—Neville & Bagge, 217 West 125th st, have about completed plans for seven 5-sty tenements, 39x72 ft., on the west side of Andrews av, 197 ft. south of 179th st, for the Oesting Building Co., on premises. Cost, about $140,000.

LORING PL.—Plans are about completed by Neville & Bagge, 217 West 125th st, for five 5-sty tenements, 40x72 ft., on the east side of Loring pl, 104 ft. north of Burnside av, for the Oesting Building Co., on premises, owner and builder. Cost, about $100,000.

183D ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment with stores, 75x100 ft., at the northeast corner of 183d st and Park av, for the Isaac Lieder Realty Corp., care of Brand & Silverstein, 4014 Park av, owner and builder. Cost, about $70,000.

ANDREWS AV.—A. J. Thomas, 2526 Webster av, is preparing plans for a 5-sty apartment, 50x100 ft., at the northeast corner of Andrews av and 183d st for a building company to be formed.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

GLENMORE AV.—Cohn Bros., 361 Stone av, have completed plans for two 4-sty tenements, 35x90 ft., at Glenmore and Georgia avs for the Idan Holding Co., S. Sassulsky, president, 312 Hopkinson av, owner and builder. Cost, about $70,000.

HOPKINSON AV.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for a 4-sty tenement, 50x88 ft., on the west side of Hopkinson av, 100 ft. south of Sutter av, for the S. & R. Realty Co., Arthur Spinola, president, 626 Saratoga av, owner and builder. Cost, about $70,000.

STOCKHOLM ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 50x89 ft., in the west side of Stockholm st, 200 ft. south of Central av, for the 250 Pacific Street Inc., 45 West 34th st, Manhattan. Cost, about $25,000.

WARWICK ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for two 3-sty tenements, 22x75 ft., in the east side of Warwick st, 150 ft. north of New Lots rd, for the Warwick Improvement Co., S. Ettlinger, president, 635 Ashford st, owner and builder. Cost, about $22,500.

LINCOLN PL.—M. Joseph Harrison, 230 Grand st, Manhattan, has completed plans for a 4-sty tenement, 40x61 ft., on the south side of Lincoln pl, 450 ft. west of Franklin av, for the Wyler Construction Co., Marcus Rosenthal, president, 35 Nassau st. Cost, about $25,000.

DWELLINGS.

FLATBUSH AV.—Shampan & Shampan, 772 Broadway, are preparing plans for six 3-sty residences and stores, 20x86 ft., on the east side of Flatbush av, 20 ft. north of Clarkson av, and the northeast corner of Flatbush av and Clarkson av, for the Brooklyn Union Building Co., 44 Court st. Total cost, about $42,000.

PITKIN AV.—Cohn Bros, 361 Stone av, have completed plans for five 3-sty residences, stores and offices at Pitkin av and Chester st for D. Isaacowitz, 316 Hopkinson av, owner and builder. Cost, about $30,000.

12TH ST.—Plans are being prepared privately for a 2-sty frame residence in the west side of East 12th st, 75 ft. north of Av O, for Godfrey B. Hickman, 1624 East 10th st. Cost, about $3,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education Setpember 28 for installing electric equipment in P. S. 169. Peet & Powers, low bidders at $8,435.

### Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for two 3-sty tenements, 28x68 ft., in the south side of Palmetto st, 148 ft. east of Fresh Pond rd, for Valentine Lesier, 712 Prospect av, Brooklyn. Cost, about $20,000.

DWELLINGS.

MASPETH, L. I.—E. Rose & Son, Elmhurst, L. I., have completed plans for a 2-sty frame residence, 20x59 ft., in Grand st, near Jefferson av, for Chas. Baran, 941 Grand st, Brooklyn. Cost, about $4,000.

CORONA, L. I.—C. L. Varrone, 171 Corona av, has completed plans for a 2-sty frame residence, 24x50 ft., on Hillside av, near Shopola av, for Paul Zunno, 19 Newin st. Cost, about $3,000.

JAMAICA, L. I.—W. H. Spaulding, 34 Bergen av, is preparing plans for a 2½-sty frame residence, 24x33 ft., for S. Youmans, 126 Willett st. Cost, about $6,000.

HOTELS.

ARVERNE, L. I.—Philip Caplan, 477 Boulevard, Rockaway Beach, is preparing plans for alterations and additions to the hotel on Ammerman av, near the Boulevard, for M. Seligman, 410 Boulevard, Rockaway Beach. Cost, about $10,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids September 28 for installing heating and ventilating apparatus; installing temperature regulation and installing electric ash hoist in Flushing High School. All bids laid over.

STABLES AND GARAGES.

ROCKAWAY BEACH, L. I.—W. S. Rothschild, Rockaway Park, L. I., has completed plans for a 1-sty hollow tile and stucco stable, 25x60 ft., in Thomas st, north of Boulevard, for Harry Dreyfus, this place. Cost, about $6,000.

ROCKAWAY BEACH, L. I.—W. S. Rothschild, Rockaway Park, L. I., has completed plans for a 1-sty brick garage, 25x118 ft., on Fairview av, near railroad, for Patrick Lenham, this place, owner. Cost, about $5,000.

THEATRES.

ROCKAWAY PARK, L. I.—Axel Hedman, 367 Fulton st, Brooklyn, has been commissioned to prepare plans for a 1-sty frame moving picture theatre and open air theatre on 5th av, 150 ft. from the Boardwalk, for William C. Ormond, care of the Board of Assessors, Municipal Building, Manhattan. Lubin & Wolf, 334 East 50th st, Manhattan, lessees.

### Suffolk.

STABLES AND GARAGES.

SOUTHOLD, L. I.—J. L. Burley, 345-347 5th av, Manhattan, has completed plans for a 5-sty brick and terra cotta stable, garage and gardner's cottage and residence, 50x100 ft., for A. H. Cosden, care of architect. Also a garage for E. D. Cahoon, care of architect.

### Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, Yonkers, is preparing sketches for a 3-sty frame apartment house. Location and owner's name, for the present, withheld.

YONKERS, N. Y.—Plans have been prepared for a 3-sty brick apartment, 25x79 ft., on Sherman av, 444 ft. south of McLean av, for Werner & Son Construction Co., Chas. J. Werner, president, 67 Grant av. Cost, about $11,000.

TUCKAHOE, N. Y.—Andrew J. Serigio, White Plains rd, contemplates the erection of a 3 and 4-sty brick store and apartment house on White Plains rd. No architect seletced.

DWELLINGS.

MOUNT VERNON, N. Y.—The Milligan Co., 154 East 1st st, is preparing preliminary plans for a 2½-sty frame and stucco residence at Oakwood Heights for Mrs. Joseph S. Wood, South 2d av. Cost, about $10,000.

HARTSDALE, N. Y.—Patterson & Dula, 50 East 40th st, Manhattan, have about completed plans for a 2½-sty brick residence, 70x50 ft., on Greenacres av for P. Compton Miller, Hartsdale. Cost, about $25,000.

NEW ROCHELLE, N. Y.—L. L. Barnard, Lawton st, has completed plans for a 2½-sty frame residence, 43x26 ft., on Broadview av for F. C. Cooke, care of J. A. Mahlsteadt Co., Columbus pl. Cost, about $9,000.

BRONXVILLE, N. Y.—The Bronck Co., Inc., B. B. Burnett, president, contemplates the erection of a 2½-sty frame residence on Tanglewylde av, west of White Plains rd, from plans by W. H. Orchard, 122 West 42d st, Manhattan. Cost, about $8,000.

YONKERS, N. Y.—Plans have been completed privately for a 2½-sty frame residence, 17x42 ft., at Bronxville Park, Webster av, for Felix A. Delica, Tuxedo Park. Cost, about $4,000.


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*Contemplated Construction (Continued).*

YONKERS, N. Y.—J. A. Watson, 34 Warburton av, is preparing plans for a 2½-sty frame residence, 30x30 ft., on Adams pl, near Morsemere av, for Edgar F. Horworth, 19 North Broadway. Cost, about $5,000.

NEW ROCHELLE, N. Y.—Frank A. Colby, Berkeley rd, Hartsdale, N. Y., has been commissioned to prepare plans for the construction of a residence at Davenport Neck for S. N. Castle, Chatsworth av, Larchmont.

YONKERS, N. Y.—F. A. Carr, 14 South Broadway, has completed plans for a 2½-sty frame residence, 26x56 ft., at 61 Douglas av for Caroline C. Fairlie, 123 Lake av, owner and builder. Cost, about $6,500.

HARTSDALE, N. Y.—Satterlee & Boyd, 3 West 29th st, Manhattan, are preparing plans for a 2½-sty frame residence at Greenacres for William J. Coward, care of A. J. Babcock, 119 West 40th st, Manhattan. Cost, about $10,000.

HALLS AND CLUBS.

YONKERS, N. Y.—George H. Chamberlain, 18 South Broadway, has completed revised plans for the Y. M. C. A. building, 148x75 ft., at the southwest corner of Riverdale av and Hudson st for the Young Men's Christian Association, Alfred Bunker, president. Shattuck & Hussey, 19 South LaSalle st, Chicago, Ill., consulting engineers. Cost, about $100,000.

PUBLIC BUILDINGS.

YONKERS, N. Y.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 2-sty brick and steel armory, 111x167 ft., at North Broadway and Quincy pl for the N. Y. State Armory Commission, Franklin W. Ward, 174 State st, Albany, secretary. Cost, about $85,000. Bids will be taken about December.

THEATRES.

YONKERS, N. Y.—William E. Lehman, 738 Broad st, Newark, has completed plans for a 5-sty brick and architectural terra cotta theatre and office building at the northwest corner of South Broadway and Prospect st for Allen & Epstein, 1495 Broadway, Manhattan. Cost, about $300,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Kaplan Bros., 553 South 12th st, have received the general contract to erect a 3-sty frame flat, 22x55 ft., at 180 South 10th st, for Mathew M. Gaynor, 186 South 10th st. R. Bottelli, Ordway Building, architect. Cost, about $6,000.

ENGLEWOOD, N. J.—Thomas Morley, 2 South Dean st, has received the general contract to erect two 2-sty stores and apartments, 50x80 ft., at 35-37 Dean st for Morris Wides, 32 Dean st. C. Vanderbeck, Moore st, architect. Cost, about $18,000.

BANKS.

DURHAM, N. C.—(Sub.).—The American Magnesia Cement Co., Inc., 322 East 34th st, Manhattan, has been awarded the contract for furnishing composition flooring necessary for the First National Bank Building here, from plans by Milburn & Heister. George A. Fuller Co., general contractor.

DWELLINGS.

BRONXVILLE, N. Y.—Mr. Johnson, this place, has received the general contract to erect a 2½-sty frame residence, 25x45 ft., for R. Carlton Fontaine, care of Lord & Burnham Co., Madison av and 42d st, Manhattan. Frank Kelly, 390 Douglass st, Brooklyn, architect. Cost, about $7,000.

FANWOOD, N. J.—Frank Austin, 625 Gherardi st, Woodhaven, L. I., has received the general contract to erect a 2-sty hollow tile and stucco residence on Hunter av, for Thomas W. and Alida Reid, care of architect, William J. Lodge, 749 Broadway, Bayonne, N. J. Cost, about $6,000.

WHITE PLAINS, N. Y.—H. H. Vought & Co., 346 Madison av, Manhattan, have received the general contract to erect a 2½-sty local stone and frame residence, 33x60 ft., at Sherman av and Heatherbloom rd for Douglas T. Johnson, 128 West 72d st, Manhattan, and Cooperstown, N. Y. Frank P. Whiting, 103 Park av, Manhattan, architect. Cost, about $25,000.

HARTSDALE, N. Y.—Emil Johansen, 730 Cranford av, Manhattan, has received the general contract to erect a 2½-sty frame residence, 64x66 ft., for Albert J. Mehler, care of Lazard Freres, 10 Wall st, Manhattan. Herbert M. Baer, 665 5th av, Manhattan, architect. Cost, about $18,000.

PLAINFIELD, N. J.—Charles E. Drake, 914 West 4th st, Plainfield, has received the general contract to erect a 2½-sty frame double house here for M. F. Watson, Grant av and 2d st. W. E. Clum, 152 Park av, architect. Howard Huff, 940 West 4th st, has mason work. Cost, about $5,500.

KEARNEY, N. J.—John H. S. Willey, this place, has received the general contract to erect a 2-sty frame residence and store at 155 Kearney av, for Henry and Sarah Sincock, this place. Joseph Kennedy, 6 West 4th st, Harrison, architect. Cost, about $4,000.

LOCUST VALLEY, L. I.—Rogers & Blydenburg, Babylon, L. I., have received the general contract to erect a 2½-sty frame residence for Miss Gretta Hostetter, Locust Valley, L. I., and 57 East 64th st, Manhattan. A. Hopkins, 101 Park av, Manhattan, architect. Cost, about $20,000.

MIAMI, FLORIDA.—(Sub.).—E. G. Woolfolk & Co., 153 West 31st st, Manhattan, have received the heating contract and Peet & Powers, 45 West 34th st, the electrical contract for the 3-sty reinforced concrete and stucco residence for James Deering, Chicago, Ill., F. Burrall Hoffman, Jr., 15 East 40th st, Manhattan, architect. George Sykes, Inc., 314 East 34th st, Manhattan, builder. Cost, about $900,000.

YONKERS, N. Y.—(Sub.).—James Romano, 49 Grove st, Mt. Vernon, has received the mason work, and Watson & Bremner, 52 Oak st, Yonkers, the carpenter work for the 2½-sty frame residence, 31x26 ft., at the corner of Roberts lane and North Broadway for the Riverview Building Co., 12 North Broadway, Yonkers. J. Wilford Kirst, 12 North Broadway, architect. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—McGough & Hoey, 16 Court st, have received the general contract to erect a 2-sty brick and reinforced concrete factory extension, 25x100 ft., at 35 Nostrand av for the Brooklyn Varnish Co., on premises. Hans Arnold, care of owner, architect. Cost, about $9,000.

PUBLIC BUILDINGS.

EAST ORANGE, N. J. The Essex Construction Co., 85 Academy st, Newark, has received the general contract to alter and make additions to the library at Main st and Munn av for the East Orange Public Library, Ed. O. Stanley, president Board of Trustees. Hobart A. Walker, 427 5th av, Manhattan, architect. Cost, about $40,000.

PEEKSKILL, N. Y.—(Sub.).—The American Magnesia Cement Co., Inc., 322 East 34th st, Manhattan, has received the contract for composition flooring necessary for the Peekskill court house and jail, from plans by Kirby & Petit, Manhattan. Drum Construction Co., general contractor.

BRONX.—William Henderson, 507 5th av, has received the general contract to erect a 1½-sty brick post office at the southeast corner of 177th st and Bronx River for the Bronx Company, W. H. Birchall, president, 331 East 200th st. U. S. Government, lessee. Janes & Cordes, 124 West 45th st, architects.

SCHOOLS AND COLLEGES.

WESTFIELD, N. J.—(Sub.).—The American Magnesia Cement Co., Inc., 322 East 34th st, Manhattan, has received the contract for furnishing composition flooring in the Westfield school at Westfield, from plans by H. C. Pelton, Manhattan. Also composition flooring in the Little Ferry school at Little Ferry, from plans by Edward Silbey. Kelly Construction Co., general contractor. And for the Masonic temple at Belleville, from plans by Chas. G. Jones. Gunn-Van Dale Co., general contractor.

STABLES AND GARAGES.

MAHWAH, N. J.—W. T. Findley, Suffern, N. Y., has received the general contract to erect several 2 and 3-sty frame farm buildings here for Clarence McKay Lewis, 25 Broad st, Manhattan. Alfred Hopkins, 101 Park av, Manhattan, architect.

WHITE PLAINS, N. Y.—Pinchbeck Bros., 78 Longview av, have received the general contract to erect a 1½-sty brick stable on Westmoreland av, for R. Young Bros. Co., Railroad av. Frank Horton Brown, Railroad av, architect.

STORES, OFFICES AND LOFTS.

BROOKLYN.—August W. Koestner, 201 Greenwood av, has received the general contract to erect a 1-sty brick shop, 30x50 ft., in the north side of 7th st, 240 ft. west of 3d av, for John Paul Witt, 90 18th st. B. F. Hudson, 319 9th st, architect. Cost, about $2,000.

MANHATTAN.—Louis Poshinsky, 378 Saratoga av, Brooklyn, has received the general contract to erect a 1-sty brick store building, 100x103 ft., consisting of fourteen stores, at the southwest corner of St. Nicholas av and 191st st for the Tunnel Realty Co., Woolworth Building, 233 Broadway, Abraham Kalisky, president. M. Joseph Harrison, 230 Grand st, architect. Cost, about $25,000.

MISCELLANEOUS.

FIRE ISLAND, N. Y.—McDermott & Hanigan, 103 Park av, Manhattan, have received the general contract to erect a radio building for the U. S. Government, Navy Department, H. R. Stanford, chief of Bureau of Yards and Docks, Washington, D. C.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

DWELLINGS.

227TH ST, s s, 251 e Van Corlear pl, 1-family dwelling, frame, 1½ stories; cost, $4,000; owner, Sophie Hummel, 22 Marble Hill av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 328.

1,000 FEET north Dyckman st and 60 feet east of Lower Bolton road, dwelling, concrete, 22x33, 1-sty; cost, $1,500; owner, The Hospital and Home of Rest for Consumptives, W. G. Langdon, president, Morristown, N. J.; architect, The Decker Co., 277 Broadway. Plan No. 326.

HOSPITALS AND ASYLUMS.

58TH ST, 423-435 East, 59th st, 420-426 East, 6-sty brick fireproof hospital, 43x200; cost, $500,000; owner, N. Y. Orthopaedic Dispensary & Hospital, Eugene Delano, Pres., 126 East 59th st; architects, York & Sawyer, 50 East 41st st. Plan No. 332.

STABLES AND GARAGES.

207TH ST, 612 West, garage, brick, 39x97, 1-sty; cost, $10,000; owner, William H. Laird, 55 Vermilyea av; architect, Harry L. Brandt, 38 Marble Hill av. Plan No. 325.

STORES, OFFICES AND LOFTS.

MADISON AV, 346, office, 10-sty brick and concrete, 85x128; cost, $600,000; owner, Riverbrook Realty Corporation, 62 Cedar st; architect, La Farge & Morris, 101 Park av. Plan No. 327.

BROADWAY, 1364-1370, office building, 21 stories, concrete and terra cotta, 105x197; cost, $1,000,000; owner, Robert Hoe Estate Co., 15 William st; architects, Flagg & Flagg, 109 Broad st. Plan No. 330.

ST. NICHOLAS AV and West 191st st s w cor, stores; 1-sty, brick, 100x103; cost, $25,000; owner, Tunnel Realty Co., Woolworth Bldg.; architect, M. Joseph Harrison, 230 Grand st. Plan No. 329.

STORES AND TENEMENTS.

64TH ST, 429 East, 65th st, 430 East, two 6-sty brick tenements, 100x89; cost, $180,000; owner, City & Suburban Homes Co., Elgin R. Gould, president, 15 West 38th st; architect, Phillip H. Ohm, 15 West 38th st. Plan No. 331.

## Bronx.

DWELLINGS.

EDISON AV, e s, 175 s Tremont av, 2½-sty frame dwelling, shingle roof, 18x32; cost, $3,000; owner, Margaret Darby, 1340 Stebbins av; architect, Harry B. Van Benschoten, 1296 Union av. Plan No. 476.

ARTHUR AV, w s, 40 n 189th st, two 2-sty brick dwellings, tin roof, 25x106; cost, $2,000; owner, Carmela Bongioino, 2405 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 480.

SANDS PL, s s, 125 e Schuyler pl, 2½-sty frame dwelling, shingle roof, 20x31; cost, $3,000; owner, Elizabeth Nielson, 1507 Eastchester rd; architect, B. Ebeling, 135 Westchester sq. Plan No. 482.

LISBIG AV, w s, 250 s 261st st, 2-sty and attic frame dwelling, shingle roof, 21x56; cost, $6,500; owner, Hannah Nyden, 259th st and Riverdale av; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 484.

RANDALL AV, s s, 30 e Wright av, 2½-sty frame dwelling, tile roof, 20x56; cost, $4,500; owners, Geo. & Nellie Laughran, 405 East 139th st; architect, Walter R. Barto, 50 Washington st. Plan No. 485.

FACTORIES AND WAREHOUSES.

ADAMS ST, n s, 255.2 e Van Nest av, 1-sty brick storage, 30x92; cost, $2,000; owner, Bronx Sash Door Co., on premises; architect, M. A. Buckley, 1515 Hone av. Plan No. 473.

HOSPITALS AND ASYLUMS.

FEATHERBED LANE, northerly junction, Macombs rd, 3-sty brick hospital, slag roof, 102.4x68.8; cost, $90,000; owners, House of Calvary, John Cardinal Farley, 452 Madison av, on premises; architect, Robt. J. Reiley, 477 5th av. Plan No. 470.

STABLES AND GARAGES.

SEDGWICK AV, 1883, w s, 124.03 s 178th st, 2-sty brick garage and dwelling, tin roof, 30x20; cost, $1,500; owner, Henry Stauf, on premises; architect, Chas. Brogan, on premises. Plan No. 475.

DAVIDSON AV, w s, 10 n 177th st, 1-sty brick garage, concrete roof, 9x39; cost, $300; owner and architect, G. Mugler, 1905 Davidson av. Plan No. 479.

STORES, OFFICES AND LOFTS.

MORRIS PARK AV, n s, 141. 9 w Bronxdale av, 1-sty frame stores, slag roof, 45.5½x57.5½; cost, $6,000; owner, Bronx County Con. Co., Chas. S. Levy, 1029 Tremont av, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 478.

WATERBURY AV, n s, 40 w Vreeland av, 1-sty brick office, asbestos roof, 42.10x32; cost, $800; owner and architect, Standard Oil Co., 26 Broadway. Plan No. 474.

WALTON AV, n es cor 140th st, 2-sty brick studio, slag roof, 116x79; cost, $20,000; owner, H. P. Knight, 147 East 81st st; architect, Jas. M. Farnsworth, 644 8th av. Plan No. 481.

STORES AND TENEMENTS.

TREMONT AV, n e cor Anthony av, 8-sty brick tenement, concrete, arch and tile roof, 100x114.9; cost, $215,000; owners, Cleland Realty Co., Henry Cleland, 1849 Anthony av, president; architect, Frederick Jaeger, 441 Tremont av. Plan No. 469.

MISCELLANEOUS.

BRONXDALE AV, w s, 25 s Morris Park av, 1-sty frame shed, 23x12; cost, $100; owner, John Schloeder, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 477.

MORRIS AV, w s, 30 s 141st st, 1-sty frame shed, 18x40; cost, $125; owner, J. L. Mott Co., 17th st and 5th av; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 471.

HIGHBRIDGE R. R. YARD, 500 s 177th st, 1-sty brick and concrete circuit breaker house, 28.9x9.5; cost, $1,700; owner, N. Y. C. & H. R. R. Co., 70 East 45th st; architect, A. F. Halderman, 70 East 45th st. Plan No. 472.

SEDGWICK AV, w s, 477.51 s Kingsbridge rd, 2½-sty frame store room, shingle roof, 12x18; cost, $100; owner, Bronxmont Realty Co., 1044 Tremont av; architect, B. Ebeling, 135 Westchester sq. Plan No. 483.

## Brooklyn.

DWELLINGS.

ELMORE PL, w s, 140 s Av M, 2-sty frame dwelling, 24.8x35.2, shingle roof, 1 family; cost, $6,000; owner, Perkins & Steiner, 5 Canarsie lane; architect, Adolf Goldberg, 154 Montague st. Plan No. 6640.

SACKMAN ST, w s, 100 s Lott av, four 2-sty brick dwellings, 20x57, gravel roof, 2 families each; total cost, $13,600; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 627 Sutter av. Plan No. 6643.

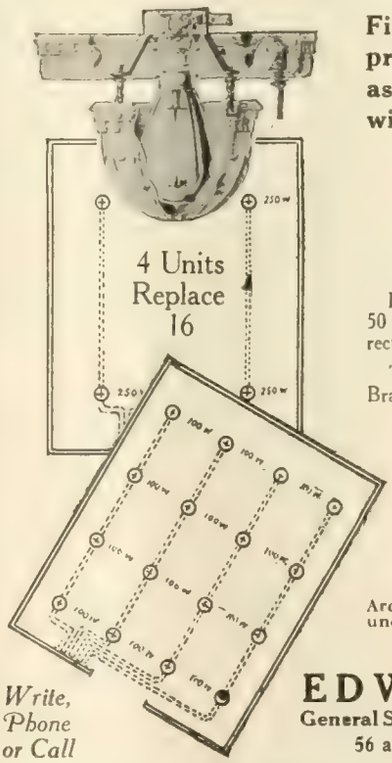
NEWKIRK AV, n s, 80 e New York av, 2-sty frame dwelling, 21x40, shingle roof, 1-family; cost, $5,000; owner, Chris Morgensen, 3417 Beverly road; architect, James A. Boyle, 367 Fulton st. Plan No. 6653.

EAST 12TH ST, w s, 75 n Av O, 2-sty frame dwelling, 20x58.7, tin roof, 2 families; cost, $3,200; owner, Godfrey B. Hickman, 1624 East 10th st. Plan No. 6665.

WEST 17TH ST, w s, 220 n Av Z, 1-sty frame dwelling, 20x28, gravel roof, 1 family; cost, 850; owner, Genaro Balgamo, 181 West 16th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 6715.

SURF AV, n s, 114 w West 30th st, five 2-sty brick dwellings, 16x20.7, shingle roof, 2 families each; total cost, $2,500; owner, B. Kaufman, 482 Stone av; architect, R. T. Shaeffer, 1526 Flatbush av. Plan No. 6742.

SURF AV, n s, 114 w West 30th st, 2-sty brick dwelling, 16x12, shingle roof, 2 families; cost, $500; owner, B. Kaufman, 482 Stone av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 6743.


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*Plans Filed, New Buildings, Brooklyn (Con.).*

13TH AV, n w cor 44th st, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, $7,000; owner, Morris Bunstock, 1258 47th st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 6718.

LINDEN AV, s s, 275.5 e Flatbush av, 3-sty brick dwelling, 19.10x87, gravel roof, 2 families; cost, $12,000; owner, Mark D. Lanard, 854 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 6688.

77TH ST, s s, 148.8 w 6th av, thirteen 2-sty brick dwellings, 18.4x36, gravel roof, 1 family each; total cost, $39,000; owner, Floria Realty Co., 16 Court st; architect, C. Schubert, 13th av and 86th st. Plan No. 6676.

14TH AV, w s, 80.2 s 47th st, 2-sty frame dwelling, 24x46, shingle roof, 1 family; cost, $5,000; owner, Sadie Spokik, 230 Grand st, Manhattan; architect, Lorenz F. J. Weiher, 271 West 125th st, Manhattan. Plan No. 6675.

EAST 12TH ST, w s, 291 s Av T, 2-sty frame dwelling, 23x36, shingle roof, 1 family; cost, $3,250; owner, John G. McDonald, 2214 East 17th st; architect, Frank G. Walters. Plan No. 6759.

HIGHLAND AV, s e cor Neptune av, 2-sty frame dwelling, 42.10x26.10, shingle roof, 1 family; cost, $10,000; owner, Clarence V. Kipp, 449 Greenwich st, Manhattan; architect, Arthur H. Strong, 585 East 18th st. Plan No. 6760.

WEST 35TH ST, e s, 130 n Railroad av, 2-sty frame dwelling, 15x32, shingle roof, 1 family; cost, $1,850; owner, Fredk. Cronin, 3005 Surf av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6769.

73D ST, s s, 189.8 w 5th av, ten 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $45,000; owner, Herman C. Lucke, 412 58th st; architect, F. W. Eisenla, 16 Court st. Plan No. 6768.

AV B, n s, 40 e East 88th st, 2-sty frame dwelling, 40x37.4, slate roof, 2 families; cost, $5,000; owner, L. W., Hunter av and Bridge Plaza, L. I. City; architect, Chas. Stagmeyer, 168 East 91st st. Plan No. 6789.

HIGHLAND AV, s e cor Lyne av, 2-sty frame dwelling, 48.2x28.7, shingle roof, 1 family; cost, $3,000; owner, Fredk B. Snow, 193 Montague st; architect, Robt. I. Dodge, 233 Broadway, Manhattan. Plan No. 6774.

SHORE RD, e s, 197 s 99th st, 2-sty brick dwelling, 26x58, slate roof, 2 families; cost, $8,000; owner, Bessie Morris, care of architect, 7416 3d av; architect, Francis W. Stork, 7416 3d av. Plan No. 6797.

FACTORIES AND WAREHOUSES.

LOGAN ST, w s, 146 s Etna st, 1-sty frame storage, 17x36, slag roof; cost, $300; owner, Alfred C. Hopper, on premises; architect, C. E. Harle, 96 Warren st. Plan No. 6656.

MASPETH AV, s w cor Gardner av, 1-sty brick storage, 68x30, slag roof; cost, $6,000; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av. Plan No. 6712.

MASPETH AV, s w cor Gardner av, 1-sty brick storage, 100x60, gravel roof; cost, $15,000; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av. Plan No. 6719.

PITKIN AV, sw cor, New Jersey av, 2-sty brick storage, 50x100, gravel roof; cost, $12,000; owner, M. P. Inc., 309 Glenmore av; architect, Max Hirsch, 391 Fulton st. Plan No. 6752.

STABLES AND GARAGES.

COURT ST, n e cor Bergen st, 2-sty brick garage, 50.11x84.7, gravel roof; cost, $10,000; owner, Jas. J. Fox, 284 Warren st; architect, W. J. Conway, 400 Union st. Plan No. 6714.

EAST 23D ST, 1340, 1-sty brick garage, 13x18, shingle roof; cost, $450; owner, Edmund Kuhn, on premises; architect, C. A. Olsen, 1209 68th st. Plan No. 6692.

48TH ST, n s, 220 e 12th av, 1-sty brick garage, 39x65, gravel roof; cost, $1,800; owner, Alfred Levy, 1158 46th st; architect, George M. Miller, 44 Court st. Plan No. 6697.

AV H, n s, 66 w East 7th st, 1-sty brick garage, 19x16.8, iron roof; cost, $250; owner, Earl O. Conrad, 216 6th st; architect, F. J. Dassau, 1373 Bway. Plan No. 6695.

14TH AV, w s, 80.2 s 47th st, 1-sty frame garage, 15x17, shingle roof; cost, $500; owner, Sadie Spokik, 230 Grand st, Manhattan; architect, Lorenz F. J. Weiher, 271 West 125th st, Manhattan. Plan No. 6674.

EAST 19TH ST, w s, 276 n Av I, 1-sty frame garage, 12x20, shingle roof; cost, $500; owner, Ascutney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 6779.

DRIGGS AV, n s, 110.7 e Lorimer st, 1-sty brick stable, 20x24, tin roof; cost, $200; owner, Benzion Karfiol, 650 Lorimer st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 6786.

21ST AV, e s, 160 s Benson av, 1-sty frame garage, 18x20, shingle roof; cost, $700; owner, Trixy Friganza, on premises; architect, John C. Wandell, 4 Court sq. Plan No. 6773.

STORES AND DWELLINGS.

AV U, s s, 20 e 13th st, eight 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, $48,000; owner, Homecrest Bldg. Co., 53 Nassau st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6744.

13TH AV, w s, 20 n 44th st, four 3-sty brick stores and dwellings, 30x70, gravel roof, 2 families each; total cost, $8,000; owner, Morris Bienstock, 1258 47th st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 6717.

13TH AV, s e cor 38th st, 3-sty brick store and dwelling, 19.2x80, slag roof, 2 families; cost, $7,500; owners, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 6710.

13TH AV, e s, 19.2 s 38th st, four 3-sty brick stores and dwellings, 19x52, slag roof, 2 families each; total cost, $20,000; owners, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 6709.

GRAVESEND AV, w s, 219.9 s Church av, three 2-sty brick stores and dwellings, 18.8x55, gravel roof, 1 family each; total cost, $16,000; owner, August Wuest, 324 East 7th st; architect, Benjamin F. Hudson, 319 9th st. Plan No. 6660.

STORES, OFFICES AND LOFTS.

ROEBLING ST, w s, 60.3 n Filmore pl, 1-sty brick store, 40x33, gravel roof; cost, $2,000; owner, John J. Fitzgibbons, 135 Bedford av; architect, Max Cohn, 2801 Bedford av. Plan No. 6682.

UTICA AV, n e cor Union st, 1-sty brick store, 20x40.8, gravel roof; cost, $2,000; owner, Benj. Shapiro, 1808 Prospect pl; architect, Chas. A. Mele, 37 Liberty av. Plan No. 6787.

SOUTH 4TH ST, n s, 150 w Hooper st, 2-sty brick store and loft, 25x98.6, slag roof; cost, $3,000; owner, Tion Realty Co., 905 Lafayette av; architect, Shampan & Shampan, 772 Broadway. Plan No. 6636.

STORES AND TENEMENTS.

LAURENCE AV, s s, 600 e 3d st, 2-sty frame tenement, 28x59; gravel roof; 4 families; cost, $3,500; owner, Frank F. Gload, 21 Rugby rd; architect, C. M. Brampton, Jr., 915 Gates av. Plan No. 6659.

BARRETT ST, w s, 100 n Sutter av, two 4-sty brick tenements, 50x88, slag roof, 24 families each; total cost, $60,000; owner, Meyer Hoffman, 127 West 141st st, Manhattan; architect, Benj. Cohen, 361 Stone av. Plan No. 6731.

BELMONT AV, n e cor Miller av, 4-sty brick store and tenement, 50x85, slag roof, 19 families; cost, $30,000; owner, Max Newfield, 1457 Pitkin av; architect, Benj. Cohen, 361 Stone av. Plan No. 6726.

MILLER AV, e s, 50 n Belmont av, three 4-sty brick tenements, 50x83.8, slag roof, 20 families each; total cost, $90,000; owner, Max Newfield, 1457 Pitkin av; architect, Benj. Cohn, 361 Stone av. Plan No. 6725.

NEW UTRECHT AV, e s, 22.1 s 69th st, 4-sty brick store and tenement, 44.6x87.3, gravel room, 12 families; cost, $22,000; owner, Hielgard Realty Co., 150 Broadway; architect, A. E. Parfitt, 1060 82d st. Plan No. 6747.

THEATRES.

5TH AV, n e cor 61st st, open-air theatre, 100x100; cost, $2,500; owner, Jacob Levy, 1865 Fulton st; architect, Max Hirsch, 391 Fulton st. Plan No. 6761.

MISCELLANEOUS.

EAST 28TH ST, w s, 280 n Farragut rd, 1-sty frame shed, 14x90, gravel roof; cost, $350; owner, George Scheffer, 2911 Glenwood rd; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 6740.

METROPOLITAN AV, s s, 197.8 w Olive st, 2-sty brick cupola house, 25x27, gravel roof; cost, $1,500; owner, Thos. Halloran, Norman av and Monitor st; architect, Emil J. Messinger, 394 Graham av. Plan No. 6793.

## Queens.

DWELLINGS.

COLLEGE POINT.—Ave D, n s, 50 e 20th st, 1-sty frame dwelling, 19x26, shingle roof, 1 family; cost, $1,200; owner, Mrs. K. Bostler, 859 4th av, College Point; architect, Harry Morris, 321 13th st, College Point. Plan No. 3091.

FLUSHING.—Earl av, e s, 245 n Broadway, 2-sty frame dwelling, 22x22, shingle room, 1 family; cost, $2,500; owner and architect, Fred E. Forken, 1834 Pacific st, Brooklyn. Plan No. 3088.

FLUSHING.—Juniper st, s s, 374 w Jamaica av, 2½-sty frame dwelling, 19x28, shingle roof, 1 family; cost, $2,000; owner, Harry Adams, 279 Jamaica av, Flushing; architect, D. Lindner, 275 Jamaica av, Flushing. Plan No. 3087.

RICHMOND HILL.—Curtis av, w s, 90 n Belmont av, 2½-sty frame dwelling, 16x34, shingle roof, 1 family; cost, $2,000; steam heat; owner and architect, E. Larsen, Liberty av, Morris Park; 2 houses; cost, $5,000. Plan No. 3089-90.

BROOKLYN MANOR.—Woodhaven av, e s, 80 n Elmwood st, 2½-sty frame dwelling, 20x45, tin roof, 2 families, steam heat; cost, $4,000; owner and architect, Dickel Const. Co., 73 Dennington av, Woodhaven. Plan No. 3099.

EDGEMERE.—Frank av, e s, 122 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, $1,000; owner, F. Wallbach, Brooklyn; architect, J. H. Cornell, Far Rockaway. Plan No. 3103.

WOODHAVEN.—Oceanview av, e s, 215 n Syosset st, 2½-sty frame dwelling, 18x31, shingle roof, 1 family, steam heat; cost, $2,500; owner and architect, Dickel Const. Co., 73 Dennington av, Woodhaven. Plan No. 3100.

BROOKLYN HILLS.—North st, s w cor Wyckoff av, 2-sty frame dwelling, 20x44, tin roof, 2 families; cost, $3,200; owner, Frances A. Biedenkapp, Sherman st, near Jerome av, Morris Park; architect, Chas. Biedenkapp, same. Plan No. 3096.

FOREST HILLS.—Greenway North, s w cor Goodwood rd, 2½-sty tile dwelling, 47x33, tile roof, steam heat, 1 family; cost, $18,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3098.

RIDGEWOOD.—Forest av, e s, 62 s Madison st, two 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, $8,000; and Forest st, e s, 22 s Madison st, two 2-sty brick stores and dwellings, 20x61, tin roof, 2 families; cost, $10,000; owner, Joseph Meyerrose, 187 Forest av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3094-95.

ST. ALBANS.—Kenmore av, w s, 80 s Lanarch rd, 2½-sty frame dwelling, 32x28, shingle roof, 1 family; cost, $2,500; owner, R. W. Linen, Kenmeyer st, St. Albans; architect, J. B. Lane, St. Albans. Plan No. 3097.

EDGEMERE.—Frank av, e s, 1,090 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, $1,000; owner, J. N. Gabriel, Brooklyn; architect, J. H. Cornell, Far Rockaway. Plan No. 3111.

FAR ROCKAWAY.—Nostrand av, w s, 200 s Central av, 2-sty frame dwelling, 38x37, shingle roof, 2 families, steam heat; cost, $6,000; owner, T. Brogan, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 3112.

ROCKAWAY BEACH.—Undine av, w s, 326 s Boulevard, five 1-sty frame dwellings, 17x28, shingle roof, 1 family each; cost, $3,000; owner, G. Millan, 138 Washington av, Rockaway Park; architects, Colton Bros., Rockaway Park. Plan Nos. 3106-7-8-9-10.

COLLEGE POINT.—3d av, n s, 43 w 5th st, 2-sty brick dwellings, 18x54, tin roof, 2 families; cost, $8,000; two houses; owner, American Hard Rubber Co., 11 Mercer st, Manhattan; architect, Alexander Mackintosh, 55 Bible House, Manhattan. Plan No. 3119.

FLUSHING.—Cameron st, n s, 160 e Bayhurst av, 2-sty frame dwelling, 21x23, shingle roof, 1 family, steam heat; cost, $2,600; owner, Fred S. Yale, 385 Sandford av, Flushing; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 3114.

MASPETH.—Pacific st, s s, 125 w Collins av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,000; owners, Baier & Blaser, Sophie st, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3122.

RICHMOND HILL.—Beverly rd, e s, 84 n Audley st, 3-sty brick dwelling, 31x42, tile roof, 1 family, steam heat; cost, $9,000; owner, Maurice C. Turner, Church st, Richmond Hill; architect, Frank H. Quinby, 99 Nassau st, Manhattan. Plan No. 3116.

ELMHURST.—Prospect st, e s, 375 s Warren st, 1-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $1,130; owner, Walter Fitzgibbons, 10 Court st, Elmhurst; architect, A. Schoeller, Mulberry av, Corona. Plan No. 3131.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Vandeventer av, n w cor 11th av, 1-sty brick shop, 25x46, tin roof; cost, $1,200; owner, Paul Sachse, 484 11th av, Long Island City; architect, Val. Schiller, 391 10th av, Long Island City. Plan No. 3086.

STABLES AND GARAGES.

SOUTH JAMAICA.—Harrison av, w s, 90 n 3d st, 1-sty frame barn, 14x21, slag roof; cost, $150; owner, M. Jordan, premises. Plan No. 3127.

WOODHAVEN.—Stanley st, s s, 220 e Forest Pkway, 1-sty frame garage, 20x20, tin roof; cost, $150; owner, W. F. Ryerson, on premises. Plan No. 3104.

L. I. CITY.—11th av and Newton rd (triangle), 1-sty brick stable, 20x48, tin roof; cost, $800; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 501 Curtis av, Richmond Hill. Plan No. 3118.

RICHMOND HILL.—Beverly rd, e s, 84 n Audley st, 1-sty brick garage, 15x21, slag roof; cost, $700; owner, Maurice C. Turner, Church st, Richmond Hill; architect, Frank H. Quinby, 99 Nassau st, Manhattan. Plan No. 3115.

ROCKAWAY BEACH.—Beach 84th st, e s, 552 n Boulevard, 1-sty frame garage, 25x118, iron roof; cost, $500; owner, Patrick J. Lenon, North Chase av, Rockaway Beach; architect, W. S. Rothschild, Washington av, Rockaway Park. Plan No. 3125.

ROCKAWAY BEACH.—Beach 88th st, w s, 150 n Boulevard, 1-sty brick stable, 25x100 slag roof; cost, $2,500; owner, Harry Dreyfus, Boulevard, Rockaway Beach; architect, W. S. Rothschild, 121 Washington av, Rockaway Park Plan No. 3124.

STORES AND DWELLINGS.

ROCKAWAY BEACH.—Boulevard, s e cor Undine av, 2-sty frame store and dwelling, 25x46, slag roof, 1 family; cost, $4,000; owner, Herma Link, 138 Washington av, Rockaway Park; architects, Colton Bros., 138 Washington av, Rockaway Park. Plan No. 3105.

STORES, OFFICES AND LOFTS.

JAMAICA.—Rose av, s e cor Jamaica av, 1-sty frame office, 12x20, shingle roof; cost, $200; owner, W. H. Boyle, on premises. Plan No. 3085.

L. I. CITY.—Stemler st, e s, 170 s Flushing av, 1-sty temporary office, 10x8, tin roof; cost, $100; owner, McClintock-Marshall Co., premises. Plan No. 3128.

EDGEMERE.—Frank av, n e cor Boulevard, 1-sty frame office, 14x22, tin roof; cost, $300; owner, Wm. A. Reinhart, Inwood, L. I. Plan No. 3113.

STORES AND TENEMENTS.

JAMAICA.—Humboldt boulevard, s e cor Wyckoff av, 1-sty brick store, 50x50, slag roof; cost, $4,000; owner, John Waxhtel, 83 South st, Jamaica. Plan No. 3101.

L. I. CITY.—Blackwell st, w s, 48 s Vandeventer av, 4-sty brick tenement, 52x89, slag roof, 23 families; cost, $25,000; owner, Gustav Erda, 826 Manhattan av, Brooklyn; architect, owner. Plan No. 3130.

MISCELLANEOUS.

GLENDALE.—Cooper av, s s, 4 w Dry Harbor rd, 1-sty frame shed, 10x25, tin roof; cost, $100; owner, V. Hoefflein, premises. Plan No. 3121.

ROCKAWAY BEACH.—Beach 100th st, w s, 66 s Ocean av, 1-sty frame shooting gallery, 34 x50, gravel roof; cost, $2,000; owner, Seaside Improvement Co., Rockaway Beach; architect, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 3102.

LONG ISLAND CITY.—Young st, n s, bet. Review and Starr avs, 1-sty frame tool house, 15x60, gravel roof; cost, $500; owner, National Bridge Works, on premises. Plan No. 3084.

FOREST HILLS.—Hoffman boulevard, n s, 100 w Astoria av, frame sign, 100x11; cost, $200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 3092.

FOREST HILLS.—Hoffman boulevard, n s, 150 w Astoria rd, frame sign, 100x11; cost, $150; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 3093.

FLUSHING.—14th st, s e cor Mitchell av, 1-sty frame shed, 12x48, tin roof; cost, $75; owner, F. O. Fincke, 46 Murray st, Flushing. Plan No. 3120.

RAMBLERSVILLE.—Academy st, e s, 120 n Sage st, 1-sty frame boat house, 14x30, tin roof; cost, $200; owner, Mary E. Graves, 319 West 16th st, Manhattan. Plan No. 3117.

FLUSHING.—Myrtle av, n w cor Farrington st, 1-sty brick boiler house, 36x13, gravel roof; cost, $150; owner, N. Y. & Queens Gas Co., 150 East 15th st, Manhattan. Plan No. 3136.

## Richmond.

DWELLINGS.

DALE ST, s s, 500 w Amboy rd, New Dorp, 1½-sty brick dwelling, 26x33; cost, $1,500; owner, L. C. Butler, New Dorp; architect and builder, Chas. B. Heweker, Tompkinsville. Plan No. 822.

GIFFORDS LANE, w s, 150 n Dewey av, Great Kills, 2½-sty frame dwelling, 24x34; cost, $2,000; owner, architect and builder, J. De Roche, Great Kills. Plan No. 811.

AMBOY RD & BISHOP ST, s w cor, New Dorp, 1-sty frame dwelling, 26x38; cost, $2,000; owner, L. C. Butler, New Dorp; architect and builder, Chas. B. Heucker, New Dorp. Plan No. 817.

CEDAR GROVE AV, n s, 60 e Maple st, New Dorp Beach, 1-sty frame bungalow, 14x40; cost, $475; owner, Jas. Donahue, 225 East 95th st, Manhattan; architect and builder, Harry A. Wilkes, New Dorp Beach. Plan No. 810.

DEWEY AV & GIFFORDS LANE, n w cor, Great Kills, 2½-sty frame dwelling, 24x34; cost, $2,000; owner, architect and builder, J. De Roche, Great Kills. Plan No. 812.

MANOR RD, w s, 40 s College av, West Brighton, 2-sty frame dwelling, 28x27; cost, $3,450; owner, J. S. Brooke, care architect; architect, Jas. Whitford, St. George; builder, G. Ericson, Port Richmond. Plan No. 802.

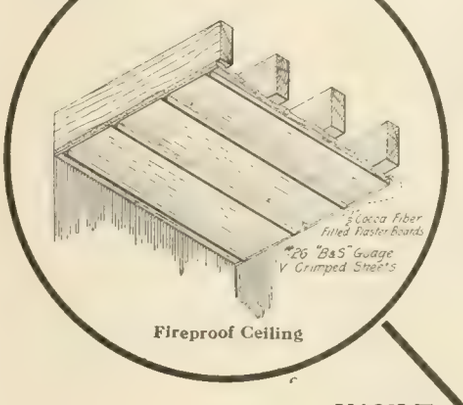
PABLIN RD, e s, 25 s Van Beuren lane, Pleasant Plains, 1½-sty frame dwelling, 24x33; cost, $1,500; owner, Fannie A. Hart, 964 Morris av, Bronx; architect, C. H. Koenig, Pleas-


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*Plans Filed, New Bldgs., Richmond (Con.)*

ant Plains; builder, Kusch & Koenig, Pleasant Plains. Plan No. 815.

ROSE AV & 2D ST, n e cor, New Dorp, 2½-sty brick dwelling, 40x28; cost, $9,000; owner, Dr. J. A. Smith, New Dorp; architect and builder, E. H. Lockhart, Midland Heights. Plan No. 813.

SHERMAN AV, s s, 228 w Fingerboard rd, Fort Wadsworth, two 2-sty brick dwellings, 34x27; total cost, $6,000; owner, Mr. Hutchings, Fort Wadsworth; architect, H. E. Witteman, 191 Broadway, Manhattan; builder, Thos. Weassen, Jr., Port Richmond. Plan No. 808.

FACTORIES AND WAREHOUSES.

ATLANTIC ST, s s, 400 e Railroad, Tompkinsville, 1-sty frame storage, 70x200; cost, $4,000; owner, American Dock Co., Tompkinsville; architect and builder, Concrete Steel Co., 32 Broadway. Plan No. 820.

STABLES AND GARAGES.

LINCOLN PL, e s, 150 s Cherry lane, West Brighton, 1-sty frame garage, 12x20; cost, $100; owner, Sarah Willis, West Brighton; builder, W. P. Willis, West Brighton. Plan No. 818.

VAN DUZER ST, 791, Stapleton, 1-sty frame garage, 14x18; cost, $100; owner, Jos. Nickel, Stapleton; builder, H. J. Langworthy, Stapleton. Plan No. 809.

HOWARD AV, e s, 761 s Eddy st, Grimes Hill, 1-sty frame garage, 24x21; cost, $2,100; owner, A. C. Pouch, St. George; architect, Jas. Whitford, St. George; builder, Henry Spruck & Son, Stapleton. Plan No. 805.

STORES AND DWELLINGS.

MORNINGSTAR RD, w s, 100 s Innis st, Port Richmond, 2-sty frame store and dwelling, 20x32; cost, $1,800; owner, S. Cassato, care architect; architect, A. L. Buttermark, Concord; builder, Jos. Buttermark, Port Richmond. Plan No. 816.

MISCELLANEOUS.

AMBOY RD, s s, 200 e Maguire lane, Princess Bay, 1-sty frame wagon shed, 20x30; cost, $150; owner and builder, Chas. Sprague, Princess Bay. Plan No. 804.

FRESH KILLS RD, s s, 1,000 e Rossville av, Rossville, 1-sty frame wagon shed, 68x20; cost, $150; owner, H. W. Decker, Rossville; builder, V. C. F. Dissosway, Rossville. Plan No. 819.

MIDLAND AV, s s, 20 w 1st st, Midland Beach, 1-sty concrete store, 19x60; cost, $800; owner, architect and builder, M. M. Schaeffer, Port Richmond. Plan No. 821.

PLEASANT VALLEY AV, n s, 900 w Van Duzer st, Stapleton, 1-sty frame greenhouse, 40x18; cost, $100; owner, Fred W. Harder, Stapleton. Plan No. 814.

SOUTHFIELD BLVD, w s, 200 s New Dorp lane, New Dorp, 1-sty frame boiler room, 23x36; cost, $500; owner, City of New York; builder, Hesse & Offerjust, New Dorp. Plan No. 803.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BEEKMAN PL, 18, doorway, partition to 4-sty brick tenement; cost, $500; owner, Meyer Estate, 20 Beekman pl; architect, Otto Reissmann, 147 4th av. Plan No. 3535.

BIBLE HOUSE 2 to 20, new doors, glass, fireproofing to 6-sty brick factory and office; cost, $8,000; owner, Bible House Society, Jas. Wood, president, Mt. Kisco, N. Y.; architect, Alvin A. Winkler, 254 Hudson st. Plan No. 2545.

BLEECKER ST, 26-30, tanks, steel supports to 7-sty brick store and lofts; cost, $1,150; owner, Emma Schalk, care A. H. Mathews, 181 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3564.

CANAL ST, 98, doors, cut opening to 5-sty brick loft; cost, $250; owner, estate of Samuel D. Babcock, H. D. Babcock, executor, 32 Liberty st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 3551.

CANAL, 310, remodel front, remove encroachments, to 4-sty brick loft; cost, $300; owner, Estate of Eliza M. Bailey, H. H. Cammann, 84 William st, trustee; architect, A. T. Sutcliffe, 109 Broad st. Plan No. 3521.

CANNON ST, 83-5, build walls, fireproof girder to 6-sty brick tenement; cost, $100; owner, Charles Becker, 57 East 105th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3519.

CLINTON ST, 188, stand, partition to 6-sty brick tenement; cost, $100; owner, Victor Miller, 188 Clinton st; architect, H. B. Chalanay, 69-73 Rivington st. Plan No. 3535.

COLUMBIA ST, 94, wall to 5-sty brick tenement; cost, $25; owner, Mollie Frankel, 115 East 2d av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3530.

COLUMBIA ST, 102-4, removal of partition to 6-sty brick cafe and tenement; cost, $25; owner, Meyer Schwartzreich, 165 Rivington st; architect, Wm. J. Russell, 1476 Broadway. Plan No. 3587.

CORTLANDT ST, 45, iron work, granite posts, partition, metal store front; cost, $100; owner, Morris Brill, n w cor 49th st and Broadway; architect, John C. Watson, 271 West 125th st. Plan No. 3580.

FORSYTH ST, 95, door opening, fireproof door to 5-sty brick tenement; cost, $50; owner, Lizzie Monday, 208 West 128th st; architect, Maximilian Zipkes, 405 Lexington av. Plan No. 3585.

GREENE ST, 192½-200, cut opening to 6-sty brick loft; cost, $360; owner, Murry Guggenheim, 165 Broadway; architect, Barney Kerzner, 253 Pearl st. Plan No. 3529.

HESTER, 53, additional story, fire escape, altering stairs to 1-sty brick dwelling; cost, $8,000; owner, Wm. Lustgarten Co., 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3536.

MOTT ST, 101, partition, bulkhead to 7-sty brick loft; cost, $800; owners, J. & J. H. Lubert, 323 East 27th st; architect, Otto Reissmann, 147 4th av. Plan No. 3550.

NORFOLK ST, 181, windows to 5-sty brick stores and tenement; cost, $300; owner, Pierce Brennan, 78 East 92d st; architect, Otto Reissmann, 147 4th av. Plan No. 3547.

PITT ST, 68-70, iron work, mason work, fireproof lined bakeoven to 6-sty brick store, bakery and tenement; cost, $3,000; owner, Pechter Estate, Annie Pechter, admx., 68-70 Pitt st; architect, Otto Reissmann, 147 4th av. Plan No. 3555.

WASHINGTON ST, 651, partitions rearranged, skylight to 3-sty brick tenement; cost, $1,500; owner, A. Ferrara, 195 Grand st; architect, C. M. Straub, 147 4th av. Plan No. 3538.

WOOSTER ST, 46-50, stairway, fireproof exits and passageways, fireproofing to 6-sty brick store and factory; cost, $7,000; owner, U. S. Trust Co., Wm. M. Kingsley, vice-president, 45 Wall st; architect, Maurice J. Engel, 420 East 48th st. Plan No. 3561.

4TH ST, 347 East, extension, partitions reconstructed, new plumbing fixtures to 3-sty brick tenement; cost, $7,500; owners, Zippert & Joachim, 351 East 4th st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3546.

7TH ST, 102, tank, steel supports to 5-sty brick tenements; cost, $210; owner, Bissert Estate, 316 East 16th st, Brooklyn; architect, Geo. C. Nordlinger, 48 7th st. Plan No. 3560.

12TH ST, 42 East, fire escape, wire lathing, plastering, kalamein doors, wireglass, steps to 7-sty brick show room and factory building; cost, $1,500; owner, S. Stroock & Co., 53 West 86th st; architect, Leon Fleischman, 7 East 42d st. Plan No. 3572.

13TH ST, 39-41 East, steel and sheet metal marquise to 4-sty brick store and lofts; cost, $300; owner, Wm. F. Bridge, 69 Wall st; architect, John C. Westervelt, 36 West 34th st. Plan No. 3582.

13TH ST, 427-429 East, dumb waiter shaft, fire escape platform, iron flue, sidewalk, coal vault to 2-sty brick laundry; cost, $700; owner, Carisbrook Realty Co., 185 Madison av; architect, Michael Bernstein, 185 Madison av. Plan No. 3578.

14TH ST, 48 East, vent shaft, plumbing, stairs, roof, removal of 1-sty, fireproof doors, fireproof picture booth, metal ceilings to 4-sty brick offices and moving picture theatre; cost, $8,000; owner, Automatic Vaudeville Co., Morris Kohn, president, 849 St Nicholas av; architect, G. Rosenberger, 495 East 140th st. Plan No. 3573.

17TH ST, 50-52-54 West, tank, tank house, pier to 12-sty brick loft; cost, $2,500; owner, Met. Life. Ins. Co., 1 Madison av; architect, D. Everett Waid, 1 Madison av. Plan No. 3547.

22D ST, 3-5-7 West tank, steel supports to 10-sty brick office building; cost, $1,000; owner, James McCutcheon, 7 West 22d st; architect, Mathew J. McQuillan, 30 East 42d st. Plan No. 3559.

24TH ST, 41 West, cut vestibule to 8-sty brick hotel; cost, $100; owner, E. H. Litchfield, 2 Montague Terrace, Brooklyn, N. Y.; architect, Hopper-Falgenau Eng. Co., Woolworth Building. Plan No. 3518.

26TH ST, 38-44 West, steel fireproof tank tower and bulkhead to 12-sty brick store and loft building; cost, $500; owner, Emily M. Hinkle, 521 West 54th st; architect, Hinkle Iron Co., 534 West 56th st. Plan No. 3588.

31ST ST, 146 West, steps, mason work, removal of stoop to 3-sty brick store and tenement; cost, $500; owner, John A. Weser, 524 West 43d st; architect, Frank A. Rooke, 489 5th av. Plan No. 3570.

31ST ST, 148 West, steps, mason work, removal of stoop to 3-sty brick residence; cost, $500; owner, John A. Weser, 524 West 43d st; architect, Frank A. Rooke, 489 5th av. Plan No. 3569.

34TH ST, 19 West, new elevator, remove beams, partition to 11-sty brick office; cost, $400; owners, Lomis & Prince, 75 Broadway; architect, Geo. A. Schoenwald, Grand Central Terminal. Plan No. 3558.

43D, 325 West, brick flue to 5-sty brick tenement; cost, $100; owner, Henry Claman, 325 West 43d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3537.

51ST ST, 222-224 West, remove post to 1-sty brick garage; cost, $150; owner, J. G. Wendel, 175 Broadway; engineer, J. P. Whiskeman, 30 East 42d st. Plan No. 3548.

52D ST, 123 West, remove partitions, fireproof doors to 3-sty brick garage; cost, $750; owner, Constance B. Ripley, 48 West 52d st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 3554.

53D, 204 West, window made into doorway to 4-sty brick furnished room house; cost, $50; owner, A. F. Eno, 13 South William st; no architect. Plan No. 3534.

62D ST, 42-44 West, new fire escape, fireproof partitions to 5-sty brick service building for automobiles; cost, $9,500; owner, Louise McAllister, c/o Cross & Brown, 22 West 38th st; architect, Geo. F. Pawling, 50 Church st, c/o Chas. M. Russell. Plan No. 3553.

69TH ST, 140 West, partitions, install skylights, remove plumbing fixtures to 12-sty brick fireproof apartment; cost, $15,000; owner, Land Brokerage Co., 1 Madison av; architect, E. C. Schmidt, 1 Madison av. Plan No. 3526.

73D ST, 219 East, partitions to 5-sty brick tenement; cost, $1,000; owner, Silas Downing, 156 Broadway; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 3549.

77TH ST, 141 West, remodel closet, cut skylight to 3-sty brick dwelling; cost $250; owner, Clara Louise Reich, 23 East 44th st; architect, Charles F. Winkelman, 103 Park av. Plan No. 3525.

91ST ST, 250 West, new fronts to 6-sty brick tenement; cost, $370; owner, estate of Eliza M. Pelgram, 440 West End av; architect, Frank J. Schefcik, 4168 Park av. Plan No. 3557.

104TH ST, 63-65 East, rearrange partitions, stairs, remove wall, new front to 3-sty brick 2-family; cost, $5,500; owner, Chas. J. Hardy, 530 West 114th st; architects, Fred Horenburger & P. Bardes, 122 Bowery. Plan No. 3555.

105TH ST, 144 West, galvanized sheet steel flue to 5-sty brick tenement; cost, $200; owner, Elizabeth Ochs, 2640 Broadway; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3562.

110TH ST, 309 West, alteration of steel floorframing to 3-sty brick electrical sub-station; cost, $2,000; owner, Manhattan Railway Co., Edgar L. Marston, president, 165 Broadway; architect, Geo. H. Pegram, engineer, 165 Broadway. Plan No. 3568.

116TH ST, 230 West, cut openings to 5-sty brick tenement; cost, $425 owner; G. P. Morris, 230 West 116th st; architect, Carls Cali, 69 East 108th st. Plan No. 3533.

116TH ST, 251-53 West, fire escapes, doorways, removal of partitions to 4-sty brick stores and apartments; cost, $300; owner, Patrick McCarthy, 32 Greenwich st; architect, Julius Horn, 251-53 West 116th st. Plan No. 3579.

118TH ST, 452 East, bath room to 3-sty brick dwelling; cost, $125; owner, Phillip DeVita, 452 East 118th st; architect, Louis A. De Vita, 452 East 118th st. Plan No. 3571.

125TH ST, 5 West, alter windows, build bridge to 4-sty brick class room and dormitory; cost, $1,000; owner, N. Y. C. Young Men's Christian Association, 215 West 23d st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3520.

133D ST, 23 West, water closet, removal of partitions and plumbing to 5-sty brick stores and tenement; cost, $100; owner, Sarah Ufland, 545 West 111th st; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 3565.

AV A, 131-33, partition, water closet, compartment to 6-sty brick tenement; cost, $200; owner, Sigmund Schnee, 69 East 7th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3523.

BROADWAY, 1411-1421, entrance, landing platform to 3 and 4-sty brick opera house (Metropolitan); cost, $1,000; owner, Metropolitan Opera & Real Estate Co., on premises; architect, William H. McElfatrick, 701 7th av. Plan No. 3527.

BROADWAY, 1418, removal of partitions to 5-sty brick hotel and restaurant; cost, $50; owner, Peter Duffy, 312½ Riverside dr; architect, Emery Roth, 405 Lexington av. Plan No. 3567.

BROADWAY, 2790, store front to 7-sty brick store and office building; cost, $100; owner, Aaron Guedolia, 2790 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 3583.

BROADWAY, 2753-55, metal store front, galvanized iron cornice to 7-sty brick store and apartment; cost, $150; owner, Samuel McMillan, 210 West 42d st; architect, John J. Vreeland, 3 W. Burnside av. Plan No. 3586.

CENTRAL PARK WEST, 468, steel boiler flue to 5-sty brick tenement; cost, $200; owner, Heilner Estate, 303 Broadway; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 3563.

LENOX AV, 12, enlargement of operating booth, 2-sty brick theatre; cost, $50; owner, Samuel Punch, 62 Lenox av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3581.

LENOX AV, 560-62, canopy to 6-sty brick tenement; cost, $60; owner, Wm. Overland, c/o W. H. Freedman, Woolworth Bldg.; architect, Adolf Meyersburg, 790 Cauldwell av. Plan No. 3556.

LEXINGTON AV, 983, build extension to 5-sty brick tenement; cost, $500; owner, Louis Roth, 1062 3d av; architect, George M. McCabe, 96 5th av. Plan No. 3524.

MADISON AV, 152 removal of encroachments to 6-sty brick apartments; cost, $300; owner, Holworthy Chambers, 152 Madison av; architect, Jean Jeaume, 37 Sullivan st. Plan No. 3566.

MADISON AV, 271, steel elevator shaft and grille enclosure to 4-sty brick residence; cost, $2,000; owner, Mrs. Henry Draper, 271 Madison av; architect, Otis Elevator Co., 250 11th av. Plan No. 3584.

PARK AV, 1402, remove wall, new window to 4-sty brick dwelling; cost, $350; owner, Fredk. Rabbe, 294 West 4th st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3544.

PARK AV, 872-76, remove wall to 6-sty brick stable & auto garage; cost, $250; owner, John Webb, 876 Park av; architect, Otto Reissmann, 147 4th av. Plan No. 3541.

PARK ROW, 116, erect window, remove partition to 6-sty brick hotel; cost, $300; owner, James J. Phelan Co., 16 Exchange pl; architect, Morris Schwartz, 194 Bowery. Plan No. 3528.

PARK ROW, 118, remove stairs, erect partition to 1-sty brick store; cost, $200; owner, James J. Phelan Co., 16 Exchange pl; architect, Morris Schwartz, 194 Bowery. Plan No. 3531.

1ST AV, 206, partitions, remove water closet to 3-sty brick one-family studio; cost, $400; owner, L. Goldstein, 206 1st av; architect, M. Schwartz, 194 Bowery. Plan No. 3540.

2D AV, 685, remove windows, reset glass to 4-sty brick dwelling; cost, $275; owner, E. E. Hartzell, 346 Broadway; architect, A. Sandhop, 771 Lexington av. Plan No. 3539.

6TH AV, 77, new window to 4-sty brick tenement; cost, $300; owner, Ellen A. O'Reilly, 31 West 96th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3542.

6TH AV, 977, partition, plumbing to 4-sty brick stores and tenement; cost, $100; owner, White Estate, 874 6th av; architect, Anthony V. Bourke, 220 Broadway. Plan No. 3577.

7TH AV, 1864, partitions, cut window opening to 7-sty brick tenement; cost, $1,500; owner, Ritter Realty Co., 71 5th av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3522.

7TH AV, 1990, extend balcony, rearrange apartment, remove partitions to 6-sty brick apartment; cost, $75; owner, Abram Avrutine, 1980 7th av; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 3552.

8TH AV, 2264, partition to 5-sty brick dwelling; cost, $250; owner, J. D. Flattau, 2264 8th av; architect, L. A Sheinart, 194 Bowery. Plan No. 3532.

## Bronx.

FEATHERBED LANE, north junction McCombs rd, move 2-sty and attic frame dwelling; cost, $1,000; owner, House of Calvary, 7 Perry st; architect, Robt. J. Reiley, 477 5th av. Plan No. 502.

149TH ST, 428-430, new store fronts to two 5-sty brick stores and tenements; cost, $700; owner, Charles G. Kulmer, Lafayette av and Faile st; architect, Gustav Schwarz, 302 East 158th st. Plan No. 494.

150TH ST, 300, new toilets to 3-sty brick tenement; cost, $100; owner, Patrick Crawley, 302 East 150th st; architect, Gustav Schwarz, 302 East 158th st. Plan No. 498.

187TH ST, n e cor Belmont av, 2-sty brick extension, 19.10x14.9, to 3-sty brick store, office and dwelling; cost, $1,000; owner, Guiseppe Carozza, 2375 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 496.

217TH ST, n s, 80 e Paulding av, remove projections to 2-sty brick dwelling; cost, $500; owner, Macon Sand Corp., 60 Wall st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 504.

BEACH AV, w s, 100 s Mansion st, 1-sty frame extension, 14.6x16, to 2-sty frame dwelling; cost, $600; owner, A. Masello, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 497.

COURTLANDT AV, 679, new toilets to 3-sty brick store and tenement; cost, $150; owner, Albert Diech, on premises; architect, A. W. Manley, Jr., 3291 Park av. Plan No. 495.

FORDHAM RD, 2 West, new columns, beams, partitions, stairs, &c., to 4-sty brick tenement; cost, $5,000; owner, Patrick J. Quilty, on premises; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 499.

HOE AV, w s, 280 s 167th st, 1-sty brick extension, 16.6x12, to 3-sty brick dwelling; cost, $750; owner, Michael Fitzsimmons Est., 1103 Hoe av; architect, John C. W. Ruhl, 3152 Decatur av. Plan No. 501.

MAPES AV, n e cor 179th st, new store front to 3-sty frame store and dwelling; cost, $125; owner, Jacob Fries, 1376 St. Nicholas av; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 505.

SO BOULEVARD, w s, 184.3 s 180th st, 1-sty brick extension, 66.08x63.5, new fireproofing to 2-sty brick garage; cost, $10,000; owners, Boulevard Auto Co., August Koersmeier, on premises, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 500.

VAN NEST AV, n e cor Cruger av, two new 1-sty of brick built under two 2-sty frame stores and dwellings; cost, $3,500; owner, Frank Zeman, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 503.

## Brooklyn.

BERGEN ST, 761, exterior alterations to 3-sty tenement; cost, $400; owner, Guiseppi Pucetti, 761 Bergen st; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 6733.

BRIDGE ST, 447, interior alterations to 4-sty tenement; cost, $400; owner, estate of Saml. Burling, 232 Bridge st; architect, W. J. Conway, 400 Union st. Plan No. 6713.

CLARK ST, n e cor Henry st, interior alterations to 4-sty dwelling; cost, $500; owner, Tumbridge Realty Co., 51 Clark st; architect, J. W. Tumbridge, 51 Clark st. Plan No. 6782.

CLEVELAND ST, 536, interior alterations to 3-sty dwelling; cost, $300; owner, Julius Meyer, on premises; architect, W. Zelenko, 957 St. John's av, Manhattan. Plan No. 6729.

COFFEY ST, 74, Interior alterations to 3-sty tenement; cost, $200; owner, M. Fitzchen, 49 Wolcott st; architect, David A. Lucas, 98 3d st. Plan No. 6642.

COLUMBIA ST, 165, interior alterations to 3-sty tenement; cost, $100; owner, Morris Grossman, 173 Columbia st; architect, D. A. Lucas, 98 3d st. Plan No. 6671.

CRANBERRY ST, 55, plumbing to 2-sty church; cost, $300; owner, Jos. F. Corcoran, 64 Henry st; architect, Rev. William J. Donaldson, 64 Madlach st. Plan No. 6658.

GRAFTON ST, 91, interior alterations to 3-sty tenement; cost, $300; owner, Sarah Taylor, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6737.

GRAND ST, 690, exterior alterations to 3-sty dwelling; cost, $200; owner, Louis Fishman, Grand st and Graham av; architect, E. J. Meisinger, 394 Graham av. Plan No. 6771.

JUNIUS ST, 234, extension to 1-sty shed; cost, $1,000; owner, Lena Greenberg, 154 Newport av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6678.

LEONARD ST, 660, interior alterations to 3-sty tenement; cost, $250; owner, Estate Hattie Schlieman, 142 Norman av; architect, Chas. Stagmeyer, 168 East 94th st. Plan No. 6666.

LEONARD ST, 521, interior alterations to 2-sty dwelling; cost, $400; owner, Swedish Evan. Luth. Church, on premises; architect, E. A. Holmgren, 371 Fulton st. Plan No. 6711.

LOGAN ST, 70, extension to 2-sty dwelling; cost, $600; owner, Alfred C. Hopper, on premises; architect, C. E. Harle, 96 Warren st. Plan No. 6657.

METZ ST, 1208, interior alterations to 2-sty storage; cost, $5,200; owner, Geo. Dressler, 1212 Metz st; architect, same. Plan No. 6730.

REMSEN ST, 180, exterior alterations to 2-sty show room; cost, $3,000; owner, Brooklyn Union Gas Co., 176 Remsen st; architect, Wm. Wepfer, 347 Lincoln pl. Plan No. 6748.

ROSS ST, 162, interior alterations to 3-sty tenement; cost, $1,500; owner, Nathan Sheinar, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 6667.

SUMPTER ST, 398, plumbing to 1-sty shed; cost, $200; owner, Martin Sperling, 400 Sumpter st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 6652.

TEN EYCK ST, 249, fire-escape to 3-sty hospital; cost, $150; owner, St. Cath. Hospital, 138 Montrose av; architect, F. J. Berlenbach, 260 Graham av. Plan No. 6663.

WARREN ST, 578, interior alterations to 3-sty tenement; cost, $200; owner, John Avelino, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6724.

EAST 2D ST, 15, extension to 2-sty dwelling; cost, $1,000; owner, Vincent Forti, on premises; architect, Emil F. Link, 314 Linden st. Plan No. 6647.

EAST 2D ST, 15, additional story to 2-sty dwelling; cost, $300; owner, Vincent Forti, on premises; architect, Emil F. Link, 314 Linden st. Plan No. 6648.

NORTH 6TH ST, 71, interior alterations to 2-sty theater; cost, $2,500; owner, James J. Long, 169 Meserole st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6703.

BAY 31ST ST, 220, extension to 2-sty dwelling; cost, $200; owner, Geo. Cormack, on premises; architect, H. N. Case, 203 Bay 35th st. Plan No. 6757.

EAST 92D ST, 1439, extension to 2-sty dwelling; cost, $300; owner, Ludwig Klee, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6691.

AV J, 1714, extension to 2-sty dwelling; cost, $1,350; owner, Ellen C. Cooper, on premises; architect, Seth H. Cutting, 1721 Av J. Plan No. 6778.

ATKINS AV, 615, extension to 1-sty store and dwelling; cost, $1,000; owner, Chas. Ingrassia, on premises; architect, John M. Ricca, 1556 St. Marks av. Plan No. 6767.

ATLANTIC AV, 426, interior alterations to 3-sty store and dwelling; cost, $200; owner, Benjamin Aaron, 425 Atlantic av; architect, Max Hirsch, 391 Fulton st. Plan No. 6683.

BEDFORD AV, 1056, extension to 2-sty store and dwelling; cost, $300; owner, Jacob Platz, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6749.

BROADWAY, 1468, interior alterations to 4-sty theatre; cost, $350; owner, Saml. Kilmer, 1539 Union st; architect, Louis Allmendinger, 926 Broadway. Plan No. 6720.

CLARENDON RD, 3001, extension to 3-sty dwelling; cost, $500; owner, E. Hemman, 7733 Nostrand av; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 6739.

CLARENDON RD, 2410, raise 2-sty dwelling; cost, $500; owner, Chas. W. Lyons, on premises; architect, Geo. Forbell, 561 Grant av. Plan No. 6762.

GARDNER AV, 40, extension to boiler house; cost, $500; owner, Edw. T. Trotter, 602 Johnson av; architect, Geo. H. Noll, Jr., 29 Crescent st. Plan No. 6790.

HEGEMAN AV, 192, extension to 3-sty dwelling; cost, $600; owner, Abraham Sagalowitz, 582 Hinsdale st; architect, Morris Rothstein, 627 Sutter av. Plan No. 6750.

HOWARD AV, 146, interior alterations to 2-sty dwelling; cost, $1,500; owner, Herman Muskowitz, 134 Watkins st; architect, S. Millman, 1780 Pitkin av. Plan No. 6668.

KNICKERBOCKER AV, 428, interior alterations to 3-sty tenement; cost, $650; owner, Joseph Marienhoff, 659 Myrtle av; architect, Lew Keon, 9 Debevoise st. Plan No. 6650.

NORMAN AV, 185, interior alterations to 3-sty tenement; cost, $250; owner, Louis Vogel, on premises; architect, Jos. McKillop, Jr., 154 India st. Plan No. 6669.

SUMNER AV, 15, interior alterations to 3-sty dwelling; cost, $600; owner, Max Slechter, 708 Willoughby av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6705.

SUTTER AV, 880, interior alterations to 5-sty dwelling; cost, $600; owner, Moses M. Glieman, 454 Jerome st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6741.

VAN SICLEN AV, 142, extension to 2-sty storage; cost, $350; owner, Clarence J. Williams, 2783 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6651.

8TH AV, n e cor Berkeley pl, plumbing to 3-sty dwelling; cost, $150; owner, Jas. Hartie, 133 Water st; architect, Frank Thorna, 107 Washington st. Plan No. 6777.

## Queens.

BLISSVILLE.—Greenpoint av, n w cor Gale st, repair stone shed; cost, $250; owner, C. Rohan, premises. Plan No. 2203.

CEDAR MANOR.—Pine st, s s, 200 w New York av, 1-sty frame extension, 8x10, rear dwelling; cost, $250; owner, J. J. Geskin, 21 Pine st, Cedar Manor. Plan No. 2198.

ELMHURST.—Plain st, 357, plumbing in factory and interior alterations; cost, $400; owner, Greiner Const. Co., premises. Plan No. 2209.

ELMHURST.—Dewey st, w s, 89 n Calmus rd, 2-sty frame extension, 16x6, rear dwelling, tin roof; cost, $250; owner, M. M. Faldmeyer, premises. Plan No. 2186.

FAR ROCKAWAY.—Summit av, s s, 125 e Mott av, 2½-sty extension, 21x26, side dwelling, tin roof, interior alterations; cost, $4,400; owner, L. D. Greenfeld, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 2202.

FLUSHING.—Beaufort st, s s, 140 s e Lawrence st, 1-sty frame extension, 5x6, rear dwelling, tin roof; cost, $150; owner, Queensboro Heights Corp., 110 West 34th st, Manhattan. Plan No. 2213.

FLUSHING.—Broadway, s s, 100 e Prince st, 1-sty frame extension, 19x34, rear dwelling, tin roof, interior alterations; cost, $900; owner, Geo. G. Tsistera, 71 Broadway, Flushing; architect, D. McDonald, Flushing. Plan No. 2191.

*Alterations (Continued).*

LONG ISLAND CITY.—Vernon av, n w cor Division av, 1-st frame extension, 20x28, side office, tin roof; cost $1,000; interior alterations; owner, Mrs. Christina Just, Scarsdale; architect, Thomas A. Harvey, 239 Vernon av, Long Island City. Plan No. 2812.

MIDDLE VILLAGE.—Steuben st, s s, 125 w Morton st, 2-sty frame extension, 22x16, rear dwelling, tin roof, interior alterations; cost, $700; owner, John R. Gute, Juniper av, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Brooklyn. Plan No. 2210.

OZONE PARK.—Ocean av, e s, 350 s Belmont av, 1-sty frame extension, 14x16, rear garage; cost, $150; owner, Jos. Gemeli, premises. Plan No. 2187.

RICHMOND HILL.—Stewart av, 200, plumbing in dwelling; cost, $75; owner, W. Beadle, premises. Plan No. 2204.

RICHMOND HILL.—Waterbury av, w s, 200 s Cleveland st, plumbing in dwelling; cost, $100; owner, A. Bahrer, premises. Plan No. 2205.

RICHMOND HILL.—Waterbury av, 451, plumbing in dwelling; cost, $100; owner, L. Mayer, premises. Plan No. 2206.

RICHMOND HILL.—Waterbury av, 435, plumbing in dwelling; cost, $100; owner, R. Lockwood, premises. Plan No. 2207.

RICHMOND HILL.—Brandon av, n s, 75 w Waterbury av, plumbing to dwelling; cost, $95; owner, J. B. Reiner, on premises. Plan No. 2194.

RICHMOND HILL.—Spruce st, s e cor Kimball av, plumbing to dwelling; cost, $65; owner, John Fuhry, on premises. Plan No. 2195.

RICHMOND HILL.—Brandon av, s s, 85 w Napier av, plumbing to dwelling; cost, $85; owner, M. S. Roth, on premises. Plan No. 2200

RICHMOND HILL.—Waterbury av, w s, 55 n Brandon st, plumbing to dwelling; cost, $115; owner, E. Jantzen, on premises. Plan No. 2201

RICHMOND HILL.—Beach st, 422, plumbing in dwelling; cost, $60; owner, Mrs. Niederstein, premises. Plan No. 2188.

RIDGEWOOD.—Forest av, s w cor Bleeker st, interior alterations to dwelling; cost, $200; owner, John Hensen, on premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2196.

RIDGEWOOD.—Forest av, s e cor Bleecker st, interior alterations to dwelling; cost, $300; owner, John Hensener, premises. Plan No 2211.

RIDGEWOOD.—Dorscher av, s e cor Jefferson av, interior alterations to church; cost, $1,500; owner, Emanuel Congregation Church, premises. Plan No. 2214.

UNION COURSE.—Shaw av, w s, 102 s Jamaica av, 1-sty brick extension rear dwelling; cost, $150; owner, Wm. Suttmeier, Jerome av and Napier av, Richmond Hill. Plan No. 2216.

WINFIELD.—Woodside av, s s, 50 e Fisk av, plumbing to dwelling; cost, $100; owner, Winfield Coal Co., on premises. Plan No. 2192.

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WOODHAVEN.—Lawn av, 1002, plumbing to dwelling; cost, $150; owner, George Heald, 20 Cedar st, Brooklyn. Plan No. 2197.

### Richmond.

BEACH ST, w s, 235 s Van Duzer st, Stapleton, concrete, lumber, etc., to frame stable; cost, $200; owner, De Somone, Stapleton; builder, J. Buttermark, Stapleton. Plan No. 404.

BISHOP ST, s s, 350 w Amboy rd, New Dorp, partitions, etc., to frame bungalow; cost, $1,000; owner, L. Butler, New Dorp; architect and builder, C. B. Heweker, New Dorp. Plan No. 405.

PRINCE ST, n s, 300 w Vanderbilt av, Stapleton, masonry, general interior alterations to frame dwelling; cost, $300; owner, Frank Lorey, Stapleton; builder, Thos. Cummings, Stapleton. Plan No. 402.

ST. MARKS PL, n s, 352 w Westervelt, New Brighton, 80 ft. addition to tower and fireproofing to brick church; cost, $5,000; owner, Rev. C. A. Cassidy, St. Marks pl; architect, Walter Schumm, 225 5th av, Manhattan; builder, John Fallon, 225 5th av, Manhattan. Plan No. 401.

AMBOY RD & ELTINGEVILLE LANE, s e cor, Eltingeville, repairs to roof to frame dwelling; cost, $100; owner, Mrs. Abdelnour, Eltingeville; builder, L. E. Decker, Eltingeville. Plan No. 408.

AMBOY RD, w s, 1,000 Wier av, Pleasant Plains, new stoop, doors, etc., to frame dwelling; cost, $665; owner, Mr. Dobbs, 86 Jefferson st, Perth Amboy; architect, F. Klein, Huguenot Park. Plan No. 400.

AMBOY RD & WILLIAM ST, n w cor, Tottenville, new store front to frame store; cost, $484; owner, Chas. Jones, Tottenville; builder, E. R. Paugh, Tottenville. Plan No. 410.

BEECHWOOD AV, w s, 220 s Crescent av, New Brighton, back porch to frame dwelling; cost, $50; owner, J. McBrien, New Brighton; builder, H. C. Vanderhof, New Brighton. Plan No. 412.

CASTLETON AV, n s, 100 e Brighton av, New Brighton, general interior alterations to frame store and dwelling; cost, $500; owner, John J. Murphy, St. George; builder, W. H. Russell, West Brighton. Plan No. 403.

GREAT KILLS RD, e s, 1,000 s Amboy rd, Great Kills, small interior alterations to frame dwelling; cost, $250; owner, Chas. A. Schultz, Great Kills; builder, W. Geleson, Great Kills. Plan No. 409.

MARINE WAY, s s, 40 e Atlantic av, New Dorp Beach, y. p. posts to frame store; cost, $50; owner, R. Herrman, New Dorp Beach; architect, Jas. Whitford, St. George; builder, Frank Morel, New Dorp Beach. Plan No. 411.

ST. PAUL'S AV, e s, 250 w Stone st, Stapleton, 1-sty addition to frame dwelling; cost, $300; owner, John Siemer, Stapleton; builders, Henry Spruck & Son, Stapleton. Plan No. 407.

## NEW JERSEY NEWS.

APARTMENTS, FLATS AND TENEMENTS.

WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, is preparing plans for ten 3-sty brick apartments, 19x38 ft. Owner's name for the present withheld.

WEST NEW YORK, N. J.—Joseph Turck, 770 Bergenline av, is preparing plans for a 4-sty tenement, 25x91 ft., on the west side of Bergenline av, between 22d and 23d sts, for August Richter, 20th st, West New York, owner and builder. Cost, about $30,000.

CHURCHES.

RIDGEFIELD PARK, N. J.—F. J. Schwarz, 113 Ellison st, Paterson, N. J., is preparing plans for a 2-sty brick and limestone church and parochial school for St. Francis R. C. Church, Rev. John M. McDonald, rector, 114 Mount Vernon st. Cost, about $30,000.

MONTCLAIR, N. J.—Plans are about completed for rebuilding the brick and stone church at Fullerton and Plymouth avs, for the First Congregational Church, Montclair, Frank A. Ferris, Jr., 2 Warren pl, Bertram G. Goodhue, 2 West 47th st, Manhattan, architect. Henry C. Meyer, Jr., 101 Park av, Manhattan, heating engineer. C. T. Wills, Inc., 286 5th av, Manhattan, general contractor. Cost, about $250,000.

DWELLINGS.

EDGEWATER, N. J.—Peter Heft, River rd, contemplates the erection of a 2½-sty residence on the south side of Hudson av, 200 ft. west of River rd, from private plans.

SOUTH ORANGE, N. J.—Hughes & Backoff, 31 Clinton st, Newark, are preparing preliminary plans for a 2½-sty frame residence, 36x38 ft., in 3d st, near Prospect st, to cost about $9,000.

MONTCLAIR, N. J.—A. F. Norris, 150 Nassau st, Manhattan, is preparing plans for a 2½-sty brick and frame residence on the east side of Undercliff rd, for Frank M. Soule, 189 South Mountain av. Cost, about $30,000.

ROSELLE PARK, N. J.—W. Edmon Clum, 74 Broad st, Elizabeth, has completed plans for a 2½-sty frame double residence, 32x56 ft., in Camden st for Philip Cohen, 243 Elizabeth av, Elizabeth, owner and builder. Cost, about $4,500.

NEWARK, N. J.—A. H. Thomson, 222 Market st, has completed plans for a 2½-sty frame residence, 22x48 ft., in the Weequachic Park section for Louis Mersfelder, 784 Broad st. Cost, about $5,500.

FACTORIES AND WAREHOUSES.

WESTFIELD, N. J.—S. E. Townley, 32 State st, East Orange, is revising plans for two 1-sty storage warehouses, 50x150 ft., for George Damon & Sons, 44 Beekman st, Manhattan. New bids will be taken at once.

MUNICIPAL WORK.

MONTCLAIR, N. J.—Hering & Gregory, engineers, 170 Broadway, Manhattan, have been commissioned to draw up a report for the construction of a garbage incinerating plant here for the Joint Municipal Councils of Montclair and Glen Ridge.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—Competitive sketches have been received and are under consideration of the Board of Education for a brick public high school on Lexington av, between Delaware and Lee avs, for the Board of Education of New Brunswick, H. C. Parker, president and chairman of building committee.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, has been commissioned to prepare plans for a 2-sty brick and terra cotta high school on Lexington av, between Delaware and Lee avs, for the Board of Education of New Brunswick. Cost, about $150,000.

STABLES AND GARAGES.

RED BANK, N. J.—F. B. Warren, care of Warren & Clark, 489 5th av, Manhattan, has completed plans for a frame stable for Mrs. Payne Whitney, 972 5th av, Manhattan. Cost, about $20,000.

### Other Cities.

FACTORIES AND WAREHOUSES.

ONEONTA, N. Y.—Orlo Epps, 158 Main st, is preparing plans for a 1 and 2-sty chemical plant for the Bauer Chemical Co., 30 Irving pl, Manhattan.

HOSPITALS AND ASYLUMS.

ONEIDA, N. Y.—The Oneida Public Hospital, C. M. Clark, on premises, Dr. George W. Mills, chairman of building committee, Washington av, will hold a meeting October 5 to determine the advisability of erecting an addition to the hospital in William st.

HOTELS.

CHARLOTTE, N. Y.—The hotel owned by the Bartholomay Brewing Co., 555 St. Paul st, Rochester, Henry Kondolf, president, will probably be rebuilt soon. Cost, about $15,000. Definite action will probably not be taken until next winter.

## PERSONAL AND TRADE NOTES.

M. R. GUISTI, plaster models, has moved from 333 West 36th st to larger studios at 514 West 41st st.

W. A. WARD, architect, has moved his offices from the Bank Building to 30 North Main st, Portchester, N. Y.

TERRY & TENCH COMPANY, INC., contracting, has moved its main offices to rooms 5717-23 Grand Central Terminal.

THE ROME CORPORATION, general contracting, has moved its offices from 105 West 40th st to 1123 Broadway.

CHAS. A. HEIDRICH, architect, 423 State st, Schenectady, desires samples and prices per carload lots on metal studding and plaster boards.

ENGINEERING PERMANENT EXHIBIT has recently been opened at 40 West 39th st, in charge of H. P. Nicholson, treasurer and general manager.

CHARLES BRETTLER, plumbing contractor, has recently opened an office and shop at 576 Willoughby av, Brooklyn, and desires price lists, catalogues and samples from manufacturers and jobbers interested in the plumbing and heating business.

JAMES F. CONRAN, formerly manager of the New York City branch of the Standard Sanitary Mfg. Co., of Pittsburgh, has been appointed general sales manager of the company. Mr. Conron has been in the service of the Standard Sanitary Mfg. Co. for twenty-two years.

PIERCE, BUTLER & PIERCE.—The properties of the bankrupt Pierce, Butler & Pierce Co. brought $1,174,538 when they were offered for sale by Judge James P. Hill, trustee. They were bought by Charles H. Sanford, president of the National Bank of Syracuse, in behalf of the reorganization committee of the Pierce, Butler & Pierce Co. and the Kellogg-Mackay Co. of Chicago. A new company was incorporated as the Pierce, Butler & Pierce Manufacturing Corporation, with Dr. J. T. Duryea, of New York, as president. The capital is $2,000,000. The new Kellogg-Mackay Co. will have a capital of $900,000, with C. V. Kellogg, of Chicago, president.

## OBITUARY

WILLIAM J. FORSYTH, a retired general contractor of Yonkers, died at the home of his daughter in Nyack Monday, September 28. He was sixty-seven years of age.

JOHN MORRISON, a general contractor of Orange, N. J., died after a long illness, Saturday, September 26. He was born in Ireland, seventy-five years ago, and had been a resident of Orange for fifty-five years.

THOMAS CURLEY, for the last ten years associated with the Hill Construction Co. of Brooklyn, died after a short illness at his home, 246 Van Alst av, Long Island City, Friday, September 25. He was twenty-nine years old.

THOMAS BURNS, founder of the Thomas Burns & Son Iron Works, of Newark, N. J., died at his home there of a complication of diseases Sunday, September 27. He was ninety-two years old, and is survived by his widow and one son

JOHN CHRISTIAN EDWARD STOLP, for many years engaged in the manufacture of wire in Manhattan, died Tuesday, September 29, of general debility at his home, 2409 Newkirk av, Brooklyn. He was seventy-five years old and is survived by two sons and a daughter.

WILLARD E. DUCKINFIELD, general contractor, died after a long illness from a complication of diseases, at his home, 608 South Belmont av, Newark, N. J., Wednesday, Sep-

tember 23. He was born in Phelps, N. Y., fifty-four years ago, and had lived in Newark for about sixteen years. He is survived by his widow and a daughter.

DAVID C. WOOD, chief engineer of the Adirondack survey, died of heart disease at his home in Herkimer, N. Y., Sunday, September 20. He was born in Herkimer county June 26, 1852, and had been in the service of the State for twenty years. Since the formation of the Conservation Commission, four years ago, Mr. Wood had directed the forest survey, making his headquarters in Albany. He is survived by his widow and three sons.

HARRY DARLINGTON, aged seventy-six, identified with various Pittsburgh business interests, died at his home, at Orienta Point, Mamaroneck, N. Y., Sunday, September 27. He had been ill for the last nine months. He was a former owner of the Aetna Iron Company, of Pittsburgh; held a large interest in the McBeth-Evans Glass Company and was a director in several banks and railroads in or near Pittsburgh, his native city. He leaves a widow, two sons and a daughter.

## TRADE AND TECHNICAL SOCIETY EVENTS.

EASTERN SUPPLY ASSOCIATION will hold its fall meeting at the Hotel Astor, N. Y. C., Wednesday, October 14.

VARNISH MANUFACTURERS' ASSOCIATION will hold its annual convention in New York City during the week of October 19. Further details will be announced in a later issue.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual meeting and convention at Atlantic City, N. J., October 28-30. Headquarters at the Marlborough-Blenheim Hotel.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONTRACTORS will resume its regular monthly meetings the second Tuesday in October, in the Engineering Societies' Building, 29 West 39th st.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

PAINT MANUFACTURERS' ASSOCIATION of the United States will hold its annual convention in New York City October 19 to 21.

CONVENTION OF CITY MANAGERS will be held in Springfield, Ohio, December 2 to 4. Charles F. Ashburner, City Manager, Springfield, Ohio, chairman.

TECHNICAL LEAGUE OF AMERICA will hold its regular meeting on the third Friday of each month. Walter L. Smyth, 74 Cortlandt st, N. Y. C., is the secretary.

NATIONAL HOUSING CONFERENCE, scheduled for Minneapolis, October 21, 22, 23, 1914, has been postponed because of disturbances due to the European war.

NEW YORK CHAPTER, American Society of Heating and Ventilating Engineers, will resume their regular monthly meetings Monday, October 19, in the Engineering Societies' Building, 29 West 39th st.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will hold its annual convention in Washington, D. C., February 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

## RECENT INCORPORATIONS.

HURON BAY CONSTRUCTION CORPORATION, civil, mechanical and electric engineering and general contracting, construction, manufacturing machinery, tools, mining, milling, manufacturing petroleum products, has been chartered with $25,000 capital stock with offices in Manhattan. The directors are Clarence V. Fanning, Greenport, L. I., William J. Cunningham, Richmond Hill, L. I., and Harry Speicher, Glendale, L. I. The attorney is J. D. Baucus, 49 Wall st.

BERNSTEIN & KRAMER REALTY CORPORATION is a $30,000 company chartered to do a realty and construction business with offices in Manhattan. The directors are Barnet Bernstein, 80 East 92d st, Harry D. Kramer, 127 West 65th st, and Abraham H. Rubenstein, 790 Riverside drive. Henry Singer, 55 Liberty st, attorney.

MIDDLEBURY MARBLE CO. has been chartered with $100,000 capital stock with offices in Manhattan for quarrying marble, stone, etc. The directors are Gwyn Walker, 5 Lawrence st, Elizabeth A. Alexander, 49 Cornell av, both of Yonkers, Curtis P. Byron, 100 William st, and two others. Clarence Alexander, 299 Madison av, attorney.

W. S. HILL REALTY CORPORATION has filed papers with a capitalization of $10,000 to do a realty and construction business. The directors are William Stanley Hill, 170 West 73d st, Sylvester C. Hill, 38 West 12th st, and George W. Phillips, Jr., 60 Wall st. Chas. S. Davison, 60 Wall st, attorney.

THE ARTEE REALTY CORPORATION is a $50,000 company chartered with offices in Manhattan to do a realty and construction business and to deal in building materials. Harry Harris, Ralph A. Kohn and Henry G. Wiley, 31 Nassau st, directors. Elek John Ludvigh, 31 Nassau st, attorney.

## TAX BOOKS OPEN.

### Total Net Valuation Increased $133,000,000.

The city tax rolls for the coming year were opened October 1.

The total assessments for the five boroughs, according to the tentative figures, which will be somewhat reduced, is $7,800,180,532. This includes the real estate of corporations, the assessments on which amount to $207,613,590, but it does not include the special franchise assessments assessed by the State Board. Of the total real estate increase, new buildings account for $130,000,000.

Real property shows important decreases in all boroughs, but new buildings and improvements have made it possible for the tentative assessment list to show a net increase over last year. Change of trade centers in Manhattan has had a noticeable effect. The district which includes Broadway from Bleecker street to Fourteenth street has a net decrease of nearly $15,000,000.

The district bounded by Broadway, Fourteenth street, Thirty-second street, Fourth avenue and Fortieth street had a decrease of $11,500,000, but new buildings amounting to more than $12,000,000 and improvements produced a net increase of a little more than $13,000,000. North of Fortieth street, between Third and Fourth avenues to Ninety-sixth street, there was only a slight decrease, while the net increase was more than $24,000,000.

Not a single Brooklyn district showed a net decrease. The Bronx constructed new buildings during the year valued at $16,000,000. The following recapitulation shows the tentative assessment by boroughs:

| | New Buildings. | Increase. | Total Assessment. |
|---|---|---|---|
| Manhattan... | 297 | $63,307,594 | $4,932,364,260 |
| Bronx..... | 525 | 23,826,516 | 656,310,771 |
| Brooklyn..... | 2,887 | 35,354,065 | 1,628,268,257 |
| Queens..... | 3,558 | 26,985,582 | 500,226,209 |
| Richmond.... | 928 | 3,267,174 | 83,010,845 |
| Totals..... | 8,295 | $133,782,317 | $7,458,784,625 |

To this is added the increase on the real estate of corporation, which brings the total assessments up to $7,800,180,532.

### Assessed Valuations.

The following table shows changes that have been made in tentative assessments as compared with last year, hotels, theatres and office buildings being concerned:

| | 1914. | 1915. |
|---|---|---|
| Grand Central Terminal | $15,800,000 | $18,175,000 |
| Flatiron Building | 2,400,000 | 2,075,000 |
| U. S Rubber Co | 1,500,000 | 1,650,000 |
| Woolworth Building | 8,880,000 | 9,500,000 |
| Hotel Belmont | 4,500,000 | 4,550,000 |
| Hotel Biltmore | 5,750,000 | 8,575,000 |
| Hotel Breslin | 2,165,000 | 2,170,000 |
| Hotel Gotham | 2,500,000 | 2,570,000 |
| Holland House | 2,666,000 | 1,525,000 |
| Hotel Manhattan | 3,710,000 | 3,850,000 |
| Hotel Marie Antoinette | 1,550,000 | 1,620,000 |
| Hotel McAlpin | 8,550,000 | 9,450,000 |
| Murray Hill Hotel | 1,850,000 | 1,930,000 |
| Plaza Hotel | 7,900,000 | 8,000,000 |
| Ritz-Carlton | 3,375,000 | 3,470,000 |
| St. Regis | 2,575,000 | 2,650,000 |
| Waldorf-Astoria | 13,710,000 | 13,135,000 |
| Astor Theatre | 800,000 | 850,000 |
| Fifth Avenue | 1,400,000 | 1,370,000 |
| New Amsterdam | 795,000 | 805,000 |
| Strand | 1,825,000 | 2,325,000 |
| Winter Garden | 1,035,000 | 1,008,000 |

### Personal Tax Rolls.

On the personal tax rolls, which were also opened, John D. Rockefeller appears as the possessor of the largest amount of taxable personal property. His assessment is $5,000,000. The assessment on the personal property of James B. Ford is set down as $3,000,000, and there are over fifty persons assessed on personal property valued at from $200,000 to $600,000.

### Electrical Trades Expectant.

As Germany is the chief competitor of the United States in the electrical trade throughout the world, American manufacturers say that her removal, even temporarily, will throw $100,000,000 of electrical orders to the United States. South America has been Germany's chief foreign market, and this territory is now at the mercy of American makers of electrical equipment and machinery, and the latter are already taking important steps to assume the reins. The second week in October will see the annual Electrical Exposition and Motor Show in New York. This year the exhibits of the domestic manufacturers will be directed largely with the idea of capturing the foreign business which has heretofore been swung to Europe.

### New Bank Homes Show Prosperity.

The George A. Fuller Company numbers among its recent business contracts with no less than seven different banks in various parts of the country, involving work that will aggregate over $2,000,000. To particularize, the Old National of Grand Rapids is in the new Pantlind Hotel building in that city and the Fuller company is now engaged in fixing up handsome quarters. The Peoples State Bank of Detroit is putting up an addition to its present home. Another Detroit institution, the Wayne County and Home Savings Bank, is erecting a new building, and so is the First National of Durham, N. C., and the First National of Olean, N. Y. Crossing over to Canada, the Royal Bank is getting a new building at King and Yonge streets, Toronto, while the Merchants Bank of Canada is making an addition to the quarters of its Winnipeg branch.

## TRADE LITERATURE

### Railroad and Marine Paints.

IT must mean a great deal to a firm to manufacture a product that has through merit become useful round the world. Yet when the exchanges from building fields in England, and even as far away as South Africa are received giving reports of contracts awarded wherein Toch Brothers' paints and waterproofing compounds are to be used, the great scope of this commodity as a factor in high-class construction work begins to appeal to the imagination. But when it is known that the very conveyances which carry this commodity into the far corners of the earth are themselves protected with that same commodity, the part that this compound plays in engineering work, after sixty-six years, is really astounding. The firm's latest booklet, telling how their product is applied to ships of the sea and iron horses of the land, is fully as interesting as their works on building construction. They may be had for the asking at the office of Toch Brothers, 320 Fifth avenue.

### New Steel Ceiling Catalogue.

Catalogue No. 19, describing the "Classik" line of steel ceilings manufactured by the Berger Mfg. Co., Canton, Ohio, is one of the finest productions of this kind that has ever come to our attention.

This handsomely bound and illustrated volume is something more than a mere catalogue, because it gives valuable information of a general character relative to metal ceiling application, in addition to complete particulars of the many exclusive points which distinguish the "Classik" line.

The book contains 148 pages of heavy art paper, bound in heavy antique paper covers of a dark brown color, richly embossed in red and gold, and one of its most pleasing as well as most useful features consists of numerous large and remarkably beautiful illustrations of the many unique patterns of "Classik" ceilings, cornices, mouldings, etc., reproduced by the highest type of halftone process.

Additional interest is provided by the pictures of interiors of theatres, banks, churches and other large and important buildings in which Berger's "Classik" Steel Ceilings have been installed.

The Berger Manufacturing Co. has recently effected a considerable reduction in the cost of erecting their ceilings by the introduction of their new close-fitting bead and counter-sunk, self-centering nailing point, which practically eliminate calking of the joints. Details of this feature are also contained in the catalogue. Copies of this book may be obtained by addressing the Berger Manufacturing Co.

# BUILDING MATERIALS AND SUPPLIES

## PRICE CHANGES INDICATE WIDE VARIANCE IN DEMAND AND SUPPLY—PLATE GLASS QUOTATIONS NOW 90-30 AND STIFF

Pig Iron and Steel Weak—Portland Cement Shaded—Plan Filings Show Gain

PRICE changes reported as of October 1, in the building material and supply department, indicate wide variance in supply and demand. Plate glass, which was quoted at 90-25 off list prior to September 15, but was cut considerably by small jobbers, is now 90-30 and stiff, with prospects of further tightening if the demand develops any more. Pig iron, the barometer of the future steel market, is weak at $14.45, while last year at this time it was bringing $15.25. Both the iron and steel markets are uneasy, with competition driving prices considerably below current quotations. Structural material, for instance, is being quoted at tidewater at 1.31 to 1.36c., but actual figures are reported to be much lower on good orders. Brick from the Hudson River district is a little firmer, at $5.00 to $5.50 a thousand, dock, N. Y., but Newark yard prices show no change. Portland cement is still being cut by certain small companies under the $1.58 level. Lime at $1.25 is not as firm as it was at the same level on September first.

American linseed oil is quoted three cents below the sixty-cent level current September first. Hardwoods are stiffer, reflecting the big gain in alteration work. Paints and varnishes are stiffer, owing to the shutting off of supplies from abroad, especially coal tar color products. White lead is stiffening, which also helps to put up the price of paints.

Coal shipments are heavy, and there is considerable activity on the part of building managers to safeguard their shipments and supplies. The Reading interests announced that they would operate their plants continuously to keep pace with the exceptionally heavy demand for commercial and domestic sizes. Port Reading, along the Staten Island Sound, has more coal in cars awaiting export than it ever has had before.

Pipe mills are encouraged by the demand for tubing. Bookings have been increasing to such an extent of late by reason of foreign purchases that increased capacity has been thrown in. Wire and nail mills are now operating at 75 per cent. capacity, whereas 60 per cent. was the prevailing rate of output two months ago. Sheets and bars, on the other hand, are extremely dull.

All naval stores, such as rope, rosin, acids, and potash, are higher. Lubricating oils show no change from the 13 and 13½ cent quotations ruling before the war.

The summary action taken by the Treasury Department against banks which have been hoarding funds will, it is believed, be prolific of good results in the building trades. Plan filings have shown that realty interests have felt a demand for more commercial buildings and industrial plant extension, but the difficulty has been to induce banks to finance the enterprises, regardless of interest rates offered.

Plan filings in the five boroughs for the week closing noon yesterday follow. In the same week last year there were 190 buildings projected, valued at $1,312,680.

| | Week ending Sept. 25. No. | Value. | Oct. 2. No. | Value. |
|---|---|---|---|---|
| Manhattan | 4 | $954,650 | 7 | $1,820,500 |
| Bronx | 11 | 269,775 | 18 | 356,625 |
| Brooklyn | 80 | 412,925 | 92 | 534,800 |
| Queens | 75 | 325,798 | 50 | 136,655 |
| Richmond | 20 | 28,020 | 21 | 37,785 |
| Total | 190 | $1,991,168 | 188 | $2,886,365 |

### COMMON BRICK.

**Registered Unloading Shows Gain—Sales More Active.**

HUDSON common brick sold a little more actively on the wholesale market this week, but prices remained unchanged. Shipments are restricted, the week closing with a reserve of four bargeloads or a little more than a million brick, as against 48 bargeloads or 16,800,000 brick in the corresponding week last year.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 1, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.
Left over, Friday A. M., Sept. 25—6.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Sept. 25 | 6 | 7 |
| Saturday, Sept. 26 | 7 | 5 |
| Monday, Sept. 28 | 11 | 10 |
| Tuesday, Sept. 29 | 3 | 5 |
| Wednesday, Sept. 30 | 4 | 7 |
| Thursday, Oct. 1 | 7 | 5 |
| Total | 38 | 39 |

Reported en route, Friday, Oct. 2—4.

Condition of market, weak. Prices: Hudsons, $5 to $5.50 (shaded); Raritans, $5.25 to $5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to 7.25 (yard). Nominal. Left over Friday a. m., Oct. 2—5.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | |
|---|---|---|---|
| Sept. 18 | 957,000 | Sept. 25 | 835,000 |
| Sept. 19 | 618,500 | Sept. 26 | 596,000 |
| Sept. 21 | 915,000 | Sept. 28 | 1,183,000 |
| Sept. 22 | 1,009,500 | Sept. 29 | 1,128,000 |
| Sept. 23 | 1,025,000 | Sept. 30 | 910,000 |
| Sept. 24 | 1,013,000 | Oct. 1 | 1,210,500 |
| Total | 5,538,000 | Total | 5,862,500 |

1913.
Left over, Friday A. M., Sept. 26—42.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Sept. 26 | 13 | 7 |
| Saturday, Sept. 27 | 5 | 4 |
| Monday, Sept. 29 | 15 | 18 |
| Tuesday, Sept. 30 | 1 | 2 |
| Wednesday, Oct. 1 | 7 | 8 |
| Thursday, Oct. 2 | 8 | 4 |
| Total | 49 | 43 |

Condition of market, stiffening at top quotations. Price: Hudsons, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Oct. 3—48.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 1, 1914 | 1235 |
| Total No. bargeloads sold Jan. 1 to Oct. 1, 1914 | 1230 |
| Total No. bargeloads left over Oct. 2, 1914 | 5 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 2, 1913 | 1551 |
| Total No. bargeloads sold Jan. 1 to Oct. 2, 1913 | 1503 |
| Total No. bargeloads left over Oct. 3, 1913 | 48 |

### PLATE GLASS.

**Discounts Now 90-30 and Stiffening—Foreign Supply Cut.**

PLATE glass of all kinds is now quoted at 90-30 and is stiffening. Jobbers report heavy demand following the shutting off of foreign supply, but little of which is of a speculative nature. American mills have suddenly had to bear the plate glass demand of the world.

### COAL.

**Anthracite Mills Will Run Continuously From Now On.**

ANTHRACITE coal plants have to operate their plants continuously from now on if they expect to keep up with the demand for domestic and small commercial sizes. The Reading has taken the first definite action in this respect. Consumers seem desirous of getting as much coal in store as possible to forestall eventualities arising from shortage at the mines later on. Prices have not changed. Port Reading reports a larger quantity of soft coal on cars awaiting export orders than it ever has had before.

### WIRE AND PIPE.

**Mills Encouraged by Freer Buying of Tubing—Plate Mills Active.**

WIRE and pipe mills are planning to increase their capacities. Of all the subsidiary plants of the United States Steel Corporation the plate mills are rolling the heaviest output while structural steel mills are running as low as 30 and 40 per cent. Pig iron demand is light in all sections. Last month's fabricating orders totaled only 55,000 tons, a gain of about 7,000 tons as reported for August.

## CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to noon, Oct. 1, 1914.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide, Sept. 5, 1914.

BRICK—

| | |
|---|---|
| Hudson common | $5.00@$5.50 |
| Raritan common | 5.25@ 5.50 |
| 2d hand common | 3.00@ —— |
| Newark (yard) | 6.75@ —— |
| Front or face | 18.00@36.00 |

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

| | |
|---|---|
| Domestic Portland | ——@$1.58 |
| Con. Rosendale Nat | .90@ nom |
| Alsen's German | No quot. |
| Dyckerhoff German | No quot. |

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

| | |
|---|---|
| Trap rock, 1½ in | $1.00 |
| Trap rock, ¾ in | 1.20 |
| Bluestone, 1½ in | .95 |
| Bluestone, ¾ in | $1.15@ 1.30 |
| Glass, Window— | Discounts. |
| Single thick | 90-10 & 90-15 |
| Double thick | 90-10 & 90-20 |
| Plate | 90-30 |

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

| | |
|---|---|
| 1½ in. | $0.90 |
| ¾ in. | $1.00 |

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

| | |
|---|---|
| Exterior— | |
| 4x12x12 in | $0.06 |
| 6x12x12 in | .084 |
| 8x12x12 in | .102 |
| 10x12x12 in | .12 |
| 12x12x12 in | .15 |
| Interior— | |
| 2x12x12 in | $0.048 |
| 3x12x12 in | .048 |
| 4x12x12 in | .054 |
| 6x12x12 in | .072 |
| 8x12x12 in | .096 |

LIME (Standard 300 lb. bbls. wholesale, select finishing):

| | |
|---|---|
| Farnham Cheshire, finishing | —@$1.55 |
| Eastern, common | $1.25 nominal |

LINSEED OIL—

| | |
|---|---|
| American Seed City Raw | $0.56@$0.57 |
| American Seed City Boiled | .57@ .58 |

LUBRICANTS (Mineral):

| | |
|---|---|
| Black, refined, summer | 13 @13½ |
| Black, reduced, 27 gravity, 35@30 c. t. | 13½@14 |
| Wax, crude | per lb. 3½@ 3¾ |
| Cylinder, light filtered | 21½@23 |
| Cylinder, dark, steam, refined | 15½@25 |

LUMBER (Wholesale prices, New York City):

| | |
|---|---|
| Yellow pine (merchantable 1905, f. o. b. N. Y.): | |
| 8 to 12 in | $21.50@$25.00 |
| 14 to 16 in | 27.50@ 31.50 |
| Heart face siding 4-4 & 5-4 | 29.50@ 30.00 |
| Flooring, 13-16x2½ & 3 ins. | 15.00@ 28.00 |
| Heart face, siding 4-4 & 5-4 | 27.00@ —— |
| Hemlock, Pa., f. o. b. N. Y. base price, per M | ——@ 24.50 |
| Hemlock, W. Va. base price per M. | ——@ 24.50 |
| Hemlock, Eastern mixed cargoes | 20.00@ 22.00 |
| (To mixed cargo price add freight $1.50.) | |
| Spruce Canadian | $24.00@$25.00 |
| Spruce (W. Va. f. o. b. N. Y., lighterage limits): | |
| 2x4, 18 and 20 ft | $27.50 |
| 2x6, 10 and 14 ft | 22.00 |
| 2x8, 12 and 14 ft | 23.00 |
| 2x10, 3x10, 10 to 16 ft | 27.00 |
| 8x8 and under, 16 ft. and under | 24.00 |
| 9 in., 16 ft. and under | 29.00 |
| 4x10 to 10x10, 16 ft. and under | 29.00 |
| 2x12 and 3x12, 16 ft. and under | 29.00 |
| 12 in., 18 and 20 ft | 30.00 |
| Add $1.00 per M. for each inch over 12 ins. | |
| Add $1.00 per M. for every 2 ft. over 20 ft. in length. | |
| 1x2 shingling lath, rough or dressed one side | $26.00 |
| 4-4x6" merchantable quality | 26.00 |
| 4-4x8" merchantable | 24.00 |
| 4-4x10" merchantable | 27.00 |
| 4-4x12" merchantable quality | 30.50 |
| LATH (Eastern spruce f. o. b. N. Y.): | |
| 1½-in. round wood | ——@ —— |
| 1½-in slab | $4.00@$4.10 |

Plaster—(Basic dealer prices, at yard, Manhattan):

| | |
|---|---|
| Masons finishing in 100 lb. bags per ton | $10.50@ —— |
| BLOCKS— | |
| 2 in. (solid) per sq. ft | .06 |
| 3 in. (hollow) | .06½ |
| 4 in (hollow) | .07¼ |
| Boards ⅝ in. thick, per sq. yd | .16 |
| SAND— | |
| Screened and washed Cow Bay, 500 cu. yd. lots, wholesale | $0.50 |

SLATE (Per Square, N. Y.):

| | |
|---|---|
| Penn. Bangor ribbon | $4.10@$4.75 |
| Munson, Maine, No. 1 | 5.50@ 7.75 |
| Munson, Maine No. 2 | 4.50@ 6.75 |
| No. 1 red | 10.00@12.00 |
| Unfading green | 4.00@ 6.00 |
| Genuine Bangor | 4.75@ 6.75 |
| Pen Argyle | 4.00@ 6.00 |
| Vermont, sea green | 3.00@ 4.20 |
| STRUCTURAL STEEL (tidewater) Spot: | |
| Beams and channels up to 14 in. | 1.31@ 1.36 |
| Beams and channels over 14 in. | 1.31@ 1.36 |
| Angles 3x2 up to 6x8 | 1.31@ 1.36 |
| Zees and tees | 1.31@ 1.36 |
| Steel bars, half extras | 1.31@ 1.36 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 10, 1914

# RESPONSIBILITY FOR CITY EXTRAVAGANCE

## Mandatory Legislation From Albany Has Limited the Power of the City Government — Real Estate Board's Suggestion to Budget Committee.

THE hearings before the sub-committee on Tax Budget of the Board of Estimate have brought out an unusual amount of interest on the part of taxpayers. Or, to put it a little differently and at the same time emphasize a very important point, the interest taken by taxpayers has reacted in wide public interest in this matter of apportioning, within the limits of reasonable economy, the amounts to be spent by the various city departments in 1915.

The Real Estate Board, which is submitting in concrete form suggestions and criticisms to the sub-committee having this matter in charge has, according to Laurence M. D. McGuire, president of the Board, received during the week many expressions of encouragement for its work along these lines. Mr. McGuire has lost no opportunity to make it plain that these daily suggestions submitted on the budget requests are not criticisms of men, but of methods.

"It is rather difficult," Mr. McGuire says, "to present these concrete suggestions on the subject of economy, and at the same time avoid wounding the sensibilities of some official or group of officials. But it would be most unfortunate, and certainly most undeserved on the part of the Real Estate Board, if any such construction should be placed on the recommendations which, after all, are merely in line with a definite policy adopted by this Board and communicated to the Board of Estimate some weeks ago.

### Not Common Scolds.

"It is unfortunately true that some taxpayers have in the past been apt to criticise in such general terms and so insistently, that all taxpayers would almost deserve it if the city officials had come to regard them in the light of common scolds.

"The Real Estate Board may be importunate, but it is trying not to be vague. It is presenting a cause which assuredly warrants persistence, and in a manner that cannot but be approved if a bill of particulars is what is desired.

"The Tax Budget Committee's hearings have been in progress two weeks. There remains a great many departments to be considered. It would be almost impossible to cover so wide a field as represented by the workings of the various departments without making some recommendation or suggesting some method that would not be at wide variance with official thought and practice.

### Delayed Estimates.

"It is also most unfortunate that, in spite of the fact that the Charter in Section 226 makes it mandatory that Departmental estimates shall be presented by Sept. 10, and that the Mayor in June urged heads of departments to have these estimates ready by July 1, many of these estimates are not yet ready, or were not ready up to a day or two ago. This certainly does not give the public that opportunity for investigation that the Charter provision intended.



LAURENCE M. D. McGUIRE,
President Real Estate Board.

"In several particulars our recommendations have been radical. City officials are jealous of their authority, jealous of their official menage, so to speak. Economies do not always appeal to them. Sometimes the inertia of departmental habit or custom stands in the way of changes which if sugested as applicable to others than themselves would be considered highly desirable by department heads.

"It is not surprising, therefore, that the possibility of giving offense where the sole purpose is to give real, though not disinterested, assistance suggests itself.

### Where Responsibility Rests.

"Upon one point, however, there should be no misunderstanding. And on this point taxpayers are apt to go widely astray. Very few criticisms of city expenditures make any distinction between the responsibility which properly rests upon city officials and that which should be placed upon the State Legislature. In other words, any criticism of the budget allowances which does not take into account the portion fairly attributable to mandatory legislation is manifestly unfair to the Board of Estimate.

"It requires very minute analysis of the City Budget to make an absolutely clear division of what is mandatory and what is not. Even after such an analysis there might be some difference of opinion. And there is also a further separation of responsibility as between the Board of Estimate as a whole and its Chairman, as Mayor of the city.

"Let us see to what extent the Board of Estimate is responsible and therefore accountable for increases in the budget. Just about a year ago City Chamberlain Bruere, who was then a director in the Bureau of Municipal Research, in an article in the Record and Guide stated that after deducting the items required for debt service, Board of Education State taxes, County offices, the City's contribution to the Police pension fund and several other items 'there is left approximately $85,000,000 as the part of the budget over which the Board of Estimate and Apportionment, individually or collectively, has more or less complete administrative jurisdiction.' This was based on the 1913 budget of $192,711,441.16.

"Let us take the 1914 budget for further analysis. This budget was $192,995,551.62. The very largest item, that of debt service, $52,611,517.65, is practically beyond the control of the Board of Estimate, as it represents bonds issued and obligations incurred by preceding administrations. The following is a reasonable statement of the amounts for which the Board of Estimate is not responsible, and the total for which it is, as Mr. Bruere puts it, 'individually or collectively' responsible:

| | Total Budget 1914. $192,995,551 | |
|---|---|---|
| Board of Estimate's responsibility. | | |
| Debt service | $52,611,517 | |
| Board of Education (city's share) | 28,170,466 | |
| Police Dep't | 13,922,665 | |
| Fire Dep't | 7,439,272 | |
| State tax | 4,576,303 | |
| Deficiency in tax levy | 2,500,000 | |
| Bellevue & Allied Hospitals | 1,460,063 | |
| Board of Elections | 1,339,715 | |
| College City of N. Y. | 684,963 | |
| Armory Board | 309,615 | |
| Board of Aldermen and City Clerk | 301,218 | |
| Board of Coroners | 159,598 | |
| | $113,415,398 | |
| Only nominally responsible for. | | |
| County charges: | | |
| New York | $3,966,164 | |
| Kings | 1,860,550 | |
| Queens | 449,707 | |
| The Bronx | 273,941 | |
| Richmond | 139,712 | $6,630,165 |
| | | $120,045,564 |
| Leaves Board of Estimate responsible for | | $72,949,987 |

"This is a liberal estimate. Probably a closer analysis figured so as to include responsibility for certain phases of administrative details where economies could be insisted on, would bring the amount up to about $80,000,000. It is true there are certain mandatory provisions for minor sums for charities and special purposes, but these are not large enough to affect the above estimate.

"This places responsibility on the Board of Estimate for approximately 41 per cent. of the total budget. The debt service represents another 27 per cent. Mandatory legislation claims the other 32 per cent.

"These facts the Real Estate Board has tried to take full account of in making its recommendations to the Tax Budget Committee, whose findings and recommendations will be reviewed by the Board of Estimate.

"We have also found it necessary, however, to call attention to certain conditions which it is not now in the power of the Board of Estimate to remedy.

"But we have done this with a definite purpose. It is assumed that where these recommendations have merit—and we hope many of them have—the city officials, in the interests of economy and retrenchment, will either initiate or support such legislation, or any necessary constitutional amendments looking to real Home Rule. Several of them have

expressed their belief in this principle. The defects of the existing Home Rule law, to which, by the way, nobody seems to have paid any serious attention except in some of the smaller upstate cities, should be remedied.

"It is well known that in seeking legislation for New York City the battle is half won when Albany is informed that a given measure has the support of the city administration. For this co-operation we surely can look to the Mayor and his Cabinet."

**Concrete Recommendations.**

The Board of Estimate's Sub-Committee on Tax Budget began the second week of its sessions on Monday last in the Municipal Building, and the Real Estate Board of New York, following out its program of submitting suggestions for economy in city affairs presented a number of recommendations to the committee.

The recommendations covered the Tenement House Department, Magistrates' Courts, Board of Inebriety, Board of Assessors, Department of Health, Normal College and College of the City of New York, Registers' Offices, Department of Parks and Department of Correction. Among the recommendations are the following:

**Tenement House.**

The Tenement House Department has submitted an estimate which is not yet printed, asking for a decrease of some $20,000 odd, and requesting some unimportant increases of salaries.

The yearly cost of this department in recent years has averaged $755,000, taking 1906 as a base. Since that year the increases have been between $100,000 and $150,000, 1914 and 1915 showing some decrease from the preceding years. This yearly cost continues notwithstanding the fact that the department has been a number of years in existence and must have, to a very large extent, finished its survey of buildings erected before 1906.

The committee should ask the Commissioner to explain why it is necessary to employ 224 inspectors, in view of the presumed increase of efficiency of the department, the slackness in building operations and the fact, as stated above, that the older buildings must have been heretofore surveyed.

The Commissioner also asks for 24 reviewing inspectors and 15 patrolmen. There are also 269 clerks, an enormous number, although many of the salaries are low. In addition there are also 74 stenographers and 45 typewriting copyists, 10 process servers and a dozen plan examiners. These examiners are probably necessary. The process servers seem entirely unnecessary, as the processes could readily be served by the inspectors. The employees here enumerated make a total of 673.

**Department of Health.**

The amount asked for is $3,500,000.00. It is not practical for us to make a criticism of the individual items in the estimate, as the estimate has not yet been printed and will make, we understand, 116 pages. We therefore necessarily leave such investigation and examination to the Budget Committee and its examiners.

We must call your attention, however, to the increasing activities of the department itself. The true function of the department should be to make and enforce sanitary regulations. At its inception it was not contemplated that it would take the place of the physician, the nurse, the druggist and the dentist in the family. Neither was it contemplated that it should supervise and control the daily life of the citizen.

**Paternalistic Government.**

The constant growth in this kind of government has continued until the tax rate is now more than one-third of the average income from real property. If the present tendency is not checked and the earnings from real estate continues to decrease the time will come when the two will so nearly meet as to create a condition of, practically, confiscation of real property.

The fundamental wrong in this whole matter is that free medical service, free nurses and all the various things done for people by the Board of Health, are done only for a small part of the community. While all are taxed, mainly the part of our population who are always seeking something for nothing, is benefited.

It is a mistake to think that the self-respecting poor are helped. Many of those helped belong really to the middle class, and have become so accustomed to having things given them by the community, that they feel that certain kinds of personal service and certain special phases of education and entertainment are theirs by right.

If this system of the extension of governmental functions to include personal supervision and personal service to the citizen is continued, it should be so operated as to permit it to be available to every citizen, whether affluent or of moderate means.

# ACTIVITIES OF THE UNITED OWNERS

## A Comprehensive Program of Work for the Coming Year From Which Every Property Owner in the City Will Derive a Benefit.

BY HENRY BLOCH.

THE growing demand among realty owners that there be some tangible evidence of the fact that they are really united, assumed form and became crystallized in the recent establishment of the "Headquarters for Taxpayers" at 170 Broadway. The power of the great real estate interests of the city had lain dormant and unrecognized for years. Only after constant prodding, by a few who realized the situation, has it recently awakened from its lethargy. A new era has been inaugurated. Taxpayers have been taught their lesson. They now know that the so-called depression in values and the unsalability of real estate has been caused in a very large degree to their own indifference to oppressive legislation, over-regulation and the ever-increasing tax-rate. The owner who concentrates his interest in the real estate which he owned, has now been made to realize that the interests of the city are coincident with those of its real estate; that a drastic law or extravagant public expenditure affects not only the city, but every piece of real estate proportionately.

**A Federation.**

The Headquarters house a federation of taxpayers' associations having a membership of thousands of owners of property. It is not being used for organizing purposes, nor for the running of a political campaign. It is and will remain just what its name signifies—a place where all taxpayers can gather to discuss civic and realty problems; to obtain without charge information and expert advice with regard to the requirements of the Municipal and State Departments, etc. It is rapidly becoming a bee-hive of activity for the realty owners of New York.

The activities of the United Real Estate Owners' Association has covered a wide field. Since May 8, 1902—the date of incorporation—long before many of the present stalwart realty defenders ever dreamed of the need of a taxpayers' organization!—we have attended before the city and State authorities to fight the battle of the realty owners. Until comparatively recently we fought alone. Now others have seen the light.



HENRY BLOCH,
President United Real Estate Owners.

**Program of Activities.**

We have prepared a comprehensive program of work for the coming year. Twenty committees composed of the most active members of the various local associations are busily preparing to defend real estate against attacks; to co-operate with the public officials; to do constructive work rather than to ineffectually criticise. Our immediate attention will be directed to the following matters:

A scientific study of the Budget and an inquiry as to the high cost of running several of the city departments.

Urge the repeal of considerable of the existing mandatory legislation providing for the creation of positions, the fixing of salaries and the compulsory expenditure of money for purposes not properly included in governmental functions.

An inquiry as to the real estate exempt from taxation in the city, and the justification for such exemption.

A merger of several of the municipal departments having jurisdiction over Buildings, and the simplification of inspections.

An inquiry as to the many positions exempt from civil service in the city government, the salaries paid and the reasons why they are not placed under civil service control.

Attendance before the Mayor's special Committee on Taxation, and the Commission on the Heights of Buildings and Districting of Trades, etc. Attendance at all meetings of the Boards of Estimate and Aldermen and the Sinking Fund Commission.

Representation throughout the session of the State Legislature. Recodification of the Labor Law. Reduction of Accident and Workmen's Compensation insurance premiums. Modification of the Workmen's Compensation Act as regards janitors of buildings, etc.

Study of the questions to be considered by and the preparation of briefs to be submitted to the State Constitutional Convention.

Introduction of ordinances for the protection of realty. Advocate the use of public buildings for voting purposes. The better use of school buildings. Urge the adoption of new sources of revenue suggested by our associations to Mayor Gaynor's commission. Creation of a central purchasing bureau. An inquiry as to issuance of corporate stock by the city. Building code revision.

# DOES THE CITY NEED ALL ITS PROPERTY?

## If Not, Why Not Sell What It Has No Use For?—Various Opinions Held on a Question of Fiscal Policy Often Asked

THE City of New York owns a large amount of unused real estate. Its value has been estimated at between twenty and thirty million dollars. Much of the property was acquired at the time of the consolidation of the boroughs. It consists of lands intended as sites for public buildings, or for public works of some kind, and never utilized. Buildings that apparently have been abandoned or are no longer used for the purposes originally intended also figure in the property list.

From various quarters the suggestion has come that the city ought to sell these premises and turn the funds into the treasury to help defray the annual interest charges on city bonds, and at the same time permit the property to be taken off the exempt tax list and subjected to assessments as other private property.

In last week's Record and Guide Charles S. Brown of the firm of Douglas Robinson, Charles S. Brown & Co., was quoted as saying that:

**Would Save Carrying Charges.**

'I think if the city offered its unusued land at public sale, and did not protect the property, a sale could be made at what might be considered a very low price. But low prices exist nowadays, and the money received therefrom could earn interest, as against carrying vacant land and losing both the use of the principal or the interest return."

Inquiries by the Record and Guide in representative quarters has elicited a variety of opinions on the subject. In Manhattan serious doubts were expressed as to the advisability of trying to dispose of city properties at the present time. Brooklyn is strongly of the opinion that the city should clean house and dispose of its surplus property, if it can obtain a fair market price. In the Bronx it is believed that a properly managed auction would effect the purpose.

**An Insufficient Expedient.**

President McGuire of the Real Estate Board of New York said that under certain circumstances the city government might dispose of some portion of its unused property, but that it would be extremely inopportune now to offer city property at public sale.

Still, it was possible there might be some advantage in the city's placing what would be considered a fair price on some of the unused property which it owns and offering the parcels at private sale.

The Real Estate Board's president was inclined to believe, however, that this plan would be a poor expedient for correcting the evils of the present situation, because the city's fiscal policy was a matter that went farther than this and needed serious treatment. The present situation offered a wide opportunity to the city officials to place a restraining hand on city expenditures and to give the closest possible attention to necessary economies. More than that, the present status of fiscal affairs presented an opportunity of correcting evils which are frequently and glibly excused on the ground that they are mandatory legislation.

The Real Estate Board is at the present time making specific recommendations to the Committee on Tax Budget which, if considered seriously will, in Mr. McGuire's opinion, go a long way toward reducing the budget of 1915 and correcting other serious defects traceable to charter provisions.

Warren Cruikshank of the Cruikshank Company, said he was not in favor of the city selling its real estate at the present time, with the view of reducing the amount to be borrowed. In his opinion, it would be better for the city to borrow and pay a higher rate of interest than is paid in ordinary times, than to make forced sale under present conditions.

**No Advantage At the Present Time.**

Richard M. Hurd, president of the Lawyers Mortgage Company, said he did not believe that a reasonable price could be obtained under present conditions if the terms were all cash. And if the properties should be sold on any other terms, he did not see any advantage to the city in selling at the present time.

"I cannot possibly see what purpose the city has of keeping vacant or improved property for which they have no present or future use," said J. Clarence Davies. "There is a great deal of this kind of property lying throughout the city which should be sold and the money used for city purposes. In addition to the loss of interest on the money, the city is losing taxes.

"I see no reason why the city's finances should not be handled like any other business corporation. When they have no use for buildings, real estate, or other materials, they dispose of it to the best advantage.

"While the present conditions are not such as to promise a disposal of real estate at auction at good prices, I have reason to believe that the City of New York could dispose of property at the present time, if such an auction sale were properly handled."

**Brooklyn Favors Sales.**

In Brooklyn the opinion of the leading men of the borough was found to be strongly in favor of the City of New York disposing of property no longer required for public use.

The Brooklyn Board of Real Estate Brokers had this matter under consideration as to the property in the Borough of Brooklyn last year and a committee of that body was appointed to consider the matter and confer with Comptroller William A. Prendergast. The committee of that board comprised William P. Rae, chairman; and Messrs. H. C. Pyle, A. B. Gritman, W. J. Lynch and C. B. Smith.

A list of all the property owned by the city was furnished to this committee. The list comprised 45 parcels, which, according to the cost value as shown by the list, represented $2,337,-913.61, and three parcels with no cost given, and in addition 39 parcels held under tax deeds.

At a conference held between the committee and Charles A. O'Malley, representing Comptroller Prendergast, the following recommendation was made:

1. That the judgment of the committee was that the city authorities should dispose at the earliest possible moment of all the unused property held by the city, and that it was best for the city (which, after all, represents the taxpayers) that any property acquired by the city which was not put to use for public purposes within one year should be sold, as the loss to the city of taxable property, particularly where it was unproductive, did not warrant the holding of the property beyond the period of one year.

2. That in order to create the best market price, the property should be advertised and publicly auctioned.

3. That the terms of sale when the property was offered should carry with it a report of title or a title policy furnished by a reliable title guaranty company so as to insure to each purchaser an absolute title.

Frank Bailey, vice-president of the Title Guarantee and Trust Company, said he was also in favor of the city clearing up property which had been abandoned by private owners and on which the taxes have been allowed to run. Mr. Bailey also said he knew of several pieces of property that have not paid taxes for twenty years. But the present administration was approaching the subject from a more nearly business standpoint than any previous administration, and seemed to be ready to respond to any suggestion which would be for city betterment and financial improvement.

**A General Housecleaning Needed.**

David Porter said it was his opinion that it should be the policy of the city never, or very seldom, to buy a piece of property until it is needed. While some of the investments of the past in real estate had been good, and if sold now would produce a good profit, it could not be forgotten that the city had lost the taxes and interest in the meantime. Not only that, it had also lost the taxes on the improvements that a private owner would very likely have made, which, if calculated up, would doubtless equal the profit.

"In the Borough of Brooklyn alone," continued Mr. Porter, "there are now about 50 pieces of property owned by the city which cost approximately $2,500,000, not one of which is being used for any public purpose, and they are rented for less than $23,000 per year, less than 1 per cent. of the cost—several of these are vacant, however, and bring in no rent. I do not know how many pieces there are, similarly owned, in the other boroughs, but one can imagine.

"At least one of these is a legacy from the old City of Brooklyn and the others have been acquired since 1900, so that the city has been losing approximately 1 per cent. more than the interest on the money, since each piece was purchased. This does not take into account the vast amount of property acquired for subway and bridge and other public purposes, that is being improved at the present time for use later; neither does it include property taken in at tax sales, but is simply property not being used in any way.

**Business Methods Needed.**

"From a business standpoint, this is all wrong and I believe that, especially at the present time, when every penny is needed for useful purposes, all superfluous property should be sold and converted into cash. Of course there are several school sites in this list that I do not think should be sold, as they are doubtless selected with a view to the needs of the neighborhood, and if sold and built upon they would cost a great deal more to acquire when needed.

"Again, the present state of the real estate market must be taken into account. If these properties were offered now, I cannot conceive that they would sell at their reasonable market value. What I mean is that when there is a fair market, there should be a general 'house cleaning' and in future the city authorities should be careful not to buy property until it is needed, unless in very exceptional circumstances."

# OPINIONS OF BROKERS ON FALL RENTING

## Managers Claim Conditions Are Good, Everything Considered—The Season Is Late, But Few Vacancies Are Looked For—Prices Maintained

NOW that October is here apartment house renting conditions were discussed this week by real estate agents in practically every section of Manhattan and in parts of the Bronx. It was learned that this branch of the market has been good, all things considered, and that brokers are in the main satisfied regarding the business transacted and optimistic about next year's possibilities. The demand along Park avenue and throughout the East Side seems to favor the suites, of more than six rooms; elsewhere tenants seem interested in the three, four and five-room suites. The following expressions of opinion were obtained this week in a canvass of the brokerage offices:

Francis S. Bancroft, of Pease & Elliman:—"We have rented more apartments in the last three months than in any other year for the same period of time. The renting season is becoming later each year and recent business transacted, after the usual closing of the season, has been highly satisfactory.

"Park avenue has shown unusual strength. The demand as we find it concerns large apartments, particularly in that section south of 75th street, where are to be found apartments of ten rooms or more which rent from $4,000 a year and up. In one building along the avenue where it was planned to have two apartments to a floor, in three specific instances. these were converted into single suites of twenty-seven rooms and leased to single tenants at rentals of about $15,000. The progress and development may best be illustrated by the history of the 17-story structure at the northeast corner of Park avenue and 79th street, which was fully tenanted and sold within two years after the plottage was obtained by the builders. Rentals range from $7,000 to $15,000 a year."

### An Effect of the War.

Douglas L. Elliman, of Douglas L. Elliman & Company:—"Along Park avenue and in the intersecting streets results have been satisfactory. Many of the new buildings are completely filled. In those cases where renting has been held up by a delay in completion of the building the late demand which is now manifesting itself should aid in the speedy renting of these structures. The season is late this year, probably on account of the number of people who are waiting until the last minute in order to pick up bargains, and also on account of the European conflict, which has brought people into the market who intended to go abroad. The best demand is for large apartments of seven rooms or more with rents from $3,500 to $5,500. In one building of such a type we have rented 32 out of 36 apartments. In another with rentals ranging from $2,000 to $2,500 we have filled the building. There is more of a demand this year for expensive suites particularly for of twelve to eighteen rooms which bring from $6,000 to $12.000 per annum. Our renting so far shows a 50 per cent. increase over last year, which may indicate the trend."

### On the Upper West Side.

Eugene S. L. Moses, of the J. Romaine Brown Company:—"On October 1 we had 95 per cent. of our apartments on the middle and upper West Side and on Washington Heights rented. This record would even have been better were it not that we were managing several buildings in course of construction where renting was difficult because of unfinished structures. In houses which bring from $8 to $30 per room, we have steadily held our schedule and given few concessions. To our knowledge there is no demand for any particular size of apartment, but rather for diversified kinds about equally distributed.

"Indicative of the strength of the market we can cite the instance of one upper Riverside Drive multi-family structure which we manage. The building operation was commenced early in June and the roof completed about July 15. From that time to October 1, 36 of the 41 apartments have been rented for two-year terms, at rentals averaging $13 per room. The vacant ones will probably be disposed of shortly. The renting season has been remarkable in many ways and the outlook for next year is just as promising. With the lack of additional construction there will be a limited supply, with the resultant effects on rent schedules."

### Central Section.

Frank D. Ames, of Ames & Company:—"In the central section of the city we have noted little difference this year in renting conditions as compared with previous years. There has always been a demand for small apartments in this section and this year's record, as far as we can see, shows nothing unusual. We have enjoyed a good renting season in spite of the fact that we have granted practically no concessions. This circumstance in itself is an indication of strength in this particular branch of the real estate market."

J. Arthur Fischer:—"In the apartment houses which we manage below 59th street we have found an excellent demand for small suites, nearly five out of every six inquiries concerning such apartments. We have been renting many kitchenette apartments of three rooms and bath ranging between $50 and $60."

H. V. Dike, of O. D. & H. V. Dike:—"In all sections of the city, principally the upper East Side, where we control properties comprising the cheaper apartment houses and tenements, we have had a successful season. Collections are much better and very few tenants are in arrears which is most encouraging when general conditions are considered. Rentals in this class of property are no higher than last year and are maintaining about the same level.

### Call for Small Apartments.

Harold Grey, of J. Edgar Leaycraft & Company:—"We have found so great a call for small apartments, that is of three, four and five rooms, that in several instances landlords are remodelling the larger apartments into smaller ones. While conditions in some sections are not so good as they might be, yet this demand for smaller suites has created considerable activity, and as a result rentals are maintaining their own."

David Y. Swainson, of the firm of L. J. Carpenter & Company:—"Our upper West Side and upper East Side high-class apartment houses have enjoyed better successes this year than last and we have had little difficulty in renting seven or eight-room apartments where the rental is not more than $2,000 a year. While the activity reached its height just before October 1, we still are kept busy by numbers of people who have just reached the city from Europe and the out-of-town country places."

### On Washington Heights.

Philip A. Schindler, of Schindler & Liebler:—"On Washington Heights, in spite of the number of new buildings which have been erected renting has been excellent. All our holdings on Fort Washington avenue are completely tenanted. Builders, appreciating the demand, have built high-class structures containing three, four and five-room apartments, which average about $11.50 per room."

Thomas J. O'Reilly:—"In that section of the West Side from 86th street to 110th street, there has been an exceptional demand for apartments of three, four and five and six rooms and a less demand than ever before for large suites. Although the season began early the market is still active. Everywhere the tendency seems to favor small apartments, which means not only economy in rent, but in domestic help."

### In Harlem.

A. V. Amy & Company:—"Conditions are rather quiet now. although there is still a demand for small apartments, in that part of the city from 110th to 125th streets, between Manhattan and Lenox avenues. The rentals average about $6.50 a room in walk-ups, and from $9 to $11 in elevator apartments, which are located principally along Seventh avenue. We find that about half of the tenants are new arrivals, while the other half are old residents who are evidently satisfied with the neighborhood and desire to remain there."

J. A. Goodwin, of Goodwin & Goodwin:—"Renting of new apartments in the neighborhood of 110th and 111th streets near Seventh avenue and in other West Side streets as far north as 176th street has been good, with small apartments preferred. The outlook for next year is particularly cheerful because of the decline of building operations which will not be able to offset the natural increase of the city's population. Owners of apartment houses already erected will receive the benefit of this development."

Charles S. Kohler:—"In that section of the city from West 80th to West 157th streets we have experienced a good demand for medium priced apartments of three to seven rooms where the maximum rentals have not exceeded $100 per month. Above that figure renting has not been so easy."

George W. Short, of Porter & Co.:—"We are carrying a very small percentage of vacancies and conditions remain sound. We are having little trouble in renting apartments at not more than $1,000 per annum. Although there has been a slight decline since October 1, there is still considerable activity."

Thomas F. McLaughlin:—"On the upper East Side east and west of Third avenue, renting conditions have been fair and not below the usual standard. The demand concerns chiefly three and four-room apartments."

### Bronx Conditions.

A. G. Bechmann:—"In the Hunt's Point section tenants also appear to favor small apartments. There has been a heavy renting business in apartments of three, four and five rooms, averaging about $7 a room, in walk-ups in the immediate neighborhood of the Simpson street station. From all appearances October will surpass the other months from the point of view of quantity of business."

John O'Hara, of O'Hara Brothers:—"There is an unusual opportunity for five-story apartment house builders in Bedford Park and Fordham. in that section between Webster and Jerome avenues. We are receiving a steady stream of inquiries for five-room apartments at $7 a room and we cannot with our present supply meet an overwhelming demand. The activity has not been checked by the arrival of October 1 and the market is as lively as ever. We have room in this section for twenty-five more apartment houses."

# CONGRESS OF NATIONS IN LOWER WEST SIDE

## Syrians, Austrians, Bulgarians, Armenians, Greeks, Russians, Poles and Irish Among the Foreign Colonies In and Near Washington Street

IN the shadow of the thirty-two story Whitehall building, along Washington street and in the nearby narrow alleyways called streets, is to be found one of the most unique and interesting of the many foreign colonies characteristic of New York City's polyglot population. Here are to be found, mingled indiscriminately, even as far north as Cortlandt street, a number of Syrians, Austrians, Bulgarians, Armenians, Greeks, Russians, Poles and Irish.

This unusual development is the more surprising when it is considered that they are hemmed in on the east by the great financial district, on the south by the Custom House and Battery Park, on the west by the big docks and waterfront improvements, and on the north by the warehouse district.



WASHINGTON STREET, NEAR RECTOR STREET.

### Foreigners Segregate.

In New York City, as in other large municipalities where thousands of people are compelled to live in congested residential districts, the foreign elements have a marked tendency to segregate in their own communities, where they try as near as possible to live under the same conditions and in the same environment that characterizes their lives in their native lands. So we have in New York, the Ghetto of the lower East Side, with its thousands of Russian and Polish Jews. These people have also formed large neighborhoods in various parts of the Bronx and Brooklyn. The Italians make it a point to become established within definite boundaries. Likewise, the Germans who have selected Yorkville, and the Bohemians and other Slavs in the section further south. Even the South Americans can be located in great numbers in certain blocks on the upper West Side. Then there is, of course, Chinatown, at Chatham square, which began with a man named Ah Ken, who arrived in New York in 1858, and opened a small cigar store on Park Row. There are to be found also in a great many parts of the city similar communities of other foreign peoples.

Noteworthy in these settlements is the absence of residents outside of that particular race. In Washington street, however, all those peoples who have no section of their own have apparently decided to form one group, and as a result have formed what may be called the most remarkable of New York's many unique foreign colonies.

Modern buildings are few and far between in Washington street and in the intersecting streets. Those which house this mixed population are either old-fashioned, six-story tenements or ancient three-story dwellings with the lower floors remodeled for business. The most important development in the street and which gives it its commercial importance is the presence of a large group of Syrian merchants who practically control the trade in Madeira and Cluny laces. These men are also jobbers and exporters of general merchandise, manufacturers of kimonos, hand-made laces and embroideries, groceries and liquors. They are located in stores which rent from $900 to $2,000 per annum, rents varying with floor space, depth, size of show window, etc. They have been established here for about twenty-five years, and conduct a flourishing business, with South American and other countries outside of the European war zone. One exporter showed this week heavy cases consigned to buyers as far out as Freetown, Sierra Leone, West Coast of Africa, Trinidad, Dutch West Indies, and Guantanamo, Cuba. As evidence of their thrift, the instance of one merchant may be cited who started in business about eighteen years ago with borrowed capital, and with the characteristic industry and business acumen of the race, built up a concern now rated at $150,000.

That they have faith in the real estate possibilities of the section is evidenced by their investment in local properties. Faris Azoon owns and occupies the building at 75 Washington street, with his dry goods establishment. Abraham Sahadi, a grocer at 84 Washington street, and Azeez Khayat of Fifth avenue, antique dealer, have a number of properties in the neighborhood. Khaliel W. Saydab, another large owner, paid $31,100 several years ago for the property at 66 Washington street. Among the leading business men and real estate owners of the section are the Faour Brothers, long established, who are the owners of the seven-story business building at 81-84 Washington street, which is one of the headquarters for salesrooms and display offices of the Syrian merchants.

Dominick J. Faour is enthusiastic about the possibilities of the street. He thinks it is one of the most stable in the city on account of its position with reference to the docks, foreign exchanges, steamship and banking offices and its proximity to the financial center of the city. It cannot, he thinks, be affected on this account, by the same conditions which caused trade centers in other sections of the city to shift as they have done in the last few years. Its location near the foreign steamship lines makes it ideal for the offices and show rooms of importers and exporters.

### A Social Remnant.

The upper floors of the buildings with stores are occupied chiefly by Syrians and others of smaller means who are employed either as clerks or workers in the various establishments, or who are employed in factories further uptown. They include in their number also a great many peddlars who travel with packs, throughout various parts of the country. Here and there are a few members of the early families, who have stayed on in spite of the changes in the character of the neighborhood. Among the first of the Irish arrivals was the late Patrick J. Lonargan, the builder and real estate operator, who came over in 1826. He has been succeeded by his daughter, Ellen L. Loughlin, who manages the business at 9 Albany street. She controls a number of buildings which house the foreign population.

"These people," she said, this week, "are thrifty, hard working and law abiding and make excellent tenants. In the neighborhood of Morris street the rents are very low, averaging about $7 for two rooms."



WASHINGTON STREET, NORTH FROM MORRIS STREET.

REAL ESTATE RECORD AND GUIDE BUILDERS

**Devoted to Real Estate Building Construction and Building Management in the Metropolitan District**

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This is indeed a good time to get better acquainted with goods made in U. S. A., but it must be remembered that international commerce is the life of New York, and that commerce is built up on the give and take policy.

A railroad president has declared to his stockholders that railroad systems are more endangered by the continued issuance of state and national government regulations than from any other source. Over-regulation, which means more regulation than is necessary and tolerable, has become the great evil of the times.

Every new building erected adds its proportionate share to the taxable property of the city, and during the last fiscal year $130,000,000 was added in this way. On the other hand, every piece of property taken off the tax list and put on the exempt list adds something to the bill of the owners of the remaining parcels. Higher taxes mean higher rents, and higher charges all around, with dismal times as the inevitable consequence.

Justice Hartman failed to get a single vote in the Board of Justices of the Municipal Court in favor of his project for a "landlords' and tenants' commission," to serve as a mediator between the tax-ridden landlord and his delinquent tenants. There are too many costly commissions and committees now, and the Real Estate Board recently asked the Board of Estimate to abolish a few.

The strategy of New York property owners always had one weak place, and that was at Albany. From thence the hidden enemies of good government could fire their shells into the city with little trouble and no danger to themselves. Hereafter our real estate interests will be more thoroughly protected at Albany, and they will have a powerful ally in the New York State association, which will hold its annual convention here next Friday and Saturday.

### What the Stationary Condition of Land Values Proves.

The report of the Commissioners of Taxes and Assessments for the year 1914, which has just been published, makes interesting reading for students of real estate values. The Commissioners report that the past year has been remarkable for the shifting of values and for the serious depreciation which has taken place in certain sections. The detailed figures afford abundant evidence of the truth of this assertion. Real estate values have been declining throughout practically the whole of Manhattan lying south of 34th street. The net decrease in the assessment of this area has amounted to about $22,000,000. The gross decrease was, of course, much larger, but there was deducted from it the cost of certain new buildings and perhaps a slight increase in prices along Fourth avenue. The tax assesors managed to figure out an increase of $4,000,000 for the area between Second and Fourth avenues, 14th and 42d streets. They have also found more property to tax in the neighborhood of Times Square and the Grand Central Station, and along the line of Park avenue. In the Bronx they recorded an increase in land values amounting to almost $4,000,000 and in the value of new buildings amounting to $13,000,000. In Brooklyn the changes were negligible. Of all the boroughs only Queens showed any noticeable evidence of an increasing demand for real estate. The net increase in the valuation of all real estate is about $43,000,000, which is about one-fourth of the amount of money spent on new buildings during the year.

The interest of the report of the Tax Commissioners does not depend upon the showing for any one year, but upon the accumulated showing of several years. Since 1911 the population of New York is estimated to have increased a little less than 500,000. During the same period the net increase in land values, not including improvements, has been about $47,000,000. The addition, that is, to the population of New York of a city as large as Buffalo has brought about a merely negligible increase in land values. In 1911 the assessed land value per capita amounted to $915. In 1914 it amounts to only $840. Land values are consequently diminishing as compared with the increase of the city in population and wealth. Neither is this diminution confined to Manhattan. In the case of the central borough, the value of the land, apart from the buildings, has been practically stationary since 1911 and a sharp decrease has taken place in the assessed land value per capita. But in the cases of Brooklyn and the Bronx a much sharper decrease per capita has taken place. As long ago as 1906 the assessed land value per capita of the Bronx was $721. In 1914 it was $549. During those eight years the population of the Bronx has increased from 290,000 to over 600,000, while the percentage of increase in the assessed value of land has been only a little over fifty. It must be remembered, also, that during these eight years the Tax Department has been steadily pushing up the level of assessed values so that the actual increase in land values has been less than 50 per cent.

The figures for Brooklyn tell the same story. In 1911 the assessed value of land per capita was $464. In 1914 the corresponding figure is $417. An estimated increase in population of 170,000 has added nothing to the value of the land. The comparison for Brooklyn cannot be pushed back of 1911, because the rolls of that year contained a $200,000,000 increase in assessed values which was effected not by any increase in land values, but by the adoption on the part of the Tax Department of a higher standard of assessment. If this $200,000,000 is omitted, it will be found that in the case of Brooklyn, an increase in population of 475,000 since 1906 has not prevented a decrease in per capita land value and has resulted in a comparatively small increase of gross value, all of which took place during the first four years.

The failure of land values to increase in proportion to the population makes the problem of financing the necessary increase in expenses extremely difficult. The financial policy of the city has been based in general on the expectation of a steady expansion of land values. The yearly enlargement should normally be sufficient to pay the increasing expenses of the city without any change in the tax rate. The existing rate applied to the increased assessed values should produce enough additional income to meet the necessarily greater expenses of the city. Ten per cent. of the increase in assesed value ought to cover the city's needs for expenditures for the capital account. If, consequently, the increase in land values is slight or non-existent, what is the city to do? Its expenses will necessarily continue to increase, and the only way in which the heavier charges can be paid is by adding to the tax rate. But an addition to the tax rate levied upon a stationary fund of real estate values will tend actually to diminish the fund. In that event the city will be living not upon its income but upon its capital.

Such is the situation wherewith New York is confronted at the present time. Since 1911 land values have been either stationary or actually declining. New buildings have added only $130,000,000 to the assessment rolls, although much more has been spent upon new construction. During the same period the city government has had to provide for almost 500,000 new inhabitants, an increase of ten per cent. By rigid economy the increased taxes levied on real estate during the same period have been kept down to about $5,000,000, an increase of about six per cent. During the past three years there has been no increase at all in the taxes levied on real estate. But in spite of this fact real estate values have for the most part either diminished or remained stationary.

What is to be done in the future? Doubtless the expenditures of the city can be reduced, as the Real Estate Board suggests, by a more careful scrutiny of salaries and miscellaneous accounts. The Board of Estimate already has a committee which is working upon that problem. But it is improbable that any process of economizing can be made drastic enough to provide for the increased expenditures which are plainly impending. In order to improve the financial health of the city it will be necessary to derive certain expenditures now charged against capital from its annual income. It will also be necessary to pay out of income a large amount of floating indebtedness which is a grave source of embarassment both to the city and to the money market. If these increasing expenditures are collected from real estate the effect on real estate values in different parts of the city will be extremely serious. It would mean in many cases liquidation of existing holdings and a consequent shrinkage of prices in many sections of Manhattan, Brooklyn and the Bronx. Owners, who have been holding on to their property in the hope of an ultimate recovery of activity would be forced to let go and the city would find itself at the end of the year with a considerably diminished fund, from which to derive its ordinary income. The practically stationary condition of real estate values clearly proves that the limit has been reached for the time being in the power of real estate owners to stand additional taxation, and that any increase, which may be necessitated in the near future, must be derived from other sources.

### Hints to the Charter Makers.

Pertinent suggestions can be gleaned from the news of the day by the committee engaged in revising the Charter. Commissioner Williams, of the Department of Water, Gas and Electricity, says the police could save the city a considerable sum annually by performing the simple service of turning on and off the street lamps, for which a corps of lamplighters are now paid. The suggestion has appealed to everybody as sensible and practicable, and has inspired the further suggestion that the police could do still other work for the city that now costs the taxpayers a great deal of money. Your modern policeman is a very intelligent man, he is well grounded in the laws and ordinances, and has had

a good general education. He is in every way competent to take the school census, for example. He is, furthermore, as well or even better qualified to perform certain inspection duties than the inspectors now in the service, and he has plenty of time to do it in; and he would prefer unquestionably to perform duties which would increase public respect for his position in the world rather than be simply a watchman. Another body of employes that could easily add to their duties is to be found in the Fire Department. In fine, if the Charter revisers are sincerely desirous of reorganizing the municipal civil service and rightly apportioning the work, with a view to efficiency as well as economy, they can do considerable in that direction. While it may not be directly in the power of the Board of Estimate to accomplish fully such a reformation, under the existing laws of the State, so safely intrenched are some of the departments, the Board can do much toward it, and it can proclaim to the higher powers what further steps should be taken in order to end the economic oppression of the people.

### City's Progress Toward Bankruptcy.

*Editor of the* RECORD AND GUIDE:

In 1908 Mr. Edgar J. Levey, formerly Deputy Comptroller of the City of New York, in a pamphlet entitled "New York City's Progress Towards Bankruptcy," called attention to the ever-growing budget under which the city's finances staggered. Among other causes for this which he points out in his very able article he states as follows:

> The plain truth is that economy has not been popular and that extravagance has been. Extravagance has been popular not only with the innumerable grafting leeches always seeking to fatten on the city's purse, not only with the political organizations which obtain their sinews of war from the same source, and not only with the horde of superfluous employees who engorge the city's pay-rolls, but also it has been popular with those who seek gradually to lead the municipality into the perilous byways of socialistic paternalism, and those well-intentioned faddists who in their eagerness to advocate any new schemes of municipal betterment lend their influence unawares to the same end. Unfortunately, also, extravagance has been popular with the press, because positive programs of municipal development are interesting and possess news value, whereas economy with its more negative policies of self-denial is a dry and uninteresting subject to lay before newspaper readers.
>
> Taxpayers—always a small minority of the electorate—have been supine, and rent payers—which means the community at large—have dreamed blissfully in a fool's paradise that waste and extravagance concerned them not at all.
>
> So long as the mass of the voters retain their present attitude, it would be futile to expect the officials whom they elect—be they of whatsoever political affiliation—to rise to any perilous heights above the mass of the electorate. But once enable the people to understand—and by the people is meant not merely the taxpayers, but every voter and every voter's family, men, women and children—that the present path lies straightway towards municipal bankruptcy, from the effects of which no one can remain immune, rent payer no more than landlord—then and not until then may we look for a city administration pledged to reasonable economy, eager to secure it because it is the popular thing to do, and invincibly strengthened by the support of the people to withstand the pressure of special interests.

This rather lengthy quotation is made to show the attitude of the public towards economy then. Perhaps recent events have made it necessary for the public to change.

Since the writing of Mr. Levey's article many important reforms have been made which have tended to check the growth of the budget, but the process is exceedingly slow. The Real Estate Board and the United Real Estate owners, with commendable energy, have tried to effect decreases in the budget by pointing out to the Board of Estimate various items which, in their opinion, should be pruned.

The blazing of the way by such organizations is useful, because it helps to notify the community that something must and can be done, but, unfortunately, the whole subject is so involved in a mass of interlocking laws and regulations that the Board of Estimate is almost helpless as the law stands. A comprehensive survey of the whole situation, beginning with mandatory legislation, and ending with the economic conduct of the individual department and bureau, followed up by appeals to the Legislature and the Board of Estimate and the Board of Aldermen, must be made before any sweeping benefits can accrue. Until this is done, no matter how well intentioned the Board of Estimate and Apportionment may be, it will find itself hampered by mandatory laws and local restrictions which will nullify its efforts in a large measure.

It is true that the Board of Estimate could refuse these allowances in specific instances, but in the main the amounts asked for must be granted. Mandatory legislation has been complained of many times by the city authorities, who must pay the bills even though they protest against the laws. The Teachers' Equal Pay bill was passed by the Legislature over the protests of all the members of the Board of Estimate and Apportionment except the Mayor, and approved by the Mayor and signed by the Governor. It added $3,000,000 to the budget the first year and the extra increment each year. It increased the pay of one class in the service (assistants to principals) $800 at one stroke. I cite this law simply as a sample without commenting on its merits.

I am not one of those who think that the city departments are clogged with employes who will not work and who are overpaid. It has been my experience that the majority are self-respecting, hard-working men. Much depends upon the head of the department. If he is alert and knows his business, his subordinates are the same. I believe, however, that some of the departments have too many men. They should not be dropped summarily, as many have spent years in the city's service and are likely to be more valuable than new men. They should be transferred to departments where they are needed and the city should stop taking on new men until the present supply is taken up.

It is futile to appeal to the Board of Estimate. The evil is more deeply seated. A general reform of our methods is necessary before any lasting good can come.

CYRUS C. MILLER.

55 Liberty street, October 8.

### The Cause and the Remedy.

*Editor of the* RECORD AND GUIDE:

Excessive taxation of Manhattan real estate has been the burden of complaint of property owners for many years, and yet but little if anything has been accomplished in relieving a situation that threatens the financial stability of the body politic, by destroying real estate values. Some other means of producing revenue must be devised.

When we reach the condition that taxes will rise above income, values will dwindle, and 95 per cent. of the revenue of the city being jeopardized, bankruptcy must ensue.

It would be well to consider first, the cause, and, second, to apply the remedy.

Real estate has always been considered stable, and heretofore has, in most cases, netted the owner a profit, over and above all deductions. Some years ago the Fire Department had a large control over tenements, and all complaints were centralized and disposed of by one department. Then came a new era, when many departments were formed, whose sole object was, not the improvement and betterment of real estate and its tenants, but to find berths for the faithful of the dominant political party.

The result has led to the introduction of many departments, and an army of subalterns, who have harassed property owners with notices, orders and commands, so as to delude the taxpayer into a belief that a strong necessity exists for the exercise of the functions of the various departments.

Heretofore, real estate has been regarded as legitimate prey to meet 95 per cent. of the budget. Values were raised, so as to sustain increased expenditures without increasing the tax rate. If the allied interests were to unite, the falsity of this method would be exposed and eventually other means found to relieve an otherwise intolerable condition. At this very moment the United States Government is confronted with the necessity of raising a large sum by direct taxes, in order to avoid a deficit, distributing its taxation so that it does not fall too heavily in any one direction. The result will be that the tax will not prove burdensome.

It is incumbent on the city administration that new sources of revenue should be singled out and utilized. Other sources of income should be provided by taxation and a revised system of tax revenue collections should be introduced that will relieve the almost ruinous raid on real estate, which in many cases is little short of confiscation.

The many departments should be consolidated under one responsible head, and the thousand and one political derelicts forced to seek other employment. If the departments were properly formed there would be a saving of many millions. Incidentally, the occupancy and use of buildings should be regulated by making the tenant comply with reasonable fire laws.

JOHN FINCK.

198 Broadway.

### A Discrimination Against the East Side.

*Editor of the* RECORD AND GUIDE:

Realizing that no slight was intended by the New York City Railways Company, nor by the Municipal Ferry, to any one part of Manhattan, I wish notwithstanding to call attention the fact that in the new transfer across to Staten Island, the cars of the Lexington avenue line now run only to Bowling Green, though a short time ago some were sent to South Ferry.

The new surface car and ferry ride regulation means that a fare can be purchased to Staten Island only on such cars as run to South Ferry.

The same practice obtains on the northerly trip; that is, only the cars which start from South Ferry honor the ferry boat transfer, which now reads "good on Broadway, Columbus avenue, Sixth, Amsterdam and Eighth avenue lines."

Would it not be fair to the East Side that the Lexington avenue line should run, even under long headway, a car to South Ferry? At least conductors on that line could issue a ferry transfer which would be accepted on all cars at Bowling Green.

A READER.

### Why Fight the World Alone?

Property owners in past years have too often fought their battles single handed when unity of interest demanded unity of action. In order to inaugurate a new policy of co-operative action, the Advisory Council of Real Estate interests has held conferences with the executive officials of the various taxpayers' associations for the purpose of thorough co-operation during the coming year. Unfortunately hasty action and premature criticism have too often worked to the prejudice of the righteous requirements and claims of the real estate owner.

By permitting just complaints and demands to flare up like flashes of powder in a pan instead of adopting a systematic and scientific method of presentment, reinforced with an irrefutable and indisputable array of facts, the cause of the property owner has been frequently unfairly criticized by the public, and consequently impaired by being placed in the unfavorable light of endeavoring to obstruct necessary public improvements.

Serious cases demand drastic remedies, provided it is reasonably certain that definite and effective results will be thereby accomplished. But false alarms, although well meant, have ocasionally been rung when the facts to be presented have not been carefully considered and there has been no careful study of the concrete propositions to be defended or criticized by property owners.

Nothing has reacted more unfavorably upon the real estate world at large than the utter collapse of the case of the property owner at public and private hearings upon some occasions in the past when protests were presented.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## REAL ESTATE CONVENTION.

### Local Arrangements Completed—Program Committee's Report.

Mayor John Purroy Mitchel will deliver the address of welcome to the delegates of the Real Estate Convention to be held at the Hotel Astor next Friday and Saturday, October 16 and 17. The chairmen of the various committees perfected arrangements for the routine of the convention, at luncheons held on Tuesday and Friday. Maximilian Morgenthau, Jr., who presided, announced that the Real Estate Board of New York had extended the courtesies of its board rooms to visting delegates.

Committees were arranged as follows: Arrangements, Maximilian Morgenthau, Jr.; reception, Joseph P. Day; programme and speakers, Lawrence B. Elliman; press, F. A. Austin; taxpayers, Henry Bloch; sight-seeing, Edward B. Boynton; banquet, Elisha Sniffin; Manhattan, Laurence M. D. McGuire; Bronx, James L. Wells; Westchester, Robert E. Farley; Brooklyn, C. E. Rickerson; Long Island, James Frank; entertainment, A. N. Gittermann; Richmond, J. Sterling Drake; Queens, William D. Bloodgood.

A programme for the convention has been arranged as follows:

### Program for Convention.

FRIDAY, OCTOBER 16.

9.30 a. m.—Reception of delegates at Hotel Astor. Registration of delegates.

10.30 a. m.—The Convention called to order at the Hotel Astor by President William H. Moffitt. Speech of welcome by the Mayor, Hon. John Purroy Mitchel. Response on behalf of up-state delegates by L. D. Woodworth of Rochester, vice-president of the Real Estate Association of the State of New York.

11-12 a. m.—Reports of officers. Reports of committees appointed at the last annual convention.

12.30 a. m.—Reception at the rooms of the Merchants' Association, Woolworth Building.

12.30-2 p. m.—Inspection of the Woolworth Building and Tower by invitation of Mr. Frank Woolworth.

1.15 p. m.—Reception and luncheon to guests from out of town at Real Estate Auction Rooms, 14-20 Vesey street. Speech of welcome by James L. Wells, president of the Real Estate Auctioneers' Association.

1.45 p. m.—Delegates will be called for in sight-seeing automobiles and taken to the New York Telephone Building, 24 Lispenard street, by the New York Telephone Company, where they will be shown the workings of the company's plant. Address—"The Telephone in It's Relation to Real Estate," moving pictures, etc. Return by automobiles to the convention hall at the Hotel Astor.

2.30 p. m.—Speech and moving pictures at convention hall.

3.00 p. m.—Convention reconvenes at Hotel Astor. Address—"Real Estate Organizations"—Laurence M. D. McGuire, president Real Estate Board of New York.

3.30 p. m.—Address—"Real Estate Salesmanship"—Gage E. Tarbell.

4.00 p. m.—Address—"The Workingmen's Compensation Act and It's Relation to Real Estate"—Robert E. Dowling, chairman of the Workingmen's Compensation Commission.

4.00—Address—"Importance of Queens"—John J. Halloran, ex-commissioner.

4.30-5.30—Inspection of Long Island City and factories. Trip by automobiles to Forest Hills.

5.30 p. m.—Buffet supper for out-of-town guests at Queens Chamber of Commerce, Bridge Plaza, Long Island City. Address—President Queens Chamber of Commerce, Robert W. Highbie. Address—Borough President Connolly.

7.30-10.30 p. m.—Real Estate Night at the New York Electrical Exposition, Grand Central Palace. Addresses in Convention Auditorium.

8.30 p. m.—Address—"Real Estate Auctioneering"—Joseph P. Day.

9.00 p. m.—Address—"Real Estate Developments"—Edward B. Boynton, president American Real Estate Company.

9.30 p. m.—Address—"Is the Single Tax Gaining or Losing Ground?"—Allan Robinson. Discussion.

11-12 p. m.—Inspection of New York Times, 217 West 43d street by un-state delegates through special invitation, showing workings of modern newspaper at time of going to press.

SATURDAY, OCTOBER 17.

10.00 a. m.—Convention reconvenes. Address—"Exemption of Personal Property from Taxation"—Joseph S. Schwab.

10.30 a. m.—Address—"New York Tenement House Laws"—Ira J. Ettinger.

11.00 a. m.—Address—"Real Estate and Terminal Markets"—Cyrus C. Miller, ex-Borough President of the Bronx.

11.30 a. m.—Address—"The New State Factory Laws"—Abram I. Elkus, chief counsel to the New York State Factory Commission.

12.00 a. m.—Address—"Real Estate and the State Constitution."

12.30 a. m.—Business meeting, election of officers for the coming year, selection of place for 1915 convention.

1.00 p. m.—Sight-seeing expedition to the Bronx in automobiles provided by the Sight-seeing and Bronx Committees. Free to upstate delegates. Tickets for city members and guests may be had on application at the Convention Hall on payment of $1.00 each, including luncheon.

1.30 p. m.—Luncheon at Community Building, Southern Boulevard and 163d street.

2.30-5.30 p. m.—Sight-seeing trip in automobiles through important sections of the Bronx.

5.30 p. m.—Return to the Hotel Astor.

6.30 p. m.—Assembly at banquet rooms.

7.00 p. m.—Banquet at the Hotel Astor. Elisha Sniffin, chairman of the Banquet Committee. William H. Moffitt, toastmaster. Speakers—Hon. John Purroy Mitchel, Mayor of New York City; Hon. Marcus M. Marks, Borough President of Manhattan; President Shallcross, National Association of Real Estate Exchanges; President Marble, Merchants' Association; Mr. L. D. Woodworth, of Rochester, vice-president. Seventh Regiment Band.

Note.—Addresses will be strictly limited to 15 minutes each and at the end of that time a bell will sound to warn the speaker that his time has expired. After each address there will be 15 minutes for questions and discussion from the floor. In order that the program may proceed according to schedule, it is most important that speakers be on hand promptly.

Make your reservations for banquet (Saturday night) without further delay. Seats are limited. Tickets, $5 each. Apply M. Morgenthau, Jr., chairman Committee on Arrangements, 95 Liberty street.

### Annual Meeting Real Estate Board.

The annual meeting of the Real Estate Board of New York will be held on Tuesday, October 20, in the board room, 115 Broadway, at 12 a. m. sharp. The polls will be open from 9 a. m. to 1 p. m. on that date for the election of three governors, an auditing committee, a nominating committee, and to vote on the proposed amendments and additions to the constitution as recommended by the Board of Governors. A complimentary luncheon by Mazzetti will be served to the active members promptly at 1 p. m., and you are therefore respectfully urged to be on hand at 12 o'clock sharp to transact the necessary business and hear reports for the year.

The following are the regular nominations:

For Governors, three of whom are to be elected to serve three years: Edward C. Cammann, William L. DeBost, J. B. English, Thomas Hovenden, M. Morgenthau, Jr., Charles F. Noyes. For auditing committee, three of whom are to be elected: Gerald R. Brown, Eugene S. Willard, Walter C. Wyckoff.

### West Side Taxpayers Meet.

Frank Demuth was elected president of the West Side Taxpayers' Association at the meeting of the organization on Thursday evening at 267 West 34th street. He succeeds Dr. George Wenner who served for five years. The officers for the ensuing year will be Louis Schrag, first vice-president; Peter P. Cappel, second vice-president; Jacob J. Tabolt, secretary; Julius Neke, financial secretary; Frederick Keller, treasurer, and Charles Hvass, Christian Dohm and Thomas Burke, trustees.

The members discussed in detail the market question now occupying so much public attention. While no objection to the projects seemed apparent, most of the members were of the opinion that it would be more advisable to wait until the presently established market had really demonstrated worth before new ones were undertaken

Other business concerned the proposed sewer in West 46th street, which was recently rejected by the Local Board.

## THE MORTGAGE MARKET.

### Mutual Aid, Rather Than Mutual Pounding, Will Bring Best Results.

In commenting on the mortgage market situation since the outbreak of the war, Mr. Frank Bailey, Vice-President of the Title Guarantee & Trust Company, made the following very interesting statements:

"It is not at all discouraging. As in prior panics, it has been possible for this company to dispose of small mortgages with a constancy which has been most satisfactory. During the months of August and September, sales of mortgages by this company in Brooklyn amounted to $2,171,125. While this amount, of course, is below normal, and represents a substantial reduction of our average weekly sellings prior to the outbreak of the war, still the amount is very considerable, as practically none of these mortgages was sold at rates which would net the investor over five per cent.

"During this period, however, we have restricted our acceptances of new mortgages to those mortgages which have been called and were held by institutions which needed the funds for their current demands. Maturing mortgages which have been renewed by the owners, representing 95 per cent. of our maturing mortgages each month, have been renewed at 5½ per cent. in over 90 per cent. of the cases, while a few have asked 6 per cent., feeling that that rate was now obtainable. Many of the institutions, however, have taken the position that it is not the part of those who are entrusted with the funds of the people to press other people to the maximum amount obtainable because the rate of interest happens to be high at the time the mortgage matured.

"For instance, one of the largest savings banks in New York writes us this morning, as follows:

"'We are strongly of the opinion that the present is not the time to insist upon an advance in interest rates,' . . . and then authorizes us to renew the mortgage in question at the existing rate.

"I believe that moderation now will produce great fruits, and that the best advantage to all can be best conserved by mutual aid rather than by mutual pounding, and I am more than pleased with the patriotism of the people as a whole since the outbreak of the war as far as their money is concerned for it has been of a very high order and the improvement of the relations between the borrower and the lender, between capital and labor, between the captains of industry and the lieutenants and the masses as a whole, is now, in my judgment, in the way toward an improvement which two months have brought about. This improvement could not have been accomplished by years and reams of legislation."

## LOCAL IMPROVEMENTS.

### Washington Heights.

At a meeting of the local board on Tuesday, October 6, the following resolution was approved:

Amendment of resolution adopted on March 31, 1914, for re-regulating, regrading, etc., the service street on the easterly side of Riverside Drive from West 181st street to a point about 550 feet north in such a way as to carry the improvements for a distance of 585 feet rather than 550 feet, north of 181st street.

### Chester District.

At a meeting of the local board of Chester, Tuesday, October 6, the following resolution was the only one adopted, all other resolutions being either laid over, withdrawn or denied:

No. 997. Constructing sewers and appurtenances in Rhinelander avenue, between Muliner avenue and Lurting Avenue; and in Neil avenue, between Bogart avenue and Hone avenue; and in Fowler avenue, between Neil avenue and Morris Park avenue; and in Bogart avenue, between Neil avenue and Morris Park avenue; and in Radcliffe avenue, between Brady avenue and the summit south of Rhinelander avenue; and in Colden avenue, between Neil avenue and Rhinelander avenue; and in Paulding avenue, between Neil avenue and Rhinelander avenue; and in Hone avenue, between Neil avenue and Rhinelander avenue; and in Matthews avenue, betwen Rhinelander avenue and the summit north of Neil avenue; and in Barnes avenue, between Rhinelander avenue and Neil avenue; and in Bear Swamp road (Bronxdale avenue) between Muliner avenue and Wallace avenue; and in Neil avenue, between Barnes avenue and Muliner avenue, together with all work incidental thereto.

Total estimated cost, $112,420. Assessed value of the real estate included within the probable area of assessment is $685,885. Estimated cost for each 25-foot lot where directly benefited, $125.

## WOMEN'S AID SOUGHT.

### Randall's Island Project Favored by Women's Municipal League.

The Women's Municipal League at 42 West 39th street, listened to an address on Tuesday afternoon by J. Bleecker Miller, in explanation of the proposed municipal central freight yard on Randall's Island together with the proposed subway freight railroad connecting all the boroughs of the city.

An interesting feature of the address was a comparison made by the speaker of the expense of the plans which has been proposed by Messrs. Bolton and Miller, with the estimate of expense based upon the plan contained in the report of the West Side Improvement Committee of the Board of Estimate, of which committee the present Mayor was chairman.

Mr. Miller showed that the expense of one would be about equal to that of the other, but that the Randall's Island project would have the advantage of contributing a waterfront of eight miles in length between 59th street and Spuyten Duyvil besides leaving free the streets in the present freight yards, extending from 59th to 72d streets, and the piers also within those limits.

Mrs. Bryant presided, and at the conclusion of the address a committee was appointed with power to exert the influence of the association in favor of the project.

### Against the Single Tax.

Secretary Helms says the Advisory Council of Real Estate Interests has determined to resist those forces in New York City which are striving earnestly and diligently to embody single tax principles in our present system of taxation, particularly with reference to untaxing improvements in New York City. No political work will be undertaken by the council but it will endeavor to present to its constituent organizations a concise and thorough brief upon the subject to be widely circulated. A comprehensive brief will also be submitted to the Mayor's Committee on Taxation. It is purposed later to suggest new sources of revenue outside of taxation on real estate to this committee, which has been formed to devise new forms of taxation. The council well appreciates the fact that the property owner is being weighted down with heavy tax burdens and that these burdens will undoubtedly become more onerous in the next few years. Consequently every effort has been made to co-operate with the Mayor's Committee on Taxation and present to it such points as may be adduced in favor of reducing the tax levy upon real estate.

### Improvement in the Suburbs.

A strong evidence of the return of the realty market to a normal status is furnished by suburban operators. The sales of both houses and lots, while they do not show an unusual advance in volume, give indication of an active fall season. Throughout the summer months physical improvements have been under way, particularly as to roads, parkways and sidewalks. The various properties are now in excellent condition and most attractive to purchasers.

At Brentwood Park, Long Island, E. H. McWhorter is preparing for a very active season. Purchasers at this time who buy lots on the installment basis should have a large portion of their payments completed by early spring and will then be ready to commence building.


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### Proposed Suburban Fire Limits.

John M. Demarest, general manager of the Sage Foundation Homes Company, Forest Hills Gardens, considers that the proposed suburban limits principle does not go far enough. In a communication to the Building Committee he calls attention to the fact that at Forest Hills frame houses are prohibited, and continues:

"This best expresses our belief in the wisdom of masonry houses, both from an aesthetic and economical standpoint. I believe that the law should prohibit altogether, within the limits of the City of New York, the construction of frame houses."

Mr. Demarest believes that while there might be isolated cases in which the prohibition of frame structures would work a hardship, yet such cases could be provided for after investigation, and he sees no reason why such sections as Flatbush and Bay Ridge should be permitted to continue to build up with frame houses. He adds:

"I do not believe that the building up of large sections, like Flatbush, with frame houses is a safety to the public or a credit to the city, and just so long as the fire limits are confined as they are now, the speculative builder will take advantage of the opportunity to slap up frame houses and unload them on the public."

His personal experience as a builder, says Mr. Demarest, makes him believe that the additional cost of the masonry house does not mitigate against the sale of it in a section that offers greater fire protection, and he thinks the tendency of the builders today is to build masonry houses in frame house sections. He concludes:

"Since the interest in city planning has been stimulated to the extent, that it is now a consideration with every builder and developer, so with encouragement would the tendency of the public be to demand houses of better taste and masonry construction. Let the law help those who want to help the city and the people, and extend the fire limits."

## PRIVATE REALTY SALES.

Fifth avenue, which furnished the leading transaction this week, still holds the center of interest. The large vacant plot, 74.1 x 125, at the northeast corner of Fifth avenue and 37th street, was sold this week to out-of-town capitalists at a reported price of $1,800,000. If this be the actual selling price the plot, which contains approximately 9,260 square feet, would have been sold at the rate of $194.33 a square foot, or about $24,300 per front foot. According to the land value maps published by the Record and Guide last week the front foot valuations were figured by the Tax Department at $14,000 a front foot for interior lots. While no definite plans regarding the improvement of this plot have been announced it is probable that a structure will be erected in keeping with the class of dwellings now typical of the greatest shopping center in the world.

The corner is in the heart of the retail center which has been established between 34th and 42nd streets. Within this radius are located such concerns as Franklin Simon & Company, Tiffany & Company, Lord & Taylor, Gorham Company, A. A. Vantine Company, James E. McCreery & Company, B. Altman & Company, Bonwit, Teller & Company and Stern Brothers. To these is soon to be added the Rogers Peet Company, and Arnold, Constable & Company.

Recent Bronx activity is reflected in the report of Register Edward Polak for the first nine months of the year, in which he gives a resumé of business transacted through his office. He reports that the total number of papers filed and recorded amount to 32,202, as follows: Conveyances recorded, 6,550; mortgages recorded, 7,209; miscellaneous papers, 105; chattel mortgages filed, 14,841; certified copies, 119; satisfaction of mortgages, 425; notaries' certificates filed, 1,607; commissioner of deeds certificates filed, 1,346. In addition, 208,570 folios have been recorded.

The fees in the Mortgage Tax Department amount to $123,498.82, and in the General Administration Department to $33 650.32, making the total fees $157,149.14. The register also reports the mortgage indebtedness is $35,530,887.87. Conveyances up to and including October 2, total number 5,853; number with consideration, 565; amount of consideration, $4,927,518.

County Clerk Leonard Ruoff, of Queens, also reported considerable activity as evidenced by the filed documents in that county during the month of September. There were recorded 921 deeds and 697 mortgages. The total value of the loans was less than 40 per cent. of the valuation of the land, indicating that buyers are retaining a good percentage of equity in their holdings. There were also filed 286 satisfactions of mortgages. At the office of John J. Hopper, Register of New York County, no recent reports could be obtained since that office has not been preparing quarterly statements of the business transacted.

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The total number of sales reported and not recorded in Manhattan this week was 11 as against 18 last week and 15 a year ago.

The number of sales south of 59th street was 6 as compared with 7 last week and 5 a year ago.

The sales north of 59th street aggregated 5 as compared with 11 last week and 10 a year ago.

The total number of conveyances in Manhattan was 97 as against 136 last week, 11 having stated considerations totaling $234,100. Mortgages recorded this week number 55, involving $1,812,750, as against 59 last week, totalling $1,187,663.

From the Bronx, 6 sales at private contract were recorded, as against 8 last week and 11 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $980,143, compared with $369,966 last week, making a total since January 1 of $32,280,797. The figures for the corresponding week last year were $311,470, and the total from January 1, 1913, to October 11, 1913, was $41,468,297.

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### Syndicate Buys Fifth Avenue Corner.

A newly-formed corporation known as the Murray Hill Investment Company, composed principally of New England capitalists, represented by the law firm of Olney & Comstock, have purchased from the heirs of the estate of Mary Lewis the vacant plot at the northeast corner of Fifth avenue and 37th street, fronting 74.1 feet on the avenue and 125 feet in the street. The broker was Alwyn Ball, Jr., of the firm of Frederick Southack & Alwyn Ball, Jr. The sellers were represented by Henry N. Taft, as attorney. The consideration is said to have been about $1,800,000, and if the twelve story building which is said to be contemplated, is erected, the transaction will mean an investment of about $2,600,000. The Lewis family acquired the property in 1885 from the estate of Edwin D. Morgan for a stated consideration of $385,000, which is less than a quarter of the present reported selling price. The property has been on the market since the old Morgan house and the adjoining dwellings were razed, about four years ago, and although frequent offers were made for the property it is understood that it was being held at $2,000,000.

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### $200,000 Loft-Apartment Deal.

Charles F. Noyes Company negotiated the sale for the St. Johns Park Realty Co., James H. Cruikshank and Wm. D. Kilpatrick, of the six-story loft buildings at 24-26 White street and 25 Walker street. The purchaser is William McKinny, who gave in part payment a four-story apartment house at 71 Brooklyn avenue, corner of Pacific street. The total transaction amounted to about $200,000. The White and Walker street buildings cover a plot of 6,630 sq. ft., are six stories high and were purchased by Messrs. Cruikshank and Kilpatrick through the Noyes Company last spring in a $350,000 deal with the Colonial and Manhattan Real Estate Associations.

They are entirely rented for $11,000 per annum to three tenants and the buildings were recently modernized at an expense of about $20,000. They are located near Canal street, which is to have three subway stations.

### Church Obtains School Site.

Two three-story dwellings, 340 and 342 East 52d street, on plot 33.4x70, have been sold by the Bond & Mortgage Security Co. and Ida Hammel respectively, to the R. C. church of St. John of Neponnik, through Frederick Zittel & Sons. Ashley M. Herron was associated as broker in the sale of 340. The buyers now control a plot with 143.4 feet frontage, part of which will be improved with a school.

### Dyckman-Bronx Trade.

Arnold, Byrne & Baumann have sold for the Hensle Construction Company to the Bromberg Realty Company, 25 Arden street, a five-story apartment house on plot 27 x 100. The property was held at $40,000. In part payment the buyer gave four lots on the east side of Putnam avenue, between 238th street and Van Cortlandt Park South, part of the Van Cortlandt estate.

### Music Publishers Will Build.

Sol Bloom sold through Prendergast & Smith, to the Waterson-Bernstein Co., music publishers, the property 151-153 West 46th street, on plot 50 x 100. A twelve-story store and loft building will be erected to be occupied in part by the buyers, who are now on Broadway near 47th street.

### Manhattan—South of 59th St.

33D ST.—Henry Paul Freund has purchased from William Lustgarten & Co. 217 West 33d st, a 3-sty dwelling, on a lot 20 by 98.9. The sellers purchased the property about two weeks ago at the auction sale of the McKibben estate by Joseph P. Day for $30,000.

37TH ST.—J. Arthur Fischer sold for Francis Carlson, the 4-sty store building, 63 West 37th st, to Moses Frank.

50TH ST.—Victor Freund & Son, Inc., sold for cash for Mrs. Louise I. Mitchell the two 3-sty dwellings, 30x60, at Nos. 202 and 204 East 50th st, to George Morgenweck.

### Manhattan—North of 59th St.

71ST ST.—Mrs. Marietta Newcomb has sold to the Carolyn Holding Co., through Francis B. Robert, the 4-sty dwelling, 206 West 71st st, on lot 20x100.5. The property has been held at $35,000 and has been owned by the seller for the last 18 years.

129TH ST.—Cruikshank Co. sold for the New York Life Insurance and Trust Co., to Bernard Brindze, the 3-sty dwelling, 114 East 129th st, on lot 20x100.

130TH ST.—Dr. Henry C. Hands has sold 205 West 130th st, a 3-sty dwelling, on lot 16.8x99.11, to Henry Pierson & Co. In exchange the buyers gave the frame residence at 485 East 17th st, Brooklyn, reported sold recently.

### Bronx.

CHARLOTTE ST.—Frederick G. Barthens has sold 1421 Charlotte st, a 3-sty house with store, on lot 25x100.

137TH ST.—Brown-Weiss Realties sold 584-586 East 137th st, a 6-sty apartment house on plot 50x100 to Mrs. Becky Meyers, who gave in part payment 122 West 111th st, a 4-sty dwelling, on lot 15x100.11.

ARTHUR AV.—George A. Hampton sold for Thomas Foy to John J .Morris, the present tenant, the 3-sty house, 2120 Arthur av, on lot 16.8x100.

CROTONA AV.—Harry H. Herche bought from the Joseph Sonsin Co. six lots, 120x138x131x112, on the west side of Crotona av, 90 ft. north of 189th st.

HEATH AV.—Cahn & Pittman sold for George Rosendale the plot, 75x100, at the northeast corner of Heath av and 230th st.

### Brooklyn.

CARROLL ST.—Henry Pierson & Co. sold for the Realty Associates the 3-sty dwelling, 861 Carroll st, on lot 19x100.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for D. Scheffer the 2-sty and store building, on the east side of Flatbush av, 20x100, 62 ft. north of Tilden av.

GARFIELD PL.—John Pullman sold for Thomas J. Carlin, the 3-sty dwelling, 93 Garfield pl, on lot 20x100.

PARK PL.—Sheldon A. DuCret has sold 837 Park pl, a 3-sty dwelling.

72D ST.—Frank A. Seaver & Co. sold the 1-fam. house, 844 72d st, for Mrs. Kley to Mrs. Graydon.

76TH ST.—I. Salzberg sold for John Connelly to H. Wolfert, the 3-sty, 2-family dwelling, now being erected on plot 40x100, at 1447 46th st.

### Queens.

ELMHURST.—Duff & Brown Co. sold for John Larsen, 118 Suydam st, a dwelling, on plot 40x100.


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| | Jan. 1 to Oct. 9 | Jan. 1 to Oct. 10 |
|---|---|---|
| New buildings | 357 | 479 |
| Cost | $40,539,190 | $49,746,115 |
| Alterations | $9,199,653 | $10,095,218 |

**BRONX.**

**Conveyances.**

| | 1914 Oct. 2 to 8 | 1913 Oct. 3 to 9 |
|---|---|---|
| Total No. | 98 | 136 |
| No. with consideration | 11 | 19 |
| Consideration | $143,500 | $204,745 |

| | Jan. 1 to Oct. 8 | Jan. 1 to Oct. 9 |
|---|---|---|
| Total No. | 4,922 | 5,989 |
| No. with consideration | 407 | 584 |
| Consideration | $5,038,265 | $5,132,263 |

**Mortgages.**

| | 1914 Oct. 2 to 8 | 1913 Oct. 3 to 9 |
|---|---|---|
| Total No. | 56 | 88 |
| Amount | $511,591 | $459,266 |
| To Banks & Ins. Cos. | 2 | 5 |
| Amount | $48,800 | $46,500 |
| No. at 6% | 28 | 32 |
| Amount | $98,085 | $115,253 |
| No at 5½% | 5 | 13 |
| Amount | $35,350 | $136,700 |
| No. at 5% | 6 | 23 |
| Amount | $72,550 | $111,050 |
| Unusual rates | ..... | 2 |
| Amount | .... | $7,693 |
| Interest not given | 17 | 18 |
| Amount | $305,606 | $88,570 |

| | Jan. 1 to Oct. 8 | Jan. 1 to Oct. 9 |
|---|---|---|
| Totol No. | 3,066 | 4,531 |
| Amount | $27,305,296 | $32,274,844 |
| To Banks & Ins. Cos. | 301 | 295 |
| Amount | $5,608,251 | $4,967,241 |

**Mortgage Extensions.**

| | Oct. 2 to 8 | Oct. 2 to 9 |
|---|---|---|
| Total No. | 8 | 11 |
| Amount | $192,500 | $131,900 |
| To Banks & Ins. Co. | 1 | 1 |
| Amount | $3,000 | $3,000 |

| | Jan. 1 to Oct. 8 | Jan. 1 to Oct. 9 |
|---|---|---|
| Total No. | 543 | 466 |
| Amount | $10,545,300 | $10,482,960 |
| To Banks & Ins Cos | 101 | 84 |
| Amount | $2 853,900 | $2,430,400 |

**Building Permits.**

| | 1914 Oct. 2 to 8 | 1913 Oct. 3 to 9 |
|---|---|---|
| New buildings | 5 | 3 |
| Cost | $11,800 | $10,150 |
| Alterations | $4,050 | $15,400 |

| | Jan. 1 to Oct. 8 | Jan. 1 to Oct. 9 |
|---|---|---|
| New buildings | 601 | 700 |
| Cost | $14,445,957 | $18,035,256 |
| Alterations | $909,150 | $978,608 |

**BROOKLYN.**

**Conveyances.**

| | 1914 Oct. 1 to 7 | 1913 Oct. 2 to 8 |
|---|---|---|
| Total No. | 436 | 523 |
| No. with consideration | 34 | 50 |
| Consideration | $134,976 | $261,360 |

| | Jan. 1 to Oct. 7 | Jan. 1 to Oct. 8 |
|---|---|---|
| Total No. | 17,956 | 18,513 |
| No. with consideration | 1,847 | 1,744 |
| Consideration | $11,342,604 | $9,543,729 |

**Mortgages.**

| | 1914 Oct. 1 to 7 | 1913 Oct. 2 to 8 |
|---|---|---|
| Total No. | 316 | 341 |
| Amount | $1,231,372 | $1,631,352 |
| To Banks & Ins. Cos. | 39 | 74 |
| Amount | $360,585 | $454,750 |
| No at 6% | 194 | 172 |
| Amount | $799,190 | $917,179 |
| No at 5½% | 54 | 87 |
| Amount | $182,450 | $345,760 |
| No at 5% | 46 | 69 |
| Amount | $214,550 | $341,790 |
| Unusual rates | 6 | ..... |
| Amount | $6,735 | ..... |
| Interest not given | 16 | 13 |
| Amount | $28,447 | $26,623 |

| | Jan. 1 to Oct. 7 | Jan. 1 to Oct 8 |
|---|---|---|
| Total No. | 13,031 | 13,270 |
| Amount | $55,820,535 | $51,597,783 |
| To Banks & Ins. Cos. | 2,558 | 2,930 |
| Amount | $20,890,414 | $19,022,165 |

**Building Permits.**

| | 1914 Oct. 1 to 7 | 1913 Oct. 3 to 9 |
|---|---|---|
| New buildings | 70 | 69 |
| Cost | $315,200 | $659,550 |
| Alterations | $30,950 | $65,530 |

| | Jan. 1 to Oct. 7 | Jan. 1 to Oct. 9 |
|---|---|---|
| New buildings | 3,712 | 2,857 |
| Cost | $33,519,935 | $24,016,199 |
| Alterations | $2,326,830 | $2,895,194 |

**QUEENS.**

**Building Permits.**

| | 1914 Oct. 1 to 7 | 1913 Oct. 3 to 9 |
|---|---|---|
| New buildings | 71 | 56 |
| Cost | $134,300 | $141,203 |
| Alterations | $13,280 | $12,695 |

| | Jan. 1 to Oct. 7 | Jan. 1 to Oct. 9 |
|---|---|---|
| New buildings | 3,648 | 3,418 |
| Cost | $15,980,262 | $12,284,991 |
| Alterations | $949,013 | $1,029,238 |

**RICHMOND.**

**Building Permits.**

| | 1914 Oct. 1 to 7 | 1913 Oct. 2 to 8 |
|---|---|---|
| New buildings | 13 | 17 |
| Cost | $9,745 | $70,110 |
| Alterations | $2,175 | $4,528 |

| | Jan. 1 to Oct. 7 | Jan. 1 to Oct. 8 |
|---|---|---|
| New buildings | 914 | 767 |
| Cost | $1,528,787 | $1,724,187 |
| Alterations | $221,575 | $242,008 |

LONG ISLAND CITY.—Cross & Brown Co. has sold for James V. Graham the Old Armory Building at 144 Amity st, Flushing.

ROCKAWAY BEACH.—G. Taus & Son have sold for Frank Welcome his cottage and garage on plot 50x100, on the east side of Division av, north of the boulevard, to Andrew J. Kenny; also for Albert Cohn, a large plot at the northeast corner of the boulevard and Ward av, to Louis Boggaine, who will improve with bungalows; and for P. Closs, a plot on Eldert av, to J. Lynch.

ROSEDALE.—New York Suburban Land Co. sold to F. F. Delaney 60x100 in Rose pl; 40x100 on Kinsey av; and 60x100 on President av to E. W. Peters.

SOUTH JAMAICA.—Charles Bast has sold to Christian Keck a 1-acre plot with a frontage of 200 ft. on the south side of Jamaica South rd, 200 ft. east of the Daniel Remsen farm and 218 ft. east side of a right-of-way to the bay.

SOUTH RICHMOND HILL.—Allen Jennings has sold to Marvin O. Kuntz and Geo. D. Kresge 50 lots on the Quick Transit Realty Co.'s tract, south of Old South rd. The lots are located in Hamilton, Alden, Arthur and Priscilla sts and on Woodhaven av.

## Richmond.

TOMPKINSVILLE.—Harold E. Wittemann and Moffatt & Schwab have sold for the Charles Zengram estate 2 lots in Bay st, between Grant and Washington sts, to the Paulwood Co., Inc., of New York.

## Nearby Cities.

NEWARK, N. J.—Feist & Feist have sold to Mrs. Mary D. Tucker, the 4-sty apartment house, 16-18 Alpine st, on plot 37x100.

## Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold to Frederick Beck 60x100 on Willow av; 50x100 on Spruce av to Charles Stryker; 40x150 on 4th av to Miss Catherine Marvin; and 60x150 on 3d av to William T. Keller.

HANOVER, N. J.—G. M. Hunter, of Newark, purchased from John Decker 15 acres near the Hanover station of the Morristown and Erie Railroad. It is reported that a large canning plant will be erected.

MONTCLAIR, N. J.—Ellis P. Earle, who recently bought the former Walter E. Duryea residence, fronting 325 ft. on Duryea rd and 175 ft. on Lorraine av, has resold it to the Mt. Prospect Land Co. for about $45,000.

YONKERS, N. Y.—River View Building Co. has sold the 2½-sty residence, on plot 50x125, at 33 Morsemere pl, in the River View Colony.

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

| | 1914 Oct. 2 to 8 | 1913 Oct. 3 to 9 |
|---|---|---|
| Total No. | 97 | 101 |
| Assessed value | $4,320,000 | $5,870,500 |
| No. with consideration | 11 | 8 |
| Consideration | $234,100 | $127,700 |
| Assessed value | $266,000 | $129,500 |

| | Jan. 1 to Oct. 8 | Jan. 1 to Oct. 9 |
|---|---|---|
| Total No. | 5,579 | 6,161 |
| Assessed value | $371,311,933 | $377,970,961 |
| No. with consideration | 605 | 850 |
| Consideration | $24,567,756 | $34,857,878 |
| Assessed value | $25,960,121 | $38,267,162 |

**Mortgages.**

| | 1914 Oct. 2 to 8 | 1913 Oct. 3 to 9 |
|---|---|---|
| Total No. | 55 | 55 |
| Amount | $1,812,750 | $665,489 |
| To Banks & Ins. Cos. | 3 | 11 |
| Amount | $12,000 | $206,500 |
| No. at 6% | 33 | 18 |
| Amount | $279,850 | $67,804 |
| No at 5½% | 1 | 1 |
| Amount | $35,000 | $35,000 |
| No. at 5% | 7 | 18 |
| Amount | $89,500 | $303,000 |
| No. at 4½% | 3 | 2 |
| Amount | $932,000 | $59,000 |
| No. at 4% | 1 | ..... |
| Amount | $4,400 | ..... |
| Unusual rates | ..... | 1 |
| Amount | ..... | $5,635 |
| Interest not given | 7 | 15 |
| Amount | $472,000 | $195,050 |

| | Jan. 1 to Oct. 8 | Jan. 1 to Oct. 9 |
|---|---|---|
| Total No. | 3,249 | 3,903 |
| Amount | $95,653,210 | $140,472,421 |
| To Banks & Ins. Cos. | 714 | 982 |
| Amount | $42,046,234 | $84,358,599 |

**Mortgage Extensions.**

| | Oct. 2 to 8 | Oct. 3 to 9 |
|---|---|---|
| Total No. | 35 | 25 |
| Amount | $2,995,400 | $859,316 |
| To Banks & Ins. Cos. | 14 | 5 |
| Amount | $2,338,000 | $96,000 |

| | Jan. 1 to Oct. 8 | Jan. 1 to Oct. 9 |
|---|---|---|
| Total No. | 1,576 | 1,471 |
| Amount | $89,427,830 | $59,207,318 |
| To Banks & Ins. Cos. | 558 | 484 |
| Amount | $57,011,360 | $33,583,300 |

**Building Permits.**

| | 1914 Oct. 3 to 9 | 1913 Oct. 4 to 10 |
|---|---|---|
| New buildings | 5 | 8 |
| Cost | $1,775,000 | $567,000 |
| Alterations | $73,375 | $180,635 |

## LEASES.

**63-Year Lease in William Street.**

Charles F. Noyes Co. has leased to the Schulte Realty Company, tobacconists, for sixty-three years from May 1 next, the five-story building, 38.8 x 26.1, at 168 William street and 39 Beekman street. The aggregate rental is about $200,000. The lessor, the New York Protestant Episcopal (Trinity) School, was represented by Nash & Jones, attorneys, and the lessee by Jerome F. Eisner. It is understood that the premises will be largely subleased. The building was obtained in anticipation of the new subway station to be located in William street, between Fulton and Beekman streets.

**Printers at Broadway and 12th Street.**

The City Real Estate Co. leased, through Frederick Fox & Co., the building which is to be erected at the southeast corner of Broadway and 12th street, covering a plot 43.4 x 125.5 x 114.6. It will be four stories, with basement extending under the sidewalk to be used for printing presses, and will be ready for occupancy about January 1, 1915. The lessee is the Fairchild Press, Inc., which has, for a number of years, been located at 42 East 21st street. The building will be erected from plans by R. H. Macdonald.

**F. W. Vanderbilt Leases Home.**

Frederick W. Vanderbilt has leased for the winter the residence of Oakleigh Thorne, at the northeast corner of Park avenue and 73d street, a five-story modern American basement building. The broker was Worthington Whitehouse. Mr. Vanderbilt last week disposed of his house at Fifth avenue and 40th street to Arnold, Constable & Co., who will establish their new store on the plot.

**Hotel Lease.**

The John H. Fife Co. has subleased for John E. Liederman, the Hotel Beverwyck, at 39 and 41 East 27th street, a seven-story structure, on plot 50 x 98.9, to W. R. d'Ascoli, for ten years, at an aggregate rental of about $135,000. The lessee was formerly proprietor of the Grand Union Hotel, Saratoga Springs, N. Y.; the Tappan Zee Hotel, South Nyack, N. Y., and the Hotel Ascot.

**Manhattan.**

ALBERT B. ASHFORTH, INC., leased an apartment in 27 East 35th st for Mrs. A. H. Torrey to William A. Gramer; and an apartment in 27 West 67th st to Walter C. Arensberg.

WRIGHT BARCLAY, INC., sub-leased for the H. Hermann Furniture Co. the 4th loft 470 4th av to the Valentine & Bentley Silk Co., of 221 4th av.

LOUIS BECKER CO. leased for Chauncey P. McKnight, the 3-sty dwelling at 526 West 175th st, to Mrs. May Seraphine.

VASA K. BRACHER leased to Florence M. Hulburt for Clara McWilliams the 4-sty dwelling at 130 West 70th st.

SYDNEY S. COHEN leased stores in 249 West 125th st to the Carol Cox Book Co.; in 245 West 125th st to J. H. Libman; offices in 245 West 125th st to Samuel Fisher and the Creme De Paris Corporation; the 2d floor of this building to Samuel Elias and W. S. Abrams and space on the 3d floor to J. H. Warren; the store in 251 and 253 West 125th st to Spyros & Co., and lodge rooms on the 1st floor to the Empire City Council R. A.

CORN & CO. leased for Whiting Development Co. the 3d floor, containing 6,500 sq. ft., in 29 to 33 West 35th st, to Michael Senft. This completes the renting of the entire 12-sty building.

CROSS & BROWN Co. has leased for the Matoaka Realty Co. the corner store, 2d, 3d and 4th floors in the building at the southeast corner of Broadway and 57th st to the Colt-Stratton Co., agents for Cole & Dodge cars, and the 5th floor in 225 and 227 West 57th st to John Mano, of 225 West 57th st.

CROSS & BROWN CO. leased the 7th floor in 29 and 31 West 38th st to G. M. Piermont & Co., of 40 West 22d st; the 2d floor in 1914 and 1916 Broadway to Columbus Circle Printing Co., of 10 West 60th st, and the store in 673 5th av to L. H. Costikyan & Co., of 12 East 40th st.

CROSS & BROWN CO. leased the 2d floor in 38 West 47th st to Metzner; space on the 9th floor in 15 and 17 West 44th st to the Realty-Mercantile Credit Association, of 2 West 45th st, and space on the 12th floor of the U. S. Rubber Co. Bldg., at the southeast corner of Broadway and 58th st, to the Old Dominion Realty Co.; to Donald Brian, an apartment consisting of 5 rooms and summer garden on the roof of the 20-sty office building at 18 East 41st st. This is something new in the way of utilizing roof space on tall buildings.


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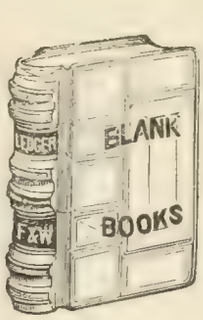
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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Oct. 15, 1914. Record and Guide Company, 119 W. 40th Street.

## LUMBER SALE!

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CROSS & BROWN CO. leased for the A. Elliott Ranney Co. to C. B. Derby and H. C. Townsend, of 351 West 52d st, the corner store and half of the 6th floor in 1700 Broadway; office space in 224 West 34th st to the Charity Organization Society; and for Samuel Hoffman the store in 138 East 36th st to the Herald Square Republican Association as headquarters for Ogden Mills, Jr., candidate for State Senator.

DUROSS CO. leased the garage at 146 West 55th st for Douglas Robinson-Charles S. Brown Co., representing the Sons of the Revolution, to Henri Schaefer and Albert Weidman for 5 years.

DUROSS CO. leased for 10 years 443 West 13th st, a 3-sty business building, to C. J. Sullivan, who will alter the premises for a cafe and restaurant. The agregate gross rental for the term will be about $20,000.

L. W. ELBERSON leased for the Wright Lumber Co., Inc., the store in 140 West 38th st to the Caledonian Electric Co., and the parlor floor in 959 Lexington av to the Bradin Kindergarten School.

DOUGLAS L. ELLIMAN & CO. leased apartments in 960 Park av for Robert B. Dula to Mrs. George A. Huhn, Sr., who for many years lived in Paris; in 28 East 55th st to Mrs. Charlotte R. Hylands; in 116 East 63d st to Mrs. Harriet E. Welles, and in 34 and 36 East 58th st to Edwards H. Childs.

DOUGLAS L. ELLIMAN & CO. leased apartments in 375 Park av for Roy C. Megargel to Frederick S. Armstrong; 116 East 63d st to Edmund B. Smith; in 122 East 82d st to Mrs. E. S. Van Horn; in 1 East 53d st to Miss Vivian M. Rushmore; in 12 East 87th st for the estate of Otis K. Dimock to George L. Chapman, cashier of the Nyack National Bank; in 103 East 86th st to Lee J. Perrin; in 122 East 82d st to Charles W. Camp, and in 34 and 36 East 58th st to Arthur W. Kelly, and the store in the new building at the corner of 72d st and Lexington av for the E. A. L. Apartment Management Company, to Mme. Obry.

DOUGLAS L. ELLIMAN & CO. leased for M. Newborg 50 East 52d st, a 5-sty house, to William Bamberger.

J. B. ENGLISH leased for I. J. Mayer to M. Donegen two 3-sty dwellings at 121 and 123 West 48th st.

J. B. ENGLISH leased for Mrs. J. C. Smith, the dwelling 247 West 52d st, for 3 years, to Edward C. Bradford.

EWING, BACON & HENRY, INC., leased a floor in 461 4th av to the Camp Fire Girls of America, of 11 East 30th st; space in 345 5th av to the Picture Paster Publicity Co.; in 18 East 41st st to the Terpezone Co., of 38 West 32d st; in 101 Park av to the Ward Motor Vehicle Co., of Concord av and 143d st.

M. FORMAN & CO. leased the store and basement in 48 West 27th st to Max Saltz for a bakery and lunch room.

GAINES & DRENNAN CO. leased a floor in 377 4th av to the Champlain Silk Mills of 25th st and Madison av; a floor in 137 5th av to Bernard D. Price & Son, and a dwelling at 129 East 19th st to W. R. Brown.

GOODALE, PERRY & DWIGHT leased the store in 396 6th av to William Feuer, who will open a hardware store.

GOODWIN & GOODWIN leased apartments in 566 West 162d st to John J. Mahoney, Stanley N. Bryan, Julius Kramer, Mrs. L. Mannes, Henry Kramer, Mrs. Caroline Luhr, Samuel J. Weitzer, Mrs. C. Casper, R. W. Leitch, Alexander Rosenbaum, Leon Phillips, Mrs. Shirley Goodman and Mrs. Jessie Nickerson; at the Kingland to Paul Voss, Samuel Dreyfuss, Mrs. J. Hendrick, Mrs. J. Maas, Felix Hoffman, Mrs. Nathan Marx, Samuel Garry; in 1975 7th av to George A. Mullin and J. Cohen; in Dacona Hall, at Claremont av and 122d st, to Eugene L. Koneke, David E. Feldenheimer, Joseph Rigney, Henry H Hanson, Wm. Kelsey, L. E. Keller and H. M. Turner.

M. & L. HESS, INC., leased the basement in 467 and 469 6th av, together with a store on the 28th st side of the building, to Guttman & Raynor, Inc., of 102 West 28th st, at an aggregate rental of about $25,000, to be used for the sale of flowers, and the 1st loft in 110 and 112 West 26th st to A. R. & G. Dress Co.

M. & L. HESS, INC., leased for the New York City Railways Co. the 4th loft in 141 to 155 East 25th st, through to and including 140-156 East 26th st, containing a floor area of 40,000 sq. ft., to the Illustrated Postal Card & Novelty Co., of 520 West 48th st, at an aggregate rental of about $150,000.

HOUGHTON CO. rented the 4-sty dwelling, at 308 West 86th st for Julius H. Seymour to N. Michaels.

HUBERTH & HUBERTH leased a small store in the New York American Building at 8th av, Columbus Circle and 58th st to Remington Motor Co., of 2 Columbus Circle, at $7,500 per annum. The store covers less than 800 sq. ft.

EDWIN P. HUME leased for the Josephine A. Lovell estate the store in 230 West 58th st and the 2d floor in 228 West 58th st to the Willard Storage Battery Co., of 136 West 52d st.

EDWIN P. HUME leased the 6th floor in 244 West 49th st to Kneibler & Shaffner, and the store in 1783 Broadway to the Hartford Tire Co., Inc., of 1783 Broadway.

WILLIAM FREDERIC LAYTON leased for the Standard Gas Light Co. a plot in the north side of West 131st st extending through the block to 132d st, 200 ft. west of Broadway.

SAMUEL H. MARTIN leased for Gross & Crook the 3-sty dwelling at 102 West 81st st to Mary Hoagland.

SAMUEL H. MARTIN leased apartments in 9 West 64th st to John Miller and J. G. O'Donnell; in 148 Columbus av to George Hawkins; in 11 West 64th st to Catherine Ross; and in 146 West 64th st to M. P. Valeris and Andrew Jacobson.

NELSON & LEE and FRIEND & LEWI leased to Charles Brombir of 118 West 27th st, a manufacturer of dresses, the 3d loft in 3 to 7 West 35th st. The lease was made to Mr. Brombir by the First Leaseholding Co., who control the premises.

CHARLES F. NOYES CO. leased 80 Edgecombe av, a 3-sty dwelling, for the Germania Life Insurance Co., to Joshua L. Post; the 2d floor of 30 Frankfort st, for John V. Black, to Mark H. Stone; offices in the Masonic Building, at 71 West 23d st, to the Modern Amusement Co.; an office in 130-132 Pearl st, to Thomas E. Richardson and part of the 4th floor in the Smith Gray Building, Broadway and Warren st to the Cosmopolitan Investing Corporation.

CHARLES F. NOYES CO. and Daniel Birdsall & Co., Inc., leased the store, basement and sub-cellar in 116 Duane st for Daniel P. Morse to the Concord Shoe Co., of 204 Church st, for 5 years at an aggregate rental of about $20,000. The Noyes Co. leased the 1st loft of the building to G. H. Snow Co. a few months ago and negotiations are pending for the leasing of the balance of the building, consisting of three top lofts, to one tenant.

WALTER B. PARSONS leased for Nicholson & Co., as agents for the American Express Co., the 2d loft in the old Flandrau building, at the corner of Broome and Centre sts, to George W. Loft. The premises contains 8,600 sq. ft. and will be used for the storage of confectionary supplies.

PAYSON McL. MERRILL CO., INC., leased apartments in 925 Park av to Miss Lucy Knight; in 140 West 57th st to Mrs. William McNally; in 36 East 40th st to Alexander C. Griffith, and in 257 West 86th st to Paolo Martucci.

PAYSON McL. MERRILL CO., INC., leased for Miss Katharine Ludington to Miss Christine Wilson the dwelling at 56 West 10th st.

PEASE & ELLIMAN leased apartments in the new house at the northwest corner of Madison av and 68th st to E. C. Lufkin; in the new house at Park av and 77th st to Miss Myra Tutt; in the Wyoming at 55th st and 7th av, for E. M. Sawtelle to Lawrence F. Abbott; in the Wilbraham, at 5th av and 30th st, to Miss Katharine M. Pope; and for Mrs. Mabel Moll in 391 West End av to F. B. Cochran.

PEASE & ELLIMAN rented, furnished, for James H. McLean and others, the 4-sty house at 131 East 55th st; for Mrs. Clara L. Cheeseman, the 4-sty building at 46 East 29th st, to Hyman Greenstein and Joseph Brickman; the 2d floor in 142 West 57th st for Weissberger & Leichter to Miss Dorothy Masterton; apartments in 24 West 59th st to Dr. Enrico Castelli; in 158 West 95th st for Julius Tishman & Sons to L. J. Garcey; in 137 Riverside drive for Huberth & Huberth, as agents, to Leopold Schepp; in 254 West 98th st to Mary A. Raeder to Miss Helen Stanley, and in 305 West 72d st for Mrs. Mildred A. Douglas to Lowell H Brown; rented, furnished, the 5-sty dwelling at 147 East 61st st, for Eben H. P. Squire and to Dr. Marcus H. Rothschild one of the ground floor suites in the new apartment house at the northwest corner of Madison av and 68th st.

PEASE & ELLIMAN leased for the Century Holding Co., Lee & Fleischmann, the easterly portion of the 15th floor in 25 West 45th st to the Dentists' Laboratories, Inc.; also furnished for Mrs. Anne Bakewell to Rudolph Hecht, her apartment in 104 East 40th st, and at the northwest corner of Madison av and 68th st, 8 rooms and 3 baths to Mrs. Josephine Crosby.

PEASE & ELLIMAN rented, furnished, the house of Edmund Randolph at 6 East 48th st, a 4-sty dwelling; for Homer Foot, Jr., as agent, for Howard W. Charles, offices in 331 Madison av to Francis R. Harper; suites in 780 Madison av, furnished, to W. H. Beers, and in the new apartment house at Madison av and 68th st to Walter Bowne.

PORTER & CO. leased for Walter Longman to Mary Sweeney the dwelling at 53 West 130th st, and for Walter C. Gale to Annie Robinson the 3-sty dwelling at 125 West 123d st.


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# VIOLATIONS

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DOUGLAS ROBINSON-CHARLES S. BROWN CO. rented apartments in 903 Park av to Dr. Ralph Tousey, in 42 East 66th st to Charles Cross Goodrich and to Charles R. Hopkins; and in 23 5th av to Richard S. Childs, ex-Governor William Sulzer and Mrs. Mabel Dodge

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the estate of John L. Cadwalader the 5-sty dwelling at 3 East 56th st, to Philip Livingston. This is one of the William Waldorf Astor leaseholds; also leased to Cornelius Vanderbilt for one year the 3-sty stable at 150 West 54th st, owned by W. E. D. Stokes.

WALTER J. SALOMON leased stores in 825 6th av to Lillian Obradowitz, in 1576 Broadway to Hyman Dolowich, in 52 West 27th st to Joseph George, in 54 West 27th st to Elias Nerantzi, in 1 East 42d st to Harry Apgar and in 19 West 42d st to Henry Steuer.

CHRIS. SCHIERLOH leased the avenue store in the new building at 751 10th av for the 751 10th Ave. Corporation to the Sheffield Farms-Slawson Decker Co., to be occupied as one of their sub-branches.

SHAW & CO. leased for Henriette Hanauer the 3-sty dwelling at 214 West 129th st to Charles Nord.

SHAW & CO. leased for Mary I. Hart the 3-sty dwelling at 275 West 127th st to Charles Sander.

SHAW & CO. leased for Moses M. Riglander the 4-sty dwelling at 151 West 118th st to Sara Karpf.

LOTON H. SLAWSON & CO. leased in 116 to 120 West 32d st offices to the Automat Penny Sales Co. and Max Berman; also additional space to the Dry Goods Publishing Co.; in 171 Madison av additional space to the Silvex Co. of Bethlehem, Pa.; at 23 West 35th st a loft to Perlmutter & Gladstone; in 28 and 30 West 38th st a loft to Horowitz & Kurland Dress Co.; in 432 4th av offices to the Hellar Barnham Co.; in 230 5th av offices to the Ringwalt Co. and N. E. Boomhauer; in 168 Madison av the corner store at 33d st to William F. Mannheim, and in the Everett Building space to Stoney & Starkey.

SLAWSON & HOBBS rented the 3½-sty dwelling at 304 West 83d st for Charles E. Hays to Orson B. Moon, and 303 West 93d st, a 4-sty dwelling, for Alice Williams to E. Muller; 121 West 72d st, a 4-sty dwelling, to N. F. Moran for the West Seventy-second Street Corporation, and 329 West 78th st, a 4½-sty dwelling, for W. E. D. Stokes to Elmer M. Patterson.

SLAWSON & HOBBS rented for the Raywood estate the house at 216 West 72d st to the Berkeley School.

SLAWSON & HOBBS leased for the estate of W. H. McDermott the 3½-sty dwelling at 323 West 84th st to E. S. Morris.

SLAWSON & HOBBS leased to S. A. Matthews 321 West 78th st, a 4½-sty dwelling.

SENIOR & STOUT leased the dwelling at 122 West 58th st to Mrs. Helen Wall.

HENRY TRENKMANN leased the 8th floor in 126 to 130 West 22d st to H. L. Bloch, Inc., of 132 West 22d st.

TUCKER, SPEYERS & CO. leased for Captain William H. Wheeler space on the 11th floor in 28 and 30 West 38th st to Cornibert & Barre, and in conjunction with Loton H. Slawson Co. the 11th floor west to the Horowitz & Kurland Dress Co.; for Wiliam Flinn the northerly basement store in 259 5th av to M. Satow and S. Sizuki; for Burton S. Castles the 6th floor west in 39 and 41 West 38th st to Archibald Macleod.

E. A. TURNER leased for Cardinal Farley the Harnet stable at 15 to 19 East 30th st, a 5-sty building on a plot 75x100, to Charles G. Knies.

UNGER & WATSON, INC., rented for Bella Sombrero the parlor floor store in 447 Lexington av to Morris Meisler, antiques.

UNGER & WATSON, INC., leased for Mary V. McLarney et al the 4-sty dwelling at 862 Lexington av to Robert Day.

WILLIAM A. WHITE & SONS and DOUGLAS L. ELLIMAN & CO. leased to Seymour P. Kurzman a suite in 755 Park av.

WOLFSOHN & AUGUST have leased the remaining store in 600 West 176th st for the Jacob Ruppert Realty Corp. to I. Feigenblatt, furrier; for M. Singer the westerly half of the store 604 West 181st st to Perry Philips, milliner, of 667 8th av.; leased an apartment in 600 West 176th st for the Jacob Ruppert Realty Corporation; and in 411 Audubon av for the Aspinwall Apartments, Inc.; and for Charles P. Huston Co., as agents, a store in "Donald Court," 179th st and Broadway to M. Motta, for a hat cleaning establishment.

WORTHINGTON WHITEHOUSE leased for the Barney Estate Co. to Nils Florman an apartment of 14 rooms and 4 baths in 777 Madison av.

### Bronx.

WILLIAM J. GABEL leased to a florist for Sarah E. Coley the plot on 233d st running through to 234th st, opposite Woodlawn Cemetery, 160 ft. west of Katonah av.

### Brooklyn.

CHARLES E. RICKERSON leased 389 Park pl, a 3-sty dwelling, for A. G. Southworth, to Joseph Stumpf; 383 Douglas st, a 2-sty brick stable, for W. E. Doughty, to William Fenster; and 797 Union st, a 1-sty store, to Julius Gabler.

### Queens.

THE CROSS & BROWN CO. leased the building formerly occupied by the American Locomotive Co., in Long Island City. The building has a frontage of 345 ft. on Jackson av, and an average depth of 100 ft. extending back to the L. I. Pa. R. R. The tenants, Joseph Elias & Co., who are large manufacturers and dealers in glass and mirrors, contemplate adding another story.

# Directory of Real Estate Brokers

## MANHATTAN

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## Suburban.

FEIST & FEIST leased, for the Hilton Co., to Stephen Argyris, the store and basement in 166 Market st, Newark, N. J. The new tenant will use the premises for a music publishers' agency.

JOHN R. HARRIS of Manhattan has taken a lease on the residence at 27 Doremus av, Ridgewood, N. J.

M. & L. HESS, INC., leased for the United Merchants Realty & Improvement Co., the store and basement in 214 Main st, Paterson, N. J., to the Eclipse Talking Machine Co., Abraham Landay, proprietor.

JOSEPH A. LYNCH, of Philadelphia, has leased a residence on Phelps rd, Upper Ridgewood, and Myron Upham, the dwelling at 197 Highwood av, Ridgewood, N. J.

ALFRED E. SCHERMERHORN leased at Southampton, L. I., for the season of 1915 houses to J. Searle Barclay, George E. Dadmun, Fairfax S. Landstreet, George S. Patterson, Eben M. Byers, Mrs. George Q. Whitney, Mrs. Cornelius N. Bliss, Sr.; Henry R. Rea, George Arents, Lyttleton Fox, Frederick C. Perkins, William C. Potter, Oren Root, Robert Hager, Jr.; Gerard B. Lambert, Mrs. George A. Crocker, Mrs. Walter Cutting, Reginald Brooks and Daniel F. Downs.

JOHN F. SCOTT rented for Dr. J. Herbert Claiborne his house on Brower's Point Branch, Woodmere, L. I., to H. E. Winlock, and for William C. Ivison the Arthur F. Crosby house in Keene lane to Dr. Gerhard H. Cocks.

THE WESTCHESTER LAND EXCHANGE rented the A. Victor Donnellon estate at Hartsdale, N. Y., to William Menke.

## REAL ESTATE NOTES.

SPEAR & CO. have been appointed agents for 164 5th av, by the U. S. Trust Co.

JOSEPH P. DAY was the broker in the sale of the dwelling, 13 West 90th st, for Sellah R. Van Duzen to John C. Forster.

M. H. GAILLARD & CO. have been appointed agents by the Marcus Estate for the five 5-sty apartment houses at 139-147 West 82d st.

CROSS & BROWN CO. sold for James Kainess his lease on the store 2913½ Broadway to the Bi-a-Cake Co.

MRS. CHARLOTTE WEATHERLY is the buyer of the dwelling at 25 East 65th st, northwest corner of Madison av, sold last week by Douglas L. Elliman & Co. for the Greenwich Savings Bank.

EDWARD H. PROUDMAN, a large holder of West Side investment property, is the purchaser of the 4-sty dwelling, 331 West 20th st, which was reported sold last week by Ellen J. Curran and Emily C. Rourke. Douglas Robinson, Charles C. Brown Co., was the broker.

CHURCH EXTENSION COMMITTEE of the Presbytery of New York, at its meeting on Monday night, sanctioned the purchase of the Old South Church property at Park av and 85th st, reported in detail in the Record and Guide of Oct. 3. The edifice will become the new home of the Union Presbyterian Church.

RECENT REPORT that Mr. and Mrs. John R. Drexel will return to this country in November, next, has been confirmed by O. G. Connfelt, their New York representative. The Drexels will occupy their residence at 1 and 3 East 62d st, which has been tenanted for the last year by Clarence H. Mackay.

PROPERTY OWNERS REALTY CORPORATION will hold a meeting of prominent real estate brokers at the rooms of the New York Title Insurance Company, 135 Broadway, on Thursday, October 15, at 4 p. m. A complete report will be submitted showing the situation of Harlem from every angle.

ROBERT E. FARLEY interests which for years have centered at White Plains, N. Y., moved this week into the Country Life Permanent Exposition, Grand Central Terminal, New York City. The sales of the various Farley companies last year are reported to have amounted to a million dollars.

FIRM OF WEBSTER B. MABIE & CO., composed of Webster B. Mabie and Arthur R. Bastine, has been dissolved. Mr. Mabie will continue in the general real estate business at 1178 Broadway. Mr. Bastine has established his offices at 112 East 19th st, under the name of Bastine & Co., where he will transact a general real estate and insurance business.

RHINELANDER REAL ESTATE CO. has acquired title to the 6-sty factory building occupied for many years by the New York Consolidated Card Co., at 222 to 228 West 14th st, on plot 100x125. The building was erected by the occupants many years ago on Rhinelander leasehold property. The consideration stated in the transfer is $40,000.

HOUSE AND REAL ESTATE OWNERS' ASSOCIATION of the 12th and 19th Wards held an open meeting last evening at the New York Turn Hall, Lexington av and 85th st. A number of city officials and leaders among the real estate interests addressed the members and their guests. At the close of the meeting a collation was served.

GEORGE PRICE, auctioneer, will sell at auction, on Wednesday, Oct. 14, at the former Corn Exchange Bank, 3d av, between 148th and 149th sts, 3 lots and buildings, known as the Henry Ahr Iron Works, 442-448 East 148th st; also 2 gore lots on Tremont av, between Castle Hill and Olmstead avs; and 2 lots on Baylis av, South Jamaica pl, Queens.

PROCEEDINGS have been commenced by the Board of Education of Jersey City against Mrs. Margaret E. McDermott, widow of Allan L. McDermott, Representative in Congress, for the appointment of commissioners to appraise the value of 80 Crescent av, Jersey City, a dwelling on a plot 149x249, which is required as a site for a new high school building.

ARMIN W. RILEY, who for a number of years has specialized in country property both as attorney and broker, has been appointed head of the country department of the office of Albert B. Ashforth, Inc., at 10 East 33d st. The firm intends to specialize in the sale and exchange of high-class residential country estates, as well as to handle all classes of out of town property for rent or sale. Dr. Deas Murphy, who recently purchased the apartment house 124 West 55th st, through Albert B. Ashforth, Inc., has appointed the firm agent of the building.

## OBITUARY

JOHN C. ANDERSON, 65 years old, a real estate operator, died of heart disease last Sunday at his home, 29 Church st, White Plains.

AUGUST L. APELLES, real estate broker, of 106 West 84th st, died last week, as a result of a fall from a street car. He was 59 years old and transacted a general real estate business at 230 Grand st.

JOHN H. MITCHELL, vice-president of the Phoenix Fire Insurance Co. of Hartford, Conn., from 1888 to 1908, died on Tuesday at his home there as the result of severe injuries received in a fall several weeks ago. He was 86 years old and a veteran of the Civil War.

CHARLES AUGUSTUS SCHERMERHORN died last week, at his home, 1219 Madison av, aged 75. He was in the real estate and insurance business, with offices at 1328 Broadway, where he managed the extensive holdings of himself and of his family. He was a member of one of the oldest families in the city, his father being George Stevens Schermerhorn. He was a member of the St. Nicholas Society, the Church Club, the Society of Colonial Wars, the Sons of the Revolution, the Society of the War of 1812, and the Holland Society. Mr. Schermerhorn is survived by his widow, who was Miss Louise Schermerhorn, and one daughter, Miss E. Constance Schermerhorn.

CHIEF MAGISTRATE OTTO KEMPNER, of Brooklyn, died of cancer at his home, No. 14 Monroe pl, Brooklyn. Born in Austria-Hungary in 1858, the Chief Magistrate was in his fifty-sixth year. He first became a political figure in 1892, when he was elected to the Assembly from the Tenth district, in Manhattan. He was re-elected two years later. Borough President Swanstrom appointed him Commissioner of Public Works in Brooklyn in 1902 and he held that office for two years. Upon his retirement he organized the Long Island Real Estate Exchange, and subsequently the New Jersey and New York R. E. Association. Mayor Gaynor appointed him Chief Magistrate four years ago.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

THERESA SOMMER—467 9th av, $27,000; 650 Amsterdam av, $36,000; 243 West 54th st, $27,000.

GEORGE W. GODDARD.—62 Fulton st, $40,000.

SOLOMON WEILL.—208-210 East 49th st, $25,000.

GEORGE W. MONTGOMERY—5 West 74th st, $36,500; leasehold interest in 105 Fulton st, term commencing May 1, 1896, and expiring May 1, 1917, valued at $9,617.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was [illegible]

### The Auction Market.

Frederick Lewisohn became the owner during the week of the nine-story St. Louis hotel at 34 East 32d street, on a bid of $175,000. The property was sold as a result of an action brought by Mr. Lewisohn against W. R. McClelland and others to secure a loan which with interest amounted to about $185,000. In the Bronx the Pultz estate tract of about thirty-eight acres of upland and marshland at Unionport, having a large frontage on Westchester avenue and extending over to Westchester Creek, was sold under foreclosure proceedings to Robert Sterling Clark, the plaintiff in the action, for $175,000. The suit was brought by Mr. Clark against Helen A. Pultz and others to satisfy a judgment of about $205,000.

For the coming week a number of valuable properties will be offered. They include commercial structures, in Mercer street, Spring street, Vandewater street and on lower Broadway; apartment houses on St. Nicholas avenue and Riverside Drive, and costly dwellings in East 55th street, East 56th street and

East 68th street. In the Bronx the five-story office building at the southwest corner of Third avenue and 138th street, will be sold.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 9, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Cherry st, 444,** ns, 50 e Jackson, 25x100, 2-sty fr tnt & 3-sty bk rear tnt; due, $2,-156.05; T&c, $650.37; Eva Dobbin. 7,200

**Eldridge st, 205 (*),** ws, 200 n Rivington, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; due, $17,332.60; T&c, $1,722.38; sub to 1st mtg $14,000; August Witzel exr & trste. 31,449

**13TH st, 506 E** (*), ss, 96 e Av A, 37.6x 103.3, 6-sty bk tnt & strs; due, $41,524.33; T&c, $1,822.51; Wm Jay, trste. 35,000

**32D st, 34-6 E** (*), ss, 220 w 4 av, 40x 98.9, 9-sty bk hotel; due, $181,017.17; T&c, $2,400; Fredk Lewisohn. 175,000

**61ST st, 241 W** (*), ns, 200 e West End av, 25x100.5, 5-sty stn tnt; due, $13,151.87; T&c, $539.02; Metropolitan Savgs Bank. 10,000

**106TH st, 156 E** (*), ss, 70 e Lex av, 25x 80.11, 5-sty bk tnt & strs; due, $16,521.28; T&c, $246.65; Theodore T Brinckerhoff et al. 15,000

**120TH st, 213 E,** ns, 445 w 2 av, 18.9x 100.11, 3-sty bk tnt & str; due, $1,705.18; T&c, $230.20; Levine Leitch. 4,675

**Convent av (*),** ws, 193.6 s 133d, 135.5x 127.5x131.6x100, 2-6-sty bk tnts being erected; due, $30,922.21; T&c, $477.93; sub to 3 mtgs aggregating $100,000; Austin B Fletcher, trste. 129,620

BRYAN L. KENNELLY.

**102D st, 305 E** (*), ns, 100 e 2 av, 37.6x 100.11, 6-sty bk tnt & strs; due, $35,442.77; T&c, $808.52; Perry C Todd et al. 29,600

**181ST st, 851 W (*),** nwc Northern av (Nos 94-100), 138.11x110.1x134x78, 6-sty bk tnt; due, $195,016.89; T&c, $4,372.50; Chas M Rosenthal. 181,000

**Northern av, 94-100,** see 181st, 851 W.

HENRY BRADY.

**85TH st, 328-30 W** (*), ss, 275 w West End av, 50.5x102.2, 6-sty bk tnt; due, $19,-158.11; T&c, $934.50; sub to 1st mtg $80,-000; B Crystal & Son. 85,000

M. MORGENTHAU JR. C.

**104TH st, 18 W** (*), ss, 80 e Manhattan av, 20x100.11, 5-sty bk tnt; due, $22,394.89; T&c, $1,100.37; Archibald H M Sinclair. 22,500

HERBERT A. SHERMAN.

**119TH st, 30-2 W,** ss, 460 e 6 av, 50x92, 2-3-sty bk bldgs & strs; adj Oct22. ——

JACOB H. MAYERS.

**106TH st E,** nwc Pleasant av, see Pleasant av, nwc 106th.

**107TH st E, ss, 175 w Pleasant av,** see Pleasant av, nwc 106th.

**Pleasant av,** nwc 106th, runs n100.11xw 175xn100.11 to 107th, xw75xs100.11xe50xs 100.11xe200 to beg, 1 & 2-sty bk & fr stables & coal pocket; due, $48,141.14; T&c, ..., E M Muller. 51,100

| | |
|---|---|
| Total | $777,143 |
| Corresponding week 1913 | 213,400 |
| Jan 1, 1914 to date | 27,088,911 |
| Corresponding period 1913 | 32,615,023 |

### Bronx.

The following are the sales that have taken place during the week ending Oct. 9, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Poplar st** (*), ss, 101 e Forest av, 50.4x 105.3x50.1x102.10; due, $5,251.34; T&c, $659.-03; Chas R Schliess. 4,000

**Hoe av (*),** ws, 330 s 165th, 25x150, vacant; due, $6,211.98; T&c, $147.66; American Real Estate Co. 4,000

BRYAN L. KENNELLY.

**Brook av, 1474** (*), es, 209.2 n St Paul's pl, 25x100.7, 4-sty bk tnt; due, $11,249.10; T&c, $520; Harlem Savgs Bank. 11,000

**Westchester av, 2520** (*), ss, 709.6 e Herschell, runs s—xw—xs—xse— to Westchester Creek xne—xnw—xn—xw—xn—xw— to beg, except part used for burying ground; due, $204,529.90; T&c, $2,137.33; Robt S Clark. 175,000

CHAS. A. BERRIAN.

**Lisbon pl** (*), swc Mosholu Pkway, runs w45.11xs100xe50xn86.7xnw13.11 to beg; vacant; due, $5,981.36; T&c, $1,458.58; sub to 1st mtg $1,450; I Townsend Burden Jr, admr. 4,000

**Mosholu Pkway, swc Lisbon pl,** see Lisbon pl, swc Mosholu Pkway.

JACOB H. MAYERS.

**Union av, 634 (*),** es, 128.3 s 152d, 16.8x 90, 2-sty & b bk dwg; due, $5,454.98; T&c, $446.60; Mary Klemann. 5,000

| | |
|---|---|
| Total | $203,000 |
| Corresponding week 1913 | 90,070 |
| Jan 1, 1914 to date | 5,191,886 |
| Corresponding period 1913 | 4,647,077 |

### Brooklyn.

*The following are the sales that have taken place during the week ending Oct. 7, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE. CO.

ADELPHI ST (*), es, 256.3 s Willoughby, 20x125.7; Mary C Green. 4,459.00

BALTIC ST (*), ss, 434 e 3 av, 26.6x 100; Jos Tuozzo. 4,500.00

CARROLL ST (*), ns, 100 w Clinton, 20.6x100; Wm Haddenhorst et al. 5,500.00

STATE ST, ns, 20 w 3 av, 20x100; Jos Turnbull. 9,100.00

10TH ST, ns, 195.4 e 8 av, 19.6x92.6; Henry Diemer. 7,600.00

53D ST (*), bet 8 & 9 avs, Lot 31; Jason C Cameron. 600.00

61ST ST (*), nes, 286 nw 13 av, 20x 46.5; Febronia Speciale. 2,000.00

94TH ST (*), ns, 57.3 e Gelston av, 18 x100; Jennie L Church. 1,200.00

GRAVESEND AV (*), ws, 26 n Av S, 102.9x110.1 to Van Siclen, x131.2x 410.6 to beg; Kath H Wetmore. 7,455.00

WILLIAM J. McPHILLIAMY & CO.

FENIMORE ST (*), ns, 138.4 e Rogers av, 33.4x100; Matilda Michaels. 4,000.00

HAWTHORNE ST (*), ss, 254.4 e Main Flatbush rd or turnpike, 50x106; Edgar T Beamish. 5,800.00

JUNIUS ST (*), ws, 196.8 s Dumont av, 16.8x100; Abram S Underhill. 1,200.00

E 16TH ST, nec Av Y, 200x49.2; Jos B Uniacke. 1,000.00

51ST ST (*), ss, 313.4 w 3 av, 26.8x 100.2; Ada Garrison. 8,600.00

60TH ST (*), nes, intersec nws Ft Hamilton pkway, 70.1x40.10xirreg; Jno O Ball. 16,000.00

BENSON AV, sws, intersec nws 19 av, 20x75; R C Baker. 7,000.00

DRIGGS AV (*), ws, 75 s N 8th, 25x 100; also DRIGGS AV, nws, 50 sw N 8th, 25x100; Pasquale Aliocca. 15,400.00

FT HAMILTON PKWAY (*), nws, 161.9 ne 60th, 20x70; Harriet A Brainerd. 4,000.00

GATES AV, ns, 287.6 e Reid av, 20.10x 100; Catherine I Smith. 5,800.00

HAMILTON AV (*), ws, 126.4 s Summit av, 20.1x74.5xirreg; Mary A Harris. 2,000.00

KNICKERBOCKER AV (*), nes, 21.6 se Jefferson av, 19.9x95; Geo D Rainsford. 6,000.00

OVINGTON AV, ns, 90.8 e Ridge blvd, 20.1x93.3x20x95.8; Hyman L Fastenberg. 3,750.00

NATHANIEL SHUTER.

PROSPECT ST (*), ss, 200 e Jay, 25x 100; Antonio Gentile. 8,000.00

VANDERBILT ST (*), nec 18th, runs e169.5 to Prospect av, xne 200 to 18th, xn100xw100xs110xw100xs90 to beg; Watson & Pittinger (over mtgs). 1,125.00

WALLABOUT ST (*), ns, 100 e Harrison av, 50x100; also PITKIN AV, nwc Christopher av, 75x100; Powell Realty Corpn. 111,000.00

BLAKE AV (*), nec Williams av, 20x 80; D Wolit. 11,000.00

PROSPECT AV (*), ws, 548.6 n Greenwood av, 12.6x125; Sheffield Constn Co, Inc. 1,200.00

JAMES L. BRUMLEY.

VAN BUREN ST, ss, 90 w Stuyvesant av, 60x100, adj Oct 21. — —

| | |
|---|---|
| Total | $255,280.00 |
| Corresponding week 1913 | 394,150.00 |

## VOLUNTARY AUCTION SALES.

### Manhattan.

**OCT. 14.**

BRYAN L. KENNELLY.

83D ST, 37 E, ns, 50 e Madison av, 18x102.2; 4-sty & b stn dwg (vol).

83D ST, 39 E, ns, 68 e Madison av, 17x102.2; 4-sty & b stn dwg (vol).

### Bronx.

GEORGE PRICE.

**OCT. 14.**

148TH ST, 442-8 E, ss, 265 w Brook av, 75x 99.11; 1, 2 & 3-sty bk bldgs (exr).

TREMONT AV, ns, 326.1 w Castle Hill av, 11.8 x6x10x — to beg, gore; vacant (exr).

HAVILAND AV, ns, — e Olmstead av, 42.4x15 to Tremont av x49.5x40.6 to beg, gore; vacant (exr).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**OCT. 10 & 12.**

No Legal Sales advertised for these days.

**OCT. 13.**

81ST ST, 209 E, ns, 101.8 e 3 av, 25.5x102.2, 6-sty bk tnt & strs; Karl M Goldsmith et al—David Rosenstein et al; Lyman Da F Brandon (A), 80 Wall; Jos N Tuttle (R); due, $26,514.67; T&c, $——; Joseph P Day.

81ST ST, 211 E, ns, 127.1 e 3 av, 25.5x102.2, 6-sty bk tnt & strs; Karl M Goldsmith et al—Jno Muller et al; Lyman Da F Brandon (A), 80 Wall; Jos N Tuttle (R); due, $26,525.04; T&c, $——; Joseph P Day.

**OCT. 14.**

MERCER ST, 80, w s, 130 s Spring, 25x100, 5-sty bk loft & str bldg; Sol A Fatman—Augusta Deiches et al; Rose & Paskus (A), 128 Bway; Benno Lewinson (R); due $33,300.83; T&c, $——; mtg recorded Apr 16, 1908; Samuel Marx.

MERCER ST, 18, see Broadway, 475.

16TH ST, 18 W, ss, 388 w 5 av, 21x103.3, 4 sty & b bk dwg; Chas C Bull et al, trstes—Julius B Fox et al; Howard Hasbrouck (A), 63 Wall; Stephen O'Brien (R); due, $34,464.85; T&c, $320.40; Chas A Berrian.

55TH ST, 108 E, ss, 90 e Park av, 18.9x100.5, 4-sty & b stn dwg; Park Avenue & 54th Street Co—Stuyvesant Wainwright et al; Edw S Frith (A), 49 Wall; A Mitchell Leslie (R); due, $7,496.22; T&c, $——; sub to 1st mtg of $21,000; Joseph P. Day.


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*Legal Sales, Manhattan, Continued.*

56TH ST, 60 E, ss, 144 e Mad av, 22x100.5, 4-sty & b stn dwg; Farmers' Loan & Trust Co—Nora A Rook et al; Geller, Rolston & Horan (A), 20 Exch pl, Jno H Rogan (R); due, $35,107.59; T&c, $988.85, mtg recorded Dec 10, 1863; Samuel Marx.

68TH ST, E, swc Mad av (No 912), 20.6x100.5, 4 & 5 sty & b bk & stn dwg; Mutual Life Ins Co of N Y—Eric B Dahlgren et al; Fredk L Allen (A), 55 Cedar; Irving Washburn (R), due, $72,082.21; T&c, $——; Joseph P Day.

94TH ST, W, nec Riverside dr; see Riverside dr, 222.

118TH ST, 212-4 E, ss, 175.5 e 3 av, 37.6x100.5, 4-sty stn hall; Union Trust Co N Y—Gault Realty Co et al; Miller, King, Lane & Trafford (A), 80 Bway; M Jos McCloskey (R); due, $17,357.03; T&c, $969.95; Joseph P Day.

130TH ST, 55 W, ns, 255 e Lenox av, 20x99.11, 4-sty & b stn dwg; General Synod of the Reformed Church in America Philip E Hendrick et al; Reed & Pallister (A), 233 Bway; Jno A McEveety (R); due, $11,612.99; T&c, $522.40; Joseph P Day.

BROADWAY, 475, ws, 159.9 n Grand, 26.5x200.2 to Mercer (No. 48) x26.4x200.2, 8-sty stn loft & str bldg; Jno I Downey et al, trstes—No 475 Broadway Co et al; Montgomery & Peabody (A), 2 Wall; Thos H Keogh (R); due, $176,268.29; T&c, $7,587.60; Henry Brady.

MADISON AV, 812; see 68th, E, swc Madison av.

RIVERSIDE DR, 222, nec 94th, runs n76xne30.4 xn1xe68xn25.2xe50xs100.8xw139.9 to beg, 7-sty bk tnt; Geo Schwegler Jos Freedman et al; Harry M Peyser (A), 320 Bway; David B Baum (R); due, $21,777.00; T&c, $6,349.80; sub to 1st mtg of $285,000; mtg recorded Nov 10, 1913; Joseph P Day.

8TH AV, 462, es, 24.8 n 33d, 24.8x100, 4-sty bk tnt & strs & 3-sty bk rear tnt; Jno E Roosevelt et al, trst—Auerbach Realty Co et al; Geo C Kobbe (A), 44 Wall; Edw J McGean (R); due, $53,818.82; T&c, $1,395.60; Joseph P Day.

**OCT. 15.**

MADISON ST, 352, ss, 240.2 e Scammel, 23.3x95.1, 5-sty bk tnt & strs; Wm F Randolph et al—David Cohen et al; Cary & Carroll (A), 59 Wall; Jno F Joyce (R); due, $20,815.29; T&c, $704.40; Joseph P Day.

SPRING ST, 118, ss, 77.9 e Greene, 22.3x51, 7-sty bk loft & str bldg; German Savgs Bank in City of N Y&Geo J Jetter, individ admr. et al; action 1; Meyer Auerbach (A), 42 Bway; Jas O Farrell (R); due, $5,518.16; T&c, $398.60; M Morgenthau, Jr, Co.

16TH ST, 441-3 W, ns, 260.4 e 10 av, 40x92, 2-5-sty bk tnts & strs; Emilie Hoffman—Jas S Hannon et al; Stern, Barr & Tyler (A), 299 Bway; Wm Allen (R); due, $5,935.35; T&c, $361; sub to 1st mtg $20,000; mtg recorded Sept 19, 1911; Samuel Marx.

22D ST, 261 & 5 W, ns, 225 e 8 av, runs n 197.6 to 23d (Nos 250-2), xe50xs—xe6.3xs98.9 to 22d, xw18.9xn98.9xw18.9xs98.9xw18.9 to beg, vacant; Mutual Life Ins Co of N Y—Fannie C Hoadley et al; Fredk L Allen (A), 55 Cedar; Wm G Brown (R); due, $69,749.24; T&c, $2,807.90; Bryan L Kennelly.

23D ST, 250-2 W; see 22d, 261 & 5 W.

126TH ST, 45 E, ns, 235 w Park av, 20x99.11, 3-sty & b stn dwg; Cornelia W Slade—Mary A Brosnan et al; Seth B Robinson (A), 1 Liberty; Percy L Klock (R); due, $10,734.19; T&c, $235.87; mtg recorded Oct 21, 1909; Joseph Day.

172D ST, 575 W; see St Nicholas av, 1238-46½.

ST NICHOLAS AV, 1238-1246½, nec 172d (No 575 W), 94.6x125, 6-sty bk tnt & strs; N Y Life Ins Co—Coller Constn Co et al; Geo W Hubbell (A), 346 Bway; Jos R Truesdale (R); due, $210,735.99; T&c, $3,377.34; mtg recorded Apr 1, 1911; Joseph P Day.

**OCT. 16**

168TH ST, 501 W; see Amsterdam av, 2180-2.

AMSTERDAM AV, 2180-2, nwc 168th (No 501), 50x100, 6-sty bk tnt & strs; Abel King et al—Madeline E Gerleit et al; Lese & Connolly (A), 35 Nassau; Jas A Lynch (R); due, $13,564.68; T&c, $2,470.00; mtg recorded Nov 16, 1908; Henry Brady.

**OCT. 17.**

No Legal Sales awvertised for this day.

**OCT. 19.**

VANDEWATER ST, 24-6, ss, 217.11 w Pearl, 50x95, 8-sty bk loft & str bldg; Kate B Murray—Twenty-four and Twenty-six Vandewater St Corpn et al; Forster, Hotalng & Klenke (A), 59 Wall; Middleton S Borland (R); due, $66,040.01; T&c, $2,854.77; Joseph P Day.

## Bronx.

*The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**OCT. 8, 9, 10, 12 & 13.**

No Legal Sales advertised for these days.

**OCT. 14.**

MANSION ST, nwc St Lawrence av; see St Lawrence av, 1501.

OLMSTEAD AV, nec Watson av; see Watson av, 2105.

ST LAWRENCE AV, 1501, nwc Mansion, 25x95; Fannie H Youngs—Jos W Krauer et al; Holt, Warner & Gaillard (A), 42 Bway; Alex Karlin (R); due, $8,820.07; T&c, $707.72; Joseph P Day.

WATSON AV, 2105, nec Olmstead av, 105x108; Jno T Normile et al, exr—Richard Sullivan et al; Henry Wendt (A), 99 Nassau; Jas H Goggin (R); rue, $4,478.89; T&c, $806.78; Joseph P Day.

**OCT. 15.**

137TH ST, 461 E, ns, 620.10 e Willis av, 16.8x100, 3-sty & b bk dwg; Eliz Steward Burrill—Lydiard Horton et al; Worcester, Williams & Saxe (A), 30 Broad; Enos S Booth (R); due, $4,874.25; T&c, $137.18; Henry Brady.

138TH ST, 260 E; see 3 av, 2537.

FOREST AV, 963-7; see 3 av, 2537.

SOUTHERN BLVD, 539, ws, 450 s Av St John, 50x115, 6-sty by tnt & strs; Mary M W Tragesser—Sag Harbor Estates et al; Sidney S Levine (A), 116 Nassau; Louis Fridiger (R); due, $7,683.24; T&c, $100; sub to mtg $44,500; Joseph P Day.

3D AV, 2537, swc 138th (No 2601), 13.11x74.3x36.5x57.3, 5-sty bk office & str bldg, FOREST AV, 963-7, ws, 405.11 s 165th, 50x100, 3-3-sty fr tnts; Edgar S Appleby et al—Austin Carr et al; Cannon & Cannon (A), 135 Bway; Edw D Dowlng (R); due, $45,702.93; T&c, $5,516.24; sub to pr mtg aggregating $9,250; Bryan L Kennelly.

**OCT. 16.**

238TH ST, E, ns, —— w Martha av, runs n 100x sw166.7xw75.8xsw34xe— to beg, vacant; Henry S Moore—Maria L Knox; J Homer Hildreth (A), 3 av & 148th; W Stebbins Smith (R); due, $2,185.26; T&c, $506.76; Geo Price.

**OCT. 17.**

No Legal Sales advertised for this day.

**OCT. 19.**

168TH ST, 732 E, swc Forest av, 40x82, 2-sty & a fr dwg; Wm Ollendorff—Geo A Damiano et al; Julius D Tobias (A), 2808 3 av; Michl B McHugh (R); due, $9,689.05; T&c, $719.71; Geo Price.

FOREST AV, swc 168th; see 168th, 732 E.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**OCT. 10 & 12.**

No Legal Sales advertised for these days.

**OCT. 13.**

GATLING PL, nwc 92d, 100x100xirreg; Fredk H Winkler—Jos B Silman et al; Howard O Patterson (A), 215 Montague; Michl Rose (R); Wm J McPhilliamy & Co

HANCOCK ST, ss, 128 e Howard av, 22x100; Wm F Kuntz et al—Eugene J Dibble et al; Morris Cooper (A), 20 Vesey, Manhattan; Fredk B Maerkle (R); Wm P Rae.

JAY ST, es, 10 s Front, 102x135xirreg; Bway Savgs Istn of the City of N Y—Aaron Rappaport et al; Richard Kelly (A); 233 Bway, Manhattan; Stephen Van Wyck (R); Jere Johnson, Jr, Co.

E 35TH ST, ws, 107.6 n Av H, 20x100; Jno T G Finn—Cath F Plunkett et al; Saml Weinstein (A), 66 Bway; Leon R Jacobs (R); Wm P Rae.

44TH ST, ss, 215 w 14 av, 25x100.2; Dora Pines—Falk & Fine Constn Co et al; Theo I Schwartzman (A), 44 Court; August C Flamman (R); August C Flamman.

LINCOLN AV, es, 100 s Liberty av, 20x100; Jno J White—Chas Freel et al; Peter P Smith (A), 44 Court; Wm H White (R); Wm J McPhilliamy & Co.

ROAD from Flatbush to Bedford, es, 31.2 n Montgomery, —x—; Bernard F Hogan—Danl McCarty et al; Geo D Bergener (A), 175 Remsen; J Hunter Lack (R); Jere Johnson, Jr, Co.

S PORTLAND AV, ws, 482.3 s DeKalb av, 20x100; Brooklyn Trust Co—Annie Martin et al; Harry L Thompson (A), 175 Remsen; David Senft (R); Nathaniel Shuter.

WOODRUFF AV, ns, 306 w Flatbush Plank rd, 50x110; Conrad V Dykeman—Morris N Lawrence et al; Wm S Miller (A), 837 Manhattan av; Henry Seiden (R); Wm P Rae.

8TH AV, ws, 49 n 1st, 20x92.10; Michl J Shea—Annie Dunne et al; Jno M Rider (A), 44 Cedar, Manhattan; Wm Watson (R); Wm J McPhilliamy & Co.

**OCT. 14.**

41ST ST, ss, 210 e 13 av, 25x100.2; Home Title Ins Co N Y Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Reuben L Haskell (R); Wm P Rae.

58TH ST, ns, 206.8 w 4 av, 26.8x100.2; Herman Friedlander—Jno E Sullivan Co et al; Grover M Moscowitz (A), 189 Montague; Maxwell Wyckoff (R); Nathaniel Shuter.

82D ST, sws, 100 se Bay Parkway, 60x100; Henry L Van Siclen—Etha B Kelsey et al; Gillen & Weller (A), Jamaica, Queens; Peter W Ostrander (R); James L Brumley.

CHURCH AV, ns, 375 e Rogers av, 112x124x irreg; Wm W Spence et al—Wm A A Brown et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Wm S O'Connell (R); Wm P Rae.

KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av xn368.7xnw314.6xsw522xse613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xse 1,617.9xsw672.6x—1,619.11 to beg; also LAND bounded se by Av U, ne by Ryder, se by cl of blk bet Ryder & E 38th & nw by land formerly of Lahey; Felix F Curtze—Buffalo Flatbush Corpn et al; G H Brevillier (A), 32 Liberty; Chas M Hall (R); Wm P Rae Co.

PUTNAM AV, ss, 180 w Nostrand av, 20x100; Wyckoff H Garrison et al—Wm Hayden et al; Saml E Faron (A), 50 Court; F DeLysle Smith (R); Wm J McPhilliamy & Co.

VARKINS HOOK RD, ss, adj lands of Mary E Baldwin & Stephen Abrahams; Rebecca S Quaritius, admtrx—Garrie W Carman et al; Henry P Burr (A), 16 Court; Wm H Reftery (R); Wm J McPhilliamy & Co.

**OCT. 15.**

55TH ST, ss, 360 e 5 av, 40x100.2; Frank F Koehler—Robt Smith et al; Jno C Kinkel (A), 371 Fulton; Edwin L Garvin (R); Wm J McPhilliamy & Co.

16TH AV, nws, intersec nes 54th, 20.1x100; Michl F McGoldrick—Sigmund W Frucht et al; Geo H Harman (R), 189 Montague; Franklin C Haven (R); Wm J McPhilliamy & Co.

**OCT. 16.**

GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson et al—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway; Jas F Quigley (R); Wm P Rae.

E 15TH ST, ws, 280 n Foster av, 40.6x320.7x irreg; N Y Life Ins Co—Marie A Heucher et al; Henry M Bellinger, Jr (A), 135 Bway; G Buchard Smith (R); Wm J McPhilliamy & Co.

86TH ST, nes, 425 se 16 av, 95x100.2xirreg; Kate A Cullen—Sarah J Thompson et al; A Abr Sarafan (A), 80 Maiden lane, Manhattan; Jas W Monk (R); Jas L Brumley.

**OCT. 17.**
No Legal Sales advertised for this day.

**OCT. 19.**
LOTS 46 & 47, block 5739, sec 16; Jas J McCabe et al—Alicia McCabe et al; Winne & Frey (A), Jamaica, N Y; Francis G Hooley (R); Wm P Rae.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 3.**
30TH ST, 358 W; Grace Williams, gdn -Matilda Morrison et al; H Swain (A).

**OCT. 5.**
92D ST, ns, 205 e Columbus av, 19.6x100.8; Margaretta D De Lemos et al—Olelen M Edgar et al; Rose & Paskus (A).
114TH ST, 18 W; Lillian B Wechsler—Kate G Kraner et al; R V Wechsler (A).

**OCT. 6.**
14TH ST, 346 W; Abraham L Kass—I G Roth, Inc, et al; Feltenstein & Rosenstein (A).
28TH ST, 152 W; Excelsior Savgs Bank of the City of N Y—The Twenty-Eight St & Seventh Av Realty Co et al; Cary & Carroll (A).
32D ST, 128 E; Maimie E Cohn et al—Yosta Rosenberg et al; Elkus, Gleason & Proskauer (A).
MADISON AV, 1959-61; 125TH ST, 51-55 E; Paul M Warburg et al—Ray Solomon et al; Stroock & Stroock (A).
7TH AV, 307-9; Chas N Lee Twenty-Eight St & Seventh Av Realty Co et al; W C Orr (A).

**OCT. 7.**
34TH ST, 216 W;City Real Estate Co—Harold T Leake et al; H Swain (A).
63D ST, 322 E; Clara M Holden—Nathan Schwenk; W J Moore (A).
63D ST, 324 E; Lillie E Moore—Nathan Schwenk; W J Moore (A).
112TH ST, ss, 150 w 7 av, 17x100.11; City Real Estate Co—Mary Sterckx et al; H Swain (A).
LENOX AV, swc 115th, 25.11x100; A Frances M Clark—Albert E Lowe et al; F de P Foster (A).

**OCT. 8.**
ELDRIDGE ST, 113; Jeruchim H Simpson Morris Lipschitz et al; J A Michel (A).
43D ST, ss, 289.3 w 6 av, 21.5x100.5; Frank Curtis—Sadie H Jacobs et al; J H Work (A).
84TH ST, 507 E; Arnold J D Heins—Mary A Smith et al; Salter & Steinkamp (A).
118TH ST, 58 E; Susan Tuckerman -Saucon Realty Co, Inc, et al; amended; F F deRham (A).
118TH ST, 17 W; Emma Gutman—Corporal Realty Co et al; Kurzman & Frankenheimer (A).
2D AV, 1888; Wm H Beam—Sarah Katz et al; J Theall (A).

**OCT. 9.**
40TH ST, 456 W; Margt Marx—Jacob J Vogel et al; A W Venio (A).
148TH ST, 540 W; Emigrant Industrial Savings Bank—Guaranty Trust Co et al; R & E J O'Gorman (A).

### Bronx.

**OCT. 2.**
148TH ST, ns, 299.1 w St Anns av, 37.8x84.7; Katharina Bothner—Louis Grimm et al; J Gray (A).

**OCT. 3.**
PROSPECT AV, 980; Anna Scheer—R G Realty Corpn et al; Straus & D (A).
VERIO AV, es, 174.2 s 234th, 50x100; Charlotte E Ebeling—Robt H Haslam et al; W E Sammis (A).
LOTS 1, 2, 3, 4, 40 & 41, map of Pelham Park; Alfd Urbansky—Maria Urbansky et al; E F Farber (A).

**OCT. 5.**
TINTON AV, ws, 101.5 s 156th, 41x13.9; Flora Harris Rosie Holstein et al; E Hirschberg (A).
3D AV, swc Brook av, 13.8x29.5; Chas D Tenenbaum Wm H Harden et al; Cohen Bros (A).

**OCT. 6.**
JEFFERSON ST, ws, 100 n Railroad av, 258x125; Caroline M Phraner—Westchester Woodworking Co et al; F D Arthur (A).

**OCT. 7.**
184TH ST, ses, 6.6 sw Fordham rd, 46x68; Carlton Ray Malby—Central Holding Co et al; Blair & Rudd (A).
PROSPECT AV, ws, 158 n 165th, 50x175; Henrietti S Orth et al—Caroline V. Fey et al; R J Knoeppel (A).
SOUTHERN BLVD, nwc 183d, 35.4x112.6; Archibald K Mackay—Sida Constn Co et al; G B Winthrop (A).
LOTS 25, 26, 27 & 28, blk 6, map of Morris Park; Morris Park Estates—Thomas H R McIntyre; Sullivan & Cromwell (A).

**OCT. 8.**
HOME ST, ss, 91.7 w Prospect av, 40.1x72.3; Germania Fire Insurance Co—Francis X Bannon et al; E Hall (A).
WALTON AV, ws, 154.5 s Grand blvd & Concourse at 165th, 25x100; Emily Stehr—Cath L Doran et al; A & H Bloch (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 1, 2 & 3.**
No Judgments in Foreclosure Suits filed these days.

**OCT. 5.**
80TH ST, ss, 241 w West End av, 43x32.4x irreg; Hudson City Savgs Instn—Josephine E Stone; Collier & Browning (A); Wm C Rosenberg (R); due ..... 42,461.11

109TH ST, ns, 207.6 w 3 av, 37.6x100.11; Saml I Posen—Aaron Marcus; M & B Jaffe (A); Elek J Ludvigh (R); due ..... 3,052.50

127TH ST, 127 W; Wm F Brown—Anita A Stilwell et al; Patk J Dobson (A); Jacob M Schoenfeld (R); due..... 6,646.00

**OCT. 6.**
CLINTON ST, 93; Frank M Tichenor et al—Lena Koransky; Appell & Taylor (A); Fredk R Rich (R); due..... 19,522.50

**OCT. 7.**
87TH ST, 207-9 W; Andw C Dittrich—Jos Schwartz et al; Russel H Kittel (A); Jos Rowan (R); due..... 7,138.15

### Bronx.

**OCT. 2.**
MORRIS AV, es, 170 s 160th, 75x100; Helene Mez—Julius Hoffmann et al; P C Schnitzer (A); J J Silver (R); due ..... 8,871.87

MORRIS AV, es, 195 s 160th; Helene Mez—Julius Max Hoffman et al; P C Schnitzler (A); J J Silver (R); due ..... 3,048.75

TELLER AV (**), ses, 499 ne 169th, 25x80.7; Amy B Upson—Isaac Brown; Albt C Fach (A); Ernest T Lindemann (R); due ..... 8,001.33

LOTS 43, 130, 131 & 132, map of lands of the Estate of Jos Husson at Clason Point; Warren B Sammis—Willard P Beach et al; W E Sammis (A); Maurice Deiches (R); due ..... 1,031.00

**OCT. 3.**
CRESTON AV, ws, 124.7 s 198th, 25x100.3; Hudson Trust Co—Paul J Exner Co et al; Holm, Whitlock & Scarff (A); C C Marin (R); due... 2,547.50

CRESTON AV, ws, 149.7 s 198th, 25x100.3; same same; same (A); same (R); due ..... 5,589.83

CRESTON AV, ws, 99.7 s 198th, 25x100.3; same same; same (A); same (R); due ..... 5,589.83

**OCT. 5.**
COSTER ST, 642; Kate L Bower—Hunts Point Estates et al; L B Hasbrouck (A); A R Lesinsky (R); due ..... 5,699.70

COSTER ST, 644; same same; same (A); same (R); due ..... 5,699.70

**OCT. 6.**
No Judgments in Foreclosure Suits filed this day.

**OCT. 7.**
WEBSTER AV, es, 138.6 n Tremont av, 75x158; Edgar S Appleby, trste—Adolph Freund et al; Cannon & Cannon (A); Harry Kempner (R); due ..... 28,859.71

LOT 13, map of prop of Estate of Geo W Hunt, 24th Ward; Ellen Fitzgerald—Lizzie Reese; C K McGuire (A); Henry A Forster (R); due.... 4,608.13

**OCT. 8.**
No Judgments in Foreclosure Suits filed this day.
**Recorded in N. Y. County.

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 2.**
24TH ST, 238 E; Lena Citron—Michele Nesi et al; amended action to enforce assignment of dower; M Schlemer (A).

72D ST, ns, 20 e Park av, 20x102.2; David Epstein—Nellie Goldsmith et al; action to declare conveyance void, &c; Lind & Pfeiffer (A).

**OCT. 5.**
ELIZABETH ST, 153; Jno Molinari—Jos L Molinari et al; partition; K C & M V McDonald (A).

35TH ST, 26 E; also PROP in Westchester Co; Augusta F Zerega—Louisa A Barnard et al; amended partition; A S Murry, Jr (A).

BROADWAY, 2248-58; also 81ST ST, 210-20 W; Benj B Hoffman et al—Fleischmann Bros Co et al; action to foreclose mechanics lien; M C Levine (A).

**OCT. 6.**
No Lis Pendens filed this day.

**OCT. 7.**
GRAND ST, 43-5; Edw T Harmonn—Nancy H Hitchcock et al; construction of will, &c; Strouse & Strauss (A).

**OCT. 8.**
No Lis Pendens filed this day.

**OCT. 9.**
98TH ST, ns, 100 w Bway, 125x100; Fanny L Crawford—A C & H M Hall Realty Co; action to remove encroachment; Brush & Crawford (A).

### Bronx.

**OCT. 2.**
ITTNER PL, ns, bet Webster & Park avs, known as Lot 63, blk 2899, sec 11; Chas Jackson—Mary H Bell et al; action to foreclose transfer of tax lien; A Stern (A).
PROSPECT AV, ws, 100 n 180th, 35.2x66.8; Nathan Kurtzka—Antonio Galania et al; action to foreclose transfer of tax lien; Schwartzman & Schwartzman (A).
WHITE PLAINS RD, nwc 230th, 80x115; Philip L Sondheim—Anna A Owen et al; action to foreclose transfer of tax lien; Schwartzman & Schwartzman (A).

**OCT. 3.**
No Lis Pendens filed this day.

**OCT. 5.**
No Lis Pendens filed this day.

**OCT. 6.**
No Lis Pendens filed this day.

**OCT. 7.**
BATHGATE AV, ws, 108 n 176th, 43x94; Jos Borello—Aaron Miller et al; action to foreclose mechanic's lien; P E Ittman (A).
UNIVERSITY AV, nws, at intersec of Lot 20, Parcel 25 on map of estate of Wm B Ogden; Laura Wheeler et al—Laura Wheeler et al; partition suit; McKeen, Brewster & Morgan (A).
LOTS 365, 366 & 367 (**), map of prop of Van Cortland Estates, Bronx; International Corpn of Modern Improvements—P A Gallagher et al; action to foreclose mechanics lien; J P Donellan (A).

**OCT. 8.**
No Lis Pendens filed this day.

**OCT. 9.**
LOT 3, plot 147, map of Unionport, Bronx; Danl J White—Anna S Buckley et al; foreclosure of transfer of tax lien; W C Daly (A).
**Recorded in N. Y. County.

### Brooklyn.

**OCT. 1.**
ADAMS ST, es, 100 n Nassau, runs e25xs36xw15xn12xw10xn24 to beg; Jno A Ruth—Myles Johnson, as exr, Cath Warner et al; W S Pettit (A).
HERBERT ST, ss, 191 w Humboldt, 20.6x51; Bertha Goldberg—Mary Carroll; K C & M V McDonald (A).
WINTHROP ST, sws, 441.6 w Bedford av, 122.6x158.6; Bklyn Trust Co—Sara C Brown et al T F Redmond (A).
W 5TH ST, es, 262.1 n Sheepshead Bay rd, 40x119.4x40x120.7; American Geographical Soc—Geo Conell et al; T F Redmond (A).
10TH ST, nwc 5 av, 50x95.9; Bertha Steinberg—Clarence P Quaid & ano; K C & M V McDonald (A).
E 14TH ST, ws, 200 s Av Y, 100x100; N Y Investors Corpn Mary Murphy et al; T F Redmond (A).
W 15TH ST, es, 365 n Mermaid av, 40x108.10; Obermeyer & Liebmann—Luigi Frings et al; Hovell, McChesney & C (A).
56TH ST, nes, 100 nw 13 av, 40x100.2; Louise G Ledeliey—Emma B Miller et al; T F Redmond (A).
71ST ST, sws, 144.6 se 18 av, 18.4x100; also 71ST ST, sws, 162.10 se 18 av, 18.4x100; Fred H Pouch & ano—Salle Bldg Co et al; W Langdon (A).
AV F, swc E 5th, 124.6x106.1x168.2x100; Title G & T Co—Josephine G Whitmore et al; T F Redmond (A).
BROADWAY, ss, 29.9 e Kent av, 22x65; Saratoga av, nec Fulton, runs e44.2xn31.4xn31.4x w50xs52.3 to beg; also PROP in Queens Co; F Max Huber—Louis De Esterre et al; partition; J F Clarke (A).
IRVING AV, nes, 75 se Gates av, 50x100; Wm G Richter—Carolina O Knipe et al; J H Steenwerth (A).
JEFFERSON AV, ns, 138 w Tompkins av, 19x100; Frank B Vermilya—Anna L S Stevenson & ano; F B Vermilya (A).
SUTTER AV, swc Watkins, runs w25xs70xw25xs30xe50xn100 to beg; Title G & T Co—Herman Mostkowitz et al; T F Redmond (A).
TROY AV, ws, 127.9 n St Marks av, 27.9x100; Bedford Co-Op Bldg Loan Assn—Peter McEneaney et al; M S Cohen (A).
PLOT begins ns road from Gravesend to Sheepshead Bay Neck rd at int of prop of Eliz A Voris, runs ne363xse80xsw363xn80 to beg; Oswego City Savgs Bank—Emma C Miller et al; T F Redmond (A).
PROP begins 241 s of sec Willoughby & Gold, 22x85; Eliz O'Rourke—Jas E Mullaly et al; partition; R J Heisler (A).

**OCT. 2.**
CLINTON ST, nwc Hamilton av, runs nw72.5x ne—xe24 to beg; Pauline F Fargis—Fredk Tilney et al; T F Redmond (A).
DEGRAW ST, ns, 150 w 5 av, 20x98.6; Title Guar & Trust Co Chas P Gray et al; T F Redmond (A).
KOSCIUSKO ST, ns, 150 e Reid av, 50x100; Gowanus Wrecking Co—Tinton Impt Co; foreclosure of mechanics' liens; P F Rosenberg (A).
UNION PL, ns, 147.4 w Locust, 50x203.5; Gertrude E Clarkson Thos F Connolly et al; L C Grover (A).
59TH ST, sws, 54.2 se 18 av, 20x100.2; Julia Toulmin—Embee Constn Co et al; F E Bernard (A).
79TH ST, nec 11 av, runs n160xe100xs60xe360xs100xw460 to beg; also 79TH ST, nec 12 av, 200x440; Chas G Alleyn—Leah G Mayper & another; W B Marx (A).
AV W, ns, 40 w E 19th, 40x100; Wm H Heap—Lewis G Mitchell et al; T F Redmond (A).
BEDFORD AV, 1512; also E 17TH ST, ws, 460 s Av S, 20x100; Pontiac Realty Corpn—Hallie P Bates; specific performance; H C Glore (A).
CONEY ISLAND AV, es, 460 s Av I, 40x100; Sidney D Leslie—Mounts Realty & Bldg Co; H Peake (A).
CROPSEY AV, sws, 46.9 se Bay 32d, runs se 191.6xsw384.2xnw146.11xne389.9 to beg; also PLOT under waters of Gravesend Bay, adj the above premises, beg at int of land of G H Henjes & high water line of Gravesend Bay, runs w1,677.6xse121.2xne1,688.3xnw146.11 to beg; Bklyn Trust Co—Lewis G Mitchell et al; T F Redmond (A).
DRIGGS AV, nws, 50 sw N 8th, 25x100; Annie Schulze—Mary E Fierro et al; R W Johnston (A).
DUMONT AV, ns, 20 w Alabama av, 20x75; Edw J Hart—Augusta L Elmonowitz et al; H L Thompson (A).
DUMONT AV, ss, 40 w Junius, 20x70; Solomon Bender Gabriel Sojcher et al; Epstein, Weinstein & E (A).

*Lis Pendens, Brooklyn (Continued).*

HAMILTON AV, sws, 347.11 se Columbia, runs sw108.8xs25.5xe1.1xne125.8xnw18.9 to beg; Jennie Cohen- Dominick Caserta et al; M Miller (A).

LOCUST AV, ne Coney Island Plank rd, runs e407.11xn100xw380.6xs103.8 to beg; Title G & T Co—Michl F Murphy et al; T F Redmond (A).

NOSTRAND AV, es, 250 n Av G, 40x100; Bond & Mtg Guar Co—Minnie Sample et al; T F Redmond (A).

3D AV, swc Degraw, 170x100; Margt E Armstrong et al—Jno J Cusick et al; Niebrugge & Maxfield (A).

**OCT. 3.**

DEAN ST, ns, 350 e N Y av, 37.6x114.5; Wm D Lent Arthur G Schaffner et al; J H Schaffer (A).

DEAN ST, ns, 387.6 e N Y av, 37.6x107.5; same same; same (A).

41ST, ss, 210 e 13 av, 25x100.2; Home Title Ins Co Mary L Behrens et al; H J Davenport (A).

60TH ST, ss, 240.4 e 6 av, 20x100; Jas M Jagger—Margt Coyle et al; Watson & Kristeller (A).

ATLANTIC AV, ns, 20 w St Andrews pl, 20x64.6; Marguerite F Hammill Ralph Underhill et al; Johnston & Johnston (A).

LAFAYETTE AV, ss, 302 w Lewis av, 20x100; Bushwick Savgs Bank—Frank Bray et al; R L Scott (A).

**OCT. 5.**

GRAFTON ST, es, 160.5 s Pitkin av, 20x100; David Shapiro Sol Lustberg et al; S H Kugel (A).

RALPH ST, es, 300 n Hamburg av, 20x100; Herman Priefer—Sophie Bremer et al; Winne & Trey (A).

E 10TH ST, ws, 200 n Av P, 40x100; Title G & T Co—Tersilla Stella et al; T F Redmond (A).

W 28TH ST, ws, 100 n Mermaid av, 50x118.10; Jno J Ryan—Mathilde B Jeltrup; Sommerville & Somerville (A).

41ST ST, ss, 235.e 13 av, 25x100.2; Walter L Douglas—Mary L Behrens et al; H J Davenport (A).

59TH ST, sws, 54.2 se 18 av, 20x100.2; Julia Toulmin—Embee Constn Co et al; F E Barnard (A).

BEDFORD AV, ws, 136.9 n Myrtle av, 25x100; Domenick Nardone Jas C Danzilo et al Watson, Daniel & H (A).

BELMONT AV, ns, 77.6 e Elton, 25x100; Mary Gilson—Jno Mahon & ano; to set aside deed; M J Walsh (A).

BUSHWICK AV, ws, 82.2 s Flushing av, runs w62.4xn1xw40xse39.5xe3.8xn62 to beg; Natl Savgs Bank of Albany—Nathan Bokshitzky et al; T F Redmond (A).

CATON AV, ss, 50 e Brighton Beach RR, 147x108.6x162.3x50; Title G & T Co—Helen Schneider et al; T F Redmond (A).

DITMAS AV, ss, 40 e E 13th, 40x100; Virginia L Egbert—Dikeman Co et al; G W Titcomb (A).

FOUNTAIN AV, es, 20 s Liberty av, 20x75; Title G & T Co Hanna Gordon et al; T F Redmond (A).

KENT AV, es, 100 s Myrtle av, 25x100; Nicholas Galande—Micheli Galande & ano; specific performance; M F McGoldrick (A).

OCEAN AV, ws, 260 n Voorhees av, 80x126; Alice Campbell—Annie T Ginty et al; T F Redmond (A).

13TH AV, nws, 80 ne 66th, runs nw100xne14.5x e106.8xsw51.6 to beg; Rosin Del Giorno—Achille Lanzillo et al; Wesselman & Kraus (A).

PROP begins Nassau, ns, at int of 10-ft alley, 85 e Hudson av, 25x75; Bond & Mtg Guar Co Rebecca Breslau et al; T F Redmond (A).

**OCT. 6.**

BARBEY ST, sec Belmont av, 25x100; Robt Bell, Inc—Barbell Bldg Co et al; J J Schwartz (A).

BERRIMAN ST, es, 100 s Glenmore av, 18.4x100; East N Y Savgs Bank Berrilen Realty Co et al; G F Middendorf, Jr (A).

BERRIMAN ST, es, 118.4 s Glenmore av, 18.4x100; same—same; same (A).

BERRIMAN ST, es, 136.8 s Glenmore av, 18.4x100; same—same; same (A).

BERRIMAN ST, es, 155 s Glenmore av, 18.4x100; same—same; same (A).

BERRIMAN ST, es, 173.4 s Glenmore av, 18.4x100; same—same; same (A).

BERRIMAN ST, es, 191.8 s Glenmore av, 18.4x100; same—same; same (A).

HENRY ST, ws, 370 n Neptune av, 41x139.6; Title G & T Co—Adeline Hoffman et al; T F Redmond (A).

LAWRENCE ST, ws, 170.1 s Johnson, 20x107.6; Alice M Blanke—Frank M Scott et al; Wood Cooke & S (A).

PARK PL, ss, 220.4 e Troy av, 20x155.7; Jno F Trommer Bwy—Walter Larson et al; C H Haubert (A).

POWELL ST, nw Pitkin av, 56x160, Morris-Salzman—Brein Amusement Co et al; J Mac Crate (A).

WILSON ST, ns, 80 e Bedford av, runs n80xe 20xn20xe125xs100xw145 to beg; City of N Y—Fredk M Fosdick et al; to acquire a title; F L Polk (A).

E 22D ST, es, 380 s Av T, 40x100; Henry E Bliss—Francis M Bryson & ano; W A Swett (A).

E 32D ST, ws, 140 s Av I, 20x100; Title G & T Co Beatrice Wesman et al, T F Redmond (A).

E 32D ST, ws, 180 s Av I, 20x100; Title G & T Co—Frank Wesman et al; T F Redmond (A).

BAY 35TH ST, ses, 40 ne land of Jno B Denyse, 44x97.11; Title G & T Co—Andrew W Ahern et al; T F Redmond (A).

42D ST, ns, 200 w 4 av, 20x100.2; Adele Weissman Simon Weissman et al E M Hawkins (A).

NEPTUNE AV, ns, 37.7 e W 15th, 20x100 Bklyn City Mission & Tract Soc—Gaetano Dellaguila et al; T F Redmond (A).

ROCHESTER AV, ws, 100 s East N Y av, runs w99.1xs50xe90.11xn87.11 to beg; Phillip Beilstein—Henry Lemmermann et al; S Seiderman (A).

3D AV, nec Prospect av, 25x65x19.6x65; Title G & T Co—Goldie Weinberg et al; T F Redmond (A).

**OCT. 7.**

ETNA ST, ns, 134.4 e Nichols av, 16x107.4x16.2x 105.2; Geo F Driscoll Co—Elise Keiling; partition; W J Carlin (A).

HERKIMER ST, ss, 66 e Howard av, 16x98; N Y Investors Corpn—Delia Kendsen et al; T F Redmond (A).

HUNTINGTON ST, see Smith, 20x75; Saml R Rosenberg—Fredk H Schomburg; Bogart & Bogart (A).

LINWOOD ST, ws, 200 n Pitkin av, 20x90; Eliza Mathisen Jacob Arrutov et al; T F Redmond (A).

MONROE ST, ss, 537.6 w Marcy av, 18.9x100; Mary J Johnson Emmy Erskine et al; G B Davenport (A).

ST JOHNS PL, ss, 100 e 6 av, 17.7x100.2; Oliver W Ingersoll—May C Moffitt; H L Thompson (A).

TROUTMAN ST, ses, 91.3 ne Irving av, runs se 43.9xne8.9xse56.3xe91.3xnw100xsw100 to beg; Balthaser Klee—Mary J Rothenbach et al; R E Moffett (A).

W 1ST ST, ws, 168.10 n Sea Breeze av, 20x100; Chas W Jackman—Adeline W Spitzer et al; Wilson & Van Wagoner (A).

6TH ST, ss, 194.10 e 6 av, 17x100; Anna G Doyle—Hannah M Lanagan et al; C B Campbell (A).

29TH ST, nes, 100 se 4 av, 25x100; Susan C Kiernan—Harris Nevin et al; T F Redmond (A).

44TH ST, sws, 480 se 5 av, 20x100.2; Savgs Bank of Utica—Jennie G Meyer et al; T F Redmond (A).

75TH ST, ss, 140 e 12 av, 40x100; So Bklyn Savgs Instn Jos J Koen et al; Coombs & Whitney (A).

KINGS HWAY, sec 79th, runs e310.3xsw109.1x nw290.1 to beg; Albert Berry—Abram F Bucher et al; G C Case (A).

METROPOLITAN AV, sws, 292.7 se Bedford av, runs sw100xse22.5xne40.6xne60.9xnw29.6 to beg; Emil M Karmel—Abr Karmel et al; partition; J Rosenberg (A).

N PORTLAND AV, ws, 197.4 s Flushing av, 85x 83.2x85x82.9; Title G & T Co—Jos N Calderazzo et al; T F Redmond (A).

RUGBY RD, es, 325.6 s Ditmas av, runs e100x s59xsw109.8xn50.8 to beg; Carrie E Hosford—Lizzie McTammanay; C O Ogren (A).

23D AV, w 50th, 60x100; Title G & T Co—Chismore H Packard et al; T F Redmond (A).

LOT 18, Map 141, lots in village of Williamsburg; Lizetta Schnibbe—Edw Schuhman et al; B B Christ, Jr, (A).

LOTS 211 & 212, "Map of Zabriskie Homestead"; Helen J E Browne—Mary E B Frank & ano; Tomes, Sherk & P (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**OCT. 3.**

GREENWICH ST, 636-42; Edw C McBrien—Estate of Chas F Hoffman, Inc, Jno A Auger, Louis Anger & Anger Baking Co (21) ..... 3,683.75

AV A, 42; Louis Berliant—Jas R Roosevelt, Douglas Robinson & Nicolas Biddle, trstes, Rubsam & Horman & Philip Levin (19) ..... 35.00

BOWERY, 102; Benj Glasser Jewish Morning Journal & Tolkow & Co (18) 72.00

5TH AV, 34; Isidor Fajans—Jas R Roosevelt, Douglas Robinson & Robt H M Ferguson, trstes, F Kirkpatrick & Co & Brown Bros, Inc ..... 178.76

**OCT. 5.**

GREENE ST, 69-71; Kraslow Iron Wks, Inc—Sixty Cliff St Co; Wm Dauphin (23) ..... 240.00

BROADWAY, sec 81st, 102.2x220.8; Chas H Darmstadt—Wm S Walter, Rosie Bernheimer & Lehman Bernheimer, trsts; Fulton Bldg Co; Fleischmann Bros Co (22) ..... 1,952.40

**OCT. 6.**

JONES ST, 8-12; Adolph Klaff—Jno Doe; Moreland Operating Co (25).... 35.00

PECK SLIP, 43; David J Comyns et al—Danl J Kane; Genl Fish Co, Inc; renewal (27) ..... 2,050.00

35TH ST, 214-6 W; Weisz & Co, Inc—National Bible Institute; Geo Sykes, Inc (26) ..... 125.00

**OCT. 7.**

107TH ST, 125.7 W; Jos Bremen—Sol E Blagg (35) ..... 265.00

29TH ST, 39 & 41 W; Victoria Bldg & Cont Co, Inc—Michl, Emma, Caroline, John, Helen and Mary O'Connor; Rockbridge Realty Co, Inc (36).....12,181.11

56TH ST, ss, 72 e 8 av, 28x24; Kalb Sales Co, Inc—Estate of Peter Hegeman; Columbus Circle Gasoline Co; Lobel Automobile Co & M B Lobel (38) ..... 250.00

109TH ST, 130 W; Jas Cobban et al—Emma Kuhne (34) ..... 43.44

111TH ST, ss, 100 e 8 av, 25x170.10 to Cathedral pkway x46.8x138; Domenick Farago—S & R Amusement Co, Inc; Melchior Longo (32)..... 80.00

SAME PROP; same—same (33)..... 40.00

COLUMBUS AV, 141-7; Sam Cohen—Thos J Healy; H Alperstein & Co (28) ..... 233.00

8TH AV, sec 56th, 9x54; Kalb Sales Co, Inc—Estate of Peter A Hegeman; Columbus Circle Gasoline Co; Maurice B Lobel (29)..... 435.00

8TH AV, es, 20 s 56th, 5.4x12; Kalb Sales Co, Inc—Estate of Peter Hegeman; Columbus Circle Gasoline Co; Geo KoKaris (30) ..... 48.85

**OCT. 8.**

29TH ST, 39-41 W; Fredk C Zobel—Michl A, Emma, Caroline, John, Helen & Mary O'Connor; Rockbridge Realty Co, Inc (42)..... 1,240.61

56TH ST, ss, 72 e 8 av, 28x24; Kolb Sales Co—Estate of Peter Hegeman; Columbus Circle Gasoline Co; Label Automobile Co & Maurice B Label (39) ..... 250.00

AUDUBON AV, nwc 183d, 25x74.11; H Greenberg's Sons—Value Realty Co; J Greenberg Co (40)..... 245.00

8TH AV, sec 56, 9x54; Kolb Sales Co, Inc—Estate of Peter A Hegeman; Columbus Circle Gasoline Co; Maurice B Label (37) ..... 435.00

8TH AV, es, 20 s 56th, 5.4x12; same—Estate of Peter Hegeman; Columbus Circle Gasoline Co; Geo Kohans (38) 48.85

**OCT. 9.**

29TH ST, 414 W; E Smolka Plumbing Supply Co—Isabella Hawkins & Frank Anty (44) ..... 200.69

148TH ST, 412-20 W; Francis H Haskell—Nellie E Puck (43)..... 168.50

201ST ST, ACADEMY ST & HARLEM RIVER, —x—; S Wolf's Sons United Electric Light & Power Co (45)..... 99.30

### Bronx.

**OCT. 2.**

179TH ST, nwc Clinton av, 25x100; Frank M Palladino—Lawrence Kronenberger Constn Co & Schmitz & Eulenstein, Inc (4) ..... 1,584.81

TINTON AV, ws, 204.5 n 161st, 27x135; Hudson Woodworking Co—Sara Constn Co (3). ..... 262.00

WEBSTER AV, 2246; Barnet Rubin—Lizzie J Waugh & Philip Marcovitz (1) ..... 61.25

3D AV, es, 314.5 n Claremont pkway, 25x70; Michele Sollestio—Gibraltar Realty Co & Angelo Restivie (2)..... 70.00

**OCT. 3.**

FAILE ST, 961; Philip Greenblatt—Morris Weinstein (5) ..... 142.95

**OCT. 5.**

180TH ST, 870 E; Jos Comache—Miria Vitale (6) ..... 600.00

HILL AV, ws, 275 n Randal av, 50x100; Henry G Silleck, Jr, & Robt Pickens; renewal (7)..... 525.42

**OCT. 6.**

VYSE AV, 2125; Salvatore Ferrotto—Simplex Impt Corpn; Michele D'Amore, Louis Lanzetta; renewal (8). 947.40

WESTCHESTER AV, 668; Thos Galligan, Inc— ML Gross; Jacob Goldmand (10) ..... 70.00

CORNER formed by the intersec of Tiffany st, es, with ss Lafayette av, and the es of Burnett pl, —x—; Benj Glasser—Corpus Christi Monastery; Tolkow & Co (9)..... 150.00

**OCT. 7.**

No Mechanics' Liens filed this day.

**OCT. 8.**

224TH ST, 645 E (**); A Mark Jno & Mary Ould; renewal (41)..... 100.00

BATHGATE AV, 1614; Berger Mfg Co—Bathgate Realty Corpn, Jno Doe; Model Constn Co, Louis Weiner (12). 650.25

WILKINS AV, es, 390 s Jennings, 25x116; Atlas Steel Column Mfg Co, Inc—W T Sullivan, Tremont Iron Wks, Inc (13)..... 38.00

**Recorded in N. Y. County.

### Brooklyn.

**OCT. 1.**

BOERUM ST, 90; Bushwick House-wrecking Co—Henry Cohen & Kohn Bros ..... 67.50

FULTON ST, 1559-61; S Rosenberg—Solomon Nebuall & Max Goldstein... 58.89

ALBANY AV, nec Union, 100x100; H T Hochhausen—Kellner Constn Co, Lupa & Jacob Greenblatt & L Greenblatt & Son ..... 183.70

BEDFORD AV, 649; S Rosenberg—Kesil Leibowitz & Felix Totora..... 23.00

CLINTON AV, 450; Igoe Bros—T Sammartano, N Sperazzo & Peru Realty Co ..... 8.16

EASTERN PKWAY, ss, 120 e Franklin av, 100x134; Sol Rosenberg—Wilson & Braman & Jos Lambert ..... 49.00

5TH AV, 4709; Cooper & Pollock Structural Iron Works—Jno C McInerney. 193.00

**OCT. 2.**

COLUMBIA PL, 13; J E Gould—Marcella Dooley & Jas M Harrison..... 98.00

POWELL ST, 453-9 Sanitary Fireproofing & Cont Co—Powell-River Co & S Sherusky, Pres ..... 125.00

**OCT. 3.**

GALLATIN PL, nec Livingston, —x—; W R Iron Works—Alrast Realty Co, Gilbert B Heiger, G Stewart Muzzarelli & Geo F Driscoll Co..... 1,034.00

BAY RIDGE AV, nes, 100 nw land of David Darby, 100x201; A Brown—Harold Lawson & Annie Settel..... 98.00

NEWKIRK AV, nwc E 21st, 40x120; M Hellebrant—Peru Realty Co..... 422.00

OCEAN AV, 1029-47; M Hellebrant—Hartman Bldg Co ..... 124.00

ROCKAWAY AV, 412; J Zommick—Saml Palley ..... 691.50

WASHINGTON AV, sec Lincoln pl, —x—; S A Forman—Herbert Amusement Co & Peter Fraser ..... 214.00

**OCT. 5.**

BARBEY ST, sec Belmont av, 25x100; A Chautik—Barbel Bldg Co..... 356.50

BARBEY ST, sec Belmont av, 25x100; G Rader Co—Barbel Bldg Co; Jacob Ridinsky & Saml Glick ..... 391.94

HINSDALE ST, es, 200 s Dumont av, 150x100; Jacob E Neufeld—Willmont Realty Corpn & Barnet Steinfeld ... 267.06

UNION ST, 1783; M Mayersohn -Jennie & Ike Kauffman ..... 55.00
VERMONT ST, ws, 150 s Pitkin av, 25x100; Abe Lankus—Benj Hoffman. 82.00
77TH ST, ns, 330 w 5 av, —x—; Landi & Co -New Style Home Bldg Co ..... 294.00
BELMONT AV, sec Barbey, 25x100; H Botonick—Barbell Bldg Co, Jacob Kidnisky & Saml Glick ..... 305.00
SAME PROP; A Kis-ler -same ..... 191.50
CLINTON AV, 450; Sanity Fire Proofing & Cont Co—Peru Realty Co.... 108.50
EASTERN PKWAY, nwc Lincoln pl, x—; J Shampan -Arenkay Realty Co ..... 175.00
ST MARK'S AV, ns, 125 e Kingston av, 100x155.7; Albert Hershman—Saratoga Impt Co ..... 265.00

**OCT. 6.**
BARBEY ST, sec Belmont av, 25x100; A Alpont—Barbell Bldg Corpn..... 1,450.00
HINSDALE ST, es, 100 s Blake av, 100x100; Schwartz & Son—Morris Wallerstern & W F S Constn Co..... 505.00
VANDERBILT ST, swc Prospect av, —x—; F D Creamer Co—Peller Amusement Co & J Freeman..... 95.13
SAME PROP; E E Peirson Co same 425.25
E 14TH ST, es, 300 s Av W, 100x100; J D Mareo—Chas Goldwasser & Frank P Sabetti ..... 189.92
EASTERN PKWAY, ss, 189 w Nostrand av, 200x132.7; Peter Connor Sol Krauss Realty & Const Co & Wilson Holding Co ..... 400.00
SHORE RD, sec 97th, 189x104; M I Platzer—Jacob P & Eva Mueller & Francis F Stork ..... 70.87

**OCT. 7.**
HINSDALE ST, es, 100 s Blake av, 100 x100; Standard Line Co—W F S Constn Co ..... 220.22
MAPLE ST, sec Albany av, 50x90; R L Williams—C Backman & Fahn Beckely ..... 30.00
PACIFIC ST, 2042; T Worsley—Patk J Kiernan ..... 71.50
SACKMAN ST, es, 180 n Riverdale av, 95.8x100; Brownsville House Wrecking Co New Lots Constn Co..... 585.10
VERMONT ST, 247; Square Lumber Co —Fannie Meyerowitz & Philip Mayerowitz & Jacob Klein ..... 346.17
59TH ST, ns, 320 e 11 av, 40x100.2; R L Williams—Thos Pisarra ..... 25.00
BEDFORD AV, es, 240 s Farragut rd, 300x100; Fredenburg, Lounsbury & Houghtaling—Renslaw Realty Co.... 720.30
BELMONT AV, sec Barbey, 25x100; C T Williard Co—Barbel Bldg Co & Saml Glick ..... 600.90
BELMONT AV, sec Barbey, 25x100; Brownsville Housewrecking Co—Barbel Bldg Co & Sam Glick..... 222.39
NEWKIRK AV, nwc Nostrand av, —x—; J K Brown Co—Trustees of St Jerome's Church & Fredk L Wolfner 100.00
WILLIAMS AV, es, 200 n Livonia av, 100x100; Square Lumber Co—Wallan & Hoffman, Inc..... 15.91
7TH AV, nwc 56th, 100x100; R L Williams—Mapes Realty Co..... 25.00
9TH AV, ses, 50 ne 16th, 50x97.10; J M Todd—Patk McNabb, Wilhelmina Muller, Beadleston & Woerz & Vogel Cabinet Co ..... 200.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**OCT. 3.**
BROADWAY, 704-6; Atlas Marble & Slate Works—Adolph Boskowitz et al; July11'14 ..... 41.50

**OCT. 5.**
39TH ST, 317 W; Jno A Murray & Co —Sidonia Weiss et al; July11'14 ... 100.00
45TH ST, 455-7 W; Oriental Fireproof Sash & Door Co—Wessel, Nickel & Gross et al; Aug18'14..... 473.50
78TH ST, 160 W; August C Schwager —E A Slaven et al; Sept10'14 ..... 139.00
121ST ST, 302 W; Benj Shuman—Daisy B McVlockey et al; May 9'14 254.25
BROADWAY, 1391; American Radiator Co—Jno H Hanan et al; Dec23'13.. 129.39
SAME PROP; Wenz & Glasson—Jno D Wendel et al; Jan10'14 ..... 84.76

**OCT. 6.**
4TH AV, 329-31; Genl Fire Extinguisher Co—Polo Constn Co et al; Aug 15'14 ..... 3,516.84
5TH AV, 334; Isidor Fajans—Jas R Roosevelt et al; Oct2'14 ..... 178.76

**OCT. 7.**
AV A, 42; Morris Spergel—Jas R Roosevelt et al; Sept16'14..... 235.00
[1]AMSTERDAM AV, nwc 187th; National Fireproof Sash & Door Co—Jannole & Werner Constn Co et al; Oct6'14 ..... 620.00
BROADWAY, 1391; Pothemont Bros—Jno H Hanan et al; Dec24'13 ..... 190.00

**OCT. 8.**
[2]BEEKMAN ST, ss, bet Front & Water; Hudson Woodworking Co—Ruth Livingston et al; Sept28'14..... 956.24
34TH ST, 58 E; Max Zwerdling—H Patterson et al; Aug29'14..... 77.00
75TH ST, 507-9 E; Wm Kirshon—Berent C Gerken et al; Aug29'14.... 45.27
BROADWAY, 1391; Pothemont Bros—P J Duff & Son, Inc, et al; Dec27'13. 190.00

**OCT. 9.**
BEEKMAN PL, 25; Farber & Wigler—Gustav Staato et al; Sept15'14..... 107.94
38TH ST, 39-41 W; Gustav Robinson—Burton S Castles et al; Mar26'14.... 95.00
[3]123D ST, ss, 70 w Lexington av; Purie E Harnett—Adolph Finkenberg et al; July30'14 ..... 1,167.50
129TH ST, 165 W; Jacob Victer—Geo E Megargee et al; Sept29'14..... 258.20
5TH AV, 424-34; National Bridge Works—Frank V Burton et al; Mar 2'14 ..... 36.99

### Bronx.

**OCT. 2.**
HOE AV, es, 100 s 172d, 50x100; Tony F Carlagno Frank G Coryell et al; Sept14'14 ..... 500.00

**OCT. 3.**
No Satisfied Mechanics Liens filed this day.

**OCT. 5.**
173D ST, ns, 57.9 e Webster av, 50x 92; Bronx Roofing & Water Proofing Co—Simplex Improvement Co et al; Aug19'14 ..... 40.00

**OCT. 6.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 7.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 8.**
TIFFANY ST, sec Beck, 148.5x187.4; Sam Soffin—Kermit Realty Co, Inc; Sept28'14 ..... 400.00
173D ST, ns, 58.1 e Webster av, 50x 90.7; Mugler Iron Wks Simplex Improvement Co et al; Oct5'14..... 610.25

### Brooklyn.

**OCT. 1.**
[1]HINSDALE ST, es, 200 s Dumont av, 150x100; Bushwick House Wrecking Co—Wilmont Realty Corpn; Sept1'14. 37.80
[1]HINSDALE ST, es, 200 s Dumont av, 150x100; Bernard Lachow—Wilmont Realty Corpn; Sept16'14 ..... 72.00
PENNSYLVANIA AV, ws, 70 s Sutter av, 80x100; Janosky & Falitz—Dunaif Bldg Co; Nov3'13 ..... 200.00
11TH AV, nec 51st, —x—; Bklyn Hoist & Dumbwaiter Co—Jno Wallace Bldg Co & Jno Wallace; Dec13'13.... 35.00

**OCT. 2.**
NOSTRAND AV, sec Beverley rd, 195.9x 100; Stephen Cannella—Klapper-Sherman Realty Co & Jno Hilliderbrand; Sept18'14 ..... 244.93
[3]WILLIAMS AV, ws, 100 s Dumont av, 100x100; Benj Lein—Revlis Realty Co; July31'14 ..... 400.00

**OCT. 3.**
No Satisfied Mechanics Liens filed this day.

**OCT. 5.**
HINSDALE ST, es, 200 s Dumont av, 150x100; Bell Fireproofing Co—Willmont Realty Corpn & Barnet Steinfeldt; Sept22'14..... 94.50
SAME PROP; Sol Rosenburg—same & Tema Kramer & Kramer Contracting Co; Sept29'14 ..... 457.71
SAME PROP; Tema Kramer—Willmont Realty Corpn; Sept23'14..... 1,362.50

**OCT. 6.**
[3]CUMBERLAND ST, nec Greene av,—x—; Wm B Lawrence & ano—Sheffield Constn Co; July24'14 ..... 233.00
[1]CUMBERLAND ST, sec Greene av, —x—; American Sheet Metal Lath Co —Sheffield Constn Co; July8'14..... 378.67
CUMBERLAND ST, sec Greene av, 75x 80; Marceca Bros—Sheffield Constn Co & Berland Constn Co; July28'14.. 410.00
BEDFORD AV, ws, 43.9 n Foster av, 62x108.2; Geo Baur—Jno F Mason; Sept12'14 ..... 5,600.00
[1]NEWKIRK AV, nws & ws E 21st, 40x 110.5x—; C T Willard Co, Inc—Peru Realty Co, Inc; Oct 1'14..... 1,278.00

**OCT. 7.**
W 3D ST, es, 100 n Sea Breeze av, 40 x100; Martin Luther—A Stanley Edwards & Geo West & Rachael Rosenberg; Mar3'14 ..... 336.00
W 3D ST, es, 100 n Sea Breeze av, 40 x118; Fredk Cronin—Rachel Rosenberg, Chas Rosenberg & Co & West & Edwards; Apr28'14 ..... 513.50
SAME PROP; A Stanley Edwards & ano —Rachel Rosenberg; Apr22'14..... 5,090.65
W 3D ST, es, 100 n Sea Breeze av, 50 x100; Guiseppe De Stefano—Geo West & "Jas" Edwards & Rachel Rosenberg; Feb13'14..... 250.00
[1]BEDFORD AV, nwc Lafayette av, —x—; Atlas Steel Column Mfg Co—Anderson & Pherson & Spar Realty Co; Aug20'14 ..... 160.00
GREENE AV, sec Cumberland, 80x70; Troegerlith Tile Co—Sheffield Constn Co & Berland Constn Co; Aug15'14... 995.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**OCT. 1.**
TORRANCE, MARSHALL & CO & NELSON RHOADES, Jr; Wm E Curtis et al; $6,646.76; H A Stickney.

**OCT. 2.**
FRISCHKNECHT, Jno; Chas Hirschhorn et al; $5,077.03; Rose & Paskus.
GOTTSTEIN, Emanuel; State Bank; $1,361.35; Weschler & Korn.
SOUTHERN STATES ALCOHOL MFG CO; Wm H Miller et al; $2,873.79; W O Badger, Jr.

**OCT. 3.**
ETIWAN FERTILIZER CO; Wm H J Ehler; $20,767.85; Rounds, Hatch, Dillingham & Debevoise.

**OCT. 5.**
LEWIS, Ben & Sol Landau, Julius Margolin; $2,100; B Frindel.

**OCT. 6.**
BOSTON & MAINE R R CO; Saml Moffit; $6,000; Edwards & Bryan.
WHITLOCK, Richard R; J W Bryant; $500; J W Bryant.

**OCT. 7.**
ETIWAN FERTILIZER CO; Wm H J Ehler; $8,036.22; Rounds, Hatch, Dillingham & Debevoise.
ALLAVENA, Francesco; Leibe Cutler; $1,100; Boudin & Liebman.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

OCT. 2, 3, 5, 6, 7 & 8.

Figiliolino, Lugi. Bleecker st, 161..E Esposito. Barber Fix..... 65.00
Jackson, Robt & Ike Melinke. Zerega av, es, 325 n Castle Hill av..Southard Robertson Co. Ranges.....(R) 77.00
Lack, Chas A. 47th st, 222 W..F Lohmann & Sons, Inc. Bar Fix.... 4,500.00
Schini, Donato. 171st st, 512 W..E Esposito. Barber Fix..... 484.50
Zimmermann & Singer. 134th st, ns, 200 w Ams av..N Reisler. Iron Work. .....(R) 1,250.00

### Bronx.

OCT. 2, 3, 5, 6, 7 & 8.

No Chattels filed these days.

### Brooklyn.

OCT. 1, 2, 3, 5, 6 & 7.

Arvintz Realty Co. Barbey st, nr Dumont av..A Weinstock. Consols.. 136.00
84th St Constn Co. 84th st, bet 17 av & Bay 16 st..Wm Kerby Estate.(R) 1,516.00
Emanon Bldg Co. 80th st, nr 13th av ..Ph Feldman & Son. Furnaces.... 585.00
Hartman Constn Co. Adelphi st, nr Myrtle av..A Entennman, Inc. Doors, &c ..... 3,950.00
Hartman Constn Co. Adelphi st, nr Myrtle av..Edw A Weiss & Spatt Plumbing Supply Co. Plumbing Supplies, &c. ..... 2,000.00
Kronengold, Ignatz. Brooklyn av, nr Utica av..Wm Kerby Estate..(R).. 562.00
Moskowitz Bldg Co. E 23d st, nr Av D..Columbia Gas Fix Co. Gas Fix.. 400.00
Taft Constn Co. W 8th st, bet Avs R & S..Est Wm Kerby..... ..(R) 1,440.00
Taft Constn Co. W 8th st, swc Av R ..Est Wm Kerby .....(R) 465.00
Taft Constn Co. W 8th st, bet Avs R & S..Est Wm Kerby .....(R) 1,440.00
Vanadrian Bldg Co. E 15th st, nr Neck rd..McPhillien Lighting Fix Co. Gas Fix ..... 320.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Bronx.

**OCT. 3**
COSTER ST, es, 125 s Oak Point av, 25x100; North Side Mtg Corpn loans Francesco Gallucci to erect 2-family brick dwg; 4 payments ..... 3,500.00
CLINTON AV, es, 97.1 s 181st, 42.8x 97.1; Manhattan Mtg Co loans Clent Constn Co, Inc, to erect 5-sty apartment; 10 payments .....31,000.00
CLINTON AV, sec 181st, 54.1x97.1; Manhattan Mtg Co loans Clent Constn Co, Inc, to erect 5-sty apartment; 9 payments .....40,000.00
CLINTON AV, es, 54.1 s 181st, 42.9x 97.1; same loans same to erect 5-sty apartment; 10 payments .....31,000.00
WASHINGTON AV, es, 61 n 188th, 53x 105; Manhattan Mtg Co loans Glengariffe Constn Co, Inc, to erect 5-sty apartment; 13 payments .....34,000.00
WASHINGTON AV, es, 155 n 188th, 42x 130; same loans same to erect 5-sty apartment; 13 payments .....32,000.00
WASHINGTON AV, nec 188th, 61x102.2; same loans same to erect 5-sty apartment; 13 payments .....48,000.00
WASHINGTON AV, es, 114 n 188th, 41x 123; same loans same to erect 5-sty apartment; 13 payments .....32,000.00

**OCT. 5.**
232D ST, ss, 295.3 w Laconia av, 50x 114; Eliz K Dooling loans Francis O'Donnell to erect 2-family dwg; 3 payments ..... 3,500.00

**OCT. 8.**
BASSETT AV, ws, 100 s Saratoga av, 25x100; North N Y Savgs & Loan Assn loans Harold Rhuda to erect a 1-sty and attic frame dwelling; 3 payments ..... 1,900.00
WASHINGTON AV, nwc 176th, 50x108; Franklin Savgs Bank loans the Trinity Congregation Church of Tremont to erect a 4-sty brick parish house and school; 2 payments.....46,000.00
LOT 178, map of estate of Jos Husson, at Clason Point, Madeline Lindner loans Elizabeth Dietrich to erect a 2-sty frame dwelling; 2 payments..... 2,000.00

## ORDERS.

### Brooklyn.

**OCT. 1.**
STERLING PL, sec Rochester av, 120x 100; J V Cunningham, Inc, on Spencer Aldrich to pay Steinberg Cut Stone Co .... ..... 155.00

*Orders, Brooklyn, Continued.*

E 35TH ST sec Clarendon rd, 100x100. Cornell Constn Co on Title Guar & Trust Co to pay Steinberg Cut Stone Co ..... 275.00

**OCT. 3.**

E 29TH ST bet Tilden av & Beverly rd —x—; Tilden Constn Co on Home Title Ins Co to pay A W S himdt, Jr. 305.00

**OCT. 5.**

KOSCIUSKO ST, ns, 2907 w Rockaway av, 50x100; Ellis Arnold on Dime Savgs Bank of Williamsburgh to pay Jacob Appelbaum ..... 65.00

**OCT. 7.**

KOSCIUSKO ST ns 2907 w Rockaway av, 50x100; Ellis Arnold on Dime Savgs Bank to pay Elias M Prizer ..... 135.00

# DEPARTMENTAL RULINGS.

APPEAL 134 of 1914, New Building 5200 of 1914, premises 15-33 East 13th street, Brooklyn, Benj. Cohn, appellant.

Walls. Sec. 31.

APPROVED ON CONDITION that the girders supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 135 of 1914, New Building 564 of 1914, 2633-2635 Broadway, Manhattan, S. Walter Katz, appellant.

Theatre, store front. Sec. 109.

APPROVED.

APPEAL 136 of 1914, New Building 120 of 1914, southeast corner of Lexington avenue and 38th street, Manhattan, Paul C. Hunter, appellant.

Doors non-fireproof, hotel. Sec. 105.

APPROVED.

APPEAL 137 of 1914, New Building 5035 of 1914, 489 Powell street, Brooklyn, Farber & Markwitz, appellants.

Walls. Sec 31

APPROVED ON CONDITION THAT THE STEEL GIRDERS supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 138 of 1914, New Building 5034 of 1914, 391 Riverdale avenue, Brooklyn, Farber & Markwitz, appellants.

APPROVED ON CONDITION that the girders and columns supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 139 of 1914, Alteration 444 of 1914, 1680-1684 Broadway, Manhattan, F. W. Moore for Koppe & Moore, appellants.

Theatre (pictures) and dance hall. Lattice ceiling non-fireproof.

APPROVED ON CONDITION that all members of the trusses and all supports of asbestos ceiling above the lattice, shall be protected with double thickness of 12 lb. asbestos sheets, except that the asbestos boards shown above the lower cords of the trusses shall be placed below them, in addition to the double covering of the cords.

APPEAL 140 of 1914, New Building 5241 of 1914, 78 Barrett street, Brooklyn, S. Millman & Son, appellants.

Walls. Sec. 31.

APPROVED ON CONDITION that the steel girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 141 of 1914, New Building 5335 of 1914, premises 512-518 Powell street, Brooklyn. S. Millman & Son, appellants.

Walls. Sec. 31.

APPROVED ON CONDITION that unpierced brick walls not less than 8 inches thick be provided at the point marked "A" on the ground and typical floor plan, instead of cross-wall marked "B," to extend from the cellar floor to the underside of the roof-boards; and

ON THE FURTHER CONDITION that the enclosures of the vestibules shown at the end of the halls on the typical floor plan be enclosed with 6-inch terra cotta blocks, and that the steel work supporting same be fireproofed in accordance with the regulations of the Bureau of Buildings; and

ON THE FURTHER CONDITION that the steel girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 142 of 1914, New Building 5353 of 1914, 1678 St. Johns place, Brooklyn, Benj. Cohn, appellant.

Walls. Sec. 31.

APPROVED ON CONDITION that the girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 143 of 1914, New Building 5356 of 1914, east side of Pearl street, 267 ft. 7 ins. south of Concord street, Brooklyn, Benj. Cohn, appellant.

Walls. Sec. 31.

APPROVED ON CONDITION that the girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 144 of 1914, New Building 5270 of 1914, 387 Powell street, Brooklyn, Chas. Infanger & Son, appellants.

Walls. Sec. 31.

APPROVED ON CONDITION that the girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 145 of 1914, New Building 5269 of 1914, 381 Powell street, Brooklyn, Chas. Infanger & Son, appellants.

Walls. Sec. 31.

APPROVED ON CONDITION that the girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 146 of 1914, New Building 269 of 1914, 951-955 Park avenue, Manhattan, Robt. T. Lyons, appellant.

Basement entrance. Sec. 105

APPROVED ON CONDITION that no pent house be placed on the roof.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- " Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
D&-- " Fire Drills
SS-- " Standpipes and Sprinklers.

Week Ending October 3.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Attorney st, 61—Elias Sperling.....C
Baxter st, 18—Alex Finelite et al.....C
Bleecker st, 402-8—Jno Bradley Est.....C
Broome st, 32—Raffaele Cerasuolo.....D
Canal st, 179 Jacob K Silverman.....G
Canal st, 343—Jacob Puner & Saul Raplensky.G
Canal st, 446—William A Mitchell.....C
Cannon st 133 Adolph Rosenthal.....C
Chambers st, 114—Walter B Stevens.....C
Chrystie st, 153—Meyer Roth.....C
City Hall pl, 17 Angelo Vazzane.....G
Clinton st, 170—Max Cohen.....C-G
Clinton st, 225—Isidore Gilbert.....C
Clinton st, 225 Wolf Goldman.....C
Clinton st, 225 Harry Horowitz.....C
Crosby st, 49—Bernard Brager.....C-G
Crosby st 63 Pietro Gallipoli.....G
Crosby st, 63 Nicholas J Bishopriek.....C-G
Crosby st, 79-85—Jos Friedman.....G
Crosby st, 79-85—Isaac Male.....C
Crosby st 91 Hyman Feuerstein.....C
Crosby st, 91 Hyman Sokolow.....C
Crosby st, 93—Hyman Rubenstein.....C
Crosby st, 97—Morris Markowitz.....C
Crosby st, 97—Morris Cecil.....G
Crosby st, 99—Tony Ciaramelli.....C
Crosby st, 105—Sol L Solomon.....C-G
Delancey st, 244—Samuel Goldberg.....C
Dey st, 68—Louis Knell.....K
East Broadway, 46—Lena Williamson et al...C
East Broadway, 46—Abraham Dunetz.....G
East Broadway, 48 J Morrison & S Machkowitz.....C
East Broadway, 148—Morris Friedman.....C
East Houston st, 435—Samuel Feldman.....C
East Houston st, 435—Ann E Livermore.....C
Elizabeth st, 52—Consolidated Siphon Supply Co.....C
Front st, 76—Cordelia S Stewart.....C
Grand st, 1—Charles Dioro.....A-G
Hester st, 2-4—Etta Levy.....A
Lafayette st, 126-30—Fox Bros & Co.....C
Le Roy st, 11—G B Perazzo.....H-A-G
Mercer st, 161—Agush & Kaplan.....E-L
Minetta lane, 20—Domenico Aliano.....A
Minetta lane, 22—Misill Emenuele.....A-C
Minetta st, 4—John Bianco.....H-A-C
Orchard st, 63—Edwin A Ridley.....C
Orchard st, 63—Waldman & Kellner.....G-C
Orchard st, 63—Shiffer Bros.....C-G
Orchard st, 63—Henry A Goldman.....G
Orchard st, 63—Jacob Glass.....A
Orchard st, 63—David Surdut.....C-G
Orchard st, 63—Wolf Messinger.....C-G
Orchard st, 63—Jacob M Valk.....C-G
Orchard st, 63—Philip Massel & Co.....C
Orchard st, 63—Rose & Co.....A
Pearl st, 211—Geo Sueden.....G-A
Pearl st, 338-40—Nicholoulia Bros.....C
Pearl st, 338-40—New York Coil Co.....D
Pearl st, 338-40—The Franklin Co.....C-D
Pearl st, 338-40—Est Richard K Fox.....D
Pearl st, 371—H Behlen & Bro.....A
Pearl st, 461 Major Mfg Co.....C
Perry st, 37-9—F W Whitridge.....H-SS
Pier 48, N R—Southern Pacific Co.....A
Prince st, 177—Furnari & Restuccia.....G
Spring st, 7—L Pellitteri.....A-H
Spruce st, 32—Turner Townsend, Inc.....C
Stanton st, 112—H Greenberg & L Blum.....C
Stone st, 33-5—Adams Land & Bldg Co.....SS
Stuyvesant st, 2½—Seymour Nusim.....H-A
Times sq, temporary structure for sub—New York Edison Co.....D
Times sq, temporary structure for sub—Holbrook, Cabot, Rollins Corp.....D-SS-C
Walker st, 83-5—Harry Fastofsky.....C
Walker st, 83-5—Rebecca Fastofsky.....C
Walker st, 83-5—Louis Braverman.....C-G
Walker st, 83-5—The Etaglac Holding Co....C
Warren st 48—Mitchell Bosworth, Inc.....C
Warren st, 48—Knapp Mfg Co.....C-A
Warren st, 48—Wm C Winslow.....C
Washington st, 574—Richard M Cooley.....A
Water st, 39-41—Baker, Carver & Morrell....D
Water st, 376—Vincenzo R De Tursi.....A
Waverly pl, 3-5 Consolidated Gas Co, W R Addicks.....C
Wooster st, 42—Edw N Tailer.....SS
Wooster st, 42—The Denevelle Co.....G
Wooster st, 149-53—Jos & Jacob Rubin.....C
Wooster st, 149-53—Saml & Nathan Lakin....C

*Numbered Streets.*

10th st, 28 E—New Amsterdam Gas Co.....C
10th st, 28 E—28 E 10th St Corp.....SS-C
14th st, 8 E—Est Henry Springler.....D
17th st, 416 W—Chas M Ertz.....A
18th st, 130-32 W—Chas Weiss.....H-D-L
23d st, 152 E—Mary J & Jas J Moriarty.....C
24th st, 514 18 W—Jos M Courtade.....C
28th st, 36 W—Isaac Cohen.....E
36th st, 141 W—J. Rosenberg & Co.....G
36th st, 141 W—M J Sternberg & Co.....G
36th st, 141 W—Nulife Co.....G
36th st, 141 W—W J Rosenberg & Co.....G
36th st, 141 W—Clara Clarisse.....G
39th st, 539-43 W—Jacob Bros Co.....G-A
40th st, 143 W—The Standard Eng Co.....A
81st st, 52 E Clara Neuman.....C
83d st, 127-29 E—Duford Garage Co.....K
83d st, 213-15 E—Dutch Evan Lutheran Church.....D
91st st, 407-13 E—E J Ramsey & Co.....G
107th st, 339 E Filippa Rizzo.....C
119th st, 86 W—Mayer L Halff.....SS
119th st, 86 W—Maurice Uttal.....G
119th st, 86 W—Greenwald & Co.....E
129th st, 106-8 E Adelbert Nichols.....B
134th st, 2 W Jos L Rosenschein.....C

*Named Avenues.*

Amsterdam av, 2240—M Dushman.....K
Av D, 143-5—Rapps & Mallow.....C-G
Av D, 143-5—Cohen, Endel & Co.....C-G-A
Av D, 143-5—David Kosse.....C-G-A
Av D, 143-5—N Y Mutual Gas Light Co.....C
Bowery, 94—J Preiser & Co.....A-G
Bowery, 171—Nathan Schulman.....G-E
Bowery, 171—Est Ann L Underhill.....B
Bowery, 171—Nathan Schulman.....E
Bowery, 185—Jos Benitzky.....C
Bowery, 185—Mrs Alice Flynn.....D-E-A
Broadway, 1263—Amanda B Manee.....C
Broadway, 1263—Consolidated Gas Co.....C
Lenox av, 448—Alex Schepps.....H-A-G
Lexington av, 128—Est Wm P Woodcock.....C
Lexington av, 1129 (temporary superstructure for sub)—Patrick McGovern.....G-A
Madison av, 380-82—Ritz Carlton Hotel Co..SS
Park av, 631—William Wohlgemuth.....C
Park av, 1471—Peter A H Jackson Est.....C
Park av, 1471—Henry Zatz.....G
St Nicholas av, 178 ft n 106th st—Burke & Goff.....H-A-G
West Broadway, 71-3—Robt J Leaycraft.....C

*Numbered Avenues.*

2d av, 362—Gustave Franke.....H-A-G
2d av, 934—Morris Ginsburg.....C
2d av, 2053—Tom Lee.....C
4th av, 116—Michael Mazue.....G
4th av, 116—Jacob Grossman.....G
4th av, 116—Abraham Linkowsky.....G
4th av, 116—Groon Printing Co.....G
5th av, 261—The R T & D T Dana Co.....C
5th av, 326 Michael Kurzman.....E
5th av, 326 Clarence T Ray.....G
6th av, 171-3—Edw Gorenflo.....C
6th av, 171-3 Rhinelander R E Co.....C
6th av, 528—Consolidated Gas Co.....C
6th av, 528—Tower Tours.....C-G-A
6th av, 630 Walter E Harding.....C
6th av, 666—Barbara Goldsmith.....G
6th av, 810—Harriet Duer Potter Est.....C
6th av, 810—John Sheppard.....C
7th av, 2527—Abraham Rosenthal.....G

### BRONX ORDERS SERVED.

*Numbered Streets.*

132d st, 817 E—Grossman Bros & Rosenbaum. H-A-G
135th st, 214 E—Thos J Callan.....A-G
165th st, 888 E—John J Weiss.....H-A-G
178th st & Morris Park av—Greens Auto Vans A-G-C
238th st, 129 E—Louis Wiesching.....A-H-G

*Named Avenues.*

Jerome av, 2051—The C R Redcliffe.....H-A-O
Oak Point—N Y, N H & H R R Co.....A-H-G
Prospect av, 879—Max Meyers.....A-G
Stebbins av, 1275 Eve Felsher.....O
Tremont av, 577—Lilian Weiss.....A-G-O
Walker av, 2700—Katie C Walker.....A
Westchester av, 1750—John Anderson.....A-G

*Numbered Avenues.*

3d av, 3911 Isaac Lipschitz.....A-K-L-E

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Bond st, cor Warren st—J J Ahearn....H-A-G
Powers st, 236—F & P Auto Transportation Co L-K
Vanderveer st, 105—Geo W Bayley.....H-A-K

*Numbered Streets.*

1st st, 386 S—John H Tourte.....K
3d st, 48 N—Geo H Buck & Co.....H-A-G
12th st, 330—Peter J Knoll.....H-A

*Named Avenues.*

Grand av, 137—John L Kruger.....H-A-G
Manhattan av, 93—The S Michael Co.....A
Myrtle av, 768—H B Vanderveer.....H-A
Ocean av, 950—Arthur A Jones.....A-G
Putnam av, 72—Bklyn Auto Livery Co.....L
Rogers av, 416—Seftel Stern.....A
Rogers av, 1091—Joseph Montag.....A
Stone av, 478—Benj Rethel.....H-A-G
Sutter av, 607—Noah Alexander.....D-K-A-H
Tompkins av, 417—Rogers & Sully, Inc....A-D

### QUEENS ORDERS SERVED.

*Named Streets.*

Division st, 9-15 (L I City)—Jurgen-Rathjen Co.....A
Grand st & Corneth av (Maspeth)—Clifford S Trotter.....H-A-G
Grand st & Woodhill pl (Maspeth) Conrad Grunfelder.....A
Woodbine la (Far Rockaway)—Max Cohen. H-A-G

*Numbered Streets.*

13th & Hancock sts (Hunter's Point) C A Willey Co.....SS-A

*Named Avenues.*

Greenwood av (Far Rockaway)—James Meehan.....A
Merrick rd & Park pl (Jamaica)—J F H Ottens.....H-L-A
West Shore rd, 48 (Maspeth)—August Haglund.....H-A-G

### RICHMOND ORDERS SERVED.

*Named Streets.*

Jersey st, 143—Nicholas Greenblatt.....C

*Named Avenues.*

Brooks av, 740 (New Brighton, S I)—Actors' Fund of Amer.....M

# BUILDING MANAGEMENT

## THE DIFFICULT PROBLEM OF MOVING "THE SUN"

**Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.**

SOME idea of the burdens that are sometimes thrust upon building managers and engineers may be gleaned from the experiences of the operators of the American Tract Society Building in remodelling a liberal portion of that pioneer among New York skyscraper office buildings into a modern fireproof twenty-four-hour-a-day newspaper plant. The mere fact that the operation entails the tearing out of an isolation plant for the Edison system yet keeping the elevator, heating and water supply services in continuous operation for hundreds of tenants would be enough to stagger resourcefulness of many experts.

The Sun Printing and Publishing Association is going to move around the corner and will occupy the sub-basement, basement, second, third, fourth and fifth floors now indicated to the passer-by in Newspaper Row by resonant window chutes vomiting brick and stone and terra cotta by the ton. The concern has taken a lease, through the New York Life Insurance Company, possessors in mortgage, with privilege of renewal at a figure in gross rental that seems to justify the expenditure required to make room for the new boarder in the A. T. S. household.

### Time of Possession in Doubt.

George J. Miller, chief engineer and superintendent of the Sun's new home, says he expected to have the plant in and growing by the first of the year, but when he came to order his steel for spanning the light court five floors, he found that a different type of girder is being used today than builders employed in 1895 when the building was put up and he had to dig the columns out of solid masonry all the way up from the basement to the fifth floor to measure the bolt holes, gauge the webs and allow for cutting off the trellis work to make way for the new 15-foot double-I beams that will have to carry the floor loads required by the new tenants.

Then came the problem of moving all the risers in the building, for water, gas, steam and electricity, the shifting of floor mains and toilets, the readjustment of the elevator service and finally, but by no means least, the entire dismantling of what, in its day, was the star isolated plant of the city. Even the motive power of the elevators has to be changed from inverted hydraulic to overhead electric traction. Such mere details as the moving of some hundreds of tons of old book plates, the property of the American Tract Society, in some 6,000 packing cases, were merely incidental. When an obstinate tenant refused to make room and the kind of diplomacy, that in other countries seems to be at a premium, was called for in order to induce action, the fact that the tenant ultimately shifted his quarters in the same building was merely placed in the category of routine work and was soon forgotten.

### Shifting Heating System in Autumn.

The heating equipment of the building alone called for some engineering skill because The Sun did not decide to move until recently. To shift a heating plant in October requires considerable courage, but Dennison & Co., through J. Milton Horner and George J. Miller, has the undertaking in hand.

George J. himself admits that the job he has tackled is bigger than he thought it would be. He forgot that as The Sun moves it brings changes with it. In tearing out the partitions he found what today is a rarity—wrought iron pipe. Everything is steel now because it is cheaper to make and sounds stronger. He also found that risers of this kind of pipe, hanging steadily since two years before the Spanish war reflected the practically unnoticed vibration that exists in buildings, especially those that are near the subway, by evidences of crystallization and electrolysis in water, gas and steam pipes.

### To Remove 3,000 Partitions.

All this piping has got to be shifted. Where risers came down alongside of the 3,000 odd partitions that are going to be ripped out to make lofts of the first five floors they have got to be disconnected and moved over to the sidewalls of the building. Two new entrances on Spruce street will be erected exclusively for the Sun's three eight-hour shifts of editors, reporters, telegraphers, monotypists and casters, stereotypers, proofreaders, monoplaters, pressmen, and others.

There are a great many people who think that this is only a temporary shift of The Sun; that it is only going to move into the present building until its own home is completed, but the management of the American Tract Society Building says it has a ten-year lease and The Sun wants a chance to stay there longer at the close of 1924, so evidently such a little matter as changing the entire character of an office building into part loft and offices is fully warranted.

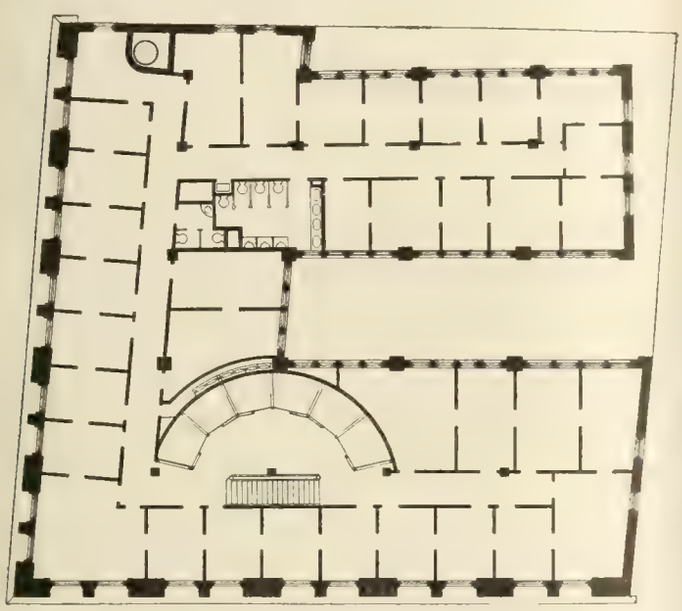
### Building Managers Meet.

The New York Building Managers' Association held its first meeting of the autumn, last Tuesday evening, at the Underwriters' Club, 16 Liberty street, at which a dinner was served and addresses made by Rudolph P. Miller and Abram I. Elkus. About seventy-five persons were present.

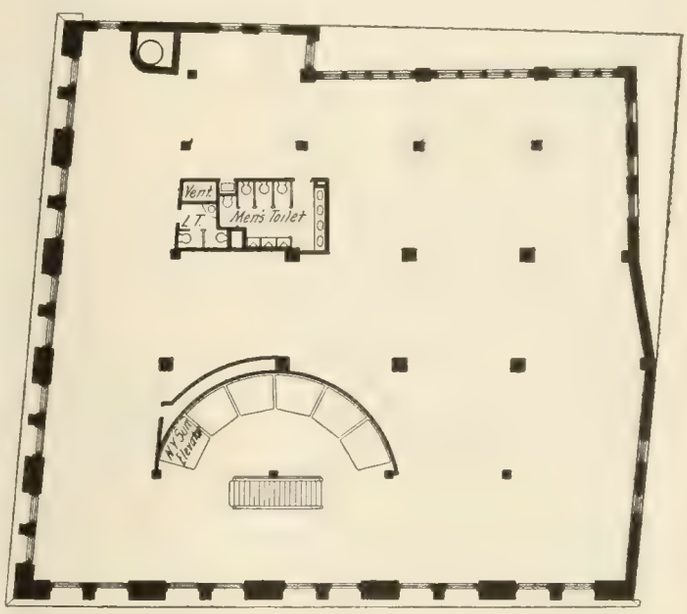
Mr. Miller called attention to the fact that the conflict of jurisdiction over structures of various city departments is a real one and cited cases of plumbing and drainage in buildings in which case the Bureau of Buildings is directed by law to prepare rules for the installation of plumbing in all buildings and to enforce the same. At the same time the Tenement House Department makes certain requirements as to plumbing in tenement houses, and as a matter of fact this department is issuing orders with respect to plumbing. The Health Department, in the Sanitary Code, has a number of provisions affecting plumbing and the Labor Department has certain jurisdiction over plumbing in factories. Similar condition exist to some extent in matter of elevator installation and other things.

Mr. Elkus took the same stand as Mr. Miller, holding that with one department formed money would be saved and the present unsatisfactory conditions eliminated. The taxpayer should receive consideration outside of expense and should get a clean bill of health in one place. The five boroughs should be under one head and the inspectors interchangeable from one borough to another.

At the meeting legislation was proposed and hearings will be held. A committee was formed consisting of Raymond P. Roberts, chairman; C. T. Coley, A. C. Bangs, F. S. Bancroft and Charles B. Best.



SHOWING MAZE OF PARTITIONS.




AFTER ALTERATIONS ARE COMPLETED.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

### Bag-on-the-Handle Vacuum Cleaner.

VACUUM cleaners of the outside bag type have recently been placed on the market by the Western Electric Company, and embody new and distinctive features that should make it of use in apartments, hotels and residences.

A new type of frame construction for



the bag, not only permits the use of a horizontal handle—the most natural and convenient grip for pushing a cleaner—but enables the cleaner to be hung on a clothes hook in the closet when not in use. The controlling switch is mount-



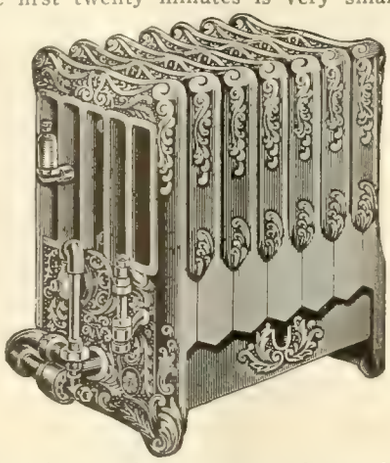
ed on the handle directly under the normal position of the right hand, a most convenient position for instant control. Both are shown in the accompanying illustration. A third feature, and one of the most important improvements, is an ingenious arrangement incorporated in the cleaning tool for picking up loose threads.

### Gas-Steam Heating.

BY the use of a new type of radiator it is now possible to have a central heating plant simultaneously with an auxiliary heater in every room in the house regardless of its size or exposure. If only one room in the house requires heating it is necessary to employ the full central plant capacity. All that is required is to touch a match under a radiator, which may be of the steam or of the hot water variety, and within thirty seconds the radiator is giving forth a higher percentage of heat than would be possible from the use of the full central heating equipment.

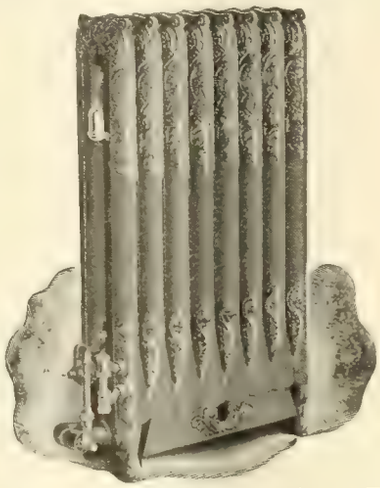
Furthermore, the system goes so far as to supplant the ordinary dwelling-house coal furnace by gas firing with a consumption of not more than 1½ feet of gas per second per house for a twenty-four hour day. Illustrated herewith is this new type of gas heater boiler and the two types of radiators being introduced in this part of the country by the Eastern Gas Appliance Company, of 47 West 42d street.

Both radiators, made of cast iron, are identical. Water is inserted in the lower part of the radiator over a system of gas jets to a depth of about one inch. From this water 4½ pounds of steam pressure is produced in twenty minutes. The steam pressure automatically reduces and regulates the gas flow, which after the first twenty minutes is very small.

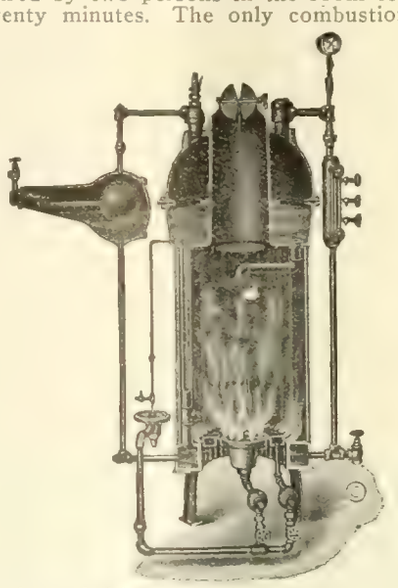


A minimum of gas consumption maintains the radiator at its maximum of heating efficiency. A gauge glass indicates the amount of water in the radiator. When the water becomes low it may be replenished by screwing off a cap and pouring in more water.

The system is known as the Clow Gas-Steam Radiation. It uses less than two per cent. of the air to induce com-



bustion, a negligible quantity. The amount of gas required in maintaining the radiator is moderate, the oxygen consumption being not more than that required by two persons in the room for twenty minutes. The only combustion



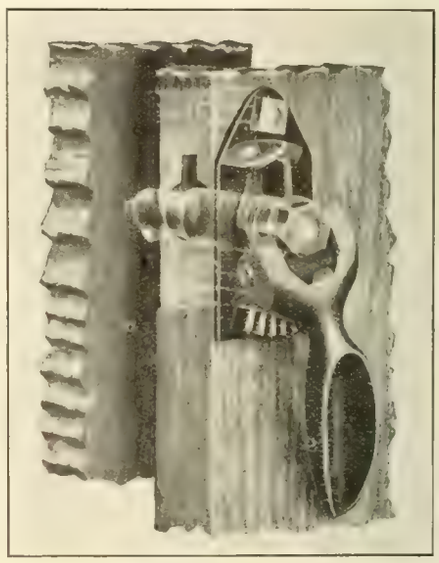
product of this system is one-quarter of one per cent. of $CO_2$, or, in other words, 25 parts in 10,000 parts of air, which is said to be harmless.

The advantages claimed for this system of heating include the following: the ability to heat one room or several rooms without wasting heat-producing power; the elimination of danger from fire because there are no pipes through the walls to become overheated; the safety against explosion by the control of the gas through steam pressure itself, and the great saving in the cost of cleaning up dirt, removing ashes and more or less attendance required for coal furnaces. By this system every tenant in the building has heat exactly as he wants it and is not dependent upon his neighboring tenants' whims or desires.

In the use of the gas furnace the manufacturers claim that there is a saving of 25 per cent. in fuel cost alone. This is quickly applicable in dwellings as well as in apartment houses. The construction of the central gas generated furnace is simple and repairs are easily made.

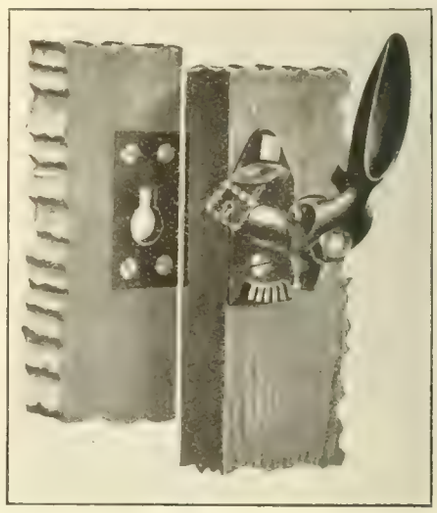
### New Parallel Door Lock.

INCREASING use of parallel doors in residences and other types of buildings has given rise to a demand for an entirely satisfactory locking device, especially for garage doors. This has induced the Richards-Wilcox Co., of Aurora, Ill., to perfect and introduce the type of lock shown in the two accompanying cuts. One of these shows the parallel door lock in full view, while the other gives a phantom view of its operation in the door. By the use of this lock it is a physical impossibility to at-



tack it successfully in attempt to open it once that it has been closed.

This lock is designed especially for parallel doors operating on parallel tracks, but it may be used on single doors by inserting the keeper casting on the jamb on the side wall. The lock



in operation is inserted in the stile of the door, the key or bolt passing entirely through the stile on the inside track and into the keeper in the stile of the outside door. When used on single door this bolt passes into a keeper inserted in the jamb. By turning the handle the doors are drawn together and held in that position by a stop lug resting in a notched section of the plate.

# CURRENT BUILDING OPERATIONS

## Interesting Project in the Upper Park Avenue Section—Every Device Installed For Comfort and Convenience of Tenants

PARK avenue with its environs is steadily being improved and the changes wrought are affecting an entire district. The neighborhood has changed during the last five years to a residential district and property values and rentals have increased correspondingly in a remarkable degree. A new project is now under construction. This improvement is in the form of a modern apartment house of the highest type which is being erected at 43-47 East 62d street, on a plot which adjoins the site of the proposed new building for the exclusive Colony Club. The Sixty-second Street Company, E. Clifford Potter president, 30 East 42d street, is the owner, and the plans and specifications were prepared by Rouse & Goldstone, architects, 40 East 32d street. Chauncey Matlock, 30 East 42d street, is the consulting mechanical engineer and the construction is under the direction of A. L. Mordecai & Sons, 30 East 42d street, general contractors.



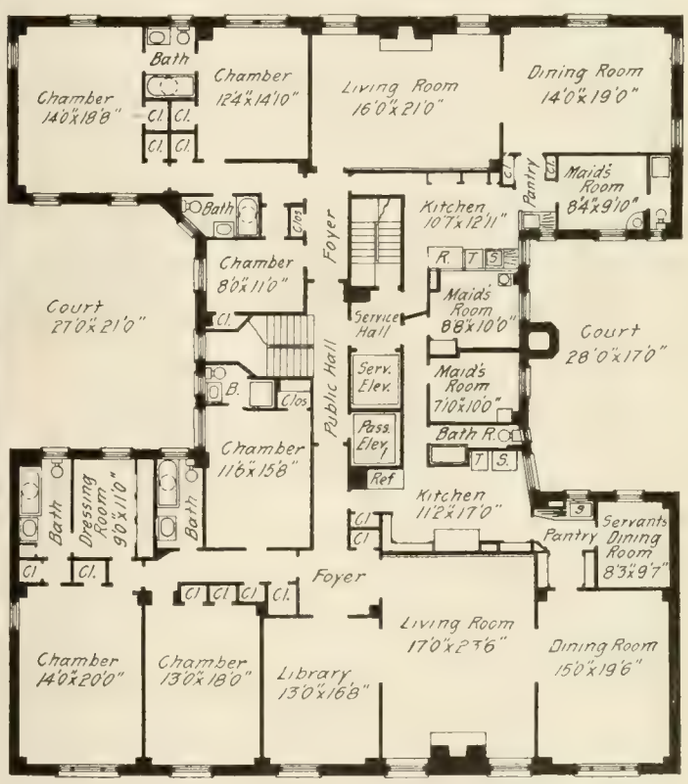
Rouse & Goldstone, Architects.
NOS. 43-47 EAST 62D STREET.

This new apartment will be nine stories in height and, with the exception of the ground floor, the suites are arranged for two families to the floor, in front and rear apartments. The front apartments, consisting of eleven rooms, four baths, foyer, pantry and sixteen closets, are complete in every respect. The rear apartments consist of seven rooms, three baths, foyer, pantry and eight closets, smaller in size, but as perfect in detail as the front suites.

The facade of this new structure is designed in a very simple Colonial manner with mullioned windows and ornamental iron railings. The material used is brick with buff Indiana limestone trimmings. This design harmonizes perfectly with that proposed for the new Colony Club, which is also strictly Colonial in character. Construction is fireproof throughout with floors of reinforced concrete.

All the comforts and conveniences of an ordinary house, combined with many innovations and labor saving devices found only in modern multi-family houses, will be included in this building. Rooms are exceptionally large. In fact they are as large and in some instances larger than those often found in many fine urban residences. In the front apartments are found rooms forming as complete a unit as can possibly be desired. The principal room is a living-room of generous size. One of the features of the room is that provisions have been made for a real log-burning fire-place. A sound-proof partition divides this room from the service portion of the apartment, guarding against noise made by servants.

From the living-room, entrance is had to the library on one side and to the dining-room on the other. These rooms are of good size and proportions and well lighted. There are three master bed-chambers each with a bath, one dressing-room, with built-in wardrobe, kitchen, large pantry, servants' dining-room, and two servants' bedrooms. The servants' bedrooms each have individual wash basins and a bathroom is located in close proximity.




SHOWING ARRANGEMENTS OF ROOMS.

The rear of seven-room apartments differ only in the number of rooms provided which are, in a few instances, slightly smaller in size. In appointments they are the same. Commodious built-in closets, dressers and wardrobes are a distinct feature of this structure, as it is in this respect that the chief complaint is lodged in regard to apartment house living.

Interior courts are provided to supply abundance of light and ventilation to the service portion of these suites. In one instance only does a principal room have an outlook on this court, that being a bedroom in the larger suites. The courts are larger than those ordinarily found in apartments, being 21x27 feet and 28x17 feet respectively, finished in white glazed enameled brick. Two electric elevators are to be installed, one for passengers, which is entered only from the public hall, and one combination service and freight lift, which serves only the service portions of the apartments. A separate service staircase is also provided.

Master bathrooms are equipped in all instances with full-sized tubs, and shower baths will be installed in each. The plumbing fixtures are of the highest type procurable, and are well designed. Each bathroom has a built-in medicine cabinet and is completely furnished as regards toilet accessories. These are of brass, heavily nickel plated. The rear apartments have for an outlook the yards of private houses, assuring practically permanent light and air.

Much care will be taken in the trim, finish and decoration of each separate apartment. Woodwork will be of the finest, and various rooms will be treated in different woods and finishes. The floors will be of hardwood parquet throughout the principal rooms. The wall hangings decorative painting, lighting fixtures, however, will be left to the taste of the tenants of each apartment who will make their own selections of color combinations, materials and design. The management and rental of this structure will be under the direction of Douglas L. Elliman & Company, agents.

—Yonkers is busy with building operations. Twenty-seven permits in August. Plans are in preparation for the new theatre on South Broadway, the new Y. M. C. A., the Halstead School and the Masonic Temple. These jobs with several others are alone estimated to represent an investment of a million dollars.

—One purchasing real property is bound to take notice of the claims of one in possession.

# NINE MONTHS OF BUILDING CONSTRUCTION

## Comparative Table of Plans Filed in Five Boroughs Since January 1—Brooklyn Shows Increase of 847 Buildings.

THE record of building operations according to the revised figures of the Building Superintendents of the five boroughs, for the first nine months of 1914, closed with $104,749,495 to be expended, as compared with $110,097,958 for the corresponding nine months of 1913. The number of new buildings exceeded those filed in 1913 by 888. In Manhattan the decrease in specified cost over last year was $13,729,145, numbering 124 buildings, the falling off being chiefly in dwellings, costing over $50,000, stores and lofts, costing over $30,000, public buildings, places of amusement, stables and garages and other structures.

In the Bronx the decrease was 99 buildings, costing $3,533,099, showing principally that fewer brick tenements costing over $15,000, public buildings, places of amusement, stables and garages and frame dwellings are to be erected, although there was a large gain in the last three months in the Bronx, over the corresponding three months of 1913, by 47 buildings, costing $1,835,515, the increase being in brick tenements, costing over $15,000, and brick dwellings costing less than $20,000.

### Brooklyn Shows Gain.

Brooklyn, which leads the five boroughs, shows a large gain over the same period of last year by 847 buildings that are being projected, to cost $9,515,294, the increase being in dwellings for one and two families, tenements costing between $20,000 and $50,000, stores and two-family apartments, public buildings and places of amusement. With building operations under way involving hundreds of thousands of dollars and a steady demand for flats and dwellings to justify this expenditure, Brooklyn real estate men, builders and owners are expecting a continuance of operations especially in the section of the borough which extends along both sides of Myrtle avenue into Queens and including the Fresh Pond road district.

Among the latest plans being prepared are nine residences in the west side of East 23d street, south of Vanderveer place, for the Charles Goell Construction Company; six brick residences on Voorhies avenue for Charles Lindebaum, nine residences at the northeast corner of Sixth avenue and 80th street for the Henry Roth Building Co., and tenements on Seventh avenue for the Hynes Real Estate Co. The Warwick Improvement Co., several apartments on Warwick street; the Idan Holding Company, tenements at Glenmore and Georgia avenues; S. & R. Realty Co., tenements on Hopkinson avenue, and the Wyler Construction Co., tenements on Lincoln place.

In Queens there was a decrease of $2,338,894 in the amount to be expended, and a falling off of 132 buildings, but alteration projects show a substantial gain over last year by 621 buildings, costing $243,192.

Richmond also continues to show a steady growth, the increased number of new buildings being 132 more than last year, with $56,593 more to be expended.

The following tables show the number and estimated cost of new buildings and alterations for which plans were filed according to the revised figures of the Building Bureaus, after allowing for the plans withdrawn and revised.

### Manhattan

PLANS FILED FOR NEW BUILDINGS

January 1, to September 30, Inclusive

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| Dwellings, over $50,000 | 13 | $1,925,000 | 7 | $1,350,000 |
| Betw'n $20,000 and $50,000 | 11 | 405,000 | 7 | 260,000 |
| Under $20,000 | 5 | 61,000 | 7 | 72,000 |
| Tenements | 131 | 17,202,200 | 120 | 16,146,000 |
| Hotels | 9 | 1,355,000 | 7 | 610,000 |
| Stores, lofts, etc. over $30,000 | 46 | 13,228,000 | 30 | 7,588,000 |
| Betw'n $15,000. and $30,000 | 15 | 307,000 | 18 | 402,000 |
| Under $15,000 | 6 | 51,000 | 6 | 49000 |
| Office buildings | 16 | 7,000,000 | 13 | 7,155,000 |
| Manufactories and Workshops | 17 | 3,332,000 | 26 | 2,352,950 |
| Schoolhouses | 6 | 650,000 | 5 | 286,600 |
| Churches | 3 | 280,000 | 4 | 295,000 |
| Public Build'gs Municipal | 7 | 250,000 | 6 | 572,000 |
| Places of Amusement, etc. | 84 | 5,501,375 | 27 | 1,349,000 |
| Stables and Garages | 88 | 739,500 | 33 | 900,000 |
| Other Structures | 88 | 162,360 | 49 | 62,690 |
| Hospitals | 5 | 880,000 | 1 | 150,000 |
| Totals | 490 | $53,329,435 | 366 | $39,600,290 |
| | 366 | 39,600,290 | | |
| Decrease, 9 Months, 1914 | 124 | $13,729,145 | | |

PLANS FILED FOR ALTERATIONS IN MANHATTAN

January to September 30, Inclusive

| | 1913 No. | 1913 Cost | 1914 No. | 1914 Cost |
|---|---|---|---|---|
| Dwelling houses | 664 | $1,509,878 | 600 | $1,035,340 |
| Tenements | 890 | 909,104 | 985 | 1,037,961 |
| Stores, lofts, etc. | 955 | 3,004,657 | 969 | 2,978,831 |
| Office buildings | 387 | 1,063,582 | 325 | 1,426,644 |
| Manufactories and workshops | 178 | 505,696 | 300 | 577,014 |
| Schoolhouses | 49 | 222,965 | 25 | 162,750 |
| Churches | 34 | 111,450 | 23 | 380,750 |
| Public Build'gs Municipal | 18 | 729,244 | 13 | 115,200 |
| Places of amusement, etc. | 222 | 779,257 | 291 | 794,948 |
| Hotels | 139 | 354,145 | 146 | 213,990 |
| Stables and Garages | 109 | 433,420 | 122 | 404,013 |
| Totals | 3,645 | $9,623,398 | 3,804 | $9,127,441 |
| | | $9,127,441 | 3,645 | |
| Decrease Cost 9 Months, 1914 | | $495,957 | | |
| Increase No. 9 Months 1914 | | | 159 | |

### Bronx

PLANS FILED FOR NEW BUILDINGS

January to September 30, Inclusive

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| Dwell'gs Brick over $50,000 | .. | ..... | .. | ..... |
| Dwell'gs, brick Bet $50,000 and $20,000 | 1 | $20,000 | 2 | $42,500 |
| Under $20,000 | 85 | 565,125 | 82 | 456,775 |
| Tenem'ts, brick over $15,000 | 295 | 13,651,351 | 230 | 10,936,000 |
| Under $15,000 | 4 | 24,500 | .. | ..... |
| Tenements frame | 1 | 7,000 | 4 | 21,500 |
| Hotels | .. | ..... | 3 | 33,000 |
| Stores over $30,000 | .. | ..... | 2 | 65,000 |
| Stores, between $30,000 and $15,000 | .. | ..... | 4 | 78,500 |
| Under $15,000 | 26 | 170,650 | 30 | 146,800 |
| Office Build'gs. | 8 | 62,150 | 9 | 102,150 |
| Manufactories and workshops | 43 | 753,040 | 43 | 382,942 |
| Schoolhouses | 13 | 827 700 | 9 | 766 000 |
| Churches | 11 | 272,500 | 3 | 65,000 |
| Public Build'gs —Municipal | 6 | 287,000 | 7 | 270,825 |
| Places of Amuse'nt, etc. | 41 | 859,100 | 21 | 713,300 |
| Stables and Garages | 36 | 127,650 | 32 | 72,015 |
| Dwell'gs, frame | 101 | 382,100 | 95 | 323,725 |
| Other Structures | 45 | 13,040 | 41 | 13,775 |
| Totals | 716 | $18,022,906 | 617 | $14,489,807 |
| | 617 | 14,489,807 | | |
| Decrease, 9 Months 1914 | 99 | $3,533,099 | | |

PLANS FILED FOR ALTERATIONS IN THE BRONX

January to September 30, Inclusive

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| Dwellings, brick | 35 | $55,600 | 38 | $26,915 |
| Dwellings, frame | 275 | 243,333 | 228 | 232,335 |
| Ten'm'nts, brick | 85 | 112,795 | 114 | 121,380 |
| Tenements, frame | 20 | 12,425 | 21 | 11,700 |
| Hotels | 12 | 45,550 | 5 | 5,425 |
| Stores | 40 | 46,950 | 42 | 55,125 |
| Office buildings | 10 | 36,150 | 7 | 14,630 |
| Manufactories and Workshops | 34 | 151,200 | 36 | 150,150 |
| Schools | 8 | 42,100 | 10 | 98,600 |
| Churches | 6 | 75,800 | 10 | 117,150 |
| Public Buildings | 23 | 146,100 | 23 | 36,730 |
| Stables and Garages | 8 | 6,125 | 10 | 42,100 |
| Miscellaneous | 1,815 | 238,590 | 1,779 | 242,158 |
| Totals | 2,374 | $1,212,718 | 2,323 | $1,154,398 |
| | 2,323 | 1,154,398 | | |
| Decrease 9 Months, 1914 | 51 | $58,320 | | |

### Brooklyn

PLANS FILED FOR NEW BUILDINGS

January to September 30, Inclusive

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| Dwellings, 1 family, over $50,000 | .. | ..... | .. | ..... |
| Dwellings, 1 family, btwn. $20,000 and $50,000 | .. | ..... | .. | ..... |
| Dwellings, 1 family, under $20,000 | 397 | $1,797,375 | 739 | $2,812,900 |
| Dwellings, 2 family, under $20,000 | 427 | 1,772,800 | 509 | 2,111,000 |
| Tenements, Bet. $20,000 and $50,000 | 231 | 8,165,500 | 460 | 11,660,000 |
| Tenements under $20,000 | 129 | 1,339,000 | 133 | 1,126.900 |
| Stores, over $30,000 | .. | ..... | 1 | 95,000 |
| Stores Bet. $15,000 and $30,000 | 1 | 15,000 | .. | ..... |
| Stores, under $15,000 | 28 | 124,650 | 23 | 50,950 |
| Stores and two families | 121 | 721.600 | 207 | 1,171,700 |
| Office buildings | 12 | 1,131,800 | 8 | 644,700 |
| Factories and Workshops, brick | 68 | 1,662,400 | 54 | 1,997,100 |
| Factories and Workshops, frame | 14 | 23,250 | 7 | 350,100 |
| Schoolhouses | 6 | 1,100,000 | 5 | 495,000 |
| Churches | 18 | 498,500 | 8 | 261,500 |
| Public build'gs, Municipal | 7 | 352,000 | 12 | 982,300 |
| Places of Amusement, etc. | 47 | 956,350 | 41 | 2,099,250 |
| Stables | 134 | 424,543 | 131 | 355,325 |
| Warehouses | 6 | 301,000 | 6 | 1,068,000 |
| Brick sundries. | 113 | 708,650 | 72 | 287,735 |
| Dwellings, 1 family | 495 | 1,398,050 | 653 | 1,573,450 |
| Dwellings, 2 family | 97 | 349, 820 | 184 | 528,500 |
| Tenem'ts, " | 63 | 402,000 | 18 | 109,200 |
| Stores, frame, two family | 10 | 30,000 | 11 | 23,500 |
| Other frame structures | 266 | 212,223 | 256 | 269,245 |
| Totals | 2,691 | $23,486,511 | 3,538 | $33,001,805 |
| | | | 2,691 | 23,486,511 |
| Increase, 9 Months, 1914 | | | 847 | $9,515,294 |

PLANS FILED FOR ALTERATIONS IN BROOKLYN

January to September 30, Inclusive

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| Dwellings | 519 | $385,190 | 475 | $343,685 |
| Tenements | 397 | 205,925 | 421 | 184,835 |
| Hotels | 7 | 14,350 | 12 | 19,510 |
| Stores | 110 | 244,465 | 109 | 305,690 |
| Office Build'gs. | 22 | 124,750 | 17 | 22,925 |
| Manufactories and Workshops | 115 | 427,235 | 142 | 317,913 |
| Schools | 32 | 83,150 | 32 | 67,910 |
| Churches | 12 | 30,060 | 14 | 47,190 |
| Public Build'gs | 106 | 347,635 | 102 | 309,010 |
| Stables and Garages | 33 | 71,600 | 43 | 158,475 |
| Frame Build'gs | 1,452 | 795,114 | 1,327 | 618,468 |
| Totals | 2,805 | $2,729,484 | 2,694 | $2,395,611 |
| | 2,694 | 2,395,611 | | |
| Decrease 9 Months, 1914 | 111 | $333,873 | | |

### Queens

PLANS FILED FOR NEW BUILDINGS

January to September 30, Inclusive

(The classifications have not been completed at this writing.

| | 1913 No. | 1913 Cost. | 191 No. | 191 Cost. |
|---|---|---|---|---|
| | 3,587 | $13,379,396 | 3,719 | $15,718,290 |
| | | | 3,587 | 13,379,396 |
| Increase 9 Months, 1914 | | | 132 | $2,338,894 |

PLANS FILED FOR ALTERATIONS IN QUEENS

January to September 30, inclusive

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost |
|---|---|---|---|---|
| | 1,623 | $782,793 | 2,244 | $1,025,985 |
| | | | 1,623 | 782,793 |
| Increase 9 Months, 1914 | | | 621 | $243,192 |

### Richmond

PLANS FILED FOR NEW BUILDINGS

January to September 30, Inclusive

(The classifications have not been completed at this writing.)

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| | 801 | $1,879,710 | 933 | $1,936,303 |
| | | | 801 | 1,879,710 |
| Increase, 9 Months, 1914 | | | 132 | $56,593 |

PLANS FILED FOR ALTERATIONS IN RICHMOND.

January to September 30, Inclusive

| | 1913 No. | 1913 Cost. | 1914 No. | 1914 Cost. |
|---|---|---|---|---|
| | 389 | $249,582 | 430 | $226,316 |
| | | 226,316 | 389 | |
| Decrease Cost, 9 Months, 1914 | | $23,266 | | |
| ease No., 9 Months, 1914 | | | 41 | |

**Architects Organize for War Relief.**

The American Artists' Committee, made up of sculptors, painters, architects and other art workers, has been organized to raise funds for the immediate relief of families of the soldier-artists now serving with the French armies. On the committee among others are Daniel Chester French, Charles Dana Gibson, Cass Gilbert, Herbert Adams, J. William Fosdick, Louis C. Tiffany, Maitland Armstrong and J. Carroll Beckwith. This committee, which is composed mostly of members of the National Academy of Design, has established a headquarters in the American Fine Arts Building, 215 West 57th street. William Bailey Faxon is the treasurer.

Another appeal for the same purpose is made by a committee, the personnel of which includes Henry F. Hornbostel, president of the Society of Beaux Arts Architects; William T. Dannat, president of the Paris Society of American Painters; J. William Fosdick, president of the Société des Anciens de l'Academie Julian, and Joseph H. Freedlander, president of the American Group of Architects Diplomaed by The French Government. This committee is also affiliated with the brotherhood in Paris.

**Hell Gate Bridge.**

The masonry for Hell Gate Bridge, including the piers and abutments, has been largely completed and the steel work has been carried forward from grade at the north end to the Bronx Kills, where they are erecting the false work for the bridge over the Kills. No steelwork has yet been placed beyond that point. More than 100,000 tons of steel will be used altogether.

The bridge begins at 138th street in the Bronx and crosses the Bronx Kills on concrete piers of from fifty to seventy-five feet in height. The viaduct in Queens extends easterly to Second avenue in Long Island City, the streets being arched over with concrete. The bridge will terminate at Stemler avenue in Long Island City, the tracks being carried from that point upon an earthen embankment to the Sunnyside yards of the Pennsylvania Railroad.

The bridge will join the tracks of the Pennsylvania Railroad with those of the New York, New Haven and Hartford Railroad, thus connecting the Boroughs of Queens and Brooklyn directly with New England and the West.

**Furniture House to Build.**

The Grand Rapids Furniture Company, now located in West 32d street, has secured a building site at 18 to 20 East 50th street, measuring 56.2x100.5 feet, 70 feet west of Madison avenue. The company will improve the property with a twelve-story structure for its exclusive occupancy.

## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

**NOTICE TO CONTRACTORS.**

Sealed proposals for New Boiler, Stack, etc., at the Binghamton State Hospital, Binghamton, New York, will be received by the State Hospital Commission, Capitol, Albany, New York, until Monday, Oct. 19, 1914, at 3 p. m., when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect and shall be accompanied by certified check in the sum of 5% of the amount of bid and the contractors to whom the awards are made will be required to furnish surety company bonds in the sum of 50% of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 2064. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York office of the Department of Architecture, Room 1224 Woolworth Building, at the office of the Department of Architecture, Capitol, Albany, N. Y., and at the Binghamton State Hospital, Binghamton, N. Y. Drawings and specifications may be obtained at the Department of Architecture, Capitol, Albany, N. Y., on reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 1, 1914.—Sealed proposals will be opened in this office at 3 p. m., November 10, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of a two-story and basement stone, terra-cotta, and brick-faced building of 6,000 square feet ground area, fireproof except roof, composition roof, for the United States postoffice at Canton, Ill. Drawings and specifications may be obtained from the custodian at Canton, Ill., or at this office, at the discretion of the Supervising Architect. O. Wenderoth, Washington, D. C.

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**Mail Service Building Awarded.**

John Peirce Co., 383 Madison avenue, has been awarded the general contract for the erection of the mail service building to be built on the west side of Lexington avenue on the block front from 45th to 46th streets. This structure is to be erected by the New York Central & Hudson River Railroad Co., and will be leased by the Treasury Department of the U. S. Government. The plans were prepared by Warren & Wetmore, architects, 70 East 45th street, and Balcom & Darrow, 70 East 45th street are the structural engineers. The building will be of brick and limestone to harmonize with the other buildings in the terminal zone, and will be five stories in height, 200 x 250 feet. The building will cost about $300,000.

**Fifth Avenue and 37th Street Building.**

The improvement of the property at the northeast corner of Fifth avenue and 37th street, containing about 9,260 square feet, will not be undertaken before March 1, 1914. The buyer, according to the brokers, Frederick Southack and Alwyn Ball, Jr., are New England capitalists incorporated under the name of the Murray Hill Investing Company. It is proposed to erect a twelve-story store and office structure on the plot which is vacant. Plans will be prepared by Warren & Wetmore and Herman Lee Meader. The Metropolitan Life Insurance Company has agreed to advance $1,500,000 as a building and permanent loan.

**Where Brooklyn Is Building Most.**

Some interesting statistics, obtained by a study of the tax rolls, show the number of buildings that have been erected in Brooklyn during the past fiscal year. There are 2,887 of these altogether, the sections in which the greater number have gone up being in the Eastern Parkway and Brownsville districts, where the new subway is the cause; in East New York, between Cypress Hills Cemetery and New Lots road; the heart of Flatbush, between Caton avenue and Glenwood road, and from Nostrand avenue to Gravesend avenue; Bay Ridge, and the Sheepshead Bay and Coney Island district.

**Hospital Contract Awarded.**

Isaac S. Rossell, 1 Madison avenue, has been awarded a general contract to build a hospital building in the north side of 109th street, 200 feet east of Amsterdam avenue, from plans and specifications prepared by Allen & Collens, architects, 40 Central street, Boston, Mass. This building will be erected for the Women's Hospital of the State of New York, John E. Parsons, president. The building will be six stories in height and will cover a plot 55x40 feet. The cost is placed at $100,000.

**Subway Link Bids In.**

Bids were opened on Tuesday by the Public Service Commission for the construction of the diagonal subway station in 42d street and the link between the existing subway and the new Lexington avenue subway. The lowest bidder was the Rapid Transit Subway Construction Company—$3,097,000. The station includes a connection with the Steinway tunnel, an entrance to the Grand Central Terminal and connection with the Hudson tunnels when completed, from Sixth avenue and 33d street.

**New Building for Dental College.**

Shape & Bready, architects, 220 West 42d street, have been commissioned to prepare plans and specifications for a new building to be erected for the New York College of Dentistry, George Alexander, president. The new structure will be built in the south side of 42d street, between First and Second avenues. It will be fireproof, of brick and limestone, seven stories in height. The cost is estimated at approximately $200,000. Complete details will be announced in a later issue.

**New Hotel for Syracuse.**

Plans are being prepared in the office of Taber & Baxter, architects, Gurney Building, Syracuse, N. Y., for a new hotel to be erected at the southwest corner of South Salina and West Adams streets, Syracuse, N. Y. The structure will be built for the Syracuse Company, owners, Henry Lacy, president. The building will be fireproof, eight stories in height, on a plot 75x127 feet. The project will represent an expenditure of $300,000.

**Contemplated Residence at Oyster Bay.**

Charles I. Berg, architect, 331 Madison avenue, has been retained to prepare plans for a frame and stucco residence to be erected at Oyster Bay, L. I., for Mrs. James Moore, owner, South street, Oyster Bay. The house will be 2½ stories in height, 100x130 feet. Preliminary sketches are now being made and complete details will be announced in a later issue. The project will cost about $100,000.

**Contemplated Country House.**

Electus D. Litchfield, architect, 477 Fifth avenue, is preparing preliminary sketches for a residence to be erected at Westbury, L. I., for A. G. Schaffner. Full details of the proposed house are not available at the present time and it will be some time before estimates will be taken.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

HORNELL, N. Y.—The city of Hornell, Board of Public Works, Mayor F. J. Nelson, contemplates the erection of a city hall, jail and police station, to cost about $50,000. No architect retained.

SYRACUSE, N. Y.—The City Bank, W. C. Brayton, president, contemplates remodelling or erecting a new City Bank, at 120 East Genesee st. No architect selected.

EAST BETHANY, N. Y.—The Le Roy Cold Storage Co., J. F. Crocke, secretary, contemplates rebuilding the 3-sty brick and frame cold storage building, 150x60 ft., to cost between $30,000 and $40,000. No architect selected.

BATH, N. Y.—The Farmers & Mechanics Bank, Frank Campbell, president, is receiving competitive sketches for a 2-sty bank building or the remodelling of the present one at Liberty st, near East Steuben st. No architect selected.

LYONS, N. Y.—The Joppa Cigar Manufacturing Co., Otto G. Fuscz, president, contemplates the erection of a 2-sty brick cigar factory, 25x65 ft., to cost about $10,000. No architect selected.

ELMIRA, N. Y.—The Local Aerie Fraternal Order of Eagles, No. 941, 110 Lake st, contemplates the erection of a lodge building here. No architect selected. Chas. J. Menger, secretary, care of Prudential Insurance Co., Elmira.

BUFFALO, N. Y.—John W. Gibbs, builder, D. S. Morgan building, Buffalo, contemplates the erection of a 10-sty hotel, 60x80 ft., at the northwest corner of Exchange and Washington sts. No architect selected.

GLEN ROCK, N. J.—The Board of Education of the Borough of Glen Rock, Henry C. Smith, president, contemplates the erection of a 2-sty brick public school. No architect selected. Cost, about $20,000.

OLEAN, N. Y.—Grand Theatre, J. H. Baines, 255 North Union st, contemplates making alterations and additions to the brick and tile theatre at 255 North Union st, to cost between $10,000 and $15,000. No architect selected.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

CORONA, L. I.—M. Oliveri, 69 Rapelje av, owner, is taking bids on general contract for a 3-sty bakery, apartments and stable at the northwest corner of Shapola av and Rapelje av from plans by C. L. Varrone, 171 Corona av. Cost, about $12,000.

BANKS.

TOTTENVILLE, S. I.—Plans are being figured for the 1-sty bank, 30x56 ft., for the Tottenville National Bank, A. B. Patterson, president. Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, about $15,000.

DWELLINGS.

DOUGLASTON, L. I.—Buchman & Fox, 30 East 42d st, Manhattan, architects, are taking bids for two 2-sty brick residences, 45x83 ft., and garage at the southeast corner of Bayview av and Shore rd for N. H. Bachmann, 257 4th av, Manhattan. Cost, about $15,000.

RICHMOND HILL, L. I.—Maurice C. Turner, Church st, owner, is taking bids on general contract for a 3-sty brick residence, 31x42 ft., on the east side of Beverly rd, 84 ft. north of Audley st, from plans by Frank H. Quinby, 99 Nassau st, Manhattan.

GREENWICH, CONN.—William F. Dominick, 3 West 29th st, Manhattan, architect, is taking bids for a 2½-sty hollow tile, stucco and rubble stone farm house and garage on Round Hill rd for Paula W. Siedenburg, on premises.

WOODMERE, L. I.—Morrell Smith, Bank Building, Far Rockaway, architect, is taking bids for a 2½-sty frame residence and private garage at Woodmere Park for M. Heineman, Cedarhurst, L. I., and 245 Church st, Manhattan. Cost, about $30,000.

BRONXVILLE, N. Y.—O. J. Gette, of Marsh & Gette, architects, 46 Cedar st, owner, is taking bids on general contract for a 2½-sty frame and stucco residence, 25x38 ft., at Bronxville terrace and Millard av. Cost, about $9,000.

MOUNT VERNON, N. Y.—H. B. Davis, Stuyvesant Plaza, Mount Vernon, owner, is taking bids for a 2½-sty frame and stucco residence, 30x40 ft., at Chester Park, from plans by A. G. C. Fletcher, 103 Park av, Manhattan. Cost, about $10,000.

HARTSDALE, N. Y.—Patterson & Dula, 50 East 40th st, Manhattan, architects, are taking bids for a 2½-sty brick residence, 70x50 ft., on Greenacres av for P. Compton Miller, this place. Cost, about $25,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—T. H. Englehardt, 904 Broadway, architect, is taking bids for alterations to the brick brewery southeast corner of Livery and Georgia avs for Piel Bros., brewery, on premises. Gottfried Piel, president. T. H. Englehardt, 904 Broadway, architect. Cost, about $10,000.

MUNICIPAL WORK.

LYONS, N. Y.—The village of Lyons, E. C. Bailey, clerk, is taking bids to close October 17 for cast iron pipe and castings. J. F. Witmer Co., 2 Chapin Block, Buffalo, engineer.

ROOSEVELT, N. J.—Bids will close October 26 at 2.30 p. m. for the construction of a bridge over Noes' Creek on Bryant st for the Board of Chosen Freeholders of Midlesex County. Alvin B. Fox, 137 Smith st, Perth Amboy, county engineer.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Michael I. Fagen, city clerk, is taking bids to close Oct. 22 at 2 p. m. for furnishing municipal incandescent gas street lighting. Chas. A. Van Keuren, City Hall, chief engineer.

SCHOOLS AND COLLEGES.

BRONX.—Bids will close October 19 at 3 p. m. for an addition to P. S. 12 at Frisby and Benson avs for the City of New York, Board of Education, 59th st and Park av. C. B. J. Snyder, 59th st and Park av, architect. Bids will be for general construction and for plumbing and drainage.

OLEAN, N. Y.—The Board of Education, Mayor W. H. Simpson, City Clerk, is taking bids for the installation of a plumbing system in School No. 1.

STABLES AND GARAGES.

ELIZABETH, N. J.—The city of Elizabeth, City Council Chamber, is taking bids to close October 20 for the 2-sty brick garage, 36x52 ft., at Prospect st and Elizabeth av from plans by Louis Quien, Jr., 229 Broad st, architect. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Bruce P. Kitchell, 207 Market st, architect, is taking bids for a 4-sty or 12-sty store and office building, 44x125 ft., at the southwest corner of Market and Halsey sts for the T. B. Peddie Estate, James E. Crossley, manager, on premises.

BUFALO, N. Y.—The New York Telephone Co., 15 Dey st, Manhattan, is receiving estimates on electric wiring to close October 12 for the 2-sty addition to the telephone building 455 Glenwood av. McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, architects. Metz Bros. Co., Builders Exchange, general contractor. Cost, about $20,000.

MISCELLANEOUS.

NEWTON, L. I.—Oscar Lowinson, 5 West 31st st, Manhattan, architect, is taking bids to close October 15 for a 2-sty brick and frame gate house and chapel, 92x22 ft., on the north side of Newton av, 375 ft. west of Maurice av, for Mount Zion Cemetery, Chevia Brai Sholem, 41 Park Row, Manhattan. Cost, about $25,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Chas. J. Jepperson, 56 West 45th st, has been selected steel engineer for the 13-sty apartment house, 25x100 ft., at the southeast corner of Park av and 82d st, for the Recton Realty Co., 37 Liberty st, Samuel Kempner, president. George F. Pelham, 30 East 42d st, architect. Cost, about $150,000.

8TH AV.—William H. Dusenbury, 31 East 27th st, has completed plans for alterations to the 5-sty tenement 334 8th av for Chas. Appell, 53 West 104th st.

WAVERLY PL.—Moore & Landsiedel, 148th st and 3d av, have completed plans for alterations to the 6-sty tenement 227-229 Waverly pl for Louisa and William Muller, 240 West 15th st.

69TH ST.—Edward C. Schmidt, 1 Madison av, has completed plans for alterations to the 12-sty apartment 140 West 69th st, corner of Broadway, for the 140 West 69th St. Corp., 140 West 69th st. Cost, about $15,000.

111TH ST.—Cohen & Felson, 329 4th av, are preparing plans for a 6-sty apartment, 50x100 ft., at 66 East 111th st, for Dr. G. B. Citron, on premises. Cost, about $50,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids October 5 for installing electric equipment in new P. S. 52. Jandous Electric Equipment Co., Inc., low bidder at $8,812.

STABLES AND GARAGES.

11TH ST.—James S. Maher, 431 West 14th st, is preparing plans for a 3-sty brick, steel and concrete stable, 66x100 ft., at 356-360 West 11th st, for Donovan & Son, 270 Washington st. Cost, about $30,000. The architect will take bids.


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STORES, OFFICES AND LOFTS.

BROADWAY.—Severance & Van Allen, 4 West 37th st, are preparing plans for a 4-sty brick and stone store and office building, 80x170 ft., at 44-50 Broadway, through to New st, for the Standard Oil Co., 26 Broadway, Henry C. Folger, Jr., president. Cost, about $225,000.

125TH ST.—W. Weissenberger, care of Edison Co., Irving pl and 15th st, has nearly completed plans for an 8-sty store and loft building, 30x98 ft., at 13-15 East 125th st, for Henry J. Hemmons, 50 Wall st. Bids will be taken on general contract about October 15.

184TH ST.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for a 1-sty brick taxpayer, 25x100 ft., at the northeast corner of 184th st and Audubon av for the Rexton Realty Co., care of architect.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS.

235TH ST.—Chris Lohse, 428 East 83d st, has completed plans for a 4-sty brick store and tenement, 37x85 ft., at the southeast corner of 235th st and Carpenter av, for John Moss, care of architect. Cost, about $25,000.

226TH ST.—J. J. Vreeland, 2019 Jerome av, is preparing plans for a 4-sty tenement, 25x101 ft., in the north side of 226th st, 350 ft. east of White Plains av, for Joseph Castaldo, mason, 39 Villa av, owner and builder. Cost, about $18,000.

HOSPITALS AND ASYLUMS.

142D ST.—Lewis Abramson, 220 5th av, Manhattan, has been commissioned to prepare plans for a 2 or 4-sty brick and stone hospital to be erected in the neighborhood of 142d st, Bronx, for the Twilight Sanitarium Association, care of architect. Cost, about $40,000.

CHARLOTTE ST.—Lewis Abramson, 220 5th av, has been commissioned to prepare plans for a 5-sty brick hospital at the southeast corner of Charlotte st and Crotona Parkway for the Bronx Hospital Association, Chas. Trosky, care of architect, chairman. Cost, about $300,000.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were opened by the Board of Education, October 5, for installing electric equipment in addition to and alterations in P. S. 21. Jandous Electric Equipment Co., Inc., low bidder at $4,131.

STABLES AND GARAGES.

SOUTHERN BOULEVARD.—Edward J. Byrne, 3029 3d av, is preparing plans for a 1-sty brick and stone garage, 100x50x150x irregular, on the east side of Southern Boulevard, opposite 163d st, to cost about $30,000.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WILLIAMS AV.—Chas. Niele, 37 Liberty av, has completed plans for three 2-sty tenements, 20x75 ft., on the west side of Williams av, 530 ft. north of Wegman av, for William Frieb and Jacob Brodsky, 345 Lott av. Total cost, about $10,500.

PROSPECT PARK WEST.—W. T. McCarthy, 16 Court st, has completed plans for a 6-sty tenement at the northwest corner of Prospect Park West and 4th st, for the Brookville Realty Co., 189 Montague st. Cost, about $150,000.

DWELLINGS.

75TH ST.—L. Danancher Co., Fulton st., Jamaica, has completed plans for nineteen residences in the south side of 75th st, 200 ft. east of 11th av, for the 75th St. Building Co., Benj. Evans, 44 Court st, owner and builder. Cost, about $50,000.

FACTORIES AND WAREHOUSES.

MASPETH AV.—The Eastern Tanners Glue Co., Gowanda, N. Y., is having plans prepared by its own draughting department for a glue factory on Maspeth and Gardner avs.

STANHOPE ST.—E. J. Meisinger, 394 Graham av, is preparing plans for a 2-sty factory, 35x47 ft., at 120 Stanhope st for F. Specht & Sons, on premises, owners and lessees. Cost, about $8,500.

HOSPITALS AND ASYLUMS.

98TH ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty hospital, 100x100 ft., at East 98th st and Rockaway Parkway for the Brownsville & East New York Hospital Society, Louis Jaffe, president, 1922 Prospect pl. Cost, about $100,000.

STORES, OFFICES AND LOFTS.

GRAHAM AV.—L. Koen, 9 Debevoise st, has completed plans for a 3-sty brick loft building, 50x40 ft., at the southeast corner of Graham av and Ainslie st, for S. Hyman, 2069 5th av, Manhattan.

## Queens.

DWELLINGS.

RICHMOND HILL, L. I.—George L. Crane, 2706 Jamaica av, has completed plans for five 2-sty frame residences, 16x36 ft., in Tulip st, near Freedom av, for John Haufe, 16 Parkview av, owner and builder. Total cost, about $12,000.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for a 2½-sty frame residence, 36x28 ft., in 6th st, near Whitney av, for M. A. Soden, 66 Van Buren st, Brooklyn. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Adolph Mertin, 34 West 28th st, Manhattan, is preparing plans for a 1 and 2-sty addition to the factory at 295 Vernon av, for the Atlantic Macaroni Co., 253 Vernon av. Cost, about $20,000.

LONG ISLAND CITY.—Tooker, Marsh & Barnett, 101 Park av, Manhattan, have completed plans for two storage buildings at the southwest corner of Gardner and Maspeth avs, for the Gulf Refining Co., Frick Annex, Pittsburgh, Pa. McCarll, Hotel Latham, 4 East 28th st, Manhattan, engineer. Total cost, about $21,000.

STABLES AND GARAGES.

JAMAICA, L. I.—George E. Crane, 2706 Jamaica av, has completed plans for a 2-sty concrete block laundry, garage and loft, 50x75 ft., for George V. Tonner, 24 Liberty pl. Cost, about $10,000.

## Richmond.

SCHOOLS AND COLLEGES.

RICHMOND.—The Board of Education opened bids October 5 for installing electric equipment in addition to P. S. 20. T. Frederick Jackson, Inc., low bidder at $6,140.

## Nassau.

DWELLINGS.

FREEPORT, L. I.—H. L. Trubenback, this place, has completed plans for five 3-sty brick stores and residences, 100x60 ft., in north Main st., for Mrs. Hawkins, this place, owner. Cost, about $25,000.

FREEPORT, L. I.—Foundations are under way for a 2½-sty frame residence, 28x30 ft., in Pine st, for H. S. Starr, 48 North Bergen pl, owner. Plans prepared privately. F. L. J. Lee & Co., Main st, general contractor. Cost, about $5,000.

MANHASSETT PARK, L. I.—John Gurd, 281 5th av, Manhattan, is preparing plans for a 2-sty residence in Orchard st for H. P. Branca, 245 East 30th st, Manhattan. Cost, about $5,000.

## Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 2-sty frame and stucco apartment, 65x29 ft., at Bedford av and 3d st for A. M. Hecht, 348 South 10th av, owner and builder. Cost, about $12,000.

DWELLINGS.

YONKERS, N. Y.—The Arlington Construction Co., 2 Hudson st, Yonkers, contemplates the erection of twelve to fifteen frame and stucco semi-bungalows, 26x26 ft., and 26x30 ft., at Nepperhan Heights, Morningside rd, from plans by Alfred Willis, care of owner. Cost, between $3,500 and $4,000 each.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for a 2½-sty frame and stucco residence, 31x38 ft., on Claremont av, north of Lincoln av, to cost about $8,000. Architect will take bids on separate contracts about October 13.

LARCHMONT GARDENS, N. Y.—William S. Moore, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco residence on lots 7 and 8 for H. O. Hanson, 19 West 34th st, Manhattan, owner and builder. Cost, about $5,000.

NORTH TARRYTOWN, N. Y.—R. S. Russell, Main st, Tarrytown, is preparing plans for a 2½-sty frame and stucco residence on Bedford rd, for John J. Hughes, this place, owner, who will take bids on separate contracts. Cost, about $6,000.

YONKERS, N. Y.—A. Danner, Bellevue av, has completed plans for a 2½-sty frame residence, 23x32 ft., at 173 Eldridge av, for William A. Simpson, 50 Linden st. Cost, about $5,500.

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, have completed plans for a 2½-sty tile and stucco residence, 30x52 ft., for Walter D. Despard, 6 Hanover st, Manhattan. Cost, about $25,000.

HALLS AND CLUBS.

YONKERS, N. Y.—Beersman & Vollmer & Evarts Tracy, associated, 244 5th av, Manhattan, have been commissioned to prepare plans for the 4-sty Masonic temple at the southeast corner of Guion st and South Broadway, for the Masonic Guild, F. & A. M., E. M. Yerkes, 32 North Broadway. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about $70,000.

MUNICIPAL WORK.

SCARSDALE, N. Y.—Bond issue will probably be voted on at a special election to be held October 20 for regulating and paving Popham rd and Fennimore rd for the town of Scarsdale, A. M. Crane, president. F. W. Terhune, Depot sq, engineer. Cost, about $110,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub.".

BRONX.—M. Capiello & Son, 294 Pine st, have received the general contract to erect a 2-sty store and residence, 31x78 ft., on the east side of Westchester av, 63 ft. south of Mayflower av, for Carlo Marrolloli, 1236 Edison av. Chris F. Lohse, 428 East 83d st, architect. Cost, about $10,500.

BROOKLYN.—John J. Beatty, 1469 Dean st, has received the general contract to erect a 2-sty brick rectory, 20x55 ft., in the north side of Dean st, 150 east of Schenectady av, for the Church of Our Lady of Charity, Right Rev. Father Charles McDonnell, bishop, 1665 Dean st. Laspia & Salvati, 525 Grand st, architects. Cost, about $5,500.

DWELLINGS.

WARWICK, N. Y.—The Harriman Industrial Corporation, Harriman, has received the general contract to erect a 2½-sty hollow tile and brick veneer residence on Colonial av for Morris Rutherfurd, this place, owner. Mason R. Strong, 7 Wall st, Manhattan, architect. Cost, about $25,000.

WEST NEW YORK, N. J.—Fred Adam, 418 13th st, has received the general contract to erect a 1 and 2-sty brick residence and embroidery shop at 19th st for Albin Fleischer, 1 Polk st, Guttenberg. George Willaredt, 411 23d st, West New York, architect. Cost, about $6,000.

HARRISON, N. J.—Thomas P. Glennon, this place, has received the general contract to erect a 2½-sty brick residence on Central av for Dr. William B. McClennon, 314 Central av, East Newark. Joseph W. Baker, 11 North 4th st, architect. Cost, about $10,000.

WOODMERE, L. I.—George Jeuch Co., College Point, L. I., has received the general contract to erect a 2½-sty frame and brick veneer residence, 66x34 ft., for Harry I. Kleinert, of

Kleinert Rubber Works, College Point. S. B. Eisendrath & B. Horowitz, 500 5th av, Manhattan, associate architects. Cost, about $9,000.

EDGEMERE, L. I.—Kark Remmi, St. Albans, L. I. has received the general contract to erect a 2-sty frame residence, 36x39 ft., on the west side of Florence av, 412 ft. south of Boulevard, for Elizabeth Warnock, 6 Florence av. John E. Nitchie, World Building, architect. Cost, about $6,000.

EAST ORANGE, N. J.—Edward L. Ames, 496 Norwood st, has received the general contract to erect a 2½-sty frame residence at 526 Norwood st, for F. Ross Moriscu, 530 Norwood st. Cost, about $5,000. Plans prepared privately.

MONTCLAIR, N. J.—John F. O'Neill, 68 Orange st, has received the general contract to erect a 2½-sty frame residence for Mary W. and Belle N. Talmage, 363 Upper Mountain av. H. Messinger Fisher, 483 Bloomfield av, architect. Cost, about $5,000.

WEEHAWKEN, N. J. (sub.).—James Lala, 322 DeMott st, West Hoboken, has received the mason work; Wikander Bros., 156 Orient av, Jersey City, carpentry, and Louis Menigaux, 422 Lewis st, Union Hill, N. J., plumbing for the 2-sty brick residence, 33x49 ft., at Duer Place, for John M. King, Esq., care of architect, Charles Fall, 1400 Washington st, Hoboken.

KNOLLWOOD, N. Y.—F. N. Goble, 1 East 42d st, Manhattan, has received the general contract to alter and make additions to the 2½-sty hollow tile, stucco and brick residence near White Plains, for E. E. Calkins, 250 5th av, Manhattan. Chas. W. Leavitt, Jr., 220 Broadway, Manhattan, architect. Cost, about $20,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Nevins-Perelman Co., Inc., 200 Broadway, has received the general contract to alter the 6-sty stores and factory 368-370 Broome st for the S. & H. Realty Co., Inc., Oscar Herman, president, 470 4th av. Sommerfeld & Steckler, 31 Union sq, architects. Cost, about $15,000.

HALLS AND CLUBS.

AMITYVILLE, L. I.—Ketcham & Pearsall, this place, has received the general contract to erect a 2-sty brick hall and store building, 30x50 ft., in Main st, for the Odd Fellows & Knights of Pythias, Benj. Ebbets, this place, owner. Cost, about $6,500.

HOSPITALS AND ASYLUMS.

BRONX.—(Sub.).—A. B. Barr & Co., Inc., 30 East 42d st, have received the heating contract and the Otis Elevator Co., 11th av and 26th st, the elevator contract for the 3-sty brick and limestone hospital at the northerly section of Featherbed lane and McCombs rd for the House of Calvary, John Cardinal Farley, president, 452 Madison av. Robert J. Reiley, 481 5th av, architect. John Kennedy & Co., 1133 Broadway, general contractor. Cost, about $80,000.

BROOKLYN.—Emil Von Lehn, 670 East 39th st, Manhattan, has received the general contract to erect a 3-sty brick home, 80x32 ft., in the west side of East 40th st, 207 ft. south of Ditmars av, for the Deaconess Hospital Society, 1169 Greene av. James A. Boyle, 367 Fulton st, architect. Cost, about $15,000.

PUBLIC BUILDINGS.

NORTHPORT, L. I.—Vail & Call, Burt av, Northport, have received the general contract to erect a 1-sty brick library for the Board of Trustees of Northport, George Babcock. Harry E. Donnell, 225 5th av, Manhattan, architect. Cost, about $10,000.

SCHOOLS AND COLLEGES.

FRANKLIN, N. J.—The Harriman Industrial Corporation, Harriman, N. Y., has received the general contract to erect the Manual Training School at Franklin, N. J., for the Board of Education of the Borough of Franklin, G. R. Ricker, president. John J. Hess, 48 Stegman av, Jersey City, N. J., has heating contract; Jaehnig & Peoples, 221 13th av, Newark, plumbing, and the Beaver Engineering Co., 59 Mechanic st, Newark, electric wiring. Cost, about $65,000.

STABLES AND GARAGES.

MANHATTAN.—S. Dietz, 161 Ellery st, Brooklyn, has received the general contract for installing fifty-two new stalls in the stable 727 Washington st for L. S. Dixon, 727 Washington st. Cost, about $1,150.

MANHATTAN.—The A. J. Robinson Co., 123 East 23d st, has received the general contract for alterations to the 3-sty brick express building 553-557 West 23d st for garage purposes for the United States Express Co., 2 Rector st, owner. The Auto Car Co., Mr. Savoy, 435 West 19th st, lessee. Paul C. Hunter, 191 9th av, architect. Cost, about $30,000.

THEATRES.

MANHATTAN.—Isaac A. Hopper, Inc., 110 West 40th st, has received the general contract to alter the theatre at 2633 Broadway, for the Sirrah Amusement Co., care of architect, owner and lessee. Walter Katz, 501 5th av, architect.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

HOSPITALS AND ASYLUMS.

109TH ST, West, n s, 200 e Amsterdam av, 6-sty brick, fireproof hospital, 55x40; cost, $100,000; owner, The Woman's Hospital in the State of New York, John E. Parsons, president, 30 East 36th st; architects, Allen & Collens, 40 Central st, Boston, Mass. Plan No. 335.

STORES, OFFICES AND LOFTS.

36TH ST, 122 West, Broadway, 1331-1349; 35th st, 131 West, 12-sty brick, non-fireproof store and loft building, 211x207; cost, $750,000; owner, 1337 Broadway Corporation, Wm. Everdell, president, Longacre Building; architects, Clinton & Russell, 32 Nassau st. Plan No. 336.

STORES AND TENEMENTS.

160TH ST, n s, 121 w of Ft. Washington av, tenement, 150x86, 6-sty, brick and concrete; cost, $125,000; owner, Hudson View Const. Co., 189 Broadway; architect, H. L. Young, 1204 Broadway. Plan No. 334.


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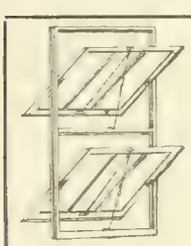
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*Plans Filed, New Bldgs., Manhattan, Cont'd.*

RIVERSIDE DRIVE, n e cor 160th st, tenement, 117x132, 6-sty, brick and concrete; cost, $300,000; owner, Melvin Const. Co., 189 Broadway; architect, H. L. Young, 1204 Broadway. Plan No. 333.

## Bronx.

DWELLINGS.

STEARNS ST, n s, 140 e Glover st, 2-sty brick dwelling, gravel roof, 20x53; cost, $3,500; owners, L. & S. Modica, 218 East 107th st; architect, Rosario Candela, 205 East 106th st. Plan No. 486.

FACTORIES AND WAREHOUSES.

153D ST, s s, 250 w Courtlandt av, 1-sty brick shop, 15x30; cost, $500; owner, S. Solol, 2986 3d av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 487.

HARLEM RIVER, e s, 150 s 177th st, 1-sty frame shop, 71x207; cost, $4,000; owners, The N. Y. Launch & Engine Co, J. A. Nickelson, on premises, president and architect. Plan No. 489.

STABLES AND GARAGES.

HOLLAND AV, w s, 100 s 212th st, two 1-sty brick stable, store and dwellings, 16.4x13.4, 17x54; cost, $3,800; owner and architect, Felicia Avello, 746 East 215th st. Plan No. 488.

## Brooklyn.

DWELLINGS.

DIVISION PL, n s, 75 w Debevoise av, 1-sty brick dwelling, 25x27, gravel roof, 1 family; cost, $1,000; owner, Jas. De Camillo, on premises; architect, Christian Bauer, 651 Leonard st. Plan No. 6849.

WEST ST, w s, 80 s 63d st, two 2-sty frame dwellings, 16.9x42.2, shingle roof, 1 family each; total cost, $5,000; owner, Highlaun Realty Co., 13 Willoughby st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6816.

OSBORNE ST, e s, 95 n Vienna av, 2-sty frame dwelling, 18x29, tin roof, 1 family; cost, $2,100; owner, Lewis Breganti, 665 Osborne st; architect, Ernest Dennis, 241 Schenck av. Plan No. 6934.

EAST 40TH ST, w s, 180 s Linden av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $9,000; owner, Nelson E. Flandreau, 1210 Nostrand av; architect, W. C. Meyer, 115 Av C, New Rochelle. Plan No. 6919.

AV E, s s, 21.5 s 79th st, four 2-sty brick dwellings, 21x38, slag roof, 1 family each; total cost, $12,000; owner, Henry Roth Bldg. Co., Myrtle and Wyckoff avs; architect, Wm. Debus, 86 Cedar st. Plan No. 6940.

6TH AV, n e cor 80th st, five 2-sty brick dwellings, 21.5x38, slag roof, 1 family each; total cost, $15,000; owner, Henry Roth Bldg. Co., Myrtle and Wyckoff avs; architect, Wm. Debus, 86 Cedar st. Plan No. 6938.

75TH ST, s s, 200 e 11th av, 2-sty brick dwelling, 20x44, slag roof, 1 family; cost, $2,000; owner, 75th St Bldg. Corpn., 44 Court st; architect, Louis Danancher, 370 Fulton st. Plan No. 6891.

75TH ST, s s, 227 e 11th av, two 2-sty brick dwelling, 18x44, slag roof, 1 family each; total cost, $5,500; owner, 75th St. Bldg. Corpn., 44 Court st; architect, L. Danancher, 370 Fulton st. Plan No. 6892.

75TH ST, s s, 263 e 11th av, ten 2-sty brick dwellings, 13.4x44, slag roof, 1 family each; total cost, $25,000; owner, 75th St. Bldg. Corpn., 44 Court st; architect, L. Danancher, 370 Fulton st. Plan No. 6893.

75TH ST, s s, 220 w 12th av, three 2-sty brick dwellings, 13.4x44, slag roof, 1 family each; total cost, $7,500; owner, 75th St. Bldg. Corpn., 44 Court st; architect, L. Danancher, 370 Fulton st. Plan No. 6894.

75TH ST, s s, 226 w 12th av, three 2-sty brick dwellings, 18x44, slag roof, 1 family each; total cost, $5,500; owner, 75th St. Bldg Corpn., 44 Court st; architect, L. Danancher, 370 Fulton st. Plan No. 6895.

75TH ST, s s, 200 w 12th av, 1-sty brick dwelling, 20x44, slag roof, 1 family; cost, $3,000; owner, 75th St Bldg. Corpn., 44 Court st; architect, Louis Danancher, 370 Fulton st. Plan No. 6896.

AV B, n s, 40 e E. 88th st, 2-sty frame dwelling, 40x37.4, slate roof, 2 families; cost, $5,000; owner, L. W. Burbridge, Hunter av and Bridge Plaza, L. I. City; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 6789. Corrects error in issue Oct. 3, when owner's name was omitted.

AV I, n w cor East 19th st, 2-sty frame dwelling, 26x41, shingle roof, 1 family; cost, $8,000; owner, Ascutney Realty Co, 1721 Av I; architect, Seth H. Cutting, 1721 Av I. Plan No. 6879.

AV U, s w cor, East 9th st, 2-sty brick dwelling, 25x64.6, slag roof, 2 families; cost, $10,000; owner, Homecrest Bldg. Co., 53 Nassau st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6904.

EAST 27TH ST, e s, 260 n Av Z, 2-sty frame dwelling, 23x42, shingle roof, 1 family; cost, $3,500; owner, Agnew Constn. Co., 8831 Bay 24th st; architect, H. D. Vunam, 1547 Brooklyn av. Plan No. 6942.

EAST 42D ST, e s, 277.6 s Av D, 2-sty frame dwelling, 20x36, slag roof, 1 family; cost, $2,000; owner, Charlotte E. Holt, 367 East 37th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6943.

AV M, s s, 40 e Delamere pl, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $4,500; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schafter, 1526 Flatbush av. Plan No. 6969.

FACTORIES AND WAREHOUSES.

MEEKER AV, from Manhattan av to Richardson st, 1-sty brick shop, 46.4x50, gravel roof; cost, $1,400; owner, John Hodie, 411 Manhattan av; architect, Jas McKillopp, 154 India st. Plan No. 6873.

WASHINGTON ST, s e cor Front st, 1-sty brick storage, 50x100, felt roof; cost, $1,500; owner, Robert Gair Co., on premises; architect, William Higginson, 21 Park Row. Plan No. 6825.

GATES AV, n s, 200 w Irving av, 2-sty brick storage, 25x65, slag roof; cost, $4,000; owner, Fredk. Exner, 1467 Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 6806.

THOMPSON WALK, w s, 311 s Bowery, 1-sty frame store house, 15x25, iron roof; cost, $250; owner, John Rose, 2929 West 16th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6811.

63D ST, s s, 362.2 e 16th av, 4-sty frame manufacturing, 78x16, slag roof; cost, $2,000; owners, Schmidt & Desbrock, 1462 62d st; architect, A. Lupien, 1204 Carroll st. Plan No. 6959.

STABLES AND GARAGES.

MEEKER AV, n s, 225 e Varick st, 2-sty brick stable, 25x50, gravel roof; cost, $2,000; owner, Wm. Challaway, 31 Kingsland av; architect, G. H. Madigan, 243 Withers st. Plan No. 6858.

OCEAN AV, s w cor Dorchester rd, 1-sty frame garage, 18x18, shingle roof; cost, $500; owner, Arthur H. Strong, 585 East 18th st; architect, same. Plan No. 6831.

SUMPTER ST, s s, 80 e Stone av, 1-sty brick garage, 20x49.4, slag roof; cost, $1,200; owner, Martin Sperling, 400 Sumpter st; architect, Louis Schillinger, 167 Van Sicklen av. Plan No. 6817.

WARWICK ST, w s, 125 n Arlington av, 1-sty brick garage, 12x18, tin roof; cost, $300; owner, Otto Michel, 134 Warwick st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6821.

FENIMORE ST, 252, 1-sty brick garage, 10.6 x18, shingle roof; cost, $250; owner, Chas. W. Smith, on premises; architect, F. L. Sweet, 1094 Prospect pl. Plan No. 6936.

EAST 18TH ST, w s, 117.3 s Beverly rd, 1-sty brick garage, 18.4x29, gravel roof; cost, $300; owner, W. Costello, 1722 Beverly rd; architect, Frank J. Helmle, 190 Montague st. Plan No. 6923.

CHESTER ST, w s, 155 s Pitkin av, 2-sty brick stable, 27.6x32, slag roof; cost, $1,500; owner, Louis Gumple, on premises; architect, Louis Danancher, 370 Fulton st. Plan No. 6886.

SHORE RD, e s, 103 s 97th st, 1-sty frame garage, 16x22, shingle roof; cost, $400; owner, Jacob P. Muller, 220 81st st; architect, Francis Stork, 7416 3d av. Plan No. 6876.

EAST 7TH ST, 100 s Ditmas av, three 1-sty frame garage, 11x18, shingle roof; total cost, $600; owner, Alex. Calder, Jr., 519 Ocean parkway; architect, Benj. F. Hudson, 319 9th st. Plan No. 6964.

STORES AND DWELLINGS.

AV U, s w cor East 14th st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $10,000; owner, Homecrest Bldg. Co., 53 Nassau st; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 6903.

WARWICK ST, e s, 150 n Livonia av, 1-sty brick store and dwelling, 12x60, slag roof, 1 family; cost, $1,500; owner, Warwick Constn. Co., 365 Ashford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6840.

FLUSHING AV, s w cor Nostrand av, 1-sty brick store and dwelling, 48x20, slag roof, 1 family; cost, $2,000; owner, John J. Eagan, 90 Monroe st; architects, Glucroft & Glucroft, 120 Manhattan av. Plan No. 6941.

STORES AND TENEMENTS.

PRESIDENT ST, n s, 200 w Nostrand av, two 4-sty brick tenements, 39x65.6, gravel roof, 8 families each; total cost, $24,000; owner, Isadore Killner, 1311 President st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 6853

PRESIDENT ST, n s, 278 w Nostrand av, 4-sty brick tenement, 22x100, gravel roof, 8 families; cost, $12,000; owner, Isadore Killner, 1311 President st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 6854.

CLARENDON RD, s s, 40 e Bedford av, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, $20,000; owner, Morris Kalt, 5306 13th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6844.

PARK PL, s s, 105 e Howard av, 4-sty brick tenement, 40x94, tin roof, 20 families; cost, $25,000; owner, David Isaacowitz, 361 Hopkinson av; architect, Benj. Cohen, 361 Stone av. Plan No. 6828.

BEDFORD AV, e s, 59.8 n Av D, 4-sty brick tenement, 20.3x84, gravel roof, 8 families; cost, $9,000; owner, John E. Watland, 148 Carroll st; architect, Geo. Miller, Court st. Plan No. 6797.

CLASSON AV, e s, 85 s Lafayette av, 5-sty brick tenement, 45.1x28.7, slag roof, 3 families; cost, $45,000; owner, Geo. I. Galalzka, 16 Court st; architects, Shampan & Shampan, 772 Broadway. Plan No. 6830.

KINGS HIGHWAY, n w cor East 19th st, 1-sty frame store, 62x39.9, gravel roof; cost, $3,000; owner, Glen H. Frost, 849 East 12th st; architect, Chas. G. Wessell, 1563 East 46th st. Plan No. 6917.

WILLIAMS AV, w s, 53 n Hegeman av, three 2-sty frame tenements, 20x75, gravel roof, 4 families each; total cost, $10,500; owner, W. Trieb, 345 Lott av; architect, Chas. A. Mile, 37 Liberty av. Plan No. 6928.

THEATRES.

13TH AV, s e cor 76th st, 1-sty brick theatre, 45x100, gravel roof; cost, $15,000; owner, Dyker Heights Amusiment Co., 5111 14th av; architect, John C. Wandell, 4 Court sq. Plan No. 6921.

MISCELLANEOUS.

GEORGIA AV, e s, 167.11 n Sutter av, 1-sty frame shed, 18x61, iron roof; cost, $400; owner, Parker Stearns Co., 300 Sheffield av; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 6832.

## Queens.

DWELLINGS.

ELMHURST.—6th st, w s, 140 s Whitney av, 2½-sty frame dwelling, 38x28, shingle roof, 1 family, steam heat; cost, $5,000; owner, M. A. Soder, 66 Van Buren st, Brooklyn; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 3135.

RICHMOND HILL.—Wicks st, e s, 139 n Jamaica av, two 2-sty frame dwellings, 18x38, shingle roof, 2 families, steam heat; cost, $5,000; owner, Chas. Roth, 122 1st st, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 3139-40.

ROCKAWAY PARK.—9th av, e s, 130 s Washington av, 2½-sty frame dwelling, 22x37, shingle roof, 1 family, steam heat; cost, $6,500; owner, Jos. Roth, 135th st and Lenox av, Manhattan; architect, Arnold Johnson Co., 5th av, Rockaway Park. Plan No. 3134.

SPRINGFIELD.—Roseland av, s s, 50 w Pearl st, 2½-sty frame dwelling, 18x22, shingle roof, 1 family; cost, $1,800; owner, W. J. Anderson, Springfield; architect, Chas. A. Smedgren, Springfield. Plan No. 3138.

WOODHAVEN.—Broadway, s s, 112 e Spruce st, 2½-sty frame dwelling, 20x45, tin roof, 2 families; cost, $2,200; owner, Ralph Mercogliano, 3940 Broadway, Woodhaven; architect, Angelo Cebio, 3948 Broadway, Woodhaven. Plan No. 3136.

BAYSIDE.—Lamartine av, n s, 233 e 5th st, two 2-sty frame dwellings, 20x30, shingle roof, 1 family, steam heat; cost, $7,000; owner, Wm. Parkinson, Bayside. Plan Nos. 3152-53.

BAYVIEW HEIGHTS.—Hawtree av, e s, 925 s Rockaway rd, 2-sty brick dwelling, 25x49, slag roof, 2 families; cost, $1,500; owners, Feld & Rapp, 502 Grand st, Woodhaven; architect, M. Perlstein, Middle Village. Plan No. 3151.

CORONA.—45th st, w s, 210 n Burnside av, 2-sty frame dwelling, 17x36, shingle roof, 1 family; cost, $1,800; owner, John J. Ferguson, 153 East 55th st, Manhattan; architect, Wm. E. Helm, 13½ Jackson av, Corona. Plan No. 3145.

DOUGLASTON.—Shore rd, s e cor Bayview av, two 2-sty brick dwellings and garage, 45x83, shingle roof, 1 family; cost, $15,000; owner, N. H. Bachmann, 257 4th av, Manhattan; architects, Buchman & Fox, 30 East 42d st, Manhattan. Plan No. 3144.

MASPETH.—Grand st, n s, 103 e Kolyer av, 2-sty frame dwelling, 20x54, tin roof, 1 family and store; cost, $3,500; owner, Chas Baran, 941 Grand st, Brooklyn; architects, Ed Rose & Son, Grand st, Elmhurst. Plan No. 3148.

MIDDLE VILLAGE.—Juniper rd, n s, 25 w Stone av, 2-sty frame dwelling, 34x35, shingle roof, 1 family (two houses); cost $4,400; owner, Duke Building Co., Hancock st, Richmond Hill; architect, owner. Plan No. 3157.

RICHMOND HILL.—Garfield av, w s, 125 n Cleveland av, 2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, $2,500; owner and architect, H. J. Arnold, 429 North Vine st, Richmond Hill. Plan No. 3150.

ELMHURST.—3d st, e s, 33 n Britton av, two 2-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat; cost, $8,400; owner and architect, J. L. Gundry, 173 9th st, Elmhurst. Plan Nos. 3176-77.

JAMAICA.—Dewey av, s s, 692 e Merrick rd, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, $4,000; owner, Jamaica Home Providing Co, P. O. Box 274, Jamaica; architect, Martin M. Wohl, same address. Plan Nos. 3179-3180.

WOODHAVEN.—Vandeveer av, w s, 66 n University pl, two 2-sty frame dwellings, 16x36; shingle roof, 1 family; cost, $5,000; steam heat; owner and architect, Frank E. Gibson, 1635 Woodhaven av, Woodhaven. Plan Nos. 3181-82.

BAYSIDE.—Lamartine av, s s, 100 w Bismark av, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, $2,500; owner, Bayside Homes Co., 16 East 33d st, Manhattan; architect, John Coco, Bayside. Plan No. 3173.

COLLEGE POINT.—1st av, n s, 125 w 10th st, 2½-sty frame dwelling, 24x44, tin roof, 2 families; cost, $4,200; owner, Miss Orthele H. Smith, 10th st and 2d av, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 3160.

EDGEMERE.—Rockaway av, e s, 240 n Boulevard, two 1-sty frame dwellings, 14x35, shingle roof, 1 family each; cost, $1,400 owner and architect, Rockaway Coast Realty Co, 55 Beach 44th st, Rockaway Beach. Plan Nos. 3168-69.

L. I. CITY.—Halsey st, e s, 155 s Orchard st, three 2½-sty brick dwellings, 49x53, slag roof, 2 families each; cost, $9,000; owner, Rosaro Triconi, 987 Boulevard, L. I. City; architect, Rocco Petrolina, 228 Hoyt av, L. I. City. Plan No. 3161.

ROCKAWAY BEACH.—Neptune av, w s, 332 s Boulevard, four 1-sty frame dwellings, 16x46, shingle roof, 2 families each; cost, $1,400; owner, Matilda Carlsing, 960 Madison st, Brooklyn; architect, John A. Lasher, Rockaway Beach. Plan Nos. 3164-3-5-6.

ROSEDALE.—Washington av, n s, 150 e Rosedale av, 2-sty frame dwelling, 22x33, shingle roof, 1 family; cost, $2,000; owner and architect, Niels C. Mortinson, Rosedale av, Rosedale. Plan No. 3172.

EAST ELMHURST.—Manhatan boulevard, s w cor Soundview terrace, 2½-sty brick dwelling, 20x40, slate roof, 1 family; cost, $4,000; owner, Lettenia Lagana, 131 Cleveland st, Corona; architect, James W. O'Connor, 3 West 29th st, Manhattan. Plan No. 3194.

ELMHURST.—Jennings pl, n w cor Hanover st, 2½-sty frame dwelling, 21x45, tin roof, 2 families; cost, $3,600; owner and architect, John Simkin, Elmhurst. Plan No. 3195.

NEWTON HEIGHTS.—Seabury st, w s, 55 n Buskirk pl, 2½-sty frame dwelling, 20x48, tar and gravel roof, 2 families; cost, $3,000; owner, Vincenzo Buscemi, 153 Central av, Brooklyn; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 3193.

QUEENS.—Stewart av, n s, 100 e Lynn av, 2½-sty brick dwelling, 22x29, slate roof, 1 family, steam heat; cost, $4,500; owner, Cornelius Fisher, Hendrickson st, Queens; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 3197.

UNION COURSE.—5th st, s s, 100 e Snediker av, three 2-sty frame dwellings, 18x38, shingle roof, 1 family, air heat; cost, $6,000; owner, Geo C. Bachert, 607 Gherardi av, Woodhaven; architect, Jas. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 3184-3185-3186.

FACTORIES AND WAREHOUSES.

FLUSHING.—Amity st, n s, 47 w Percy st, 1-sty frame shop, 24x34, gravel roof; cost, $200; owner, Sam. Webb, premises. Plan No. 3191.

L. I. CITY.—Prospect st, e s, 200 n e Wilbur av, 1-sty brick storage, 13x28, slag roof; cost, $280; owner, Rich. Schmidt, 162 Prospect st, L. I. City. Plan No. 3196.

STABLES AND GARAGES.

FLUSHING.—Amity st, s e cor Percy st, 1-sty frame garage, 11x16, tin roof; cost, $100; owner, H. S. Lounsberg, on premises. Plan No. 3156.

JAMAICA.—Hildale av, e s, 452 n Fulton st, 1-sty frame garage, 12x18, gravel roof; cost, $350; owner, Chas. L. Robertson, Hildale av, Jamaica. Plan No. 3141.

L. I. CITY.—9th av, e s, 130 s Washington av, 1-sty frame garage, 12x18, tin roof; cost, $200; owner, Jos. Roth, on premises. Plan No. 3149.

RICHMOND HILL.—Linden st, s s, 140 w Oxford av, 1-sty frame garage, 10x16; cost, $85; owner, A. Plate, premises. Plan No. 3171.

L. I. CITY.—Franklin st, s s, 136 w Remsen st, 1-sty brick garage, 18x30, slag roof; cost, $650; owner, Clarence M. Platt, 152 Franklin st, L. I. City; architect, C. Hewitt, 604 Academy st, L. I. City. Plan No. 3187.

WOODHAVEN.—Old South rd, n s, 236 e Centerville av, 1-sty frame cow stable, 36x85, slag roof; cost, $1,500; owner, Abe Goldstein, on premises; architect, M. Perlstein, Middle Village. Plan No. 3162.

FLUSHING.—Jamaica rd, n s, 1,300 e Quarellsome lane, 1½-sty frame barn, 22x15, shingle roof; cost, $200; owner, Theo. Ellflen, on premises; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 3143.

STORES AND DWELLINGS.

L. I. CITY.—Hamilton st, s s, 79 w Paynter av, 4-sty brick store and dwelling, 21x25, tin roof, 2 families; cost, $3,000; owner, V. Rossano, 314 Hamilton st, L. I. City; architect, C. W. Hewitt, 604 Academy st, Long Island City. Plan No. 3155.

JAMAICA.—Washington st, w s, 50 s Atlantic st, 1-sty frame store and dwelling, 19x36, tin roof, 1 family; cost, $1,000; owner, Vincent Burduks, 302 Brown st, Jamaica; architect, H. T. Jeffrey, 926 Lefferts av, Richmond Hill. Plan No. 3188.

ROCKAWAY BEACH.—Boulevard, w s, n w cor Pier av, four 1-sty brick stores, 75x40, gravel roof; cost, $5,000; owner, Lillian Brewster, 46 No. 10th av, Rockaway Park; architect, Arnold Johnen Building Co., 5th av, Rockaway Park. Plan No. 3183.

MISCELLANEOUS.

EAST WILLIAMSBURG.—Prospect st, e s, 98 s Mandell st, 1-sty frame shed, 36x40, gravel roof; cost, $250; owner, Adam Siefert, on premises. Plan No. 3142.

MIDDLE VILLAGE.—Walling st, s s, 269 e Northern blvd, 2-sty frame milkhouse, 21x55, tin roof; cost, $1,000; owner, F. Compo, on premises; architect, M. Perlstein, Fulton st, Middle Village. Plan No. 3158.

L. I. CITY.—Jackson av, n w cor Washington av, frame bill board, 70x12; cost, $125; owner, B. E. Boyd, premises. Plan No. 3132.

RICHMOND HILL.—Jamaica av, n w cor Freedom av, frame bill board, 100x11; cost, $300; owner, Jamaica Poster Adv Co., Jamaica. Plan No. 3133.

L. I. CITY.—Kowenhoven st, w s, 587 n Riker av, water tank and steel tower to factory; cost, $3,550; owner, Astoria Veneer Mills Co., on premises. Plan No. 3178.

CORONA.—43d st, e s, 100 s Jackson av, 1-sty frame shed, 8x10, paper roof; cost, $150; owner; R. Pellicane on premises. Plan No. 3159.

ELMHURST.—Summit av, w s, 275 s Chicago av, 1-sty brick shed, 45x20, slag roof; cost, $600; owner, Fred Reiner, Broadway, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3170.

L. I. CITY.—Railroad av, Howard and Spring sts, 1-sty brick boiler house, 10x12; cost, $100; owners, Holbrook, Cabot & Rollins Co., on premises. Plan No. 3167.

FLUSHING.—Treeland Mill rd, w s, n w cor Lawrence st, frame fence, 8x400; cost, $250; owner, Borough Asphalt Co., premises. Plan No. 3192.

## Richmond.

DWELLINGS.

MAPLE ST, s s, 300 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x36; cost, $475; owner, H. Fernersea, Stapleton; architect and builder, Harry Wilkes, New Dorp Beach. Plan No. 823.

NEPTUNE ST, s s, 60 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x30; cost, $500; owner, Leo Gabriel, 2073 Vyse av, Bronx; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 833.

SEAFOAM ST, s s, 220 e Britton av, New Dorp Beach, 1-sty frame bungalow, 14x24; cost, $425; owner, A. Lindberg, 504 West 158th st, Manhattan; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 830.

SEAFOAM ST, s s, 160 e Britton av, New Dorp Beach, 1-sty frame bungalow, 14x24; cost, $400; owner, C. W. Herrman, 3201 Bainbridge av, Bronx; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 831.

SEAFOAM ST, s s, 60 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x30; cost, $425; owner, A. Burgess, 218 Railroad av, Brooklyn; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 832.

EDGEGROVE AV, w s, 500 s Jefferson boulevard, Annadale, 1-sty frame dwelling, 22x22; cost, $1,100; owner, J. E. Wood, Annadale; architect and builder, Ducker Co., 277 Broadway, Manhattan. Plan No. 829.

MANEE AV, w s, 450 s railroad track, Princess Bay, 1½-sty frame dwelling, 20x26; cost, $1,200; owner, W. Dank, Brooklyn; architect and builder, Otto Schmidt, Bergenfield, N. J. Plan No. 826.


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*Plans Filed, New Buildings, Manhattan, Contd.*

RICHMOND AV, n s, 25 w Crescent av, Rosebank, 2-sty brick dwelling, 24x30; cost, $2,500; owner, J. Crow, South Beach; architect and builder, Jas. Keeley, Rosebank. Plan No. 828.

WOODLAND AV, n s, 800 w Griffen lane, Great Kills, two 1-sty frame bungalows, 22x30; total cost, $2,000; owner, architect and builder, Julius De Roche, Great Kills. Plan No. 827.

STABLES AND GARAGES.

11TH ST, s s, 100 w York av, New Brighton, 2-sty brick stable, 13x28; cost, $400; owner, S. Benedetto, New Brighton; architect and builder, Luigi Dimio, Rosebank. Plan No. 825.

BEMENT AV, e s, 400 s Carey av, West New Brighton, 1-sty frame garage, 20x16; cost, $300; owner, A. Goesling, West New Brighton; architect and builder, W. H. Curry, West New Brighton. Plan No. 834.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

ATTORNEY ST, 145, partitions, stairway, fireproof enclosure to 6-sty brick stores and tenement; cost, $750; owner Carolina Reis, 1185 Washington av; architect, Jacob Fisher, 25 Av A. Plan No. 3625.

ATTORNEY ST, 161-3-5, fire staircase, fireproof doors and windows, sliding doors to 5-sty brick lofts; cost, $300; owner, Geo. Schuchman, 132 East 41st st; architect, Samuel Levingson, 101 West 42d st. Plan No. 3646.

GREENWICH ST, 163, fire-escapes, fireproof windows to 6-sty brick store and lofts; cost, $300; owner, Greenwich Bldg. Co., 163 Greenwich st; architect, Jno. B. Snook's Sons, 261 Broadway. Plan No. 3664.

LEONARD ST, 40-42, iron columns to 5-sty brick store and loft; cost, $450; owner, Colonial Real Estate Co., 309 Broadway; architect, Chas. J. Graff, 229 West 36th st. Plan No. 3617

MOTT ST, 108, steel tank supports to 7-sty brick loft building; cost, $1,000; owner, Eli N. Nathan, 160 Hester st; architect, R. J. Mansfield, 135 William st. Plan No. 3628.

ORCHARD ST, 59-61, elevator shaft, hollow tile block, cement and concrete, engine room enclosure, fireproof doors, stairs, partitions, galvanized iron skylight to 5-sty brick store and lofts; cost, $1,000; owner, Edw. A. Ridley, 59 Allen st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 3642.

WALKER ST, 9-13, stair enclosure, bulkhead to 7-sty brick lofts; cost, $1,200; owner, John McCarthy, 727 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3650.

WASHINGTON ST, 60-62, cut windows to 5-sty brick office and loft; cost, $75; owner, Trojan Realty Corpn., 55 Liberty st; architect, Elias Sheehan, 90 Washington st. Plan No. 3636.

2D ST, 24 East, brick extension to 3-sty brick dwelling; cost, $400; owner, Lauretta H. Harding, 24 East 2d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3610.

8TH ST, 423-25 East, extend wall to 5-sty brick wall; cost, $300; owner, Roach estate, 32 Nassau st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3595.

8TH ST, 18 West, resetting of door, partitions, removal of partitions to 4-sty brick residence and studio; cost, $300; owner, Mary A. Chisholm, 19 Liberty st; architect, Robert Hynd, 28 East 23d st. Plan No. 3662.

10TH ST, 53 East, steel work, sliding and swinging doors, iron stairways, fireproof enclosure to 6-sty brick factory loft building; cost, $2,000; owner, Sachs Estate, Edw. Sachs, 60 East 80th st; architect, I. E. Ditmars, 111 5th av. Plan No. 3618.

12TH ST, 421 East, metal-covered door, fire-escapes, fireproofing to 4-sty brick stable and lofts; cost, $1,000; owner, Wm. Sierichs, 423 East 12th st; architect, Henry Regelmann, 133 7th st. Plan No. 3665.

14TH ST, 120-122 East, metal-covered store front, galvanized iron and glass marquise, dumbwaiter, fireproof block enclosure, fireproof doors, plumbing to 6-sty brick store and lofts; cost, $1,000; owner, John Condit, 120 East 14th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3609.

23D ST, 553-557 West, remove piers, construct windows, vault, wall, stairs, partitions to 3-sty brick fireproof warehouse (garage); cost, $20,000; owner, The Autocar Co., Ardmore, Pa.; architect, Paul C. Hunter, 191 9th av. Plan No. 3598.

25TH ST, 151-55 West, terra cotta block partition, self-closing fireproof door, iron stairway to 12-sty brick store and lofts; cost, $200; owner, Morris Weisen, 15 East 26th st; architect, Wm. C. Wilson, 512 West 162d st. Plan No. 3647.

26TH ST, 38-40 East, terrazzo flooring, removal of staircase to 12-sty brick apartment hotel; cost, $100; owners, Stokes Estates, 100 William st; architects, Howells & Stokes, 100 William st. Plan No. 3606.

26TH ST, 31 West, fire escapes to 6-sty brick stores and factory; cost, $600; owner, Blake estate, 35 Nassau st; architect, Morris Schwartz, 194 Bowery. Plan No. 3612.

28TH ST, 123-125 West, removal of encroachments to 5-sty brick tenement; cost, $100; owner, John B. Smith, 32 Broadway; architect, John A. Hamilton, 32 Broadway. Plan No. 3616.

28TH ST, 136 East, bulkhead, removal of encroachment to 5-sty brick stores and tenement; cost, $250; owner, Hugh Cavanaugh, 584 Vanderbilt av; architect, Max Muller, 115 Nassau st. Plan No. 3604.

28TH ST, 44-46 East, metal-covered store front, partitions, plumbing fixtures to 2-sty brick stores and lofts; cost, $1,000; owner, United Cigar Stores Co., 44 West 18th st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3624.

30TH ST, 143 West, lowering of vestibule floor, removal of stoop to 5-sty brick tenement; cost, $200; owner, John A. Weser, 524 West 43d st; architect, Frank A. Rooke, 489 5th av. Plan No. 3643.

31ST ST, 152 West, lowering of vestibule floor, removal of stoop to 5-sty brick tenement; cost, $200; owner, John A. Weser, 524 West 43d architect, Frank A. Rooke, 489 5th av. Plan No. 3645.

31ST ST, 144 West, lowering of vestibule floor, removal of stoop to 5-sty brick tenement; cost, $200; owner, John A. Weser, 524 West 43d st; architect, Frank A. Rooke, 489 5th av. Plan No. 3644.

31ST ST, 142 West, lowering of vestibule floor, removal of stoop to 5-sty brick tenement; cost, $200; owner, John A. Wesser, 524 West 43d st; architect, Frank A. Rooke, 489 5th av. Plan No. 3614.

35TH ST, 29-31-33 West, window openings, fireproof window frames, wire glass to 12-sty brick stores and lofts; cost, $150; owner, Whiting Development Corporation, 32 Liberty st; architect, Nathan Langer, 81 East 125th st. Plan No. 3593.

37TH ST, 5-7-9 West, tank enclosures, steel framing to 12-sty brick store and lofts; cost, $2,500; owner, Edwin Wolf, 5-7-9 West 37th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3663.

38TH ST, 12 East, steps, iron railing, concrete work to 3-sty brick dwelling; cost, $500; owner, Chas. Scribner, 579 5th av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3652.

42D ST, 145 West, steel girders to 5-sty brick hotel and cafe; cost, $100; owner, Young Estate, John Fillebrown, 145 West 42d st; architects, Berger & Son, 121 Bible House. Plan No. 3653.

42D ST, 11 West, change of stairs to 2 and 5-sty brick store and offices; cost, $50; owner, John Slater, 1159 Broadway; architect, Eugene Schoen, 25 West 42d st. Plan No. 3623.

42D ST, 23 West, entrance, cornice, change of sidewalk lift to 5-sty brick store and lofts; cost, $1,500; owner, Estey Piano Co., 23 West 42d st; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 3619.

42D ST, 1 West, metal covered store front to 8-sty brick stores and offices; cost, $500; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3660.

49TH ST, 167 East, doorway, removal of encroachment to 3-sty brick dwelling; cost, $250; owner, Robert Connor, 167 West 49th st; architect, Otto Reissmann, 147 4th av. Plan No. 3611.

52D ST, 106 West, store front, wall, stairs, partitions, metal ceiling to 3-sty brick dwelling; cost, $5,000; owner, Mrs. Agnes Meenagh, 106 West 52d st; architect, Chas. Fredk. Rose, 118 East 28th st. Plan No. 3629.

56TH ST, 348 East, toilet, doorway, skylight to 4-sty brick stable and dwelling; cost, $75; owner, Church of St. John the Evangelist, 351 East 55th st; architect, John V. Van Pelt, 381 4th av. Plan No. 3651.

61ST ST, 53 East, remove partitions and stairs, new bath rooms to 5-sty brick apartment; cost, $1,500; owner, Effingham Maynard, 200 5th av; architect, S. B. Eisendrath, 500 5th av. Plan No. 3635.

65TH ST, 225-227 West, steel floors, remove stairs to 2-sty brick exhauster house; cost, $2,000; owner, Consolidated Gas Co. of N. Y., 130 East 15th st; architect, company's engineer, W. Cullin Morris, 130 East 15th st. Plan No. 3638.

67TH ST, 227 East, build extension to 3-sty brick garage, loft and living quarters; cost, $400; owner, R. Fulton Cutting, 24 East 67th st; architect, Childs & Scott Co., 112 Wooster st. Plan No. 3639.

67TH ST, 15 West, cut window opening to 7-sty brick fireproof studio; cost, $50; owner, Central Park Studios, 15 West 67th st; architect, Wm. Alexander, 205 East 39th st. Plan No. 3599.

70TH ST, 303 East, bath room to 5-sty brick stores and tenement; cost, $1,500; owner, Joseph Levine, 140 East 92d st; architect, Geo. Dress, 1436 Lexington av. Plan No. 3654.

100TH ST, 200 East, mason work, terra cotta partitions, steel beams, metal-covered front to 5-sty brick tenement; cost, $2,500; owner, David Schwartz, 200 East 100th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3608.

104TH ST, 216-218 West, cut opening to 5-story brick tenement; cost, $70; owner, Mrs. Josephine Bannan, 216 West 104th st; architect, John F. Cleary, 630 Hudson st. Plan No. 3594.

110TH ST, 409 East, sliding doors, steel lintel to 2-sty brick stable and garage; cost, $100; owner, Consolidated Gas Co., 130 East 15th st; architect, W. Cullen Morris, 130 East 15th st. Plan No. 3656.

114TH ST, 604 West, window openings to 4-sty brick dwelling; cost, $250; owner, Chas. Otis, 604 West 114th st; architects, Newhall & Blevins, 9 Park st, Boston, Mass. Plan No. 3590.

115TH ST, 422 West, door to 8-sty brick stores and tenement; cost, $45; owner, Wm. S. Einstein, 422 West 115th st; architect, Jos. Elio, 400 East 125th st. Plan No. 3659.

133D ST, 46 West, removal of partitions to 4-sty brick tenement; cost, $100; owner, Regina Spiro, 205 West 118th st; architect, Harry Zlot, 63 Grand st. Plan No. 3613.

143D ST, 303 West, mason work to 1-sty brick garage; cost, $800; owner, Nathan A. Eisler, 303 West 143d st; architects, Cohen & Felson, 329 4th av. Plan No. 3649.

158TH ST, 611 West, cut wall, new window to 9-sty brick fireproof tenement; cost, $150; owner, Assets Liquidation Co., 1 East 14th st; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 3640.

AV A, 61, partitions, cut window to 4-sty brick dwelling; cost, $250; owner, B. Vogel, 61 Av A; architect, Otto Reissmann, 147 4th av. Plan No. 3634.

AV A, 48, windows, partitions to 4-sty brick stores and tenement; cost, $1,000; owner, William Vincent Astor, 23 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 3615.

AV A, 262, partitions, flue to 4-sty brick tenement; cost, $500; owner, Chas. Komp, 262 Av A; architect, Otto Reissmann, 147 4th av, Plan No. 3597.

AMSTERDAM AV, 629, partitions, removal of stairs and partition to 5-sty brick store and tenement; cost, $100; owner, Chas. F. Kohlhepp, 526 Columbus av; architect, John J. Lawlor, 360 West 23d st. Plan No. 3655

BOWERY, 96, fireproof partitions to 5-sty brick store and lodging house; cost, $2,000; owner, Horace S. Ely & Co., 21 Liberty st; architect, Aldrich D. Kelley, 4 Gold st. Plan No. 3666.

BROADWAY, 1418-1420, fireproof doors, walls, cut opening to 5-sty brick hotel; cost, $300; owner, Peter Duffy, 312½ Riverside drive; architect, Emery Roth, 405 Lexington av. Plan No. 3600.

BROADWAY, 710, steel tank supports to 10-sty brick loft building; cost, $710; owner, Meirhard Estate, 162 West 34th st; architect, R. J. Mansfield, 135 William st. Plan No. 3627.

BROADWAY, 1896, partitions, store doors to 4-sty brick lofts; cost, $200; owner, Albert J. Hatchins, Geneva, N. Y.; architect, Otto Fisher, 405 West 44th st. Plan No. 3620.

EAST BROADWAY, 134, metal store front to 5-sty brick store and tenement; cost, $250; owner, Elias Sobel, 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3657.

EAST BROADWAY, 128, metal store front to 5-sty brick store and tenement; cost, $250; owner, Elias Sobel, 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3658.

LEXINGTON AV, 567-69, entrance, kalamein doors, steel lintels to 4-sty brick theatre; cost, $100; owner, Oscar Hammerstein, 201 West 42d st; architect, Wm. H. McElfatrick, 701 7th av. Plan No. 3607.

MADISON AV, 341, 1-sty brick extension, fire escape, lowering of floor, metal store front, plumbing, skylights to 9-sty brick store and tenement; cost, $5,000; owner, Chas. A. Dards, 341 Madison av; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 3648.

MADISON AV, 179, tank, steel supports to 5-sty brick stores and apartments; cost, $195; owner, Parker Realty Co., Woolworth Bldg.; architect, John J. McDonagh, 105 West 97th st. Plan No. 3661.

PARK ROW, 223, build wall, remove beams to 3-sty brick loft; cost, $7,000; owner, Robert Kommel, 223 Park Row; architect, L. A. Sheinart, 194 Bowery. Plan No. 3631.

PARK AV, 1948-54, partitions to 5-sty brick tenement; cost, $200; owner, J. H. Meyer, 62 East 132d st; architect, Otto Reissmann, 147 4th av. Plan No. 3637.

2D AV, 553, store front, remove column, new girders to 4-sty brick tenement; cost, $100; owner, Amalia H. Kahn, 553 2d av; architect, H. L. Young, 1204 Broadway. Plan No. 3602.

3D AV, 1520, store front to 5-sty brick store and tenement; cost, $250; owner, Henry Spiels, 1520 3d av; architect, Louis E. Kramer, 372 Miller av, Brooklyn. Plan No. 3591.

3D AV, 1351, remove floor and roof beams, cut openings, new partitions to 2-sty brick (store on 1st floor and sitting room on 2d); cost, $2,000; owner, Herman Siefke, 148 74th st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 3630.

5TH AV, 503, partitions, plastering to 6-sty brick office; cost, $500; owner, 503 5th Av. Co., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3632.

5TH AV, 576, partitions, plumbing to 11-sty brick fireproof office; cost, $4,000; owner, Wm. W. Fuller, Briarcliff Manor, N. Y.; architect, Albert Jos. Bodker, Inc., 62 West 45th st. Plan No. 3633.

5TH AV, 99-101, construct steel trusses and steel beams to 11-sty brick fireproof loft; cost, $2,500; owner, U. S. Life Insurance Co., 277 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3596.

5TH AV, 561, mezzanine floor to 6-sty brick stores and offices; cost, $125; owner, The 561 5th Av Co., Leo M. Klein, president, 149 Broadway; architect, Robert Teichman, 22 William st. Plan No. 3605.

5TH AV, 1382, metal-covered store front to 4-sty brick stores and tenement; cost, $300; owner, John F. Goerkin, 1382 5th av; architect, Nathan Makstein, 7 East 14th st. Plan No. 3603.

5TH AV, 2213-2219, store front, plumbing, water closet compartment, window to 5-sty brick tenement; cost, $1,000; owner, Munson Estate, 103 East 75th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3621.

6TH AV, 523½, store front, partition to 2-sty brick store and salesroom; cost, $100; owner, Harris Mandelbaum, 135 Broadway; architect, John C. Sims, 110 West 34th st. Plan No. 3592.

6TH AV, 396, extend window to —-sty brick loft; cost, $100; owner, Matilda Rich, 32 West 88th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 3641.

8TH AV, 871, window, plumbing to 5-sty brick store and tenement; cost, $250; owner, Wm. Cahill, 301 West 52d st; architect, Rudolf Boehler, 195 Lexington av. Plan No. 3589.

8TH AV, 2141-43, store front to 4-sty brick store and dwelling; cost, $150; owner, Paul Schuhose, 2143 8th av; architect, Jos. Wolf, 103 Park av. Plan No. 3622.

9TH AV, 519, metal-covered store fronts, partitions, windows to 4-sty brick store and dwelling; cost, $2,000; owner, Lawrence Atterbury 68 William st; architect, Jacob Fisher, 25 Av A. Plan No. 3626.

11TH AV, 764, new wall to 1 and 3-sty frame dwelling and shop; cost, $750; owner, Annie Murphy, 764 11th av; architect, Jas. W. Cole, 403 West 51st st. Plan No. 3601.

## Bronx.

149TH ST, 406, remove projections from 2-sty brick stores and offices; cost, $1,000; owners, Crossways Realty Co., Elkan Holzman, 26 Exchange, president; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 507.

216TH ST, 853, 1-sty frame extension, 19x10, to 1-sty frame dwelling; cost, $75; owner, Edw. Beck, on premises; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 506.

BROOK AV, 464, new toilet to 2-sty brick theatre and loft; cost, $100; owner, Harry Schweitzer, 1391 Madison av; architect, Robert Dreyfuss, 5 West 31st st. Plan No. 513.

FORDHAM RD, 388 East, remove projection from 3-sty frame store and dwelling; cost, $500; owner, Rose Merkert, on premises; architect, Robert W. Dreyfuss, 5 West 31st st. Plan No. 508.

OLINVILLE AV, e s, 350 n Magenta st, move 2½-sty frame dwelling; cost, $500; owner, Peter Provosta, 3457 Duncomb av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 510.

MORRIS AV, 556, 1-sty brick extension, 12.9 x5, to 3-sty frame stores and tenement; cost, $150; owner, Antonio Di Orio, on premises; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 512.

VAN NEST AV, n s, 15 e Victor st, new partitions to 2-sty frame store and dwelling; cost, $300; owner, John H. Richten, 677 Van Nest av; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 509.

WESTCHESTER AV, 718, new show windows, &c, to 5-sty brick store and tenement; cost, $1,500; owner, Samuel E. Jacobs, 30 East 42d st; architects, Cohen & Felson, 329 4th av. Plan No. 511.

## Brooklyn.

BEAVER ST, 72, interior alterations to 2-sty dwelling; cost, $300; owner, Jos. Bassuk, 42½ Tompkins av; architect, T. Goldstone, 49 Graham av. Plan No. 6907.

BERRY ST, 403, interior alterations to 3-sty dwelling; cost, $750; owner, Michl. Langson, 64 North 3d st; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 6924.

BRISTOL ST, 305, interior alterations to 4-sty tenement; cost, $1,000; owner, Barnett Koplowitz, 1855 Sterling pl; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6897.

CONGRESS ST, 86, interior alterations to 1-sty stable; cost, $300; owners, Pate & Robb, 100 William st, Manhattan; architect, Jas. O'Connor, 322 Henry st. Plan No. 6954.

CRESCENT ST, 10, exterior alterations to 1-sty lunch room; cost, $300; owner, Gus. Frank, 8 Hanson av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 6812.

HARMAN ST, 361, tank to 3-sty brick factory; cost, $850; owner, Mary A. Brown, 2087 5th av, Manhattan; architect, Stephen Gill, 146 24th st. Plan No. 6837.

HENRY ST, 361, interior alterations to 3-sty dwelling; cost, $400; owner, O. N. Khouri, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6925.

JEFFERSON ST, 196, interior alterations to 3-sty tenement; cost, $300; owner, Katherine Kiemer, 198 Jefferson st; architect, L. Allmendinger, 926 Broadway. Plan No. 6933.

LORIMER ST, 25, interior alterations to 2-sty dwelling; cost, $200; owner, Samuel Dickieman, 25 Lorimer st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6847.

MILL ST, 18, extension to 1-sty dwelling; cost, $450; owner, Mrs. Antoinetta Baffa, on premises; architect, H. T. Titus, 116 Montague st. Plan No. 6949.

PULASKI ST, 474, extension to 3-sty dwelling; cost, $350; owner, W. A. Miller, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 6932.

RODNEY ST, 200, interior alterations to 3-sty dwelling; cost, $150; owner, Albert R. Kampf, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 6937.

SPENCER ST, 90, store front to 2-sty dwelling; cost, $100; owner, Mrs. Virginia Perry, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 6834.

STOCKTON ST, 208, interior alterations to 3-sty tenement; cost, 500; owner, Mollie Strauber, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6962.

TROUTMAN ST, 188, interior alterations to two 3-sty tenements; cost, $450; owner, Antonia Venezia, 190 Troutman st; architect, D. Salvati, 523 Grand st. Plan No. 6804.

TRUXTON ST, 31, interior alterations to 4-sty tenement; cost, $500; owners, Welz & Zerweck, Myrtle and Wyckoff avs; architects, Shampan & Shampan, 772 Broadway. Plan No. 6929.

UNION ST, 471, exterior alterations to 3-sty dwelling; cost, $200; owner, Leopoldo Colanluono, 453 Union st; architect, W. J. Conway, 400 Union st. Plan No. 6865.

WALLABOUT ST, 372, interior alterations to 3-sty tenement; cost, $400; owner, Mrs. Harry Friedland, Juniper Park, Maspeth, L. I; architect, Lew Koen, 9 Debevoise st. Plan No. 6961.

WEBSTER ST, 97, move 2-sty dwelling; cost, $300; owner, Lena Kratenstein, 195 Chester st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6913.

WILSON ST, 40, interior alterations to 5-sty storage; cost, $2,000; owners, Truslow & Fuller, 48 Wilson st; architect, Wm. H. Ludwig, 801 Eastern pkway. Plan No. 6810.

NORTH 6TH ST, 173, interior alterations to 4-sty tenement; cost, $500; owner, Jas. J. Long, 169 Meserole st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6798.

NORTH 10TH ST, 110, extension to 1-sty factory; cost, $1,200; owner, Tuttle Baily Mfg. Co., 83 North 10th st; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 6805.

EAST 12TH ST, 1870, extension to 2-sty dwelling; cost, $1,500; owner, Jas. P. Killoran, on premises; architect, Chas A. Olsen, 1209 68th st. Plan No. 6855.

EAST 38TH ST, 2204, extension to 2-sty dwelling; cost, $500; owner, Louis V. Spinaport, 68 Bedford av; architect, same. Plan No. 6882.

63D ST, 6215, extension to electric station; cost, $7,500; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, N. C. Bleecker, 42 Sidney pl. Plan No. 6883.

FT. HAMILTON AV, 6502, interior alterations to 1-sty shop; cost, $100; owner, Hans P. Madsen, 6508 Ft. Hamilton pkway; architect, W. H. Harrington, 510 57th st. Plan No. 6824.

DITMAS AV, 1135, extension to 2-sty dwelling; cost, $300; owner, Frank B. Upham, on premises; architect, Chas. G. Wessell, 1563 East 46th st. Plan No. 6799.

FLATBUSH AV, 1669, interior alterations to 3-sty dwelling; cost, $200; owner, Jas. Graham, 1848 Brooklyn av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6957.

HUDSON AV, 143, interior alterations to 1-sty storage; cost, $200; owner, Vincenzo Capidino, 143 Hudson av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 6857.

KENT AV, 978, extension to 3-sty factory; cost, $3,700; owner, John McAdam, on premises; architect, C. E. Silkworth, 258 Broadway. Plan No. 6946.

KENT AV, 812, interior alterations to 2-sty dwelling; cost, $250; owner, Andrea Basile, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 6956.

MANHATTAN AV, 43, interior alterations to 5-sty cafe; cost, $300; owner, Golda Skolmizsky, on premises; architect, E. Kleinert, 76 Graham av. Plan No. 6927.

NEW JERSEY AV, w s, 180 s Blake av, exterior alterations to 3-sty dwelling; cost, $400; owner, Saml. Weinstein, on premises; architect, Sophia Fienberg, 2634 Atlantic av. Plan No. 6819.

NOSTRAND AV, w s, 232.5 s Linden av, exterior alterations to 2 factories; cost, $1,000; owner, Arabal Mfg. Co., on premises; architect, J. B. Pfeiffer, 522 West 159th st, Manhattan. Plan No. 6920.

SNYDER AV, 40, extension to 1-sty stable; cost, $300; owner, Ebingen Baking Co., on premises; architect, A. White Pierce, 59 Court st. Plan No. 6818.

SUTTER AV, 655, interior alterations to 4-sty tenement; cost, $250; owner, Hyman Arkaway, 1265 Broadway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6845.

ST. MARK'S AV, 355, exterior alterations to 3-sty tenement; cost, $150; owner, Lucy Serpieo, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 6901.

UTICA AV, 465, move 2-sty dwelling; cost, $650; owner, Eliz. Kelly, on premises; architect, L. Danancher, 370 Fulton st. Plan No. 6887.

4TH AV, 255, exterior alterations to 3-sty store and dwelling; cost, $300; owner, James Abbatemaro, 268 4th av; architect, W. J. Conway, 400 Union st. Plan No. 6926.

5TH AV, 1647, extension to 2-sty dwelling; cost, $350; owner, Mrs. Jane Williams, on premises; architect, Harry Olsen, 1633 57th st. Plan No. 6796.

7TH AV, 5101, extension to 1-sty garage; cost, $1,500; owner, John Shomacher, 24 Diren terrace, N. J.; architect, F. W. Eisenla, 16 Court st. Plan No. 6908.

## Queens.

ARVERNE.—Seaview av, e s, 280 s Ocean av, plumbing to boarding house; cost, $400; owner, Marcus Seliger, on premises. Plan No. 2253.

COLLEGE POINT.—17th st, e s, s e cor 3d av, alter stable and shed; cost, $100; owner, J. Farrington, on premises. Plan No. 2256.

COLLEGE POINT.—College av, w s, 200 n Monument st, erect chimney and new plumbing to dwelling; cost, $200; owner, A. Schlesinger, on premises. Plan No. 2257.

COLLEGE POINT.—16th st, w s, 125 n 3d av, 1-sty frame extension, 10x10, rear dwelling, slate roof; cost, $150; owner, Otto Meyer, premises. Plan No. 2235.

DUNTON.—Atfield av, w s, 500 s Jerome av, 1-sty frame extension, 18x8, rear dwelling, tin roof, new plumbing; cost, $400; owner, Thos. Thigh, premises; architect, A. Nelson, Dunton. Plan No. 2238.

EVERGREEN.—Washington av, 31, 1-sty frame extension, 3x11, side dwelling, tin roof; cost, $150; owner, Emil Hartlieb, premises. Plan No. 2245.

EVERGREEN.—Wyckoff av, e s, 25 s Decatur st, plumbing in dwelling; cost, $90; owner, Wm. Braun, premises. Plan No. 2241.

EVERGREEN.—Wyckoff av, n s, 80 s Decatur st, interior alterations to stable; cost, $4,000; owners, Knoor Bros, on premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2261.

FAR ROCKAWAY.—Greenwood av, w s, 400 s Broadway, plumbing in dwelling; cost, $175; owner, J. K. Stiefel, premises. Plan No. 2239.

FLUSHING.—Lawrence st, e s, 100 n Pine st, new plumbing to dwelling; cost, $75; owner, L. Dondy, on premises. Plan No. 2258.

FLUSHING.—Cypress av, w s, 150 s Central av, plumbing to dwelling; cost, $150; owner, M. Hanson, on premises. Plan No. 2226.

FOREST PARK.—Althouse pl, n s, 20 e Remsen st, interior alterations to tenement; cost, $200; owner, J. Higgins, Far Rockaway. Plan No. 2247.

JAMAICA.—Bandmann av, n e cor Jay st, new store fronts to dwelling; cost, $150; owner, J. J. Greenberg, on premises. Plan No. 2252.

JAMICA.—Elm st, w s, 115 n Humboldt boulevard, plumbing in dwelling; cost, $90; owner, J. Misa, premises. Plan No. 2233.

L. I. CITY.—5th av, w s, 175 s Graham av, 1-sty frame extension, 10x15, rear dwelling, tin roof; cost, $300; owner, John Lorenz, 215 5th av, L. I. City; architect, J. M. Grady, 1 Bridge Plaza, L. I. City. Plan No. 2236.

L. I. CITY.—Jackson av, 348, 1-sty frame extension, 25x40, rear store and dwelling, tin roof, new plumbing in dwelling; cost, $2,000; owner, Wm. Allen, premises; architect, J. Campagna, 1861 2d av, Manhattan. Plan No. 2237.

L. I. CITY.—10th av, 354, interior alterations to tenement; cost, $200; owner, Rocco Curcio, on premises. Plan No. 2248.

OZONE PARK.—Lawn av, e s, 125 s Chichester av, plumbing to dwelling; cost, $75; owner, J. Schaeffer, on premises. Plan No. 2259.

RICHMOND HILL.—Walnut st, e s, 200 n Fulton st, plumbing to dwelling; cost, $100; owner, G. Sharp, on premises. Plan No. 2229.

RICHMOND HILL.—Stoothoff av, e s, 314 n Jerome av, plumbing to dwelling; cost, $80; owner, J. C. Wallace, on premises. Plan No. 2230.

RICHMOND HILL.—Waterbury av, 54, plumbing in dwelling; cost, $100; owner, N. S. Kellogg, premises. Plan No. 2245.

RICHMOND HILL.—Hamilton av, e s, 290 n Belmont av, interior alterations to dwelling; cost, $565; owner, Frederick Tietz, premises. Plan No. 2246.

RIDGEWOOD.—Foxall st, s e cor Forest st, 1-sty frame extension, 23x35, rear dwelling, tin roof, interior alterations; cost, $2,000; owner, Herman Entermann, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2228.

ROCKAWAY BEACH.—Grove av, w s, 360 s Boulevard, new foundations under two dwellings; cost, $600; owner, A. Drusel, premises. Plan Nos. 2231-2232.

WOODHAVEN.—Liberty av, 1479, 1-sty frame extension, 16x8, rear dwelling, tin roof; cost, $400; owner, Eliz. Horeg, Woodhaven; architect, L. J. Frank, 206 Crescent st, Brooklyn. Plan No. 2242.

WOODHAVEN.—Fulton st, n s, 40 e Oceanview av, plumbing to dwelling; cost, $75; owner, F. S. Scharffer, on premises. Plan No. 2251.

WOODSIDE.—8th st, 41, new foundation to dwelling; cost, $100; owner, F. Gratan, on premises. Plan No. 2249.

## Richmond.

HIGH ST, s s, 200 e Princess Bay av, Princess Bay Beach, small addition and masonry to frame dwelling; cost, $400; owner, Mrs. M. Silk, Princess Bay Beach; builder, H. Thraine, Tottenville. Plan No. 417.

WATERSIDE ST, s s, 120 w Cedar Grove av, New Dorp Beach, extension and new roof to frame bungalow; cost, $400; owner, H. Savastrano, care architect; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 421.

EGBERT AV, w s, 600 s Meisner av, New Dorp, 1-sty extension to frame wagon shed; cost, $70; owner, C. H. Aldrich, New Dorp; builder, L. W. Williamson, Egbertville. Plan No. 420.

HOLLAND AV, 120, Holland Hook, store front to frame store and dwelling; cost, $100; owner, architect and builder, L. Plaujamick, Mariners Harbor. Plan No. 418.

LEGATE AV, s s, 140 e Carleton boulevard, Annadale, new foundation to frame dwelling; cost, $300; owner and builder, J. Kupatt, 14 Stuyvesant st, Manhattan. Plan No. 415.

OLD STONE RD, e s, 500 s Watchogue rd, Graniteville, new foundations to frame dwelling; cost, $400; owner and builder, Ed. Kruser, Port Richmond. Plan No. 416.

PORT RICHMOND.—Richmond av, e s, 100 n Bennet st, new sotre front to frame store and dwelling; cost, $450; owner, Mrs. Emma De Hart, Port Richmond; builder, A. C. Deppe, Port Richmond. Plan No. 413.

# NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 3. The location is given, but not the owner's address:*

PATERSON.—Edward Rothenflug, 245 River st, 3-sty frame alteration, $600.

NEWARK.—Fritz Zellmann, 430 So. 10th st, 3-sty frame alteration, $300; Israel Blum, 41-43 Stuyvesant av, 3-sty frame, $9,000; Joseph Ramaglis, 166 Bleecker st, 3-sty frame alteration, $400; Israel Blum, 37-39 Stuyvesant av, 3-sty frame, $9,000; Mrs. Kilian Jubert, 451-453 Springfield av, two 3-sty frame alteration, $900; Joseph Serritelli, 21-23-25 Aqueduct alley, three 5-sty brick alteration, $1,000; Morris & Julius Sharff, 49-51-53 Milford av, three 3-sty brick, $39,000; Louise M. Donaldson, 209 Leslie st, 3-sty frame, $5,000.

BAYONNE.—Anna Gettke, 87 East 25th st, 3-sty brick, $6,000; Harry Rosenzweig, 492 Broadway, 4-sty brick alteration, $300; Adam Marowski, 36 East 19th st, 3-sty frame alteration, $3,800.

JERSEY CITY.—Dominick Marzulle, 329 Cater av, 3-sty brick, $7,000; George Raphogel, 140 Essex st, 3-sty brick alteration, $300.

IRVINGTON.—Schaub & Osterstock, 301 21st st, 3-sty frame, $6,000.

PASSAIC.—Henry Pasternack, 306 Passaic st, Easton av, 3-sty frame alteration, $600.

*New Jersey News—Continued.*

CHURCHES.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, has completed plans for a 1-sty frame church, 37x77 ft., for St. Joseph's R. C. Church. Cost, about $8,000.

DWELLINGS.

ARLINGTON, N. J.—Plans have been prepared privately for two 2-sty frame residences, 4-sty frame alteration, $1,500.

NEW BRUNSWICK.—William Gaub, 124 22x30 f.t. on Kearney av, for E. B. Campbell, 334 Chestnut st. Total cost, about $6,000.

MONTCLAIR, N. J.—Mullins & Braddock, 14 Bruce rd, have received the general contract to erect two 2½-sty frame residences at 9 Norwood av, for Ernest C. Hinck, 62 Walnut st. Cost, about $6,000.

NEW BRUNSWICK, N. J.—D. D. Williamson, 390 George st, is preparing plans for a 2-sty frame residence, 35x36 ft., at Townsend st and Nicoll av, for J. L. Suydam, 22 Jones av. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Chris Ziegler, 75 Montgomery st, has completed plans for a 1-sty brick storage building, 44x88 ft., on Fairmount av, for Charles Heidt & Sons, 98 Fairmount av. Cost, about $10,000.

HOSPITALS AND ASYLUMS.

MORRISTOWN, N. J.—O. B. Smith, Jr., 25 Madison av, Manhattan, has been commissioned to prepare plans for a 2-sty brick addition to the hospital in Morris st, near Spring st, for the Morristown Memorial Hospital, on premises, J. E. Taylor, president. Cost, about $50,000.

MUNICIPAL WORK.

ALLENHURST, N. J.—J. B. Rider, 29 Broadway, Manhattan, has been commissioned to prepare plans for an electric lighting plant here for the town of Allenhurst. Nothing definite has been decided.

PUBLIC BUILDINGS.

NEWARK, N. J.—H. Van Buren Magonigle, 101 Park av, Manhattan, is preparing preliminary plans for a 2-sty brick administration building at Branch Brook Park, for the Essex County Park Commission, Alonzo Church, secretary, 810 Broad st. Cost, about $100,000.

SCHOOLS AND COLLEGES.

HACKETTSTOWN, N. J.—W. W. Rasmussen, 1133 Broadway, Manhattan, has completed plans for making additions and remodelling the 2-sty public school in Washington st, for the Board of Education of Hackettstown, J. M. Sanders, president. Cost, about $75,000.

BLOOMFIELD, N. J.—W. W. Rasmussen, 1133 Broadway, Manhattan, has completed plans for a 2-sty brick and terra cotta school in Grove st, near Bloomfield av, for the Board of Education of the town of Bloomfield, Chas. W. Martin. Cost, about $45,000.

WHITESVILLE, N. J.—Bids will soon be readvertised for the 2-sty hollow tile and stucco public school, 64x76 ft., to be erected on the site of the present school for the Board of Education of Neptune Township, John Dewis, president. E. C. Benner, Appleby Building, Asbury Park, N. J., architect. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 2-sty store and office building, 26x100 ft., at 336 George st, for Joseph Schneider, Albany st. Cost, about $10,000.

THEATRES.

POMPTON LAKES, N. J.—Chas. E. Sleight, 136 Washington st, Paterson, N. J., is preparing plans for a 2-sty theatre, lodge room and two stores on the main road, for G. W. Cowdrey, Colonial Hotel, Pompton Lakes, N. J.

## Other Cities.

FACTORIES AND WAREHOUSES.

BATAVIA, N. Y.—E. E. Peck, 11 Ellicott av, contemplates rebuilding the 3-sty frame factory, 25x48 ft., at 8 Ellicott av, from plans by H. W. Homelius & Son, 2 Main st. Cost, about $15,000.

HOSPITALS AND ASYLUMS.

GREENWICH, CONN.—Carrere & Hastings, 225 5th av, Manhattan, are preparing plans for a 2 or 3-sty brick and steel hospital near Lake av, for the Greenwich Hospital Association, care of Dr. A. W. Klein, chairman of building committee. E. C. Benedict, this place, donor. Cost, about $250,000.

BINGHAMTON, N. Y.—Lewis F. Pilcher, Capitol, Albany, has nearly completed plans for the 3-sty brick and stone parent's building at the Binghamton State Hospital, for the N. Y. State Hospital Commission, J. H. B. Hanify, secretary. Cost, about $225,000.

MUNICIPAL WORK.

BUFFALO, N. Y.—Tentative plans have been completed for the filtration plant for the city of Buffalo, Department of Public Works, Col. Francis G. Ward, commissioner. Henry Lyons, water commissioner. Cost, about $500,000. It is undecided when work will go ahead.

SCHOOLS AND COLLEGES.

BEACON, N. Y.—Bids will probably be advertised before Jan. 1 for the 2-sty brick high school on Fishkill av, for the Board of Education, Union Free School District 8, E. A. McComber, president. William T. Towner, 320 5th av, Manhattan, architect. Cost, about $60,000.

STABLES AND GARAGES.

CANISTEO, N. Y.—George S. Carman, this place, contemplates the erection of a garage and dance hall at Depot and Main sts, from private plans.

STORES, OFFICES AND LOFTS.

TROY, N. Y.—Louis Milliman, 401 Stoll Building, Troy, has completed plans for a 4-sty marble, granite and steel office building, 53x85 ft., on 2d av near Broadway, for the Troy Gas Co., State st, near 2d st, Troy, Joseph P. Murphy, president.

## PERSONAL AND TRADE NOTES.

BERKEY & GAY FURNITURE CO. has opened new showrooms, for wholesale purposes only, at 119 West 40th st, N. Y. C.

JAMES C. GREEN, architect, has moved his offices from 103 Park av to the American Building, Columbus Circle, N. Y. C.

ARCHITECTURAL CORNICE AND SKYLIGHT WORKS, A. Sommerfeld, president, has moved its factory from 4121 Park av to 4077-85 Park av.

EMPORIUM LUMBER COMPANY, large manufacturers of hardwood lumber, have removed their office from No. 1 Madison av to the Grand Central Terminal Building.

M. J. MARSHALL, formerly connected with John Kennedy & Co., general contractors, 1133 Broadway, has opened an office for the purpose of conducting a general contracting business at 1123 Broadway, fourth floor.

TRIUMPH ELECTRIC COMPANY, manufacturer of electric light and power machinery, Oakley, Cincinnati, O., has opened a new office in New York City at 114 Liberty st. The office is in charge of W. B. Elliott.

ROBERT WILSON POLLOCK, architect, has opened offices for the practice of his profession at 1802 Chestnut st, Philadelphia, Pa., and desires catalogues and samples from manufacturers interested in the building trades.

ALBERT REUTER, who has been connected with the Moller & Schumann Company, Brooklyn, for a number of years, will hereafter devote special attention to the company's trade on Long Island in connection with matters relating to varnishes, enamels and their uses.

CHARLES F. LACOMBE, chief engineer of the Bureau of Gas and Electricity of the Department of Water Supply, Gas and Electricity, has tendered his resignation to take effect November 12. Commissioner Williams in accepting this resignation in a letter to Mr. Lacombe, thanked him for his services to the city.

W. S. VAN CLIEF, the prominent Staten Island retail lumber dealer, with yards at Port Richmond and West New Brighton, has purchased the old Bodine yard at West New Brighton, and has completed plans for the construction of docks and piers which will give him over 1,500 feet of dock front and over eleven acres of yard space, which, for the time being, he will utilize in his lumber business.

JOHN G. EADIE, M. E., Mortimer Freund, E. E., and James K. Campbell, S. B., have established the firm of Eadie, Freund & Campbell, consulting engineers, with offices at 7 West 45th st. The new firm is prepared to design and supervise installations for heating, ventilating, lighting, plumbing, water supply, refrigeration and automatic sprinkler systems in all classes of buildings; also to design and install complete power equipment in industrial buildings.

HARRY A. PIKE, formerly Eastern sales manager for the Flannery Bolt Company, Pittsburgh, and who was also connected with the American Vanadium Company and American Radium Company, is now with the Clifton Porcelain Tile Company, Newark, N. J., which is developing a new industry—the manufacture of a porcelain faced wall and floor tile by a non-lead process. He will be the general sales manager of the company when the manufacturing plant is completed and ready for business.

FIRE PREVENTNON DAY.—Friday being Fire Prevention Day, appropriate exercises were held at the Manhattan Bureau of Buildings. At nine o'clock the corps of inspectors assembled at their regular meeting place on the 22d floor of the Municipal Building, about two hundred and fifty in all. Acting Supt. Frederick H. Dewey presided and introduced the former Superintendent, Mr. Rudolph P. Miller, who is president of New York Chapter of the National Fire Prevention Association. In a brief address Mr. Miller called attention to the importance of the day. He said that as the first step in fire prevention was the safe construction of buildings, it was especially appropriate that the Bureau of Buildings should observe it as well as the Fire Department. The next speaker was Edward R. Hardy, of the Fire Insurance Exchange, who is Secretary of New York Chapter of the National Fire Prevention Association. Mr. Hardy made an address which greatly interested his hearers as building experts and business men. He maintained that everything destroyed by fire represented absolute waste. The losses paid by insurance companies simply represented sums chipped in by a lot of people. The annual fire losses in the United States are as large as they were fifty years ago. There was not the same fear of a conflagration in New York as there was in San Francisco and Chicago because we have not had a great fire here since 1845. The total annual fire loss in the Unidted States would support the municipal government in New York for a year without any tax levy. Mr. Hardy figured that the people of New York City were paying fifty million dollars a year directly and indirectlly on account of fires.

## OBITUARY

JAMES CAMPBELL, a retired general contractor, died of apoplexy at his home, 712 East 12th st, Brooklyn, Saturday, Oct. 3. He was seventy-six years of age and is survived by his widow, two sons and two daughters.

WILLIAM COLLINS MARSH, who was in the architectural furniture business in this city, died of general debility at his home, 391 Greene av, Brooklyn. He was sixty-four years old and is survived by three sons and one daughter.

WILLIAM F. SLATTERY, general contractor and president of the Slattery Construction Co., died of diabetes at his home, in Elmhurst, L. I., Saturday, Oct. 3. He was forty-two years of age and is survived by his widow, a son and three daughters.

AUGUSTUS WILDER SEXTON, JR., treasurer of Westinghouse, Church, Kerr & Co., contracting engineers, 37 Wall st, died at his home, 11 Fairfield st, Montclair, N. J., Thursday, October 1. Mr. Sexton was born in Staten Island thirty-nine years ago. He is survived by his widow and a daughter.

PROFESSOR JEAN HEBRARD, who resigned three years ago from the faculty of the College of Architecture at Cornell University, to return to Paris to practice his profession, was recently killed in a battle with the Germans, according to advices received at Ithaca this week. Professor Hebrard was a lieutenant in the French reservists.

CHARLES A. SCHNEEMAN, general contractor, died after a brief illness, of apoplexy, at his home, 5610 Third av, Brooklyn, Thursday, October 1. He was born in Germany forty-seven years ago, and had been engaged in the building business in the Bay Ridge section of Brooklyn for twenty years. He is survived by his widow, three sons and a daughetr.

THOMAS BAKER, a retired general contractor, died at his home, 168 Throop av, Brooklyn, Wednesday, September 30. He was born in Oxford, England, eighty-seven years ago and came to America when twenty-five years of age. He was active and well known as one of the pioneer builders of Brooklyn, until his retirement about five years ago. He is survived by his widow and a daughter.

EDWARD F. HUGHES, a retired mechanical engineer, died of a complication of diseases at his home, 3311 Avenue K, Flatbush, Brooklyn, Wednesday, September 30. Mr. Hughes was born in North Wales, eighty-one years ago, and came to America when a young man. Up to three years ago he was in business at 69 Furman st, Brooklyn. He is survived by his widow, three sons and three daughters.

LOUIS SIDNEY CARRERE, a lawyer and a brother of the late John M. Carrere, the architect, died of heart disease, in Sidney, Australia, Thursday, October 1. Mr. Carrere was forty-eight years of age, and was formerly a member of the law firm of Nadal, Smythe & Carrere, with offices in Manhattan. His home was at 57 West 9th st. He was graduated from Columbia in 1886, and was a member of the Bar Association and several clubs in this city. He is survived by his widow, a son and three daughters.

HENRY N. HAMILTON, a retired civil engineer, who was the son of General Alexander Hamilton and a great-grandson of Alexander Hamilton, died of a complication of diseases after a short illness at his home, 14 Amackassin Terrace, Yonkers, Wednesday, October 7. He was born in Smithtown, L. I., sixty-five years ago. He took part in the construction of many public improvements, both for the United States government and the city of New York, and retired several years ago. He is survived by two sons and a daughter.

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## TRADE AND TECHNICAL SOCIETY EVENTS.

EASTERN SUPPLY ASSOCIATION.—The fall meeting will be held at the Hotel Astor, N. Y. C., Wednesday, October 14.

VARNISH MANUFACTURERS ASSOCIATION.—Annual convention in New York City during the week of October 19.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION.—Annual meeting and convention at Atlantic City, N. J., October 28-30. Headquarters at the Marlborough-Blenheim Hotel.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION. The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

PAINT MANUFACTURERS' ASSOCIATION of the United States will hold its annual convention in New York City Oct. 19 to 21.

CONVENTION OF CITY MANAGERS will be held in Springfield, O., Dec. 2 to 4. Charles F. Ashburner, City Manager, Springfield, O., chairman.

TECHNICAL LEAGUE OF AMERICA will hold its regular meeting on the third Friday of each month. Walter L. Smyth, 74 Cortlandt st, N. Y. C., is the secretary.

NATIONAL HOUSING CONFERENCE, scheduled for Minneapolis, October 21, 22, 23, 1914, has been postponed because of disturbances due to the European war.

NEW YORK CHAPTER, American Society of Heating and Ventilating Engineers, will resume their regular monthly meetings Monday, Oct. 19, in the Engineering Societies' Building, 29 West 39th st.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

**SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.**

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, T. Hugh Boorman, secretary, will hold its regular monthly meetings on the second Wednesday of each month, in the society's rooms, 25 West 39th st. At the meeting to be held October 14, a paper will be read by J. E. W. Gardiner, U. S. M. A., '05, on "Sub-Level Waterproofing from the Viewpoint of Maintenance."

THE SOCIETY OF BEAUX ARTS ARCHITECTS is preparing for an entertainment to be held at the Ritz-Carlton Hotel November 9-10, afternoon and evening. The proceeds will be devoted to the relief of families of architects, sculptors and painters who are in need of assistance on account of the European conflict. Many prominent professional and amateur artists have volunteered their services for this cause. A feature of the programme will be a mythological pantomime entitled "The Judgment of Paris." The committee in charge of the entertainment includes Lloyd Warren, chairman; Howard Greenley, Louis R. Metcalf, James W. O'Connor, Henry Hornbostel, Kenneth M. Murchison and Arthur Ware.

## RECENT INCORPORATIONS.

SIGNET PROTECTIVE CO. is a $25,000 company chartered to manufacture a protective paint, varnishes, enamels and products, with offices in Manhattan. The directors are William C. Opperman, 18 East 41st st, Henry Leeds, 149 Broadway, W. J. Andrus, 38 Murray st, and two others. John H. Miller, 18 East 41st st, attorney.

BUCKINGHAM STEEL CO., with offices in Manhattan, has been chartered with $10,000 capital stock to deal in building supplies, iron, steel, sheet metal, contracting and construction. The directors are Walter E. Buckingham, Edward J. Kaufman, Jr., and Dwight W. DeMotte, all of 50 Church st, who is also the attorney for the company.

STEINWAY BUILDING CO., realty, contracting, construction, manufacture of building materials, has filed incorporation papers with $25,000 capital stock with offices in Queens. The directors are William E. Goetter, 468 Grand av, John T. Kreeger, 142 Temple st, both of Astoria, John T. Clancy, 2 University pl, Manhattan, and one other. J. T. Kreeger, care of E. W. Page, 30 Broad st, attorney.

### Queensboro Bridge.

At a meeting of the Board of Directors of the Chamber of Commerce of the Borough of Queens a resolution was adopted approving the new plan of the Bridge Department for the reconstruction of the Queensboro Bridge which provides two 26-ft. roadways on the different levels for vehicular traffic, and the Transit Committee was instructed to call upon Mayor Mitchel and President McAneny and urge that there be no delay in the appropriation of the money required for this work.

## EXISTING FIRE-ESCAPES.

### The New Rule Considered a Concession to Property Owners.

In answer to an inquiry in reference to Rule 380, of the Industrial Board, relating to existing fire-escapes which do not serve as required means of exits, George W. Olvany, special council of the Real Estate Board, has written an opinion commending the rule as in favor of real estate owners. The rule reads as follows:

Rule 380.—When, in addition to the required exits of any factory or factory building, there exist one or more outside fire escapes which are not entirely in accordance with the provisions of the Labor Law relating to fire escapes, such fire escapes may be retained without being changed to conform to such provisions, if steps are taken, satisfactory to the Commissioner of Labor, to prevent their use as means of egress, and provided that such fire escapes are maintained in good repair.

Mr. Olvany says: "The Labor Department had been issuing orders to the effect that all outside fire-escapes be made to comply with the law relating to fire escapes, irrespective as to whether they served as required means of exit or not, and the consequence was that the owners of buildings upon which there were these extra means of exit, instead of complying with the law, because of the heavy expense, annoyance and sacrifice to do so (in some cases an expenditure of $5,000 to $10,000 would be necessary, involving the fireproofing of all windows on the course of the fire escape, stairway to roof and to bottom landing, and a fireproof passage from the rear of the building to the street) began to take down these fire escapes, and the Fire Department immediately filed a protest on the ground that one of the best means of fighting a fire was being taken away.

"The counsel for the New York State Factory Investigating Commission stated to the Industrial Board of the Department of Labor upon the hearing on this rule that it was not the intention of the commission to include fire escapes not used as required exits in the general requirements for fire escapes which were so used.

"The construction placed upon this provision of the law is certainly very much in the favor of the real estate owner as it only requires him to maintain the fire escape itself in good repair, which can be done at a very nominal expense, and affords a most advantageous means to the Fire Department to extinguish a fire which may occur in the building.

"Instead of being a menace to the occupants, it might in the event of all the required means of exits being cut off by fire or smoke allow a possible escape.

"The placing of the sign, 'This is not an exit,' and the giving of a notice to that effect to the employees, ought to be a sufficient warning that such a fire escape must not be used as an exit except as a last means of escape.

"Therefore the rule, in my opinion, should be praised rather than condemned by the real estate owners."

### Subway Progress.

According to the progress reports for September made by the division engineers to Alfred Craven, Chief Engineer of the Public Service Commission, there are now about 17,000 men engaged in construction work on the Dual System subway and elevated railroad contracts. Of this total about 14,000 are employed by contractors building the lines to be owned by the city and about 3,000 by contractors building the elevated extensions and additions to be owned by the companies.

The Dual System is divided by the commission into 83 contract sections. Contracts have been awarded for 59 of these sections, leaving only 24 yet to be made. Of those already awarded 31 are on lines to be operated by the Interborough Rapid Transit Company and 28 on lines to be operated by the New York Municipal Railway Corporation. Of those remaining to be let, 8 are on Interborough lines and 16 on New York Municipal lines, the latter including 6 sections of the Eastern District route. All told, the City of New York now has outstanding contracts for Dual System construction on city-owned lines aggregating $140,516,385.38, of which $69,462,918.84 is on lines for operation by the Interborough Rapid Transit Company and $71,073,466.54 on the New York Municipal lines.

Roughly speaking, the Dual System agreements call for the construction of about 80 miles of new subway and elevated roads on city-owned lines, with about 260 miles of single track. The contracts already let cover about 50 miles of the total road mileage, so that it may be said that about five-eights of the contracts on city-owned lines have been awarded.

## WHAT NEW YORKERS WORK AT.

### Twenty Thousand Engaged in Real Estate and Insurance.

Forty-five per cent. of the total population of New York City were engaged in gainful occupations when the last national census was taken, in 1910. Eighty-two per cent. of all the males and 30 per cent. of all the females were so employed.

The 2,152,433 gainful workers in 1910 were distributed among the main branches of occupations as follows: Agriculture, forestry and animal husbandry, 9,950, or 0.5 per cent.; extraction of minerals, 886, or less than one-tenth of 1 per cent.; manufacturing and mechanical industries, 873,497, or 40.6 per cent.; transportation, 169,834, or 7.9 per cent.; trade, 361,053, or 16.8 per cent.; public service, 41,004, or 1.9 per cent.; professional services, 127,39[illegible], or 5.9 per cent.; domestic and personal service, 333,954, or 15.5 per cent., and clerical occupations, 234,860, or 10.9 per cent.

### The Building Trades.

There were 15,000 builders and building contractors, 15,800 brick and stone masons, 41,400 carpenters, 15,500 electricians, 14,800 stationary engineers, 24,000 machinists and millwrights, 27,100 painters, 6,300 plasterers and 19,500 plumbers, 5,700 helpers in the building trades, and 35,000 general laborers.

Real estate agents and officials numbered 12,800, insurance agents and officials 8,000.

There were 33,700 bookkeepers, cashiers and accountants; 84,600 clerks in stores, 87,800 other clerks, 16,800 typesetters and linotypers, 7,500 elevator runners, 39,700 teamsters and expressmen, 10,500 lawyers and judges, 10,600 policemen, 107,300 retail dealers, 10,900 commercial travelers, 66,400 salesmen in stores, 4,200 saloon keepers, 6,342 male stenographers and typewriters, 49,200 tailors, 5,641 teachers, 20,650 waiters, 7,700 wholesale dealers, importers and exporters.

### Women Workers.

Among women and girls there were 65,000 sewers and sewing machine operators, 3,700 actors, 6,700 boarding-house keepers, 19,400 clerks, 7,500 housekeepers and stewardesses, 21,600 bookkeepers and accountants, 10,400 janitors, 5,800 laundry operators, 12,000 milliners and millinery dealers, 5,800 musicians and leaders of music, 27,700 saleswomen, 113,400 servants, 33,700 stenographers and typewriters, 21,680 school teachers, 7,300 telephone operators, 7,500 trained nurses, 8,950 waitreses.

### Eastern Parkway Trees.

The preservation of the trees in Eastern Parkway, Brooklyn, is assured by a change in the plans for the Eastern Parkway subway recently recommended by Alfred Craven, Chief Engineer of the Public Service Commission. Mr. Craven's staff has been making a study of this situation for months in response to requests of prominent citizens and civic associations of Brooklyn, who made strong pleas for the preservation of the trees along the route. The new plan is to narrow the subway structure which passes through Eastern Parkway by making it a double-deck railroad, that is, instead of having four tracks on one level there will be two tracks over two tracks.

# BUILDING MATERIALS AND SUPPLIES

## FIRST NINE MONTHS OF YEAR SHOW GAIN IN PROJECTED OPERATIONS OF 888, BUT WITH SLIGHT LOSS IN VALUE

Money Shows Signs of Loosening—
Portland Cement—Plan Filing Gains

DEVELOPMENTS in the autumn situation in the metropolitan district indicate a tendency toward loosening of building money. The continued closing of other securities markets has thrown a large volume of money into mortgage and building investments. The European war has not disastrously affected building projects.

Comparing September of this year with the same month last year in building activity, Bradstreet's shows a current decrease of 33.5 per cent. in 121 cities. When it is recalled that September, 1913, showed a gain of 11 per cent., this makes a net decrease in September, 1914, of only 22.5 per cent., despite the unsettling of finances by the European war, since August 1. September showed a decrease of only 16.6 per cent. from August. The third quarter shows a loss of only 10 per cent. from the same period last year and the nine months just closed is but 8.2 per cent. below the record of the first nine months in 1913 which was 5 per cent. behind the same period in 1912. Chicago reports a decrease of 37 per cent. from last year in September, so New York has not fared so badly. St. Paul showed a gain of 209 per cent. Denver a gain of 241 per cent. and Cleveland 9 per cent.

Although the current year contained the worst two months the American real estate and finance markets have ever known, the first nine months close with a net gain over the total number of new building plans filed in the same period last year of 888, although there was a loss in value for all boroughs for 1914 of $5,348,463.

This recession in value may be credited in large part, if not entirely, to the extremely low price of basic building material during the current year. For instance, the average wholesale price of common red brick in the first nine months of 1913 was $6.75 a thousand. This year it was $5.25. Structural steel last year was 1.46c., while this year it was averaged about 1.31c. Portland cement was rigid at $1.58, in carload lots, N. Y., while this year it has been seriously cut. Lumber was higher in practically all departments last year. It is a conservative estimate that the loss accredited to values for the entire city this year would be changed to an actual gain of at least $2,000,000 on 888 buildings, if material prices used in making estimates of cost had been identical with those prevailing when the architects were figuring last year's plans.

The significance of these figures would seem to be that manufacturing centers showed the greatest expansion, that the industrial labor centers are shifting from the high rent boroughs of Manhattan and the Bronx to the lower rent areas of the suburbs. East Jersey doubtless reflects this tendency, judging from the large numbers of factory extensions that have been reported within the metropolitan district, many manufacturers moving their plants and taking their help across the Hudson to escape the drastic city and state factory laws now operative here.

If there has been any tightness in building money during the last nine months it has been for office, loft and apartment house construction, all of them types of buildings quickly affected by any change in business activity in general. Factories, manufacturing buildings, such as ice and steam plants; industrial and small house construction are the preponderant factors in the building statistics of this year, while hotel, apartment and loft building construction and high-class suburban construction featured last year's statistics. The inference capable of being drawn from this condition of the building market in the light of the disturbed state of finances is that American business is aggressively laying plans to take to itself any commercial opportunity that may arise in its industrial life through the war in Europe.

Plan filings in all boroughs for the week compared with those of last week follow: Total number of new buildings projected in all boroughs in the corresponding week last year, 153, valued at $1,448,013.

| | Week Ending Oct 2 | | Oct 9 | |
|---|---|---|---|---|
| | No | Value | No | Value |
| Manhattan | 7 | $1,820,500 | 5 | $1,775,000 |
| Bronx | 5 | 11,800 | 5 | 11,800 |
| Brooklyn | 92 | 534,800 | 70 | 315,200 |
| Queens | 50 | 135,655 | 71 | 134,300 |
| Richmond | 21 | 37,785 | 13 | 9,745 |
| | 175 | $2,540,540 | 164 | $2,266,045 |

### STRUCTURAL STEEL.
**Drop in Low Level, But High Level Is Still Quoted.**

STRUCTURAL STEEL succumbed to the pressure of competition this week and was quoted 1.26@1.36c., a drop of five cents on the low level. Heretofore the quotations has ranged from 1.31 to 1.36c. Fabricators in Newark, Richmond, Long Island City and Brooklyn all complain of high pressure competition, one concern stating that he bid on a job at what he considered cost and was beaten by another concern by several thousand dollars. During September it seemed to be a case with many fabricators of keeping their organizations together until the fall building operations got more fully under way.

Wire products are holding up firmly and so is the equipment market, but only on steel. Pig iron sales have been small to moderate with little interest being displayed even at the present low prices by steel mills for supplies. Prices current for shipments over the fourth quarter of 1914 run at 15@15.25 for No. 1 X foundry northern with basic at 14 00 flat. Both the steel and iron markets are dull and heavy.

### LUMBER.
**Consumption Only Slightly Below Last Year's Record in Queens and Brooklyn.**

ADVICES from the local distributing yards in Queens and Brooklyn indicate that the volume of lumber moving so far this year is only slightly below the total moving in the corresponding period last year. The building situation in the five boroughs shows a gain in the number of permits filed up to and including September 18 of 1,016 over the same period last year and a gain in value of $898,713. This activity is reflected largely in purchases of lumber by local yards for stock. There has been a gain of 15 per cent. in lumber buying by dealers in Brooklyn and Queens. The Bronx shows a loss of 20 per cent., while Manhattan indicates an increase of about 20 per cent.

This increase for Manhattan, however, does not represent building grades. It is due to the tremendous amount of timber used for shoring and street surfacing incidental to the construction of subways. In building grades there is a decrease in demand for Manhattan and the Bronx of about 35 per cent. This decrease has not been taken up entirely by other building materials, proving that there has been a reaction in building construction in that borough.

According to advices in the wholesale market, spruce has moved only moderately, and cargoes of dimension from the East are held at $18 to $23, and lath from the East by cargo seem to be a shade weaker, due to heavy receipts, and are quoted to-day at $3.80 to $3.90.

In other lines there appears to be practically no quotable changes. The long and short-leaf yellow pine mills are curtailing their operations wherever possible, in an effort to steady the market; and the hardwoods, while going through an exceptionally dull month, seem to be getting into their stride again and doing somewhat better than in early August.

### PORTLAND CEMENT.
**Prices Slightly Lower—Works Operating at 80 Per Cent.**

ACCORDING to information available in the local market this week, there is slight weakening in the price of Portland cement at mill, owing to large supplies on hand. This brings the price in the New York market at a level which is somewhat shaded from the 1.58 quotation ruling a month ago.

Most of the companies report current sales off about 10 per cent. Shipments, however, have been about normal. Some of the largest companies are operating more than 80 per cent. of capacity. The weakening in prices being much in the nature of concessions, many of the smaller companies have been shading quotations, and this has made necessary some action by the larger manufacturers.

Reaction is anticipated when those who are cutting prices today attempt to benefit from the rebound on the ground that dealers will probably insist upon continuing to get cement at the prices now being charged. The experience of the brick manufacturers in this market during the last few years with respect to price cutting may be that of the cement companies who are now stimulating business by sacrificing profits.

As far as the national movement is concerned, construction work is requiring less cement, but road construction is taking up the slack. Germany and Belgium have been the principal exporters of cement in the past, and England has also been a factor, but hope of diverting some of this business into American manufactories is responsible for the comparatively large capacity now being operated.

An estimate of the total quantity of Portland cement manufactured in the United States this year, judging by the capacity employed at the leading mills, will run up about 97,000,000 barrels, with shipments about equivalent to last year's total productions, which was approximately 93,000,000 barrels. Lehigh Valley's contribution, however, will not exceed 30,000,000 barrels, as against 27,000,000 barrels last year. New York State's mills now give evidence of running to about 7,000,000 barrels, partly because of the shutting-off of German cement and the reversion of this year to some of the Hudson River establishments.

### ROPE.
**Arrivals of Manila Hemp at Atlantic Seaports Stop.**

ONE of the indirect effects of the war upon building construction and equipment is the fact that Manila hemp has ceased to arrive at Atlantic seaports. All the Manila hemp that is coming into this market now is arriving on railroads from the Pacific coast. Cost of railroad transportation makes the cost high and has shut off demand temporarily. Riggers are not buying as freely as usual and a demand is being created for wire rope. It was stated that it would not be surprising that if the supply from Russia, Italy and German East Africa is shut off much longer, the price of hemp rope will be equal to that of wire rope.

### COMMON BRICK.
**September Sales and Arrivals Compared With Same Month in 1913.**

SALES of common Hudson brick in September were 36 per cent. below total sales of September last year. Arrivals dropped off 28 per cent. Arrivals in the month just closed were 119 bargeloads or 41,650,000 brick. Sales totaled 144 bargeloads of 50,400,000 brick. Left over from August, 8,750,00. In September, 1913, total arrivals were 57,400,000 in 164 bargeloads and sales were 220 bargeloads or 77,000,000 brick. Left over from August, 31 bargeloads. Prices have been about a dollar less than they were September a year ago.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 8, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.
Left over, Friday A. M., Oct. 2—5.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Oct. 2 | 5 | 3 |
| Saturday, Oct. 3 | 3 | 1 |
| Monday, Oct. 5 | 15 | 14 |
| Tuesday, Oct. 6 | 2 | 5 |
| Wednesday, Oct. 7 | 5 | 4 |
| Thursday, Oct. 8 | 7 | 4 |
| Total | 37 | 31 |

Reported en route, Friday, Oct. 9—2.

Condition of market, weak. Prices: Hudsons, $5 to $5.50 ('shaded); Raritans, $5.25 to $5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to $7 25 ('yard). Nominal. Left over Friday a. m., Oct. 9—11.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | |
|---|---|---|---|
| Sept. 25 | 835,000 | Oct. 2 | 1,230,000 |
| Sept. 26 | 596,000 | Oct. 3 | 453,500 |
| Sept. 28 | 1,183,000 | Oct. 5 | 982,000 |
| Sept. 29 | 1,128,000 | Oct. 6 | 753,000 |
| Sept 30 | 910,000 | Oct. 7 | 984,000 |
| Oct. 1 | 1,210,500 | Oct. 8 | 816,500 |
| Total | 5,862,500 | Total | 5,219,000 |

1913.
Left over, Friday A. M., Oct. 3—48.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Oct. 3 | 9 | 7 |
| Saturday, Oct. 4 | 4 | 3 |
| Monday, Oct. 6 | 10 | 4 |
| Tuesday, Oct. 7 | 8 | 4 |
| Wednesday, Oct. 8 | 8 | 2 |
| Thursday, Oct. 9 | 4 | 4 |
| Total | 42 | 24 |

Condition of market, stiffening at top quotations. Prices: Hudsons, 5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Oct. 10—66.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 8, 1914 | 1272 |
| Total No. bargeloads sold Jan. 1 to Oct. 8, 1914 | 1261 |
| Total No. bargeloads left over Oct. 9, 1914 | 11 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 9, 1913 | 1593 |
| Total No. bargeloads sold Jan. 1 to Oct. 9, 1913 | 1527 |
| Total No. bargeloads left over Oct. 10, 1913 | 66 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 17, 1914

# THE REAL ESTATE CONVENTION

## Delegates From All Sections of Empire State Meet at Hotel Astor—Many Important Matters Discussed, Including Licensing of Brokers

CO-OPERATION was the keynote of the first New York Real Estate Convention which opened yesterday morning at the Hotel Astor under the auspices of the Real Estate Association of the State of New York. Many interesting subjects were discussed, but probably the most important was that dealing with the licensing of real estate brokers. An explanation of the measure was made by R. A. Borland, of Norwich, N. Y., and also by L. D. Woodworth, of Rochester, N. Y.

The New York real estate men were asked by the State Real Estate Association to co-operate, and they took hold with such enthusiasm that the committee on arrangements had difficulty in crowding into two days set apart for the convention all of the speakers, sightseeing expeditions and other features planned by the sub-committees. The sightseeing trips as planned, include tours through Brooklyn, the Bronx, and



L. D. WOODWORTH,
Vice-President State Association.

Queens, so that the delegates from out of town may get a comprehensive idea of Greater New York from a real estate investment standpoint.

The Bronx trip includes an excursion this afternoon through the industrial, residential and waterfront sections of the borough with a luncheon at the Community Building, and judging from the applications for tickets large attendance is looked for.

Yesterday afternoon the Queens committee, with the active co-operation of the Queens Chamber of Commerce, arranged a trip, at the end of which a reception and supper was held at the Queens Chamber of Commerce rooms. The Brooklyn committee has arranged an expedition for Sunday morning through that borough.

### The Crowning Feature.

The crowning feature of the convention will be a dinner at the Hotel Astor this evening. Secretary Elisha Sniffin,



WILLIAM H. MOFFITT,
President State Association.

chairman of the dinner committee, reports such a large demand for tickets that increased seating capacity is necessary. Among those who have taken one or more tables are the American Real Estate Company, New York Edison Company, Deputy Tax Commissioners, the United Real Estate Owners' Association, O. D. Schwencke, M. Morgenthau, Jr., Company, the Queens Chamber of Commerce, A. N. Gitterman Corporation and the Real Estate Company of America.

Following the reception and registration of delegates, the convention was called to order promptly at 10.30 o'clock by President William H. Moffitt, who spoke briefly on the results achieved by the organization during the twelve years since its formation. He stated that while today the membership roll totaled 260 people, there was every reason to believe that this number would



JOHN PURROY MITCHEL,
Mayor of New York City

be augmented considerably during the coming year.

William C. Breed, vice-president of the Merchants' Association, gave the speech of welcome and showed what could be accomplished by co-operation. As an example he cited what had been done by the Merchants' Association and how the membership had been increased during the last two years from 1,500 to 3,500 members. "Real estate men are natural optimists," said Mr. Breed, "and this trait is essential to every successful man in the business. Unless you have faith in the product that you are selling, you had better devote your efforts in other channels."

In response Thomas J. Overturf, of Buffalo, first vice-president of the convention, made a short address in which past accomplishments and future possibilities of the organization were the themes.

At the close of Mr. Overturf's ad-



H. L. REED,
State Secretary.

dress, President William H. Moffitt delivered his report for the year, in which he outlined the progress of the organization and suggested plans for the enlargement of its activities. He was followed by Secretary H. L. Reed, of Amsterdam, N. Y., who reported that, with new enrollments, the total membership of the State Association was 260.

### The License Question.

The discussion of the proposed licensing of real estate brokers by L. D. Woodworth, of Rochester, and R. A. Borland, of Norwich, was laid over until a later session and for the rest of the morning the convention debated the proposed bill. Alfred H. Wagg, vice-president of the Long Island Real Estate Exchange, outlined the remarkable growth of Long Island development and the possibilities which the enormous amount of business offered for unscrupulous brokers. He urged the passage of the bill licensing professional real estate men in order that the inexperienced and objec-

tionable might be driven out of the field.

Herbert A. Sherman discussed the situation in this city and came out with a direct criticism of the general principles of the bill. He doubted its practicability and declared that in a small town there might be a possibility for discrimination in the selection of brokers, but that in New York City it would be an impossibility.

E. A. Tredwell appeared for the Real Estate Board and registered the opposition of that body. He said in part: "Passage of this bill means restriction of business. What it calls for seems to be a doctrine of fear. Its operation might tend to drive out of business the smaller dealers necessary for the natural development of the trade. It will cripple free agency and action and the large firms transacting the bulk of the business will be hit hardest. Natural selection will eliminate the objectionable elements in the business and time will drive out the undesirables. The ethics of the profession must be established through real estate exchanges, such as yours, and not hammered in with a club. In the opinion of the Real Estate Board, the passage of this bill would be a mistake."

Ira J. Ettinger, executive secretary of the United Real Estate Owners' Association, speaker at the morning session, declared that the organization which he represented had taken no official action regarding the question, but that a special committee which had undertaken its study had by a close vote decided to recommend opposition.

After luncheon, which was served in the convention hall, a representative of the New York Telephone Company delivered an address on the "Telephone and Its Relation to Real Estate," which was illustrated by moving pictures. At one o'clock the delegates departed in automobiles to inspect the plant of the company.

### Mayor Mitchel Speaks.

Upon their return to the convention hall the delegates were addressed by Mayor John Purroy Mitchel, who outlined the new financial policy of the Board of Estimate. "This new policy," he said, "may not superficially appear at first to be in the direction of a lower tax rate, but in the long run I think it will appear to those who examine into the question carefully, that it has been and will prove a step in that direction. The aggregate gross funded debt of the city of New York approximates today $1,320,000,000, the net debt approximates $70,000,000, and the debt service that we carry annually in the budget, or to be exact, that we did carry in the budget for 1914, approximates $50,000,000. The taxpayers of the City of New York are called upon to pay $50,000,000 in order to carry the interest and the sinking fund upon the funded debt outstanding of the City of New York. For a long time the members of the Board of Estimate had realized that we would soon have to meet the question of a new financial policy in regard to the service debt, that we could not go on piling up debt on debt, that something had to be done to check that growth. The matter came to an issue in connection with the hundred million dollar loan that the City found itself compelled to negotiate, chiefly in order to meet its foreign maturities coming to payment before the first of January next. We then found ourselves in a position where we believed we ought to declare a permanent policy for this City and we did declare it by resolutions of the Board of Estimate. Now, it is this: As to all permanent public improvements of a self-sustaining nature, meaning by that, rapid transit, docks, terminals and water supply, we will finance them through the issue of long-term 50-year bonds as heretofore; all public improvements heretofore authorized, whether they have been matured in contract or not, but as to which bonds have not been issued as yet to defray the cost, we will finance through the issue of 15-year serial bonds to be amortized in fifteen annual payments to be carried in the tax budget of the City. As to public improvements of a non self-sustaining character hereafter authorized,



LAURENCE M. D. McGUIRE,
President Real Estate Board, New York City.

we will finance them—as to those made subsequent to the adoption of the resolution and before the first of January, 1916—one-quarter to be carried in the tax budget, three-quarters of the cost to be defrayed through the issue of similar 15-year serial bonds; those authorized in 1916 one-half in the tax budget and one-half the cost through the issue of 15-year serial bonds; and those in 1917 in the proportion of three-quarters and one-quarter. And it is our intention, and I believe that no future Board of Estimate that sits in this City will ever reverse the policy, that in years subsequent to 1917 all public improvements of a non self-sustaining character shall be carried wholly in the tax budget of the City. That may seem to mean an increase in the tax burden that real estate is called upon to carry, and it is true that in the immediate future it will mean a somewhat increased burden."

The Mayor discussed also the work of his Advisory Committee on Taxation,



ROBERT E. FARLEY,
Chairman Westchester Committee.

which is also considering the possibility of devising new sources of city revenue. He closed by mentioning the efforts which were being made to remedy the evils of duplications of building inspection and said that already a result has been obtained in the arrangement of one of his department heads and one of the State Department to co-operate along these lines.

Laurence M. D. McGuire, president of the Real Estate Board, and Tax Commissioner John J. Halloran also addressed the afternoon session.

### Secretary's Report.

The following is an excerpt from the report of the secretary, H. L. Reed, of Amsterdam, presented to the convention:

"Since last May sixteen new members have been obtained and one resignation received, giving the Association a total membership to date of 228. I have received twenty-five letters from real estate men who have promised to join our Association and I believe it possible to increase the membership to 1,000 within a year or so. Real estate men as a class do not realize the benefit from co-operation and organization of this character. A bulletin containing the report of your committee on the licensing of real estate brokers was compiled by L. D. Woodworth, chairman of the committee. This bulletin has been mailed to all members and nearly 1,000 others interested in real estate. The Executive Committee has held two meetings during the year, one at Pittsburgh July 9, at which the questioning of licensing brokers was the principal topic, and some suggestions and changes were made in the bill as grafted at that time. The second meeting was held at Saratoga, August 22, at which time the committee was appointed and arrangements made for this convention."

### At the Country Life Show.

On Thursday evening those delegates and their friends who had already arrived in town visited the Country Life Permanent Exposition in the Grand Central Terminal. The New York Farm Brokers' Association, Edward J. Webb, president, was the host. A business meeting of the Farm Brokers Association was held at 7.30 o'clock, prior to an entertainment which included speech making and musical selections.

At the Country Life Exposition the delegates were given an opportunity to see what was being done within the commuting zone toward the building up of the farm lands in suburban New York. An address of welcome was delivered by L. W. Stotesbury, president of the Dutchess County Society, and the response was made by Robert E. Farley, chairman of the Westchester County Committee. A graphic picture of the delights of living in the suburbs was the topic of the response. Professor O. S. Morgan, of Columbia University, spoke of the many things in store for the New York Farm Brokers' Association which met in connection with the coming of the real estate men.

Professor Morgan has a practical farm within the limits of New York City and he drew attention to the fact that garden or specialty farming was well suited to the city man whose support comes from a salary in some city enterprise.

Marc W. Cole, superintendent of the State Bureau of Cooperation, also spoke of good results obtained and Clifford B. Harmon told some of the secrets of developing and dealing in out-of-town properties. Mr. F. Webb, agriculturalist for the New York Central Railroad, told of a projected trip through the Middle West, the object being to demonstrate that the Empire State has enormous agricultural resources and is one of the most thrifty in the Union.

### A Common Purpose.

It was through the instrumentality of Secretary H. L. Reed of Amsterdam that the State Association was organized in 1905. Mr. Reed was the first president, and at that time published a magazine called "Real Estate." He believes that there is a big field for the association. He remarked yesterday that while New Yorkers did not agree with Upstaters in some points, both parties were trying to improve conditions, make business more pleasant. By co-operating along the right lines real estate would be made more attractive to the investor and more easily handled.

"We want to eliminate the dishonest fellow from the business, and while it isn't possible to do so entirely, any more than it is possible to wipe out the backsliders and sinners in the church, or the dishonest cashier in the bank, we can certainly elevate the business and improve many conditions.

"New York City has its part of the work and for years has tried to control the situation at Albany, but as to its success you well know. An organization made up of members from all parts of the State, working jointly throughout the State, not dominated by the New York City men, can do more at Albany and accomplish more by having its officers and directors scattered throughout the State, than a New York City organiza-

tion. Nearly every real estate man can call one or two Senators or one or two Assemblymen his 'friend,' and when real estate measures are presented at Albany, a letter from a friend will do more than from a perfect stranger.

"Our association is very much interested in the 'licensing of real estate brokers,' and while a number of New York City men do not approve of the measure, they cannot close their eyes to the fact that it must come in a short time."

### Mr. Morgenthau's Comments.

Referring to the purposes and the possible benefits to be derived from the Convention, Mr. Morgenthau, Jr., said to the representative of the Record and Guide: "I do not believe that I can put the matter more tersely than appeared on your editorial page of the Record and Guide when the statement was made, last week, that "The strategy of New York property owners always had one weak place, and that was at Albany." Hereafter our real estate interests will be more thoroughly protected at Albany, and they will have a powerful ally in the New York State Association, which is now holding its annual convention here.

"The object of the convention is to show the Upstate real estate men the magnitude of New York City and its commercial activities. We wish to show them that New York is the gateway through which the immigrants pour into this country; also what it means for the City to be the port of the Empire State and why New York is the magnet which draws yearly thousands of their best sons from upstate to join in making it the City that it is.

"As to the results that we hope to achieve, they are first, the unification of all the various real estate men of the State, so that they may present a solid front when it comes to obtain justice at Albany or elsewhere in the State or Nation for the men who, more than any others, help to pay the expenses of the government.

"I had this in mind when I reluctantly agreed to take charge of this convention as Chairman of the Committee on Arrangements, and I am proud to say that not a single Real Estate Organization in the City has failed me. The Real Estate Board has contributed its best men to work, shoulder to shoulder, with representatives of the United Real Estate Owners' Associations, the Queens Chamber of Commerce, the Allied Real Estate Interests, the North Side Board of Trade and many others. It has been splendid to see some of the busiest men in the city, such as Lawrence B. Elliman, E. B. Boynton, A. N. Gitterman, Ira J. Ettinger, Elisha Sniffin, William D. Bloodgood to mention only a few, coming regularly, meeting after meeting and spend hours of their time in order to make this Convention a success. I wish to take this opportunity to thank them and all others, who have participated in the good work, for their fine cooperation. I am sure that the convention will result in lasting good for the City and State."

## LIST OF DELEGATES.

The following is a list of the delegates who registered at the opening of the convention: Ten Eyck L. Mosher, John A. Scott and Lorenz Willig, of Albany; H. L. Reed, Amsterdam; John J. Watson, Baltimore, Md.; V. Ben Waterman, Mrs. D. P. Selleck, Frederick W. Mitchell, Hiram Wentz and M. Hotchkit, of Birmingham; A. J. Hofner, P. W. Darby, Frank L. Danforth, Benjamin Klopp, Edwin G. Webster, Fenton M. Parker, D. M. Boechat, Howard H. Burkhardt, Edwin D. Klapp, Ira B. Littlefield, W. B. Dimick, W. G. Hopkins, Alexander K. Blanar, James C. Henafelt, Charles M. Hughson, T. J. Overturf, Allen E. Klopp, Charles Kilhoffer, D. Clark Ralph, Francis J. Sullivan, Frederick H. Rice, Theodore Steeg, Frank Cuszkewitz and Charles F. Warren, of Buffalo; J. G. Southard, Cold Springs; James J. O'Brien, Elmhurst; T. G. Randolph, Flushing; E. E. Pabst, Groton; E. B. Kreason, Hornell; A. H. Reed, Hornell; William D. Bloodgood, Bridge Plaza, L. I. City; Alfred H. Wagg, Malverne, L. I.; Tom Ingersoll, Minneapolis; Fitz James E. Browne, Montreal, Can.; Ross B. Stoutenburgh, Newark; Henry F. A. Wolf, Bronx; D. C. Imboden, William T. Moffat, H. H. Pennock, E. Nelson Erhart, Dr. Abraham Korn, Edward W. Barnes, Harold B. Snyder, K. E. Runnell, Stanley Andruss, Mark H. Ellison, William H. Mills, Arthur T. Nicholson, James Frank, Jesse C. Bennett, Henry Bennett, William C. Breed, Pierre M. Clear, Henry Hirsh, Maurice Wertheim, J. Irving Wahl, Ira J. Ettinger and James O'Gara, of Manhattan; C. V. A. Blauvelt (Blauvelt & Morrell), Nyack; Jerome H. Fort, Oneida; J. H. Walker, Oswego; C. E. Woodworth, Phoenix; Charles E. Timberlake, E. Orange; Charles E. Griffith, Port Richmond; A. Frank Warner, Howard C. Rupert, S. A. Doody, Floyd B. Roll, C. C. Culver, Willard G. Rich, Daniel Donahue, Mrs. Daniel Donahue and L. D. Woodworth, of Rochester; William H. Duncan and Rockaway Park Estate, of Rockaway Park; William H. Hazard, Salamanca; W. H. Adams, Saratoga Springs; S. Langell, Scarsdale; C. A. Hills, Henry J. Hart, Judson W. Clark, Fred Van Patten and C. S. Congdon, of Syracuse; B. Williams, Tottenville, S. I.; Earl C. Clark and C. W. Hill, of Utica; George N. Brown, Watertown; William Keil, White Plains.

## LIST OF COMMITTEES.

Following is a list of the various committees connected with the First New York Real Estate Convention, together with the personnel of each committee:

### Dinner Committee.

Elisha Sniffin, Chairman

| | |
|---|---|
| Joseph P. Day | Lawrence B. Elliman |
| A. N. Gitterman | Robert R. Rainey |

### Entertainment Committee.

A. N. Gitterman, Chairman

| | |
|---|---|
| Carroll Ragan | Maurice Wertheim |
| F. R. Wood | H. W. Casler |
| Stuard Hirschman | Walter Law |
| Wright Barclay | H. H. Pennock |
| Harry Hayes | Harvey Thompson |
| Francis E. Ward | Frederick Williamson |
| Chas. S. Lyons | J. Irving Walsh |
| David H. Hyman | Thomas F. Scully |
| Austin L. Babcock | Benjamin Phillips |
| D. W. Westfall | Edward W. Rider |
| Dr. Henry Berg | Russell Marston |
| Raymond Roberts | Thomas P. Graham |
| Howard Pyle | Frank R. Houghton |
| Randall Salisbury | Douglas L. Elliman |
| Horace Anderson | Edward A. Arnold |
| Joseph T. Mulligan | Stuart Brown |
| Pierre M. Clear | |

### Taxpayers' Organization Committee.

Henry Bloch, Chairman

| | |
|---|---|
| Frank Eberhart | Chas. L. Borck |
| Thomas Krekeler | J. Clarence Davies |
| Abraham Korn, M.D. | Francis Eden |
| Joseph S. Schwab | Harry Fischel |
| Charles J. F. Bohlen | Wm. Hofmann |
| Charles S. Myerson | Stewart Browne |
| Sigmund Fuest | J. Fred Boss |
| Pierre M. Clear | Harry Bierhoff |
| Walter J. Salamon | John Becker |
| Winfred Watson | Henry F. A. Wolf |
| Wm. T. Mathies | Arthur G. Muhlker |

### Sight-Seeing Committee.

Edw. B. Boynton, Chairman

| | |
|---|---|
| Robert E. Simon | J. Clarence Davies |
| Elmer D. Coulter | W. R. Messenger |
| D. A. Trotta | A. N. Gitterman |
| James F. Meehan | Jas. L. Wells |
| Chas. E. Reid | Frederick Johnson |
| Harry C. Bryan | C. W. Bogart |
| L. S. Miller | Raymond P. Roberts |
| Chas. Minor | Cyrus C. Miller |
| Olin J. Stephens | |

### Brooklyn Committee.

Chas. E. Rickerson, Chairman.

| | |
|---|---|
| Chauncey R. E. Co. | David A. Boody |
| Edward Lyons | Edw. M. Trout |
| John E. Henry | Hon. Luke D. Stapleton |
| William Berri | Lewis H. Losee |
| Judson G. Wall | Frank Bailey |
| Wm. A. Prendergast | Theophilus Olena |
| Geo. A. Fleury | Wm. H. English |
| Alvan R. Johnson | Mirabeau L. Towne |
| Julian D. Fairchild | John W. Weber |
| Hon. Wm. J. Carr | Chas. A. Boody |
| Clinton D. Burdick | Walter B. Cranford |
| Chas. Feltman | Frank H. Laspher |
| Wilmer Hanan | Col. Tim. L. Williams |
| Clinton L. Rossiter | Fenwick B Small |
| Chas. A. Angell | Noah Clark |
| Bulkley Horton | Geo. J. Fleming |
| Wm. G. Morissey | Herbert J. Gunnison |
| Burton H. Stumpfer | E. C. Blum |
| Jerome Property Corp. | |

### Westchester County Committee.

Robert E. Farley, Chairman

| | |
|---|---|
| Marland W. Rollins | C. C. Mullaly |
| C. K. Cooley | O. V. Berger |
| Frederick Boehm | S. L. Angell |
| H. E. Colwell | C. B. Griffin |
| Mr. Remsen | L. Ward Prince |
| Hon. Wm. P. Platt | David Cromwell |
| George Burling | John J. Brown |
| B. E. Smythe | J. Albert Peck |
| J. Mayhew Wainwright | John H. McArdle |
| Joseph S. Wood | T. Elwood Carpenter |
| Frank L. Young | Daniel M. Hopping |
| Charles V. Millard | H. R. Wilson |

### Queens Committee.

William D. Bloodgood, Chairman.

| | |
|---|---|
| Hon. Maurice Connolly | Chas. G. Meyer |
| Hon. John J. Halleran | Andrew McTigue |
| Robt. W. Higbee | Fred. G. Randall |
| A. L. Langdon | Frank W. Scutt |
| Wm. H. Williams | J. A. Higmore |
| Robert B. Austin | Chas. H. Rickert |
| M. J. Degnon | H. Stewart McKnight |
| Stuard Hirschman | Burton Thompson |
| Alrick H. Man | Frederick Storms |
| Jarvis S. Hicks | Edward Roche |
| Geo. J. Ryan | H. Pushae Williams |
| Edw. A. MacDougall | W. Elmer Paynter |
| C. G. M. Thomas | Raye P. Woodin |
| Wm. H. Hamilton | F. DeHaas Simonson |
| Josel Fowler | John W. Paris |
| John M. Demarest | C. A. Barton |
| D. E. McAvoy | Gaston Plantiff |
| Chas. E. Covert | W. R. Willis |
| A. H. Loose | |

### Long Island Committee.

James Frank, Chairman

| | |
|---|---|
| Ralph Peters | J. W. Doolittle |
| Alfred H. Wagg | Cadman H. Fredericks |
| Geo. L. Hubbell | Wm. B. Codling |
| Carl B. Eimer | W. K. McDonald |
| Andrew McTigue | M. P. Walsh |
| Geo. Tople | Lewis H. May |
| John W. Paris | |

### Bronx Committee.

Chas. E. Reed, Vice-Chairman

| | |
|---|---|
| Judge John J. Brady | Richard H. Mitchell |
| Hon. Geo. M. S. Schultz | James F. Meehan |
| John M. Haffen | William C. Bergen |
| Clin. J. Stephens | E. B. Boynton |
| William Ebling | Robert E. Simon |
| Thomas Quinn | Harry C. Bryan |
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# HOW THE TAX BURDEN COULD BE LIGHTENED

## The Real Estate Board's Suggestions—Enormous Cost of Public Charities and Hospital Service—Fire Prevention Bureau Costly.

THE Board of Estimate's sub-committee on Tax Budget began the third week of its session on Monday last. The following are recommendations made by the Real Estate Board, in pursuance of its plan for calling attention to the need for economy and retrenchment in city affairs. The departments include the Fire Department, Bellevue and Allied Hospitals, Public Charities, Parks, Manhattan and Richmond, United States Volunteer Life Saving Corps, City Court and General Sessions, Commissioner of Records, Surrogate's Court, New York; County Courts, Department of Bridges, Sheriff's Offices, Borough President of Brooklyn.

### Fire Department Too Large.

In regard to the Fire Department the Real Estate Board respectfully suggests that the budget of the Fire Department should be materially reduced because of the transfer of its jurisdiction over factory buildings to the State Labor Department, which was a very important and large part of the work of the Fire Prevention Bureau. The Labor Department now inspects factory buildings, and there can be no adequate reason for the continuance of the inspectors and the office force in the Fire Prevention Bureau who did the work of factory inspection and matters pertaining to it.

In dealing with the budget the department should be divided into two classes, the civilian force and the uniformed force. The salaries of the uniformed force cannot be questioned at this time because they are fixed by law, but the salaries of the civilian employees and the necessity for their employment should be closely scrutinized. The budget in Code No. 1650 provides for the increase in pay of three clerks. This does not seem reasonable in view of their recent increases and apparent adequate pay.

The request for the increase in the force of the Fire Prevention Bureau, as shown by Code No. 1651-1652, involving an additional expenditure of $79,800 for salaries, seems to be unnecessary and unwarranted for the following reasons:

1—That the Fire Commissioner has stated that the uniformed force was being used to make inspections and, if that be so, it would seem logical that the number of inspectors in the Fire Prevention Bureau should be decreased, if not wholly discontinued, and it is therefore not quite apparent why in view of this fact, and by reason of the transfer to the Labor Department of a very large and important part of the work of this bureau, that forty-one additional insnectors should be asked for.

2—The Labor Department employs its own inspectors to do the work formerly done by the Fire Prevention Bureau, and therefore that Bureau should be compelled to make a reduction in the force by eliminating those who did the work now being done by the Labor Department.

3—That one cashier has always been able easily to handle the finances of the department, and why another should be asked for is not quite clear.

4—That the private secretary to the Chief of the Fire Prevention Bureau, which has, as heretofore been stated, had a large part of this work transferred from it, seems like the creation of an entirely unnecessary position.

5—That the office of the Chief Inspector is now vacant and it would be no difficult task to secure an able and qualified man to fill this position at $4,000 per year, and further the duties do not call for a higher salaried employee.

It might be interesting to find out how many of these places are to be exempt from civil service.

### Bellevue and Allied Hospitals.

The estimates for Bellevue and the Allied Hospitals have not yet been printed and are not available for examination.

The Real Estate Board desires to call the attention of the Budget Committee to the delay by department heads in submitting their estimates. The Mayor urged in a letter to his commissioners that these estimates be presented to the Board of Estimate before July 1. If this had been done civic organizations would have had an opportunity to make the investigation necessary for proper criticism. The Charter requires submission of these estimates by September 10.

In this case, and in many others, although civic bodies were specifically invited to attend these hearings and make suggestions the opportunity to do so intelligently has been denied them through the negligence of department heads.

Last year the allowance for these hospitals was $1,400,063.50. This shows an increase of nearly 100 per cent. since 1906 and nearly 200 per cent. since 1905.

While the Real Estate Board is unable to criticise special items it feels that the amounts asked for supplies, amounting last year to $500,000, and for equipment, amounting last year to $121,500, should be carefully scrutinized. Arrangements should be made for the best possible method of purchase and distribution. These supplies and equipment should be purchased by unbalanced bids and should be distributed on signed requisitions, and accurate records should be kept of their final disposition.

The Real Estate Board respectfully submits that the committee, as a subcommittee of the trustees of trust funds, should require absolute proof of necessity before they authorize any appropriation of these funds.

### Department of Public Charities.

The Real Estate Board is again at a loss to submit its suggestion. The Department of Public Charities whose estimate is under consideration today, failed to submit its estimate as required by law and the Board has no knowledge of what is asked for. It can only offer its general criticism based on last year's expenditures and on the growing expense of this Department and its increasing activities.

In 1906 this department received $2,048,740.16; in 1907 the panic year, $2,218,844.59. In 1914 the Budget allowance was $3,722,983.36. This latter amount shows a tremendous increase since 1905, when the expenditures for all purposes was $1,976,509.19.

Surely there should be some compelling reason given for increases for this department.

It can be said to the credit of New York City that the vast majority of its citizens are not charity seekers. The increased activities of all the partly charitable or charitable departments of the city are apparently due more to the initiative of the department than to actual public demand.

### One-Half for Salaries.

The real public demand is best shown by the expense for Municipal Lodging houses and in the out-door relief, or temporary relief which forms but a trifling part of the expense of this department. It is a significant commentary on the city's present method of giving charity to its dependent poor that out of an allowance of $3,722,383.36, $1,552,584.70 was for personal service. The Commissioner's office alone cost $107,090.

It would seem that the efficiency organizations of the city government could devise some better way of aiding the city's poor than the present method whose results are shown above.

The Real Estate Board suggests that a comparison be made by your examiners of the cost per bed for maintenance in the various privately managed hospitals in the city and the cost per bed for maintenance in the Sea View Hospital.

### Department of Parks, Manhattan and Richmond.

The amount asked for by the Department of Parks, Manhattan and Richmond, is $31,000, as against $30,100 in 1914. A topographical drattsman is dismissed and an assistant landscape architect added at a larger salary. It would seem that one landscape architect at $4,000 a year would be sufficient unless new parks are planned.

The estimate of the Public Recreation Commission is not available, but it would seem that such a Commission is not necessary. The duties of this Commission should be transferred to the Board of Education. It is merely duplication.

### Department of Bridges.

The Bridge Commissioner asks for $833,832.58, an increase of $37,867.27.

With the completion of the bridges and the end of improvement work, there should necessarily be a large diminution in the expense necessary for the Department of Bridges. This the Commissioner seems to have partially recognized, but the Real Estate Board regret to find him asking for an increase in salary for a Deputy Commissioner and an Assistant Engineer.

There are also a number of other increases asked for. These should not be granted, as the present is no time for increases in salary. The Real Estate Board would like, it says, to call the Bridge Commissioner's attention to the salaries paid Assistant Engineers by the great transportation corporations in the United States. It cannot understand, either, why a Deputy Commissioner should be paid the same salary as the president of the Board of Aldermen.

### Borough President of Brooklyn.

The Borough President of Brooklyn asks for $2,272,513, a decrease of $2,649. The Real Estate Board feels that the Borough President is a member of the Board of Estimate and is thoroughly familiar with the financial position of the city and the need of economy.

It has also confidence, based on his record in every office he has held, that he will exercise the greatest care in the expenditure of his office, such as salaries, purchase of supplies, and also in the matter of initiating local improvements.

—Prof. Seligman in the second edition of his "Income Tax," just issued by MacMillan, says there are two important criticisms to be urged against the income tax law: No attempt has been made to distinguish between earned and unearned incomes, and the method of collecting the tax on business incomes is inefficient. These are very important as well as accurate criticisms. The man who earns his five thousand a year by real labor should get some credit for it.

# TICKET SALES ON ALL ELEVATED LINES

## Study of Statistics Shows Trend of Population and Where New Systems Are Needed To Care For Present Traffic

EXAMINATION of the figures compiled by the Public Service Commission for passenger traffic on the Second, Third, Sixth and Ninth avenue elevated lines of the Interborough Rapid Transit Company, as indicated by the number of tickets sold at each station during the year ending June 30, 1914, shows that 311,473,568 passengers used these lines. The year's increase was 4,628,562, and the daily average 916,098. With these figures may be compared the record made by the Subway for the same period, which was published in detail in the Record and Guide on September 26. The Subway system carried 340,413,103, indicating an increase of 12,941,593 and a daily average of 1,001,215, which means that the Interborough Rapid Transit system is used every day by 1,917,313 passengers, or 651,886,671 in the year, counting 340 days to the year, Sundays being treated as half days. The figures show that the Subway afforded transportation to 28,939,535 more passengers than the four combined elevated railroads.

### Dual System Needed.

James Blaine Walker, assistant secretary of the Public Service Commission in discussing the report said this week: "These figures show a continuation of the tremendous increase in local traffic and prove the urgent need of the dual subway system which is now in course of construction and which ought to be completed by October 1, 1917. There is no city in the world where the street car habit has grown more than in New York City. In statistics which I recently compiled I estimated that each year 1,700,000,000 people in Greater New York used the subways, elevated roads and surface cars in the five boroughs. Figuring on a basis of the population of 5,000,000 it means that there are 365 car rides for every resident each year or at least one ride each day for every man, woman and child in Greater New York. With the growth of the city and the amplification of the transit facilities, the use of the various lines seems to have become more general."

### Second Avenue.

On the Second avenue line there were 44,979,638 tickets sold, showing an increase of 595,660 and a daily average of 132,293, as compared to 130,541 for 1913 and 129,350 for 1912. From Chatham Square to 50th street advances are noted in all stations but Grand street and First street, which indicate declines of 35,068 and 25,172 respectively. A decrease at the Grand street station may be explained by an increase of 567,784 at a station in the same street on the Third avenue line. The Houston street station on the same line with an increase of 183,928 may explain the loss at First street. On Second avenue all the stations north of and including 50th street, except 57th, 72d and 105th streets, show marked declines. At 57th street, the nearest station to the entrance to the Queensboro Bridge, an increase of 55,645 may be attributed to an increase in traffic over that structure. At 105th street there was an increase of 1,102,745 tickets sold, but this station was opened April 1, 1913, and since this report covers an annual period ending June 30, 1914, the record for twelve months cannot be compared with a previous record of only two months. It may account, however, for large decreases in sales at 99th street and 111th street of 330,887 and 172,115 respectively, and at 106th street on the Third avenue road. Other stations on this route which show decreases are 65th street, 80th street, 86th street, 92d street, in Yorkville, and 117th street, 121st street, and 127th street, in East Harlem. The station at which the most tickets were sold was Rivington street with 3,864,192, a yearly increase of 32,866 and a daily average of 11,365; 80th street was second with 3,117,640, a decrease of 29,508 and a daily average of 9,170.

### Third Avenue.

The largest increases in passenger traffic were noted on the Third avenue line, which sold a total of 147,568,868, showing an increase of 4,260,856 over the corresponding period of 1913, and a daily average of 434,026, as compared with 421,494 for 1913 and 416,576 for 1912. The largest advances were noted in the Bronx on all stations but 133d street, the very first one, and Bronx Park, the very last one, which show decreases of 34,989 and 68,213. These figures show the almost phenomenal growth of that part of the city and the same increases have been noted in similar compilations in years past. Provision is being made for the handling of this unusually large traveling public by the construction of three new elevated lines which will be extensions of the subway and by the third tracking which is now nearing completion.

In the Bronx the largest gains were made at 183d street, Pelham avenue, and 169th street. At 183d street there were 3,674,216 tickets sold which was 426,284 more than in 1913.

The losses on the Second avenue line seem to be offset by the gains on the Third avenue line; large increases having been made at 116th street, 99th street, 84th street, 76th street, 67th street, 59th street, 47th street and Grand Cenral. The 106th street station shows a decrease of 600,622 ticket sales, which is the greatest falling off at any single station in the city. At City Hall 11,865,395 were sold, indicating a decrease of 44,313, and a daily average of 34,898; 116th street was second with 6,236,042, an increase of 31,351 and a daily average of 18,341.

### Sixth Avenue.

On the Sixth avenue line, which runs from Rector street to 155th street, there was a considerable decrease, amounting to 497,248, a daily average of 255,173, as against 256,636 for 1913 and 255,894 for 1912. The greatest decline was made at the 23d street station. There were 499,302 less sales at this point than in 1913. Other stations in this district, including 28th street, 18th street, 14th street, and 8th street also show marked decreases.

The falling off in passenger traffic at these points is generally attributed to the change of character of the neighborhood occasioned by the northward advance of the large retail establishments. Many of the large buildings formerly occupied by firms with thousands of employes and patronized by thousands of shoppers have now gone to other sections of the city, and the railroad which formerly carried these people has suffered as a consequence of this withdrawal. Farther north, at 33d street, which is nearer the new shopping center, there was an increase of 89,033, and at 42d street an increase of 164,422. These stations would have showed even greater advances had it not been for the opening of the new station at 38th street in January of this year, which drew away considerably from each of the other stations. There were 755,557 sales at the new stop which ordinarily would have gone to either 33d street or 42d street.

South of the former shopping district every station except Cortlandt street shows less ticket sales this year when compared with last year. These include Grand street, with a decline of 122,045; Franklin street with 14,060; Chambers street, 42,519; Park place with 18,267, and Rector street, 57,790. Out of 52 stations on the Sixth avenue line 32 stations showed less ticket sales for 1914 when compared with the corresponding period for 1913.

### Ninth Avenue.

On the Ninth avenue line, in spite of decreases on nine stations out of eighteen, there was an increased sale of 32,166,121, with a daily average of 94,606, as compared with 93,814 for 1913 and 93,094 for 1912. The station which sold the most tickets was Cortlandt street, with 3,334,610, an increase of 49,140, and a daily average of 10,102; 23d street was second, with 2,896,080, an increase of 355 and a daily average of 8,518. At the subway station in this street there was a decrease of 36,922, and on the Sixth avenue elevated a decrease of 499,202.

Other stations which show decreases are Rector street, Barclay street, Warren street, Desbrosses street, Houston street and Christopher street. From 14th street to 34th street there were advances on all stations, while from 42d street to 59th street, the end of the line, there were declines. The largest increase was made at 14th street, where 162,633 more tickets were sold than for the corresponding period last year.

### A Historic Social Center.

At the southwest corner of Fulton and Nassau streets, 136 Fulton street, was the old Shakespeare Tavern, particularly famous in National Guard history. It was a low, massive, two-story structure, of small yellow bricks, with dormer windows. Entrance was on Nassau street. It had been built many years before the Revolution by John Leake. In 1822 a three-story extension was erected on the Fulton street side. On the second floor was a large room for meetings and drills, and on the third floor an arched roof for concerts and balls. Here gathered the literary, musical and political leaders of the day in the most brilliant period of New York literature. The Shakespeare Tavern stands comparison with the Mermaid of Shakespeare's time and the Turk's head and the St. James Coffee House in the days of Garrick, Goldsmith and Reynolds. The widening of Fulton street in 1836 caused its demolition. It had long been a favorite resort for actors. —Wall Street Journal.

RECAPITULATION OF TICKETS SOLD ON VARIOUS ELEVATED RAILROAD SYSTEMS.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Second Avenue Line.. | 17,838,814 | 22,625,340 | 44,979,638 | 595,660 | 132,293 | 130,541 | 129,350 |
| Third Avenue Line... | 54,737,375 | 37,090,348 | 147,568,868 | 4,260,856 | 434,026 | 421,494 | 416,576 |
| Sixth Avenue Line... | 31,761,092 | 46,641,320 | 86,758,941 | D497,248 | 255,173 | 256,636 | 255,894 |
| Ninth Avenue Line... | 20,409,092 | 11,738,894 | 32,166,121 | 269,294 | 94,606 | 93,814 | 93,094 |
| Total ..... | (b)124,746,373 | (b)118,095,902 | 311,473,568 | 4,628,562 | 916,098 | 902,485 | 894,914 |

(b) These totals are arithmetical only and do not account for passengers who buy tickets at "island" stations. D indicates decreases.

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Property owners in the Riverdale section north of the present terminus of the subway wonder why they cannot have the benefit of rapid transit as well as the more distant suburbs.

Nobody professes more patriotism and loyaltv to government than public job seekers, and nobody imposes more upon the generosity of the government than some of these job seekers when they become job holders.

Yes, we have learned how to build a subway through a business thoroughfare without imperiling the commercial life of the street. What the contractors did to 42nd street ten years ago, and to other important business streets as well, would not be tolerated now. This is one thing that the Public Service can be credited with.

There can be little hope of any material economy in municipal expenditures until the city government is left reasonably free to decide what its expenses shall be without dictation from the State Legislature. Certainly there should be an end to the practice of secretly running up to Albany with bills for the appointment of more New York City official boards and commissions with regiments of inspectors, whose salaries and expenses are to be defrayed by taxing real estate.

Nearly all the laws that worry good citizens here are contained in mandatory legislation passed by the State Legislature over the head of the local authorities. The sanitary laws, the school laws, the tenement laws, the fire laws, the labor laws, and nearly all the other departmental laws (except the buiding code) are either wholly or in part of State, instead of local, origin. They are neither wholly wise nor wholly wrong, but one and all have served the purpose of manufacturing jobs for those who want to work for the public, and have had the effect of increasing the cost of living.

## An Example from Germany.

In their program of future work the Taxpayers' Association should make a particular point of studying the sources from which the city of New York will derive the increasing revenue which will be needed next year, and in this connection they should inquire into the tax systems of certain German cities. These systems usually differ so radically from ours that they could not be adopted as a whole, but certain parts of them might well be borrowed to advantage. Let us take, for instance, the city of Frankfort, which has the reputation of being one of the best governed of the German cities. Its gross income in 1911 was approximately $8,000,000. Of this about $1,100,000 was derived from the profits on municipal undertakings, for Frankfort, like other German cities, has its own tramways, electrical and gas works and its municipal markets.

Of the remaining $6,900,000 of revenue, more than half, viz: $3,800,000 was raised by a municipal income tax, which was graduated and was collected chiefly from well-to-do people. About $1,100,000 was raised by a tax upon the rental values of houses, which amounted to about four per cent. of the rent; but here again, the scale was graduated so that on expensive houses the charge amounted to about eight per cent. of the rent. Another $600,000 was collected by means of a tax on the profits of local industries —a tax not large enough to drive industries away, but still sufficient to bring in a substantial addition to the revenue. None of these three taxes, from which Frankfort derives the major portion of its revenue, would be possible of adoption in New York at the present time, although they all have meritorious aspects. But the city has many minor sources of revenue which could be advantageously copied by New York. Thus it derives a small income from a special license fee for restaurants and it obtains a still larger amount of revenue from a tax on theatre tickets.

In the opinion of the Record and Guide, New York will certainly have to fall back for its necessary increase in income in part upon such sources of income. Theatres and restaurants cannot escape taxes as can other kinds of business. When the new tax is first applied it will have the unfortunate effect of forcing out of business certain theatres and restaurants which are now operated on an extremely low margin of profit, but in the long run the consumer will pay the tax, and there is every reason why he should. The opportunities of dining at restaurants and amusing oneselves at theatres are precisely the kind of opportunities which can be made to cost more without doing anv injury to the prosperity of the community.

The theatre tax in these davs of "movies" could be made particularly remunerative. A more doubtful source of revenue used by Frankfort and other German cities is what is known as a "Stores Tax." This really amounts to a tax on large dry goods and department stores. It was levied partly for the benefit of the small retailer, but it has not succeeded in checking the growth of large retail organizations. A tax of this kind would meet with a great deal of opposition and would perhaps be successfully attacked on grounds of constitutionality, but it might be made to bring in a substantial revenue without hurting the department stores. They derive enormous advantages from municipal government and the municipal transit systems and can be made to return some of it without ill effects.

## Efficient Representation.

A very encouraging development is the increasingly efficient activity which is being exhibited by the real estate associations of New York. For the first time in many years, they are becoming effective agencies for the protection of real estate interest and the promotion of the city's welfare. They are pursuing a policy of scrutinizing the details of the municipal accounts and of municipal policy, and of offering concult suggestions looking towards economies and improvements. As the Record and Guide has frequently pointed out, this is the only method of criticising the city government, which will in the long run, prove to be fruitful. The business of governing New York has become, during the past ten years, an increasingly technical matter. It has been seriously studied by outside agencies such as the Bureau of Municipal Research, and these studies have resulted in a gradual improvement in the making of the budget in the distrbution of the city's income, and in the organization of the city's departments.

Of course, much remains still to be done; but if a man or an organization is going to criticise a city department he needs to know a good deal more about its methods and operations than he formerly did in order to make the criticism good. The criticisms now being urged by the Real Estate Board have precisely this character. They are based upon a close inquiry into the facts, and are made thoroughly concrete and practical. Moreover, they are characterized by fairness as well as by knowledge. A public official naturally resents the kind of criticism which starts from the assumption that he is either crooked or incompetent, and which because of this assumption condemns indescriminately everything he does, and makes no attempt to distinguish between that part of his work, for which he is responsible and that part for which somebody else is responsible.

Much of the criticism passed upon city officials by taxpayers used to be of this character, and it was as fruitless as it was trivial and unjust. The Real Estate Board, as well as the Advisory Council, has abandoned that method of blaming individuals, and it does not even object to methods until it is prepared to make out a good prima facie case against them. It can be as importunate as it pleases as long as it is concrete and fair-minded. By adopting these tactics the Real Estate Board really becomes a voluntary unofficial agency of government, which is cooperating with the official administration in the attempt to make that government sound in its general policy and economic in its methods.

The activity of the United Real Estate Owners' Association is also assuming an unceasingly helpful character which will result in a much better understanding of the problems of city administration by the property owners of New York. Its program for the coming year is both comprehensive and specific. It is going to undertake a scientific study of the Budget, to work on behalf of the repeal of much of the existing mandatory legislation about salaries, to insist upon the unification of the building inspection service and to inquire into the large number of positions which are exempted from the operation of the Civil Service laws. All these proposed kinds of work are useful and will be productive not only of practical results, but of a valuable educational by-product. Active work of this kind by property owners will give them an increasing insight into the operations of the city government and of the enormously difficult task of keeping a proper balance between economy and liberal expenditures for good public purposes. An increasing number of property owners will be, that is, converted into experienced unofficial public servants, who are capable of considering municipal questions from a well-informed public point of view.

## Rare Investment Possibilities.

*Editor of the* RECORD AND GUIDE:

From letters beginning to come in from relatives and friends in the various countries in Europe, it is becoming more and more evident every day that there will be a tremendous immigration to this country, and particularly to this city, within six months; whether the war ends or not, in the meantime. The old tenement houses will, of course, be the first to feel the effect of this immigration, and it looks as if there will be at least 100,000 Germans, 200,000 Jewish

residents of Poland and Russia, East Prussia and other portions of the surrounding country, as well as immigration from Belgium, France and England. We can look for an addition of 500,000 people to the New York population within the next two years.

Tenement house construction is almost at a standstill, due to the money conditions, and the new as well as the older houses are now nearly all full. What this will mean to the East Side of the city, from the Battery all the way up to Harlem, what it will mean to Brooklyn, and what it will mean to the older loft districts which are within walking distance of the tenements and cheap immigrant labor, can easily be foreseen by anyone who has gone through these transition periods before.

If mortgagees and owners generally will just realize what effect this will have on this city, they will believe as I do, that never in the history of the world was there a better security for the investment of money than in New York real estate, especially at present-day prices, when many people are, under the stress of necessity, being compelled to sell at the buyer's price.

Stocks and bonds may look good at present prices, but they are in the control of other people, who can do as they please with the investor's money, and the sense of honor which was presumed to be a foregone conclusion when speaking of the directorate of large enterprises seems to be sadly lacking in the present day. A real estate owner is his own board of directors, his own executive committee, and makes his own market, if he chooses. This is the time, it seems to me, to begin to arouse the public to a knowledge of the wonderful investment possibilities now presented by real estate here.

The city administration, under the able lead of Mayor Mitchel, has been conserving the interests of owners and taxpayers, and this is the beginning of the dawn after seven years of depression. The chaos into which the business had fallen will now begin to disappear, if we read history aright at all. A new generation of buyers will now begin to form, and it behooves the brokers to pluck up courage and begin to get their lists ready. The first ones in the field will reap a harvest, and while, at the present time, it would seem as if there is no life to the market, and no energy in any buying movement, a realization of how well the market was beginning to come up in May and June of this year, coupled with the fact that investment moneys keep on rolling in automatically to many individuals and estates, and that some disposition must be made of it, sooner or later, the brokers will, if they are wise, use this opoprtunity to give their friends a chance to get in on the ground floor. ELIAS A. COHEN.

### Importance of Records in Real Estate Appraising.

Since reading in the Record and Guide, of the the 3rd instant, the letter of M. Morgenthau, Jr., on the subject of appraising real estate, Harry Stewart Hall has, in a personal letter, expressed to Mr. Morgenthau his individual views on the subject more clearly on certain points than appeared in the interview with him that was printed in the Record and Guide of September 19. As both gentlemen are appraisers of large experience and wide reputation, their discussion is profitable reading for students of real estate values. Mr. Hall now says:

---

In my opinion the qualified or expert appraiser should have a very considerable personality, and it seems to me that such personal equation, combined with complete records provides a basis for accurate work. I agree with you that voluminous records in themselves may well be valueless. In other words, the owner of the most elaborate records obtainable would find them of comparatively small value if he did not have the personal experience and ability to properly use them. Vice-versa a man with such appraisal ability and experience would be quite at sea were he not possessed of proper data.

Except in certain standard instances of small properties, such as ordinary types of flats and tenements, it is my opinion that a great proportion of appraisals are, or should be individual cases, each to be studied from an individual viewpoint.

I have always been utterly opposed to the system of appraising which merely assumes a certain land value, adds thereto the estimated cost of the building, and fixes the total as the value of the property. To me it seems, for example, that if a builder selects a plot in an active neighborhood where conditions seem to point to a good future and where rentability is assured, he is entitled to a reasonable profit for his time and ability in producing such a property, and that such ability should receive due credit in an appraisal.

On the other hand, if a builder were to purchase a plot and erect thereon a structure unsuited to the neighborhood, one that would probably always be out of place and a general misfit, I believe that he should suffer for his lack of judgment, and by no means should even the rule of land and building cost be applied to this case. If such a man were foolish enough to expend a certain sum of money for such an operation, it does not follow that the property is intrinsically worth the amount expended.

In a general way theoretically, improved property values should be determined by a capitalization of the rental, but that is a dangerous proceeding in New York with the rapidly changing conditions. For example, I have in mind a certain building which is leased to one tenant at about $7,000 net per annum, the lease having some eight further years to run. The tenant is very strong, and supposedly this would be a good example of obtaining value by the capitalization of the income derived by this lease. As a matter of fact, however, the neighborhood has very materially changed recently, the tenant in question has removed elsewhere and for some time has been subletting the premises at a very material loss. Had he been less responsible financially he would no doubt have quit long since. When this lease expires, from present indications, it is doubtful if this property will produce much more than fifty per cent. of the present rental, and this appears to be an instance where it is more than reasonable to assume that the future value will not increase.

I use the above instance as an example of studying each property as a separate entity, and I think that in many cases facts such as these are neglected by appraisers, and often-times not even sought for.

It has always been a point with me to study the rental ability of an improved property, and to incorporate in the appraisal a statement as to its legitimate annual rental value. These figures I obtain for myself, not accepting, especially in the cases of new or unfinished buildings, the estimates of the owners as to the rentals that are to be expected. I doubt if many appraisers take this trouble, and I know of but few instances where such figures are incorporated in and made a part of the appraisal. In the case of rented buildings the question of a continuance of such rentals is an important one, as in the case cited hereinbefore. An appraiser should know something more than mere land and building values.

Most certainly I agree with you that there is in New York a great amount of slipshod, unscientific appraising, and if it so happens that some publicity and attention is about to be given to this fact it seems as if the real estate interests may benefit thereby. The entire subject is one of many ramifications, and by no means reduced to an "exact science." In my opinion, it is based on many personal qualities, acquired by years of experience and mature judgment, coupled with proper records, and always subject to a certain amount of human fallibility.

HARRY STEWART HALL.

### Registry of Land Titles.

*Editor of the* RECORD AND GUIDE:

The value of some system of uniformity in the registration of land titles throughout the country has been recognized and discussed for several years by many real estate investors and lawyers. It is interesting to note that this subject has been raised to one of national importance by the Commissioners on Uniform State Laws, and a report of what has been accomplished toward simplifying land title acts in the States of the Union will be presented at the coming 24th annual conference in Washington, D. C., from Oct. 14 to 19.

The committee, consisting of Eugene C. Massie, Virginia, chairman; John H. Wigmore and Nathan W. MacChesney, of Illinois, and Rome G. Brown, of Minnesota, has made a careful study of the matter, and particularly with reference to the conveniences of the so-called Torrens Act. It may not be generally known that the Torrens law has been adopted by the legislatures of ten States as a legal means of registering titles. They are: California, Colorado, Illinois, Massachusetts, Minnesota, New York, North Carolina, Ohio, Oregon and Washington. The Act was adopted by New York in 1908. Ohio and North Carolina placed it on their statute books last year. In addition, the Torrens system prevails in Hawaii and the Philippines and over a great portion of the Dominion of Canada.

Although based upon the same fundamental system, the laws in these ten States differ widely. A tentative draft of a uniform act was submitted to the Uniform Laws Conference last year and efforts are being made to obtain necessary amendments to the conflicting State laws in the direction of greater uniformity.

In a very exhaustive report at the conference in Montreal a year ago, in which many of the cases to test the constitutionality of the Act were cited, the committee on the Torrens Act stated that the tide of Torrens legislation was evidently rising with irresistible force.

In nearly every State where the Torrens system is a law, the constitutionality of the Act has been tested and upheld by the Courts. In Illinois an amendment was enacted in 1903 making it compulsory to register all lands passing through the Probate Court. In Massachusetts a special court known as the Land Court has been established for the administration of the system.

Charles Thaddeus Terry, of New York City, a professor in the Law School of Columbia University, is president of the Conference on Uniform State Laws and, in addition to his work for uniform workingmen's compensation and incorporation laws, he has made a thorough study of the legal questions involved in the Torrens system of land registration. TORRENS.

### Will Deepen Staten Island Sound.

*Editor of the* RECORD AND GUIDE:

It is a source of great gratification to me to be able to tell you that I am just in receipt of a communication from Mr. James N. Stout, secretary of the Staten Island Deep Waterways Association, in which he informs me that, owing to the energies of this association, the Secretary of War has allotted the sum of $400,000 for the deepening of the Staten Island Sound out of the twenty million dollars' compromise of the Rivers and Harbors bill just passed by Congress.

This is a matter of considerable importance to the owners of waterfront property along the Kill Von Kull and the Staten Island Sound, as it will make the waterfronts on Staten Island available for ships of greater depth and will thus be a help in the industrial development of the island, in which, of course, everybody is interested.

CORNELIUS G. KOLFF,
Sec'y, S. I. Chamber of Commerce.

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—Only 73 Europeans own stock in the Interborough-Metropolitan Company, and their holdings amount to about $7,000,000 out of a total outstanding stock of $93,000,000.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## BRONX AUCTION SALE.

**Real Estate and Other Assets of the Estate of Henry Ahr Sold in the Bronx at Good Prices.**

A remarkable demonstration of the stability of Bronx real estate was shown by the extraordinary attendance and the activity of the bidding at the sale held by George Price in the former headquarters of the Corn Exchange Bank at Third avenue between 148th and 149th streets October 14, at noon.

The bidding on all six offerings was spirited, one parcel in particular bringing fifty-one bids. The buyers and prices were as follows: Parcel No. 1, The Henry Ahr Iron Works in 148th street, nine bids, sold for $27,050 to Adolph Ahr.

Parcel No. 2. A small gore corner at Tremont and Haviland avenues, thirteen bids, sold for $505, to Henry Kroeger.

Parcel No. 3. An inside small gore lot of about 35 square feet, on three bids, sold for $50, to Julius Wolf.

Parcel No. 4. A lot 28x87 on Baylis avenue, South Jamaica place, Borough of Queens, twenty-nine bids, sold for $155, to Henry J. Jordis.

Parcel No. 5. One share of Bronx Consumers' Ice Co. stock (par value $100), nine bids, sold for $122.50, to J. Strauss.

Parcel No. 6. Twelve claims against debtors of the Henry Ahr Iron Works, on fifty-one bids, sold for $136, to Milton Silberman.

The sale at this time was strongly opposed by certain parties in interest who feared that the factory property would be seriously sacrificed unless an upset price was fixed or the sale protected. The executors and auctioneer having advertised a sale absolutely without reserve, decided to carry it through on that basis.

That their judgment was good is amply proved by the fact that only one parcel was bought by a party in interest and active outside bidding forced the price to a satisfactory figure on the ninth bid.

This sale, held right at the hub of the Bronx, would seem to indicate that you can sell anything here if you go about it right and the sale is honestly conducted. That Bronxites have confidence in Bronx industrials is shown by the fact that, although the bottom is supposed to have dropped out of the stock market, a single share of the Bronx Consumers' Ice Co.'s stock (par value $100) sold on the ninth bid for $122.50.

Mr. Price expects this to be the forerunner of other similarly successful Bronx voluntary sales in the near future.

### The Bryant Park Neighborhood.

Of all the public squares in New York, Bryant Park has become the object of greatest interest in real estate circles. The park has 42nd street on the northern side, 40th street on the south, and Fifth and Sixth avenues on either side. The buildings that are going up around it will have not only a fine outlook, but will never have their light dimmed. The 42d street block is not likely to be changed by the erection of new buildings for some years, but the other three sides are gradually being transformed.

Certain restrictions in favor of private dwellings on the 40th street side have retarded new construction there, 'but have served to give the new twenty-story office building known as the "Eight West 40th Street Building" exceptional prominence and position. Parts of seven floors in this building have already been rented from the plans. Three have been taken by Frank A. Munsey, the publisher.

Several new tenancies in architectural design are illustrated in this building. For one thing it responds to the growing preference among business firms for moderate sized buildings, because they hold that the identity of a tenant is submerged if a building is too large. It will be close to the main traffic terminals and will appeal to high grade tenants in a number of business lines that are migrating to midtown.

On the Fifth avenue side the Rogers-Peet and the Edison Disc buildings, under construction, together with the projected Arnold, Constable Building at the corner of 40th street, are the new improvements. The Union Dime Savings Bank is the only building on the Sixth avenue side of recent construction.

### City Planning.

A series of city maps of unusual importance is being prepared for the guidance of the members of the Commission of Building Districts of which Edward M. Bassett is chairman. Those who saw the interesting maps at the City Planning Exposition at the Public Library last year will appreciate the value of the new maps when it is said that they will go into even greater detail. One will show the location not only of dwellings, apartments and factories in every borough, but also the location of buildings having stores on the first floor. Another map will illustrate the density and trend of population in each borough, and a third map will show all traffic lines. The maps are being drawn under the supervision of George B. Ford, consulting expert to the committee. An advisory commission to the Committee on City Plan of the Board of Estimate will be announced in a short time.

### Electrical Household Advantages.

The extent to which electrical home facilities have made life for the Long Island commuter and his family easier was made apparent at the Electrical Exposition at the Grand Central Palace this week. Ill smelling oil stoves are no longer necessary as a quick substitute for the coal range. By electric current two quarts of water can be brought to the boiling point in two minutes; a steak or chops can be broiled in six minutes; an electric griddle can be used for eight minutes at a cost of one cent; a Welsh rarebit can be made in a chafing dish; coffee can be cooked almost in the twinkling of an eye and eggs can be fried in a jiffy. No commuter should miss his train on account of breakfast being cooked.

Electrical facilities not only attract, but they hold, suburban tenants and owners because previously the drawback to suburban life was the crudeness of it. Now, electricity has eliminated the raw phases of suburban existence.

Sewing machines are operated by electrical joining of the motor with the light fixture, while clothes are ironed by heating the iron through an electric wire; woman can curl her hair with electric curling irons; ice cream is frozen by electricity and the suburban resident can quickly make his own best Sunday dessert; he can press his trousers by electricity and if necessary spank the children by electric current. So far as the comforts of residential life in the suburbs is concerned, the electrical age is complete, and it has much to do with the rapid increase of suburban population.

### Law Makers and Insurance.

Law makers should understand what they are trying to do, but so far as insurance is concerned they do not. For them insurance law making represents a

large wheel in a political machine, and beyond serving the purpose of the machine it means nothing. So far as practical knowledge is concerned, let us make a few comparisons. Allow the average law factory—both branches of State government—250 employes. Put them in to operate the Du Pont Powder Company factory. Can you see their finish? Put them in to operate the fleet of Steel Corporation boats on the Great Lakes, or let them reorganize and operate the Pere Marquette Railroad, or any manufacturing plant or large department store or a big bank or any big insurance company. The finish in every case would be that of the powder mill. They would blow it up because of ignorance.—National Agents' Record.

## UNITED STATES REALTY.

### No Action Taken Declaring a Dividend, Though Savings Exceed Requirements.

At a meeting of the board of directors of the U. S. Realty & Improvement Co. no action was taken on the question of declaring a dividend on the stock. While the earnings for the period are in excess of the dividend requirements, yet owing to the prevailing unusual business conditions, the directors were of the opinion that the company should retain for the time being the present surplus as working capital to meet the unusual demands, and through conservative action accumulate and maintain a safe amount of liquid assets.

The consolidated income and surplus account of the United States Realty & Improvement Co. and George A. Fuller Co. for five months ended September 30, 1914, follows.

| | |
|---|---|
| Gross earnings | $1,250,142 |
| Net earnings | 665,296 |
| Interest on debenture bonds | 248,541 |
| Net profit | 416,754 |
| Dividend paid August 1, 1914 | 202,035 |
| Surplus for five months | 214,719 |
| Previous surplus | 1,582,658 |
| Total surplus | 1,797,378 |
| Reserve for contingencies | 100,000 |
| Profit and loss surplus | 1,697,378 |

### A Sewer Project Turned Back.

The Chief Engineer of the Board of Estimate has reported on the resolution for a sewer system in West 176th street, from Jerome avenue to Macombs road; in Davidson avenue, from West 176th street to a point about 80 feet south of West 174th street; in Grand avenue, from West 176th street to Macombs road; in West 175th street, from Grand avenue to Macombs road; in West 174th street, from Davidson avenue to Macombs road; in Featherbed lane, from Jerome avenue to Macombs road; in Inwood avenue, from Belmont street to Featherbed lane; and in Belmont street, from Inwood avenue to Macombs road, Borough of The Bronx. (Resolution of the Local Board of the Van Courtlandt District.)

Engineer reports that title to each of these streets where not acquired can be vested in the city at any time under an opening proceeding now in progress. The resolution affects an aggregate length of about 5,400 feet. With few exceptions the streets are not in use and the area traversed is almost entirely unimproved. The improvement is petitioned for by the owners of about 10 per cent. of the frontage who desire to develop their holdings in anticipation of the completion of the Jerome avenue subway, now under construction. The territory served by these sewers will unquestionably be substantially developed in the near future, but it is believed that the improvement might properly be deferred for a short period.

The resolution, by order of the Board of Estimate, has been left with the Chief Engineer, and is to be withheld until the urgency of the improvement is more apparent.

### Protest Against Assessment Area.

Property owners in the neighborhood of the proposed extension of Second avenue, from Hamilton avenue to 28th street, are remonstrating against the smallness of the area against which the assessment will be levied. The proposed area is bounded as follows: On the north by an irregular line not exceeding 500 feet north of Hamilton avenue at any point; on the east by a line 100 feet west of Third avenue, on the south, by the center line of 27th street, and on the west by the bulkhead line of Gowanus Bay.

The area of assessment for the proposed opening of First avenue from 39th to 40th streets will be bounded as follows: On the north by a line 350 feet north of 39th street; on the east by a line midway between First and Second avenues; on the south by a line midway between 50th and 51st streets and on the west by the bulkhead line.

## INDUSTRIAL DIGEST.

### The War's Effect As Noted in American Trade Journals.

#### Textiles.

Europe's greatest textile nations are in death struggle and industry is prostrated or seriously restricted. Exports of European textiles will be seriously restricted as long as war continues and long afterward if war is protracted. Domestic wool, tops and yarns already have advanced one to two and one-half cents, due to covering of canceled foreign contracts. Wool up to ten per cent. in West and very firm in seaboard markets with scattering advances. Generally full employment of wool and worsted mills seems assured for light-weight season.—Textile Manufacturers' Journal.

#### Iron and Steel.

The uncertainty of the situation has developed an attitude of conservatism on the part of both steel producers and consumers and the almost complete stoppage of exports has resulted in the curtailment of operations in plants engaged in the manufacture of machinery and equipment. The suspension, and in some instances, the cancellation of orders for semi-finished and finished steel have followed, although the tonnage involved is not very heavy. In the Chicago district, the leading producer this week increased operations to 72 per cent., while at Pittsburgh there has been no curtailment of production, contrary reports notwithstanding.—Iron Trade Review.

#### Shoe and Leather Trade.

Since the general advances were made in leather prices shortly after the European war started, the trend has been further upward. Some fine tannages of oak sole leather are up five cents a pound from where they were the latter part of July and fine tannages of union have advanced three cents. The consumption of leather in foreign countries under these war conditions is much larger than when the world is at peace. Every country must keep her soldiers well shod. That is almost as essential as the food supply.—Boston Letter.

The paralysis of industry abroad has already resulted in cancellation of orders for leather and other exportable commodities. On the other hand, inquiries are coming in from European nations for army shoes, and it is reported that the Geo. E. Keith Company has booked an order for one-half million pairs to go to the French Government. Other Brockton firms report inquiries for army shoes, but state, that owing to busy factories, are unable to meet requirements of immediate delivery. —American Shoemaking.

#### Paints.

In the paint trade the "Spirit of '76" is beginning to show itself already. America has had all the raw material necessary to produce the best paints without help from foreigners, but up to the present emergency comparatively little had been done in the chemical line in developing our materials. We have been largely dependent on Germany for analine colors, while the Pennsylvania oil fields offer a well-nigh boundless supply of raw materials.

Germany has been able to command chemical ability at a lower price than we could pay, but now they can no longer command the labor market nor the means of transportation. American manufacturers see the need and are getting ready to supply the demand. They expect to bring in a few experienced chemists from Germany, France, Holland and England. America's ex-

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**If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.**

perimental ingenuity can supply the rest. —Paint, Oil and Drug Reporter.

**Glass and Pottery.**

The glass men are feeling the pinch in potash and manganese. We have good deposits of both these minerals in this country, and they only require development to supply the market. Nothing but the low price of the foreign products has stood in the way. The situation is clearing up very materially. Word has come from many of the English factories that they are running full time and are shipping as fast as transportation can be obtained.

Foreign china and pottery business in America has been knocked in the head and Trenton, N. J., and other centers where these goods are made will benefit greatly.

**Lumber.**

It should be borne in mind that lumber markets as well as most other markets will be disorganized by the war. The countries engaged in the fighting will not buy much lumber, and they have been America's best customers. Their misfortune will not necessarily increase the prosperity of American lumber dealers. Our loss of sales in Germany and France may more than offset gains in the Mediterranean countries. A long war will exhaust the resources of all the countries engaged, and its effect will be depressing in all parts of the world. American lumbermen will doubtless get as much out of the situation as possible. —Hardwood Record.

**Oil.**

Of all our industries petroleum probably stands first in the line of unsettlement by European complications, since the markets abroad are depended upon to absorb about 65 per cent. of the country's production in the form of refined varieties. The United Kingdom, Netherlands, Germany and France constitute the mainstay of foreign consumption. The closing of these and other markets has resulted with particular hardship, as the general status of the industry during the last few months has been one of continued depression by the heavy overproduction and the restricted movements in the various refined products.—Petroleum Gazette.

**Hardware.**

Buying in hardware lines is not nearly so active as are the variations in price. Practically every commodity in this market is being advanced in price and most quotations are for prompt acceptance.—Hardware Age.

## BUILDING OPERATIONS SPASMODIC.

### General Decrease in Expenditures No Index to Country's Prosperity.

If the degree of activity of the building industry is taken as an index to prosperity, figures gathered by the United States Geological Survey of building operations in 1913 show that prosperity is sporadic. For instance, New York City, the largest building center of the country, showed in 1913 a considerable decrease from 1912, whereas Newark, only a few miles away, showed a large increase. Chicago, which showed the largest decrease in 1912, rallied and showed the largest increase in 1913. Most of the cities that showed increases in 1912 showed decreases in 1913. A few that showed decreases in 1912 showed increases in 1913, though none of these, except Chicago and Pittsburgh, were among the larger cities. Many cities ascribe the decrease in 1913 to the fact that in 1912 the structures erected were unusually costly.

In 48 of the largest cities of the country, the total cost of building operations in 1913 was $659,515,746, compared with $738,989,510 in 1912. The greatest decrease was in New York City, $56,414,655. The largest increase was in Chicago, $6,492,527. New York City is the leading city in the cost of building operations, notwithstanding its large decrease in 1913. Last year the building operations of that city cost $107,104,707. The maximum annual cost of building operations in New York City was reached in 1909, when it was $186,047,477.

Efforts were made by the Geological Survey to obtain detailed information for all cities of 35,000 or more inhabitants—157 in number. Information was obtained from 147 of these cities in sufficient detail to permit the compilation of statistics. In these 147 cities the building operations in 1913 cost $859,657,250. In 108 of these cities the new wooden buildings erected in 1913 cost $174,197,886 and new brick buildings cost $226,478,584. All other new buildings cost $115,894,022. The cost of all additions, alterations and repairs was $78,483,933. New concrete buildings were reported by 71 cities, of which Philadelphia was the leader, reporting a cost of $4,634,855, and San Francisco was second, with $3,745,389.

## TWO-STORY STORES.

### The Part Escalator Plays in Making Second Stories Valuable.

Choice locations on the principal business streets of any city are, even under the most favorable conditions, a heavy overhead expense. If the store is a rented one, and a growing business demands more sales space, it is the tendency to make room by acquiring an adjoining store space, with its attractive but costly street-level frontage.

This tendency has been a natural one, because it has been brought home by experience, all too often, that people cannot be induced to climb stairs to make their purchases, no matter how tempting the offerings may be.

That the second floor of a non-elevator building can be rented for from one-fourth to one-fifth the price of an equal ground floor space is a matter of great importance to the merchant, but of little concern to the public—a public that has very definitely refused to expend its energy in stair climbing.

To put it concretely: If a merchant who pays $10,000 a year rental and who seeks to double his sales space by paying $10,000 more for an adjacent store, can be sure of doing just as large a volume of business and pay but $2,000 for an equivalent second floor area, he would ordinarily consider it sound business judgment to do so.

And the fact that such a move is no longer experimental should serve as a guide to greater profits for every merchant who is alive to the fact that a reduced rental expense is simply a proportional increase in his net income.

Escalators are the remedy which is making it possible for the merchant to expand economically upward instead of expensively outward. A booklet just issued by the Otis Elevator Company contains these arguments:

"Escalators are stairways that move continuously and their popular use makes certain the value of an installation in any busy store. Escalators virtually place the second floor on the street level by comfortably carrying people to the second floor counters without calling upon their strength or patience.

"Where Escalators are installed in department stores, it has been found possible to sell goods on the upper floors with almost the same rapidity that they are sold on the street floor, due, of course, to an increased circulation among the upper floors. Where railroad stations are equipped with Escalators, few passengers use the stairs and the crowds from incoming trains are distributed rapidly and comfortably. The theatres that have Escalators are invariably better attended and their balconies are filled with pleasure-seekers who cannot afford orchestra chairs and who refuse to climb stairs to the balcony and gallery seats.

"The Escalator in its perfected type—known as the Duplex Escalator—carries passengers in both directions with equal facility. There is an important advantage in this type of machine in that the two machines, one traveling up and the other down, are geared together, located side by side. By gearing them together in this way and using one motor, advantage is taken of the passengers de-

scending to assist in raising the ascending passengers, and since during the day's operation as many passengers descend as ascend, it can be readily understood that the consumption of operating power is extremely moderate.

### How the City Can Save Ten Million a Year.

In response to Mayor Mitchel's invitation to taxpayers to give helpful suggestions looking to a reduction of the 1915 budget, Henry H. Klein has sent a letter to the Mayor's office in which he points out a number of extravagances and weaknesses on the part of the city government and tells how the city can save ten million dollars a year:

"In order to reduce the public payroll I suggest a horizontal cut in salaries in excess of $3,500. All salaries above $6,000 should be reduced to that sum and $500 should be taken from each salary between $3,500 and $6,000. This will result in a saving of $7,000,000 out of a total annual payroll of $90,000,000 and enable the city to retain its minor employes. I might add that many of those added to the payroll during the past five years and particularly since Jan. 1 last, were employes of the Bureau of Municipal Research or recommended by representatives of that body.

"The use of city automobiles for other than public business is a scandal. You gentlemen have condemned such practice in the past, yet city automobiles are conspicuous on all thoroughfares after working hours. Department heads and subordinates are rarely engaged in public business after five o'clock, so the use of city automobiles after that hour is mainly for pleasure and personal convenience. An hour's watch on the main thoroughfares of the city, particularly Lafayette street, after five o'clock, will convince you that city automobiles are used for pleasure purposes. It costs the city about $500,000 a year for repairs and maintenance of automobiles and hire of chauffeurs. One thousand dollars a day can be saved if the number of city automobiles is reduced from 250 to 25 and if the cars are kept on call for ALL departments.

"The city should recover tolls for the use of its bridges by the Brooklyn Rapid Transit Company. This company receives the full amount of its tolls averaging $250,000 a year, as rebate on its franchise tax. The total amount of this rebate to date exceeds $2,000,000. No such rebate was intended when the city entered into agreement with the railroad company for the use of the bridges and the city should make every effort to recover the tolls which were paid by the railroad company into the city treasury, up to nine years ago. The tolls now swell the surplus of the Brooklyn Rapid Transit Company."

In connection with reductions in the proposed budget, Mr. Klein calls attention to the following facts:

"The war in Europe will probably cause a reduction in dock revenues. This means that some of the dock bonds ($70,000,000) exempted from the debt limit a few years ago, will cease to be self-sustaining. Interest on these bonds which were applied mainly for subway purposes, and on other subway bonds, must be paid out of taxes. Interest on additional water bonds must also be provided in the budget so the debt service for ensuing years will increase several million dollars a year. Unless cuts are made to offset these increases and other increases due to the new $100,000,000 loan and the financing of city improvements, by fifteen-year bonds, the tax rate will rise to burdensome figures. The increase in the budget will rise to $20.000,000 in 1918.

"These facts are cited so that you may reconsider the expenditure of $20,000,000 for a new county court house in Manhattan and $15,000,000 for a marginal freight railroad in South Brooklyn. The court house bonds will not be self-sustaining, and interest on only half the cost of the terminal improvement will be returned under the terms of the contract for construction and operation. At least $1,400,000 a year interest will have to be added to the budget for these two items alone, after a few years."


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## PRIVATE REALTY SALES.

INTEREST of local and out-of-town real estate men will be focused on their annual Convention held this year in New York City. The average real estate broker has been so busy with the daily routine of business that he has had little time to undertake the study of the deeper problems of his vocation, and even less time to attempt their solution. Within the last two or three years, however, there has been a marked tendency among real estate organizations not only to raise the ethical standards of the profession but also to take an active part in the consideration of civic questions.

Investors, builders, and speculators and all others who are associates of the broker in the real estate business are keenly interested in the proceedings of the convention. For the broker who is the delegate at this session is the man who manages their properties, collects their rents, and advises when to buy and when to sell.

It was learned this week that the transaction which was recorded in the Record and Guide of July 16, and which affected the former Stern Brothers' department store in West 23rd street, had been closed by the signing of the final papers. It is proposed to model this market after Covent Garden in London. After extensive alterations, it will be opened on May 1, 1915, and will be known as the "Cosmopolitan Garden." It is expected that the new enterprise will fill a long-felt want to the retail shopping public. Besides the unique arrangement of floor space and provision for the display of merchandise in booths, every facility will be afforded to the housewife to do her shopping quickly among pleasant surroundings. The originator of Cosmopolitan Garden is Maurice M. Berger. Albert B. Ashforth, who conducted the negotiations which resulted in the closing of the lease, has launched the project and has been able to secure application for space and promises from a large number of merchants whose leases aggregate, according to Mr. Ashforth, about $125,000 in annual rentals.

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The total number of sales reported and not recorded in Manhattan this week was 13 as against 11 last week and 15 a year ago.

The number of sales south of 59th street was 6 as compared with 6 last week and 4 a year ago.

The sales north of 59th street aggregated 7 as compared with 5 last week and 11 a year ago.

The total number of conveyances in Manhattan was 101 as against 97 last week, 13 having stated considerations totaling $684,550. Mortgages recorded this week number 43, involving $1,715,121, as against 55 last week, totaling $1,812,750.

From the Bronx, 7 sales at private contract were recorded, as against 6 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,229,626, compared with $980,143 last week, making a total since January 1 of $33,433,848. The figures for the corresponding week last year were $420,398, and the total from January 1, 1913, to October 18, 1913, was $41,888,695.

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### Jacob Ruppert in $1,800,000 Deal.

Col. Jacob Ruppert has bought from the Gramont Holding Company, Thomas J. McLaughlin, president, the Gramont apartment house, a twelve-story structure with stores and the Gramont Annex adjoining, an eight-story apartment, at the northeast corner of Broadway and 98th street, with a frontage of 100 feet on Broadway and 188 feet in 98th street. The site was acquired from William Waldorf Astor in 1909 and the present sellers erected the buildings from plans by George and Edward Blum. The buildings have a rent roll of about $155,000 per annum, derived from ninety-two suites. In part payment Col. Ruppert gave the triangular plot, improved with low frame structures, at the north end of the plaza formed by the intersection of Lenox and St. Nicholas avenues and Cathedral Parkway. This property has been held at $300,000 and the apartment houses at $1,500,000. The brokers were Kick & Sharrott.

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### Block Front Sold in Bronx.

McLernon Bros. sold for the estate of William Nelson the block front on the east side of the Grand Boulevard and Concourse, between Field place and 184th street. It fronts 196 feet on the Concourse and runs back 9 feet on each of the other thoroughfares. The parcel was purchased by the Mercedes Building Company, John Boyland, president, which recently bought through the same brokers the abutting front on Ryer avenue. With this latest purchase the company's holdings front 196 feet on the Concourse, 197.4 feet on Ryer avenue, 84.2 feet in Field place and 61 feet in 184th street. The purchasers plan to erect two five-story apartment houses.

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### Drive Apartment Sale.

Joseph Shenk has added to his West Side holdings by the purchase of the new eleven-story apartment house known as Greyton Court, occupying a plot 100 x 125 at the southeast corner of Riverside Drive and 141st street. The building, which is fully rented, was built by the West Side Construction Company, Joseph Axelrod, president, which is the present seller, and has held it at $650,000. The transaction was negotiated by Cooper & Kohn.

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### Re-Sale in East 98th Street.

John Russell Pope has resold to Louis J. Francke, of Glen Head, L. I., through Pease & Elliman, the lot 25 x 100, in the south side of 98th street, 250 feet east of Fifth avenue. This property was sold about two months ago through the same brokers for H. Augustus Coleman, and it just became known that Mr. Pope was the buyer in this transaction. It has not been learned what disposition will be made of the lot, but it is thought that a residence will be erected.

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### Big Nassau County Transaction.

A syndicate known as the Oceanside Estates has purchased for development near Long Beach, in Nassau County, L. I., the old Watson, Cornwall, and Van Siclen farms, of about 164 acres, in a transaction involving about $400,000. The property was acquired by J. Harry Myers, the present seller, last May, and adjoins the Barnum Island tract which he sold in June to a Philadelphia syndicate in a million-dollar deal.

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### Manhattan—South of 59th St.

BLEECKER ST.—Ruland & Whiting Co. sold for the Gramont Construction Co., Charles B. Van Alen president, 341 Bleecker st, a 3-sty building, on lot 21.6x70.1.

GROVE ST.—Pease & Elliman sold for Joseph Muhling to Vincenzo Cesareo the 3-sty building 30 Grove st, on lot 20x54.

MERCER ST.—The 190th St Holding Co, Hyman Horwitz president, has resold 237 Mercer st, a 6-sty loft building, on plot 25x100, to Harry B. Davis, who gave in part payment lots at Deal Beach N. J. The broker was Eddy & Wormser.

SULLIVAN ST.—The Atlantic-Marconi Co. is reported to have sold the three 5-sty buildings, 225, 227, 229 Sullivan st, on plot 75x100.

34TH ST.—William L. Cahn sold, through M. Morgenthau, Jr. Co., the 6-sty business building, 314 East 34th st, on lot 21.3x98.9, to Estelle G. Winston, who gave in part payment [illegible] and a bungalow at Westwood N. J.

51ST ST.—Alexander M. Hadden is reported to have sold the 4-sty Columbia College leasehold, 16 West 51st st, on lot 21.6x100.5.

### Manhattan—North of 59th St.

122D ST.—Mrs. Eva A. Marback sold, through Thomas J. O'Reilly, the 4-sty flat, 273 West 122d st, on lot 20x100.11.

142D ST.—Thomas J. O'Reilly sold for Mrs. M. Bouvet, the 4-sty, 2-fam house, 510 West 142d st, on lot 15x99.11.

### Bronx.

CLASON POINT RD.—John R. Davidson has sold for Anna Schwarz, to Elizabeth Van Nosdale, the four vacant lots on the east side of Clason Point rd, near 152d st.

MACY PL.—The Schoen-Westchester Realty Co. sold for Sophy Millenbrook 859 Macy pl, a 2 family dwelling, on plot 25x140

TIFFANY ST. Cahn & Pittman have sold for the Value Realty Co. 1043 Tiffany st, 3-sty store and flat, on lot 20x100, to Philip Henry Blight.

242D ST.—George Hill has contracted to sell to Gaetano Vitiello, for $850, the lot, 25.1x104.8, in the north side of 242d st, 25 ft. east of Disbrow pl.

ARTHUR AV.—G. Tuoti & Co. sold for W. W. Adams the 5-sty tenement 2363 Arthur av, on a plot 50x100x irregular.

HONEYWELL AV.—G. Tuoti & Co. have sold 2018 Honeywell av, on plot 44x112.6.

### Brooklyn.

DEAN ST.—Bulkley & Horton Co. sold for Mrs. T. S. Miller and Mrs. Edward Huner to Mrs. B. J. McDonough, the 3-sty dwelling, 1068 Dean st.

PULASKI ST, ETC.—James M. Hawley sold for Laura V. Carlisle, 404½ Pulaski st; and for Caroline Fahl to Emily Kelly and Laura Winkler, 181 Stanhope st.

STERLING PL.—Bulkley & Horton Co. sold for Cora Broder to Otto J. Wuest the 2-sty dwelling 417 Sterling pl, on lot 20x131.

22D ST.—McInerney-Klinck Realty Co, sold for William Leck, for about $6,500, the 2-sty building, 340 East 22d st, on lot 20x100.

63D ST.—Frank A. Seaver & Co. have sold for John Heil to a Mr. Hofer, the 2-fam. house 472 63d st.

99TH ST.—The Simmacros Realty Co. has sold for Mrs. Alice Langstroth the two detached cottages in the south side of 99th st, east of 4th av, on plot 53x97.6; also sold the southeast corner of 3d av and 92d st, two 3-sty buildings and stores, and two cottages in rear, on plot 67x146, to William Koch; also sold the 3-sty building at 9318 3d av, on plot 20x85.

### Queens.

ROSEDALE.—New York Suburban Land Co. sold 80x100 in Oxford pl to Henry L. Braden; 60x100, on Kinsey av, to William A. Decker, and 60x100 in Rose pl to Frank J. Leicht.

WINFIELD.—James B. Thomas sold for the Man Construction Co., the two 3-sty apartment houses with stores, on the north side of Woodside av, 40x100, 20 ft. east of Fisk av, to a Manhattan confectioner, who will occupy one of the stores.

### Nearby Cities.

JERSEY CITY, N. J.—Stoeckel Realty Co. sold for William A. Strahan to William Kilgus 28 Sackett st, a dwelling, on plot 20x100. The buyer gave in part payment a dwelling on a half acre in Main st, Park Ridge, N. J.

JERSEY CITY, N. J.—Harry J. Max and Max L. Balene sold to the Hudson Realty and Construction Co. three 6-fam. brick flats, 99x110, at the northwest corner of Broadway and Corbin av.

NEWARK, N. J.—Feist & Feist have sold the 2-sty building at 177-179 Central av, occupied by the Fiske Tire Co., to Louis Friedman of D. Wolf & Co.; also sold the 3-sty apartment house, 27-27½ South Orange av, on plot 34x90, and the moving picture theatre at 508 Ferry st, on lot 25x78, to William E. Lehman, the architect.

### Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Myrtle av to T. J. Seiffert and 60x100 on Hemlock av to M. E. Mead.

HEMPSTEAD, L. I., ETC.—Windsor Land and Improvement Co. sold to C. A. Harvey 40x100 on Kennedy av and to Andrew Harkness 40x100 on Milburn av; at Valley Stream, to James Mullen 66x100 on Madison av; to Milton Brennan 40x100 in Cottage st, and to Bernard Quinto 40x85 in Chestnut st; at Floral Park, to Thomas F. Kane 40x100 in Chester st.

NEW CANAAN, CONN.—Payson McL. Merrill Co. and R. B. Morse sold for Helen K. and Elizabeth B. Olcott a seven-acre estate at Oenoke av and Lambert rd to the Metropolitan Casualty Co.

SCARSDALE, N. Y.—Fish & Marvin sold a tract of 2 acres on the "Grange" to Henry Meyer; also sold to Robert Painter for occupancy a 2-acre estate on Park and Oxford rds.

SCARSDALE, N. Y.—Fish & Marvin sold at Greenacres a residence for Frederick Pope to Walter W. Griffith. It has been held at $25,000.

SOUTH ORANGE, N. J.—Delaware, Lackawanna and Western Railroad Co. bought from Kraus Mer a strip 12x265 on South Orange av, required for the elevation of the railroad trackage.

## REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

**MANHATTAN.**

**Conveyances.**

| | 1914 Oct. 9 to 15 | 1913 Oct. 10 to 16 |
|---|---|---|
| Total No. | 101 | 100 |
| Assessed value | $5,799,000 | $5,124,200 |
| No. with consideration | 13 | 16 |
| Consideration | $684,550 | $317,780 |
| Assessed value | $634,000 | $311,000 |


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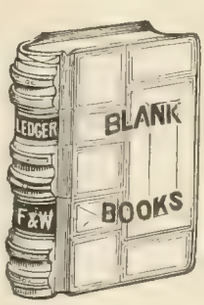
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## Lumber Auction Sale

Holland Co. of New York, 2 Rector Street, announces sale for the Pennsylvania R. R. Co., at public auction to the highest bidder on **Thursday, October 22nd, 1914, at 2 p. m.,** at their freight yards, **South St. Station,** corner **Mulberry St., Newark, N. J.,** of 7 carload lots of oak; yellow pine; cypress; spruce and hemlock lumber; various sizes and 2 carload lots pine box boards.

10% cash part payment down required. Terms of sale and further details on application to Holland Co. Reached by Penn. R. R. from N. Y., 34th St., trains at 12.34 and 1.24, from Jersey City at 12.46 and 1.44 p. m. By Hudson Tubes to Park Place, Newark, or D., L. & W. R. R. or C. R. R. to Broad St., Newark, then car on Broad St. to South St.

There will also be a lumber sale on **Thursday, October 29th, 2 p. m.,** at P. R. R. freight yards, foot of **Morgan St., Jersey City.**

See next issue for details.

| | Jan. 1 to Oct. 15 | Jan. 1 to Oct. 16 |
|---|---|---|
| Total No. | 5,680 | 6,261 |
| Assessed value | $377,110,933 | $383,095,161 |
| No. with consideration | 618 | 866 |
| Consideration | $25,252,306 | $35,175,658 |
| Assessed value | $26,594,121 | $38,578,162 |

**Mortgages.**

| | 1914 Oct. 9 to 15 | 1913 Oct. 10 to 16 |
|---|---|---|
| Total No. | 43 | 57 |
| Amount | $1,715,121 | $833,013 |
| To Banks & Ins. Cos. | 5 | 10 |
| Amount | $792,000 | $213,000 |
| No. at 6% | 17 | 21 |
| Amount | $957,625 | $353,163 |
| No at 5½% | 1 | 5 |
| Amount | $3,000 | $55,500 |
| No at 5% | 11 | 19 |
| Amount | $349,200 | $334,000 |
| No. at 4½% | ..... | ..... |
| Amount | ... | ..... |
| No at 4% | ..... | ..... |
| Amount | ... | ..... |
| Unusual rates | 3 | ..... |
| Amount | $21,096 | |
| Interest not given | 11 | 12 |
| Amount | $384,200 | $90,350 |

| | Jan. 1 to Oct. 15 | Jan. 1 to Oct. 16 |
|---|---|---|
| Total No. | 3,292 | 3,960 |
| Amount | $97,368,331 | $141,305,434 |
| To Banks & Ins. Cos. | 719 | 992 |
| Amount | $42,838,234 | $84,571,599 |

**Mortgage Extensions.**

| | Oct. 9 to 15 | Oct. 10 to 16 |
|---|---|---|
| Total No. | 19 | 28 |
| Amount | $776,000 | $1,520,300 |
| To Banks & Ins. Cos. | 3 | 11 |
| Amount | $41,000 | $1,196,500 |

| | Jan. 1 to Oct. 15 | Jan. 1 to Oct. 16 |
|---|---|---|
| Total No. | 1,595 | 1,499 |
| Amount | $90,203,830 | $60,727,618 |
| To Banks & Ins. Cos. | 561 | 495 |
| Amount | $57,052,360 | $34,779,800 |

**Building Permits.**

| | 1914 Oct. 10 to 16 | 1913 Oct. 11 to 1 |
|---|---|---|
| New buildings | 8 | 6 |
| Cost | $887,000 | $660,500 |
| Alterations | $94,931 | $117,131 |

| | Jan. 1 to Oct. 16 | Jan. 1 to Oct. 17 |
|---|---|---|
| New buildings | 365 | 485 |
| Cost | $41,426,190 | $50,406,615 |
| Alterations | $9,294,584 | $10,212,349 |

## BRONX.

**Conveyances.**

| | 1914 Oct. 9 to 15 | 1913 Oct. 10 to 16 |
|---|---|---|
| Total No. | 82 | 107 |
| No. with consideration | 14 | 9 |
| Consideration | $210,575 | $78,575 |

| | Jan. 1 to Oct. 15 | Jan. 1 to Oct. 16 |
|---|---|---|
| Total No. | 5,004 | 6,096 |
| No. with consideration | 421 | 593 |
| Consideration | $5,248,840 | $5,216,838 |

**Mortgages.**

| | 1914 Oct. 9 to 15 | 1913 Oct. 10 to 16 |
|---|---|---|
| Total No. | 36 | 69 |
| Amount | $318,999 | $378,044 |
| To Banks & Ins. Cos. | 3 | 2 |
| Amount | $116,000 | $7,000 |
| No at 6% | 22 | 20 |
| Amount | $159,553 | $71,075 |
| No. at 5½% | 5 | 6 |
| Amount | $127,000 | $23,900 |
| No. at 5% | 7 | 20 |
| Amount | $31,800 | $167,405 |
| Unusual rates | ..... | 5 |
| Amount | .... | $4 139 |
| Interest not given | 2 | 18 |
| Amount | $646 | $111,525 |

| | Jan. 1 to Oct. 15 | Jan. 1 to Oct. 16 |
|---|---|---|
| Totol No. | 3,102 | 4,600 |
| Amount | $27,624,295 | $32,652,888 |
| To Banks & Ins. Cos. | 304 | 297 |
| Amount | $5,724,251 | $4,974,241 |

**Mortgage Extensions.**

| | Oct. 9 to 15 | Oct. 10 to 16 |
|---|---|---|
| Total No. | 5 | 16 |
| Amount | $60,000 | $291,500 |
| To Banks & Ins. Co. | 2 | ..... |
| Amount | $36,000 | ..... |

| | Jan. 1 to Oct. 15 | Jan. 1 to Oct. 16 |
|---|---|---|
| Total No | 548 | 482 |
| Amount | $10,605,300 | $10,774,460 |
| To Banks & Ins. Cos. | 103 | 84 |
| Amount | $2 889,900 | $2,430,400 |

**Building Permits.**

| | 1914 Oct. 9 to 15 | 1913 Oct. 10 to 16 |
|---|---|---|
| New buildings | 20 | 13 |
| Cost | $401,300 | $185,800 |
| Alterations | $6,000 | $46,500 |

| | Jan. 1 to Oct. 15 | Jan. 1 to Oct. 16 |
|---|---|---|
| New buildings | 621 | 713 |
| Cost | $14,847,257 | $18,221,056 |
| Alterations | $915,150 | $1,025,108 |

## BROOKLYN.

**Conveyances.**

| | 1914 Oct. 8 to 14 | 1913 Oct. 9 to 15 |
|---|---|---|
| Total No. | 326 | 381 |
| No. with consideration | 37 | 33 |
| Consideration | $122,581 | $172,550 |

| | Jan. 1 to Oct. 14 | Jan. 1 to Oct. 15 |
|---|---|---|
| Total No. | 18,282 | 18,894 |
| No. with consideration | 1,884 | 1,777 |
| Consideration | $11,465,185 | $9,716,279 |

**Mortgages.**

| | 1914 Oct. 8 to 14 | 1913 Oct. 9 to 15 |
|---|---|---|
| Total No. | 235 | 244 |
| Amount | $656,291 | $1,017,128 |
| To Banks & Ins. Cos. | 24 | 38 |
| Amount | $144,050 | $439,750 |
| No. at 6% | 151 | 137 |
| Amount | $324,734 | $339,095 |
| No at 5½% | 40 | 58 |
| Amount | $146,365 | $325,310 |
| No. at 5% | 21 | 35 |
| Amount | $133,800 | $126,150 |
| Unusual rates | ..... | 1 |
| Amount | ..... | $208,000 |
| Interest not given | 23 | 13 |
| Amount | $51,392 | $18,573 |

| | Jan. 1 to Oct. 14 | Jan. 1 to Oct. 15 |
|---|---|---|
| Total No. | 13,266 | 13,514 |
| Amount | $56,476,826 | $52,614,911 |
| To Banks & Ins. Cos. | 2,582 | 2,968 |
| Amount | $21,034,464 | $19,461,915 |

**Building Permits.**

| | 1914 Oct. 8 to 14 | 1913 Oct 10 to 16 |
|---|---|---|
| New buildings | 29 | 46 |
| Cost | $277,600 | $247,310 |
| Alterations | $55,400 | $78,725 |

| | Jan. 1 to Oct. 14 | Jan. 1 to Oct. 16 |
|---|---|---|
| New buildings | 3,741 | 2,903 |
| Cost | $33,797,535 | $24,263,509 |
| Alterations | $2,382,230 | $2,973,991 |

## QUEENS.

**Building Permits.**

| | 1914 Oct. 8 to 14 | 1913 Oct. 10 to 16 |
|---|---|---|
| New buildings | 48 | 103 |
| Cost | $83,005 | $371,030 |
| Alterations | $18,500 | $23,985 |

| | Jan. 1 to Oct. 14 | Jan. 1 to Oct. 16 |
|---|---|---|
| New buildings | 3,696 | 3,521 |
| Cost | $16,063,267 | $12,656,021 |
| Alterations | $967,513 | $1,053,223 |

## RICHMOND.

**Building Permits.**

| | 1914 Oct. 8 to 14 | 1913 Oct. 9 to 15 |
|---|---|---|
| New buildings | 11 | 26 |
| Cost | $8,973 | $57,250 |
| Alterations | $1,943 | $6,735 |

| | Jan. 1 to Oct. 14 | Jan. 1 to Oct. 15 |
|---|---|---|
| New buildings | 925 | 793 |
| Cost | $1,537,760 | $1,781,437 |
| Alterations | $223,518 | $248,743 |

## LEASES.

### New Restaurant in 38th Street.

Pease & Elliman leased to W. T. McDonald the ground floor and large basement space, containing approximately 20,000 square feet, aggregating in rent about $400,000, in the arcade building running from 63-67 West 38th street to 62-4 West 39th street. After extensive alterations, and the installation of equipment, this space will be opened and operated as a restaurant and tearoom. The landlord is the Colony Construction Co.

### Important Downtown Leases.

Charles B. Walker has leased for John Simmons Realty Co. space in 155 Leonard street to Harry Abrahams, and for John J. Schmitt in 13-17 Crosby street to the Nonpareil Toy & Novelty Co., and in 210-212 Canal street to William Bass.

### Manhattan.

VASA K. BRACHER leased the 3-sty dwelling at 148 West 92d st for Mrs. Phebe S. Peters to Miss Frances I. Rocco.

CORN & CO. leased for J. W. O'Connor store and basement in 652 Madison av to Hallander Co. of 44 West 28th st; for J. W. T. Nichols space at the northwest corner of Broadway and Grand st to Rosenwasser Bros. of 472 Broadway; and for F. R. Wood, W. H Dolson Co. 5,000 sq. ft. in 109 to 115 West 26th st to Model Costume Co. of 21 West 19th st.


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CROSS & BROWN CO. leased the 4th floor in 19 to 21 West 62d st to Oberweiger & Smolavic; the 5th floor in 351 West 52d st to Jiminez, Rosenbloom & Keenan and the 2d floor in 239 West 56th st to the Jandorf Automobile Co.

CROSS & BROWN CO. leased space in 18 East 41st st to Frederick A. Rose; in conjunction with Ewing, Bacon & Henry space to the Terpezone Co. of 38 West 32d st; in conjunction with Messimer & Carreau, Inc., space to Robeson Process Co., and in conjunction with S. Osgood Pell & Co. the corner store at the southeast corner of Broadway and 63d st to Fred W. Sewell of 1964 Broadway.

O. D. & H. V. DIKE leased to the Street Railways Advertising Co. and Baron G. Collier the 7th floor in the Candler Building. These concerns already have the 8th floor and with this lease now occupy over 20,000 sq. ft. of space to be used for their advertising business.

DUROSS CO. leased the corner store in 201 West 20th st to Michael Kadisch; for Alexander Bacon to John Demarco the 4-sty building 135 9th av; also the store at the corner of 11th av and 17th st to A. W. Salisch; the parlor store in 11 West 16th st to Joseph Goldman, and the first loft in 152 West 14th st to the French Flower Importing Co.

DOUGLAS L. ELLIMAN & CO. leased for Frederick H. Mattlage 349 Lexington av, a 3-sty dwelling, to Paul Chalfin; apartments in 8 East 54th st for the J. P. Whiton-Stuart Co. to J. Searle Barclay; in 122 East 82d st to Jesse Lynch Williams, and in 780 Madison av to William Quaid.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. George I. Malcom, 52 East 52d st, a 5-sty dwelling, to Myron H. Oppenheim.

J. ARTHUR FISCHER leased the 1st loft in 667 to 673 6th av for a billiard parlor, and for S. May the 3d, 4th and 5th lofts in 20 West 38th st.

B. FLANAGAN & SON leased the 4-sty dwelling at 228 West 39th st for 10 years. The building is to be altered by the lessees for business purposes.

EDWARD S. FOLEY leased the following dwellings: for Petro Giacoffe 35 West 11th st to Andrew Larsen; 161 West 13th st for Joseph L. Buttenweiser to Mrs. McCoy; 335 and 337 West 14th st for Mrs. Lucienne de Pless, of Berlin, Germany, to Mrs. A. H. Strular for 3 years; 357 West 28th st for Edward T. Cody to Martin McDermott; 121 West 72d st for C. Z. Amedlinck to Mrs. S. J. Merlin.

M. FORMAN leased the 5th floor in 36 West 24th st, to the S. & W. Waist and Dress Co., Scher & Winkelman, of 33 West 19th st.

FREDERICK FOX & CO. leased for Louis Stern and Morris Asinof & Son the 8th loft at the southeast corner of 4th and Wooster sts to Zucker & Josephy of 719 Broadway; for Brody, Adler & Koch the 7th loft in 12 West 17th st to Friedman, Simon & Co., and for the Loft Holding Co. the west store and basement in 143 and 145 West 29th st to Wright & Pesseles.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Imperial Investing Co. the 4th floor in 22-26 West 32d st to Siegel & Sobel; for 31 East 31st St. Realty Co. the 3d floor in 31-37 East 31st st to Shanley Dress Co., of 14 East 32d st; for 29th St. Construction Co. the top floor in 105-107 East 29th st to Marietta Carter Co.; For First Leaseholding Co. the 4th floor in 3-7 West 35th st to Charles Brambir.

GOODALE, PERRY & DWIGHT and CAR- & LINNEKIN leased part of the 8th floor in the building at the southwest corner of 4th av and 20th st, to A. Sterzelbach & Sons Co., of 79 5th av.

GOODWIN & GOODWIN rented for Benjamin F. Dunning et al to Whitehorn Brothers, the southeast corner of 5th av and 103d st.

GOODWIN & GOODWIN rented for Thomas O'Reilly to David Eichner the store in 338 Lenox av.

HEIL & STERN leased for 5th Ave. & 33d St. Co. 4th loft in 1 to 13 33d st to David I. Ullman of 122 West 27th st; for Oppenheim-Collins Realty Co. 7th loft in 56 to 60 West 35th st to Besthoff-Sonn Co. of 147 West 25th st; for Philip Braender 7th loft in 26 to 32 West 17th st to Kamy Cloak Co. of 14 West 17th st; in 33 to 43 East 33d st 1st loft to Rothenberg & Kahn of 24 West 25th st, and the 10th loft in 112 to 116 Madison av to Newport Waist Co. of 122 West 27th st.

HERBERT GULICK leased a store in 406 and 408 Madison av to William S Kinsey & Sons and in 402 Madison av to G. Alfred Walter.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased, in 5 West 58th st, apartments to Carl A. Broesel, Mrs. Beatrice Devine, Miss Julia Kahn and Mrs. Clara Connor; in 29 East 42d st to Albert M. Lillenthal, Miss Lela Lee and Mme. J. Epstein.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for G. B. Tripler, Inc., at an aggregate rental of about $50,000, the northerly half store in 37 Park Row to J. Gumpel and Son, retail clothiers.

M. & L. HESS, INC., leased the 8th floor in 417-21 Canal st to F. K. Sprague; the 3d floor in 207-209 East 49th st to A. G. Kaufman & Co., of 1230 2d av; the 6th floor in 806-10 Greenwich st to the U. S. Tool and Metal Stamping Co., of 442 Water st, and part of the 9th floor in 225-29 West 39th st to the Galvin Press.

M. & L. HESS, INC., leased 5,000 ft. in the new building now in course of construction at 2 to 16 West 33d st, through to 315 West 32d st, to E. Newgass & Co. of 45 West 25th st; the 4th loft in 36 East 22d st to Isaac Seidel and the 5th loft in 36 East 22d st to the Fashion Kimona Co., represented by Carstein & Linnekin.

HOUGHTON CO. leased for the estate of William H. Lane the 4-sty dwelling at 66 West 96th st to Minnie Hogan.

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HUBERTH & HUBERTH leased apartments in 244 Riverside dr to Mrs. Lock; in 328 and 330 West 85th st to Mrs. McClure and John D. Truesdell.

A. KANE & CO. rented for Gertrude E. Ford the dwelling at 257 West 139th st, to George H. Rozelle.

H. W. KRUMWIEDE, JR., and WILLIAM BETTMANN leased for the Street Coal Co. to Wm. M. Ford the garage at 203 West 128th st; for Mrs. K. Wise to the Champion Laundry, of 456 West 55th st, the store in 2202 7th av, and for Louis Wendel, Jr., to the Modern Art Hat Co. the store in 2204 7th av.

McDONALD & McMAHON leased for Samuel Fisher the store in 1403 St. Nicholas av to Jacob H. Winter, the store in 1509 and 1511 St. Nicholas av and a store to Philip Tarlow at 1621 St. Nicholas av.

MESSMER & CARREAU, INC., and CROSS & BROWN leased half of the top floor in 18 East 41st st to the Robeson Road Process Co.

THE PAYSON McL. MERRILL CO. and AMES & CO. leased for the estate of Ichod T. Williams the 2-sty building 118 West 28th st to George Cotsonas.

NELSON & LEE have completed the leasing of the Broadway stores in the Strand Theatre Building for the Mitchell H. Mark Realty Co. and the Cross & Brown Co., by the leasing of the store surrounding the corner of Broadway and 47th st to William F. La Hiff, for 10 years, at an aggregate rental of about $120,000. The store measures 16 ft. on Broadway by 58 ft. in depth, together with the store, 17 x42, adjoining in 47th st, which until the present has been occupied by a barber shop. The same brokers negotiated the deal between the Strand Barber Shop and Mr. La Hiff.

OSGOOD PELL and CLARK T. CHAMBERS leased for the Ogden estate to Dr. Mary A. MacMillan the dwelling at 129 East 66th st.

THE REAL ESTATE MANAGEMENT CO. leased the dwelling at 785 West End av for J. J. Dillon to A. Bernstein for 3 years.

THE CHARLES F. NOYES CO. leased the 5-sty building at 67 and 69 Front st, for 10 years, for the Preferred City Real Estate Co., to A. Bielenberg Co.; a loft at 61 Ann st to Emil Travers, and space in 21 and 23 Ann st to Holden, Simonis Art Co.

THE CHARLES F. NOYES CO. leased a large portion of the 3d floor in 45 John st for the North Ward Realty Co. to the General Accident, Fire & Life Assurance Co. of 55 John st from May 1 at an aggregate rental of about $25,000; additional space to the Wm. L. Gilbert Clock Co.; space on the 5th floor to O'Keefe & Lynch; offices in Market & Fulton Bank building to John J. Griffith; part of the 14th floor in 46 West 24th st to the Hewlett Embroidery Works; space in 35 and 37 Broad st to John W. James, Jr., and four offices in 61 Beekman st to P. Greenberg.

THOMAS J. O'REILLY leased for the Atlantic Realty Co, of Stamford, Conn., the dwelling at 916 West End av to Mrs. N. Gormulley.

PEASE & ELLIMAN leased furnished for George A. Freeman the 4-sty dwelling at 135 East 71st st; the store and basement in 128 West 72d st for Douglas B. Green to W. D. Kilgour, and as agents, apartments in 27 East 62d st to Mrs. J. Deeks Koehl, and in 24 West 59th st to Mrs. Irene B. Smith.

PEASE & ELLIMAN leased 2 apartments in the new building of the E. A. L. Construction Co. at the southeast corner of Lexington av and 72d st to John Pierce, the building contractor, who will combine them for his own use; and for George A. Sidenberg to Charles A. Weld the 4-sty dwelling at 45 East 49th st.

PEASE & ELLIMAN rented furnished for Charles E. F. McCann his 5-sty dwelling at 9 East 80th st; space in Aeolian Hall to Eugene Walter and Dr. Draper; furnished for Ralph W. Merrill his apartment in 515 Park av to Miss Mabel P. Walker; apartments in the new house at Park av and 77th st to Sidney S. Whelan; and at the southeast corner of Lexington av and 72d st to William J. Lawrence and I. Israel.

PEASE & ELLIMAN leased the 4-sty dwelling at 11 West 47th st, for Miss Laura F. Edwards, to Mrs. L. T. Buckley; apartments in 27 East 62d st to Dr. S. A. Bremner; and in the new house of the E. A. L. Construction Co., at Lexington av and 72d st, to H. Deacon.

PEPE BROS. leased 240 Thompson st, a 4-sty building, to a Mr. De Polo.

DOUGLAS ROBINSON-CHARLES S. BROWN CO. leased an apartment in 823 Park av to Mrs. W. H. Crocker.

WALTER J. SALOMON leased to the United Women's Apparel Co. the store and 2d floor in 1 West 42d st. This store was formerly occupied by Israel Miller, boots and shoes, who has leased a larger store in 15 West 42d st; also leased to Harry B. Schepps the store in 735 6th av, and the store in 742 6th av to Gutterman & Mintz, haberdashers.

LOUIS SCHRAG leased for Louis Spero the store in 134 West 23d st to Gus Sakell and for the Equitable Life Insurance Co. the store in 435 6th av to David Sonnenschein.

D. H. SCULLY & CO. leased the four 5-sty apartment houses at 120 West 101st st, 72 West 102d st, 151 West 102d st and 61 East 117th st, for the Murray Estate, Inc., to S. A. Uhlfelder. The aggregate rental is about $65,000.

EVERETT M. SEIXAS CO. leased the following furnished houses: 8 Sniffen court for A. Vedder to Ellison Vanhoose; 303 West 84th st for R. Curtis to Misses McClellan and Williams; 798 West End av for a Mrs. Wiggins to Mrs. E. M. Hartman; 163 West 79th st for B. Eckstein to Mrs. Charles Riegelman; 17 West 69th st for K. M. Bauer to J. L. Carter.

SHAW & CO. leased for Cecelia L. A. Slater the store in 2200 7th av to Samuel Kornicker and Isaac S. Phillips.

SHAW & CO. leased for the estate of Elizabeth Pickford Gardner the 4-sty dwelling at 57 West 130th st to Frank Masterson.

SLAWSON & HOBBS leased for W. A. Stevenson to Agnes A. Shaw the 4½-sty dwelling at 173 West 79th st.

UNGER & WATSON, INC., leased for Edward Boyle the 3-sty dwelling at 322 East 51st st to Christian Gerber.

J. IRVING WALSH leased for the estate of J. A. Millar the 3-sty dwelling at 161 West 12th st to Paula Kottler; the 4-sty dwelling at 163 West 12th st to Helen A. Carlock; and the 3-sty dwelling at 165 West 12th st to the Misses Isabel E. Perkins, Luverne Vaile and Alma W. Bell.

WORTHINGTON WHITEHOUSE leased for Paul Tuckerman his furnished apartment in 520 Park av to M. T. Pyne, Jr.; for Mrs. J. T. Atterbury to Mrs. F. G. Griswold her dwelling at 13 West 49th st; and in conjunction with Benjamin N. Lummis for Moncure Robinson to Talbot Ewart the dwelling at 16 East 76th st.

WORTHINGTON WHITEHOUSE leased to Miss Catharine Hamersley the dwelling at 51 West 55th st; apartments in 123 East 53d st to Mrs. H. M. Hanna, and in 207 West 57th st to Mrs. Margaret Riley.

WILLIAM WOLFF'S SON leased 204 East 79th st for Henry Schloss; 1060 Lexington av for Helene De Neuville; store in 1135 Lexington av for F. Woenning, and the following apartments: in 1125 Lexington av for M. L. & C. Ernst; in 146 East 81st st for Dr. F. L. Tooley; in 115 East 82d st for S. E. Osserman; in 156 East 79th st for B. Crystal & Son; in 115 East 76th st, in conjunction with Pease & Elliman, and in 815 Park av for J. Geisenheimer.

THE F. R. WOOD-W. H. DOLSON CO. leased the following houses: 142 West 77th st to Bernard Naumberg, 216 West 79th st to D. S. Hobson, to Miss M. D. Clark 304 West 91st st, and to Ellis Buxbaum 259 West 88th st.

THOMAS YOUNG, florist, at 500 5th av, has taken a lease of the store at 541 5th av, in the Hotel Lorraine. The lease is at a rental of about $8,000 a year.

### Bronx.

A. BLUMENTHAL leased for the Peerless Holding Co. to Epstein & Yarfitz two 5-sty flats at 857 to 861 Forest av.

CLEMENT H. SMITH leased to the Bronx Savings Bank 5 upper floors at the northwest corner of Tremont and Park avs for 2 years, and the store to Mrs. E. V. Johnson for 3 years.

JOHN A. STEINMETZ leased for the Land Realty Co. 2135 Boston rd to Charles Schrier, to be used as a barber shop.

### Brooklyn.

BURRILL BROTHERS leased the 3-sty house at 586 7th st for A. H. Ellis to G. W. McLarge for 3 years; apartments in the Copperwood at the corner of 6th av and Carroll st for J. K. Peck to F. R. Wood for 2 years; in 822 President st for Mrs. D. G. Prendergast to R. T. Sherman for 2 years; 949 President st for the Realty Associates to G. H. Kite for 3 years.

E. T. NEWMAN leased the 3-sty dwelling at 499 1st st to A. H. Schubert, the 2-sty dwelling at 109 Garfield pl to Geo. Moody; the stores and dwelling apartments in 137-9 7th av for the Realty Associates; and the following apartments; 610 11th st to a Mr. Bradt; 786 President st to Mrs. Byrnes; 114 Garfield pl to M. J. Warren; 205 Park pl to E. Bosworth; 529 5th st to R. Watson; 469 4th st to A. Ahern; 271 6th av to Capt. Craft; 509 2d st to F. Lindon; 530 1st st to A. M. Deetery; 183 8th av to Chas. H. Peck; 503 8th av to E. Feron; and the house at 395 6th av to a Mr. Friel.

G. W. SNYDER & SON leased the following houses: 506 10th st, a 2-sty dwelling, to E. Britsche; 379 12th st, 2-sty dwelling, to M. Wilson; 488 10th st, a 2-sty dwelling, to E. M. Schurck; 344 11th st, a 3-sty frame house, to Mrs. Decoster; 177 East 4th st, a 2-sty dwelling, to G. Smith; 667 10th st, a 3-sty dwelling, to C. Hustom.

### Queens.

THE LEWIS H. MAY CO. leased for the Oak Crest Realty Co., David Lichtenstein, president, the Lichtenstein estate, consisting of main building and outbuildings, occupying 4 acres of ground, fronting in Oak and Seneca sts, Far Rockaway, L. I., to Reuben Sadowsky.

### Suburban.

ANGELL & CO. rented the F. B. Taintor house and 2 acres in the Heathcote tract at Scarsdale, furnished, to Harry A. Levey; also furnished, the Raymond cottage in Colvin pl, Hartsdale, to clients of Franklin Hull; and the Ford cottage on Oak Way to R. C. Blanchard.

THE AUTOMOBILE CLUB OF HUDSON COUNTY leased the 2-sty dwelling at 2826 Boulevard, Jersey City, N. J., for 5 years for use as a club house.

JULIA BEVERLEY HIGGENS leased for Ashbel Green his place at Mount Kisco to Halsey Malone of New York.

THE BRYANT PARK REALTY CO. rented for Frederick C. McLaughlin his property in Prospect park, White Plains, N. Y., to Charles S. Oakley.

F. M. CRAWLEY & BROS. leased at Montclair, N. J., the new residence on Duryea rd to Ruloff Kip; the residence at 137 Upper Mountain av to William P. Logan of Great Neck, L. I.; the new house at 212 Valley rd to Francis Earle, and the new house of Frank L. Taylor, at 18 Clairidge Court, to Mrs. Elizabeth Cameron.

M. J. DADY ENGINEERING & CONTRACTING CO. leased the property of the Southern Shipbuilding Co. on Staten Island and is preparing to build a shipbuilding plant. The property is located on the Richmond Valley rd, west of Riverside av, and on the east side of Staten Island Sound, near Tottenville. It consists of about 15 acres of solid upland, a dock, store house, shop, etc.

FEIST & FEIST have leased for William M. Sommer the store and basement at 847 Broad st, Newark, at an aggregate rental of about $30,000; also leased for Albert O. and Adelina R. Headley their residence, 85 Lincoln park, to Louis Hood.

FISH & MARVIN leased for the Residence Co. of Lawrence Park "President House" on Prescott av at Lawrence Park, Bronxville, to Colonel John M. Carson, U. S. A.

FISH & MARVIN and the Pelham Realty Co. leased the Randall property known as "The Hermitage," at Pelham Manor, N. Y., to R. M. Stuart Wortley.

JULIA BEVERLEY HIGGENS rented for William C. LeGendre his cottage in McLain st, Mount Kisco, N. Y., to Rush E. Duer; for Pierre Jay his place in McLain st, known as "Blue Hills," to Seth Bliss Hunt.

THE HILTON CO. leased the store and basement in 781 Broad st, Newark, at an annual rental of about $7,500 to R. D. Haines, retail clothier.

HUGHES & WHITBY and Pease & Elliman leased, furnished, at Montclair, N. J., the residence of Mrs. Ada Ferris, at 4 Russell Terrace, to Judge William H. Hunt.

KENNETH IVES & CO. leased for Howard S. Harrington his estate on Broadway, Irvington-on-Hudson, to H. A. Ayers, of London, for the winter; also for Jasper Bayne the house on Highland rd, Rye, to J. W. Horner, Jr.

KENNETH IVES & CO. leased for Clara A. M. Greer her property on Evergreen av, Rye, to Ralph Hubbard for 2 years, and for William T. Gould his house on Broadway, Hastings-on-Hudson, to Myron H. Clark.

THE PAYSON McL. MERRILL CO. leased for George C. W. Low his house in Albro lane, adjoining the Rockaway Hunting Club at Cedarhurst, L. I., to Cecil Barret of Spencer, Trask & Co.

S. S. WALSTRUM-GORDON & FORMAN leased for Myron Upham his residence at 150 Woodside av, Ridgewood, N. J., to Frank J. Humphrey, of New York.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

SARAH HAMILL.—63 West 119th st, $12,000.

SARAH H. CROSBY.—135 East 94th st, $16,000; 137 East 94th st, $16,000; 1452 Lexington av, $15,000; 1456 Lexington av, $14,000; 1458 Lexington av, $14,000; 1450 Lexington av, $22,000.

ELIZA FARNER—303 East 56th st, $12,000.

## OBITUARY

THOMAS M. CLANCY, for the last twenty years general agent of the Union Central Life Insurance Co., died on Wednesday at his residence, 1768 46th st, Brooklyn. Mr. Clancy was 70 years of age and left a widow and three sons.

## REAL ESTATE NOTES.

CASUALTY CO. OF AMERICA has moved to its new building at 68 William st.

FREDK. SOUTHACK & ALWYN BALL, JR., placed a first mortgage of $29,600 on the Arverne Hotel, at Arverne, L. I.

DOUGLAS L. ELLIMAN & CO. announce that at a recent meeting, John A. Le Boutillier and Barent Lefferts were added to their Board of Directors.

PEPE & BRO. have been appointed agents for the 7-sty apartment house at 238 Thompson st and for the studio apartment building, 59 Washington Sq. South.

THE NEXT MEETING of the Real Estate Owners' Protective Association will take place next Monday evening at the Majestic Hotel, Central Park West and 72d st.

CHARLES F. NOYES CO. have been appointed managing agents for the 6-sty loft buildings, 24-26 White st and 25 Walker st, recently purchased by Wm. McKinny.

HUBERTH & HUBERTH have been appointed agents for 67 and 69 East 59th st, two 4-sty store and apartment buildings which they have just finished altering for the owner; also 340 West 58th st, 82-4 West 12th st, 333 and 335 West 58th st and 320 to 324 West 59th st.

RITZ REALTY CO., which owns 14 East 46th st, where an 8-sty store and loft is being built, has taken title to the adjoining lot, No. 12, from the Home Club Co., where a similar building will be erected for occupancy by Robert M. Katz.

EVERETT A. BRETT and Fenimore C. Goode, formerly members of the corporation of N. Brigham Hall & Wm. D. Bloodgood, announce that they have withdrawn from the directorate of that concern and have incorporated under the name of the Brett & Goode Co. The new firm has taken temporary offices at 542 5th av, pending the completion of its new quarters, and will specialize in real estate management and brokerage.

CHARLES F. NOYES CO. has been appointed agent for the new building to be erected on the New York Sun site at Nassau and Frankfort sts. It is not decided as to whether a 3, 5 or 7-sty building will be constructed, although negotiations are pending for the leasing of the upper portion of the building to one tenant with a portion of the ground floor, provided a 3-sty building is built. The Noyes Co. has also been appointed agent for the sub-leasing of the store and basement of the same building, which will probably be divided into small units.

CARSTEIN & LINNEKIN, INC., has been appointed agent for the following buildings owned by Mr. Sperry: 19-21 West 36th st, 28-32 West 27th st and 2-6 West 45th st.

UNION SETTLEMENT ASSOCIATION has taken title to the dwelling 244 East 105th st from M. J. Jahelka, thereby squaring out a plot with a 75-ft. frontage abutting its recently completed home at 229-243 East 104th st. The buildings at 242-248 East 105th st will be held to protect the light and air of the settlement house.

BROKERS AT GOLF.—Seventy members of the Real Estate Golf Association competed in a tournament at the Oakland Golf Club on Friday. The players were divided into two classes, A and B, those rated up to 15 being included in the A division and those from 16 to 30 in the B group. The prize for the best gross score in Class A was won by A. B. Ashforth, with a score of 80. The net prize was won by F. T. Turrell, with a card of 80—8—72. L. J. Du Mahaut won the selected gross prize, with a 39—40—79, while W. C. Belknap proved the net winner, with 83—8—75. W. J. Jockin won the best gross in the B division, his card reading 43—45—88. E. D. McManus, with 103—30—72, won the net prize. The selected gross prize went to Russell Marston, 42—46—88, and Stephen H. Tyng received the net award, with 88—11—77.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties [illegible] in foreclosure. Adjournments [illegible] to next week are noted under Adjourned Legal Sales.

* Indicates that the property described was [illegible] plaintiff's account.

### The Auction Market.

Plaintiffs figured in nearly all of the transactions at the Manhattan and Bronx real estate exchanges this week, and as a result such bidders became the owners of a number of high-class properties. The offerings included a diversified assortment of properties ranging in quality, from vacant Bronx lots to West Side apartment houses. Irving Arms, a seven-story apartment house at the northeast corner of Riverside Drive and 94th street, was sold to George Schwegler for $310,000. There is a first mortgage on the property of $284,000 and this, with other liens, aggregated $313,219. The Eric B. Dahlgren house at the southwest corner of Madison avenue and 86th street was bought by the Mutual Life Insurance Company of New York for $50,000, which was over $22,000 below the existing encumbrances. The eight-story commercial building at 475 Broadway through to Mercer street also went to the plaintiff for $170,000, while a four-story tenement at 462 Eighth avenue just north of the Pennsylvania station was purchased by John E. Roosevelt et al., as trustees, for $50,000.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 16, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Madison st, 352 (*)**, ss, 240.2 e Scammel, 23.3x95.1, 5-sty bk tnt & strs; due, $20,815.29; T&c, $704.40; Wm F Randolph et al. 20,500

**55TH st, 108 E (*)**, ss, 90 e Park av, 18.9x100.5, 4-sty & b stn dwg; due, $7,496.22; T&c, $——; sub to 1st mtg of $21,000; Park Av & 54th St Co. 28,500

**68TH st E (*)**, swc Mad av (No 912), 20.6x100.5, 4 & 5-sty & b bk & stn dwg; due, $72,083.21; T&c, $——; Mutual Life Ins Co of N Y. 50,000

**81ST st, 209 E (*)**, ns, 101.8 e 3 av, 25.5x102.2, 6-sty bk tnt & strs; due, $26,514.67; T&c, $——; Karl M Goldsmith et al. 27,241

**81ST st, 211 E (*)**, ns, 127.1 e 3 av, 25.5x102.2, 6-sty bk tnt & strs; due, $26,525.04; T&c, $——; Karl M Goldsmith et al. 27,248

**94TH st W, nec Riverside dr,** see Riverside dr, 222.

**118TH st, 212-4 E (*)**, ss, 175.5 e 3 av, 37.6x100.5, 4-sty stn hall; due, $17,357.63; T&c, $969.95; Union Trust Co, NY. 16,000

**126TH st, 45 E (*)**, ns, 235 w Park av, 20x99.11, 3-sty & b stn dwg; due, $10,734.19; T&c, $235.87; Cornelia W Slade. 10,500

**172D st, 575 W**, see St Nicholas av, 1238-36½.

**Madison av, 812,** see 68th E, swc Madison av.

**Riverside dr, 222 (*)**, nec 94th, runs n 76.8x[illegible]x68.8xn25.2xe50xs100.8xw 139.9 to beg, 7-sty bk tnt; due, $21,777; T&c, $6,349.80; sub to 1st mtg of $285,000; mtg recorded Nov10'13; Geo Schwegler. 310,000

**St Nicholas av, 1238-46½,** nec 172d (No 575), 94.6x125, 6-sty bk tnt & strs; due, $210,735.99; T&c, $3,377.34; County Holding Co, a party in int. 210,000

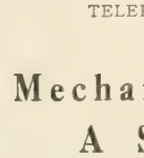
**8TH av, 462 (*)**, es, 24.8 n 33d, 24.8x100, 4-sty bk tnt & strs & 3-sty bk rear tnt; due, $53,818.82; T&c, $1,395; Jno E Roosevelt et al, trstes. 50,000


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*Auction Sales, Manhattan, Continued.*

BRYAN L. KENNELLY.

**22D st, 261-5 W,** ns, 225 e 8 av, runs n 197.6 to 23d (Nos 259-21), xe50xs—xe6.3xs 98.9 to 22d xw18.9xn98.9xw18.9xs98.9xw18.9 to beg, vacant; due, $69,749.24; T&c, $2,807.90; Nassau Mtg Co, party in int. 55,000

**23D st, 250-2 W,** see 22d, 261 & 5 W.

**83D st, 37 E,** ns, 50 e Madison av, 18x102.2, 4-sty & b stn dwg (vol); withdrawn.

**83D st, 39 E,** ns, 68 e Madison av, 17x102.2, 4-sty & b stn dwg (vol); withdrawn.

SAMUEL MARX.

**Mercer st, 89 (*),** ws, 130 s Spring, 25x100, 5-sty bk loft & str bldg; due, $33,300.83; T&c, $——; Sol A Fatman. 25,000

**16TH st, 441-3 W,** ns, 260.4 e 10 av, 40x92, 2-5-sty bk tnts & strs; due, $5,935.35; T&c, $361; sub to 1st mtg $20,000; Saml Mitchell. 24,682

**56TH st, 60 E (*),** ss, 144 e Mad av, 22x100.5, 4-sty & b stn dwg; due, $35,107.59; T&c, $988.85; Farmers Loan & Trust Co. 33,000

HENRY BRADY.

**Mercer st, 48,** see Bway, 475.

**Broadway, 475 (*),** ws, 159.9 n Grand, 26.5x200.2 to Mercer (No 48) x26.4x200.2, 8-sty stn loft & str bldg; due, $176,268.29; T&c, $7,587.60; Jno I Downey et al, trstes. 170,000

M. MORGENTHAU JR CO.

**Spring st, 118 (*),** ss, 77.9 e Greene, 22.3 x51, 7-sty bk loft & str bldg; due, $5,518.16; T&c, $398.60; German Savgs Bank in the City N Y. 16,500

CHAS. A. BERRIAN.

**16TH st, 18 W (*),** ss, 388 w 5 av, 21x103.3, 4-sty & b bk dwg; due, $34,464.85; T&c, $320.40; Chas C Bull et al, trstes. 20,000

| | |
|---|---|
| Total | $1,094,171 |
| Corresponding week 1913 | 361,498 |
| Jan. 1, 1914, to date | 28,183,082 |
| Corresponding period 1913 | 32,976,521 |

## Bronx.

The following are the sales that have taken place during the week ending Oct. 16, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Mansion st, nwc St Lawrence av,** see St Lawrence av, 1501.

**Olmstead av, nec Watson av,** see Watson av, 2105.

**St Lawrence av, 1501,** nwc Mansion, 25x95; due, $8,820.07; T&c, $707.72; adj Oct28.

**Southern blvd, 559 (*),** ws, 450 s Av St John, 50x115, 6-sty bk tnt & strs; due, $7,683.24; T&c, $100; sub to mtg $44,500; Mary M W Trageser. 35,500

**Watson av, 2105 (*),** nec Olmstead av, 105x108; due, $4,478.89; T&c, $806.78; Jno T Normile et al, exrs. 4,500

BRYAN L. KENNELLY.

**138TH st, 260 E,** see 3 av, 2537.

**Forest av, 963-7,** see 3 av, 2537.

**3D av, 2537,** swc 138th (No 260), 43.11x74.3x36.5x57.3, 5-sty bk office & str bldg; also FOREST AV, 963-7, ws, 405.11 s 165th, 50x100, 3-3-sty fr tnts; due, $45,702.93; T &c, $3,516.24; sub to pr mtg aggregating $9,250; August Moebus. 59,850

HENRY BRADY.

**137TH st, 461 E (*),** ns, 620.10 e Willis av, 16.8x100, 3-sty & b bk dwg; due, $4,874.25; T&c, $137.18; Eliz Steward Burrill. 5,000

GEORGE PRICE.

**148TH st, 442-8 E,** ss, 265 w Brook av, 75x99.11, 1-2 & 3-sty bk bldgs (exr); Adolph Ahr. 27,050

**238TH st, E (*),** ns, — w Martha av, runs n100xsw106.7xw75.8xsw34xe— to beg, vacant; due, $2,185.26; T&c, $506.76; Henry S Moore. 3,000

**Tremont av,** ns, 326.1 w Castle Hill av, 11.8x6x10x— to beg, gore; vacant (exr); Julius Wolf. 50

**Haviland av,** ns, — e Olmstead av, 42.4x15 to Tremont av x49.5x40.6 to beg, gore; vacant (exr); Henry Kroeger. 505

| | |
|---|---|
| Total | $135,455 |
| Corresponding week 1913 | 58,900 |
| Jan 1, 1914 to date | 5,250,786 |
| Corresponding period 1913 | 4,705,977 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Oct. 14, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE CO.

HANCOCK ST (*), ss, 128 e Howard av, 22x100; Wm F Kuntz et al. 2,750.00

17TH ST (*), sws, 197 se 3 av, 28x137.6xirreg; Mary E Field, gdn. 3,100.00

E 35TH ST(*), ws, 107.6 n Av H, 20x100; Jno T G Finn 3,540.00

41ST ST, ss, 210 e 13 av, 25x100.2; withdrawn ——

56TH ST (*), ss, 80 e 8 av, 20x100.2; Arthur Holland 550.00

AV J (*), ns, 100 e Mansfield pl, 50x100; Nellie M Hageman, extrx 6,025.00

CHURCH AV, ns, 375 e Rogers av, 112x124xirreg; adj sine die. ——

GLENMORE AV (*), ss, 60 e Montauk av, 40x80; Barbara Fischer 1,000.00

KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av, xn 368.7xnw314.6xsw522xs e 613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xse 1,617.9xs672.6x 1,619.11 to beg; also LAND bounded se by Av U, ne by Ryder, se by cl of blk bet Ryder & E 38th & nw by land formerly of Lahey; Abbie M Fowler 108,916.00

WOODRUFF AV (*), ns, 306 w Flatbush Plank rd, 50x110; Conrad V Dykeman 31,000.00

WILLIAM J. McPHILLIAMY & CO.

GATLING PL (*), nwc 92d, 100x100x irreg; Fredk H Winkler 1,000.00

LIVINGSTON ST, ss, 125 w Smith, 25x100; Harris Salit 19,000.00

MONTAGUE TER, es, 113 s Montague, 26x103; Lawyers' Mtg Co. 11,400.00

63D ST, sws, 100 nw 5 av, 20x100; Jno Heil 5,500.00

HUDSON AV, es, 84.7 s DeKalb av, 25x75, withdrawn ——

LINCOLN AV (*), es, 100 s Liberty av, 20x100, Jno J White 500.00

MYRTLE AV, ns, 100 w Adams, 20.3x85; also MYRTLE AV, ns, 100 e Washington st, xx85; withdrawn ——

PUTNAM AV (*), ss, 180 w Nostrand av, 20x100; Wyckoff H Garrison et al 5,685.00

VARKINS HOOK RD, ss, adj lands of Mary E Baldwin & Stephen Abrahams; Henry T Kopf. 1,205.00

8TH AV, ws, 49 n 1st, 20x92.10; withdrawn ——

NATHANIEL SHUTER.

56TH ST, sws, 150 se 12 av, 50x100.2; T. C. Wooley 3,400.00

58TH ST, ns, 206.8 w 4 av, 26.8x100.2; withdrawn ——

BLAKE AV (*), ss, 100 e Bristol, 10x203.x110x—; Emma Rockmore. 200.00

CENTRAL AV, sws, 50 se Jefferson, 25x100; Saml Lichtman 7,100.00

JAMES L BRUMLEY.

82D ST (*), sws, 100 se Bay Parkway, 60x100; Henry L Van Siclen. 2,800.00

GRAND AV, es, 208.6 n Prospect pl, 16x55; Albert T Baker 4,000.00

JERE JOHNSON, JR., CO.

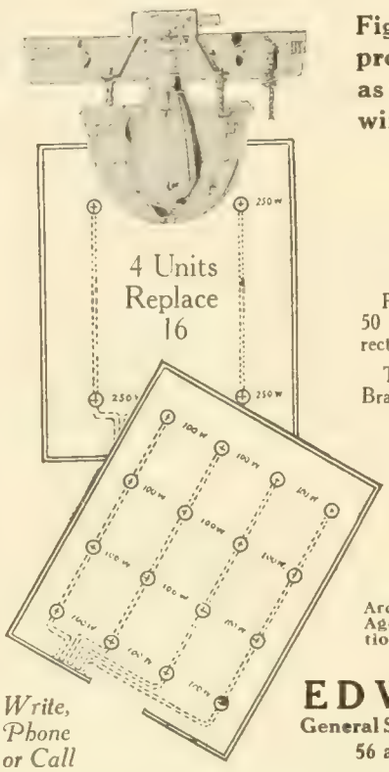
JAY ST (*), es, 10 s Front, 102x135x irreg; Bway Savgs Instn of the City of N Y 70,000.00

ROAD (*) from Flatbush to Bedford, es, 31.2 n Montgomery, —x —; all right, title & interest; Bernard F Hogan 50.00

AUGUST C. FLAMMAN.

44TH ST (*), ss, 215 w 14 av, 25x100.2; all right, title & interest; Dora Pines 25.00

| | |
|---|---|
| Total | $288,746.00 |
| Corresponding week, 1913 | 226,956.00 |


**Figures—not vague generalities—prove the economy of this fixture as it affects current consumption, wiring and number of light-units.**

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FORT EDWARD, N. Y.
BROOKLYN, N. Y.
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EAST MORICHES, N. Y.
MANOR, N. Y.
BRENTWOOD, N. Y.
ISLIP, N. Y.
MINEOLA, N. Y.
EAST WILLISTON, N. Y.
ALBERTSON, N. Y.
OYSTER BAY, N. Y.
EAST ISLIP, N. Y.
CENTRAL ISLIP, N. Y.

## VOLUNTARY AUCTION SALES.

### Manhattan.

**OCT. 22.**

JOSEPH P. DAY.

29TH ST, 509 W, bet 10 & 11 avs, 25x98.9, 2-sty bk tnt & str & 2-sty bk rear tnt (vol).
68TH ST, 22 E, bet 5 & Mad avs, 18x100.5, 4-sty stn ft dwg (vol).
74TH ST, 23 E, bet 5 & Mad avs, 25x102.2, 4-sty & b stn dwg (vol).
74TH ST, 5 W, bet Central Pk W & Col av, 20x102.2, 4-sty & b stn dwg (vol).
82D ST, 25 W, bet Central Pk W & Col av, 20x102.2, 4-sty & b bk dwg (vol).

### Bronx.

**OCT. 22.**

JOSEPH P. DAY.

NELSON AV, 1123, bet 166th & Union, 25.7x105.5, 3-sty fr tnt (vol).
UNIVERSITY AV, sec 181st, —x—, vacant (vol).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**OCT. 17.**
No Legal Sales advertised for this day.

**OCT. 19.**
VANDEWATER ST, 24-6, ss, 217.11 w Pearl, 50x95, 8-sty bk loft & str bldg; Kate B Murray —Twenty-four and Twenty-six Vandewater St Corpn et al; Forster, Hotaling & Klenke (A), 59 Wall; Middleton S Borland (R); due, $66,-040.01; T&c, $2,854.77; Joseph P Day.

**OCT. 20.**
MONTGOMERY ST, 55-7, sec Monroe (No 184-6, 38x60, 6-sty bk tnt & tsrs; Georgiana B Maclay—Berliner & Greenberg, Inc, et al; Maclay & McBurney (A), 31 Nassau; Nathan Burkan (R); due, $47,584.40; T&c, $3,638.20; Joseph P Day.

WOOSTER ST, 97, ws, 75 n Spring, 25x75, 7-sty bk loft & str bldg; Rector Churchwardens and Vestrymen of St Bartholomew's Church in City N Y—Mary E Flomerfelt et al; Henry L Morris (A), 32 Liberty; Edw N Goodwin (R); due, $45,849.18; T&c, $2,111.32; mtg recorded Dec 23, 1896; Joseph P Day.

107TH ST, W, ss, 225 w Col av, 100x100.11, vacant; Wm H Rolston et al Walter F Hopper et al; Geller, Rolston & Horan (A), 23 Exch pl; Jos E Davidson (R); due, $37,807.25; T&c, $1,492; Samuel Marx.

111TH ST, 70 E, ss, 230 w Park av, 16.8x100.11, 3-sty & b stn dwg; Harry Knopp—Esther Katz et al; W Bennett Marx (A), 257 Bway; Jno F Joyce (R); due, $2,266.61; T&c, $ —; mtg recorded July 24, 1908; Joseph P Day.

114TH ST, 349 E, ns, 125 w 1 av, 25x100.10, 3-sty bk theatre; Anna S Stemme et al—Guiseppe Petrozzi et al; Francis B Chedsey (A), 320 Bway; Benn Barber (R); due, $14,-848.29; T&c, $1,100; mtg recorded Jan 23, 1912; Samuel Marx.

172D ST, 570 W, ss, 100 w Audubon av, 62.6x95, 5-sty bk tnt; Jno J Dillon—Rosannah T Hicks et al; Kelley & Connelly (A), 35 Nassau; Jno T Hettrick (R); due, $10,924.46; T&c, $——; sub to 1st mtg of $60,000; Joseph P Day.

AUDUBON AV, 248-54, swc 178th, 94.11x100, 6-sty by tnt; Harlem Savgs Bank—Washington Heights Development & Constn Co et al; Edw S Clinch (A), 41 Park Row; Edw A McShane (R); due, $140,370.75; T&c, $3,220; Henry Brady.

**OCT. 21.**
130TH ST, 55 W, ns, 255 e Lenox av, 20x99.11, 4-sty & b stn dwg; General Synod of the Reformed Church in America—Philip E Hendrick et al; Reed & Pallister (A), 233 Bway; Jno A McEveety (R); due, $11,612.99; T&c, $522.40; Joseph P Day.
133D ST, 209 W, ns, 120 w 7 av, 20x99.11, 3-sty & b dwg; U S Trust Co N Y—Geo Doctor Co et al; Wilson M Powell, Jr (A), 7 Wall; Jas M Donohue (R); due, $9,220.33; T&c, $95.10; mtg recorded Nov 22, 1910; Samuel Marx.

**OCT. 22.**
17TH ST, 16 E; ss, 250 w Union Sq W, 25x92, 8-sty loft & str bldg; Franklin Savgs Bank in City N Y—Chas D Haines et al; Wilson M Powell (A), 7 Wall; Harry Bijur (R); due, $95,155.35; T&c, $4,617.07; mtg recorded Aug 25, 1909; J H Mayers.
19TH ST, 30 & 32 W, ss, 460 e 6 av, 50x92, 2-3-sty bk bldgs & strs; Mutual Life Ins Co of N Y—Fredk S Pinkus et al; Fredk L Allen (A), 55 Cedar; Earle W Webb (R); due, $72,-697.25; T&c, $2,991.04; Herbert A Sherman.
51ST ST, 237 W, ns, 220 e 8 av, 15x100.5, 3-sty & b stn dwg; Margt F Barnes—Benven Realty Co et al; Jno A Hardiman (A), 27 William; Martin S Cohen (R); due, $19,333.90; T&c, $585.90; mtg recorded Jan 3, 1913; Joseph P Day.
1ST AV, 1893, ws, 25.2 s 98th, runs w 99.6xs3 xw.06xs25xe100xn25.4 to beg, 5-sty bk tnt & strs; Metropolitan Trust Co of City N Y—Seal Realty Co et al; Carter, Ledyard & Milburn (A), 54 Wall; Jno H Rogan (R); due, $16,401.48; T&c, $480.42; mtg recorded Oct 1, 1908; Joseph P Day.

**OCT. 23.**
11TH ST, 732.6 E, ss, 125 w Av D, 72.4x90.1, 4 & 5-sty bk iron works; Rockaway Rolling Mill—Edw Ehlers et al; Joab H Banton (A), 1 Liberty; Courtlandt Nicoll (R); due, $4,516.-53; T&c, $534.69; sub to mtg of $20,000; Joseph P Day.
168TH ST, 501 W; see Amsterdam av, 2180-2.
AMSTERDAM AV, 2180-2, nwc 168th (No 501), 50x100, 6-sty bk tnt & strs; Abel King et al—Madeline E Gerleit et al; Lese & Connolly (A), 55 Nassau; Jas A Lynch (R); due, $13,064.68; T&c, $2,470; mtg recorded Nov 16, 1908; Henry Brady.

**OCT. 24 & 26.**
No Legal Sales advertised for these days.

### Bronx.

*The following is a list of legal sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**OCT. 17.**
No Legal Sales advertised for this day.

**OCT. 19.**
168TH ST, 732 E, swc Forest av, 40x82, 2-sty & a tr dwg; Wm Ollendorff—Geo A Damiano et al; Julius D Tobias (A), 2808 3 av; Michl B McHugh (R); due, $9,689.05; T&c, $719.71; Geo Price.
FOREST AV, swc 168th; see 168th, 732 E.

**OCT. 20.**
FRANKLIN AV, 1392, es, 75.6 n Jefferson pl, 37.6x100, 5-sty bk tnt; German Savgs Bank in City N Y—Jas T Barry et al; Meyer Auerbach (A), 42 Bway; Enos S Booth (R); due, $25,411.39; T&c, $283.20; Herbert A Sherman.
FRANKLIN AV, 1394, es, 113.1 n Jefferson pl, 37.6x100, 5-sty bk tnt; same—same; action 2; same (A); same (R); due, $25,346.05; T&c $283.20; Herbert A Sherman.
PROSPECT AV, 1919-23, ws, 230 s 177th, runs w100xn30xw50xs100xe150xn40 to beg, 2 & 3-sty fr dwgs & 2-sty fr rear bldg; Fredk J P Arndt Augusta Barthold et al; Chas A Furthman (A), 3 av & 148th; Jno J Hynes (R); due, $8,646.01; T&c, $1,392.00; Chas A Berrian.

**OCT. 21.**
No Legal Sales advertised for this day.

**OCT. 22.**
2261H ST, 824 E, ss, 230 e Barnes av, 25x114; Geo Hauser—Maria Viscardi et al; Neier & Van Derveer (A), 141 Bway; Daniel V Sullivan (R); due, $1,443.86; T&c, $69.13; sub to 1st mtg of $4,500; Albert E Crabtree.
BATHGATE AV, 1757, ws, 200.10 n 174th, 20.3x114.5, 2-sty fr dwg & str; Carrie Westerfield—Kate Whitebread et al; Burlock E Rabell (A), 38 Park Row; Jno P Dunn (R); due, $5,624.-76; T&c, $110; Chas A Berrian.
STARLING AV, 1987, ns, 25 w Olmstead av, 100x100; Geo Hauser—Westchester Wood Working Co et al; Neier & Van Derveer (A), 141 Bway; Dani V Sullivan (R); due, $4,-222.45; T&c, $403.56; Albt E Crabtree.

**OCT. 23.**
CROTONA PARKWAY, es, 84.2 n 180th, 75.10x46x—x55, vacant; Simeon M Barber—Wertheim Realty Co et al; Harold Swain (A), 176 Bway; Jos R Truesdale (R); due, $256.73; T&c, $45.27; Joseph P Day.

**OCT. 24.**
No Legal Sales advertised for this day.

**OCT. 26.**
BAILEY AV, es, 424 s 238th, 50x136.9 to Cannon pl x31.5x135.3, vacant; Kabee Realty Co—Jos L O'Brien et al; Bertram Bodenheimer (A), 55 Liberty; Chas S Hayes (R); due, $897.51; T&c, 551.58; M Morgenthau, Jr, Co.
MOTT AV, 575, ws, 50 s 150th, 25x98, 4-sty bk tnt; Chas A Sherman—Elizabeth De Grauw et al; Bowers & Sands (A), 46 Cedar; Jno J Hynes (R); due, $18,129.10; T&c, $2,223.67; Chas A Berrian.
141ST ST, ns, 100.3 w Beekman av, 75.2x107.10x75x113.2, vacant; Wm Crawford—Geo H Jacob Constn Co; Bowers & Sands (A), 46 Cedar; Jas C Brady (R); due, $11,679.21; T&c, $482.-27; Byran L Kennelly.

### Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**OCT. 17.**
No Legal Sales advertised for this day.

**OCT. 19.**
LOTS 46 & 47, block 5739, sec 16; Jas J McCabe et al—Alicia McCabe et al; Winne & Frey (A), Jamaica, N Y; Francis G Hooley (R); Wm P Rae.

**OCT. 20.**
LORIMER ST, es, 25 n Jackson, 50x100; Jos A Burr—Howard Bloomgarden et al; Jno T Balden (A), 44 Court; Jas M Kelly (R); Wm J McPhilliamy & Co.
75TH ST, nes, 216 se 15 av, 18x100; N Y Mtg & Security Co—Jno A Jones Bldg Co et al; Henry M Bellinger (A), 135 Bway; G Burchard Smith (R); Wm J McPhilliamy & Co.
75TH ST, nes, 126 se 15 av, 18x100; Mary Banta—Jno A Jones Bldg Co et al; action 1; Henry M Bellinger, Jr (A), 135 Bway; G Burchard Smith (R); Wm J McPhilliamy & Co.
75TH ST, nes, 144 se 15 av, 18x100; same —same; action 2; same (A); same (R); Wm J McPhilliamy & Co.
ST MARKS AV, ns, 180 e Hopkinson av, 89x44.6; Conrad N Pitcher—Jno Schreyer et al; Raphael Link (A), 35 Nassau, Manhattan; F De L Smith (R); Wm P Rae.
S PORTLAND AV, ws, 482.3 s DeKalb av, 20x100; Brooklyn Trust Co—Annie Martin et al; Harry L Thompson (A), 175 Remsen; David Senft (R); Nathaniel Shuter.
TILDEN AV, sec Brooklyn av, 104.8x108.5x irreg; Eva St C Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm P Rae.

**OCT. 21.**
COURT ST, ws, 200 n Degraw, 22.6x112.6; Harry H Purvis—Woodworth Realty Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Walter E Warner (R); Wm P Rae.
SUYDAM ST, ss, 225 w Evergreen av, 25x95; Henry Stumpf—Wm J Bechtolu et al; Louis C Wills (A), 84 Bway; Chas W Church (R); Wm J McPhilliamy & Co.
66TH ST, nes, 85 nw 20 av, 85x100; Eliz Rosenberg—South Brooklyn Homes Corpn et al; Ralph Underhill (A), 44 Court; Jas M Fawcett (R); Wm J McPhilliamy & Co.
RYDER AV, nwc Coney Island av, 206.5x107.2x irreg to E 10th; Ernst Kreusler, Jr—Alfred A Smith et al; Jas M Kelly (A), 189 Montague; Thos Moore (R); Wm J McPhilliamy & Co.
LOTS 304 to 309, blk 11, map of prop of estate of Jacob Snediker, 26th Ward; Carl S Heidenreich et al—Eva Weisman et al; Bernard Bloch (A), 233 Bway; Chas H Haubert (R); Nathaniel Shuter.

**OCT. 22.**
DIAMOND ST, ss, 1298.4 e main rd in village of Flatbush, 25x168.4; Merchants' Co-operative Mtg Co—Grant R Pitbladdo et al; Milton Hertz (A), 391 Fulton; Sidney F Strongin (R); Charles Shongood.
VAN BUREN ST, ss, 90 w Stuyvesant av, 60x100; Hannah M Lovett—Geo Alexander Co et al; Smith, Doughty & Wynberg (A), 44 Court; Jas M Fawcett (R); Jas L Brumley.
48TH ST, 455, ns, 240 w 5 av, 30x100.2; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Louis J Caruthers (R); Thos Hovenden.
49TH ST, ns, 500 w 6 av, 30x100; Chas A Hardy—Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Hugh A McTernan (R), Thos Hovenden.
BAY RIDGE AV, ns, intersec nws Bay, —x290 to 68thxirreg; Albert Aston—Mary H Brown et al, Frank H Edmunds (A), 25 Broad, Manhattan; Wm A Robinson (R), Wm J McPhilliamy & Co.
VERMONT AV, ws, 50 s Baltic av, 25x100; Arthur Levy—Mary Hardy et al; Francis F Giles (A), 13 Willoughby; Edw H Maddox (R); Wm P Rae.

**OCT. 23.**
W 15TH ST, ws, 320 n Mermaid av, 40x118.10; Martino Caso et al—Maria Vastola et al; Chas J Masone (A), 44 Court; Wm P Pickett (R); Wm J McPhilliamy & Co.
DITMAS AV, sec E 4th, 30x100; Henry B Kirkland—Daniel H Butts et al; Chas P Northrop (A), 31 Nassau, Manhattan; Bernard I Finkelstein (R); Nathaniel Shuter.
FLATBUSH AV, sws, 160 se Glenwood rd, 20x100; E 42D ST, ws, 177.6 s Av D, 60x100; Anna M Everitt—Emma S Schmidt et al; Geo W Pearsall (A), 49 Court; Ward D Williams (R); Wm J McPhilliamy & Co.
STUYVESANT AV, es, 41.6 s Madison, 19.6x95; also LAFAYETTE AV, nws, 100 ne Bway, 30x100; sheriff's sale of all right, title, &c, which Jno C Kluber had on Mar 14, 1914 or since; Lewis M Swasey, sheriff; Wm P Rae.

**OCT. 24.**
No Legal Sales advertised for this day.

**OCT. 26.**
CONEY ISLAND AV, sec Lewis pl, 100.4x132; Chas V Lott—Alfred W Bardin et al; Wm C Roe (A), 375 Fulton, Jamaica; Henry S Rasquin (R); Wm J McPhilliamy & Co.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 10.**
8TH AV, 464; & TRINITY AV, es, 200 s 156th, 20x86.1; two actions; City Real Estate Co—Agnes C Geoghegan et al, amended. H Swain (A).

**OCT. 13.**
23D ST, 151-3 E; Christian D Meyer East 23d St Realty Co et al; G Frey (A).
47TH ST, 540 W; Franklin Savgs Bank in the City of N Y—Jos Heim et al; W M Powell, Jr (A).
51ST ST, 434-36 W; two actions; Diederich G Hildebrand—Annie Rafferty et al; Decker, Allen & Storm (A).
141ST ST, 239-41 W; Charles B McClain—Inter-City Land & Securities Co et al; H W Kennedy (A).
AV D, nec 8th, 47.6x77; Wm H Schmohl—Louis Weinstein et al; Wilson, Barker & Wager (A).

**OCT. 14.**
17TH ST, 437 W; Wm P Lawless—Rachel Lederer et al; Kelly & Quinn (A).
7TH AV, 365-7; Edw T Kennard—Susan E Wood; E Whitlock (A).
10TH AV, sec 211th, 99.11x100; Jno M Rice—Apthorp Co; C B Augustine (A).

**OCT. 15.**
28TH ST, ss, 85 w 8 av, 20x98.9; Henry Burden Elisabeth A Demarest et al; Cary & Carroll (A).
37TH ST, 145 E; Paul L Kiernan—Nancy A Furst et al; A E Gunn (A).
68TH ST, ns, 475 w Central Park W; 24.11x100.5; Ella A Brown—City Island Realty Co et al; Cary & Carroll (A).
109TH ST, 343 E; N Y Trust Co Giuseppe Fusco et al; Bowers & Sands (A).
123D ST, 414 E; Eleanor Le Roy—Nicholas M D'Amico et al; Bowers & Sands (A).
5TH AV, 302; 31ST ST, 3 W; Max M Warburg —Flemish Realty Co et al; amended; Stroock & Stroock (A).

**OCT. 16.**
21ST ST, 107 W; Jos Buehler, Inc—Anna O Pell et al; amended; McLoughlin & Martin (A).
106TH ST, 160 E; Herbert R Schaff—Henriette Bachrach et al; Graham & L'Amoreaux (A).
134TH ST, 227 W; Jos Reale—Saml L Conwell et al; M J Dix (A).

### Bronx.

**OCT. 9.**
No Foreclosure Suits filed this day.

**OCT. 10.**
207TH ST, ws, 126.7 s Perry av, 25x102.7; Warren B Sammis—Louis J Sice et al; W B Sammis (A).
207TH ST, ws, 75.9 s Perry av, 25x119.7; same same; same (A).

*Foreclosure Suits, Bronx, Continued.*

BOSTON RD, ns, 117.6 e Prospect av, 26.6x130; Louis Lowenstein—Julia A Flaum et al; Hoadly, Lauterbach & Johnson (A).
BOSTON RD, ns, 141 e Prospect av, 26.6x130, Louis Lowenstein—Julius Flaum et al; Hoadley, Lauterbach & Johnson (A).
FULTON AV, 1749, Addie B Seligman et al Rebecca Barr et al; S Weschler (A).
LINCOLN AV, se 135th, 50x100; Emma Gett Jas F Riley et al; H G Whipple (A).
MORRIS AV, 988; Flora Harris—David Holstein et al; E Hirschberg (A).
SEDGWICK AV, ws, 5109 s Kingsbridge rd, 37.6x121.7; City Real Estate Co—Fordham Realty Co et al; H Swain (A).
TRINITY AV, es, 280 s 156th, 20x82.9; Harriet S Scott—Agnes C Geoghegan et al; amended; H Swain (A).

**OCT. 13.**
BATHGATE AV, ws, 2939 s 175th, 22x92.5; Carrie Westerfield—Sophie Miller et al; B E Rabell (A).
CLAY AV, es, 225 S s 167th, 39x80; Edward J Krug, Jr—Eleanor Goll et al; V S Lippe (A).

**OCT. 14.**
MAIN ST, es, adj land of Sarah Bouile, 25x100; Lot 13, Map of prop of Levina E Bell, on City Island; Edward Robitzek—Mary L Roeder et al; H Robitzek (A).
236TH ST, ns, 125 w Kepler av, 25x100; Arnold J D Heins—Therese Krupholder et al; Salter & Steinkamp (A).
SOUTHERN boundary line of King estate, 104.3 s Ditmars, 253x170,6; Edward Robitzek—Mary L Roeder et al; H Robitzek (A).
TRINITY AV, es, 280 s 156th, 20x82.7; Harriet S Scott—Agnes C Geoghagen et al; H Swain (A).
TRINITY AV, es, 200 s 156th, 20x86.9; City Real Estate Co—same; H Swain (A).
TRINITY AV, es, 260 s 156th, 20x84.4; same—same; H Swain (A).
LOT 568, Map of Gleason prop, 24th Ward; Camille Zurla—Christina Ringsing et al; Stoddard & Mark (A).

**OCT. 15.**
181ST ST, ss, 100 se Park av, 50x150; American Savgs Bank—Ray Weiss et al; Irwin & Orr (A).
CROTONA AV, 2308; Rudolph Schreiber—Rutherford Realty Co et al; B Hess (A).
TRINITY AV, es, 220 s 156th, 20x85.2; City Real Estate Co—Agnes C Geoghagen et al; H Swain (A).
LOT 26 (westerly half), Map of South Belmont; Fannie J Jones—Wm Schmitz et al; H C Harding (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 8.**
LIBERTY ST, sec Greenwich, 44.4x53.9; N Y Life Ins Co—Edw F Robinson; Geo W Hubbell (A); Chas R Carruth (R); due ..... $84,633.33
85TH ST, 120-2 E; Anna D Bliss—Jos Toch; Coudert Bros (A); Peter R Gatens (R); due ..... 55,694.44
5TH AV, es, 105th to 106th, 201.10x100.11; N Y Life Ins Co—N Y Real Estate Security Co; Geo W Hubbell (A); Michl J Scanlon (R); due... 220,900.00

**OCT. 9.**
52D ST, ss, 555 — 11 av, 20x100.5; Jno J A Hickey—Maria Stoops et al; Jas A Lynch (R); due ..... 1,118.24

**OCT. 10.**
No Judgments in Foreclosure Suits filed this day.

**OCT. 13.**
JAMES ST, 45; Metropolitan Savgs Bank—Martin Garone; A S & W Hutchins (A); Jno H Rogan (R); due ..... 12,503.32
PRINCE ST, ns, 100 e Sullivan, 25x95.6; Stephen P Sturges—Brown-Weiss Realties; Jos J Speth (A); Phoenix Ingraham (R); due..... 20,536.11

**OCT. 14.**
115TH ST, 75 W; Betty Gusthal—Jos Edelstein et al; Bowers & Sands (A); Isaac F Cohen (R); due..... 15,612.50
MADISON AV, 1584; Louis W Harlem et al—Isaac Schneidler et al; C E Heydt (A); Eugene L Bushe (R); due ..... 24,896.68

**OCT. 15.**
27TH ST, 163 W; also 7TH AV, 301-5; Oceanic Investing Co—28th St & 7th Av Realty Co; Henry M Bellinger, Jr (A); Phoenix Ingraham (R); due ..... 159,937.50

### Bronx.

**OCT. 9 & 10.**
No Judgments in Foreclosure Suits filed these days.

**OCT. 13.**
CAMBRELING AV, ws, 50 s 189th, 25x100; Catherine Sutorius—Wm Scholerman et al; Gerlich & Schwegler (A); Martin S Cohen (R); due.. 5,209.31

**OCT. 14.**
156TH ST, 937 E; Saml L Feldman—Alexander L Kenny et al; A O Ernst (A); Chas Putzel (R); due..... 1,531.84

**OCT. 15.**
147TH ST, 540 E; Bella Meyers—Morris Kandel et al; Kurzman & Frankenheimer (A); W T Quinn (R); due 5,230.83
SOUTHERN BLVD, es, 200 n Jennings, 50x100; Lawrence P Goldstein—Sonsin-Wahlig Constn Co et al; A Greenbaum (A); J J Hynes (R); due... 9,042.84
SOUTHERN BLVD, es, 250 n Jennings, 50x100; Alma Greenbaum—Sonsin-Wahlig Constn Co et al; A Greenbaum (A); J J Hynes (R); due.... 9,042.84
LOTS 263, 264 & 265, Map of portion of Hunt Estate, at Van Nest, 24th Ward; Jno Foy—Edward N Lynch et al; G Squires (A); M H Dalberg (R); due ..... 1,383.17
LOT 1167 (southerly half), Map of Village of Wakefield; T Emory Clocke—Frank McGarry et al; Clocke, Koch & Reidy (A); C Y Palitz (R); due ..... 1,039.83

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 10.**
No Lis Pendens filed this day.

**OCT. 13.**
35TH ST, 380 E; Thos Lawless—Rosalind A Goss; action to foreclose mechanic's lien; G W Curry (A).
55TH ST, 61 E; Braddin Hamilton—Howard & Stevenson; partition; C D K Townsend (A).
109TH ST, ss, bet 2 & 3 avs, Lot 29; Hans Federer—Threshold Realty Corpn et al; J Gans (A).

**OCT. 14.**
ELDRIDGE ST, 17; Dora Sprung—Eva Hexter et al; partition; C L Hoffman & H A Friedman (A).

**OCT. 15.**
38TH ST, ss, 150 w 8 av, 25x98.9; City of N Y—Wm Henn; action to foreclose tax lien; F L Polk (A).
5TH AV, es, 25.5 n 62d, 25x108; Frank L Loring—Williamanna H Loring et al; partition; Fiero & Fiero (A).

**OCT. 16.**
No Lis Pendens filed this day.

### Bronx.

**OCT. 9.**
MILL ST, es, 50 s Oak, —x—; Nassau-Beekman Investing Co—Margt Montgomery et al; action to foreclose transfer of tax lien; J Gans (A).
215TH ST, ns, 305.6 e Barnes av, 100.2x114; Lena Ritter—Anna B Owen et al; action to foreclose tax lien; J Gans (A).
TAYLOR AV, es, 25 s Wood av, 25x95; same—Louise Travers et al; action to foreclose tax lien; J Gans (A).
LOT 27, blk 30, Edenwald; Nassau-Beekman Investing Co—Geo Mosher et al; action to foreclose tax lien; J Gans (A).
LOT 73, plot 26, 24th Ward; same—Eastchester Development Co et al; action to foreclose tax lien; J Gans (A).
LOT 24, plot 26, 24th Ward—same—same; action to foreclose tax lien; J Gans (A).

**OCT. 10.**
BROOK AV, swc Melrose av, 59.3x114.4; People of the State of New York—Horace S Tuthill et al; action to recover possession; J A Parsons (A).
CLASON POINT RD, es, 96.5 s Lot 39, 25x irreg; Leslie C Ferguson—Katherine Ferguson; action to enforce contract; F B McNish (A).

**OCT. 13.**
LOT 24, Map of New Village of Jerome; Geo Corti—Kingston Securities Co et al; action to set aside deed; Menken Bros (A).

**OCT. 14.**
3D AV, es, 200 s 172d, 25x125; Wm F Hookey Sons Co, Inc—Poseidon Realty Co, Inc, et al; action to foreclose mechanic's lien; A A Michell (A).

**OCT. 15.**
LOT 1, blk 2846, sec 11; Simeon M Barber—Elbert Osborne Smith et al; action to foreclose tax lien; H Swain (A).

### Brooklyn.

**OCT. 8.**
GRAND ST, ns, 256.3 e Keap, 18.9x95; Bushwick Co-op Bldg & Loan Assn—Mary Brouwer; J P Judge (A).
LINCOLN PL, ns, 208.10 e Schenectady av, 18x120; Mabel T Southworth—Sophie Wilhelms et al; Reynolds & Geis (A).
PALMETTO ST, nws, 150 sw Irving av, 25x100; Dime Savgs Bank of Williamsburgh—Henry Schlachter et al; O F Struse (A).
W 2D ST, es, 107.4 n Neptune av, 20x100; N J Title Guar & Trust Co—Sacharo Rubens et al; T F Redmond (A).
W 16TH ST, ws, 220 n Mermaid av, 40x118.10; Albany Guardian Soc & Home for the Friendless—Carmella P Martorello et al; T F Redmond (A).
22D ST, nes, 175 nw 6 av, 25x100; Nathaniel Jacobs—Smith N Decker et al; Smith, Dougherty & W (A).
E 48TH ST, es, 97.6 s Av N, 30x100; Josephine Burger—Robt F Pratt & ano; G L Stamm (A).
54TH ST, sws, 225 nw 3 av, 17.6x100.2; Union Trust Co—Wm T Hall et al; Miller, King & L (A).
82D ST, sws, 180 se 19 av, 60x100; Universal Savgs Bank—Clara R Griffeau et al; T F Redmond (A).
CHRISTOPHER AV, es, 80 n Liberty av, 170x100; Wesleyan University—Louis Rosenberg et al; T F Redmond (A).
FT HAMILTON PKWAY, ses, 82.5 ne 49th, runs ne20.4xxse5xse83.7xsw20xnw87.3xnw5 to beg; Ulster Co Savgs Inst—Zerlina Lind et al; T F Redmond (A).
OCEAN PKWAY, es, 150 n Av U, 50x125; Michl F Burns—Alice T Kelly et al; T F Redmond (A).
16TH AV, ses, 436 sw 86th, 19x108.4; Wm G Wood—Koloke Realty Co et al; J A Lane (A).
16TH AV, ses, 398 sw 86th, 19x108.4; same—same; same (A).
LOT 33, map of 57 lots of Adolph & Theo Kiendl; Maggie E Pinnell—Eugene E Pinnell; partition; Kiendl & Sons (A).

**OCT. 9.**
DEAN ST, ns, 395 w Franklin av, 20x110; N Y Investors Corpn—Emma Campbell et al; T F. Redmond (A).
TEN EYCK ST, ns, 315 e Bushwick av, 74.2x95; Mitchell-Tappen Co—Williamsburgh Ice Co & ano; foreclosure of mechanics lien; Foulds & Galland (A).
1ST ST, sws, 236.10 se 7 av, 18x100; Ulster Co Savgs Inst—Elise B McMahon et al; T F Redmond (A).
S 4TH ST, ss, 157.10 nw Marcy av, runs se19.7 xsw xnw xne to beg; Benj Traktman—Wm Hoyt et al; A A Weinstein (A).
BAY 17TH ST, ses, 103 ne Benson av, 50x96.8; Bond & Mtg Guar Co—Nathan T Slutsky et al; T F Redmond (A).
40TH ST, sws, 300 nw 8 av, 25x100; Natl Savgs Bank of Albany—Elvira A Behnecke et al; T F Redmond (A).
53D ST, ns, 180 e 7 av, 20x100.2; Alex G Calder—Jos F Conley et al; H J Davenport (A).
82D ST, nes, 260 nw 20 av, 40x100; Chapin Home for Aged & Infirm—Frank Castagna et al; T F Redmond (A).
NEW JERSEY AV, ws, 112.6 n Glenmore av, 87.6x100; Kissler Realty Co—Geo D Brown et al; specific performance; W H Good (A).
PUTNAM AV, ss, 291 w Howard av, 17x100; in the matter of the application of Harry G Catuna for the appointment of a committee of the person & estate of Kate E Catuna, an incompetent; J Brenner (A).
PROSPECT AV, nes, 535 se 3 av, 20x62.11x20x64.6; also 55TH ST, nes, 450 n 2 av, 25x100.2; also 3D AV, 536; Sol Brooks—Emil Klein et al; J D Tobias (A).
VESTA AV, es, 140 s Dumont av, 120x100; Homestead Bank—Ida Kurlandzik et al; Watson & Kristeller (A).
16TH AV, nws, 34.2 ne 45th, runs ne20.8xnw80.1xsw18.7xse xne5.3xse24xsw5xse to beg; Kathryne Frederickson—Connelly Realty Co et al; A Madeo (A).

**OCT. 10.**
HALSEY ST, ns, 532.3 w Ralph av, 27x100; Frank X Jagocki—Mary Neubeek; specific performance; C F Rozanski (A).
E 12TH ST, es, 200 s Av U, 60x80; Hannah K Van Vranken—Oscar W Rothmund et al; Davison & Underhill (A).
72D ST, ns, 134.6 w 5 av, 20x100; Anna M Everit—Mary A Collis et al; G W Pearsall (A).
BROADWAY, 674; Sidney H Weinberg—Max Manes et al; I Miner (A).
BROADWAY, 1463, 1819, 1821, 1943, 1947; GATES AV, 851; STUYVESANT AV, 167; BUSHWICK AV, 643-5-7; E 38TH ST, nec Av E, 97.6x100; HOPKINS PL, ss, 450 w Throop av, 29.6x51.9; BREMEN ST, nc Montieth, 25x75; EVERGREEN AV, ws, 50 n Schaeffer, 25x100; CLARENDON RD, ns, 60 e Bedford av, 20x80; JEFFERSON AV, ss, 349.2 e Patchen av, 100x125.9; E 4TH ST, ws, 136 n Av U, 36x100; Mary Loeffler—Henry Loeffler et al; specific performance; Kramer, Cohen & M (A).
CLASSON AV, ws, 105 s Sterling pl, 19.6x100; Ella M Sutter—Jno J McNamee et al; H O Dobson (A).
EASTERN PKWAY, ns, 75 w Warwick, 50x100; Andrew Gray—Harry G Miller et al; G M Moscowitz (A).
MYRTLE AV, ss, 21.4 w Hudson av, runs w 20xs 41.9xe20xn38.9 to beg; Howard S Webster—Fredk Samuels et al; H J Davenport (A).
ST MARKS AV, ns, 125 e Kingston av, runs n 155.7xs155.7xw100 to beg; Albert Hershman—Saratoga Impt Co et al; foreclosure of mechanic's lien; I Solomon (A).

**OCT. 13.**
BAY RIDGE PL, 18-24; Jas Donovan—Montrose Bldg Co et al; foreclosure of mechanic's lien; G M Moscowitz (A).
COURT ST, ws, 200 n Degraw, runs n25xw112.6 xs75xe22.6xn50xe90 to beg; Henry E Smith—Palatial Homes Bldg Co; foreclosure of mechanics' lien; I V Schavien (A).
HERKIMER ST, sec Rockaway av, 17.6x80; Title G & T Co—Wm Alexander et al; T F Redmond (A).
JORALEMON ST, swc Court, runs w135xs50.5x s57.11xs16xe25xn41.9xe25xn38.8xn 1.7 x e 79 x n 63.9 to beg; Jas Roncoli—Weinbros Real Estate Co et al; foreclosure of mechanic's lien; K B Halstead (A).
LAFAYETTE ST, ns, 59.9 e Hudson av, 20.6x50x20.8x50; Wm Bellamy—Wm H Lynch et al; Snedeker & Snedeker (A).
McDOUGAL ST, ns, 75 e Howard av, 50x100; Chas W Young—Lena Rueckert et al; D Siegelman (A).
2D ST, sws, 237.10 nw 7 av, 20x95; Bertha Steinberg—Grace E Bogert; K C & M V McDonald (A).
E 5TH ST, es, 200 n Beverly rd, 100x250; Home Life Ins Co—Marie Lindinger et al; T F Redmond (A).
E 16TH ST, es, 292 n Av K, 32x100; Greater N Y Devel Co—Victoria M Price et al; W T Lindsay (A).
E 18TH ST, es, 280 n Av V, 20x100; Bklyn Trust Co—Pinkus H Goldman et al; Dykman & Oeland & K (A).
57TH ST, sws, 128 nw 16 av, 28x100.2; Emma Clark—Rose Sperling & ano; H L Thompson (A).
CONEY ISLAND AV, ws, 300 s Av N, 40x100; CONEY ISLAND AV, ws, 140 n Av N, 40x100; Title G & T Co—S & H Holding Co et al; T F Redmond (A).
GRAVESEND AV, nes Av K, runs n175xe80xs 5.5xe37.6xsw175.7 to beg; Henry Weekes—Mary H Korn et al; T F Redmond (A).
LAFAYETTE AV, ses, 170 ne Bway, 20x100; Margt Petermann—Hannah S Hellwarth et al; R M Johnston (A).
SNEDIKER AV, es, 122.6 s Sutter av, 15x100; Isidore Kayfetz—Anna Millman et al; H Lurio (A).

**OCT. 14.**
HALSEY ST, ss, 160 w Reid av, 20x100; Emmett D Page—Rosa Nowak et al; to set aside deed; E D Page (A).
26TH ST, 125-9; Sidney B Cardozo—Dora Martin et al; to set aside deed; R Greenbaum (A).

85TH ST, nes, 80 nw 10 av, 30x100; S Bklyn Savgs Instn Mary McPartland et al; Coombs & Whitney (A).

CHESTNUT AV, ss, 500 w Liberty, 20x100; Margt Kennedy Henry Herdling et al; H M Bellinger, Jr (A).

NEPTUNE AV, sec W 12th, runs s865xe170.7xn 880xw171 to beg; also NEPTUNE AV, swc W 1st, runs s98.7xw100xn62.6xw3xn38xe102.6 to beg, also 86TH ST, ss, bounded xn 86 st xs N Y & Brighton Beach R R xw land of B R T Co xe line drawn at right angles with 86 st from a point 572 w of Shell rd; also PROP begins nwc land of B R T Co at int line of N Y & Brighton Beach R R, 382.4x120x x292; Mtg Holding Co—Sarah V Tremper et al; Armstrong & Brown (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**OCT. 10.**

180TH ST, ns, 75 e Audubon av, 40x87; Maurice Ahearn—Hennen Constn Co; Harry Brown (48) ..... 110.00

6TH AV, 489; Sandhop Contracting Co, Inc Wm P Dixon; Panagiotis Tzempelos & Geo Theodoropoulos (46) ..... 659.00

8TH AV, 613-5; Candee, Smith & Howland Co Drury Lane Theatre Co; Blight & Overfield Co; renewal (47). 112.65

**OCT. 13.**

HOUSTON ST, 253 E; Union Square Constn Co, Inc Estate of Isaac Spring; Louis Krelberg (57) ..... 18,100.00

RUTGERS, 46; Ike Bernstein et al—Jacob Berman; Samuel Berman (59) 367.00

SUFFOLK ST, 173; Union Square Constn Co—Geo G King; Louis Krelberg (54) ..... 18,100.00

SUFFOLK ST, 171; same—Hamilton Fish Corpn; Louis Krelberg (55).... 18,100.00

21ST ST, 301 E; Jno Hankin & Bro—Hamilton Fish Corpn; Fredk W Fischer (56) ..... 200.00

34TH ST, 35th st, 5 av & Madison av, block, &c; W Keck Co E Altman & Co; Morris Bartos (61) ..... 5,851.50

97TH ST, 323-5 E; National Sash & Door Co—Henry, Frank, Jacob Strauss, Theo Friedeberg & Union Smoked Fish Co, Inc; Max Braslawsky (62) ..... 87.00

114TH ST, 532 W; Arthur Johnston—Emma L T Hopping; A Howard Hopping (52) ..... 250.78

BROADWAY, 3251-55; 131ST ST, 602 W; Jennings & John—Mabel B Sherman; Alward Realty Co (51) ..... 220.00

MADISON AV, 563; Louis Marks—Robt Bonner; W P Ellison, Inc (58)..... 185.70

3D AV, 1951; Isaac Metz—Jno Korb (60) ..... 499.00

8TH AV, 466; Knickerbocker Chandelier Electrical Supply Co—Christian Tietjen; Jas & Kate Devaney (50)... 58.97

8TH AV, 973-79; Isaac Middleman—City Real Estate Impt Corpn (53)... 1,000.00

**OCT. 14.**

39TH ST, 257-61 W; Jos Prushavsky—Seligman Manheimer; Strom & Block (63) ..... 73.00

54TH ST, 153 W; Jacob Efron—Rose Reilly; Jacob Portman (90)..... 55.93

57TH ST, 329 W; Jacob Efron—Real Realty Co; Jacob Portman (71)..... 115.05

97TH ST, 308 W; Geo Ellis Co, Inc—Grace D Litchfield; Ernest Tribelhorn (67) ..... 24.05

124TH ST, 510 W; Louis Cohen—Moore-Simon Realty Holding Co (64)..... 13.25

140TH ST, 151 W; Louis Cohen—Hyman Sonn, Henry Sonn & Solomon Rothfeld (65) ..... 24.40

AMSTERDAM AV, 206-8; Carlo Marino & Co—Bessie T Houghton; Jno Barber (72) ..... 1,610.00

MADISON AV, 563; Philip A Feigin—Robt E Bonner; W P Ellison, Inc (66) ..... 195.05

**OCT. 15.**

4TH ST, 31-5 E; S Tannenbaum & Co, Inc—Grossman Estate; Gennaro Ragozzino (73) ..... 125.00

12TH ST, 415 E; David Meyer—Gaspare Caleca (80) ..... 110.00

31TH ST, 124 W; Jos Vraunstein—David C & I A Watts; S & L Kupferman (78) ..... 104.24

125TH ST, 351 W; Thurman R Ford—Jno C Fajin; Bosse Refrigerating Co (75) ..... 110.00

SAME PROP; Ezra H Ford—same (76) 156.78

148TH ST, 412-20 W; Andrew Soidity Nellie E Peck (79)..... 343.91

180TH ST, ns, 120 e Audubon av, 100 x100; Maurice Ahern—Hennion Constn Co; Harry Brown (77) ..... 110.00

MADISON AV, 563, Jennings & John—Robt Bonner, W P Ellison (74).... 566.00

**OCT. 16.**

26TH ST, 54 W; Edw Reid—Mary Hubner, Jno Gaston & J J Campbell (87) ..... 61.00

33D ST, 2-18 W; also 32D ST, 5-9 W; Jos Tine & Co, Inc—Jas R Roosevelt, Douglas Robinson, Nicholas Biddle, Wm V Astor, exrs, & White Fireproof Constn Co (84) ..... 1,636.72

39TH ST, 23 W; Jos Tine & Co, Inc—Engineers Club & White Fireproof Constn Co (90) ..... 131.25

46TH ST, 61 W; Staley Electric Elevator & Machinery Co—Jno J Boyd et al, Emil Fraad & Fraad Contracting Co; renewal (88) ..... 575.00

46TH ST, 41 W; same—Josephine Sharkey, Pa Adolphe & Fraad Contracting Co; renewal (89)..... 600.00

74TH ST, 334-8 E; Jacob Weingarten—Bohemian Benevolent Literary Society & Geo E Violante (92)..... 1,000.00

78TH ST, 154 W; Ferdinand T Lander B S & Henry Frank & — — Bartos (86) ..... 296.00

111TH ST, ss, 100 e 8 av, 25x irreg to Cathedral pkway; Klosk Contracting Co—S & R Amusement Co, Inc & Melchior Longo (91) ..... 180.50

125TH ST, 122 E; Jos Warm—Henry E Fox, Alex & Max Mell (81)..... 135.00

AMSTERDAM AV, es, 79.10 s 185th, 99.5x190, to Laurel Hill terrace x 103.2x230.8; Jos Tine & Co, Inc— Ice Mfg Co & White Fireproof Constn Co (82) ..... 5.25

CENTRAL PARK W, ws, whole front bet 62d & 63d, 200.10x225x irreg x 200; Jos Tine & Co, Inc—New Theatre Co & White Fireproof Constn Co (83) ..... 23.38

3D AV, 2078-80; A Shemel & Co—Mary E Jones, Film Amusement Co, Inc & Jno Corlucci (85)..... 62.50

### Bronx.

**OCT. 9.**

TINTON AV, 901; Louis Marks—Louis Weiner (14) ..... 125.17

**OCT. 10.**

BRYANT AV, es, 150 n Lafayette av, 25x100; Ludwig Krause—Albert Gerhards (15) ..... 65.44

**OCT. 13.**

OLINVILLE AV, 3206-8; Hudson Woodworking Co—Julia G Lardy, Hugo Strauss; Hugo Strauss (16) ..... 256.60

**OCT. 14.**

BARTHOLDI ST (**), ns, 38.1 e Rosewood av, 50x95; Jas Martinelli—P S Constn Co; renewal (69)..... 570.00

176TH ST, nwc University av, 36.6x 120.6; Benj Silverman—Henry Cleland, Inc; Jacob Reisman (20)..... 121.57

BOSTON RD, 2003; Jno Manuvel—Chas Meyer, Chas Klussman; Jacob Keller (17) ..... 200.00

DAVIDSON AV, nwc North, 37.6x100; Benj Silverman—Henry Cleland, Inc; Jacob Reisman (19) ..... 157.02

SOUTHERN BLVD (**), es, 186.6 n Freeman, 100x—; Chas Schlesinger Danl Augustus Realty Co (68)..... 150.00

TINTON AV, 901; Louis Marks—Sara Constn Co; Louis Wiener (18) ..... 125.17

**OCT. 15.**

No Mechanics' Liens filed this day.

**Recorded in N Y County.

**OCT. 8.**

ST EDWARDS ST, 107-11; N Fisichella —Thos & Mary Martin ..... 97.00

STERLING PL, sec Rochester av, 100x 120; Chas H Ragovin—J V Cunningham, Inc. ..... 243.00

STERLING PL, sec Rochester av, 100x 120; Realty Supply Corpn— J V Cunningham, Inc & Spencer Aldrich.... 3,134.10

E 14TH ST, 2337-47; Colonial Lumber Corpn—Ceegold Co, Henry Sommerfield & Frank P Sabetti..... 521.93

71ST ST, 1440; L Santoro—Felice Scalise. ..... 170.00

KNICKERBOCKER AV, 395-7; American Metal Ceiling Co—Sola Roth & Chas Schneider ..... 345.90

NASSAU AV, 237; Acme Metal Ceiling Co—Home Circle Realty Corpn & Louis Warady ..... 129.10

PARK AV, 493; Acme Metal Ceiling Co—Madelina & Giovanni Sesia..... 576.10

**OCT. 9.**

BARBEY ST, sec Belmont av, 25x100; Bushwick House Wrecking Co— Barbel Bldg Co, Sam Glick & Jacob Kardensky ..... 82.00

COLUMBIA PL, es, 122.9 s Joralemon, 20x100; P Sullivan—Jas M Harrison 64.75

SAME PROP; J P Roach—same..... 71.80

HINSDALE ST, es, 200 s Dumont av, 150x100; J Kurlandchick—Willmont Realty Corpn ..... 82.00

SACKMAN ST, es, 180 n Riverdale av, 95.8x100; Square Lumber Co—New Lots Constn Co, Harry & Mary Schneider ..... 747.07

VERMONT ST, ws, 150 s Pitkin av, 25x 100; Square Lumber Co—Benj Hoffman ..... 81.39

E 14TH ST, es, 300 s Av W, 100x100; Jas De Marco –Ceegold Co & Frank S Sabetti. ..... 141.69

E 14TH ST, es, 300 s Av W, 100x100; Coney Island Constn Supply Co—Chas Goldwasser & Ceegold Co..... 1,067.05

23D ST, ns, 273.4 w 6 av, 100x25; D Arkin—Andw Hojanckie & Louis Cohen ..... 40.00

66TH ST 1734; J Calendo Guiseppe Russo & Stefano Russo..... 1,300.00

AV C, 510 I Beckman Caster A Petersen ..... 48.00

LIVONIA AV, nwc Powell, 100x100; Brislin Co –Rachel Melnick & Stone-Powell Impt Corpn ..... 3,884.97

**OCT. 10.**

ADELPHI ST, ws, 84 s Myrtle av, —x—; S J Friedin—Hartman Constn Co..... 550.00

80TH ST, nes, 100 nw 13 av, —x—; Empire City Lumber Co—Emanon Bldg Corpn ..... 531.45

CORTELYOU RD, swc Ocean av, —x —; Colonial Mantel & Refrigerator Co—Cortelyou Inv Co..... 340.00

**OCT. 13.**

BERRIMAN ST, 139-49; S Romano—Berrilen Realty Co..... 172.00

BERRIMAN ST, 151-59; S Romano Berrilen Realty Co..... 40.00

LINCOLN PL, sec Washington av, 91.3x130.3; M J Saltser—Herbert Amusement Co & Michl Meyerowitz, 259.90

POWELL ST, es, 100 s Newport av; 60x100; Max Futernick—Isaac Goncharick ..... 126.88

11TH ST, ss, 236 e 5 av, 12.6x100; C E Denis Cath Huston ..... 57.00

E 23D ST, ws, 134.8 n Av D, —x—; E J Adler—Moskowitz Bldg Co..... 64.00

BAY 25TH ST, ns, 220 — 86th, —x—; Jos Mallin Sharon Constn Co..... 775.00

E 29TH ST, ws, 250.6 n Beverly rd, 120 x100; Sam Sloan—Tilden Constn Co. 419.00

39TH ST, ns, 340 e 12 av, 40x95.2; H C Ibbotson—G C Bldg Co..... 240.00

NASSAU AV, 237; Greenpoint Glass Co —Home Circle Realty Co; Wm J Hodgkinson & Louis Warady ..... 140.75

SARATOGA AV, 351; Interborough Sash & Door Co—Isaac Miller & Main Bldg Co ..... 160.00

TROY AV, es, 102.6 s St Marks av, 50x69, E M Pilzer Nash & Berg.... 75.00

**OCT. 14.**

ADELPHI ST, 472; S Friedland—Jas Di Stefano & Jno Terrone..... 183.00

SAME PROP; J Terrone—Vincenzo Di Stefano ..... 230.00

SAME PROP; same—Vincenzo & Rosina Di Stefano, Pasquale & Vincenzo Esposito ..... 375.70

E 14TH ST, ws, 100 n Av I, 80x100; M G Williams—Weinmuller Constn Co & Geo Mahland ..... 220.00

E 23D ST, ws, 134.8 n Av D, 85x85; Bell Fireproofing Co Moskowitz Bldg Co. ..... 68.15

BAY 25TH ST, ws, 220 s 86th, 6x96; C Debner—Sharon Constn Co..... 665.60

BAY 25TH ST ws, 220 s 86th, 60x96.8; M Alkoff—Sharon Constn Co..... 2,000.00

44TH ST, 1449-67; also LIBERTY AV, sec Van Sicklen av, 100x100; M Davidson Diaz Bldg Corpn ..... 98.51

E 95TH ST, es, 183 s Flatlands av, 25x 100; B Altschul—Saml Cheifetz & Davis Machlin ..... 80.00

17TH AV, nes, from 65th to 66th, 200x 100; also 66TH ST, ns, 100 e 17 av, 40x100; also 65TH ST, ss, 100 — 17 av, 40x100; also 17TH AV, nws, from 65th to 66th, 200x100; Catfish Bros—Morris Bienenstock & Rawnitzky-Plotnik Co. ..... 2,394.23

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**OCT. 10.**

[2]DUANE ST, 118-20; H W Palens Sons —Danl P Morse et al; Sept26'14..... 423.46

[2]BROADWAY, 195; Gelband Contracting Co, Inc—Western Union Teleg Co et al; Sept12'14 ..... 856.50

FT WASHINGTON AV, nec 161st; Grossman Bros & Rosenbaum—Friedman Constn Co et al; Aug6'13. 360.00

FT WASHINGTON AV, sec 161st; Grossman Bros & Rosenbaum—same; Aug6'13 ..... 360.00

**OCT. 13.**

BROOME ST, 316; National Sash & Door Co—Friedland & Levine Bros et al; June20'14 ..... 35.00

21ST, 34 E; Robt Golden et al—Jos W Stern et al; Aug17'14 ..... 80.00

AV A, 1425; Jas F Gillespie Co—Impt Tenement Co et al; Sept16'14 ..... 219.80

**OCT. 14.**

18TH ST, 130 & 132 W; S Werdinger Bros—Metropolis Securities Co et al; Aug24'14 ..... 200.00

80TH ST, 100 W; Hudson Woodworking Co—Orleans Real Estate Co et al; Sept24'14 ..... 236.00

75TH ST, 501-5 E; Jno Best—Berent C Gerken et al; June1'14 ..... 100.00

BROADWAY, 1573; Julius Guttmann—Jno S Sutphen et al; Aug21'14 ..... 738.08

[2]COLUMBUS AV, 141-47; Sam Cohen—Harry Alperstein et al; Oct7'14..... 233.00

5TH AV, 424-34; Elevator Supply & Repair Co—F V & J H Burton et al; Feb8'14 ..... 15,337.00

7TH AV, 2303; Walter J Kelly—Fredk Aldhous et al; June1'14 ..... 31.00

**OCT. 15.**

27TH ST, ss, whole front bet Bway & 5 av; Lidgerwood Mfg Co—230 5th Av Corpn et al; Oct10'14 ..... 462.50

5TH AV, 424-34; Crooke Heating & Ventilating Co, Inc—F V & J H Burton et al; Feb26'14 ..... 6,364.23

**OCT. 16.**

23D ST, 170-2 W; Cooper & Pollock—Isaac Stern et al; Sept26'14..... 60.00

38TH ST, 424-34 W; Epping Carpenter Pump Co—F V Berton et al; Dec 22'13 ..... 16,330.00

58TH ST, 201-7 E; Manhattan Tin Roofing Co—3d Av & 58th St Co Inc et al; Aug26'14 ..... 65.00

FOREST AV, es, 200 n 156th; Cross, Austin & Ireland Lumber Co—West Side Mason Contracting Co et al; Sept4'12 ..... 193.35

FOREST AV, es, 200 n 156th; Lanigan Bros, Inc—Oscar L Lyons et al; Sept7'12 ..... 218.13

3D AV, ws, 50 s 13th; Cooper & Pollock Structural Iron Works—N Y Life Ins & Trust Co et al; Sept 26'14 ..... 30.00

### Bronx.

**OCT. 9**

No Satisfied Mechanics Liens filed this day.

**OCT. 10.**

No Satisfied Mechanics' Liens filed this day.

*Satisfied Mechanics' Liens, Bronx, Continued.*

**OCT. 13.**
WALKER AV, 1125 & 27; Bronx Tinsmith Supply Co Michl D Howard; Aug1'14 ..... 125.22
WALKER AV, ns, 134 w Bronx Park av, 26x102, Empire Door & Trim Co same; July31'14 ..... 110.00
WALKER AV, 1125 & 27; A Mark same; Aug1'14 ..... 265.00
WALKER AV, ns, 134 w Bronx Park av, 25x112, Garvey Bros Co same; July22'14 ..... 450.00
WALKER AV, 1125-27; Theo C Wood—same; July28'14 ..... 213.70
WALKER AV, 1125-27; Harlem Gas & Electric Fixture Co same; Aug 7'14 ..... 85.00
WALKER AV, 1125-27; H A Berger's Metal Ceiling & Fireproofing Co—same; Aug18'14 ..... 64.00
WALKER AV, 1125-27; same—same; Aug5'14 ..... 64.00
WALKER AV, 1125-27; Salvatore Armono Michl D Howard; Aug7'14 ..... 265.80

**OCT. 14.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 15.**
WALKER AV, ne 125 w Bronx Park av, 26.1x102.7, Harris Rose Constn Corpn Michl D Howard; July25'14. 150.00

## Brooklyn.

**OCT. 8.**
E 14TH ST, w 300 n Av X, 100x100; Super & Reizer Ceegold Co, Chas Goldwasser & Frank P Sabeth, Sept 29'14 ..... 1,250.00
SAME PROP, Frank P Sabeth Ceegold Co, Inc, Sept28'14 ..... 12,000.00
SAME PROP; Super & Reizer—Ceegold Co & Frank P Sabeth; Sept 12'14 ..... 1,250.00
SAME PROP; Joe Sklar same, Sept 11'14 ..... 450.00
SAME PROP; Frank P Sabeth—Ceegold Constn Co, Chas Goldwasser, Henry Manfield, Jacob Levy & Sommerfield Co, Sept29'14 ..... 12,000.00
SAME PROP; Colonial Lumber Corpn—Chas Goldwasser, Ceegold Co, Inc, & Frank P Sabeth; Sept29'14..... 746.93
SAME PROP; same—Ceegold Constn Co, Aug17'14 ..... 1,500.00
SAME PROP; Joe Sklar—Ceegold Co & Frank Sabetti; Sept11'14..... 600.00
8TH AV, ws, 20 s Garfield pl, 40x92.10; Wm O'Keeffe & Son—Mary F & Walter M Bristow & Bklyn Engineering Co; Apr9'10 ..... 806.84
20TH AV, ws, 20 s 58th, 80x100; Jas J Lupton—Up-to-Date Bldg Co; Sept 30'14 ..... 50.00

**OCT. 9.**
POWELL ST, es, 100 s Newport av, 60x100; Jake Shtilman—Isaac Goncharick; Sept28'14 ..... 211.00
WATKINS ST, 428; Max Futernick—Moses & Mollie Kaufman, Jake Altman & Paul Levy; Mar17'14 ..... 44.00
E 14TH ST, es, 300 n Av X, —x—; Harry Sommerfield—Pearl Constn Co & Home Title Ins Co; Sept11'13..... 260.00
SAME PROP; Standard Cement Block Co—Ceegold Co; Aug24'14..... 750.00
66TH ST, 1334; Calendo & Cordi—Guiseppe Russo & Co; Sept2'14..... 1,300.00
NOSTRAND AV, nec President, —x—; Bklyn Hoist & Dumbwaiter Co—Shellbourne Constn Co; Sept24'13..... 150.00
OCEAN AV, sec Newkirk av, —x—; Eagle Cornice & Skylight Wks—Kirknew Realty Corpn & G M Karpas; Sept26'14 ..... 200.00

**OCT. 10.**
E 14TH ST, es, 300 s Av W, —x—; Jas De Mareo—Chas Goldwasser & Frank S Sabetti; Oct6'14 ..... 189.92
LAFAYETTE AV, 821-3; Sam Madorsky Mark J Kalasheu & Saml Cohen, Jan9'14 ..... 188.00

**OCT. 13.**
KOSCIUSKO ST, ns, 209.7 w Reid av, 50x100; Elias M Pilzer—Ellie Arnold; Oct7'14 ..... 135.00
ATLANTIC AV, ss, 80 e Eastern pkway, 40x100; Chestnut Ridge White Brick Co—Rosina & Salvatore Bonagura; Aug31'14 ..... 137.50
HEGEMAN AV, swc Watkins, —x—; Gussie R Browner—Abr Sagalowitz & Abe Kabakow; Aug22'14 ..... 100.00
[1]NEWKIRK AV, nwc E 21st, 40x120; Michl Hellabrand—Peru Realty Co; Oct'14 ..... 422.00

**OCT. 14.**
VANDERBILT ST, swc Prospect av, 40x100; Morris G Williams & Co—Peller Amusement Co & Jos Freeman; Oct 9'14 ..... 63.00
SAME PROP, F D Creamer & Co Peller Amusement Co & J J Freeman; Oct6'14 ..... 95.13
SAME PROP, Edw E Pearson Co same, Oct6'14 ..... 125.25
SAME PROP; Jas Killeen—same & Morris Peller, Oct8'14 ..... 94.00
E 29TH ST, ws, 250 n Beverly rd, —x—; Santo Sacco—Tilden Constn Co & Home Title Ins Co; Oct8'14..... 500.00
E 29TH ST, ws, 250.6 n Beverly rd, 118.6x—; Jos N Neef—Tilden Constn Co, Sept23'14 ..... 159.50
E 29TH ST, bet Tilden av & Beverly rd; A W Schmidt, Jr—same; Oct3'14.... 365.00
[2]77TH ST, ns, 330.2 w 5 av, 276.3x100; Jno Landi & anc—New Style Home Bldg Co; Oct5'14..... 294.00
E 55TH ST, 559, Jno H McCrolden Aloysius Moser; Sept12'14..... 75.00
ST MARKS AV, 342; Realty Supply Corpn—Jno Generosa & Title Guar & Trust Co, Sept25'14 ..... 300.00
[3]WASHINGTON AV, 646-8; Szemko & Gaydica—Harris & Morris Weiner & L De Bones, Nov1'12 ..... 577.03
[3]SAME PROP; Niagra Radiator & Boiler Co—Weiner Bros, F De Bones & Jas E Lewless Co; Nov25'12..... 261.10

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**OCT. 8.**
DODD, Jos M; Jos M Dodd Co; $10,175, F C Pitcher.
EAST INDIA MARINE & FIRE INS CO; Southern Foundry & Machine Co; 5,754.93; W O Badger, Jr.
RUSSIAN TRANSPORT & INS CO; Southern Foundry & Machine Co; $6,178.93; W O Badger, Jr.

**OCT. 9.**
L & W CONCRETE CO; Globe Indemnity Co; $1,175.76; R M McCormick.

**OCT. 10 & 12.**
No Attachments filed these days.

**OCT. 13.**
PASZTOR, Arpad, H Bartsch, $10,000, Ernst & Cane.

**OCT. 14.**
No Attachments filed this day.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

OCT. 9, 10, 13, 14, 15.

Brown Bros, Inc. 6th av, 782-4..Raisler Sprinkler Co. Sprinklers .....(R) 5,350.00
Brody, Saml. South st, 177..Automatic Sprinkler. Sprinklers..... 3,000.00
Market St Realty Co & Saml Green. Market st, 84-90..H G Vogel Co. Sprinklers .....(R) 2,300.00

### Bronx.

OCT. 8, 9, 10, 13 & 14.

Ginto, M. Stebbins av, es, 158 s 165th, —x—..Colonial Mantel & Refrigerator Co. Refrigerators ..... 200.00
Mahoney, Emma L. 481 Willis av.. Albert Gas Fixture Co. Gas Fixtures ..... 220.50

### Brooklyn.

OCT, 8, 9, 10, 13 & 14.

Aronson Realty Co & Peter Aronson. Sterling st, bet Bedford & Washington avs..Popkin Gas Fix Co.....(R) 335.00
Brill Constn Co. 60th st, nr 18th av.. Union Stove Wks .....(R) 1,570.00
Goncharick, Isaac. Newport av & Powell st..Simon Gasner & Sons Co. Wash Tubs. ..... 435.00
Herbert Amusement Co. Washington av, c Lincoln pl..Staines, Bunn & Taber Co. Gas Fix ..... 200.00
Thespian Bldg Corpn. 486-96 Hopkinson av..Rumsey Pump & Machine Co. Pump, &c. ..... 1,070.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**OCT. 14.**
86TH ST, ss, 253 w West End av, 72x102.2; Metropolitan Life Ins Co loans 86th St & West End Av Co to erect a 12-sty apartment; 13 payments ..... 325,000.00
86TH ST, ss, 181 w West End av, 72x102.2; Metropolitan Life Ins Co loans 86th St & West End Av Co to erect a 12-sty apartment; 13 payments ..... 325,000.00

**OCT. 16.**
160TH ST, ss, 200 e St Nicholas av, 150.6x102.7; Metropolitan Life Ins Co loans Roger Morris Realties Co Inc to erect a 12-sty apartment; 12 payments ..... 375,000.00

### Bronx.

**OCT. 10.**
HUGHES AV, nec 189th, 40x87.6; Theodore Gutman loans Terrace Constn Co to erect — story building; 3 payments ..... 9,500.00

**OCT. 13.**
FOX ST, swc Av St John, 50x100; City Mtg Co loans Jno W Cornish Constn Co to erect one 5-sty apartment; 13 payments ..... 40,000.00

## ORDERS.

### Brooklyn.

**OCT. 8.**
E 29TH ST, ws, 250.6 n Beverly rd, —x—; Tilden Constn Co on Home Title Co to pay Santo Sacco..... 500.00
BATH AV, —c 17 av, —x—; Emilio Saruo & ano on U S Title Guar Co to pay J Hochman ..... 140.00
SAME PROP; same on same to pay same ..... 300.00

**OCT. 9**
E 14TH ST, es, 300 n Av X, 100x100; Frank Sabetti on Home Title Co to pay Standard Cement Block Co..... 534.00
39TH ST, ns, 320 w 13 av, 40x95; G & C Bldg Co on Home Title Ins Co to pay E J McLaughlin Co..... 539.78
OCEAN AV, es, 224.11 s Newkirk av, 200x100; Hartman Bldg Co on Lawyers Mtg Co to pay Jas McLaren & Sons ..... 2,000.00

**OCT. 10.**
HEGEMAN AV, nwc Hinsdale, 80x90; Harry Chisnowitz on Fred J Heidenreich to pay Klein Material Co..... 127.27

**OCT. 12.**
HINSDALE ST, es, 100 s Blake av, 100 x100; W F S Constn Co on Third United Cities Realty Corpn to pay Progressive Realty & Impt Co..... 1,000.00
E 29TH ST, ws, bet Beverly rd & Tilden av, —x—; Tilden Constn Co on Home Mtg & Inv Co to pay Santo Sacco ..... 215.00
OCEAN AV, es, 78.10 n Foster av, —x—; Harman Bldg Co on Lawyers' Mtg Co to pay Globe Sash & Door Co ..... 4,500.00
WILLIAMS AV, es, 200 s Dumont av, 100x100; Wallan & Hoffman on Title G & T Co to pay Progressive Realty & Impt Co ..... 800.00

**OCT. 14.**
39TH ST, ns, 320 w 13 av, 40x84.2; G C Bldg Corpn on Home Title Ins Co to pay Eastern Woodworking Co.... 350.00.

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- signifies. Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
C-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

Week Ending October 10.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Beekman st, 70—Union Stove Works.....C
Bethune st, 39—Zurich Silk Finishing Co..DR
Bond st, 42-4—Gottehrer Bros .....DR
Bond st, 30—Isaac Liebmann.....DR
Bond st, 30—Rosenstein Bros.....DR
Bond st, 30—Junger Paper Co.....DR
Bond st, 30—The Paris Hat Co.....DR
Broome st, 258—Max Rosen.....L
Broome st, 341-3-5—Est Katherine R Neill..C
Broome st, 344-6—Sam Warshower.....DR
Broome st, 344-6—Max Klein.....DR
Broome st, 344-6—Selig Kors.....DR
Broome st, 344-6—Meyer Jacobs.....DR
Broome st, 344-6—Davis Gumanow.....DR
Broome st, 344-6—Chas Levins.....DR
Broome st, 344-6—Finegold & Spero.....DR
Broome st, 344-6—Victor Tuerk.....DR
Broome st, 460—Jos Eesner.....DR
Broome st, 460—Chas Komar.....DR
Broome st, 460—Andrew McLean & Co.....DR
Canal st, 125-31—Pinski-Massel Bros.....DR
Canal st, 125-31—Dobkin & Sorenson.....DR
Canal st, 125-31—Nathan Badd.....DR
Canal st, 125-31—Saml Ray.....DR
Canal st, 125-31—Rudinsky & Silverman..DR
Canal st, 125-31—Abr Goldner.....DR
Canal st, 125-31—Jacob J Schmulker.....DR
Canal st, 125-31—W S Dobkin.....DR
Canal st, 206—C G Chemical Co.....G
Canal st, 206-8—Harris Frost .....G
Canal st, 206-8—Harry Glanzrock.....G-C
Canal st, 206-8—The Menken Zisk Co.....C-G
Canal st, 206-8—Etna Mfg Co.....G-C
Canal st, 206-12—Specialty Knee Pants Co...G
Canal st, 206-12—Fred C. Kresse.....DR
Canal st, 206-12—Etna Mfg Co.....DR
Canal st, 206-12—Louis Goldman.....DR
Canal st, 206-12—Henry I Perlmutter.....DR
Canal st, 206-12—Harris Frost.....DR
Canal st, 206-12—N Y Buff Co.....DR
Canal st, 206-12—Otto Kurz.....DR
Canal st, 206-12—Specialty Knee Pants Co.DR
Canal st, 206-12—Lispenard Clark.....DR
Canal st, 206-12—Harry Glanzrock.....DR
Canal st, 206-12—Rosenbloom & Co.....DR
Canal st, 210-12—The N Y Buff Co.....G
Canal st, 210-12—Louis Goldman.....G
Canal st, 210-12—Otto Kurz.....G-C
Cannon st, 35—Max Freedman.....C-G
Cannon st, 35—Louis Gratzer.....G
Cannon st, 35—Abr Lashinsky.....G
Cannon st, 35—Barney Finkel.....C-G
Cannon st, 35—Ignatz Englander & Isadore Wolf .....G-C
Cannon st, 35—Morris Scherer.....G
Cannon st, 35—Fannie Kletzky.....C
Cannon st, 35—Saml Bernstein.....C-G
Catherine st, 22—Konstantini Bilinsky.....DR
Catherine st, 22—Moses Greenberg.....DR
Catherine st, 22—Sophia Blockman.....DR
Catherine st, 22—Abr Marcus.....DR

Cherry st, 297-303—Nathan Gorden.....DR
Cherry st, 297-303—Erain Bros.....DR
Cherry st, 360 –Nathan Garfield.....C
Cherry st, 370—Jacob Karelitz.....DR
Cherry st, 370—Saml Goleb.....DR
Cherry st, 370—Abe Appleson.....DR
Cherry st, 370—Julius Sopossnek.....DR
Cherry st, 370 Benj Venice & David Berman DR
Cherry st, 370—Sam Goodman.....DR
Cherry st, 370—Barnet Goldberg.....DR
Cherry st, 370—Levy Bros.....DR
Cherry st, 370 Morris Handler.....DR
Chrystie st, 55-9—N Y China Decorating Co.C-G
Chrystie st, 55-9 Philip Drosness.....C
Chrystie st, 55-9—New Amer Paper Box Co.G-C
Chrystie st, 55-9 –Imitation Leather Co....G-C
Chrystie st, 55-9—Commercial Nov Co.....G-C
Chrystie st, 55-9 Geisun Breener .....C
Chrystie st, 55-9—Lacke & Mishkin.....G-C
Chrystie st, 55-9—Julius Josephson.....G-C
Chrystie st, 55-9—Eagle Candy Co.....G
Chrystie st, 55-9—Rodie Rabinowitz.....G
Chrystie st, 55-9—Correct Cloak Co.....C
Clinton st, 225 -Morris Wolinsky.....DR
Clinton st, 225—Isidor Gilbert.....DR
Clinton st, 225—Wolf Goldman.....DR
Clinton st, 225—Louis Zilbusky.....DR
Clinton st, 225—Chevra Bias.....DR
Clinton st, 225—Lena Wilson.....DR
Clinton st, 225—Max Bergman.....DR
Duane st, 52-8—Wm Albers.....DR
Duane st, 52-8—The Equity Press.....DR
Duane st, 52-8—J W Pratt & Co.....DR
Duane st, 52-8—D H Abrend & Co.....DR
Duane st, 52-8—Natl Bank Book Co.....DR
Duane st, 72-4—Louis Fink.....DR
Duane st, 72-4 Mathew E Smith.....DR
Duane st, 72-4—Doty & Scrimgeon Sales Co.DR
East Houston st, 497-501—Eastern Steam Laundry Co.....DR
East Houston st, 497-501—East River Wet Wash Laundry .....DR
East Houston st, 497-501—J Tannenblatt & Co. .....DR
East Houston st, 497-501—Gotterer & Gleichenhaus .....DR
East Houston st, 497-501—Jacob Sabotnick..DR
Elizabeth st, 49-51—Barnet Gepfer.....DR
Elizabeth st, 49-51—N Y Fixture Co.....DR
Elizabeth st, 49-51—Frand Union Folding Box Co. .....DR
Forsyth st, 87—Harry Goldberg.....G
Forsyth st, 87—Weinstock & Schreck.....C-G
Forsyth st, 87—Henry Robinson.....C
Forsyth st, 87—Sam Zahler.....G
Franklin st, 54-6—Hitzelberger, Tietenberger & Co. .....DR
Franklin st, 54-6—Moritz, Kalmer & Traeffin.DR
Franklin st, 54-6—Irving Pitt Mfg Co.....DR
Franklin st, 54-6—Shaw Walker Co.....DR
Franklin st, 54-6—The Collins Ross Co.....DR
Franklin st, 54-6—Warren V Darling.....DR
Goerck st, 34—Manhattan Paper Box Co...DR
Goerck st, 34—Louis Blue.....DR
Goerck st, 34—Friedman & Weinstein.....DR
Goerck st, 34—H Intrater Co.....DR
Goerck st, 34—Harry Lieberman.....DR
Goerck st, 34—David Noble.....DR
Goerck st, 34—London Felt Hat Co.....DR
Goerck st, 34—Fannie Dansky.....DR
Goerck st, 34—Jacob Dainner.....DR
Gold st, 62-4—Sentis Stencil Works.....C
Gold st, 62-4—W M C Mundt.....C
Great Jones st, 9—Jos L Wolf.....DR
Great Jones st, 9—The L H Bandeau Co....DR
Great Jones st, 9—Chas Rudinsky.....DR
Great Jones st, 9—Silver Clothing Co.....DR
Great Jones st, 9—Morris Gotkin.....DR
Great Jones st, 9—Princes Hat Frame Co..DR
Great Jones st, 9—Schechter Schneider Co..DR
Great Jones st, 9—Henry Siegel & Bros.....DR
Greene st, 31—Morris Braverman.....DR
Greene st, 31—Cohen & Lapinsky.....DR
Greene st, 31—The Perfection Leather Wks.DR
Greene st, 53—Isidor Crystal & Co.....DR
Greene st, 53—Julius Rosenberg & Co.....DR
Greene st, 53—Sherman Bros.....DR
Greene st, 53—Louis Friedman.....DR
Greene st, 53—Isaac J Jacobson.....DR
Greene st, 53—Flax Bros.....DR
Greene st, 74-6—Roth, Renick & Hershkowitz .....DR
Greene st, 74-6—The Ormond Chemical Co..DR
Greene st, 74-6—Morris Barg & Jos Cooperstein .....DR
Greene st, 74-6—R Kraus & Son.....DR
Greene st, 74-6—Philip Nathan.....DR
Greene st, 74-6—Theo Mavin & Sol Aberhamson .....DR
Greene st, 74-6—Feldman & Schwartz.....DR
Greene st, 74-6—Joe Meyer & Co.....DR
Greene st, 78—The Tanner Co.....DR
Greene st, 78—Royal Mfg Co.....DR
Greene st, 78—Walsh Bros.....DR
Greene st, 78—Abraham Deutsch.....DR
Greene st, 78—Wm Hyman & Max Aldstein.DR
Greene st, 78—Edw Pirest & Harry Reiss....DR
Greene st, 78—Hugo Heller.....DR
Greenwich st, 78-80—Paul W Conje.....DR
Greenwich st, 78-80—German-Amer Spec Co.DR
Greenwich st, 78-80—Abe Miller .....DR
Greenwich st, 78-80—Fuleihan Library & Co.DR
Greenwich st, 79-80—Albert Salamy & Louis Tweel .....DR
Greenwich st, 78-80—Plain Crepe Mfg Co..DR
Grenewich st, 78-80—The Egyptian Nov Co..DR
Greenwich st, 78-80—Automatic Coin-Wrapping Machine Co.....DR
Greenwich st, 78-80—Geo Kassab & Co.....DR
Henry st, 86-88—Barnett Tucker.....DR
Henry st, 86-88—Jacob Applebaum.....DR
Henry st, 86-88—Isaac Goldstein.....DR
Henry st, 86-88—Louis Teinstein, M Goldburg .....DR
Henry st, 86-88—Nathan Anderson.....DR
Henry st, 86-88—Jos Mazursky.....DR
Henry st, 86-88—Barnett Tucker.....DR
Henry st, 86-88—Jacob Lieberman.....DR
Henry st, 94 (front)—Cong Ohavy Sholom..DR
Henry st, 94 (front)—Louis Prinnetzky....DR
Henry st, 94 (front)—Solomon Zarchy.....DR
Jones st, 9—Manhattan Corrugated Paper Co, A-G-A
Lafayette st, 150—Dohn Lithographing Co..A-G
Market st, 84 –M Garfinkel.....L
Mercer st, 191—Leona Leiman et al.....C
Mercer st, 191—Frank Corriero.....DR-A
Mercer st, 191—Emanuelo Grieco.....DR-A
Mercer st, 191—Travin & Son.....A-C-L-G-DR
Mercer st, 191—Harry Arkin.....G-C-A-DR
Mulberry st, 132-8—Geo A Jaeger.....DR
Mulberry st, 132-8—Standard Paper Box Co.DR
Mulberry st, 132-8—Chas Stahl & Augustave Jaeger .....DR
Mulberry st, 132-8—Emanuel Mayer & Jacob Neuman .....DR
New Chambers st, 68—Binghamton Oil Co...L
Oak st, 18-20—Louis Meyer.....DR
Oak st, 18-20 –Geo H Kennedy Co.....DR
Oak st, 18-20—J M Horton Co.....DR
Oak st, 18-20—Paul Siewar & McKay.....DR
Oak st, 18-20—Camelot Press Co.....DR
Orchard st, 63—Edwin A Ridley.....SS
Orchard st, 63—Philip Kassel & Co.....DR
Orchard st, 63—Rose & Co.....DR
Orchard st, 63—Waldman & Kellner.....DR
Orchard st, 63—Jacob M Valk.....DR
Orchard st, 63—Wolf Messinger.....DR
Orchard st, 63—David Surdut.....DR
Orchard st, 63 –Henry A Goldman.....DR
Orchard st, 63 Jacob Glass.....DR
Orchard st, 63—Shiffer Bros.....DR
Pearl st, 35—Geo S Hart Co.....DR
Pearl st, 35—Hugo Loewi.....DR
Pearl st, 35—Philip Bickler.....DR
Pearl st, 44-6—David Davidson & Wm Silver .....DR
Pearl st, 44-6—Henry Ragowski.....DR
Pearl st, 44-6—Oil, Paint & Drug Reporter Co .....DR
Pearl st, 44-6—N Y Call Co.....DR
Pearl st, 44-6—Alexander Goldsmith.....DR
Pearl st, 44-6—Nassau Printing Co.....DR
Pearl st, 441-7—Patterson Press.....DR
Pearl st, 441-7—Thos Russell & Son.....DR
Pearl st, 441-7—Fitz, Dana & Brown.....DR
Pearl st, 441-7—Corliss, Macey & Co.....DR
Pearl st, 441-7—Praske & Co.....DR
Perry st, 161-5—Box Co of America.....DR
Perry st, 161-5—Knickerbocker Machine Co.DR
Perry st, 161-5—Thomas J Hall & Benj E Panath .....DR
Perry st, 161-5—Parodi Erminio Co.....DR
Reade st, 79-81—Henry Lilly Co.....DR
Reade st, 79-81—Cabinet Letter File Co....DR
Reade st, 79-81—Bernard Levy & Jos Levy..DR
Reade st, 79-81—Blackman Talking Machine Co .....DR
Reade st, 79-81—Standard Auto Sup Co....DR
Reade st, 79-81—Chas Quenzen, Inc.....DR
Rivington st, 177—Jos Kirsch.....C
Spring st, 23—Catherine H Mittnacht.....B
University pl, 5—Julius Dvorkin.....G
University pl, 5—The Hastings Clo Co.....G
University pl, 5—Sailors' Snug Harbor.....SS
University pl, 5-11—A Lowitt & Co.....G
University pl, 5-11—Troutman & Co.....C-G
University pl, 5-11—The Proderces Feather Co .....G
University pl, 5-11—Jos Weinberg.....G
University pl, 5-11—Philip Schwartz.....G
University pl, 13-19—J Scheuer & Co.....DR
University pl, 13-19—Wallkill Star Works...DR
University pl, 13-19—Schattman Bros.....DR
University pl, 13-19—Saml Rosenberg & Son.DR
University pl, 13-19—Jerome Leavy.....DR
University pl, 13-19—Henry Peavy & Co..DR
Vandewater st, 17-25—Thos E Greacen....SS-C
Vandewater st, 17-25—Binding & Mailing Agency Co, Inc.....G
Vandewater st, 17-25—Keystone Bindery.....C
Washington st, 81—Solim Nafash.....DR
Washington st, 81—Amin Shagoury & H Moshey .....DR
Washington st, 81—Hamrah Bros.....DR
Washington st, 81—Mansour El-Hilow & Bro, DR
Washington st, 81—Toufick, Farhood & Albert Kolite .....DR
Washington st, 81—Anton Makhous & Bro..DR
Washington st, 81—Nasri Zaloon.....DR
Washington st, 81—Frec M Zabara & Bros.DR
Washington st, 81—Dit Zuke & Eliz Atalla..DR
Washington st, 81-5—Samara Bros.....DR
Washington st, 81-5—Anton G Aycub.....DR
Washington st, 81-5—Benj Nazloun.....DR
Washington st, 81-5—Naser, Katen & Nahass, DR
Washington st, 81-5—Shaker N Arida.....DR
Washington st, 81-5—Geo Soylian.....DR
Watts st, 44—Carrie R Frantz.....C
Watts st, 44—Pleacido Mori.....C
Waverly pl, 16 Harry Frankel.....DR
Waverly pl, 16—D L Oliver & Co.....DR
Willett st, 29—Bernard Rosenstein.....DR
Willett st, 29—Meyer Friedman.....DR
Willett st, 29—Oscar Rothman.....DR
Willett st, 48—Frank Kaplan.....DR
Willett st, 48—Henry Beau.....DR
Willett st, 48—Joe Winter.....DR
Willett st, 48—Morris Lezter.....DR
Willett st, 48—Simon Loibel.....DR
Willett st, 48—Herman Baumann.....DR
William st, 76—Travellers' Ins Co.....E
William st, 76—Cortlandt F Bishops.....SS
Wooster st, 69-71—The Argyle Co.....DR
Wooster st 69-71—Wm Herman & Co.....DR
Wooster st, 69-71—Reliance Picture Frame Co .....DR
Wooster st, 69-71—Politzer Toy Mfg Co....DR
Wooster st, 69-71—Canhattan White Goods Mfg Co .....DR
Wooster st, 69-71—Columbia Ribbon Carbon Co .....DR
Wooster st, 149-53—Chisholm Realty Co....SS

*Numbered Streets.*

3d st, 28-32 W—Marse Bros & Ehrlich.....DR
3d st, 28-32 W—Martin Steinthal Co.....DR
3d st, 28-32 W—N Y Lap Robe Co.....DR
3d st, 80-2 W—Tony Penza.....G-C
3d st, 80-2 W—Wm H Hills.....G-C
4th st, 21-29 W—Morris Amdur.....DR
4th st, 66-8 E—Est Dora Levy.....O-C
4th st, 48-50 W—J Eisner & Co.....DR
4th st, 48-50 W—Louis A Green & Son.....DR
4th st, 48-50 W—E Eisemann Co.....DR
4th st, 48-50 W—Morris Asinoff & Son....DR
4th st, 48-50 W—Jacob Rabinowitz.....DR
4th st, 48-50 W—Buchstahl & Lewis.....DR
4th st, 48-50 W—S Lefkowitz & Bro.....DR
4th st, 48-50 W—S Brookstone & Son.....DR
4th st, 93 E—Miriam Brattschneider.....DR
4th st, 302-6 E—Hyman Gold.....DR
4th st, 302-6 E—Gelles & Weisman.....DR
4th st, 302-6 E—Wadler & Pinkus.....DR
4th st, 302-6 E—Yeshaues Jacob Congregation, DR
9th st, 33 E—Joseph Schwartz & Levine....DR
9th st, 33 E—Brimberg, Strelser & Goldstein, DR
9th st, 33 E—Karl Fried.....DR
10th st, 28 E—Emanuel Kulyini & Sons.....DR
10th st 28 E—Freund & Glaser.....DR
10th st, 28 E—Aaron Sachs.....DR
10th st, 28 E—Shack & Ginsberg.....DR
10th st, 28 E—Hanauer & Rosenthal.....DR
10th st, 28 E—Litzky & Schlosberg.....DR
10th st, 28 E—28 E 10th St Corpn.....DR
10th st, 28 E—Shack & Ginsberg.....G-C-A
10th st, 28 E—Emanuel Kulyini & Sons....G-C
10th st, 28 E—Litzky & Schlosberg.....G-C
10th st, 28 E—Hanauer & Rosenthal.....C
10th st, 28 E—28 E 10th St Corpn.....SS
10th st, 31-33 E—Louis M Cohn.....DR
10th st, 31-33—Julius Thermhaus & Bishoff.DR
10th st 31-33 E—Louis Greenberg.....DR
10th st, 31-33 E—Bienner & Zaifest.....DR
10th st, 31-33—Sabir & Meyers.....DR
10th st, 31-33 E—Max Borak.....DR
10th st, 31-33 E—Morris Denis & Jos Elari.DR
10th st 34-6 E—Isadore Grossman.....DR
10th st, 34-6 E—Goldman & Gury.....DR
10th st, 34-6—Kerner Bros.....DR
10th st, 34-6 E—Mutual Cloak Co.....DR
10th st, 34-6 E—Wolf Weber.....DR
10th st, 34-6 E—Fischman & Schur.....DR
10th st, 34-6 E—Metropolitan Dress Co....DR
10th st, 34-6 E—Corn Bros & Richter.....DR
10th st, 34-6 E—Summit Waist Co.....DR
10th st, 34-6 E—Manhattan Cloak & Suit Co, DR
10th st, 34-6 E—Jos Ressner Co.....DR
10th st, 34-6 E—Berkman & Klotsky.....DR
10th st, 34-6 E—Eidenberg & Arnowitz....DR
10th st, 34-6 E—Rosenberg, Weinstein & Coopersmith .....DR
10th st, 34-6 E—Cohen & Bangell.....DR
10th st, 34-6 E—Warshawsky & Cohen.....DR
10th st, 34-6 E—Edward Baldwin.....DR
10th st, 34-6 E—Eagle Clock Co.....DR
11th st, 56 E—Correct Cloak Co.....DR
11th st, 56 E—Art Eng Nov Co.....DR
11th st, 56 E—Benj Freeman & Co.....A-DR
11th st, 56 E—Julius Valenstein.....G-A-DR
11th st, 56 E—Steinberg, Goldberg & Schulman .....DR-O
11th st, 56 E—Kowensky & Goldstein....I-DR
11th st, 56 E—Ruben & Glantz.....C-A-I
11th st, 56 E- Ruben & Glantz.....DR
11th st, 726-8 E—Wm L Marshall.....SS
12th st, 16-20 E—Belt Butler Co.....DR
12th st, 16-20 E—Primrose Waist Co.....DR
12th st, 16-20 E—Astor Dress Co.....DR
12th st, 16-20 E—Emil Pauly Co.....DR
12th st, 16-20 E—Glassburg Clothing Co...DR
12th st, 16-20 E—Frank Schwartz Co, Inc..DR
12th st, 16-20 E—Silver Waist Co.....DR
12th st, 16-20 E—New England Raincoat Co.DR
12th st, 16-20 E—Block & Levy.....DR
12th st, 16-20 E—Gold Braid Waist Co....DR
12th st, 16-20 E—Samuel A Friedman.....DR
12th st, 16-20 E—Horowitz Bros.....DR
12th st, 17 E—Goldman & Dancis.....DR
12th st, 17 E—Standard Trucking Co.....DR
12th st, 17 E—Samuel Weisberg.....DR
12th st, 17 E—Lieberman & Lieberman....DR
12th st, 17 E—Abraham Montag.....DR
12th st, 17 E—Bergman & Guberman.....DR
12th st, 17 E—Hechtman & Giffler.....DR
12th st, 36-38 E—Max Turtletaub & Son....DR
12th st, 36-38 E—Levy & Lyons.....DR
12th st, 36-38 E—Levine & Rugoff.....DR
12th st, 36-38 E—Golfond & Kaplan.....DR
12th st, 36-38 E—Morris Rosenman & Co..DR
12th st, 36-38 E—Scheff Bros.....DR
12th st, 36-38 E—Isidor Braunstein.....DR
12th st, 42 E—Goldberg & Glatman.....DR
12th st, 42 E—Silverman & Kaplan.....DR
12th st, 42 E—Sievaldzku Co.....DR
12th st, 42 E—Louis S Stroock et al....SS-C-A
13th st, 1-3 W—Adolph & Max Finkelstein..DR
13th st, 1-3 W—Benjamin Cohen.....DR
13th st, 1-3 E—Timothy & Daniel Loizeaux.DR
13th st, 405-409 W—Geo F Fish.....DR
13th st, 405-409 W—J J Felin Co.....DR
13th st, 405-409 W—Henry Aubert.....DR
14th st, 3 E—Household Sewing Machine Co. DR
14th st, 3 E—Brody & Feinsilber.....DR
14th st, 3 E—Parker P Simmons Co.....DR
14th st, 3 E –Geo W Thomas Co.....DR
14th st, 3 E—Advance Mailing Co.....DR
14th st, 3 E—Irving W Rice Co.....DR
14th st, 3 E—Herman Sobel.....DR
14th st, 3 E—Maurice E Zuckerman.....DR
14th st, 3 E—Sharps Business School.....DR
14th st, 3 E—Martin & Marion.....DR
14th st, 3 E—Zimmer & Schneider.....DR
14th st, 8 E—Abr & Jacob Moskowitz.....DR
14th st, 8 E—Wm H Levy & Wm Schuber..DR
14th st, 8 E—Adolph & Max Finkelstein....DR
14th st, 8 E –Jacob Davis.....DR
16th st, 43-7 W—Brauer Button Co, Inc, A-G-C
16th st, 55 W—Abr Levis.....DR-A-C
16th st, 55 W—John Traina.....A-DR-G
16th st, 55 W—Adolph Deutsch.....A-C-DR
16th st, 55 W—Max Sherman.....DR
16th st, 55 W—Hillel Lenchitzky.....DR
16th st, 55 W—Harris Sternberg.....DR-A-C
1*th st, 55 W—Schwartzbart Bros.....I-DR
16th st, 55 W—Sigmund I Herziz.....DR-A-C
16th st, 55 W—Kurzrok Bros.....SS-C
17th st, 13 E—Geo S Macksond Co.....DR
17th st, 13 E—White, Smith Music Pub Co..DR
17th st, 13 E—Palruba Mfg Co.....DR-A
17th st, 13 E—S W S Cloak Suit Co.....DR
17th st, 13 E—Birnak & Roselbach.....DR
17th st, 13 E—Weiner Bros.....DR
17th st, 13 E—Geo S Macksond Co.....G-A
17th st, 13 E—White, Smith Music Pub Co..A
17th st, 13 E—Mary D Dennison & Eliz Armstrong .....SS-C-B
17th st, 37 W—McFadden Physical Culture Rest Co .....A-DR
17th st, 37 W—Jennie E Dunn.....C
17th st, 37 W—Scharf Son, Inc.....DR
17th st, 37 W—Feigenbaum & Cooper.....DR
17th st, 243-7 W—James Hill.....DR
17th st, 243-7 W—Jacob Weiner.....DR
17th st, 243-7 W—Irving Tissner.....DR
17th st, 243-7 W—Jacob Auslander.....DR
17th st, 243-7 W—Stephen Otter.....DR
17th st, 243-7 W—Emerson Play Suit Co....DR
17th st, 243-7 W—Jos W Johnson.....DR
17th st, 455 W—Nat'l Fire Proofing Co.C-D-A-G
18th st, 33 E—S W Long Co.....DR
19th st, 3-5 W—Cantrell Co.....G
19th st, 47 E Rudolph A Hayes.....DR
19th st, 47 E—August H Tennis.....DR
19th st, 47 E—Frank Mandel.....DR
19th st, 47 E—Morris Olarsky.....DR
20th st, 19 W—Monahan Express Co.....DR
20th st, 19 W—Nathan Carniol.....DR

20th st, 19 W—Scribner & Co.....DR
20th st, 19 W—Hammowitz & Gordon.....DR
20th st, 19 W—Nathan Laub.....DR
20th st, 19 W—Royal Dye Dyeing Works....DR
21st st, 102 W—Richard G Krueger.....A
21st st, 401 E—Consolidated Gas Co.....C-L
21st st, 511 W—Anton Lowy.....A-G
21st st, 547-59 W—Thos H Brown & Sons.....A
22d st, 26 E—Rice & Danziger.....DR
22d st, 26 E—Co-Ed Dress Co.....DR
22d st, 26 E—Moses Lichtenstein Co.....DR
22d st, 26 E—Perz Oppenheimer Co.....DR
22d st, 26 E—Stern Bros.....DR
22d st, 26 E—Michael E Schoening.....DR
22d st, 26 E—Herz & Co.....DR
22d st, 26 E—Encore Hosiery Co.....DR
23d st, 71 W—Wm B Lowenstein.....DR
23d st, 344-46 E—Sykes & Seidman.....DR
25th st, 36-38 W—Rheinstein Bros.....DR
25th st, 36-38 W—Favorite Skirt Co.....DR
25th st, 141 E—Setter & Happes.....G-A
25th st, 165 W—Emanuel Alberts.....DR
25th st, 165 W—Buffalo Muff Bed Co.....DR
25th st, 165 W—Sam Tepper.....DR
26th st, 11-13 E—Arnold B Heine & Co.....DR
26th st, 11-13 E—Henry Schauzer & Co.....DR
26th st, 11-13 E—Solomon & Marx Co.....DR
26th st, 11-13 E—Saml A Miller.....DR
26th st, 11-13 E—Singer Bros.....DR
26th st, 11-13 E—William Fischman.....DR
26th st, 11-13 E—Roman Lang.....DR
26th st, 11-13 E—Louis Goldstein.....DR
26th st, 11-13 E—Kurzrok Bros.....DR
26th st, 11-13 E—Manheimer & Kaase.....DR
26th st, 11-13 E—David Crystal Co.....DR
26th st, 11-13 E—Phillip Katz.....DR
26th st, 11-13 E—Miller, Gorman & Co.....DR
26th st, 11-13 E—Tutelman Bros.....DR
26th st, 15-19 E—Berrizzi Bros Co.....DR
26th st, 15-19 E—The Lamson Co.....DR
26th st, 15-19 E—Rosengarten Bros.....DR
26th st, 15-19 E—Morris Rosen.....DR
26th st, 15-19 E—David Herman.....DR
26th st, 15-19 E—Safe Cabinet Sales Co....DR
26th st, 15-19 E—Katz, Inc.....DR
26th st, 15-19 E—Bramson & Kutner.....DR
26th st, 15-19 E—Multicolor Film Imp Co...DR
26th st, 15-19 E—Saml Goldberg Co.....DR
26th st, 15-19 E—D J Holmes Co.....DR
26th st, 15-19 E—Lowenstein & Goldstein...DR
26th st, 15-19 E—Henry Edelstain.....DR
26th st, 15-19 E—Fred Berju.....DR
26th st, 15-19 E—Australisian Filius.....DR
26th st, 15-19 E—Shamrock Mfg Co.....DR
26th st, 15-19 E—Saxe Bros.....DR
26th st, 15-19 E—Ambrosio American Co....DR
26th st, 15-19 E—Julius Berbecker & Sons..DR
26th st, 15-19 E—Henry Stein.....DR
26th st, 15-19 E—Benjamin F Levis.....DR
26th st, 15-19 E—Walter J Sinsheimer.....DR
26th st, 15-19 E—Lipman & Beiuer.....DR
26th st, 15-19 E—Raphael Weill Co.....DR
26th st, 15-19 E—Closs & Simm.....DR
26th st, 15-19 E—Cohen Bros.....DR
26th st, 15-19 E—Caeser H Guggenheimer..DR
26th st, 15-19 E—H D Comb Co.....DR
26th st, 15-19 E—Maurice Schlussel.....DR
26th st, 15-19 E—Hay Foundry & Iron Wks..DR
26th st, 15-19 E—S W Dress Co.....DR
26th st, 15-19 E—Isaac Kaminsky.....DR
26th st, 15-19 E—Chas M Cohen & Co.....DR
26th st, 15-19 E—Lewellyn, Rosenfeld Co...DR
26th st, 15-19 E—Emanuel A Jackson.....DR
26th st, 15-19 E—Wm Fischman.....DR
26th st, 15-19 E—Fischman & Nathanstein..DR
26th st, 15-19 E—Abr Geishel.....DR
26th st, 15-19 E—B Blumenthal Co.....DR
26th st, 15-19 E—Star Skirt Co.....DR
26th st, 15-19 E—Weisen & Goldstein.....DR
26th st, 15-19 E—Benj Sivinger Co.....DR
26th st, 15-19 E—Gratz, Baer & Gratz.....DR
26th st, 15-19 E—Smith & Crawford.....DR
26th st, 26 W—New Hungarian Restaurant Co.....DR
26th st, 26 W—Modern Button Co.....D
26th st, 26 W—Negrin Bros.....DR
26th st, 26 W—Soldinger Bros.....DR
26th st, 26 W—Rosenzweig & Hosenberg....DR
26th st, 127-33 W—Abr Hirsch.....DR
26th st, 127-33 W—Sam'l Miller.....DR
26th st, 127-33 W—Max Wiener.....DR
26th st, 127-33 W—Miller & Co.....DR
26th st, 127-33 W—Miller Mandel Co.....DR
26th st, 127-33 W—Max Weiner Co.....DR
26th st, 127-33 W—Louis Wolf & Sons.....DR
26th st, 127-33 W—Sam'l Miller & Son.....DR
26th st, 127-33 W—Hans F Wagner.....DR
26th st, 127-33 W—Abr Hirsch & Sons.....DR
26th st, 127-33 W—Morris L Elias, Jr.....DR
26th st, 127-33 W—Halpern Waist Co.....DR
26th st, 127-33 W—Sam'l Strauss & Co.....DR
26th st, 127-33 W—Abr Miller.....DR
26th st, 127-33 W—Arthur Drubin.....DR
26th st 127-33 W—Meyer Halpern.....DR
26th st 151-63 E—Edgar P Lawson.....DR
26th st 506 W—Griffin Roofing Co.....G-O
27th st 28-32 W—Ernst Iemcke.....DR
27th st 28-32 W—Mezeritzky & Miller.....DR
27th st 45-47 W—Elias Gelbwake.....DR
27th st 45-47 W—Karp Bros.....DR
27th st 45-47 W—Jerome Frank Co.....DR
27th st 45-47 W—Nathan Levy.....DR
27th st 45-47 W—Holstein Hirschberg Co..DR
27th st 45-47 W—Schroder Co.....DR
27th st 45-47 W—Harry S Fertel.....DR
27th st 45-47 W—Pritchard A Collins.....DR
28th st 145-47 W—Italian Herald.....DR
28th st 145-47 W—Solomon Menkin.....DR
28th st 145-47 W—Rosenblatt Bros.....DR
28th st 145-47 W—Rosie Berg.....DR
28th st 145-47 W—Hyman Kaplan.....DR
28th st 145-47 W—Waldman & Rabinowitz..DR
28th st 145-47 W—Louis Mayers Co.....DR
28th st 145-47 W—Harry Cooper & Jos Grapes DR
28th st 145-47 W—C B Seid Co.....DR
28th st 145-47 W—Isaac Lefkowitz.....DR
28th st 145-47 W—Barnett Cohen.....DR
28th st 145-47 W—Geo S Sutta & Glickman.DR
28th st 146-8 W—Charter Constn Co.....C-SS
28th st 146-48 W—Fried Garment Container Co.....DR
28th st 146-48 W—David Kolodney.....DR
28th st 146-48 W—Dorfman & Korman.....DR
28th st 146-48 W—William Grossman.....DR
28th st 146-48 W—Great Britain Dress Co..DR
29th st 11 W—Jas E Taitoune.....C
29th st 11 W—Edw Hayes.....C
31st st, 31-33 W—Arrow Dress Co.....DR
32d st, 12 E—Tri Arts Press Co.....DR
32d st, 12 E—Vincent Deseta.....DR
32d st, 12 E—Myriad Mfg Co.....DR
32d st, 12 E—Satler & Martell.....DR
32d st, 12 E—Louis Bernstein Co.....DR
32d st, 318-24 E—Fuller-Burr Co.....DR
32d st, 318-24 E—Frankel Bros.....DR
32d st, 318-24 E—Waitt & Bond, Inc.....DR
35th st, 35-9 W—Florence Sedore.....DR
35th st, 131 W—Robinson Raincoat Co.....G
37th st, 4 W—Bompar Jewelry Co.....DR
37th st, 4 W—Sauer & Schaefer.....DR
37th st, 4 W—Ragan & Davis.....DR
37th st, 4 W—Cozy Grey.....DR
37th st, 4 W—H Craige Severance.....DR
37th st, 6 W—Albert F Jammes.....DR
37th st, 6 W—Isaac Rosenfeld.....DR
37th st, 6 W—Manheim & Steinberg.....DR
37th st, 6 W—Rudolph & Kreel.....DR
37th st, 6 W—Harutone Michaelyan.....DR
37th st 6 W—Wm Bernstein.....DR
38th st, 48-56 W—Harry Rawak.....DR
38th st, 48-56 W—Lumley & Blumlein.....DR
38th st, 48-56 W—Freedrick Tietig.....DR
38th st, 48-56 W—E Libman.....DR
38th st, 48-56 W—Gould, Merserean Co.....DR
38th st, 48-56 W—J Opozonauer Co.....DR
38th st, 48-56 W—H Berger & Co.....DR
38th st, 48-56 W—S J Manne & Bros.....DR
38th st, 48-56 W—Warshauer & Rosemond..DR
38th st, 48-56 W—Veit Son & Co.....DR
42d st, 236 E—Nathan Bergstein.....C
45th st, 603 W—The Boynton Co.....G
46th st, 77 W—John Pase.....DR
46th st, 77 W—Isabel Newsome.....DR
46th st, 77 W—Wm R Moore.....DR
46th st, 77 W—Jacob Feinberg.....DR
46th st, 77 W—Chas T Leproux.....DR
47th st, 243-5 W—Kelly, Springfield Tire Co..DR
47th st, 243-5 W—Columbia Lamp Works Co..DR
47th st, 243-5 W—Zimmerman & Weber.....DR
47th st, 243-5 W—John M Rapp.....DR
47th st, 419 W—Walter S Baker.....K
49th st, 244-50 W—Fred W Shaffer....A-G-O-H
52d st, 110 W—Jas F McCaffery.....H-G-A
52d st, 128 W—Sarah Fraier.....C-D
52d st, 351 W—David Schane.....L-C-D
52d st, 545-51 W—McNulty Bros, Inc..H-A-G-D
53d st, 537-47 W—G W Koch & Son.....A
54th st, 250 W—The Haynes Auto Co..A-G-O-H
55th st, 245-7 W—Bell & Little.....A-G-H
58th st, 228-30 W—Willard Storage Battery Co.....A-L
62d st, 38-40 W—National Auto Rep Co.....A
64th st, 227 W—Paul F Pederson.....G-A-K
64th st, 227 W—Goodwin Welding Co, Inc.G-A-L
83d st, 236 E—Francis L Wandell.....J
104th st, 343-5 E—Herman Hertz.....DR
104th st, 343-5 E—August Capiero & Louis Maresco.....DR
104th st, 343-5 E—Camnata Co.....DR
104th st, 343-5 E—Geo A Fink & Co.....DR
130th st, 77-79 E—Palmetto Products Co....DR
130th st, 77-79 E—Terry, Tench & Proctor..DR
130th st, 77-79 E—Adams-Schrey Co.....DR
130th st, 77-79 E—Davis Mfg Co.....DR
130th st, 77-79 E—Geo W Donning.....DR
130th st, 77-79 E—Wm Wessel.....DR
130th st, 77-79 E—Schlalter Embroidery Co..DR
130th st, 77-79 E—Martin H Mareus.....DR
130th st, 77-79 E—Wylie Bed Co.....DR
130th st, 77-79 E—Starr Knitting Works....DR
130th st, 77-79 E—Wade Corset Co.....DR
130th st, 77-79 E—Tafts Asthmaline Co.....DR
130th st, 77-79 E—A Lesser Mfg Co.....DR
130th st, 77-79 E—Phoenix Walker Keyless Clocks.....DR
130th st, 77-79 E—Chas F Fischer.....DR
130th st, 77-79 E—John J O'Brien.....DR
130th st, 77-79 E—Oddy C Jensen.....DR
130th st, 77-79 E—Hudson Distributing Co..DR
130th st, 77-79 E—Costikyan Co.....DR
130th st, 77-79 E—U S Persian Carpet Co..DR
130th st, 77-79 E—Seeby Drug Co.....DR

*Numbered Avenues.*

Av A, 109—Rubin Fischer & J Katz.....DR
Av A, 109—Saml Melenarsky & Morris Kershefsky.....DR
Av A, 109—Isidore Seifert & Sam Braunstein.....DR
Av A, 109—Boyd Fogosky.....DR
Av A, 109—Philip Cohen & Hyman Kurtz.....DR
Av A, 109—Bernard Schneider.....DR
Av A, 109—Francis H Wazeter.....DR
Av A, 109—Abraham Becker & Max Miller..DR
Av A, 109—Solomon Buckwald & Mendel Pollack.....DR
Av A, 109—Morris Goldstein.....DR
Av A, 1510-12—Seidenberg & Co.....DR
Av B, 139-41—The F H Bennett Biscuit Co..DR
Av C, 62—Lazar Friedar.....C-A-B
Av C, 62—Wm Schott.....A
Av D, 84—Isidore Familant.....DR
Av D, 84—European Art Brass Goods Mfg Co.....DR
Av D, 84—Aszer Rand.....DR
Av D, 84—Beni Sron Synagogue.....DR
Av D, 119-21—Tobias Cohn.....DR
Av D, 119-21—Gordon Wolf.....DR
Av D, 119-21—Louis Levine.....DR
Av D, 119-21—Max Seidman.....DR
Av D, 143-5—David Kessler.....DR
Av D, 143-5—Parsons & Mallow.....DR
Av D, 143-5—Sydney Mayer.....DR
Av D, 143-45—Robert Rabel Co.....DR
Av D, 146-50—Chas A Henry Goldberg.....DR
Av D, 146-50—Isaac Lehman.....DR
Av D, 146-50—Abr Silverman & Harry Diamond.....DR
Av D, 146-50—Herman Bernshefsky.....DR
Av D, 146-50—The Royal Table Co.....DR
Av D, 146-50—Friedman & Rosenblatt.....DR
Av D, 146-50—Rader & Halle.....DR
Av D, 152-60—Harry Marblestone.....DR
Av D, 152-60—Samuel Ehrgrund.....DR
Av D, 152-60—Wm F Metz.....DR
Av D, 152-60—Herman Guckman.....DR
Bowery, 229—Wilhelm Wehr.....C
Bowery, 272-4—Morris Fox.....A-C
Bowery, 272-4—Max Berkowitz.....A
Bowery, 272-4—Emma J Redfield.....C
Bowery, 331—Nathan Novinsky.....C
Broadway, 314-16—Wholesale Typewriter Co..A
Broadway, 472—Frank Potter.....DR
Broadway, 472—Frank Potter.....DR
Broadway, 472—Rosenwasser Bros.....DR
Broadway, 512-14—Nathan Bregstone.....DR
Broadway, 512-14—Dornheimer Bro.....DR
Broadway, 412-14—N Y Ladies' Underwear Co.....DR
Broadway, 512-14—O'Donnell Weisberger Co.DR
Broadway, 512-14—Greenberg & Picker.....DR
Broadway, 512-14—Star Neckwear Co.....DR
Broadway, 543—Windheim Rlty Realization Co, Inc.....C
Broadway, 549-96—Gustav Mehringer Co....DR
Broadway, 594-96—Weiss & Meyers.....DR
Broadway, 594-96—Gotham, Garter Novelty Co.....DR
Broadway, 594-96—Saml Treegar.....DR
Broadway, 594-96—Biono Hat Works.....DR
Broadway, 594-6—Nathan E Superior.....DR
Broadway, 594-6—Jos Shields Co.....DR
Broadway, 594-96—John Donat Co.....DR
Broadway, 594-96—Carl Callman.....DR
Broadway, 594-96—Mat Levine & Wm Fink..DR
Broadway, 628-30—Friedman Bros & Co.....DR
Broadway, 628-30—Hyman Monness & Sons..DR
Broadway, 628-30—The N Y Millinery & Supply Co.....DR
Broadway, 628-30—Samuel & Isaac Levine....DR
Broadway, 636-8—Berlin & Goodkind.....DR
Broadway, 687-9—David Marks Sons.....DR
Broadway, 687-9—Freeman Bros.....DR
Broadway, 687-9—Bober Bros.....DR
Broadway, 687-9—Stonehill & Natt.....DR
Broadway, 691—Jos Solomon & Son.....DR
Broadway, 691—Chas Levy & Son.....DR
Broadway, 691—Albert Edw Tower.....SS
Broadway, 691—American Hat Co.....DR
Broadway, 693-7—Prudential Post Card Co...DR
Broadway, 693-7—Joseph Firkser.....DR
Broadway, 693-7—Wm Moss & Co.....DR
Broadway, 693-7—Sol Levy.....DR
Broadway, 693-7—Adderson, Cudworth & Crandall.....DR
Broadway, 693-7—J L Taylor & Co.....DR
Broadway, 693-7—Syndicate Neck Wear Co..DR
Broadway, 693-7—Fred Blumenthal Co.....DR
Broadway, 693-7—Max G Cohen & Co.....DR
Broadway, 693-7—Jacob Engle & Alvin Zimmer.....DR
Broadway, 693-7—Wm Rosenblum & Co.....DR
Broadway, 693-7—Thomas Sullivan & Co....DR
Broadway, 693-7—Reimann, Seabrey Co.....DR
Broadway, 693-7—Bashwitz Bros Co.....DR
Broadway, 693-7—Reigel & Roos Co.....DR
Broadway, 693-7—Fashion Hat Co.....DR
Broadway, 693-7—Louis Strauss & Son.....DR
Broadway, 693-7—Pacific Clothing Co.....DR
Broadway, 693-7—Manhattan Rubber Coat Co, DR
Broadway, 693-7—Harry M Meyerson.....DR
Broadway, 693-7—Alfred Burke.....DR
Broadway, 694—Chas Kirshhaut & Jos Sewelson.....DR
Broadway, 694—Ferdinand Kuhn & Sons....DR
Broadway, 694—Coleman Tailoring Co.....DR
Broadway, 694—Presser & Presser.....DR
Broadway, 694—Edw M Silverman.....DR
Broadway, 694—Levey & Schilt.....DR
Broadway, 694—Nathan Schriber.....DR
Broadway, 694—Albert Robitson.....DR
Broadway, 694—Cohen & Goldman.....DR
Broadway, 694—Burton & Pierce Co.....DR
Broadway, 707-9—Cohen & Lang.....DR
Broadway, 707-9—H B Rosenthal Co.....DR
Broadway, 707-9—Max Heiman & Co.....DR
Broadway, 707-9—Jacob Samuels & Bro....DR
Broadway, 707-9—Preiss Bros.....DR
Broadway, 753-5—The B Light Co.....DR
Broadway, 753-5—Marks Volansky.....DR
Broadway, 753-5—Champion Silk Co.....DR
Broadway, 753-5—Childs Co.....DR
Broadway, 753-5—Douglas Shoe Co.....DR
Broadway, 753-5—Benj Fetcher.....DR
Broadway, 880—Levi Simon & Co.....DR
Broadway, 880—R & G Corset Co.....DR
Broadway, 880—Isidore Isaac.....DR
Broadway, 880—Wm Meyer & Co.....DR
Broadway, 880—Theodore Price.....DR
Broadway, 880—Royal Embroidery Works...DR
Broadway, 1263—French Shriner & Urner...G-C
Broadway, 1263—Chas M Hammond, Inc....G-C
Broadway, 1263—Chas E Riker.....A
Broadway, 1926—Lincoln Sq Garage.....G-L-A
Broadway & 42d st—Hotel Knickerbocker. C-G-L-A
Columbus av, 483—Samuel Wersluch.....G
Columbus av, 571—Nathan Malontzky.....A-G
Greenwich av, 30—Timothy J Kieley.....C
Madison av, 112-6—Siren Mfg Co.....G
Madison av, 112-6—Lee Holstein.....SS
Park av, 407—Frederic Gallatin.....A-G-B
Park av, 3594—Max Goldstein.....A-G
Union sq, 32—Imperial Eng Co.....A
West Broadway, 378-80—Chas Weiland, Inc..DR
West Broadway, 549—Aaron Greenberg....G-C
West Broadway, 549—Geo Lablotier.....C
West Broadway, 549—Jos Konte.....C
West Broadway, 549—Rocco Queralto.....C
West End av, 253—Catholic Centre Home...DR

*Numbered Avenues.*

1st av, 1110-14—Hudson Coating Co.....DR
1st av, 1110-14—Yorkville Machine Co.....DR
1st av, 1110-14—Est of Fred Buse, Inc.....DR
1st av, 1110-14—Hyman Bros.....DR
1st av, 1110-14—Wm E Slavik.....DR
1st av, 1110-14—Joe Kupic & Tom Kotoun..DR
1st av, 1161—Chesbro Whitman Co.....G
2d av, 81—Philip Hartenstein.....A-G
2d av, 81—Louis H G Bethloff.....C-B
2d av, 81—Max Schuster.....A-G-C
3d av, 2133—Lizzie Savares.....L
4th av, 65-9—Warchawsky & Cebulsky.....DR
4th av, 65-9—Dombro Cloak & Suit Co.....DR
4th av, 65-9—Globe Cloak & Suit Co.....DR
4th av, 65-9—Universal Human Hair Goods Co, Inc.....DR
4th av, 65-9—Morris Letzter.....DR
4th av, 65-9—Greenberg & Moss.....DR
4th av, 65-9—Paul Dubin.....DR
4th av, 65-9—Solomon J Siegel.....DR
4th av, 65-9—Dr I Bauer & Co.....DR
4th av, 65-9—Aaron Lieberman.....DR
4th av, 65-9—Samuel Rose.....DR
4th av, 65-401—Abr Isserson.....DR
4th av, 395-401—Palmer & Embury.....DR
4th av, 395-401—Bruner Woolen Co.....DR
4th av, 395-401—Imperator Waist Co.....DR
4th av, 395-401—Dr Jeager Co.....DR
4th av, 395-401—Jas R Keiser.....DR
4th av, 395-401—Elias Mouaqad.....DR
4th av, 395-401—Sydney Blumental.....DR
4th av, 395-401—Abr Gussow.....DR
5th av, 236—Jacob Wechsler, Inc.....DR
5th av, 279—Stern & Canton.....A
5th av, 279—Wm Vroom.....A-C-G
5th av, 279—Stember & Co.....G-A
5th av, 279—Harry Robinson.....A-C

5th av, 279 The Consolidated Gas Co.....I
5th av, 279—Jessie I Blair.....C
5th av, 2169—Max Tancilevitz.....C-A
6th av, 141-3—Morris Geflen.....G
6th av, 141-3—Grace I P Stuart.....C
6th av, 528—Western Lunch Co.....A-C
7th av, 291-3 Reis & Becker.....DR
7th av, 291-3—Dougherty Co.....DR
7th av, 291-3—Sands & Appel.....DR
7th av, 291-3—Samuel Jacobs.....DR
7th av, 291-3—Chas B Byron & Co.....DR
7th av, 291-3 The Safety Fire Extinguisher Co.....DR
7th av, 291-3—Wallace & Reis, Inc.....DR
7th av, 291-3—Louis Diamond.....DR
7th av, 291-3—Lagomarisono Wine Co, Inc..DR
7th av, 291-3—The 7th Av Meat & Provision Co.....DR
7th av, 291-3—Fawcett & Levine.....DR
13th av, 27th to 28th sts Terminal Warehouse Co.....B

### BRONX ORDERS SERVED.

*Numbered Streets.*

156th st, 907 E—Morris Citrin.....K-C

*Named Avenues.*

Morris Park av, 632—Max Spitzberg.....A-C
Norman av, 268-82—Amer Rattan & Reed Mfg Co.....DR
Prospect av, 1905—Wm Edebohls.....A-G
St Ann's av, 731 Max Rodgers.....A-G-K
Washington av, 1583—C Ludwig Ambrose.....G

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Adams st, 1-19—Bklyn U Gas Co.....C
Adams st, 1-19—E W Bliss Co.....DR-G-C-D
Berry st, 156—S Lowenthal & Son.....L-C
Boerum st, 131—Jos Goldstein & Max Davis.DR
Boerum st, 131 (rear)—Max Schwartz.....DR
Boerum st, 131 (rear)—Otto Pas & Jacob Geller.....DR
Boerum st, 131 (rear)—Abr Jacobs & Abr Pearlman.....DR
Boerum st, 157—John Voelbel.....D
Butler st, 377-88—Kronheimer & Oldenbusch Co.....H-G-A-D
Carroll st, 25-27—Francis, Romeo & Co.....DR
Columbia st, 150-52—Jas Lafata.....DR
Columbia st, 150-52—Bull Moose Bottling Co DR
Columbia st, 150-52—Nettie Harrison.....DR
Columbia st, 216—Anna Prendergast.....M
Columbia st, 372—Herman D'Angelo.....M
Cook st, 103 (rear) Louis Lafsky.....DR
Cook st, 103 (rear)—Myman Gordon.....DR
Cook st, 103 (rear)—Max Weiser.....DR
Cook st, 103 (rear)—Max Tenen.....DR
Cook st, 187-92—Amer Steel Barrel Co.....D
Court st, 334 Bella Pike.....C
Debevoise st, 39—Louis Abraham.....DR
Debevoise st, 39—Max Winolnicar.....DR
Debevoise st, 39—Restive & Domico.....DR
Debevoise st, 39—Isidor Brinbach.....DR
Debevoise st, 39—H Goldblatt & B Abushevitz DR
Eckford st, 296-306—Mrs C N W Smith.....C
Emerson pl, 139-47—Emil Hamburg Co.....DR
Emerson pl, 139-47—Rothenberg & Marx...DR
Essex st, 291-3 (rear)—Bernard Davidson..DR
Essex st, 291-3 (rear)—Levine & Co.....DR
Fort Greene pl, 85—Boris McRea.....C
Front st, 174-92—Boorum & Pease Co.....DR
Front st, 195-215 Hanan & Co.....DR
Fulton st, 361—J David & M Weiss.....DR
Fulton st, 425—Margaret Ferguson.....D
Fulton st, 482—Barrett Nephew Co.....DR
Fulton st, 482—Wright Mfg Co.....DR
Fulton st, 1248 T C Van Wyck.....A
Fulton st, 1723-25—David Hafter.....A
Greene st, 127—Greenpoint Metallic Bed Co.DR
Greene st, 142-56—Empire China Works....DR
Greene st, 252-4—Manhattan Steam Dye Wks DR
Hall st, 25-37—Mergenthaler Linotype.....DR
Havemeyer st, 132—Wm L Leavy.....DR
Hendrix st, 587—Victor Bockon.....C
Hendrix st, 587—Jas Einkov.....G
Hendrix st, 587 David Green.....G
Hendrix st, 587—Geo Saltzman.....G
Hendrix st, 587—Philip Man.....G
Hendrix st, 587—Abe Sackman.....G
Hope st, 9-17—Hope Press.....DR
Hope st, 9-17—Goodman & Co.....DR
Hope st, 9-17—Jos Lidsky.....DR
Hope st, 9-17—Vogel & Miller.....DR
Hope st, 9-17—Hyman Bros.....DR
Hope st, 9-17—Jas Schwartz.....DR
Humboldt st, 55-7—Isidor Krupnick.....DR
Humboldt st, 55-7—P Goldberg & M Milstern DR
Jay st, 303-11—American Safety Razor Co..DR
Jay st, 303-11—Jno Nutry & Alex Cook...DR
Junius st, 286—Jas Schneider.....DR
Junius st, 286—Saml Bershtzky.....DR
Junius st, 286—B Buger & I Koeppel.....DR
Kosciusko st, 612—Mancher Diestal.....C
Louis pl, 31 Margaret Scheidt.....C
Middleton st, 133-7—Bernard Weinberg.....DR
Middleton st, 133-7—Adolph Ludwig.....DR
Middleton st, 133-7—C Becker & V Brisbois.DR
Moore st, 39—Saml Arbeit.....DR
Moore st, 39—Morris Goldstein.....DR
Moore st, 39—Abr & Max Bromberg.....DR
Moore st, 39—David Gurshman.....DR
Nassau st, 126—Cary Mfg Co.....A
Nassau st, 126—Serry Gyroscope Co.....A
Navy st, 61-67—Wm G Hewitt.....G-F-A
Nelson st, 66—Mary Farralasco.....C
Orange st, 66-68—Frank L. Ferguson.....A
Osborn st, 247-59—Arden Aronson.....C
Osborn st, 247-59—Globe Children's Dress Co.C
Pacific st 300-2—Fredk Figge.....C
Pacific st, 300-2—Bklyn U Gas Co.....C
Pacific st, ft of Pier 22—N Y Dock Co.....C
Pierrepont st, 47—Williamsburg Trust Co...SS
Powell st, 221-3—Isadore Mishkel.....DR
Powell st, 221-3—Leon Mann Co.....DR
Powell st, 221-3—Saml Koppelman.....DR
Powell st, 221-3—Herman, Theo & Isaac Schwartz.....DR
Powell st, 221-3—Solomon R Fromberg.....DR
Powell st, 221-3—Saml Fadin.....DR
Powell st, 221-3—Solomon Sahpiro & Son...DR
Powell st, 221-3—Osias Ouster.....DR
Powell st, 281-3—B Rubin, A Sacks & L Kronenberg.....DR
Powell st, 281-3—Rivkin Bros.....DR
Prospect pl, 118—Jas J Hanagan.....A-G
Raymond st, 75-77—Natl Parlor Suit Co....DR
Raymond st, 75-77—Raymond Table Co.....DR
Roebling st, 134-42—Morris Arluck.....DR
Roebling st, 134-42—Est o fIsaac B Krinsky.DR
Roebling st, 198-204—Wm J Mills.....DR
Roebling st, 198-204—Chas Brusack.....DR
Roebling st, 198-204—Henry Krumholz.....DR
Sackett st, 28-30—DeWitt Mfg Co.....DR
Sackett st, 28-30—Albert Geller.....DR
Sackman st, 68—Daniel Unkles.....C
Schermerhorn st, 98-100—Robert Clarke.....DR
Schermerhorn st, 98-100—Sylvester May.....DR
Schermerhorn st, 98-100—A W & A A Alexander, H. Roover.....DR
Scholes st, 131—Stein & Doinger.....DR
Scholes st, 131—Morris Skonick.....DR
Scholes st, 131—Saml Weiss.....DR
Scholes st, 131—Laxer Bros.....DR
Scholes st, 131 Jacob Gidsey.....DR
Scholes st, 131—Morris Brody.....DR
Scholes st, 131—Chas Bernikow.....D
Scholes st, 131—Stern & Doliner.....D
Scholes st, 131—Jacob Gildseg.....D
State st, 225-31—J D Johnson Co.....DR
Stockton st, 140-4—Saml Werner & L Rabiner DR
Taaffe pl, 220—Auto Supply Mfg Co.....A-M-O
Taaffe pl, 282-86—Geo W Baker Shoe Co..D-R
Taaffe pl, 282-290—Louis L Weiss.....DR
Taaffe pl, 282-98—Jos Beecham.....DR
Taaffe pl, 290-2—Louis H. Clark.....DR
Taaffe pl, 292-4—Geo W Beire.....DR
Taaffe pl, 292-4—Generator Valve Co.....DR
Taaffe pl, 292-4—Wm Eggers.....DR
Taaffe pl, 292-4 (rear)—Herbert H Harradon DR
Taaffe pl, 292-4 (rear)—Metropolitan Stamping Co.....DR
Taaffe pl, 296-98—Crowell Mfg Co.....DR
Thatford st, 159—M Koiminetsky & M Greenberg.....DR
Thatford st, 159—S Rosenberg & J Goldberg.DR
Thatford st, 159—Harry Kaplan & Sons.....DR
Thatford st, 159 M Silberman & M Appelbaum.....DR
Thatford st, 159—Abr Abrahmowitz.....DR
Thatford st, 159—Nathan Vemenetch.....DR
Thatford st, 159—Saml Kramer.....DR
Thatford st, 159—Julius Bearman.....DR
Thatford st, 159—Co-operative Button Hole Co DR
Thatford st, 259—L Gitelman & B Rechtman DR
Tiffany pl, 26-34—The F O Pierce Co.....DR
Van Buren st, 352 Geo Alexander.....A
Wallabout st, 2-24—J S & W R Eakins Co.DR
Wallabout st, 132 Edgar Imp Co.....C
Wallabout st 233-35—Isidor Berkowitz....H-A
Walton st, 36-8—Saml Wolf.....DR
Walton st, 36-8—Christian Feigenspan.....DR
Walton st, 36-8—John F Blake.....DR
Walton st, 40-2—David Hallenberg.....DR
Walton st, 44 A Kulik & H Teitelbaum...DR
Walton st, 44—Abr L Zimmerman.....DR
Walton st, 44—Jos Spilke.....DR
Walton st, 44—Atlas Deposit & Plaiting Co..DR
Walton st, 44—F Frank Brewing Co.....DR
Washington st, 41-59—Robt Gair.....DR
Washington st, 292-6—Standard Union.....DR
Washington st, 292-6—N Y World.....DR

*Numbered Streets.*

1st st, 120-2 N—Union Pearl Works.....C
4th st, 207 N—Isaac B Krinsky.....C-D
4th pl, 119-25—Erdmann Color Co.....C
4th st, 399 S—Wm Meyer.....C
8th st, 104-106 S—Wyman Bros Mfg Co..O-A
8th st, 127-9 S—N Y Hemstitching Co...DR
8th st, 127-33—E Z Extension Table Co.....DR
8th st, 242-44 C M Higgins & Co.....C
8th st, 2863 W W F Mangels Co.....A
9th st, 37-47 S—Wm Vogel & Bros.....DR
9th st, 81-83—M F Hickey Co.....H-G-A-D
9th st, 370—Emuel H Day.....C
10th st, 167-73 N—A K & M Co.....DR
18th st, nwc Rutherford pl—Elenora J Macey.A
27th st, 2962 W—Bklyn Bor Gas Co.....C
27th st, 2962 W—Bertha Pardigon.....A-F-E
27th st, ft of—J Ehewan & Sons, Inc.....H-A
57th st, 127—Joseph John.....C

*Named Avenues.*

Atlantic av, 718-28—Clarence Kenyon Co..DR
Atlantic av, 1148-50—Mary Ryan.....C
Bedford av, 295-7—Empire Dye Works.....A
Bedford av, 342-44—Williamsburg Hospital..F
Bedford av, 403-5—Williamsburg Co-operative Tailoring Co.....DR
Bedford av, 940—St Patrick's Catholic Club..A
Bedford av, 940—Henry Bischoff.....C-F
Bedford av, 940—Bklyn U Gas Co.....C
Beverly rd, 207—Hubert W Prine.....H-A
Blake av, 327-29—Myer November.....DR
Blake av, 327-29—United Spring Bed Co....DR
Blake av, 327-29—Saml Katz.....DR
Blake av, 327-29—David Levin Bros.....DR
Blake av, 327-29—Max Abramson.....DR
Blake av, 327-29 Saml Levy.....DR
Blake av, 327-29—Saml Hutz.....DR
Blake av, 375—Louis Klavansky.....DR
Blake av, 375—H Levine & D Bobowiyz....DR
Blake av, 375—Jacob Cohen & D Blumenthal DR
Blake av, 375—Hyman Motles & Abr Waxler DR
Blake av, 375—Isaac Finkelstein.....DR
Blake av, 375—East N Y Knee Pants Co..DR
Blake av, 375—A Osbreich & E Rosenzyveig.DR
Blake av, 375—Hyman Engelman.....DR
Blake av, 375—H Belford & Myer & Geiss.DR
Blake av, 375—Modern Cloak Co.....DR
Broadway, 640—Stein & Adler.....DR
Broadway, 640-4—Jacob Friedensohn.....DR
Broadway, 640-4—Cohen Bros.....DR
Carlton av, 437-45—Est Millard F Smith.....M
Central av, 323 Nestel & Walin.....A
Classon av, 54-60—Jas R Donnelly Co.....DR
Classon av, 54-74—Hubert Brennan & Edw White.....DR
Classon av, 56-74—Theron Rockwell.....C
Classon av, 62-74—J T Perkins Co.....DR
Classon av, 345-53—Geo M Eddy Est.....DR
Classon av, 347—Torrens Petri Baking Co...DR
Classon av, 347—Daniel H Baldwin Co.....DR
Classon av, 351—M & D Mfg Co, Inc.....DR
Cropsey av, ss opp Bay 17th st—Albert V B Voorhees & J A Voorhees.....D
Cropsey av, swc Bay 22d st—Florencia V Kernan.....F
Cropsey av, ss, opp Bay 26th st—Thos Lewers A-F
DeKalb av, 29-31—Est N Langler.....C
DeKalb av, 379-85—Saml & Emil Weil.....DR
DeKalb av, 379-85—Saml & Emil Weil.....C-A
East New York av, 1660—Sam Rottenberg..DR
East New York and Stone avs—Kurzrok Bros, DR
Flatbush av, 2-4—Smith, Gray & Co.....DR
Flatbush av, 505—Mary E Reynolds.....D
Flushing av, 248-54 Wm B Jurgens.....C
Flushing av, 309-337—J S Rockwell & Co...DR
Flushing av, 373—J R Armstrong.....H-A
Gates av, 19—D B Carswell.....G A
Gates av, 936—J Goldberg.....A
Grand av, 98-100—New Skin Co.....DR
Grand av, 98-100—Wm J Wischman.....DR
Grand av, 98-100—Nicholas Langler & Sons.DR
Grand av, 98-100—Nicholas Langler.....C
Grand av, 135—Jas McKeown.....H-A-G
Greene av, 1285 (rear)—John Schaefer.....C
Greene av, 1285 (rear)—Bklyn U Gas Co...C
Greene av, 1285—John Schaefer.....G
Hamilton av, 429-33—Theodore Shurum.....M
Harrison av, 121—Jos Schulman.....C
Liberty av, 631-35—L & M Druckerman.....DR
Mermaid av, 1517—Mary Coppole & Anne Pero C-F
Metropolitan av, 573-5—Max Rosen.....DR
Metropolitan av, 573-5—Herman Kuhn & Sons DR
Metropolitan av, 573-5—Louis Fox.....DR
Metropolitan av, 573-5—Anthony Draguma..DR
Metropolitan av, 995-97—Wm Beyer.....C
Morgan av, 653-9—Albert Paper Box Co....DR
Morgan av, 653-9—Geo Davis Co.....DR
Myrtle av, 15—Anderson Lamb Photo Co...DR
Myrtle av, 15—Albert Davis.....DR
Myrtle av, 15—John Constatino.....DR
Norman av, 225-37—Colonial Works.....DR
Norman av, 229-37—Colonial Paint Works...DR
Norman av, 252-8—Kindel Bed Co.....DR
Norman av, 268-82—Amer Rattan & Reed Co DR
Norman av, 288-96—Uptegrove Cigar & Lumber Co.....DR
Nostrand av, 1078—Jurgen Stobeck.....C
Ocean pkway, ws nr Park pl—Solomon Libresou.....C
Rockaway av, 465—Abr Belornofsky.....C
St Marks av, 1614-18—Emanuel Gerard....DR
St Marks av, 1614-18—Berke's Miller.....DR
St Marks av, 1614-18—Queens Waist & Dress Co.....DR
St Marks av, 1614-18—"Sam" Schaffran..DR
St Marks av, 1614-18—Schwartz Eros & Kirshman.....DR
St Marks av, 1614-18—Goldstein Bros.....DR
Sumner av, 12—Saml Levitt.....H-A
Surf av, ss bet Thompson & Henderson Walks Wm Pinsker.....E
Sutter av, 524—Harry Pensig.....H-A
Throop av, 94-96—Saml L Berland.....DR
Throop av, 94-96—Saml Adenbam.....DR
Throop av, 94-96—Jos Breslow & H Goldstein.....DR
Throop av, 94-96—Louis Landsman.....DR
Throop av, 232-36—Harry Simon & Son....G
Tompkins av, 473—Stephen J Adelman.....C
Washington av, 60—Antoni Collora.....A
Williams av, 254-8—Jacob Ruchankin.....DR
Williams av, 254-8—A Lerner & M Weisman.DR
Williams av, 254-8—Morris Halpern.....DR
Wythe av 746-60—Empire State Bag Co....DR

*Numbered Avenues.*

3d av, 541 Mrs Anna Stockton.....C
3d av, 5809—Solomon Wayne.....D
4th av, 117-9—Jacobs & Thatcher.....DR
4th av, 117-9—Thos Fitzgerald.....DR
5th av, 442-44—Michaels Bros.....F
5th av, 681—Max A Markheim.....A
7th av, 96-104—Geo Ayvazion Bros.....DR
7th av, 96-104—Wm S Gelston.....DR
7th av, 96-104—Abr Greenberg.....DR
7th av, 96-104—Thomas Jaworski.....DR
7th av, 96-104—Fishel & Gorman, Inc.....DR
7th av, 96-104—Abr Freeman & M Nicolelli..DR
7th av 96-104—H C Bohack Co, Inc.....DR
7th av, bet 12th and 13th sts—Ansonia Clock Co.....A
12th av and 39th st H A Lang.....K
13th av, 3903—Louis Jacobson.....D

### QUEENS ORDERS SERVED.

*Named Streets.*

Academy st, 643 (L I C)—Edw Vill.....H-A-C
Bergen pl and Bergen av (Jamaica)—R Staats & Son.....H-A-G-D
Crescent st, 711—Gustave Swanstrom.....C
Crescent st, 713 Simon Russie.....C
Larkin st, Vernon av and blvd—Arverne Synagogue.....A
Lawrence st, 169—Tinsdale Cabinet Co.....A
Main st, 106—C W Copp Hardware Co.....A
Marcy pl, 10-16—N Y Telephone Co.....C
Spruce st, 200 ft s Jamaica av—Wm L Hangard & Co.....A
Washington st, 14 (Jamaica)—Henry Meyer H-A
Wygand pl, 4 Alfred Kaiser.....C

*Numbered Streets.*

1st st, nwc 3d av Chilton Paint Co.....C
10th st, 3137—D D Williamson & Co.....C
13th st, 412—Traum Rubber Co.....C

*Named Avenues.*

Bandman av, 40-2—Jacob Greenbaum.....C
Boulevard, 267-9—Margaret Cunningham.....A
Boulevard, 267-9—Philip Stacon.....C
Central av, 453 (Far Rockaway)—M D Kopple H-A-G-K
Curtis av, S cor Garden st—Simplex Photo Products Co.....A
Jamaica av, nwc Harvard st—Hillside Presbyterian Church.....C
Old Fresh Pond rd (Glendale)—Paul Hesper H-A-G
Pullis av, 27 (Middle Village)—Philip Rudmann.....H-A
Review av (Blissville)—Standard Oil Co.H-A-G
Review av (Blissville)—Howell, Field & Goddard, Inc.....H-A-G
Sandford av, 483 (Flushing)—H A Hart.H-A-G

*Numbered Avenues.*

2d av, 18 Mrs Theresa Ryan.....F
4th av, 815—Fred Geib & Emil Henckel....A

### RICHMOND ORDERS SERVED.

*Named Avenues.*

Old Stone rd, bet Washington av and Lambert lane, Graniteville—Consolidated Fireworks Co of Amer.....A-C-H

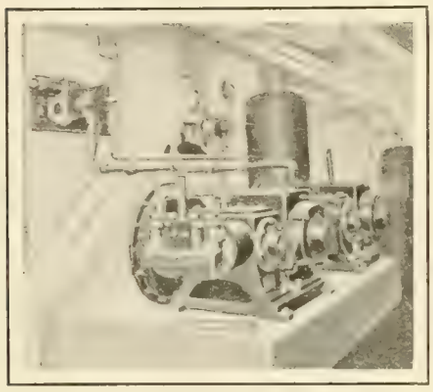
# BUILDING MANAGEMENT

## USES OF COMPRESSED AIR IN BUILDINGS

By GEORGE E. ANTHON, E. E.

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

THE use of compressed air in the industrial field has so increased during the last few years that at present practically all new office and loft buildings are equipped with air compressors. The compressors are usually small, compact units of steam or electric motor drive, since the space in engine rooms or cellars of buildings is limited. The depth to which the foundations and lower floors of large buildings extend has necessitated the design of apparatus to force the sewage into the higher level drains in the city streets, and the general application of this system to the



EJECTION OF SEWAGE.

large structures having sub-cellars and points of drainage below the level of the city streets has introduced large numbers of compressors for furnishing air to operate the ejectors. Their ease of installation, compactness and automatic operation make them especially adaptable to this class of work.

Usually the sewage flows into a large receiver or air-tight receptacle placed at the lowest point in the building, and when this receptacle is three-quarters or seven-eighths full a floor valve mechanism admits the compressed air into the reservoir, forcing the sewage to the higher levels of the city sewers. This operation is automatically repeated from time to time as the receptacle fills up. A great many of these compressors are used in subway work where the necessity for removing the drainage to higher levels is of prime importance.

Among the many uses to which these compressors are put may be mentioned furnishing air for elevator cushioning, operating elevator doors. An interesting installation illustrating this service is furnished by a new department store in 42nd street. The elevators are equipped with pneumatic door devices which are operated by the elevator attendant in the car, greatly increasing the speed of loading and unloading and adding to the comfort of the passengers. The cleaning of boiler tubes, another use, is obtained by rods on which are operated small pneumatic hammers; when these devices are thrust into the tubes the impact of the hammers dislodge the boiler scale surrounding same.

Machinery, especially electric motors, are readily cleaned by means of compressed air blasts, the accumulation of dirt and carbon dust greatly shortening the life of the motors. All kinds of pneumatic tools are of advantage in the work carried on in factories, drills, riveters, etc., and the speed at which the modern office building rises would be impaired without the use of these devices.

The spread of automatic sprinklers as a means of fire protection and the desirability of increased water pressure upon the piping systems of same, has necessitated the use of the small motor-driven compressors shown in this article. The large pressure tank placed upon the roof of the modern loft building is filled two-thirds full of water and has compressed air at 70 pounds maintained in it by use of the compressor so that when the fire occurs and the sprinkler heads open and discharge the area and quantity of water driven on the fire may be increased. These little compressors are also used extensively in garages for pumping up automobile tires, cleaning engines, etc.

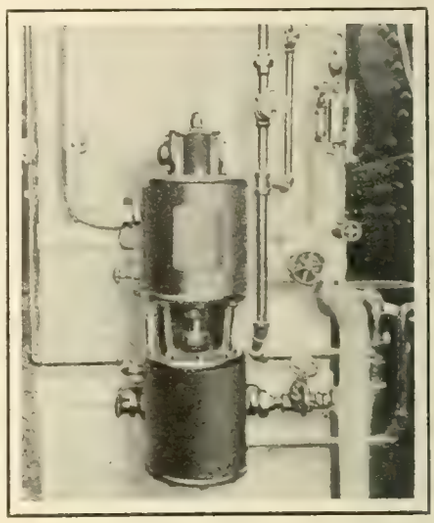
### Control of Compressors.

The control of the motor-driven compressors is obtained by automatic governors, which start and stop the motors when desired pressures are reached, and the motors of the series wound type do not require any starting resistance. By means of this control the small compressors in the case of the sprinkler systems may be placed in the tank houses on top of loft buildings and with little or no attention will maintain a constant pressure upon the sprinkler systems.

A new use for which compressed air may be put is found in the dyeing and decorating of fine silks so much used in dresses. The dye is imprinted on the surface of the silk through two stencils by means of pneumatic pencils which atomize it and force the liquid into the fibres of the silk. The compressors illustrated in this article are representative of the types most in use for the above services and have been designed with a view to extreme simplicity, absolute reliability and low maintenance cost.

The steam-driven compressor consists primarily of an air cylinder in which the air drawn from atmosphere is compressed, a steam cylinder located above the air cylinder, the two being connected by a suitable center piece. The steam and air piston are mounted on a common rod and the valve motion controlling the admission and exhaust is placed on top of the compressor.

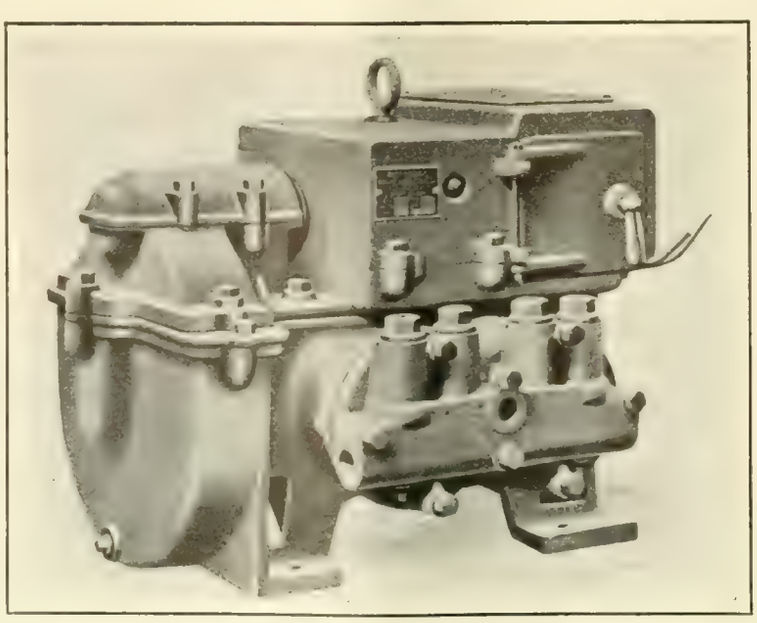
The compressor is double acting, steam being admitted alternately on either side of the air piston, causing it to move up and down. On the upward stroke of the air piston the air above it is compressed and is discharged into the main reservoir, while the space



COMPRESSOR INSTALLED.

below is filled with air drawn from the atmosphere; on the downward stroke the operation is reverse. It will be seen from the illustration that this type of compressor is well adapted to engine rooms where space is required for other devices. It is manufactured in the single stage and compound types and in the latter is much favored by contractors for both electric work and other services.

The motor-driven compressor shown consists essentially of a duplex single-acting compressor upon which is mounted an electric motor which drives it through gear and pinion. It will be noted that the crank case on the compressor is entirely enclosed and it is partially filled with oil so that the lubrication is maintained by the motion of the cranks and connecting rods, which are moving at all times. This gives a minimum of requirements in regard to attendants and renders the device practically foolproof.



COMPRESSOR WITH DIRECT CURRENT MOTOR.

An interesting example of one of the uses to which the air compressor was put, was at Biddeford, Me., where a total of nearly 2,000,000 bricks, from razed buildings, were cleaned with six pneumatic brick cleaning tools, the average being almost 14,000 a day. The air was conveyed to each tool by means of a flexible hose, connecting the main supply line.

As new buildings are designed and constructed new problems are overcome by the air compressor and the field is continually being expanded. Efficiency is the reason.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### Illumination by Tubing.

TUBE lighhting has recently become the vogue in London and an interesting description of the application of this type of illumination appeared in the recent issue of the Electrical Review, through whose courtesy the accompanying illustrations are presented. The first figure shows the facade of the West End Cinema in London and the other the illumination afforded by tube lighting in a moving stairway shaft in a railroad station.

The Moore tube lamp is used in triple system on either side of the arched facade in connection with a neon-tube illuminated sign over the theatre entrance. The columns of tube rise to a height of 48 feet from their base just above the level of the second floor of the building. The tube is of 1.75-inch-diameter, clear, thin glass, and the three tubes on either side are united at the top by a short end section. The continuous length of each side is thus about 145 feet, allowing for the eight inches of the tube which joins the three tubes at the upper end, these vertical and arching tubes being four inches apart throughout their length.

The light is operated at the high pressure of 21,000 volts alternating current, which is produced through a rotary converter and step-up transformer set located in the basement, which receives direct current from the lighting current at 100 volts. The tube contains nitrogen gas, under very low pressure.

The value of the light for advertising purposes is obviously great. The neon-tube lamp, which, by a series of convolutions of the glass of which it is composed, forms the sign letters, "West End," has a distinctly reddish tinge, contrasting with the orange tint of the lamps above.

The words are formed by three distinct tubes, each about 35 feet in length, which wind in and out of the operating box located on the gallery referred to, which is reached through French windows from the lobby within the building. The letter W is formed by one tube, the letters "est" by a second, and the word End by the third. About half the length of the convolutions is contained inside the operating box, hidden from public view.

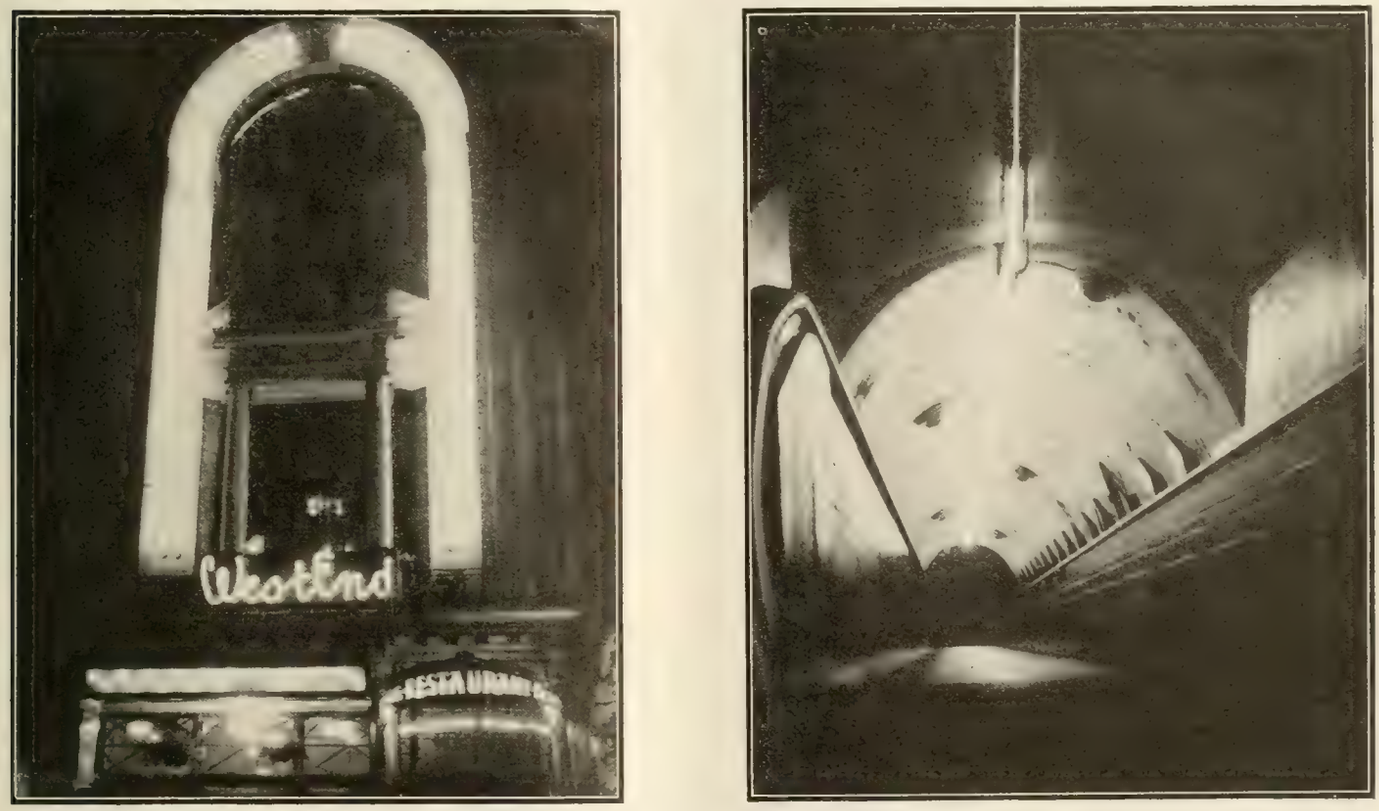
The use of the Moore light for interior illumination is exemplified by the extraordinary installation in the Liverpool Street Station of the Central London Railway, the electrified subway which runs through the heart of London under Holborn, Oxford street and Cheapside and terminates at Liverpool street in "the city."

Here two moving stairways, one ascending and the other descending, and a fixed stairway, are lighted, overhead, by a continuous Moore tube 255 feet in aggregate length. This tube is, like that on the cinema, of 1.75-inch clear glass, and is fastened to the ceiling of the three shafts by insulated brass rings. The three sections are joined at the lower landing by a horizontal tube, while on the wall at one side of the upper landing is located the operating box, suspended on the wall near the ceiling and well out of reach of the public.

The lengths of the tube above the stairways are within easy reach of the passengers, and for the most part are entirely exposed; but for short distances a protection to the brittle glass, which would readily be broken by a curious or mischievous person with a penknife or an umbrella, is afforded by a wire netting hung under the tube, while over a part of the stairway a zinc trough in short sections provides protection, though this is somewhat dimming to the light in that it cuts off the illumination from shining directly on the staircase.

The danger of public interference with the installation is recognized by the railway officials, who say that for the time being the public awe of the mysterious lighting provision is its safeguard. If the lamp were punctured, it would require about two days to repair the breach by "grafting" in a section of new glass pipe. To provide for a possible extinguishment through the breaking of the glass, or otherwise, 15 incandescent units of 35 candlepower each, in deck-lamp bowls are installed at intervals in the ceilings of the shafts.

The new illuminating equipment, which was installed a few weeks ago in the nature of an experiment, is proving abundantly satisfactory. The use of the tube lamp is being considered in London, for outlining the exterior lines of store buildings, and for interior showroom illumination. It is stated that the length to which the tube light may be practically used is limited only by the electrical pressure applied at the electrodes.




TWO APPLICATIONS OF THE TUBE SYSTEM OF LIGHTING USED IN LONDON.

### Steel Protection for Concrete.

CONSIDERABLE attention is being given of late to the subject of properly protecting concrete edges. Of course, there have been protecting systems in vogue of one sort or another for years, but it is only comparatively recently that attention has been scientifically applied to combine elements of basic strengthening with those of mere exterior protection against abrasion. Mention has been made of several types of concrete protection in previous editions of the Record and Guide, and so a description of the latest product of the Trussed Concrete Steel Company, of Youngstown, Ohio, may be of interest.

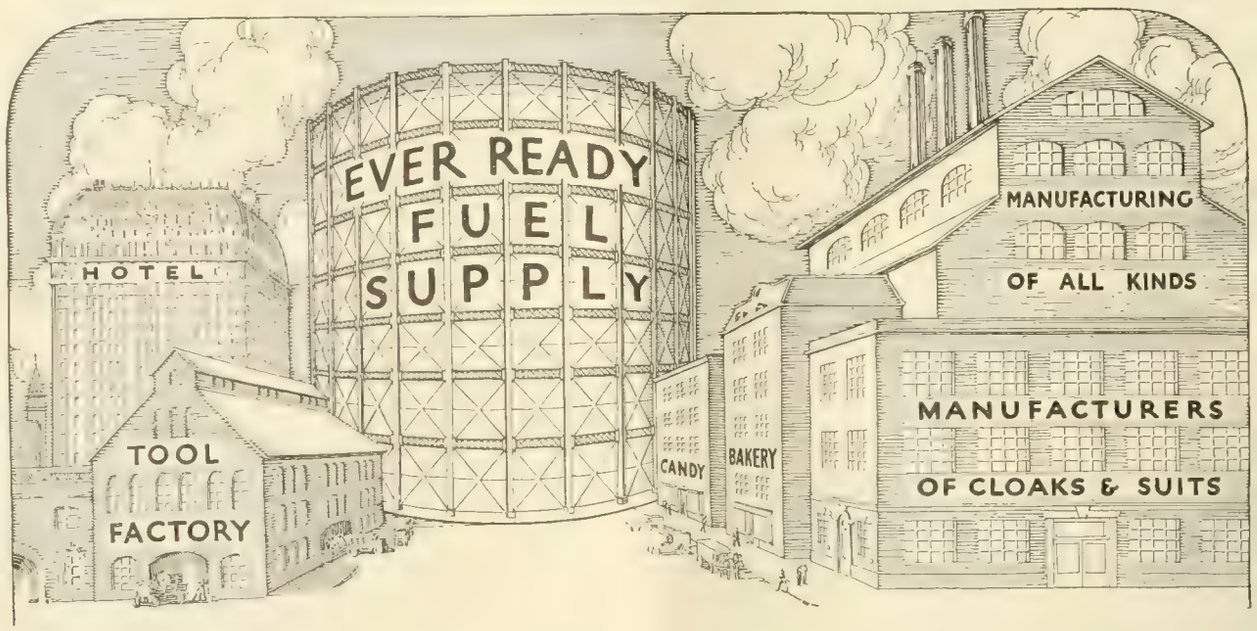
This device is known as the Kahn curb bar, and is said to be scientifically designed to most efficiently meet every practical requirement for the perfection of concrete edges. It is manufactured from a special steel section which is punched and expanded by powerful special machinery, giving to the finished product these virtues:

A steel plate of ample size will take up all shocks and distribute them throughout the mass of concrete. The anchors formed from the same section as the plate extend well into the concrete. The positive shoulder affords absolute anchorage, independent of the adhesion of



the concrete. The open anchorage does not separate the concrete and eliminates any tendency to split at corners. The plate and the anchorage are a single section of steel, insuring the absolute distribution of shocks and preventing separation of the plate from the concrete. The rigidity and convenient size of the curb bar make it easy to handle and install without special tools or equipment. They come in standard lengths of 8, 10 and 12 feet.

Various applications are made of these curb bars. They are used for step-edging, column protection, platform edges, and in any other application where constant abrasion occurs.




# The Modern Business Building Is the Building Piped for Gas

While erecting a new or remodeling an old building, you cannot afford to omit gas pipes.

You are building for the *future* as well as for the present.

There are hundreds of buildings in New York City that are hives of industry, but were originally built as private residences.

The tenantry of your building—as to the character of its business—may go through kaleidoscopic changes within a comparatively few months. You have seen such changes !

With gas pipes provided, your building is ready for occupancy for any number of tenants in their various industrial pursuits. You are prepared to take care of a Luncheon Club or a Restaurant on an upper floor. Gas fuel—unlike other fuels—needs no storage room. **It banishes Rubbish.**

Put the gas-pipes in **now** and not later on when the expense is far greater and the inconvenience is considerable. The cost for gas-piping is a small item.

Have one of our Engineers consult with you, Mr. Architect or Mr. Owner.

Write to or call at the Department of our Engineer of Utilization, No. 130 East Fifteenth Street, or telephone Stuyvesant 4901.

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*"The Right Way is the Gas Way"*

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## Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

# CURRENT BUILDING OPERATIONS

## Telephone Company Has Installed Every Device in Walker-Lispenard Building for Safety of Occupants and Fire Prevention

ON the principle that "an ounce of prevention is worth a pound of cure," constructors of modern buildings are using every method in order to allay the possibility of fire and panic, though of course all appliances for the fighting of conflagrations are installed. In the case of the new structure, known as the Walker-Lispenard Building, planned, owned and built by the New York Telephone Company, three aims were followed: 1st, To protect the lives of occupants in every possible way; 2nd, To safeguard the system of long distance telephone and telegraph communication in the building, and 3rd, To guard the costly apparatus that makes possible these important wire services.

Telephone engineers have made the safety of employes a life study. The Iroquois theatre fire in Chicago, the Asch fire in New York and many others have given impetus to the efforts of these men and have created a larger sense of responsibility that is emphasized in the Walker-Lispenard Building. B. E. Loomis, of Marsh & McLennan, was largely responsible for the fire protection installed in this building.

Great care was used in the selection of devices and materials for the structure and only those having known fire resisting qualities were chosen. The devices were selected from the list approved by the Underwriters' laboratories, where each was tested.

The structure is shaped like the capital letter "L" and is of skeleton type of construction, the outside walls being of brick, with terra cotta. It is seventeen stories high, with foundations capable of carrying an additional seven stories. In fact, plans were filed for increasing the height by seven stories, McKenzie, Voorhees & Gmelin, of 1123 Broadway, being the architects. There is but little likelihood that the work will be started in the near future, however.

Following are the general statistics regarding the Walker-Lispenard Building: The area upon which the building stands is 20,846 square feet, total floor area in the building 297,000 square feet, area of space available for business purposes 221,297 square feet, height of building 268 feet. The building contains 5,392,000 cubic feet of contents, and the average height of stories is 15 feet. The foundation work was started in April, 1911, the superstructure in March, 1912, and the structure completed in December, 1913. The approximate number of employes in the building is 5,000. The number of telephone calls handled every twenty-four hours is about 12,400, the outgoing being about 6,400 and the incoming 6,000. These calls are divided among 250 cities and towns on long-distance toll lines.

The occupancy of the structure is divided as follows: 1st floor, stores and commercial tenants; 2nd, ventilating plants, collection bureau, public telephone department, and the New York Telephone Company's plant department; 3rd, the A. T. & T. terminal room; 4th, 5th and 6th, A. T. & T. operating rooms; 7th and 8th, New York Telephone Company, division plant department; 9th, general traffic department



PROTECTED FIRE-ESCAPES.

(A. T. & T.); also commercial rate department; 10th, general plant department; 11th, Western Union quarters; 12th, Western Union division traffic department; 13th, Western Union terminal room; 14th and 15th, Western Union operating rooms; 16th, Western Union bookkeeping department, and 17th, Western Union school and restaurant.

The foundation is of grillage and caisson type, the thirty-five caissons having been sunk under air pressure to a depth of about forty feet below the curb. Five of the caissons are unusually large, two in particular carry a load of 8,104 and 6,291 tons respectively. All of the columns are protected by from three to four inches of concrete and "chases" for electrical and miscellaneous conduits are provided, so it is unnecessary to cut away the concrete covering in order to provide such "chases" and thus lowering the fire-resisting qualities of the columns. No wood has been used in any portion of the building, all doors, trim, partitions, sash, "cut-out" boxes for lighting circuit, etc., are of metal.

One of the great dangers is the possibility of fire being carried from adjoining structures and to safeguard against this contingency all the windows are equipped with hollow metal frames and sash, with small panes of wire glass. These are designed to close automatically when the temperature exceeds about 160 deg. F. Fire shutters are installed for added protection to the more exposed windows.

There are two batteries of elevators, each having seven cars, but they are not centered. One set is in the Walker street side and the other in Lispenard street. The advantage is that the entire crippling of elevator service is practically impossible. Instead of locating the elevator cars in one shaft, with no partition walls between the cars, two four-inch terra cotta fire walls have been built in, so that three cars are placed in one compartment and two in the other two compartments. Should fire sweep up one section, the others could be kept free and service continued.

The elevator doors are of steel and glazed wire glass in panels, so as to give greater strength to the glass space subjected to heat pressure. These doors are not intended primarily to stop the spread of flames, but rather to prevent the spread of smoke. Each floor is isolated from the others, at the elevator halls, by eight-inch partitions of terra cotta blocks laid up in Portland cement mortar, while the doors leading to the interior of the floors are of hollow metal, bearing the Underwriters' seal of approval. Yale & Towne, three point locks are used.

Additional security is afforded the hinge side of all corridor doors by the use of steel studs set in the door bucks. These studs engage in the door when closed, so that even if the door hinges should be melted off, it would be impossible for the door to give away. The door openings are framed with bucks made of structural steel channels secured together at the top and bottom and anchored at the sides to the eight-inch partitions. The doors are locked to the bucks at six different points and the combination makes it practically impossible for the door to warp out of shape. In addition all the doors have self-closing checks so that they will not remain open.

Great care has been taken that no door is equipped with any device to hold it open and as a further precaution every door locks from the outside, so that egress from any room is always possible. All the doors open out, eliminating the possibility of obstruction of escape from any room, and also regulating the traffic flow throughout the building, according to the desired action in case of danger.

An eight-inch fire wall separates the Lispenard side of the building from the Walker street side, practically dividing the building in two parts. This wall is designed to act as a check to the flames. All doors in this firewall are of hollow metal and are equipped with the same devices used in the elevator hallway doors.



SHOWING BALCONIES TO SMOKE TOWER.

All openings in the floors, for cable runways or other purposes, are, or will be, cut off in a manner approved by the Fire Underwriters. The Western Union Telegraph Company, one of the tenants in the building, finds it necessary to use a conveyor system to carry telegrams from one floor to another, but these openings are protected by automatic fire doors on inclined tracks. The doors are held open by fusible links which melt at a given heat pressure.

Automatic dampers are provided for the ventilating ducts which pass through the corridor partitions or fire walls. These are also operated by fusible links which melt at a temperature of 160 deg. F. Vertical ventilating ducts, where they pass through floors, are cut off from the floor area by eight inch partitions.

**Ventilating Plants.**

Three ventilating plants have been provided, two on the pent house roof and one on the second floor. These are equipped with automatic rolling shutters, which close and shut off the draft when a certain temperature is reached. Should the ventilating fans carry smoke into any of the large rooms, push buttons, conveniently located, can be touched. This act trips a circuit-breaker, which controls the current to the fan and shuts off all ventilation.

Two main stairway exits are at opposite ends of the building and are cut off from the floor areas by eight-inch walls and from the main hallways by hollow metal doors. Supplementing these stairs and the elevator batteries is a smoke tower and an outside iron fire-escape, making a total of four sets of stairs extending from the first floor to the roof; also fourteen elevators. To obtain access to the smoke-tower it is necessary to go outside the building to balconies which run along each side of the main court on each floor. These balconies can be reached at two different points approximately fifty feet apart. The floors of these balconies are of concrete and their railings five feet high. Added security is thus obtained and the emotion of freight, that often leads to panic is minimized.

**Fire Tower.**

The fire tower is of standard construction and the stairs, instead of being winding, are of the usual pitch, with broad landings and meet the stairs above and below at right angles. The outside stairs, near the Lispenard side of the building, is enclosed in wire mesh and at its foot is a fireproof passageway enclosed in eight-inch walls, which connects with the main hallway on the first floor.

Three sets of six-inch fire lines are provided at approximately equi-distant points in the building, one in each of the two main hallways and the other approximately half way between. In the roof tanks there is a reserve of 10,000 gallons of water for the fire lines. In addition there is a suction tank in the basement containing about 30,000 gallons. The house pumps consist of one 500-gallon and one 750-gallon underwriters' fire pumps so arranged that they can be connected directly to the fire lines, if necessary. Fire signals are located at convenient points on each floor and chemical extinguishers and other emergency apparatus in hallways are installed.

**Lighting Innovation.**

Interesting among the innovations is the arrangement of the lights in case of fire. If defective wiring was suspected as being the cause of the blaze, firemen could turn off the lights, but the main switch would not turn off the "night lights" in the elevators, stairways or smoke tower. These are controlled separately, by a switch painted red.

The New York Edison Company supplies the current, which is divided into four services, three connected with the Edison underground "grid" and the fourth a special cable of 1,000,000 circular mills direct from the building to a power station in Duane street. This latter is an emergency break-down service for the Western Union Telegraph Company.

## THE BUILDING CODE.

**New Plumbing Regulations Will Be Introduced Next Week.**

THE Building Committee of the Board of Aldermen, which has the assistance of the former Superintendent of Buildings in Manhattan, Mr. R. P. Miller, is proceeding steadily with the work of revising the Building Code. Several new ordinances have been enacted and made part of the code, and at least two more are in preparation at the present time and will presently be introduced.

The policy of consulting the public and interested parties at every step is bearing good fruit. When the hearing on the plumbing ordinance was held very little criticism and no opposition was manifested against the measure, so carefully had it been prepared. The only criticism of importance referred to paragraph three of section one.

This paragraph states that nothing contained in the ordinance shall require the alteration or reconstruction of any existing work that was lawfully executed, nor prevent repairs, or the addition of new fixtures to existing work in accordance with the practice followed in the original installations, provided, however, that when such repairs involve changes, to the extent of fifty per cent. of the existing work, or the addition includes any new soil, vertical waste or vent line, or new house drain, the rules and regulations in force at the time of such repairs or addition shall apply.

The committee was asked to amend the paragraph so as to make clear that the "fifty per cent." referred to value, if that was the case. The ordinance will come up for passage in the Board of Aldermen next Tuesday.

**Suburban Districts.**

An ordinance setting off certain districts in the suburbs within which frame construction will be permissible when buildings occupy only a certain portion of the lot, is also in course of preparation. (A synopsis of the bill was printed in the Record and Guide of Sept. 19.) An investigation has been conducted by the Building Committee in all the boroughs to learn what the public opinion is concerning the new limits (which are outside of the regular fire limits), and as a result very general approbation has been heard.

## TWO NEW RIVER TUBES.

**New Ideas in Tunneling Will Be Used —Sanitary and Medical Precautions.**

The work of constructing two tunnels to connect Manhattan and Brooklyn in the dual subway system was started this week at Whitehall street and Old Slip. Under the terms of the contract, awarded in July to the Flinn-O'Rourke Company, contractors, the work must be completed in forty-two months. The tunnels will cost $12,444,725.

Each of the tunnels will consist of two tubes. The tunnel beginning at Whitehall street will run to Montague street, Brooklyn, while the other will extend from Old Slip to Court street, Brooklyn. They will have a combined length of 9,800 lineal feet of double track. They will be driven partly through sand as well as rock.

In the progress of the work the greatest care over the workmen will be exercised. They will have medical attendance and inspection, protected passenger elevator service, fire protection, and careful regulation of the purity of the air.

Most of the constructive features in the two tunnels correspond. At the Brooklyn end of the Whitehall street tunnel the shaft is planned to be of large dimensions, and is constructed with double steel walls filled with concrete and designed to be sunk by the pneumatic-caisson process. The plans include the unusual item of an underwater storage for the large amount of clay that may be required in the event of a blowout and which might not be procurable from a distance during the winter months when navigation on the Hudson River is closed or impeded by ice.

**New Subway Contracts.**

The Public Service Commission has signed a notable subway contract and opened bids for another within a few days. The contract awarded is for the construction of the diagonal station and connection in 42nd street between the existing subway and the new Lexington avenue subway. It went to the lowest bidder, the Rapid Transit Subway Construction Company, for $3,097,312.50. This is the construction company of the Interborough Rapid Transit Company, the lessee of the existing subway. This connection will pass under the old Grand Union Hotel property and diagonally across and under 42nd street and a portion of the New York Central property on the northwest corner of Lexington avenue and 42nd street. Beneath 42nd street, and just in front of the Grand Central Terminal the diagonal station will be built. It will be one of the largest underground stations in the world, and will have connections with the Grand Central Station, the proposed extension of the Hudson and Manhattan tunnels, the existing subway, the new Lexington Avenue subway and the reconstructed Steinway tunnel. Considering its location and the number of lines which will reach it, this station will probably develop into the greatest traffic center in New York City. As the construction must be done without endangering or seriously interfering with traffic in the existing subway, the contractor is required to give a bond of $250,000 to the Interborough Company, the lessee of the subway, as well as a bond of $500,000 to the city for the faithful performance of the work.

The section for which bids were opened is that part of the Park place, William and Clark street subway which runs from the Seventh avenue subway in West Broadway through Park place, under the Post Office building and Beekman street to William street.

**Triangular Block Improvement Denied.**

The announcement this week of the improvement of the triangular block, bounded by Lenox and St. Nicholas avenues, 111th and 112th streets, with a twelve-story apartment house over the entire site, was denied on Tuesday. Jacob Ruppert sold the plot to the Gramont Holding Company, Thomas J. McLoughlin, president, in part payment for the Gramont and Gramont annex apartments at Broadway and 98th street. A representative of the Record and Guide was informed that no building of any kind is contemplated.

**Contract for Country House Awarded.**

Rufus H. Brown, Inc., 350 Fulton street, Brooklyn, has received the general contract to erect a terra cotta block and stucco residence at Morristown, N. J., for Frederick P. Humphreys. The plans and specifications for the building were prepared by Harrie T. Lindeberg, architect, 2 West 47th street, N. Y. C. The house will be 2½ stories in height, 40x150 feet and will cost about $150,000.

**To Build at Port Washington.**

The Port Washington Realty Company expects to start work at once on eighty 2½-story frame residences at Port Washington, Long Island. Bell & Mercer, of 35 South 16th street, Philadelphia, Pa., are the architects. The owner will handle all contracts and is now taking bids on all subs. A. B. Hollen, on premises, is in charge.

**Building in 46th Street.**

Lorenz F. J. Weiher, 271 West 125th street, is preparing plans for an eight-story store and loft building for the Ritz Realty Company, to be erected at 12 East 46th street. Robert M. Katz will be the lessee.

**Nine-Story Loft For 25th Street.**

Louis A. Sheinart, 194 Bowery, is preparing plans for a nine-story fireproof loft building, 80x100 feet, to be erected in West 26th street, between Sixth and Seventh avenues. The owner's name is, for the present, withheld.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

NEWARK, N. J.—Morris Hermann & Co., Morris Hermann and Alfred Renskorf, proprietors, contemplate rebuilding the brick factory at 878 Mount Prospect av, corner of Verona av. No architect selected.

WOODBRIDGE, N. J.—The Township Committee of the Township of Woodbridge, Andrew Keyes, clerk, 136 Rahway av, contemplates the erection of a town hall here. No architect selected.

OLEAN, N. Y.—The Church of St. Mary of Angels, Rev. Father F. J. Rengel, pastor, 118 West Henry st, contemplates the erection of a stone and steel parish house and school building in East Henry st, between 1st and South Union sts. No architect selected.

NIAGARA FALLS, N. Y.—The First Church of Christ Science, G. M. Bley, chairman of Board of Trustees, contemplates the erection of a $50,000 church here. No architect retained.

EAST ROCHESTER, N. Y.—The East Rochester Presbyterian Church, Rev. Greenway, East Rochester, is raising funds for a church to cost about $6,000. No architect selected.

TOWN OF NEW CASTLE, N. Y.—The town of New Castle, Howard Washburn, supervisor, New Castle, contemplates the erection of a town hall here. A special election will be called. No architect selected.

SYRACUSE, N. Y.—The Syracuse Motor Car Co., 235 West Genesee st, David Grody and Simon Silverman in charge, contemplates the erection of a garage in West Willow st to cost about $20,000. No architect selected.

NEW BERLIN, N. Y.—The village of New Berlin contemplates the erection of a city hall here. The late Victor Coates, donor. Cost, about $15,000. No architect selected.

GLOVERSVILLE, N. Y.—The City National Bank, Chas. N. Harris, cashier, 2 South Main st, is receiving competitive sketches for a brick bank building in South Main st.

ITHACA, N. Y.—Cornell University, J. G. Schurman, president, contemplates the erection of a reservoir, probably of reinforced concrete, at Upper Creek near Beebe Lake. No engineer selected.

BINGHAMTON, N. Y.—The City of Binghamton, D. W. Foster, city clerk, City Hall, contemplates the erection of a brick, steel and stone central fire station, to cost about $60,000. John A. Giles, City Hall, city engineer. No architect selected.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—William Emerson, 281 5th av, architect, is taking bids for a 6-sty tenement, 50x109 ft., at the southeast corner of 53d st and 11th av for Mrs. William Emerson, 6 East 70th st. Cost, about $75,000.

BROOKLYN.—The Ashwick Building Co., 493 Ashford st, Herman Luwish, president, owner, is taking bids on all subs for the 4-sty tenement at the northeast corner of Pennsylvania and Blake avs, from plans by Chas. Infanger & Son, 2634 Atlantic av. Cost, about $18,000. Excavating is under way.

CHURCHES.

PASSAIC, N. J.—J. F. Kelly, P. O. Building, Passaic, architect, is taking bids for a 3-sty brick church, school and parish house in the north side of Wall st, southwest of Garfield Bridge, for the Church of the Holy Rosary, Rev. Father Jules Maunteeoffel, pastor, Monroe st.

DWELLINGS.

PORT WASHINGTON, L. I.—The Port Washington Realty Co., A. B. Hollen, manager, on premises, is taking bids on subs for eighty 2½-sty frame residences, 26x30 ft., from plans by Bell & Mercer, 35 South 16th st, Philadelphia, Pa.

LAKEWOOD, N. J.—Harold B. Christensen, Jr., owner, 786 Broad st, Newark, is taking bids for a 2-sty residence to be erected at Cedar Court Park, from plans by Kirby & Petit, 103 Park av, Manhattan.

DOUGLASTON, L. I.—Figures are still being received for the residence and garage, brick, 2-sty, 45x83 ft., for N. H. Bachmann, 257 4th av, Manhattan, to be erected at Bayview av and Shore Road, to cost $15,000. Buehman & Fox, 36 East 42d st, Manhattan, architects.

MOUNT VERNON, N. Y.—H. B. Davis, Stuyvesant Plaza, Mt. Vernon, and 52 Broadway, Manhattan, owner, is taking bids for a 2½-sty frame and stucco residence, from plans by A. G. C. Fletcher, 103 Park av, Manhattan. Cost, about $10,000.

ARROCHAR, S. I.—Jas Whitford, 8 Richmond terrace, St. George, S. I., architect, is taking bids for a 2-sty brick and frame residence, 28x35 ft., for Mrs. Anna M. King, 7 Richmond av. Cost, about $7,000.

HARTSDALE, N. Y.—Beverly S. King, 103 Park av, Manhattan, architect, is taking bids on general contract for a brick veneer residence, 30x70 ft., on the east side of Greenacres av, south of Colvin pl, for Eleanor M. Stone, this place. George Pentecost, Darien, Conn., landscape architect.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The Atlantic Basin Iron Works, owner, John Shields, president, is ready for bids on the general contract for a 1-sty brick foundry, 62x85 ft., at Rapelyea and Van Brunt sts, to cost $15,000. Charles Werner, 316 Flatbush av, Brooklyn, is architect.

BROOKLYN.—Plans are being refigured for the 1-sty factory and shop, 91x107 ft., northwest corner of Atlantic av and Logan st for Kampfe Bros., 8 Reade st, Manhattan. C. Infanger & Son, 2634 Atlantic av, architects. Cost, about $20,000.

HALLS AND CLUBS.

ARLINGTON, N. J.—The F. & A. Masons, Robert Orrock, owner, is taking bids for a 1-sty brick Masonic temple, 50x92 ft., on Kearny av, opposite Lincoln School, from plans by M. A. Lee, 35 Rutherford pl.

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*Plans Figuring—Continued.*

HOTELS.

BROOKLYN.—Kirby & Petit, 103 Park av, Manhattan, architects, are taking bids for alterations and extensions to the 3-sty frame hotel at the foot of Ocean Parkway, for the Hotel Shelburne, on premises.

SPRING LAKE, N. J.—Watson & Huckle, 1211 Walnut st, Philadelphia, Pa., architects, are taking bids to close October 24, for alterations and additions to "Hotel Monmouth" on the ocean front, for the Spring Lake Realty Company, Spring Lake. Cost, about $70,000.

MUNICIPAL WORK.

RANDALL'S ISLAND.—The City of New York, Department of Public Charities, Municipal Building, Room 1091, is taking bids to close October 23 at 2:30 p. m., for roofing work on certain buildings of the Children's Hospital and school here.

RANDALL'S ISLAND.—The City of New York, Department of Public Charities, Municipal Building, is taking bids until October 26, for water regulators necessary for the Children's Hospital and schools here. The security of $900 is required.

SCHOOLS AND COLLEGES.

BRONX.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for P. S. 12, at Frisby av and Benson st, from plans by C. B. J. Snyder.

STORES, OFFICES AND LOFTS.

MANHATTAN.—William Lustgarten Co., 68 William st, owner, is taking bids for alterations to the store and residence 53 Hester st, from plans by Gronenberg & Leuchtag, 303 5th av. Cost, about $8,000.

23D ST.—Starrett & Van Vleck, Everett Building, 17th st and 4th av, will take bids about Oct. 20 for alterations to the Stern Building, in the south side of 23d st, between 5th and 6th avs, for a market building for the Cosmopolitan Gardens, care of A. B. Ashforth, 10 East 33d st. Cost, about $300,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENTMENTS.

BROADWAY.—Chas. A. Platt, 11 East 24th st, has completed plans for the 13-sty apartment house, 201.5x161.8 ft., at 2420-34 Broadway, for Vincent Astor, 23 West 26th st. Cost, about $1,000,000.

FACTORIES AND WAREHOUSES.

92D ST.—Maynicke & Franke, 25 East 26th st, architects, will take bids about October 21 for the 11-sty concrete and steel storehouse, 100x75 ft., in the north side of 92d st, 100 ft. east of 3d av, for the Jacob Ruppert Brewing Co., 1639 3d av. Cost, about $250,000.

MUNICIPAL WORK.

SOUTH FERRY.—Bids were received by the U. S. Government, Oscar Wenderoth, supervising architect, Treasury Department, Washington, D. C., for piers and ferry rack and bridge near South Ferry and Barge Office, from plans by A. E. Fry, Custom House, chief engineer. Cost, about $140,000. The lowest bids were submitted by the Phoenix Construction Co., 41 Park Row, and the North Eastern Construction Co., 225 5th av.

STABLES AND GARAGES.

11TH ST.—James S. Maher, 431 West 14th st, is preparing plans for a 3-sty brick, steel and concrete stable, 66x100 ft., at 356-360 West 11th st, for Donovan & Son, 370 Washington st. Cost, about $30,000.

STORES, OFFICES AND LOFTS.

25TH ST.—Plans are being prepared by Louis A. Sheinart, 194 Bowery, for a 9-sty loft building on a plot 80x100 ft. in West 25th st, between 6th and 7th avs.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FINDLAY AV.—William Koppe, 830 Westchester av, is preparing plans for two 5-sty apartments, 50x121 ft., on the west side of Findlay av, 702 ft. north of 169th st, to cost about $110,000. Also two 5-sty apartments, 177 ft. north of 169th st, to cost about $90,000.

169TH ST.—George Fred Pelham, 30 East 42d st, has been selected to prepare plans for a 2-sty brick store with apartments, 60x80 ft., in 169th st, between Fox and Simpson sts. Joseph Wolkenburg is owner.

STORES, OFFICES AND LOFTS.

WALTON AV.—James M. Farnsworth, 644 8th av, has completed plans for a 2-sty brick studio, 116x97 ft., at the northeast corner of Walton av and 140th st for H. P. Knight, 147 East 81st st, owner and builder. Cost, about $20,000.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SHEFFIELD AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty apartment, 30x90 ft., on the west side of Sheffield av, 150 ft. north of Pitkin av, for Joseph Dunitz, on premises. Cost, about $15,000.

55TH ST.—Louis A. Sheinart, 194 Bowery, Manhattan, is preparing plans for three 4-sty tenements, 50x100 ft. each, in 55th st, Borough Park.

BRISTOL ST.—Cohn Bros., 361 Stone av, Brooklyn, have completed plans for two 4-sty tenements, 50x98 ft., for The Lirock Co., Inc., 1305 East New York av, to cost $70,000. The owner builds and wants bids on all subs.

HILL ST.—L. J. Frank, Jr., 206 Crescent st, is preparing plans for a 4-sty tenement, 25x73 ft., in the north side of Hill st, near Crescent st, for Joseph Valinotti, 395 Crescent st, owner, who will take bids on general contract. Cost, about $22,000.

DWELLINGS.

21ST ST.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 3-sty residence and garage at the northeast corner of East 21st st and Farragut rd, to cost about $10,000. Architect will take bids on general contract about October 28.

AV U.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for two 3-sty brick residences, 20x80 ft., at the southwest corner of Av U and East 14th st for the Homecrest Building Co., Mr. William Eisler, president, 53 Nassau st, Manhattan, owner and builder. Total cost, about $12,000.

AV U.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 3-sty residence, 25x75 ft., at the southwest corner of Av U and East 9th st for William Eisler, 53 Nassau st, Manhattan, owner and builder. Cost, about $12,000.

PINE ST.—L. Frank, Jr., 206 Crescent st, is preparing plans for a 2-sty frame residence, 14x22 ft., in the west side of Pine st, 100 ft. north of Belmont av, for Dennia A. Meany, 2996 Fulton st.

FACTORIES AND WAREHOUSES.

RUTLEDGE ST.—L. S. Beardsley, 38 West 32d st, Manhattan, is preparing plans for a 2-sty reinforced concrete bakery, 56x100 ft., for Dugan Bros., 287 Broadway, owner and lessee.

AMES ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty laundry and stable, 65x100 ft., in the east side of Ames st, near Riverdale av, for the Independent Wet Wash Laundry Co., Nathan Boslefsky, 207 Thatford st.

MELROSE ST.—Killick & Lubroth, 186 Remsen st, have completed plans for a 3-sty brick factory, 50x100 ft., at 330 Melrose st for Samuel Graber, 332 Melrose st, owner, who will take bids on general contract immediately. Cost, about $15,000.

GREENPOINT AV.—Plans are being prepared privately for two 1-sty brick factory buildings, 100x50 and 200x70 ft., on Greenpoint av, Williamsburgh, for Andrew N. Peterson, 372 Greenpoint av, owner and builder. Cost, about $75,000.

FLOYD ST.—Edward V. Warren, 31 Clinton st, Newark, is preparing plans for a 4-sty additional building to the factory at 133 Floyd st for J. Sklar, on premises. Cost, about $25,000.

44TH ST.—Fred R. Ashfield, 350 Fulton st, has completed plans for a 2-sty factory, 30x90 ft., at 222 44th st, near 2d av, for the Fred H. Levey Co., on premises. General contract will probably be awarded without competition about October 25. Cost, about $20,000.

HALLS AND CLUBS.

HERKIMER ST.—Montrose W. Morris, 82 Wall st, Manhattan, has completed plans for a brick and stone addition to the clubhouse, adjoining 78 Herkimer st, for the Invincible Club, on premises. L. M. Swasey, sheriff. Cost, about $30,000. Work will be started next spring.

STABLES AND GARAGES.

PRESIDENT ST.—L. Danancher & Co., Fulton st, Jamaica, are preparing plans for a 1-sty brick garage, 58x140 ft., in the south side of President st, 200 ft. west of Utica av, for Abraham Koeppel, 330 Utica av, owner. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

SOUTH 4TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for alterations to the loft at South 4th st, near Wythe av, for the Empire Tinware Co., to cost about $8,000.

### Queens.

APARTMENTS, FLATS AND TENEMENTS.

CORONA, L. I.—R. W. Johnson, 10 Grove st, is preparing plans for four 2-sty apartments at Junction av and Union st for Thos. Daly, builder, Corona. Total cost, about $4,000.

QUEENS, L. I.—Henry Luning, 68 Leggett av, has completed plans for two 3-sty tenements, 20x69 ft., on the east side of Rockaway rd, 62 ft. north of Atlantic av, for Herbert A. O'Brien, 215 Rockaway rd, Jamaica. Cost, about $7,000 each.

DWELLINGS.

LONG ISLAND CITY.—Carl P. Johnson, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco residence at Flimhur sq for the Vago Realty Co., 47 West 34th st, Manhattan. Bids will be received by the owner.

RICHMOND HILL, L. I.—L. Frank, Jr., 206 Crescent st, Brooklyn, is preparing plans for a 2½-sty frame residence, 20x43 ft., at the northwest corner of Manor and Branden avs for William Schapelle, 20 Vandeveer av, Woodhaven. Cost, about $4,500.

### Nassau.

SCHOOLS AND COLLEGES.

MANHASSET, L. I.—The Board of Education of this place will soon take bids for the 2-sty brick school to be erected here, from plans by Frederick Briggs, of Plandome, L. I. Estimated cost is $70,000.

### Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, is preparing plans for a 3-sty frame and stucco apartment, 24x48 ft., on Caryl av, between Saratoga and Eleanor avs, for Mary A. Watson, 214 Jessamine av. Cost, about $7,500.

DWELLINGS.

NEW ROCHELLE, N. Y.—E. C. Horn Sons, 151 West 42d st, Manhattan, are completing plans for a 2½-sty terra cotta block and stucco residence, 42x29 ft., for Edward F. Rush, Fitzgerald Building, 1482 Broadway, Manhattan, owner. Cost, about $9,000. Architects will take bids on general contract.

STABLES AND GARAGES.

YONKERS, N. Y.—George S. Cowles, 4-6 Warburton av, has completed preliminary plans for the 2-sty brick city stables in Alexander st for the city of Yonkers, James T. Lennon, mayor. Cost, about $50,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MOUNT VERNON, N. Y.—V. Zimbardi, 143 South 7th av, has received the general contract to erect a 3-sty apartment, 20x58 ft., at 513 South 11th av for Raffaele Salzano, 513 South 11th av. F. A. Gallou, Proctor Building, architect. Cost, about $8,000.

CHURCHES.

WEST ASBURY PARK, N. J.—Elwood Johnson, Main st, Bradley Beach, has received the general contract to erect a 1-sty brick or hollow tile church, 40x90 ft., on Union av, near Springwood av, for the A. M. E. Church, Rev. S. D. Conrad, 12 Av A, owner. Clinton B. Cook, 508 Bond st, Asbury Park, architect. Cost, about $15,000.

DWELLINGS.

EAST ORANGE, N. J.—J. Sylvester & Son, 20 Eckert av, Newark, have received the general contract to erect a 2½-sty hollow tile and stucco residence at 68-70 Warrington pl, for Samuel J. Davis, 237 North 11th st, Newark, owner. F. H. Koenigsberger, 665 Broad st, Newark, architect. Cost, about $6,500.

NEW DORP, S. I.—E. H. Lockhart, Midland Heights, has received the general contract to erect a 2-sty frame and stucco residence and office, 53x68 ft., at the southeast corner of 2d st and Rose av for Dr. J. A. Smith, 3d st. James E. Grunert, 2010 Richmond rd, architect. Cost, about $8,000.

PRINCETON, N. J.—William H. Nye, 107 Waverly pl, Manhattan, has received the general contract to erect a 2½-sty tile and stucco residence, 16x40 ft., for Professor David Magie, Jr., 15 Essex st, East Orange, N. J. R. B. Barnes, 15 East 40th st, Manhattan, architect.

HARTSDALE, N. Y.—H. W. Mumford, Walton av, White Plains, has received the general contract to erect a 2½-sty frame residence, 56x26 ft., on the east side of Brayton pl, opposite Berkeley rd, for Byram C. Guerin, 38 Church st, Manhattan. E. J. Lang, 477 5th av, Manhattan, architect. Cost, about $9,000.

HARTSDALE, N. Y.—(Sub.).—D. Saccone, 35 Madison av, White Plains, has received the mason work for the 2½-sty frame residence corner of Berkeley rd and Brayton pl for Albert J. Mehler, care of Lazard Freres, 10 Wall st, Manhattan. Herbert M. Baer, 665 5th av, Manhattan, architect. Emil Johansen, 730 Cranford av, Bronx, general contractor. Cost, about $18,000.

BRONXVILLE, N. Y.—John Utz, Ponfield rd, has received the general contract to erect a 2½-sty tile and stucco residence, 30x52 ft., for Walter D. Despard, 6 Hanover st, Manhattan. Bates & How, 542 5th av, Manhattan, architects. Cost, about $25,000.

NEWARK, N. J.—(Sub).—William Lockhart, 193 South 11th st, has received the mason contract and George Varley & Son, 31 Hudson st, carpentry, for the 2½-sty frame and brick veneer residence, 36x39 ft., in the west side of Parker st, near Ballantine Parkway, for Robert D. Veghte, secretary DeBow & Co., 32 Commerce st. Sutton & Sutton, Union Building, Newark, architects. Cost, about $8,000.

GREENWICH, CONN.—The Weir Building Co., Arch st, this place, has received the general contract to erect a hollow tile block and stucco residence on Lenox drive for Mrs. Edward Scofield, Mason st. F. G. C. Smith, Smith Building, architect.

BRONX.—Ahneman & Younkeheere, Inc., 3320 Bailey av, has received the general contract to erect a 2½-sty brick residence, 49x46 ft., on the west side of Palisade av, 300 ft. south of 231st st, for Lowell H. Brown, 17 Battery pl. Robert W. Gardner, 84 William st, architect. Angellora, Bros., at site, mason. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—William Fetner, 208 Floyd st, has received the general contract to alter the factory and erect a stable at the northwest corner of Greenpoint av and Newell st, for the Standard Fireproof Sash & Door Co., 182 Diamond st, I. Kostel, president. Gustave Erda, 826 Manhattan av, architect. Cost, about $5,000.

BRONX.—William Henderson, Inc., 516 5th av, has received the general contract to erect a 3-sty reinforced concrete bakery, 100x144x133 ft., at the northwest corner of Wales av and 142d st, for the Ward Baking Co., on premises, R. D. Ward, president. C. B. Comstock, 110 West 40th st, architect.

HARRISON, N. J.—American Concrete Steel Co., Essex Building, Newark, has received the general contract to alter the 1-sty brick power house on Middlesex av for the Hyatt Roller Bearing Co., Cost, about $5,000. Plans were prepared privately.

HOTELS.

MANHATTAN.—(Sub.).—P. J. Durcan, Inc., 142 East 43d st, has received the plastering contract and J. I. Hass, 1 Madison av, the painting, for the 12-sty apartment hotel southwest corner of 7th av and 59th st for Sol. Bloom, 236 West 42d st. Buchman & Fox, Madison av and 42d st, architects. The Hedden Construction Co., 1 Madison av, general contractor. Cost, about $125,000.

MUNICIPAL WORK.

MANHATTAN.—The Dunbar Contracting Co., 444 East 68th st, has received the contract for the reconstruction of the plaza, at 5th av, between 58th and 59th sts, adjoining the Pulitzer Fountain, for the City of New York.

MANHATTAN.—The Ganford Co., 136 Liberty st, has received the contract for alterations to hook and ladder quarters No. 8 at North Moore and Varick sts, for the City, from plans by William S. Connell, Municipal Building, to cost $18,000.

PUBLIC BUILDINGS.

EAST ORANGE, N. J.—The Essex Construction Co., 85 Academy st, Newark, has received the general contract to alter and make additions


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*Contracts Awarded—Continued.*

to the 1-sty brick library at Main st and Munn av for the East Orange Public Library, Edward O. Stanley, president Board of Trustees. Hobart A. Walker, 437 5th av, Manhattan, architect. Francis Lang Co., 378 Main st, has heating contract. Cost, about $40,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—A. Von Den Dreisch, 204 East 86th st, has received the general contract to alter and make additions to the 4-sty brick loft building, 50x100 ft., at 212-214 East 99th st for the Greenwood Cemetery, 170 Broadway. Jas. S. Maher, 431 West 14th st, architect.

MANHATTAN.—(Sub.).—G. Schaile & Son, 664 Oakland pl, have received the tile work and Farber & Cleberman, 22 East 108th st, the painting, for the 12-sty store and loft building, 56x98 ft., at 35-39 West 35th st for Raymond & Reismann, 507 West 113th st. Warren & Wetmore, 70 East 45th st, architects. William M. Moore Construction Co., 516 West 139th st, mason. Cost, about $180,000.

MANHATTAN.—The Lustbader Construction Co., 163 East 82d st, has received the general contract for alterations to the loft building (consisting of interior changes) at No. 26 Broadway, for the Standard Oil Co., to cost $10,000. Severance & Van Alen, 4 West 37th st, are the architects.

LONG BEACH, L. I.—G. Aarvig Co., Inc., Park pl, Long Beach, has received the general contract to erect 3-sty brick stores, 20x100 ft., for L. Sondergaard, Long Beach. James A. McDonald & Son, 2329 Surf av, architects. Cost, about $20,000.

LONG ISLAND CITY.—J. A. Wigmore Construction Co., Queens Plaza Court Building, Bridge Plaza, Long Island City, has received the general contract to erect a 1-sty brick store, 50x60 ft., at the northeast corner of Jackson av and Pervis st for the Pervis Realty Co., Bridge Plaza. Edward Hahn, Bridge Plaza, architect. Cost, about $5,000.

THEATRES.

OSSINING, N. Y.—Grannis & Warley Contracting Co., Depot Square, has received the general contract to erect an addition and make alterations to the 4-sty brick theatre and office building at Main st and Croton av, for James H. Rowe, 101 Highland av. Applebree & Gowan, Ossining, architects. Cost, about $35,000.

MISCELLANEOUS.

MANHATTAN.—Reliance Fire Proof Door Co., of Milton and West sts, Greenpoint, have been awarded the contract for kalamein work on the 12-sty Underhill Publishing Building, 428 to 448 West 37th st. Architects, Hill & Stout; general contractors, Whitney Co., 1 Liberty st.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

149TH ST, 608-618 West, s e cor Riverside Drive, 11-sty brick fireproof apartment, 100x138; cost, $425,000; owner, West Side Constn. Co., Jacob Axelrod, Pres., 322 West 100th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 337.

111TH ST, 123-135 West, n s, 287 e 7th av, 6-sty brick tenement, 105x100; cost, $130,000; owner, 114th St & 7th Av Constn. Co., Max Weinstein, president, 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 343.

BENNETT AV, e s, 394 n 181st st, 6-sty brick apartment, 104x87; cost, $85,000; owner, Bennett Av Realty Co., 549 West 52d st, Patrick H. McNulty, president; architects, Gilbert & Burnham, 80 Maiden lane. Plan No. 341.

CHURCHES.

137TH ST, 59-61 West, n s, 200 e Lenox av, 2-sty brick church, 50x91; cost, $30,000; owner, Church Extension Committee of the Presbytery of New York, Wilton M. Smith, president, 29 West 54th st; architects, Ludlow & Peabody, 101 Park av. Plan No. 339.

138TH ST, 59-61 West, n s, 195 e Lenox av, 1-sty brick church, 55x99; cost, $12,000; owner, St. Mark's R. C. Church, Rev. Chas. J. Plunkett, pastor; architect, N. Serracino, 1170 Broadway. Plan No. 338.

STABLES AND GARAGES.

11TH ST, 356-58-60 West, 3-sty brick fireproof stable, 66x90; cost, $35,000; owner, Simon Donovan Trucking Co., Simon Donovan, Pres., 431 West 14th st; architect, Jas. S. Maher, 431 West 14th st. Plan No. 344.

MISCELLANEOUS.

POLO GROUNDS, w s, 8th av at 157th st, 2-sty brick, fireproof entrance, exits and offices, 82x253; cost, $20,000; owner, National Exhibition Co., Harry Hempstead, president, 200 5th av; architect, Frank Ring, 525 West 24th st. Plan No. 340.

92D ST, 206-210 East, s s, 100 e 3d av, 11-sty brick, fireproof brewery stock-house, 73x114; cost, $150,000; owner, Jacob Ruppert, Inc., Jacob Ruppert, Sr., president, 1639 3d av; architects, Maynicke & Franke, 25 Madison sq, N. Plan No. 342.

### Bronx.

DWELLINGS.

MIDDLETOWN RD, n s, 116.4 e Mahan av, 1-sty frame dwelling, 31x34½, slag roof; cost, $2,500; owner, Marie E. Baxter, 3105 Middletown rd; architect, Chas. R. Baxter, 3105 Middletown rd. Plan No. 497.

FACTORIES AND WAREHOUSES.

MAGENTA ST, n s, 75 w Bronx blvd, 2-sty brick storage, 52x102, slag roof; cost, $28,500; owners, estate of Emilie Raldinger, 232 West 22d st; architect, Wm. Pringle, 441 Tremont av. Plan No. 498.

STABLES AND GARAGES.

ALBANY CRESCENT, w s, 237.10 n 231st st, 2-sty brick garage and stable, 51.4⅛x65.10¾, plastic slate roof; cost, $14,000; owners, John & Jos. Burfeindt, 5588 Broadway; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 491.

STORES AND TENEMENTS.

MORRIS PARK AV, n s, 141.9 w Bronxdale av, 1-sty brick stores, plastic slate roof, 45.5½x57.5½; cost, $6,000; owner, Bronx County Constn Co., Chas. S. Levy, 1029 Tremont av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 490.

LORING PL, e s, 104.3 n Burnside av, five 5-sty brick tenements, 40x109.6, 40x116.1, 40x75.4, plastic slate roof; cost, $100,000; owners, Osting Bldg. Co., Wm. C. Oesting, 249 East Kingsbridge rd, president; architects, Neville & Bagge, 217 West 125th st. Plan No. 493.

ADREWS AV, w s, 197.11 s 178th st, seven 5-sty brick tenements, 39.4x122, 39.4x129, 39.4x72, plastic slate roof; cost, $140,000; owners Oesting Bldg. Co., Wm. C. Oesting, 249 East Kingsbridge rd, president; architects, Neville & Bagge, 217 West 125th st. Plan No. 492.

184TH ST, n e cor Ryer av, 5-sty brick tenement, 49.8⅝x81.8⅜, slag roof; cost, $50,000; owners, Petit Bldg. Co., Andrew Bechmann, 1053 Southern Boulevard, president; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 495.

VALENTINE AV, n w cor 184th st, 5-sty brick tenement, 81.4½x81.8¾, slag roof; cost, $60,000; owners, Petit Bldg. Co., Andrew Bechmann, 1053 Southern Boulevard, president; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 496.

MISCELLANEOUS.

187TH ST, n s, 83.56 e Arthur av, 1-sty frame shed, 22x70; cost, $200; owner, G. Luciani, 607 East 187th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 499.

ARTHUR AV, e s, 170 n 188th st, 1-sty frame shed, 20x33; cost, $100; owner, Jos. Capasso, 2460 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 500.

### Brooklyn.

DWELLINGS.

WEST 23D ST, e s, 210 s Surf av, 2-sty brick dwelling, 18x75.6, gravel roof, 2 families; cost, $3,000; owner, Thos. F. Cucurillo, 20 Havemeyer st; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 6982.

WEST 25TH ST, w s, 240 n Mermaid av, 1-sty frame dwelling, 16x36, gravel roof, 1 family; cost, $1,500; owner, Conatanzo Dal Rossoe, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6987.

LOGAN ST, e s, 100 n Ridgewood av, 2-sty brick dwelling, 26x55, slag roof, 2 families; cost, $5,000; owner, Eliz Kaiser, 101 Logan st; architect, L. Danancher, 370 Fulton st, Queens. Plan No. 6996.

EAST 9TH ST, e s, 220 n Av J, 2-sty frame dwelling, 24.8x40.2, shingle roof, 1 family; cost, $5,000; owners, H. W. & A. M. Buckley Co., 1044 East 15th st; architects, Slee & Bryson, 154 Montague st. Plan No. 7037.

WEST 15TH ST, e s, 560 n Neptune av, 2-sty frame dwelling, 19x50, gravel roof, 2 families; cost, $1,600; owner, Pasquale Balsano, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7055.

LAUREL AV, s s, 80 e Highland av, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $3,000; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 233 Broadway, Manhattan. Plan No. 7033.

WEST 3D ST, e s, 380.8 s Neptune av, 1-sty frame dwelling, 20x22.6, —— roof, 1 family; cost, $800; owner, Anna Ferrara, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 7060.

48TH ST, s s, 225 e 14th av, 2-sty frame dwelling, 30.4x48.2, shingle roof, 1 family; cost, $6,000; owner, Morris Wolfinger, 346 Broadway; architect, W. T. McCarthy, 16 Court st. Plan No. 7084.

LAUREL AV, s s, 320 w West 37th st, 2-sty frame dwelling, 22x39.3, shingle roof, 1 family; cost, $3,000; owner, Ella Altman, 821 Crescent st, Astoria, L. I.; architect, R. I. Dodge, 233 Broadway. Plan No. 7095.

EAST 14TH ST, w s, 180 n Av N, 2-sty frame dwelling, 17x44, shingle roof, 1 family; cost, $3,000; owner, C. M. Meyer, 1437 East 14th st; architect, A. W. Pierce, 59 Court st. Plan No. 7110.

42D ST, n s, 180 e 14th av, 2-sty frame dwelling, 24x45.6, shingle roof, 1 family; cost, $6,000; owner, Morris Kornblum, 1341 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 7106.

AV Z, s s, 40 e East 26th st, 2-sty frame dwelling, 22.4x40, shingle roof, 1 family; cost, $4,800; owner, Christian Muller, 467 Van Buren st; architect, E. J. Meisenger, 394 Graham av. Plan No. 7130.

LYNE AV, n s, 80 e Highland av, 2-sty frame dwelling, 22x39.3, shingle roof, 1 family; cost, $3,000; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 233 Broadway, Manhattan. Plan No. 7105.

FACTORIES AND WAREHOUSES.

ALABAMA AV, e s, 95 n Sutter av, 1-sty brick shop, 60x45, gravel roof; cost, $3,000; owner, Dickey Lemberg Co., Suffern, N. Y.; architects, Farber & Markwitz, 189 Montague st. Plan No. 7102.

STABLES AND GARAGES.

EAST 7TH ST, 612, 1-sty frame garage, 18x18, shingle roof; cost, $200; owner, Merrett Wager, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7086.

AV C, s w cor East 2d st, 1-sty brick garage, 16.6x19.7, slag roof; cost, $200; owner, Eugene H. Pulch, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7117.

STORES AND DWELLINGS.

EAST 14TH ST, w s, 80 s Av U, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $6,000; owner, Homecrest Bldg Co., 35 Nassau st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7059.

AV N, s e cor East 13th st; 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $10,000; owner, Benj. Eisler, 33 Nassau st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7003.

STORES AND TENEMENTS.

STOCKHOLM ST, w s, 20 s Central av, three 4-sty brick tenements, 50x89, slag roof, 20 families each; cost, $90,000; owner, Harry Lindenbaum, 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 6995.

STOCKHOLM ST, w s, 50 s Central av, three 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, $90,000; owner, Harry Lindenbaum, 45 West 34th st, Manhattan; architect, A. T. McCarthy, 16 Court st. Plan No. 6994.

CLIFTON PL, n s, 550 e Bedford av, 4-sty brick tenement, 50x88, gravel roof, 9 families; cost, $25,000; owner, DeKalb Constn. Co., 1935 Bedford av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 7048.

MISCELLANEOUS.

3D AV, n w cor 1st st, 1-sty frame shed, 32.10x125, gravel roof; cost, $1,000; owner, Jas. S. Gold, 983 52d st; architect, same. Plan No. 7056.

5TH AV, s w cor 35th st, two 1-sty brick sheds, 21.4x26.4, shingle roof; total cost, $1,500; owner, Greenwood Cemetery Co., on premises; architect. Erek Strindberg, 29 West 34th st, Manhattan. Plan No. 7043.

ATLANTIC AV, s s, 215 w Franklin av, 1-sty brick shed, 20x151, tar roof; cost, $5,000; owner, N. Y. Consolidated R. R. Co., 85 Clinton st; architect, Walter K. Taylor, 329 Bowne av, Queens. Plan No. 6993.

## Queens.

DWELLINGS.

COLLEGE POINT.—21st st, e s, 260 n 5th av, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, $5,000; owner, C. W. MacDonald, 767 8th av, College Point; architect, C. B. Brun, 110 West 34th st, Manhattan. Plan No. 3200.

EDGEMERE.—Frank av, w s, 200 s Hough pl, 1-sty frame dwelling, 22x33, shingle roof, 1 family; cost, $1,600; owner, F. C. Browker, Woodhaven, L. I.; architect, J. H. Cornell, Far Rockaway. Plan No. 3202.

OZONE PARK.—Ocean av, w s, 184 n Liberty av, 1-sty frame dwelling, 20x50, tin roof, 1 family; cost, $1,500; owner, Nocola Andrea, on premises; architect, L. J. Frank, 206 Crescent st., Brooklyn. Plan No. 3198.

ELMHURST.—Union st, n w cor Junction av, 2-sty frame stable and dwelling, 20x16, slag roof; cost, $800; owner, W. Abermann, 772 Broadway, Brooklyn. Plan No. 3223.

JAMAICA PLAZA.—Baylis st, s s, 108 w Merrick rd, 2-sty frame dwelling and store, 21x50, tin roof, 2 families; cost, $2,500; owner, C. Gianebalo, 343 Melrose av, Brooklyn; architects, Cannella & Gallo, 60 Graham av, Brooklyn. Plan No. 3207.

JAMAICA.—Terrace av, n s, 189 w Flushing av, 2½-sty frame dwelling, 24x34, shingle roof, 1 family, steam heat; cost, $4,500; owner, S. Youmanns, Jamaica; architect, W. H. Spaulding, Jamaica. Plan No. 3215.

JAMAICA.—Jeffrey av, w s, 50 n Mitchell av, 2½-sty frame dwelling, 19x52, shingle roof, 1 family, steam heat; cost, $4,500; owners, Luhrs & Co., Fulton st, Jamaica; architect, H. Sprinken, Fulton st, Jamaica. Plan No. 3218.

L. I. CITY.—Cooper st, e s, 250 s Newtown av, 2-sty brick dwelling, 22x52, tin roof, 2 families; cost, $4,000; owner, J. Murphy, 34 Cooper st, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 3208.

RICHMOND HILL.—Fulton st, n s, 425 e Wyckoff av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $5,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, G. E. Crane, Richmond Hill. Plan Nos. 3210-11.

SPRINGFIELD.—2d st, e s, 200 s Hawthorne av, 2½-sty frame dwelling, 15x26, shingle roof, 1 family; cost, $2,000; owner, L. W. Schwarz, Springfield; architect, W. H. Spaulding, Jamaica. Plan No. 3216.

FOREST HILLS.—Seminole av, e s, 75 s Livingston st, 2-sty brick dwelling, 31x29, shingle roof; cost, $4,500; owner, Cord Meyer Dev. Co., Forest Hills, L. I.; architect, Wm. S. Worrall, Long Island City. Plan No. 3246.

FOREST HILLS.—Seminole av, e s, 75 s Kelvin st, 2-sty brick dwelling, 35x29, shingle roof; cost, $6,500; owner, Cord Meyer Dev. Co., Forest Hills, L. I.; architect, Wm. S. Worrall, L. I. City. Plan No. 3245.

MORRIS PARK.—Walnut st, w s, 270 n Belmont av, two 2½-sty frame dwellings, 17x36, shingle roof, 1 family; cost, $5,000; owner, C. A. Johnson, 219 Washington st, Jamaica; architect, Lars Olsen, 285 Livingston st, Brooklyn. Plan Nos. 3235-36.

RICHMOND HILL.—Chichester av, n s, 80 e Curtis st, two 2-sty frame dwellings, 14x35, shingle roof, 1 family; cost, $4,400; owner, Martin Wohl, 102 Union Hall st, Jamaica; architect, owner. Plan Nos. 3239-40.

RICHMOND HILL.—Manor av, n w cor Brandon av, two 2½-sty frame dwellings, 18x42, shingle roof, 1 family, steam heat; cost, $7,000; owner, Wm. Chappelle, 20 Vandeveer av, Woodhaven; architect, Lawrence J. Frank, Jr., 206 Crescent st, Brooklyn. Plan Nos. 3227-28.

ROCKAWAY BEACH.—Eldred av, e s, 210 n L. I. R. R., 1-sty frame dwelling, 16x44, shingle roof, 1 family; cost, $700; owner, Wm. Goedele, 477 Boulevard, Rockaway Beach; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 3230.

ROCKAWAY BEACH.—Washington av, n s, 80 w Center st, 1-sty frame dwelling, 15x36, shingle roof, 2 families; cost, $700 (two houses); owner, Mary Stanton, 2784 Crescent st, Bronx; architect, Wm. Sandifer, Rockaway Beach. Plan No. 3234.


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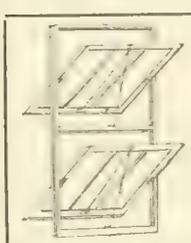
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*Plans Filed, New Buildings, Queens, Continued.*

SOUTH JAMAICA.—Hunton av, s s, 50 e Chrystenah st, 1-sty frame dwelling, 14x14, tin roof; cost, $600; owner, William Murgatroyd, premises. Plan No. 3232.

WHITESTONE.—9th st, s s, 380 e 7th av, 2½-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $3,200; owner, Chas. S. Colden, 12th st, near 7th av, Whitestone; architect, E. Leo McCracken, Manhattan court, College Point. Plan No. 3241.

WOODHAVEN.—Belmont av, s s, 100 e Fundy st, 2-sty frame dwelling, 14x37, shingle roof, 1 family; cost, $1,800; owner, Frederici Dritchler, 148 Forest av, Ridgewood; architect, L. F. Schillinger, 167 Van Siclen av, Brooklyn. Plan No. 3229.

WOODHAVEN.—Fulton st, n s, 116 w Woodhaven av, 2-sty frame dwelling, 36x57, tin roof, 2 families; cost, $4,200 (two houses); owner, Joseph Dittmar, 22 Oakland pl, Woodhaven. Plan No. 3244.

STABLES AND GARAGES.

JAMAICA.—South st, n s, 100 w Jay st, 1-sty frame barn, 10x16, tin roof; cost, $100; owner, M. Piersak, on premises. Plan No. 3209.

EDGEMERE.—Surf av, e s, 285 n Sprayview av, 1-sty frame garage, 12x20, tin roof; cost, $100; owner, Rebecca Weirgart, on premises. Plan No. 3213.

FAR ROCKAWAY.—McNeil av, w s, 61 n Morris place, 1-sty frame garage, 12x18, tin roof; cost, $200; owner, S. J. Ellsworth, on premises. Plan No. 3205.

FLUSHING.—16th st, w s, 60 n Laburnam av, 1-sty frame garage, 10x18, shingle roof; cost, $700; owner, F. Street, on premises. Plan No. 3219.

RICHMOND HILL.—Herald av, w s, 40 s Ridgewood av, 1-sty frame garage, 14x18, shingle roof; cost, $300; owner, John Herlich, 93 Herald av, Richmond Hill. Plan No. 3217.

RICHMOND HILL.—Waterbury av, n w cor Brandon st, 1-sty brick garage, 17x20, shingle roof; cost, $300; John B Reiner, on premises. Plan No. 3220.

WOODHAVEN.—Oceanview av, 506, 1-sty frame garage, 10x14, tin roof; cost, $130; owner, Max Neuhaus, on premises. Plan No. 3206.

WOODHAVEN.—Dunnington av, e s, 123 n Jamaica av, 1-sty frame garage, 11x16, tin roof, $100; owner, R. Peterson, on premises. Plan No. 3222.

WOODHAVEN.—Diamond av, 820, 1-sty frame garage, 10x15, tin roof; cost, $75; owned, N. Babcock, on premises. Plan No. 3201.

COLLEGE POINT.—13th st, w s, 100 n 1st av, 1-sty frame garage, 17x8, shingle roof; cost, $350; owner, Dr. A. S. Ambl, premises. Plan No. 3242.

ELMHURST.—Linden st, s w cor 5th st, 1-sty brick garage, 69x50, gravel roof; cost, $4,750; owner, Wm. J. Muller, premises; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 3224.

RICHMOND HILL.—Bedford av, w s, 210 s Brandon av, 1-sty frame garage, 12x20, shingle roof; cost, $250; owner, James Hirsch, 405 Bedford av, Richmond Hill; architect, E. Robins, Richmond Hill. Plan No. 3243.

WOODHAVEN.—Old South rd, n s, 600 w Woodhaven av, 1-sty brick stable, 25x51, slag roof; cost, $1,800; owner and architect, Frank Ambrosi, Old South rd, Woodhaven. Plan No. 3223.

MISCELLANEOUS.

JAMAICA CREEK.—West Bay av, e s, 1769 s Cross st, 1-sty frame bathhouse, 13x13, tin roof; cost, $250; owner, Adam Kiefer, 48 Maple st, Brooklyn Hills. Plan No. 3203.

RICHMOND HILL CIRCLE.—Lulu av, s s, 28 w Walnut st, 1-sty frame bathhouse, 14x20, tin roof; cost, $150; owner, Miss R. Rigby, Bergen Landing rd, Richmond Hill. Plan No. 3204.

JAMAICA.—Queens blvd, e s, 200 s Union Turnpike, frame signboard, 200x24; cost, $400; owner, Jamaica Poster Adv. Co., on premises. Plan No. 3221.

COLLEGE POINT.—10th st, 15 to 23, 1-sty brick dye house, 44x70, rubberoid roof; cost, $2,500; owner, R. A. Weber Silk Dyeing Co., premises; architect, Reconstructed Stone Co., 155 Bond st, Paterson, N. J. Plan No. 3225.

HOOK CREEK.—Foster's Meadow rd, e s, 800 n Rockaway rd, 1-sty frame boat house, 24x18, tin roof; cost, $200; owner, Chris Richter, Hook Creek. Plan No. 3231.

RAMBLERSVILLE.—Beckman st, w s, 132 s Park Row, frame boat house, 14x16, shingle roof; cost, $200; owner, G. Waldron, 208 Richardson st, Brooklyn. Plan No. 3238.

WOODSIDE.—Jackson av, n e cor Mecke st, frame sign, 100x12; cost, $100; owners, Dissoway & Fisher, 1075 3d av, Manhattan. Plan No. 3237.

## Richmond.

DWELLINGS.

CONGRESS ST, n s, 360 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x35; cost, $400; owner, Geo. E. Reynolds, 278 West 71st st, Manhattan; architect and builder, H. A. Wilkes, New Dorp. Plan No. 839.

ELTINGVILLE.—1-sty frame bungalow, 18x33; cost, $400; owner and builder, Columbia Fishing Club, Eltingville. Plan No. 838.

6TH ST, e s, 100 s Monroe av, Midland Beach, 1-sty frame bungalow, 12x44; cost, $150; owner, Daniel Bone, 113 Patchen av, Brooklyn; architect and builder, John Stuart, Vanderbilt av, Brooklyn. Plan No. 837.

6TH ST, e s, 120 s Monroe av, Midland Beach, 1-sty frame bungalow, 12x44; cost, $150; owner, Alex Anderson, 309 Prospect pl, Brooklyn; architect and builder, John Stuart, 580 Vanderbilt av, Brooklyn. Plan No. 836.

10TH ST, s w cor Ocean av, New Dorp, 2-sty frame dwelling, 24x13; cost, $2,500; owner, O. S. Coleman, 105 9th st, New Dorp; architect and builder, J. S. Coleman, 105 9th st, New Dorp. Plan No. 845.

CEDAR GROVE AV, e s, 290 s New Dorp lane, New Dorp, 1-sty frame dwelling, 14x28; cost, $200; owner and builder, H. A. Florence, 122 East 4th st, Manhattan. Plan No. 842.

CRESCENT AV, e s, 300 s Southfield blvd, Great Kills, 1-sty frame bungalow, 16x30; cost, $400; owner, Mrs. M. Sweeney, 112 Pearl st, Manhattan; architect and builder, L. E. Decker, Eltingville. Plan No. 844.

2D AV, w s, 278 n Jersey st, new Brighton, 2-sty frame dwelling, 20x28; cost, $2,800; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 841.

STABLES AND GARAGES.

NEPTUNE ST, 100 e Cedar Grove av, New Dorp, 1-sty galvanized iron garage, 14x20; cost, $75; owner, Sarah Gould, 624 West 52d st, Manhattan; builder, W. J. Gould, 624 West 52d st, Manhattan. Plan No. 843.

MISCELLANEOUS.

FOUR CORNERS RD, w s, 200 e Todt Hill rd, Dongan Hills, 1-sty tile ice house, 15x20; cost, $1,000; owner, Ed. Brown, Dongan Hills; architect and builder, J. J. Sullivan, Dongan Hills. Plan No. 840.

OLD STONE RD, w s, 1,000 s Fisk av, Port Richmond, 2-sty frame storage, 22x60; cost, $898; owner, Consolidated Fire W. Co., Port Richmond; architect and builder, W. H. Ellis, Port Richmond. Plan No. 835.

## PLANS FILED FOR ALTERATIONS.

### Borough of Manhattan.

ALLEN ST, 125-27, steel beams, windows, partitions, plumbing, brick and terra cotta walls to two 6-sty brick stores and tenements; cost, $2,500; owner, Rosa Cohn, 99 Stanton st; architect, Otto Reissmann, 147 4th av. Plan No. 3688.

BROOME ST, 484-90, toilets, plumbing, partitions, cinder, concrete and asphalt finished floor, plumbing fixtures to 6-sty brick warehouse; cost, $2,500; owner, Ellen W. Duryea, Red Bank, N. J.; architect, W. B. Rosencrantz, 111 5th av. Plan No. 3703.

HOUSTON ST, 52-58 West, terra cotta partitions to 6-sty brick telephone exchange; cost, $4,800; owner, N. Y. Telephone Co., Union N. Bethell, 15 Dey st; architect, Edw. A. Munger, 15 Dey st. Plan No. 3685.

LUDLOW ST, 181, windows to 7-sty brick stores and lofts; cost, $75; owner, Jacob L. Karp, 226 Goodwin st, Paterson, N. J.; architect, Saml. Levingson, 101 West 42d st. Plan No. 3715.

NASSAU ST, 85, water closet compartment to 5-sty brick loft and office; cost, $250; owners, Mathews & Martin, 5 Beekman st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3677.

WAVERLY PL, 227-29, removal of cornice to 6-sty brick tenement; cost, $3,600; owner, Wm. Muller, 240 West 15th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3682.

12TH ST, 36-38 East, exterior stairway, fireproof exits, fireproof passageway, fireproof door, fireproof concreting, wire-glass, steel beams, mason work to 7-sty brick store and factory; cost, $4,500; owner, Mrs. Clara A. M. Greer, Rye, N. Y.; architect, Maurice J. Engel, 420 East 48th st. Plan No. 3724.

23D ST, 340-42 East, mason work to 5-sty brick lodging house; cost, $400; owner, Calvary Church, 103 East 21st st; architect, Wm. H. Ross, 12 Cedar st. Plan No. 3727.

24TH ST, 19-25 East, terra cotta partition, kalamein doors to 16-sty brick store and lofts; cost, $1,200; owner, Edw. Friedman, Lawrence, L. I.; architect, Wm. G. Wilson, 512 West 162d st. Plan No. 3697.

24TH ST, 140 East, doorway to 2-sty brick store and loft; cost, $25; owner, Catherine C. Johnston, 198 Union st, Brooklyn; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 3667.

24TH ST, 25 West, iron balcony to 3-sty brick restaurant and dwelling; cost, $75; owner, Anna McCord, 1133 Broadway; architect, Adolph Giobbe, 144 West 39th st. Plan No. 3709.

26TH ST, 343-347 West, metal smoke flue to 6-sty brick lofts; cost, $800; owner, Mary Hamilton, 343-47 West 26th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 3669.

30TH ST, 127 West, steps, stairs, partitions, remove stoop to 5-sty brick apartment; cost, $1,000; owner, Realty Holding Co., 907 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 3679.

37TH ST, 5-7-9 West, pent houses, steel tank supports to 12-sty brick stores and lofts; cost, $5,000; owner, Edwin Wolf, Empire Bldg., Philadelphia, Pa.; architects, Neville & Bagge, 217 West 125th st. Plan No. 3696.

39TH ST, 14 East, 1-sty addition, limestone and terra cotta trimmings, fireproofing, fire escape, new brick front to 2-sty brick store and loft; cost, $12,000; owner, Mrs. Lillian Thompson, Hotel Seville, N. Y. C.; architects, Ballinger & Perrot, 1328 Broadway. Plan No. 3694.

44TH ST, 71-73 West, brick piers, steel tank supports to 3-sty brick shops and apartments; cost, $200; owner, Will Rafel, 65 West 45th st; architect, August N. Allen, 2 West 45th st. Plan No. 3726.

46TH ST, 6-8 East, toilet compartment and fixtures to 6-sty stores and offices; cost, $100; owner, Mary A. Pinchot, 60 Broadway; architect, Patrick J. Murray, 2 Mithchell pl. Plan No. 3725.

48TH ST, 103 West, metal-covered store front to 5-sty brick store and dwelling; cost, $250; owner, Bishop Estate, 14 Wall st; architect, Wm. J. Russell, 1476 Broadway. Plan No. 3711.

54TH ST, 108 West, terra cotta block boiler room, hot water heater to 2-sty brick garage; cost, $600; owner, Tuttle Estate, 55 Wall st; architect, David Scott, 119 West 33d st. Plan No. 3700.

56TH ST, 3 West, steel beams, change of stairs, removal of partition, stoop and masonry to 4-sty brick residence; cost, $2,500; owner, August Heckscher, 576 5th av; architect, Russell B. Smith, Inc., 220 Broadway. Plan No. 3731.

63D ST, 31 West, doorway to 5-sty brick dwelling; cost, $50; owner, Martha Buse, 446 East 57th st; architect, W. L. McElreavy, 446 East 57th st. Plan No. 3680.

64TH ST, 104 West, door to 4-sty brick dwelling; cost, $50; owner, Nathan Hirsch, 133 West 21st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3705.

67TH ST, 23-25-27 West, partitions to 14-sty brick studio bldg.; cost, $50; owner, 67th St Studios Co., 23-25-27 West 67th st; architect, C. B. Brun, 110 West 34th st. Plan No. 3691.

69TH ST, 246 West, elevator shaft (lower plate block enclosure), steel girder, plaster blocks, metal ceilings, change of stairs to 2-sty brick garage; cost, $2,500; owner, Arthur A. Cowles, 246 West 69th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3721.

74TH ST, 503 East, three steel and concrete foundations for steam turbines to 3-sty brick power plant; cost, $27,981; owner, Manhattan Railway Co., Edgar L. Marston, president, 165 Broadway; superintendent, H. G. Stott, 600 West 59th st. Plan No. 3699.

89TH ST, 65 West, removal of partition to 3-sty brick dwelling; cost, $300; owner, Avery A. Matheson, 47 West 34th st; architect, Frank J. Schefcik, 4168 Park av. Plan No. 3693.

107TH ST, 130 East, partitions to 3-sty brick shop and storage; cost, $100; owner, Sallie Schuster, 410 Riverside drive; architects, Berger & Son, 121 Bible House. Plan No. 3718.

117TH ST, 211 East, 1-sty brick extension to 3-sty brick offices and dwelling; cost, $500; owner, Heiman Weinberg, 211 East 117th st; architect, C. B. Brun, 110 West 34th st. Plan No. 3689.

123D ST, 311 East, partitions, cut window to 4-sty brick tenement; cost, $500; owner, Benj. Bernstein, 230 East 123d st; architect, Otto Reissmann, 147 4th av. Plan No. 3678.

126TH ST, 316 East, fire-escapes, toilet compartments, partitions to 5-sty brick tenement; cost, $800; owner, John Kreeg, 1496 Vyse av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 3729.

145TH ST, n s, 400 e Lenox av, partitions, concrete floor, toilet compartment, window to 1-sty brick stable; cost, $150; owners, Daly Bros., 145th st and Harlem River; architects, Neville & Bagge, 217 West 125th st. Plan No. 3710.

181ST ST, 854 West, skylight to 6-sty brick tenement; cost, $50; owner, Fort View Constn. Co., 1018 East 163d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3692.

182D ST, 601 West, metal-covered store fronts to 5-sty brick stores and tenement; cost, $500; owner, Chas. Stuart, 1023 Lexington av; architect, Frank C. Schefcik, 4168 Park av. Plan No. 3690.

BOWERY, 282-86, galvanized iron panels, tile, metal ceiling to 4-sty brick stores and lofts; cost, $250; owner, Astor Estate, 23 West 26th st; architect, Chas. Dingledein, 44 West 18th st. Plan No. 3701.

BOWERY, 115-117, steel girders and columns, store front, water closet compartments, plumbing fixtures to 3-sty brick cafe & hotel; cost, $15,000; owner, Jas. F. Hadley, care Hobert Trust Co., Passaic, N. J.; architect, Saml. Levingson, 101 West 42d st. Plan No. 3713.

BOWERY, 195, elevator shaft (brick and terra cotta block), galvanized iron skylight, partition, store front, door to 5-sty brick stores and warehouse; cost, $1,200; owner, Joseph H. Schwartz, 195 Bowery; architect, Morris Schwartz, 194 Bowery. Plan No. 3723.

BROADWAY, 1571-1585, cabinet partitions, iron flap doors, removal of terra cotta partition to 4-sty brick theatre and stores; cost, $400; owner, Mitchell H. Mark Realty Co., 701 7th av; architects, Berger & Son, 121 Bible House. Plan No. 3719.

BROADWAY, 1592-1602, wire-glass, terra cotta partitions to 10-sty brick stores and lofts; cost, $500; owner, Mecca Realty Co., 1743 Broadway; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3722.

BROADWAY, 3840-46, partition, water closet compartment, window to 6-sty brick stores and apartments; cost, $50; owner, Joachim S. Van Wezel, 380 Canal st; architect, M. W. del Gaudio, 401 East Tremont av. Plan No. 3708.

BROADWAY, 3359, metal-covered store front, plumbing, cabinet partitions, marquise to 6-sty brick store and tenement; cost, $500; owner, John W. Brown, 600 West 136th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3686.

BROADWAY, 3297, metal-covered store front, columns, windows, marquise, plumbing, steps to 6-sty brick store and tenement; cost, $500; owner, Geo. Dailv, 440 East 136th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3687.

BROADWAY, 1571-1585, partitions, store front, stairs, plumbing to 4-sty brick, fireproof office; cost, $4,000; owner, Mitchel H. Mark Realty Co., 701 5th av; architect, J. H. Knubel, 305 West 43d st. Plan No. 3671.

BROADWAY, 1260-4, removal of encroachments to 16-sty brick hotel; cost, $2,000; owner, Wm. R. H. Martin Trust, 47 West 34th st; architect, H. J. Hardenbergh, 47 West 34th st. Plan No. 3728.

COLUMBUS AV, 283, plumbing, concrete work, iron beams and stairs to 5-sty brick store and tenement; cost, $450; owner, Fredk. A. Clark, 149 Broadway; architect, John Boyd, 207 Christie st, Leonia, N. J. Plan No. 3684.

PARK ROW, 108, show window platform, bulkhead to 6-sty brick store and lofts; cost, $100; owner, Jas. K. Shaw, 321 West 92d st; architect, Elton E. Parry, 205 West 87th st. Plan No. 3717.

ST. NICHOLAS AV, 188, tank to 7-sty brick apartment; cost, $80; owner, Walter D. Rush, 188 St. Nicholas av; architect, Joseph H. Isseks, 83 Peck slip. Plan No. 3702.

1ST AV, 2059, stairs, removal of partitions to 6-sty brick store and tenement; cost, $250; owner, Vincenza Picarella, 2059 1st av; architect, M. W. del Gaudio, 401 East Tremont av. Plan No. 3707.

1ST AV, 1629, store front to 4-sty brick tenement; cost, $125; owner, Bertha Tuterka, 1629 1st av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 3673.

1ST AV, 583, change of stairways, stair enclosures, beams to 4-sty brick store and lodging house; cost, $2,000; owner, Earl P. O'Brien, Rose Hill av, Tarrytown, N. Y.; architect, Lester Kintzing, 4735 Grand Central Terminal. Plan No. 3688.

2D AV, 2297, extend store to 4-sty brick tenement; cost, $1,200; owner, Trinity M. E. Church, 305 East 118th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 3676.

3D AV, 155, shed to 3-sty brick store and dwelling; cost, $50; owner, John Lord, 49 Wall st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3706.

3D AV, 2156, plumbing, windows, partitions to 5-sty brick store and tenement; cost, $800; owner, Herman Weaver, 607 8th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3681.

3D AV, 1422, store front to 5-sty brick store and lofts; cost, $200; owner, Chas. Wolinsky, 521 West 144th st; architect, Saml. Levingson, 101 West 42d st. Plan No. 3714.

4TH AV, 464, partitions, change of stairs to 4-sty brick store and tenement; cost, $170; owner Sauer Realty Co., 464 4th av; architect, Albert E. Weidinger, 150 Nassau st. Plan No. 3683.

4TH AV, e s, 33d to 34th sts, 71st Regiment Armory; cutting openings to brick 71st Regiment Armory; cost, $1,200; owner, City of N. Y., City Hall; architects, Clinton & Russell, 32 Nassau st. Plan No. 3675.

4TH AV, 248, partitions to 12-sty brick, fireproof loft; cost, $1,000; owner, Wm. T. Evans, 322 West 100th st; architect, Wm. J. Smith, 37 West 25th st. Plan No. 3674.

5TH AV, 2182-84, marble steps, resetting of store front to 5-sty brick stores and tenement; cost, $100; owner, Hannah Benedict, 2423 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3670.

5TH AV, 99, terra cotta partitions, plumbing fixtures, electric work, iron rolling shutters, mezzanine floor to 12-sty brick store, offices and lofts; cost, $10,000; owner, U. S. Life Insurance Co., John P. Munn, president, 277 Broadway; architect, Edw. C. Schmidt, 1 Madison av. Plan No. 3712.

6TH AV, 402, remove window to 4-sty brick loft; cost, $200; owner, A. A. Forrest, 293 Broadway; architect, Theo. C. Visscher, 299 Madison av. Plan No. 3672.

7TH AV, 1855, fire escape, bath room compartment to 7-sty brick tenement; cost, $100; owner, Edw. Friedlander, 1855 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3704.

8TH AV, 501, steel girders and columns metal-covered store front, galvanized iron cornice to 4-sty brick store and hotel; cost, $250; owner, Josephine Del Drago, 501 8th av; architect, John H. Knubel, 305 West 43d st. Plan No. 3698.

8TH AV, 2115, metal-covered store front to 5-sty brick store and tenement; cost, $100; owner, Benj. Rauner, 3 West 101st st; architect, Adolph Wexler, 329 West 13th st. Plan No. 3695.

8TH AV, 327, entrance, store front, partition, windows, water closet compartment to 4-sty brick store and tenement; cost, $500; owner, Frederick Etz, 329 8th av; architect, Wm. H. Dusenberry, 31 East 27th st. Plan No. 3716.

8TH AV, 2741, partition, toilet compartment, store front to 5-sty brick tenement; cost, $500; owner, Vermilyea Realty Co., 630 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3730.

9TH AV, 245-47, window openings, blue-stone sills, fireproof frames and sashes to 5-sty brick lofts; cost, $150; owner, Fredk. N. Dubois, 245-247 9th av; architect, John J. Lawlor, 360 West 23d st. Plan No. 3720.

## Bronx.

EXTERIOR ST, w s, 50 s 138th st, new beams to 1-sty frame storage; cost, $50; owner, Long Dock Mills & Elevator Co., 135th st and Mott Haven Canal; architects, B. H. & C. N. Whinston, 148th st and 3d av. Plan No. 521.

FREEMAN ST, 999, new partitions, &c, to 5-sty brick stores and tenement; cost, $250; owner, Jos. Henschel, 288 East 161st st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 515.

PARKER ST, 1658, raise to grade and new partitions to 3-sty frame store and dwelling; cost, $500; owner, Eduardo Merendo, 278 East 149th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 574.

BRYANT AV, 837-49, 1-sty brick extension, 21x21, to 1-sty brick storage and office; cost, $300; owners, Indelli & Conforti, on premises; architect, Wm. Koppe, 830 Westchester av. Plan No. 516.

EASTERN BLVD, s w cor Revere av, new girders, new window, &c, to 1½-sty frame dance hall; cost, $1,500; owners, Teutonic Realty Co., Adam Hoffman, on premises, lessee; architect, Anton Pirner, 2069 Westchester av. Plan No. 519.

EASTERN BLVD, s w cor Ft. Schuyler rd, 1-sty frame extension, 21x25, to 1½-sty bowling alley and toilets; cost, $1,200; owners, Teutonic Realty Co., Adam Hoffman, on premises, lessee; architect, Anton Pirner, 2069 Westchester av. Plan No. 520.

LACONIA AV, 4176, 1-sty and attic frame extension, 20x7.2, to 2-sty and attic frame dwelling; cost, $800; owner, Harry Hansen, on premises; architect, Carl P. Johnson, 30 East 42d st. Plan No. 517.


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*Plans Filed, Alterations, Bronx, Continued.*

MERRY AV, w s, 75 n Zulette av, 1-sty frame extension, 20x12; to 2-sty frame dwelling; cost, $250; owner, Rich O'Donnell, 1539 Grant av; architect, Valentine Becher, 1571 Grant av. Plan No. 518.

MOHEGAN AV, intersection Crotona parkway and 179th st, 1-sty frame extension, 33x13, to 3-sty frame stores and dwelling; cost, $1,200; owners, Horn & Eltinger, 511 West 112th st; architect, Carl J. Itzel, 847 Turman st. Plan No. 523.

WHITE PLAINS RD, n s, 88.97 n 219th st, new foundations to 2-sty frame store and dwelling; cost, $500; owner and architect, Pit Raben, on premises. Plan No. 522.

## Brooklyn.

BRIDGE ST, 37, store front to 2-sty store and dwelling; cost, $600; owner, John Sullivan, on premises; architect, A. N. Burker, 220 Broadway. Plan No. 7100.

BRADFORD ST, 374, interior alterations to 3-sty tenement; cost, $950; owner, Abraham Hocker, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6997.

BRADFORD ST, 309, interior alterations to 2-sty dwelling; cost, $250; owner, Bernard Camiel, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7067.

CLINTON ST, 29, extension to 5-sty store and dwelling; cost, $7,000; owner, Morris Walzer, 46 Graham av; architect, John A. Gorman, 487 Pine st. Plan No. 6992.

COLUMBIA PL, 13, interior alterations to 3-sty tenement; cost, $250; owner, Jennie Baker, 145 Linden st; architect, David A. Lucas, 98 3d st. Plan No. 7111.

COLUMBIA ST, 12, interior alterations to 2-sty dwelling; cost, $750; owner, Michele P. Berglass, 8-10 Fulton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7098.

COURT ST, 347, interior alterations to 4-sty tenement; cost, $500; owner, Jos. Gardino, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7072.

GRAND ST, 528, interior alterations to 2-sty dwelling; cost, $2,000; owner, Mamie A. Lincekie, Ozone Park, L. I.; architects, Shampan & Shampan, 772 Broadway. Plan No. 7097.

HART ST, 585, interior alterations to two 2-sty dwellings; cost, $150; owner and architect, Andrew C. Linn, 1230 Myrtle av. Plan No. 7118.

KEAP ST, 446, exterior alterations to 3-sty tenement; cost, $300; owner, Carmine Russo, on premises; architect, Dominick Salvati, 525 Grand st. Plan No. 7001.

MELROSE ST, 324, raise 1-sty stable; cost, $550; owner, Annie Levy, 326 Melrose st; architect, Harry A. Sand, 653 Onderdonk av. Plan No. 7131.

NEVINS ST, 2, exterior alterations to 3-sty store; cost, $1,200; owner, Edw. S. Smith, 133 Rodney st; architect, L. Lauritzen, 65 DeKalb av. Plan No. 7036.

NOLL ST, 12, extension to 3-sty stable; cost, $1,500; owners, Obermeyer & Liebman, 44 West 77th st, Manhattan; architect, Jacob B. Gilhardt, 957 Broadway. Plan No. 7124.

PIERREPONT ST, n w cor Montague st, new elevator to 3-sty dwelling; cost, $2,000; owner, Stephin Loines, on premises; architect, Otis Elevator Co., 250 11th av. Plan No. 7011.

SEELEY ST, 176, extension to 2-sty dwelling; cost, $2,000; owner, Thos. A. Clarke, on premises; architect, R. T. Short, 370 Macon st. Plan No. 7133.

SMITH ST, 456, interior alterations to 3-sty store and tenement; cost, $200; owner, Tillie Haber, 704 East 2d st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7060.

SUMPTER ST, 296, extension to 1-sty garage; cost, $1,200; owner, Martin Sperling, 400 Sumpter st; architect, L. F. Schillinger, 167 Van Sicklen av. Plan No. 7092.

TILLARY ST, 170, exterior alterations to 1-sty storage; cost, $1,500; owner, Dr. Leon N. Adler, 100 William st; architect, Chas. A. P. Jehle, 2385 Myrtle av. Plan No. 7129.

WOLCOTT ST, 60, interior alterations to 3-sty tenement; cost, $200; owner, Kath. Yokum, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6981.

EAST 2D ST, 15, extension to 2-sty dwelling; cost, $600; owner, Vincent Forti, on premises; architect, Emil F. Luik, 314 Linden St. Plan No. 7061.

EAST 2D ST, 15 (rear building), extension to 2-sty dwelling; cost, $1,000; owner, Vincent Forti, on premises; architect, Emil F. Luik, 314 Linden st. Plan No. 7062.

EAST 2D ST, 220, move 2-sty dwelling; cost, $1,000; owner, Kate S. Chamberlin, 1195 Prospect av; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 7081.

SOUTH 8TH ST, 131, interior alterations to 3-sty factory; cost, $2,000; owner, Harry Brand, 1st av and 49th st, Manhattan; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 7114.

EAST 18TH ST, 150, extension to 1-sty garage; cost, $325; owner, Edw. W. Irwin, on premises; architect, Frank M. Sanders, 131 East 32d st. Plan No. 7085.

WEST 30TH ST, 3009, exterior alterations to bathing pavilion; cost, $300; owner, Al Starck, West 29th st and the beach; architect, Jas A. McDonald, 2329 Surf av. Plan No. 7032.

ALBANY AV, 68, extension to 2-sty storage; cost, $360; owner, Geo. H. Purnhagen, 72 Albany av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7087.

ATLANTIC AV, 2619, interior alterations to 3-sty dwelling; cost, $200; owner, Fredk. Middendorf, Schenck av and Fulton st; architect, C. Infanger, 2634 Atlantic av. Plan No. 7019.

BELMONT AV, 674, interior alterations to 3-sty dwelling; cost, $400; owner, Beckie Diamond, 352 Grafton st; architect, S. Millman, 1780 Pitkin av. Plan No. 6976.

CLINTON AV, 410, extension to 3-sty dwelling; cost, $5,000; owner, Alfred E. Bedford, on premises; architect, Geo. P. Tubby, 81 Fulton st. Plan No. 7093.

BUSHWICK AV, 369, extension to 4-sty tenement; cost, $800; owner, Marie Abrahams, 823 Madison st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 7034.

DUMONT AV, 625 exterior alterations to 5-sty dwelling; cost, $175; owner, John Meltzer, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7066.

FLATBUSH AV, 214 extension to 3-sty store and dwelling; cost, $1,500; owner, Harry Davidson, on premises; architect, S. A. Lucas, 98 3d st. Plan No. 7039.

HARWAY AV, n w cor Cropsey av, raise 1-sty store; cost, $1,000; owner, Jas. A. Coakley, on premises; architect, H. I. Furman, 120 Liberty st, Manhattan. Plan No. 6975.

KENT AV, 269, interior alterations to 2-sty garage; cost, $9,750; owner, American Sugar Refining Co., South 4th st and Kent av; architect, Godfrey Engel, 126 Winthrop st. Plan No. 7113.

METROPOLITAN AV, 394, interior alterations to 4-sty store and tenement; cost, $325; owner, Wm. Simon, 382 Metropolitan av; architect, D. Salvati, 525 Grand st. Plan No. 7045.

METROPOLITAN AV, 390, interior alterations to 4-sty store and tenement; cost, $375; owner, Wm. Simon, 382 Metropolitan av; architect, D. Salvati, 525 Grand st. Plan No. 7046.

NOSTRAND AV, 388, vault to 8-sty storage; cost, $1,000; owner, Edw. T. Jenkins, on premises; architect, A. S. Hedman, 371 Fulton st. Plan No. 7101.

ROCKAWAY AV, 466, extension to 3-sty store; cost, $1,200; owner, Palley Furniture Co., on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7004.

SKILLMAN AV, 31, interior alterations to 1-sty stable; cost, $300; owner, Tomasso De Candia, on premises; architect, Dominick Salvati, 525 Grand st. Plan No. 7010.

ST. MARK'S AV, 880, extension to 3-sty dwelling; cost, $3,000; owner, Wm. Good, 869 St. Mark's av; architect, W. Ludwig, 801 Eastern pkway. Plan No. 7050.

VERNON AV, 129, plumbing to 2-sty dwelling; cost, $125; owner, Morris Tucker, 190 Stockton st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7127.

WYTHE AV, 286, interior alterations to 4-sty tenement; cost, $125; owner, Wm. O. Weidman, 457 Decatur st; architect, D. Salvati, 525 Grand st. Plan No. 7075.

14TH AV, 4903, extension to 3-sty dwelling; cost, $1,500; owner, Saml. Herman, on premises; architect, M. A. Cantor, 373 Fulton st. Plan No. 7051.

CORONA.—44th st, w s, 300 n Jackson av, 1-sty frame extension, 10x12, tin roof, rear dwelling; cost, $100; owner, A. Napoli, on premises. Plan No. 2301.

CORONA.—French pl, w s, 120 n 54th st, 1-sty frame extension, 10x12, rear dwelling, tin roof; cost, $100; owner, A. Napoli, on premises. Plan No. 2302.

ELMHURST.—7th st, n s, 100 w Lamont av, frame extension on front; cost, $150; owner, C. Smiley, on premises. Plan No. 2296.

ELMHURST.—Broadway, s e s, 80 n Boulevard, 1-sty frame extension, 35x19, rear photo gallery, tin roof; cost, $600; owners, Allen & Crest, 119 Broadway, Elmhurst. Plan No. 2318.

EVERGREEN.—Wyckoff av, n e cor Washington av, plumbing to dwelling; cost, $85; owner, M. Weinmann, on premises. Two buildings; cost, $100. Plan Nos. 2307-08.

FAR ROCKAWAY.—Clinton st, s e cor Mott av, plumbing in dwelling; cost, $70; owner, I. Loeb, premises. Plan No. 2280.

FAR ROCKAWAY.—Broadway, s s, 250 w Cornaga av, 1-sty frame extension, 10x36, side dwelling, tin roof, interior alterations; cost, $800; owner, J. Eliott Crawford, premises; architect, J. H. Cornell, Far Rockaway. Plan No. 2281.

FLUSHING.—Main st, s e cor Lincoln st, dig new cellar under dwelling; cost, $1,000; new heating system; cost, $1,000; owner, A. C. Sluiter, 64 Main st, Flushing. Plan No. 2277.

FLUSHING.—Cypress av, 209, plumbing in dwelling; cost, $130; owner, A. H. Pratt, premises. Plan No. 2289.

GLENDALE.—Myrtle av, s e cor Forest Park, erect brick retaining wall; cost, $1,000; owner, Mt. Lebanon Cemetery Co., 8 Rutgers st, Manhattan. Plan No. 2273.

JAMAICA.—Terrace av, s s, 380 w Flushing av; erect retaining wall; cost, $65; owner, M. E. Flanagan, on premises. Plan No. 2291.

JAMAICA.—Fulton st, s s, 97 e Church st, erect brick chimney on dwelling; cost, $125; owner, Mrs. Adelaide Koehler, premises. Plan No. 2319.

JAMAIC CREEK NO. 2.—West Bay av, e s, 1,806 s Cross st, 1-sty frame extension to boat house; cost, $250; owner, H. C. Murphy, premises. Plan No. 2317.

L. I. CITY.—Goodrich st, e s, 150 s Hoyt av, 2-sty frame extension, 9x22, rear dwelling, tin roof; cost, $1,200; owner, M. Fantano, 40 East 63d st, Manhattan; architect, C. Hewitt, 604 Academy st, L. I. City. Plan No. 2294.

L. I. CITY.—Jackson av, 404-406, interior alterations to office buildings; cost, $500; owner, H. C. Botjer, on premises. Plan No. 2305.

L. I. CITY.—8th st, n w cor West av, repair chimney in factory; cost, $100; owner, National Varnish Co., premises. Plan No. 2266.

RICHMOND HILL.—Vine st, e s, 300 s Jerome av, plumbing to dwelling; cost, $60; owner, M. Mayeran, on premises. Plan No. 2295.

RICHMOND HILL.—Beach st, 419, plumbing to dwelling; cost, $90; owner, J. Carney, on premises. Plan No. 2297.

RICHMOND HILL.—Spruce st, w s, 136 s Central av, plumbing to dwelling; cost, $75; owner, J. Bogt, on premises. Plan No. 2298.

RICHMOND HILL.—Spruce st, e s, 200 n Jamaica av, plumbing to dwelling; cost, $75; owner, M. L. Homan, on premises. Plan No. 2309.

RICHMOND HILL.—Spruce st, e s, 175 n Jamaica av, plumbing to dwelling; cost, $75; owner, H. Bangert, on premises. Plan No. 2310.

RICHMOND HILL.—Waterbury av, e s, 400 s Brandon st, plumbing in dwelling; cost, $100; owner, J. L. Bosch, premises. Plan No. 2314.

RICHMOND HILL.—Waterbury av, e s, 300 s Brandon st, plumbing in dweling; cost, $100; owner, J. Kissen, premises. Plan No. 2315.

RICHMOND HILL.—Waterbury av, e s, 300 s Brandon st, plumbing in dwelling; cost, $100; owner, J. Gerard, premises. Plan No. 2316.

RIDGEWOOD.—Myrtle av, s s, 66 e Covert av, interior alterations to dwelling; cost, $150; owner, A. Janzer, premises. Plan No. 2272.

RIDGEWOOD.—Ralph st, n s, 279 w Prospect st, interior alterations to dwelling; cost, $100; owner, H. Cassman, premises. Plan No. 2276.

RIDGEWOOD.—Myrtle av, 1856, erect new storeroom in store and dwelling; cost, $300; owner, S. Althauser, premises. Plan No. 2278.

RIDGEWOOD.—St. Nicholas av, 337, interior alterations to dwelling; cost, $1,000; owner, Ed. Ellinger, premises. Plan No. 2267.

ROCKAWAY BEACH.—Private court, n s, 35 e Willett st, plumbing in two dwellings; cost, $100; owner, A. Steuben, premises. Plan Nos. 2285-86.

ROCKAWAY BEACH.—Jennings pl, n s, 161 e Willett st, new plumbing in two dwellings; cost, $100; owner, A. Steuben, premises. Plan Nos. 2287-88.

ROCKAWAY BEACH.—Boulevard, n w cor Hammells av, 1-sty frame extension, 18x181, side dwelling, tin roof, interior alterations; cost, $500; owners, Pallert & Blum, premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 2320.

SHORE VIEW PARK.—Harrison av, w s, 150 n 1st st, 1-sty frame extension, 9x5, front dwelling, tin roof; cost, $200; owner, Eliz. Hoenig, 1162 Liberty av, Brooklyn. Plan No. 2265.

WOODHAVEN.—University place, 230-234, plumbing in two tenements; cost, $100; owner, Eliz. A. Therry, on premises. Plan No. 2290.

## Queens.

ARVERNE.—Ammerman av, e s, 150 s Ocean av, 3-sty frame extension, 34x31, side boarding house, interior alterations; cost, $8,000; owner, N. Seligman, 410 Boulevard, Rockaway Beach; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 2268.

COLLEGE POINT.—17th st, w s, 100 s 6th av, plumbing in dwelling, new extension rear; cost, $300; owner, Henry Schagerter, 31 17th st, College Point. Plan No. 2279.

## Richmond.

COLUMBIA ST, w s, 175 n Castleton av, West Brighton, 1-sty addition to frame store; cost, $243; owner, Chas. Barret, West Brighton; builder, E. Mersereau, West Brighton. Plan No. 425.

PRINCE AND HARDY STS, s e cor, Stapleton, masonry and new piazza to frame dwelling; cost, $300; owner, James McElhone, Stapleton; builder, Thos. Cummings, Stapleton. Plan No. 422.

# PROPOSALS

**The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.**

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 1, 1914.—Sealed proposals will be opened in this office at 3 p. m., November 10, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of a two-story and basement stone, terra-cotta, and brick-faced building of 6,000 square feet ground area, fireproof except roof, composition roof, for the United States postoffice at Canton, Ill. Drawings and specifications may be obtained from the custodian at Canton, Ill., or at this office, at the discretion of the Supervising Architect. O. Wenderoth, Washington, D. C.

**TWO ARTESIAN WELLS.**
Kings Park, N. Y.
NOTICE TO CONTRACTORS.

SEALED PROPOSALS FOR TWO ARTESIAN WELLS at the Kings Park State Hospital, Kings Park, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until October 19th, 1914, at 3 P. M., when they will be opened and read publicly. Proposals shall be enclosed in a sealed and endorsed envelope with specifications for this work, and shall be accompanied by a certified check in the sum of 5 per cent. of the amount of the bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50 per cent. of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of specifications. The right is reserved to reject any or all bids. Specifications may be had at the Kings Park State Hospital, Kings Park, N. Y., the office of the State Hospital Commission, or the office of Charles G. Armstrong & Son, Singer Building, New York City.

Dated Albany, N. Y., Sept 1st, 1914.
J. H. B. HANIFY,
Secretary State Hospital Commission.

AMBOY AND BUTLER AVS, n w cor, Tottenville, masonry and partitions to frame dwelling; cost, $700; owner, E. Williams and others, Tottenville; architect and builder, C. J. White, Tottenville. Plan No. 426.

ARENTS AV, n s, 134 w Johnson av, Tottenville, studding, rafters, shingle roof to frame workshop; cost, $500; owner, Frank L. Hadkins Tottenville; builder, W. L. Joline, Tottenville. Plan No. 423.

WASHINGTON AV, 148 e Richmond rd, Egbertville, new foundation to frame dwelling; cost, $200; owner, Mrs. Mary Yonds, Egbertville; builder, Henry Yonds, Egbertville. Plan No. 424

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 10. The location is given, but not the owner's address:*

MONTCLAIR.—William Hughes, 511-515 27 and 29 Linden av, four 3-sty frame, $20,000.

EAST ORANGE.—Gennet & Feldman, 23, 25, and 29 Linden av, four 3-sty frame, $20,000.

NEWARK.—Nicola Bossi, 243 Belmont av, 3-sty frame alteration, $1,000; Max Adelman, 15 Lawton st, 3-sty frame, $5,000; Annie Schultz, 161 South st, 3-sty brick, $7,000; Giuseppe Inamorate, 269 Norfolk st, 3-sty frame alteration, $500.

IRVINGTON.—Harz Morris, 538 Grove st, 3-sty frame, $5,000.

CLIFFSIDE.—Walter Nadrawski, west side Gorge rd, 102 ft. south of Cliff st, 2-sty frame, $4,000.

ELIZABETH.—Peter Breidt Brewing Co., 246 1st st, 3-sty frame alteration, $500.

JERSEY CITY.—Samuel Pertney, 13-15 Danforth av, 3-sty brick, $9,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 3-sty flat, 32x59 ft., at 13 and 15 Danforth av for Samuel Portney, 40 West 16th st, Bayonne, owner and builder. Cost, about $10,000.

WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, has completed plans for ten 3-sty apartments at Bergenline av and 5th st for D. J. Murphy, president First National Bank of Guttenberg, Guttenberg, owner, who will take bids on all subs and materials. Total cost, about $60,000.

NEWARK, N. J.—Edward V. Warren, 31 Clinton st, has nearly completed plans for two 4-sty apartments, 47x90 ft. each, on the west side of Belmont av, near Clinton av, for Herman C. Schneider Building & Construction Co., 514 South 14th st, owner and builder. Cost, about $30,000 each.

EAST ORANGE, N. J.—John B. Cella, 738 Broad st, Newark, has completed plans for a 3-sty brick tenement, 25x58 ft., at 72 Tremont av for Amato Pomponio, 286 South 6th st, Newark. Cost, about $7,000.

DWELLINGS.

EAST ORANGE, N. J.—Alfred Walters, 45 Clinton st, Newark, has about completed plans for a 2½-sty frame residence, 24x33 ft., at 65 Rhode Island av for Bernard J. O'Rourke, 85 Rhode Island av. Cost, about $5,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Fletcher Thompson, Inc., 1089 Broad st, Bridgeport, Conn., is preparing plans for a brick and steel power house for the National Lock Washer Co., 65 Johnson st.

STABLES AND GARAGES.

WEST HOBOKEN, N. J.—Edward McDermott, 582 Spring st, has completed plans for a 2-sty brick garage at Mountain road and Hudson av for J. Cranwell & Son, Union st, owners and builders. Cost, about $5,000.

STORES, OFFICES AND LOFTS.

WESTWOOD, N. J.—William Whitney Rasmussen, 1133 Broadway, Manhattan, has completed plans for a 2-sty store, 80x53 ft., for Helen Brickwell, this place.

WEST NEW YORK, N. J.—Bids were received by the Town Council of the Town of West New York, Mayor O. L. Aufderheide, for the 3-sty brick and terra cotta municipal building, 75x180 ft., at 16th st and Taylor pl, from plans by William Mayer, Jr., 693 Bergenline av. Cost, about $75,000. George T. Martin, 366 5th av, Manhattan, low bidder at $76,400 for the general construction.

THEATRES.

JERSEY CITY, N. J.—George Keister, 56 West 45th st, Manhattan, is preparing preliminary plans for a 1-sty moving picture theatre, 50x100 ft. for the Neuveau Realty Co., care of architect.

### Other Cities.

HOSPITALS AND ASYLUMS.

SOUTH NORWALK, CONN.—William A. Boring, 32 Broadway, Manhattan, has been commissioned to prepare plans for a hospital on Connecticut av for the Norwalk Hospital Association. Christian Schwartz, president. Cost, about $75,000.

TROY, N. Y.—William E. Clark, 506 Frear Building, Troy, is preparing revised plans for additions to the hospital at 14th st and 5th av, Troy, for the Leonard Hospital, Dr. James H. Powers, 569 2d av. Cost, about $150,000. Bids will probably be taken about November 1.

HOTELS.

ROCHESTER, N. Y.—The Hotel Seneca Co., A. B. Sanderl, manager, 26 Clinton av, contemplates the erection of an addition to the hotel on Clinton av, near Main st. Cost, about $25,000. Architect's name for the present withheld.

SCHOOLS AND COLLEGES.

NEW HARTFORD, N. Y.—Gouge & Ames, 72 Genesee st, Utica, have completed plans for a 2-sty brick school, 60x60 ft., at Meeker and Sunset avs for the Board of Education of New Hartford, Chas. R. Coppel, clerk. Cost, about $20,000.

## OBITUARY

CHARLES BENTE, painting and interior decorating contractor, died of a complication of diseases, at his home, 521A Greene av, Brooklyn, Saturday, October 10. He was fifty-eight years old and is survived by his widow, four sons and a daughter.

DAVID B. CARSWELL, interior decorator and painting contractor, died of peritonitis in the Prospect Heights Hospital, Brooklyn, Sunday, October 11. He was fifty-eight years old and lived at 121 St. Marks av, Brooklyn. He was the father of State Senator Wm. B. Carswell. He is survived by his widow and six sons.

DENIS MURPHY, a retired general contractor, died at his home in Yonkers, N. Y., Tuesday, October 13. He was born in Ireland sixty-six years ago, and had lived in Yonkers for fifty-three years, where he was formerly well known as a builder. During his activity he built St. Joseph's Catholic Church and several of the city's public buildings.

COLEMAN W. BROWNSON, a lumber merchant, died after a short illness of pneumonia, at his home in Hicksville, L. I., Sunday, October 11. He was forty-seven years old and was the secretary of the Southern Paper Co., 1 Madison av, the Nassau Lumber Co. and the Seacoast Lumber Co. He was also a director of the Nassau Milling Co. He is survived by his widow.

CHARLES F. DANFORTH, civil engineer, died at his home, 323 Division av, Brooklyn, after a brief illness, Friday, October 9. He was born in Salem, Mass., and had lived in Brooklyn for a number of years. Mr. Danforth was for many years in the construction business and for a time was associated with the old Hecla Iron Works. He is survived by a son and a daughter.

## TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Courtlandt st, N. Y. C.

NATIONAL HOUSING CONFERENCE, scheduled for Minneapolis, October 21, 22, 23, 1914, has been postponed on account of the European war.

VARNISH MANUFACTURERS ASSOCIATION.—Annual convention in New York City during the week of October 19.

BROOKLYN ENGINEERS CLUB, 117 Remsen st, Brooklyn, at their regular meeting, Thursday, October 29, will be addressed by Paul Bigelow, Eastern manager of the Buckeye Engine Co.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION.—Annual meeting and convention at Atlantic City, N. J., October 28-30. Headquarters at the Marlborough-Blenheim Hotel.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

PAINT MANUFACTURERS' ASSOCIATION of the United States will hold its annual convention in New York City Oct. 19 to 21.

CONVENTION OF CITY MANAGERS will be held in Springfield, O., Dec. 2 to 4. Charles F. Ashburner, City Manager, Springfield, O., chairman.

NEW YORK CHAPTER, American Society of Heating and Ventilating Engineers, will resume its regular monthly meetings Monday, Oct. 19, in the Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

THE SOCIETY OF BEAUX ARTS ARCHITECTS is preparing for an entertainment to be held at the Ritz-Carlton Hotel November 9-10, afternoon and evening. The proceeds will be devoted to the relief of families of architects, sculptors and painters who are in need of assistance on account of the European conflict. Many prominent professional and amateur artists have volunteered their services for this cause. A feature of the programme will be a mythological pantomime entitled "The Judgment of Paris." The committee in charge of the entertainment includes Lloyd Warren, chairman; Howard Greenley, Louis R. Metcalf, James W. O'Connor, Henry Hornbostel, Kenneth M. Murchison and Arthur Ware.

AMERICAN SOCIETY OF CIVIL ENGINEERS, at their annual election to be held January 20, 1915, will vote upon the following candidates: For president, Charles D. Marx, professor of civil engineering, Stanford University, California; vice-presidents, Clemens Herschel, hydraulic engineer, New York City, and Daniel Bontecou, consulting engineer, of Kansas City, Mo.; treasurer, Lincoln Bush, consulting engineer, New York City; directors, Frederic Molitor, consulting engineer, New York City, to represent District 1; John V. Davies, consulting engineer, New York City, District 2; J. E. Greiner, consulting engineer, Baltimore, District 3; John B. Hawley, consulting engineer, Fort Worth, Tex., District 4; John F. Coleman, consulting engineer, New Orleans, District 5, and Herbert S. Crocker, consulting engineer, Denver, District 6.

## PERSONAL AND TRADE NOTES.

L. J. RICE, general contractor, has moved his office from 149 West 35th st to 405 Lexington av.

M. SEITELBACH, plumbing contractor, has moved his office and shop from 364 3d av to 380 3d av, Manhattan.

MOFFETT & STEWART, INC., architects, have moved their offices from the Jessup Building to 30 North 3d st, Camden, N. J.

ROBERT N. CLEVERDON, architect, formerly at 15 East 40th st, has opened temporary offices at 2207 Andrews av, University Heights, N. Y.C.

WILLIAM A. MITCHELL has resigned as director and treasurer of A. L. Guidone & Co., general contractors, 131 East 23d st, Manhattan.

W. E. HINSDALE, formerly of the Hinsdale-Meyer Co., plumbing supplies, New York City, has recently been appointed manager of the new office of the Federal-Huber Co., plumbing fixtures, 33 West 44th st, Manhattan.

YALE & TOWNE MANUFACTURING CO. has secured a new sales location at 77 East Lake street, Chicago, which it will occupy for a term of years. The present location of this company's Chicago office is 74 East Randolph st.

H. S. R. McCURDY, division engineer in charge of construction, Ashokan Reservoir, New York Board of Water Supply, has recently resigned to become associated with the Morgan Engineering Co., Dayton, O., on the Miami flood prevention work.

HARRY EDWARD PRINDLE, formerly Canadian representative of Palmer, Hornbostel & Jones, architects, has opened offices at 915 New Birks Building, Montreal, Que., for the general practice of architecture. The Montreal office of Palmer, Hornbostel & Jones has been discontinued.

FRANK W. SKINNER, formerly senior associate editor of the Engineering Record, has opened offices as a consulting engineer at 45 Broadway, N. Y. C., and in the Crabtree Annex, St. George, Staten Island. He will be associated in his practice with C. E. Fowler, of Seattle, Wash.

LONG ISLAND FARES.—Declaring that despite the increases in traffic the Long Island Railroad was operated last year at a loss of $1,000,000, President Ralph Peters announces that the railroad is considering an advance in all monthly commutation tickets and round-trip passenger rates.

SENATOR THOMAS H. CULLEN of Brooklyn has been elected chairman of the New York State Housing Commission, which was organized at Albany this week. The commission will investigate housing and sanitary conditions in the State's cities of the second class, making recommendations based on the findings to the next Legislature. Following the repeal of the first housing law, generally believed too drastic, the present commission was created by legislative act, $6,000 being appropriated for its work.

SUBWAY WAGES.—The Public Service Commission for First District refused, by a vote of 4 to 1, to adopt resolution offered by Commissioner J. Sergeant Cram, declaring forfeited a contract between the City and the Dock Contractor Company for the construction of that section of the Broadway subway, Manhattan, lying between Bleecker st and Union sq. Representatives of organized labor had previously complained to the commission that the company had been violating the Labor Law, in failing to pay the prevailing rate of wages for stone masons. Hearings showed that the violation had been committed by a sub-contractor, but that the contractor had put a stop to it as soon as the complaint was made. The Labor Law provides that a violation shall work a forfeiture of the contract, but counsel to the commission held that such a forfeiture could not be declared unless it were shown that the contractor had actual or constructive notice of the violation, which was not the case in this proceeding.

GEORGE H. MORRIS, for many years a representative of the master steam and hot water fitters in the Building Trades Association, was recently presented with a silver service by the Master Steamfitters' Association in this city. President Jeffrey, on this occasion, said: "Mr. Morris, for a period extending over more than twenty-five years this association has wisely seen fit to entrust you with the adjustment of many of its difficulties, and, to a great extent, the regulation of its affairs. In the performance of these duties you have sacrificed many days from your business and given up many nights from your rest. Your work in this line has been at times difficult, your patience has been tested, but your ability has been proved as the results of your labors have shown. Your representation of this association in the Building Trades Employers' Association of New York City, of which body we are a component part, for a number of years in the various capacities in which you have served, has been highly commended by all concerned. You hold a unique record in the larger association, in that for five successive terms, by the unanimous vote of the representatives of thirty-three associations of employers and thirty trade unions, you were elected to the office of chairman of the General Arbitration Board of the New York Building Trades."

# BUILDING MATERIALS AND SUPPLIES

## OPTIMISM TAKING PLACE OF PESSIMISM AS TALK IS RENEWED OF REOPENING STOCK EXCHANGES.

Brick Prices Slightly Firmer—
Linseed Oil Lower—Steel Dull.

FURTHER shrinkage in linseed oil prices and continued restiveness of steel fabricators for business and prevalence of fluctuations in quotations were the week's features of the building material, supply and equipment market. Common brick from the Hudson river district are still in moderate call, although stacking time is here and manufacturers are loading reserve covered barges for winter use in this market. Raritan common in Newark is in moderate demand, but in Brooklyn it has a good inquiry. Portland cement is less firm at $1.58 in large lots in this city, but lumber is holding remarkably steady on list both to yard and to consumers.

Building money is still held on premium and lenders are decidedly conservative even in making loans on factory and commercial buildings. Plan filings continue to do well, considering the entire district as a whole, indicating the presence of a demand for new buildings, especially those of a commercial character. One big factor of encouragement is the extreme low price of all building commodities and many standard equipments, like radiators, heating apparatus and pipe. Wire goods, like reinforcement and nails, are reported to be firm on list, but concessions have been given on desirable business where competitive materials have crowded the market too closely.

Wholesale reports of movement of materials to New Jersey, Queens and Brooklyn, show not much drop from last year's standards of shipments, but in Manhattan and the Bronx and in certain parts of Westchester, the subway is the biggest consumer, in lumber, steel, sand and concrete. The second-hand market reports a heavy call for used brick for bulkhead building, indicating that even with price of this material low, contractors are willing to buy even below current levels.

On the Building Material Exchange there is, however, a feeling of optimism. One officer said that while the first of September brought a state of business that could not have been worse, the orders moving around the middle of October gave evidence that business could be a great deal worse. Money is still hard to collect and business is being done on longer credits than usual, but material is moving easier than a month ago, and there are optimists who believe that the committee at work on the plan for reopening the New York Stock Exchange for domestic securities in hands of American owners in this country on July 30 is nearer solution than the public had been led to believe. At any rate, manufacturers are willing to take a chance on the continued easing of the money situation and are meeting the demand as it develops.

In the supply market, lubricants are holding about even, rope is stiffer on quotation, plate and window-glass is dull with discounts held tightly, however, and roofing materials, especially those having asphaltum properties, are stiffer. Slate is the only exception.

The ruling set forth by Acting Secretary Lanning of the State Department to the effect that American business can trade with belligerent countries is looked upon by the building material, supply and equipment market as the beginning of a change in export business. If it does nothing more, according to important interests in the trade, it will create a factory demand here that will make the demand for extension more apparent to conservative banking interests and financiers in general. Heretofore the feeling has been general that ultimately war-torn Europe would have to come into the American market for almost every kind of commodity, even including common brick, but this decision is believed to be the opening wedge for an early resumption of trade with England, France and Russia.

Building plans filed in all boroughs up to noon yesterday, compared with the filings of last week, follow. In the week ending, Oct. 18, 1913, there were 194 new building plans filed valued at $1,521,890.

| | Week ending Oct. 9. | | Week ending Oct. 16. | |
|---|---|---|---|---|
| | No. | Value. | No. | Value. |
| Manhattan | 5 | $1,775,000 | 8 | $887,000 |
| Bronx | 5 | 11,800 | 20 | 401,300 |
| Brooklyn | 70 | 315,200 | 29 | 277,600 |
| Queens | 71 | 134,300 | 48 | 83,005 |
| Richmond | 13 | 9,745 | 11 | 8,973 |
| Total | 164 | $2,246,045 | 116 | $1,657,878 |

### THE SUBURBAN OUTLOOK.

**What the Various Centers offer to Material Men.**

PRACTICALLY every building contractor in the metropolitan district is complaining of the scarcity of work. If they have jobs in hand they are complaining about the price pressure that was applied to them if they wanted the business. Their only salvation, they say, is that good materials can be purchased for almost any price and under good terms.

Newark, Jersey City, Hoboken and Paterson are doing considerable building, but plan filings in all these cities show that there are a great many persons who would be willing to take advantage of the present opportunity to build cheap, but find it hard to place mortgages and to negotiate securities. Judging by plan filings nearby New York is on the eve of a big building movement which will be sure to come if the price of materials do not go up before money is freer. There is little likelihood of this occurring because the former is equally dependent upon the latter.

A prominent builder said in answer to the question of why New York's building plan filings were so heavy when actual operations were apparently so retardant, said that plans were being filed on estimates furnished as of current market list. As quick as money can be obtained each builder starts his operation. Should, however, the general money situation clear, and low stocks in the mills compel the material interests to advance their prices to jobbers and the jobbers make new lists to dealers, somebody is going to be caught short when the consumer demands delivery on prices quoted when the trade was willing to take almost anything to keep its organizations together.

These conditions apply primarily to suburban builders and dealers. In New York conditions are different. Financiers have a tight grasp on the situation and are trying to prevent over-production in apartments, loft and office buildings, in order to insure a quick recovery of the renting market when conditions are straightened out a little clearer.

In the principal lumber and supply yards in the outskirts of the city there is a decided disposition to buy only for immediate needs. Few yards are carrying a liberal supply of lumber, and in no case, so far as known, is there overloading. Reserve stocks are all low, the dealer holding to jobbers' promises to supply them when needed.

### LINSEED OIL.

**Drop to 49 and 50 Cents As Duluth Market Weakens.**

PARTLY because paint manufacturers are having trouble in getting pigments from abroad and because gum is equally as scarce in the varnish manufacturing trade, the demand for linseed oil has fallen away here simultaneously with heavy arrivals of flaxseed at Duluth. The result was a drop of another cent a gallon in the price of this commodity here this week with few encouraging signs of strengthening.

The falling off in new building construction also had an effect upon the linseed oil market. Preservative paints of one kind or another carry linseed oil as a vehicle and when the demand fell away simultaneously with the drop in building operations dealers and jobbers were not inclined to buy, leaving the manufacturers with healthy stocks, but little prospect of the fall painting season being anything but sluggish.

Any special paint that contains asphaltum may be expected to advance in price, if it already has not done so, according to information obtained from the trade this week. This is because the available ships carrying asphaltum from South America are loaded to capacity with other products of more vital need and sailing ships are hard to get. The stress, however, is expected to be relieved shortly.

### LIME.

**Total Production in 1913 Over 3,000,000 Short Tons.**

LIME manufactured in the United States in 1913 amounted to 3,595,390 short tons, valued at $14,648,362. This was an increase of 65,928 tons, or 1.87 per cent. in quantity, and of $678,248 or 4.85 per cent. in value, when compared with the output of 1912, which was 3,529,462 short tons, valued at $13,970,114. The production in 1913 was the largest in the history of the industry, both in the quantity manufactured and in the value of the output. The average price per ton in 1913 was $4.07, as compared with $3.96 in 1912, and with $4.03 in 1911. The increase in average price was general for the entire country, increased cost of labor and supplies and scarcity of labor being given as the reason by the majority of the producers. The value given represents the value of bulk lime F. O. B. at point of shipment and does not include any weight or cost of barrel or package.

The total number of plants reporting operations in 1913 was 1,023 as compared with 1,017 in 1912 and with 1,139 in 1911. Although a small increase is thus shown many of the States exhibit a decrease in plants, due in part to the tendency of the industry toward combination, which tendency appears to be established by the record for the last few years, notwithstanding the fact that the total number of kilns reporting operations increased from 2,203 in 1912 to 2,338 in 1913.

Many of the operators, however, did not report in 1912 or in 1913 the number of kilns composing their plants. Isolated lime manufacturers, operating on a small scale, reported their plants idle on account of cost production and cost and scarcity of labor, which prevented competition with lime shipped in from the outside. In 1914 forty-four states, including Hawaii and Porto Rico, reported a production of lime, Nevada also contributing a small output. In 1912 there were forty-three states. The five leading states in 1913 were, in order of production, Pennsylvania, Ohio, Wisconsin, Virginia and West Virginia. In 1912 the order was Pennsylvania, Ohio, West Virginia and Maine.

### COMMON BRICK.

**Slight Recession in Registered Unloading Not Significant.**

ALTHOUGH there is reported by the Greater New York Brick Company a slight recession in unloading of barges this week as compared with last week's total, it was stated that it could not be held strictly to represent the current trend because prices have nominally stiffened so that the average price now ruling for good brick is $5.25 instead of being nearer $5 a thousand, wholesale. As a rule only run-of-kiln brick is bringing $5 or under.

Manufacturers apparently are seeking to clear their sheds of brick that has been in stack for a long time and when they brought in their last firings they loaded this brick on barges for New York to work them off in a sick market. Dealers and specifiers desiring really good brick will find current prices slightly firmer.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 15, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Friday A. M., Oct. 9—11.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Oct. 9 | 2 | 2 |
| Saturday, Oct. 10 | 7 | 6 |
| Monday, Oct. 12 | 19 | 12 |
| Tuesday, Oct. 13 | 3 | 5 |
| Wednesday, Oct. 14 | 6 | 7 |
| Thursday, Oct. 15 | 6 | 7 |
| Total | 43 | 39 |

Reported en route, Friday, Oct. 16—8.

Condition of market, weak. Prices: Hudsons, $5 to $5.50 (shaded); Raritans, $5.25 to $5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to $7.25 (yard). Nominal. Left over Friday a. m., Oct. 16—15.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | |
|---|---|---|---|
| Oct. 2 | 1,230,000 | Oct. 9 | 690,500 |
| Oct. 3 | 453,500 | Oct. 10 | 370,000 |
| Oct. 5 | 982,000 | Oct. 12 | 630,000 |
| Oct. 6 | 753,000 | Oct. 13 | 1,032,500 |
| Oct. 7 | 984,000 | Oct. 14 | 963,000 |
| Oct. 8 | 816,500 | Oct. 15 | 1,006,000 |
| Total | 5,219,000 | Total | 4,692,000 |

1913.

Left over, Friday A. M., Oct. 10—66.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Oct. 10 | 9 | 14 |
| Saturday, Oct. 11 | 4 | 2 |
| Monday, Oct. 13 | 9 | 4 |
| Tuesday, Oct. 14 | 1 | 6 |
| Wednesday, Oct 15 | 3 | 9 |
| Thursday, Oct 16 | 9 | 8 |
| Total | 35 | 43 |

Condition of market, stiffening at top quotations. Price: Hudsons, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Oct. 17—58.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 15, 1914 | 1315 |
| Total No. bargeloads sold Jan. 1 to Oct. 15, 1914 | 1360 |
| Total No. bargeloads left over Oct. 16, 1914 | 15 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 16, 1913 | 1593 |
| Total No. bargeloads sold Jan. 1 to Oct. 16, 1913 | 1527 |
| Total No. bargeloads left over Oct. 17, 1913 | 58 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 24, 1914

# A SETTLED PLAN FOR PORT DEVELOPMENT

## Why Local Freight Terminal Projects Have Failed—A Port Commission To Study the Transportation Needs of the Entire Harbor

IF the City of New York is ready to consider the subject of port development, if an arrangement is possible with the railroads by which the cost of reorganizing the facilities of the port will not fall upon the taxpayers, then the actual work should be entered upon only when a general plan for the entire port has been devised after a careful study of conditions. This seems to be the opinion which the city authorities are coming to, according to the latest report.

Various schemes and plans have been proposed from time to time. The city, the New York Central Railroad, citizens' associations and others have originated them. Not one has won support from those whose interests are directly affected thereby. It is essential, of course, that the plan should meet the needs of the transportation lines, if the transportation lines are to follow the new plan and pay, first or last, for the new facilities.

It has been the study lately of the Committee on Harbors, Docks and Terminals of the Merchants' Association, and particularly of a sub-committee thereof, to ascertain the reasons that have prompted the great transportation companies and others to disapprove of every plan. The committee found that the plans that proposed to change conditions in this port were applicable only to a unit, or a small area, of the port, and that they failed of accomplishment because of their impracticability, particularly in the details of operation.

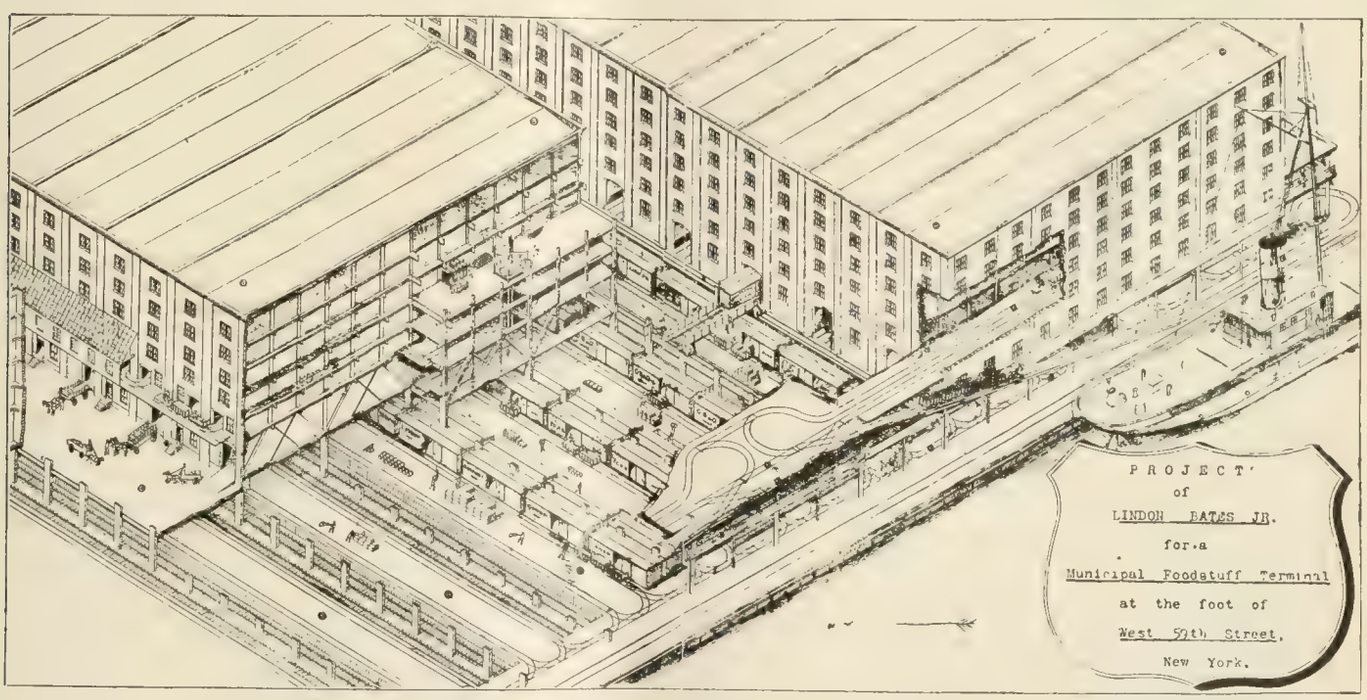
The chairman of the sub-committee is F. A. Molitor, of 35 Nassau street, a transportation engineer of note, who is now in private practice. Solving engineering problems for railroads is his lifework. Speaking this week in his personal capacity and not for the association, Mr. Molitor said he was firmly of the opinion that a plan designed to take care of a small area or unit of the port may be prepared only after an intelligent review of the conditions concerning the entire port. As a result of the recommendation of the committee, the Merchants' Association had formally recommended to the Mayor the appointment of a Port of New York Commission, composed of three expert engineers. This commission would be charged only with the authority to prepare a comprehensive plan of the entire port of New York. This plan, when completed, would be submitted to the city authorities, and if approved, no work would be permitted within the area of the plan unless intended as a unit toward the whole.

"This commission would hold hearings at which all transportation and shipping interests would have an opportunity of expressing their views," said Mr. Molitor. "The facts deduced would be used by the commission in the preparation of its plan and report.

"Besides this the commissioners would prepare statistics of all freight traffic, showing commodities, destination and other details that would enable them to obtain a correct perspective of the large merchandise movement in and out of New York, and also make a study of the conditions affecting the food supplies of our great city. Such a commission of experts would secure information not heretofore accessible. From all these facts with their own experience the members of the commission would be enabled to draw a picture of the transportation conditions of the Port and City of New York which would result in a plan for reducing the unit cost of the handling of freight.

"Such a man as Colonel Goethals, for instance, would make an admirable chairman of such a commission. In a word, the commission should be such a commission as those which made possible the great terminal and transportation plants at Hamburg, Liverpool and London. I have in mind a precedent for our suggestion in the case of Chicago, which is now about to undertake the solution of its terminal problem through means similar to those we suggest."

The plan for the commission has not only been recommended to the Mayor by the Merchant's Association, but has been endorsed by the New York Chamber of Commerce as well. The Jersey City Chamber of Commerce has been asked to co-operate. About two years would be required for the preparation of the plan.




A STUDY FOR A MUNICIPAL FOODSTUFF MARKET AT 59TH STREET AND NORTH RIVER.

### Latest Terminal Plan.

The latest terminal plan that has been suggested to the Board of Estimate comes from Lindon Bates, Jr., of 71 Broadway, an engineer. The plan, or rather project, is for a foodstuff terminal to be established by the City of New York on the West Side, at the foot of 59th street, immediately below the New York Central yards. A preliminary study is shown in the annexed drawing. Only the elements of the plan have been decided. The land is now occupied by the Union Stock Yards and Market Company and would have to be taken by condemnation proceedings. No estimate of the cost has been made.

# WHERE SAVINGS COULD BE EFFECTED

## Specific Instances of Extravagance in City Budget Pointed Out By the Real Estate Board—Estimates of Some Departments Not Available

THE Board of Estimate's Committee on Tax Budget began on Monday, the last week of hearings on departmental estimates, and the Real Estate Board of New York completed its suggestions for economy in city affairs by submitting memoranda on the departments examined. The estimates for the Board of Education were not made public and therefore no opportunity for criticism was given to taxpayers. The estimates of the Mayoralty Board and the Board of Estimate and Apportionment were passed without a hearing. Memoranda were submitted this week by the Real Estate Board in relation to the estimates for the Police Department, the Department of Docks and Ferries, the Department of Water Supply, Gas and Electricity, and the estimates of the Borough Presidents of Manhattan, Bronx, Queens and Richmond.

The Police Department asks for $15,331,835.35 for personal service, a net decrease over 1914 of $68,000. It is said that in the main this department is being well administered. Most of its expenditures are mandatory.

The increase demanded for administrative service seems unnecessary to the Real Estate Board, which says in a communication to the Budget Committee:

"There is no good reason why the fourth Deputy Commissioner should have a private secretary. A serious waste in the city service to-day is the salaries paid private secretaries. Where there is a secretary to a department and an abundance of stenographers and clerks there is no need for a private secretary. The very title presupposes that such an official does only private, or personal, work for his superior.

"Practical experience with city departments demonstrates that the private secretary's principal occupation is to act as a bar against those who have business with his superior. The title should be abolished. If the department head needs an assistant he should be furnished with one, but not with a private secretary.

"The item of $30,000, to increase the efficiency of the detective bureau and to employ expert and scientific service, is not clear. It is presumed that when patrolmen are promoted to higher pay and rank as detectives that it is because of their efficiency."

**Department of Docks and Ferries.**

This department asks for $2,392,640.35, a decrease from 1914 of $283,957.92. "We believe this department is being efficiently administered by an official who realizes the necessity for an economical and business administration," says the Real Estate Board.

"We regret, however, to find a request for a secretary to the first deputy. Any competent stenographer or clerk could be assigned to do the work required."

**Department Water Supply, Gas and Electricity.**

"The estimate of the Department of Water Supply, Gas and Electricity is not available (Oct. 15) and the Real Estate Board is unable to make any suggestions regarding it based on this year's requests.

"Great saving is, however, possible in this department in the opinion of the Board, and believes that this is realized fully by the commissioner in charge. He has already proposed certain economies in street lighting that will, it is hoped, save the city $400,000 yearly. The same careful scrutiny should, however, be given this department by the Bureau of Standards and the examiners in order that no excessive salaries be paid or unnecessary employees kept.

**Borough President, Manhattan.**

"The Borough President of Manhattan is an experienced business man and as a member of the Board of Estimate is fully familiar with the city's financial condition. We would like to call his attention, however, to the salaries paid clerks and stenographers, and to the salary paid the Consulting Engineer, who also receives a salary from the Court House Board.

"The public works now carried on by the Borough of Manhattan surely do not require a Commissioner of Public Works at $7,200 per annum, an assistant at $6,000, a secretary to the Commissioner at $3,300, a Consulting Engineer at $7,200, an Engineer at $5,000, two assistants at $2,700 each, another Chief Engineer at $5,000, an Assistant Engineer at $4,000, another at $2,700, another Assistant Engineer at $2,000, and another at $2,700 and one at $2,100. In addition there is still another Assistant Engineer at $3,300, another at $5,000, another Consulting Engineer at $6,000 three assistants, one at $4,000, one at $3,000, and one at $2,500. There is, also, requested in another department of the Borough President's office an Assistant Engineer at $3,500 and another at $2,500.

"For the Municipal Building an assistant engineer at $3,750 is asked. This engineering force is in addition to the engineering force of the Topographical Bureau, where $207,540.00 is requested for salaries for engineers and assistants. The President asks, also, for 29 engineers and assistant engineers in the Department of Buildings. In addition, of course, there are a large number of mechanical and stationary engineers asked for.

"There is no doubt but that the city is as one newspaper properly said, 'Engineered to Death.'"

**Borough President of The Bronx.**

"The President of the Borough of The Bronx requests $1,620,320.83, an increase over 1914 of $2,853.93. This borough has been very economically managed for the past four years and it is probably true that but little decrease in expense could be had, except by a horizontal lowering of salaries in all grades. There is the same large engineering force that we find in the other boroughs. A great deal of engineering force in all the boroughs is employed at work such as is usually performed by contractors' foremen, who are paid from $18 to $25 a week.

"We cannot understand the necessity for an Assistant Superintendent of Buildings at $4,000 a year.

**Borough President of Queens.**

"There should be no increase allowed in the Borough of Queens unless for maintenance of streets. Under the policy recently adopted by the Board of Estimate there will be fewer improvements to supervise in that borough next year than before.

"If you consider the character of the work done, the hours of employment, and certainty of tenure, there are no underpaid men in the President's office of the Borough of Queens, except perhaps the President himself. The Budget Committee should compare these salaries with those paid men doing similar work in the industrial establishments of Queens."

# WOULD LIMIT SOCIAL UPLIFT WORK

## This Is the Request of the United Real Estate Owners' Associations—Budget Hearings Next Week

On Monday and Tuesday at City Hall, the Board of Estimate will grant public hearings upon the City Budget for the year 1915. All those having suggestions or objections to offer will be heard. It is understood that representations will be made in behalf of the real estate boards and property owners' associations of the city.

Resolutions were adopted at the last meeting of delegates of the various associations affiliated with the United Real Estate Owners' Associations which will be presented to the Board at Monday's meeting. These resolutions after reciting the fact that the city and country have passed through a long financial depression, requests from the Mayor and the members of the Board of Estimate the following:

(1). That only such budget allowances be granted as shall keep the 1915 tax rate within the tax rate of 1914.

(2). That not one dollar of salary increase be granted for the year 1915 to any city employee, whether the present salary be relatively big or little, or whether the proposed increase be reasonable or unreasonable. The city's employees are not a privileged class, and under the present business conditions should be thankful that their salaries are not reduced. It is no answer for any department executive to say in recommending any salary increase, that it is proposed to dismiss certain other employees and that the aggregate of such dismissed employees' salaries nearly equals, does equal, or exceeds the proposed increase; such argument being only proof that the department can and under existing conditions should do without such unnecessary men.

(3). That the hours of all city employees, excepting such as are fixed by statute, shall be from nine a. m. to five p. m. on week days and from nine a. m. to one p. m. on Saturdays, and during the months of July and August from nine a. m. to four p. m. on week days, and from nine a. m. to twelve noon on Saturdays. This is only the schedule of minimum hours obtaining in private business and will reduce the number of employees, thereby saving a large sum of money to the taxpayers.

(4). That in view of the abnormally increasing expenditures annually for supplies, all applications for increased appropriations shall not only be refused but the aggregate amount granted shall be less for 1915 than for 1914.

(5). That all applications for increased amounts or additional amounts for social uplift or altruistic propaganda, and for all new municipal experiments during the year 1915, be refused, no matter how worthy they may be, and all such activities be deferred until a more propitious time.

(6). That no expenditures of money shall be authorized by the Board of Estimate and Apportionment with a week's prior notice to the taxpayers.

(7). That no experts be employed unless first approved by the Board of Estimate and Apportionment and after a public hearing.

(8). That no money be expended for public improvements already authorized, unless contracts have already been let.

# CREATING SUBURBAN COMMUNITIES

## Developers Have An Arduous Task, Requiring Capital, Good Judgment and Patience—Some Typical Examples in Westchester County

By WINNIFRED HARPER COOLEY

THE growth of legitimate real estate enterprises usually is slow and steady, but, on occasion, there are fortunate circumstances surrounding some special properties which bring about, with considerable celerity, a transformation of barren plains and unproductive farms into highly developed residential estates.

The operations of the seven or eight real estate concerns in Westchester County, all under the Robert E. Farley organization, have taken place actually within a decade. Each community has its geographical advantages, and each appeals in a different way to prospective home-builders.

In suburban developments, as in everything else, it is the first step that counts. The choice of location, the moderateness of the original prices, go far to determine the earnings of a company. The co-operation of good architects and builders, who realize one's primal ideas, and work harmoniously, also aids land developers.

Beginning in a simple way, the Westchester Land Exchange ten years ago, had desk room in a White Plains office. About ten million dollars' worth of property is now being handled by one organization. The Scarsdale Estates surround the picturesque station at Hartsdale. The Bronx River, scarcely more than a stream, winds its way through this section of the country, and its banks are heavily overgrown with flowers. The Italian Sunken Gardens were created out of a field of refuse and now stretch from the railroad station to the ancient pillared mansion of a past century, and have been taken over by the Bronx Parkway.

As various sections of the Estates have developed, they have been named respectively: Greenacres, Murray Hill and Scarsdale Hill. Greenacres has the greater populace. During the last three years more than 76 houses have been built there, and 10 others are now in the course of construction, while plans for 8 more are being worked out for the autumn. Owners of 12 other plots are contemplating building. The lowest possible price of a home on any lot is $8,000. From this price costs range.

The first problem in a suburban colony, before clients can be attracted, is to lay out some sort of a community with macadamized drives, proper sewerage, and grading. At Hartsdale the new station was erected and the grounds landscaped, and long macadamized drives created. An old building with saloon was modernized and transformed into small stores for the convenience of suburban dwellers, all objectionable features being eliminated. An important feature in developing suburban home colonies is to provide social life and recreation.

Clustered around the station of this typical community are the Scarsdale Golf and Country Club and the County Tennis Club. The former crowns a hill, overlooking a charming lake. Another important point is the attractive railroad station, and as soon as a railroad will co-operate with a real estate company by erecting one, great strides can be made.

Gedney Farm also had been neglected for a long time, when Mr. Farley and his associate, L. Ward Prince, started to resurrect it. The buildings were in a dilapidated condition. Gedney Farm Hotel was built, the stables of Howard Willets forming the nucleus, and in a short time was created a colony of about fifteen attractive homes. Others are about to be started. Mr. Willets and Mr. Farley decided to go ahead with this plan in the latter part of September, 1912. The work of developing the property and building the hotel was really not well under way until the Spring of 1913. The hotel was opened on October 7, 1913. That is, all this progress at Gedney Farm has really been made in a little over a year.

The same policy and general developing system has been used with other suburban properties along the Hudson and in Westchester County. Oakland Beach at Rye, N. Y., and Nepperhan Heights, a suburb of Yonkers, are handled by the brokerage department of the Farley organization. The latest acquisition of these interests is Philipse Manor, which has been taken over recently. Unlike the former properties, this already is developed. Twenty-three very large and modern homes are on the property, as well as a commodious clubhouse. Miles of roads macadamized, and excellent gradings and sidewalks, together with the necessary sewerage, electric lighting, etc., embellish the property and add to the comfort of the property owner.



HOMES DESIGNED FOR ALL-YEAR OCCUPANCY.



GROUP OF HOUSES IN RESIDENTIAL DEVELOPMENT.

# OPTIMISM, SLOGAN OF REAL ESTATE MEN

## Expressions of Opinion at Recent Convention Point to Return of Good Times, Increased Business and General Prosperity

ROBERT E. DOWLING, chairman of the Workmen's Compensation Commission, at the recent banquet of the State Real Estate Convention, gave a talk about the possible future of realty in the metropolis. He dwelt on the peculiar difficulties which confronted men in big business when they essayed to fill a State or Federal job. "You quickly learn," said Mr. Dowling, "that as soon as you are 'on the job' you haven't much to say, nor have you control of things like in your own business. When you seek for efficient men to help to run your office you are handed a list of names of persons from which you can choose and have no alternative but take the list and select the best you can.

"I am not afraid to say it that a civil service system is a very depressive one when it comes to helping get the men of the highest ability for public office. If the biggest men in the successful businesses had to rely on the civil service system, as it is today, for furthering the interest of their business they would find it of little benefit.

"In these times real estate has stood splendidly the severest test, and this alone undoubtedly will attract hundreds if not thousands of persons to become property owners, particularly those persons who had lost their faith in the stock markets.

### New Commission.

"The Workmen's Compensation Commission went into office on March 30 and the law became effective on July 1. At the time I was appointed some paper characterized my appointment as a bad one, saying that I did not know anything about the law. Well, I did not know much. Now, I find that many who posed as experts on the measure display a remarkable depth of ignorance on that topic.

"Up to date we have issued 165,000 policies, and we have turned over to the State in premiums more than $600,000. We are doing the second largest insurance business in the State. I think the rates are too high, but succeeded in getting a reduction of 15 per cent.; then the proposition was reconsidered. I predict that the State fund will not pay out over 50 per cent if present rates are maintained. The correctness of my viewpoint can't be actually shown until next January. I am not an expert in figuring nor an actuary, but I feel positive the rates are too high."

### Terminals and Realty Allied.

Cyrus C. Miller said the terminal market and real estate were closely allied because the more a family must pay for its food the less it has remaining to pay for rent and clothing. Consequently the less must be the value of the real estate on which it lives. "Any agency which brings food into the city so that it may be sold at a low price," continued Mr. Miller, "increases the amount of income which the tenant can pay for the use of the property, and hence its value is increased.

"A terminal market is merely the means whereby the third step in the trinity of a city's provisioning—collection, transportation and distribution—is effected. The United States Bureau of Labor Statistics shows a rapid increase in the retail prices of foods used in the average workingman's family between the years 1890 and 1912. The figures for recent years are as follows: 1905, $115; 1906, $119.1; 1907, $123.9; 1908, $126.5; 1909, $131.2; 1910, $135.2; 1911, $134.9; 1912, $143.7.



CYRUS C. MILLER.

"The average cost of twenty articles of food used by the workingman's family in 1890 was $1, while in 1914 it was $1.45. In the meantime wages have not increased in the same proportion, so that the increased price bears most heavily on the poor, who must spend so large a part of their income for food.

"Lack of proper terminal facilities results in increased cost by reason of delay, waste and extra charges for haulage and handling. It is estimated that the



ROBERT E. DOWLING.

value of the foodstuffs handled annually in the City of New York amounts to $900,000,000 and that 10 per cent. of this, or $90,000,000, could be saved annually by adequate terminal facilities. Such a vast sum retained in the hands of our citizens could be used for better rents and better living.

"Thus, it may be seen that terminal markets and real estate are connected intimately, and that the presence or absence of adequate terminals may affect the price of real estate seriously throughout the city. But in our study of real estate and the influence which affect it, we must not confine ourselves to the City of New York or to the cities of the State.

"Everyone is familiar with the fact that farm values in many parts of the State have declined during the last twenty-five years. There are many causes for this, but the main cause is that farming has ceased to pay. It might be supposed that as our cities have grown greatly during this period there would be more demands for the products of the farm, and therefore the value of farm lands would rise. The fact is that lack of marketing facilities in the city has caused so much expense in the handling of foods in the city that the farmer has received a low price for his products, while the city dweller has paid a high price. We need not look for an increased value in our farm lands until our farmers can be given market facilities adequate for the sale of their goods at a profit.

### 'Back to the Farm.'

"The cry of 'back to the farm' is uttered by many well-meaning people who recognize the evils of overcrowding the cities, but this cry never will be answered satisfactorily until the farms can be made to pay. The energy of the American takes him everywhere over the civilized and uncivilized world, through every danger and privation, so long as he can make money, but he will not stay on the farm and not make money.

"It is estimated that the State of New York produces only about 10 per cent. of the food stuffs used in the City of New York. The greater part of the supply comes from world-wide sources. Hence, for the proper handling of these supplies, a terminal market must be built which will handle economically train and ship loads of produce in one place where both shippers and buyers can meet.

"The creation of a market system in the city will result in the drafting of rules for the uniform grading and packing of foods to be sold in the markets. This, in itself, will put a stop to the waste now caused by the necessity of sorting, grading and re-packing. The wholesale terminal market is the first step in our market reform. Its influence on real estate will be direct and powerful."

### New Hope Sounded.

William H. Moffitt, who was president of the Real Estate Association during the last year and who was succeeded by M. Morgenthau, Jr., said: "This two-day convention has created the spirit of a new feature; of better times with millions of dollars in circulation to give new life, new hope and new courage to the people of this country. The report of the National City Bank of New York City says we have $1,000,000,000 in gold in the treasury of the United States; we have $500,000,000 in gold in the banks of this country; we have $200,000,000 in gold in circulation among the people, while the gold output during 1914 in the United States and Alaska was $100,000,000. This makes a total of approximately $1,800,000,000 in gold in this country.

"The Secretary of Agriculture says there is a product in the entire country, from the 7,000,000 farmers of over $9,000,000,000, which is $1,000,000,000 more than the farmers of this country had to spend last year.

"With this amount of gold on hand, which is greater than the combined gold deposit of England, France and Germany before the war, and with over $9,000,000,000 for the farmers to spend this year, and with every industry now working overtime, with every country in every part of the globe seeking and demanding our goods and products, there is nothing on top of earth that can stop us from having, at an early date, the greatest era of prosperity this country has ever known."

# SIXTH AVENUE IN TRANSITION STATE

## Big Building Movement in the Twenties During Recent Years Has Changed the Character of Tenancy of Stores on Thoroughfare

**Increased traffic = increased crowds. Increased crowds = increased business. Increased business = increased demand for stores. Increased demand = increased competition. Increased competition = increased rentals. Increased rentals = increased income to owner. Increased income = greater value of property. Therefore, increased traffic = increased value of property.**

THIS is a geometrical axiom which may be accepted among students of real estate valuations and developments in New York City. It is proven by the remarkable increases in land values in those sections of the city where there is congested pedestrian traffic. A dozen actual instances may be cited as proof of the desirability of large crowds of people constituting moving masses along particular streets.

The condition at present existing on Sixth avenue, between 23d and 32d streets, is unusually interesting in this connection, because it may cause a doubt to be raised as to the infallibility of the axiom above quoted. Along this thoroughfare between those two points the traffic is so congested during the noon hour and during the early morning and late afternoon hours that the street is almost impassable. Thousands of employees of the factories and light manufacturing buildings in the intersecting streets, between Fifth and Seventh avenues, pour into Sixth avenue. The result has been a practical duplication of the situation in lower Fifth avenue which has caused so much discussion.

The occupants of 182 buildings, ranging in height from five to twenty stories, have selected Sixth avenue for their noon-time promenade and for their favorite thoroughfare. Sixty-seven of these buildings are twelve stories in height and are of comparatively recent construction. The table on this page illustrates the principal cause of congestion.

One of the most interesting details in connection with this new development may be found at the corners of 25th, 26th and 27th streets, where street labor exchanges have become established. Here may be found labor contractors, furnishing workers to clothing manufacturers, and also operators and others looking for jobs as well as employers looking for help. Down on the lower East Side in Seward Park a similar labor exchange has long been characteristic of the Hester street side. In this district carpenters, painters, blacksmiths, glaziers and plumbers with tools in hand may be obtained ready for work.

Sixth avenue itself, in the minds of a great many real estate experts, was destined to become a part of the great retail shopping district. When large department stores began to do business in 23d street to the south and 34th street to the north, it was felt that the interior territory, particularly along Sixth avenue, would feel the effects and develop along the same lines.




SIXTH AVENUE, NORTH FROM 25TH STREET.

The advent of thousands of workers in what may be called the "needle trades" has caused a complete transformation of the character of businesses along Sixth avenue. A canvass was made this week of the stores along the thoroughfare and an analysis made of the kinds of retail concerns which have become within very recent times part of the business development. It was found that saloons, restaurants and pawn shops prefer the east side of the street, whereas men's furnishings, ladies' wear and jewelry firms prefer the west side of the avenue. There are twelve vacant stores, three on the east side and nine on the west side.

There are today twenty-six restaurants on Sixth avenue between 32d and 23d streets, ranging in quality from Mouquin and Shanley, to Max's Busy Bee. There are six of these lunch-rooms. There are nineteen saloons, eleven men's clothing, nine ladies' wear, nine men's furnishings, eight ice cream parlors and soda stands, seven cigar stores, six shoe, six jewelers, five pawn shops, five leather goods and bags, three electrical supplies and sewing machines, three men's hats, three novelties, three moving pictures, including Loew's Greeley Square theatre, which has vaudeville; three cutlery and hardware, two photo supplies, two shoe shining parlors, two cut rate theatre tickets, two stationers and two barbers. There are various single establishments, including among others a laundry and a dog fancier.

According to a leading real estate man in the section there is, however, a favorable turn to be noticed in the upper floors of the buildings. These were formerly occupied for dwelling purposes and where they have been changed over to small businesses the increase in income to the owner has almost offset the decrease of store rentals. There is not much likelihood in the near future of this part of Sixth avenue being improved with large structures, as the rentals obtainable from the old buildings keep the land values considerably in excess of those in the side streets, whereas, there is very little difference, if any, in the rentals obtained for lofts on the avenue as compared with those obtained in buildings in the side streets. There has been little building of modern mercantile structures on the avenue, although the side streets have undergone striking changes in the transformation of quiet residential blocks to busy manufacturing centers.

The tendency for loft construction has manifested itself on Sixth avenue between 24th and 31st streets only in one instance. At Nos. 510 to 512, Edward J. Appell recently completed a twelve-story store and loft structure from plans by Walter Williams. There is one building operation under way at the present time involving the northwest corner of Sixth avenue and 28th street where speculative builders are erecting a three-story store and office building from plans by Charles B. Meyers.

From this last operation, indicating as it does a demand for store properties rather than for loft buildings, it might be inferred that Sixth avenue is destined to continue to develop along the same lines at present noticeable. In the opinion of many men familiar with conditions past and present, it will remain the center of businesses catering to a class of trade of moderate means. Two-cent coffee houses and the "selling out" men's furnishing stores, offering bargains, will continue to flourish on the congested thoroughfare, where even the roar of the elevated road cannot drown the clamor of the thousands of pedestrians. From present indications Sixth avenue's future is assured for years.

**Building Construction in Side Streets Between Fifth and Seventh Avenues.**

| Street | 5-sty | 6-sty | 7-sty | 8-sty | 9-sty | 10-sty | 11-sty | 12-sty | 13-sty | 16-sty | 18-sty | 20-sty | Tot. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 24th .... | 5 | 6 | 6 | 2 | 1 | 2 | 4 | 6 | .. | .. | .. | 1 | 33 |
| 25th .... | 7 | 1 | 1 | .. | .. | .. | 3 | 17 | .. | 1 | .. | .. | 30 |
| 26th .... | 9 | 6 | 4 | .. | .. | .. | 1 | 11 | 1 | .. | .. | .. | 32 |
| 27th .... | 6 | 5 | 4 | .. | 1 | 1 | .. | 19 | .. | .. | 1 | .. | 37 |
| 28th .... | 11 | 1 | 3 | .. | .. | .. | .. | 3 | .. | 1 | .. | .. | 19 |
| 29th .... | 3 | 2 | 1 | .. | .. | .. | .. | 8 | .. | .. | .. | .. | 14 |
| 30th .... | 2 | 1 | 1 | .. | .. | .. | .. | 3 | .. | .. | .. | .. | 7 |
| 31st .... | . | 2 | 1 | .. | 1 | .. | .. | .. | .. | 1 | .. | .. | 5 |
| 32d .... | 1 | 2 | 1 | 1 | .. | .. | .. | .. | .. | .. | .. | .. | 5 |
| Totals. | 44 | 26 | 22 | 3 | 3 | 3 | 8 | 67 | 1 | 3 | 1 | 1 | 182 |

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Building Construction and Building Management
in the Metropolitan District

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War talk has been pretty thoroughly tabooed in business circles in this city, by general consent, and everybody has felt better for it.

The Real Estate Board does not believe in swapping leaders when crossing a stream. But there were many other good reasons for the re-election of so able a president as Laurence McGuire.

Business has been under fire now for a dozen years, ever since President Roosevelt began to fight "the interests." It is time the turn was called from Washington and it is time a policy of co-operation was introduced between the administration and the business people of the country. There is too much fighting going on in the world.

The Queens filings disclose a marked increase in mortgage loans for building purposes by the large lending institutions, especially for multifamily houses in Long Island City and Ridgewood. With the great manufacturing development going on and the construction of a rapid transit line, there is every reason why investors should step lively in Queens.

The two-family dwelling cannot render the financial service to the owner which it once did, but the three-family house would satisfy the need, if the law could be amended so that houses of that type would not need to comply with the constructional requirements of the Tenement House Law. It would seem that a reasonable compromise ought to be sought—for the benefit of certain parts of the city at least. The Building Districts Commission should look into this question. Something must be done to encourage real estate ownership among the young. Read the letter from Mr. Deeves in another column.

### When the War Is Over.

Mr. Elias A. Cohen called attention last week in the columns of the Record and Guide to a very interesting and important development of the real estate situation in New York which will occur in the not remote future. As soon as the war is over, an enormous European immigration will begin. At the present time the number of immigrants is, of course, exceedingly small, and it will continue small as long as the war lasts. But no matter what the industrial condition of this country may be at the end of the war, the treaty of peace will be the signal for an unprecedented rush of new arrivals from Europe. An enormous mass of emigration is accumulating behind the dam erected by military necessity, and when the dam crumbles away the flood will be unloosed, no matter how unpropitious the conditions may be in other respects.

As a matter of fact the conditions will probably be such as would ordinarily discourage emigration. As soon as the war ceases there will be an enormous demand for labor in Europe, to be employed in repairing the destruction caused by the war and in replacing the work of those who have been killed or incapacitated as a result of the fighting. This demand may be so urgent that the great powers, like Great Britain, Germany, France, Austria-Hungary and Russia, may actually prohibit emigration for a certain number of years. But unless some such action is taken, the incoming tide of aliens will swell to an enormous volume. Hundreds of thousands who have wanted and intended to come, but who have been prevented by the war, will be all the more eager, because of the frustration of their intentions. Additional hundreds of thousands will come, particularly from Poland and Russia, because the war will leave them almost destitute and because they will wish to escape from a land in which they are liable to such awful calamities. How much this rush of immigration will amount to in actual numbers, one can only guess; but it may easily surpass by several hundred thousands the largest previous total in the history of the country.

Mr. Cohen points out with entire truth that a substantial proportion of this increase in population will settle in New York. He points out, furthermore, that they will arrive at a time when there is likely to be an actual under-supply of housing. The building of tenement houses in Manhattan has come almost to a standstill, and the newcomers will soon fill up existing vacancies and improve the standing of tenement house property as an investment. If a revival of business were to take place at the same time, as seems likely, the newcomers will soon find employment, and a large amount of additional space will be secured by manufacturers and jobbers in the wholesale district. It is possible that this demand for additional space will be sufficient to fill up the lofts in the old mercantile district, and consequently to improve also the investment position of this important class of property. Thus it is expected that real estate will become in much greater favor with people who have money to invest.

The expectations advanced by Mr. Cohen are not unwarranted. There is every reason to believe that the position of New York real estate will slowly improve and that when the new subway system gets into operation a period of general and lucrative activity will supervene. The improvement may not begin during the coming winter, because of the scarcity of loanable capital and because so many peculiarly metropolitan industrial and financial activities have been impaired by the war. It is not likely to begin as long as the war lasts, and the war seems likely to last throughout the summer of 1915. But as soon as the war is over the property-owners of New York will reap the advantage of their long period of deprivation and can expect higher rentals and an increasing demand for their holdings. There is only one threatening development which may condemn them to a further period of liquidation and loss—which is an increase of taxes.

As we have frequently pointed out, the new financial policy of the city will lead inevitably to an increase in the amount of money to be derived from taxation. If an attempt is made to get this additional income by the simple expedient of adding ten or fifteen points to the tax rate, the effect will be disastrous. Considerable liquidation will certainly follow, and real estate would receive a black eye, from which it might not recover for many years.

We do not mean for one moment to imply that the new financial policy of the city, which was so ably and persuasively presented to the Real Estate Convention by Mayor Mitchel, is not wise and necessary. The articles by the present City Chamberlain, Mr. Henry Bruère, which the Record and Guide published in 1913, proved conclusively that the fundamental difficulty connected with the city's finances was due to the disproportional growth of the interest on the city's debt. If the city is ever to be made financially sound this difficulty must be done away with; but it is equally true that the burden must not be imposed upon real estate. As we pointed out last week, other cities derive large revenues from classes of business which, like real estate, cannot run away from taxation, and which are fully capable of carrying a special burden in return for the special opportunities which they obtain from their location in the business and social metropolis of the country.

### The Trend of Traffic.

The interesting aspect of the figures recording the passenger traffic on the elevated roads for the past year is the decrease of the number of tickets sold on the Sixth avenue line. All the other elevated roads show small increases, but the Sixth avenue shows a decrease of about 500,000. Moreover, this decrease would presumably have been larger, in case it had been possible really to separate the traffic on the Sixth avenue from the traffic on the Ninth avenue road. The figures for the Sixth avenue line include the tickets sold on all the stations between 59th and 155th streets on the West Side, the consequence being that its south-bound traffic consists approximately of 47,000,000 passengers, while its north-bound traffic consists only of 32,000,000. If the passengers who boarded trains north of 59th street with the intention of reaching a destination on the Sixth avenue line could have been separated from the passengers who boarded trains north of 59th street with the intention of reaching destinations on the Ninth avenue line, the former would have shown a larger proportionate decrease. The cause of it is, of course, obvious. It is the damage which has been done to the district on Sixth avenue between 14th and 23rd streets as a center of retail trade. Even in the period covered by these figures, the diminishing prosperity of this district was plainly visible; and since the Claflin failure last summer it has become increasingly evident. A very large amount of business has been diverted from the Sixth avenue shops and the Sixth avenue line since June 20 of the current year. Some of the business which has left the shops has not left the elevated roads, but is using the 34th and 42d street stations instead of stations farther south. But in all probability much of it follows other routes and will continue to do so. It looks as if lower Sixth avenue would necessarily be occupied by the wholesale trade and that the employes in the buildings would walk to homes on the lower East and West sides.

### The Over-Inspection Issue.

The Brooklyn League has taken a stand for a co-ordination of building inspection in this city, and the Tenement House Committee of the Charities Organization has come out in opposition thereto. At the last monthly meeting of the executive committee of the Brooklyn League, the secretary of the Brooklyn Tenement House Committee

rose in opposition to a resolution declaring for a merger of departments, saying that his committee was opposed to any measure intended to curtail the powers of the Tenement House Department. With only two votes in the negative the executive committee of the Brooklyn League passed the resolution notwithstanding, recording itself in favor of a "merger of the various departments under one head in each borough, to be known as the Building Bureau, the head thereof to be appointed by the Borough President." In other words, the Brooklyn League is in favor of a consolidation of building bureaus with borough autonomy, rather than a unification into one general city department, whose presiding officer will be appointed by the Mayor.

The action of the League no doubt reflects the opinion and wishes of Borough President Pounds, and it is reported that the Borough Presidents of the Bronx, Queens and Richmond are also of the same mind. The opposition of the Tenement House Committee was to be expected. The important and gratifying thing to the men and women who have invested their means in houses and lands within the boundaries of Greater New York is that the borough, city and State authorities alike recognize the sensibleness and justice in the public demand for a merging of departments to the end that there shall be a cessation of over-inspection and of unwarranted calls for expensive structural alterations. Every reflecting person must perceive that an owner is entitled to receive a clean bill of health for his premises some time or other. Under the present conditions that time can never come. With the government heads in concord on the main question the battle is nine-tenths won. To what extent there should be borough autonomy under the new system is a secondary question—a political question if you will—about which property owners are not going to dispute to the extent of losing the great foundational reform.

### Legislating Real Estate Off the Map.

*Editor of the* RECORD AND GUIDE:

A good start has been made in waking up the real estate owners of New York City to the realization of the impositions forced on them by mandatory legislation, municipal extravagances and social service agitators. Let us hope they will stay awake and active until there is a marked decrease in the bond and budget requirements.

This era of extravagance started at the time when the assessed valuations of New York real estate were raised from about 40 per cent. to full valuations. This gave the city a great borrowing allowance, and most of the earlier bond issues under this increased borrowing capacity were captured by social reformers for public parks, public baths, municipal lodging houses, etc. And when the city required money to build subways, docks, aqueducts and other permanent substantial improvements, it found the available funds had been used up on account of being bonded up to the permitted 10 per cent. limit.

Then means were devised to further borrowing. The city went to the Legislature and obtained consent to release from the constitutional amendment restriction all alleged or actual self-sustaining corporate improvements. This method has now been exhausted, extravagance still continuing, and further schemes are to be tried to satisfy the municipal maw. The very latest one is to add the cost of certain of the public improvements to the annual budget. This adds a further great burden on the present generation of property owners. I fail to see, with the momentum of municipal extravagance that obtains both in this city and the other cities in this country, how city officials can state that the bond issue of the city will be decreased.

The mischief has been done, and we have to foot the bills, and even under active agitation for decrease in municipal expenditures, it will take a number of years to bring about any result. Meanwhile, what are the property owners going to do who are staggering under this load? They will have to pay the taxes assessed against property which has become unavailable and unrentable under conflicting legislative enactments or be sold out.

The quickest way of relief is to have the obnoxious and confiscatory enactments repealed.

We have had an anti-trust agitation in this country for a number of years, yet the very Legislature itself insists on creation of trusts. They have almost legislated the 25x100 ft. lot off the map. Hardly a building today, on a 25 ft. lot, except in few instances, can be made to pay on the former single lot basis, and all the tendency of legislation has been to the advantage of the large sites and to the driving out of the small property owner.

A specific instance is the Tenement House legislation. Some good-intentioned people, most of whom never owned any real estate or hoped to own any, with the help of the Legislature decided that three-family occupancy constituted a tenement house. This deprived, in the older section of the city, a great many people of the privilege of renting out in floors the old three and four-story houses in which many thrifty owners lived in the first story and basement and rented out apartments on the other floors.

In the generation of our grandfathers this was a common practice in the old private houses, and it was a good substantial one, and healthy children used to play in the backyard instead of being driven into the streets. In the large tenements demanded by Legislature, there are no playgrounds, and it is strange that the associations that are looking for breathing and playground spaces cannot see what is right under their eyes.

The average private house is a drug on the market today and a nightmare to many people. They are dependent, in the changing neighborhoods, on uncertain rentals from boarding-houses and other doubtful sources of revenue; whereas, if they could be used for apartment renting and the Tenement House Department, had jurisdiction only over buildings containing five or more families, New York City's revenue could be greatly enhanced by the conversion of thousands of private houses into model apartments in which there would be plenty of light and air and playgrounds for the children of three or four families in the backyards.

Let us obtain corrective legislation that will make our properties available so that they can earn an income to help pay the burden of taxes and debt.

J. HENRY DEEVES.

305 Broadway.

### Registration Lists and Property Owners.

*Editor of the* RECORD AND GUIDE:

The Police Force, the Honest Ballot Association and some citizens associations are now busy in verifying the registration list in Greater New York. It has about 660,000 names.

Of course, no real estate owner, agent and broker believes in false registration or illegal voting. For this reason owners should verify the registration list in the buildings that they own or represent.

Personally, I may say, that I have for twenty years owned a tenement house in the Seventh Ward, and I always get from my agent about a fortnight before election, a list of those legally entitled to vote and give it to the Republican district captain. If some persons do not wish to give the list to the election officers at the polling place, they should sent it to the Honest Ballot Association, for use on Election Day.

Some persons have already been arrested for false registration, and Magistrate Freschi has refused to recognize the unwise provision of Chapter 821, Laws of 1913, that a qualified voter may register from "any place of stay," from which he intends to vote. The Judge holds that the elector must vote from his actual residence or domicile.

Hoping that your many readers will help the cause of honest elections by doing a little work herein, I am,

ALFRED R. CONKLING.

## THE NEW WAR TAX.

### Real Estate Conveyances to be Taxed on Amount of Equity.

A most favorable recognition has been accorded the work of the Advisory Council of Real Estate Interests by the Senate Finance committee at Washington. On September 22 the Law and Legislation committee of the council requested that two changes be made in the War Tax bill, relative to those provisions which affected real estate. Comprehensive briefs were prepared upon the sections dealing with real estate conveyances and mortgages, and these briefs and arguments were personally submitted to members of the Senate Finance committee.

Rather than condemn the general proposition as to whether an emergency tax measure should be applied to real estate transactions and adopt sweeping resolutions against the passage of the bill as a whole, only two objections were raised which the Law and Legislation committee of the council felt were reasonable and which could be altered and might have some weight in an effort to relieve real estate from additional burdens at the present time. As a result of this work, the War Tax bill has been specifically amended in accordance with the request and briefs of the council.

### Will Tax Only Equities.

The first change which was requested and which was made by the Senate Finance committee, was with reference to the tax on conveyances. As the bill had passed the House, and as under the law of 1898 the tax of one dollar per thousand was to be levied on the consideration or value of any property which would be conveyed. Under the 1898 law this provision was held to mean that the amount of stamps was required to represent the entire value of the property, including the amount represented by mortgages, and that it was not to be measured by the amount of equity or interest conveyed. This obviously was inequitable, for all that is ever conveyed or paid for is the equity over and above mortgage indebtedness.

The committee suggested that a change be made in the bill to meet this objection. In compliance with this suggestion, the consideration which will now be taxed will be consideration or value of the interest or property conveyed, exclusive of the value of any lien or incumbrance thereon, with a proviso at the end of the section that nothing in the paragraph in question shall be so construed as to impose a tax upon any instruments or writing given to secure a debt.

### Not to Tax Mortgages.

The second change which was recommended by the council, and which was adopted, was relative to the tax on mortgages. The objection was made to a tax on mortgages as well, as for every assignment or renewal of the mortgage. The council maintained that every tax upon credits necessarily falls upon the debtor, and to require every mortgage to pay the tax or, when it had once been paid, to pay again on each transfer or renewal, would increase the burden upon the needy members of the community. After a very thorough presentation of every phase of the mortgage market, as well as a thorough consideration of the many burdens which real estate is required to bear today, the Senate Finance committee eliminated this paragraph, thereby not taxing mortgages or pledges upon real estate. The omission of this tax from the bill itself is a marked victory for real estate interests of New York City, and a general recognition of the fact that real estate is now being overweighted with local and State taxation. By thus presenting its arguments in a fair and forcible manner, and upon points which might be changed within reason, the council felt that some definite results might be obtained, as they have been.

—Morgan J. O'Brien, late of the Appellate Division, has accepted the chairmanship of the board of counsel of the Advisory Council of Real Estate Interests.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## THE INDUSTRIAL GROWTH OF QUEENS.

FROM the report made by A. L. Langdon, traffic manager of the Long Island Railroad, at the last meeting of the Chamber of Commerce of the Borough of Queens, it is evident that there is no industrial depression in Queens, and as each new plant adds hundreds of wage earners to the working population of the borough, it is evident that there will be great strides in the building development to provide the necessary housing facilities for this vast army of employees.

The number of factories in Queens Borough has increased from 395 in 1904 to 771 in 1909, according to the figures in the Bureau of the Census of the Department of Commerce, and it is now estimated that there are over 1,100 manufacturing establishments within the borough limits. The best evidence of this great industrial growth is the following report of Mr. Langdon of new industries locating in the Borough of Queens, in part as follows:

### New Industries in Queens.

Rosenwasser Bros., manufacturers of boots, shows and leggins, moved their New York factory to the McClure Building, Long Island City, and began operations Oct. 1, employing 400 hands, which number they expect to increase to about 750 this winter.

The Horn-Holland Company, recently incorporated, has erected a three-story brick building on the south side of Hancock street, near Bodine street, Long Island City, and began manufacturing varnish Oct. 1, employing 30 hands. This is a subsidiary of the A. C. Horn Co., manufacturers of water-proofing materials, also located near Hancock and Bodine streets.

Ground has been broken for a new eight-story building, of concrete, steel and brick construction, for the Ford Motor Co., at Honeywell street and Jackson avenue, Long Island City, east of and adjoining the present building. The new building will have a frontage on Jackson avenue of 325 ft. and will cost about $650,000.

The Keshan Renovating Co., a subsidiary of the Kazan Carpet Co., now located in the American Druggists' Syndicate Building, acquired property on Webster avenue, between Seventh and Eighth avenues, Long Island City, on which to put up a two-story building. They expect to move into it the latter part of this year.

The Truoff & Carp Corporation has completed a new five-story loft building, 150 x 75 feet, of brick, concrete and steel construction, at the corner of Wilbur avenue and Sunswick street, Long Island City. The ground floor is occupied by the S. G. V. Auto Co. for a service plant; second, third and fourth floors, by the Walters Piano Co.; fifth floor, by Mendlin A. Roseman, manufacturer of yarn, silks, thread, etc.

The Truoff & Carp Corporation has begun the erection of another five-story and basement loft building, of concrete, brick and steel construction, 104 x 77 ft., on the north side of Sunswick street, between Wilbur and Payntar avenues, Long Island City. The basement, first and second floors, which it is expected will be ready for occupancy about Jan. 1, 1915, have been leased to the Wahle Phillips Co., of New York, manufacturers of electrical goods. When completed the three upper floors will be leased to other industries.

L. Marcotte & Co., of 17 East 36th street, New York, decorators and furniture repairers, have leased one floor of the Palmer-Singer Building, Webster and Second avenues, Long Island City, where they began operations Aug. 1, employing sixty hands.

A five-story and basement factory building, to contain a total floor area of about 100,000 sq. ft., will be constructed for the Sterling Gum Co. on the south side of Harris avenue, between Ely avenue and William street, Long Island City. The Sterling Gum Co. is now located in the factory building at 10th street and Vernon avenue, Long Island City.

The Russell Foundry & Machine Works, Long Island City, are erecting a four-story brick factory building adjoining their plant at 51 Sixth street, the dimensions of which are 100x138 ft. A part of the first floor will be used as a machine shop by them. The remainder of the building will be leased.

Joseph Elias & Co., dealers in window and plate glass, of 541 West 22d street, New York, have leased the building of the American Locomotive Co., on Jackson avenue, near Sixth avenue, adjoining the tracks of the Long Island Railroad, Long Island City, to which they expect to move about Nov. 1. Arrangements are now being made to build a sidetrack to serve the property.

The American Ever Ready Co., of New York, manufacturers of electrical supplies, are erecting an eight-story building, 200x300 ft., on the block acquired in December, 1913, bounded by Thomson and Nott avenues, Orton and Manley streets, Long Island City, adjoining the plant of the Loose-Wiles Biscuit Co.

### Increased Valuation.

A good indication of the interest which is beink taken in the remarkable industrial and residential growth of the Borough of Queens, is the many requests which are being received by the Queens Borough Chamber of Commerce for copies of the monthly Bulletin published by them. During the past week requests were received from the Librarian of Congress, Washington, D. C., from the Director of the New York Public Library, and from several universities for copies of all issues. The Bulletin, which is published monthly by the Chamber, sets forth the latest facts and statistics regarding all improvements and developments in the borough.

The October number contains a statement of the increase in assessed valuation by wards for 1914, as follows:

| | Assessment Roll, 1913 | Assessment Roll, 1914 | Increase |
|---|---|---|---|
| Ward 1.. | $ 96,436,300 | $ 97,392,525 | $ 956,225 |
| Ward 2.. | 107,608,680 | 112,363,410 | 4,754,730 |
| Ward 3.. | 69,407,925 | 70,356,300 | 948,375 |
| Ward 4.. | 116,379,317 | 119,212,812 | 2,833,495 |
| Ward 5.. | 46,418,105 | 47,361,430 | 943,325 |
| Real Est. | $436,250,327 | $446,686,477 | $10,436,150 |
| Real Est. of Corps... | 26,113,985 | 26,554,240 | 440,255 |
| Special Franchises | 15,428,524 | 15,446,039 | 17,515 |
| Total... | $477,792,836 | $488,686,756 | $10,893,920 |

### Wall Street to Be Torn Up.

The Local Board of the Greenwich district has authorized the alteration and improvement of the brick sewer in Wall street, between Broadway and William. The work will be done at night and the trench bridged over in the daytime. The sewer is in bad condition, as the crown has fallen out in several places. It was built in 1846. The cost of the work is estimated at $17,250, but as the property to be benefitted is worth $50,000,000 or more, the owners won't grumble much.

The sewer in Liberty street, between Broadway and Nassau, is to be repaired in the same way. It was built in 1848.

## TERCENTENARY CELEBRATION.

### Interesting Exercises During the Coming Week—Services, Festivals and Pageants.

Commerce, of all the various branches of industry, has been the cardinal causation for the rapid growth of New York City. Local real estate and building activities, manufacturing, banking—all have been built upon the foundation of commerce with other lands and trade with the rest of the country that has been carried on here at New York for three hundred years. It is fitting that all the related real estate interests should, as they will, have a part in the celebration.

Commercial Tercentenary Week begins today. It marks the three hundredth anniversary of the beginning of trade and commerce in this city and Father Knickerbocker has appropriately decorated his principal thoroughfares for the occasion. Trade, Commerce and Peace will be the features of the celebration; war and its attributes will be temporarily forgotten. Two grand pageants will reproduce the remarkable industrial progress which has given New York City a leading position among world cities.

The program for Tercentenary Week as completed is as follows: Saturday, October 24, and Sunday, the 25th, religious services; Monday evening, the 26th, musical festival at City College; Tuesday evening, the 27th, musical festival at Washington Irving High School; Wednesday evening, the 28th, automobile pageant; Thursday evening, the 29th, theatre and moving picture night, and Saturday evening, the 31st, the industrial, educational, peace and patriotic pageant.

The celebration is under the direction of the New York Commercial Tercentenary Commission, General Howard Carroll, president, and Louis Annin Ames, chairman of the pageants committee. Albert De Gernea is director of the pageants.

#### Two Parades.

Interest will center on the two parades, the first on the evening of Wednesday, October 28, when there will be a procession of automobiles, illuminnated and decorated. Mayor John Purroy Mitchel and Governor Martin H. Glynn and Secretary of State Mitchell May have accepted invitations to ride at the head of the parade. At the conclusion of the pageant the Automobile Club of America will hold a reception at its club house, in their honor. In the parade which will wind up the celebration on Saturday evening the cities of Syracuse, Buffalo, Rochester, Utica, Baltimore and Paterson will join, Baltimore sending commercial floats representing the leading industries of that city.

General Nelson A. Miles, U. S. A., and Commodore Robert Peary, U. S. N., have accepted invitations to ride at the head of the United States Division. Hon. James H. Preston, Mayor of Baltimore; Hon. Louis Will, Mayor of Syracuse; Hon. Hiram H. Edgerton, Mayor of Rochester, and Hon. James D. Smith, Mayor of Utica, will head delegations from those cities.

#### Harlem Carnival.

In Harlem a carnival will be held next week under the auspices of a committee of prominent citizens drawn from the Harlem Board of Commerce, the Harlem Property Owners' Association, the East Harlem Improvement Association and other civic bodies.

Tomorrow, to start the carnival, there will be appropriate services in the churches, with addresses on the growth and development of Harlem, and the importance of community spirit, Monday a prize baby parade and special theatre night, Tuesday Merchants' Day, and Wednesday evening automobile parade with prizes for decoration. The Thursday Bankers and Manufacturers' event will be marked by luncheon, with addresses by city officers and prominent financiers, and another special theatre night. Friday evening will present an industrial parade of business houses, with prizes for decorations, horses, automobiles, also an open house and old fireside night at churches and clubs. On Saturday will be a morning parade of 5,000 school children and boy scouts in costume, an afternoon children's festival in Mount Morris Park, and in the evening music, a grand pageant and floats in conjunction with the Commrcial Tercentenary Celebration.

#### Realty Board Elects Officers.

The Real Estate Board of New York held its annual meeting in its Board Rooms, 115 Broadway, last Tuesday, eighty-four members being present and voting. The following officers were elected: Laurence M. D. McGuire, president (re-elected); Edward C. Cammann, William L. DeBost and Charles F. Noyes, governors.

The re-election of the president was made by the Board of Governors after the adjournment of the members' meeting.

The following were elected on the Nominating Committee: Gerald R. Brown, Joel S. de Selding, Irving Ruland, Edward L. King and Frank D. Ames.

The following were elected on the Auditing Committee: Donald W. Brown, Eugene S. Willard and Walter C. Wyckoff.

The members before adjournment voted unanimously their appreciation of the retiring governors, Messrs. Warren Cruikshank, William J. Van Pelt and E. A. Tredwell.

The Board of Governors, besides re-electing Laurence M. D. McGuire president, elected for vice-president Albert B. Ashforth; secretary, Elisha Sniffin, and treasurer, Frederick D. Kalley.

A dinner will be tendered soon to the president and the retiring governors.

## PRIVATE REALTY SALES.

Thirty-fourth street's desirability as a location for high class retail stores was demonstrated this week by the report that a large firm for many years in 14th street had taken over a building in the Herald Square section which will be used as a branch establishment. The downtown business will not be discontinued and will still be maintained because "trade conditions in 14th street are altogether too satisfactory to even consider the abandonment of this store," as one of the attorneys representing the owner stated. The strength of the old shopping district in 14th street, as indicated by the intention of large department stores to remain there, in spite of its apparent isolation from what has become known as the new shopping center, may be considered another of New York City's unusual business developments. Some time ago, when rumor had it that an old established firm in 14th street had leased an uptown site, an inquiry from the Record and Guide elicited the following answer from a member of the firm: "We have so much confidence in this street that we are scheduled to remain here for at least ten years more."

From present indications this statement appears to be borne out by the fact that 14th street is retaining its shopping crowds while the district just north has been abandoned and is being changed into a manufacturing section.

The total number of sales reported and not recorded in Manhattan this week was 16 as against 13 last week and 14 a year ago.

The number of sales south of 59th street was 4 as compared with 6 last week and 3 a year ago.

The sales north of 59th street aggregated 12 as compared with 7 last week and 11 a year ago.

The total number of conveyances in Manhattan was 122 as against 101 last week, 17 having stated considerations totaling $1,011,900. Mortgages recorded this week number 74, involving $2,205,937, as against 43 last week, totaling $1,715,121.

From the Bronx, 12 sales at private contract were recorded, as against 6 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was

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$671,123, compared with $1,229,626 last week, making a total since Jan. 1 of $34,104,991. The figures for the corresponding week last year were $1,188,911 and the total from Jan. 1, 1913, to Oct. 25, 1913, was $43,077,606.

### $1,000,000 Dyckman Deal.

Arnold, Byrne & Baumann have sold for the Charles Hensle Realty Company, Charles Hensle, president, the two six-story elevator apartment houses with eighteen stores, on the block front in the south side of 207th street, from Post to Sherman avenues, at the foot of the 207th street subway station, measuring 310 ft. in 207th street by 100 ft. on Post and Sherman avenue, to Mrs. Carrie S. Weiss; the seller, in exchange took 27 lots on the west side of Haven avenue, through to Riverside drive, about 219 ft. south of 181st street, measuring 300 ft. on Haven avenue by 339 ft. on Riverside drive, by 200 ft. on the southerly line and 239 ft. on the northerly line, with a three-story Colonial mansion which has been occupied for many years by Mrs. Weiss. The company intends to commence the erection of several apartment houses on the Haven avenue lots. They will improve the Riverside drive front some time in the near future with ten-story fireproof buildings. The deal involves about $1,000,000 in values. Mrs. Weiss was represented by Messrs. Goldsmith, Cohen, Cole & Weiss as attorneys, and the Hensle Realty Company was represented by Lewis S. Marx as attorney.

### Big Sale in Liberty Street.

According to reports yesterday, contracts have been signed for the sale of the former home of the Lawyers' Title Insurance & Trust Company, at 37 and 39 Liberty street, through to 44 and 46 Maiden Lane. The purchase was said to have been made by a syndicate of investors, clients of the law firm of Stoddard & Mark, for a consideration approximating $1,000,000. The broker was William S. Baker. The property involved is an eleven-story structure in Liberty street, where the frontage is 47.2 feet, and thirteen stories at the Maiden Lane end of the plot, which has a frontage of 44.4 feet and a depth of 118.6 feet. The buildings were erected by the seller about 20 years ago and were subsequently enlarged. The new home of the company, at 160 Broadway, was acquired about 10 years ago from the Marquard Estate and the present sixteen-story office building erected.

### Marble Hill Deal.

A. N. Gitterman Corporation, David Vogel and Frederick Zittel & Sons have sold for the Yen Realty Co., M. M. Nye, president, to George D. Garifalos, the Marble Hill apartment, a six-story elevator apartment house, on plot 86x117x irregular, at the northeast corner of Marble Hill avenue and 225th street. The structure contains forty-one apartments and four stores, and was held at $180,000. In payment the buyer gave a tract of 150 lots at Riverhead, L. I. The property was transferred on Thursday to Mr. Garifalos, who reconveyed it to Walter Kirshner.

### West Side Properties in Trade.

Mrs. Georgianna Brower of South Gardner, Me., has bought, through Slawson & Hobbs, from the Wesley Realty Co., John W. Kight, president, the nine-story apartment house, 165 West 83d street, on plot 50x100. The building is fully rented and has been held at $275,000. In part payment, Mrs. Brower gave four five-story dwellings, 246-252 West 103d street, on plot 72x100.11.

### Downtown Tenement Sold.

The Citizens' Investment Co. has contracted to sell to Guiseppe Purrone, for $90,000, the new six-story tenement, 90-92 Thompson street, on plot 50x94.6.

### Manhattan—South of 59th St.

SULLIVAN ST.—Hugh P. Skelly has sold the 6-sty tenement 97 Sullivan st, on lot 25x66, free and clear, to L. Napoleon Levy, who gave in exchange the 1-sty taxpayer at the southeast corner of Belmont av and 180th st, on plot 96x108x irreg.

37TH ST.—J. Arthur Fischer has resold for Moses Frank the 4-sty building, 63 West 37th st, recently purchased from Francis Carlson through the same broker.

### Manhattan—North of 59th St.

92D ST.—Laura R. Graham is reported to have sold the 4-sty dwelling, 138 West 92d st, on lot 17x100.11.

125TH ST.—According to an unconfirmed report Homer R. Gillies has sold the two 4-sty flats, on plot 40x100, at 45-47 West 125th st. The buildings have been held at $115,000.

128TH ST.—Jacob Malino bought from the D. H. Jackson Co. the three 5-sty flats, 73-77 West 128th st, on plot 57x99.11.

172D ST.—James E. Barry & Co. have sold for the County Holding Co., the 6-sty elevator apartment house "Audrey Hall," at the northeast corner 172d st and St. Nicholas av, to Thomas Rees, a piano manufacturer, of Wilkesbarre, Pa.

LEXINGTON AV.—Airmor Co. purchased from Ralph Cohn the northeast corner of Lexington av and 112th st, a 5-sty flat, with stores, on plot 41.8x100.11.

PARK AV.—Edward A. Manice is reported to have sold his residence at 593 Park av, a 4½-sty structure, on lot 20x80, to Miss Ida E. Bliss.

WEST END AV.—Mrs. Hiram Mallinson sold through L. J. Phillips & Co. the 3-sty dwelling, 822 West End av, on lot 17.5x65.6x irreg.

### Bronx.

LEBANON ST.—Sheffield Farms Slawson-Decker Co. purchased through Smith & Phelps the plot 75x100 in the north side of Lebanon st, 100 ft. north of Magenta st, and also the plot 125x100 in the south side of 180th st, 100 ft. west of Bronx Park av, which are to be improved with a branch milk station.

161ST ST.—Dr. Noel H. M. Campbell has sold the 2-sty dwelling, 721 East 161st st, on lot 21x75.

162D ST.—Melrose Building Co. has sold 299 East 162d st, a 5-sty new law house on plot 13.6x115.

184TH ST.—Kurz & Uren, Inc., have sold for Miss Handibode to a builder a plot of eight lots in the southwesterly side of 184th st, 64 ft. east of Tiebout av. This property has been in the Handibode family for more than thirty years.

DALY AV.—Eddy A. Weinstein sold for the Avrutine Construction Co. the 4-sty flat, 50x100, at the southwest corner of Daly av and 178th st. The purchaser gave in exchange a cottage on Long Island.

HOE AV.—The Galveston Building Co., Philip Herschowski, president, sold 1298 Hoe av, a 5-sty flat on plot 50x100.

JEROME AV.—Sharrott & Thom have sold for C. E. Wilcox the old Sibberns road house on plot 200x140, on the west side of Jerome av, 152 ft. south of Belmont st, which has been held at $90,000.

OLINVILLE AV.—Smith & Phelps have sold for an estate represented by Arthur Knox the plot 200x100, on the east side of Olinville av, 100 ft. north of Magenta st.

SHERMAN AV.—Kovacs Construction Co. has sold 963 Sherman av, a 5-sty apartment house, on plot 45x100.

3D AV.—Cahn & Pittman sold for the Taxpayers' Realty Co. the 3-sty dwelling, on plot 30x85, at the northwest corner of 3d av and 172d st.

### Brooklyn.

HALSEY ST.—Everett Kuhn has sold 325 Halsey st, a 2-sty dwelling, on lot 19.2x100, for M. E. McKay; also 128 Macon st, a 3-sty dwelling on lot 20x100, for the estate of C. L. Minor.

SANDS ST.—Tutino & Cerny have sold for Emma E. Condy to Samuel Schwartz the 4-sty dwelling 191 Sands st, on lot 23.7x63.

47TH ST.—I. Salzberg has sold for Dr. Herman to Ida Jo offer the 10 room cottage, 1442 47th st, on plot 40x100.

71ST ST.—Frank A. Seaver & Co. sold the 2-family house 960 71st st for George A. Danforth, who took in part payment 2 lots at Hollis Terrace, L. I.

NOSTRAND AV.—James O'Connell has bought the 4-sty apartment house at the southeast corner Nostrand av and Park av, on plot 30x117, through Wade Greene and W. F. Layton. It is understood that the property was given in part payment for an estate of 91 acres on Great Peconic Bay, near Flanders, Suffolk, L. I. The brokers report that the deal involves about $125,000.

WOODRUFF AV.—David Porter and J. D. O'Connell, Jr., have sold 155 Woodruff av, a 4-sty, 12-family apartment house, on plot 50x110. It is known as the "Lawrence," and was built several years ago by Morris N. Lawrence.

13TH AV.—Dyker Heights Amusement Co. has bought a plot 45x100 at the southeast corner of 13th av and 66th st, which will be improved with a theatre to cost about $15,000.

### Queens.

RICHMOND HILL.—The Arthur J. Scholz Co. has sold for Mrs. Anna N. Patterson two 4-sty flats at 660 and 662 Sherman st to Dennis A. O'Brien, who gave in part payment a 5-acre farm near St. James, L. I.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Park av to F. Engel; 40x100 on Park av to Benjamin Moore, and 60x100 on Presideht av to William A. Delaney.

### Richmond.

CLIFTON.—Cornelius G. Kolff sold to T. V. Scudder, of New Brighton, a plot, 40x152, in Harbor View pl, Harbor View.

CLIFTON.—Mrs. Elizabeth Guidies has bought through Cornelius G. Kolff a plot 40x150 at Harbor View.

GRYMES HILL.—Cornelius G. Kolff sold for the Cisco estate to Frederick Rohde a lot 25x100 in Eddy st, about 100 ft. east of the Richmond Turnpike, Grymes Hill, S. I. Mr. Rohde also purchased of the same estate a strip of land 25 ft. wide and 500 ft. long in the rear of the property which he bought last year and on which he is now erecting private residences.

TOMPKINSVILLE.—Moffatt & Schwab have sold for J. F. McKay to Mrs. Theodore M. Baker, of Philadelphia, the residence at 85 Sherman av.

### Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for the Annexed District Building & Loan Association, to Mrs. Julia C. Reilly, the 2½-sty dwelling 89 Summit st.

### Rural and Suburban.

BROOKVILLE, L. I.—E. S. Willard & Co. sold for C. W. Provost his residence at Brookville, L. I., near the Pipin~ Rock Club, to W. H. Vander Poel. The property has been held at $125,000.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Locust av to J. C. Casper; 40x100 on Myrtle av to H. H. Cameron, and 60x100 on Pine av to Miss Anna Robinson.

LONG BRANCH, N. J.—Henry M. Fitch has sold to Henry Juline the 3-sty house with stable at 7 Hollywood av, in the Norwood Park section of Long Branch. In exchange the buyer gave 220 Overington av, Brooklyn, a 2-fam. house, on plot 40x100 ft.

SPRING VALLEY, N. Y.—Martin Taendler sold for John M. Hiebler a 26-acre farm near Spring Valley, N. Y.; to A. L. Skiner, who gave in part payment the 3-sty, 3-fam. house at 2403 Clarendon rd, Brooklyn.

WHITE PLAINS, N. Y.—David D. Mercer has sold his 10-room house on South Broadway, in the Carhart estate section, and through the Westchester Syndicate Mr. Mercer bought 5 plots in Battle Hill Park, White Plains. He will build residences on the property.

YONKERS, N. Y.—At Nepperhan Heights the firm of Watson & Bremner, builders, of Yonkers, purchased for improvement lots in block 9.

## LEASES.

### New Bedell Store in 34th Street.

The Bedell Company, of 14th street, has leased the eleven-story Revillon Freres Building, 50x100, at 19 West 34th street, through to 35th street, to be operated as its seventh establishment. The brokers in the transaction were Osgood Pell and Clark T. Chambers, in conjunction with the Burrowes, Nealy Company. Associated with them were J. B. Tanner and Adolph and Henry Bloch, attorneys. Possession will be taken about July 15, 1915, and extensive alterations made. The building was originally leased to Revillon Freres by Henry P. Loomis and Adaline L. Prince for 21 years from May 1, 1905. Since that time the lessees have acquired additional properties, all of which have been taken over by the Bedell Co. The transaction involves about $1,000,000. The 14th street store of the Bedell Company will continue in business.

### Costly Apartment Leases.

Douglas L. Elliman & Co. announce leases in 640 Park avenue for the Fullerton-Weaver Realty Co. as follows: In conjunction with Dublois & Eldridge, one apartment of 18 rooms and 6 baths, comprising an entire floor, to Mrs. Henry S. Redmond of Newport, R. I., and in conjunction with Albert B. Ashforth, a similar one to A. C. Spreckels of San Francisco, Cal. Mr. and Mrs. Spreckels have heretofore occupied an apartment in Paris, but on account of the war have taken up their residence permanently in New York. These apartments rent at $12,000 per annum.

### Auctioneers on Broadway.

Wm. A. White & Sons, in conjunction with Heil & Stern, have rented in the old wholesale dry goods section the store, basement, sub-basement and first loft at 520 Broadway to the David W. Biow Company, general merchandise auctioneers, now located in Lispenard street. The premises were formerly occupied for a number of years by the Savoy Trust Company.

### Longacre Square Lease.

Ogden & Clarkson have leased for Edward DeP. Livingston and Goodhue Livingston, the five-story business building, 1560 Broadway, on lot 25x100, to Frederick K. James, the druggist, for 21 years, at an aggregate rental of about $250,000.


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Murray Hill Window Cleaning Company
331 Madison Ave.
TELEPHONES
Murray Hill 1962 Spring 878
Henry Janssen Mrs. A. Voehage


## Manhattan.

THE WILLIAM S. ANDERSON CO. leased for William S. Devery the 3-sty dwelling at 224 East 72d st to Henrich Dietrich Schmidt.

BARNETT & CO. leased to the Photo Novelty Co. the store in 170 East 125th st; to the Crown Barber Supply Co. of 384 Broome st the store in 164 East 125th st, and to A. Rosner the store in 16 East 125th st.

BARNETT & CO. leased the dwelling at 23 West 126th st to Frederick Feuss.

GEORGE W. BRETTELL leased for Miss Dolan to the Margaret Bottome Memorial the 3-sty dwelling, at 346 East 124th st, and for Mrs. Randalls, 429 Pleasant av, a 3-sty dwelling.

NUMALLY CANDY CO. leased for 5 years the corner store in the Knickerbocker Theatre Building, Broadway and 38th st, at about $10,000 per annum.

THE FIRM OF L. J. CARPENTER and Albert Leidman leased the 5th loft in 6, 8 and 10 Great Jones st and the 1st loft at 483 and 485 Broadway to the Aluminum Sales and Manufacturing Co. of 28 Warren st.

LEROY COVENTRY & CO. rented apartments in 302 West 87th st to R. W. Millbank; in 157 West 79th st to William Stratford; in 605 West 111th st to M. M. Dunlap; in 47 West 72d st to M. Mario Prochet; in 302 West 87th st to J. Engel, A. H. Raisler, A. Kodzeiron and M. A. French; in 611 West 41st st to M. G. Hughes; in 35 West 96th st to A. Pelham, and in 619 West 114th st to R. O'Loughlin.

CROSS & BROWN CO. and Benjamin Bernstein leased the 8th loft in 840 Broadway to the Manhattan Clothing Co. and an apartment in 673 5th av to Lewis Stuyvesant Chanler.

CROSS & BROWN CO. leased the 2d floor in 13 West 46th st to Annie Jones; the top floor of 561 5th av to Lawrence Durant; and offices in the United States Rubber Building at Broadway and 58th st to Spar-East Co. and John M. Lansden.

DU BOIS & TAYLOR leased for Alfred Rauchfuss the stores in 502 West 145th st and in 504 West 145th st for the same owner; for George H. Sampson the dwelling at 609 West 146th st, and for John S. Bussing, the dwelling at 121 West 130th st.

THE DUROSS CO. leased 75½ Bedford st, a 3-sty dwelling, for Clarence S. Nathan to Paolo Bossi for 2 years, and 69 West 9th st for Mrs. Rose M. Elder to D. Schieren. Sub-leased for the Canton Steel Ceiling Co. the building at 138 Jane st to the Seneca Distributing Co. for 5 years at an aggregate rental of about $10,000. The store and basement in 494 Hudson st to Norah Foley; the store and basement in 775 Washington st to Anthony Brescia; the store and basement in 371 West 12th st to Thomas Tierney; 38 Grove st, a dwelling, for the estate of M. W. Nack to Charles F. Burnham, and 60 Perry st for John J. Brogan to William Brandkamp.

DUFF & CONGER leased for Geo. S. Hornblower his residence at 61 East 90th st to Alfred Roelker, Jr., for 5 years.

DOUGLAS L. ELLIMAN & CO. leased apartments in 635 Park av to Mrs. Cornelius H. Van Ness; in 34 East 58th st to Miss Kate O. Petersen and Miss A. Dalmores; in 901 Lexington av to Dr. Hubert S. Howe; in 124 East 41st st for Miss Janet McKay to Edward King; in 405 Park av to Clarkson Cowl for Seton Henry and Douglas Gibbons; in 85 East 56th st to John R. Dunlap for George A. Bowman, agent; in 980 Madison av to C. S. Bissell; in 34 East 58th st to Mrs. A. L. Conti; in 287 Lexington av to Henry Malgren; in 850 Park av to Sidney S. Whelan; in conjunction with Pease & Elliman in 137 Riverside dr to Leopold Schepp, and for Mrs. James H. Benedict 14 East 70th st, a 5-sty American basement dwelling, to Lewis M. Bloomingdale.

DOUGLAS L. ELLIMAN & CO, leased for the Advocate Realty Co, the two corner stores in 428 and 430 Madison av, to Alice F. Lazarus, Inc., milliners, who recently leased their store at 22 East 46th st to Mercedes.

DOUGLAS L. ELLIMAN & CO. leased for the E. A. L. Apartment Management Co. an apartment in 150 East 72d st to Harold Otis; apartments in 103 East 86th st to Mrs. W. M. Schwenker; in 5 East 84th st to Mrs. M. R. Church; and in 19 East 57th st to W. Eugene Kimball.

HORACE S. ELY & CO. leased to Spica & Peireca 10,000 sq. ft. in 2420 to 2426 1st av for clothing manufacturing.

J. B. ENGLISH leased for Anton Sattler to Fred J. Helf 222 West 46th st.

EDWARD S. FOLEY & CO. leased the 4-sty house at 324 West 14th st for Sarah Nelson to J. W. Morgan, and the 3-sty house at 238 West 11th st for D. W. Davage to a client.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the 32d-33d Street Corporation, Leslie R. Palmer, president, to M. Goldman & Co., of 112 Madison av, the 11th floor, containing 28,000 sq. ft., in 2 to 16 West 33d st, and 5, 7 and 15 West 32d st, and 12,000 sq. ft. to Nathan Schuss & Co.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the 29th Street Construction Co., to Midlin & Rosenman, dealers in silk yarns, the store and basement in 105 and 107 East 29th st. This concern has been located in Mercer st for the past 16 years.

M. FORMAN & CO. leased for the Lowell Construction Co. about 5,000 sq. ft. on the 7th floor in 135 West 27th st to Worth & Smith of 116 West 22d st.

M. H. GAILLARD & CO. leased the top loft in 302 West 36th st for the Sawyer & Inglehart estate to the Photo Gelatine Printing Co., of 55 West 8th st; studios in 2128 Broadway, to Richard B. D'Ore and William Thorner; furnished apartment in 316 West 93d st, in conjunction with Clark & de Flores, to Mrs. Elizabeth H. Taylor, and apartments in 139 and 141 West 82d st to Mrs. Elizabeth Monahan and John C. Stewart.

JOHN N. GOLDING leased for John W. Sterling the stable at 123 West 51st st to Frank Dean of 54 South st, for use as a garage; in 80 Maiden la offices to Charles E. Hudson, Price Baranco & Abbee; James A. McIlhinny; Reuben Samuels; Thomas A. S. Beatty; Samuel Blumberg; the Scott Cooperage Co; Merle I. St. John; Saul Hotchner; the 3rd floor in 35 West 44th st to Mrs. Marie El Khouri, and 10 East 38th st to E. Lidvae; for the Redmond Estate apartment in 624 5th av to Ingalls Kimball; for Payson McL. Merrill, as agent, the 2d and 3d floor duplex apartment in 1000 Madison av to Mrs. Robinson Duff.

GOODALE, PERRY & DWIGHT leased the 1st loft in 32 West 22d st for the Seamans Bank for Savings to the Enterprise Button Co. of 107 West 25th st; the store in 402 6th av to David Oppenheim; an office in 36 East 23d st to Joseph Lavinler; and in conjunction with Julius Friend-Edward M. Lewi Co. a floor in 12 West 19th st to M. Shaw & Co. of 61 East 8th st.

GOODWIN & GOODWIN rented for the Minzesheimer Realty Co. to Louis Utassy the 3-sty dwelling at 220 West 123d st.

GOODWIN & GOODWIN rented for Lowenfeld & Prager to Louis Lubin the 3-sty dwelling at 128 West 120th st.

N. BRIGHAM HALL and William D. Bloodgood, Inc., leased apartments in 112 to 118 West 117th st to William Vitriol, S. Shapiro, William Hogan, A. Casner, B. Brown, J. Friedlander and Charles Kuhns.

M. &. L. HESS, INC., leased the 7th loft in 134 to 142 West 37th st, containing 10,000 sq. ft., to Max Held, Inc., of 318 6th av, manufacturer of shirt waists; the 6th loft in 20 East 12th st to Delekowitz, Halpern & Deutsche; the 8th lot in 5 and 7 West 4th st to I. Bratter, and space in 7 to 11 West 45th st to Eddie, Freund & Campbell and to Della, Inc., of 21 West 45th st.

M. & L. HESS, INC., leased the 3d loft in 5 West 31st st to Hy-grade Button Co. of 220 West 19th st; the 6th loft in 95 5th av to the Clifton Mills; offices in 329 4th av to M. Auchester, and the 11th loft in 9 West 20th st to Heller & Dickman of 66 East 8th st.

HOUGHTON CO. leased for Catherine Brennan the 4-sty dwelling at 353 West 56th st to Else Jones.

W. J. HUSTON & SON leased the John A. Bensel home at the northeast corner of St. Nicholas av and 155th st to Henry Ebbighausen; also leased to Louis Wisansky the store in 2713 8th av.

W. J. JOYCE leased to Thomas J. Murty the store and basement in 51 West 125th st for resturant purposes.

McDOWELL & McMAHON leased the store formerly occupied by the 42d precinct, at 1395 St. Nicholas av, to Nicholas Schmitz for a meat market; and the store at the southeast corner of 191st st and St. Nicholas av to Sigmund Bermann for 10 years for a meat market.

THE PAYSON McL. MERRILL CO. leased the store in 21 West 30th st to Schnell & Jackson, wholesale furriers, of 21 West 30th st.

SAMUEL H. MARTIN leased the store in 150 Columbus av to George Plevretas for 5 years.

JOHN MILLER leased the building at 132 East 58th st for Eliza Smith to R. Witte; space in 767 Lexington av to Frise & Jantzer of 723 Lexington av and William B. Taylor of 168 East 106th st; and in 235 East 62d st to R. Whitehead.

MOORE & WYCKOFF and Payson McL. Merrill leased an apartment of 14 rooms and 4 baths in 410 Park av to Stanley T. Cozzens and apartments in 115 East 53d st to Horace D. Newson and Henry Mason Day.

MOORE & WYCKOFF leased apartments in 410 Park av for the Estate of Ogden Goelet, to Stanley T. Cozzens, Frederick T. Frelinghuysen, Miss Gertrude A. Freeman, M. K. Clark, Dr. Percy E. D. Malcolm, J. Henry Staats, Frederic de Zaldo, George F. Crane, Ernest C. Bliss, Miss Blanche Potter, Mrs. Jessica W. Holton, Bernon S. Prentice and John H. Lynch.

J. HERBERT MORGANSTERN leased for Stephen H. Tyng, Jr., & Co., the building at 3 East 40th st to D. S. Hess & Co. This building was formerly occupied by the Cottier Art Galleries. D. S. Hess & Co. are at present at 453 5th av, the site of the new Arnold Constable store, and their move in this location shows the continued firmness of this location for the various art concerns.

THE CHARLES F. NOYES Co. reports the renewal of the Wood, Harmon & Co. lease for an entire floor in the Smith-Gray building at Broadway and Warren st from May 1, 1915; also leased space on the 10th floor to the Auto Equipment Co.

PEASE & ELLIMAN leased furnished for Arthur V. Lyall to Paul Salvin of Rector's the 5-sty dwelling at 306 West 92d st; for Mrs. G. P. Ruggles the store in 362 Madison av to E. L. Day for a cake shop; for Otto T. Dommerich and the United States Trust Co. to Charles Hirschhorn the 4-sty dwelling at 23 West 76th st; offices in Aeolian Hall to Nelson M. Keller, the Kinak Motion Picture Co., the Authors' League, and to Carroll H. Dunning; apartments in the new "Rexford" at Broadway and 79th st for Paterno Brothers to B. B. Becnoff; in 125 West 79th st for Bing & Bing to Mrs. A. C. Riely, and furnished for B. L. Taylor, Jr., his apartment at 565 Park av to Walter T. Stern.

PEASE & ELLIMAN leased furnished the 5-sty house at 16 East 53d st. This house was recently sold by Harry J. Luce to William Barbour and is subleased for B. Ogden Chisholm; apartments in 829 Park av to Dr. Robert Pabst; and in 144 East 40th st to Mrs. Albert Bullus; and in 157 East 81st st to Arthur Carroll.

PEASE & ELLIMAN leased for the Golden Orange Juice Co. its store on the north side of 42d st, west of 6th av, to the American Writing Machine Co., of 345 Broadway; for Mrs. Annie B. Roundey, the 4-sty dwelling at 165

West 74th st to William B. Pozz; the 5th loft in the building adjoining the northwest corner of 8th av and 49th st, for Harry Selnik to the Lippard Stewart Motor Sales Co., of 1790 Broadway, and apartments in 150 East 72d st to Mrs. Julia D. Scott and to A. Knote; in 40 East 62d st, to Mrs. A. Swinburne; in 244 Riverside dr, to Walter B. Walker; in 35 West 81st st, to Frank W. Garvin, and in 411 West 114th st, to H. B. Cooperman and to Bela Cukor.

PEASE & ELLIMAN leased for Mrs. Rufus Cole to Mrs. Robert L. Livingston the 4-sty dwelling at 41 East 75th st and for E. Lidval the parlor floor in 12 East 38th st to John A. Ross for a dancing academy.

PEASE & ELLIMAN rented, furnished, for Mrs. Katherine T. Kingsland the residence belonging to the William Waldorf Astor Estate at 721 5th av.

PEPE & BRO. leased for Marco Sisti the dwelling at 55 Grove st to Caroiina Domenici.

PORTER & CO. rented for Francis Schell to Patrick S. Dunn the 4-sty dwelling at 216 West 135th st.

GEO. R. READ & CO. leased to Joseph L. Rosenberg, milliner, at 222 6th av, the store, basement and part of the top floor in 379 5th av, at a yearly rental of about $20,000. The lease is made for Ida L. Frese, who last March leased this building for a 21-year term through the same brokers and rebuilt it for a Colonial tea room.

HENRY B. RIECKE leased 412 and 414 West 39th st for the Corn Realty Co. to Joseph Stern for 10 years.

THE RITZ REALTY CO., Lester Florsheim, president, leased for 21 years, with renewals, the plot 50x100 at 12 and 14 East 46th st to a newly formed corporation headed by Robert M. Catts, of Manhattan. The 25-ft. lot at No. 14 is now being improved with an 8-sty loft and office building, at a cost of $75,000. A similar improvement is under consideration for the lot at No. 12, which the Ritz Realty Co. acquired recently from the Home Club.

WILLIAM J. ROOME & CO., INC., have leased for Madison Grant as trustee for the DeForest-Manice estate stores in 167 Madison av to John Aposilides, Peter Theotokatos and James Dellaport as a florist. Both leases are for 5 years.

THE M. ROSENTHAL CO. leased the 3d loft in 15 and 17 West 26th st to the Economist Waist Co.

SHAW & CO. leased for Rebecca M. Peabody the 4-sty dwelling at 155 West 118th st to Kallman Barnett.

HERBERT A. SHERMAN leased for the winter to Samuel J. Wagstaff the furnished apartment of Mrs. William H. Whitin at 925 Park av.

LOUIS SCHRAG leased for the estate of Chas. A. Winch the 2d loft in 159 and 161 West 24th st to Siegfried Herzog; the top loft to Schiffman & Libon; and for Joseph Guiffanti the store in 119 West 26th st to N. & H. Smul.

LOUIS SCHRAG leased for Jesse and Samuel Rosenthal the 4-sty dwelling at 249 West 24th st, to Pauline Domec.

HENRY C. B. STEIN leased to Burns Brothers, coal dealers, the 4-sty stable at 312 Water st.

TUCKER SPEYERS & CO. leased for Captain William H. Wheeler the 4th floor west in 28-30 West 38th st to the Vanitabs Manufacturing Corporation of 186 Lexington av, and in conjunction with Rice & Hill the photographic studio to the Wyanoak Publishing Co., Inc., of 136 West 52d st; for Burton S. Castles the 4th floor in 39-41 West 38th st to Pizzani & Co., and in conjunction with the Loton H. Slawson Co. the 5th floor to Melhado & Co.

LUDWIG C. TRAUBE leased the house at 163 East 93d st for Alice C. Nathans to G. P. Lang, and the store in 1260 Madison av to David Harry.

E. A. TURNER leased the parlor floor store in 176 Lexington av for Leon Kauffman to Branca Brothers, hand embroidery manufacturers, for 5 years at about $1,000 a year.

CHARLES B. WALKER leased the store and 1st loft in 207 and 207½ Centre st to Schwartz and Land of 91 Centre st; space in 210 and 212 Canal st to Coleman and Klideman; and store at 6 Howard st to the National Tool Co.

WILLIAM R. WARE has leased for Dr. Francis W. Davis to John A. and Carrie Lamson the 3-sty dwelling, 153 West 94th st.

SIDNEY L. WARSAWER leased stores in 671 8th av to Armstrong & Mackay, florists, and J. Jacobson, novelty dealer; the 3-sty dwelling at 234 West 48th st to B. Sullivan.

WM. A. WHITE & SONS leased for Alice Lazarus, Inc., the store and basement in 22 East 46th st to the Mercedes Millinery Co., now at the northwest corner of Madison av and 44th st, which is being improved for the new quarters of Brooks Brothers.

J. G. WHITE & CO. leased the 3d loft in 32-36 West 18th st to George Jacobson; the 6th loft in 140 5th av to R. E. Neal; the offices in 465 Broadway to Ellbeco Mills, and the store in 143 Chambers st to Cameron & Byington of 57 Reade st.

F. J. WHITON leased space in 10 and 12 Maiden la to J. M. Jablow & Co. and the 2d floor in 31 Maiden la to Doehrmann & Goldfluss.

F. R. WOOD-W. H. DOLSON CO. leased the dwelling at 259 West 88th st for Harris and Maurice Mandelbaum to Emil Buxbaum, tailor. It will be the first business establishment on this block.

### Brooklyn.

BURRILL BROTHERS leased the following houses: 571 7th st, for L. A. Linzmeyer to George O'Keefe; 586 7th st, for A. H. Scott to George MacKarge; 820 President, to H. S. Van Cott; 207 8th av, to H. F. Hawes; 768 Union st, to F. A. Murphy; 315 8th av, for F. R. Cranton, to C. G. Selver, and 530 1st st to G. F. Dempsey.

EVERETT KUHN leased dwelling at 784 Putnam av for M. A. Robinson; at 529A Macon st for A. Gray; at 237 Decatur st for O. A. Byrne; at 111 McDonough st for L. A. Cobb; at 426 Hancock st for E. Douglass; at 428A Hancock st for J. Jacoby; at 451 Macon st for J. R. Ross; at 386 McDonough st for W. Gasten; and apartments in 8 Glenada pl for the Jakwar Realty Co. and in 204 McDonough st for the Schnell Realty Co.

CHARLES E. RICKERSON leased 597 2d st, a 3-sty dwelling, for L. Bonert to Mrs. M. Patterson; 56 St. John's pl, a 3-sty dwelling, for Miss M. Marshall to F. Dixon.

CHAS. W. SEITZ leased the store in 12 Hanover pl for the estate of J. C. Milligan to Isaac Milbouer.

### Queens.

CROSS & BROWN CO. leased for the Astoria Properties Co. to J. A. Scriven Co. about 8,000 sq. ft. in 45 Mill st, Astoria, L. I.

### Suburban.

JULIA BEVERLEY HIGGINS leased for Ashbel Green his place at Mount Kisco, N. Y., to Halsey Malone of New York.

FEIST & FEIST leased the Lincoln Hotel at 882-884 Broad st, Newark, N. J.. The new tenants are Charles G. Marino, recently of the Nankin Gardens, and Charles E. Gerber, formerly with the Fifth Avenue Hotel. The Lincoln is a 4-sty structure, having a frontage on Broad st of 46.5 ft., with a depth of 219.6 ft. to the alley known as Campfield place.

THE FACTORY DEPARTMENT OF LOUIS SCHLESINGER, INC., leased for the High Street Realty Co. the top floor and part of the 1st floor in 216 to 228 High st, Newark, N. J., to the S. & S. Doll Manufacturing Co., of New York City, manufacturers of dolls. This is a new industry for Newark.

LOUIS SCHLESINGER, INC., leased for the estate of Dr. Daniel L. Wallace to Thomas H. Lyons the 4-sty frame residence at 202 Clinton av.

MAXWELL SMITH leased for the Scarsdale Co. to David J. Davis a dwelling at the corner of Overhill and Circle rds, Scarsdale, N. Y.

THE WESTCHESTER LAND EXCHANGE rented the home of Mrs. Owen Meenough on Quinby av, White Plains, to Mrs. Emma Catrevas of Manhattan.

HUGHES & WHITBY leased, furnished, the residence belonging to the estate of Lucia P. Ames, 6 Waldon pl, Montclair, N. J., comprising one acre of ground, together with a garage, to Miss Annie Parker, of Norfolk, Conn.; the residence at 12 Godfrey rd, Upper Montclair, for B. B. Cole, to William Kelson, Jr.; for Jones & Gleeson, contractors, a residence in Carteret st to Maurice Steinberg.

THE PAYSON McL. MERRILL CO. leased for the estate of Franklin B. Lord the De Mott property on West Broadway, Cedarhurst, L. I., to Joseph H. Brooks.

## OBITUARY

FRANK W. McLAUGHLIN, real estate broker, specializing in the mortgage branch of the business, at 170 Broadway, died last Saturday morning at his home, 190 Riverside drive, after a lingering illness. He was born in Knowlton, Quebec, in 1869, and was for many years president and treasurer of the Canadian Society. Mr. McLaughlin was a director of the British Schools and Universities Club and a member of the Burns Society. He is survived by his widow and two daughters.

ROBERT GERE, for many years connected with the Department of Docks and Ferries, died suddenly last week at his home in Yonkers. Mr. Gere was born in Syracuse, N. Y., and lived there many years. He is survived by his widow.

CHARLES R. WELLS, for 26 years associated with the New York Life Insurance Co., died this week at his home, 8 Verona pl, Brooklyn.


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42 East 4th Street, NEW YORK

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

### Conveyances.

| | 1914 Oct. 16 to 22 | 1913 Oct. 17 to 23 |
|---|---|---|
| Total No | 122 | 133 |
| Assessed value | $9,160,000 | $5,704,300 |
| No. with consideration | 17 | 14 |
| Consideration | $1,011,900 | $418,625 |
| Assessed value | $930,000 | $361,500 |
| | Jan. 1 to Oct. 22 | Jan. 1 to Oct. 23 |
| Total No | 5.802 | 6.394 |
| Assessed value | $386,270,933 | $388,799,461 |
| No. with consideration | 635 | 880 |
| Consideration | $26,264,206 | $35,594,283 |
| Assessed value | $27,524,121 | $38,939,662 |

### Mortgages.

| | 1914 Oct. 16 to 22 | 1913 Oct. 17 to 23 |
|---|---|---|
| Total No | 74 | 77 |
| Amount | $2,205,937 | $1,197,606 |
| To Banks & Ins. Cos. | 13 | 15 |
| Amount | $1,692,000 | $402,500 |
| No at 6% | 36 | 36 |
| Amount | $1,565,107 | $217,073 |
| No at 5½% | 2 | 1 |
| Amount | $14,000 | $5,000 |
| No. at 5% | 11 | 20 |
| Amount | $174,250 | $776,400 |
| No at 4½% | | 1 |
| Amount | | $15,000 |
| No. at 4% | | |
| Amount | | |
| Unusual rates | 2 | 2 |
| Amount | $10,430 | $1,733 |
| Interest not given | 23 | 17 |
| Amount | $442,150 | $152,400 |
| | Jan. 1 to Oct. 22 | Jan. 1 to Oct. 23 |
| Total No | 3,366 | 4,037 |
| Amount | $99,574,268 | $142,503 040 |
| To Banks & Ins. Cos | 732 | 1,007 |
| Amount | $44,530.234 | $84,974,099 |

### Mortgage Extensions.

| | Oct. 16 to 22 | Oct. 17 to 23 |
|---|---|---|
| Total No | 35 | 44 |
| Amount | $1,459.300 | $1,734.000 |
| To Banks & Ins. Cos. | 16 | 17 |
| Amount | $1,114,000 | $1,167.500 |
| | Jan. 1 to Oct. 22 | Jan. 1 to Oct. 23 |
| Total No. | 1.630 | 1,543 |
| Amount | $91,663,130 | $62,461 618 |
| To Banks & Ins. Cos | 577 | 512 |
| Amount | $58,166.360 | $35,947,300 |

### Building Permits.

| | 1914 Oct. 17 to 23 | 1913 Oct. 18 to 24 |
|---|---|---|
| New buildings | 2 | 11 |
| Cost | $525.075 | $663,100 |
| Alterations | $152.207 | $83.220 |
| | Jan. 1 to Oct. 23 | Jan. 1 to Oct. 24 |
| New buildings | 367 | 496 |
| Cost | $41.951.265 | $51.069 715 |
| Alterations | $9,446,791 | $10,295,569 |

## BRONX.

### Conveyances.

| | 1914 Oct. 16 to 22 | 1913 Oct. 17 to 23 |
|---|---|---|
| Total No | 96 | 96 |
| No. with consideration | 12 | 10 |
| Consideration | $142,380 | $79,325 |
| | Jan. 1 to Oct. 22 | Jan. 1 to Oct. 23 |
| Total No | 5,100 | 6.192 |
| No. with consideration | 433 | 603 |
| Consideration | $5,391,220 | $5,290,163 |

### Mortgages.

| | 1914 Oct. 16 to 22 | 1913 Oct. 17 to 23 |
|---|---|---|
| Total No | 47 | 71 |
| Amount | $189.743 | $296,050 |
| To Banks & Ins. Cos. | 1 | 3 |
| Amount | $2,000 | $16,500 |
| No at 6% | 27 | 37 |
| Amount | $123.781 | $93.413 |
| No at 5½% | 6 | 7 |
| Amount | $21,700 | $97,000 |
| No. at 5% | 1 | 7 |
| Amount | $10.000 | $46.100 |
| Unusual rates | 1 | 1 |
| Amount | $162 | $1.425 |
| Interest not given | 12 | 19 |
| Amount | $34,000 | $58.112 |
| | Jan. 1 to Oct. 22 | Jan. 1 to Oct. 23 |
| Totol No. | 3.149 | 4 671 |
| Amount | $27,814 038 | $32,948.938 |
| To Banks & Ins. Cos. | 305 | 300 |
| Amount | $5.726,251 | $4,990.741 |

### Mortgage Extensions.

| | Oct. 16 to 22 | Oct. 17 to 23 |
|---|---|---|
| Total No | 13 | 17 |
| Amount | $134,750 | $250.300 |
| To Banks & Ins. Co. | 3 | 3 |
| Amount | $12,750 | $144,000 |
| | Jan. 1 to Oct. 22 | Jan. 1 to Oct. 23 |
| Total No | 561 | 499 |
| Amount | $10.740.050 | $11.024.760 |
| To Banks & Ins. Cos. | 106 | 87 |
| Amount | $2 902.650 | $2.574,400 |

### Building Permits.

| | 1914 Oct. 16 to 22 | 1913 Oct. 17 to 23 |
|---|---|---|
| New buildings | 19 | 6 |
| Cost | $492 600 | $21.400 |
| Alterations | $26,900 | $11 575 |
| | Jan. 1 to Oct. 22 | Jan. 1 to Oct. 23 |
| New buildings | 640 | 719 |
| Cost | $15.339 857 | $18.212,456 |
| Alterations | $945,050 | $1,036,683 |

## BROOKLYN.

### Conveyances.

| | 1914 Oct. 15 to 21 | 1913 Oct 16 to 22 |
|---|---|---|
| Total No | 477 | 467 |
| No. with consideration | 52 | 50 |
| Consideration | $239,034 | $1,227.323 |
| | Jan. 1 to Oct. 21 | Jan. 1 to Oct. 22 |
| Total No | 18.759 | 19 361 |
| No. with consideration | 1.936 | 1.827 |
| Consideration | $11,704,219 | $10,943,602 |

### Mortgages

| | 1914 15 to 21 | 1913 Oct. 16 to 22 |
|---|---|---|
| Total No | 315 | 364 |
| Amount | $1,059,444 | $1,540.168 |
| To Banks & Ins. Cos. | 25 | 65 |
| Amount | $142,850 | $560,850 |
| No. at 6% | 184 | 206 |
| Amount | $463,435 | $573,429 |
| No. at 5½% | 74 | 81 |
| Amount | $391,018 | $463.515 |
| No at 5% | 30 | 57 |
| Amount | $102,150 | $371,879 |
| Unusual rates | | 3 |
| Amount | | $5,500 |
| Interest not given | 27 | 17 |
| Amount | $102.841 | $125,845 |
| | Jan. 1 to Oct. 21 | Jan. 1 to Oct 22 |
| Total No | 13 581 | 13.878 |
| Amount | $57,536,270 | $54,155.079 |
| To Banks & Ins. Cos | 2.607 | 3.033 |
| Amount | $21,177,314 | $20,022,765 |

### Building Permits.

| | 1914 Oct. 15 to 21 | 1913 Oct 17 to 23 |
|---|---|---|
| New buildings | 60 | 102 |
| Cost | $515.500 | $674.525 |
| Alterations | $73,030 | $68,118 |
| | Jan. 1 to Oct. 21 | Jan. 1 to Oct. 23 |
| New buildings | 3.801 | 3 005 |
| Cost | $34.313 035 | $24 938 034 |
| Alterations | $2.455,260 | $3,042,109 |

## QUEENS.

### Building Permits.

| | 1914 Oct. 15 to 21 | 1913 Oct. 17 to 23 |
|---|---|---|
| New buildings | 104 | 86 |
| Cost | $417.700 | $299.705 |
| Alterations | $48,550 | $58.135 |
| | Jan. 1 to Oct. 21 | Jan. 1 to Oct. 23 |
| New buildings | 3.800 | 3.607 |
| Cost | $16.480.967 | $12,955.726 |
| Alterations | $1,016,063 | $1,111,358 |

## RICHMOND

### Building Permits.

| | 1914 Oct. 15 to 21 | 1913 Oct. 16 to 22 |
|---|---|---|
| New buildings | 18 | 6 |
| Cost | $22,704 | $13.800 |
| Alterations | $4,309 | $3.695 |
| | Jan. 1 to Oct. 21 | Jan. 1 to Oct. 22 |
| New buildings | 943 | 799 |
| Cost | $1,560.464 | $1,795,237 |
| Alterations | $227 827 | $252.438 |

# Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Oct. 30, 1914. Record and Guide Company, 119 W. 40th Street.

## Lumber Auction Sale

To the highest bidder, **Thursday, October 29th, 1914, at 2 p. m.,** at Penn. R. R. Co.'s freight house, foot of **Morgan St.,** at **North River, Jersey City,** 5 carload lots white pine, hemlock, N. C. pine, various sizes, including flooring and ceiling, 10% cash part payment required.

Morgan St. is 2 blocks north of Exchange Place, Jersey City. It is near Henderson, Grove and Exchange Place stations, Hudson Tubes, and all Ferries.

## Lumber and Ink Auction Sale

**Thursday, November 5th, 1914, 2 p. m.** Penn. R. R. Co.'s freight house, **River St., Newark, N. J.,** cypress lumber. Also 8 cases of Ink, assorted colors and sizes. Freight house is near Park Place station, Hudson Tubes, and Market St. station, Penn. R. R. Co.

Particulars of above sales from Holland Co., of New York, 2 Rector St.


JAMES L. BRUMLEY
ESTABLISHED 1888
EXPERT
Real Estate Appraiser
Broker and Auctioneer
189 MONTAGUE ST.
Telephone BROOKLYN, N. Y.







## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

SAMUEL ROSENBLATT.—440 Water st, $9,000; 246-247 South st, $50,500; 253 West 131st st, $9,000; 266-270 3d av, $39,000; 208 East 50th st, $10 000; 325 East 57th st, $13,500; 577 8th av, $26,000.

HENRY G. SCHLEWITZ.—401 East 60th st, $28,000.

GUSTAV SETZER.—322 East 61st st, $13,000; 324 East 61st st, $13,000; 30 Sutton pl, $10,000; 1117 1st av, $12,000

WILLIAM P. KIRK.—57 Madison st, $7,000; 64-66 Madison st, $40,000; 50-52 New Bowery, $20,000; 381 Water st, $6,000; 86 New Chambers st, $8,000; 224 East 14th st, $20,000; 310 East 14th st, $22,500; 413 East 53d st, $7,000.

ELIZA TOUMEY.—419 Lexington av, $44,000; 152 East 4th st, $23,000.

MAX HESS.—246 West 113th st, $13,000.

ALEDA McALAN.—4 West 84th st, $29,000.

WILLIAM KREFELD.—312 West 49th st, $27,750; 330 West 49th st, 74 W 102d st, $32,250.

LEE NUTTING.—403 East 10th st, $25,000.

LAWRENCE J. CALLANAN.—41-43 Vesey st, $121,000; 62 Thompson st, $28,000; 68 West 11th st, $55,500.

MADELINA CAVAGNARO—34 King st, $13,500.

JOSEPH A. O'REILLY—138-140 East 57th st, $55,000; 1325 5th av, $37,500; 1327 5th av, $37,500; 229 West 58th st, $48,000; 104-106 East 81st st, $150,000; 204-210 East 43d st, $68,000.

## REAL ESTATE NOTES.

HUBERTH & HUBERTH have been appointed agents for 391-393 Cherry st, 484 Cherry st, 360 Madison st and 106 West 3d st.

EWING, BACON & HENRY have been appointed agents for the Yale & Towne Building, 9-11 East 40th st.

SAMUEL J. REID, formerly associated with Wilbur, Norman & Kahn, has opened a law office at 27 Cedar st.

EDWIN J. BIRLEY, who has been associated with N. Brigham Hall and Wm. D. Bloodgood, Inc., for the past 14 years, has been elected a director and secretary of that corporation.

N. BRIGHAM HALL and William D. Bloodgood, Inc., have been appointed agents of the apartment houses, 112-118 West 117th st, for the estate of A. W. J. Petrie, and also for the two 5-sty apartment houses at 141-143 West 90th st.

DOUGLAS L ELLIMAN & CO. announce that Alexander Eakin, formerly of the firm of Eddy & Eakin, has become associated with them as manager of the insurance department.

BRETT & GOODE CO., temporarily at 542 5th av, announces that it will occupy permanent quarters in the Putnam Building, 2 West 45th, on or about Oct. 26.

ELMER A. MILLER has contracted to buy from Milton C. Henley the 5-sty flat, 1070 Park av, for $39,000, according to papers filed in the Register's office. The property was reported sold in the Record and Guide of July 25.

SALVATION ARMY has acquired title to 314 East 15th st, adjoining its holdings at 316-318. The properties face Stuyvesant Square Park and it is said that the site may be used for a new building to be used in connection with the work of the organization.

SMITH & PHELPS have placed the following loans: $10,000 on 411 East 159th st; $4,500 on the southwest corner of City Island av and Tier st; $10,000 on the southeast corner of City Island av and Elizabeth st, and $2,000 on the southwest corner of the latter thoroughfares.

MELVIN CONSTRUCTION CO., which recently took title to the block front on Riverside Drive, between 160th and 161st sts, has obtained a building loan of $415,000 from the Metropolitan Life Insurance Co. for the erection of two apartment houses.

BRYAN L. KENNELLY realized $22,725 at the auction sale of cottages and lots at Belle Harbor, Edgemere and Hammels, L. I., on Wednesday. Three lots at the southwest corner of Beach Channel Drive and 136th st were sold to Carrie P. Heath at $630 each. Five lots at the opposite southeast corner were taken by F. A. Graner at $3,000, and two adjoining lots in the street were sold for $930 to Walter Rouse. Alan G. Meiklejohn purchased a cottage on Ocean av, near Mermaid av, Edgemere, at $5,425, and 72 and 74 Grove av, Hammels, were bought by Frederick Young at $3,050 each, and 68, in the same street, went to Edgar Schupp at $2,860.

## AUCTION SALES OF WEEK.

Except where otherwise stated the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property last noted was bid in for the plaintiff's account.

### The Auction Market.

Outside bidders figured prominently as buyers at public auction sales held this week, and this branch of the market showed considerable strength. The passage of ownership of foreclosed properties to others rather than parties in interest indicated a good demand for well located holdings. Louis Schramm, who owns the nine-story Chelsea Storage Warehouse in West 26th street, became the owner of the plot of four lots, 100x111, in the south side of West 107th street, 225 feet west of Columbus avenue. He paid $40,050 for the plot, which will be improved with a warehouse. The sale was brought about by a foreclosure action against Walter F. Hopper to recover a judgment of $37,807 and taxes amounting to $1,492.

### Manhattan.

**The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 23, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.**

JOSEPH P. DAY.

**Montgomery st, 55-7** (*), sec Monroe (Nos 184-6), 38x60, 6-sty bk tnt & strs; due, $47,584.40; T&c, $3,638.20; Georgiana B Maclay. 47,500

**Wooster st, 97** (*), ws, 75 n Spring, 25x75, 7-sty bk loft & str bldg; due, $45,849.18; T&c, $2,111.32; Rector, Church Wardens & Vestrymen of St Bartholomew's Church in the City N Y. 30,000

**11TH st, 732-6 E** (*), ss, 125 w Av D, 72.4x90.1, 4 & 5-sty bk iron works; due, $4,516.53; T&c, $534.69; sub to mtg of $20,000; Rockaway Rolling Mill. 23,000

**29TH st, 509 W,** ns, 125 w 10 av, 25x98.9, 2-sty bk tnt & str & 2-sty bk rear tnt (vol); bid in at $11,000.

**51ST st, 237 W** (*), ns, 220 e 8 av, 15x100.5, 3-sty & b stn dwg; due, $19,333.90; T&c, $585.90; Margt F Barnes. 18,000

**68TH st, 22 E,** ss, 77 w Madison av, 18x100.5, 4-sty stn ft dwg (vol); bid in at $55,000.

**74TH st, 5 W,** ns, 120 w Central Park W, 20x102.2, 4-sty & b stn dwg (vol); bid in at $30,000.

**74TH st, 23 E,** ns, 75 w Madison av, 25x102.2, 4-sty & b stn dwg (vol); bid in at $80,000.

**82D st, 25 W,** ns, 350 w Central Park W, 20x102.2, 4-sty & b bk dwg (vol); bid in at $21,000

**111TH st, 70 E** (*), ss, 230 w Park av, 16.8x100.11, 3-sty & b stn dwg; due, $2,266.61; T&c, $——; Harry Knopp. 9,430

**130TH st, 55 W** (*), ns, 255 e Lenox av, 20x99.11, 4-sty & b stn dwg; due, $11,612.99; T&c, $522.40; General Synod of the Reformed Church in America. 9,000

**172D st, 570 W** (*), ss, 100 w Audubon av, 62.6x95, 5-sty bk tnt; due, $10,924.46; T&c, $——; sub to 1st mtg of $60,000; Jno J Dillon. 71,300

**1ST av, 1893** (*), ws, 25.2 s 98th, runs w 99.6xs3xw0.6xs25xe100xn25.4 to beg, 5-sty bk tnt & strs; due, $16,401.48; T&c, $480.42; Metropolitan Trust Co of N Y. 14,000

SAMUEL MARX.

**107TH st W, ss,** 225 w Col av, 100x100.11, vacant; due, $37,807.25; T&c, $1,492; Louis Schram. 40,050

**114TH st, 349 E** (*), ns, 125 w 1 av, 25x100.10, 3-sty bk theatre; due, $14,848.29; T&c, $1,100; Anna S Stemme et al. 5,000

**133D st, 209 W** (*), ns, 120 w 7 av, 20x99.11, 3-sty & b bk dwg; due, $9,220.33; T &c, $95.10; U S Trust Co N Y. 7,500

# Directory of Real Estate Brokers

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*Auction Sales, Manhattan, Continued.*

HENRY BRADY.

**23D st, 358 W,** ss, 125 e 9 av, 25x98.9, 3-sty & b stn dwg, exrs sale; bid in at $18,650.

**168TH st, 501 W,** see Amsterdam av, 2180-2.

**Amsterdam av, 2180-2,** nwc 168th (No 501), 50x100, 6-sty bk tnt & strs, due, $13,554.08, T&c, $2,470; sub to a mtg $65,000; Francis R Eden. $8,643

**Audubon av, 248-54** (*), swc 178th, 94.11 x100, 6-sty bk tnt, due, $140,370.75; T&c, $3,220; Harlem Savgs Bank. 135,000

JACOB H. MAYERS.

**17TH st, 16 E** (*), ss, 250 w Union Sq W, 25x92, 3-sty bk loft & str bldg, due, $35,155.35; T&c, $1,617.07; Franklin Savgs Bank in City N Y. 90,000

| | |
|---|---|
| Total | $588,423 |
| Corresponding week 1913 | 1,019,166 |
| Jan 1, 1914 to date | 28,771,595 |
| Corresponding period 1913 | 33,995,687 |

## Bronx.

The following are the sales that have taken place during the week ending Oct. 23, 1914, at the Bronx Salesrooms, 3208-10 3 av.

JOSEPH P. DAY.

**Crotona Pkway** (*), es, 84.2 n 180th, 75.10x9x—x6, vacant, due, $256.73, T&c, $45.27, Simeon M Barber. 350

**Nelson av, 1123,** ws, 125.4 e 166th, 25.7x105.5, 3-sty fr tnt (vol); bid in at $8,500.

**University av,** see 181st, —x—, vacant (vol), bid in at $8,300.

HERBERT A. SHERMAN.

**Franklin av, 1392,** es, 75.6 n Jefferson pl, 37.6x100, 5-sty bk tnt, due, $25,411.39; T&c, $283.20; Jas T Barry et al, defts. 26,000

**Franklin av, 1394,** es, 113.1 n Jefferson pl, 37.6x100, 5-sty bk tnt; action 2; due, $25,346.05, T&c, $283.20, Jas T Barry et al, defts. 26,000

CHAS. A. BERRIAN.

**Bathgate av, 1757** (*), ws, 200.10 n 174th, 20.3x114.5, 2-sty fr dwg & str; due, $5,624.76; T&c, $110; Carrie Westerfield. 5,000

**Prospect av, 1919-23,** ws, 230 s 177th, runs w100xn30xw50xs100xe150xn70 to beg, 2 & 3-sty fr dwgs & 2-sty fr rear bldg, due, $8,646.01; T&c, $1,392; Simon G Katzen. 10,850

GEORGE PRICE.

**168TH st, 732 E** (*), swc Forest av, 19x82, 2-sty & a fr dwg, due, $9,689.05; T&c, $719.71; Wm Ollendorff. 6,000

**Forest av, swc 168th,** see 168th, 732 E.

ALBERT E. CRABTREE.

**226TH st, 824 E** (*), ss, 230 e Barnes av, 25x114; due, $1,443.86; T&c, $69.13; sub to 1st mtg of $4,500, Geo Hauser. 5,500

**Starling av, 1987** (*), ns, 25 w Olmstead av, 100x100, due, $4,222.45; T&c, $403.56, Geo Hauser. 3,000

| | |
|---|---|
| Total | $82,700 |
| Corresponding week 1913 | 169,745 |
| Jan 1, 1914 to date | 5,333,486 |
| Corresponding period 1913 | 4,875,722 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Oct. 21, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM J. McPHILLIAMY & CO.

LORIMER ST (*), es, 25 n Jackson, 50x100; Jos A Burr . . . . . 3,000.00

SUYDAM ST, ss, 225 w Evergreen av, 25x95; Emmeh Stabile . . . . . 3,050.00

E 15TH ST (*), ws, 280 n Foster av, 40.6x320.7xirreg, N Y Life Ins Co. . . . 9,000.00

55TH ST (*), ss, 360 e 5 av, 40x100.2; Frank F Koehler . . . . . 2,500.00

58TH ST, ns, 153.4 w 4 av, 26.8x100.2; withdrawn . . . . . 

66TH ST (*), nes, 85 nw 20 av, 85x100; Eliz Rosenberg . . . . . 13,850.00

75TH ST (*), nes, 126 se 15 av, 18x100; R C Baker . . . . . 2,750.00

75TH ST, nes, 144 se 15 av, 18x100; R C Baker . . . . . 2,750.00

75TH ST (*), 216 se 15 av, 18x100; R C Baker . . . . . 2,750.00

RYDER AV, nwc Coney Island av, 206.5 x107.2xirreg to E 16th; Jno F Buggy; Wm H Corin . . . . . 9,275.00

16TH AV (*), nws, 100 sec nes 54th, 20.1x100, Michl F McGoldrick . . . . . 6,500.00

STATEMENT OF THE OWNERSHIP, MANAGEMENT, ETC., of

Real Estate Record and Builders' Guide, published weekly at New York (required by Act of August 24, 1912).

Managing Editor:
A. K. Mack, 119 W. 40th St., New York.

Business Manager
W. C. Stuart, 119 W. 40th St., New York.

Publisher:
Record and Guide Co., 119 W. 40th St., New York.

Owners:
F. W. Dodge Co., 119 W. 40th St., New York.
Known bondholders, mortgagees and other security holders, holding 1 per cent. or more of total amount of bonds, mortgages or other securities— None

RECORD AND GUIDE CO.,
F. T. Miller, Treas.

Sworn to and subscribed before me this thirtieth day of September, 1914.

HENRI DAVID,
Notary Public, New York County, No. 849.
Register's No. 6151.
Certificate filed in New York County.
(My commission expires March 30, 1916.)

WILLIAM P. RAE CO.

ST MARKS AV (*), ns, 180 e Hopkinson av, 89x44.6; Conrad N Pitcher. . . . . 4,000.00

LOTS (*) 46 & 47, block 5739, sec 16; Jas J McCabe et al. . . . . 200.00

NATHANIEL SHUTER.

S PORTLAND AV, ws, 482.3 s DeKalb av, 20x100; withdrawn . . . . . 

LOTS 304 to 309, blk 11, map of prop of estate of Jacob Snediker, 26th Ward; withdrawn . . . . . 

JAMES L. BRUMLEY.

VAN BUREN ST, ss, 90 w Stuyvesant av, 60x100; withdrawn . . . . . 

86TH ST (*), nes, 425 se 16 av, 95x100.2xirreg; Kate A Cullen . . . . . 500.00

| | |
|---|---|
| Total | $60,725.00 |
| Corresponding week 1913 | 151,575.00 |

## VOLUNTARY AUCTION SALES.

### Manhattan.

BRYAN L. KENNELLY.

**OCT. 28.**

71ST ST, 328 W, ss, 275.6 w West End av, 17.6x100.5, 3-sty & b stn dwg (vol).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**OCT. 24.**

No Legal Sales advertised for this day.

**OCT. 26.**

VANDEWATER ST, 24-6, ss, 217.11 w Pearl, 50x95, 8-sty bk loft & str bldg; Kate B Murray—Twenty-four and Twenty-six Vandewater St Corpn et al; Forster, Hotaling & Klenke (A), 59 Wall; Middleton S Borland (R); due, $66,040.01; T&c, $2,854.77; Joseph P Day.

**OCT. 27.**

CEDAR ST, 127, nec Greenwich (No 141-3), 34.4x49.8x40.11x58.11, 5-sty bk tnt & strs; Mary E Cottrell, extrx & trste—Edw F Robinson et al; Patterson & Brinckerhoff (A), 43 Cedar; Jno H Rogan (R); due, $55,044.97; T&c, $7,700; Herbert A Sherman.

CHERRY ST, 229, ss, 279 w Rutgers sl, runs s 50xe6xs70.4 to Water (No 486-8, on map 490), xw37.11xn20.10xe23.11xn99.6xe13.6 to beg, 5-sty bk tnt & 7-sty bk loft bldg; Farmers' Loan & Trust Co, trsts—Stonington Realty Co et al; Manley A Raymond (A), 156 Bway; Henry A Forster (R); due, $22,266.12; T&c, $1,029.82; Chas A Berrian.

GREENWICH ST, 141-3; see Cedar, 127.

WATER ST, 486-8, on map 490; see Cherry st, 229.

76TH ST, 303 W, ns, 63 w West End av, runs n36xw5.4xn13.7xnw5.10xn21.6xw14.8 xs76.1 xe23 to beg, 4-sty & b bk dwg; Henry B Platt—Minnie E O'Sullivan et al; Jas T Crane (A), 2 Rector; Jno J Halpin (R); due, $25,792.35; T&c, $337.50; mtg recorded Sept 30, 1912; Joseph P Day.

109TH ST, 229 E; ns, 335 w 3 av, 18.7x100.10, 4-sty bk tnt; Francis H Page trste—Anna M Cefola et al; Jno R Rider (A), 44 Cedar; Irving J Joseph (R); due, $8,888.37; T&c, $234.10; Samuel Marx.

133D ST, 50 W, ss, 560 w 5 av, 25x99.11, 4-sty bk warehouse; Mary E Miller—Henry Fehn et al; Low, Miller & Low (A), 30 Broad; Thos J Mooney (R); due $16,051.25; T&c, $369.02, Joseph P Day.

**OCT. 28.**

14TH ST, 1 W; see 5 av, 84-90.

5TH AV, 84-90, nwc 14th (No 1), 100x103.3, 11-sty bk loft & str bldg; Fredk T Van Beuren et al—Henry Corn et al; Mitchell & Mitchell (A), 44 Wall; Elek J Ludvigh (R); due, $381,080.46; T&c, $126.90; Joseph P Day.

**OCT. 29.**

MINETTA ST, 16-22, nwc Minetta la (No 19 & 21), 80x75, 2 & 3-sty bk & fr tnts & strs; Central Trust Co of N Y—Thos Rosson et al; Joline, Larkin & Rathbone (A), 54 Wall; Phoenix Ingraham (R); due, $27,704.39; T&c, $355.80; Joseph P Day.

MINETTA LA, 19 & 21; see Minetta, 16-22.

19TH ST, 30 & 32 W, ss, 460 e 6 av, 50x92, 2-3-sty bk bldgs & strs; Mutual Life Ins Co of N Y—Fredk S Pinkus et al; Fredk L Allen (A), 55 Cedar; Earle W Webb (R); due, $72,697.25; T&c, $2,991.04; Herbert A Sherman.

176TH ST, 551 W; see Audubon av, 220-34.

177TH ST, 550 W; see Audubon av, 220-34.

AUDUBON AV, 220-34, nwc 176th (No 551), 199.8 to 177th (No. 550) x100, 2-6-sty bk tnts; Mary Newton et al—N Y Real Estate Security Co et al; Henry G Sanford (A), 43 Cedar; Moses J Stroock (R); due, $38,046.14; T&c, $11,933.60; sub to mtgs aggregating $265,000; Samuel Marx.

**OCT. 30.**

56TH ST, 401 E; see 1 av, 1026.

87TH ST, 207-9 W, ns, 162.6 w Ams av, 62.6x100.8, 2-5-sty bk tnts; Andw C Dittrich et al—Isaac Josephs et al, exrs & trstes; Russel H Kittel (A), 100 William; Jos Rowan (R); due, $7,793.98; T&c, $752.60; sub to 1st mtg $65,000; mtg recorded Dec 3, 1907; Joseph P Day.

1ST AV, 1026, nec 56th (No 401), 20x94, 4-sty bk tnt & str; Ferd C Bamman—Rose Simon et al; Samuel Wacht, Jr (A), 149 Bway; Walter R Herrick (R); due, $7,306.12; T&c, $——; Joseph P Day.

1ST AV, 1028, es, 20 n 56th, 20x94, 4-sty bk tnt & strs; same—same; same (A); Jas A Foley (R); due, $7,163.90; T&c, $120.15; Henry Brady.

**OCT. 31.**
No Legal Sales advertised for this day.

**NOV. 2.**
CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; Frank M Tichenor et al, admrs—Lena Koransky et al; Appell & Taylor (A), 51 Chambers; Fredk R Rich (R); due, $19,953.56; T&c, $5,078.33; mtg recorded Jan 15, 1892; Samuel Marx.

## Bronx.

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**OCT. 24.**
No Legal Sales advertised for this day.

**OCT. 26.**
CANNON PL, ws, 424 s 238th; see Bailey av, es, 424 s 238th.
BAILEY AV, es, 424 s 238th, 50x136.9 to Cannon pl x31.5x135.3, vacant; Kabee Realty Co—Jos L O'Brien et al; Bertram Bodenheimer (A), 55 Liberty; Chas S Hayes (R); due, $897.51; T&c, 551.58; M Morgenthau, Jr, Co.
MOTT AV, 575, ws, 50 s 150th, 25x98, 4-sty bk tnt; Chas A Sherman—Elizabeth De Grauw et al; Bowers & Sands (A), 46 Cedar; Jno J Hynes (R); due, $18,129.10; T&c, $2,223.67; Chas A Berrian.

**OCT. 27.**
BAILEY PL, 3422-4, es, 178.5 s Ft Independence, 50x87.1x49.1x77.4, 5-sty bk tnt; Geo Singer—Sellitto Constn Co et al; Adolph & Henry Bloch (A), 99 Nassau; Henry K Davis (R); due, $3,396.23; T&c, $676.60; Herbert A Sherman.
141ST ST, ns, 100.3 w Beekman av, 75.2x107.10x75x113.2, vacant; Wm Crawford—Geo H Jacob Constn Co; Bowers & Sands (A), 46 Cedar; Jas C Brady (R); due, $11,679.21; T&c, $482.-27; Bryan L Kennelly.
CRESCENT AV, 616-8, ss, 36.8 w Hughes av, 42.5x55.7x33x82.3, 4-sty bk tnt & strs; Wm H Caldwell, Jr—Tesoro Constn Co et al; Arthur Knox (A), 198 Bway; Earnest R Eckley (R); due, $1,001.19; T&c, $100; Joseph P Day.
GREEN AV, ss, 150 e Mapes av, 25x100; Eliz M Rogan—Jno H Carpenter et al; G Arnold Moses (A), 145 Nassau; Jno Mulholland (R); due, $151.08; T&c, $36.85; Jno S Mapes.
WHEELER AV, 1227, ws, 270 n Westchester av, 40x100; Mary J Mullis—Bernard Badanes et al; Robt T Wood (A), 527 5 av; Jno A Rooney (R); due, $5,027.61; T&c, $——; sub to two mtgs aggregating $24,000; Chas A Berrian.

**OCT. 28.**
MAIN ST, ws, 645 n Poplar, 40x150; Martha A Arnow—Geo P Baisley et al; Lambert G Mapes (A), 1469 Williamsbridge rd; Raymond Malone (R); due, $4,430.33; T&c, $563.35; Henry Brady.
MANSION ST, nwc St Lawrence av; see St Lawrence av, 1501.
VAN BUREN ST, 1614, es, 308.4 s Van Nest av, 41.8x100; Fredk A Southworth as com—Benedetto Cairo et al; Wm R Brinckerhoff (A), 68 William; Emanuel B Cohen (R); due, $2,806.82; T&c, $68.08; J H Mayers.
ST LAWRENCE AV, 1501, nwc Mansion, 25x95; Fannie H Youngs —Jos W Krauer et al; Holt, Warner & Gaillard (A), 42 Bway; Alex Karlin (R); due, $8,820.07; T&c, $707.72; Joseph P Day.

**OCT. 29.**
181ST ST, E, swc Grand Blvd & Concourse; see Grand Blvd & Concourse, swc, 181.
GRAND BLVD & Concourse, swc 181st, 98.9x28.1x93.11x60.11, vacant; Anna Rihm—Conrad R Schmitt et al; Henry C Botty (A), 140 Nassau; Maurice S Cohn (R); due, $3,327.14; T&c, $115.30; L J Phillips & Co.
RYER AV, 2084, es, 50 n 180th, 25x104.11x25.1x105.4, 3-sty fr tnt; Chas H Lowerre et al, exrs—Max Reese et al; Cary & Carroll (A), 59 Wall; Bernard J Isecke (R); due, $6,076.-17; T&c, $247.28; Joseph P Day.
UNION AV, 720, es, 154.9 s 156th, 18.9x93.6x18.9x93.8, 2-sty & b bk dwg; Adaline Cohen—Simon T McNally et al; Lindsay, Kalish & Palmer (A), 27 William; Edw F Moran (R); due, $6,618.81; T&c, $400; Henry Brady.

**OCT. 30.**
LORRILLARD PL, 2398; see 187th st, 550 E.
165TH ST, 659 E, ns, 110.11 w Trinity av, 37.6x100; 5-sty bk tnt & strs; Eliz Schaefer—Bennedetta Piccirillo et al; Gerlich & Schwegler (A), 1511 3 av; Gordon S P Kleeberg (R); due, $31,393.43; T&c, $650.54; George Price.
179TH ST, 820 E, ss, 78.2 w Marmion av, 36x75.3x36x75.2, 4-sty bk tnt; Philip Rhinelander, exr—C K Realty Co et al; Miller & Hartcorn (A), 20 Nassau; Max Bendit (R); due, $17,-661.20; T&c, $970; Henry Brady.
187TH ST, 550 E, sec, Lorrillard pl (No 2398), 100.1x22.5x100x24.5, 5-sty bk tnt; Kath Gass —Jos Faiella et al; Jas F Donnelly (A), 41 Park Row; Oscar Igstaedter (R); due, $2,924.32; T&c, $230.10; sub to mtg $25,000; Chas A Berrian.
CRESTON AV, 2817, ws, 149.8 s 198th, 25x100.4, 2-sty fr dwg; same—same; action 2; same (A); same (R); due, $5,845.76; T&c, $219.96; Chas A Berrian.
CRESTON AV, 2819, ws, 124.8 s 198th, 25x100.4, 2-sty fr dwg; Hudson Trust Co—Paul J Exner Co et al; action 1; Holm, Whitlock & Scarff (A), 35 Nassau; Chas C Marrin (R); due, $2,722.37; T&c, $219.96; Chas A Berrian.
CRESTON AV, 2821, ws, 99.8 s 198th, 25x100.4, 2-sty fr dwg; same—same; action 3; same (A); same (R); due, $5,845.76; T&c, $219.-96; Chas A Berrian.

**OCT. 31.**
No Legal Sales advertised for this day.

**NOV. 2.**
COSTER ST, 644, es, 320 s Spofford av, 20x100, 2-sty bk dwg; Kate L Bower—Hunts Point Estates et al; action 1; Louis B Hasbrouck (A), 257 Bway; Albert R Lesinsky (R); due, $5,981.29; T&c, $171.97; Herbert A Sherman.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**OCT. 24.**
No Legal Sales advertised for this day.

**OCT. 26.**
GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson et al—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway; Jas F Quigley (R); Wm P Rae.
CONEY ISLAND AV, sec Lewis pl, 100.4x132; Chas V Lott—Alfred W Bardin et al; Wm C Roe (A), 375 Fulton, Jamaica; Henry S Rasquin (R); Wm J McPhilliamy & Co.

**OCT. 27.**
BAY 13TH ST, nws, 200 sw Bath av, 62.6x96.8; Second United Cities Realty Corpn—Beatrice Harbo et al; Isaac Roth (A), 261 Bway, Manhattan; Fredk A Drake (R); Wm J McPhilliamy & Co.
E 25TH ST, es, 100 s Av Z, 80x105; Home Title Ins Co of N Y—Henrietta A Vickers et al; Henry J Davenport (A), 375 Pearl; Jas D Bell (R); Wm J McPhilliamy & Co.
82D ST, sws, 100 nw 17 av, 40x100; Eliz A DeMund—Milton S Kistler et al; Robt O'Byrne (A), 6 Wall, Manhattan; J Gardner Stevenson (R); Wm P Rae.
LIBERTY AV, nwc Christopher av, 50x100; Williamsburgh Savgs Bank—Jos Freedman et al; S M & D E Meeker (A), 217 Havemeyer; Robt F Manning (R); Wm J. McPhilliamy & Co.
NOSTRAND AV, ws, 100 n Av H, 20x90; Mary E Peck—Henry W Ellison et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm P Rae.
TILDEN AV, sec Brooklyn av, 104.8x108.5xirreg; Eva St C Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm P Rae.
LOT 76, blk 22, map of prop belonging to Wm Ziegler; Antonia M Jaeger—Geo Hamilton et al; Eugene Sweeney (A), 271 W 125th, Manhattan; Frank L Entwisle (R); Jas L Brumley.

**OCT. 28.**
COURT ST, ws, 200 n Degraw, 22.6x112.6; Harry H Purvis—Woodworth Realty Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Walter E Warner (R); Wm P Rae.
PARK PL, ss, 300 e Howard av, 50x127.9; Morris Schwartz Parkling, Inc, et al; Jos J Schwartz (A), 361 Stone av; Kath B Daniel (R); Wm J McPhilliamy & Co.
CHESTNUT AV, ss, 560 w Liberty, 20x100; N Y Mtg & Security Co—Theresa M Crandall et al; Henry M Bellinger (A), 135 Bway; Chas J McDermott (R); Wm J McPhilliamy & Co.
FLUSHING AV, ss, 58 e St Edwards pl, 18x96.2; Fruit Auction Co—Catarina LoDolce et al; McElheny, Bennett & Sicher (A), 15 William; Alvah W Burlingame (R); Wm P Rae.
ROCKAWAY AV, ws, 185.6 n Hegeman av, 20x100; Syndicate Development Co, Inc—Max Raphalowitz et al; Chas H Levy (A), 26 Court; Henry E Wilke (R); Nathaniel Shuter.

**OCT. 29.**
ADAMS ST, es, 101.9 s Myrtle av, 26x97.9; Germania Savgs Bank, Kings Co—Mary F Jeffards et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Robt F Manning (R); Jas L Brumley.
COOPER ST, ses, 124 sw Knickerbocker av, 17x100; Rhoda Evans et al—Chas L Goldstein et al; action 1; Kramer, Cohn & Mever (A), 898 Park av; Wm F Connell (R); Wm J McPhilliamy & Co.
COOPER ST, ses, 141 sw Knickerbocker av, 17 x100; same—same; action 2; same (A); Wm C Rodger (R); Wm J McPhilliamy & Co
DECATUR ST, ss, 56 w Sumner av, 20x68.10; Jas R Kenny—Sara L Vose et al; Thos E Brownlee (A), 27 Cedar, Manhattan; Wm D Niper (R); Wm J McPhilliamy & Co.
MONTGOMERY ST, ns, 77.7 w Franklin av, 20 x45; Waldo R Blackwell—Alex Kent et al; J Tilden Cruser (A), 375 Fulton; Augustus J Koehler (R); Wm J McPhilliamy & Co.
BUSHWICK AV, sws, 25 se Suydam, 25x72.9; Sheriff's sale of all right, title, &c, which Chas F Fuchs et al had on June 22, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.
FLUSHING AV, ns, 550 e Bedford av, 25x100; Philip J Fry—Ida Friedman et al; Coombs & Wilson (A), 260 Bway; Howard E Greene (R); Nathaniel Shuter.
GATES AV, ns, 165 e Marcy av, 20x105; East Bklyn Savgs Bank of City Brooklyn—Jno G Martens et al; Phillips & Avery (A), 41 Park Row, Manhattan; Burt L Rich (R); Wm P Rae.
GATES AV, ns, 145 e Marcy av, 20x105; Bklyn Savgs Bank of City of Brooklyn—Jno G Martens et al; action 1; Phillips & Avery (A), 41 Park Row, Manhattan; Burt L Rich (R); Wm P Rae.
GATES AV, ns, 165 e Marcy av, 20x105; same —same; action 2; same (A); same (R); Wm P Rae.
LIBERTY AV, nwc Shepherd av, 20x75; Kings Co Savgs Instn -Antonio Perrotta et al; Harry L Thompson (A), 175 Remsen; Chas S Simpkins (R); Wm J McPhilliamy & Co.

**OCT. 30.**
CHESTER ST, ws, bet Blake & Dumont avs, lot 39; Juliette F Potter—Abr K Taylor et al; Saml A Potter (A), 40 Nassau, Manhattan; Abr Feinstein (R); Abr Feinstein at 12 o'clock noon at County Court House.
LINCOLN PL, ns, 100 e Classon av, 320x131x irreg; Burroughs Bldg Material Co—Otto Singer Bldg Co et al; Caldwell & Holmes (A), 44 Court; Nelson L North, Jr (R); Wm J McPhilliamy & Co.
W 8TH ST, ws, 480 s Av R, 20x100; Leslie G King -Wm M Young et al; Caldwell & Holmes (A), 44 Court; Henry W Beer (R); Nathaniel Shuter.
BAY 13TH ST, ws, 200 n Bath av, 50x108.4; Mary F Cosgrove—Mary Andriejeck et al; Chas A Clayton (A), 44 Court; Alhponso M Dreyer (R); Wm J McPhilliamy & Co.


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*Legal Sales, Brooklyn, Continued.*

99TH ST, sws, 346.6 se 4 av, 26.9x97.6; Lake A Timmons—Bradford & Taylor Co et al; action 1; Wm H Good (A), 44 Court; Patk E Callahan (R); Wm J McPhilliamy & Co.
99TH ST, sws, 373.3 se 4 av, 26.9x97.6; same—same action 2; same (A); same (R); Wm J McPhilliamy & Co.
BEDFORD AV, es, 20 n Clifton pl, 20x80; Jno P Scott Anna Mitchell et al; Robt G Perry (A), 55 John, Manhattan; Geo F Lewis (R); Wm P Rae.
KENT AV, es, 194.9 n Willoughby av, 30.2x153.8; Eagle Savgs & Loan Co—Harry Aronson et al; Jas C McLeer (A), 189 Montague; Chas E Francis (R); Wm J McPhilliamy & Co.
PITKIN AV, swc Logan, 20x90; David S Yeoman Theresa B Fraser et al; Jos F Dempsey (A), 59 Wall, Manhattan; Theo L Frothingham (R); Wm P Rae Co.
7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers Manhattan; Owen F Finnerty (R); Wm P Rae
LOTS 20 to 42, blk 1; 48 to 51, 57 to 63, blk 2; 68 to 95, blk 3; 96 to 112, 116 to 121, blk 4; 122 to 130, blk 5; 131 to 139, 139 second, 141 to 145, 168 to 173, blk 6; Allorwan Co


# Light Your Halls

Twenty inspectors have recently been detailed by the Tenement House Department to see that hallways of apartment and tenement houses are lighted at night in accordance with the law.

The law reads that there shall be a light at night in the lower hall and one in the hall on the second floor. Many owners and occupants of tenement buildings unconsciously violate these provisions because of an inadequate method of controlling the light.

If you feel that the hallways of the buildings you own or occupy are inadequately lighted or the lighting improperly controlled we shall be pleased to render you any assistance in our power.

Write us and one of our lighting experts will show you how electric light will not only protect you against law-violation, but he will prove to you that it's the most economical form of lighting for hallways.

## EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

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or N J—Michl L McLaughlin et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Robt F Manning (R); Wm J McPhilliamy & Co.

**OCT. 31.**
COLUMBIA PL, es, 77.5 s Joralemon, 17.3x70.10; Annie J O'Brien—Henry Schulberg et al; Danl T O'Brien (A), 44 Court; Wm R McGuire, Jr (R); Wm J McPhilliamy & Co.

**NOV. 2.**
OAKLAND ST, es, 50 s Eagle, 25x100; Penobscot Realty Corpn—Alice E Flood et al; Edw J Reilley (A), 142 Norman av; Jacob W Kahn (R); Nathaniel Shuter.
PITKIN AV, ss, 75 w Hendrix, 25x100; also PITKIN AV, ss, 75 w Van Siclen av, 25x100; also PITKIN AV, ss, 75 w Hendrix, 50x100; Manly R Hubbs—Vincent J Miccio et al; Carl S Heidenreich (A), 2772 Fulton; Henry F Burr (R); Wm R Rae.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 17.**
No Foreclosure Suits filed this day.

**OCT. 19.**
SPRING ST, ns, 50 e Greene, 37.6x100; Greenwich Savgs Bank—Wm C Runyon et al; B Sands (A).
115TH ST, ss, 225 w Bway, 50x100.11; Henry L Scheuerman—Carab Realty Co et al; H F Mela (A).
138TH ST, 101 W; Cath Ernst—Trustees of Corpn of the African Methodist Episcopal Church in the city of N Y et al; H Cracauer (A).
168TH ST, 501 W; Henry E Evans—Madeline E Gerleit et al; W H Stewart (A).

**OCT. 20.**
No Foreclosure Suits filed this day.

**OCT. 21.**
GREENE ST, 163; Julia A Groh—Benj Wechsler et al; Elkus, Gleason & Proskauer (A).
74TH ST, 226-28 E; Bowery Savgs Bank—Jos Doelger et al; Cadwalader, Wickersham & Taft (A).
81ST ST, ns, 100 w 11 av, 20x102.2; Windham Realization Co, Inc—Henry F Sanstag et al; Alexander & Green (A).
84TH ST, 33 W; Jno Haydock—Gustav M L Sacks et al; T J Farrell (A).
94TH ST, 62 E; Dawson C Glover—Rachel Rosenblum et al; A Handy (A).
115TH ST, 27-29 W; Rachel Herrman—Johanna Herrnstadt et al; H T Randall (A).
118TH ST, ns, 200 e 2 av, 50x100.11; Lawyers' Mtg Co—Jos Edelstein et al, Cary & Carroll (A).

**OCT. 22.**
128TH ST, ss, 166.8 e 7 av, 66.8x99.11; 11TH ST, sws, 435 nw 6 av, 22.1x125.3; two actions; Elizabeth F Pegg—Hester Bates et al; C T Terry (A).
LEXINGTON AV, 1795; Jacob Starkman—Margt J Crawford et al; J Cohen (A).
8TH AV, 2471-73; Marie La Montagne—Raywood Co et al; Hurry & Dutton (A).

**OCT. 23.**
GREENWICH ST, 611-15; also LEROY ST, 120-28; D Comyn Moran et al—Jno M Williams et al Bowers & Sands (A).
113TH ST, ns, 25 w 4 av, 25x100.11; Emma C Matthewson—Christiana Ogle et al; T H & G E Baldwin (A).
127TH ST, 145-7 W; I W R Realties, Inc—Inter-City Land & Securities Co et al; H S Mansfield (A).
AMSTERDAM AV, 2360; Florence B Friedlander—Brettholz-Krumholz Constn Co et al; J Manheimer (A).
BROADWAY, nwc 67th, 84.9x131.8; also BROADWAY ws, 112.10 s 68th, 28.10x117.4; Lincoln Society of Friends—Florence Joel; H J Moskowitz (A).
1ST AV, ws, 150 s 83d, 15.1x100.1; Saly Rotter—Morris Rotter; G Goodman (A).

### Bronx.

**OCT. 16.**
233D ST, ns, bet White Plains rd and Carpenter av (known as Lot No 1067-3, on Wakefield map); Amalie Huber—Fanny B Gardner et al; Niebrugge & Maxfield (A).
181ST ST, sec Davidson av, 79.4x87.3; Wm H Cruikshank Jr—Rothkirch Bldg Co et al; A Knox (A).
MAPES AV, es, where same intersects Lot No 138, map of village of East Tremont; Gussie Morgenstern—Cornelius O'Keefe et al; S N Tuckman (A).
LOT 442, map of Unionport; Minnie Westervelt—Salvatore Dippolito et al; Clocke, Koch & Reidy (A).

**OCT. 17.**
COLUMBUS AV, ns, 50 w Garfield, 25x100; Ella A Butler—Edward Brown et al; C F Corner (A).
EDGEWATER RD, w s, 617.6 n Westchester av, 25x100; Bertha Beringer—Amalie H I Mulholland et al; Lee & Fleischman (A).

**OCT. 19.**
FOX ST (**), ws, 485.1 n 163d, 100x104.2; Abraham L Kass—Rebecca Goldberg et al; amended; Horwitz & Feinberg (A).
ST GEORGE'S CRESCENT, es, 105.6 n Grenada pl, 52.9x177.6; Simeon C Bradley—Thos E Murth et al; Bergman & D (A).
BRYANT AV, 1448; Peter McDowell—Mary Ernst et al; A Knox (A).

**OCT. 20.**
MT HOPE PL, 21; Sigmund Josephson—Ginsburgh Realty Co et al; H G K Heath (A).
143D ST, ss, 625.6 e Willis av, 31.1x115.8; Margaret Peterson—Jno J Montgomery et al; M J Sullivan (A).
160TH ST, 419-21 E; Max Weissman—Jos Morgan; D I Goldstein (A).
ELLIS AV, ss, 405 e Havemeyer av, 33.3x108; Arthur Cobb—Carrie Cobb et al; E L Brisach (A).

LOTS 13 & 14, Map 2, in partition of estate of Andrew Arnow, Sr, 24th ward; Merchants' Realization Co, Inc—Cecelia F Brennan et al; Newman & Butler (A).
LOTS 23, 24, 25, 26, 27, 28 & 29, map of Bronx Terrace; Crawford Real Estate & Bldg Co—Edward Coller et al; Carl & Crawford (A).
LOTS 101-18, map of Bronx Terrace; Crawford Real Estate & Bldg Co—Edward Coller et al; Carl & Crawford (A).
LOTS 145, 146, 159, 160, 163, 164, 177, 178, 179, 180, 181, 183 & 184, map of Bronx Terrace; Crawford Real Estate & Bldg Co—Arthur Rosenberg et al; Carl & Crawford (A).
LOTS 217 220, 221, 224, 225, 226, 227, 228 & 230, map of Bronx Terrace; Crawford Real Estate & Bldg Co—Arthur Rosenberg et al; Carl & Crawford (A).
LOT 227; map of Ryer Homestead, Tremont; Grant Squires—Giouse Galiani et al; J M Rider (A).

**OCT. 21.**
179TH ST, nwc Clinton av, 24.6x100; Arthur Sammis—Lawrence Kronenberger et al; W E Sammis (A).

**OCT. 22.**
LYMAN PL, ws, 267.6 n 169th, 31.9x51.7; Fredk Schwartz—Annie Lamberti et al; A Weiler (A).
LOTS 45, 46, 47 & 48, map of prop of N Y Chartered Bond & Mtg Co; Charlotte A O'Shea—Ellen Mary Quilan et al, W C Arnold (A).

**Recorded in N. Y. County.

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 15.**
128TH ST, ss, 229 e 8 av, 20.10x99.11; Helen Katz et al—Helen D W Haight; Albt R Lesinsky (A); Edw R Rayher (R); due ..... 10,347.32

**OCT. 16.**
HENRY ST, 93; Jas L Chase—Madeleine Balfour; Wm F Clare (A); Jas M Tully (R); due ..... 1,676.25
31ST ST, ss, 450 e 10 av, 23x83.6; Jno Burns—Jno H McGuckin et al; Lewis S Goebel (A); Eugene F McGee (R); due ..... 5,095.00

**OCT. 17.**
No Judgments in Foreclosure Suits filed this day.

**OCT. 19.**
31ST ST, ss, 600 e 10 av, 25x72.2; Jno Burns—Robt Gray et al; Lewis S Goebel (A); Jno V Sheridan (R); due ..... 7,313.29
105TH ST, ss, 160 w Columbus av, 171.6 x—; Morris Mayer—Mary A Loeffler; Sydney W Stern (A); N Taylor Phillips (R); due ..... 6,366.00
PLEASANT AV, nwc 123d, 100.11x87.11; U S Trust Co—Pleasant Av Realty Co; Harold Swain (A); Louis Steckler (R); due ..... 16,196.25

**OCT. 20.**
89TH ST, 72 W; Lily A G Coddington et al—Curtiss P Byron et al; Atwater & Cruikshank (A); Edmund Hurley (R); due ..... 43,732.50
BURKE AV, ns, 200 e Barnes av, 100x70.7; also 205TH ST, ss, 260 e Barnes av, 40x100; Cath C Hill—Grace E Mack et al; Geo Hill (A); Howard C Lake (R); due ..... 1,151.50

**OCT. 21.**
No Judgments in Foreclosure Suits filed this day.

### Bronx.

**OCT. 16, 17 & 19.**
No Judgments in Foreclosure Suits filed these days.

**OCT. 20.**
COLLEGE AV, ws, 400 s 169th, 20x85; Mary A Kreuter—Wm L Phelan et al; Amend & Amend (A); Thos H Keogh (R); due ..... 1,510.59

**OCT. 21.**
No Judgments in Foreclosure Suits filed this day.

**OCT. 22.**
MORRIS PARK AV, nec Delancy pl, 45.4x86.9; Chas D Edmonston—Jno J Geary et al; Carrington & Pierce (A); John E Eustis (R); due ..... 2,313.75

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 17.**
FRONT ST, 208 & 209; BEEKMAN ST, 127-133; Hudson Woodworking Co—Standard Concrete Steel Co et al; action to foreclose mechanic's lien; A J Romagna (A).
GRAND ST, 369; Danl Hoffman—Ralph Bogart; specific performance; J A Whitehorn (A).
MARBLE HILL AV, 2; 225TH ST, 111-15 W; Jno D Garifalos—Yen Realty Co; specific performance; W V Zipser (A).

**OCT. 19.**
MADISON AV, sec 56th, 25x60; W P Ellison, Inc—Robt Bonner et al; action to foreclose mechanic's lien; Bogart & Bogart.

**OCT. 20.**
45TH ST, ns, 210 e 3 av, 16.8x100.5; Chas O Robitaille—Alice J Robitaille et al; partition; H McKennis (A).

**OCT. 21.**
GRAND ST, 214, 216 & 246; Geo A Jewell—Priscella Witt et al; partition; H Goldstein (A).
10TH AV, 861-5; 57TH ST, 500-2 W; J I Hass, Inc—Jos Miller etal; counterclaim; W F

SAME PROP; McNulty Bros, Inc—same; counterclaim; W F Kimber (A).

**OCT. 22.**
59TH St, ss, 245 e 6 av, 25x100; Benj Riesner Sheet Metal Works, Inc—38 West 59th St Co et al; action to foreclose mechanics lien; G H Epstein (A).
BROADWAY, ws, intersec ss road or public dr, map prop of Abraham Van Nest, at Inwood; Wm A Knapp—Jas S Segrave et al; foreclosure of tax lien; Seybel & French (A).

**OCT. 23.**
135TH ST, ss, 175 w Lenox av, 25x99.11; City of N Y—Rose Spiehler et al; foreclosure of tax lien; F L Polk (A).
2D AV, 2424; Manhattan Ry Co—Paul F Seltenreich et al; action to acquire title by condemnation; J L Quackenbush (A).
2D AV, 2438; same—Sol Alexander et al; action to acquire title by condemnation; J L Quackenbush.

## Bronx.

**OCT. 16.**
No Lis Pendens filed this day.

**OCT. 17.**
No Lis Pendens filed this day.

**OCT. 19.**
No Lis Pendens filed this day.

**OCT. 20.**
No Lis Pendens filed this day.

**OCT. 21.**
No Lis Pendens filed this day.

**OCT. 22.**
CAMPBELL FARM, formerly in the town of Eastchester; Gertrude D Hawes—Gertrude D Hawes et al; partition suit; G R Hawes (A).

## Brooklyn.

**OCT. 15.**
CARROLL ST, ns, 104.2 e Hicks, 20.10x100; Bertha Caspari—Glo Amato et al; M H Latner (A).
CONSELYEA ST, ns, 225 w Manhattan av, 25x100; also N 8TH ST, ss, 175 w Bedford av, 20.10x80; also LORIMER ST, 614; Annie Manno—Jno Perasso et al; partition; Halbert & Quist (A).
EWEN ST, ws, 55 s Boerum, 25x100; Geo P Dockendorf—Carolina Seigler et al; E R W Karutz (A).
STEPHENS CT, sec E 23d, 40x90x80.2x98.6; Bond & Mtg Guar Co—Theodore Yonkers et al; T F Redmond (A).
72D ST, ec Stewart av, 100.3x188.3x100x181; also 72D ST, nes, 181 se Stewart av, 220x100; also OVINGTON AV, wc 7 av, 198x148.6x173.8 x78.4; also 71ST ST, nc 8 av, runs nw65.5x ne202xse104xnw200 to beg; also OVINGTON AV, sc 7 av, 214.6x65.5x214.6x104; also 71ST ST, ec Stewart av, 281.4x86.10x281.4x68; also 70TH ST, sc Stewart av, 293.7x86.10x293x68; also 71ST ST, wc 8 av, 160.8x43.5x181x107.9; also 71ST ST, wc 7 av, runs sw202.11xw53.10 xnw53.3xne100xnw40xne100xse73.1 to beg; August Klipstein—Hannah Berkowitz et al; S E Klein (A).
FRANKLIN AV, es, 150 n Tillary, 24.1x100; Title G & T Co—Hannah Sullivan et al; T F Redmond (A).
PITKIN AV, ss, 50 w New Jersey av, 50x100; Dora L Chaimovitz—Rebecca Wilder et al; C S Heidenreich (A).
SNYDER AV, nec E 32d, 100x102.6; Globe Tile Co—Jacob Mass et al; foreclosure of mechanic's lien; H S & C G Bachrach (A).

**OCT. 16.**
COLUMBIA ST, ws, 37 n President, 21x63.6; Julius Lehrenkrauss—Geo Degenkolb et al; Reynolds & Geis (A).
MORRELL ST, ws, 50 s Moore, 25x100; Title G & T Co—Ella Puritz et al; T F Redmond (A).
WYONA ST, 153; Isaac Sovitsky—Max Wieder et al; partition; Greenberg & Zimmerman (A).
E 28TH ST, es, 674 n Av F, 27x100; Fredk D Herbert—Chas L Wise et al; H M Bellinger, Jr (A).
58TH ST, nes, 180 se 11 av, 40x100.2; also 58TH ST, nes, 260 se 11 av, 40x100.2; Harold D Watson—Thos Werner; R S Kristelier (A).
87TH ST, ns, 200 w 4 av, 40x100; Julia G McDonald—Cook Realty Co; specific performance; J L Danzilo (A).
CENTRAL AV, sws, 25 nw Linden, 25x100; Jno Steinmetz—Mary Seyfried et al; C Weishaupt (A).
FLUSHING AV, nws, 71.10 ne Bushwick av, 25x139.2x25x137.3; Sophie K Stoffregen—Robt J Grommelin et al; J M O'Neill (A).
FRANKLIN AV, es, 172.9 n Park av, 25x100; Jno F Saddington—Chas P Forsman et al; G F Alexander (A).
JAMAICA AV, ss, 26.4 e Hemlock, 26.4x128.7x 25x120.1; Carrie P Farrier—Chas Erb; R W Johnston (A).
ROCKAWAY AV, ws, 64.5 n Pitkin av, 24.11x 100; Home Trust Co—Saml Palley et al; Harris, Corwin & G (A).
19TH AV, ses, 658.4 sw 86th, 30x96.10; Title G & T Co—Kingshire Realty Co et al; T F Redmond (A).

**OCT. 17.**
BERGEN ST, ss, 370 e Buffalo av, 20.x127.9; Williamsburgh Savgs Bank—Zelda Rosenthal et al; S M & D E Meeker (A).
BERGEN ST, ss, 450 e Buffalo av, 20x127.9; Williamsburgh Savgs Bank—Saml Shapiro et al; S M & D E Meeker (A).
BERGEN ST, ss, 530 e Buffalo av, 20x127.9; Williamsburgh Savgs Bank—Wolf Saltzman et al; S M & D E Meeker (A).
NASSAU ST, swc Pearl, 27x100x26.4x100; Michl Grego—Rose Becker et al; L F Moynahan (A).
40TH ST, swc 7 av, 25.2x100; Caroline A Wheeler—Jeannette Lipschitz; B A Rabell (A).
49TH ST, ec 15 av, 100x100.2; Paul W Connelly Bldg Co—Louis H Rose et al; J H Fleury (A).
52D ST, sws, 180 nw 20 av, 20x100.2; Eliz A W Woolston—Bklyn Realty Sellers et al; Suffren Humphreys & O (A).
BENSON AV, nes, 80 nw Bay 13th, 28.4x125; Mabel A Patterson—Jos B Silman et al; H O Patterson (A).
PROSPECT AV, ns, 142.4 w 8 av, 13x100; Louis Weinstein—Rudolph Flick & ano; foreclosure of mechanic's lien; Cook & Benjamin (A).
STONE AV, ws, 100 n Riverdale av, 100x150; Mary E Slavin—Yetta Ulessa et al; H C Conrady (A).
7TH AV, nec Prospect av, 34.11x99.2x45.2x95 Wm Kornblum—Hannah Kornblum et al; partition; M Reizenstein (A).

**OCT. 19.**
NEWELL ST, es, 400 s Meserole av, 25x100; Edwind A Kissam—Rosa Rosenstein et al; W S Miller (A).
18TH ST, ss, 275 w 3 av, 25x100.2; R H Comey Co—Jno Farren et al; to create a title; Cook & Benjamin (A).
74TH ST, ss, 86.6 w 7 av, 100x200; Wm Crawford—Jno E Sullivan Co et al; F B Colton (A).
75TH ST, ns, 123.7 w 7 av, 140x100; Wm Crawford—Jno E Sullivan Co et al; F B Colton (A).
75TH ST, ns, 263.7 w 7 av, 100x180; same—same; same (A).
75TH ST, nwc 7 av, 100x123.7x85.1x—; same—same; same (A).
CROOKE AV, nwc St Paul's pl, 53x112.6x53x 105.1; Eliz Amrhein—Wm A A Brown et al; Weismann & Hertz (A).
KENT AV, ws, 150 s Myrtle av, 25x100; Nicholas Galande—Michelo Galande & ano; specific performance; M F McGoldrick (A).
SNEDIKER AV, ws, 100.10 n Hegeman av, 22.6x 100; Arnold Kadish—Moses Chasan et al; to set aside deed; Engel Bros (A).
VAN SICLEN AV, es, 285 s Livonia av, 20x100; Barnet Socaloff—Saml Jacobson et al; partition; S L Orlinger (A).
VERNON AV, nec Clinton, 100x200; Julia E Collins—Bridget Dixon et al; Everett, Clarke & B (A).
VERNON AV, ns, 100 e Clinton, 50x200; same—same; same (A).
12TH AV, nwc Lafayette av, 20.2x134; Jeremiah Desmond—Julius Strauss et al; Davison & Underhill (A).
12TH AV, ses, 100.2 ne 45th, 50x100; Ambrose G Todd -Eliz G Peyser et al; W P Dalton (A).

**OCT. 20.**
CONOVER ST, ses, 49.6 ne Dikeman, 25.6x80; Rebecca von Inten—Emanule Ballirano et al; T F Redmond (A).
CORNELIA ST, ec Central av, 25x84; Christina Schlamp Paul Mogwitz et al; J A Blanchfield (A).
HAWTHORNE ST, ss, 480.5 e Nostrand av, 20x 106; Jno Officer—Mary J Mayne et al; C B Campbell (A).
HENDRIX ST, ws, 260 s Blake av, 20x100; Clara L Hoyt—Michael Gordon et al; T F Redmond (A).
REMSEN ST, ss, 52.6 w Clinton, 30.6x100; Sol Sulzberger—Adelaide G Rice et al; M Sulzberger (A).
ROBINSON ST, ss, 52.1 w Bedford av, 88x120; Anna Rosenberg—Sarah Arnold & ano; W L Durack (A).
E 13TH ST, ws, 440 n Av S, runs 115.2xn40xe 109.5xs40 to beg; Liss & Diamond—Mary J McClain & ano (foreclosure of mechanic's lien; C L Meckkenberg (A).
16TH ST, ns, 417.11 e 4 av, runs e.02xn24.8xw .02xs25 to beg; Yorkville Bldg Co—Geo A Fowler et al; partition; W L Durack (A).
E 21ST ST, ws, 100 n Voorhies av, 80x100; N Y Investors' Corpn Athenaise P Lundy et al; T F Redmond (A).
41ST ST, ss, 180 w 5 av, 40x100; Lucy M O'Berry—Sadye Kaplan et al; Mann, Buxbaum & S (A).
85TH ST, sws, 100 nw 13 av, 80x100; Chas V Strickland Jno C Elder et al; F B Elgas (A).
ATLANTIC AV, ss, 350 w Stone av, 16.8x100; Eliz Whitlock—Alex Cranston et al; partition; Lewis & Lewis (A).
BEDFORD AV, es, 35 s Winthrop, 25x100; Chas Seibel—Wm A A Brown et al; M Hertz (A).
BROADWAY, nw McDonough, 46.1x110.1; also BROADWAY, swc McDonough, runs se29.3xsw 70.2xs29.11xw35xn100xe64.4 to beg; Wm L Mitchell—Moses H Moses et al; Smith & Bouman (A).
MANHATTAN AV, es, 49.3 n Johnson av, 25x 100; Title G & T Co—Sadie Levien et al; T F Redmond (A).

**OCT. 21.**
COOK ST, ns, 100 w Humboldt, 25x100; Jacob Frommer Buch Sevenger et al; H D Levy (A).
POWELL ST, nwc Pitkin av, 50x100; Morris Salzman—Brein Amusement Co et al; J MacCrate (A).
STOCKHOLM ST, nws, 200 ne Knickerbocker av, 25x100; Margaret Allen—Jos Little et al; H C Glore (A).
37TH ST, ns, 277 w 5 av, 18x100.2; Andrew J H Onderdonk Chas Cameron et al; Eastman & Eastman (A).
47TH ST, nes, 180 nw 12 av, 40x100.2; Title G & T Co—Jos C Trost et al; T F Redmond (A).
BAY 47TH ST, ses, 180 ne Cropsey av, 20x94.11 x20.11x92.10; Wilhelm Mattfield—Tommaso D'Aniello et al; Reynolds & Geis (A).
55TH ST, ns, 266.8 e 5 av, 17.8x100.2; Elmer A Darling—Julie Penny et al; S C Herriman (A).
AV J, ns, 40 e E 13th, 40x100; Edw G Vail, Jr —Jno C Wasserbach et al; C G Macy (A).
ALABAMA AV, es, 246.9 n North Carolina av, 28.3x100; Ernst Berlineke—Edgar D Evans et al; Weinberg Bros (A).

### MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

## Manhattan.

**OCT. 17.**
SUFOLK ST, 171-73; E HOUSTON ST, 253; Saml Sass—Hamilton Fish Corpn, Stuyvesant LeRoy or Geo G King, trste & estate of Isaac Sprung, Lena & Louis Krellberg; Suffolk Amusement Co, Inc (94) ..... 1,710.00
43D ST, 241-47 W; Louis Berman et al —48th St Co; Cortlandt Iron Wks, Inc (97) ..... 372.99
46TH ST, 43 W; Jno R Blair—Mary A & Elizabeth P Keena (96)..... 250.00
3D AV, 1892-94; Oriental Fireproof Sash & Door Co—Jno Beckerman & Jno Israel, Crystal Amusement Co (95) ..... 250.00

**OCT. 19.**
MONTGOMERY ST, 35-37; F N Du Bois & Co—Hebrew Kindergarten Assn; Jos W Kandel (98) ..... 186.15
ORCHARD ST, 34; I Freiman—Saml Hammer (99) ..... 375.00
WEST END AV, 166; Chas A Bruhns —Francis L Leland; Geo W Lithgow & Son (100) ..... 65.00

**OCT. 20.**
CHATHAM SQ, 21; Goodman Telzar—Michael P Rich (106) ..... 50.00
FORSYTHE ST, 126; David Meyer—Chebra Pole Zedek Anshe Illia; Sam Singer (107) ..... 243.75
STONE ST, 24; PEARL ST, 59; Daarf Contracting Corp—Importers & Traders' Bldg Co, Inc (103) ..... 233.53
48TH ST, 43 W; Hull, Grippen & Co—Trustees of Columbia College; Corinne B de Garmendia; renewal (101)..... 19.60
115TH ST, 616-20 W; Daarf Contracting Corpn—M & P Realty Co, Inc (105).. 24.02
MADISON AV, 563; Louis Marks—Robt Bonner; Helene Siefert; W P Ellison, Inc (104) ..... 185.70

**OCT. 21.**
84TH ST, 51-61 E; 85TH ST, 44-64 E; J L Mott Iron Works—St Ignatius Loyola School; Jno F Barry (109)..... 61.70
136TH ST, 161 W; Ernest Bonagur—Ernestine De Lyons; Chas A Knowles (108) ..... 582.00
BOWERY, 42; Brettholz Heitzner Constn Co—Toch Realty Co; Jacob Finkelstein (112) ..... 200.00
LEXINGTON AV, 567-69; 51ST ST, 150-56 E; Genl Elec Co—Hammerstein Opera Co; Oscar Hammerstein (110) ..... 1,359.60
N Y CEN R R TRACKS, es, 500 s Dyckman, 200x200; Henry E Fox—Vermont Hygeia Ice Co; Pheon Constn Co (111) ..... 489.00

**OCT. 22.**
LEWIS ST, 217; National Bridge Works —Estate Jno C Wendell; 7th St Garage (119) ..... 2,170.00
84TH ST, 58 E; Dunn Metal Ceiling Co —Alfred L Loomis & Julia Loomis; Jos & Mary Schwartz; Wm Barwess (118) ..... 72.00
84TH ST, 51-61 E; 85TH ST, 44-64 E; Lewis Index Co—Regis School, Ignatius Loyola School; Jno F Barry (114) ..... 204.00
84TH ST, 51-61 E; 85TH ST, 44-64 E; Crane Co—St Ignatius Loyola School; Jno F Barry (116) ..... 349.18
SAME PROP; Bay Ridge Sheet Metal Works—Regis High School Corpn; Jno F Barry (117) ..... 475.00
RIVERSIDE DR, nec 141st, 102.4x165.10 x99.11x183; Tuttle & Bailey Mfg Co —Newmark & Davis, Inc (115) ..... 235.00
1ST AV, 1777; Saml Stotsky—Saml Schultz; Louis Shapiro (113) ..... 32.00

**OCT. 23.**
LEWIS ST, 217; National Bridge Works —Jno Doe et al, 7th St Garage & Jacob Klinger (122) ..... 2,170.00
71ST ST, 141 E; Felix De Luca—Mary Lyons (124) ..... 445.00
93D ST, 60 W; Harry Marks et al—Danl Carey, Jas Carey & Roslyn Riordan (128) ..... 83.00
148TH ST, 412-20 W; Henry J Perrin et al—Nellie E Peck (120)..... 228.00
BROADWAY, 2708; Henry H Meise & Sons, Inc—Harry Lowenthal (126)... 24.00
RIVERSIDE DR, 244; Felix De Luca —Mary Lyons (125) ..... 455.00
ST NICHOLAS AV, ws, 30.3 s 118th, 29.4x49.5; Jos R Potter Co—Jno J Johnson & Bernhard Rosenstock; renewal; (123) ..... 263.88
6TH AV, 491-91½; Thos Galligan, Inc —Henry Vogel & Wolkenstein & Cohen (127) ..... 55.00

## Bronx.

**OCT. 16.**
No Mechanics' Liens filed this day.

**OCT. 17.**
BECK ST, ss, 200 w Av St John, 100x 125; New Columbia Iron Wks—Ostro Constn Co (22) ..... 1,850.00
LAYTON AV, nec Dean av, 25x150; Thomas Attieri—Tony & Filomena Santamaseno, Max Kriendel (24)... 225.00
STEBBINS AV, 857, 861, 865, 869 & 873; Jno R Surrell—Foxvale Realty Co; Philip Yockel, Kelgoe Contracting Co (21) ..... 1,212.50
3D AV, 3,882; Louis I Bergman—Posiedan Realty Co, Angelo Restivo (23) 90.00

**OCT. 19.**
198TH ST, 340 E; Nils M Roos—Ursuline Realty Co; A Schworer, Jr..... 95.00
GRAND BLVD & Concourse, 2169; Church E Gates & Co, Inc—Kath Fendrick; Bailey Contracting Co.... 236.90
SOUTHERN BLVD, es, 186.4 n Freeman, 100x100; Chas Schelsinger—Daniel Augustus Realty Co; renewal 150.00

*Bronx Mechanics' Liens, Continued.*

**OCT. 20.**
CASTLE HILL AV, 1430; Sam Davidson—Lisbon Realty Corpn (25)..... $3.95

**OCT. 21.**
173D ST, ns, 58.9 e Webster av, 50x100; Domenico De Filippo—Simplex Realty Co (28)..... 752.00
178TH ST, 1015-17 E; Silverman &

**OCT. 22.**
CAULDWELL AV, 969; Nathan Borcher Theresa Singer (29)..... 25.50
Lanzetta—Hull Constn Co (27)..... 200.00

**OCT. 23.**
BRONXWOOD AV (**), sec 229th, 114x105; Willson & Adams Co Eugene Metzger et al & Jos Truman; renewal (121)..... 2,576.88
**Recorded in N. Y. County.

## Brooklyn.

**OCT. 15.**
HINSDALE ST, es, 200 s Dumont av, 150x100; Hyman Mendelowitz—Willmont Realty Corpn..... 235.25
E 14TH ST, 2337-47; C Kurtz—C Gold Co & Frank Sciato..... 100.00
E 23D ST, ws, 134.8 n Av D, —x—; J Wellman—Moskowitz Bldg Co..... 254.27
E 29TH ST, ws, 250.6 n Beverly rd, —x—; F & D Weintraub Tilden Constn Co..... 224.65
W 35TH ST, es, 260 s Mermaid av, 40x118.10; C Rosenberg—Rachel Panken & Scott Phillips..... 22.50
W 36TH ST, ws, 100 s Mermaid av, 20x118.10; C Rosenberg—Anna Herztein & Scott Phillips..... 20.40
BELMONT AV, sec Barbey, 25x100; F D Innocentis—Barbel Bldg Co..... 1,350.00

**OCT. 16.**
WASHINGTON ST, 153-5; I Krasnor—Harmanus B Duryea, Sand Amusement Co & Jacob Sommer..... 115.00
WYCKOFF ST, ns, 125 e Nevins, —x—; J Giacalone—Clermont Constn Co... 300.00
9TH ST, 340A; M Greenfield—Walter & Genevive E Crowe..... 36.00
BAY 17TH ST, ws, 600 s 86th, 50x96.8; M Alkoff—Chas Arken & Shostack Bros..... 500.00
BAY 25TH ST, ws, 220 s 86th, 60x96; Blatt Art Co—Sharon Constn Co..... 700.00
SAME PROP; E Medlin—same..... 750.00
80TH ST, ns, 100 w 13 av, 160x100; Rockmore Plumbing & Cont Co—Emanon Bldg Corpn & Wm Shapiro. 450.00
GRAHAM AV, 142; L Linder—Herman & Isidor Balmuth & Philip Repatzky. 52.10
LIVONIA AV, nec Barbey, 40x100; J Samlowitz—Wm Arken..... 75.00
OCEAN AV, swc Cortelyou rd, —x—; A Fogel—Cortelyou Investing Co.... 500.00
WASHINGTON AV, sec Lincoln pl, 60x100; F W Morgenthaler—Herbert Amusement Co..... 478.00
17TH AV, nws from 65th to 66th, 200x100; also 17TH AV, nes, from 65th to 66th, 200x100; also 65TH ST, ns, 100 e 17 av, 40x100; also 65TH ST, ss, 100 from 17 av, 40x100; Rode & Horn Lumber Co—Raunitsky Plotnick Co & Morris Bienenstock..... 402.62
PROP begins 4th av at 65th, runs s to 86th St Sea Beach Line; Phoenix Concrete Steel Co—City of N Y N Y, Municipal R R Co, Jas H Cullen, Jr, Alfd G Sarori & O'Brien & Sarori Co..... 37,182.55

**OCT. 17.**
GRAND ST, 81; Crucible Steel Co—Max Kobre & Morris Kobre & Max Kobre's Bank..... 154.65
HINSDALE ST, es, 200 s Dumont av, 150x100; Alvin Fuesslein — Wilmot Realty Corpn & Barnet Steinfeld..... 42.00
VANDERBILT ST, swc Prospect av, 83 x105; M I Davidson—Peller Amusement Co & Jos Freeman..... 82.97
BAY 25TH ST, nws, 420 ne Benson av, 60x96.8; G Luciano—Sharon Constn Co..... 35.00

**OCT. 19.**
BARRETT ST, es, 192 s Pitkin av, 100x100; A D Constn Co—Saratoga Impt Co & Moses Ginsberg..... 733.00
HINSDALE ST, es, 100 s Blake av, 100 x100; I Crossner—W F S Constn Co. 13.10
PROSPECT PL, ns, 500 e Underhill av, —x—; S Rendelstein—Angelina & Pasqualle Arato & Samuel Kriesel... 250.00
E 29TH ST, ws, 250.6 n Beverly rd, 117 x100; H Senzer—Tilden Constn Co... 131.25
80TH ST, ns, 100 w 13 av, 160x100; S Kershner—Emanon Bldg Co, Audley-Clarke Co & Assets Realties Corpn... 147.00
ATLANTIC AV, 1856, e Grand; Henry Mahnken & Michl G Sullivan..... 188.30
BELMONT AV, nwc Junius, 100x100; S Kahn—Bell-Junius Inc & Abr Koeppel..... 100.00
ST MARK'S AV, ns, 125 w Kingston av, 100x155.7; M Brimberg—Saratoga Impt Co, Max Kobre's Bank..... 690.00

**OCT. 20.**
W 1ST ST, ws, 528 n Sea Breeze av, 100x200; Colonial Lumber Co—Ruberg Realty Co; Wm S McClure, Sachio Rubens & Saml Greenberg..... 47.65
2D ST, 439; H Witkin—Ida J Keating & Mrs Knipp..... 161.00
E 29TH ST, ws, 250.6 n Beverly rd, 117x100; N Y Clay Products Co—Tilden Const Co..... 1,655.62
82D ST, 2130; C H Whan—Sabina Schulman..... 275.00
ALBANY AV, 152, also BERGEN ST, 1372; L Rizzuto—Ev. Fink..... 100.00
BAY RIDGE PKWAY, n 295 w 17 av, 18x100; S Gruber—Acadia Bldg Co.. 18.57
BAY RIDGE PKWAY, ns, 313 w 17 av, 18x100; same—same..... 18.57
BAY RIDGE PKWAY, ns, 331 w 17 av; 18x100; same—same..... 18.57
BAY RIDGE PKWAY, ns, 349 w 17 av, 18x100; same—same..... 18.57
BAY RIDGE PKWAY, ns, 367 w 17 av, 18x100; same—same..... 18.57
BAY RIDGE PKWAY, ns, 385 w 17 av, 18x100; same—same..... 18.57
BAY RIDGE PKWAY, ns, 403 w 17 av, 18x100; same—same..... 18.57
EASTERN PKWAY, —e Lincoln pl, —x—; Bklyn Builders' Supply Co—Arenkay Amusement Co, S Plotnik & Ell Bee Contracting Co..... 128.53
STONE AV, 706; Lally Column Co—Stone Av Bldg Co & Cherion Iron Works..... 200.00

**OCT. 21.**
FULTON ST, 254-8; I Krasnor—Francis Cuck & Second United Cities Realty Co..... 250.00
STERLING PL, ns, 100 e Ralph av, 125 127.9; M Morantz—L & S Impt Corpn..... 485.00
BEDFORD AV, 649; I Cohen—Legation Realty Co..... 540.00
BEDFORD AV, es, 240 s Farragut rd, 200x100; Henry Marcus Iron Works—Renslow Realty Co..... 548.15
NEWKIRK AV, ss, 91 w Flatbush av, 40x92; Guiseppe Granmetta—Maxberg Constn Co & David Nowak..... 125.00
OCEAN AV, swc Av C —x—; A Fogel —Cortelyou Inv Co..... 500.00
UTICA AV, 315; E Werner—Jacob Katz 150.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**OCT. 17.**
ARDEN ST, swc Sherman av; Hollerith Bldg & Contracting Co—Gibraltar Realty Co et al; Sept9'14..... 4,127.50
ATTORNEY ST, 97; J Stone & Son—estate of Martin Grossman et al; July27'14..... 315.00
[2]MONTGOMERY ST, 35; Louis Fishman—Hebrew Kindergarten Nursery et al; Sept16'14..... 297.00
5TH AV, 424-34; W G Cornell Co—F V Burton et al; Feb28'14..... 1,662.14

**OCT. 19.**
[1]39TH ST, 23 W; Joseph Tino & Co—Engineers' Club; Oct16'14..... 131.25
[1]AMSTERDAM AV, es, 79.10 s 185th; Joseph Tino & So—Ice Mfg Co et al; Oct16'14..... 5.25
[1]CENTRAL PARK W, ws, whole front bet 62d & 63d, Joseph Tino & Co—New Theatre Co et al; Oct 16'14... 23.38

**OCT. 20.**
56TH ST, ss, 72 e 8 av; Kolb Sales Co—Estate of Peter A Hegeman et al; Oct8'14..... 250.00
56TH ST, ss, 72 e 8 av; Kolb Sales Co, Inc—Estate of Peter Hegeman et al; Oct7'14..... 250.00
56TH ST, ss, 8 av; same—same; Oct 7'14..... 435.00
SAME PROP; same—same; Oct8'14 .. 435.00
BROADWAY, 1680-84; Electric Carriage Call & Specialty Co—Geo H Earle, Jr, et al; Sept2'14..... 1,150.00
1ST AV, 407; Alberene Stone Co Jno Krack et al; Sept26'14..... 21.00
8TH AV, es, 20 s 56th; Kolb Sales Co—Estate of Peter A Hegeman et al; Oct7'14..... 48.85
8TH AV, es, 20 s 56th; Kolb Sales Co—Estate of Peter A Hegeman et al; Oct8'14..... 48.85

**OCT. 21.**
11TH ST, 549-51 E; Adolph Shapiro—Abraham Smith et al; June26'14.... 347.70
33D ST, 2-18 W; 32D ST, 5-9 W; Jos Tino & Co, Inc—Jas R Roosevelt et al; Oct16'14..... 1,636.72
23D AV, 2056-58; Cooper & Pollock Structural Iron Works—Francis Hustace et al; Oct8'14..... 105.00

**OCT. 22.**
34TH ST, 58 E; Harry Lefrax—Alfred L Loomis et al; Oct20'14..... 417.16
155TH ST, 473 W; Philip Schupak—Sol Schatzkin et al; July2'14..... 60.90
1ST AV, 2281; Francesco Di Maio—Alfonse Grosse et al; Oct16'14..... 54.00

**OCT. 23.**
BROADWAY, 2708; Henry H Meise & Sons, Inc—Mayfield Constn Co et al; Oct17'14..... 24.00
SAME PROP; Max Zudek—Harry Lowenthal et al; June 19'14..... 375.00

### Bronx.

**OCT. 16.**
215TH ST, ss, 275 e Paulding av, 25x100; Peter Guarino—Lucia Errico et al; Sept11'14..... 40.10
WILKINS AV, es, 390 s Jennings, 25x116; Atlas Steel Column Mfg Co—W T Sullivan et al; Oct7'14..... 38.00

**OCT. 17.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 19.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 20.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 21.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 22.**
TIFFANY ST, es, at intersec on Lafayette av, ss —x— Benj Glasser—Corpus Christi Monastery et al; Oct5'14..... 150.00

### Brooklyn.

**OCT. 15.**
QUINCY ST, ns, 350 e Nostrand av, 50x100; Sam Kuslansky—Thrall Constn Co & Max Kessler; July3'14..... 500.00
[1]SARATOGA AV, nwc St Mark's av —x—; SARATOGA AV, swc St Mark's av, —x—; Isaac Reiss—David Isacowitz, Inc; Sept18'14..... 189.53
WEST END AV, es, 220 n Hampton av, 20x100; J P Duffy Co—Rose Sweet & John Landi; Sept29'14..... 134.65

**OCT. 16.**
CLEVELAND ST, ws, 85 s Hegeman av, —x—; Benj J Feinstein—Sam Perez; Aug6'14..... 400.00
SAME PROP; Jake Pesetzsky—Sam Perres; Aug10'14..... 200.00
VERMONT ST, ws, 150 s Pitkin av, 25 x100; Square Lumber Co—Benj Hoffman; Oct9'14..... 81.39
MYRTLE AV, 662; Grand Plumbing Co—Antonio Pagello & Getano Serpa; Sept18'14..... 32.00
NEW LOTS RD, ss, bet Van Sinderen & Snedeker avs, —x—; Louis Greenberg—Vernewl Constn Co, Inc, & Midwood Plumbing Co & Nass & Berg, Inc; Sept14'14..... 181.44
5TH AV, 4709; Cooper & Pollock Structural Iron Works—John C McInerny & Theatrical Bldg Contracting Co; Oct1'14..... 193.00

**OCT. 17.**
BOERUM ST, 13; Louis Tow—Davis Levy & Saml Slobiansky; Feb8'13.... 250.85
TEN EYCK ST, 55; Alex Krawitz—Anna F Stadtmiller; June8'14..... 138.50
46TH ST, nes, 220 se 13 av, —x—; Wm Fishkind—Jos Gottfried & Louis Brettschneider; Feb19'14..... 50.00
SAME PROP; David E Kennedy, Inc—same..... 142.45
ATLANTIC AV, 620; Realty Supply Corpn—Marianna H Moody, Louis Jacobs, lessee, & Jacob Sommer; June 5'14..... 28.80
SAME PROP; Jacob Sommer—Mariana H Moody & Louis Jacobs; June11'14.. 543.00
SAME PROP; Gowanus Wrecking Co—same & Jacob Sommer; July16'14.... 105.57

**OCT. 19.**
ADELPHI ST, ws, 84 s Myrtle av, 103.9 x100; Sydney J Freidin & ano—Hartman Constn Co; Oct10'14..... 550.00
HINSDALE ST, es, 200 s Dumont av, 150x100; Jacob E Neufeld—Willmont Realty Corpn & Barnet Steinfeld; Oct5'14..... 267.06
HINSDALE ST, es, 100 s Blake av, 100 x100; Schwartz & Sons—W F S Constn Co & Morris Walerstein; Oct 6'14..... 565.00
[1]STERLING PL, sec Rochester av, 100x120; Jennie Silverstein—J V Cunningham & Acme Homes Co; June 2'14..... 36.00
[1]STERLING PL, sec Rochester av, 120 x100; Bushwick House Wrecking Co—J V Cunningham, Inc; June23'14.. 25.00

**OCT. 20.**
VERMONT ST, ws, 150 s Pitkin av, 25x100; Abe Tankus & ano—Benj Hoffman; Oct5'14..... 82.00
BUSHWICK AV, 594-98; Philip Miller—Mr & Mrs David Werchen, Werchen Garage, Inc; Harris Mankin & Max Kovalsky; July25'14..... 28.50
7TH AV, swc 55th, 100x100; Jno J McCarthy—Mapes Realty Co, Inc); McCarthy—Mapes Realty Co, (Inc); July7'14..... 25.00
SAME PROP; Joe Castino—same & Geo Shurmmer; June13'14..... 80.04

**OCT. 21.**
KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; Ellie Arnold—Jacob Appelbaum; Oct5'14..... 65.00
55TH ST, ss, 100 w 8 av, 40x100.2; Michl F Kelly—Marie & Erick P Backie; July27'14..... 98.20
E 95TH ST, es, 183 s Flatlands av, 25x100; Benj Altschul & ano—Saml Cheifetz & Davis Machlin; Oct14'14. 80.00
RALPH AV, 193; Michl Osher & ano—Fannie Klauber; June30'13..... 245.50
ROCHESTER AV, sec Sterling pl, 125x100; Empire City Lumber Co—J V Cunningham, Inc; May27'14..... 18.60

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**OCT. 15.**
No Attachments filed this day.

**OCT. 16.**
DEUTSCHE - SUDAMERIKANISCHE BANK ACTIEN GESELLSCHAFT; Aug Stumpp & Co; $50,562.98; Duer, Strong & Whitehead.
USINES CARELS FRERES; Coronet Phosphate Co; $7,850; Sullivan & Cromwell.

**OCT. 17.**
PAIN FIREWORKS DISPLAY CO OF AMERICA; Alfd L Dolson; $1,100; C L Craig.
SAME; Henry Massberg; $1,500; C L Craig.

**OCT. 19 & 20.**
No Attachments filed these days.

**OCT. 21.**
GOTTLIEB, Lawrence V & Jacob J; Fredk Vietor & Achelis; $848; Rosenberg, Levis & Hall.
VALENTINE ELECTRIC SIGN CO; Lewis Steinhardt et al; $600; Burkan & Davidson.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

OCT. 16, 17, 19, 20, 21 & 22.

Ardaiuolo, Frank. Amsterdam av, 2226 ..E Esposito. Barber Fix..... 1,094.00

Gramercy Chocolate Co. 49th st, 201 E..National Equipment Co. Machines. ..... 3,360.00
Haven Constn Co. Northern av, ws, from ns 179th to ss 180th..Hudson Refrigerator Co. Ice Boxes, &c..... 900.00
Palace Casino Co. 135th st, 14-28 E.. Everards Breweries. Lease, chattles, &c. ..... 20,000.00
Same. Same prop..David M Neuberger. Lease, chatels, &c..... 4,000.00
Pepe, Antonio & Agostino De Carluccio. Mulberry st, 197..E Esposito. Barber Fix. ..... 925.00
Schaefer, Henri & Alb Weidman. 55th st, 146 W..Fairbanks Co. Machinery. 300.00

### Bronx.

OCT. 16, 17, 19, 20, 21, 22.

Criscuolo Realty Co. Union av, ws, 64 n 147th, —x—..Colonial Mantel & Refrigerator Co. Refrigerators..... 183.75

### Brooklyn.

OCT. 15, 16, 17, 19, 20, 21.

Cortelyou Investing Co. Ocean av, c Cortelyou rd—Gust Seaberg. Dumbwaiters. ..... 220.00
Cortelyou Inv Co, Inc. Ocean av, c Cortelyou rd..Union Stove Wks. Ranges. ..... 774.00
Kenney, Thos. Scoville's walk, Bungalow 21..Geo S Scoville. Bungalow.. 1,000.00
Maas, Jacob. E 33d st, c Snyder av.. Gust Seaberg. Dumbwaiters..... 180.00
Morcello, Vaneitine. 71 Sterling st.. Bklyn Gas Fix Co. Gas Fix..... 52.00
Orate Pasqualo. 377-9 Prospect pl -A Weinstock. Mantels ..... 44.00
Powell-River, Inc. Powell st, nr Livonia av..Ph Feldmann & Son. Ranges. ..... 783.00
Sharon Constn Co. 86th st, nr Bay 25th st..S Bklyn Marble & Tile Co. Bath Tubs, &c. ..... 600.00
Sharon Constn Co. 28-34 Bay 25th st ..Robt Findlay Mfg Co. Gas Fix... 600.00
Shostack Bros. 74 Bay 17th st..Robt Findlay Mfg Co. Gas Fix..... 90.00
Shostack, Nathan. Bay 25th st, nr 86th st..Gust Seaberg. Dumbwaiters. 120.00
Stubenvoll, Jennie. Scoville's walk, C I..Geo S Scoville. Bungalow..... 500.00
Tilden Constn Co. E 29th st, nr Beverly rd..General Iron Wks, Inc. Iron Beams. ..... 250.00
Weiss, David, att'y for Annie Weiss. 463 Watkins st..Eureka Chandelier Co. Gas Fix. ..... 46.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**OCT. 20.**

207TH ST, ws, 100 s Bway, 39.6x100; Sterling Realty Co loans Wm H Laird to erect a 1-sty garage; — payments. 7,900.00

**OCT. 21.**

WEST END AV, nec 96th, 100.11x125; Metropolitan Life Ins Co loans Essie Constn Co to erect a 13-sty apartment; 14 payments ..... 600,000.00

**OCT. 22.**

160TH ST, nec Riverside dr, 132.3x117.10; Metropolitan Life Ins Co loans Melvin Constn Co, Inc, to erect a 6-sty apartment; 10 payments ..... 215,000.00

161ST ST, sec Riverside dr, 162.3x101.9; same loans same to erect a 6-sty apartment; 10 payments ..... 200,000.00

### Bronx.

**OCT. 17.**

UNIVERSITY AV, swc Merriam av, 125x125; City Mtg Co loans Sonvil Holding Co, Inc, to erect one 5-sty apartment; 12 payments..... 45,000.00

**OCT. 22.**

CASTLE HILL AV, ws, 77.8 s Parker av, 25x105; North Side Mtg Corpn loans Diego Schepis to erect 2-sty brick bldg; 2 payments..... 3,000.00

## ORDERS.

### Brooklyn.

**OCT. 15.**

PACIFIC ST, 250; Harry Brown on 250 Pacific St Co, Inc, to pay Elias Rothstein ..... 110.00
NEWKIRK AV, ss, 91 w Flatbush av, 40x92; Maxberg Constn Co on U S Title Guar Co to pay Terminal Lumber & Trim Co ..... 195.00

**OCT. 16.**

E 29TH ST, bet Tilden av & Beverly rd, —x—; Tilden Constn Co on Home Title Ins Co to pay A W Schmidt, Jr ..... 200.00
WILLIAMS AV, ws, 100 s Dumont av, 100x100; Revlis Realty Co on City Real Estate Co to pay Progressive Realty & Impt Co ..... 2,000.00

**OCT. 17.**

E 10TH ST, es, 236 n Av M, 24x100; Hollow Wall Constn Co on Lawyers' Mtg Co to pay Bklyn Builders' Supply Co ..... 133.82
OCEAN AV, es, 174.11 s Newkirk av, 200 x100; Hartman Bldg Co on Lawyers' Mtg Co to pay Audley-Clarke Co.... 3,492.47

**OCT. 19.**

BAY 17TH ST, ws, 50 n Benson av, 50x96.8; Nathan Shostsorch Bros on Charles Askin to pay Louis Lavia.... 265.00

**OCT. 21.**

35TH ST, sec Clarendon rd, —x—; Comet Constn Co on Title G & T Co to pay Kamerman & Co..... 400.20

# DEPARTMENTAL RULINGS.

### BOARD OF BUILDING EXAMINERS.

APPEAL 147 of 1914, New Building 5327 of 1914, premises, 179-91 Bay 22d street, Brooklyn, Chas. M. Straub, appellant.

Sec. 31. Code, in re partitions.

APPROVED on the following CONDITIONS:

1st. That a brick wall at least eight inches thick be built at the point marked "A" on the second and upper floor plans, to extend from the first floor to the under side of the roof boards.

2d. That the enclosures of the vestibules at each side of the stairhalls be built of terra cotta blocks at least six inches thick, and that the steel framing supporting these vestibules be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 148 of 1914, New Building 279 of 1914, premises northeast corner 84th street and West End avenue, Manhattan, Schwartz & Gross, appellants.

Basement entrance, sec. 105.

APPROVED ON CONDITION that no pent house be placed on the roof.

APPEAL 149 of 1914, New Building 5526 of 1914, premises 1705 Sterling place, Brooklyn, Chas. Infanger & Son, appellants.

Sec. 31, in re fore and aft partitions.

APPROVED ON CONDITION that no wood framing be allowed to rest upon brick work less than ten inches clear from flues; and that all steel girders and columns supporting the wood floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 150 of 1914, New Building 5369 of 1914, premises 572-574 39th street, Brooklyn, Maxwell A. Cantor, appellant.

Sec. 31, spans for upper tiers.

APPROVED ON CONDITION that a brick wall at least eight inches thick be built at the point marked "A" on the typical floor plan, to extend from the cellar floor to the under side of the roof boards; and that all steel girders and columns supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings; and

ON THE FURTHER CONDITION that no clear span of floor beams shall exceed twenty-six feet.

APPEAL 151 of 1914, New Building 4948 of 1914, premises 231 Fourth avenue, Brooklyn, Dominick Salvati, appellant.

Sec. 8. Area lot covered.

DISMISSED (papers irregular).

APPEAL 152 of 1914, Alteration 437 of 1914, premises 1086 Tinton avenue, The Bronx, Carl J. Itzel, appellant.

Sec. 8. Area corner lot covered.

APPROVED.

APPEAL 153 of 1914, New Building 292 of 1914, premises 6-8-10 West 40th street, Manhattan, Starrett & Van Vleck, appellants.

Walls. Sec. 36, 39 Code. Walls, 20-story office building.

APPROVED ON CONDITION that the new walls be made not less than sixteen inches thick, to the under side of the fourth floor.

APPEAL 154 of 1914, New Building 5676 of 1914, premises 343-347 42d street, Brooklyn, S. Millman & Son, appellants.

Walls. Sec. 31 Code.

APPROVED on the following CONDITIONS:

First: That the opening in the brick wall in the cellar marked "A" be built up solid with brick, not less than eight inches thick.

Second: That the corridor in the cellar under fireproof floor construction, shall be separated from the rest of the cellar space, either by brick walls not less than eight inches thick, or by self-closing fireproof doors.

Third: That the vestibules at the end of the stairhalls be built of terra cotta blocks not less than six inches thick, in steel framing, fireproofed in accordance with the regulations of the Bureau of Buildings.

Fourth: That all girders and columns supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 155 of 1914, New Building 5808 of 1914, premises 466 Williams avenue, Brooklyn, S. Millman & Son, appellants.

Sec. 31 Code, in re fore and aft partitions.

APPROVED on the following CONDITIONS:

First: That the corridors in the cellar under fireproof floor construction shall be separated from the rest of the cellar space by means either of brick walls at least eight inches thick, or self-closing fireproof doors.

Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 156 of 1914, New Building 5532 of 1914, premises 696-698 Willoughby avenue, Brooklyn, Charles Gastmeyer, appellant.

Sec. 31, in re fore and aft partitions.

APPROVED ON CONDITION, First, that a brick wall not less than eight inches thick be built at the point marked "A," extending from the cellar floor to the underside of the roof boards.

Second: That a self-closing fireproof door be provided at the point marked "B," marked on the first story plan.

Third: That all columns and girders supporting the floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 157 of 1914, New Building 300 of 1914, premises northwest corner Broadway and 84th street, Manhattan, Gaetan Ajello, appellant.

Basement entrance, apartment house. Sec. 105.

APPROVED.

## BUREAU OF FIRE PREVENTION.

**157 East 67th Street.**

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing or Structural Alteration
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition or heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and sprinkler.
W-- " Interior Alarms.

Week ending Oct. 17.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Attorney st, 59—Alice H Keteltas.....G-C
Batavia st, 21—L J Rotalente.....A
Beekman st, 26—Herman Hagenletten.....C
Broad st, 43-45—John G McCullough.....C
Broome st, 126—Louis Roossin.....C
Broome st, 247—Simon Seigle.....C-M
Broome st, 247—Banned Friend.....M
Canal st, 83—Est Saml J Silberman.....C
Canal st, 99-105—Harry Kruskol.....C
Canal st, 158—N Shapiro Son.....C
Canal st, 195-97—Israel Stone et al.....C
Canal st, 198-200—Benjamin Schneider.....C
Canal st, 198-200—Boderman & Goldberg.....C
Canal st, 232—Geo Kleid.....G
Canal st, 232—Herman Weinberg.....G
Canal st, 232—Harry Dods.....G
Canal st, 232—Moe Levy.....G
Canal st, 495—The Ohio Chemical & Mfg Co..L
Cannon st, 2-6—K O Realty Corp.....C
Cannon st, 2-6—Muller Karkpfu.....C
Cannon st, 2-6—Henry Madden.....C
Centre st, 138-40—John E Douglas Co.....G
Centre st, 138-40—Chas Day Co.....G
Chambers st, 117—Harmon & Dixon.....C
Chambers st, 117—Geo G Peck.....C
Cherry st, 304—Jonal Weil et al.....C
Chrystie st, 55-59—Clinton Metal Lamp....G-C
Chrystie st, 65—Jacob Weintraub.....C-G
Chrystie st, 126—Becker Bros.....E-G
Chrystie st, 131—Schier Chinski.....C
Chrystie st, 131—Saml Kraft.....C
Church st, 289—Levy Bros.....G
Columbia st, 80—Jacob Fishman.....C-G
Congress st, 2—Elam H Fuller.....C
Cortlandt st, 67—Archibald McInnes.....C
Cortlandt st, 67—John F Diemer.....C
East Broadway, 40—Est Mary Crosbey.....C
East Broadway, 100—Matzkewitz & Willner.DR
East Broadway, 100—L Luria & Son....C-DR
East Broadway, 100—Levy & Schieffman.DR-D-C
East Broadway, 100—Louis Mandelberg.DR-C-D
East Broadway, 100—Herman Fritelberg....D
East Broadway, 100—Harry Cohn.....D-C-DR
Eldridge st, 66—Jacob Richman.....C
Elizabeth st, 208-10—Brush Electric Illum Co, SS
Essex st, 73—Isaac Galef.....C-G-A
Franklin st, 9-11—Est Morgan Jones.....I
Franklin st, 9-11—Simmons Rlty & Constn Co .....I
Front st, 346-S—D Murphy Co.....A-L
Fulton st, 52—Henry C Trevor.....C
Fulton st, 116—F I Chamberlain, pres.....C
Goerck st, 34—Jacob Dinner.....C-DR
Goerck st, 34—London Felt Hat Co.....DR
Goerck st, 34—Fannie Dansky.....DR
Goerck st, 34—David Noble.....C-G-DR
Goerck st, 34—Harry Lieberman.....DR-C
Goerck st, 34—H Intrater Co.....C-G-DR
Goerck st, 34—Friedman & Weinstein....DR-C
Goerck st, 34—Louis Blue.....C-G-DR
Goerck st, 34—Manhattan Paper Box..C-G-DR
Grand st, 161—Spark Printing Co.....G
Grand st, 161—A W Hannington Co.....G
Grand st, 213-17—Kramer Bros.....C
Grand st, 380—Guranter Chandlier.....G
Grand st, 385—Antonio Minaldi.....C-E
Grand st, 385—Louis Stackman.....C
Grand st, 615-25—Harris Rosenwach.....G
Greene st, 203-5—Sigmund S Morrel.....L
Greene st, 213—Jno J Tully.....C
Greenwich st, 196-200—Geo Gatsi.....K-I-C
Greenwich st, 196-200—Henry Wingert.....C
Hubert st, 12-18—Mercantile Warehouse.....E
Hudson st, 230—Est Jas T Pyle.....C
Hudson st, 587—Est Peter M Wilson.....C
John st, 80—Henry Keteltas, et al.....E
John st, 109—Wm N Stephen et al.....C
John st, 109—Natale Piro & Co.....C
John st, 109—Lounsburg & Co.....C
Jones st, 9—Manhattan Corrugated Paper....G
Jones st, 9—Ferdinand W Fey.....G-C
Lafayette st, 64—Fred Rohmeling.....E
Lafayette st, 64—Harris Gamburg.....C-G
Lafayette st, 64—Est Frank Raub.....C
Lafayette st, 242-44—Stanislaus Palmowski..G
Lafayette st, 242-44—David Barsin.....G
Minetta Lane, 20—Pietro A Maranio.....L
Morton st, 82-90—Edward P Meany.....SS
Murray st, 38—Hawkes Jackson Co.....H-A-C
Nassau st, 64—Est Richard Mortimer.....SS
Nassau st, 66—Est Richard Mortimer.....SS
Nassau st, 113—Crown Mfg Co.....G
Nassau st, 113—Codington Co.....G
Orchard st, 143—Aaron Reitman.....G
Pearl st, 478-50—Gullberg & Smith.....C
Pearl st, 478-50—John Allen Co.....C
Pearl st, 478-50—Silber, Pinlsowitz & Ackerson .....C
Pearl st, 478-50—Thomas R Jackson Est....C

Pearl st, 478-50 Dennis J Nolan.....C
Pearl st, 478-50—J Rogers Silver Co.....C
Prince st, 123—Anish & Stern.....C
Prince st, 131-5 Louis Wagner.....G
Prince st, 131-5—Cohen Tupanias Co.....G
Prince st, 131-5 Geo Schoeppler & M Wegman.....G
Prince st, 131-5 Typermass Paper Box.....G
Prince st, 131-5 Reliable Cloak Co.....G
Prince st, 131-5—N Y Folding Box Co.....G
Ridge st, 87 Samuel Sandberg.....C
Rivington st 122 Aaron Faget.....A
Rivington st, 122—Boston Camera Co.....A
Rivington st, 122—Abr Goodmacher.....A
Rivington st, 122 Consolidated Gas Co.....C
Rivington st, 122—Eva Berenson.....C
Rivington st, 237 Sarah Connor et al.....C
Rivington st, 237—Philip Haughman....C-G-A
Rivington st, 237—Jacob Damm.....A-C-G
South st, 182—Callahan Estate.....C
Union sq W, 37—Duncan Realty Co.....C
University pl, 88 Universal Investing Co...SS
University pl, 88—Benjamin Rutchik.....G
University pl, 88 Harry Blauc.....G
University pl, 88—Harris Graff.....G
Vesey st, 36 Chas Hart.....C
Vesey st, 36—Corporation Trinity Church....C
Vestry st, 17—Wm Ziegler.....C
Vestry st, 62—The Mosler Mfg Co.....A-G
Walker st, 32—Jacob Grossman.....C-G
Walker st, 32 Est Jacob Bookman.....C
Washington pl, 8—Carl Stenberg & Co.....G
Washington pl, 8 Jos Yeska.....G
Washington pl, 8—Martin Blumenfeld & Bros.G
Washington st, 74-80—B Crystal & Son....C
Washington st, 368—John Dieckman.....C
Washington st, 505—Consolidated Gas Co....C
Washington st, 574—Woodbury G Langdon...C
Washington st, 574—Richard Cooley.....A
Washington st, 574—Consolidated Gas Co....C
Water st, 237—Bella Hirsch.....B
Water st, 272-74 Aaron Cohen.....C
Water st, 272-74—Frederick B Coudert.....C
Waverly pl, 10—Philipps & Amdurer.....G-C
Waverly pl, 10 Moriarity & Co.....G
Waverly pl, 10—Jesse H Jacobs.....A
Waverly pl, 10 Schlansky & Ezersky.....G
Waverly pl, 10—Newman & Harris.....C-G
Rivington st, 237—Philip Haughman.....A
West st, 384-5—Henry Goldberg.....E-A
West st, 386—George Foster.....E-A-D
West Houston st, 70-74—Welfare Waist Co, A-C
West Houston st, 70-74—Lake Frum Co.G-C-K
William st, 165-7—Est Delprah Williams....SS
Wooster st, 64-8—Greene St Rlty Co.....SS
Wooster st, 186-88—Steffen Dieckman.....C
York st, 17—Robt J Leaycraft.....C

*Numbered Streets.*

3d st, 274 E—Joe Urish.....C
4th st, 34-8 W—James C Smith.....C
5th st, 808—Saml Ushernko.....C
11th st, 743 E—Andrew Zobleman.....C
14th st, 3 E—James P Collins.....I
14th st, 8 E—Geo A Hearn.....C
14th st, 18 E—Henrietta Irving Bolton.....G
14th st, 119 E Est Sarah B Turner.....D
14th st, 132-6 W—Wm Prager et al.....SS
15th st, 9 W—Central Elec Supply Co.....G-C
15th st, 9 W—Abraham Levy.....G
15th st, 29 W—Kay Dress Co.....G
15th st, 29 W—Jacob Levine & Jos Harris...G
15th st, 29 W William Kastner.....G
15th st, 29 W—Peerless Cloak Co.....G
15th st, 29 W—Hanover Sample Card Co....G
15th st, 29 W—N Y Drug Concern.....G
16th st, 43-7 W—Broadway Skirt House....I-G
16th st, 43-7 W—Frudgood & Swutgall.....G
16th st, 43-7 W—Johnson Leather Co.....G-C
16th st, 43-7 W—Consolidated Gas Co.....C
16th st, 43-7 W—Saml N Moore & Co.....C-A
16th st, 43-7 W—Brauer Button Co.....G-C
16th st, 43-7—Bassman & Son.....A-C
16th st, 43-7 W—Walter C Kahn.....A-G
16th st, 43-7 W—Geiss & Lamb.....G
16th st, 43-7 W—Leatheroid Mfg Co.....C
16th st, 43-7 W—Bias Binding Co.....C
16th st, 43-7 W—Light & Spern.....A
16th st, 43-7 W—Aref Massad.....A-C-G
16th st, 43-7 W—Rosa Horwitz.....G-A
17th st, 37 W Jennie E Dunn.....C
17th st, 37 W Feigenbaum & Cooper.....G
18th st, 218 E—Stuyvesant Fish, Jr.....C-B
21st st, 31-33 W—Holland Holding Co.....D
22d st, 29-31 E—Herman Wellenberg & Co...G
22d st, 29-31 E—Gottenhalk, Gartman & Co..G
22d st, 313-23 E—Jacob & Julius Fleischhauer Est.....B-SS
24th st, 33 W—Isidore A Weedhorn.....G
24th st, 33 W—Edw E Brill.....G
24th st, 33 W Israel Wiesenthal.....G
24th st, 49 W—Schiff & Appel.....G
24th st, 49 W—Harry Marcus.....G
24th st, 49 W—Greater N Y Tailoring Co..G-C
28th st, 315 E—Morris Abraham.....C
28th st, 317 E Mary C Leto.....C
34th st, 159 W—Hotel Atlan Co.....A-E
34th st, 600-6 W—The Fleischmann Co..C-A-G
37th st, 102 E—Josephine H Russell.....A-C
39th st, 310-12 W—Wm Ahern & Max Lewis..G
39th st, 310-12 W Edw Spencer, Jr.....G
39th st, 310-12 W—Commercial Press.....G
39th st, 310-12 W—Jno A Murray & Co.....G
41st st, 449-55 W—L Violante & Onorato.....A
41st st, 449-55 W—L Kantor Co.....A
42d st, 118-20 E—Smith & Watson.....C
42d st, 118-20 E—Martin J Klein.....C
42d st, 118-20 E—Herman & Schwartz.....C
43d st, 261 W—Mrs Emma Segil.....G
43d st, 627-41 W—Braumuller Piano Co....A-C
45th st, 12 E—Hannah E Barnes Est.....B
45th st, 122 W Paul Salvin (Rector's)....D
46th st, 6-8 E Piewie Rosseau Lay.....C
46th st, 29 W—Ellay Realty Co.....SS
46th st, 102-4 W—Gotham Garage Co.....K
46th st, 335 E—Donnelly & Ricci, Inc.....G-C
47th st, 314 W—Chas H Treat & Son.....G
47th st, 559-61 W—American Meter Co.....SS
50th st, 350 W—Peerless Rental Service....A-G
50th st, 326 W N Y Polychnic Med School and Hospital.....C-A-H-D
52d st, 505 W—Diedrich H Mehrtens.....H-A
53d st, 108-110 W—McAuliffe Co.....G-D-C
53d st, 537-47 W The Consolidated Gas.....C
53d st, 537-47 W—G W Koch & Son.....C
53d st, 537-47 W—Est Bertha Volkening.....C
54th st, 48-50 W—Solomon Guggenheim.....SS
55th st, 40 W Wm Rockefeller.....A-M-G
55th st, 350-58 W—Brentmore Realty Co...SS
56th st, 153 W—A Faure.....C-A
56th st, 154 W Est M C D Borden.....D
61st st, 302 E—Globe Storage & Cleaning Co, A-G
68th st, 532 E—Siegfried Laskan.....K-A-J
69th st, 204 W—Llewellyn H Starkey.....C
73d st, 255 W—Olive Allison Choate.....C
86th st, 226 E—Park Storage Warehouse..H-A
92d st, 307 E—Chas Herbert.....C-A-G
160th st, 162 W—Frank E Williams.....C
163d st, 125 E—Wm Prager et al.....C
104th st, 201 E—Flow Realty Co.....B
104th st, 250-52 E—Abr Nemser.....A-C-G
107th st, 102-6 W—Atlas Garage Rlty Co....E
109th st, 413-15 E—Moses Schwartz.....B
110th st, 137 W—Jos Oussani.....SS-B
118th st, 238-40 E Rachmiel Rubin.....C
119th st, 280 W—Nellie A O'Sullivan.....C
125th st, 14 W Sophia & Laura Roth.....D
126th st, 151 E—Schlosser Mfg Co.....A
212th st and Harlem River Richard Moisig..A

*Named Avenues.*

Av B, 26—Louis Steinberg.....A
Av B, 26—Max Weber.....G-A-D
Bowery, 171 Nathan Schulman.....E
Bowery, 171 Ann L Underhill Est.....E
Bowery, 185—Est Jno C Babcock.....C
Broadway, 338—The George Bliss Est.....I
Broadway, 512—Nathan Bregstone.....G
Broadway, 692-4—The Burton Pierce Co.....C
Broadway, 692-4—Cohen Goldman Co.....C
Broadway, 692-4—Hirschhaut & Seewald..C-G
Broadway, 692-4—Coleman & Tailoring Co....C
Broadway, 692-4—Levy & Shilt.....C-G
Broadway, 692-4—Excello Vest Co.....C
Broadway, 692-4—Bway & 4th St Bldg Co..SS-C
Lexington av, 221—Michael Houlihan.....C
Lexington av, 675—Ellen Noon.....C
Madison av, 1840—Rosalie Lachman.....C
Madison av, 2181—Independent Salt Co.....A
Northern av, 340—C F Paterno.....A-K-G
Park av, 1047—Paul Walter & Son.....A-G
Park av, 1883—Joseph H Levy.....K
Pleasant av, 387—Lyons Transfer Co....A-L-G

*Numbered Avenues.*

1st av, 171—Est Robert Goelet.....C
1st av, 171—Joseph Roth.....G
1st av, 171—Harris Feiner.....G
1st av, 542-4—Paul L Bryant.....L-K
2d av, 512—David Vogel.....C
2d av, 2017—Isaac Levine & M Chamish....C-G
2d av, 2369—Catherine B Hoppin.....C
2d av, 2369—Harris Sussman.....G-C
3d av, 36—Hamilton Fish Corp.....G
5th av, 707—Harold L Ehrich.....E
6th av, 796 Cyrille Canean.....C
6th av, 1022—Est Arthur E White.....G
9th av, 342—Mrs Clare Tanner.....C
10th av, 469-75—Hill Pub Co.....A-C
11th av, 292-98—Sears R Keslo.....C
11th av, 802-4—Sheffield Farms.....K-C

## BRONX ORDERS SERVED.

*Named Streets.*

Hoffman st, 2363—Dominick Cannozzaro.....C
St Paul's pl, 548—Isaac Aberman.....K

*Numbered Streets.*

158th st, 309 E—Dr W A Goodall.....K
136th st, 532 E—Julius Trattner.....K-A-G
176th st, 764 E—Douglass Hamilton.....G

*Named Avenues.*

Brook av, 1212-14—Edw H Spechman...K-C-G
Forest av, 768—Oscar J Lyons.....A-E-C
Tiebout av, 2451—Mrs Nellie Carey.....E
Van Nest av, 862—Edw A Schill.....C

*Numbered Avenues.*

3d av, 3394 Herman Kronplatd.....B

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Adams st, 341-47—C F Rohmann Sons & Co, E-G-A
Bainbridge st, 24-6—Henry Alberts.....C
Bainbridge st, 27—Alex R Blourr.....G-O
Berry st, 390-96—E E Wheeler.....A
Degraw st, 196—Decorative Metal Mfg Co..DR
Fulton st, 921—Abr Somar.....A
Fulton st, 1519—C J Williams.....H-A-G-D
Greene st, 142-56—C H Jensen & M H Collard.C
Greene st, 142-56—Bklyn U Gas Co.....C
Greene st, 142-56—Empire China Works.....C
Harman st, 379-81—Fredk W Hallam.C-D-L-G-A
Harman st, 1737½—Jno Schlempf.....A-G
Hart st, 715—Geo Hafner.....G-A
Hemlock st, 73—Friedrick Sigmund.....H-A-G
Henry st, 20 N—Curley & Burns....M-J-D-K-A
Johnson pl, 9-11—Andrew J Welinder.....L
King st, 101—Jas Redmond.....A
Kosciusko st, 153—Geo W Burns.....O-A
Livingston st, 344—Jno C Lindsay Co....H-A
Logan st, 44 Geo C Watkins.....H-A-O
Logan st, 198—Fred Grampp.....A-G-O
Love Lane, 32—John H Flege.....D
Magenta st, 158—Chas E May.....H-A-G
Monroe st, 189—Edgar Chinnonk.....A-G
Moultrie st, 37-39—New Metal Bed Co.....H-A
Osborn st, 247-59—Jos Reiss & Jacob Goldtein.....DR
Osborn st, 247-59—Jacob Wiener.....DR
Osborn st 247-59 Morris Lissen.....DR
Osborn st, 247-59—P Banofsky & M Zwarico, DR
Osborn st, 247-59—D Kassowitz & S Brown..DR
Osborn st, 247-59—M Kantrowitz Bros.....DR
Osborn st 247-59 Arlen Aronson.....DR
Osborn st, 247-59—Globe Children's Dress Co, DR
Osborn st, 247-59—International Cornice Co. DR
Osborn st 247-59 Israel Dubinsky.....DR
Osborn st, 247-59—Chicago Soda Water & Fountain Co.....DR
Powell st, 285-87—Benjamin Jacobs.....DR
Powell st, 285-87—Abr Maredun.....DR
Powell st, 285-87 Saml Freedberg.....DR
Powell st, 285-87—Progressive Dress Co....DR
Powell st, 285-87—Max Larkin & H Kirsh..DR
Powell st, 285-87—Jacob Sklersky.....DR
Powell st, 285-87—S & D Geiman.....DR
Powell st, 285-87—Jacob Weiner.....DR
Powell st, 285-87—Isaac Hyman & I Resmick.....DR
Prospect st, 162—Richard Schmidt.....L
Rodney st, 400—Arthur Roth.....C
Ryerson st, 20-42—Mergenthaler Linotype Co, DR
Stagg st, 499 Abr Weinstock.....H-G-A
Sterling pl, 482—Frederick Ochse.....H-A-G
Summit st, 43—C M Childs & Co.....G-H-A-C
Suydam st, 27—Chas A Vollmer.....H-M
Union st, 533—Brass Goods Mfg Co.....C-A
Vanderveer st, 101—Fred Busse.....A-G
Varick and Ten Eyck sts—Pure Oil Co.....C
Wallabout st, 77-9—Saml Greenstein.....C
Wallabout st, 418—Meyer Goldberg.....G-A
Water and Main sts—Robert Gair Co.....L
Wyckoff st, 51—Jos M Dooley.....A-G-O-M

*Numbered Streets.*

2d st, 402-10 S—Isotta Realty Co.....C
3d st, S Herbert L Barker, MD.....A-G-O-H
3d st, 343 E—John J Davenport....D-H-A-G-C
5th st, 35—Irwins Laundry, Inc.....H-A
5th st, 109-13 S—Kienle & Co.....A
6th st, 281-87 N—Diamond Candy Co....H-A-G
6th st, 282—Chas E Dennis.....A-L
7th st, 1757 E—Frank G Curnone.....H-A-G
7th st, s s, 200 w 2d av—Bklyn Imp Co.....J
11th st, 546—Reimer Bros.....H-A-D
18th st, 329 E—Frank C Dudley MD.....H-A
18th st and 8th av—Elanchard Bros, Inc....A
27th st, ft—Jas Shewan & Sons.....A
29th st, 354 E—Daniel Stewart.....A-G
44th st, 222-26—Fredk H Levey & Co.....DR
75th st, 1466—Julius C Jagel.....H-A-G

*Named Avenues.*

Arlington av, 78—Sidney E Smith MD....G-A
Atlantic av, 2729—George Egner.....A
Atlantic and Hale avs—Chas R Cairns..H-A-G
Bay Ridge av, 218—E T Hatch.....G-O
Bay Ridge av, 901—Brancale & D'Amico, H-A-K-D
Bedford av, 777—Page Bros.....H-A
Blake av, 344-6—Lack Mfg Co.....DR
Blake av, 344-6—Abr Hurwitz.....DR
Blake av, 344-6—Harry Sarkstein & Son....DR
Blake av, 344-6—Saml Deitz.....DR
Blake av, 344-6—Abr Alson.....DR
Blake av, 344-6 Abr Mayer.....DR
Blake av, 344-6—Frank Cummings.....DR
Blake av, 344-6—Morris Levine.....DR
Blake av, 441-7—Hyman Rosen.....DR
Blake av, 441-7—Hyman Liefman.....DR
Blake av, 441-7—Abr Robb & Bros.....DR
Blake av, 441-7—Isaac Lipshitz.....DR
Blake av, 441-7—Edw Ryan & Geo McGahan.DR
Blake av, 441-7—Sam'l Prashker.....DR
Broadway, 31-35—Louis Motchan.....H-A
Carlton av, 122-4—Fred'k W Gebhardt....A-H
Carlton av & L I R R—Queens Co Water Co..A
Central av, 544 Barnet Seidel.....A
Classon av, 54-74—Breman & White.....A-G
Coney Island av, 488-98..Prospect Pk S Garage, Inc.....L-D
Cropsey av, s w c Bay 22d st Florencia V Kernan.....D
Cropsey av, s s, opp Bay 26th st—Thos Lewers.....D
DeKalb av, 460—J H Rowland, Jr.....A-O
Division av, 257—Jos Toubein.....A
Flushing av, 680—Schwartz & Cohn.....A
Gates av, 630-32—Semonite Bros.....A
Glenwood rd, 2701—Richard F VanEhn..H-G-L
Graham av, 164—Sam'l Warhaft.....H-A-K
Grant av, 57 Emil Naumer.....H-A-G
Grant av, 142 Geo B Boomer.....L-A
Greene av, 1090—Henry C Bohack.....A-C
Greene av, 1915—Geo Kramer.....H-A-G-K
Greenpoint av, 207—Jos Dudinsky.....H-A-G
Harrison av, 147—L Wetchler & Son.....A-D
Jefferson av, 829—Fredk A Lutz.....O-G-J
Jerome av, n w c E 18th st Constant A Benot.....L-A-C
Kingston av, 241—Rubien H Cogan...H-A-G-D
Knickerbocker av, 354—Samit & Kahn.....A
Lafayette av, 1152—V J Kline, M.D..H-A-G-O
Lexington av, 604—S G Bedell.....O-M-A-H-G
Lexington av, 809—Jno F Poppke....O-G-A-H
Marcy & Flushing avs—Moller & Schuman..A-G
Miller av, 225—Richard Eyring.....G-A
Myrtle av, 681—Balsam & Co.....H-A
Myrtle av, 1365 Blackman & Leder.....DR
Myrtle av, 1365—Drooks Bros.....DR
Neck rd, 321—Harry Bennett.....G
New Lots rd, 278—Elby Tartofosky.....H-A-D
Norman av, 260-62—Eastern Dist Dye Wks..DR
Nostrand av, 131—Albert Buttendorf....H-A-G
Nostrand av, 114 F W Molgedei.....A-G-D
Nostrand av, 1998—Jacob Honigblum....H-A-D
Ocean av, 612—Fred'k A Kach.....H-A-G
Ocean av, 941—Robert M King.....A-H-G
Ocean av, 2198—Edward L Tibbles.....A
Ocean & Meadow avs—Lulu Tobias.....G-A
Ocean pkway, 3034—Joseph Scherr.....H-A-G
Patchen av, 107—John O Forker.....A-G-H

*Numbered Avenues.*

3d av, 90 R F Stevens Co.....D
3d av, 290—Vittoria Milone.....A
3d av, 562 Krein Painting Co.....H
3d av & 1st st—Gold & Taylor Cut Stone Co..C
5th av, 284—Fredk J Herr.....D-A
12th av, 394—Acme Garage.....K-A

## QUEENS ORDERS SERVED.

*Named Streets.*

Grand st, s w c Columbia av (Maspeth)—Inglis Bros.....A
Huron st, 61 (Rockaway Pk)—J D Hutton, H-A-G
Oak st, 67 (Richmond Hill)—P A Conne.H-A-G
Osgood pl, 14 (Flushing)—G A Cooper.....A
Prospect st (Far Rockaway)—Susan H Crane.....H-A-G
Smith st, 96 (Jamaica)—Carmine Carrallar. L-A-G

*Named Avenues.*

Boulevard, 267-9 (Sea Side)—Philip Stacom..D
Colonial av (Corona)—Arthur T Mayer..H-A-G
Croydon rd, nr Homer Lee av (Jamaica)—Burt D Whedon.....A-H-G
Fulton av, 118 (Astoria)—Chas Hahn...H-A-G
Jaggar av, 105 (Flushing)—Mrs F Willette. H-A-G
Hillside & Metropolitan avs (Richmond Hill) Chas W Hause.....A-L
Mott & Sunnyside avs (L I C)—Eli Sulzer. H-A-G
Myrtle av, 2844 (Glendale)—Hame Kresberg. H-A-G-K
South Pier av, 11-15, or Beach 105th st—Geo Bennett.....D
Woodhaven av, 1619 (Woodhaven) Rudolph Dillman.....H-A-G

## RICHMOND ORDERS SERVED.

*Named Streets.*

Wright st, 23 (Stapleton)—Julia Kinkele....C

*Named Avenues.*

Fingerboard rd, 176 (Rosebank)—Jacob Koch.C

# BUILDING MANAGEMENT

## NEW YORK'S WATERFRONT OPPORTUNITIES

By FLOYD S. CORBIN

**Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.**

PUBLIC interest in the needs of the Port and City of New York is awakened from time to time by efforts to obtain appropriations from the State and Federal Governments for building new canals, deepening and widening existing channels, etc. The opportunities already at hand for development are not availed of, and much energy and time is wasted upon chimerical and impracticable schemes. With the greatest natural facilities, New York should be the most economical port in which to handle merchandise. That it is not, is due to the lack of foresight in making the best possible use of our waterfronts.

### Profitable Field.

A splendid opportunity for profitable development is to be found in the erection of warehouses and loft buildings on the waterfronts in close proximity to railroad terminals and piers. The plannings should be on ground not too expensive, and where the interchange of merchandise between vessel, car, warehouse and factory could be accomplished at a minimum of cost. In point of efficiency and economy of operation, we have here nothing along these lines that compare favorably with the best practices obtaining in modern European or South American ports.

The cost of these properties on the Manhattan and Brooklyn shores, plus the improvement, is in many instances too great for the individual manufacturer, who could best be served by such a location, and therefore a large number are forced to seek quarters outside of the city. Improvements of the character mentioned in suitable localities, would do away with a great deal of unnecessary handling and cartage, and reduce street congestion, which has long since reached an acute stage in some sections of the city.

### Present Waste Enormous.

While it is impossible to even approximate correctly the amount wasted annually in handling and trucking around New York, the total sum is enormous, and it is a direct burden upon the consumer. There can be no question that a comprehensive development of some of the waterfronts in the harbor, having due regard for the proper co-ordination of rail and water shipping facilities, would prove most profitable. We have a comparatively small number of such buildings here, and with the revival of shipping and industry in this country, there is certain to be a good demand for this class of improvement. On account of the general European war, we have presented to us an unparalleled opportunity to increase our export trade. If New York does not profit greatly, it will be solely due to lack of initiative and failure to see what is obvious to the balance of this country.

### Overlooking Opportunities.

We ask for increased appropriations for unnecessary improvements, while we have here lying fallow, properties with rail connections on deep-water channels that will accommodate at least 85 per cent. of the shipping that comes, or will come, for some time, to the port of New York. And it is now possible to obtain some of these properties at prices far less than is being procured for similar lands in the far-off port of Vancouver, which thirty years ago, was but a trading post; or in San Pedro, distant twenty-one miles from Los Angeles, Cal. This may seem an exaggeration, but nevertheless is true. A few years



FLOYD S. CORBIN.

from now many will wonder how they could have overlooked such opportunities.

The tendency in both water and rail transportation is for larger vessels and cars. Increased size of vessels necessitate deeper water-ways. Recognition of this fact, and also of the enormous increase in tonnage over Staten Island Sound within recent years, has resulted in the completion by the Federal Government of a thirty-foot channel from a point 600 feet east of Shooter's Island in the Kill Von Kull to a point in Staten Island Sound north of Buckwheat Island. This channel is open at all seasons.

### New Jersey's Development.

Development of the New Jersey shore of the Kill and the Sound within the past ten years has been remarkable, and the increase in the values of land very great. An even greater opportunity for profitable exploitation is now presented on the New York shores, where lands having deep water and rail facilities can be procured at extremely low prices, and in sufficient areas to permit of comprehensive and economical development. These locations would answer admirably for warehouses, storage and industrial purposes. The natural advantages found here would permit the improvements to be of such a character as would bring into close relation the different agencies of transportation, and provide as economical methods of handling and storage of merchandise as can be found in any modern port. No one familiar with the situation here can deny that we are greatly in need of such improvements, and that they would prove profitable to all concerned.

### Panama Canal Trade.

While New York will benefit more directly than any other American sea-port from the operation of the Panama Canal, it is a surprising fact that we have done nothing to provide facilities which would attract business that is bound to use this water-way. The Pacific Coast ports with far less natural advantages than New York, are keen to profit by this great achievement of modern engineering skill, and are spending large sums of money to accommodate shipping and industry. And this is true of practically every important seaport in Europe and South America. Here, we are content to wait and have business thrust upon us.

### Examples in Other Ports.

New York might well profit by the examples of civic spirit shown in the port developments of Montreal, Toronto and San Pedro harbor. None of these ports can in any essential compare in natural advantages with New York, yet the manner in which they have planned and are now carrying out important harbor improvements, challenges admiration. Although Montreal is closed to navigation for a portion of each year, with the additional disadvantage of being an inland port, yet it is attracting business that should come here. The interest and enthusiasm shown by Los Angeles in the upbuilding of San Pedro harbor—which is in effect an artificial port—is most inspiring.

The vast majority of New Yorkers fail utterly to comprehend the opportunities offered in water-front property development, as neither our lending institutions, speculators or investors have a proper appreciation of this class of real estate, and the possibilities offered in the intelligent handling and development of it. Yet the commercial supremacy of this great city is dependent upon its water-borne traffic. Our commerce has grown despite the handicap to which it has been subjected, but we should no longer adopt a passive attitude; we should be more aggressive in seeking and attracting new enterprises. The best method is to offer adequate facilities for doing business at a low cost. Being the greatest distributing and consuming market on the Western Hemisphere, as well as the financial center, a location in New York should be particularly attractive to manufacturers in every line.

### Interesting Statistics.

As nearly as can be computed there are 3,686,935 people living in apartment houses and tenements, and 1,079,948 persons living in private dwellings in New York City. On the city records any structure housing three families or more is listed as a tenement house. The buildings in New York City number 366,010, as follows:

| | |
|---|---|
| One-family houses | 147,184 |
| Two-family houses | 73,184 |
| Tenements | 99,908 |
| Hotels and elevator apartments. | 2,611 |
| Warehouses, lofts and department stores | 9,549 |
| Office Buildings | 1,123 |
| Factories | 5,198 |
| Stables and garages | 13,131 |
| Theatres (not motion pictures) | 180 |
| Miscellaneous | 13,942 |

Unlike other great commercial cities, New York City is also the greatest manufacturing city in the Union. Within its limits are 27,283 factories and shops engaged in 297 lines of manufacture, representing an investment of about $1,529,946,487, a sum nearly one-half the total money in circulation in the United States.

### Waterfront Ownership.

Waterfront property ownership in New York City varies as does every other kind of realty, although the city has extensive holdings in Manhattan and the State in the other boroughs. Many of the titles claimed by private individuals and corporations and the city is in dispute and in course of litigation.

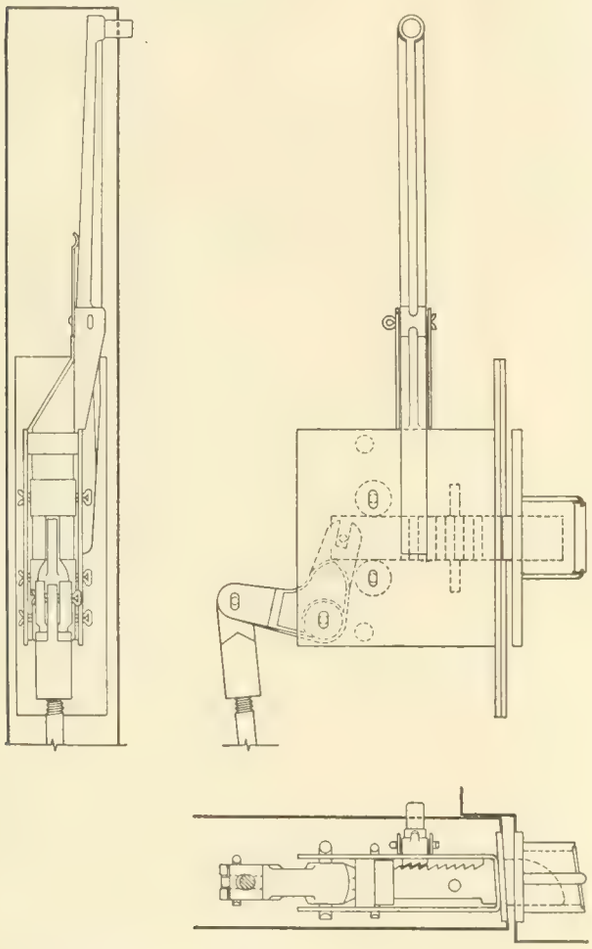
## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

### Multiple Fire Door Latch.

ARCHITECTS seeking to find a locking device on the market that will comply with the new rulings of the Board of Fire Underwriters, requiring that swinging fire doors must be locked at three points to prevent, in case of fire, the warping away from the stops which would allow the flames to pass through, have available the latest product of the Dahlstrom Metallic Door Company, of 297 Broadway.

It is a latch designed to be entirely contained within the lock stile of a hollow-metal door and is operated by a counterbalancing weight, eliminating springs, which in a hot fire would lose their temper and make such a lock inoperative. All the principal working parts are of cast bronze, also the knobs and escutcheons, which can be of the same design as on adjoining doors in a building. The bolts are of steel, as required by the underwriters, and are heavily electroplated in polished bronze.



All parts are mounted upon an angle shaped steel stile plate, adjusted for use, examined and labeled under the direction of the Underwriters' Laboratories. The device is applied by sliding into the hollow stile from the bottom of the door and is fastened by four machine screws through each of the face plates of the latches and two large screws in the bottom of the door. It is not necessary to weaken the door by cutting away in the side of the stile for the insertion of the central lock.

On the ordinary door three bolts are generally used but more can be added for extra high doors; these bolts project seven-eighths of an inch beyond the edge of the door, as required by the Board of Fire Underwriters. A turn of the knob pulls them flush with the edge or opens the lock, and a ratchet arrangement holds them in this position so long as the door is open. Thus, there are no projections to catch in the clothing of anyone passing, which is an important point, especially in buildings where many women are employed. In closing the door, a pin or trigger, which projects on the stop side near the top of the door, is pushed in by the stop on the jamb, which causes the ratchet holding the lock bolts within the door to be released and to enter the latch strike plates or openings in the jambs, thus locking the door.

This device is made "fool proof" by the use of an automatic feature in the central latch bolt. If the ratchet pin is tampered with, so that the bolts are released and spring into position, projecting beyond the edge of the door when the door is open, the antifriction latch bolt will, when coming in contact with the lip of the strike plate, cause the bolts to retract into the door and allow it to close, when the bolts are again released and will securely lock the door.

### When the Hoist Breaks.

MANY persons who have stood on the curb and watched the mid-air climb of hundreds of pounds of steel girders and columns rising to their permanent aerie in a New York skyscraper have wondered what would happen if the hoist should break. The Thompson-Starrett Company, holding the general contract on the First National Bank-Soo Line building in Minneapolis, had such an experience on August 19.

Careful examination of the hoisting apparatus about fifteen minutes after the accident showed the cables to be practically new and not responsible for the accident. The load being hoisted weighed 26,380 pounds, or approximately thirteen tons. The electric machine had a capacity of 20 tons, but it was absolutely wrecked. The load fell about ten stories.

On one of the drums the teeth or cogs in the main gear were entirely stripped off. The teeth of the secondary were badly broken, probably 25 per cent. being either broken off or entirely ground away. The heavy cast hoist frame was broken in several pieces, the dog standard and the dog drum were both torn out and a segment of about one-third of the diameter of the ratchet circle and teeth on one of the drums had been thrown off and the teeth scattered about the hoist. The motor was badly burned, the armature had spread and the brushes were burned off, and a 125 amp. fuse which had been jimmed up by the addition of a piece of No. 19 wire was blown. The load buried itself into the street pavement and reduced the girders to a tangled mass. Two men were killed.

The inquest developed that a cog broke while falling into mesh, causing stoppage of the machinery, which acted directly upon the motor and fuses as an overload. Before the automatic electric brake could take hold the terrific momentum attained by the 26,000 pounds descending transformed the motor into a dynamo and reversed its operation, blowing the fuse and burning the motor.

### Novelty in Bushings.

ONE of the great demands in the electrical field has been for an insulated bushing for standard steel box knockouts and for that reason the new device being introduced by the Multi Refillable Fuse Company, 723 Fulton street, Chicago, is worthy of special note. The bushings consist of a threaded porcelain body made in sizes to fit the standard steel box knockouts, and are clamped securely in place by the threading on the helix spring coils of wire, which is made to engage the threads to the porcelain.

The manufacturer claims for these bushings that when they are locked up, securely in place, they will not work loose under continued vibration, because of the great resiliency in the spring.

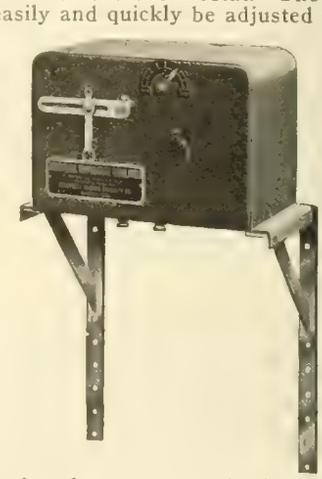
### Clock Controls Thermostat.

ONE of the latest novelties in thermostats is being introduced by the Honeywell Heating & Specialty Company, of Wabash, Ind. The only attention this device requires for the maintenance of even heat is the winding of a clock once a week. Ordinary thermostats are actuated by a clock having an alarm movement. Such instruments are set back every night when lower temperatures are desired, the alarm movement serving to set up the thermostat in the morning.

The Honeywell thermostat was designed by M. C. Honeywell. The illustration shows a three-quarter view of



the new instrument. The dial is 2¼ inches in diameter, of white porcelain. The clock is wound from the front, the sash or crystal being easily removed. Projecting through the rear of the clock case is a shaft bearing a set of cams that revolve once in twenty-four hours. The revolving of these cams controls the blade of the thermostat. The cams can easily and quickly be adjusted to set



back the thermostat each day at any desired hour between noon and midnight. It automatically sets it up at any hour thereafter until noon of the following day.

The thermostat can be used as a plain (see above) or clock pattern. In disconnecting from the clock, the knurled button below the scale is pulled out. Then the instrument can be set at any temperature between 55 and 85 degrees F., where it will remain as long as wanted. To reconnect the clock, the button is pushed in, after which the clock will have complete control of the instrument.

# CURRENT BUILDING OPERATIONS

## The Tenement House Law Declared to Be a Barrier to a General Improvement of Brooklyn Dwellings in Need of Alteration.

THE evolution which is going on in real estate, as in other forms of activity, has reached a peculiar and even critical situation in Brooklyn, where miles upon miles of three-story and basement brick and stone houses stand in rows and solid blocks, on lots twenty feet wide. For the most part they represent the city development of the previous generation. They therefore antedate the suburban movement which, beginning at Prospect Park South, has now extended almost if not quite to Coney Island, and has developed a new Brooklyn of detached and commodious frame cottages of much architectural beauty set amid lawns, trees and hedges, and abounding with restful piazzas.

The brick and stone houses of the older Brooklyn at the time of their erection also represented the best known architectural forms for speculative city houses. Few were erected by their owners. Nearly all were purchased from speculative builders on favorable terms by typical people of the City of Churches. Pretty much all alike in their interior planning are these rich-looking "brownstone fronts." It is unnecessary to describe them or to say that they are "all up-and-down stairs." With their material and construction excellent, their floor plans are circumscribed. They are convenient to church, store and carlines, and once were inexpensive to maintain.

The time has come when these houses should be modernized. In Manhattan they would be torn down and something else built in their place, but in Brooklyn we cannot do this. Economic conditions do not warrant it. With the prevailing fancy of the day for the suburban house, the market for the city house of the three-story and basement brick type is not what it once was. Besides, the cost of maintaining a "whole house" has increased. Taxes have mounted, but private incomes have not kept pace with higher costs, and the servant problem can be solved better in a small apartment than in a big house.

### A Preference for Flats.

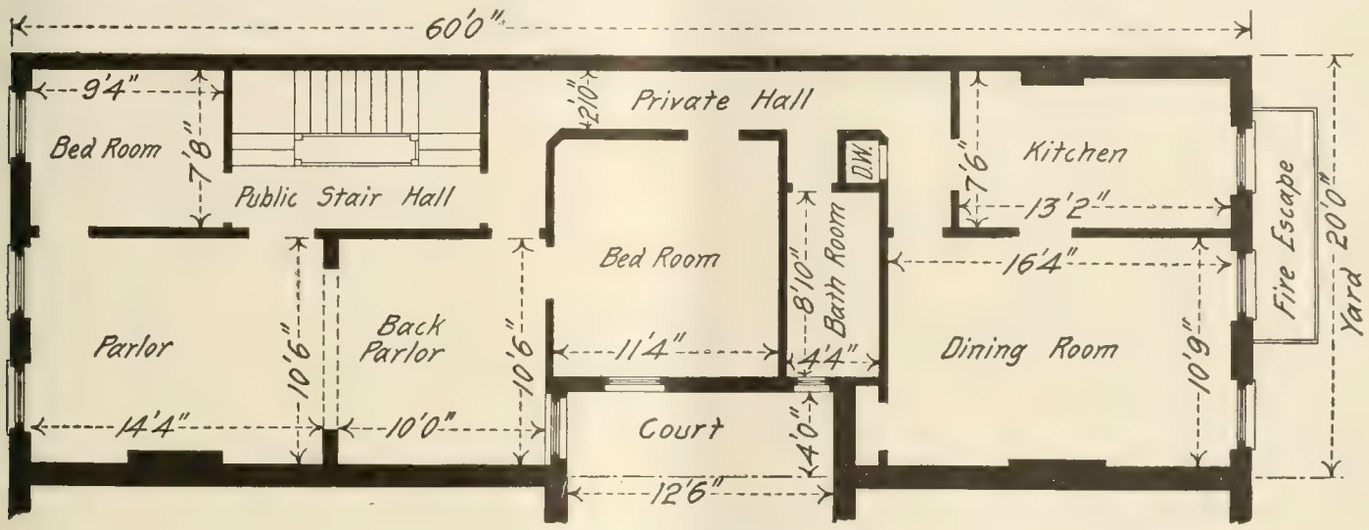
An astonishing preference is being shown for apartments. Usually they are tenanted as soon as completed. The owners of many of the brownstone fronts would move into apartments if they could dispose of their houses to advantage. Whole houses are not so rentable as they were. It is difficult to derive from that source a profitable return. The problem is not only a serious one for the owners, but also for the community. So much so, the Brooklyn Board of Real Estate Brokers has directed its Tenement House Committee to consider the subject.

### A Simple Expedient.

It has long been apparent to everybody that if the two upper floors of the larger type of houses could be made over into flats, the situation would be relieved. By a simple alteration of partitions the floors could be converted into five-room flats. But the Tenement House law stands in the way. Three-family houses come under the legal classification of tenements and are in consequence subject to the Tenement House law and to the supervision of the Tenement House Department. As the law's requirements cannot be met by any alteration which it is possible to make in houses of this kind, the Real Estate Board's committee (of which Mr. A. J. Waldron, of 1153 Bedford avenue is chairman), contemplates asking for legislative relief. This may take the form of a bill providing that dwellings such as those under consideration may be altered into three-family flats without being subject to the Tenement House law. Or, the bill may provide for the transposition of all present and future three-family houses out of the tenement classification.

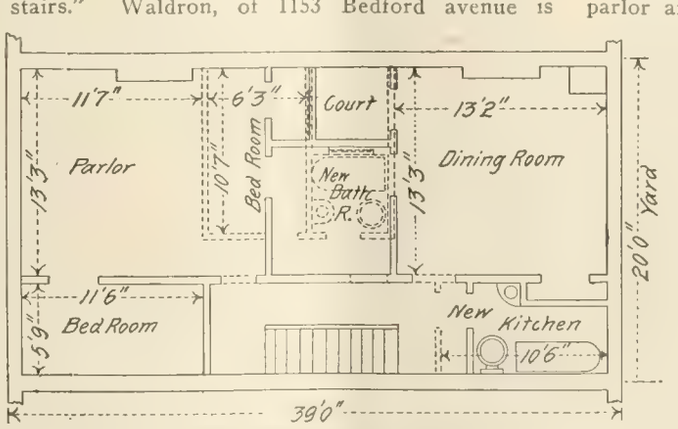
It is apparent that if private dwellings such as those which constitute the Bedford section and Park Slope could be converted into flats that they would be quickly tenanted and their market value would be strengthened. The demand for small flats at a moderate price seems never to be satisfied. Being in excellent neighborhoods these brownstone dwellings would find great favor with small families. Mr. Waldron says every effort will be made to have the law modified by the Legislature. All the real estate and civic societies in Brooklyn, with the exception of two, favor relief of some kind.

The Real Estate Board's committee has had drawings made to illustrate the nature of the alterations which it is desired to make in old dwellings, and also the sort of new three-family house which it is desired to erect outside of the Tenement House law.




FLOOR PLAN FOR A NEW THREE-STORY HOUSE FOR WHICH LEGAL SANCTION WILL BE ASKED.

The plan for the new house has six rooms on a floor and is considered exceedingly good for the limited width of the lot. The dining-room and kitchen at the rear have windows on the yard. The parlor and one bedroom have an outlook upon the street. A large court gives air and light to the back parlor and bedroom.




Plan for altering existing dwelling into a three-family house for which legal sanction is desired.

The plan for the alteration of the existing dwellings into flats provides a suite containing a parlor, dining-room, kitchen, two bedrooms and a bathroom. The dotted lines indicate where the new partitions are to be placed, and the solid lines show the existing ones. It will be noted that the principal change consists in making space for a kitchenette where the bathroom now is, and getting space for a new bathroom, a small bedroom and a court from space occupied at present by the large, dark middle room, which in most houses is almost useless.

The bedrooms and the kitchen, in the new layout, have dimensions smaller than the minimum allowed by the tenement law, but there will be only three small families in the house, and there are many young couples, and old ones too, who would not consider the dimensions too small. Many old couples, whose children have grown up and moved away, would find these rooms, with their moderate rental rates, highly desirable.

## ELEVATOR FATALITIES.

### An Interlocking Device for Elevators May be Required by New Code.

Acting Superintendent of Buildings Frederick H. Dewey has recently made an analysis of the fatalities on or in connection with elevators in the Borough of Manhattan for the five years, 1907 to 1911 inclusive. The investigation was prompted by an inquiry from Rudolph P. Miller, who is considering the incorporation in the new Building Code of provisions requiring the interlocking of elevator cars and shaft doors to prevent the car from leaving a platform so long as the door is open. It is believed that such a requirement would avoid in the future such accidents as resulted in the death of Judge Bischoff.

In the five years' period covered by the investigation, it was found from the records of the coroner that there were in Manhattan 207 accidents in connection with elevators which resulted in the death of one or more persons. Of these 88 were on elevators which are classed by the Bureau as freight elevators and on which persons other than operators are not supposed to ride, or if they do, are warned by the prescribed notice that they do so at their own risk.

A careful study of the Coroner's records and reports on file in the Bureau of Buildings reveals that 95 of the 119 accidents resulting in fatalities on passenger elevators were shaftway accidents. In other words, 80 per cent. of the fatal accidents on passenger elevators would probably have been avoided if satisfactory interlocking safety devices had been used.

That these accidents are not confined to any particular class of buildings is shown by the following statement:

| | |
|---|---|
| Fatal accidents occurring in private houses | 3 |
| Fatal accidents occurring in apartment houses | 19 |
| Fatal accidents occurring in hotels, clubs, etc. | 12 |
| Fatal accidents occurring in office buildings | 30 |
| Fatal accidents occurring in department and other stores | 8 |
| Fatal accidents occurring in factories and lofts | 23 |
| Total | 95 |

Nor are the accidents confined to elevators of high rise, for

36 occurred in buildings six stories or less in height;

39 occurred in buildings seven to twelve stories in height;

20 occurred in buildings over twelve stories in height.

The range in stories varies in the analysis from 3 to 21.

It is found that nearly 10,000 elevators in Manhattan would be affected by any provision for interlocks on passenger elevators, in about 5,500 buildings, requiring about 100,000 openings to be equipped.

### Unusual Fire Test.

What promises to be an interesting experiment will take place on October 30 at the Croker residence, Long Beach, L. I. The demonstration will be made with a view to show to those interested in fire prevention and fireproof construction that it is possible and feasible to build an absolute fireproof suburban residence, at not too great an expense.

One of the rooms in the residence will be set on fire and, with the doors shut the fire will be allowed to burn until the contents are destroyed. The demonstration is designed to show that if a fire should originate in such a constructed house, by shutting the door, the conflagration would be confined to that particular chamber.

### New Bronx Apartment House.

The Bennett Avenue Realty Company, Patrick H. McNulty, president, 540 West 52d street, contemplates the erection of a modern apartment house on the east side of Bennett avenue, 394 feet north of 181st street, the Bronx, on a plot 104x87 feet. It is undecided how soon the project will go ahead.

## NO ARCHITECTS SELECTED.

[illegible] building projects where architects have not as yet been selected.

LOCKPORT, N. Y.—The Second Christian Science Church, care of Miss Siedhoff, 123 Erie st, contemplates the erection of a church at East av and Elm st, to cost about $25,000. No architect selected.

AUBURN, N. Y.—The Church of Christ Disciples, Rev. E. W. Allen, pastor, Auburn, contemplates the erection of a brick, stone and steel church. No architect selected.

NORWICH, N. Y.—Warren E. Eaton, 62 South Broad st, contemplates the erection of a 2½-sty frame residence in North Broad st. No architect selected.

KEARNEY, N. J.—The Newark Plaster Co., 65 Bridge st, Newark, William A. Bishop, general superintendent, contemplates the erection of a group of reinforced concrete manufacuring buildings at Newark Plank rd and Passaic av, to cost between $50,000 and $75,000. No architect selected.

HUNTINGTON, L. I.—The Huntington Emergency Hospital Association, Dr. E. T. Marsh chairman of building committee, contemplates the erection of a hospital here. No architect retained.

MORRISTOWN, N. J.—V. R. Wulff, 33 South st, contemplates rebuilding the 1 and 2-sty concrete and steel factory, consisting of a benzine house, wash house, finishing room and garage, at 32 Woodland av, to cost about $50,000. No architect selected.

SYRACUSE, N. Y.—The City of Syracuse Board of Education, Louis Will, mayor, contemplates the erection of the Prescott School here. No architect selected.

HIGHLAND PARK, N. J.—The Board of Education of Highland Park, James K. Edgar, president, contemplates the erection of two public schools here. The proposition is before the New Jersey State Board of Education for approval. No architect selected.

## PLANS FIGURING.

CHURCHES.

BROOKLYN.—Morris Whinston, 459 Stone av, architect, is taking bids for a 2-sty brick synagogue on the south side of Dean st, 50 ft. west of Saratoga av, for the Cong. Bekar Cholom Bnai, Jacob H. Rappaport, president. Cost, about $20,000.

PASSAIC, N. J.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, is figuring the contract and desires bids on subs for the church and parish house for R. C. Church of Holy Rosary. J. F. Kelly, P. O. Building, Passaic, architect.

DWELLINGS.

EASTHAMPTON, L. I.—J. Curtis Lawrence, Bridgehampton rd, Easthampton, architect, is taking bids for a 2½-sty frame residence, 30x80 ft., for Mrs. D. H. McAlpin, 22 Madison av, Morristown, N. J. Cost, about $15,000.

OYSTER BAY, L. I.—William Sydney Jones, Riverhead, L. I., architect, is taking bids for a 2½-sty frame residence, 35x50 ft., for Robert W. Duvall, Audrey av. Cost, about $8,000.

HARTSDALE, N. Y.—Bids will close October 26 on general contract for the brick veneer residence, 30x70 ft., on the east side of Greenacres av, south of Colvin Place, for Eleanor M. Stone, this place. Beverly S. King, 103 Park av, Manhattan, architect. George Pentecost, Darien, Conn., landscape architect.

OYSTER BAY, L. I.—Gurdon S. Parker, 303 5th av, Manhattan, architect, is taking bids to close October 26 for a 2½-sty frame and stucco residence, 24x80 ft., for Louis Moore, care of architect. Cost, about $25,000.

MOUNT VERNON, N. Y.—Milligan Co., 154 East 1st st, has completed plans for a 2½-sty frame and stucco residence, 43x30 ft., at Oakwood Heights, for Joseph S. Wood, 25 South 4th av. Architect builds and is taking bids on subs and materials. Cost, about $10,000.

SOUTH ORANGE, N. J.—Dorfman & Norelli, National Bank Building, architects, are taking bids for a 3-sty brick and stucco residence, 32x46 ft., at Tuxedo Park for Earl E. Titz, 207 Market st, Newark. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, is figuring the contract for the factory at 432-34 East 71st st for the Leissner Realty Co., and is taking bids on subs. G. E. Steinback, 15 East 40th st, architect.

BROOKLYN.—Frederick Putnam Platt, 1123 Broadway, Manhattan, architect, is taking bids for a 2-sty brick warehouse, 29x100 ft., at 99-101 Lexington av, for Alfred E. McAdam, 97 Lexington av. Cost, about $25,000.

PUBLIC BUILDINGS.

GARWOOD, N. J.—The town of Garwood is taking bids to close Oct. 27 for the 2-sty brick borough hall and fire house at South av and Centre st, from plans by Clyde Bell. Cost, about $9,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, architect, is taking bids for the 3-sty brick, terra cotta and limestone Halstead School on North Broadway and Lamartine av, for the Philipse Manor School Corporation.

FLEMINGTON, N. J.—The Board of Education, Guida Higgins, clerk, is taking bids on general contract to close Oct. 30 for the 2-sty brick public school to be erected here from plans by J. N. Pierson & Son, 95 Smith st, Perth Amboy, N. J. Cost, about $45,000.

BLOOMFIELD, N. J.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, is figuring the contract and is taking bids on subs for the school for the town of Bloomfield. W. W. Rasmussen, 1133 Broadway, Manhattan, architect.

STABLES AND GARAGES.

MANHATTAN.—Bids will close Oct. 26 for the 3-sty stable, 66x100 ft., at 356-360 West 11th st for Donovan & Son, 370 Washington st. James S. Maher, 431 West 14th st, architect. Cost, about $30,000. John J. Hearn Construction Co., 69 West 46th st, Manhattan, figuring.

TUXEDO PARK, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, architect, is taking bids for a 2½-sty local stone and frame stable and garage on Lookout rd, for Mrs. Stanley Mortimer, Tower Hill rd. Cost, about $25,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—W. Weissenberger, care of Edison Company, Irving pl and 15th st, is taking bids for the 8-sty store and loft building, 30x98 ft., at 13-15 East 125th st for Henry J. Hemmens, 50 Wall st.

THEATRES.

BROOKLYN.—Dodge & Morrison, 135 Front st, Manhattan, are preparing plans for a brick and stone addition, 50x35 ft., to the moving picture theatre, 1307 Av J, for the Photo Theatre Co. Cost, about $12,000. Architects are ready for bids on separate contracts.

YONKERS, N. Y.—Plans are being figured for the 5-sty theatre and office building, 100x180 ft., at the northwest corner of South Broadway and Prospect st for Allen & Epstein, 1495 Broadway, Manhattan. William E. Lehman, 738 Broad st, Newark, N J., architect. Cost, about $300,000.

MISCELLANEOUS.

L. I. CITY.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, has received the general contract and is taking sub bids for the sub-station No. 4 for the N. Y. & Queens Electric Light & Power Co. at Hamilton and Harris avs. W. W. Knowles, 37 West 39th st, Manhattan, architect.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ST. NICHOLAS AV.—The Westmoreland Construction Co., Inc., 802 West 191st st, Stephen J. Egan, president, is having plans prepared by Neville & Bagge, 217 West 125th st, for a 6-sty elevator apartment on a plot 100x130 ft., northeast corner of 190th st and St. Nicholas av. Work will commence on completion of plans about Nov. 15.

134TH ST.—O. L. Spannhake, 233 East 78th st, has completed plans for alterations to the 5-sty tenement 181 West 134th st, for Henry D. Brewster, 44 West 71st st.

100TH ST.—O. Reissmann, 147 4th av, has completed plans for alterations to the 5-sty tenement 164 East 100th st, for Rose Perlmutter, 46 West 117th st.

PARK AV.—Plans have been completed for the 12-sty apartment, 100.5x irregular, at the southeast corner of Park av and 61st st, for the E. & L. Park Avenue Co., Inc., 505 5th av. Cost, about $525,000.

PARK AV.—Cross & Cross, 10 East 47th st, have completed plans for the 12-sty apartment, 75.5x irregular, at 409 Park av, corner of 55th st, for the Park Avenue and 55th St. Corp., 49 Wall st. Cost, about $400,000.

STORES, OFFICES AND LOFTS.

19TH ST.—Adolph Mertin, 34 West 28th st, has completed plans for alterations to the 3-sty brick residence 146 East 19th st for studio purposes. George W. Bellows, 146 East 19th st, owner. Hydro Bar Waterproofing Co., 515 West 19th st, general contractor. Cost, about $5,000.

MISCELLANEOUS.

GRAMERCY PARK.—The Players Club, 16 Gramercy Park, contemplates the erection of the Edwin Booth Memorial in Gramercy Park. Edmond T. Quinn, 135 DeKalb av, Brooklyn, sculptor. Cost, about $25,000. Bids for the granite base will not be taken for about a year.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

DALY AV.—The Tremont Architecural Co., 401 Tremont av, has nearly completed plans for a 5-sty apartment, 35x90 ft., at the southwest corner of Daly av and 179th st for the Herbst Realty Co., 985 East 179th st. Cost, about $35,000.

SEABURY PL.—Goldner & Goldberg, 391 East 149th st, have completed plans for a 6-sty apartment, 100x114 ft., at the corner of Seabury pl and Charlotte st for the Seabury Construction Co., Isidore Robinson, president, 865 East 172d st. Cost, about $75,000.

BENNETT AV.—The Bennett Avenue Realty Co., Patrick H. McNulty, president, 540 West 52d st, contemplates the erection of a 6-sty apartment, 104x87 ft., on the west side of Bennett av, 394 ft. north of 181st st, from private plans. Cost, about $85,000.

169TH ST.—George F. Pelham, 30 East 42d st, has completed plans for a 2-sty store and apartment, 60x80 ft., in 169th st, between Fox and Simpson sts, for Joseph Wolkenburg, 764 Beck st.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were opened by the Board of Education Oct. 19 for the general construction and for plumbing and drainage of addition and alterations to P. S. 12. All bids were laid over.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

STONE AV.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 44x88 ft., on the east side of Stone av, 100 ft. north of Newport av, for the Expert Building Co., Max Newfeld, president, 1476 Pitkin av. Cost, about $50,000.

ATLANTIC AV.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 50x89 ft. on the south side of Atlantic av, 100 ft. west of Hopkinson av, for Harry Marcus Iron Works, 237 Van Sinderen av, owner and builder. Cost, about $50,000.

56TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 40x89 ft., in the south side of 56th st, 140 ft. west of 7th av, for the Brooklyn Investors Corp., Joe Shumer, 85 Delancey st, Manhattan, president. Cost, about $22,000.

CLEVELAND ST.—Chas. Infanger, 2634 Atlantic av, is preparing plans for a 4-sty tenement, 52x87 ft., at the northeast corner of Cleveland st and Belmont av, for Drapkin & Goldberg, 501 Ashford st, owners and builders. Cost, about $25,000.

EAST NEW YORK AV. Chas. Infanger, 2634 Atlantic av, is preparing plans for two 4-sty tenements at the southeast corner of East New York and Saratoga avs for Max N. Koven, 1515 Eastern Parkway. Cost, about $50,000.

DWELLINGS.

29TH ST.—Robert Schaefer, 1526 Flatbush av, is preparing plans for two 2-sty brick residences, 20x55 ft., in the west side of West 29th st, 140 ft. north of Mermaid av, for Jacob Postal, 25th st and Railroad av. Cost, about $7,000.

21ST ST.—R. T. Schaeffer, 1526 Flatbush av, has completed plans for a 2-sty frame residence, 19x35 ft., in the west side of East 21st st, 180 ft. south of Av Q, for H. W. Franklin, 110 Ft. Greene pl. Cost, about $4,000.

23D ST.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for nine 2-sty brick residences, 18x52 ft., in the west side of East 23d st, 100 ft. south of Vandeveer pl, for Chas. Goell Construction Co., 2586 Bedford av, owner and builder. Cost, about $31,500.

RAILROAD AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for three 2-sty brick residences, 20x55 ft., on the east side of Railroad av, 82 ft. south of Etna st, for Moss & Aranowitz, 315 Etna st, owners and builders. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

ATLANTIC AV.—Arthur Koch, 26 Court st, is preparing new plans for the 2-sty brick and concrete artificial plant, 180x100 ft., on the south side of Atlantic av, between Grand and Classons avs, through to Pacific st, for the Central Hygienic Artificial Ice Co., Joseph Cook, president, 543 Madison st. Cost, about $150,000.

BRISTOL ST.—Cohn Bros., 361 Stone av, are preparing plans for a 1-sty factory, 40x80 ft., in the west side of Bristol st, 260 ft. south of Lott av, for the Atlantic Marble Works, V. Luciano, president, 241 Bristol st. Cost, about $5,000.

STORES, OFFICES AND LOFTS.

FULTON ST.—Parfitt Bros., 26 Court st, have nearly completed plans for alterations to the 4-sty store and loft building at Fulton st, Hanover pl and Bond st for Jason S. Bailey, 615 Washington st, Boston, Mass. Cost, about $100,000.

MISCELLANEOUS.

25TH ST.—Benjamin F. Hudson, 319 9th st, is preparing plans for a 2-sty brick bath house, 52x450 ft., in the east side of West 25th st, from Surf to Ocean avs, for John A. Cook, Jr., 2235 79th st. Cost, about $50,000.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Peter M. Coco, 16 Court st, Brooklyn, has completed plans for a 3-sty tenement, 40x55x41 ft., on 11th av, 55 ft. north of Newtown rd, for the Mathews Building Co., 349 12th av, Astoria.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for five 3-sty tenements, 20x38 ft., on the east side of Fresh Pond rd, south of and southeast corner of Palmetto st, for Valentine Leiser, 712 Prospect av, owner and builder. Cost, about $40,000.

## Richmond.

DWELLINGS.

CLIFTON, S. I.—George H. Van Auken, 20 West 31st st, Manhattan, has been commissioned to prepare plans for a 2½-sty brick residence for Mrs. Elizabeth Guidice, 58 Stuyvesant pl, New Brighton, to be erected at Harbor View. Cost, about $5,000.

## Suffolk.

HOTELS.

SOUTHAMPTON, L. I.—C. Elmer Smith, Jobs lane, has completed plans for a 3-sty frame and stucco hotel, 40x116 ft., on Roses Grove, for William F. Jones, this place. Architect builds. Cost, about $20,000.

## Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Louis Johnson, 14 South Broadway, contemplates the erection of two 4-sty apartments on the north side of McLean av, from plans by William Heapy, 288 Hawthorne av. Cost, about $25,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Aug. Sundberg, 244 Huguenot st, is preparing plans for a 2 sty frame residence, 22x40 ft., in Bayard st, west of Drake av, to cost about $4,000.

YONKERS, N. Y.—Louis Johnson, 14 South Broadway, contemplates the erection of a 2½-sty frame and stucco residence, 22x43 ft., on Tibbetts rd, from plans by William Heapy, 288 Hawthorn av, Yonkers. Cost, about $6,500.

LARCHMONT PARK, N. Y.—The Larchmont Building Co., this place, has received the general contract to erect a 2½-sty stone and frame residence, 26x30 ft., for Howard Naylor, Utopia Park. Philip Resnyk, 40 West 32d st, Manhattan, architect. Cost, about $5,000.

YONKERS, N. Y.—Philip Resnyk, 40 West 32d st, Manhattan, has completed plans for a 2½-sty frame residence, 26x34 ft., at Nepperhan Heights, for Alexander Saslavsky, 435 West 119th st, Manhattan. Cost, about $5,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS

MANHATTAN.—Lustbader Construction Co., 163 East 82d st, has received the general contract to erect a brick extension to the 9-sty apartment house 341 Madison av for Chas. A. Dards, 341 Madison av. Geo. & Edw. Blum, 7 West 42d st, architects. Cost, about $5,000.

CHURCHES.

BRIDGEHAMPTON, L. I.—Donnelly & Corrigan, Southampton, L. I., have received the general contract to erect a 1-sty frame church, 60x90 ft., on Bridgehampton rd, for the Church of the Sacred Heart of Jesus and Mary, Rev. Father T. J. Leonard. F. Burrall Hoffman, Jr., 17 East 40th st, Manhattan, architect.

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*Contracts Awarded—Continued.*

Duryea & Baird, Southampton, mason work. Cost, about $15,000.

MANHATTAN.—Miller-Read Co., 103 Park av, has received the general contract to erect a 1 and 2-sty brick and stone church and Sunday school in the north side of 137th st, between Lenox and 7th avs, for St. James Prebyterian Colored Church, care of Church Extension Committee of Presbytery of New York, 156 5th av. Ludlow & Peabody, 101 Park av, architects.

BRONX (sub).—The Kues Bros. Iron Works, 175th st and Carter av, has received the steel work for the House of Calvary at Featherbed lane and McCombs Dam Park, John Kennedy, general contractor.

DWELLINGS.

MILLBURN, N. J.—William C. Orben, Maplewood, N. J., has received the general contract for a 2½-sty frame residence on Woodcrest av for Andrew S. Hegeman, 18 Burchard av, East Orange, N. J. Plans prepared privately. Cost, about $5,000.

SOUTHAMPTON, L. I.—Brady & Halsey, Main st, have received the general contract to alter and make additions to the frame residence for George B. French, this place. Aymar Embury, 132 Madison av, Manhattan, architect. Cost, about $7,000.

KEW, L. I.—James J. Fogarty, Flushing, L. I., has received the general contract to erect a 2½-sty frame residence on Mowbray pl, 166 ft. east of Austin st, for Frank E. Newmann, 270 Riverside Drive. Newmann & Harris, 1123 Broadway, Manhattan, architects. Cost, about $14,000.

GREENWICH, CONN.—George Mertz's Sons, South Water st, East Portchester, N. Y., have received the general contract to erect a 2½-sty hollow tile, stucco and rubble stone farm house, 30x50 ft., and 2-sty garage, 25x40 ft., on Round Hill rd for Paula W. Seidenburg, on premises. William F. Dominick, 3 West 29th st, Manhattan, architect. Cost, about $20,000.

NEWARK, N. J.—Joseph B. Riker, 198 Dickerson st, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 33x42 ft., at the northeast corner of Clinton av and 13th st, for Dr. V. F. Struck, 736 Clinton av. A. H. Thomson, 222 Market st, architect. Cost, about $9,000.

CALDWELL, N. J.—William Shears, 28 Central av, has received the general contract to erect a 2½-sty frame residence in Hatfield st for Miss Hilda C. Baker, Hatfield st, Caldwell. Michael Stillman, 124 East 25th st, Manhattan, architect. Cost, about $4,500.

PERTH AMBOY, N. J.—P. H. Ruderman & M. Miller, Perth Amboy, have received the general contract to erect a 2-sty frame residence in the west side of Division st for Max S. Goldberger, 739 State st. Goldberger & Greisen, Angle Building, architects. Cost, about $3,000.

MANHATTAN (sub).—The Kues Bros. Iron Works, 175th st and Carter av, has received the steel work for the building at 10 East 80th st. Reid-Palmer Construction Co., general contractor, 30 East 42d st. Edward Necarsulmer, 507 5th av, architect.

COLD SPRING HARBOR, L. I.—Bingham & Campbell, Cold Spring Harbor, have received the general contract to alter and make additions to the 3-sty residence of W. A. W. Stewart. Grosvenor Atterbury, 20 West 43d st, Manhattan, architect. Cost, about $30,000

CEDARHURST, L I.—The Gifford Construction Co., 335 Fulton st, Jamaica, has received the general contract to erect a frame and stucco residence for W. P. Mulry, 375 Fulton st, Brooklyn. Chas B White, 375 Fulton st, Brooklyn, architect Cost, about $10,000.

MOUNT VERNON, N. Y.—Louis Johnson Building Co., 14 South Broadway, Yonkers, has received the general contract to erect a 2½-sty frame residence, 22x37 ft., on the west side of Franklin av, between 5th and 6th avs, for the Marion Construction Co., Joseph G. Wellings, president, 341 South 5th av. B. & J. Walther, 147 East 125th st, Manhattan, architects. Cost, about $6,000. P. Coletta, 18 North Bond st, has mason work.

MANHATTAN.—(Sub.).—Davis Brown, Inc., 306 East 40th st, has received the plastering contract for the residence at 7 East 79th st for Mrs. Elvira Brokaw Fischer, 9 West 47th st. H. Van Beuren Magonigle, 103 Park av, architect. M. Reid & Co., 116 West 39th st, general contractors. L. Kantor, 449 West 41st st, carpenter. Cost, about $250,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Louis Bronstein, 402 Hunterdon st, has received the general contract to erect a 1-sty brick storehouse, 50x95 ft., at the southeast corner of 4th and Dickerson sts for Schiffenhaus Bros., on premises. H. J. & J. V. King, Union Building, architects. N. Goldin, 111 Rose terrace, mason. Cost, about $3,500.

TOWNLEY, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract for the installation of a grain elevator for Chas. Schaefer & Son, 304 Meserole st, Brooklyn. The building will be 6-sty in height, 30x80 ft. Hooper & Co., 118 Market st, Newark, architects. Work will be started at once.

JERSEY CITY, N. J. (sub.).—The David Henry Building Co., 207 Market st, has received the grading and foundation contract for the 1-sty steel and corrugated iron warehouse, 250x350 ft., on the west side of Westside av, near the Central Railroad, for Joseph T. Ryerson & Son, 30 Church st, Manhattan, owners and lessees. Purdy & Henderson, 45 East 17th st, Manhattan, structural engineers. Cost, about $20,000

BROOKLYN.—A. E. Kleinert, 316 Flatbush av, has received the general contract to erect a 1-sty brick foundry, 62x85 ft., at Rapelyea and Van Brunt sts for the Atlantic Basin Iron Works, on premises. Chas. Werner, 316 Flatbush av, architect. Cost, about $15,000.

MANHATTAN.—Angelo Di Benedetto, 541 East 182d st, has received the general contract to make extensions and alterations to the residence 110 West 46th st for factory purposes. Chas. Geoly, care of Eaves Costume Co., 226 West 41st st, owner. Lucian Pisciotta, 391 East 149th st, architect. Cost, about $8,000.

HALLS AND CLUBS.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, has received the general contract for the hall for St. Mark's R. C. Church at 61 West 138th st, Rev. O. J. Plunkett, rector. N. Serracino, 1170 Broadway, architect.

HOSPITALS AND ASYLUMS.

BROOKLYN.—The general contract has been awarded to the William Kennedy Construction Co., 215 Montague st, Brooklyn, for alterations to the 5 and 6-sty hospital at 7th and 8th avs, from 6th to 7th sts, for the Methodist Episcopal Hospital, on premises, Rev. J. M. Buckley, president. Frank Helmle, 190 Montague st, architect. Cost, about $10,000.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—W. H. & F. W. Cane, Woolworth Building, Manhattan, have received the general contract to erect School No. 5 in Merseles st, between 3d and 4th sts, for the Board of Education of Jersey City. H. T. Rowland, Jr., 98 Sip av, Jersey City, architect. Cost, about $225,000.

STABLES AND GARAGES.

BROOKLYN.—John J. Kilcourse, 1467 Dean st, has received the general contract to erect a 1-sty brick garage, 40x102 ft., in the south side of Decatur st, 300 ft. east of Sumner av, for Mrs. Theresa Tracy, 21 Bainbridge st. Benjamin Dreisler, 153 Remsen st, architect. Cost, about $7,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.).—Clark & Co., 225 5th av, have received the foundation contract for the 5-sty store and loft building 120-122 West 41st st for the West 40th and 41st Sts. Realty Co., Philip Lewisohn, president, 119 West 40th st. Wurlitzer Co., 119 West 40th st, lessee. Maynicke & Franke, 25 East 26th st, architects. Bing & Bing, 119 West 40th st, general contractors. Cost, about $40,000.

MANHATTAN.—T. J. Brady, Jr., & Co., 1170 Broadway, have received the general contract to alter the 6-sty loft building 801-803 3d av, from plans by George Keister, 56 West 45th st. Cost, about $10,000.

MISCELLANEOUS.

MANHATTAN.—The Wells Architectural Iron works, with plant at River av and East 151st st, Bronx, has been awarded the ornamental iron work on the following buildings: Yale Club, 44th st and Vanderbilt av, J. C. Rogers, architect, Marc Eidlitz & Son, 30 East 42d st, general contractors; Hartford Railroad station, owner, architects, P. J. Carlin Construction Co., 1123 Broadway, general contractors; Bridgeport National Bank, Tracy & Swartout, architects, Hoggson Bros., 7 East 44th st, general contractors.

MANHATTAN.—A. Pearlman Iron Works, with plant at 1735 West Farms rd, corner 174th st, has received the ornamental iron work on the following buildings: Office building, 120-122 West 41st st, Maynicke & Franke, architects, Bing & Bing Construction Co., 119 West 40th st, general contractor; school and convent Immaculate Heart of Mary, Fort Hamilton av and East 3d st, Brooklyn, Elias Lynch, architect, P. J. Brennan, 624 Madison av, general contractor; Church of the Notre Dame, 114th st and Morningside av, Cross & Cross, architects, Norcross Bros., general contractors.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

61ST ST, 100-108 East, 12-sty concrete, fireproof apartment house, 100x88; cost $525,000; owner, E. A. L. Park Av Co, Inc., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 346.

MISCELLANEOUS.

120TH ST, 51 East, storm shed, 16x10, 1-sty concrete; cost, $75; owner, Patrick Goodman, 133d st and Alexander av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 345. Foundations, earth and concrete.

### Bronx.

DWELLINGS.

BASSETT AV, w s, 147.9 s McDonald st, 1-sty frame dwelling, 19.4x20.4, slag roof,; cost, $600; owner, Antonio Iscario, 717 Courtlandt av; architect, Anthony J. De Pace, 854 East 217th st. Plan No. 501.

STEPHENS AV, e s, 131 s Compton av, 2½-sty frame dwelling, 18x34, shingle roof; cost, $3,500; owner, Philip Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 504.

217TH ST, n s, 236 e Barnes av, 2-sty brick dwelling, tin roof, 23.4x35; cost, $4,500; owner and architect, C. J. Kissler, 369 East 167th st. Plan No. 512.

MINNEFORD AV, e s, 175 n Cross st, 1½-sty frame dwelling, shingle roof, 18x32; cost, $200; owner, Jas. H. Norris, 568 Minneford av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 514.

STABLES AND GARAGES.

NETHERLAND TO ARLINGTON AVS, 247th to 249th sts, 1½-sty frame stable, 22x46; cost, $50; owner, Estate of Percy R. Pyne, 30 Pyne st; architect, Robt. H. Murphy, Fieldstone rd. Plan No. 503.

COTTAGE PL, e s, 171.2 n 170th st, 2-sty brick stable, galvanized iron roof, 29.4x66; cost, $8,000; owner, Elizabeth Brinkworth, 6 Cottage pl; architect, Fred Hammond, 391 East 149th st. Plan No. 506.

BEACH AV, w s, 175 n Randall av, 1-sty frame garage, 12x18; cost, $250; owner, Edw. Gibbs, 621 Beach av; architect, Anton Pirner, 2069 Westchester av. Plan No. 505.

217TH ST, n s, 236.5 e Barnes av, 1-sty brick stable and garage, tin roof, 46.6x40; cost, $2,000; owner and architect, C. J. Kissler, 369 East 167th st. Plan No. 513.

CROMWELL AV, e s, 237.11 s 151st st, 1-sty brick garage, asbestos roof, 35x30; cost, $1,500; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 507.

STORES AND TENEMENTS.

183D ST, n e cor Park av, 5-sty brick stores and tenement, 75x88, slag roof; cost, $70,000; owners, Isaac Leader Realty Co., Isaac Leader, 4014 Park av, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 502.

ALBANY CRESCENT, e s, 119.11 s 231st st, three 5-sty brick tenements, plastic slate roof, 46.7x99, 46.7x97; cost, $135,000; owner, Adam Volz, Kingsbridge; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 508.

219TH ST, n s, 138.4 e Bronxwood av, 3-sty brick tenement, 26.8x70; cost, $8,000; owner, Frank Lacatina, 205 East 109th st; architect, Francis A. Galow, 1 Stevens av, Mt. Vernon. Plan No. 509.

BURNSIDE AV, s e cor University av, 5-sty brick tenement, slag roof, size irregular; cost, $50,000; owner, University Bldg. Co., Wm. C. Bergen, 130 West 180th st; architect, W. C. Martin, 1974 University av. Plan No. 510.

CONCOURSE, w s, 100 s Field pl, two 5-sty brick tenements, plastic slate roof, 50x77.8; cost, $100,000; owner, Philip J. Kearns, 2311 Concourse; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 515.

DALY AV, s w cor 179th st, 5-sty brick tenement, 32.6x100.4, plastic slate roof; cost, $45,000; owner, Albert H. Herbst, 983 East 179th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 516.

MISCELLANEOUS.

SHORE DRIVE, e s, 170 s Main st, Riker's Island, 1-sty concrete prison, tar and gravel roof, 176.8x200; cost, $64,000; owner, City of New York; architects, F. B. & A. Ware, 1170 Broadway. Plan No. 511.

## Brooklyn.

DWELLINGS.

SKILLMAN ST, w s, 82.9 n Myrtle av, 2-sty brick dwelling, 25x27, gravel roof, 2 families; cost, $2,500; owner, Luigi Scordamaglia, 120 Skillman st; architects, Laspia & Salvati, 525 Grand st. Plan No. 7171.

EAST 19th st, w s, 280 n Av N, four 2-sty frame dwellings, 16x40, slag roof, 1 family each; total cost, $8,800; owner, Louis Obermeyer, 317 East 2d st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7136.

EAST 21st st, w s, 180 s Av Q, 2-sty frame dwelling, 19x35, shingle roof, 1 family; cost, $4,000; owner, H. W. Franklin, 110 Ft. Greene pl; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 7152.

WEST 30th st, w s, 260 n Mermaid av, 2-sty frame dwelling, 17x42, slag roof, 2 families; cost, $2,000; owner, Paul Hardus, 515 Park av; architect, Wm. Richter, 4411 18th av. Plan No. 7153.

BEACH 40TH ST, s e cor Atlantic av, 2-sty brick dwelling, 55x41, tile roof, 1 family; cost, $7,500; owner, Orlando A. Jones, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 7245.

ATKINS AV, e s, 230 s Sutter av, 2-sty brick dwelling, 20x53, tin roof, 2 families; cost, $3,700; owner, Jos. Sparacino, 4036 3d av; architect, G. Eicholz, 266 Montauk av. Plan No. 7220.

BEAUMONT ST, w s, 360 s Oriental blvd, 2-sty brick dwelling, 26.8x45.6, shingle roof, 1 family; cost, $7,000; owner, Cath. C. Bunel, on premises; architects, McKennill & Cassidy, 272 Beaumont st. Plan No. 7214.

ELMWOOD AV, s s, 30 w East 3d st, two 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, $7,000; owner, Paret Bldg. Co., 154 Newport av; architect, Fred J. Dassau, 1373 Broadway. Plan No. 7230.

WEST 29TH ST, w s, 40 n Mermaid av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $9,000; owner, Jacob Postal, 2964 West 25th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7190.

61ST ST, s s, 220 w 16th av, 2-sty brick dwelling, 20x36, gravel roof, 1 family; cost, $3,500; owner, John Zittelli, 276 22d st; architect, M. D. Mayer, 180 Montague st. Plan No. 7189.

LINCOLN AV, w s, 109.6 s Etna st, three 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $10,500; owner, Jos. Moss, 315 Etna st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7201.

RAILROAD AV, e s, 82.6 s Etna st, three 2-sty brick dwellings, 20x55, ——— roof, 2 families each; total cost, $10,500; owner, Jos. Moss, 315 Etna st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7200.

CARROLL ST, n s, 450 w Columbia st, 2-sty brick garage and dwelling, 25x95, gravel roof, 1 family; cost, $7,000; owner, Marie Dondro, 19 Carroll st; architect John Burke, 22 Tompkins pl. Plan No. 7301.

FACTORIES AND WAREHOUSES.

STANHOPE ST, s s, 125 e Central av, 2-sty brick factory, 35x47, gravel roof; cost, $6,000; owner, Fred Specht, 120 Stanhope st; architect, Emil J. Meisinger, 394 Graham av. Plan No. 7169.

59TH ST, n s, 280 e 13th av, 1-sty brick storage, 30x50, gravel roof; cost, $1,500; owner, Dennis Donegan, 5904 14th av; architect, Angelo Adamo, 1526 71st st. Plan No. 7172.

44TH ST, s s, 100 e 2d av, 2-sty brick factory, 30x90, slag roof; cost, $18,000; owner, Fredk. H. Levy Co., 222 44th st; architect, Fred. R. Ashfield, 933 East 15th st. Plan No. 7202.

LEXINGTON AV, n s, 300.10 e Classon av, 2-sty brick warehouse, 28.7x100, slag roof; cost, $10,000; owner, Alfred E. McAdam, 97 Lexington av; architect, F. P. Platt, 1123 Broadway, Manhattan. Plan No. 7213.

GRAHAM AV, s e cor Ainslie st, 3-sty brick mfg., 50x40, tin roof; cost, $6,000; owner, Sundel Hyman, 2069 5th av; architect, Lew Koen, 9 Debevoise st. Plan No. 7269.

STABLES AND GARAGES.

CANAL AV, s w cor Sea Beach R. R., 1-sty brick garage, 26x18, asbestos roof; cost, $500; owner, Brooklyn Union Gas Co., Surf av and West 17th st; architect, C. Faber, Surf av and West 17th st. Plan No. 7137.

KENT AV, 835, 1-sty brick stable, 14x17, gravel roof; cost, $1,200; owner, Luigi Imperiale, 839 Kent av; architect, Pasquali Gaglardi, 239 Navy st. Plan No. 7139.


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*Plans Filed, New Buildings, Queens, Continued.*

GARFIELD PL, n s, 235.9 w 5th av, 1-sty brick stable, 15.6x20, gravel roof; cost, $800; owner, Pietro Sarli, 51 Garfield pl; architects, Laspia & Salvati, 525 Grand st. Plan No. 7231.

HAWTHORNE ST, n s, 120 w Rogers av, 1-sty brick garage, 18x22, shingle roof; cost, $500; owner, Fredk. N. Slepley, on premises; architect, Robt. S. Paris, 3623 Av I. Plan No. 7255.

PRESIDENT ST, s s, 249.4 w Utica av, 1-sty brick garage, 58x140, slag roof; cost, $10,000; owner, Abr. Koppel, 330 Utica av; architect, Louis Danancher, 370 Fulton st, Jamaica, L. I. Plan No. 7238.

WATKINS ST, e s, 75 s Riverdale av, 2-sty brick stable, 50x17, slag roof; cost, $1,000; owner, Barney Ruffin, on premises; architect, Louis' Danancher, 370 Fulton st, Jamaica, L. I. Plan No. 7239.

EAST 38TH ST, s w cor Av U, 1-sty frame garage, 10x12, ruberoid roof; cost, $100; owner, Louise V. Spinapont, 68 Bedford st, Manhattan; architect, same. Plan No. 7272.

ALBANY AV, w s, 120 s Herkimer st, 1-sty brick garage, 20x223, slate roof; cost, $18,000; owner, J. W. Sullivan, 156 Hewes st; architects, Thode & Larire, 406 9th st. Plan No. 7273.

ATLANTIC AV, s s, 258.9 w Nostrand av, 1-sty brick garage, 21.6x25, gravel roof; cost, $900; owner, Dr. Geo. D. Hamlin, 1259 Pacific st; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 7290.

WATKINS ST, w s, 150 s Dumont av, 1-sty brick garage, 50x95, gravel roof; cost, $4,000; owner, Wm. Domroe, 259 Hamburg av; architect, Benj. Cohn, 361 Stone av. Plan No. 7313.

STORES AND DWELLINGS.

EASTERN PARKWAY, n e cor Schenectady av, 3-sty brick store and dwelling, 20x52.7, gravel roof, 2 families; cost, $6,000; owner, Denis F. Flynn, 216 Utica av; architect, Benj. Cohn, 361 Stone av. Plan No. 7144.

EASTERN PARKWAY, n s, 20 e Schenectady av, two 3-sty brick stores and dwellings, 20x52.7, gravel roof, 2 families each; total cost, $12,000; owner, Denis F. Flynn, 216 Utica av; architect, Benj. Cohn, 361 Stone av. Plan No. 7143.

PITKIN AV, s s, 20 w Chester st, four 3-sty stores and dwellings, 20x76.9, gravel roof, 2 families each; total cost, $20,000; owner, David Isaacovitz, 361 Hopkinson av; architect, Benj. Cohn, 361 Stone av. Plan No. 7141.

PITKIN AV, s w cor Chester st, 3-sty brick store and dwelling, 20x80, gravel roof, 2 families; cost, $6,000; owner, David Isaacovitz, 361 Hopkinson av; architect, Benj. Cohn, 361 Stone av. Plan No. 7140.

SCHENECTADY AV, e s, 82.7 n Eastern Pkway, two 3-sty brick stores and dwellings, 20x49, gravel roof, 2 families each; total cost, $10,000; owner, Denis F. Flynn, 216 Utica av; architect, Benj. Cohn, 361 Stone av. Plan No. 7145.

SURF AV, n s, 79.6 e West 24th st, 1-sty brick store and dwelling, 20.6x72.2, gravel roof, 1 family; cost, $3,000; owner, Mary Damato, 2319 Surf av; architect, Jas. A. McDonald, Surf av & West 24th st. Plan No. 7237.

EAST 13TH ST, e s, 80 s Av U, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, $6,000; owner, Homecrest Bldg. Co., 35 Nassau st; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 7205.

BERRIMAN ST, w s, 115 s Wortmann av, 1-sty brick store and dwelling, 17x30, slag roof, 1 family; cost, $1,000; owner, Jennie Greenberg, 122 Herzl st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7317.

STORES AND TENEMENTS.

PROSPECT PARK WEST, n w cor 4th st, 6-sty brick tenement, 94.8x83.6, slag roof, 30 families; cost, $150,000; owner, Brockville Realty Co., 189 Montague st; architect, W. T. McCarthy, 16 Court st. Plan No. 7291.

ST. JOHNS PL, n s, 100 e Rochester av, two 4-sty brick tenements, 40x90, gravel roof, 16 families each; total cost, $48,000; owner, Jacob Levine, 150 Chester st; architect, Benj. Cohn, 361 Stone av. Plan No. 7147.

GLENMORE AV, s w cor Georgia av, 4-sty brick tenement, 25x89.10, gravel roof, 15 families; cost, $25,000; owner, Saml. Sassulsky, 312 Hopkinson av; architect, Benj. Cohn, 361 Stone av. Plan No. 7150.

GLENMORE AV, s s, 35 w Georgia av, 4-sty brick tenement, 40x88.9, gravel roof, 16 families; cost, $35,000; owner, Saml. Sassulsky, 312 Hopkinson av; architect, Benj. Cohn, 361 Stone av. Plan No. 7149.

5TH AV, s e cor Bay Ridge av, 4-sty brick store and tenement, 21x87, gravel roof, 6 families; cost, $11,000; owner, Robt Farrell, 253 Flatbush av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7254.

WARWICK AV, e s, 162 n Livonia av, three 3-sty brick tenements, 22.6x76, slag roof, 6 families each; total cost, $13,000; owner, Warwick Impt. Co., 635 Ashford st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7312.

MISCELLANEOUS.

BRISTOL ST, w s, 260 s Lott av, 1-sty brick marble works, 40x80, gravel roof; cost, $6,000; owner, Vincenzo Luciano, 241 Bristol st; architect, Benj. Cohn, 361 Stone av. Plan No. 7314.

CHESTER ST, e s, 280 s Blake av, 1-sty brick shed, 32x100, slag roof; cost, $2,000; owner, Saml. H. Wolfman, 644 Saratoga av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7315.

## Queens.

CHURCHES.

WOODHAVEN.—Freedom av, s e cor Cherry st, 1-sty frame church, —x60, shingle roof, steam heat; cost, $10,000; owner, Congregational Beth Israel, Woodhaven; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 3307.

DWELLINGS.

CORONA.—Willow st, n s, 250 w Myrtle av, two 1-sty frame dwellings, 18x26, shingle roof, 1 family; cost, $2,400; owner, Mary A. Iaricci, 72 Roosevelt av, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan Nos. 3254-3255.

EDGEMERE.—Rockaway av, w s, 760 n Boulevard, two 1-sty frame dwellings, 20x27, shingle roof, 1 family; cost, $3,000; owner and architect, Rockaway Coast Realty Co., 55 Beach 44th st, Rockaway Beach. Plan Nos. 3250-51.

FLUSHING.—Holly st, s s, 429 w Jamaica av, 2½-sty frame dwelling, 19x31, shingle roof, 1 family, steam heat; cost, $3,400; owner, Patrick Keenan, Holly st, Flushing; architect, D. McDonald, Mitchell av, Flushing. Plan No. 3259.

RIDGEWOOD HEIGHTS.—Adriatic st, s s, 89 e Fresh Pond rd, ten 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, $30,000; owner, K. & B. Realty Co., 44 Bay 32d st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3252.

ROCKAWAY BEACH.—Brandreth av, w s, 327 s Boulevard, 2-sty frame dwelling, 23x21, shingle roof, 1 family; cost, $7,000; owner, Ida Steinberg, 27 Brandreth av, Rockaway Beach; architect, Edw. Berrian, 19 No. Thompson av, Rockaway Beach. Plan Nos. 3260-3261. Two buildings, $14,000.

SOUTH JAMAICA.—East st, n s, 100 n Snediker av, 2½-sty frame dwelling, 18x26, shingle roof, 1 family, steam heat; cost, $2,200; owner and architect, Elling Nausen, Rockaway rd, South Ozone Park. Plan No. 3258.

WOODHAVEN.—Snediker av, e s, 100 s 5th st, three 2-sty frame dwellings, 16x41, shingle roof, 1 family, steam heat; cost, $4,500; owner and architect, Dickel Construction Co., 73 Dennington av, Woodhaven. Plan No. 3253.

BELLE HARBOR.—Beach 133d st, s e cor Cronston av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, $3,000; owner, John C. Rutledge, 923 Welling st, Richmond Hill; architects, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 3296.

CORONA.—Smith av, s s, 40 e Benjamin st, two 2-sty brick dwellings, 18x55, tin roof, 2 families each; cost, $6,500; owners, Scileppi & Damico, 41st st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3268.

FLUSHING.—Norwood av, n s, 60 w 27th st, 2-sty frame dwelling, 16x40, shingle roof, 1 family, steam heat; cost, $2,000; owner, Fred S Yale, 385 Sandford av, Flushing; architect, Chas W Ross, Woodhaven. Plan No. 3294.

FLUSHING.—29th st, w s, 180 s Norwood av, 2-sty frame dwelling, 16x40, shingle roof, 1 family, steam heat; cost, $2,000; owner, Fred S. Yale, 385 Sandford av, Flushing; architect, C. W. Ross, Woodhaven, L. I. Plan No. 3295.

GLENDALE.—Cooper av, s s, 200 w Clara pl, 2-sty frame dwelling, 14x40, tin roof, 1 family; cost, $1,500; owner, Val. Hoeflein, Cooper av and Dry Harbor rd, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3269.

GLENDALE.—Cooper av, s w cor Clara pl, 2-sty frame dwelling, 15x40, tin roof, 1 family; cost, $1,500; owner, Val. Hoeflein, Cooper av and Dry Harbor rd, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3270.

MIDDLE VILLAGE.—Steuben st, s s, 175 e Morton av, ten 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, $17,500; owner, Union Hall Bldg Co., 243 Union Hall st, Jamaica; architect, M. Perlstein, Fulton av, Middle Village. Plan Nos. 3271 to 3275.

NEWTON HEIGHTS.—Seabury av, w s, 55 n Bushwick pl, 2-sty brick dwelling, 20x48, slag roof, 2 families; cost, $3,500; owner, Vincenzo Buscenna, 153 Central av, Brooklyn; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 3298.

OZONE PARK.—Oceanview av, w s, 94 n Dalrymple av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $5,000; owner and architect, R. H. Guinsberg, 4006 Dalrymple av, Woodhaven. Plan Nos. 3278-79.

ROCKAWAY BEACH.—Washington av, n s, 80 e Center st, two 1-sty frame dwellings, 15x36, shingle roof, 1 family each; cost, $800; owner, Mary Stanton, 2785 Crescent st, Bronx; architect, W. E. Sandifer, Rockaway Beach. Plan Nos. 3284-85.

ROCKAWAY BEACH.—Washington av, n s, 50 e Center st, ten 1-sty frame dwellings, 15x18, shingle roof, 1 family each; cost, $2,000; owner, Mary Stanton, 2785 Crescent st, Bronx; architect, W. E. Sandifer, Rockaway Beach. Plan Nos. 3286 to 3290.

CORONA.—6th st, n s, 425 n Charlotte st, 1-sty frame dwelling, 22x30, tar roof, 1 family; cost, $2,500; owner, John Wolf, 94 3d av, L. I. City; architect, Frederick W. Karfmann, 406 9th av, L. I. City. Plan No. 3324.

CORONA.—Junction av, e s, 100 s Corona av, four 2-sty brick dwellings, 18x50, slag roof, 2 families, steam heat; cost, $15,200; owner, Thomas Daly, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 3323.

JAMAICA.—Hillside av, n s, 122 e Union av, 2½-sty frame dwelling, 18x41, shingle roof, 1 family, steam heat; cost, $4,000; owner, O. W. Ryder, 217 Lefferts av, Richmond Hill; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 3308.

RICHMOND HILL.—Napier pl, e s, 168 n Atlantic av, two 2-sty frame dwellings, 17x55, tin roof, 2 families; cost, $6,000; owner, Margaret Garry, 1072 Park pl, Brooklyn; architect, Geo. P. Davis, 114 Maple st, Richmond Hill. Plan No. 3303.

RICHMOND HILL.—Willow st, 165 s Metropolitan av, 2½-sty frame dweling, 20x40, shingle roof, 1 family, steam heat; cost, $5,000; owner, Max Gross, Lincoln pl, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 3306.

RICHMOND HILL.—Napier pl, w s, 340 s Pitkin pl, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, $2,500; owner, Wilson Realty Co., Freeport, L. I.; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 3325.

RICHMOND HILL.—Guion pl, e s, 340 s Pitkin pl, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, $2,500; owner, Wilson Realty Co., Freeport, L. I.; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 3326.

WOODHAVEN.--Vandeveer av, w s, 174 s Atlantic av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,500; owner, Simon Gregg, Woodhaven; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 3309.

WOODHAVEN.—Oceanview av, w s, 100 s Fulton st, 1-sty frame dwelling, 12x30, tin roof, 1 family; cost, $1,000; owner, Lerner Rea Co., Woodhaven; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 3310.

WOODHAVEN. Vandeveer av, s w cor Atlantic av, four 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $10,000; owner, Simon Gregg, Woodhaven; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan Nos. 3312-13-14-15.

WOODHAVEN.—Vandeveer av, w s, 123 s Atlantic av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,500; owner, Simon Gregg, Woodhaven; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 3311.

WOODHAVEN.—Vandeveer av, w s, 97 s Atlantic av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $5,000; owner, Simon Gregg, Woodhaven; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 3304-3305.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Hamilton st, w s, 100 s Pierce av, 1-sty brick storage, 60x90, slag roof; cost, $15,000; owner, A. Sbano, Hancock st, L. I. City; architect, T. J. Reidy, Hoyt av, L. I. City. Plan No. 3280.

L. I. CITY.—Duryea st, s s, on Newtown Creek, 3-sty brick storage, 376x90, gravel roof; cost, $125,000; owner and architect, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 3317.

STABLES AND GARAGES.

DOUGLASTON.—Center drive, s w cor Grosvenor st, 1-sty hollow tile garage, 16x24, shingle roof; cost, $450; owner, Frank M. Prindle, premises. Plan No. 3257.

EDGEMERE.—Lincoln av, s w cor Maple av, two 1-sty concrete garages, 11x16, tin roof; cost, $500; owner, G. Form, 30 East 119th st, Rockaway Park. Plan Nos. 3276-77.

RICHMOND HILL—Manor av, w s, 80 n Elm st, 1-sty frame garage, 18x18, tin roof; cost, $200; owner, G. A. Dietz, on premises. Plan No. 3281.

FAR ROCKAWAY.—Mott av, w s, 100 s Waterloo pl, 1-sty frame garage, 13x19, tin roof; cost, $275; owner, J. J. Kelly, Central av, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 3299.

FLUSHING.—Colden av, n w cor Cherry st, 1-sty frame garage, 12x23, shingle roof; cost, $900; owner, Julia T. Brown, premises. Plan No. 3301.

FLUSHING.—Colden av, e s, 200 s Franklin av, 1-sty frame garage, 22x23, tin roof; cost, $700; owner, G. Gordon, premises. Plan No. 3300.

RICHMOND HILL.—Greenwood av, w s, 163 n Jamaica av, 1-sty frame garage, 10x15, shingle roof; cost, $150; owner, C. Wilkens, premises. Plan No. 3328.

WOODHAVEN.—Rector st, n s, 170 w Syosset st, 1-sty frame garage, 15x15, shingle roof; cost, $150; owner, H. Millenhauer, 136 Broadway, Brooklyn. Plan No. 3329.

WOODHAVEN.—Manor av, n w cor Elmwood av, 1-sty frame garage, 12x18, shingle roof; cost, $150; owner, A. Gascoyne, 1264 Jamaica av, Woodhaven. Plan No. 3327.

WOODHAVEN.—Oceanview av, w s, 100 s Fulton st, 1-sty frame garage, 18x18, tin roof; cost, $200; owner, Lerner Realty Co., Oceanview av, Woodhaven. Plan No. 3316.

STORES AND DWELLINGS.

CORONA.—45th st, n e cor Fillmore av, 3-sty brick store and dwelling, 25x49, gravel roof, 2 families; cost, $8,000; owner, G. B. Dioguardi, 45th st and Fillmore av, Corona; architect, Wm. E. Helm, Corona. Plan No. 3249.

RIDGEWOOD.—Fresh Pond rd, s e cor Palmetto st, 3-sty brick store and dwelling, 20x58, tin roof, 2 families, cost, $8,000; and 20 s Palmetto st, four 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, $20,000; owner, Valentine Leiser, 712 Prospect av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3320-3321.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Sunswick st, w s, 100 s Payntar av, 5-sty brick loft building, 103x77, slag roof; cost, $55,000; owner, Touroff & Karp, Inc., 87 Sunswick st, L. I. City; architect, H. S. Karp, same address. Plan No. 3247.

CORONA.—Central av, n w cor Smith st, 1-sty frame store, 7x20, tin roof; cost, $100; owner, M. Lefhowitz, on premises. Plan No. 3297.

STORES AND TENEMENTS.

ARVERNE.—Ammerman av, e s, 100 s Boulevard, two 3-sty frame tenements, 19x52, tin roof, 3 families; cost, $9,000; owner, Wm. Hirsch, 84 East 90th st, Manhattan; architect, P. Caplan, 477 Boulevard, Rockaway Beach. Plan No. 3256.

THEATRES.

ELMHURST.—Corona av, s w cor Medina pl, 1-sty frame moving picture, 50x100, paroid roof; cost, $6,000; owner, R. E. Alexander, 19 Medina pl, Elmhurst; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3322.

MISCELLANEOUS.

ELMHURST HEIGHTS.—Caldwell av, s w s, 150 s Prospect st, 1-sty frame shed, 10x12, paper roof; cost, $100; owner, F. Marino, premises. Plan No. 3248.

FLUSHING.—17th st and Whitestone av, frame bilboard, 200x11; cost, $250; owner, McElroy Bros., 84 Bradford av, Flushing. Plan No. 3262.

ACQUEDUCT.—Remington st, w s, 420 s Stover st, 1-sty frame boat house, 16x24, tin roof; cost, $150; owner, Wm. Framis, on premises. Plan No. 3263.

L. I. CITY.—Betts av, n w cor Queens blvd, frame fence, 100x12; cost, $250; owner, L. I. Poster Adv. Co., 13 Queens st, L. I. City. Plan No. 3267.


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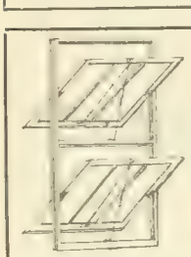
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*New Buildings, Queens, (Continued).*

L. I. CITY.—Stemler st, e s, 180 s Flushing av, 1-sty frame tool house, 8x12; cost, $250; owners, McClintock, Marshall Co., on premises. Plan No. 3258.

L. I. CITY. Queens Blvd, n s, 75 e Schroeder pl, frame fence, 100x12; cost, $250; owner, L. I. Poster Adv. Co., 13 Queens st, L. I. City. Plan No. 3266.

SOUTH ACQUEDUCT.—Gold st, e s, 255 n Sage st, 1-sty frame boat house, 12x40, tin roof; cost, $175; owner, May E. Ashenfelder, on premises. Plan No. 3264.

## Richmond.

DWELLINGS.

CONGRESS ST, n s, 100 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x42; cost, $400; owner, Karl Moren, 425 West 44th st; builder, H. A. Wilkes, New Dorp. Plan No. 851.

MANHATTAN ST, e s, 275 s Cleremont av, Tottenville, 1½-sty frame dwelling, 22x28; cost, $2,400; owner, H. Drayton, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 854.

MAPLE ST, n s, 400 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x49; cost, $350; owner, Max Hershkowitz, 735 East 152d st; architect and builder, H. A. Wilkes, New Dorp. Plan No. 852.

MADISON AV, s s, 150 e Livingston st, Granite Park, 2-sty brick dwelling, 22x30; cost, $2,600; owner, C. Marotta, Graniteville; architect and builder, N. Vitacco, Graniteville. Plan No. 861.

PERRY AV, e s, 313 s Richmond turnpike, West Brighton, 2½-sty frame dwelling, 22x26; cost, $2,800; owner, R. Frey, West Brighton; architect and builder, F. B. Sterner, Port Richmond. Plan No. 846.

QUINLAN AV, w s, 253 s Richmond av, Castleton Corners, two 2-sty frame dwellings, 20x26; total cost, $6,000; owner F. J. Schanzenbach, 127 Alexander av, Bronx; architect, Henry Nordheim, 1087 Tremont av, Bronx. Plan No. 853.

STABLES AND GARAGES.

BEMENT AV, e s, 309 n Forest av, West Brighton, 1-sty frame garage, 10x17; cost, $80; owner, architect and builder, Thos. B. Oakley, West Brighton. Plan No. 862.

BEMENT AV, e s, 250 n Forest av, West Brighton, 1-sty frame garage, 12x16; cost, $100; owner, architect and builder, G. H. Stagen, West Brighton. Plan No. 848.

BERRYL AV, w s, 200 e Parkwood av, Princess Bay, 1-sty frame garage, 15x18; cost, $240; owner, Edw. L. Head, Princess Bay; builder, Geo. B. Carr, Tottenville. Plan No. 850.

VAN NAME AV, 170, Mariners' Harbor, 1-sty frame stable, 20x22; cost, $400; owner, A. Carpeno, Mariners' Harbor; builder, M. Martino, Mariners' Harbor. Plan No. 858.

STORES AND DWELLINGS.

JERSEY ST and 2d av, n e c, New Brighton, 2-sty brick store and dwelling, 24x40; cost, $3,500; owner, Anna Di Cairano, New Brighton; architect, Donato A Cairano, New Brighton; builder, Tony Di Maio, Rosebank. Plan No. 856.

MISCELLANEOUS.

ST. MARKS PLACE, 89, New Brighton, 1-sty frame storage, 10x15; cost, $25; owner, Julia P. Hunt, on premises; builder, W. F. Hunt, on premises. Plan No. 859.

HUGUENOT AV, n s, 10 e 4th st, New Dorp, 1-sty frame sign, 12x48; cost, $50; owner, D. Collyer, New Dorp; architect and builder, O. J. Gude Co., 110 West 42d st. Plan No. 849.

LINDEN AV, n s, 1,000 e Southfield blvd, Grant City; brick chimney, 110 ft high; cost, $1,984; owner, City of N. Y., Dept. Water, Gas & Elec.; architect and builder, Kellogg Co., 50 Church st. Plan No. 847.

MIDLAND AV, w s, 43 s 2d st, New Dorp, 1-sty frame store, 12x24; cost, $200; owner, Milton Clarke, New Dorp; builder, Robt. Siclin, New Dorp. Plan No. 855.

RICHMOND and Clove rds, n w cor, Concord, 1-sty brick power station, 34x37; cost, $1,500; owner, Richmond Light & R. R. Co., St. George; architect, W. H. Rudesill, St. George. Plan No. 860.

WASHINGTON AV, 449, Mariners' Harbor, 1-sty frame shed, 9x12; cost, $75; owner, K Koslow, Mariners' Harbor; builder, S. Molinoff, Port Richmond. Plan No. 857.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

ATTORNEY ST, 166, take down brick walls to 5-sty brick tenement; cost, $50; owner, Solomon Frankel, 50 Loew av, west Washington Market; architect, Max Muller, 115 Nassau st. Plan No. 3745.

BEEKMAN ST, 77, tank, steel beams to 5-sty brick loft; cost, $200; owner, estate of Peter Hayden, 5 Beekman st; architect, Chas. Sheres, 882 Kelly st. Plan No. 3753.

BROOME ST, 429, extend partitions, fireproofing windows, new stairway to 5-sty brick loft; cost, $1,500; owner, Dennis Shea Estate, Rev. Geo. T. Donlin, executor, 148th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3787.

CLEVELAND PL, 15, erect partition to 3-sty brick cafe, club and tailor shop; cost, $7; owner, Estate of Augusta Liebetz, 812 East 169th st; no architect. Plan No. 3767.

CLINTON ST, 144, store front to 5-sty brick tenement; cost, $200; owner, Louis P. Deffaa, 541 East 6th st; architect, H. Klein, 505 East 15th st. Plan No. 3780.

DYCKMAN ST, 170, 1-sty brick extension to 2-sty brick stable; cost, $200; owner, M. A. Hoffman, 321 Convent av; architect, F. A. Rooke, 489 5th av. Plan No. 3757.

LUDLOW ST, 69, brick wall, terra cotta blocks to 5-sty brick tenement; cost, $100; owner, David Greenfield, 69 Ludlow st; architect, Harry Zlot, 63 Grand st. Plan No. 3750.

SPRING ST, 75-77, steel tank supports to 9-sty brick loft building; cost, $2,295; owner, Chas. A. Gould, 30 East 42d st; architect, Royal J. Mansfield, 135 William st. Plan No. 3734.

SPRING ST, 264, one steel structure to 6-sty brick light manufactory; cost, $650; owner, Carolina B. (Mrs. J. G.) Sellers, 462 Park st, Upper Montclair, N. J.; architect, Maxwell Eng. Co., Inc., 146 24th st, Brooklyn. Plan No. 3775.

STANTON, 103, erect show window to 6-sty brick tenement; cost, $200; owner, Edward Deubosky, 122 West 26th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3763.

WASHINGTON ST, 94, sheet metal store front covering, removal of encroachments to 4-sty brick store and tenement; cost, $300; owner, Regina B. Saportis, Saratoga Springs; architect, Chas. E. Miller, 111 Nassau st. Plan No. 3735.

3D ST, 72 East, construct new fire escape, install water closet compartment, erect partition to 5-sty brick tenement; cost, $200; owner, Morris Newman, 304 Pearl st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3772.

13TH ST, 443 West, remove brick piers, front wall, erect new partitions to 3-sty brick store and 2-family dwelling; cost, $5,000; owner, Jas. B. Walker, 299 Broadway; architect, Geo. M. McCabe, 96 5th av. Plan No. 3771.

14TH ST, 201 East, new brick wall, shoring south wall to 5-sty brick hotel and cafe; cost, $1,000; owner, estate of Patrick Sullivan, Mary J. Sullivan, executrix, 136 East 62d st; architect, J. H. Friend, 148 Alexander av. Plan No. 3754.

14TH ST, 206 East, remove pier, build new store front and window to 2-sty brick loft; cost, $500; owner, J. Edgar Leaycroft, 30 East 42d st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3790.

15TH ST, 629-35 E; 16TH ST, 642-44 E, toilets, partitions, windows, steel beams, concrete wash stand, iron stairs, t. c. block enclosure, f. p. windows, concrete arches, f. p. doors, fire-escape, stairs, bulkhead, skylight to 4-sty brick bakery and lofts and 4-sty brick stable and storage; cost, $3,000; owner, American Pastry & Mfg. Co., J. H. Ballentine, president, 629 East 15th st; architect, Henry Regelmann, 133 7th st. Plan No. 3732.

16TH ST, 652 East, enlarge two windows and door opening to 1-sty brick shop; cost, $150; owner, Samuel Steinberg, 652 East 16th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3791.

20TH ST, 42-48 East, construct connecting platform, stairs to 8-sty brick loft and factory; cost, $500; owner, Emily B. Hopkins, 1 East 56th st; architect, H. H. Murdock, of Jardine, Hill & Murdock, 3 West 29th st. Plan No. 3792.

22D ST, 157 East, build store front to 2-sty brick dwelling and store; cost, $60; owner, August Quick, 115 West st; architect, Jas. A. Boyle, 367 Fulton st, Brooklyn. Plan No. 3789.

22D ST, 40-42 East, build partitions to 12-sty brick fireproof loft; cost, $300; owner, Mrs. Jessie C. Owens, Pelham Manor, N. Y.; Cross & Brown, representatives, 18 East 41st st; architect, Bernard Berger, 24 Gold st. Plan No. 3778.

24TH ST, 57 West, setting front steps back to 4-sty brick store and light mfg.; cost, $300; owner, Michael P. Rith, 32 West 88th st; architect, Rexter L. Herron, 202 West 12th st. Plan No. 3752.

25TH ST, 141-155 East, install four new windows to 7-sty brick, fireproof, light mfg. and printing establishment; cost, $200; owner, N. Y. Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 3751.

26TH ST, 31 West, stairway, front, erecting marquise to 6-sty brick loft; cost, $2,000; owners, Clark & Dodd, 35 Nassau st and 135 Lafayette av, Passaic, N. J.; architect, Emery Roth, 405 Lexington av. Plan No. 3740.

26TH ST, 313 East, erect partitions, fire escapes to 5-sty brick tenement; cost, $1,500; owner, Rebecca Daly, 541 Lexington av; architect, Otto Reissmann, 147 4th av. Plan No. 3793.

27TH ST, 10-14 East, remove dumbwaiter and partition to 16-sty fireproof loft; cost, $60; owner, Jacob Ruppert Realty Co., 1639 3d av; architect, Wm. G. Wilson, 512 West 162d st. Plan No. 3738.

27TH ST, 22-24 West, setting store front show window back to 12-sty brick fireproof loft; cost, $140; owner, Elmont Realty Co., 56 Worth st; architect, Ralph Schweibish, 201 East 72d st. Plan No. 3756.

27TH ST, 145-47 West, replacing stairs, terra cotta blocks, remove encroachments to 6-sty brick tenement; cost, $450; owner, Peter Piasetti, 145-47 West 27th st; architect, Anthony Vendrasco, 498 West Broadway. Plan No. 3779.

39TH ST, 24-26 West, new skylight to 12-sty brick fireproof loft; cost, $8300; owner, estate of Walden Pell, 122 East 27th st; architect, F. Livingston Pell, 122 East 25th st. Plan No. 3743.

34TH ST, 148 West, steel girder, erect partition show window to 4-sty brick dwelling; cost, $500; owner, Robert E. Smith, care J Romaine Brown, 299 Madison av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3749.

37TH ST, 6 West, erect kalamein wood-covered sash and wire glass to 6-sty fireproof loft; cost, $1,200; owner, Alfred F. James, 6 West 37th st; architect, Craig Severance, 4 West 37th st. Plan No. 3796.

37TH ST, 335 West, new water closet compartment, remove stairway to 4-sty brick tenement; cost, $500; owner, Edmond Chastagner, 387 Palmer av, Yonkers, N. Y.; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3785.

38TH ST, 101 West, removing stone entrance, sidewalk coping and storm door and show window, and placing same back to 4-sty brick apartment; cost, $500; owner, The Andrew Finck estate, 324 West 39th st; architect, Will H. Erley, 35 West 31st st. Plan No. 3776.

42D ST, 13 West, alter present store, cut pier, new front to 5-sty brick office; cost, $500; owner, estate of Cath. L. Hall, 41 Union sq.; architect, P. J. Murray, 2 Mitchell pl. Plan No. 3758.

42D ST, 18-30 East, construct fireproof mezzanine to 21-sty brick fireproof office; cost, $750; owner, 42d St & Madison Av Co, 30 East 42d st; architects, Buchman & Fox, 30 East 42d st. Plan No. 3794.

42D ST, 218-226 West, setting in moving picture booth to 16-sty brick fireproof office; cost, $144,96; owner, Asa G. Candler, 218-220 West 42d st; architects, Shape & Bready, 220 West 42d st Plan No. 3795.

46TH ST, 423 West, new chimney to 2-sty brick church; cost, $375; owner, St. Cornelius' Church, 423 West 46th st; architect, John Pugh, Woodside, L. I. Plan No. 3744.

47TH ST, 38 West, remove pier, new show windows to 4-sty brick dwelling; cost, $1,000; owner, Minnie Kraus, 24 Broad st; architects, Cohen & Felson, 329 4th av. Plan No. 3768.

49TH ST, 13 East, take down 1st story wall and basement, build a show front extension, rearranging floors, plumbing, lighting and heating system to 4-sty brick dwelling; cost, $8,000; owner, Clara S. Kurzman, 13 East 49th st; architects, Geo. A. & H. Boehm, 7 West 42d st. Plan No. 3764.

57TH ST, 24 E, mason work, steel girder and beams, concrete sidewalk, store front, windows, flooring, partitions to 4-sty brick, store and dwelling; cost, $1,730; owner, George Keiser, 27 Cedar st; architect, Francis X. Rousseau, 2 East 23d st. Plan No. 3737.

58TH ST, 132 East, rearranging partitions, additional skylight to — sty brick residence; cost, $90; owner, Mrs. Elizabeth Smith, 1014 Lexington av; architects, Peabody, Wilson & Brown, 149 East 52d st. Plan No. 3788.

59TH ST, 317-319 West, build boiler room to 1-sty brick store; cost, $160; owner, Mary E. Jones, 35 West 30th st; architect, Mayer Shenkman, 244 East 30th st. Plan No. 3742.

59TH ST, 331-3 West, show window, remove stoop, new sidewalk to 5-sty brick tenement; cost, $600; owner, estate of Thomas W. Bracha, V. K. Bracha, trustee, 301 West 106th st; architect, P. M. Hughes, 404 West 34th st. Plan No. 3759.

72D ST, 340-342 West, new vertical boiler flue, kalamien door to 8-sty brick fireproof tenement; cost, $800; owner, Johnson-Kahn Co., 212 5th av; architect, H. H. Crocker, 102 West 71st st. Plan No. 3739.

84TH ST, 114-116-118 East, present dumbwaiter to be enclosed in 8-inch brick walls and provided with fireproof self-closing doors to 4-sty brick tenement; cost, $100,000; owner, Surrey Realty Co., 299 Madison av; architects, Schwartz & Gross, 347 5th av. Plan No. 3765.

110TH ST, 158 East, remove wall, lowering first floor, new stores, remove stoop to 4-sty brick apartment; cost, $1,000; owner, Salvatore Isalli, 1740 Lexington av; architect, Vincent S. Todaro, 5 West 31st st. Plan No. 3786.

114TH ST, 105 East, new stairs, remove partition, cut opening to 3-sty brick dwelling; cost, $200; owner, David Marcus, 105 East 114th st; architect, Adolph Balschun, 2698 Creston av. Plan No. 3797.

116TH ST, 400 East, new partitions, new stairs, new terra cotta blocks to 5-sty brick tenement; cost, $1,000; owner, Crescent Star Realty Co., 211 East 55th st; architect, Mathew W. Del Gaudio, 401 East Tremont av. Plan No. 3774.

129TH ST, 114 East, take down present beams, move partitions, new closet to 3-sty brick dwelling; cost, $2,000; owner, Bernard Brindze, 15 East 128th st; architects, Hunt & Areson, 245 West 55th st. Plan No. 3761.

134TH ST, 22 W, toilets, bathrooms, t. c. partitions, f. p. door, chimney breasts, flues, change of partitions to 5-sty brick tenement; cost, $1,000; owner, Karoline Smith, 103 West 141st st; architect, Samuel Sass, 32 Union sq. Plan No. 3736.

181ST ST, 608 West, new chimney, concrete base, to 2-sty brick stores and office; cost, $150; owner, Geo. L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 3747.

181ST ST, 854 West, cutting skylight in roof to 6-sty brick tenement; cost, $50; owner, Fort View Constn. Co., 1018 East 163d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3770.

AMSTERDAM AV, 565, stud partition instead of present wood partition to 5-sty brick tenement; cost, $70; owner, Emily M. Crosby, Ocean av, Islip, L. I.; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 3762.

AMSTERDAM AV, 1750, remove show window, reset glass to 5-sty brick dwelling; cost, $375; owner, Bertha Heinemann, 129 West 93d st; architect, Adolph Sandhop, 771 Lexington av. Plan No. 3760.

AMSTERDAM AV, 751, install 3 living rooms, bath room to 5-sty brick tenement; cost, $200; owner, Louis Kirsling, 751 Amsterdam av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3755.

BROADWAY, 809-811, remove stair to 5-sty brick loft; cost, $50; owner, estate of Ogden Goelet, 9 West 17th st; architect, John Cox, Jr., 30 East 42d st. Plan No. 3748.

BROADWAY, 1157, enclose present opening to 3-sty brick loft; cost, $100; owner, Chas. Moran, 68 William st; architect, John C. Sims, 110 West 34th st. Plan No. 3741.

BROADWAY, 2242-2246, reconstruct show window to 10-sty brick fireproof tenement; cost, $1,500; owner, Varuna Investing Co., 225 West 80th st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3766.

LEXINGTON AV, 39, store front, two marquise to 2-sty brick office; cost, $1,000; owner, Catherine C. Johnston, 198 Union st, Brooklyn; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 3781.

NEW BOWERY, 66, removing stairs and partitions, rearranging store fronts, toilets and fire escape, building fireproof stairway to 5-sty brick loft; cost, $2,000; owner, Nicholas Economon, 66 New Bowery; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 3784.

PARK ROW, 23-5, erect partitions, install horizontal vent shaft to 5-sty brick loft; cost, $500; owner, Wm. Waldorf Astor, care C. W. Baldwin, 21 West 26th st; architect, J. C. Westervelt, 36 West 34th st. Plan No. 3746.

ST. NICHOLAS AV, 1361-63, cut opening to 3-sty brick apartment; cost, $100; owner, Jos. Krop, 1361 St. Nicholas av; architect, Berthia G. Petts, 531 West 187th st. Plan No. 3777.

2D AV, 1055, mason work, general fireproofing to 4-sty brick tenement; cost, $200; owner, Mrs. Chas. Harnischfeger, 1043 2d av; architect, Henry Regelmann, 133 7th st. Plan No. 3733.

3D AV, 960, moving back store windows to 4-sty brick 2-family and store; cost, $75; owner, Robt. Walton Goelet, 9 West 17th st; architect, none. Plan No. 3773.

3D AV, 990-1008, raising sprinkler tanks to 6-sty brick fireproof department store; cost, $175; owners, Bloomingdale Bros., 771 Madison av; architect, L. E. Dell, 1133 Broadway. Plan No. 3782.

8TH AV, 368, remove partition and water closet, new show window, new iron cornice to 4-sty brick tenement; cost, $350; owner, Jacob Luft, 368 8th av; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3783.

BLACKWELLS ISLAND, opposite 68th st, cut window, new plaster partitions to 3-sty brick ward for females; cost, $900; owner, City of N. Y., Dept. Public Charities, Municipal Bldg.; architect, Sylvester A. Taggart, Dept. architect. Plan No. 3769.

## Bronx.

PURDY ST, w s, 515 n St. Raymonds av, 1-sty frame extension, 6x6, to 2-sty frame dwelling; cost, $300; owner, Mary E. Daily, 2215 Westchester av; architect, B. Ebeling, 135 Westchester sq. Plan No. 532.

BRONXWOOD AV, n e cor 228th st, 2-sty brick extension, 55x109 to 2-sty brick factory; cost, $15,000; owners, Schloss & Metzger, 229th st and Bronxwood av; architects, Lockwood Greene Co., 101 Park av. Plan No. 531.

CLAREMONT PARKWAY, n w cor Bathgate av, 1-sty frame extension, 22x5, new columns, new girders, new partitions to 5-sty brick stores and tenement; cost, $2,000; owners, Wattenberg, Cohen & Pittman, 169th st and 3d av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 535.

EDISON AV, n s, 200 w Alice av, change from peak to flat roof; cost, $500; owner, Geo. Hublitz, 1924 Pelgrin av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 529.

FORDHAM RD, n s, 145.7 w Cedar av, 1-sty frame extension to 2-sty brick cafe; cost, $400; owner, Jos. Grube, on premises; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 528.

HOLLAND AV, n e cor Williamsbridge rd, move and new partitions, &c., to 2½-sty frame dwelling; cost, $2,500; owner, John Knewitz, 3537 Willett av; architect, John J. Zuelch, 690 East 239th st. Plan No. 525.

LOCUST AV, w s, 50 n 140th st, new toilet to 3-sty frame cafe and dwelling; cost, $2,500; owner, Elizabeth J. Martin, 305 Locust av; architect, E. A. Acker, 20 Arden st. Plan No. 530.

MOSHOLU AV, 5736, 2-sty frame extension, 20.4x14, to 1-sty frame store and dwelling; cost, $1,600; owner, Annie Murphy, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 524.

TREMONT AV, s s, 115 e Clinton av, 1-sty brick extension, 25x32, to 1-sty frame and brick nicolette; cost, $1,200; owners, Arville Realty & Amusement Co., 742 Tremont av; architect, Fredk. Jaeger, 441 Tremont av. Plan No. 533.

WESTCHESTER AV, 2563, new doors, new windows, &c., to 6-sty brick tenement; cost, $1,000; owner, Henry F. Keil, 401 East 163d st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 534.

WESTCHESTER AV, 1045, new store fronts to 1-sty brick store; cost, $400; owner, Henry Morgenthau Co., 42d st and Madison av; architect, Kreymborg Archtl. Co., 1029 East 163d st. Plan No. 527.

WILLIAMSBRIDGE RD, n w cor Wallace av, 2-sty frame extension, 12.6x11, and move 2½-sty frame dwelling; cost, $2,500; owner, John Knewitz, 3537 Willett av; architect, John J. Zuelch, 690 East 239th st. Plan No. 526.

## Brooklyn.

CRESCENT ST, 231, interior alterations to 2-sty dwelling; cost, $200; owner, A. A. Kloster, 2111 Caton av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 7167.

DAHLGREN PL, 185, move 2-sty dwelling; cost, $500; owner, Russel State, 27th st and 3d av; architect, Thos. Bennett, 52d st and 3d av. Plan No. 7154.

EAGLE ST, 156, interior alterations to 3-sty dwelling; cost, $250; owner, Charles Ober, 158 Eagle st; architect, John G. Dreyer, 75 Oakland st. Plan No. 7168.

ELLERY ST, 224, interior alterations to 3-sty tenement; cost, $200; owner, Frank Lubin, 237 Ellery st; architect, Harry Zlot, 63 Grand st. Manhattan. Plan No. 7164.

ETNA ST, 275, extension to 2-sty dwelling; cost, $500; owner, Peter J. Dihler, on premises; architect, C. Infanger, 2634 Atlantic av. Plan No. 7223.

HENRY ST, 22, exterior alterations to 6-sty factory; cost, $1,200; owner, Fredk. J. Wagenheimer, on premises; architect, Benj. Driesler, 153 Remsen st. Plan No. 7251.

JACKSON ST, 147, extension to 2-sty dwelling; cost, $200; owner, Anna Viscounti, on premises; architects, P. Tillion & Son, 381 Fulton st. Plan No. 7235.

JEFFERSON ST, 135, extension to 1-sty shop; cost, $200; owner, Luigi Campione, on premises; architect, Jos. Monda, 3938 Broadway. Plan No. 7192.

LORIMER ST, 715, interior alterations to 3-sty tenement; cost, $1,000; owner, Carmine D. Stefano, on premises; architect, C. Bauer, 651 Leonard st. Plan No. 7282.

MENAHAN ST, 77, extension to 3-sty dwelling; cost, $355; owner, Cath. Fink, on premises; architect, Hermein Poinecke, 201 Palmetto st. Plan No. 7216.

MIDDAGH ST, 85, interior alterations to 4-sty tenement; cost, $200; owner, Peter W. House, 549 Broadway, Manhattan; architect, W. J. Conway, 400 Union st. Plan No. 7177.

PACIFIC ST, 117, interior alterations to 4-sty dwelling; cost, $700; owner, Frank Brantel, 117 Pacific st; architect, Jos. Parascandola, 119 President st. Plan No. 7258.

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*Plans Filed—Alterations, Brooklyn (Contd.).*

SEIGEL ST, 76, interior alterations to 3-sty tenement; cost $800; owner, Jennie Broadwin, 281 Atlantic av; architect, Morris Perlstein, 37 Fulton st. Plan No. 7280.

SKIDMORE LA, 948, extension to 2-sty dwelling; cost, $500; owner, Alex Spright, 69 Somers st; architect, Adolph Goldberg, 154 Montague st. Plan No. 7287.

WYONA ST, 96, extension to 2-sty dwelling; cost, $150; owner, Emma Pfeferkorn, 94 Wyona st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 7303.

NORTH 3D ST, 73, interior alterations to 5-sty factory; cost, $2,500; owner, United States Printing Co., on premises; architect, John J. Moran, 113 Broadway. Plan No. 7187.

SOUTH 3D ST, 243, interior alterations to 4-sty tenement; cost, $200; owner, Saml. Goldinger, 492 Green av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7250.

EAST 21ST ST, 2652, interior alterations to 3-sty dwelling; cost, $2,000; owner, J. J. Pender, 92 Liberty st, Manhattan; architect, Jas. A. M. Carroll, 2402 Delamere pl. Plan No. 7199.

WEST 23D ST, 3067, extension to 2-sty hotel; cost, $3,000; owner, Benj. Silver, 743 South 11th st, Newark, N. J.; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 7236.

36TH ST, 1462, extension to 2-sty dwelling; cost, $300; owner, Emma Gaydica, on premises; architect, Jos. Gaydica, 1462 36th st. Plan No. 7182.

46TH ST, 672, interior alterationse to 3-sty dwelling; cost, $500; owner, Annie Kowenberger, on premises; architect, Geo. Hoff, 371 East 158th st, Manhattan. Plan No. 7264.

61ST ST, 819, raise 1-sty dwelling; cost, $1,500; owner, Louisa Spina, on premises; architect, W. J. Conway, 400 Union st. Plan No. 7249.

81ST ST, 1676, extension to 2-sty dwelling; cost, $400; owner, Vincent Plantamura, 2297 1st av; architect, Jas. A. Reese, 524 39th st. Plan No. 7281.

84TH ST, 1818, move 2-sty dwelling; cost, $1,500; owner, Jacob Sarnoff, 1819 85th st; architect, C. Schubert, 13th av and 86th st. Plan No. 7160.

BROADWAY, 1397, extension to 3-sty cafe; cost, $850; owner, Jno. B. Davis, 705 Willoughby av; architect, Gustave Rappold, 1397 Broadway. Plan No. 7215.

CENTRAL AV, 442, extension to 2-sty dwelling; cost, $225; owner, Bernhard Morris, 770 Park av; architect, H. M. Entlich, 29 Montrose av. Plan No. 7285.

EASTERN PKWAY EXTN, 129, extension to 3-sty tenement; cost, $600; owner, Jos. Fergorne, 134 Eastern pkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7266.

EAST N. Y. AV, 450, raise 2-sty dwelling; cost, $500; owner, Carmela Perrone, on premises; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 7270.

# PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 20, 1914.—Sealed proposals will be opened in this office at 3 p. m., November 30, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of a one-story mezzanine and basement, stone and brick-faced building of 4,000 square feet ground area; fire proof first floor and ceilings, composition roof, for the United States post office at Sparta, Wis. Drawings and specifications may be obtained from the custodian at Sparta, Wis., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

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FLUSHING AV, 596, extension to 1-sty stable; cost, $400; owner, John J. Herz, on premises; architect, W. J. Conway, 400 Union st. Plan No. 7248.

FLUSHING AV, 733, interior alterations to 3-sty dwelling; cost, $5,000; owner, Morris B. Evens, 739 Flushing av; architect, Shampan & Shampan, 772 Broadway. Plan No. 7307.

FRANKLIN AV, 53, extension to 3-sty factory; cost, $4,000; owner, Gutta Percha Rubber Co., on premises; architect, Benj. Finkenseiper, 134 Broadway. Plan No. 7156.

KENT AV, 835, extension to 3-sty tenement; cost, $800; owner, Luigi Imperiale, 839 Kent av; architect, P. Gaglardi, 239 Navy st. Plan No. 7138.

LENOX RD, 348, interior alterations to 2-sty dwelling; cost, $1,000; owner, Lena M. Valentine, 160 Lefferts pl; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7188.

LOCUST AV, 1602, extension to 1-sty factory; cost, $1,500; owner, Roman Stone Const. Co., on premises; architect, Emil F. Link, 314 Linden st. Plan No. 7197.

MANHATTAN AV, 910, extension to 3-sty brick theatre; cost, $25,000; owner, Anna A. Legan, 919 Manhattan av; architect, Farber & Markowitz, 189 Montague st. Plan No. 7300.

MARCY AV, 495, interior alterations to 2-sty dwelling; cost, $100; owner, Abr. Singer, 52½ Tompkins av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7207.

NORTH PORTLAND AV, 22, extension to 3-sty store and tenement; cost, $750; owner, Jos. Calderazzo, on premises; architect, Max Hursch, 391 Fulton st. Plan No. 7305.

PITKIN AV, 1619, extension to 3-sty dwelling; cost, $1,500; owner, Rose Mandelbaum, 329 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7306.

PITKIN AV, 1557, extension to 3-sty dwelling; cost, $1,500; owner, Bessie Michelbank, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7244.

PROSPECT PARK WEST, 201, interior alterations to 3-sty store and dwelling; cost, $5,000; owner, Leonard Michel, 3d and Bond sts; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7274.

SURF AV, 3226, extension to 2-sty dwelling; cost, $750; owner, Rosenheim Estate, 4 West 126th st, Manhattan; architect, Beatrice Friedland, 4 West 126th st, Manhattan. Plan No. 7173.

SUTTER AV, 549, extension to 2-sty dwelling; cost, $1,000; owner, David Loritt, 542 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7175.

THATFORD AV, 110, interior alterations to 2-sty dwelling; cost, $300; owner, Yetta Bernstein, 562 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7316.

UNION AV, 230, interior alterations to 3-sty tenement; cost, $300; owner, Caroline D. Cresenzo, 232 Union av; architect, Dominick Salvati, 525 Grand st. Plan No. 7165

18TH AV, 8402, move two 1-sty stores; cost, $2,500; owner, Etta Ehrlich, 8714 21st st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7252.

18TH AV, 8410, move four 3-sty store and dwellings; cost, $1,000; owner, Etta Ehrlich, 8714 21st st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7253.

## Queens.

ARVERNE—Kneer av, 41, interior alterations; cost, $200; owner, P. J. Lenihan, premises. Plan No. 2338.

BAYSIDE, 11th st, w s, 180 s Lawrence boulevard, new porch on dwelling; cost, $250; owner, H. Rawson, premises. Plan No. 2384.

COLLEGE POINT, 1st st, w s, 125 n 3d st, interior alterations to tenement; cost, $250; owner, August Schneider, 348 East 18th st, Manhattan; architects Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 2329.

COLLEGE POINT.—High st, s s, 100 e 13th st, erect bay window to dwelling; cost, $500; owner, John Barth, on premises. Plan No. 2330.

COLLEGE POINT.—4th av, n s, 25 w 11th st, 1-sty frame extension, 8x8, rear dwelling, tin roof; cost, $95; owner, T. Lucarelli, on premises. Plan No. 2322.

EAST ELMHURST.—Ditmars av, n s, 120 w Columbus av, raise dwelling and erect new foundation, interior alterations; cost, $2,000; owner, L. R. Bleekman, premises. Plan No. 2341.

EVERGREEN.—Cypress av, 113, plumbing in dwelling; cost, $200; owner, J. Booker, premises. Plan No. 2343.

FLUSHING—Burling av, w s, 400 n Forest av, interior alterations to dwelling; cost, $3,000; owner, Mamie Fay, 42 Cooper st, Ridgewood; architect, G. A. Cooper, 75 Whitestone av, Flushing. Plan No. 2324.

FLUSHING.—State st, s s, 75 n Linden st, 1-sty frame extension, 12x19, rear dwelling; cost, $125; owner, Mrs. E. V. Brown, premises. Plan No. 2385.

JAMAICA CREEK—Rockaway rd, s s, 100 w Kissam pl, 1-sty frame extension, 20x20, rear store, tin roof; cost, $275; owner, C. Homeyer, on premises. Plan No. 2321.

JAMAICA.—George st, w s, 100 s South st, new foundation to dwelling, interior repairs; cost, $800; owner, Celia Rose, 476 South st, Jamaica. Plan No. 2340.

L. I. CITY.—Marion st, w s, 25 n Washington av, 1-sty to be built underneath dwelling; cost, $300; owner, G. Napolina, premises. Plan No. 2349.

L. I. CITY.—Vandeventer av, 103, interior alterations to dwelling; cost, $150; owner, John Vlacanich, premises. Plan No. 2346.

L. I. CITY.—Sherman st, 14, new store front; cost, $175; owner, A. Simone, premises. Plan No. 2332.

L. I. CITY.—Ely av, e s, 300 s Pavntar av, new plumbing in dwelling; cost, $150; owner, L. Randazzo, premises. Plan No. 2333.

L. I. CITY.—Pidgeon st, s s, 132 w Front st, interior alterations to sugar refinery; cost, $20,000; owner, National Sugar Co., on premises. Plan No. 2352.

L. I. CITY.—Court st, e s, 100 s Broadway, gas piping in dwelling; cost, $15; owner, Mrs. Wm. Coughleton, premises. Plan No. 2360.

L. I. CITY.—Jackson av, s s, 100 w Buckley st, 1-sty tile extension, 28x77, side factory, slag roof, interior alterations; cost, $4,000; owner, American Locomotive Co., 30 Church st, Manhattan; architect, Wm. Berger, 36 East 23d st, Manhattan. Plan No. 2378.

MORRIS PARK.—Garden st, n e cor Curtis av, interior alterations to dwelling; cost, $150; owner, Arthur E. Hotte, premises. Plan No. 2368.

MORRIS PARK.—Ward st, w s, 39 s Garden st, plumbing to dwelling; cost, $100; owner, Geo. Hartman, on premises. Plan No. 2331.

OZONE PARK.—Lawn av, w s, 175 s Chichester av, plumbing in dwelling; cost, $150; owner, G. Von Tissenbrock, premises. Plan No. 2334.

OZONE PARK.—Jerome av, s s, 75 w Freedom av, plumbing in dwelling; cost, $150; owner, H. Greenater, premises. Plan No. 2335.

OZONE PARK.—Lawn av, e s, 175 s Chichester av, plumbing in dwelling; cost, $150; owner, A. Kingsley, premises. Plan No. 2336.

OZONE PARK.—Liberty av, n w cor Ocean av, interior alterations to dwelling; cost, $500; owner, Nicola Andrea, premises. Plan No. 2342.

RICHMOND HILL.—Church st, e s, 230 n Liberty av, plumbing in two dwellings; cost, $100; owner, H. Adikes, Church st, Richmond Hill. Plan Nos. 2374-75.

RICHMOND HILL.—Waterbury st, w s, 46 s Brandon av, plumbing in dwelling; cost, $100; owner, J. Kraft, premises. Plan No. 2361.

RICHMOND HILL.—Waterbury st, w s, 260 s Broadway, plumbing in dwelling; cost, $100; owner, J. Ross, premises. Plan No. 2362.

RICHMOND HILL.—Waterbury st, w s, 410 s Broadway, plumbing in dwelling; cost, $100; owner, H. Schmidt, premises. Plan No. 2363.

RIDGEWOOD.—Myrtle av, n s, 135 w Madison st, interior alterations to store; cost, $500; owner, Welz & Zerweck, Myrtle and Wyckoff avs, Brooklyn. Plan No. 2369.

RIDGEWOOD.—Wyckoff av, s w cor Halsey st, interior alterations to gymnasium; cost, $400; owner, Chas. Richter, premises. Plan No. 2383.

RIDGEWOOD.—Fresh Pond rd, w s, 50 s Foxall st, plumbing to dwelling; cost, $125; owner, Mrs. Bowden, on premises. Plan No. 2355.

RIDGEWOOD.—Fairview av, e cor Woodbine st, 1-sty frame extension, 45x19, rear dwelling and store, tin roof, general interior alterations; cost, $4,500; owner Frank and Anna Reimann, 634 Woodbine st, Ridgewood; architect, R. Geo. Smart, Richmond Hill. Plan No. 2358.

ROCKAWAY PARK.—2d av, w s, 334 s Washington av, 3-sty frame extension, 24x11, rear dwelling, tin roof, interior alterations; cost, $2,000; owner, John Schwean, 19 Beach 113th st, Rockaway Park; architect, J. B. Smith, Rockaway Beach. Plan No. 2344.

ROCKAWAY PARK.—Thetis av, e s, 35 s L. I. R. R., new foundation under dwelling; cost, $200; owner, Mrs. A. M. Kolesby, premises. Plan No. 2345.

ROCKAWAY PARK.—Beach 113th st, e s, 100 n Ocean parkway, 3-sty frame extension, 46x20, front and side of boarding house, interior alterations; cost, $4,500; owner, Chas. Mattern, 58 So. 2d st, Rockaway Beach; architects, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 2371.

WHITESTONE.—8th av, w s, 150 s 19th st, repair store front; cost, $250; owner, Chas. Blankfriend, premises. Plan No. 2365.

WHITESTONE.—20th st, s s, 150 w 7th av, 2-sty frame extension, 6x22, rear dwelling, tin roof; cost, $150; owner, E. Hay, on premises; architect, C. Hansen, Whitestone. Plan No. 2356.

WOODHAVEN.—Ferry st, w s, 41 n Dalrymple av, repair dwelling after fire damage; cost, $200; owner, Ozone Realty Co., 350 Fulton st, Brooklyn. Plan No. 2328.

WOODHAVEN.—Spruce st, n e cor Huntington st, interior alterations to store and dwelling; cost, $750; owner, Elias A. Gold, 427 Logan av, Brooklyn. Plan No. 2377.

## Richmond.

BRITTON LANE and Seafoam st, cor, New Dorp Beach, new cellar to frame bungalow; cost, $150; owner, C. Murphy, New Dorp Beach; builder, H. A. Wilkes, New Dorp Beach. Plan No. 427.

JERSEY ST, n s, 50 n Hill st, New Brighton, 3-sty extension and concrete wall to frame tenement; cost, $500; owner and builder, A. Maggio, New Brighton; architect, John Davies, Tompkinsville. Plan No. 436.

JERSEY ST, e s, 75 n 5th st, New Brighton, 1-sty extension and partitions to frame dwelling; cost, $300; owner, S. Binstock, New Brighton; architect, John Davies, Tompkinsville; builder, L. Desgum, New Brighton. Plan No. 437.

PINE and 2d sts, n e cor, New Dorp, 1-sty extension and pitch roof to frame dwelling; cost, $165; owner, Karl Schmutzler, New Dorp; builder, C. Dowshook, Four Corners. Plan No. 433.

SEAFOAM ST, n s, 300 w Cedar Grove av, New Dorp, small alterations to frame bungalow; cost, $60; owner and builder, Theo. Sanjour, New Dorp. Plan No. 431.

VAN DUZER ST, e s, — s Richmond turnpike, No. 43, Stapleton, small extension to frame dwelling; cost, $100; owner and builder, T. Forlenzo, Stapleton. Plan No. 438.

9TH ST, s s, 300 w Midland av, Midland Beach, new foundations to frame bungalow; cost, $10; owner, Mrs. Hall, Midland Beach; builder, J. D. Williams, Midland Beach. Plan No. 428.

AMBOY RD, s s, 160 e Central av, Tottenville, 2-sty extension to frame dwelling; cost, $600; owner, J. Peterson, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 430.

CENTRAL AV, w s, 536 n Arietta st, Tompkinsville, 2-sty extension and shingle roof to frame dwelling; cost, $700; owner and builder, Richmond Light & R. R. Co., St. George; architect, Jas. Whitford, St. George. Plan No. 440.

CHICAGO and Columbia avs, s w cor, Arrochar, general repairs to frame dwelling; cost, $250; owner, H. Pfeifer, Arrochar; builder, W. S. Lee, Rosebank. Plan No. 429.

FISK AV, e s, 100 w Waters av, West Brighton, shingle outside walls to frame dwelling; cost, $224; owner, W. H. Van Cott, West Brighton; builder, D. T. Corson, West Brighton. Plan No. 439.

HUGUENOT AV, 1,000 n Woodrow av, Woodrow, general repairs to frame dwelling; cost, $600; owner, Mrs. G. Richards, 110 West 109th st; builder, Fred Klein, Huguenot Park. Plan No. 435.

MANOR RD, e s, 800, Fairview Cemetery, Four Corners, 1-sty extension to frame dwelling; cost, $200; owner, E. Dowshook, Four Corners; architect and builder, C. Dowshook, Four Corners. Plan No. 434.

ROMA AV, w s, 100 s Marine Way, New Dorp, general repairs to frame dwelling; cost, $450; owner, F. Avine, New Dorp; architect, Chas. B. Hurcker, Tompkinsville. Plan No. 432.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 17. The location is given, but not the owner's address:*

NEWARK.—Butensky & Portnoff, 170-172 Hillside av, two 3-sty frames, $11,000. Mrs. Emil Kohn, 242-244 Belmont av, 3-sty frame, alterations, $1,000. Elsie L. Bohr, 20 Cedar av, 3-sty frame, $6,000 Louis Goldfarb, 59-61 South Orange av, 3-sty frame, alterations, $1,000. Emmet J. Quinn, 306 Chestnut st, 4-sty brick, $18,000. Rose Cesuelli, 518 North 5th st, 3-sty brick, $5,000. Joseph Di Trolio, 598 North 4th st, 2-sty frame, $5,000.

JERSEY CITY.—Mary Esposito, 43 Colgate st, 3-sty frame, alterations, $500.

IRVINGTON.—Mayk McInyk, 121 21st st, 3-sty frame, $5,000.

BAYONNE.—Joseph Maciezonke, 202 Av E, 3-sty frame, alterations, $2,000.

APARTMENTS, FLATS AND TENEMENTS.

MORRISTOWN, N. J.—A. S. Pierson, Trust Co. Building, has completed plans for a 2-sty frame and stucco flat, 27x45 ft., in Columbia st for Jacob Steiner, this place, owner and builder. Cost, about $5,000.

CHURCHES.

PATERSON, N. J.—Elliott R. Coe, 153 Trenton av, has been commissioned to prepare plans for rebuilding the frame church at Getty and Knickerbocker avs, for the Lakeview Presbyterian Church, Rev. Chas. F. N. Voeglin, pastor. Cost, about $8,000.

DWELLINGS.

JERSEY CITY, N. J.—Excavating is under way for two 2-sty brick residences, 22x56 ft., in the south side of Fleet st, for Fred J. Kloes, 39 Highland av. E. M. Patterson, 1 Montgomery st, architect. Total cost, about $10,000. The Standard Development Co., 242 Grove st, general contractor.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, is preparing preliminary plans for a 2½-sty frame and stucco residence, 27x68 ft., at 44-46 Farley av for Theodore Grotta, 224 Halsey st. Cost, about $12,000.

NEW BRUNSWICK, N. J.—D. D. Williamson, 390 George st, has completed plans for a 2-sty frame residence, 35x36 ft., at Townsend st and Nicoll av, for J. L. Suydam, 22 Jones av. Cost, about $10,000.

MISCELLANEOUS.

EDGEWATER, N. J.—Preliminary sketches are being prepared by the owners, the United States Aluminum Co., 99 John st, Manhattan, Henry K. Spalding, N. Y., manager, for reinforced concrete piers and power house here.

### Other Cities.

DWELLINGS.

PALATINE BRIDGE, N. Y.—Koch & Wagner, 26 Court st, Brooklyn, have completed plans for a 2½-sty frame and brick veneer residence, 27x45 ft., at Mohawk Valley for David Joyce, Germania Bank Building, Brooklyn. Cost, about $10,000.

MUNICIPAL WORK.

HARRIMAN, N. Y.—Knight & Bush, engineers, Monroe, N. Y., have completed preliminary plans for a water system here for the village of Harriman, E. E. Thompson, president Cost, about $60,000.

ROME, N. Y.—Plans are being prepared for a reinforced concrete sewage disposal plant, including 1½ miles of 48-inch sewer of monolithic concrete pipe and a superintendent's cottage, for the Board of Public Works of Rome, T. J. Mowry, president. C. W. Knight & Son, 101 West Liberty st, engineers. John F. Plunkett, City Hall, Rome, city engineer. Hering & Gregory, 170 Broadway, Manhattan, consulting engineers. Cost, about $150,000.

SCHOOLS AND COLLEGES.

HARRIMAN, N. Y.—W. I. Dally, this place, and F. W. Wentworth, 140 Market st, Paterson, N. J., associated architects, are preparing plans for a 2-sty brick high and grade school, 120x40 ft., for the Board of Education of Harriman, I. H. Smith, clerk. Cost, about $45,000. Bids will be advertised for about Jan. 1.

MISCELLANEOUS.

SYRACUSE, N. Y.—The city of Syracuse, Louis Will, Mayor, contemplates the construction of a playground at the "North Side." W. Thomas Wooley, city engineer.

## PERSONAL AND TRADE NOTES.

E. M. TERRY, exporter of lumber, has removed his headquarters from 90 West st to 18 Broadway.

IRVING B. EASTON, wholesale lumber dealer, has moved his office from 1 Madison av to 30 East 42d st.

UNITED STATES RADIATOR CO., Detroit, Mich., has moved its Boston office to 136 Federal st, Boston.

MELROSE ENGINEERING CO., general contracting, has opened an office at Sag Harbor, L. I. President and treasurer, Harry W. Butts, vice-president, T. P. Cunningham.

EDWARD L. COX has recently been appointed manager of the lighting division of the electrical department of the H. W. Johns-Manville Co., Madison av and 41st st. He will make his headquarters at that office.

JAMES SCOTT SHATTUCK, architect, has opened offices for the practice of his profession at 356 State st, Albany, N. Y., and desires catalogues and samples from manufacturers interested in the building trades.

SCHOOL OF HEATING AND VENTILATING.—The class will meet Monday evening of each week at 7.30 o'clock in Room 511, World building, Park Row, New York, and will be under the direction of Charles A. Fuller, consulting engineer with Messrs. Clark, MacMullen and Riley. The school will open Nov. 2.

GEORGE S. RICE was recently appointed by the Public Service Commission engineer of the Sixth division, which includes the two new East River tunnels, at a salary of $7,000 a year. Mr. Rice was the chief engineer of the old Rapid Transit Commission and up to two years ago was the chief engineer of the present commission.

TRUMBULL STEEL COMPANY, Warren, Ohio, has opened an Eastern sales office in the Grand Central Terminal Building, New York City, in charge of Frank H. Colladay, as district sales manager. The company's products are tin and terne plates, black galvanized sheets, formed roofing products and metal shingles.

HENRY M. TOCH, of Toch Brothers, paint specialists, of 320 5th av, returned last Saturday from his annual trip to Europe and the continent. To a representative of the Record and Guide Mr. Toch said he experienced very little delay on account of the war. His knowledge of the foreign languages was a great help to him, and with no desire to rush his trip came home almost on schedule time.

SEVERAL architects in the United States have entered the competition for the design of the McKinley memorial to be erected at Niles, Ohio. Among the local architects who have entered are: Henry Bacon, 101 Park av; Cass Gilbert, 11 East 24th st; McKim, Mead & White, 101 Park av; H. Van Buren Magonigle, 101 Park av; Palmer, Hornbostel & Jones and J. L. Decker, associated, 63 William st.

HERMAN E. KLAPPERT, junior member of the firm of C. W. Klappert's Sons, Inc., carpenters and builders, 230 East 25th st, was married Thursday evening, Oct. 22, to Miss Helen Lankenau. The ceremony took place at Saint Peter's Lutheran Church, 54th st and Lexington av, and was followed by a reception at Arion Hall.

THE COLLEGE OF ARCHITECTURE OF CORNELL UNIVERSITY is perfecting plans to publish a quarterly magazine to be called the "Cornell Architect." This magazine will be the first publication ever attempted by the College of Architecture, and its purpose will be to better acquaint the undergraduates with the affairs of the college and to furnish a means of communication with its alumni.

THE MERCHANTS' ASSOCIATION has been gathering information regarding foreign firms who are in the market for specific orders of merchandise This has been sent to more than a thousand of the members of the association, who have been furnished with the address of the firm abroad which desired the goods, and as much information as could be obtained regarding the specifications and method of payment. This branch of the work is being expanded as rapidly as possible by the Industrial Bureau, which is getting into touch with new firms. Inquiries are coming to the association in increasing members.

HOTEL BILTMORE—There is the highest authority for stating that the Hotel Biltmore will continue without any change in policy, and that it was the expressed wish of Mr Baumann that in the event of his death, Mr Bowman, vice-president of the company, should assume full control and represent the interests of the Baumann estate as well as the interests of Mr. Bowman himself. Immediately upon learning of the death of Mr. Baumann, the business men interested in the promotion and operation of the Biltmore enterprise hastened to tender to Mr. Bowman the assurances of their cooperation and support, and voice their belief that the vice-president of the company should succeed to the post left vacant by Mr. Baumann's death.

## OBITUARY

DAVID M. FITZPATRICK, a retired building contractor, died at his home, 74 Gerry av, Elmhurst, L. I., aged eighty-six years. He is survived by five sons and two daughters.

WILLIAM KENNY, a building inspector, for the last eight years in the Department of Water Supply, Gas and Electricity, died of heart disease at his home, 416 Dean st, Brooklyn, Tuesday, Oct. 20. He was thirty years old.

HENRY M. BURTIS, retired hardware dealer in Brooklyn, and for many years a resident of that borough, died at the home of his daughter in Montclair, N. J., Monday, Oct. 12. He was born in 1833 and lived in Brooklyn for over seventy years. He is survived by two sons and a daughter.

BERNARD RICHARDSON GREEN, one of the most prominent builders in the country, died at his home, in Washington, of general debility, Thursday, Oct. 22. Mr. Green superintended the construction of a portion of the State, War and Navy Building, the Congressional Library, the new National Museum and other notable structures in the Capitol. He served as adviser to the builders of the Corcoran Gallery of Art in Washington and the new Pennsylvania State Capitol in Harrisburg.

CHARLES JOHNSON KING, contracting manager of the Buffalo, N. Y., office of the H. W. Johns-Manville Co., died from cancer of the stomach, Saturday, Oct. 17. He was born in Glasgow, Scotland, thirty-five years ago, and for many years had lived in the Glendale section of Brooklyn, where he was well known. For the past two years Mr. King had been stationed in Buffalo, N. Y., in charge of the concern's business in that vicinity. He is survived by his widow and seven children.

## TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Courtlandt st, N. Y. C.

BROOKLYN ENGINEERS CLUB, 117 Remsen st, Brooklyn, at their regular meeting, Thursday, October 29, will be addressed by Paul Bigelow, Eastern manager of the Buckeye Engine Co.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

**SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.**

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual meeting, in conjunction with the National Hardware Association, at the Marlborough-Blenheim Hotel, Atlantic City, N. J., October 28-30. F. D. Mitchell, secretary-treasurer, 1510 Woolworth Building, New York City.

THE SOCIETY OF BEAUX ARTS ARCHITECTS is preparing for an entertainment to be held at the Ritz-Carlton Hotel November 9-10, afternoon and evening. The proceeds will be devoted to the relief of families of architects, sculptors and painters who are in need of assistance on account of the European conflict. Many prominent professional and amateur artists have volunteered their services for this cause. A feature of the programme will be a mythological pantomime entitled "The Judgment of Paris." The committee in charge of the entertainment includes Lloyd Warren, chairman; Howard Greenley, Louis R. Metcalf, James W. O'Connor, Henry Hornbostel, Kenneth M. Murchison and Arthur Ware.

## RECENT INCORPORATIONS.

MARCONI INVESTING CO. has been chartered with $10,000 capital stock to do a realty, construction and dealing in building materials business with offices in Manhattan. The directors are Victor M. Corvaolia and Jos. Caccia, both of 261 Broadway, and Frank Esposito, 210 Montrose av, Brooklyn. Alessandro Caccia, 261 Broadway, attorney.

LEBOHNER BROS. CO. has been chartered with $10,000 capital stock to do a general construction and realty business with offices at Jamaica, L. I. The directors are: Geo. F. Lebohner, Jackson av and Walnut st, Queens; Geo. C. Lebohner, Jamaica av, Woodhaven, and Harry M. Peyser, 320 Broadway, Manhattan. Harry M. Peyser, 320 Broadway, attorney.

ST. CLAIR CONSTRUCTION CO. is a $500,000 company chartered with offices in Manhattan to do a realty and construction business. The directors are: Alex Dow, 18 Washington av, Detroit, Mich.; Alfred Jaretzki, 49 Wall st, Manhattan; Horace H. Esselstyn, 65 Pingree av, Detroit, Mich., and two others. Sullivan & Cromwell, 49 Wall st, Manhattan, attorneys.

### Building Opportunities at Coney Island.

President Jeremiah O'Leary of the West End Board of Trade says he is authoritatively informed that there is a great demand in that section for small apartments, and that builders throughout the city should be advised of it. He says that builders in that section find money hard to get.

# BUILDING MATERIALS AND SUPPLIES

## PRICES DEPEND LARGELY UPON CUSTOMER—TIGHTNESS OF MONEY MAKES LONG CREDITS ALMOST GENERAL RULE

Plan Filings Last Week, This Week and Year Ago Compared

FURTHER weakening of building material prices has resulted from the keen competition now prevailing for new business throughout the district. In some cases, like linseed oil, conditions at manufacturing points are responsible for the slump. Many attribute the cause to slackness in building construction brought about to some extent by lenders failing to live up to their engagements, not through any deliberate intention to embarrass builders, but because the long-continued closing of the stock exchange has prevented profitable and safe negotiation of securities.

Applications for new building permits are holding their own when compared with those for the corresponding period last year, as far as volume is concerned, in all central points in the metropolitan district; but at best contractors are able barely to get their payrolls from lenders, thus putting an unusual burden upon supply men. The building money is known to be perfectly good in almost every instance, but there has been an uncertainty about when the actual payments would be made that has made the lot of the contractor anything but easy.

For a time, therefore, material interests were inclined to restrict trading except upon a close basis, but the necessity of doing business and helping old contracting customers to keep at least a working part of their organizations together made more extended credit advisable. Competition and price shading, plus long credits, soon upset the demeanor of the market, with the result that there is hardly a list price in the building material market to-day that is being strictly adhered to.

The notable exceptions are plate glass, common Hudson brick and those basic commodities that are large factors in subway construction like yellow pine timber, sand, gravel and crushed stone. In the first case plate glass from foreign sources is practically out of market and American manufacturers are carrying the world's burdens for this commodity. Common Hudson brick, while not in good demand, is approaching the covering season, and since manufacturers are going into the winter short of stock as compared with other years, and dealers are not yet covered on the winter supplies, prices are expected to stiffen slightly this autumn instead of sharply as usual at this time of the year. Yellow pine is about the only timber that can be called strong in the general lumber market, and the demand for sand, crushed stone and gravel is active. Prices in these commodities are steady to strengthening.

Hardware is feeling a stronger export inquiry South and East. This may be expected to keep prices in fancy lines strong, but building grades are weak on demand though steady in price. Lime and plaster reflect the general sluggishness in the building trades, although in the former department there is developing an unprecedented demand for lime for fertilizing farm lands. The last half of this year promises to be one of the biggest the trade has ever known in this class of business.

Plan filings in the five boroughs up to 3 o'clock yesterday, compared with the volume and value of plans filed last week, follow. In the corresponding week last year there were 211 plans filed valued at $1,672,530.

| | Week Ending Oct. 16 | | Oct. 23 | |
|---|---|---|---|---|
| | No. | Value | No. | Value |
| Manhattan | 8 | $ 887,000 | 2 | $ 525,075 |
| Bronx | 20 | 401,300 | 19 | 492,600 |
| Brooklyn | 29 | 277,600 | 60 | 515,500 |
| Queens | 48 | 83,005 | 104 | 417,700 |
| Richmond | 11 | 8,973 | 18 | 22,704 |
| Total | 116 | $1,657,878 | 193 | $1,973,579 |

### PLATE GLASS.

**Further Advance in Prices Expected Before Long—War Conditions the Cause.**

ACCORDING to advices supplied the trade the far reaching effects of the European war have already given blast glass interests serious concern. There seems to be ground for belief that there will soon be a large advance in the price of plate glass. If the war continues, the American manufacturers will be compelled to ship to countries that have heretofore obtained their stock elsewhere.

Belgium has been the principal source of supply throughout Europe. Its factories at several points are reported to have been destroyed. Many plants in France and England have been shut down because the employes have been called for military service. Canadian plate glass warehouses, which in the past have secured their stock from English factories, will have difficulty in obtaining supplies because of interrupted transportation routes. For the same reason Australia's supply will be cut off, and as these two countries have not yet been materially affected by the war, and as they may continue to use as much plate glass as heretofore, the product of American factories only will be available for their needs. This will create a demand that will naturally lead to much higher prices, if trade conditions in the United States remain normal.

### IRON AND STEEL.

**Prices Weak and Current Lists Are Being Shaded.**

STRUCTURAL steel and steel-making iron are in such moderate demand that even the quotations of 26@31 now current are generally looked upon by specifiers as nominal. This is generally the time of the year when buyers begin to gauge their future requirements over the new year. So far there has been little interest shown in 1915 requirements. Local agents report that Pittsburgh has been receiving some desultory inquiries and in some cases prices have been suggested.

The average, however, is somewhat below the present basis of $3.60 per base box, and in some cases $3.50 has been quoted on futures, while small mills are willing to discuss the $3.40 Pittsburgh base up to their capacity. The significance of these prices lies in the apparent evidence that the producers cannot look for much change in business conditions next year, if they are willing to shade the market from $2 to $4 a ton from present values. At the present time tin plate remains steady and mills are operating approximately 75 per cent. of capacity.

For sheets, specifications have been on the decline since the opening of September, but mills ket level, and operations are down to about 60 per cent. There is every prospect of a further decline in buying and specifications over the winter months, as all large consumers are well covered and new business is extremely small. Wire products are the most active of all, and the mills are running fully 80 per cent. of capacity.

Semi-finished steel buying has continued very light. The leading producers are holding to $21 Pittsburgh for billets and $22 for sheet bars, but there are small sales for a dollar lower and good business might bring better quotations from the large steel works, who are getting pretty close to the time when they will need new tonnage or must curtail more sharply on production.

### GYPSUM.

**Lime and Plaster Markets Optimistic Despite Tight Competition.**

WHILE finishing materials such as lime, gypsum, hair, etc., are reported by distributors here to be in a loose market they are practically in the same relative position that all other building materials find themselves in at present. There is a feeling of optimism in that the source of supplies are in good shape to take care of the restricted market and that as soon as even partial recovery in the building trades begins the lime and plaster markets will quickly feel the buoyancy. There is some talk of secret shading. Quotations are nominal.

A report just issued by the United States Geological Survey shows the gypsum production of Texas in 1913 to be 161,090 short tons, valued at $346,000. The production shows a slight increase over 1912, but the value has decreased about $10,000. Texas has a large undeveloped gypsum area. The only deposits exploited at present are those in northern Texas. Four plants, three at Acme and one at Hamlin, are engaged in the manufacture of gypsum into plaster.

### COMMON BRICK.

**Registered Unloading Figures Light Because of Rain.**

COMMON BRICK is without feature in a dull market. Prices for good brick are practically in the same range as last week, that is, good brick is bringing a little above the bottom quoted range in this market.

Official transactions for Hudson River brick covering the week ending Thursday, Oct 22, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Friday A. M., Oct, 16—15.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Oct. 16 | 8 | 7 |
| Saturday, Oct. 17 | 7 | 1 |
| Monday, Oct 19 | 13 | 10 |
| Tuesday, Oct. 20 | 1 | 2 |
| Wednesday, Oct. 21 | 7 | 3 |
| Thursday, Oct. 22 | 4 | 9 |
| Total | 40 | 32 |

Reported en route, Friday, Oct, 23—8.

Condition of market, weak. Prices: Hudsons, 85 to 85.50 (shade); Raritans, 85.25 to 85.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to 87.25 (yards). Nominal. Left over, Friday a. m., Oct. 23, 23.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | |
|---|---|---|---|
| Oct. 9 | 690,500 | Oct. 16 | Rain. |
| Oct. 10 | 370,000 | Oct. 17 | 70,000 |
| Oct. 12 | 630,000 | Oct. 19 | 891,500 |
| Oct. 13 | 1,032,500 | Oct. 20 | 753,000 |
| Oct. 14 | 968,000 | Oct. 21 | 811,500 |
| Oct 15 | 1,006,000 | Oct. 22 | 764,000 |
| Total | 4,692,000 | Total | 3,290,000 |

1913.

Left over, Friday A. M., Oct. 17—58.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Oct. 17 | 6 | 11 |
| Saturday, Oct. 18 | 6 | 5 |
| Monday, Oct. 20 | 13 | 13 |
| Tuesday, Oct. 21 | 2 | 2 |
| Wednesday, Oct. 22 | 4 | 0 |
| Thursday, Oct. 23 | 5 | 4 |
| Total | 36 | 32 |

Condition of market, stiffening at top quotations. Prices: Hudsons, 85.50 to 86; Newark, yard, 87.25 to 87.50, stiff. Left over Friday a. m., Oct 24, 56.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan 1 to Oct. 22, 1914 | 1,355 |
| Total No. bargeloads sold Jan. 1 to Oct. 22 1914 | 1,332 |
| Total No. bargeloads left over Oct 23 1914 | 23 |
| Total No. bargeloads left over Jan. 1, 1913. | 113 |
| Total No. bargeloads arrived, including left over Jan 1 to Oct. 23, 1913 | 1,812 |
| Total No. bargeloads sold Jan. 1 to Oct. 23. 1913 | 1,757 |
| Total No. bargeloads left over Oct. 24, 1913. | 55 |

### LINSEED OIL.

**Weaker Prices at Duluth Drop Quotations Here.**

FOLLOWING a drop of from ¼ to 1¼ cents a bushel for flax seed at Duluth on Tuesday, prices for linseed oil in this market dropped another cent, making the current range 47 and 48 cents for city raw American seed and 48 and 49 cents for city boiled American seed. Out-of-town raw brings 46 and 47. Raw Calcutta seed is quoted on a bottom range of 70 cents flat.

The slump at Duluth was the cause of a weaker tone in the local market for oil. Heavy users are now able to buy linseed oil in carload lots at 45 and 46 cents a gallon. The total drop in linseed prices in the last two weeks according to card schedule is 2 cents.

### LUMBER.

**Quotations Shrink as Competition Becomes More Strenuous.**

PRICES at wholesale on many grades of lumber show a decline. All lists are practically nominal, with the result that quotations are being made according to customer. One authority analyzes the current lumber situation as follows: "This fluctuation in prices is a natural sequence to the liquidation taking place in the wholesale and manufacturing branches of the business, but notwithstanding this condition in the wholesale and manufacturing branches, the retailer, who is enjoying sufficient business to move a fair amount of stock, is able under present conditions to replenish the same on a basis nearer to actual market conditions than would be otherwise possible.

### NEW STEEL COMPANY.

**Walter E. Buckingham, Formerly of National, Heads Buckingham Company.**

WALTER E. BUCKINGHAM, formerly manager of sales for the National Bridge Works, has organized the Buckingham Steel Company, Inc., with offices at 50 Church street. The officers are: Walter E. Buckingham, president; Edward J. Kaufman, Jr., vice-president and treasurer; Dwight W. De Motte, secretary.

Mr. Buckingham has been in the iron and steel business for eighteen years, his previous connections being with Post & McCord, Milliken Brothers and the Lackawanna Steel Company. Mr. Kaufman was formerly in the operating department at the plant of the National Bridge Works. The company will make a specialty of supplying all the material for iron shops, carrying a full line, including structural steel and merchants' sizes. They are also prepared to turn out fabricated work for quick shipment from stock.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, OCTOBER 31, 1914

# THE CITY BUDGET IS LESS THAN EXPECTED

## Recommendations of Taxpayer Organizations Received With Serious Attention at Public Hearings — A Tax Rate of $1.92 For Manhattan Indicated

WHILE a city budget, estimated now at $204,000,000, is not a pleasant prospect, it is such an improvement over the original departmental estimates of $210,000,000 that taxpayers feel considerably relieved.

Both the sub-committee on tax budget, to whom specific, written, recommendations were made by the Real Estate Board, and the Board of Estimate itself have given the closest scrutiny to the budget. The public hearings before the Board of Estimate on Monday and Tuesday last provided further opportunities for suggestions and recommendations.

In the main these recommendations made by the Real Estate Board and other taxpayer organizations received the serious attention of the Mayor and his colleagues; and while serious differences of opinion developed on some points, the Mayor more than once took occasion to commend the representatives of taxpayer organizations for the work done by them on the budget. But even with the reductions already in sight, a $204,000,000 budget means a tax rate of 1.92 in Manhattan, 1.91 in the Bronx, 1.98 in Brooklyn, 1.94 in Queens and 2.04 in Richmond; and in the latter borough assessments will add 30 points to this.

### A Plan for Further Reduction.

In view of these facts the Real Estate Board has suggested to the Board of Estimate the following plan for further reducing the tentative budget to an amount not greatly in excess of the $193,000,000 appropriated for 1914.

"First: Inasmuch as the Comptroller is about to fund $13,000,000 of deficiencies in taxes by the issuance of Corporate Stock, would it not be advisable to place in the budget the average amount placed annually therein for deficiencies—about $2,500,000—and in this way reduce the budget by $5,700,000?

"Second: In regard to the borough assessments, amounting to nearly $1,000,000, would it not be advisable to divide them into five installments under the Gerhardt bill, thereby effecting a reduction in the budget of $7,000,000?

"Third: There would be no impropriety in withholding the appropriation of $26,000 from the Board of Inebriety; $6,225 from the Municipal Art Commission; and $19,000 from the Public Recreation Commission. The work of the latter commission can be done by the recreation bureau of the Park Department and the recreation bureau of the Board of Education.

"Fourth: The elimination of laboratory service would effect a large saving. This work is being done by the Rockefeller Laboratory and there could be a very large saving in the special work of the Department of Health.

"Fifth: It is highly probable that all supervision of buildings will very soon be placed under a proposed Department of Buildings, with enlarged powers. This plan has public and official support. No appropriation, therefore, need be made for more than six months for the Tenement House Department, Bureau of Fire Prevention and the inspection force in the Department of Water Supply, Gas and Electricity and the Board of Health. The additional expense of the new building department when ascertained can be made by an issue of Special Revenue Bonds, and the same procedure for the second six months could be followed if the plan for a new Building Department were not carried through."



HON. WM. A. PRENDERGAST
Comptroller of the City of New York

If these changes are made, the budget will not greatly exceed that of last year and the difference could be partially made up by the taxes on the increased valuations.

The Real Estate Board, looking further into the future, and recognizing that in many important matters the hands of the Board of Estimate are tied by mandatory legislation and charter provisions which encourage waste and inefficiency, has also made the following specific recommendations for the consideration of the Board of Estimate:

### Home Rule Very Necessary.

First: That absolute home rule for the City of New York be secured from the coming Legislature and Constitutional Convention.

Second: That an investigation be had to determine whether it would not be possible and practicable to make the following changes in the city government:

1: To transfer the duties of the Commissioners of Accounts to the newly-created Bureaus of the Board of Estimate and the Comptroller's office.

2: To make the Comptroller city treasurer and abolish the office of the City Chamberlain.

3: To have one central purchasing plant, preferably by enlarging the powers of the Commissioners of the City Record and a Central Auditing Bureau under the control of the Board of Estimate, possibly as part of the Bureau of Contract Supervision.

4: To create a Bureau in the Comptroller's office, or directly under the Sinking Fund Commissioners, to be known as the Bureau of City Income. This bureau to have jurisdiction over licenses, weights and measures and other related sources of city income.

5: To transfer the collection of water rates to the Comptroller's office, so that the property owner can pay his water taxes where he pays his other taxes. The reason for this suggestion is that the Comptroller's office, as far as the collection of taxes is concerned, has comparatively little to do except around the period when taxes fall due.

6: That one commissioner be substituted for the present number in the Park Department and that there be one Administration Department for all the parks.

7: That one commissioner be substituted for the present number in the Municipal Civil Service Commission.

8: That the Department of Health be charged only with the making of and enforcement of sanitary regulations.

9: That all social activities of the city be transferred to the Department of Charities and that most of the social work be done through the local district settlement and church organizations.

10: That there be but one administrative department for all the public libraries.

11: That the auditing bureau and supply department of the Board of Education be transferred to the City Record and the new Auditing Bureau.

12: That the head of the Correction Department be made merely Superintendent of City Prisons.

### The Figures in Detail.

The Board of Estimate has until twelve o'clock to-night, Oct. 31, to decide upon the final figures, so far as lies within the board's power, and then the Board of Aldermen will have twenty days to consider the appropriations, but with no power to enlarge them. At the hearings held at City Hall on Monday and Tuesday, the Mayor, the Borough Presidents and all the other members of the Board of Estimate were present, and standing behind their chairs in a great semi-circle, ready with advice and information, were the heads of the various administrative departments.

The accompanying table shows the tentative increases and decreases:

| | Tentative budget for 1915. | Final appropriations for 1914 |
|---|---|---|
| City gov'ment... | $124,919,972.62 | $125,437,549.82 |
| Debt service..... | 62,162,381.04 | 52,611,517.65 |
| Deficiency. ..... | 8,200,000.00 | 2,500,000.00 |
| Rent and State taxes ..... | 858,471.00 | 5,296,303.43 |
| Borough assessments. ..... | 954,549.96 | 520,015.06 |
| New York County ..... | 3,813,666.41 | 3,906,164.34 |
| Bronx County.... | 701,904.46 | 273,941.68 |
| Kings County... | 1,907,122.52 | 1,860,550.31 |
| Queens County... | 465,046.74 | 449,797.00 |
| Richmond County | 146,326.69 | 139,712.33 |

If the total assessed valuation of the city remains in the neighborhood of $8,400,000,000 the tax rates for 1915 will

be about 1.92 in Manhattan, 1.91 in The Bronx, 1.98 in Kings, 1.94 in Queens and 2.04 in Richmond.

The following summary of the debt service appropriation for 1914 and the estimate for 1915 have been prepared in the Finance Department:

| GEN. PURPOSES. | 1914-1915. | | INCREASES. |
|---|---|---|---|
| Interest on city debt. | $37,745,836 | $42,411,903 | $4,666,067 |
| Redemption of city debt. | 1,391,077 | 1,083,477 | *307,600 |
| Sinking fund instalments. | 7,451,778 | 7,400,000 | *51,778 |
| Total debt service (per se). | $46,588,692 | $50,895,381 | .... |
| Net increase.. | .... | .... | $4,306,688 |
| Special revenue bonds | 6,022,825 | 11,250,000 | 5,227,175 |
| Amount required to reimburse city's agent for its expenses incurred in the payment of coupons of the City of New York | .... | 17,000 | 17,000 |
| | $52,611,517 | $62,162,381 | .... |
| Increase, 1915 over 1914.... | .... | .... | $9,550,863 |

*Decrease.

**Mayor Explains Increase in the Budget.**

Mayor Mitchel made this comment on the tentative 1915 budget:

"I think," he said, "that attention should be drawn to the fact that the increase in the budget is due principally to three items—increase in the education budget, the debt service and the deficiency in the collection of taxes.

"The administrative cost of the government was largely cut, the net decrease in the twenty-nine departments under the Mayor amounting to $2,011,000, as I remember it. Attention should be drawn to the fact that there is a decrease of some $900,000 in the Department of Docks and Ferries, due to careful analysis by the Bureau of Standards and the Bureau of Contracts. The decrease in this instance involves a large layoff of a great number of supernumerary men, there being about 750 low-paid employees who are down for dismissal."

**The School Fund.**

The tentative increase which has been allowed the Board of Education in the 1915 budget aggregates $1,864,109. The total appropriation tentatively agreed upon for the educational department for next year is $39,970,349, compared to the total appropriation of $38,306,240, which was allowed for 1914.

As prepared, the tentative estimate of the Educational Board for 1915 represents a reduction of $2,187,645 from the original estimate submitted by the Board of Education. Apparently, the budget committee, in agreeing upon the tentative budget, refused to allow any of the salary increases, which the Board of Education allowed the forces in the administration bureaus, outside of the teaching force.

Under the law three mills on every dollar of taxable property goes into the general school fund. This brings in $25,170,466, and in addition a special allowance of $7,765,195 is made to make up the $32,936,195 for the general fund, as itemized in the tentative budget.

For the special fund for 1915 $7,034,155 is allowed, compared to $6,773,265, which was allowed for 1914. This represents an increase of $260,888, but is $388,947 less than the Board of Education asked for.

**The Real Estate Board's Appeal.**

President McGuire of the Real Estate Board, when remarks were invited by the Mayor, made an impressive address, which received the closest attention from the members of the board:

"You must either effect radical and far-reaching economies in the expense of managing the borough, county and city governments of Greater New York, or you must put a burden on that form of wealth from which the city derives its greatest revenue, that will be intolerable.

"The Comptroller will tell you that the present sources of city income from taxation can stand no greater burden. This is shown by the constantly increasing difficulty in collecting taxes. You are in a position where the larger part of what you need for the support of the government, must, until you obtain new sources of revenue, be secured by direct taxation. You can not borrow for current expenses except in anticipation of the collection of taxes. If, therefore, you impose too great a burden upon real estate and personal property, you will defeat your own object, for such intolerable imposition will fail of collection and you will be confronted with a situation where you will be without the full amount of money needed for the support of the government."

# THE EVIL OF MANDATORY LEGISLATION

## How the Hands of the City Government Are Tied by State Enactments, Leaving Little Discretion Over Municipal Expenditures

By HON. CYRUS C. MILLER

Chairman Executive Committee, Advisory Counsel of Real Estate Interests

THE public hearings before the Board of Estimate and Apportionment on the budget of 1915 brought out numerous objections from taxpayers, in specific items, and also made plain the fact that the Board of Estimate and Apportionment, which in the popular mind has control over the expenditures of the city, is helpless to alter a great many of the items, because such charges are made imperative upon the board by mandatory legislation. Persons who are acquainted with the facts know that it is no new experience for the board to see bills passed at Albany over its protest for one city purpose or another, adding to the cost of governing the city.

The present financial situation of the city which makes economy imperative will direct public attention to the fact that economical government of city is impossible unless the Board of Estimate and Apportionment is given control over its finances. In no other way is it possible to hold the Board of Estimate responsible for such expenditures. The budget for 1915 will approximate $204,000,000, an excess over the budget of 1914 of $11,133,889.82. The expenses of twenty-nine departments have been cut out in the tentative budget by $2,011,000, while the cost for the entire city is cut from $125,457,549 to $124,919,972. The increase is due to an enlarged item for debt services (interest on outstanding bonds) because of subway building and other expenses, and the item of $8,200,000 for uncollectible taxes. As the obligations of the city have been issued against these taxes, failure to pay them will add $328,000 in interest every year, and good business judgment requires that they be paid off.

A large item amounting to $654,588 is for the staff and various committees of the Board of Estimate itself. For the most part this shows a cost of the new policy of the board in taking up the solution of various city problems through committees and their paid staffs.

While the two items in the total budget for debt services and uncollectible taxes, amounting to $62,162,381.04 and $8,200,000 respectively, are not directly mandatory, it is evident that the expenses of the Police Department, the Fire Department, the Board of Education, and other departments are for the most part mandatory. Even when such expenses are not directly mandatory, they are so in effect, because of such laws as the Equal Pay Law, the Prevailing Rate of Wages Law, the Veteran Law and the Civil Service regulations. The salaries in different grades of employment are fixed by the Board of Estimate and the employe becomes entitled to such salary through civil service examinations. The only control the board has thereafter might be to reduce the salary which the employe is getting to the maximum salary of the grade below. The mandatory items of the budget are fixed by the charter and many special laws.

It is evident that no steps can be taken to remedy these conditions until it is known definitely what items of the budget are mandatory and what are not. This is a work of great magnitude. At the request of the writer, the Comptroller kindly directed his staff to prepare as much of the list as possible in a short time, to be published with the budget, so as to notify citizens on this subject. An idea of the work involved to give such information on the whole budget may be had from the fact that the search for mandatory items in the comparatively small budgets of the county administrations brought out that there are in existence over two hundred laws affecting them. It is impossible for the Board of Estimate to equalize salaries while they are mandatory. The accompanying list shows the nature of the budgets of the county administrations:

**The Greater Part Mandatory.**

The Board of Estimate and Apportionment would welcome efforts to change these conditions. It would be futile to introduce into the Legislature separate bills to nullify all the mandatory laws on the statute books, but the needed reform could be affected in one sweep by amending Chapter 247 of the Laws of 1913 known as the Home Rule, Bill, amending Chapter 26 of the Laws of 1909, giving to the Board of Estimate control of all expenditures, with few exceptions, made by the city of New York whether they are for city or county uses.

Many well-meaning people fear that New York will be misgoverned if responsibility for its government is given to the city itself. Such fear perhaps was not unjustifiable in the past, but times have changed, and surely the citizens of New York will be able to conduct their own affairs.

Such a change will make it necessary for business men of the city to take more interest in public affairs. The root of many of our public evils lies in the fact that the average business man has no interest in politics. Whatever action he takes is not preventative but punitive. When he is lashed to action by the newspapers, because of some evils already committed, he looks about for some one to punish, and it is not always the right one he selects.

Never before in the history of the city has so much interest been taken in its affairs and the enactment of a real Home Rule Bill would clear the way for the banishment of many of the ills from which we suffer.

| | Salaries Mandatory. | Salaries Discretionary. |
|---|---|---|
| New York | $2,883,455.32 | $865,050.87 |
| Bronx | 478,426 85 | 195,052.75 |
| Kings | 1,702,327.52 | 191,649.00 |
| Queens | 321,933.54 | 127,389.50 |
| Richmond | 79,693.69 | 54,692.50 |
| Totals | $5,465,836.92 | Totals. $1,433,834.62 |

| | Other Than Personal Service: Supplies, etc. | Totals. |
|---|---|---|
| New York | $ 65,160.22 | $3,813,666.41 |
| Bronx | 28,424.86 | 701,904.46 |
| Kings | 13,146.00 | 1,907,122.52 |
| Queens | 15,723.70 | 465,046.74 |
| Richmond | 11,940.50 | 146,326.69 |
| Total | $134,395.28 | |
| Grand total | | $7,034,066.82 |

Recapitulation.

| | | |
|---|---|---|
| Total Mandatory: all counties | $5,465,836.92 | (78%) |
| Total Discretionary: all counties | 1,568,229.90 | (22%) |
| | $7,034,066.82 | |

# THREE-FAMILY DWELLINGS URGED

## Bronx and Brooklyn Interests Favor Modifying the Tenement House Law—Would Help to Revive the Market for Private Houses

AMONG operators and builders it seems to be agreed that the cardinal sin of the city real estate market is its failure to appeal to the small investor. The charge is made that under the operation of the tenement law there is real danger of real estate ownership becoming the exclusive privilege of the rich, and that young men desirous of investing in real estate will be obliged to look elsewhere than in the city for their chance.

Again, it is charged that the owners of brick and stone dwellings in choice residential sections are debarred from making alterations clearly demanded by the times. They are debarred from arranging their two upper floors for two small families. They cannot get the required number of cubic feet in all the bedrooms; they cannot comply with numerous structural features primarily intended for large tenement houses.

It is proposed that the tenement law shall be amended so as to make some allowances for the obvious needs of the real estate market; so that there will be something to offer the young man with only a few thousand dollars in quest of a house of his own with an income from a portion of it that will reward thrift. In the Bronx they would consent to a restriction that only detached (three-family) houses should be erected. In Brooklyn they ask that the law be amended so that the old dwellings may be altered into flats.



DWELLINGS OF THIS TYPE COULD BE CHANGED INTO 3-FAMILY HOUSES IF THE LAW PERMITTED.

The Tenement House Committee of the Charities Organization has "very serious objection to the proposal to convert hundreds of thousands of old dwelling houses into tenement houses without complying with the basic principles of the Tenement House law." The Tenement House Department is also opposed, claiming that the amendment would mean the "bringing back of old conditions of interior rooms without windows to the outer air, and the bringing back of the old opportunities for the spread of disease."

### High Class Occupants.

Vice-President Frank Bailey, of the Title Guarantee and Trust Co., said:

"There is no question in my mind about the advisability of allowing the construction of three-family dwellings on a single lot on an economic basis that will produce a return.

"Under the present building law that has been impossible. My experience as owner and mortgagee has been that the three-family house, in probably eighty per cent. of the cases, was under the old law occupied in part by the owner, with the result that the best kind of care was taken of the property, and the tenants were usually selected from friends.

"Since the passage of the new tenement house law, this class of building has not been constructed, and it cannot be constructed and make any return upon the rent which the people who occupy these premises can afford to pay. The whole tendency of the tenement house law has been to increase the nucleus of construction, to-wit, the forcing of the 50-foot buildings, four families on the floor, from four to six stories in height. I believe this to be uneconomic and not to the best moral interests of the city, and have strongly advocated a change of laws to that effect, but the tenement house law seems to have been considered as possessing a certain halo which the wicked, like myself, should not attack.

"I have no particular property to favor, and no particular advantage to gain from this advocacy, but anything which will protect the city from growing into a four-family-on-a-floor tenement house is something which should be done right away."

### Would Make Ideal Apartments.

Clarence B. Smith, of 1424 Fulton street, Brooklyn, said: "We have hundreds of three-story and basement dwellings in this section of the borough vacant at the present time. There is very little demand for these houses as one-family propositions. If it were possible to convert them into three apartments at a reasonable expense, we would not only have ideal apartments, with plenty of light and air, but would also make houses of this character paying propositions. It is my opinion that if some of the gentlemen who are opposing the necessary legislation to bring this about would look buildings of this character over it would change their views."

### A Chance to Recuperate Needed.

"I am heartily in favor of amending the law so as to permit three-family dwellings outside the Tenement House Law," remarked J. Clarence Davies. "I regarded the prohibition as a mistake when it was first passed and have not altered my opinion.

"It has obstructed the building of this class of houses throughout the Bronx. They were at one time regarded as good investments by people of small means who desired to live in the house and rent out the other two floors.

"Before the passage of this law these three-family houses made a good investment for people of this kind and would be the same to-day if their building and control were not so restricted by the Tenement House Department.

"This law as well as many others that have been passed hampering the real estate interests is what has injured real estate investing and realty in general for many years past.

"It is time now that the public has commenced to suffer from the floor of legislation adversely affecting real estate and other forms of investment, that business and business men should be allowed the opportunity to recuperate from the losses suffered by reason of the many unjust and undesirable bills passed during the past six or eight years."

### Investors Should Be Encouraged.

C. Whitley Mullin, formerly secretary of New York Chapter of Architects, said he had long been of the opinion that an amendment of het law embodying such a change is not only permissible but from more than one point of view desirable.

"The main purpose of the tenement house act was," Mr. Mullin said, "to remedy congestion of population with its attendant evils. To encourage the erection of three-family dwellings and the alteration of existing three-story single or two-family houses, without making them subject to the exacting requirements of the Tenement House Law, instead of tending towards congestion would, I believe, operate just the other way—by inducing would-be investors of limited means to build rather than add to the already too numerous class of abnormally large tenements. Even four-family houses might, perhaps. e included in the same category, if only adequate means of exit in case of fire be provided, which might well be done.

"The fact that many investors are being driven out of the State of New York into the adjoining States of New Jersey and Connecticut, thus contributing materially to the stagnation of business, from which so many of us are suffering, might be supposed to furnish a compelling motive for urging some such modification of the law as is here advocated."

### Impossible Requirements.

Walter E. Brown, of W. E. & W. I. Brown, of 3428 Third avenue, said:

"Ever since the Tenement House Department has been in existence the three-family houses in all sections of the Bronx have been a drug in the market, for the simple reason that it is impossible to comply with the departmental orders. If we did, the expense would be so great that it would be impossible to sell the houses to any advantage.

"On account of the Tenement House Department's orders, there are more vacancies to-day in three-family houses than we have ever experienced before, as the department does not make any difference between the attached three-family house and the detached."

# CITY FREIGHT DISTRIBUTING PLANT

## Municipal Terminal Advocated Having Both Rail and Water Connections—Districts in Every Borough Available for Improvement

By JAMES P. KOHLER

FEW disinterested persons will deny the statement that all large cities should own and control their terminals for handling freight and passengers. Whether such terminals should be municipally operated presents a question upon which honest differences of opinion may rest. But just as a city allows vehicles of all sorts to come and go in its streets, so it should be able to provide for freight and passenger cars, access and exit on equal terms. Eminent railroad managers continue to repeat that the most difficult problem in railroad management is the getting in and out of cities, such problem resulting from inadequate terminals. Later on our cities will undertake a solution of this problem which will greatly reduce the cost and waste of handling inward and outward freight.

### Water-Front Railroads.

The City of New York, as the Record and Guide shows, is trying to stop the waste hereabouts by suggesting water-front freight railroads, central distributing depots and other changes. The map of Messrs. Miller and Bolton, in the Record and Guide, presents a feasible plan, but it must, for a long time, be a paper proposition only. The immediate inquiry is: What can we do with what we have now, and with what we soon shall have? We can do a great deal with our present possessions and possibilities to distribute incoming freight economically, which would both reduce the cost of living and increase the value of real estate.

### Many Trunk Lines.

Among the trunk line railroads that supply New York with produce and fuel, the New Jersey Central, the Reading, the Lehigh Valley, the Pennsylvania, the Lackawanna, the Erie, the West Shore, the Ontario and Western and the Baltimore and Ohio approach the city through the State of New Jersey. The New York Central, and the New York, New Haven and Hartford, with their many connections, come in from the north and east. These railroads, and the Long Island railroad, bring to our doors most of the foodstuffs consumed.

On the New Jersey side of the North River the railroads coming through that State have for many years had a connecting railroad by which cars are transferred freely from one railroad to another. There is no lack of land on the Jersey meadows to accommodate the freight cars of all these various lines. Indeed, these meadows afford yard room for ten times the track mileage now used for yard. The New York Central freight trains are already brought into the city along the North River front, and the New York Connecting Railroad, now in construction, will help the New York, New Haven and Hartford to handle its freight with greater facility.

### Long Island's Advantages.

The tracks of the Long Island Railroad cross and recross, at many points, the territory in the Boroughs of Brooklyn and Queens, and it is to have direct connection with the New York Connecting Railroad, as it now has with the Pennsylvania system. A glance at the maps of Brooklyn and Queens will show that the Long Island Railroad can provide distributing points from Astoria to Bay Ridge, from Coney Island to Jamaica and Flushing and practically through the centers and the borders of these two boroughs.

The Bronx is in a position to get distributing depots from the two large roads already passing through that borough. So Manhattan alone remains to be considered.



JAMES P. KOHLER.

Already the New York Central hauls freight as far south as St. Johns Park, and as the island is not so very wide, it may be unnecessary to run spurs from the central tracks towards the East River.

Now, with all of this magnificent plant, what remains to be done to immediately solve to great extent the pressing problem of freight distribution throughout our city? But one thing: Allow the Pennsylvania tunnel, under the North and East Rivers and Manhattan Island, to be used for freight as it is for passenger traffic.

### Use Tunnels for Freight.

A colossal error was committed, a mistake of monumental proportions was made, an almost unpardonable remissness in looking after the city's interests was perpetrated when the request of the Pennsylvania railroad to use its tunnel for freight, as well as passengers, was refused by the old Board of Rapid Transit Commissioners. The labor unions of that day prevailed upon the politicians on that board to adopt a short-sighted policy, from which our city has suffered ever since. But a contract made may be modified by the contracting parties, and the terms of the franchise, under which the tunnel was built, should be changed instanter. Such change would soon solve the city's freight distributing problem.

### Sorting Commodities.

The freight coming in on the Jersey roads could be sorted and assembled on the Jersey meadows, where there is ample room for such sorting. The cars could be made into trains and brought through the tunnel into Manhattan. A connection between the Pennsylvania tracks and the New York Central tracks at or about 33d street and Ninth avenue —a question of detail only—would permit an interchange of New York Central and Pennsylvania cars at that point. The present yard of the Pennsylvania, west of its passenger terminal, would serve for a distributing point on a very large scale.

Another distributing point could be made at Second avenue on the East Side. It would be mere detail to erect warehouses along this tunnel on the West and East sides of Manhattan by which freight cars could be lifted bodily ten stories above ground if necessary, but plenty of room could be found under ground to handle the cars.

The cars, sorted out in New Jersey, for Brooklyn and Queens would continue through the tunnel to Long Island City, and thence be distributed to the numerous distributing depots in those two boroughs. The cars for the Bronx would run directly from the tunnel tracks to those of the New York connecting railroad; and along such connecting railroad distributing depots could be located both in Queens and Manhattan. Other cars for the Bronx could go north from the tunnel on the New York Central tracks along the North River.

### Tracks Could be Electrified.

All of this system of tracks could be electrified, as the tunnel tracks now are, and the cars could be distributed throughout the city at night without noise or dirt. The railroads could be depended upon to deliver milk, meat and vegetables, wherever originating, to any portion of the city except Richmond.

But Staten Island needs but a short connecting tunnel to put it on the map. The Fourth avenue subway in Brooklyn will, before many years, connect with the Staten Island Rapid Transit road, and a connection at Bay Ridge, between such tunnel and the Long Island railroad tracks, is a very simple matter, so that Staten Island would get all the benefits of the system now proposed.

### Would Not Interfere.

The Pennsylvania passenger trains are not so numerous that the tunnel could not be used for handling freight, at least half of the entire day, and that company must have had in mind a freight distributing plan for this great city when it asked in vain for a franchise that would permit it to haul freight trains in the tunnel. This tunnel, the connecting railroad, and a tunnel under the Narrows are the keys that will open the doors so that freight in car load lots can pass into and through all parts of the metropolis.

It is not too late for the real estate interests to urge a reopening and modification of the franchise. If additions to the present tracks are needed they can be built, but at the present time, right before us, we have a nucleus for an interborough freight handling system that is comprehensive and well nigh complete. So little need be done to put it into operation that one stands aghast at our stupidity.

### The New Seventh Avenue.

A resolution designing the new thoroughfare formed by cutting through Seventh avenue as "Seventh Avenue South," on the recommendation of the Board of Estimate, has been introduced in the Board of Aldermen and referred to a committee. The resolution is favored by the Greenwich taxpayers because they consider "Seventh Avenue South" the next best name to "Seventh Avenue," which, if selected would require that the avenue be renumbered from end to end.

—Today, Saturday, October 31, the last one-half of the real estate tax becomes a lien. The State Corporation Report should be filed with the Comptroller on or before November 15.

—Laws are effective only when they respond to the will of the majority of the people. Excessive law-making inspires contempt for law.

# STABILITY OF HANOVER SQUARE SECTION

## Towering Skyscrapers, Grim Warehouses and Modernized Structures Hold Varied Business Interests Around Historic Square

HANOVER SQUARE, at the junction of Hanover, Pearl and William streets, tucked in on the north by towering skyscrapers and on the south by lines of grim warehouses, presents an interesting study. The tiny square has long been the center of the cotton exchanges; latterly it has also become the headquarters of the tea and coffee trades. Facing the square are the big buildings of the New York Cotton Exchange and the Coffee Exchange extending through the block to Beaver street. Within a stone's throw are the tall structures of the Farmers' Loan and Trust Company, the Corn Exchange Bank, the Post Building, and at the junction of Beaver, William and South streets, Delmonico's, a familiar landmark.

South of Hanover Square towards the river front in Water and Front streets are to be found innumerable tea, coffee and liquor importers. In Front street particularly are located the tea and coffee merchants and here and there importers of olive oil and spices. In Water street are the wine, whiskey and brandy dealers and a great number of bonded and miscellaneous warehouses and trucking concerns.

So we find Hanover Square a definite line of demarcation between two distinct lines of development—financial and commercial—in direct contrast to each other not only from the point of view of class of business, but also from the point of view of the kinds of buildings erected. On one side of the square may be found structures of all sizes, ranging in height from seven to twenty stories, and on the other side, block after block of the uniform five-story warehouse type.

Hanover Square is rich in historic interest. In this locality years ago lived many of New York's wealthy merchants and after the French Revolution many well-known French refugees. In those days it was a pretty park space and residence there meant quiet and peaceful surroundings. Today the rumble of the trains on the Second avenue elevated line rounding the curve and the whistling of boats in the harbor are characteristic of the new development. Hanover Square's residential days are since over and the quiet grandeur of its small residences has been replaced by the noisy bustle of New York's downtown business activity.

Charles F. Noyes, discussing the section from the real estate point of view this week, said: "Real estate conditions in the vicinity of Hanover Square are going to improve just as soon as general business conditions are better. There have been a number of notable transactions in the district during the last few years, the foremost being the construction by W. R. Grace & Co. of the six-story office building, occupying the block front in Old Slip between Pearl and Water streets. With the exception of the new Morgan banking house, the Grace Building is probably the finest building in lower New York occupied almost exclusively by the owners, and many architects of prominence have pronounced the main banking room to be one of the finest in the world.

"Just opposite this beautiful structure our company leased the old 'Cotton Exchange,' occupying the block front on Hanover Square, from Pearl to Stone street, with adjoining buildings, to 'India House' for a long term of years. The 'India House' is organized along co-operative club lines to foster trade between our country and the East, and its officers include James A. Farrell, president United States Steel Corporation; J. P. Grace, president of W. R. Grace & Co.; Willard Straight, of J. P. Morgan & Co.; Alba B. Johnson, president of the Baldwin Locomotive Works; Edward N. Hurley, president of the Machine Company of Chicago, and James R. Morse, president of the American Trading Company. The fact of its selection of this district shows the desirability of Hanover Square as a central meeting place for representatives of Eastern countries and is certain to have a big influence on the neighborhood.

"While, of course, in the Hanover Square section the coffee and cotton trades predominate, yet throughout this entire section will be found many importing concerns, tea and coffee merchants and brokers and a miscellaneous line of business having to do with the water-front shipping, etc. Prominent firms, such as Arbuckle & Brother, and E. & H. Peck, have their own buildings nearby, and there has never been an intimation of the removal of any of these lines of business from this district. For this reason stability of values is stronger around Hanover Square and to the east as far as the water-front than in almost any other section of the city.

Water and Front streets, between Wall and Old Slip, are in a particularly healthy condition, few vacancies existing and property paying well. It is in this part of New York that one can purchase real estate with a fair degree of certainty, as far as the investment return is concerned, year in and year out."

Hanover Square's location with respect to the financial district and to the waterfront, makes its future assured, because there is little likelihood of a shift of the present classes of business established there, to other sections of the city.



NORTHEAST IN SQUARE LOOKING TOWARD PEARL STREET.

LOOKING SOUTHEAST IN HANOVER SQUARE.

REAL ESTATE RECORD AND GUIDE BUILDERS.

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Building Construction and Building Management
in the Metropolitan District

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Co-operation with the municipal administration, when the administration is actuated by pure motives, should be the policy of property owners. Mere destructive criticism accomplishes nothing, and reacts severely when not well founded.

There was a time in the history of New York City and State when the merits of a demonstration by taxpayers was estimated by the number of votes they could swing. Fortunately that feeling is dying out, though there are still a few statesmen in high places who prefer to coddle the people of the slums rather than give due consideration to the city's business interests.

New York City should have the power to regulate its expenditures with a view to economy and efficiency. The city budget hearings made this truth very prominent. The greatest service that the coming Constitutional Convention will be able to render the cause of good government in this State will be to accord to each municipality as large a measure of home rule as may be consistent with State sovereignty. The time has passed when New York City was not morally able to take care of itself.

Prosperity ought to get around to Broadway before long. They have it in the West, in the South they have never lost it, and in New England industries are working overtime. In parts of Brooklyn, Queens and New Jersey real estate and building are active, and only Broadway and Wall street, so to speak, are inactive. With exports mounting to record figures, with wealthy American travelers compelled to spend their money at home, and with the balance of credit against us in Europe rapidly being reduced, we ought to be getting busy in real estate and financial affairs; and if we do not it will, indeed, be owing to something wrong in ourselves.

### The City's Financial Plight.

THE real estate owner of New York will undoubtedly receive the figures announced for the tentative Budget with severe disappointment and grave disapproval. A net increase of $11,000,000 in the tax levy at a time when real estate throughout the city is diminishing rather than increasing in value, and when only a slight expansion is recorded in assessed valuations—such an increase brings with it a substantial addition to the tax rate. This is the one result which the taxpayers wanted to avoid, and which they have depended on the administration to devise some adequate method of avoiding. Its failure to do so cannot in their opinion be excused or condoned.

Property owners recognize of course in the detailed figures for the budget an evidence on the part of the administration of good intentions. The specific appropriations which have been largely increased were increased because of excellent and sufficient reasons. The debt service calls for an enormous additional appropriation, but this appropriation was forced on the financial authorities of the city. The policy of New York in dealing with its debt has been radically unsound in the past, and has resulted in an accumulated obligation which must be paid out of funds derived from taxation. A continuation of the old methods would have meant eventual bankruptcy; and the administration deserves credit for resolutely facing the situation and meeting the obligation. The taxpayers have no right to complain in respect to this item of increase. They have consented in the past to a borrowing policy which was wholly unsound, and which was bound in the end to bring with it a day of retribution. Their representatives never paid sufficient attention to the methods whereby economies were immediately effected and never insisted on a policy of paying out of taxation only those expenditures which were properly chargeable to taxation.

The other large increases were equally unavoidable. The city has long been carrying as assets on its books uncollected and uncollectible personal taxes and the appropriation of a large sum to meet this liability in part was necessary and desirable. The additional millions which had to be devoted to education, also constituted an expenditure that was imposed upon the administration. No property owner who understands the conditions, which the financial authorities were obliged to meet in constructing the budget can offer any valid objection to the increased appropriations.

What they can object to is the fact that the large increases in the appropriations for debt service, schools and the like have not been sufficiently paid for by economies in those items over which the Mayor and his subordinates could exercise effectual control. Certain savings, amounting in the aggregate to something over $2,000,000 a year have indeed been made in the administrative departments subject to the Mayor's control; and this saving should certainly be taken as an evidence of good intentions. No other city administration has ever been capable of any such achievement. But the taxpayers are justified in declaring that the economies effected by the administration are not sufficient. They are justified in claiming that the administration has not taken a sufficiently serious view of the situation and that its economies have not been sufficiently drastic.

The aspect of the matter which the Board of Estimate does not seem to have sufficiently considered is the fact that the taxation of real estate has reached its wholesome limit. It has reached a level which, in so far as it is increased, will involve a dimunition of the taxable capital of the city. Real estate values are no longer expanding, largely because the city by means of its increases in taxation has appropriated the larger values created by the growth in population and wealth. In some parts of the city they are actually diminishing because the larger taxes have been levied upon property that is not affected by increasing population and business. The result of another increase in real estate taxation will be a considerable amount of enforced liquidation and an ultimate diminution in the value of the property assessed for purposes of future taxation. Formerly a steady increase in assessed valuation was supposed to be sufficient to provide funds for the increasing expenditures of the city. Recently the expenditures have expanded so much more rapidly than the increase in property values that they have become a barrier to any further increase, and the question, which is pressing for solution, is: How are the growing expenditures of the city to be provided for in the future? The complaint of the taxpayers of New York against the administration is based upon the fact that it has not appreciated the critical nature of the problem and has not successfully sought for any adequate solution.

An adequate solution can only be found by working along two lines. In the first place, economies must be brought about wherever economies are possible, and the process of economizing must be carried farther than it has yet been carried. The saving which the administration has already achieved must be regarded not as a completed job but as a sample. The good work must be continued. If it is to be continued it will demand a practical reorganization of the city departments, and a complete regrading of the city employees. Such a reorganization cannot be effected without the assistance of legislation which will free the hands of the city authorities from many mandatory provisions. The administration should ask for this legislation during the coming winter, and its request should be backed up by the property owners of New York.

At best, however, a sufficient amount of money cannot be saved by economies, no matter how drastic, to meet the necessary increase in expenditures. During the next few years the debt service will require the appropriation of many additional millions. The provision made for uncollectible taxes will continue to be expensive for a long time to come. The only practicable way of meeting this increasing expenditure is, as the Record and Guide has frequently pointed out, to discover and to tap additional sources of taxation. The success of the Mitchel administration will depend very largely on the ability with which it handles this critical problem. If it continues as it has done during the present year, merely to charge up the necessary increases in expenditure against real estate, it will be doing as much harm to the city as if it had continued the policy of indiscriminate borrowing. It will also be incurring the justifiable resentment of the most influential and determined class in the community. It will doubtless incur some unpopularity as a consequence of an attempt to tax other clases of property, but such a step must be taken—in case the city is to be preserved from the grave danger of future financial embarrassment.

### A Practical Demonstration.

*Editor of the* RECORD AND GUIDE:

The Fire Department of New York through its Fire Prevention Bureau has presented with unusual force through a moving picture exhibition a demonstration of the good and bad factory, showing the danger of the clippings lying around the floor, from overcrowded conditions, rubbish being left unprotected and of smoking by employes. The good factory showed how work can be done systematically and profitably with good aisles, with fire prevention apparatus, fire drills, etc., and the pictures give a most unusual and convincing demonstration of the efficiency of sprinkler equipments.

I had the pleasure of seeing these films exhibited in a factory kept by a conspicuously progressive and conscientious manufacturer, who was exhibiting them to his employees as a good lesson

in fire prevention and the danger of carelessness, and the excellent results of careful management, and it certainly would seem that when these films become publicly released, it would be almost worth a manufacturer's while to pay the admission of his employees to the theatres where they are exhibited, or show the films in his factory.

This exhibition had, however, another great advantage. It showed that the real estate owners have been very much in the right in claiming that it was not necessary in every instance to reconstruct a building, simply because a factory occupied it or part of it. That the great danger is in what is now generally known as "bad housekeeping"; that the tenant is largely and most importantly responsible for danger, and that a well-kept factory with the proper fire drill and with suitable fire extinguishing apparatus is safe in practically any kind of building.

The Labor Laws have paid little attention to the installation of sprinkler equipment compared with the drastic regulations of the construction and alteration of the building itself, nor does the law, up to this time, allow you to omit structural changes where sprinkler equipments are installed.

The exhibition given by the Fire Department, through these films, also showed how valuable fire escapes can be even though "fire proof windows" do not open upon the course of the fire escape, and it showed that except for the panic amongst the employees and the actual fighting on the balconies of the fire escapes that they could have easily escaped from the burning premises without even using the staircase.

I think that all real estate owners and decent manufacturers should thank the Fire Commissioner and the Fire Prevention Bureau for the most effective and excellent illustrations, first, in favor of "good housekeeping," and second, for exposing the absurdity of the excessive demands of the present Labor Law for the reconstruction of existing buildings. ALFRED R. KIRKUS.

### Untaxing Improvements.

*Editor of the* RECORD AND GUIDE:

The untaxing of improvements on land is a wornout, cast-off and exploded theory, revolutionary in character, and unstable in essence, consequently, it merits but scant notice at this late date. The common intelligence of the people, as well as the wisdom and practical experience of successive legislatures, have carefully considered and emphatically repudiated it as decisively as they did the free silver heresy of 16 to 1. A time when the city, state and nation are in urgent need of additional revenues is not a propitious occasion to waste in the further discussion, or even consideration, of a discarded and impractical revolutionary theory, which, if put into operation, would immediately take out of the public treasury large amounts of existing revenues, on which the government is maintained.

The theory and reasoning upon which it is attempted to support the untaxing of improvements on private property are that these improvements increase the value of vacant land, and that all of the tax should be thrown on this increase in the value of the land, and none of it on the improvements to the land.

If it is fair and just to throw all of the burden of taxation on land which increases in value, by reason of improvements being made on it, or in its immediate vicinity, then it is unjust not to take the tax from land which decreases in value in other localities.

If an owner of land is fortunate enough to have it increase in value on account of improvements made to adjoining lands, and on account of an increase in population in the immediate vicinity, or for other reasons which may be due to the actions of others, and is to be penalized on account of his good fortune by the public taking away this increase in value, by taxing his property to that extent, then the public should reimburse an owner who is unfortunate enough to own property which depreciates in value, on account of a change in the community, a change of conditions surrounding his property, a decrease in the population surrounding his property, or for other reasons over which he has no control.

A good rule should work both ways.

A simple illustration will afford a fairly good idea of the working of the proposed law to untax improvements. Let us assume that one buys three vacant lots in the uptown section of the city. Let us assume that these three lots have a market value of $60,000. The owner erects an apartment house on these lots, at a cost of $100,000. If the improvement is a suitable one, the land and the improvement together will probably be worth more than $160,000, because the land will, to a certain extent, have increased in value, by reason of the improvement made upon it.

Let us also assume that this increase in value is $10,000 and that the entire property is worth $170,000. Now, apply the law of untaxing improvements. If no tax whatever is made on the improvement, which cost $100,000, the only thing remaining will be the value of the land. How can one say that the vacant land has increased in value to the extent of $10,000

It might be just as well to say that the improvement increased in value from $100,000 to $110,000. All that we know is that the whole property, land and improvement taken together, is, after the completion of the improvement, worth $170,000. It is impossible to separate the value of the land from that of the improvement upon it, and from time immemorial, the experience of mankind has recognized this fact, and permanent improvements have been uniformly regarded by the law of all civilized countries as real estate, inseparable from the land upon which they are made.

If the scheme of the proposed law is to put a tax on $170,000, and then assess that whole tax on the land alone, the improvement will not be untaxed, because the same person owns both the land and the improvement; and if he has to pay a tax on $170,000, it will be immaterial to him on what theory the tax is adjusted.

The scheme, therefore, must be to tax only the value of the land, and to figure an increase in the value of the land alone, by reason of the improvement. Since it is impossible, in actual practice, to figure any increase in the vacant land alone, exclusive of the improvement, the scheme is chimerical and impracticable.

E. A. ALEXANDER.

165 Broadway.

### The Death Rate.

*Editor of the* RECORD AND GUIDE:

We hear a great deal from uplifters about the decreasing death rate, coupled with the remark that it is worth all it costs in social service at city expense. If people don't die in New York any more, it must be because they move away before it's time. For we certainly all die sometime and somewhere, now as ever.

The simple fact in the case is that the death rate is not a true barometer of the state of health or the longevity of the people in a rapidly growing and overflowing city like New York. As every real estate man knows, a great many persons when they acquire age and means retire more or less from the activities of city life. Either they go back to their old home, or they settle in the surrounding country. Thousands of them, and they are never numbered among the city's dead.

Never before have so many people moved from city to country as during the last decade. And never has New York absorbed so many young immigrants. It follows that in a great metropolis where the population is constantly shifting, flowing in and flowing out, that vital statistics have not the same normal meaning as in a smaller and more stable community. A city from whence the old people like to move away, and which receives a large immigration of young people annually, is bound to have a low death rate under normal sanitary conditions.—T. P. W.

### FOR THE COMMON GOOD.

#### The Advisory Council's Policy of Co-operation Bearing Fruit.

Since every reasonable objection was raised to extravagant expenses of the city by real estate associations at the recent hearings on the budget, the Advisory Council of Real Estate Interests considers it absolutely necessary that, during the coming year, every effort be made either to pass a home rule bill, by which these expenditures will be absolutely under the supervision of the city, or that these mandatory requirements in the city budget will be amended by corrective legislation. The council feels that no more important work could be undertaken by property owners than the passage of such amelioratory laws. The criticism of a city budget is a difficult matter, and every objection must be absolutely grounded upon substantial fact. Too often real estate bodies have overlooked the importance of a thorough investigation of a question which they hoped to raise. It is the plan of the council within the next year to amalgamate and fuse these associations which are now interested in reducing the city's expenditures so that a permanent committee will be formed to take up the city budget and devote many months to analytical examination of the figures and facts presented by each city department. By such a method a strong case in behalf of the property owner might be presented at the next hearing on the budget in 1915. In the meantime every effort will be made to relieve the Board of Estimate and Apportionment of the mandatory restrictions now imposed upon it.

The council has decided to appoint a sub-committee to co-operate with the Mayor's committee on taxation in ascertaining new sources of revenue for the city. There is no doubt that real estate is now overweighted with taxation and it is required to bear more than its fair share of supplying the necessary funds for financing the city. This committee will make its report direct to the Mayor's committee on taxation. The advisory staff of experts of the council will assist this committee in its investigations, and it is hoped that some definite and constructive suggestions for proper taxation from new sources will thereby be recommended.

The council has requested the Mayor to take some action with reference to the consolidation of building inspection departments in the city. The State Factory Investigating Commission has already proposed a tentative plan, but inasmuch as all but one of the departments involved are directly under the jurisdiction of the city, it is considered essential that the local administration arrive at some plan by which these various departments may be united under one head. It has been recommended that a commission be appointed by the city, to take some definite action in this respect, for unless the city and State officials work consistently towards a common goal, little will be accomplished. To merely have the State investigate this question of the inspection evil, and recommend remedies, will not be nearly so effective as with both the city and the State working out their respective plans, and then ultimately endeavoring to amalgamate them.

### The Overinspection Evil.

(From the Brooklyn Eagle.)

We want and have a right to demand one, and only one, inspection department to see that buildings are constructed, altered and operated in accordance with law. One certificate from this department should cover everything. Any attempt to save jobs for swarms of inspectors in multifarious departments is begging the real question. It is political in animus and pernicious in possible effect. The Factory Commission may as well understand the public feeling at once. If it does not understand that feeling, we are sure the next Legislature will be made to comprehend the range of the evil and the range of the needed relief legislation.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Foreclosure Suits, Together With Other Current Realty Items.**

## A YEAR'S WORK.

### Annual Report of the Real Estate Board a Record of Devotion to Public Welfare.

The annual report of the board of governors of the Real Estate Board has this year unusual interest. In its printed form it makes a pamphlet of forty pages or more and details the varied and notably efficient activities of the official board and the numerous committees. It was a year of great usefulness to the public, and one long to be remembered in the annals of the board.

The report tells first about the growth of membership and the expansion of secretarial work, and then it takes up for consideration the work of the standing and special committees. In an appendix is a financial statement and a long list of new members. It will be noted that the Committee on Legislation and Taxation was alert to defeat a number of bills in the Legislature inimical to property holders. Especially important and fruitful were the unremitting labors of the Industrial and Building Code Committee, the Committee on Simplifying the Inspection of Buildings, the Committee on Labor Law Work, and the committees on Fire Limits, Billboard Ordinance, Safety First, Income Tax, Federal War Tax, Harlem Property, Mortgage Loans, Real Estate Laws, Public Sites and Improvements, Telephone Charges, Torrens Titles, and Workmen's Compensation Law—all of which committees accomplished definite results.

Other committees were also all at work all the year on board matters, and there was scarcely an important question affecting real estate that was not watched or considered by some committee. In regard to the city budget the painstaking work that is being carried forward is within the knowledge of all our readers. Never have taxpayers of New York had so much done on their account as during the past year. To give credit where it is due would necessitate the naming of a large number of self-sacrificing and influential members. It can be inferred that a very large part of the work was done under the direct leadership of President Laurence McGuire himself, and that much devolved upon the able executive secretary, Richard O. Chittick. On the whole, the annual report of 1914 is one that can be handed down to the next generation with justifiable pride.

### A New Book on Queens.

A new 128-page book entitled "Queens Borough" will be issued early in January, 1915, by the Chamber of Commerce of the Borough of Queens, which will set forth the great industrial development which has taken place in the past two years, the progress in the construction of rapid transit lines into the various sections of the borough, and the thousands of new homes of every description that have been erected.

The book will be published under the direction of a manufacturing and industrial committee of the chamber, of which Burton Thompson is chairman, and 4,000 copies will be distributed. It will contain interesting articles on every phase of the growth of the borough, and also contain many attractive illustrations. As a supplement to the book there will be inserted a new rapid transit map showing in three colors the dual subway system and the extensions into Queens. This map will also show the relative distances and time of travel from all boroughs to the center of Manhattan.

Walter I. Willis, secretary of the chamber, who is now at work compiling the data for the publication, stated today:

"We propose to show the tremendous development that has taken place throughout the borough in the past two years since the first book of this character was published by us in 1913. The book will be of the greatest value to all business interests of the borough, as it will set forth the industrial, commercial, financial, residential and general progress that has been made. Copies of the book 'Queens Borough' published in 1913 have been sent to all parts of the United States and the world."

## LOCAL IMPROVEMENTS.

### Final Authorization for Street Improvements.

The Board of Estimate has authorized the following improvements to be made:

Paving with granite block (preliminary pavement) Park avenue, from East 144th street to Morris avenue, near East 155th street, Bronx. Estimated cost, $23,000. The entire cost of the improvement is to be assessed upon the property benefited.

Paving with bituminous concrete (preliminary pavement) and curbing where necessary East 178th street, from Park avenue to Third avenue, Bronx. Estimated cost, $5,300. The entire cost of the improvement is to be assessed upon the property benefited.

Regulating and grading Melville street, from West Farms road to Morris Park avenue, Bronx. Estimated cost, $10,400. The entire cost of the improvement is to be assessed upon the property benefited. The city takes title on November 2, 1914, to Melville street, from Morris Park avenue to the New York, New Haven and Hartford Railroad, Bronx.

Regulating and grading Fillmore street, from Morris Park avenue to Van Nest avenue, Bronx. Estimated cost, $8,800.

Regulating and grading Overing street, from Westchester avenue to Waller avenue, Bronx. Estimated cost, $7,500. The entire cost of the improvement is to be assessed upon the property benefited.

### Washington Heights District.

The following resolutions have been approved by the Local Board:

For the construction of receiving basins adjacent to the northeast corner of West 191st street and Wadsworth avenue, and the southeast corner of West 192d street and Wadsworth avenue. Recommendation of the engineer in charge of sewers. Estimated cost, $850. Assessed valuation of property benefited, $405,000.

Construction of receiving basins on the south side of West 191st street at about the west house line of Audubon avenue, and on the east side of St. Nicholas avenue at about the south house line of West 191st street. Recommendation of the engineer in charge of sewers. Estimated cost, $700. Assessed valuation of property benefited, $383,500.

### Greenwich District.

Alteration and improvement to sewer in Liberty street, between Nassau street and Broadway. Recommendation of the engineer in charge of sewers, who states that the brickwork of the sewer in question is in very bad condition, and that the inside course of brickwork at the crown is missing in various places. He further states that the joints at the sides and below the spring line are soft and that the bricks are loose. The sewer is a very old one, having been built in 1846. Estimated cost, $8,950. Estimated cost if work is done at night and the trench

bridged over during the day time, $10,200. Assessed valuation of property within probable area of assessment, $11,125,000.

Alteration and improvement to sewer in Wall street, between Broadway and William street. Recommendation of the engineer in charge of sewers, who states that the brickwork in this sewer is in a very bad condition and that the crown has fallen out at frequent intervals. This sewer was built in 1848. Estimated cost, $15,000. Estimated cost if work is done at night and the trench bridged over during the day time, $17,250. Assessed valuation of property within probable area of assessment, $50,875,000.

**Bowery District.**

Repair of sidewalk at the southeast corner of Eighth avenue and St. Marks place. Estimated cost, $222.25. Assessed valuation of property benefited, $40,000.

**Van Courtlandt District.**

1289. Constructing sewers and appurtenances in Fieldston road, between West 253d street and West 252d street; and in Fieldston road (west side), between West 252d street and a point 300 ft. north of West 250th street, with a temporary connection in Fieldston road, between West 253d street and West 254th street; and in West 254th street, between Fieldston road and the existing sewer in West 254th street, east of Fieldston road, together with all work incidental thereto.

**Morrisania District.**

1294. Re-regulating, grading and regrading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in, and paving with bituminous concrete on a cement concrete foundation (preliminary pavement), the roadway of East 149th street, from the Southern Boulevard to East Side of Timpson street, together with all work incidental thereto.

1136. For the extension of sewer in Farragut street, from the end of the existing sewer to the United States Pierhead Line.

### Text of the U. S. War Tax Law.

That section of the War Tax Bill which levied a stamp tax upon mortgages or pledges upon land, and which was eliminated after argument upon the mortgage question by the Advisory Council of Real Estate Interests, before the Senate Finance committee, is as follows:

"Mortgage or pledge, of lands, estate, or property, real or personal, heritable, or movable, whatsoever, where the same shall be made as a security for payment of any definite and certain sum of money, lent at the time or previously due and owing or foreborne to be paid, being payable; also any conveyance of any lands, estate, or property whatsoever, in trust to be sold or otherwise converted into money, which shall be intended only as security, either by express stipulation or otherwise; on any of the foregoing exceeding $1,000 and not exceeding $1,500, 25 cents; and on each $500 or fractional part thereof in excess of $1,500, 25 cents; Provided, That upon each and every assignment or transfer of a mortgage, or policy of insurance, or the renewal or continuance of any agreement, or contract, a stamp duty shall be required and paid at the same rate as that imposed on the original instrument."

### Auditing the State's Business.

This year has seen in operation for the first time under the present constitution a working plan for making a real and effective audit of the State's business. Controller Sohmer, enforcing statutes enacted at his request, passes upon every contract exceeding $1,000 before it can be made an obligation against the State. He must receive notice of every liability, no matter what its amount, and finally he passes upon the claims themselves when presented for payment. During the last year many thousands of dollars have been saved by the pruning of accounts in the Controller's office, but hundreds of thousands of dollars have been saved by the new policy which permits the Controller to stop the creation of unnecessary and illegal obligations against the State. The value of the reforms is found in the fact that the cash surplus in the treasury October 1, 1914, is $12,303,000, instead of $5,563,000, which was estimated at the beginning of the year.

The fiscal year before Mr. Sohmer assumed office, the revenues from the transfer inheritance tax amounted to $8,212,735. This year they are $11,162,478.40. The revenues from the corporation tax in 1910 were $9,123,738. This year they are $11,634,000.84. What Controller Sohmer has done for the State's business he has done to a large degree for the several municipalities of the State. He instituted in the several second class cities of the State a uniform system of accounting which has been adopted in many cities throughout the country.

The Controller attempted to secure legislation which would make impossible conditions which arose in the case of the Siegel failure, and this year he succeeded in having the Legislature adopt his recommendations and place in the Banking Law provisions which will, in the future, give security for all the deposits of the hundreds of thousands of small depositors who have been doing business in private banks.

### Trend to the Suburbs.

In the present financial situation real estate men agree that both city real estate and suburban real estate show a greater average increase in value, as demonstrated by assessments, and therefore produce a better dividend, than railroads or industrials. The increase of value in the more desirable suburban districts is a healthy one. The population of the city will double during the next twenty years, according to estimates compiled, and this means that the suburban area as well as the city itself must help in providing homes for five million additional persons.

The opening of the subway to the Bronx, in 1904, caused the upbuilding of that borough until now Bronx Park is surrounded by apartment houses, whereas before it was a wilderness. Now that the new subway routes are planned for Brooklyn and Queens the growth of the city must necessarily be compelled eastward as well as northward; for rapid transit is now locating population, whereas heretofore population determined transit. The growth of New York is now such a hugh problem that with the growth that is manifesting itself in Queens has come an overflow into Nassau County, and the latter influx of population is showing itself the more strongly at the easiest points of traffic loading and unloading, such as along the main line of the Long Island Railroad, the Long Beach and the Montauk divisions.

### Doing Good Service.

The Real Estate Association of the State of New York, M. Morgenthau, Jr., president, has appointed a committee on the State Constitutional Convention, to see that real estate interests are guarded.

The Allied Real Estate Interests will be active this winter as usual, especially in opposition to single tax measures, should any appear before the Legislature.

## PRIVATE REALTY SALES.

Outside of the fact that the real estate market is generally quiet, pre-election week is rarely one of activity, and the present one is not an exception. There is a feeling among many brokers that as soon as the money market becomes easy that there will be some increased buying, though real activity is not looked for until business conditions improve throughout the country. From a monetary standpoint there are several things which are favorable; the banks have been steadily increasing their surpluses during the last few weeks until now the total compares favorably with corresponding weeks for the last two years. Though the savings banks, which have tremendous sums out on real estate mortgages, are still operating un-

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der the sixty-day clause, still the amount released weekly has been considerably increased in several of the institutions. The large withdrawals, during the latter part of August and September, were, in most cases, entirely justifiable, inasmuch as the money was needed to supply those in actual want. There was no panic resulting from any fears based upon the unsoundness of any of the banks.

Conspicuous among the deals closed during the week was the leasing of the Cosmopolitan Hotel property, at Chambers street and West Broadway, to an unnamed lessee for twenty-one years, at a graduated rental. The property is a landmark in the section but has been vacant for some time. Another important transaction concerns a large addition to the extensive holdings of Columbia University, which has completed assembling of an entire block, near the college grounds.

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The total number of sales reported and not recorded in Manhattan this week was 18 as against 16 last week and 18 a year ago.

The number of sales south of 59th street was 8 as compared with 4 last week and 11 a year ago.

The sales north of 59th street aggregated 10 as compared with 12 last week and 7 a year ago.

The total number of conveyances in Manhattan was 124 as against 122 last week, 14 having stated considerations totaling $485,100. Mortgages recorded this week number 50, involving $2,324,940, as against 74 last week, totaling $2,205,937.

From the Bronx, 9 sales at private contract were recorded, as against 12 last week and 3 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $706,058, compared with $671,123 last week, making a total since Jan. 1 of $34,811,049. The figures for the corresponding week last year were $1,056,669 and the total from Jan. 1, 1913, to Oct. 25, 1913, was $44,134,275.

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### Drexel Heirs Sell to Columbia.

Columbia University has rounded out its ownership of the block bounded by Amsterdam and Morningside avenues, 116th and 117th streets, by the purchase this week of the seventeen lots in the northerly half of the block at a reported price of $500,000. The property which has a frontage of 100.11 feet on each avenue and 375 feet in 117th street, was sold by Mrs. Elizabeth Drexel Lehr, Mrs. Lucy Drexel Dahlgren and Mrs. Katherine Penrose, all beneficiaries under the will of the late Mrs. Lucy W. Drexel. It has been used as the grounds of the West Side Tennis Club, whose buildings are included in the sale. The University was represented by John McLane Nash and the sellers by Wingate & Cullen, as attorneys.

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### Costly Residence in Deal.

Caroline Bertron sold, through the A. N. Gitterman Corporation, the five-story residence, on lot 22.6x100, at 46 West 54th street, adjoining the eight-story home of the City Athletic Club. The dwelling was erected about ten years ago from plans by York & Sawyer and has been held at $125,000. Among the prominent residents in the block are John D. Rockefeller, senior and junior; Chauncey M. Depew, Nellie C. Plant and I. N. Seligman.

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### Builder Assembles Chelsea Plot.

Hugh Getty, the builder, has purchased through William H. Archibald, from the Ray Estate Corporation, the five-story front and rear tenement, 532 West 29th street, on lot 25x98.9. This is the first change in ownership in nearly 100 years. Mr. Getty is the owner of 526-530, adjoining, and now controls a 100-foot frontage in 29th street, which may be utilized for a building operation.

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### Bronx Apartment in Trade.

A. G. Bechmann sold for the Cross Avenue Realty Co., Lawrence Davies, president, the five-story apartment house at the southeast corner of 180th street and Honeywell avenue, on plot 50x100. This is one of a row of three structures recently erected by the sellers. In part payment the purchaser gave a plot at the northwest corner of Mohegan avenue and 180th street, 75x118.

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### Sale in West 57th Street.

Louis H. Chalif has bought from the estate of Louis de Bebian through N. A. Berwin, the four-story dwelling at 165 West 57th street, on lot 21x105, opposite Carnegie Hall. It has been purchased for investment and may be altered for business purposes. The new owner was represented by Oscar Englander as attorney.

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### Estate Sells Apartment Houses.

Goodale, Perry & Dwight have sold for the Louis Greenblatt estate the four six-story apartment houses at 249-255 West 111th street. Each house covers a plot 36x100, the total frontage being 144 feet.

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### Manhattan—South of 59th St.

STANTON ST.—Isaac Buss sold 183-185 Stanton st, a 6-sty tenement, on plot 56.3x62.6, to Max Aronson, who gave in exchange 212-214 East 106th st, two 5-sty flats, on plot 54x100.11.

48TH ST.—A. A. Hageman sold for the Hageville Realty Co. to Charles Marshall the 3-sty dwelling, 232 West 48th st, on lot 16.9x100.5.

50TH ST.—Henry B. Kellner sold, through John J. Meenan, the 6-sty apartment house with stores at the southeast corner of 50th st and 9th av.

56TH ST.—Thompson-Fabre Company reports the sale of 443 West 56th st, a 5-sty apartment house, on plot 25x100.5. The owner of record is the United Boros Real Estate Co.

56TH ST.—Harry W. Perelman and Jacob Moersfelder have sold the 5-sty tenement 231 East 56th st, on lot 25x100.5.

### Manhattan—North of 59th St.

100TH ST.—Lawyers Mortgage Co. sold 313 East 100th st, a 6-sty tenement, on plot 40x100.

123D ST.—C. H. Pfeiffer sold the 4-family flat, 406 East 123d st, on lot 17.6x99.11, to John Engemann, who gave in part payment, a 52-acre farm at Ellington, Conn.

123D ST.—John Murphy bought from the Emigrand Industrial Savings Bank, through George W. Brettell, the 4-sty dwelling, 106 East 123d st, on lot 20x70.

176TH ST.—Moore, Schutte & Co. sold for the Wertheim Realty Co., the 5-sty flat, 506 West 176th st, on plot 43.6x100, to Ennis & Sinnott, who gave in part payment the 4-sty dwelling, 451 Convent av, on lot 16x50.

VERMILYEA AV.—Max Marx sold to the Aldus Construction Co. the plot 100x100, at the northwest corner of Vermilyea av and 207th st, which will be improved with a 5-sty apartment house with stores.

### Bronx.

140TH ST.—Patrick Crowley bought from Minnie Pfeiffer the 3-sty dwelling 466 East 140th st, on lot 17x100.

FRANKLIN AV.—James T. Barry has purchased the two 5-sty flats, 1392-1394 Franklin av, each on plot 37.6x100.

MARION AV.—The 2-sty dwelling, 2770 Marion av, on lot 21x103.5, has been sold through Clement H. Smith.

MARMION AV.—James McConnell bought from the John W. Cornish Construction Co. the "Woodward," at the northeast corner of Marmion av and 175th st., on plot 92x70. The house has been held at $95,000.

MORRIS AV.—Ida Brantman has resold 1065 Morris av, a 2-sty dwelling, on lot 25x100.

MOTT AV.—Mott Av Realty Co., Hyman Barnett, president, sold 424-426 Mott av, a 5-sty apartment house, on plot 50x193, to the Arc Realty Co., Isidor W. Schamberg, president, which gave in exchange 6 lots at the northwest corner of Vyse av and 180th st.

SHERMAN AV.—Kurz & Uren sold for the Kovacs Construction Co., the 5-sty apartment house, 967 Sherman av, on plot 45x100.

### Brooklyn.

HIMROD ST.—Frederick Rudel bought, through James M. Hawley, from William Hessler, 163 Himrod st.

UNION ST.—Realty Associates have sold the following houses in Union st: No. 1188, to Theodore Deibel; No. 1192, to Charles Carrow; No. 1194, to Joseph F. Heckla, and No. 1196, to Elise Freifeld.

15TH ST.—Thompson-Fabre Co. sold for the United Boros Real Estate Co. the 4-sty apartment house, 466-468 15th st.

75TH ST.—James Watters sold for Charles H. Noble, the 1-family dwelling, 453 75th st; and for J. P. Mueller, the cottage 220 81st st.

76TH ST.—Frank A. Seaver & Co. sold to the Johann Construction Co., the plot 80x100, in the north side of 76th st, 120 ft. west of 7th av.

GREENE AV.—Henry P. Cain sold 983 Greene av, a 2-sty dwelling, for John Wilhusen, and 925 Gates av, a 2-sty dwelling, for Emma H. Mott.

5TH AV.—Sophie Laemmel sold to Sigmund Goldberg, 8 lots at the southeast corner of 5th and Ovington avs, through Ross & Meeks.

### Queens.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Park av to Robert T. Fallon; 40x100 on Park boulevard to Henry L. Koch; and 60x100 in Rose pl to William J. Lohm.

### Richmond.

WESTERLEIGH.—J. Sterling Drake sold for William D. Glasscock to James Whitford, a plot on Main av, 44 ft., front, on which he will erect a residence.

### Nearby Cities.

NEWARK, N. J.—Feist & Feist, Inc., sold to Frederick Kilgus, a gore plot, 75x50, in the rear of 52-58 South st, adjoining his present holdings; also sold for the Jacob Mentz estate to David A. Strahan, the 3-sty dwelling, 88 Fairmount av; and for Jacob Fischel to George W. Brand, the florist establishment, with greenhouses, in the south side of Taylor st, 408 ft. west of Main st.

NEWARK, N. J.—Feist & Feist, Inc., resold for Louis E. Goldfarb to Oscar Kline, the residence at the southwest corner of Peck av and 2d av; and for the Jacob Mentz estate 72 Fairmount av to Mrs. Emma Gray and 76 Fairmount av to Joseph Hile.

### Rural and Suburban.

BAYPORT, L. I.—Woods Brothers sold for J. S. Snedecors Sons the northeast corner of Main st and Bayport av, and for A. W. Pell, 6 lots on Kensington av, and 5 lots in Folger st to John McKee; also for Mrs. Minnie T. Owens to Louis H. Kreyer, the residence at the northwest corner of Main st and Fairview av.

GLADSTONE, N. J.—E. C. Rich has bought a 150-acre stock farm from George Watson, through Louis Schlesinger, Inc. The property was held at $75,000.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Willow av to J. H. Sanford; 60x100 on 3d av to Gertrude Hecht; and at Westfield, N. J., 40x100 on Trenton av to James Duffy.

MONTCLAIR, N. J.—Charles S. Barker sold to C. M. Lindsay, of Passaic, the dwelling 132 Montclair av, on plot 95x180.

SCARSDALE, N. Y.—James F. Duffy has purchased lot 81, on which he will erect a residence from plans by L. M. Petry.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn sold for Dr. Henry A. Lewis, his residence in Toilsome la to Mrs. Loretta L. Linsly; also for John B. Cauldwell, his residence on Ox Pasture rd to George Barton French; and for Joseph S. Clark, a 7-acre tract on the beach at the foot of Coopers Neck la to Mrs. Dudley Olcott, 2d, who will erect a residence.

VALLEY STREAM, L. I., ETC.—Windsor Land & Improvement Co. sold to John Wranetz 45x105 at Beverley and Cottage parkway; to Nicholas McKenna 40x100 on Rockaway av; also at Oceanside to Bernard Hollman 40x100 on Oceanside parkway; at Rosedale, to J. C. Robinson 75x100 in Yale court to A. E. Levy 40x100 on Rosedale av; at Floral Park to Matthew McNiff 40x100 in Beech st, and at Hempstead to Kate O'Neill and Eugene O'Donnell each 40x100 on Milburn av; to P. J. Horgan 40 x106 on Kennedy av, and to John Ellerman 40x 100 on Homan boulevard.

## LEASES.

### $120,000 Longacre Store Lease.

Nelson, Lee & Green have leased for 10 years the store in the arcade of the Longacre Building, Broadway and 42nd street, for the Longacre Land Company, William Everdale, vice-president. The lessees are the National Dollar Shirt Shops, Inc., who by this lease are opening their first New York store. This firm already operates a chain of eleven shops, particularly on the coast, Seattle, San Francisco and Los Angeles, and has recently opened a store in Washington, D. C. They will also open a store this month in Broad street, Newark, N. J. This store just leased is 13x43, has an area of 559 square feet, so that the rental is at a price of $21 per square foot.

### Landmark Reported Leased.

According to reports this week the Cosmopolitan Hotel, a seven-story structure on plot 76.1x100.1, at the northeast corner of West Broadway and Chambers street, has been leased by Samuel J. Huggins, as trustee, for 21 years. The rental for the first five years, it is understood, has been fixed at $15,000 per annum, while $20,000 is to be paid for the ensuing years. The identity of the lessee could not be learned. The building has been untenanted for some time and was formerly one of the leading hotels in the lower section of the city.

### Lithographers to Move Uptown.

Brett & Goode Company, representing the tenant, and Stephen S. Johnson representing the owner, has leased for Elise T. Underhill the 10th, 11th and 12th floors containing about 37,000 sq. feet in the Underhill Building now in the course of erection at 438-448 West 37th street. The lessee is the Atlantic Lithographic & Printing Co. now at 108 Mott street. The lease is for 15 years at aggregate rental of about $250,000. Although the building will not be completed before January 1, 1915, it is already more than half rented.

### Addition to Auto Colony.

The Studebaker Corporation leased through Cross & Brown, from the O. B.


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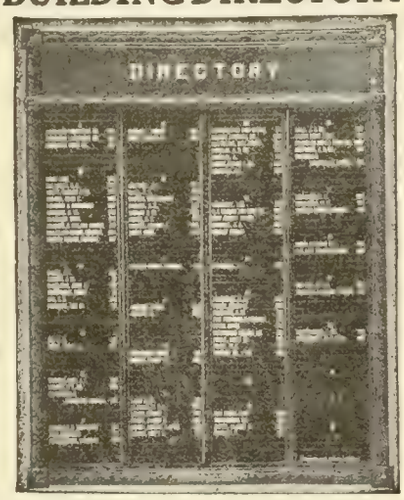
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TELEPHONES

Murray Hill 1962 Spring 878

**Henry Jansen Mrs. A. Voshage**


Potter Properties, Inc., the five-story building at the northwest corner of Broadway and 56th street, on plot 50x120, at an aggregate rental of about $300,000. Extensive alterations will be made and the building used for the sale of automobiles.

### Manhattan.

BARNETT & CO. leased the 5-sty residence at 2064 5th av to Louis Schwartz.

BARNETT & CO. leased the store in 2 East 125th st to Samuel Scher, a clothier, of 59 West 125th st.

BASTINE & CO. leased the 6-sty store and loft building at 202 East 12th st for the Trow Directory Co. to the Lewy Chemical Co., of 51 West 3d st., as agents, rented offices in 112 East 19th st to N. W. Ostrom; for the Harnett estate the store in 1245 Lexington av to A. Morgenstern, and in 15 West 26th st, through M. Rosenthal & Co., the rear half of the 3d floor to the Economist Waist Co.

THE BERLITZ SCHOOL OF LANGUAGES, which has been located at 1122 Broadway for about 35 years, leased from the United Cigar Stores Co. the two upper floors in 28 and 30 West 34th st.

DANIEL BIRDSALL & CO., INC., leased the 3d loft in 27 West 4th st to the New England Panama Hat Co.; the 5th loft in 60 West 15th st to Fox Leopold Co., 47 West 3d st; the 1st loft in 749 Broadway to Louis N. Cohen; the building at 124 East 24th st to M. Cahill; half of the 2d floor in 170 5th av to Haas Moss & Co.; space in the 5th loft in 28 West 22d st to the Holt Lace Co., of London, and space to Snyder Bros., of Boston.

CORN & CO. leased for Alan Realty Co. about 10,000 sq. ft. in 134 to 142 West 37th st to L. Jaconsons' Sons; and for Fred. Boltz, Jr., 7,000 sq. ft. in 137 and 139 West 25th st to Seidel Bros.

CROSS & BROWN CO. leased the 2d floor in 238 West 35th st to Hugh Crymple and Forrest G. Wilcox, and one half the 2d floor in 396 Broadway to Hope Webbing Co., of 396 Broadway.

DUROSS CO. leased 410 West 18th st to M. E. Richards; the store in 111 West 16th st to W. J. Stickle; 237 West 29th st to Elmer Wolfer; the 5th loft in 138 West 14th st to Robert Colga and the corner store in 702 Greenwich st to L. B. Grinn.

DOUGLAS L. ELLIMAN & CO. leased 158 East 70th st, a 4-sty house, for Woodward Babcock to George Barton French.

DOUGLAS L. ELLIMAN & CO. leased apartments in 383 Park av to A Lindsay Thomson; in 415 Madison av to Mrs. G. L. Ferguson for Miss Alice E. Neale; in 28 East 55th st to Phillip Brooks Robinson, and in 122 East 82d st for Thomas G. Machen to Mrs. Gardiner Van Nostrand.

DOUGLAS L. ELLIMAN & CO. leased apartments in 11 East 68th st for Pease & Elliman, agents, to William H. Force; in 103 East 86th st for L. B. Brown to Artemas Holmes; in 116 East 63d st for Alfred H. Thorp to Frank H. Higgins; and in 980 Madison av to Miss Emily O'Connor for J. J. Kavanagh.

HORACE S. ELY & CO. rented the 9th story of the 42d st section of the Rogers-Peet building, now in process of construction, to the Army and Navy Co-operative Co., organized a few years ago with Rear-Admiral Marix as president. It is called the "department store of the service," and the space leased will be occupied for the sale and exhibition of military goods and wearing apparel for the officers of the army and navy.

BENJAMIN ENGLANDER leased for the Building & Engineering Co., in 928 and 930 Broadway, the 5th and 6th lofts to Cohen Bros.; 8th loft to Bloomberg & Goldstein, of 928 Broadway; 9th loft to A. Greenberg & Co., of 928 Broadway; 10th loft to A. Davis, and the top loft to Jacob Bluestein, of 928 Broadway; in 142 and 144 West 26th st, the 10th loft to Dicker & Ginsberg; the top loft in 118 and 120 West 27th st to Isidor Klein and the 8th loft in 104 to 108 West 27th st to Adolf Alper.

J. B. ENGLISH leased for Mrs. Annie Dunraven the dwelling at 148 West 49th st to Elizabeth A. Viau.

M. FORMAN & CO. leased the 6th floor in 30 West 20th st to Philip Epstein.

JULIUS FRIEND, EDWARD M. LEWI CO., leased for the Regent Construction Co., to Louis Lewit, manufacturer of children's wear, of 24 University pl, the 2d floor in 48 and 50 West 28th st.

GOODWIN & GOODWIN rented for Helen B. Rennell to George W. Beard the 3-sty dwelling at 157 West 121st st.

GOODWIN & GOODWIN rented for Mary C. Schultz to the Rena Club the 3-sty dwelling at 109 West 121st st.

M. & L. HESS, INC., leased the 2d loft in 197 and 199 Greene st to B. Praskin & Co.; showrooms, in 257 4th av, to J. G. Hauf & Co., of 79 5th av; and offices in 43 West 27th st to P. Raden.

M. & L. HESS, INC., leased the northerly part of the 5th loft in 63 and 65 West 38th st, through to 62 and 64 West 39th st, to Silverman Lederer & Co., and the 10th loft in 5 to 9 West 37th st to Julius Smoline, of 718 Broadway.

M. & L. HESS, INC., leased the easterly store and basement in 7 to 11 West 45th st to the Stryveline Shop, Inc., of 37 East 28th st.

HUBERTH & HUBERTH leased offices in 1789 Broadway, 2 Columbus Circle, 990 8th av and 253 West 58th st to J. B. Cohen & Co., Hoadley & Rice, James C. Green, architect, and Edwin P. Hume, of 930 East 42d st; in 67 and 69 East 59th st, the two basement stores to Paul B. Hoeber, of 69 East 59th st.

A. KANE & CO. rented for Gertrude E. Ford 257 West 139th st to George H. Rozelle.

JOHN J. KAVANAGH leased to Rees & Rees the corner store in 980 Madison av as an office for their dyeing and cleaning business; and apartments in 980 Madison av to Miss M. H. Shaw and Miss E. K. O'Connor; in 931 Madison av to Miss M. J. Van Orden.

PORTER & CO. leased for the estate of Charles Weisbecker to Ernest Krusi the 3-sty dwelling at 179 West 126th st.

REAL ESTATE MANAGEMENT CO. leased for John Haydock the dwelling at 132 West 97th st, to Tamarora Club of 2542 Broadway.

SAMUEL H. MARTIN leased for Susie Scott Hall the 3-sty dwelling at 130 West 65th st to Sidney N. Church; and for Jeremiah J. Campion the store in 1864 Broadway.

WILLIAM B. MAY & CO. leased 48 East 52d st for Mrs. A. H. Hablo to Aaron E. Nusbaum; 11 West 47th st for Miss Laura Jay Edwards to Mrs. Elizabeth J. Buckley; 50 East 69th st for Mrs. Seth Robinson to Edwin C. Jameson; 44 East 35th st for Dr. V. P. Gibney to Miss Van Norden, and in conjunction with Cammann, Voorhees & Floyd, 28 East 39th st to Winthrop Burr; apartment in 123 East 53d st for Preston Kenyon to Mrs. S. H. P. Pell; the 2d floor in 15 West 58th st for Miss Hedlund to Prof. A. I. Coleman, and in conjunction with O'Connor & Ellison, an apartment in 24 West 59th st for Allan A. Ryan to Robert Lehman.

JOHN MILLER rented the store in 846 3d av to Raffael Patrone for 5 years.

PEASE & ELLIMAN leased for the Model Fireproof Tenement Co. to Harry S. Houpt, Inc., the northwest corner of 47th st and 11th av for a repair station and store house; for Frederick R. Coudert and the Benedict estate to Dr. J. A. Robertson the 5-sty dwelling at West 49th st; for Mrs. Reginald Rives to the Rev. J. Nevett Steele the 4-sty dwelling at 59 East 73d st; as agents, apartments in 829 Park av, to Sydney H. Ball; in 116 East 58th st, to Mrs. W. H. P. McCoy; in 780 Madison av, to Clarence Chauncey; in 45 5th av, to L. Gude, and in 24 Gramercy Park, to Mrs. Price Post; to Roy Jamison, at 540 Madison av, in 830 Park av, to Mrs. L. Sutton McKee, of Washington, D. C.; and subleased for A. D. Pratt his furnished apartment in 850 Park av to Mrs. L. B. Smith.

PEASE & ELLIMAN leased apartments in 104 East 40th st for Walter G. Davis, Jr., to Mrs. Mary Elizabeth Evans; in 40 East 62d st to Mrs. Mabel Norman; in 56 West 11th st to W. F. Chamberlain, and in 829 Park av to R. H. Lutz.

PEASE & ELLIMAN leased offices in Aeolian Hall to Curry & Wilding, and to Roland Read; and apartments in 40 East 62d st to Mrs. Edward Roberts; in 144 East 56th st to H. P. Pennington; in 144 East 40th st to Mrs. A. V. S. Mitchell; in 56 West 11th st to H. W. J. Telfair, and in 540 Madison av to a Mr. Brooks; in 850 Park av to A. C. Israel; in 411 West 114th st to Bela Cukor; in 69 East 92d st to C. M. Cruikshank; in 60 West 39th st to Lawrence Grant; in 24 West 59th st to Mrs. G. V. Converse, and in 1 West 30th st to H. A. Loomis.

PEASE & ELLIMAN leased for Mrs. Russell N. Whelen her apartment in 36 Gramercy Park to Malcolm C. Ludlam; offices in Aeolian Hall to the American Play Co.; and in conjunction with Seton Henry and Douglas Gibbons for the E. A. L. Construction Co. an apartment at Lexington av and 72d st to J. Hopkins Smith.

RICE & HILL leased the 1st loft in the building at the northwest corner of Church and Fulton sts to Harry Bing and Li Gong for a Chinese restaurant; also the store in 56 Church st to David Turtle for a stationery store.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Mrs. Charles H. Israels the 5-sty dwelling at 147 East 38th st for Elizabeth Whitney.

THE M. ROSENTHAL CO. leased the corner store in 316 West 145th st to M. Hyman.

THE M. ROSENTHAL CO. leased a loft in 23 East 20th st to D. Angio Bros.

JULIUS ROSENBERG leased the 2d loft in 459 and 461 Broadway to Berger & Marks, shirt manufacturers, of 423 Broome st, and the basement store in 244 Canal st to B. Hecht.

SHAW & CO. leased for the Floy Real Estate Co. the 4-sty dwelling, at 1978 Madison av, to Theresa Granger.

SHAW & CO leased for Francis Markham the 3-sty dwelling at 123 West 123d st to Annie E. Sweeney.

HERBERT A, SHERMAN leased a loft 50x100 at 15 West 18th st to the Thomas Waist Co., of 9 West 19th st.

SPEAR & CO. rented for Brody, Adler & Koch the 3d loft in 32 and 34 East 31st st to Isidore Harris; for the Rexton Realty Co., the 10th loft in 37 and 39 West 28th st to Theodore Wolfert, of 37 East 21st st; for Stephen H. Tyng, Jr., Co., the 6th loft in 17 and 19 Waverly pl to the Colon Hat Co., of 7 Great Jones st; for the Atlantic Dock Co., the 5th loft in 143 and 145 Prince st, to Marcowitz & Sandman; for Chas. J. Briody, receiver, the 4th loft in 49 West 3d st to A. N. S. Novelty Co.; for Edith M. Ruland the 3d loft in 598 Broadway to the Modern Muslin Underwear Co., of 115 Spring st.

SPEAR & CO. and BENJAMIN BERNSTEIN have rented to the National Cloak and Suit Company 20,000 sq. ft. in the building 133-141 West 21st st. This space will be in addition to the new building being erected by the National Cloak and Suit Company at 24th st and 7th av, and will be used for purchasing and manufacturing purposes.

HENRY C. B. STEIN leased to the Liberty Cloak and Suit Co., of New York and Chicago, the large store and basement in 5 Av A, and the 3-sty building at 382 East 3d st to the Peerless Bag Co.

JOSEPH F. SEITZ leased the dwellings at 249 East 61st st to Helene Gylin; at 306 East 50th st to Anna Matthes; at 221 East 61st st to Hans Harder, and at 309 East 51st st to August Schmidt.

TUCKER, SPEYERS & CO. and CAMMAN, VOORHEES & FLOYD leased for Jonas B. Kis-

sam to the Flinn O'Rourke Co., Inc., the building at 90 Front st, who are the contractors now building the new tube under the East River.

THE UNITED CIGAR STORES CO. leased the Broadway store adjoining the company's store at the southeast corner of Broadway and 18th st to Spiros Pandeles.

VAN NORDEN & WILSON leased space in 191 Broadway to Charles R. Furrer and Isidor Simon; in 611 West 158th st, apartments, to F. H. Dodge, G. Z. Farkasch and C. P. Russell, and 611 West 158th st to C. F. Wilding, R. M. Hickey and Mrs. E. L. Reynolds.

VAN NORDEN & WILSON leased for the Oceanic Investing Co. at Broadway and Dey st space to the Brooklyn Directory Co., which will establish its main office in New York City.

CHARLES B. WALKER leased space in 121 and 123 Canal st to Albert Gherardi and Goodman Bros.

WM. H. WHITING CO. rented for L. J. Carpenter & Co. the 1st loft in 483 and 485 Broadway, to the Aluminum Sales & Mfg. Co., of 28 Warren st; 4th loft in 19 and 21 Roosevelt st, to Emil Behringer; store and basement in 31 Cooper Square, to Samuel Rosenberg; 2d loft in 102 Beekman st, for Wm. A. White to Ritterband, Reed & Co., of 80 John st; the 2d loft in 22 Beekman st to Samuel H. Sarner, and the top loft to Potts & Steiger.

THE J. P. WHITON-STUART CO. leased for George E. Fahys the dwelling at 777 Park av, and the dwelling at 113 East 39th st to Miss Constance Perkins for Frank N. Dowling.

WORTHINGTON WHITEHOUSE and ALBERT B. ASHFORTH rented for A. Chester Beatty his residence, furnished, at 16 East 73d st, for the season, to E. R. Stettinius. The house has been held at a rental of $10,000 a year.

WORTHINGTON WHITEHOUSE leased for Moore & Wyckoff, as agents, the 7th apartment, consisting of 10 rooms and 4 baths, at 410 Park av, to Mrs. C. H. Mellon, of Morristown, N. J.

### Brooklyn.

THE BULKLEY & HORTON CO. leased the 3-sty dwelling at 1088 Dean st to Otto F. Kolle for Mrs. M. F. Henkin.

CHARLES W. SEITZ leased the store, basement, 2d and 3d lofts in 455 Fulton st for W. J. Halbert to Davis & Weiss.

### Out of Town.

APPLEBAUM & APPLEBAUM, INC., report the following leases at Newark, N. J.: In 791 Broad st, a store and 4 lofts, for Hilton & Co., to Raymond D. Haines, to be used for men's clothing; in 166 Market st for Hilton & Co. to the Red Star Hat Co.; the store in 163 Market st for Hilton & Co. to the Eagle Shoe and Hat Cleaning Co.; the store in 633 Broad st for N. H. Harris to Braham & Brockman; a loft in 707 Broad st for Susan Holt to the Weiss Dental Supply Co.; the store in 68 Market st for Fairchild, Baldwin Co. to J. Blanck & Co., jewellers, and the store in 216 Market st for Thomas F Bowers to L. Rich & Son.

FEIST & FEIST, INC., leased space in the 6-sty building, 317 Halsey st, Newark, for J. R. W. Littel, to David Cohen, cloaks and suits; also for Mary A. McDermit, 265-267 Halsey st, to the Motor Car Exchange Co. of New Jersey, and in conjunction with Mendl & Gans, 273-275 Halsey st to the Bonnell Motor Car Co.

JULIA BEVERLEY HIGGENS leased for Rector K. Fox his house at Mount Kisco to Alvin W. Krech, of New York, for one year.

HUGHES & WHITBY leased from the plans for Harry Simon, in the new brick business building opposite the Lackawanna terminal at Montclair, N. J., apartments to Peter Widmark, Charles Schluger, E. Johnson and L. R. Watson; and stores to William Winslow, Gordor Lefter, Miss de Ajuria, Reed & Devoe and the Park Realty Co. of Montclair.

PAYSON McL. MERRILL CO. sub-leased for J. Howes Burton to Leonard Sullivan one of the houses recently erected by the Estate of Franklin B. Lord, in Knota st, Woodmere, L. I.

PEASE & ELLIMAN and HUGHES & WHITBY leased a dwelling at Glen Ridge, N. J., to H. T. Harrington.

ALFRED E. SCHERMERHORN leased cottages at Southampton to Joseph R. Dilworth, James L. Barclay, Mrs. William Constable, Mrs. Henry Ives Cobb, Jr., Thomas G. Condon.

S. S. WALSTRUM-GORDON & FORMAN leased for Adolph Obrig the dwelling at 76 Lenox av, Ridgewood, N. J., to William Huber, of Manhattan.

S. S. WALSTRUM-GORDON & FORMAN leased for John R. Sparrow the dwelling at 68 Kenilworth pl, Ridgewood, N. J., to A. B. Dickinson, of Newfoundland, N. J.

## REAL ESTATE NOTES.

A. A. HAGEMAN has been appointed agent for 608 6th av.

JOHN J. KAVANAGH has been appointed agent for 980 Madison av.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD, INC., have been appointed agents for 67 West 49th st by Mrs. Celesta M. Bozeman.

HENRY C. B. STEIN has been appointed agent for 151 West 96th st, 54 Pike st, 19-23 Willett st, 32 Goerck st, 69½ 1st st, 36 Norfolk st, and 333-335 East 25th st.

HUBERTH & HUBERTH have been appointed agents for 1487-1489 Amsterdam av, 48-50 West 131st st, 442 West 163d st, 115 West 132d st, 50 West 133d st, 227 West 134th st and 102 West 136th st.

BEDELL CO. will pay $57,500 per annum for the 11-sty Revillon-Freres Building at 19 West 34th st and 30-32 West 35th st, reported leased in last week's Record and Guide. According to the papers filed in the Register's office on Thursday, the term is 11 years from July 15, 1915.

JOHN E. WEISS, formerly at 38 Nassau st, announces his removal to the Columbia Bank Building, 507 5th av, where he will conduct a general real estate and insurance business. Mr. Weiss was formerly associated with William Richtberg at 6th av and 42d st, for 7 years and thereafter with the M. Morgenthau, Jr., Co.

NELSON & LEE, INC., announce that hereafter their firm name will be Nelson, Lee & Green, Inc. Although the name of Stanley K. Green has just been added to the firm title he has been an active member for the last year.

## OBITUARY

JOHN A. FONDA, former vice-president of the Mutual Life Insurance Co., with which he was associated for nearly half a century, died, aged 73, on Monday, at his home 118 Quincy st, Brooklyn. He is survived by a widow and a daughter, Mrs. Darwin R. James.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens:

GILMAN H. TUCKER—126 West 85th st, 4-sty dwelling, 20x102.2, $24,000.

ELIZABETH R. STANTON—Ground lease for 2½ years of 419 West 23d st, 4-sty dwelling, 22.4x117.6, $1,500.

FREDERICK BENDER—180 Ludlow st, 4-sty tenement and 4-sty rear tenement, 25x90, $20,000.

ADOLPH M. FISCHL—227 West 148th st, 5-sty tenement, 25x99.11, $22,000; 1657 Av A, 5-sty tenement, 25x77, $27,000.

CHARLES HARTUNG—42 West 10th st, vacant, 21x4x92.3, $17,500; 114 West 21st st, 3-sty dwelling, 23x92, $27,500; 116 West 21st st, 3-sty dwelling, 23x92, $27,500; 246 West 61st st, vacant, 25x100.5, $6,500; 49 East 10th st, 4-sty dwelling, 28x94.9, $35,000.

LAWRENCE J. CALLANAN.—Correction as to valuation of 68 West 11th st reported last week as $55,500. This should read 68-70 West 11th st, $55,500. No. 68 is a 3-sty dwelling, 22x94.10, and was appraised by the representative of the estate at $16,000. He also appraised 70, a 5-sty flat, 13.3x94.10xirreg, at $37,500, or a total $53,500 for both. The state appraisers, however, placed the valuations of both houses for the purposes of the transfer tax at $55,500.

PAUL ERHART.—351 West 29th st, 4-sty dwelling, 22x98.9, $21,000.

GEORGE LEVY—1629 Madison av, a dwelling, 25x95, $25,300; 124-128 East 123d st, 5-sty tenement, 75x111, $50,000.

DAVID A. LEVIEN—134 Rivington st, 4-sty tenement, 22x78, $25,000.


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# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

### Conveyances.

| | 1914 Oct. 23 to 29 | 1913 Oct. 24 to 30 |
|---|---|---|
| Total No. | 124 | 116 |
| Assessed value | $7,743,400 | $4,937,000 |
| No. with consideration | 14 | 11 |
| Consideration | $485,100 | $722,750 |
| Assessed value | $541,500 | $611,000 |
| | Jan. 1 to Oct. 29 | Jan. 1 to Oct. 30 |
| Total No. | 5,926 | 6,510 |
| Assessed value | $394,014,333 | $393,736,461 |
| No. with consideration | 649 | 891 |
| Consideration | $26,749,306 | $36,317,033 |
| Assessed value | $28,065,621 | $39,550,662 |

### Mortgages.

| | 1914 Oct. 23 to 29 | 1913 Oct. 24 to 30 |
|---|---|---|
| Total No. | 50 | 75 |
| Amount | $2,324,940 | $1,236,713 |
| To Banks & Ins. Cos. | 13 | 12 |
| Amount | $213,000 | $732,000 |
| No. at 6% | 21 | 40 |
| Amount | $916,790 | $202,718 |
| No. at 5½% | ..... | 2 |
| Amount | ..... | $11,000 |
| No. at 5% | 8 | 18 |
| Amount | $211,000 | $320,895 |
| No. at 4½% | 1 | ..... |
| Amount | $190,000 | ..... |
| No. at 4% | ..... | 1 |
| Amount | ..... | $6,500 |
| Unusual rates | ..... | ..... |
| Amount | ..... | ..... |
| Interest not given | 20 | 14 |
| Amount | $1,007,150 | $695,600 |
| | Jan. 1 to Oct. 29 | Jan. 1 to Oct. 30 |
| Total No. | 3,416 | 4,112 |
| Amount | $101,899,208 | $143,739,753 |
| To Banks & Ins. Cos. | 745 | 1,019 |
| Amount | $44,743,234 | $85,706,099 |

### Mortgage Extensions.

| | Oct. 23 to 29 | Oct. 24 to 30 |
|---|---|---|
| Total No. | 41 | 31 |
| Amount | $1,581,200 | $675,300 |
| To Banks & Ins. Cos. | 20 | 4 |
| Amount | $1,190,000 | $145,000 |
| | Jan. 1 to Oct. 29 | Jan. 1 to Oct. 30 |
| Total No. | 1,671 | 1,574 |
| Amount | $93,244,330 | $63,136,918 |
| To Banks & Ins. Cos. | 597 | 516 |
| Amount | $59,356,360 | $36,092,300 |

### Building Permits.

| | 1914 Oct. 24 to 30 | 1913 Oct. 25 to 31 |
|---|---|---|
| New buildings | 3 | 7 |
| Cost | $362,000 | $525,500 |
| Alterations | $81,815 | $94,907 |
| | Jan. 1 to Oct. 30 | Jan. 1 to Oct. 31 |
| New buildings | 370 | 503 |
| Cost | $42,313,265 | $51,595,215 |
| Alterations | $9,528,606 | $10,390,476 |

## BRONX.

### Conveyances.

| | 1914 Oct. 23 to 29 | 1913 Oct. 24 to 30 |
|---|---|---|
| Total No. | 98 | 105 |
| No. with consideration | 11 | 19 |
| Consideration | $80,229 | $107,040 |
| | Jan. 1 to Oct. 29 | Jan. 1 to Oct. 30 |
| Total No. | 5,198 | 6,297 |
| No. with consideration | 444 | 622 |
| Consideration | $5,471,449 | $5,397,203 |

### Mortgages.

| | 1914 Oct. 23 to 29 | 1913 Oct. 24 to 30 |
|---|---|---|
| Total No. | 42 | 78 |
| Amount | $226,647 | $604,818 |
| To Banks & Ins. Cos | 1 | 6 |
| Amount | $48,000 | $187,500 |
| No at 6% | 18 | 33 |
| Amount | $70,950 | $258,744 |
| No. at 5½% | 6 | 8 |
| Amount | $20,150 | $125,820 |
| No. at 5% | 4 | 23 |
| Amount | $64,600 | $179,890 |
| Unusual rates | | 2 |
| Amount | | $4,764 |
| Interest not given | 14 | 12 |
| Amount | $70,947 | $35,600 |
| | Jan. 1 to Oct. 29 | Jan. 1 to Oct. 30 |
| Totol No. | 3,191 | 4,749 |
| Amount | $28,040,685 | $33,553,756 |
| To Banks & Ins. Cos. | 306 | 306 |
| Amount | $5,774,251 | $5,178,241 |

### Mortgage Extensions.

| | Oct. 23 to 29 | Oct. 24 to 30 |
|---|---|---|
| Total No | 9 | 16 |
| Amount | $214,000 | $216,500 |
| To Banks & Ins. Co. | 3 | 4 |
| Amount | $100,500 | $123,000 |
| | Jan. 1 to Oct. 29 | Jan. 1 to Oct. 30 |
| Total No | 570 | 515 |
| Amount | $10,954,050 | $11,241,260 |
| To Banks & Ins. Cos. | 109 | 91 |
| Amount | $3,003,150 | $2,697,400 |

### Building Permits.

| | 1914 Oct. 23 to 29 | 1913 Oct. 24 to 30 |
|---|---|---|
| New buildings | 8 | 15 |
| Cost | $258,825 | $474,850 |
| Alterations | $14,900 | $86,150 |
| | Jan. 1 to Oct. 29 | Jan. 1 to Oct. 30 |
| New buildings | 648 | 734 |
| Cost | $15,598,682 | $18,717,306 |
| Alterations | $959,950 | $1,122,833 |

## BROOKLYN.

### Conveyances.

| | 1914 Oct. 22 to 28 | 1913 Oct. 23 to 29 |
|---|---|---|
| Total No. | 370 | 415 |
| No. with consideration | 24 | 53 |
| Consideration | $123,328 | $242,064 |
| | Jan. 1 to Oct. 28 | Jan. 1 to Oct. 29 |
| Total No. | 19,129 | 19,776 |
| No. with consideration | 1,960 | 1,880 |
| Consideration | $11,827,547 | $11,185,606 |

### Mortgages.

| | 1914 Oct. 22 to 28 | 1913 Oct. 23 to 29 |
|---|---|---|
| Total No. | 222 | 269 |
| Amount | $913,070 | $1,131,792 |
| To Banks & Ins. Cos. | 12 | 46 |
| Amount | $102,000 | $476,450 |
| No. at 6% | 151 | 125 |
| Amount | $538,386 | $277,088 |
| No. at 5½% | 33 | 84 |
| Amount | $232,101 | $493,999 |
| No. at 5% | 23 | 45 |
| Amount | $95,892 | $302,496 |
| Unusual rates | ..... | 1 |
| Amount | ..... | $2,000 |
| Interest not given | 15 | 14 |
| Amount | $46,692 | $56,209 |
| | Jan. 1 to Oct. 28 | Jan. 1 to Oct 29 |
| Total No. | 13,803 | 14,147 |
| Amount | $58,449,340 | $55,286,871 |
| To Banks & Ins. Cos. | 2,619 | 3,029 |
| Amount | $21,279,314 | $20,499,215 |

### Building Permits.

| | 1914 Oct. 22 to 28 | 1913 Oct 24 to 30 |
|---|---|---|
| New buildings | 89 | 63 |
| Cost | $402,000 | $347,275 |
| Alterations | $50,275 | $64,470 |
| | Jan. 1 to Oct. 28 | Jan. 1 to Oct. 30 |
| New buildings | 3,890 | 3,068 |
| Cost | $34,715,035 | $25,285,309 |
| Alterations | $2,505,535 | $3,106,579 |

## QUEENS.

### Building Permits.

| | 1914 Oct. 22 to 28 | 1913 Oct. 24 to 30 |
|---|---|---|
| New buildings | 80 | 62 |
| Cost | $253,342 | $288,305 |
| Alterations | $21,578 | $21,875 |
| | Jan. 1 to Oct. 28 | Jan. 1 to Oct. 30 |
| New buildings | 3,880 | 3,669 |
| Cost | $16,734,309 | $13,244,031 |
| Alterations | $1,037,541 | $1,133,233 |

## RICHMOND.

### Building Permits.

| | 1914 Oct. 22 to 28 | 1913 Oct. 23 to 29 |
|---|---|---|
| New buildings | ..... | 13 |
| Cost | ..... | $19,525 |
| Alterations | ..... | $10,385 |
| | Jan. 1 to Oct. 28 | Jan. 1 to Oct. 29 |
| New Buildings | 943 | 812 |
| Cost | $1,560,464 | $1,814,762 |
| Alterations | $227,827 | $262,823 |

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

On a single bid of $200,000, Leon Malraison, acting for interested parties, became the owner of the eleven-story loft building at the northwest corner of Fifth avenue and 14th street, on plot 100x103.3, leasehold. The property was sold to satisfy a judgment of about $385,000 obtained by the Van Beuren estate against Henry Corn. It was one of the first of a number of loft structures erected by Mr. Corn some years ago on Fifth avenue.

The Continental Hotel at the southeast corner of Broadway and 41st street is to be sold at auction, on November 19, by Joseph P. Day, as the result of an action brought by Florence L. Mabie against the Forty-first Street Realty Company and others, to foreclose a mortgage. The Continental is nine and ten stories in height and occupies a plot which is part leasehold. The fee portion is the immediate corner, 31.2x93.4; the adjoining leasehold being 22.11 on Broadway by 80 in the street. The structure which was built about twenty-five years ago, was recently extensively renovated. It was originally known as the Vendome and was later called the Albany.

## Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 30, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Minetta la, 19-21,** see Minetta, 16-22.

**Minetta st, 16-22** (*), nwc Minetta la (Nos 19-21), 80x75, 2 & 3-sty b & fr tnt & strs; due, $27,704.39; T&c, 355.80; Central Trust Co of NY. 15,000

**Vandewater st, 24-6,** ss, 217.11 w Pearl, 50x95, 8-sty bk loft & str bldg; due, $66,040.01; T&c, $2,854.77; Geo P Hotaling & Thos E Deedey, trstes. 65,000

**14TH st, 1 W,** see 5 av, 84-90.

**56TH st, 401 E,** see 1 av, 1026.

**76TH st, 303 W** (*), ns, 63 w West End av, runs n36xw5.4xn13.7xnw5.10xn21.6xw 14.8xs76.1xe23 to beg, 4-sty & b bk dwg; due, $25,792.35; T&c, $337.50; Henry B Platt. 22,000

**87TH st, 207-9 W,** ns, 162.6 w Ams av, 62.6x100.8, 2-5-sty bk tnts; due, $7,793.98; T&c, $752.60; sub to 1st mtg $65,000; adj Nov13.

**133D st, 50 W** (*), ss, 560 w 5 av, 25x 99.11, 4-sty bk warehouse; due, $16,051.25; T&c, $309.02; Mary E Miller. 8,000

**1ST av, 1026** (*), nec 56th (No 401), 20x 94, 4-sty bk tnt & str; due, $7,306.12; T&c, $——; sub to pr mtg $13,500; Ferd C Bamman. 18,500

**5TH av, 84-40,** nwc 14th (No 1), 100x 103.3, 11-sty bk loft & str bldg; due, $381,980.46; T&c, $126.90; L Malraison, a party in int. $200,000

SAMUEL MARX.

**109TH st, 229 E** (*), ns, 335 w 3 av, 18.7 x100.10, 4-sty bk tnt; due, $8,888.37; T&c, $234.10; Francis H Page, trste. 21,000

**176TH st, 551 W,** see Audubon av, 220-34.

**177TH st, 550 W,** see Audubon av, 220-34.

**Audubon av, 220-34,** nwc 176th (No 551), 199.8 to 177th (No 550) x100, 2-6-sty bk tnts; adj sine die.

HERBERT A. SHERMAN.

**Cedar st, 127** (*), nec Greenwich (Nos 141-3), 34.4x49.8x40.11x58.11, 5-sty bk tnt & strs; due, $55,044.97; T&c, $7,700; Mary E Cottrell, extrx & trste. 61,000

**Greenwich st, 141-3,** see Cedar, 127.

**19TH st, 30-2 W** (*), ss, 460 e 6 av, 50x 92, 2-3-sty bk bldgs & strs; due, $72,697.25; T&c, $2,991.04; Mutual Life Ins Co of N Y. 50,000

CHAS. A. BERRIAN.

**Cherry st, 229** (*), ss, 279 w Rutgers sl, runs s50xe6xs70.4 to Water (Nos 486-8 on map 490) xw37.11xn20.10xe23.11xn99.6xe 13.6 to beg, 5-sty bk tnt & 7-sty bk loft bldg; due, $22,266.12; T&c, $1,029.82; Farmers Loan & Trust Co, trste. 21,000

**Water st, 486-8 on map 490,** see Cherry, 229.

BRYAN L. KENNELLY.

**71ST st, 328 W,** ss, 275.6 w West End av, 17.6x100.5, 3-sty & b stn dwg (vol); withdrawn.

HENRY BRADY.

**1ST av, 1028** (*), es, 20 n 56th, 20x94, 4-sty bk tnt & strs; due, $7,163.90; T&c, $120.15; sub to pr mtg $8,000; Ferd C Bamman. 12,000

**1ST av, 1030** (*), es, 40 n 56th, 20x94, 4-sty bk tnt & strs; due, $6,872.66; T&c, $120.16; sub to pr mtg $8,000; Ferd C Bamman. 12,000

| | |
|---|---|
| Total | $505,500 |
| Corresponding week 1913 | 246,869 |
| Jan. 1, 1914 to date | 29,277,005 |
| Coresponding period 1913 | 34,242,556 |

## Bronx.

The following are the sales that have taken place during the week ending Oct. 30, 1914, at the Bronx Salesrooms, 3208-10 3 av.

JOSEPH P. DAY.

**Mansion st, nwc St Lawrence av,** see St Lawrence av, 1501.

**Crescent av, 616-8** (*), ss, 36.8 w Hughes av 42.5x55.7x33x82.3, 4-sty bk tnt & strs; due, $1,001.19; T&c, $100; Wm H Caldwell Jr. 12,879

**Ryer av, 2084** (*), es, 50 n 180th, 25x 104.11x25.1x105.4, 3-sty fr tnt; due, $6,076.17; T&c, $247.28; Chas H Lowerre et al, exrs. 5,800

HENRY BRADY.

**Main st** (*), ws, 645 n Poplar, 40x150; due, $4,430.33; T&c, $563.35; Martha A Arnow. 4,000

**179TH st, 820 E** (*), ss, 78.2 w Marmion av, 36x75.3x36x75.2, 4-sty bk tnt; due, $17,661.20; T&c, $970; Philip Rhinelander, exr 25,000

**Union av, 720** (*), es, 154.9 s 156th, 18.9x 93.6x18.9x93.8, 2-sty & b bk dwg; due, $6,618.81; T&c, $400; Adaline Cohen. 6,000

CHAS. A. BERRIAN.

**187TH st, 550 E** (*), sec Lorrillard pl (No 2398), 100.1x22.5x100x24.5, 5-sty bk tnt; due, $2,924.32; T&c, $230.10; sub to mtg $25,000; Kath Gass. 25,100

**Creston av, 2819** (*), ws, 124.8 s 198th, 25x100.4, 2-sty fr dwg; action 1; due, $2,722.57; T&c, $219.96; Hudson Trust Co. 7,000

**Creston av, 2817** (*), ws, 149.8 s 198th, 25x100.4, 2-sty fr dwg; action 2; due, $5,845.76; T&c, $219.96; Hudson Trust Co. 7,000

**Creston av, 2821** (*), ws, 99.8 s 198th, 25 x100.4, 2-sty fr dwg; action 3; due, $5,845.76; T&c, $219.96; Hudson Trust Co. 7,000

**Mott av, 575** (*), ws, 50 s 150th, 25x98, 4-sty bk tnt; due, $18,129.10; T&c, $2,223.67; Chas A Sherman. 15,000

**Wheeler av, 1227** (*), ws, 270 n Westchester av, 40x100; due, $5,027.61; T&c, $——; sub to two mtgs aggregating $24,000; Mary J Mullis. 26,429

BRYAN L. KENNELLY.

**141ST st** (*), ns, 100.3 w Beekman av, 75.2x107.10x75x113.2, vacant; due, $11,679.21; T&c, $482.27; Wm Crawford. 11,500

HERBERT A. SHERMAN.

**Bailey pl, 3422-4** (*), es, 178.5 s Ft Independence, 50x87.1x49.1x77.4, 5-sty bk tnt; due, $3,396.23; T&c, $676.60; Geo Singer. 25,500

L. J. PHILLIPS & CO.

**181ST st E, swc Grand blvd & concourse,** see Grand blvd & concourse, swc 181.

**Grand blvd & concourse,** swc 181st, 98.9x 28.1x93.11x60.11, vacant; due, $3,327.14; T &c, $115.30; J N Webb. 3,650

M. MORGENTHAU JR. CO.

**Cannon pl, ws, 424 s 238th,** see Bailey av, es, 424 s 238.

**Bailey av** (*), es, 424 s 238th, 50x136.9 to Cannon pl x31.5x135.3, vacant; due, $897.51; T&c, $551.58; Kabee Realty Co. 1,100

JACOB H. MAYERS.

**Van Buren st, 1614** (*), es, 308.4 s Van Nest av, 41.8x100; due, $2,806.82; T&c, $68.08; Fredk A Southworth, as com. 2,600

JOHN S. MAPES.

**Green av,** ss, 150 e Mapes av, 25x100; due $151.08; T&c, $66.85; Jas H Moran. 400

GEORGE PRICE.

**Lorillard pl, 2398,** see 187th st, 550 E.

**165TH st, 659 E,** ns, 110.11 w Trinity av, 37.6x100, 5-sty bk tnt & strs; due, $31,393.43; T&c, $650.54; Eliz Schaefer. 15,000

| | |
|---|---|
| Total | $200,558 |
| Corresponding week 1913 | 809,800 |
| Jan. 1, 1914 to date | 5,534,044 |
| Corresponding period 1913 | 5,685,522 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Oct. 28, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE CO.

GRAHAM ST, es, 132 s DeKalb av, 18x91.5; adj Nov 10. ——

82D ST, sws, 100 nw 17 av, 40x100; Jno L Russell 935.00

FLUSHING AV (*), ss, 58 e St Edwards pl, 18x96.2; Fruit Auction Co 2,750.00

NOSTRAND AV, ws, 100 n Av H, 20x 90; adj Nov 10 ——

STUYVESANT AV, es, 41.6 s Madison, 19.6x95; also LAFAYETTE AV, nws, 100 ne Bway, 30x100; sheriff's sale of all right, title, &c; Jos P Barone... 100.00

TILDEN AV, see Brooklyn av, 104.8x 108.5xirreg; withdrawn ——

VERMONT AV, ws, 50 s Baltic av, 25x100; Christina Danzilo 1,825.00

WILLIAM J. McPHILLIAMY & CO.

PARK PL, ss, 300 e Howard av, 50x 127.9; Chas Lewis 25,800.00

BAY 35TH ST (*), nws, 200 sw Bath av, 62.6x96.8; Second United Cities Realty Corpn 3,000.00

W 15TH ST, ws, 320 n Mermaid av, 40x118.10; adj Nov 6. ——

BAY RIDGE AV, ns, intersec nws Bay, —x290 to 68thxirreg; Chatham & Phoenix National Bank 126,000.00

CHESTNUT AV, ss, 560 w Liberty, 20x 100; R C Baker 2,500.00

CONEY ISLAND AV (*), sec Lewis pl, 100.4x132; Chas V Lott 4,000.00

FLATBUSH AV, sws, 160 se Glenwood rd, 20x100; E 42D ST, ws, 177.6 s Av D, 60x100; adj Nov 6. ——

GEORGIA AV, es, 324.8 n Hegeman av, 20x100; R C Baker 2,500.00

LIBERTY AV (*), nwc Christopher av, 50x100; Williamsburgh Savgs Bank.. 6,000.00

JAMES L. BRUMLEY.

VAN BUREN ST, ss, 90 w Stuyvesant av, 60x100; withdrawn ——

LOT 76, blk 22, map of prop belonging to Wm Ziegler; Ray Helman & Fannie Bienenstock 1,025.00

NATHANIEL SHUTER.

DITMAS AV (*), sec E 4th, 30x100; Henry B Kirkland 5,500.00

ROCKAWAY AV (*), ws, 185.6 n Hegeman av, 20x100; Syndicate Development Co, Inc 4,500.00

CHAUNCEY REAL ESTATE CO.

48TH ST, 455, ns, 240 w 5 av, 30x100.2; adj Nov 6 ——

49TH ST, ns, 500 w 6 av, 30x100; adj Nov 6 ——

CHAS. SHONGOOD.

DIAMOND ST (*), ss, 1298.4 e main rd in village of Flatbush, 25x168.4; Merchants' Co-operative Mtg Co. 9,500.00

| | |
|---|---|
| Total | $175,935.00 |
| Corresponding week 1913 | 414,875.00 |

### ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**OCT. 31.**

No Legal Sales advertised for this day.


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Tel. 891 Chelsea **WINE BOTTLE RACKS**

**The Columbia Storage Ware-Houses**

COLUMBUS AVE. 66TH TO 67TH STS. 90TH ST AND AMSTERDAM AVE.

VAULTS FOR VALUABLES

*Legal Sales, Manhattan, Continued.*

**NOV. 2.**
CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; Frank M Tichenor et al, admrs Lena Koransky et al; Appell & Taylor (A), 61 Chambers, Fredk R Rich (R); due, $19,053.50; T&c, $5,018.53; mtg recorded Jan 15, 1892, Samuel Marx.

**NOV. 4.**
24TH St, 516-8 W, ss, 225 w 10 av, 50x98.9, 4-sty bk tnt & 5-sty fr tnt & strs; Annie A Coulson—Edw S Farnan, individ & admr, et al; Joab H Banton (A), 1 Liberty; A Mitchel Leslie (R); due, $10,153.89; T&c, $4,005.26; Herbert A Sherman.

117TH St, 250 E, ss, 50 w 2 av, 40x58.6, 6-sty bk tnt & strs; Belle G Bernheimer et al, trsts, &c Sam Adler et al; Stewart & Shearer (A), 45 Wall; Francis X Mooney (R); due, $24,656.01; T&c, $736.88; Joseph P Day.

126TH St, E, nwc Mad av; see Mad av, 1974.

127TH ST, 127 W, ns, 355 w Lenox av, 15x99.11, 3-sty stn bldg; Wm F Brown, trste—Anita A Stilwell, individ & extrx, et al; Patk J Dobson (A), 61 Chambers; Jacob M Schoenfeld (R); due, $6,912.62; T&c, $918.11; mtg recorded Jan 12, 1907; Samuel Marx.

MADISON AV, 1964, nwc 126th, 19.11x80, 4-sty & b stn dwg; Sarah J Morton—Annie M Keenan et al, Chas A Moran (A), 54 Pine; Powell Crichton (R); due, $6,655.58; T&c, $750.80, sub to pr mtg $20,000; Saml Goldsticker.

**NOV. 5.**
52D St, 636 W, ss, 225 e 12 av, 20x100.5, 1 & 2-sty fr stable; Jno J A Hickey—Maria Stoops et al; Roger J Heisler (A), 27 Cedar; Jas A Lynch (R); due, $1,256.88; T&c, $ ——; mtg recorded Aug 12, 1891; Henry Brady.

80TH ST, 323 W, ns, 241 w West End av, runs n49.6xw21.6xs3.6xw16.6xs13.8xw5xs32.4xe43 to beg, 3-sty & b bk dwg; Hudson City Savgs Instn—Josephine E Stone et al; Collier & Browning (A), Hudson, N Y; Wm C Rosenberg (R); due, $42,175.53; T&c, $1,186.55; mtg recorded July 2, 1913; Samuel Marx.

95TH ST, 49 W, ns, 318 e Col av, 18x100.8, 3-sty & b stn dwg; Jos C Veith—Theo Killian et al; Finch & Coleman (A), 32 Nassau; Wm Allen (R); due, $15,846.91; T&c, $1,035.78; Samuel Marx.

**NOV. 6.**
TRINITY PL, 70-76, ws, 203.1 s Thames, 104.4x42.4x108.9x52, 6-sty bk loft & str bldg; Mutual Life Ins Co of N Y—Burritt H Shepard et al; Fredk L Allen (A), 55 Cedar; Emmet J Murphy (R); due, $110,432.90; T&c, $2,002.50; Joseph P Day.

**NOV. 7.**
No Legal Sales advertised for this day.

**NOV. 9.**
131TH ST, 206 E, ss, 493.6 w 2 av, 16.6x103.3, 4-sty stn tnt; Julius Hechtlinger—Richd B Miller et al; Breitbart & Breitbart (A), 309 Bway; Harold C Menudson (R); due, $1,751.14; T&c, $360.55; sub to pr mtg $11,000; Joseph P Day.

65TH ST, 339-41 E, ns, 225 w 1 av, 33.4x100.5, 6-sty bk tnt & strs; Newton Ehrmann—Harry Levy et al; Lachman & Goldsmith (A), 55 Nassau; Wm Henkel, Jr, (R); due, $34,882.24; T&c, $698.90; Joseph P Day.

115TH ST, 75 E, ns, 90 w Park av, 25x100.11, 5-sty bk tnt; Betty Gisthal—Jos Edelstein et al; Bowers & Sands (A), 46 Cedar; Isaac F Cohen (R); due, $16,345.76; T&c, $733.16; Samuel Marx.

MADISON AV, 1584, ws, 50.11 n 106th, 25x100, 5-sty stn tnt & strs; Louis W Harlem et al—Isaac Schmeidler et al; Chas E Heydt (A), 2 Rector; Eugene L Bushe (R); due, $25,214.81; T&c, $1,226.84; Bryan L Kennelly; mtg recorded Nov 17, 1904.

## Bronx.

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**OCT. 31.**
No Legal Sales advertised for this day.

**NOV. 2.**
COSTER ST, 644, es, 320 s Spofford av, 20x100, 2-sty bk dwg; Kate L Bower—Hunts Point Estates et al; action 1; Louis B Hasbrouck (A), 257 Bway; Albert R Lesinsky (R); due, $5,981.29; T&c, $171.97; Herbert A Sherman.

**NOV. 4.**
ST LAWRENCE AV, 1501, nwc Mansion, 25x95; Fannie H Youngs——Jos W Krauer et al; Holt, Warner & Gaillard (A), 42 Bway; Alex Karlin (R); due, $8,820.07; T&c, $707.72; Joseph P Day.

**NOV. 5.**
No Legal Sales advertised for this day.

**NOV. 6.**
MARRIN ST, nwc Edwards av; see Edwards av, nwc Marrin.

160TH ST, 692 E, ss, 30.2 e Trinity av, runs s50 xw29.11 to Trinity av, xs25xe52.11xn75 to av xw23.2 to beg, 2-sty & b fr dwg; Mary T Rennaru—Robt H Neville et al; partition; Joline, Larkin & Rathbone (A), 54 Wall; Edw J Flynn (R); due, $——; James J Donovan, Inc.

226TH ST, 848-56 E, ss, 205 w Bronxwood av, 100x114; Saml Stecher et al—Giosue Arcoleo et al; Chas Tolleris (A), 132 Nassau; Jno Boyle, Jr (R); due, $3,699.65; T&c, $325.58; sub to mtg $16,000; Chas A Berrian.

EDWARDS AV, nwc Marrin, 50.4x98.10x50x100; Henry Stellman, trste—Mary F McGrail et al; Jno Kadel (A), 2059 Westchester av; J Homer Hildreth (R); due, $1,526.20; T&c, $138; George Price.

MORRIS PARK AV, 629, ns, 1431.11 e Walker av, 25.2x180.6x28.6x174.2; Ellen Fitzgerald—Lizzie Reese; Clarence K McGuire (A), 15 William; Henry A Forster (R); due, $4,793.82; T&c, $565.55; Chas A Berrian.

TRINITY AV, es, 50 s 160th; see 160th, 692 E.

WEBSTER AV, 1922, es, 138.7 n Tremont av, 75 x158.11, 1 & 2-sty fr theatre; Edgar S Appleby et al—Adolph Freund et al; Cannon & Cannon (A), 135 Bway; Harry Kempner (R); due, $29,207.35; T&c, $966.49; Henry Brady.

**NOV. 7.**
No Legal Sales advertised for this day.

**NOV. 9.**
156TH ST, 937 E, ns, 50 e Dawson, 25x100, 2-sty bk dwg; Saml L Feldman—Alex L Kenny et al, Arthur O Ernst (A), 149 Bway; Chas Putzel (R); due, $1,420.15; &c, $564.40; sub to 1st mtg $8,000; Henry Brady.

171TH ST, 440 E, nec Park av, runs n25xe91xn 45xe50xs10xw141 to beg, 3-sty bk tnt & strs; N Y Trust Co—Convent Park Constn Co et al; M S & I S Isaacs (A), 52 William; Ely Neumann (R); due, $48,752.01; T&c, $1,704.64; Henry Brady.

CAMBRELING AV, 2459, ws, 50 s 189th, 25x100; 2-sty fr dwg; Cath Sutorius—Wm Schoermann et al; Gerlich & Schwegler (A), 1011 3 av; Martin S Conen (R); due, $5,558.12; T&c, $107; George Price.

MORRIS AV, 826-8, es, 149 s 160th, runs e100x s25xe8.10xs50xw108.10xn75 to beg, 3-sty & b fr dwg & 1-sty fr garage; Helen Mez—Julius M Hofmann et al; action 1, Paul C Schnitzler (A), 165 Bway; Jos J Silver (R); due, $9,325.90; T&c, $1,000; Geo Price.

MORRIS AV, 826-8, es, 101 n 158th, 50x108.10, 3-sty & b fr dwg & 1-sty fr garage; Helen Onez—Julius M Hoffmann et al; action 2; Paul C Schnitzler (A), 165 Bway; Jos J Silver (R); due, $3,362.27; T&c, $500; Joseph P Day.

PARK AV, nec 179th; see 179th, 445 E.

WALLACE AV, ws, 225 s Morris Park av, 100x100; Jno Foy—Edw N Lynch et al; Grant Squires (A), 299 Madison av; Melvin H Dalberg (R); due, $1,545.97; T&c, $283.86; Samuel Marx.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**OCT. 31.**
COLUMBIA PL, es, 77.5 s Joralemon, 17.3x70.10; Annie J O'Brien—Henry Schulberg et al; Danl T O'Brien (A), 44 Court; Wm R McGuire, Jr (R); Wm J McPhilliamy & Co.

**NOV. 2.**
OAKLAND ST, es, 50 s Eagle, 25x100; Penobscot Realty Corpn—Alice E Flood et al; Edw J Reilley (A), 142 Norman av; Jacob W Kahn (R); Nathaniel Shuter.

PITKIN AV, ss, 75 w Hendrix, 25x100; also PITKIN AV, ss, 75 w Van Siclen av, 25x100; also PITKIN AV, ss, 75 w Hendrix, 50x100; Manly R Hubbs—Vincent J Miccio et al; Carl S Heidenreich (A), 2772 Fulton; Henry F Burr (R); Wm P Rae.

**NOV. 4.**
COURT ST, ws, 200 n Degraw, 22.6x112.6; Harry H Purvis—Woodworth Realty Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Walter E Warner (R); Wm P Rae.

McDONOUGH ST, ns, 204 e Patchen av, 20x100; Williamsburgh Savgs Bank—Annie L Lockwood et al; S M & D E Meeker (A), 217 Havemeyer; Wm A Dempsey (R); Wm J McPhilliamy & Co.

E 14TH ST, es, 100 n Av G, 50x100; Eagle Savgs & Loan Co—Ella H Renner et al; Jas C McLeer (A), 189 Montague; Geo C Buechner (R); Wm J McPhilliamy & Co.

E 25TH ST, es, 100 s Av Z, 80x105; Home Title Ins Co of N Y—Henrietta A Vickers et al; Henry J Davenport (A), 375 Pearl; Jas D Bell (R); Wm J McPhilliamy & Co.

ATLANTIC AV, nwc Van Siclen av, 20x103.2; also ATLANTIC AV, ns, 40 w Van Siclen av, 20x104.4; Mechanics Bank Brooklyn—Rudolf C Werner et al; Kiendl, Smyth & Gross (A), 215 Montague; Wm A Fischer (R); Nathanial Shuter.

BEVERLY RD, sec E 2d, 35x100; Wm Hawkins—Francis S E Jones et al; Henry J Davenport (A), 375 Pearl; Geo Eskstein (R); Wm J McPhilliamy & Co.

**NOV. 5.**
HARRISON ST, ss, 89.9 w Court, 14x95; Sheriff's sale of all right, title, &c, which Annie W Stephens had on Sept 8, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

HART ST, ns, 414 w Lewis av, 16x100; Jos Stoopack et al—Harris H Feinstein et al; Henry Salant (A), 200 Bway, Manhattan; Horatio C King (R); Jas L Brumley.

S 3D ST, ns, 178.6 e Berry, 25x90; Louise Pryibil—Henrietta Buasch et al; Amend & Amend (A), 119 Nassau, Manhattan; Henry B Ketchum (R); Jas L Brumley.

E 17TH ST, ws, 300 s Av S, 160x100; Hallie P Bates—C Olivia Sabin et al; Chas A Clayton (A), 44 Court; Wm L O'Malley (R); Jas L Brumley.

36TH ST, es, 54.11 n 12 av, 21.11x104.11; Robt A Lindsay—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Abner C Surpless (R); Wm J McPhilliamy & Co.

E 37TH ST, es, 100 s Av J, 40x100; Fannie Bachelder—Gilbert L Hassell et al; Wm E Cook (A), 309 Bway, Manhattan; Robt S Snevily (R); Nathaniel Shuter.

STONE AV, ws, 100 n Livonia av, 25x100; Max Edelman—Harris Freedman et al; Arthur G Fuchs (A), 309 Bway, Manhattan; Jas S Regan (R); Wm P Rae.

VARKENS HOOK RD, sws, intersec cl Av F, runs sw— to cl E 85th xse—xsw— to cl E 83d xnw—xsw172xse1xsw— to E 81st xsw— to cl E 81st xse—xsw -xse— to cl E 80th xse—xne—xse— to cl E 81st xse—xne453xnw16.9xne —to cl E 83d xnw—to cl Av J xne— to cl E 84th xsw—xne— to Varkens Hook rd xnw 853.7xsw—xnw170.3xne—xnw— to cl Fladlands av xne to cl E83d xnw160xne—to cl E 84th xse— to cl Flatlands av xne130xnw325xne140 to cl E 85th xse175xne— to Varkens Hook rd xnw to beg; Montrose Realty Co—Chartered Land Syndicate et al; Wm F Purdy (A), 27 Cedar, Manhattan; Paul Grout (R); Jas L Brumley.

**NOV. 6.**
MADISON ST, ns, 255 e Throop av, 20x100; Sherin's sale of all right, title, &c, which Louise Fluggi et al had on July 24, 1914, or since; Lewis M Swasey, sherin; Wm P Rae.

NOLL ST, ses, 200 ne Central av, 25x100; Becky Rafel—Mollie Vibegar et al; Weinberg Bros (A), 302 Bway, Manhattan; Chas Tolleris (R); Nathaniel Shuter.

PENN ST, nws, 296.11 sw Bedford av, 20x100; Daisy M Jacobsen—Mary Rogers et al; Harry L Thompson (A), 175 Remsen; Frank Anderson (R); Jas L Brumley.

W 15TH ST, ws, 320 n Mermaid av, 40x118.10; Martino Caso et al—Maria Vastola et al; Chas J Masone (A), 44 Court; Wm P Pickett (R); Wm J McPhilliamy & Co.

72D ST, ss, 314.6 e 5 av, 20x100; Jeremiah J Andreas—Bridget Rice et al; Jno H Mann (A), 68 Broad; Henry S Rasquin (R); Wm J McPhilliamy & Co.

EAST NEW YORK AV, ns, bet Buffalo av & President st, lot 9; Tax Lien Co of N Y—Michl J Kelly et al; August Weymann (A), 68 William, Manhattan; Augustus J Koehler (R); Wm J McPhilliamy & Co.

FLATBUSH AV, sws, 160 se Glenwood rd, 20x100; also E 42D ST, ws, 177.6 s Av D, 60x100; Anna M Everit—Emma S Schmidt et al; Geo W Pearsall (A), 49 Court; Ward D Williams (R); Wm J McPhilliamy & Co.

**NOV. 7 & 9.**
No Legal Sales advertised for these days.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 24.**
SUFFOLK ST, es, 149.8 s Grand, 25.4x100; Public Bank of N Y City—Chas Malawista et al; amended; Stroock & Stroock (A).

EDGECOMBE AV, swc 140th, 99.11x70; Lincoln Trust Co et al—City of N Y et al; Elkus, Gleason & Proskauer (A).

EDGECOMBE AV, nwc 137th, 199.10x34; Lincoln Trust Co et al—Yale Realty Co, Inc, et al; Elkus, Gleason & Proskauer (A).

EDGECOMBE AV, ws, 259.10 n 137th, 77.8x101.3; Lincoln Trust Co et al—Jno M Linck Constn Co, Inc, et al; Elkus, Gleason & Proskauer (A).

ST NICHOLAS AV sec 140th, 101.3x85; Lincoln Trust Co et al—Charter Constn Co et al; Elkus, Gleason & Proskauer (A).

**OCT. 26.**
MARKET ST, 87; Monash Eisig—Israel Jacobson et al; K C & M V McDonald (A).

**OCT. 27.**
53D ST, ns, 275 w 9 av, 25x100.5; Aaron Langstadter—Minnie Wolfkind et al; J Levy (A).

117TH ST, ss, 100 w 8 av, 50x—; Emma G Townsend et al—Gustave A Wuerfel et al; Joline, Larkin & Rathbone (A).

LENOX AV, 347; Isaac S Heller—Anna Habicht et al; Kelley & Connelly (A).

MADISON AV, nec 131st, 25x89; Emigrant Industrial Savgs Bank—Abr Solomon, exr, et al; R & E J O'Gorman (A).

**OCT. 28.**
CHAMBERS ST, nec William, 27.6x21.6; East River Savgs Instn—Andrew F Gilsey et al; O F Hibbard (A).

18TH ST, nes, 257 nw 2 av, 23x92; Henry Wacker—Emilie Hofman et al; Loeb, Bernstein & Ash (A).

165TH ST, 552 W; J A William Pilgrim—Ensign Realty Co et al; H F Lippold (A).

SHERMAN AV, swc 204th, 100x110; J Allen Townsend—Lawrence Mulligan et al; P M Goodrich (A).

**OCT. 29.**
57TH ST, ns, 66.8 e 11 av, 16.8x100.5; American Savgs Bank—Saml H Neuberger et al; Irwin & Orr (A).

75TH ST, ss, 220 e West End av, 20x102.2; May G Falconer Sanford—Isidore Hirsch et al; H Swain (A).

6TH AV, 344; Mutual Life Ins Co of N Y—Annie C Parke et al; F L Allen (A).

**OCT. 30.**
10TH ST, 13-9 E; Columbia Trust Co—Mayfield Constn Co et al; Zabriske, Murray Sage & Kerr (A).

22D ST, ns, 354.7 e 1 av, 46.10x98.9; Geo Dobson—Margt Daub et al; J C Hoenninger (A).

65TH ST, 218-20 W; Edgar S Appleby et al—Rose Weser et al; Cannon & Cannon (A).

108TH ST, ss, 95 e Manhattan av, 75x100.11; Wm A Martin—First United Presbyterian Church of N Y City et al; Lachman & Goldsmith (A).

119TH ST, 72 E; Walter F Blaisdell et al—Bernhard Fink et al; H M Bellinger, Jr (A).


## STATEMENT OF THE OWNERSHIP, MANAGEMENT, ETC., OF

Real Estate Record and Builders' Guide, published weekly at New York, N. Y., for October 1, 1914 (required by Act of August 24, 1912).

Editor—None.

Managing Editor—A. K. Mack, 119 West 40th Street, New York City.

Business Manager—W. C. Stuart, 119 West 40th Street, New York City.

Publisher—Record and Guide Co., 119 West 40th Street, New York City.

Owners—F. W. Dodge Co., 119 West 40th Street, New York City.
F. W. Dodge, Pres., 119 West 40th Street, New York City.
F. T. Miller, Sec. and Treas., 119 West 40th Street, New York City.

Known bondholders, mortgagees and other security holders, holding 1 per cent. or more of total amount of bonds, mortgages or other securities—None.

RECORD AND GUIDE CO.,
F. T. Miller, Treas.

Sworn to and subscribed before me this thirtieth day of September, 1914.

HENRI DAVID.

Notary Public, New York County, No. 849, Register's No. 6151. Certificate filed in New York County. (My commission expires March 30, 1916.)

124TH ST, ss, 175 e Bway, 50x100.11; Irving Savgs Instn—Zeleman Adams et al; Deyo & Bauerdorf (A).
132D ST, 16 E; Wm H Achmohl—Morris Weintraub et al; Wilson, Barker & Wager (A).
3D AV, es 25.11 s 101st, 25x100; Mary Katzenberg—Abr Storch et al; S Nordlinger (A).

### Bronx.

**OCT. 23.**
170TH ST, nwc Fulton av, 189x280; B Franklin Hart, Jr—Isaac Shapiro et al; W F Fielding (A).
183D ST, swc Bassford av, 35.8x115; East River Savgs Instn—Bassford Realty Co et al; O F Hibbard (A).
BARNES AV, ws, 75 n 219th, 39x105; Columbia Syndicate, Inc—Jos C Klunder; Holden & Cary (A).
QUIMBY AV, ns, 130 w Olmstead av, 25x108; Benj Seh—Fredk Uhl et al; M D McHugh (A).
LOT 12, map of Arden prop; Walter W Taylor —Christian Walter et al; De La Mare & Morrison (A).
LOTS 211 & 212, map of Lobauer Park; Jennie Sealy—Emma O'Donnell et al; N J O'Connell (A).

**OCT. 24.**
OAK TER, ss, 100 w Beekman av, Mary E Elstner—Jerome J Wilson et al; H C Kudlich (A).
148TH ST, ns, 375 w Morris av, 25x106.6; Isabella Hart—Erick Borkstrom et al; S Weschler (A).
BRIGGS AV, 2578; Newell Bent—Browline Realty Co et al; Merrill & Rogers (A).
SOUTHERN BLVD, 1239-41; Mollie Ottenberg—Martha Perna et al; H Swain (A).

**OCT. 26.**
142D ST, 484 E; Morris Meyers—Minnie Lefkowitz et al; M Boskey (A).
164TH ST, 581 E; Wells Holding Co—Elizabeth Anderson et al; Weyland & Bernard (A).
170TH ST, 451 & 453 E; Sarah C Doty—Flora Schreiber et al; B E Rabell (A).
BROOK AV, ws, 77.7 n St Paul's pl, 22.2x36.2; Isabella Dennis—Lucio Rugulo et al; Williamson & Bell (A).

**OCT. 27.**
3D AV, swc Brook av, 13.9x36.6; Universal Savgs Bank—Wm H Harden et al; R Mazet (A).

**OCT. 28.**
140TH ST, 491-93 E; Beekman Constn Co—Aurora Invest Co et al; Morrison & Schiff (A)
140TH ST, 495-97 E; same—same; same (A).
140TH ST, 499-501 E; same—same; same (A).
140TH ST, 503-05 E; same—same; same (A).
MORRIS AV, es, 137.6 n 164th, 37.6x104; Wm Rankin—David Holstein et al; W R Adams (A).
ODGEN AV, 1209-15; Two-Eighty Co, Inc—Carr Bldg Co et al; Strasbourger, Eschwege & Schallck (A).
PROSPECT AV, ws, 158 n 165th, 50x175; Jacob Schmitt—Caroline V Fey et al; T Sattler (A).
PROSPECT AV, 626-28; Nathan Freidman—Julius A Bernstein et al; S Bitterman (A).
WATSON AV, ss, 105 e Olmstead av, 25x108; Geo A Devermann—Alfred J Robinson et al; Neier & VanDerveer.

**OCT. 29.**
238TH ST, 133 E; North New York Savgs & Loan Assn—Ridgefield Constn Co et al; J H Hildreth (A).
ANTHONY AV, es, 178.8 s 173d, 98.9x96.6; Realty Operating Co—Associated Contractors & Bldg Inc et al; M S Borland (A).
BAILEY AV, ws, 342.7 s Kingsbridge rd, 50x104; Wm Lee Owen—Manuel J Brazill et al; J H Banton (A).
CROTONA AV, 2308; Rudolph Schreiber—Rutherford Realty Co et al; B Hess (A).
UNION AV, nec 149th, 75x100; Mutual Life Insurance Co—Abr Nelson et al; F L Allen (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant

### Manhattan.

**OCT. 22.**
No Judgments in Foreclosure suits filed this day.

**OCT. 23.**
64TH ST, 169 W; Josephine K Barber et al—Frances Morris et al; Henry M T Beekman (A); Jno J Halpin (R); due. ..... 21,123.53

**OCT. 24.**
No Judgments in Foreclosure Suits filed this day.

**OCT. 26.**
AV A, ws, 48.1 n 4th, 16x100; Max Schwarz—Milton Greenfield; Murray M Himowich (A); Thos W Churchill (R); due ..... 5,473.68
129TH ST, 112 W; Gustavus Sidenberg —Moses Misch; Lachman & Goldsmith (A); Jas A Lynch (R); due..21,140.63
129TH ST, 110 W; same—same; same (A); same (R); due .....21,140.63

**OCT. 27 & 28.**
No Judgments in Foreclosure Suits filed these days.

### Bronx.

**OCT. 23.**
2D AV, es, 425 n 2d, 25x100; Mary K Owens—Florence E Hartling et al; R W MacKewan (A); Arthur A Henning (R); due ..... 4,711.67

**OCT. 24.**
No Judgments in Foreclosure Suits filed this day.

**OCT. 26.**
183D ST, 789 E; Jacob Ganefried et al —Sida Constn Co et al; H Gottlieb (A); P Ingraham (R); due..... 6,744.50

# Directory of Real Estate Brokers

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*Judgments in Foreclosure, Bronx, Continued*

PROSPECT AV, 564-6; Wm L Condit et al as trstes—Helene Freudenmacher et al; G & P Elkus (A); G L Hayes (R); due .....40,993.33

**OCT. 27.**
JEROME AV, 2353; Harlem Savgs Bank—Margt J Ellis et al; E S Clinch (A); J R Truesdale (R); due. 7,295.55
JEROME AV, 2351; same—same et al; same (A); same (R); due..... 7,295.55

**OCT. 28.**
175TH ST, ss, 35.8 e 3 av, 39x100; Michl Piel—Codae Realty Co et al; Fitch Mott & Grant (A); H Kempner (R); due .....37,304.65

**OCT. 29.**
ELTON AV, ns, 63.8 w 162d, 31.10x50; Sarah Ella Furnald—Jas C Corbett et al; R Kelly (A); Matthew P Doyle (R); due .....26,236.11

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 24.**
No Lis Pendens filed this day.

**OCT. 26.**
34TH ST, 123 E; 80TH ST, 19 E; WEST END AV, 877; Saml B Dewsnap—Geo G Dewsnap; action to appoint committee, &c; Davis, Doyle & Davis (A).
BROADWAY, ws, 84.1 n 111th, 17.7x83.2; Wm R Sainsbury—Christian Bang et al; action to recover possession, &c; Hornblower, Miller, Potter & Earle (A).

**OCT. 27.**
No Lis Pendens filed this day.

**OCT. 28.**
44TH ST, 14 E; Koslow Iron Wks, Inc—Harry T Sherman et al; action to declare lien; B Kronenberg (A).
67TH ST, 217-19 E; August Mugler—Kroywen Realty Co et al; action to foreclose mechanic's lien; H E Herman (A).

**OCT. 29.**
ACADEMY ST, sws, 225 nw Bway, 100x153.3; Wesley Wait—Van Rensselaer Winkler et al; action to reform conveyance; Anthony & Anthony (A).
79TH ST, 180-84 E; Blanche Lightfoot—Cath L Kane et al; partition; H L Schaefer (A).
112TH ST, 51 E; Mabel G Maynard—Michl Gorey et al; M S & I S Isaacs (A).
116TH ST, ss, 150 w Morningside av, 25x100.11; City of N Y—Andrew Coulter et al; foreclosure of tax lien; F L Polk (A).
BROADWAY, ns, bet 204th & 207th, lot 34; Rudolph Wallach Co—Edw Livingston et al; foreclosure of tax lien; A Weymann (A).
BROADWAY, ws, 84.1 n 111th, 17.7x83.2; Wm R Sainsbury—Christian Bang et al; action to obtain possession, &c; Hornblower, Miller, Potter & Earle (A).

**OCT. 30.**
35TH ST, 217-9 W; also 8TH AV, ws, 57.9 s 48th, 25.1x100; also 38TH ST, ss, 325 e 8 av, 25x98.9; also 9TH AV, sc 38th, 24.9x100; also 11TH AV, nec 29th, 49.4x55.3; Kath F Lindemann—Helena M Richter; notice of attachment; Ferguson & Ferguson (A).
165TH ST, ns, bet Park & Washington avs, lot 65; Tax Lien Co of N Y—Rebecca B Gourlie et al; amended foreclosure of tax lien; A Weymann (A).
3D AV, 2289; Manhattan Railways Co—Wendolin J Nauss et al; action to acquire title by condemnation; J L Quackenbush (A).
3D AV, 2279-81; Manhattan Railway Co—Emma Finkenberg et al; action to acquire title by condemnation; J L Quackenbush (A).
3D AV, 2289; Manhattan Railway Co—Wendolin J Nauss et al; action to acquire title by condemnation; J L Quackenbush (A).
3D AV, 2248-50; Manhattan Railway Co—Saml Wallach et al; action to acquire title by condemnation; J L Quackenbush (A).
3D AV, 2291; Manhattan Railway Co—Wendolin J Nauss et al; action to acquire title by condemnation; J L Quackenbush (A).
3D AV, 2313; Manhattan Railway Co—Lena Kahn et al; action to acquire title by condemnation; J L Quackenbush (A).

### Bronx.

**OCT. 23.**
No Lis Pendens filed this day.

**OCT. 24.**
226TH ST, nec Carpenter av, 50x100; Herman von der Hyde—Geo Walker et al; action to foreclose tax lien; E L Brisach (A).
227TH ST, sec Carpenter av, —x—; Herman von der Hyde—Geo Walker et al; action to foreclose tax lien; E L Brisach (A).
235TH ST, swc White Plains av, —x—; Peter Duncan—Jno Stevenson et al; action to foreclose transfer of tax lien; E L Brisach (A).
VYSE AV, ws, 175 s Jennings, 50x100; Morris Lederman—Kochkeller Co et al; action to adjudge deed fraudulent; J Bernstein (A).
LOTS 84 & 85, map of Cebrie Park; Sarah C Buckenham—Jno Noonan et al; action to set aside deed; R H Arnold (A).

**OCT. 26.**
GRAND AV, es, 125 n North, 19.1x100; Leo Strauss—Annie M Gaffney; action to recover execution; B L Finkelstein (A).
LOT 292, map of Adee Park; Nathan Kurtzka—Dongan Realty Co et al; action to foreclose tax lien; Schwartzman & Schwartzman (A).

**OCT. 27.**
ANTHONY AV, es, 5.7 n 175th, 25x106.2; Saml B Dewsnap—Geo G Dewsnap, an incompetent; action to appoint a committee; Davis, Doyle & Davis (A).

**OCT. 28.**
NO Lis Pendens filed this day.

**OCT. 29.**
187TH ST, swc Washington av; Michl A Mullholland—Louis H Reid et al; action to compel conveyance; Hayes & Kaufman (A).
187TH ST, ss, 101 w Washington av, 40x100; Michl A Mullholland—Louis H Reid et al; action to compel conveyance; Hayes & Kaufman (A).
WASHINGTON AV, ws, 50 s 187th, 50x101; Michl A Mullholland—Louis H Reid et al; action to compel conveyance; Hayes & Kaufman (A).

### Brooklyn.

**OCT. 22.**
BERRIMAN ST, es, 250 n Dumont av, 20x100; Geo W Titcomb—Jos Miller et al; T E Johnson, Jr (A).
LINCOLN PL, sws, 320.1 nw 6 av, 29.11x100; Carrie L Fulcher—Filomena Scupari et al; F Gobb (A).
ST JOHNS PL, ss, 154 e Albany av, 17x107.10; also ST JOHNS PL, 1198; Jas Flynn—Francis Wolfe-Brown et al; E Bittiner (A).
VAN SICLEN ST, es, 460.6 s Av T, 18x100; South Bklyn Savgs Instn Mary F Jeffards et al; Coombs & Whitney (A).
E 8TH ST, es, 123.4 n Av H, 23.4x100; Leslie T McCurdy—Christian Stechel et al; L B Hasbrouck (A).
E 24TH ST, es, 250 n Av L, 37.6x100; Thos E Cisney—Herbert G Andrews et al; Logan, Pink & N (A).
57TH ST, ns, 160 e 7 av, 20x100.2; Chas T Branch—Altonsina R Drago et al; C C Branch (A).
67TH ST, nec 13 av, 20x100; Josephine J Viering—Margt Petersen et al; G Eckstein (A).
77TH ST, ss, 285.6 w 14 av, 30.11x100; So Bklyn Savgs Instn—Chancery Realty Co & ano; Coombs & Whitney (A).
77TH ST, ss, 316.5 w 14 av, 30.11x100; same—same; same (A).
77TH ST, ss, 347.4 w 14 av, 30.11x100; same—same; same (A).
77TH ST, ss, 378.3 w 14 av, 30.11x100; same—same; same (A).
FLATBUSH AV, sws, 140 se Av G, 20x100; Percie Pearsall—Chas P Schmidt et al; G W Pearsall (A).
NEW UTRECHT AV, sec 50th, runs e127.7xs100.2xe60xs100xw58.1xnw238.6 to beg; Wm W Spence—Martha Cesner et al; H J Davenport (A).
OVINGTON AV, ss 94.11 w 6 av, 20x153.7; Otto Zipf—Geo W Adams et al; T F Kane (A).
RIVERDALE AV, ss, 50 w Osborn, 20x100; Mary J Green—Malka Glass et al; Logan, Pink & N (A).

**OCT. 23.**
BAYARD ST, ss, 193.11 w Graham av, 19.7x100; also MEEKER AV, ns, 150 w Graham av, 50x100; also MEEKER AV, ns, 200 w Graham av, 13.1x84.8x13.1x85.9; also BAYARD ST, ses, 300 ne Manhattan av, runs s103.5xnw45.7xnw1.8xne19.6xnw100xsw46.1 to beg; also MEEKER AV, sec Manhattan av, runs s9.3xe88.3xn28xnw29xsw85 to beg; Burt L Rich Mary I Volppa & ano; to set aside transfers; M T Abruzzo (A).
EAGLE ST, ss, 300 w Manhattan av, 25x100; Jas Reddy—Jno F Hanlon et al; Seley & Levine (A).
WEST ST, swc 52d, runs nw108.10xsw100xse80xne29.2xe69.6xn26 to beg; also 53D ST, nwc West, runs n65.10xw62xse90.7 to beg; Mary S Rodgers—Bklyn Realty Sellers et al; Reeves & Todd (A).
ATLANTIC AV, 2047-9; Jennie Kossow—Beckie Cohn et al; S Rosenthal (A).
BATH AV, sw cor 25th, sc 15 av, 35x100; Abr Bessie—Philipine Blind et al; M Neugass (A).
FRANKLIN AV, es, 172.9 n Park av, 25x100; Jno F Saddington—Chas P Forsman et al; G F Alexander (A).
RALPH AV, ws, 80 s Sumpter, 20x50; Frank Hasbrouck—Wm H Allen et al; F G Dunham (A).
WYTHE AV, ws, 40 s Clymer, 20x60; Interboro Bwg Co—Abr Kruman et al; H A Rubino (A).
9TH AV, nec 17th, 21x93.3; Jennie Smith—Julia McCadden et al; M T Manton (A).

**OCT. 24.**
HURON ST, ns, 370 e Franklin, 25x100; Fredk C A Schaefer Jacob Barvar et al; Weinberg Bros (A).
3D ST, nec 22nd, nw 5 av, 26.8x95; Fredk L Ostertag—Mary T L Warren et al; W F Haemer (A).
79TH ST, nec 11 av, runs n160xe100xs60xe360xs100xw460; also 79TH ST, nec 12 av, 440x220; Leah G Mayper—Moe Levy et al; partition; A A Mayper (A).
BROOKLYN AV, ws, 257.6 n Av I, 40x100; Alwilda Mudd—Christian A Bonnecho et al; Harman & Howell (A).
PITKIN AV, ss, 80 e Hendrix, 20x100; Robt T Davidson—Marie Tommini et al; F G Wild (A).
SUTTER AV, nwc Chester, 30x100; Jas Brady's Sons Co—Barnet Slotkin et al; M Radeloff (A).
12TH AV, nwc 46th, 40x100; Saml Edelman—Bessie Hirsch et al; J Weinberger (A).
LOTS 183 & 184, map of lots on Vernon av in Flatbush belonging to estate of Jno A Willink; Simpson Sheppard—Wm Irvine et al; Manning & Buechner (A).

**OCT. 26.**
FULTON ST, ss, 118 nw Williams pl, runs nw 23xsw99.2xe23.5xne94.8; also WILLIAMS PL, nw Herkimer, runs n71.4xnw25.6x76.3xe25 to beg; N Y Municipal Railway Corpn—Mary S Rubbo et al; to acquire a title; G D Yeomans (A).
FULTON ST, nec Hendrix, 25.2x100; Albert Markert—Mary Sauer & ano; to cancel a deed; I Solomon (A).
HICKS ST, ses, 20 sw Pacific, 56x40; Christina Danzilo—Wm B Naylor et al; J L Danzilo (A).
E 14TH ST, ws, 180 s Av R, 50x100; Title G & T Co—Mary E Pearl et al; T F Redmond (A).
48TH ST, nes, 100 nw 12 av, 40x100.2; Williamsburgh Savgs Bank—Jacob Miller et al; T F Redmond (A).
72D ST, ss, 240 e Narrows av, 20x100; Emma Reineking—Emily C Pietsch & ano; Kiendl & Sons (A).
FRANKLIN AV, es, 22.6 s Greene av, 21x80; Amalia Frese—Adelaide G Rice et al; Cook & Benjamin (A).
HOPKINSON AV, ws, 42.7 n Prospect pl, 19x80; Fannie Epstein—Sam Rohssler et al; M Loskowitz (A).
MYRTLE AV, nec Hamburg av, runs nw51.3xne75xse20xsw14.10xs64.9xw20 to beg; Bklyn Trust Co—Louise Wicke et al; T F Redmond (A).
NEWKIRK AV, nwc E 21st, 40x120x87.1x110.5; C T Willard Co—Peru Realty Co et al; foreclosure of mechanics' lien; Cushing & Cushing (A).
SCHENECTADY AV, ws, 140 n Winthrop, 40x100; Antoinetti F Kleine—Jos Stafford Co et al; W W Butcher (A).
3D AV, es, 150 s Pacific, 25x100; John J Flynn—Delia Ward et al; T P Hall (A).
14TH AV, nc 78th, 20x100; So Bklyn Savgs Instn—Chancery Realty Co & ano; Coombs & Whitney (A).
14TH AV, nws, 20 ne 78th, 20x 100; same—same; same (A).
14TH AV, nws, 40 ne 78th, 20x100; same—same; same (A).
14TH AV, nws, 60 ne 78th, 20x100; same—same; same (A).
14TH AV, nws, 19 ne 79th, 18x99.11; same—same; same (A).
14TH AV, nws, 37 ne 79th, runs nw99.11xne7.11xnw.62xne10.1xse100xsw18 to beg; same—same; same (A).
14TH AV, nws, 55 ne 79th, 18x100; same—same; same (A).
14TH AV, nws, 73 ne 79th, 18x100; same—same; same (A).
14TH AV, nws, 73 sw 78th, 18x100; same—same; same (A).
14TH AV, nws, 91 sw 78th, 18x100; same—same; same (A).

**OCT. 27.**
HAMPTON PL, es, 170 s Sterling pl, 20x95; Bklyn Savgs Bank—Aronson Realty Co et al; Snedeker & Snedeker (A).
INDIA ST, sec Oakland, 62.6x100; Wmsburgh Savgs Bank—Greene Mfg Co et al; S M & D E Meeker (A).
PALMETTO ST, ses, 100 sw Hamburg av, 25x100; Fredk Gackenheimer—Anna E Spencer; H E Wilke (A).
5TH ST, ns, 157.10 e S av, 20x100; Hyman Alexander—Haft Constn Co et al; M S Hyman (A).
N 5TH ST, sws, 75 se 3d, 25x100; Jas A Gribbin—Francis J Gribbin et al; partition; L O'Reilly (A).
E 12TH ST, ws, 300 s Av O, 33.4x100; Mary C Crean—Helene Schneider et al; Moore & Upson (A).
79TH ST, sws, 359 nw 14 av, 55.6x100; Audley Realty Co—Rosina Realty Co et al; L J Moss (A).

**OCT. 28.**
78TH ST, ss, 90.7 w New Utrecht av, 100x358.5x100x361.4; also 79TH ST, ss, 185.8 e land of Geo E Nostrand, runs e113.1xs93.8xw114.9xn89.2 to beg; Bank of Flatbush—Abram F Bucher et al; Hovell, McChesney & C (A).
CROPSEY AV, sws, 95.3 se Bay Pkway, runs sw27.8xsw47.7xse4.9xsw94xse11.4xn e 113.10 x n w22.9 to beg; Margt Dolly—Louis J Potts & ano; C H Seigle (A).
CROPSEY AV, sws, 118.1 se Bay Pkway, runs s w113.10xne113.10xnw20 to beg; same—same; same (A).
LENOX RD, ss, 40 w E 91st, 20x97; Sarah Feldman—Eva Camner et al; I Auerbach (A).
LIBERTY AV, sec Crescent, 50x100; also FULTON ST, nwc Crescent, runs n 109.8xw105xs20xe60xs95.2xe45.4 to beg; also PITKIN AV, sec Van Siclen av, 50x100; also LIBERTY AV, ss, 225 w Eldert la, 26.9x100; also LIBERTY AV, ss, 75 e Crescent, 25x100; Jno H Ives—Jane L Smith; partition; E R Vollmer (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**OCT. 24.**
WASHINGTON ST, 103; Jos Bleier—Lillie Wilens & Claribel Schutte; Wm Krauth & Co (129) ..... 97.50

**OCT. 26.**
34TH ST, 58 E; Jos Sciacca—Alfred L & Julia Loomis; Jos Schwartz & Mary Schwartz; Wm Barwess (130). 95.00
43D ST, 147-51 W; Ferber & Son—Alonzo Hornby; Berghoff Brewing Assn; Vaudeville Comedy Club (137) 1,354.18
79TH ST, 339 E; Julius Golub—Morris Schlossman (134) ..... 131.50
88TH ST, 405 E; Julius Golub—Morris Schlossman (135) ..... 151.10
125TH ST, 29 W; Philip Baum—Millicent S Denton; renewal (138)..... 535.00
BROADWAY, 1680; also 7TH AV, 810; Saml Fischer—Amos F Eno; Delta Theatre Corpn (140) ..... 265.00
BROADWAY, 1680, Geo E Gibson Co—Amos F Eno; Delta Theatre Corpn (131) ....., 1,673.95
SAME PROP; same—Amos F Eno; Protective Ventilator Co & Jno C Brady (132) ..... 500.00
SAME PROP; same—Amos F Eno; Delta Theatre Corpn (133) ..... 220.00
1ST AV, 1706; Julius Golub—Morris Schlossman (136) ..... 132.25
7TH AV, 808-16; BROADWAY, 1684; Protective Ventilator Co—Amos F Eno; Delta Theatre Corpn (131)... 1,700.00

**OCT. 27.**
AV A, nwc 22d, 150x100; Northern Waterproofing Co—Henry J Benjamin & Eagle Concrete Arch Engineering Co (141) ..... 512.44
BROADWAY, 1680-84; Harris H Uris Iron Works—Amos F Eno & Delta Theatre Corpn (146) ..... 1,300.00

BROADWAY, 1680-84; also 7TH AV, 808-16; Empire Door & Trim Co—Amos F Eno & Delta Theatre Corpn (142) ..... 221.35
BROADWAY, 1684; Jos Gallo et al—Amos F Eno & Delta Theatre Corpn (143) ..... 825.85
BROADWAY, 1684; Herman Possloff et al -Amos F Eno & Delta Theatre Corpn (144) ..... 400.00
LEXINGTON AV, 1465-67; Abr Meltzer—Ida Schnaier & Milton Schnaier (145) ..... 162.50

**OCT. 28.**
2D ST, 79-81; Winthrop W Brady - Phillip Weeks Estate; J H Taylor Constn Co (150) ..... 75.00
51ST ST, 215 W; 51ST ST, 224 W; BROADWAY, 1651; Wm B Nesbit Co—Girard Trust Co of Philadelphia, Pa; Albany Apartments Corpn; renewal (152). ..... 236.51
169TH ST, 709 W; Nathan Mandelbaum—Imperator Realty Co, Inc; Sol L Pakas (158). ..... 354.80
BROADWAY, 1684; Hoffman & Elias—Amos F Eno; Delta Theatre Corpn; Protective Ventilator Co (148)..... 300.00
BROADWAY, 2248-58; A H Andrews Co—Wm I Walter, Rosie & Lehman Bernheimer, Fulton Bldg Co, Inc (157) ..... 5,184.70
BROADWAY, 1680-84; Frank Willetts—Amos F Eno; Delta Theatre Corpn (159) ..... 1,800.00
BROADWAY, 1684; Penn Brass & Bronze Wks—Amos F Eno; Delta Theatre Corpn (153) ..... 305.00
BROADWAY, 1684; Gallo & Laguidara—Amos F Eno; Delta Theatre Corpn & Geo F Kerr (154)..... 825.85
BROADWAY, 1680-84; Michl Cerussi—Amos F Eno; Delta Theatre Corpn; (155) ..... 260.00
LEXINGTON AV, 181; Lawrence A Thole—Justa Realty Co; Sobray Contracting Co (156) ..... 77.75
PINEHURST AV, ws, 100.1 n 180th, 100.1x115.7; Dominick Milanese Riverview Constn Co; Vincent Valentine Contracting Co (151 ..... 361.20
5TH AV, nec 8th, 93.11x100; B Jiannalone Co—Trustees of Sailors' Snug Harbor; Antoine La Blanche; Jordan Christie (149) ..... 70.00

**OCT. 29.**
42D ST, 20 E; Semon Bache & Co—42d St & Madison av Co; Agnes Daly (161) ..... 277.69
BROADWAY, 1680-84; Harry Passloff et al; Amos F Eno; Delta Theatre Corpn (160) ..... 400.00
BROADWAY, 2708; Frank Scolare—Henry Lowenthal or Harry (162)... 104.70

**OCT. 30.**
46TH ST, 216 W; Victor Sternberg—Jno Doe, Annie & Jas Moore (169).. 145.00
111TH ST, 244 W; Gelband Contracting & Lumber Co, Inc—Carrie S Weiss, Frances S Mann, Sylvan L Stix, Florence D Stix & S R Amusement Co, Inc & Horace E Simon (168)..... 150.00
BROADWAY, 1680-84; East River Mill Co—Amos F Eno & Delta Theatre Corpn (163). ..... 206.10
SAME PROP; same—Amos F Eno, Frank Willetts & Delta Theatre Corpn (164) ..... 381.88
BROADWAY, 1651-65; also 52D ST, 224 W; also 51ST ST, 215 W; Jno R Blair—Jno J Emery, Girard Trust Co of Philadelphia & Albany Apartments Corpn; renewal (165) ..... 212.04
SAME PROP; Albt Susemihl—same; renewal (166) ..... 222.79
SAME PROP; Jordan Christie—same; renewal (167) ..... 1,250.38
BROADWAY, 1680-84; also 7TH AV, 812-6; Fredk W Moore—Amos F Eno & Delta Theatre Corpn (170) ..... 4,100.00

## Bronx.

**OCT. 23.**
137TH ST, 525-7 E; Benj Glasser— 7th Av Amusement Co (30) ..... 475.60

**OCT. 24.**
No Mechanics' Liens filed this day.

**OCT. 26.**
LAYTON AV, nec Dean, 25x100; Simon Solloway—Francisco & Garazia Santamareno; Max Kriendal (31)..... 200.00

**OCT. 27.**
150TH ST, 738 E; also CONCORD AV, 565-7; Albert & Wm Pfotenhauer—Lina Bartel & Gustav Bartel (32)... 278.00
BOSTON RD, 1197; Saml Burstein—Edw H White (33) ..... 48.00

**OCT. 28.**
SEABURY PL, es, 200 s Boston rd, 200 x100; Morris Lubetkin—Jno Miller & 173D St Impt Co; Jno Miller (34).. 900.00

**OCT. 29.**
167TH ST, E, whole block front West Farms Rd & Hoe av; - x - x - ; Pratt & Lambert, Inc—Absar Realty Co; B Jacobs (35) ..... 37.38

## Brooklyn.

**OCT. 22.**
BARRETT ST, ws, 100 n Sutter av, 100 x100; H Wolfinger—Regal Holding Co. 76.12
TAYLOR ST, 178-82; A Safir—Isaac & Jennie Zimmerman & S Henderson... 159.00
BAY 32D ST, 19; P J Walsh—Jas & Dora Menstadt ..... 475.00
BRIGHTON BEACH R R, ws, 138 s Foster av, x—; Barnett Krackov - Saml Rosenthal & Daniel B Koenig 104.30
GEORGIA AV, ws, 175 s Fulton, 25x 100; B Goetz & Bros—Filomena Jannad & Severino Mason Cont Co..... 85.90
GRAHAM AV, 140-2; D Axelrod—Heyman & Isidor Balmuth & Philip Repatzky ..... 53.00

**OCT. 23.**
HINSDALE ST, es, 200 s Dumont av, 150x100; E Burak—Willmont Realty Corpn, Barnet Steinfeld, Teena Kramer & Kramer Cont Co..... 57.75
LINCOLN PL, swc Eastern pkway extension, 138.8x117; Cohn Cut Stone Co—Ell Bee Cont Co, Wolins & Brown Co & Arenkay Amusement Co. 366.22
39TH ST, 1473-5; also 38TH ST, 1504-6; H Vossnack, Jr—Sherman Holding Co & M Willensky ..... 259.28
BATH AV, wc 17 av, 25x100; B Sternbach—Wm F Wollin ..... 75.00
ST MARKS AV, ns, 125 e Kingston av, 100x155.7; S Golden—Saratoga Impt Co & Max Kobre's Bank ..... 700.00

**OCT. 24.**
E 8TH ST, 1139 & 1145; L Sandler—Dinnerstein Bldg Co & B Stein as president ..... 35.00
ATLANTIC AV, ss, 80 e Eastern pkway, 40x100; Schwartz & Son—Rosina & Salvatore Bonagura ..... 110.00
OCEAN AV, 816; Schwartz & Son—Rosina & Salvatore Bonagura..... 65.00
ROGERS AV, 1137-55; M Civillo—Michl Salit & I B Master ..... 90.24

**OCT. 26.**
COLUMBIA PL, 25; H Newberger—Jas M Harrison ..... 65.00
STARR ST, 225; Bushwick House Wrecking Co—Geo Rebhan & Son... 65.40
SAME PROP; H Rubenstein—same.... 108.00
STERLING PL, 29; G Kramer—Ella L G Rehage ..... 101.00
9TH ST, 327; Morewood Standard Door Co—B F Keith & W W Brody of Standard Lock Co..... 140.00
ATLANTIC AV, ss, 80 e Eastern pkway extn, 40x100; Square Lumber Co—Rosina Bonagura & Salvatore Bonagura ..... 260.36
ST MARKS AV, ns, 125 e Kingston av, 100x155; Abr Werbelovsky—Saratoga Impt Co & Max Kobre..... 231.60
5TH AV, 5413; I Poppke—Michael & Feliciana Girardi, Marcus & Philip Levin ..... 15.50

**OCT. 27.**
AMBOY ST, es, 100 s Sutter av, 100x 100; S Greenhouse—Eisenberg & Brimberg Impt Co. ..... 875.00
HINSDALE ST, ws, 175 n Liberty av, 25x100; W Nathony—Louis Kalmansky, Ida Goldberg & †Jno Goldstein ..... 63.00
MANSFIELD PL, es, 250 s Av K, 37.6x 100; Bklyn Builders' Supply Co—Kate C Roberts ..... 124.56
TAYLOR ST, 178-82; Goldstein & Oliver S Henderson ..... 47.00
E 23D ST, ws, 134.8 n Av D, 43x85.3x —; M Wellensky—Moskowitz Bldg Co 197.00
E 34TH ST, ws, 120 s Snyder av, 80x 100; S Peirson—Julia & A B Nichols & A B Nichols, Inc ..... 75.00
38TH ST, 1216; P Askin—Pauline Steinick ..... 50.00
HOWARD AV, es, 250.5 s Pitkin av, 200x100; Jacob E Neufeld—Mornat Realty Co. ..... 275.00
NEWKIRK AV, nwc E 21st, —x—; N Y Architectural Terra Cotta Co—Peru Realty Co. ..... 795.00
OCEAN AV, swc Cortelyou rd, —x—; L Slominsky—Cortelyou Inv Co..... 251.25
ST MARKS AV, ns, 125 e Kingston av, 100x155; Saml Greenhouse—Saratoga Impt Co & Jacob Goell ..... 350.00
20TH AV, es, 108 s Benson av, 72x 100; also BENSON AV, swc Bay 25th, 20x100; Jno Musaus—Walter E Parfitt ..... 590.00

**OCT. 28.**
BRADFORD ST, 373; D Alexander—Adolph & Philip Weinstock ..... 100.00
KEAP ST, 441; M Haliver—Jas Masterson, Interboro Bwg Co & Oscar E Swenson ..... 126.00
LAND ST, 129-31; J Gibbons—Calmon & Rachel Hurwitz & Russell D Streeter as receiver. ..... 300.00
S 9TH ST, 142-4; Atlas Steel Column Co—Ideal Iron Wks & Keap Constn Co.. 290.00
DEKALB AV, ss, 325 w Lewis av, 50x 89; Atlas Steel Column Co—W B Corpn, L Weisfield as pres, & Ideal Iron Wks ..... 50.00
NEWKIRK AV, nwc E 21st, —x—; Atlas Steel Column Co—Peru Realty Co & Grand Iron Wks..... 210.00
OCEAN AV, swc Av C, 176.5x111.6x—; D Elkind—Cortelyou Inv Co & J Silbermenitz as pres ..... 662.50

### SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

## Manhattan.

**OCT. 24.**
MONTGOMERY ST, 35-37; F N Du Bois & Co—Fredk N Du Bois et al; Oct19'14 ..... 186.15

**OCT. 26.**
46TH ST, ns, 410 e 6 av; Jno R Blair—Mary A Keena et al; Oct17'14 ..... 250.00
56TH ST, 36 W; Alois Staudt—Louis Cerlain et al; July31'14 ..... 138.00

**OCT. 27.**
[3]3D AV, 2076-80; Felice Trocchia—Film Amusement Co, Inc, et al; July16'14 ..... 225.00

**OCT. 28.**
[3]3D AV, 2076-80; Rubenstein Bros—Film Amusement Co, Inc, et al; July 16'14 ..... 75.00
[3]SAME PROP; Hudson Wood Working Co—Same; July24'14 ..... 19.00
[3]SAME PROP; A Shemel & Co—same; July28'14 ..... 175.00
[3]SAME PROP; Excelsior Metal Ceiling Co—same; July16'14 ..... 120.00

**OCT. 29.**
PEARL ST, nwc Elm; M Talsky & Co, Inc—Chas E Quackenbush et al; Dec 10'13 ..... 1,288.00
23D ST, 104-8 W; Howes Transportation & Contracting Co—United Charities et al; Oct28'14 ..... 100.39
59TH ST, 311 W; Henry F Rump—Ely J Rieser et al; Sept30'07 ..... 135.00
121ST ST, 342 E; Hiller Slavin et al—Giuseppa De Maria et al; Nov24'13.. 1,900.00
BOWERY, 42; Bretholz Heitzner Constn Co, Inc—Toch Realty Co et al; Oct 21'14 ..... 200.00
5TH AV, 402-4; Wm A Thomas Co—Robt W Goelet et al; Sept26'14..... 1,474.30

**OCT. 30.**
MULBERRY ST, 28; Goodman Telzer—Maddalena Cuneo et al; Sept17'14... 64.50
75TH ST, 507-9 E; Harris Bernstein, Inc—Berent C Gerken et al; Sept19 '14 ..... 750.00
[3]3D AV, 2076-80; Larkin Lumber Co—Film Amusement Co et al; July15'14 596.13

## Bronx.

**OCT. 23.**
TINTON AV, ws, 204.5 n 161st, 27x135; Hudson Woodworking Co—Sara Constn Co; Oct1'14 ..... 262.00

**OCT. 24.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 26.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 27.**
No Satisfied Mechanics Liens filed this day.

**OCT. 28.**
No Satisfied Mechanics' Liens filed this day.

**OCT. 29.**
No Satisfied Mechanics' Liens filed this day.

## Brooklyn.

**OCT. 22.**
CLEVELAND ST, ws, 85 s Hegeman av, —x—; Jake Pesetsky—Sam Peres & Fredk J Heidenreich; Aug3'14..... 250.00
PROSPECT PL, ns, 500 e Underhill av, —x—; Saul Rendelstein—Pasquallo Arato & wife & Saml Kritesch; Oct 19'14 ..... 250.00
ATLANTIC AV, 1620-30; E B Latham & Co—Henry D Bristol & Jacob M Simon; Dec12'13 ..... 153.25
[1]WILLIAMS AV, es, 200 n Livonia av, 100x100; Square Lumber Co—Walton & Hoffman, Inc; Oct7'14..... 15.91
PROP in sec 12, block 3802, on land map Kings Co; Progressive Realty & Impt Co—Wallan & Hoffman, Inc; Oct13'14 800.00
SAME PROP; same—same; Sept19'14.. 1,500.00

**OCT. 23.**
LINCOLN PL, ss, at point on Eastern Pkway, runs w139.2xs74.6 to pkway xne117 to beg; Bklyn Builders' Supply Co—Arenkay Amusement Co, Inc; S Plotnik & Ell Bee Cont Co; Oct20'14. 128.53
SACKMAN ST, es, 180 n Riverdale av, 95.8x100; Brownsville House Wrecking Co—New Lots Constn Co; Oct7'14 585.10
[2]UNION ST, sec Rogers av, 100.4x87.9; Hyman S Sulsky—Union-Rogers, Inc; Aug12'14 ..... 275.00
WYCKOFF ST, ns, 125 e Nevins, —x—; Jos Giacolone & ano—Clermont Constn Co; Oct16'14 ..... 300.00
[1]TROY AV, es, 102.6 s St Marks av, 50x69; Atlas Steel Column Mfg Co—White Iron Wks, Inc, & Nass & Bey; Sept2'14 ..... 55.00
VERNON AV, ns, 100 e Tompkins av, 50x100; Max L Epstein—Aaron Zwerdling; May28'14..... 564.00
SAME PROP; same—same; Apr16'14.. 664.00
[1]4TH AV, 65th to 86th (Sea Beach Line); Phoenix Concrete Steel Co—O'Brien Sivori Co, Inc, & N Y Municipal Railway Corpn et al; Oct16'14; original amt $37,182.55, reduced to $15,337.42 by order of court, filed Oct 23'14 ..... 15,337.42

**OCT. 24.**
BARRETT ST, ws, 100 n Sutter av, 100x100; Henry Wolfman—Regal Holding Co, Jas De Fago & Pasquale Libutti; Oct22'14 ..... 581.25
CATON AV, sec Stratford rd, 100x100; Dellon-Watnik Co—Plandome Constn Co, Comet Constn Co & Morris Fine; Sept22'14 ..... 3,600.00

**OCT. 26.**
VERMONT ST, 247; Square Lumber Co—Fannie & Philip Meyerowitz & Jacob Klein; Oct7'14 ..... 346.17
PUTNAM AV, nwc Downing, 150x53; Louis Bayarsky—Absol Constn Co, Inc; Jan8'14 ..... 566.00

**OCT. 27.**
HINSDALE ST, es, 200 s Dumont av, 150x100; Hyman Mendelowitz—Willmont Realty Corpn; Oct15'14..... 235.25
39TH ST, ns, 320 w 13 av, 40x95.2; Eastern Woodworking Co G C Bldg Corpn; Oct14'14 ..... 350.00
SAME PROP; E J McLaughlin Co—same; Oct9'14 ..... 539.78
39TH ST, ns, 340 e 12 av, 40x95.2; Henry C Ibbotson—same; Oct13'14... 240.00
PROSPECT AV, 413; Louis Weinstein—Rudolph Flick; Apr30'14 ..... 400.00

**OCT. 28.**
LOGAN ST, ws, 170 n Glenmore av, 40x100; Jacob Sotzky—Congregation Ahaveth Achim Bnei Abraham; Aug 20'14 ..... 1,250.00
MORRELL ST, 40; Barney Zirnik—Charia Rabbein Chaim Hayar, Sol Reich & Jacob Hirschleifer; Sept 1'14 ..... 1,900.00

*Satisfied Mechanics' Liens, Brooklyn, Continued.*

PENNSYLVANIA AV, es, 100 n Blake av, 60x100; Jacob Siegel—Glory of Israel Hebrew Institute of E N Y; Apr30'14 ..... 183.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**OCT. 22.**
BUCHANAN, Jack; Bessie G Cantrell; $2,200; P Beale.

**OCT. 23.**
WALDES & CO; Saml Greenberg; $3,220.66; Rosenblatt & Tachna.

**OCT. 24.**
OPPENHEIMER, Joe; Progressive Circuit, Inc; $597.50; Dittenhoefer, Gerber & James.

**OCT. 26.**
No Attachments filed this day.

**OCT. 27.**
BIECKERTS BREWERY CO, Ltd; Jas Clarke: $1,792; Shearman & Sterling.
PAIN FIREWORKS DISPLAY CO; Saml Serpico et al; $1,616.95; W R Hill.

**OCT. 28.**
KIRST, Geo; W N Hallock Co, Inc: $140; R C Durland.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

OCT. 23, 24, 26, 27, 28, 29.

Lo Rosa, Vincenzo. 12th st, 239 E..E Esposito. Barber Fix..... 1,025.00
O'Connor, Thos. 47th st, 233-5 W..F Lohmann & Sons. Fixtures..... 3,950.00
Splitdorf, Jno W. 52d st, 136 W.. Fairbanks Co. Machine..... 440.00
406 West 31st St Co, Inc. 31st st, 406-26 W..Gurney Elevator Co., Elevators, &c. .....41,694.00

### Bronx.

OCT. 23, 24, 26, 27, 28, 29.

No Chattel Mortgages filed these days.

### Brooklyn.

OCT. 22, 23, 24, 26, 27 & 28.

A W Todebush Co. 6th av, bet 73d & 74th..Isaac A Sheppard & Co... (R) 300.00
Brooklyn Court Square Co. Jamaica av, c Wyona..Colonial Mantel & Refrigerator Co. Consols. ..... 285.00
Boone Constn Co. 17th av, bet 75th & 76th..Isaac A Sheppard & Co...(R) 100.00
Boone Constn Co. 17th av, bet 75th & 76th..Isaac A Sheppard & Co..(R) 200.00
Davis, Geo Co, Inc. 659 Morgan av.. U S Constn Co. Sprinklers..... 5,100.00
Grissler, Jos. 221-3 E 35th st..Chas Winkel & ano. Plumbing Supplies.. 253.00
New Lots Constn Co. Sackman st, nr Riverdale av..Michl Dumey, Inc. Plumbing Supplies..... 1,100.00
Rollnick, Nathan. Williams av, nr Hegeman av..Colonial Mantel & Refrigerator Co. .....(R) 45.00
Rollnick, Nathan. Williams av, nr Hegeman av..Colonial Mantel & Refrigerator Co. .....(R) 120.00
Schapiro, E. 562-4 Bedford av..Star Chandelier Co. Gas Fix..... 515.00
Shostack Bros. Bay 17th st, nr Benson av..Curry & Co. Radiators.... 500.00
Silvermintz, Jos. Cortelyou rd & Ocean av..Baldinger & Kupferman Mfg Co. Gas Fix..... 1,250.00
Weinberg, Morris. Union st, nr Schenectady av..Raisler Heating Co. Heating Apparatus. ..... 3,000.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**OCT. 28.**
31ST ST, ss, 425 e 10 av, 250x72.1xirreg; City Mtg Co loans 406 W 31st St Co, Inc, to erect a 15-sty loft; 12 payments .....575,000.00
AUDUBON AV, nec 170th, 100x120; City Mtg Co loans F M & S Corpn to erect two 6-sty apartments; 11 payments.110,000.00
VERMILYEA AV, nec 207th, 100x100; Max Marx loans Aldus Constn Co to erect a 5-sty apartment; 11 payments .....65,000.00

**OCT. 30.**
MACDOUGAL ST, es, 160 n Prince, 40x75; Cresenzia Cavagnaro & Laura Kraemer loan Pietro Nervo, Francesco Nervo, Giuseppe Balbini & Angelo Cerutti to make alteration; — payments .....9,350.00

## ORDERS.

### Brooklyn.

**OCT. 27.**
ADELPHI ST, 156-62; Hartman Constn Co on First Mtg Guar Co to pay Standard Fireproof Sash & Door Co.. 300.00
E 14TH ST, es, 300 n Av X, 100x100; Frank P Sabetti on Home Mtg Inv Co to pay Schwartz & Cohen, Inc..... 235.00
80TH ST, ns, 100 w 13 av, 160x100; Star Wood Turning Co on Emmone Bldg Co to pay H L Black..... 517.34

# DEPARTMENTAL RULINGS.

### BOARD OF EXAMINERS.

APPEAL 159 of 1914, New Building 5910 of 1914, premises 499 Howard avenue, Brooklyn, Edw. M. Adelsohn, appellant.
Walls. Sec. 31. Fore and aft partitions.
Dismissed (papers irregular).

APPEAL 160 of 1914, Alteration 3175 of 1914, premises 216-226 West 39th street, Manhattan, Renwick, Aspinwall & Tucker, appellants.
Walls, enclosure and party. Sec. 36, 39. Height, 105.
APPROVED ON CONDITION that a six-inch standpipe be installed in the stair tower with hose outlets in every story and above the roof; and on the
FURTHER CONDITION that a one hundred per cent. sprinkler equipment be installed in the present building and in the new building.

APPEAL 161 of 1914, New Building 5717 of 1914, premises 1308-1316 DeKalb avenue, Brooklyn, W. T. McCarthy, appellant.
Walls. Sec. 31. Fore and aft partitions.
APPROVED on the following CONDITIONS:
First: That the corridors in the cellar, under fireproof floor construction, be separated from the rest of the cellar space by means either of brick walls at least eight inches thick, or self-closing fireproof doors.
Second: That an unpierced brick wall, at least eight inches thick, be provided at point marked "A" on the floor plan, extending from the cellar floor to the underside of the roof boards.
Third: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 162 of 1914, New Building 5718 of 1914, premises 1304 DeKalb avenue, Brooklyn, W. T. McCarthy, appellant.
Walls. Sec. 31. Fore and aft partitions.
APPROVED on the following CONDITIONS:
First: That the corridors in the cellar, under fireproof floor construction, be separated from the rest of the cellar space by means either of brick walls at least eight inches thick, or self-closing fireproof doors.
Second: That an unpierced brick wall, at least eight inches thick, be provided at point marked "A" on the floor plan, extending from the cellar floor to the under side of the roof boards.
Third: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 163 of 1914, New Building 5917 of 1914, premises northwest corner 51st street and 12th avenue, Brooklyn, Arthur G. Carlson, appellant.
Walls Sec. 31. Fore and aft partitions.
APPROVED on the following CONDITIONS:
First: That the space in the cellar, under fireproof floor construction, shall be separated from the rest of the cellar space by means either of brick walls at least eight inches thick, or self-closing fireproof doors.
Second: That brick walls at least eight inches thick be provided at point marked "A" on plans, extending from cellar floor to under side of roof-boards, unpierced except in the first story, where one opening will be permitted if provided with self-closing fireproof door.
Third: That the first floor and ceiling of bedroom "A" in first story be of fireproof construction.
Fourth: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 164 of 1914, New Building 5971 of 1914, premises 5500-5502 12th avenue, Brooklyn, Arthur G. Carlson, appellant.
Walls. Sec. 31. Fore and aft partitions.
APPROVED on the following CONDITIONS:
First: That the corridors in the cellar under fireproof floor construction, shall be separated from the rest of the cellar spaces by means either of brick walls at least eight inches thick, or self-closing fireproof doors.
Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.
Third: That an unpierced brick wall at least eight inches thick shall be provided at points marked "A" on plans and extending from cellar floor to the under side of the roof-boards.

APPEAL 165 of 1914, New Building 5672 of 1914, premises south side of Church avenue, 216 feet east of East 16th street, Brooklyn, D. Wartmann and H. H. Braun, appellants.
Walls. Sec. 31. Fore and aft partitions.
APPROVED on the following CONDITIONS:
First: That the space in the cellar, under fireproof floor construction shall be separated from the other cellar spaces by means of brick walls at least eight inches thick, or self-closing fireproof doors.
Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 166 of 1914, Alterations 5623 of 1914, 2157 Bergen street, Brooklyn, S. Millman & Son, appellants.
Frame extension. Sec. 142.
Dismissed (papers irregular).

APPEAL 167 of 1914, New Building 5974 of 1914, premises 514 Liberty avenue, Brooklyn, S. Millman & Son, appellants.
Walls. Sec. 31. Fore and aft partitions.
APPROVED on the following CONDITIONS:
First: That the space in cellar, under fireproof floor construction, shall be separated from all other spaces in the cellar by means of brick walls at least eight inches thick, or self-closing fireproof doors.
Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 168 of 1914, New Building 5975 of 1914, premises 520 Van Siclen avenue, Brooklyn, S. Millman & Son, appellants.
Walls. Sec. 31. Fore and aft partitions.
APPROVED on the following CONDITIONS:
First: That the space in cellar under fireproof floor construction shall be separated from all other spaces in the cellar by means of brick walls at least eight inches thick, or self-closing fireproof doors.
Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 169 of 1914, New Building 5866 of 1914, premises 465 Livonia avenue, Brooklyn, S. Millman & Son, appellants.
Walls. Sec. 31. Fore and aft partitions.
APPROVED on the following CONDITIONS:
First: That an unpierced brick wall at least eight inches thick be provided at point marked "A," extending from cellar floor to under side of roof-boards.
Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.
Third: That all space in the cellar, under fireproof floor construction, be separated from other spaces in the cellar by means of brick walls at least eight inches thick, or self-closing fireproof doors.

APPEAL 170 of 1914, New Building 120 of 1914, premises 311 Lexington avenue, Manhattan, Paul C. Hunter, appellant.
Windows and sash. Sec. 105.
APPROVED ON CONDITION that all windows on the southerly and easterly sides of the building, and windows adjoining fire-escapes, shall have hollow metal or kalamein sash and frames, glazed with wireglass.

APPEAL 171 of 1914, New Building 5810 of 1914, premises 1609 Eastern Parkway, Brooklyn, Farber & Markwitz, appellants.
Walls. Sec. 31. Fore and aft partitions.
APPROVED on the following CONDITIONS:
First: That an unpierced brick wall at least eight inches thick be built at the point marked "A" on the second and upper floor plan, extending from second floor to the under side of the roof-boards.
Second: That a self-closing fireproof door be provided at the point marked "C" on the first floor plan.
Third: That an unpierced brick wall not less than eight inches thick be built in the cellar at the point marked "D" in the cellar floor plan.
Fourth: That all girders and columns supporting floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.
Fifth: That all space in the cellar under fireproof floor construction be separated from other spaces in the cellar by means of brick walls at least eight inches thick, unpierced, or having openings therein protected by self-closing fireproof doors.

APPEAL 172 of 1914, New Building 5811 of 1914, premises 1615 Eastern Parkway, Brooklyn, Farber & Markwitz, appellants.
Walls. Sec. 31. Fore and aft partitions; spans excessive.
APPROVED on the following CONDITIONS:
First: That an unpierced brick wall at least eight inches thick be built at the point marked "A" on the second and upper floor plan, extending from second floor to the under side of the roof-boards.
Second: That a self-closing fireproof door be provided at the point marked "B" on the first floor plan.
Third: That that portion of the first floor shall be of fireproof construction which is located between wall marked "A" in the second story and the door marked "B" in the first story.
Fourth: That all columns and girders supporting floor construction be fireproofed in accordance with the regulations of the Bureau of Buildings.
Fifth: That all space in the cellar under fireproof floor construction be separated from other spaces in the cellar by means of brick walls at least eight inches thick, unpierced, or having openings therein protected by self-closing fireproof doors.

APPEAL 173 of 1914, New Building 5897 of 1914, 342-346 Prospect place, Brooklyn, Shampan & Shampan, appellants.
Walls, fore and aft partitions. Section 31.
APPROVED on the following CONDITIONS:
First: That the space in the cellar under fireproof floor construction be separated from other spaces in the cellar by brick walls at least eight inches thick, unpierced, or having openings therein protected by self-closing fireproof doors.
Second: That all girders and columns supporting floor construction be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 174 of 1914, New Building 6099 of 1914, 333-335 Roebling street, Brooklyn, Shampan & Shampan, appellants.
Walls, fore and aft partitions. Sec. 31.
APPROVED on the following CONDITIONS:
First: That there shall be an unpierced brick wall at least eight inches thick at the point marked "A" on the first story plan, extending from the first to the second floor.
Second: That the second floor shall be of fireproof construction over an area extending from wall marked "A" to wall "B," as indicated on first floor plan.
Third: That all columns and girders supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 175 of 1914, New Building 5910 of 1914, 499 Howard avenue, Brooklyn, Edw. M. Adelsohn, appellant.
Walls, fore and aft partitions. Sec. 31.
APPROVED on the following CONDITIONS:
First: That the partition marked "A" on the second, third and fourth story floor plan shall be of fireproof block construction, the same as that shown surrounding the stairhall, and extending from the second floor to the under side of the roof-boards.

Second: That all columns and girders supporting floors or walls shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 176 of 1914, New Building 6092 of 1914, premises 1623-1625 St. Marks avenue, Brooklyn, Edw. M. Adelsohn, appellant.
Walls, fore and aft partitions. Sec. 31.

APPROVED on the following CONDITIONS:
First: That the cellar space under fireproof floor construction be separated from balance of the cellar space by unpierced brick walls, or brick walls with openings provided with self-closing fireproof doors.
Second: That all columns and girders supporting the floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 177 of 1914, New Building 6170 of 1914, premises 398-400 Christopher avenue, Brooklyn, Edw. M. Adelsohn, appellant.
Walls, fore and aft partitions. Sec. 31.
DISAPPROVED.

### WARNING TO ARCHITECTS.

Robert J. Moorehead, Superintendent of Buildings of the Bronx, has advised all architects and builders that no plans will be approved hereafter unless reinforced concrete braces are shown connecting the pile clusters and walls together where practical in order to insure all possible rigidity to the footings. This advice was issued owing to the fact that cracks have developed in several buildings where same have been erected on pile foundations. An investigation has shown that one of the causes was a lateral movement of the piles owing to lack of resistance of the ground through which they were driven.

## BUREAU OF FIRE PREVENTION,

### Municipal Building.

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- Signifies. Auxiliary Fire Appliance.( prinklers,etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms.

Week ending Oct. 24.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Ann st, 49-51 Gustav Danzes.....C-I
Ann st, 49-51 Jas P Devine.....G-C
Ann st, 49-51—L B Meeklin & Co.....C-G
Beaver st, 21—Louisa D Van Buren.....C-B
Broome st, 23 -Mary Connolly.....B-C
Centre st, 210—Est Mary Marrin.....C
Elizabeth st, 45-47—Jas W Hamburger Est..C
Greene st, 57—Ault & Wiberg Co.....DR
Greene st, 57—Veit & Son Co.....G-DR
Greene st, 57—Leo Schlesinger & Co...G-C-DR
Greene st, 57 Greene St Realty Co.....C
Greene st, 133-35 Spiegelman & Gottlieb....D
Howard st, 35—Elizabeth Chesebrough.....C
University pl, 13-19—Wallkill Star Works..G-C
University pl, 13-19 -Henry Peavy & Co.....G
University pl, 13-19—Schattman Bros.....G
University pl, 13-19—Jacob & Saml Hirsh..SS-C
University pl, 99—John L Wall.....C
Washington st, ½ Edw F Scarles..J-W-D-C-B
Washington st, ½—Anastos Demetre & Nicola Macaronidy .....J
Washington st, 1½—Anastos Demetre & Nicola A-E-C-G
Washington st, 1½—Nicholas Maratos.....A-C
Washington st, 1½—Julius Hochfielder....A-C
Washington st, 505—Helen Louise Cole....C-B
Water st, 536 The Albert Busch Co.....A
West st, 489—Consolidated Gas Co.....C
West st, 489—Rebecca A D Wendel.....C-B

*Numbered Streets.*

4th st, 186-92 W—Michael Hallahan...DR-SS-C
4th st, 186-92 W—Youngerman & Co.....DR
4th st, 186-92 W—Henry T Lutz Co....C-G-DR
4th st, 186-92 W—The Van Dyck Gravure Co. G-DR
4th st, 186-92 W—Bamforth & Co.....DR-I-G
4th st, 186-92 W -Minnie Zinker-Prospect Press, Inc. .....DR-A-C-G
4th st, 186-92 W—Hendem & Rappoport.G-C-DR
4th st, 186-92 W—Acme Textile & Shrinking Co. .....G-A-DR
4th st, 186-92 W—Globe Lithographing Co..C-G
4th st, 186-92 W—Thomas K Gardner.....DR
4th st, 186-92 W—Emanuel Glick, Inc., G-A-C-DR
4th st, 186-92 W—Old Globe Laundry Co..G-C
4th st, 186-92 W—Excellent Embroidery Co. C-G-DR
4th st, 186-92 W—Max Goldstein.....DR
12th st, 39-41 E—Marx, Krause & Friend..DR
12th st, 39-41 E—Silverstein & Schain..G-C-DR
12th st, 39-41 E—Charles Meshel.....DR
12th st, 39-41 E Henry Fischer.....DR
12th st, 39-41 E—W O Horn & Bros.....DR
12th st, 39-41 E—Imperial Clothing Co...G-DR
12th st, 39-41 E—Cohen & Byrne....A-G-C-DR
14th st, 8 E Wm H Levy.....G
14th st, 8 E—Abr & Jacob Moskowitz.....G-C
14th st, 8 E -Adolph & Max Finkelstein....A-C
15th st, 29 W—Hermitage Co.....C
17th st, 18 W -Emily M R Spencer.....C
17th st, 18 W—Consolidated Gas Co.....C
18th st, 10 W—Wauld & Jacobs....A-G-C-DR
18th st, 10 W—Chas P Faber.....C-SS
18th st, 10 W—Julius Diamond.....DR-A-G-C
18th st, 10 W—J C Gillmore Co.....A
18th st, 10 W—Schoen & Serkady, Inc.....G
18th st, 10 W—Child Restaurant Co.....DR
18th st, 10 W—Chas Filembaum.....DR-G-C-I
20th st, 27-33 W—27 West 20th St Corpn.....C
20th st, 27-33 W L Leibovitz Co.....G
20th st, 27-33 W—Danenbaym & Bro.....G
20th st, 27-33 W—Leipzig & Rosenberg....C-G
20th st, 27-33 W—A H Stiehl & Co....DR-A-C
20th st, 27-33 W—Abraham L Schulman....G-A
20th st, 27-33 W -Leterman, Becher Co...DR-I
21st st, 41 W—Century Holding Co.....C
22d st, 313-23 E—Est Jacob & Julino Fleischauer. .....C
22d st, 532-40 W—Katherine E Moore.....C
22d st, 532-40 W—General Package Co.....G
22d st, 532-40 W -Standard Thread Co.....G
24th st, 133 W—Albert Von Den Driesch.....C
32d st, 110-14 W—Henry W Stikeman.....C
34th st, 159 W—W & E Realty Co.....C-B

*Named Avenues.*

Av D, 143-5—Jacob Moersfelder et al.....C
Bowery, 221 Joseph H Schwartz.....C
Broadway, 512 Nathan Bregstone.....G
Broadway, 2350—Anderson & Price Co....SS-C
Madison av, 176—Stephen & Phoenix Est....C
Madison av, 176—Smith & Watson.....A
Madison av, 176—Consolidated Gas Co.....C
Madison av, 176—Maud Sugden.....A
Madison av, 176—Hebe & Co.....A

*Numbered Avenues.*

6th av, 310-18—S Rauh & Co.....A-G
6th av, 528—N Y Employment Agency.....A
7th av, 291-93—Osmers Dougherty Co.....L-A
7th av, 560—Wendell Estate.....C
7th av, 560—Patsy Rose.....A-C
7th av, 560 Herbert L Messmore Co.....A

### BRONX ORDERS SERVED.

*Named Avenues.*

Washington av, 1932-34 -Tremont Garage Inc. .....A-L-G

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Amity & Columbia sts—N Y Dock Co.....C
Berry st, 390-96—Everet E Wheeler.....C
Boerum st, 157 (rear)—Resnick & Rosen...DR
Boerum st, 157 (rear)—Jim Gianporcoro...DR
Bond st, n e c Sackett st—Z O Nelson & Son H-A-G
Cayler st, 66—Continental Iron Wks.....C
Columbia, Amity & Congress sts, S H 99 to 101—N Y Dock Co.....C
Commercial Wharf, s e c Summit st, S H 207—American Metal Cup Co.....DR
Commercial Wharf, s e c Summit st, S H 207 B Z Toy Co.....DR
Commercial Wharf, s e c Summit st, S H 207—Cork Mfg Co.....DR-G
Cook st, 103 (rear)—Bklyn U Gas Co.....C
Crescent st, 709—Simon Russie.....M
Crescent st, 709—Rothenburg & Marx.....A
Douglas st, 57—De Milt Bros.....C
Emerson pl, 139-47—Rothenberg & Marx.....G
Emerson pl, 139-47—Emil Hamburger & Co. C-A-M
Fulton st, 518-20—Sterling Piano Co.....C
Fulton st, 518-20—Bklyn U Gas Co.....C
Fulton st, 3384 L Sanders.....A
Furman st, bet Joralemon & Ferry sts—N Y Dock Co. .....C
Furman st bet Joralemon & Fulton sts—N Y Dock Co.....C
Furman st, bet Montague & Fulton sts—N Y Dock Co. .....C
Harrison st, ft—N Y Dock Co.....C
Howes st, 315 51 I Rokeach & Sons.....H-A
Hope st, 155—Kline Bros.....DR
Hope st, 155—Fred Richert.....DR
Hope st, 155 -Vincent Strugois.....DR
Huron st, 183—H C Schaefer.....H-L
Java st, 33-39—J C Orr & Co.....SS
Lorimer st, 532 (rear)—Richard Keller.....A
Lorimer st, 727-9—Wm Salmon.....DR
McDougall st, 339—H Peterman & Co.....A-I
Monroe st, 202—J F Cogswell.....L-A
Moore st, 203—Morris Marcus.....C
Pacific st, bet Columbia st & E R—N Y Dock Co. .....C
Powell st, 285-7—Leonard W Simmons.....C
Raymond st, 108-18—Wm Randall & Sons....M
Ridge st, 82-90—Jos Wild & Co.....SS
Rockwell pl, e s, nr Lafayette av—Detroit Cadillac Motor Car Co.....H-A-G
Rodney st, 30-32—Wiliam Simon.....D
Rodney st, 30-32—Geo F Simpson.....D
Siegel st, 85 (rear)—Abraham Yarasohn.....C
Smith st, 169-73—Bklyn U Gas Co.....C
Smith st, 169-73—Mrs Gittle Kurtz.....C
So Oxford st, 69-71 -Academy Realty Co....D
Spencer st, 141-55 Jos Wild & Co.....C
Stagg st, 499-513—Nat'l Fireproof Sash & Door Co. .....C
Stagg st, 499-513—Abraham Wein .....C
Starr st, 280-84—Reliance Ball-Bearing Door Hanging Co. .....M
Ten Eyck st, 33—D W Kaatze.....L
Troutman st, 116-36—Castle Braid Co.....DR
Troutman st, 169 -Frank Keim.....H-A-G
Vandyke st, 152—H Bradley.....H-A-G
Varet st, 85-87—Karp Bros.....D
Varet st, 251-55—Jacob Stander.....C
Varick st 65 7 Kings Co Dye Works.....C
Wallabout st, 178—Fred Wagner, Jr.....G-A-J
Warren st, 534 Baptist Bethel Church.....A
Warren st, 534—Jas Wilson.....C
Warren st, 534 Harry Durham.....C
Warren st, 534 Mrs Libbie Talbot.....C
Wilson st, 156-58—Ross St Presbyterian Ch..C
Woodbine st, 86—John Spicer.....DR

*Numbered Streets.*

1st st, 242-44 So—S E & M Vernon, Inc....DR
2d st, 394 So—Israel Leberbaum.....C
2d st, 394 So—Est Aaron Ziverdling.....C
8th st, 127-29 So—N Y Hemstitching Co....D-G
8th st, 131-33 So—Smith, Gray & Co.....M
8th st, 2904 Emil Pitsch .....C
10th st, 73-7—Empire City Pearl Button Wks DR
10th st, 73-7—The Kalamein Co.....DR
10th st, 73-7—Sterling Gum Co.....DR
10th st, 73-7—Auto Sales Gum & Chocolate Co. .....DR
10th st, ft W, w s, at Ocean Front—Magnus A Petersen. .....D-A
13th st, 440A—Henry J Miller.....A-D-G
15th st, 2889 W—Mrs Tessie Avitable.....F
15th st, 2922 W—Annie Piscopo.....A-F-I
15th st, 2922 W—Kips Bay Brewing Co.....C
15th st, 2922 W—Bklyn Bor Gas Co.....C
39th st, 116 (rear)—Dannemiller Coffee Co. C-G-M
84th st, 1383—Joseph Fine.....C

*Named Avenues.*

Bedford av, 403-5 William burgh Co-operative Tailoring Co. .....C
Bedford av, 403-5—Bklyn U Gas Co.....C
Bedford av, 403-5—Est Edw Smith.....C
Bedford av, 1142-48 Martin H Day.....C
Broadway, 287-91—Henry Gelspan.....C-D
Broadway, 287-91—Dugan Bros.....D
Broadway, 287-91—Frank Wulf.....D
Broadway, 287-91—Isidore Arons.....D
Broadway, 287-91—Jos Moskowitz.....D
Broadway, 1117—Louis Helwig.....D
Broadway, 1117—Edison Elec Ill Co.....D
Broadway, 1117—Jacob Murr.....D
Carlton av, 166-172—Leon K Israel.....H-A
Flatbush av, 1069—Wm E Reed.....H-A
Flushing av, 293-401—Shetland & Hedges...C
Flushing av, 321-7—Jos T Perkins Co.....DR
Flushing av, 321-7—Theron Rockwell.....DR
Flushing av, 321-7—Brenan & White.....DR
Flushing av, 393-401—Creighton B French Cabinet Co. .....DR
Flushing av, 470-72—Samuel Greenstein....DR
Fresh Pond rd & Mt Olivet av—Alden Samson. .....C
Gates av, 717A—Joe Grossman.....A-M-D
Glenmore av, 18 Louis Friedman & Max Cohen .....DR
Glenmore av, 18—Sam'l Epsel & Max Klein.DR
Glenmore av, 18—Morris D Goldstein.....DR
Glenmore av, 18—Herman Feingold.....DR
Glenmore av, 18—Isaac Rubsdein.....DR
Glenmore av, 18—Louis Goldfinowitz.....DR
Glenmore av, 18 Chas Kaufman.....DR
Glenmore av, 18—Isaac Rudnick.....DR
Glenmore av, 18—Louis Futterman Bros...DR
Grand av, 32-52—Knickerbocker Ice Co.....M
Hamilton av, 80—John Cordes.....C
Lafayette av, 99—Leonie N Blair.....C
Lafayette av, 236—Sloan Engineering Co....G
Lexington av, 805—Kiefer Bros.....D
Madison av, 80-82—Jas H Connell.....C
Metropolitan av, 995-7—Wm Beyer...H-A-G-D
Myrtle av, 391—Fred H Ward.....H-A-G
Myrtle av, 545—Sam'l Rowland.....C
Myrtle av, 1383-91—United Cities Realty Corpn. .....D
Nostrand av, 448—Anton & Emil Gariepy....C
Park av, 248-52—F X Kuchler & Son.....DR
Park av, 318—Jas Sweeney.....H-A-J
St Nicholas av, 2-4—Parshelsky Bros.....E-C
Stone av, 260-66—The Shetland Co.....SS
Stone av, 260-66—Michael Raphael.....DR
Stone av, 260-66—Sam'l Bohrer.....DR
Stone av, 260-66—Sam'l Seidman.....DR
Stone av, 260-66—Doris Smusick.....DR
Stone av, 260-66—Alfred Durgl.....DR
Stone av, 260-66—Max Molinsky.....DR
Stone av, 260-66—Abraham Rosenbaum....DR
Stone av, 260-66—Sam Kramer.....DR
Stone av, 260-66—Benj Selser.....DR
Stone av, 260-66—Louis Goodman.....DR
Stone av, 260-66—Jos Pollen.....DR
Stone av, 260-66—Jos Shimmer.....DR
Summerfield av, 1 So—Mrs Emma M Smith..A
Surf av, n s, 100 w W 17th st—Albert Tice.F-C
Surf av, s s, bet Henderson & Thompson Walks—William Pinsker .....I-A
Surf av, s e c Oceanic Walk—Pallegrino Marano. .....F-C
Surf av, s s, bet Thompson & Henderson Walks—Est John J McGurk.....C
Thatford av, 183-5—Abraham Rosenblum...DR
Thatford av, 183-5—Max Feigenbaum & Golde Mass. .....DR
Thatford av, 183-5—Jos Levey.....DR
Thatford av, 183-5 M Seigler & L Gerstenhaber. .....DR
Thatford av, 183-5—David Goldberg.....DR
Thatford av, 183-5—Kantrowitz Bros.....DR
Thatford av, 183-5—Zelig Naidorf.....DR
Thatford av, 183-5—Max Schaktman.....DR
Thatford av, 183-5—Jacob Nitchick.....DR
Thatford av, 183-5—United Spring Bed Co..DR
Underhill & St Marks avs—Wilkinson Co. A-J-I-H-C
Warehouse av, 2962—Lorenzo Vastola.....A
Washington av, 101-3—Wallace & Co.....DR
Waverly av, 70—Drake Bros Co.....H-A-G
Waverly av, 522—Est Charlotte Rounds.....C

*Numbered Avenues.*

2d av, 166-68—Crimp Cork Stopper Co.....M
2d av, 613-19—Chas Chrystal.....G
2d av, 613-19—Atlantic Fixture Co.....C
3d av, 624—Louis Levitz.....D-A
3d av, 699—Meyer Goldberg & Son.....DR
5th av, 214—Miele & Squitieri.....A
5th av, 214—Swedish-Am Ath Club.....A
5th av, 4410—W L Brown.....H-A
5th av, 4507—Max Levinsky.....A-D
6th av, 519—Albert R Winans.....A-G
8th av, 502—C J Overmayer.....H-A

### QUEENS ORDERS SERVED.

*Named Streets.*

Remsen st, 108 (Astoria)—Catherine E Rooney H-A-G

*Numbered Streets.*

19th st, cor 5th av (College Pt)—I B Kleinert Rubber Co. .....D

*Named Avenues.*

Kiely av & Atlantic Ocean (R'way Bch)—Timothy J Kiely Est.....A

# BUILDING MANAGEMENT

## KEEPING UNDESIRABLE TENANTS OUT

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

SUCCESSFUL building management may be measured in two ways: full tenancy without regard to character of occupants or by character of tenancy without regard to immediate cash income. The former takes no account of reputation for the building. The latter makes a good name a tangible asset in the years when the other building will have been overshadowed by taller structures and more favorable rating as a business address by business houses in general. One makes for quick turnover of money invested, but the other insures permanency of income. Three hypothetical instances may be cited to illustrate the difference.

### An Example.

Let us say that "A" is a building in the heart of the retail shopping center of Manhattan. It is new, modern and well located with respect to transportation lines, both urban and suburban. It was filled completely six months after completion and has remained so. It has a waiting list made up of indiscriminate firms, some sound and some shady as to business policy. The rule is "first come, first served, but be sure the firm has money enough to pay its rent promptly." Scrutiny of tenants is perfunctory. References are demanded, of course, but this is done primarily to avoid delinquencies.

The other case is "B," a prominent downtown office building, not always 100 per cent. filled. This is because the Board of Directors insists upon protecting its street number. None but the best rated firms can rent office space there, no matter what premium they offer. New firms seeking offices must undergo rigid investigation. Six months after this building was erected the management could have filled it, providing all applications were admitted. If dollars in the till had been the policy of the Board instead of determination to make for the building a spotless reputation for integrity of firms using its address, a temporary financial success would doubtless have resulted, but a great name would have by this time been dragged in the dust of commercial disrepute.

### Well Defined Policy.

Another case is that of "C," a modern fireproof loft building in the new uptown jobbing and retail district. Here the policy of "B" has been carried out on an even larger scale. Instead of renting merely suites of offices, whole floors of something like 14,000 square feet were for lease under long terms. All about were giant new buildings also bidding for tenants, some offering liberal inducements and others making remarkable terms. But "C" never had a "To Let" sign or placard on door, sidewalk or window since it was built two years ago and yet to-day it is 90 per cent. filled with the biggest and best firms in their respective lines in the country, practically all occupying full floor space. In this case a well defined policy, rigid investigation of applicants and association with firms of undoubted repute in the business world has not only practically filled the building in a remarkably short time, but has insured to its owners the best and most profitable sort of investment return that realty can afford.

### The Value of a Good Address.

Three brokers were concentrating upon a big firm that was obliged to move. The firm required large space. It wanted to get either uptown or in the financial district. If it could get uptown it would bring its distributing force here. If it could not find what it wanted it would retain its executive offices here and operate distribution from the West. The three brokers represented the three hypothetical buildings cited, and the character of their replies to the question: "Is it a good address?" revealed the type of building each represented. One answered:

"Yes. It is near the principal transportation lines, in the new shopping district and has good natural lighting facilities." The answers of the other two brokers were identical. They merely said: "Yes, we keep the crooks out."

### Method of Investigation.

An officer of a great Wall street institution said the other day that when a proposition came to him from firms in buildings typified by "A" he invariably turns on all the investigating machinery at his command to ascertain the character, not only of the firm, but of the personnel behind it. Firms whose letterheads bear the address of reputable buildings, like "B" and "C," are immediately accredited with a good rating because of the common knowledge that none but first class, thoroughly investigated firms ever could have found accommodation therein.

So are the buildings in any great city known to business men, possibly future prospective tenants. One may mention any number of dubious addresses even on such streets as Broad, Wall, Fifth avenue and Broadway, but here and there throughout the city loom up stalwart commercial citadels that are bulwarks of business integrity. These are they that may not be 100 per cent. full, but they have a prestige that full coffers cannot buy. That is why they are constantly besieged by concerns of doubtful business reputation that would gladly pay premiums to have even office space within their walls. Good addresses are jealously guarded against surreptitious use and the methods employed to accomplish this result are ingenious.

### Watching Advertisements.

The object of those engaged in questionable pursuits in seeking good addresses is to use the good repute of others to establish confidence. Advertisements give the best leads to the presence of the fly in the ointment of business integrity.

Obviously it is impossible for the building manager to watch all the myriads of papers and magazines, but the managers of buildings of the types "B" and "C" believe it to be part of the service they are in duty bound to render their tenants and Boards of Directors to watch these advertisements as closely as possible.

The well known building manager explained last week how he handles this problem:

"Out West there was a great company manufacturing one of the principal commodities for the table. Apparently it was a going concern. Suddenly the papers came out with an unsavory article, illustrated, concerning an officer in the company. There was police court action. The officer subsequently started business anew. He failed in the legitimate line he followed, then he took up a line of business endeavor considered shady. He came East and wanted to open an office in this building. Disguised under a euphoneous business name, duly incorporated, the point for signing the lease was reached. To all appearance it was a legitimate newly incorporated firm, organized to handle a well-known automobile accessory.

"Our board scanned the names of the officers carefully. They seemed to be good, excepting one. Further investigation was ordered. There was a day's delay asked before signing the lease and the firm and the name was subjected to further investigation. The deal did not go through.

### Newspaper Notoriety.

"If every person who contemplated putting over a crooked deal knew before hand that newspaper notoriety resulting from being found out is recorded and tabulated for ready reference for just such occasions as might arise when he attempted to get back into respectable surroundings, there would be less crookedness in business. The doubtful incorporator's name, when deciphered from the twisting its bearer had given it, worked out to be identical with that of the man whose business escapades of a dozen years previously in the obscure corner of the West had been heralded far and wide.

"Of course, the incorporators wanted to know, in all righteous indignation, why space in the building was refused it. We declined to give an answer as well as the space desired, though the incorporators doubtless were innocent of the identity of their associate.

"But to show how persistent such people are; I might state that that fellow actually did get in. He did not stay very long, however, after we learned of his intrigue. A year later a young lawyer wanted space. We looked him up and found him to be all right. He took a small office. Later he found that practice was not as quick in developing as he had hoped and asked for the privilege of renting desk room. It was granted. He advertised and soon got a tenant who volunteered to share his office expenses.

### Undesirable Found Out.

"Shortly afterward our attention was called to some doubtful advertising bearing our address. The advertiser proved to be the objectionable incorporator who had found accommodation for his concern elsewhere, but who had put a representative into the office of the young lawyer so as to have the advantage of our address in his mail-order business.

"If the crooks realize the value of a good address, how much more valuable is it to good, reliable business houses? A reputation for a building has to be acquired and generally its acquisition is accomplished only at the expense of heartrending carrying charges that extend over a period seemingly interminable. The temptation of the average board of directors is to fill the coffers and take a chance on the reputation and it is not always put aside."

### Undesirable Methods.

In a letter sent out by a Boston builders' association, methods adopted by certain contractors to obtain competitors' figures are deplored, and the following case is cited as an example: "A general contractor's office is called on the telephone and the statement is made that an estimate had been given by the person talking, but that the latter's estimator had gone out of town carrying his estimate book with him. The general contractor is asked if he would give the amount of the estimate so that the speaker might furnish other general contractors with a bid." In an appeal to owners the letter asks them to readjust their conceptions of competition and to consider other factors outside of low bidding.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### Four Degrees of Electric Light.

SOMETHING new in the way of a four-way electric light bulb is being put upon the market, by the Wirt Company, of Philadelphia. It is a combination of a fixture, socket, a Dim-a-lite and a shade holder. It is made to be fastened permanently to the fixture stem with threaded set screw, and wired to the chandelier or fixture in the same manner as any ordinary socket.



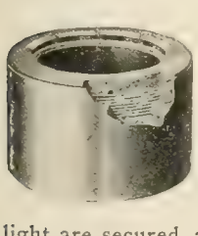
The Dim-a-lite as a portable attachment that can be easily unscrewed from the fixture socket and removed is well known. This new type was designed to meet a demand from institutions, hotels and other public places for a Dim-a-lite that could not be removed or stolen.

The symmetrical bell shape makes this Dim-a-lite an attractive socket for high class chandeliers and fixtures for residences.

The dimming features are the same as in the standard pull chain Dim-a-lite, but the operation is entirely different. Instead of pulling a chain to obtain the different degrees of light, a slight turn of the shade is all that is needed to get the five changes of light, viz.: full on, dim, low, night light, out. By giving the lamp shade one-fifth of a turn, a bright glaring light can be instantly softened to a light more restful and pleasing to the eye. The next one-fifth turn lowers the light to a dim light, suitable for a bedroom, sickroom, or nursery, etc. There is a saving of 65 per cent. in current consumption. The fourth turn gives a very low night light, such as is needed in a bathroom, or hallway, or any other place where an all-night light is needed. At this stage, there is a saving in current of 80 per cent. The fifth turn puts the light entirely out.



The dimming is effected by means of a series of helically wound resistance coils, properly insulated and connected to contact bars. The resistor drum (see below) is but 1½ inches in diameter and 1 inch long. The coils are all zero temperature resistance coefficient wire moulded under pressure in a stonelike insulating composition, known as Dielite. The wires are well protected from oxidation or mechanical injury, as the wire and Dielite form a solid body. By turning the shade, this resistor drum is rotated, and the various degrees of light are secured, as the point of contact shifts from one commutator bar to the next.



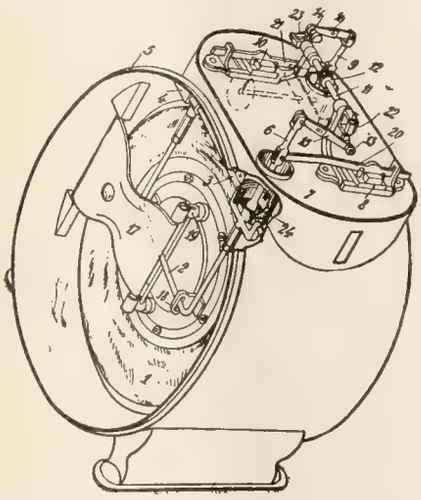
One of the most interesting features of this Dim-a-lite is that the light can be turned on and off without the use of a key or pull chain. The absence of a chain makes it a particularly neat and attractive socket for high grade brackets and chandeliers in residences, where appearance is an important consideration.

### A New Type of Gas Meter.

FRENCH patents have been issued on a gas meter described by the American Gas Light Journal as a novelty in design and mechanism. The reciprocating movement of each diaphragm in this meter is transmitted to the recording mechanism by means of a stirrup, 2, which alternately swings from front to back and turns about its horizontal arm, 3. The stirrup transmits an opposite reciprocating motion to the upper extension of the rod, 6, which operates one of the slide valves, 8, and the recording mechanism of the meter. The driving gear of the two bellows is symmetrically arranged in such a way that the second rod, 9, drives the second slide valve, 10, and simultaneously acts on the recording mechanism through the intermediary of the common spindle, 11, and screw, 12, on the spindle. The spindle is rotated in one direction by means of crank pins, 13, 14, and rods, 15, 16, which connect the crank pins with the outer pivots of the rods 6 and 9.

The inner arm of the stirrup, 2, is connected to the bellows by lugs, 18, provided with slots and arranged on either end of the stirrup, 2, and perpendicularly to the pivots, 19, of the guide, 17. The stirrup, 2, thus serves, together with the guide, 17, to retain the diaphraghm so as to move always parallel to itself. It is therefore obvious that under these conditions it suffices to fasten the bar, 20 or 21, of each slide valve at a convenient point of the driving rod, 6 or 9, in order to obtain the desired displacement of the slide valve on its seat.

One of the essential features of the invention is that on each side of the driving rods, 6, 9, there is, at the centre of oscillation, where the rod traverses

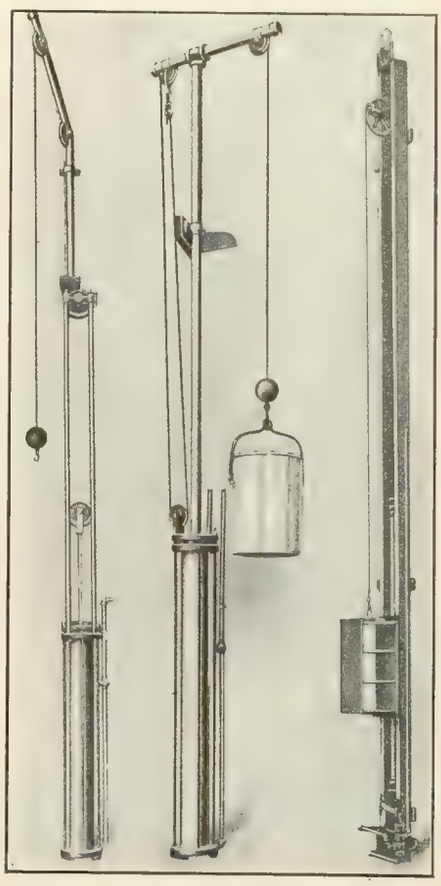


the wall between the slide valves and the bellows, a diaphragm, 24, of leather or other air-tight and flexible material, and fixed air-tight on the rods and on the wall, 7. Thus the metal cut out for the passage of the rod is replaced by a diaphragm so no gas can pass. Because of the moderate amplitude of oscillation the diaphragm, 24, need be only slightly bent in order to follow the movements of the rod.

### Hydraulic Ash Hoist.

THREE devices that seem to have especial appeal to managers of commercial and residential buildings of New York City are manufactured by the General Elevator Company, of 29 Broadway. The illustrations show these devices. On the left is a fixed mast ash hoist and on the right is a hydraulic auxiliary dumb waiter. The center picture shows a disappearing ash hoist of novel design and great serviceability. The first can be located at any convenient point, either under the sidewalk, in the air or inside of the building, while the other must be located under the sidewalk or in the air. These hoists are especially applicable to school houses, office buildings and apartment houses, or wherever it is necessary to remove ashes and rubbish from basements. They are labor saving, quick and require practically no repairs. They are cheaper than platform type of ash shift and do not require lifting covers, often used with that type of lift. Connections can readily be made to any water supply.

The third device is especially available for private houses, hospitals and apartments. The type shown is frequently installed in connection with the existing dumb waiter car, the plunger being attached directly to the bottom of the car. This can be installed at an expense only little in excess of that required for hand power dumb waiter. They are said to be practically noiseless, quick in operation and inexpensive to maintain.



In operation the downward movement of the dumb waiter being governed by the flow of water, prevents the car from descending at too great a speed for safety. The car is automatically brought to rest at either terminal so gradually by the action of the valve that there is no danger of breaking glass, crockery or spilling liquids. It is controlled by a flexible operating rope conveniently located. A slight pull opens the valve and the water does the rest.

### Taking Paraffine Out of Wood.

PARAFFINE oil can be taken out of any wood by making a very strong solution of oxalic acid in hot water. The solution must be applied hot and the floor well scrubbed with a good floor scrubbing brush, then mopped up with clean water. Of course, all old paint must be first removed from the floor before the oxalic acid will draw out the paraffine oil. If this plan seems expensive try the following: Slake four parts, by measure, of fresh lime with hot water; add eight parts soft soap and of clean, fine sand twelve parts. Mix and add enough water to make a fairly thick batter, put on floor and scour with scrubbing brush, protecting hands with gloves. Rinse well with clean water and let the floor dry.

### Cleaning Terra Cotta.

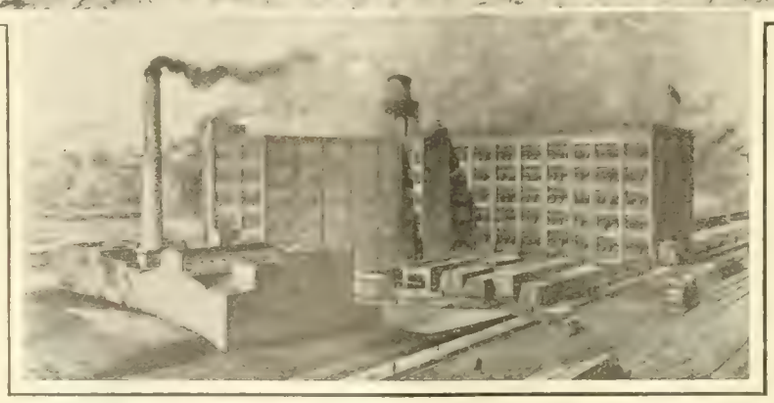
SEVERAL ways of accomplishing this purpose are known, but according to the Painters Magazine the simplest method is to mix two pounds of powdered pumice and one pint of liquid ammonia with one gallon of soft coal, applying the mixture to the surface to be cleaned with a fibre wall brush, allowing it to remain about thirty minutes. Then rub briskly with a good scrubbing brush. When, after application, it shows that the compound has done its work, clean it off with lukewarm water.

# CURRENT BUILDING OPERATIONS

## Queens Continues to Attract Manufacturers and Promises to Become One of the Largest Industrial Centers in This Section

SEVERAL millions of dollars are now being expended in the construction of new factory buildings on Long Island, and from present indications the borough of Queens will ultimately become one of the largest manufacturing centers in this part of the country. All of these factories are of attractive modern design, built of reinforced concrete and with every improvement for the best working conditions among the employes. For some weeks past on an average one new factory is planned each week for Queens, and it is now estimated that there are more than 1,150 manufacturing concerns within the limits of the borough.





INDUSTRIAL CENTER AT LONG ISLAND CITY SHOWING SITE AND PROPOSED STRUCTURE FOR THE NATIONAL CASKET COMPANY ON JACKSON AND SECOND AVENUES.

There is no doubt that manufacturers who contemplate the erection of plants are greatly attracted to this district on account of the steady progress and possibilities afforded in the construction of the Dual Subway lines in Queens, and the inauguration of service through the Steinway Tunnel, connecting Long Island City with 42d street, Manhattan. Each plant erected adds hundreds of people to the working population, all with families to be housed within easy walking distance.

The factory for the National Casket Company, Ballinger & Perrot, architects, now nearing completion on Jackson avenue, near the Bridge Plaza, will contain about 180,000 square feet of floor area and employ nearly 600 hands. The building is five stories and basement, containing three stair towers, three large freight elevators, power plant, railroad siding, stable, garage, dry kiln, a complete system of transfer tracks and a large lumber storage yard. The New York Consolidated Card Company factory just completed, at Webster and Fourth avenues, where playing cards are manufactured, has about 200,000 square feet of floor space, the plot measuring 457 by 70 feet in size. The concern will employ about 700 people. The addition to the Ford Company's service building now under way on Jackson avenue and Honeywell street, which when completed will contain more than 1,000,000 square feet of floor space, will employ 1,200 men.

The American Ever Ready Works has 420,000 square feet of floor space and will employ 1,500 hands. The Standard Oil Company has just placed a contract with H. D. Best & Company for the erection of a reinforced concrete factory, 145 by 300 feet, at the Devoe Works, Long Island City, to cost $200,000. J. Odell Whitenack has recently taken the contract to erect a five-story factory, 90 by 161 feet, at Williams street and Harris avenue, for Frederick Ayer, of Boston, which has been leased to the Sterling Gum Company, of Manhattan. The cost is placed at $150,000.

This week plans were completed by T. J. Reidy, Long Island City, for a brick storage building to be erected on Hamilton street, 100 feet south of Pierce avenue, for A. Sbano; also a five-story loft on Sunswick street, south of Payntar avenue, for Touroff & Karp, Inc., and a three-story storage building 376 by 90 feet on Duryea street, on the Newtown creek, for the Standard Oil Company.

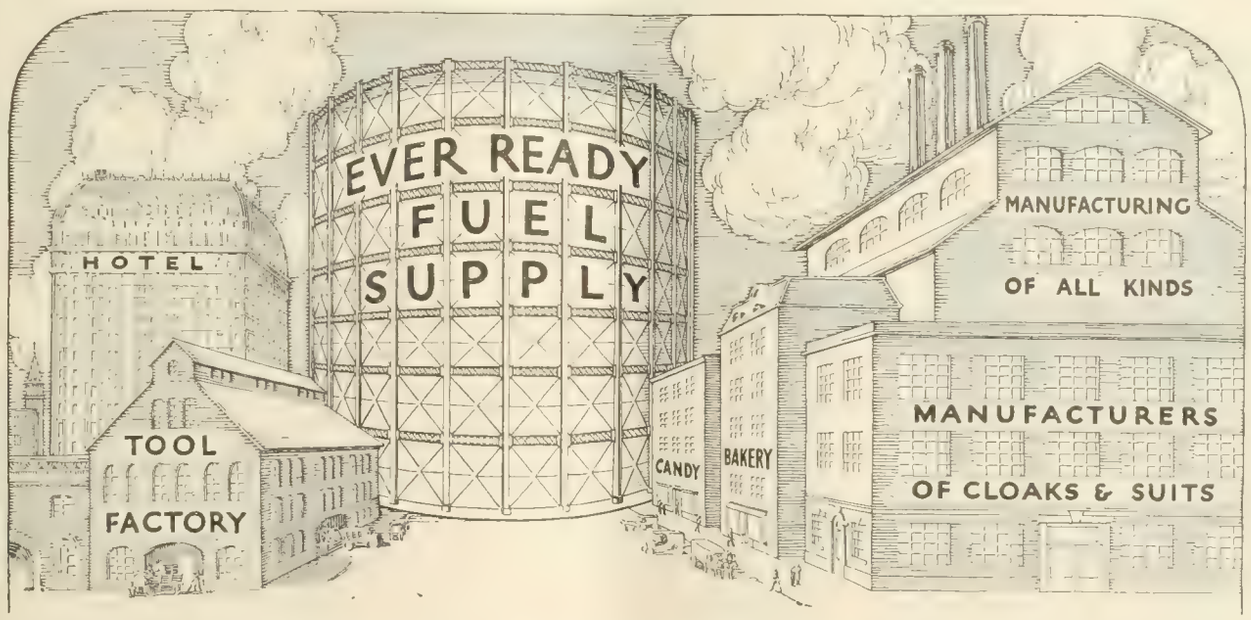
George W. Braunsdorf, of Manhattan, has plans prepared by E. L. McCracken, College Point, for a five-story factory at the southeast corner of Webster and Sixth avenues; Anna S. Anabel, of Morristown, New Jersey, a brick carpet factory, 200 by 138 feet, at the northeast corner of Webster and Seventh avenues, from plans by Henry J. Horwitz, Manhattan. The cost is specified at $80,000.

The factory for the American Bar Lock Company, makers of skylights at Borden avenue near Heyward street, was recently completed. Construction is of slow burning type, 75 by 180 feet in size and is set upon wood-pile foundations, designed so as to permit the erection of several additional stories in the future.

Other new plants recently constructed or now under way in this vicinity are the factories of the Loose-Wiles Company, Pierce-Arrow Company, General Vehicle Company, Columbia Paper Bag Company, New York Telephone Company, Neptune Meter Company, Goodyear Rubber Company and the Packard Motor Company.

The most important factor to be considered by a manufacturing establishment in locating its plant is the question of labor supply. New York is undoubtedly the best labor market in the country, for in it are gathered together the greatest number of skilled mechanics and cheap labor, which number is constantly being added to by immigration. In addition to the quantity and quality of the labor supply, however, there must be considered the question of large available plots for building sites with land values low enough and accommodations for the best shipping facilities.

The completion of the work according to the Public Service Commission, on the Steinway Tunnel, is 34 per cent.; extension of Steinway Tunnel to Bridge Plaza 21 per cent.; Bridge Plaza Transfer Station 33 per cent.; Astoria extension 100 per cent.; extension to Woodside and Corona 79 per cent.; Liberty avenue elevated 37 per cent.; Myrtle avenue extension to Ridgewood 100 per cent. Seven contracts have been awarded to date, aggregating in cost $5,601,000.




# The Modern Business Building Is the Building Piped for Gas

While erecting a new or remodeling an old building, you cannot afford to omit gas pipes.

You are building for the *future* as well as for the present.

There are hundreds of buildings in New York City that are hives of industry, but were originally built as private residences.

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## Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

## THE NEW PLUMBING ORDINANCE.

A substitute ordinance has been prepared to meet, so far as possible, the criticisms that were brought out at the public hearing held October 8 by the Building Committee of the Board of Aldermen upon the new Plumbing Regulations, in pursuance of the duty of revising the local building code.

In addition to changes made to meet these criticisms, changes were made all through the ordinance in the language after consultation with the Corporation Counsel's office. These verbal changes do not change the substance of the ordinance, but are intended to make the provisions a little clearer and to eliminate unnecessary verbiage. (See Record and Guide, Sept. 26, page 507.)

In Section 1, the last paragraph was altered to meet the criticism that, as previously written, it would not be clear what was intended by "fifty per cent. of the existing work."

Section 4 (referring to separate toilets) of the ordinance as previously presented is entirely omitted, as its provisions are found to be sufficiently well covered in the Tenement House and Labor Laws.

Sections 7 and 8 (enacting classes) of the previous draft were combined into one, and now forms Section 6 of the substitute ordinance. These provisions were very thoroughly discussed with Assistant Corporation Counsel O'Brien who has had very extensive practice in handling violation cases for the Bureau of Buildings.

### Extension of Time.

The Public Service Commission has granted an extension of time for three months for the completion of Section No. 1 of Route No. 11-B, that part of the Fourth Avenue subway extension in Brooklyn lying between 43rd and 61st streets; and for nine months on Section No. 2 of the same route, lying between 61st and 86th streets. The extension for Section No. 1 is to January 4, 1915, and for Section No. 2 to July 4, 1915. The Degnon Contracting Company is the contractor for both sections. This does not mean that there will be any delay in the operation of the Fourth Avenue subway early next year, as planned. That subway is already completed to 43rd street, and the extension of time on the first section, namely, between 43rd and 61st streets, is only to January 4, 1915. The Sea Beach line, now being reconstructed, joins the Fourth Avenue subway at about 65th street, and the contractors intend to push the work on the upper part of Section No. 2 so as to complete that section by the same time.

### Impervite Waterproofing.

An interesting case of waterproofing at the Hibernia Magnetite mine, in New Jersey, was described in the August Bulletin of the American Institute of Mining Engineers, in the Engineering Record, by S. L. Wise and W. Strache. The tunnel was formerly closed by a mass of rock which leaked about six gallons a minute. It was decided to replace this by reinforced concrete, which was waterproofed as follows:

The pressure face of the bulkhead was covered with three inches of Impervite waterproofing compound deposited behind steel plates built up with the concrete. The work was not continuous and whenever it was interrupted sharp stones weighing about one hundred pounds each were set six inches apart in the upper surface of the concrete mass projecting from it and plastered with 1:1 mortar when work was resumed. When the roof was reached false forms were placed and the work was finished with tightly bonded dovetailed blocks. Seven two-inch grout pipes, four on the pressure side and three on the opposite side, were placed in the concrete as the work neared completion. Thirty-six hours after the concrete was finished grout made with 1½ parts of sand and 1 part of cement mixed with water-dissolved Impervite was forced through the pipe under a pressure of 85 pounds per square inch. Two weeks after the completion of the bulkhead it was subjected to a pressure of 160 pounds per square inch. The result was a seepage of only one-half gallon at first, and this afterward almost entirely ceased.

### Those Ridgewood Fire-Escapes.

The last word from the Tenement House Department in respect to requiring fire-escapes to be attached to two-story dwellings when occupied by four families is that the law plainly provides for such exits and cannot be evaded. The cost is estimated at $40 per house when there must be a fire-escape both front and rear. Reports from Ridgewood and Coney Island, where houses of that type abound, are to the effect that the department inspectors are not overpressing in the matter, for the time being at least, perhaps in expectation of some reasonable amendment by the next Legislature. There are cases, however, as where houses are built on a declivity, and the second-story windows in the rear are so far above ground, that jumping from the window in an emergency would be perilous for women and little children.

### Universal Film Co. Building Factory.

Universal Film Co., Carl Laemmle, president, 1600 Broadway, New York City, have begun the erection of a studio building and manufacturing plant at Leonia Heights, N. J. The buildings will be of brick and hollow tile, and will be strictly fireproof. The studio will be 60 feet in height and will occupy a plot 150x200 feet. The manufacturing building will be one story with basement, 66x145 feet. The plans were prepared privately under the direction of the owners and the work is being done by Edward B. Kinsella, 228 West 42d street, general contractor. The operation represents an expenditure of approximately $200,000.

### Municipal Building for West New York.

George T. Martin (Inc.), of 110 West 40th street, New York City, has been awarded the general contract to erect the municipal building for West New York, N. J., at a cost approximating $75,000. The building will be located at the corner of 16th street and Taylor place. It will be of brick and terra cotta, three stories in height, and will cover a plot 75x180 feet. The plans and specifications were prepared by Wm. Mayer, Jr., architect, 693 Bergenline avenue, West New York.

### Y. M. C. A. Contract Awarded.

George A. Fuller Co., 111 Broadway, was awarded the general contract for the erection of the new building for the Bowery Branch Y. M. C. A. The structure will be located at 6 East 3d street and will cost about $400,000. Jackson, Rosencrans & Waterbury, architects, 1328 Broadway, prepared the plans and specifications and R. D. Kimball Co., 15 West 38th street, is the steam and electric engineer.

### Vermilyea Avenue Apartment House.

The Aldus Construction Company (Inc.), St. Nicholas avenue and 186th street; Jacob S. Kahn, president; Harry A. Lonzner, secretary; contemplates the erection of an apartment house with stores at the northwest corner of Vermilyea avenue and 207th street, in the Dyckman tract. No architect has yet been selected.

### Storage Building for Jersey City.

The Board of Commissioners of Jersey City, Michael I. Fagen, city clerk, contemplates the erection of a storage building here this spring. The selection of a site has not been made and no architect has been retained.

### Hempstead to Have New Town Hall.

The Town Board of Hempstead, Long Island, Hiram R. Smith, president, is receiving competitive sketches for a new town hall, to cost about $75,000. It is expected that the project will be voted on next month.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Aldus Construction Co., Inc., St. Nicholas av and 186th st, Jacob S. Kahn, president, contemplates the erection of a 5-sty apartment with stores at the northwest corner of Vermilyea av and 207th st. No architect selected.

BUFFALO, N. Y.—The Kittinger Furniture Co., upholstered furniture, 15 Front st, Buffalo, N. Y., contemplates the erection of a factory, for which no site or architect have been selected. Project will probably go ahead in the spring.

UTICA, N. Y.—Mrs. Susan A. Omans, 24 Watson pl, contemplates the erection of a residence on Proctor boulevard. No architect selected. Work will not go ahead until early next year.

UTICA, N. Y.—John R. Roberts, accountant, Johnson & Murray Co., 206 Whitesboro st, contemplates the erection of a residence on Proctor boulevard. No architect selected.

UTICA, N. Y.—Richard A. Henry, paying teller, First National Bank, 91 Genesee st, contemplates the erection of a residence on Proctor boulevard. No architect selected.

TOWN OF HEMPSTEAD, L. I.—The town board, Hiram R. Smith, Hempstead, president, is receiving competitive sketches for a brick and stone town hall, to cost about $75,000. Project will probably be voted on next month.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Michael I. Fagen, clerk, Assembly Chamber, City Hall, contemplates the erection of a storage building here. No site or architect have been selected.

NEWFANE, N. Y.—The village of Newfane, L. Tracey, clerk, contemplates the construction of a bridge at 18 Mile Creek and Ide rd, to cost about $20,000. Project will be voted on about November 3.

HORNELL, N. Y.—The city of Hornell, Board of Public Works, Mayor F. J. Nelson, contemplates the erection of a 1 or 2-sty brick, stone and steel jail here. No architect selected.

BAYSIDE, L. I.—A syndicate, of which H. F. McGarvil, Palace Boulevard, Bayside, L. I., is interested, contemplates the erection of a theatre at the northeast corner of Bell and Montauk avs. Architect not selected.

SCARSDALE, N. Y.—The Board of Education of Scarsdale, Thomas F. Burgess, president, contemplates the erection of two public schools here. No architect selected. The proposition will be voted upon by the taxpayers at an election to be held soon.

JERSEY CITY, N. J.—The vestrymen of St. John's P. E. Church, Rev. Dr. Geo. D. Hadley, rector, 118 Summit av, contemplates making fire repairs to the church at Summit and Jewett avs, to cost about $12,000. No architect selected.

POUGHKEEPSIE, N. Y.—The city of Poughkeepsie, D. W. Wilbur, Mayor, V. M. Collins, chairman of building committee, contemplates the erection of a city hall at the southeast corner of Main and Washington sts, to cost about $150,000. No architect selected.

PLATTSBURGH, N. Y.—The city of Plattsburgh, W. H. Goff, Mayor, Weed Block, contemplates the erection of a fireproof city hall to cost about $200,000. L. L. Smith Estate, this place, donor. An architect will probably be selected early next year.

SYRACUSE, N. Y.—University Club, Learned Building, Syracuse, John Van Duyn, 466 James st, contemplates the erection of a brick, steel and stone clubhouse in East Fayette st, between Grape and South State sts, to cost about $50,000. No architects selected.

BLOOMFIELD, N. J.—The Junior Order United American Mechanics, Jas. T. Boyd, contemplates the erection of a 2-sty brick store and lodge building in Washington st, to cost about $20,000. Preliminary plans have been prepared but no architect has been retained.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

190TH ST.—Neville & Bagge, 217 West 125th st, are preparing plans for a 6-sty apartment, for 49 families and nine stores at the northeast corner of 190th st and St. Nicholas av, for Stephen J. Eagan, president of the Westmoreland Construction Co., 802 West 181st st. Work will be started about Nov. 15.

FACTORIES AND WAREHOUSES.

BRONXWOOD AV.—Rheinstein & Haas, 101 Park av, N. Y. C., are figuring the general contract for the factory addition and power house to be erected at the northeast corner of Bronxwood av and 228th st for the Liberty Lace & Netting Co., on premises.

PUBLIC BUILDINGS.

GLEN FALLS, N. Y.—Sealed proposals will be received until December 17, at 3 p. m., for the 2-sty stone, terra cotta and brick-faced post office for the U. S. Government. O. Wenderoth, supervising architect, Washington, D. C. Drawings and specifications may be obtained from the custodian here and from the architect.

SCHOOLS AND COLLEGES.

SOUTH NORWALK, CONN.—Plans are being being refigured to close Nov. 3 at 4 p. m for the brick grade school in Cedar st for the city of Norwalk, Dr. J. Milton Coburn, chairman of School Building Committee, 65 South Main st. Philip N. Sunderland, 81 West st, Danbury, Conn., architect. George A. Sherron, care of owner, city engineer.

THEATRES.

NEWARK, N. J.—L. M. Finger, 800 Broad st, owner, is taking bids for remodeling the 1-sty brick Family Theatre, 100x125 ft., at the northwest corner of Washington and Marshall sts, from plans by Hyman Rosensohn, 800 Broad st, Manhattan. Cost, between $15,000 and $20,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

73D ST.—Foundations have been completed for the 13-sty apartment, 25x82 ft., at 126 West 73d st for Edward W. Browning, 110 West 40th st. Buchman & Fox, Madison av and 42d st, architects. C. Matlock, 30 East 42d st, mechanical engineer. Thomas Barwick Engineering Co., 21 Park Row, electrical engineer. Owner builds. Frank Stolla, 1123 Broadway, has mason work. The Raisler Heating Co., 129 Amsterdam av, has heating contract. Cost, about $60,000.

RIVERSIDE DRIVE.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 12-sty elevator apartment house, 27.7xirregular, for the F. F. Freehold Estates, Inc., 26 Liberty st, to be erected at the northeast corner of Riverside drive and 101st st, to cost $200,000.

1ST AV.—A. Balschun, 2698 Creston av, has plans for alterations to the 5-sty tenement, 1429 1st av, for Albert Winternitz, 237 East 72d st.

COLONIAL PARKWAY.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house for Albert J. Schwarzler, 1050 Clay av, to be erected at the southwest corner of Colonial parkway and 160th st, to cost $800,000.

BANKS.

NASSAU ST.—Delano & Aldrich, 4 East 39th st, architects for alterations to the bank building 20 Nassau st for the Mechanics & Metals National Bank, 50 Wall st, owner and lessee. Marc Eidlitz & Son, 30 East 42d st, general contractors.

FACTORIES AND WAREHOUSES.

3D AV.—Edward Lee Young, 118 East 28th st, has completed plans for fitting up the 3d floor of brewery at 3d av and 92d st, for general and executive offices, for the Jacob Ruppert Brewing Co., on premises.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

225TH ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for a 2-sty store and tenement, 22x56 ft., in the south side of 225th st, west of Paulding av, for G. Covelli, 815 East 223d st, owner and builder. Cost, about $7,000.

LORING PL.—J. C. Cocker, 2017 5th av, Manhattan, has completed plans for a 5-sty tenement, 48x100 ft., on the east side of Loring pl, 230 ft. south of Fordham rd, for the John Beckman Realty & Construction Co., 1624 University av. Cost, about $40,000.

STABLES AND GARAGES.

180TH ST.—Frank A. Rooke, 489 5th av, is preparing plans for a 2-sty brick and stone stable, 100x125 ft., in the south side of 180th st, 100 ft. west of Bronx Park av, for the Sheffield Farms Slawson Decker Co., 524 West 57th st, Loton Horton, president.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BERGEN ST.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 50x94 ft., in the north side of Bergen st, near Howard av, for the Local Building Co., care of architects. Cost, about $60,000.

CHURCHES.

BEDFORD AV.—The Congregational Church of Evangel, Rev. Albert E. Roraback, 114 Fenimore st, pastor, contemplates the erection of a church at Bedford av and Hawthorne st, from plans to be prepared by Stoughton & Stoughton, 96 5th av, Manhattan. It is not likely that work will start for some time yet.

DWELLINGS.

JAMAICA AV.—William C. Winters, 106 Van Siclen av, is preparing plans for three 2-sty brick residences, 20x55 ft., on the north side of Jamaica av, 100 ft. east of Schenk av, for Frank Richards, 47 Ridgewood av, owner and builder. Cost, about $4,000.

STABLES AND GARAGES.

ATLANTIC AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for a 1-sty brick garage, 86x100 ft., on the south side of Atlantic av, 350 ft. east of Brooklyn av, for Henry D. Bristol, Greene and Reid avs, owner and lessee, who will take bids on general contract.

STORES, OFFICES AND LOFTS.

9TH ST.—Jas. A. Boyle, 367 Fulton st, has completed plans for alterations to the 3-sty brick loft at 9th st and 3d av for the L. Michel Brewing Co., 122 3d st, Leonard Michel, president.

### Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—R. Geo. Smart, 13 Wicks st, Richmond Hill, has completed plans for eight 3-sty brick tenements, 20x60 ft., on the north side of 11th av, 50 ft. south of Grand st, for the Mathews Building Co., 349 12th av, Astoria, owner and builder. Total cost, about $50,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for five 3-sty tenements, 20x38 ft., on the east side of Fresh Pond rd, south of and southeast corner of Palmetto st, for Valentine Leiser, builder, 712 Prospect av, owner and builder. Total cost, about $10,000.

LONG ISLAND CITY.—Edward Hahn, Bridge plaza, L. I. City, is preparing plans for three 4-sty tenements, 41x90 ft., on 13th av, between Venderventer and Wilson sts, for Julian Weiss, care of architect. Cost ,about $78,000.

DWELLINGS.

BELLE HARBOR, L. I.—W. T. Kennedy & Co., 462 Boulevard, Rockaway Beach, L. I., have completed plans for a 2-sty frame residence, 22x28 ft., at the southwest corner of Henley av and Bayside drive, for John Rutledge, Waverly av, Rockaway Beach. Cost, about $4,000.

ROCKAWAY BEACH, L. I.—John A. Lasher, Rockaway Park, has completed plans for a 2-sty frame store and residence, 26x50 ft., on Boulevard, near Central st, for M. Loeser, this place. Cost, about $5,000.

MASPETH, L. I.—E. Rose & Son, Elmhurst, L. I., have completed plans for a 2-sty frame residence, 21x36 ft., on the south side of Clinton av, and 245 ft. east of Clermont av, for Paul Kery, Willow av, Maspeth. Cost, about $3,500.

ELMHURST, L. I.—Alfred DeBlasi, this place, has completed plans for two 2-sty brick residences, 20x50 ft., in the west side of Henry st, 285 ft. south of Jackson av, for Rossaro Giaimi, builder, 94 East Jackson av. Cost, about $7,000.

HALLS AND CLUBS.

RICHMOND HILL, L. I.—W. Ralph Squire Inc., 105 West 40th st, Manhattan, has been commissioned to prepare plans for a 2-sty Masonic temple, 40x90 ft., in the west side of Elm st, 150 ft. north of Jamaica av, for the Richmond Hill Lodge, No. 892, F. & A. M., Thos. Coates, 320 Spruce st, Master. Cost, about $20,000.

SCHOOLS AND COLLEGES.

EAST ROCKAWAY, L. I.—W. H. Spaulding, 34 Bergen av, Jamaica, has been commissioned to prepare plans for a frame addition to the school for the Board of Education of East Rockaway, W. E. Johnson, president. Cost, about $8,000.

### Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Plans have been prepared privately for six 2-sty frame residences, 21x32 ft., two to be erected in 3d st and four on Bayview av, for W. V. Cogan, 134 Fairmount av, owner and builder. Total cost, about $18,000.

### Nassau.

SCHOOLS AND COLLEGES.

MINEOLA, L. I.—I. B. Baylis, 55 Main st, Hempstead, L. I., is preparing sketches for remodeling the old school and also for two additions of four rooms each for the Board of Education of Mineola, Edward J. Armstrong, president. An appropriation of $45,000 has been granted.

### Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—Mrs. Olcott, care of architect, F. Burrall Hoffman, Jr., 17 East 40th st, Manhattan, contemplates the erection of a residence here, to cost about $25,000.

### Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, has about completed plans for a 3-sty frame and stucco apartment, 24x48 ft., on Caryl av, between Saratoga and Eleanor avs, for William Watson, 214 Jessamime av. Cost, about $7,500.


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DWELLINGS.

HARTSDALE, N. Y.—Louis Petry, Depot sq, White Plains, is preparing plans for a 2½-sty frame residence, 39x27 ft., at Greenacres for Jos. F. Duffy, 1 Broadway, Manhattan. Cost, about $8,500.

SCARSDALE, N. Y.—Eugene Ward, 11 East 24th st, Manhattan, is preparing revised plans for the 2-sty frame residence and garage, 54x25 ft., on Wydham rd, Edgemont Estate, for E. L. Montgomery, 731 3d av, Manhattan. Cost, about $11,000.

SCHOOLS AND COLLEGES.

TARRYTOWN, N. Y.—William H. Gompert, 171 Madison av, Manhattan, has been commissioned to prepare plans for one brick wing at Marymount for the Sacred Heart of Mary, Mother Joseph Butler, mother superior.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

DWELLINGS.

MANHATTAN.—(Sub.).—Oberg, Blumberg & Bleyer, 112 West 42d st, have received the wiring contract for the residence at 10 East 80th st for Solomon Friedman, 8 East 80th st. Edward Necarsulmer, 507 5th av, architect. Reid-Palmer Construction Co., 30 East 42d st, general contractor. L. Kantor, 449 East 41st st, carpenter. Cost, about $100,000.

GRANTWOOD, N. J.—Otto G. Sternkopf, North Bergen, N. J., has received the general contract to erect two brick, terra cotta and stucco residences at Lafayette and Anderson avs, for Chas. J. Zeeger, this place. Harry Lucht, Fulton Terrace, Cliffside Park, N. J., architect. Cost, about $11,500.

MOUNT VERNON, N. Y.—Sam Gibson, 40 North 9th av, Mt. Vernon, has received the general contract to erect a 2½-sty frame and stucco residence, 30x40 ft., at Chester Park for H. B. Davis, Stuyvesant Plaza, and 52 Broadway, Manhattan. A. G. C. Fletcher, 103 Park av, Manhattan, architect. Cost, about $10,000.

UPPER MONTCLAIR, N. J.—(Sub.).—Donald Bros., 12 Walnut Crescent, Montclair, have received the mason work, and John S. and L. Carlson Co., 85 Walnut st, Montclair, carpentry, for the 2½-sty frame and stucco residence at the southwest corner of Parkside and Princeton pl for Ray P. Perry, 12 Battery pl, Manhattan. A. F. Norris, 150 Nassau st, Manhattan, architect. Cost, about $15,000.

SPRING VALLEY, N. Y.—I. Henry Glaser Construction Co., 44 Court st, Brooklyn, has received the general contract to erect a 2½-sty frame and stucco residence, 25x36 ft., on Madison av for Dr. Frank J. Schwartz, Main st, Spring Valley. B. C. Bloch, 500 5th av, Manhattan, architect. Cost, about $6,000.

BELLE HARBOR, L. I.—Chas. Spaeth, Smart av, Flushing, L. I., has received the general contract to erect a 2½-sty terra cotta block and stucco residence and garage, 33x36 ft., for Thos. T. Lancer, Belle Harbor, L. I. Smith & Holler, 82 Wall st, Manhattan, architects. Cost, about $10,000.

HOLLIS HEIGHTS, L. I.—W. P. Ellison, 29 West 34th st, Manhattan, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 38x28 ft., and garage for Madame Premis, 353 5th av, Manhattan, and Kew Gardens, L. I. Smith & Holler, 82 Wall st, Manhattan, architects. Cost, about $8,000.

SOUTH ORANGE, N. J.—George M. French, 23 Lanark av, Newark, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 37x30 ft., for M. C. Kinsey, 186 North 9th st, Newark. Chas. Grant, 37 East 28th st, Manhattan, architect. Cost, about $9,000.

FACTORIES AND WAREHOUSES.

JAMAICA, L. I.—Chas. Hoffmann, 21 Ackroyd av, has received the general contract to make additions to the 2-sty brick laundry building in the east side of Prospect st, 400 ft. south of South st, for the Park Laundry Co., 121 Prospect st. Otto Thomas, 354 Fulton st, architect. Cost, about $18,000.

NEWARK, N. J.—E. M. Waldron & Co., 84 South 6th st, have received the general contract to alter and make additions to the warehouse and stable at 8th av and High st, for William Walsh, on premises. Hughes & Backoff, 22 Clinton st, architects. Cost, about $5,000.

BROOKLYN.—The Midtown Contracting Co., 148 West 36th st, Manhattan, has received the general contract to erect a 7-sty reinforced concrete and brick filter house, 79x120 ft., in the north side of South 4th st, 100 ft. east of Kent av, for the American Sugar Refining Co., 117 Wall st, Manhattan, Edwin F. Atkins, president. Godfrey Engel, care of owners, and 126 Winthrop st, Brooklyn, engineer. Cost, about $100,000.

BALTIMORE, MD.—(Sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has the contract for the concrete piles necessary for the Steuart-Knatz warehouse here, from plans by Haskell & Barnes, architects.

LONG ISLAND CITY.—(Sub.).—W. G. Cornell & Co., 4th av and 17th st, Manhattan, have received the plumbing contract for the 2-sty reinforced concrete can factory, 145x380 ft., at the foot of 12th st for the Standard Oil Co., 26 Broadway, Manhattan, John D. Archbold, president. Private plans. H. D. Best & Co., 320 5th av, Manhattan, general contractors. Cost, about $250,000.

BROOKLYN. — William Higginson, 1123 Broadway, Manhattan, has received the general contract to erect a 2-sty brick warehouse, 29x100 ft., at 99-101 Lexington av for Alfred E. McAdam, 97 Lexington av. Frederick Putnam Platt, 1123 Broadway, Manhattan, architect. Cost, about $25,000.

HALLS AND CLUBS.

MANHATTAN.—(Sub.).—The Barker Painting Co., 355 West 26th st, has received the contract for completing the painting of the 20-sty clubhouse northwest corner of Vanderbilt av and 44th st for the Yale Club, 32 West 44th st, owner. James Gamble Rogers, 470 4th av, architect. William C. Tucker, 156 5th av, sanitary engineer. Clark, MacMullen & Riley, 101 Park av, electrical engineers. Marc Eidlitz & Son, 30 East 42d st, general contractors. Cost, about $5,000,000.

HOSPITALS AND ASYLUMS.

MANHATTAN.—(Sub.).—Bigelow & Nichols, 30 East 42d st, have received the structural steel contract for the 6-sty brick hospital, 55x40 ft., in the north side of 109th st, 200 ft. east of Amsterdam av, for the Women's Hospital of State of New York, John E. Parsons, president, 30 East 36th st. Allen & Collens, 40 Central st, Boston, Mass., architects. Isaac S. Rossell, 1 Madison av, general contractor. Cost, about $100,000.

MUNICIPAL WORK.

KANSAS CITY, KAN.—(Sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has the concrete pile contract for the foundation of the East Kansas av bridge. Hedrick & Cochran, engineers.

MANHATTAN. — The Phoenix Construction Co., 41 Park Row, has received the general contract for piers, ferry rack and bridge near South Ferry and Barge Office for the U. S. Government, Oscar Wenderoth, Washington, D. C., supervising architect. A. B. Fry, Room 727, Custom House, Manhattan, chief engineer. Cost, about $140,000.

PUBLIC BUILDINGS.

GARWOOD, N. J.—Schaefer & Newmann, Cranford, N. J., have received the general contract to erect the 2-sty brick Borough Hall and fire house at South av and Centre st for the town of Garwood, C. H. Keim, clerk. Cost, about $9,000.

STABLES AND GARAGES.

MANHATTAN.—Leddy & Moore, 105 West 40th st, have received the general contract to alter the church at 132-134 Perry st for garage purposes, for Joseph Seeman, Hudson and North Moore sts. R. D. Kohn, 56 West 45th st, architect. Cost, about $12,000.

RED BANK, N. J.—Scott & Scott, 37 West Front st, Red Bank, have received the genera' contract to erect a 1½-sty frame stable, 25x70 ft., for Mrs. Payne Whitney, 972 5th av, Manhattan. F. B. Warren, care of Warren & Clark, 489 5th av, Manhattan, architect. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.).—The contract for the concrete piles necessary for the loft building at 57th st, near 11th av, for Mullins Bros., has been awarded to the Raymond Concrete Pile Co., 140 Cedar st. Sloan & Kilgour, architects.

MANHATTAN.—(Sub.).—The Raymond Concrete Pile Co., 140 Cedar st, has received the contract for the concrete piles necessary for the foundation of the N. Y. American Building, 60th to 61st sts and Broadway, for the Veronica Realty Co. R. E. Moss, architect.

PHILADELPHIA, PA.—(Sub.).—The Clinton Fireproofing Co., of N. E., Inc., 101 Park av, has received the contract to install the Clinton fireproofing system of floor and roof arches in the Widener Building, Philadelphia. Horace Trumbauer, architect. Geo. A. Fuller Co., contractor.

MISCELLANEOUS.

CLEVELAND, O.—(Sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has the contract for the concrete piles for the Division Pumping Station for the city of Cleveland. John F. Casey Co., general contractor. Also for the foundation of the office building for the East Ohio Gas Co., Wm. B. Tubby, architect. Jas. L. Stuart, general contractor.

LONG ISLAND CITY.—(Sub.).—Raymond concrete piles have been substituted for wood piles in the foundation for the new elevated structure in connection with the subway extension at Long Island City. Snare & Triest Co., general contractor.

BROOKLYN.—McDermott & Hanigan, 103 Park av, Manhattan, have received the general contract to erect the Raigener Mausoleum at the Lutheran Cemetery, from plans by Wortmann & Braun, 114 East 28th st, Manhattan. Cost, about $11,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

161ST ST & RIVERSIDE DRIVE, s e cor, 6-sty brick apartment house, 101x134; cost, $300,000; owner, Melvin Constn. Co., Henry Friedman, Pres., 189 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 349.

FACTORIES AND WAREHOUSES.

15TH ST, 612-614 East, 2-sty brick storage, trucking and manufacturing, 54x103; cost, $12,000; owner, Thomas Crump, Greenwich, Conn.; builder, Hellman Const. Co., 160 East 66th st; architect, Otto Reissmann, 147 4th av. Plan No. 347.

STORES, OFFICES AND LOFTS.

42D ST, 156 and 158 East, entrance to Steinway, tunnel and lofts, 5-sty, fireproof, 41x96; cost, $50,000; owner, Int. Rapid Transit Co., 165 Broadway; architect, A. M. Hedley, 411 East 42d st. Plan No. 348.

### Bronx.

DWELLINGS.

RANDALL AV, s s, 30 e Dyre av, 2½-sty frame dwelling, tile roof, 20x32; cost, $5,500; owners, Geo. A. & Nellie Loughran, 405 East 139th st; architect, Walter R. Barto, 50 Washington av, Flushing, L. I. Plan No. 521.

NEEDHAM AV, s s, 150 e Wilson av, 2-sty brick dwelling, tin roof, 20.4x36.8; cost, $4,000; owner, Carmielo Carmatella, 1421 Needham av; architect, Jos. Zizardi, 3360 Cruger av. Plan No. 522.

STORES AND TENEMENTS.

SIMPSON ST, e s, 401.10 n Westchester av, 2-sty brick stores, tin roof, 10x55; cost, $4,000; owner, Louis Burnstein, 813 East 150th st; architect, Edw. J. Clarke, 110 East 121st st. Plan No. 520.

LORING PL, e s, 220.6 s Fordham rd, 5-sty brick tenement, slag roof, 48x96; cost, $50,000; owner, Beckmann Realty & Const. Co., John Beckmann, 1624 University pl, Pres.; architect, Jos. C. Cocker, 2017 5th av. Plan No. 518.

SEABURY PL, n w cor Charlotte st, 5-sty brick tenement, slag roof, 102x122.8; cost, $75,000; owner, Seabury Const. Co., Isador Robinson, 865 East 172d st, Pres.; architect Goldner & Goldberg, 391 East 149th st. Plan No. 524.

183D ST, n e cor Prospect av, 5-sty brick tenement, slag roof, 50x90; cost, $45,000; owner, Flo Realty Co., Jacob Bloom, 1832 Clinton av, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 523.

MISCELLANEOUS.

WALES AV, n w cor 142d st, 3-sty brick bakery, 100.8½x144.8⅝; cost, $75,000; owner, Ward Baking Co., R. B. Ward, Southern Boulevard and 143d st, Pres.; architect, C. B. Comstock, 110 West 40th st. Plan No. 517.

HERMANY AV, s s, 220 e Castle Hill av, 1-sty frame stable and shed, 35x18; cost, $325; owner, Herman Schellenberger, 2226 Hermany av; architect, Chris F. Lohse, 428 East 83d st. Plan No. 519.

## Brooklyn.

DWELLINGS.

HENRY ST, n s, 80.10 e Ocean parkway, seven 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, $21,000; owner, Sherlock Bldg. Co., 378 3d st; architect, B. F. Hudson, 319 9th st. Plan No. 7331.

ELMWOOD AV, s w cor East 4th st, 2-sty frame dwelling, 22x50, shingle roof, 2 families; cost, $5,000; owner, Poret Bldg Co., 154 Newport av; architect, F. J. Dassau, 1373 Broadway. Plan No. 7342.

OCEAN PARKWAY, n e cor Henry st, 2-sty brick dwelling, 25x45, gravel roof, 1 family; cost, $3,500; owner, Sherlock Bldg. Co., 378 3d st; architect, B. F. Hudson, 319 9th st. Plan No. 7332.

OCEAN PARKWAY, e s, 51.7 n Henry st, 2-sty brick dwelling, 28.4x26.9, gravel roof, 1 family; cost, $3,500; owner, Sherlock Bldg Co., 378 3d st; architect, B. F. Hudson, 319 9th st. Plan No. 7333.

RUGBY RD, w s, 252 s Ditmas av, 2-sty frame dwelling, 25x50, shingle roof, 2 families; cost, $4,500; owner, Isador Berg, 1210 Nostrand av; architect, W. C. Winters, 106 Van Siclen av. Plan No. 7335.

VIENNA AV, s e cor Malta st, 2-sty brick dwelling, 20x44, gravel roof, 2 families; cost, $3,000; owner, Labousky Bros., 63 Louisiana av; architect, M. Rothstein, 601 Sutter av. Plan No. 7330.

VIENNA AV, s s, 20 e Malta st, seven 2-sty brick dwellings, 19.6x44, gravel roof, 2 families each; total cost, $17,500; owner, Lobousky Bros., 63 Louisiana av; architect, M. Rothstein, 601 Sutter av. Plan No. 7329.

EAST 19TH ST, w s, 140 s Av O, two 3-sty dwellings, 24x34, —— roof, 1 family each; total cost, $7,000; owner and architect, Wm. H. Barnes, 1203 Beverly rd. Plan No. 7359.

EAST 23D ST, w s, 100 s Vanderveer pl, eight 2-sty brick dwellings, 18x52, tin roof, 1 family each; total cost, $28,000; owner, Chas. Groell, Inc., 2586 Bedford av; architect, C. Infanger, 2634 Atlantic av. Plan No. 7364.

EAST 23D ST, w s, 255.6 s Vanderveer pl, 2-sty brick dwelling, 18x50, tin roof, 2 families; cost, $4,000; owner, Chas. Goell, Inc., 2586 Bedford av; architect, C. Infanger, 2634 Atlantic av. Plan No. 7365.

BOULEVARD, 3006, two 1-sty frame dwellings, 16.3x70, shingle roof; cost, $3,450; owner, E. Schmdelbeck, on premises; architect, Adam Klein, 2942 West 8th st. Plan No. 7352.

EAST 13TH ST, w s, 160 n Av J, two 2-sty frame dwellings, 20x60, gravel roof, 2 families each; total cost, $8,000; owner, Geo. M. Craigen Co., 2801 Av F; architect, A. W. Pierce, 59 Court st. Plan No. 7389.

60TH ST n w cor 18th av, 3-sty brick store and dwelling, 20x58, gravel roof, 2 families; cost, $6,500; owner, Alvin Const. Co., 1957 85th st; architect, F. W. Eisenla, 16 Court st. Plan No. 7390.

RUGBY RD, w s, 252 s Ditmas av, 2-sty frame dwelling, 25x50, shingle roof, 2 families; cost $4,500; owner, Isador Berg, 1210 Nostrand av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 7396.

RUGBY RD, w s, 212 s Ditmas av, 2-sty frame dwelling, 25x50, shingle roof, 2 families; cost, $4,500; owner, Isador Berg, 1210 Nostrand av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 7395.

47TH ST, s s, 280 e 15th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $6,000; owner, Esther Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 7437.

47TH ST, s s, 340 e 15th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, $6,000; owner, Esther Kornblum, 1323 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 7436.

SHEEPSHEAD BAY RD, s s, 180 w West 5th st, 1-sty frame dwelling, 15x30, slag roof, 1 family; cost, $200; owner, Max Elfienbine, — West 5th st; architect, Jas. Boyle, 367 Fulton st. Plan No. 7422.

14TH AV, n e cor 40th st, 3-sty brick store and dwelling, 19x60, gravel roof, 2 families; cost, $5,000; owner, Isaac Klapper, 188 Montague st; architect, Benj. Cohn, 361 Stone av. Plan No. 7413.

WEST 35TH ST, w s, 200 s Canal av, two 1-sty frame dwellings, 14x35, shingle roof, 1 family each; total cost, $2,400; owner, Frank Hellmund, 841 Sterling pl; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7453.


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*Plans Filed, New Buildings, Queens, Continued.*

LAUREL AV, s e cor Highland av, 2-sty frame dwelling, 51x50, shingle roof, 1 family; cost, $3,000; owner, Hill Section Co., 193 Montague st; architect, Geo. H. Suess, 2066 West 29th st. Plan No. 7456.

MALTA ST, e s, 180 s Vienna av, two 2-sty frame dwellings, 18x42, —— roof, 2 families each; total cost, $5,000; owner, Benj. Grosdor, 141 Malta st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7499.

EAST 37TH ST, w s, 140 n Av L, five 2-sty frame dwellings, 16.6x36, gravel roof, 1 family each; total cost, $12,500; owner, Richard Vom Lehn, Jr., 464 East 24th st; architect, same. Plan No. 7492.

EAST 37TH ST, w s, 320 n Av L, five 2-sty frame dwellings, 16.6x36, gravel roof, 1 family each; total cost, $12,500; owner and architect, Richard Vom Lehn, Jr., 464 East 24th st. Plan No. 7493.

DITMARS AV, s s, 212.11 w East 12th st, 2-sty frame dwelling, 24.4x37.6, shingle roof, 1 family; cost, $5,000; owner, H. A. Buckley, 1044 East 15th st; architects, Slee & Bryson, 154 Montague st. Plan No. 7497.

FACTORIES AND WAREHOUSES.

RAPALYEA ST, n s, 90 e Van Brunt st, 1-sty brick storage, 62.6x90.4, —— roof; cost, $10,000; owner, Atlantic Basin Iron Works, Imlay and Smith sts; architect, Chas. Weiner, 67 Berkley pl. Plan No. 7377.

JEFFERSON AV, s s, 200 w Reid av, 1-sty brick factory, 20x20, —— roof; cost, $1,000; owner, Mrs. J. P. Fanning, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 7480.

HOSPITALS AND GARAGES.

WINTHROP ST, n s, 240 w Albany av, 3-sty brick hospital, 198x44, tile roof; cost, $100,000; owner, City of New York; architect, W. E. Austin, 46 West 24th st, Manhattan. Plan No. 7441.

STABLES AND GARAGES.

EAST 24TH ST, 1319, 1-sty frame garage, 13x18, shingle roof; cost, $400; owner, Mrs. Helen Nichols, on premises; architect, C. A. Olson, 1209 68th st. Plan No. 7338.

NORWOOD AV, s w cor Jamaica av, 1-sty brick garage, 14x15, tin roof; cost, $350; owner, Thos. E. Smith, 6 Shipley st, Woodhaven; architect, C. Infanger, 2634 Atlantic av. Plan No. 7346.

OCEAN AV, w s, 293 s Ditmas av, 1-sty brick garage, 14x19, shingle roof; cost, $1,000; owner, Hy. Strure, 131 Ellery st; architect, L. Allmendinger, 926 Broadway. Plan No. 7354.

PRESIDENT ST, n s, 420 e Kingston av, 1-sty brick garage, 17x22, gravel roof; cost, $700; owner, Wm. L. McKee, on premises; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 7438.

2D ST, s e cor 4th av, 1-sty brick stable, 16x23.6, slag roof; cost, $400; owner, Edw. Litchfield, 3d av, s e cor 3d st; architect, A. Ulrich, 371 Fulton st. Plan No. 7423.

VAN SICLEN AV, e s, 125 n Liberty av, 1-sty brick garage, 19x65.2, —— roof; cost, $1,200; owner, Brownsville Coal & Ice Co., 388 Logan st; architect, Louis Schillinger, 167 Van Siclen av. Plan No. 7440.

10TH AV, n w cor 52d st, 1-sty brick garage, 20x20, —— roof; cost, $600; owner, Jas. Gold, on premises; architect, R. Vander Veen, 961 52d st. Plan No. 7429.

JOHNSON AV, ss, 186 w Morgan av, 2-sty brick garage, 20x40, gravel roof; cost, $4,000; owners, Robert Plant & Son, 352 Johnson av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7468.

MASPETH AV, s w cor Gardner av, 2-sty brick stable; cost, $2,000; owner, Gulf Refining Co., on premises; architects, Tooker & Marsh, 101 Park av. Plan No. 7460.

RAILROAD AV, 794, 1-sty frame stable, 16x20, gravel roof; cost, $300; owner, Sabastian Denerico, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 7465.

ASHFORD ST, e s, 81.11 s Blake av, 1-sty brick stable, 28.1x15, slag roof; cost, $800; owner, Sam Sheokner, 504 Schenck av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7500.

CARROLL ST, n s, 120 e New York av, 1-sty brick garage, 16x20, slag roof ;cost, $500; owner, Mrs. Chas J. Hinman, on premises; architect, E. T. Flegenhauer, 1199 Carroll st. Plan No. 7481.

STORES AND DWELLINGS.

WEST 15TH ST, e s, 40 s Neptune av, two 2-sty frame stores and dwellings, 17.6x59, gravel roof, 2 families each; total cost, $6,000; owner, Lazarous Brilliant, 3640 Cortland st, Manhattan; architect, Abraham Hinsdale, 96 Coney Island av. Plan No. 7397.

18TH AV, w s, 20 n 60th st, three 3-sty brick stores and dwellings, 26x52, gravel roof, 2 families each; total cost, $18,000; owner, Alvin Const. Co., 1957 85th st; architect, C. G. Wessell, 1563 East 46th st. Plan No. 7391.

14TH AV, n s, 19.2 e 40th st, four 3-sty brick stores and dwellings, 19x55, gravel roof, 2 families each; total cost, $16,000; owner, Isaac Klapper, 198 Montague st; architect, Benj. Cohn, 361 Stone av. Plan No. 7414.

EVERGREEN AV, s w cor Hart st, 2-sty brick store and dwelling, 25x62, tin roof, 2 families; cost, $7,500; owner, Geo. Werst, 570 Hart st; architect, Jos. P. Lasar, 616 Hamburg av. Plan No. 7457.

STORES AND TENEMENTS.

BELMONT AV, n e cor Cleveland st, 4-sty brick tenement, 52x87, tin roof, 24 families; cost, $25,000; owner, Max Goldberg, 501 Ashford st; architect, C. Infanger, 2634 Atlantic av. Plan No. 7370.

PROSPECT PL, n e cor Troy av, 4-sty brick tenement, 27.6x72, gravel roof, 8 families; cost, $12,500; owner, Ralph Johnson, 1317 Park pl; architect, Arthur B. Sauertrun. Plan No. 7356.

THEATRES.

SHORE RD, w s, 100 s Jerome av, 2-sty brick theatre, 45x102, gravel roof; cost, $10,000; owner, Brighton Const. Co., 2690 Kenmore pl; architects, Dodge & Morrison, 82 Wall st, N. Y. C. Plan No. 7378.

MISCELLANEOUS.

ALABAMA AV, e s, 150 s Pitkin av, 1-sty frame shed, 14x60, tin roof; cost, $250; owner, Harry Cohen, 219 Alabama av; architect, M. Rothstein, 601 Sutter av. Plan No. 7393.

3D ST, s e cor 4th av, 1-sty frame shed, 54.6x16, slag roof; cost, $200; owner, Edw. Litchfield, 3d av and 3d st; architect, A. Ulrich, 371 Fulton st. Plan No. 7425.

5TH AV, s w cor 35th st, 1-sty brick shed, 67.8x27, shingle roof; cost, $1,400; owner, Greenwood Cemetery Co., on premises; architect, Erik Strindberg, 29 West 34th st, Manhattan. Plan No. 7458.

BATH AV, s s, 75 e Bay 13th st, 1-sty brick bakehouse, 13.4x24, tin roof; cost, $350; owner and architect, Ambogio Cantale, on premises. Plan No. 7495.

## Queens.

DWELLINGS.

CORONA.—Shopoler av, s w cor Hillside av, 2-sty brick dwelling, 27x41, slag roof, 2 families; cost, $3,000; owner, M. Libertta, Rapelje av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3347.

CORONA.—Orchard st, s s, 250 w Myrtle av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, $3,400; owner, V. Mangello, Corona av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3354.

ELMHURST.—22d st, w s, 265 s Woodside av, two 2½-sty frame dwellings, 20x50, tin roof, 2 families; cost, $8,400; owner, Geo. Livingstone, Sycamore av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 3352-3353.

FLUSHING.—West Grove av, s s, 513 w Lawrence st, four 2-sty frame dwellings, 16x24, tin roof, 1 family; cost, $4,000; owner, C. W. Copp, Flushing av; architect, C. L. Varrone, Corona av, Corona. Plan Nos. 3348-49-50-51.

FOREST HILLS.—Bow st, cor Middleway rd, five 2½-sty tile dwellings, sizes irregular; cost, $30,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3338.

FOREST HILLS.—Bow st, s w s, 63 e Middleway rd, 2½-sty tile dwelling, 22x41, tile roof, 1 family, steam heat; cost, $7,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3339.

FOREST HILLS.—Bow st, n w s, 65 n w Middleway rd, 2½-sty tile dwelling, 22x41, tile roof, 1 family, steam heat; cost, $7,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3340.

JAMAICA.—Highland av, s s, 236 e Flushing av, two 2-sty brick dwellings, 20x38, slag roof, 1 family; cost, $6,400; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 3342.

JAMAICA.—Strenski pl, w s, 60 n Henry st, 2-sty frame dwelling, 17x35, tin roof, 2 families; cost, $1,900; owner, Dominick Romanowski, Strenski pl, Jamaica; architect, John D. Olsen, 2 Meyer av, Jamaica. Plan No. 3334.

LAUREL HILL.—Jones av, s s, 225 e Clifton av, 1-sty frame dwelling, 20x35, tin roof, 1 family; cost, $1,500; owner, P. Reilly, 200 Celtic av, L. I. City. Plan No. 3346.

SOUTH OZONE PARK.—Martin av, w s, 290 n Horan av, 1-sty frame dwelling, 20x26, tin roof, 1 family; cost, $500; owner, Thomas F. Martin, 16 Court st, Brooklyn; architect Koch & Wagner, 26 Court st, Brooklyn. Plan No. 3345.

CORONA.—Henry st, w s, 160 s Smith av, three 2-sty brick dwellings, 20x54, slag roof, 2 families; cost, $11,400; owner, Rosario Giaiamo, 94 East Jackson av, Corona; architect, A. DeBlasi, Corona. Plan Nos. 3361-62-63.

CORONA.—45th st, w s, 300 n Jackson av, 2-sty brick dwelling, 18x50, tin roof, 2 families; cost, $3,500; owner, Rosario Giaiamo, 94 East Jackson av, Corona; architect, A. DeBlasi, Corona. Plan No. 3366.

CORONA.—Henry st, w s, 285 s Jackson av, two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, $7,000; owner, Rosario Giaiamo, 94 East Jackson av, Corona; architect, A. DeBlasi, Corona. Plan Nos. 3364-65.

EDGEMERE.—Frank av, e s, 1740 n Boulevard, 1-sty frame dwelling, 14x35, shingle roof, 1 family; cost, $1,000; owner and architect, M. Morris, 179 Decatur st, Brooklyn. Plan No. 3359.

ELMHURST.—Johnson av, s s, 734 w Dry Harbor rd, 1-sty frame dwelling, 24x64, shingle roof, 1 family; cost, $1,200; owner, Max Feld, Juniper Swamp rd, Middle Village; architect, M. Perlstein, Middle Village. Plan No. 3372.

FLUSHING.—Geranium st, n s, 275 w Jamaica av, 2½-sty frame dwelling, 26x39, shingle roof, 1 family, water heat; cost, $4,500; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, Prospect av, Flushing. Plan No. 2357.

ROCKAWAY BEACH.—Hollywood av, e s, 100 n Boulevard, four 1-sty frame bungalows, 20x19, shingle roof, 1 family; cost, $1,000; owner, Thomas W. Rodmann, 861 Boulevard, Rockaway Beach. Plan Nos. 3367-68-69-70.

BELLE HARBOR.—Washington av, n w cor Southampton av, 2½-sty brick dwelling, 33x36, shingle roof, 1 family, steam heat; cost, $9,000; owner, Thomas F. Lancer, 454 Fort Washington av, Manhattan; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 3385.

JAMAICA.—Bandman av, s s, s e cor Henry st, 2-sty frame dwelling, 20x44, tin roof, 2 families, steam heat; cost, $2,000; owner, Stanilus Kawacki, premises; architect, P. F. Janowitz, 5033 Liberty av, Richmond Hill. Plan No. 3377.

ROCKAWAY PARK.—Newport av, w s, 60 n 10th av, 2½-sty frame dwelling, 24x33, shingle roof, 1 family, steam heat; cost, $6,000; owner, Vita Cantessa, Newport and 9th avs, Rockaway Park; architect, Wm. McKenzie, 70 West End av, Rockaway Park. Plan No. 3391.

WHITESTONE.—11th av, w s, 40 s 18th st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,600; owner, Geo. A. Beatty, 8th st and 11th av, Whitestone; architect, F. J. Grotz, Whitestone. Plan No. 3388.

ROCKAWAY BEACH.—Boulevard, n e cor Center st, 2-sty frame dwelling, 26x50, tar and slag roof, 1 family, and store; cost, $3,500; owner, Mrs. Mary Loeser, Henry st, Rockaway Beach; architect, John A. Lasher, Rockaway Beach. Plan No. 3393.

UNION COURSE.—Snediker av, e s, 100 s 4th st, four 2-sty frame dwellings, 16x29, shingle roof, 1 family; cost, $6,000; owner and architect, Dickel Construction Co., 73 Dennington av, Union Course. Plan No. 3395.

STABLES AND GARAGES.

FAR ROCKAWAY.—Atlantic av, e s, 350 s Channell drive, 1-sty brick garage, 50x210, slag roof; cost, $10,000; owner, Franklin C. Norton, Mott and Franklin av, Far Rockaway; architect, A. Dehli, 1368 President st, Brooklyn. Plan No. 3343.

HOLLIS.—Sagamore av, e s, 150 s Hempstead rd, 1-sty frame garage, 10x16, shingle roof; cost, $200; owner, H. W. Wade, Lincoln av, Richmond Hill. Plan No. 3331.

FLUSHING.—Doden lane, s s, 376 w Jamaica av, 1-sty frame garage, 23x20, shingle roof; cost, $400; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, 46 Prospect av, Flushing. Plan No. 3356.

FLUSHING.—13th st, n e s, between State and Mitchell avs, 1-sty frame garage, 16x10, tin roof; cost, $140; owner, J. Siarri, 13th st. Flushing. Plan No. 3360.

GLENDALE.—Cooper av, n e cor Fresh Pond rd, 1-sty frame garage, 32x16, tin roof; cost, $200; owner, Estate of Wm. Ulmer, 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 3382.

L. I. CITY.—Crescent st, w s, 25 s Elm st, 1-sty brick garage, 12x21, slag roof; cost, $450; owner, A. Oliva, 717 Crescent st, L. I. City; architect, C. W. Hewitt, 604 Academy st, L. I. City. Plan No. 3378.

RICHMOND HILL.—Prospect st, e s, 225 s Orchard av, 1-sty frame garage, 17x18, slag roof; cost, $150; owner, H. P. Schmidt, premises. Plan No. 3379.

DOUGLASTON.—Shore rd, s w cor Bayview drive, 2-sty brick garage, 23x26, slag roof; cost, $2,500; owner, M. H. Bachman, 257 4th av, Manhattan; architects, Buchman & Fox, 30 East 59th st, Manhattan. Plan No. 3394.

STORES AND DWELLINGS.

EAST WILLIAMSBURG.—Ralph st, n s, 279 w Prospect av, 3-sty frame store and dwelling, 20x50, tin roof, 2 families; cost, $3,500; owner, Henry Glassmann, 720 Palmetto st, Brooklyn; architect, H. E. Funk, 1008 Gates av, Brooklyn. Plan No. 3330.

JAMAICA.—Rockaway rd, n e cor Scudder st, 2-sty brick store and dwelling, 20x50, tin roof, 2 families; cost, $6,500; owner, Lucy Panzella, Norris & Meyers avs, Jamaica; architect, Standard Archt. Co., Campbell av, Jamaica. Plan No. 3371.

STORES AND TENEMENTS.

L. I. CITY.—11th av, w s, 173 s Grand av, eight 3-sty brick tenements, 20x45, slag roof, 3 families; cost, $47,000; owner, Mathews Building Co., 468 Grand av, Corona; architect, R. Geo. Smart, 13 Wicks st, Richmond Hill. Plan No. 3373-74.

ELMHURST.—Queens Boulevard, s e cor Grand st, 2-sty brick store, 17x16, tin roof; cost, $1,000; owner, John G. Scheper, Monteverde av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3383.

L. I. CITY.—Newtown rd, junction 11th av, four 3-sty brick tenements, 76x40, slag roof, 6 families; cost, $30,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, P. M. Coco, 16 Court st, Brooklyn. Plan No. 3381.

MISCELLANEOUS.

L. I. CITY.—1st av, w s, 58 s Freeman av, 1-sty brick drying room, 38x17, slag roof; cost, $1,050; owner, Jos. F. Smith, Caneron st, Flushing; architect, E. H. Pearce, 75 West 71st st, Manhattan. Plan No. 3376.

JAMAICA.—Prospect st, e s, 403 s South st, 2-sty brick office and workroom, 46x100, slag roof; cost, $10,800; owner, Park Laundry Co., 119 Prospect st, Jamaica; architect, Otto Thomas, Fulton st, Jamaica. Plan No. 3341.

L. I. CITY.—Frankfort st, n s, 75 e Albert av, 1-sty frame office, 12x18, tin roof; cost, $200; owners, McClintock & Marshal Co., 14th av and Flushing av, L. I. City. Plan No. 3344.

L. I. CITY.—Thomson av, n s, bet Higbe and Greenpoint avs, frame billboard, 200x12; cost, $200; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 3337.

L. I. CITY.—Jackson av, n w cor, Wallace st, frame billboard, 75x12; cost, $75; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 3336.

L. I. CITY.—Thompson av, n s, bet Hyatt & Burroughs av, frame billboard, 200x12; cost, $200; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan No. 3335.

L. I. CITY.—3d st, 163, frame shed, 15x50, tin roof; cost, $200; owner, C. Malloy, on premises. Plan No. 3333.

MALBA.—21st st, n s, 600 e Malba rd, 1-sty frame shed, 60x12, gravel roof; cost, $100; owners, Clancy & Van Alst, 401 Broadway, L. I. City. Plan No. 3332.

ROCKAWAY BEACH.—Remsen av, n w cor Brick walk, merry-go-round, 30x90; cost, $4,000; owner, F. F. Murphy, 544 8th st, Brooklyn. Plan No. 3355.

RIDGEWOOD.—Summerfield st, n s, 167 w Myrtle av, frame shed, 17x15, tar roof; cost, $200; owner, E. Knobloch, premises. Plan No. 3386.

RICHMOND HILL CIRCLE.—Remington av, e s, 1,190 s Stone st, 1-sty frame boat house, 12x38, tin roof; cost, $150; owner, H. J. Mauer, 704 Elton st, Brooklyn. Plan No. 3380.

RICHMOND HILL.—Woodhaven and Myrtle avs (Forest Park), frame coal bin, 15x16; cost, $400; owner, Park Dept., Richmond Hill. Plan No. 3384.

ROCKAWAY BEACH.—Beach 87th st, e s, 80 n L. I. R. R., 1-sty frame shed, 15x15; cost, $100; owner, J. Corning, premises. Plan No. 3390.


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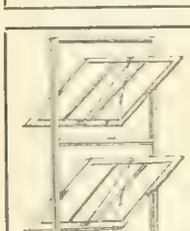
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*New Buildings, Queens, (Continued).*

WHITESTONE. Howland av, n e cor 7th st, 1-sty brick tool house, 20x24, tin roof; cost, $450; owner, B. Reyer, Whitestone. Plan No. 3387.

WOODHAVEN. Grafton av, s s, 50 e Canal st, 1-sty frame summer kitchen, 10x15, tin roof; cost, $250; owner, A. Oliver, 4008 Grafton av, Woodhaven. Plan No. 3389.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

CENTER ST, 146-48, extension to 1-sty brick transformer station; cost, $800; owner, N. Y. Municipal Railway Corporation, 85 Clinton st, Brooklyn; architect, owner. Plan No. 3815.

HOUSTON ST, 74 East, metal-covered board partitions, removal of store front to 6-sty brick store and tenement; cost, $150; owner, Louis Dubinsky, 74 East Houston st; architect, Otto Reissmann, 147 4th av. Plan No. 3857.

LEWIS ST, 140, brick wall to 6-sty brick stores and tenement; cost, $200; owner, Ester Holober, 501 West 14th st; architects, Hornburger & Bardes, 122 Bowery. Plan No. 3818.

MADISON ST, 56, store fronts, water closets, plumbing fixtures, removal of partition to 5-sty brick tenement; cost, $1,500; owner, Jas. Anagnostakos, 20 Madison st; architects, Neville & Bagge, 217 West 125th st. Plan No. 3832.

PERRY ST, 132-34, to convert 1-sty brick church into garage, extension, new front, fireproof floor, plaster-board and sheet metal ceiling; cost, $13,000; owners, Seeman Bros., Joseph Seeman, Pres., 121-23 Hudson st; architect, Robert D. Kohn, 56 West 45th st. Plan No. 3854.

STANTON ST, 282, metal-covered store fronts to 6-sty brick stores and tenement; cost, $200; owner, Dora Schonzeit, 47 West 117th st; architect, Otto Reissmann, 147 4th av. Plan No. 3856.

UNION SQUARE, 11-15, fireproof elevator to 5-sty brick store and lofts; cost, $850; owner, Tiffany & Co., 5th av and 37th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 3837.

8TH ST, 376-78 East, kalamein windows to 6-sty brick stores and tenement; cost, $400; owner, Lichtenstein estate, 882 Kelly st; architect, Ira Lichtenstein, 882 Kelly st. Plan No. 3811.

8TH ST, 58 East, new counterweighted stair to 4-sty brick factory; cost, $150; owners, trustees of Sailors' Snug Harbor, James Henry, 61 Broadway; architect, Adolph Rosenbaum, 449 55 West 41st st. Plon No. 3807.

22D ST, 36 East, steel tank supports to 9-sty brick factory loft building; cost, $400; owner, Frank G. Ormsby, 231 Spring Garden st, Easton, Pa.; architect, Maxwell Engineering Co., 146 24th st. Plan No. 3820.

MADISON SQUARE GARDEN, East, 26th-27th sts, inclined bicycle track to arena of building; cost, $3,000; owners, F. & D. Co., Edmund Boissevain, Madison Square Garden; architects, Smith & Holler, 82 Wall st. Plan No. 3813.

27TH ST, 233 West, new store front to 5-sty brick tenement; cost, $150; owner, Jos. Manheimer, 212 East 60th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3805.

24TH ST, 205-11 East, cooling tower (corrugated steel louvres, steel grillage) to 6-sty brick ice-cream factory; cost, $2,300; owner, J. M. Horton Ice Cream Co., C. E. Horton, 205-21 East 24th st; architect, Barton C. Coffey, 50 Broad st. Plan No. 3829.

27TH ST, 230 West, lathing, plastering to 5-sty brick tenement; cost, $35; owner, Ottavio Drago, 231 West 26th st; architect, Adolph Giobbe, 144 West 39th st. Plan No. 3852.

28TH ST, and 13th av, s e cor, cutting doorways, cut additional windows in wall, new stairway, toilet room enclosure to 7 and 9-sty brick fireproof warehouse and factory; cost, $4,000; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 3808.

32D ST, 12-14 West, store front to 12-sty brick store and lofts; cost, $265; owner, Pacific Real Estate Co., 907 Broadway; architect, Ralph Schweibish, 201 East 72d st. Plan No. 3840.

34TH ST, 124 West, mason work, c. i. columns to 5-sty brick store and offices; cost, $450; owner, David C. Watts, 51 East 58th st; architect, Arthur T. Fowler, 117 West 83d st. Plan No. 3834.

38TH ST, 432 West, plumbing, partitions to 5-sty brick tenement; cost, $1,000; owner, Catherine Mauthe, 432 West 38th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3848.

39TH ST, 36-38 West, door opening to two 4-sty brick tenements; cost, $200; owner, Anson B. Moran, 25 Broad st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 3839.

39TH ST, 529 West, entrance doors, store fronts to 4-sty brick stores and tenement; cost, $275; owner, Gallagher estate, 529 West 39th st; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3841.

39TH ST, 62-64 West, utilizing present 1st story and basement for restaurant, build fireproof partitions, fireproof shafts, cut openings to 12-sty brick fireproof loft; cost, $7,000; owner, Colony Arcade Co., 709 Willoughby av, Brooklyn; architect, P. Reynolds, 102 East 12th st. Plan No. 3798.

42D ST, 23 West, remove partitions and tile corridor enclosure to 5-sty brick retail store; cost, $1,000; owner, Estey Piano Co., 23 West 42d st; architects, Eisendrath & Horowitz, 500 5th av. Plan No. 3806.

42D ST, 241 West, install show window and door, enlarge front to 4-sty brick office; cost, $150; owner, Margaret McGovern, 310 West 71st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3804.

54TH ST, 210 West, take down partition and rebuild it, new stairway, opening to 2-sty brick blacksmith shop; cost, $2,000; owner, Margaret Buckley, 986 8th av; architect, N. S. Baudesson, 2136 Clinton av. Plan No. 3801.

57TH ST, 260 West, removal of partition to 9-sty brick tenement; cost, $50; owner, Alexander S. Cochran, Yonkers, N. Y.; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3816.

75TH ST, 332-34-36 East, mason work, water closets, plumbing fixtures to 3-sty brick bakery; cost, $500; owner, Shults Bread Co., 26 Beaver st; architect, George A. Elliott, Walton st and Jeffrey av, Jamaica, L. I. Plan No. 3842.

78TH ST, 109 East, wire glass an angle iron porch to 3-sty brick dwelling; cost, $100; owner, Philip Sawyer, 50 East 41st st; architects, York & Sawyer, 50 East 41st st. Plan No. 3825.

83D ST, 144-46 East, stairs, entrance, dumb waiter, partitions, plumbing, steam heating plant, gas and electric lighting to two 4-sty brick dwellings; cost, $1,000; owner, Harry A. Collins, Jr., 254 West 20th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 3824.

91ST ST, 73 East, 1-sty addition to 4-sty brick dwelling; cost, $300; owner, Julius Ballin, 73 East 91st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3843.

91ST ST, 316 West, change of stairs, vent shaft, bathrooms to 4-sty brick dwelling; cost, $3,500; owner, Rosalie B. Meany, Convent, Morris County, N. Y.; architect, Edw. L. Angell, 117 West 90th st. Plan No. 3855.

111TH ST, 501 West, steel work to 6-sty brick store and tenement; cost, $300; owner, Hugh P. Skelly, 660 1st av; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 3826.

115TH ST, 2 West, partitions to 5-sty brick tenement; cost, $1,000; owner, Isaac Goldberg, 171 East Broadway; architects, Hornburger & Bardes, 122 Bowery. Plan No. 3817.

120TH ST, 51 East, porch to 3-sty brick dwelling; cost, $75; owner, Patrick Goodman, 133d st and Alexander av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3849.

125TH ST, 77 West, store front, board partition to 2-sty brick store and billiard parlor; cost, $250; owner, Peter J. McCoy, 414 West 119th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 3814.

144TH ST, 20-26 West, mason work, steel beams and girders, plaster boards, fireproof windows, concrete floor to 2-sty brick stable and garage; cost, $500; owner, Jos. McLaughlin, 22 West 144th st; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 3823.

AMSTERDAM AV, 787, metal-covered store front to 5-sty brick stores and tenement; cost, $150; owner, Catherine C. Flynn, 262 West 88th st; architect, Karl Schultz, 150 West 99th st. Plan No. 3846.

BOWERY, 103-5, 5-sty brick fireproof extension, 25x78, to 5-sty brick store and lodging house; cost, $20,000; owner, Chesebrough Estate, Wm. N. Chesebrough, exr., 33 Howard st; architect, Walter H. Volkening, 186 Remsen st, Brooklyn. Plan No. 3830.

BROADWAY, 1213, store front, tile floor and walls to 1-sty brick store; cost, $500; owner, Jos. M. Weber, 895 West End av; architect, John C. Sims, 110 West 34th st. Plan No. 3812.

BROADWAY, 1570, metal store front to 3-sty brick stores and lofts; cost, $300; owner, Peter De Lacey, 135 West 42d st; architect, Abraham B. Wolpin, 1570 Broadway. Plan No. 3851.

CENTRAL PARK WEST, 391, partitions to 6-sty brick tenement; cost, $100; owner, N. & E. Realty Co., Inc., 646 1st av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3799.

COLUMBUS AV, 924, metal-covered store front to 1-sty brick stores; cost, $150; owner, John J. Curry, 932 8th av; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 3853.

LEXINGTON AV, 740, remove show window, erect partition to 9-sty brick apartment; cost, $150; owner, Arcade Realty Co., 59th st and 3d av; architect, Irving Kudroff, 316 7th av. Plan No. 3803.

LEXINGTON AV, 128, tile-lined flue to 4-sty brick dwelling; cost, $100; owner, Woodcock estate, 647 7th st, Plainfield, N. J.; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 3833.

MADISON AV, 652, partition, hardwood door to 4-sty brick store and dwelling; cost, $125; owner, Chas. Ehrman, 652 Madison av; architect, Harry Lichtenberger, 111 Charlton st. Plan No. 3831.

PARK AV, 1020, 1-sty brick extension to 4-sty brick dwelling; cost, $1,200; owner, Franklin H. North, 1020 Park av; architect; Clarence L. Sefert, 110 West 40th st. Plan No. 3847.

RIVERSIDE DRIVE, 112, mason work, tank, iron beams to 7-sty brick apartment house; cost, $200; owner, Grace D. Litchfield, 112 Riverside drive; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3835.

ST. NICHOLAS AV, 150-158, door opening, iron work to 5-sty brick hotel; cost, $200; owner, Wm. B. Franke, Liebig st, Dresden, Germany; architect, Jobst Hoffman, 188 St. Nicholas av. Plan No. 3822.

VERMILYEA AV & ACADEMY ST, s w cor, partition, water closet compartment, skylight to 1-sty brick stores; cost, $150; owner, Warren F. Johnstone, 9 Church st; architect, J. C. Cocker, 2017 5th av. Plan No. 3827.

VERMILYEA AV, 53, board partition, skylight and ventilator to 1-sty brick stores; cost, $300; owner, Dyckman Holding Co., Inc., 9 Church st; architect, Robert. Drennan, 1468 St. Nicholas av. Plan No. 3850.

1ST AV, 112, metal-covered store fronts to 5-sty brick store and tenement; cost, $150; owner, Louis Rosenwike, 788 Riverside drive; architect, Otto Reissmann, 147 4th av. Plan No. 3836.

1ST AV, 2064, 1-sty brick extension, bake-oven, terra cotta partitions to 2-sty brick store and dwelling; cost, $2,000; owner, Giosue Gallucci, 318 East 109th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 3844.

3D AV, 2328, removal of encroachment to 3-sty brick store and tenement; cost, $90; owner, Esther Lindner, 21 Edgecliffe Terrace, Yonkers, N. Y.; architect, Roderick Keidenburg, 302 Convent av. Plan No. 3819.

3D AV, 2049-2051, metal covered store fronts to 5-sty brick stores and tenements; cost, $300; owner, Herman Masemann, 907 West End av; architect, Nathan Langer, 81 East 125th st. Plan No. 3821.

3D AV, 232, store front, partitions, fixtures to 4-sty brick boarding house; cost, $500; owner, Rhoda W. Reiser, 1841 Madison av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3810.

3D AV, 2172, to convert 4-sty brick moving picture theatre into store, lofts and two apartments, beams, store front, galvanized iron cornice and panels, stairways, partitions, fire-escapes; cost, $2,500; owner, Sanders Gutman, 12 East 80th st; architect, John Sullivan, 245 East 80th st. Plan No. 3858.

4TH AV, 352, cut windows, construct doorway, interior stairway, remove partition to 16-sty brick fireproof loft; cost, $5,000; owner, Israel Unterberg, 90 Franklin st; architect, L. A. Abramson, 2102 Daly av. Plan No. 3800.

6TH AV, 823, steel gratings, mason work, excavation, stairs to 3-sty brick stores and offices; cost, $200; owner, Unity Fee Co., Inc., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3828.

8TH AV, 678, new opening, new column to 4-sty brick tenement; cost, $100; owner, A. B. Albke, 24 West 95th st; architects, John & Jos. Gallagher, 678 8th av. Plan No. 3802.

8AV, 482-84, door opening to 4-sty brick store; cost, $100; owner, Sophia E. Poundt, 179th st and Washington av; architect, John C. Sims, 110 West 34th st. Plan No. 3838.

9TH AV, 579, metal-covered store front, iron doors to 4-sty brick store and tenement; cost, $150; owner, Jas. A. Farley, Windsor Arcade, 5th av and 47th st; architect, Archie W. Schwartz, 162 West 20th st. Plan No. 3845.

11TH AV and 28th st, s s, additional hanger rods to 9-sty brick, fireproof warehouse; cost, $50; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1326 55th st, Brooklyn. Plan No. 3809.

## Bronx.

VICTOR ST, w s, 445 n Morris Park av, 1-sty frame extension, 25.6x16, to 2-sty frame storage; cost, $1,000; owner, Jonas Wieser, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 536.

149TH ST, 364, new store front, new toilets, &c., to 3-sty brick cafe and tenement; cost, $2,150; owner, Adam Niruphius, 521 Bergen av; architect, Chris F. Lohse, 428 East 83d st. Plan No. 542.

162D ST, n s, 341.9 e Melrose av, new stairs, new partitions, &c, to 2-sty frame storage; cost, $5,000; owners' Pierce, Butler & Pierce Mfg. Co., on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 537.

167TH ST, n w cor Washington av, new girders, new show windows to 5-sty brick stores and tenement; cost, $500; owner, Julius Samuels, 707 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 543.

CHATTERTON AV, n s, 127 e Zerega av, remove encroachments from 1-sty frame storage; cost, $250; owner, Black Rock Realty Co., 140th st and 3d av; architects, Seifert & Webb, 104 West 42d st. Plan No. 538.

PARK AV, e s, 75 n 140th st, new stairs, new partitions, &c., to 3-sty brick work shop; cost, $2,000; owner, W. H. Hand, on premises; architect, H. J. Hillman, 224 East 22d st. Plan No. 540.

VILLA AV, e s, 351 n 200th st, 2-sty frame extension, 3.6x7, new roof, new partitions to 2½-sty frame school; cost, $3,000; owner, R. C. Church of St. Philip of Neri, Rev. Daniel Burke, 3076 Villa av, rector; architect, Geo. H. Streeton, 31 East 27th st. Plan No. 541.

3D AV, e s, 54.12 n 140th st, 3 stories of brick built upon 1-sty brick extension of 4-sty brick storage; cost, $1,000; owner, A. P. Dienst, on premises; architects, Seifert & Webb, 104 West 42d st. Plan No. 539.

## Brooklyn.

BARBEY ST, 274, extension to 2-sty dwelling; cost, $1,200; owner, Morris Spar, on premises; architect, Max Cohn, 510 Linwood st. Plan No. 7334.

COOK ST, 126, interior alterations to two 4-sty tenements cost, $1,000; owner, Z. A Morris, 64 Humboldt st; architect, T. Goldstone, 49 Graham av. Plan No. 7344.

DELMONICO PL, 12, extension to 3-sty dwelling; cost, $200; owner and architect, Charles Schirmeister, Jr., 310 Ocean pkway. Plan No. 7402

DIVISION PL, 16, plumbing to 1-sty stable; cost, $150; owner, Caroline Meyers, 12 Division pl; architect, Louis Newwirth, 113 Meeker av. Plan No. 7448.

DODWORTH, 21, interior alterations to 3-sty loft; cost, $400; owner, Giovani Casale, 293 Mott st, Manhattan; architect, Domenick Salvati, 525 Grand st. Plan No. 7415.

FORREST ST, 16, extension to 1-sty shop; cost, $500; owner, Obermeyer & Liebman, Brennen and Noll sts; architect, Jacob Gelhardt, 957 Broadway. Plan No. 7485.

HEWES ST, 243, interior alterations to 2-sty dwelling; cost, $200; owner, Saml. Newfield, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7405.

HEWES ST, 252, interior alterations to 3-sty dwelling; cost, $800; owner, Jos. Feldstein, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 7382.

MONROE ST, 852, interior alterations to 5-sty rathskeller; cost, $500; owner, Thos. A. Clarke, 122 Livingston st; architect, R. T. Short, 370 Macon st. Plan No. 7484.

PACIFIC ST, 2412, interior alterations to 2-sty dwelling; cost, $200; owner, Camolo Mauzo, 2315 Pacific st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7407.

PARK PL, 1774, extension to 2-sty dwelling; cost, $800; owner, Samuel Edenbaum, 1470 East New York av; architect, S. Millman, 1780 Pitkin av. Plan No. 7474.

QUINCY ST, 124, interior alterations to 3-sty dwelling; cost, $500; owner, R. Guargana, 1146 Bedford av; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 7340.

REMSEN ST, 98, interior alterations to 3-sty dwelling; cost, $1,100; owner, Timothy Williams, on premises; architect, Geo. A. Palcanis, Scotch Plains, N. Y. Plan No. 7498.

SANDFORD ST, 100, extension to 1-sty stable; cost, $250; owner, Fred Shift, 104 Sandford st; architect, A. H. Kunzie, 182 Harman st. Plan No. 7321.

SPENCER ST, 91, extension to 3-sty tenement; cost, $500; owner, Alfonzo Mannarino, on premises; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 7339.

STOCKTON ST, 251, interior alterations to 2-sty dwelling; cost, $3,500; owner, Julius Mass, 159 Pulaski st; architects, Shampan & Shampan, 772 Broadway. Plan No. 7355.

WOODHULL ST, 47, exterior alterations to 3-sty dwelling; cost, $400; owner, Giacomo Nobill, on premises; architect, F. P. Imperato, 356 Fulton st. Plan No. 7489.

WYONA ST, 347 Extension to 2-sty dwelling; cost, $500; owner, Benj. Schikel, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7446.

2D ST, s e cor 4th av, extension to 2-sty shop; cost, $1,500; owner, Edw. Litchfield, 3d av and 3d st; architect, A. Ulrich, 371 Fulton st. Plan No. 7424.

SOUTH 2D ST, 29, interior alterations to 12-sty factory; cost, $10,000; owner, American Sugar Refining Co., South 4th st and Kent av; architect, Godfrey Engel, 126 Winthrop st. Plan No. 7343.

SOUTH 2D ST, 57-9, plumbing to 6-sty tenement; cost, $400; owner, Julus L. Cohen, 55 South 2d st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7477.

20TH ST, 127, interior alterations to 3-sty store and tenement; cost, $500; owner, Sarah Marcus, 566 3d av; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 7387.

27TH ST, 1665, interior alterations to 2-sty dwelling; cost, $800; owner, Chas. Jelliniech, 30 West 19th st; architect, B. A. Schaffer, 30 West 19th st. Plan No. 7337.

50TH ST, 860, plumbing to 1-sty dwelling; cost, $250; owner, Fredk. Wilcock, on premises; architect, John C. Wandell, 4 Court sq. Plan No. 7478.

80TH ST, 1825, move 2-sty dwelling; cost, $800; owner, Abram Levenson, 2848 Decatur st; architect Adam E. Fischer, 862 Bushwick av. Plan No. 7409.

81ST ST, 1668 extension to 2-sty dwelling; cost, $400; owner, Cath. Reinders, 160 Stratford rd; architect, Jas. A. Ruse, 524 39th st. Plan No. 7348.

AV J, 1301, extension to 2-sty theatre; cost, $8,500; owner, Photo Theatre Co., on premises; architects, Dodge & Morrison, 82 Wall st, N. Y. City. Plan No. 7379.

ATLANTIC AV, 2748, interior alterations to 3-sty store; cost, $150; owner, Hy Taylor, 2777 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 7439.

BLAKE AV, 942 extension to 2-sty dwelling; cost, $1,000; owner, Jacob Goldstein, 17 Av A, Manhattan; architect, Harry Dorf, 742 Blake av. Plan No. 7454

CHRISTOPHER AV, 517, interior alterations to 3-sty tenement; cost, $1,500; owner, Inter Island Realty Co, 396 East 17th st; architect, Morris Wheinston, 459 Stone av. Plan No. 7372

CHRISTOPHER AV, 513, interior alterations to 3-sty tenement; cost, $1,200; owner, Inter Island Realty Co., 396 East 17th st; architect, Morris Whinston, 459 Stone av. Plan No. 7373.

EVERGREEN AV, 158 extension to 3-sty tenement; cost, $250; owner, Simone Santancello, 76 Central av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7420.

FLATBUSH AV, 1671, interior alterations to 3-sty dwelling; cost, $300; owner Jas Graham, 1818 Brooklyn av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7452.

FLUSHING AV, 1003, interior alterations to 3-sty tenement; cost, $300; owner, John Schwarb, 1001 Flushing av; architect, Louis Allmendinger, 926 Broadway. Plan No. 7491.

HOPKINSON AV, 451, interior alterations to 3-sty tenement; cost, $750; owner, Hymen Sosnowitz 295 Atlantic av; architect, Max Hirsch, 391 Fulton st. Plan No. 7410.

JOHNSON AV 142, plumbing to 3-sty tenement; cost, $250; owner, Bertha Klein, 194 Graham av; architect, T. Goldstone, 49 Graham av. Plan No. 7345.

MONTROSE AV, 85, extension to 3-sty dwelling; cost, $100; owner, Chas. Werbelwsky, 89 Meserole st; architect, Tobias Goldstein, 49 Graham av. Plan No. 7466.

MYRTLE AV, 1228, interior alterations to 1-sty store and dwelling; cost, $150; owner, Andrew Leim, on premises; architect, same. Plan No. 7443.

PARK AV, 481, interior alterations to 3-sty dwelling; cost, $200; owner, Domenick Safati, on premises; architect, D. Salvati, 525 Grand st. Plan No. 7491

SCHENECTADY AV, 2147, extension to 2-sty dwelling; cost, $300; owner, August Lamaire, on premises; architect, R. F. Schaffer, 1526 Flatbush av. Plan No. 7327.

SNYDER AV, 40 interior alterations to 2-sty store; cost, $300; owner, Ebinger Baking Co., on premises; architect, A. W. Pierce, 59 Court st. Plan No. 7417.


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*Plans Filed, Alterations, Brooklyn (Contd.).*

ST. MARK'S AV, 995, interior alterations to 2-sty tenement; cost, $175; owner, Frank Vail, 390 Irving pl.; architect, John Nigro, 1796 Atlantic av. Plan No. 7363.

STONE AV, 527, extension to 2-sty dwelling; cost, $3,000; owner, Jacob Topper, 525 Stone av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7470.

SUTTER AV, 251, interior alterations to 4-sty tenement; cost, $300; owner, Marie Goetz, 47 Throop av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7362.

TOMPKINS AV, 11, exterior alterations to 3-sty storage; cost, $450; owner, Chas. Schirmeister, Jr., 310 Ocean pkway; architect, Chas. Schirmeister, 310 Ocean pkway. Plan No. 7401.

WILLIAMS AV, 348, interior alterations to 4-sty tenement; cost, $1,100; owner, Saml. F. Krantz, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7361.

WYTHE AV, 129, extension to 3-sty tenement; cost, $300; owner, Jos. Fibich, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 7341.

3D AV, 675, interior alterations to 3-sty dwelling; cost, $200; owner, Abr. Goldman, on premises; architect, Hy. M. Entlich, 29 Montrose av. Plan No. 7386.

3D AV, 5108, interior alterations to 2-sty theatre; cost, $700; owner, Olga Greenbaum, 189 Montague st; architect, Alex Smith, 379 6th av, Manhattan. Plan No. 7432.

# PROPOSALS

**The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.**

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 20, 1914.—Sealed proposals will be opened in this office at 3 p. m., November 30, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of a one-story mezzanine and basement, stone and brick-faced building of 4,000 square feet ground area; fire proof first floor and ceiling, composition roof, for the United States post office at Sparta, Wis. Drawings and specifications may be obtained from the custodian at Sparta, Wis., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

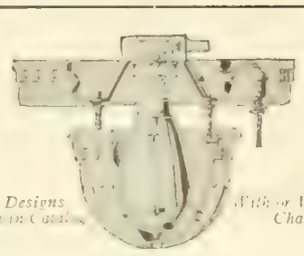
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5TH AV, 449, plumbing to 2-sty store; cost, $150; owner, Augusta Tuck, 544 74th st; architect, Christopher Kahl, 317 11th st. Plan No. 7445.

5TH AV, 576, interior alterations to 3-sty theatre; cost, $1,000; owner, Chas. L. Barck, 38 Park Row, Manhattan; architect, F. W. Eisenla, 16 Court st. Plan No. 7449.

## Queens.

BROOKLYN HILLS.—Freedom av, 22, 1-sty frame extension, 12x14, rear dwelling, tin roof; cost, $343; owner, Mrs. Clara Phillips, on premises. Plan No. 2405.

COLLEGE POINT.—19th st, n w cor 7th av, 1-sty frame extension, 5x12, rear and side dwelling, tin roof, interior alterations; cost, $300; owner, W. Hollborn, on premises, architect, H. T. Morris, 321 13th st, College Point. Plan No. 2424.

COLLEGE POINT.—15th st, n w cor 5th av, interior alterations to hotel; cost, $130; owner, Otto Roesch, on premises. Plan No. 2389.

COLLEGE POINT.—3d av, 101, 1-sty frame extension, 11x12, rear dwelling, tin roof; cost, $200; owner, Caroline M. Rau, premises. Plan No. 2468.

CORONA.—Newins st, 55, gas piping in dwelling; cost, $155; owner, P. Casselli, premises. Plan No. 2467.

CORONA.—Ferguson st, s s, 325 w 51st st, 2-sty frame extension, 2x19, rear dwelling, tin roof; cost, $500; owner, H. Haller, 31 Ferguson st, Corona. Plan No. 2402.

CORONA.—46th st, n s, 100 w Jackson av, interior alterations to dwelling, $150; owner, J. Andrula, on premises. Plan No. 2404.

FAR ROCKAWAY.—Willow pl, n w cor Oak pl, 1-sty frame extension, 10x13 rear and side dwelling, tin roof, interior alterations; cost, $1,000; owner, Abraham Manheimer, on premises; architect, John H. Knubel, on premises. Plan No. 2416.

FAR ROCKAWAY.—Reid's lane, n s, 500 e Reid's lane, 1-sty frame extension, 10x11, rear store; cost, $90; owner, M. Reid, on premises. Plan No. 2435.

FAR ROCKAWAY.—State st, s s, 100 e Neilson av, new cellar under dwelling, new plumbing; cost, $275; owner, Miss H. W. Faber, on premises. Plan No. 2436.

FLUSHING.—Lincoln pl, n s, 125 e Main st, 1-sty added to top store and dwelling, interior alterations; cost, $1,000; owner, A. Bonacorsa, 7 Main st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2393.

FLUSHING.—Union st, 73-75, 2-sty frame extension, 9x10, rear dwelling, tin roof, interior alterations; cost, $750; owner, H. Max, 83 Union st, Flushing; architect, H. T. Smith, 159 North 15th st, Flushing. Plan No. 2407.

FLUSHING.—24th st, 62, plumbing in dwelling; cost, $50; owner, J. Clinton, premises. Plan No. 2463.

JAMAICA.—Chichester av, n s, 183 w Bryant av, 1-sty frame extension, 18x13, front dwelling, tin roof; cost, $500; owner, Cardone Bros., on premises. Plan No. 2408.

JAMAICA.—Napier av, n e cor Atlantic av, 2-sty frame extension, 20x20, rear dwelling, tin roof, interior atlerations; cost, $1,500; owner, Julian Reiss, 849 Benedict av, Jamaica; architect, H. M. Enthlich, 29 Montrose st, Brooklyn. Plan No. 2437.

JAMAICA.—Highland av, n w cor Park av, 2½-sty frame extension, 16x16, rear dwelling, tin roof; cost, $2,000; owner, C. A. Ludlum, 57 Highland av, Jamaica; architect, W. H. Spaulding, Bergen av, Jamaica. Plan No. 2450.

L. I. CITY.—8th av, 36, interior alterations to dwelling; cost, $300; owner, C. O'Donnell, premises. Plan No. 2451.

L. I. CITY.—1st av, w s, 77 s Freeman av, interior alterations to office; cost, $600; owner, J. F. Smith, Cameron st, Flushing. Plan No. 2448.

L. I. CITY.—Steinway av, 53, new store front to store; cost, $100; owner, Borden's Milk Co., premises. Plan No. 2442.

L. I. CITY.—West av, e s, 165 n 8th st, install new elevator in factory; cost, $1,625; owner, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 2403.

L. I. CITY.—Boulevard, w s, 275 n Fulton st, plumbing to dwelling; cost, $250; owner, A. Marystak, on premises. Plan No. 2410.

L. I. CITY.—14th av, e s, 125 s Broadway, plumbing to dwelling; cost, $75; owner, M. Garlmann, 132 14th av, L. I. City. Plan No. 2411.

L. I. CITY.—Chestnut st, e s, 160 s Flushing av, 1-sty added to top of dwelling, interior alterations; cost, $700; owner, Mary Schneider, No. 6 Chestnut st, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 2401.

L. I. CITY.—Flushing rd, n s, 900 e Old Bowery Bay rd, 1-sty frame extension, 20x12, rear dwelling, tin roof; cost, $100; owner, S. Caverli, on premises. Plan No. 2417.

L. I. CITY.—William st, 152, plumbing in dwelling; cost, $150; owner, J. Campion, premises. Plan No. 2462.

L. I. CITY.—Winthrop av, 536 n Barclay st, erect brick walls to purifying plant; cost, $2,000; owner, Astoria Light & Power Co., 150 East 13th st, Manhattan. Plan No. 2464.

L. I. CITY.—Freeman av, n e cor Crescent st, plumbing in dwelling; cost, $150; owner, G. E. Spilltori, premises. Plan No. 2471.

MASPETH.—William st, 188, alter shed; cost, $65; owner, L. Kutscher, on premises. Plan No. 2421.

MIDDLE VILLAGE.—Dry Harbor rd, w s, 300 n Metropolitan av, 1-sty frame extension, 12x19, rear dwelling, tin roof; cost, $200; owner, A. Klingenback, Queens, L. I.; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 2419.

OZONE PARK.—Jerome av, 4255, interior alterations, tenement; cost, $150; owner, J. Waldstein, 4th st and University pl, Woodhaven; architect, L. Koen, 9 Debevoise st, Brooklyn. Plan No. 2423.

OZONE PARK.—University pl, s w cor Hatch av, plumbing to dwelling; cost, $100; owner, A. Chaumont, on premises. Plan No. 2425.

OZONE PARK.—Freedom av, w s, 150 s Beaufort st, plumbing to dwelling; cost, $75; owner, J. Grevis, on premises. Plan No. 2430.

OZONE PARK.—Jerome av, n s, 80 w Freedom av, plumbing to dwelling; cost, $65; owner, S. Viellard, on premises. Plan No. 2431.

OZONE PARK.—Jerome av, n s, 65 w Freedom av, plumbing to dwelling; cost, $65; two houses, cost, $130; owner, J. Viellard, on premises. Plan Nos. 2432-33.

OZONE PARK.—Jerome av, s s, 60 n Ocean av, plumbing to dwelling; cost, $65; owner, Weinberg Bros., on premises. Plan No. 2434.

OZONE PARK.—Hatch av, 1140, plumbing in dwelling; cost, $75; owner, C. Neapolitano, premises. Plan No. 2447.

OZONE PARK.—Jerome av, n s, 60 w Lawn av, plumbing in dwelling; cost, $50; owner, M. Krosscopf, premises. Plan No. 2466.

OZONE PARK.—Jerome av, n s, 50 w Lawn av, plumbing in dwelling; cost, $60; owner, J. Goldstein, premises. Plan No. 2470.

OZONE PARK.—Jerome av, s s, 125 w Ocean av, plumbing in dwelling; cost, $35; owner, J. Marasik, premises. Plan No. 2459.

RICHMOND HILL.—Welling st, s w cor Orchard st, plumbing in dwelling; cost, $60; owner, H. Heller, premises. Plan No. 2458.

RICHMOND HILL.—Chichester av, s s, 100 w Maure av, plumbing in dwelling; cost, $50; owner, M. Bruce, premises. Plan No. 2465.

RICHMOND HILL.—Ward st, 942, plumbing in dwelling; cost, $50; owner, A. Dallguard, premises. Plan No. 2469.

RICHMOND HILL.—Church st, e s, 200 n Fulton st, plumbing in dweling; cost, $75; owner, J. Bickewell, premises. Plan No. 2472.

RICHMOND HILL.—Stewart av, n s, 65 e Briggs av, plumbing to dwelling; cost, $75; owner, M. Waters, on premises. Plan No. 2395.

RICHMOND HILL.—Waterbury av, e s, 90 s Brandon av, plumbing to dwelling; cost, $90; owner, C. F. Valentine, on premises. Plan No. 2412.

RICHMOND HILL.—Sherman st, e s, 125 s Garden st, plumbing in dwelling; cost, $70; owner, A. Harrington, premises. Plan No. 2443.

RICHMOND HILL.—Leggert av, cor Fulton st, plumbing in dwelling; cost, $2,250; owner, S. Byrnes, premises. Plan No. 2449.

RICHMOND HILL.—Waterbury av, e s, 150 & 200 s Brandon av, plumbing in dwellings; cost, $100; owner, F. B. McClean, premises. Plan No. 2441.

RIDGEWOOD.—Myrtle av, s w cor Hancock st, new store front; cost, $250; owner, L. Gold, on premises. Plan No. 2390.

RIDGEWOOD.—DeKalb av, 1863, 1-sty frame extension, 9x20, rear dwelling, tin roof, interior alterations; cost, $500; owner, Frank C. Beckert, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2392.

WHITESTONE.—19th st, n s, 125 w 11th av, 1-sty frame extension, 7x20, rear dwelling, tin roof; cost, $300; owner, A. Knab, on premises. Plan No. 2418.

WINFIELD.—Shell rd, s w cor Hyatt av, new foundation to dwelling; cost, $300; owner, E. Sieling, 222 Fisk av, Maspeth; architect, E. Rose, Elmhurst. Plan No. 2406.

WOODHAVEN.—Oakley av, w s, 50 s University pl, plumbing in two dwellings; cost, $150; owner, P. Mallrose, premises. Plan Nos. 2460-1.

# NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. '24. The location is given, but not the owner's address:*

NEWARK.—Carmine Tobia, 43 Crane, 3-sty brick, alteration, $800; Mrs. Rosie Schwartz, 301 West Kinney, 3-sty frame, alteration, $1,800; Herman C. Schneider Building and Construction Co., 322-328 Belmont av, two 4-sty brick, $60,000; Aaron Sawyer, 485 Springfield av, 3-sty frame, alteration, $500; Bernard Sachs, 36 Huntserdon st, 3-sty frame, alteration, $1,000; Margaret E. Kimmerle, n w cor South Orange av and South 17th st, 3-sty brick, $10,000.

NUTLEY.—Pietro Vaccarella, e s Ernest st, 354 ft. s of Harrison st, 3-sty brick, $4,000.

JERSEY CITY.—Lembeck & Betz Brewing Co., s s Ocean av, 33 e of Wilkinson av, 3-sty frame, alteration, $3,000.

WEST ORANGE.—Maria D'Amato, n w cor Watson av and John st, 3-sty brick, $25,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—William A. Tilton, 76 Montgomery st, has nearly completed plans for a 4-sty apartment, 50x68 ft., on Boulevard, near Pavonia av, for James Billington, corner of Boulevard and Fairmount av, owner and builder. Cost, about $30,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has nearly completed now plans for the 4-sty apartment, 50x77 ft., at 30 Romain av for Samuel Rubino, 208 Jackson av. Cost, about $30,000.

NEWARK, N. J.—John B. Acocella, Union Building, has completed plans for a 3-sty brick apartment, 25x37 ft., containing two stores and two apartments, 25x37 ft., at 243 Belmont av. for Nicola Buccino, 287 Belmont av. Cost, about $5,000.

CHURCHES.

RIDGEFIELD PARK, N. J.—F. J. Schwartz, 113 Ellison st, Paterson, is preparing plans for a 1-sty brick and limestone church, 50x70 ft., and 2-sty and basement school, 33x94 ft., for St. Francis R. C. Church, Rev. John M. McDonald, rector, 114 Mt. Vernon st. Cost, about $30,000. Plans will be ready about Nov. 5.

DWELLINGS.

PATERSON, N. J.—Robert C. Hutchinson, 126 Liberty st, Manhattan, is preparing plans for a 2½-sty frame and stucco residence, 40x125 ft., on Derrom av, for William B. King, 674 East 25th st, Paterson.

HACKENSACK, N. J.—L. S. Beardsley, 38 West 32d st, Manhattan, has completed plans for a 2½-sty hollow tile and stucco residence at the corner of Union and Berry sts, for Henry Eckerson, Atlantic st. Cost, about $22,000. OBITUARY—BLDG.

GLEN ROCK, N. J.—The Smith Singer Realty Co., Rock rd, Glen Rock, contemplates the erection of five 2½-sty frame residences in Rodney st, from private plans. Cost, about $4,000 each.

RUTHERFORD, N. J.—Plans have been prepared privately for a 2½-sty frame residence, 25x35 ft., at the corner of Morse and Walnut sts for L. V. Sinsabough, builder, Schaefer Building, Rutherford. Cost, about $4,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, is preparing plans and will be ready for bids about Nov. 4 for a 2½-sty frame and stucco residence, 27x68 ft., at 44-46 Farley av, for Theodore Grotta, 224 Halsey st. Cost, about $12,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, is preparing plans for a 3-sty brick residence, 27x65 ft., at 184 Clinton av, for Dr. Maurice Asher, 19 Court st. Cost, about $18,000.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has completed plans for two brick, frame and stucco residences, 24x40 ft. each, at Seymour and Conklin avs for Sabato Yarrobino, 135 Sullivan st, owner and builder. Cost, about $5,500 each.

GLEN ROCK, N. J.—The Smith-Singer Realty Co., owner and builder, Rock rd, contemplates the erection of two 2½-sty frame residences, 24x30 ft., on Highwood av, to cost about $4,000. Plans prepared privately.

UPPER RIDGEWOOD, N. J.—Plans have been prepared privately for a 2½-sty frame residence, 48x28 ft., on Hillcrest rd for Ruth Y. Averill, 172 West 72d st, Manhattan. Oakro Building Co., Wilsey Building, Ridgewood, general contractor. Cost, about $7,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, has completed plans for two 2-sty frame residences, 27x30 ft., for Edward O'Neil, builder, corner of Chestnut st and Valley rd. Total cost, about $9,000.

FACTORIES AND WAREHOUSES.

LONG BRANCH, N. J.—L. F. Hersh & Bro., 209 Broad st, Elizabeth, N. J., contemplate the erection of a warehouse on Westwood av, near the N. Y. & L. B. R. R., from plans by Nathan Myers, Court Theatre Building, Newark.

MUNICIPAL WORK.

NORTH PLAINFIELD, N. J.—Geo. W. Fuller, 170 Broadway, Manhattan, is preparing plans for a sewage system here, estimates for which will be received about December 1, for the Borough of North Plainfield, Jas. T. MacMurray, clerk, 149 North av, Plainfield. Cost, about $200,000.

PUBLIC BUILDINGS.

BAYONNE, N. J.—John H. & Wilson C. Ely, Firemen's Building, Newark, have completed plans for a 2-sty city hall on Av C, between 27th and 28th sts, for the city of Bayonne, City Hall. R. D. Kimball Co., 15 West 38th st, Manhattan, steam and electrical engineer. Cost, about $400,000.

STORES, OFFICES AND LOFTS.

LINDEN, N. J.—C. G. Poggi, 2 Julian pl, Elizabeth, N. J., has completed plans for a 2-sty brick store and flat for Antonio Onorato. Wood av, Linden. Cost, about $5,000.

## Other Cities.

CHURCHES.

SPENCERPORT, N. Y.—J. T. Comes and John E. Kauser, Renshaw Building, Pittsburgh, Pa., have been commissioned to prepare plans for a church here. Chas. William Eldridge, 412 Cutler Building, Rochester, N. Y., is supervising architect.

DWELLINGS.

MONROE, N. Y.—Lewis C. Albro, 7 West 47th st, Manhattan, is preparing plans for a 2½-sty brick residence, about 100x55 ft., for M. C. Migel, 17 Madison av, Manhattan. Cost, about $50,000.

SCHOOLS AND COLLEGES.

KEESVILLE, N. Y.—Frank J. Dwyer, 12 Academy st, Amsterdam st, Amsterdam, N. Y., has completed revised plans for the 2-sty high school, about 100x80 ft., in Front st for the Board of Education of Keesville. Fuller & Robinson Co., 95 State st, Albany, N. Y., architect. Cost, about $35,000.

## PERSONAL AND TRADE NOTES.

CASUALTY COMPANY OF AMERICA has moved its offices from 133 William st to 68 William st.

GEORGE T. MARTIN, INC., general contractor, has moved his offices from 366 5th av to 110 West 40th st.

HENRY W. HODGE has been elected chairman of the Advisory Staff of Experts of the Advisory Council of Real Estate Interests.

MOSES BERMAN, architect, 702 Willoughby av, Brooklyn, desires catalogues and samples from manufacturers interested in the building trades.

ANTHONY D. PIERCE and Otto W. Sutts have formed a partnership to conduct a general contracting and building business, and have opened offices at 211 Fourth av, Bradley Beach, N. J.

REPRESENTATIVE ROBERT H. GITTINS of New York, recently introduced a bill in the House of Representatives in which he proposes that Congress shall confer a medal upon Thomas A. Edison.

A BOILER TUBE blew out in a hotel at Broadway and 41st st, and while repairs are being made steam is being supplied by a boiler of large dimensions temporarily stationed in the side street.

H. N. UNDERHILL, connected with the Underpinning & Foundation Co., 290 Broadway, has resigned to accept a position with the MacArthur Concrete Pile & Foundation Co., 11 Pine st, N. Y. C.

FRANK DAY and James Margentino have formed a partnership under the name of Day & Margentino, to conduct a general contracting and building business and have opened an office in Dunellen, N. J.

L. D. COX, landscape architect of the Park Department of Syracuse, N. Y., has resigned to accept the position of associate professor of landscape engineering and architecture in Syracuse University.

WM. A. MITCHELL, formerly director and treasurer of A. L. Guidone & Co., general contracting, has resigned and will engage in the general contracting business under his own name at 2409 Walton av, New York City.

RICHARD E. GARWOOD, 2222 Bancroft st, Berkeley, Cal., a student in architecture and engineering in the California School of Arts and Crafts, desires catalogues and samples from manufacturers interested in the building trades.

RHEINSTEIN & HASS, general contractors, will open offices, November 1, at 101 Park av, where they will conduct a general building business. Alfred A. Rheinstein has been connected with H. H. Oddie & Co. for some time past.

OTIS DOCKSTADER, architect, of Elmira, N. Y., has recently admitted his son, Ernest A. Dockstader, to full partnership with him. The firm, under the name of Otis Dockstader & Son, will continue the practice at 103 West Church st, Elmira, N. Y.

JOHN BEISWINGER, who has been Eastern and export sales manager, with offices at 101 Park av, N. Y. C., for Gill Bros. Co., Steubenville, Ohio, has recently been elected vice-president and general manager of sales for the company. In future Mr. Beiswinger will make his headquarters in the concern's home office at Steubenville. Mr. Beiswinger has been connected with Gill Bros. Co. for almost thirty years, and has watched the evolution of lighting glassware from the old lamp chimney business to the present developments of glassware now used for semi-indirect illumination.

## OBITUARY

JAMES T. BOYD, a prominent carpenter and general contractor, of Hackensack, N. J., died in his automobile while on his way to the hospital for treatment Thursday, October 22. Mr. Boyd's home was at 337 Central av.

WILLIAM H. GORE, a wholesale hardware dealer, died of a complication of diseases at his home, 36 Halsey st, Brooklyn, Wednesday, October 28. He was forty years old and was a member of the Hardware Club and the Whitehall Club. He leaves his widow and one son.

NATHAN W. CONDICT, of the firm of Steele & Condict, Inc., engineers and contractors of Jersey City, N. J., died at Roosevelt Hospital, Tuesday, October 20. He was born in Morristown, N. J., in 1834. Mr. Coudict was a grandson of Dr. Lewis Condict, one of the founders of Princeton University.

GEORGE ALFRED TREACY, for twenty years an engineer in the Department of Finance of the City of New York, died of arterio sclerosis, at his home, 1709 Ocean av, Brooklyn, Friday, October 23. He was born in Manhattan in 1854 and was, for many years, a resident of Brooklyn. He is survived by his widow, a brother and three sisters.

EDWARD F. CALDWELL, head of the firm of Edward F. Caldwell & Co., dealers in chandeliers and fixtures, at 38 West 15th st, died suddenly of heart disease at his country home, in Larchmont, Sunday, Oct. 25. He was sixty-two years old and was a member of the New York Yacht and Larchmont Yacht clubs and the Hanover Club, of Brooklyn. His home was at 135 Ross st, Brooklyn. He is survived by his widow and one son.

## TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA. Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Courtlandt st, N. Y. C.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

INTERNATIONAL EXPOSITION OF INVENTIONS will open at the Grand Central Palace, New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned, which will be delivered by competent authorities, on the interests of American inventors and patentees.

THE SOCIETY OF BEAUX ARTS ARCHITECTS is preparing for an entertainment to be held at the Ritz-Carlton Hotel November 9-10, afternoon and evening. The proceeds will be devoted to the relief of families of architects, sculptors and painters who are in need of assistance on account of the European conflict. Many prominent professional and amateur artists have volunteered their services for this cause. A feature of the programme will be a mythological pantomime entitled "The Judgment of Paris." The committee in charge of the entertainment includes Lloyd Warren, chairman; Howard Greenley, Louis R. Metcalf, James W. O'Connor, Henry Hornbostel, Kenneth M. Murchison and Arthur Ware.

## RECENT INCORPORATIONS.

DIAMOND DOOR HANGER CO. has been chartered with $25,000 capital stock with offices in Brooklyn to manufacture door hangers, hinges, rollers, appliances for hanging and moving doors, transoms, etc., hardware and metal articles. Ward W. Pickard, 55 Pineapple st, Brooklyn; Ralph O. L. Fay and Almet R. Latson, Jr., 230 Jefferson av, Brooklyn, directors. The attorneys are Latson, Tamblyn & Pickard, 55 John st, Manhattan.

HUGGINS ESTATES have been incorporated with a capitalization of $120,000 to do a realty and construction business, with offices in Manhattan. The directors are Nathaniel Huggins, Kensington, Great Neck, N. Y.; Everett N. Huggins, So. Portland, Maine; Almon W. Eaton, Wolfboro, N. H., and two others. Abraham Rosenbaum, 320 Broadway, attorney.

THE JEFFERSON CONCRETE CO. has filed papers with $10,000 capital stock, with offices in Manhattan, to manufacture concrete, fireproof flooring, walls, ceilings, cement and metal work, etc. The directors are David J. Havens, Hotel Endicott, 81st st and Columbus av; John J. Halpin, 46 Cedar st, and Henry Halpin, Clark av, Far Rockaway. The attorney is John J. Halpin, 46 Cedar st.

### Brevity.

How many persons use 3,000 words where 300 would suffice? If they have a question to ask they take five minutes to come to the point. If they have something to explain it's worse.—Real Estate Bulletin.

### Turning Brick Pavements.

Brick pavements which had worn to an undesirable extent in Savannah, Ga., have been reconstructed by turning the brick upside down, with very successful results. Last year one stretch of 10,400 square yards was turned in this way at a cost of $3,490.39, or 33.5 cents per square yard, of which 25 cents was for labor and 8½ cents for material.

### Cost of Driving Piles with a Gasoline Hoist.

The cost of driving 1,300 piles with a 6½ H.P. gasoline engine operating a 1,650-lb. drop hammer is reported in the Engineering Record to be 18.2 cents per lineal foot of pile in place, including the cost of the pile. The costs are itemized as follows: Cost of piles delivered, $1,432.80; labor, $1,653.93; engine and hoisting outfit, $340; scow, $154.45. The piles were driven from a scow on which the engine was mounted, and were driven to an average depth of 13.15 ft. The cost of the piles alone was 7.5 cents per linear foot.

### Increase in Freight Rates.

A five per cent. advance in freight rates which went into effect this week in the central territory, and which affects about one-third of the whole volume of freight traffic, is some reason why the railroads should cheer up and get busy with betterment plans. Coal, cement and plaster are not affected by the new schedule, which was granted by the Interstate Commerce Commission on Aug. 1. The commission at the present time is deliberating over a request from the railroads for permission to raise the rates on the remaining two-thirds of freight traffic, but the permission will come with less grace now than if it had been granted long ago.

# BUILDING MATERIALS AND SUPPLIES

## RELEASE OF $500,000,000 BY GOVERNMENT THROUGH RESERVE BANKS EXPECTED TO STIMULATE BUILDING LOANS HERE

Prices of Materials Low and Loose—
Sentiment Better—Steel Inquiry Keener

SENTIMENT in the building material, construction and supply trades is more favorable. November will open with another step gained in the direction of unrestricted trade with the belligerent nations through the British easement allowed in placing cotton outside of the contrabands of war. There is more trading in securities on the "gentlemen's agreement" plan, pending the attempt to re-open the Stock Exchange, and the promise of the early release of half a million dollars through the establishment of the Federal Reserve system, certainly ought to inject confidence into business in general, and especially into those who supply capital for building construction.

New insurance policies written on completed buildings, or upon buildings in actual course of erection, reveal a slump in value compared with last year's figures, indicating to builders and building material people that construction is still decidedly hampered because of conditions in the money market.

Wholesale interests report a feeble buying movement. There are cases cited in some sections where dealers have withdrawn previous quotations and are taking business on the flat basis of current demand. This is not so much because of fear of advance in price, as because of a desire to meet shading where shading is done.

There is a strenuous eagerness for new business. Credits are liberal and collections are slow. This has a disturbing influence in wholesale buying because manufacturers are up against the problem of either sustaining their customers at the expense of their output or closing. Manufacturers have found that their banks have not been free in honoring notes or making loans on contracts.

The promise of Secretary McAdoo that the Federal Reserve system would become operative on November 16 instead of November 30 injects new hope into business and material men. The unpleasant outlook incidental from the previous announcement from Washington that the reserve act would not become operative until the first of December seemed to be about the last straw on the backs of an already harrassed trade.

Now the situation seems brighter. The new act will enable the Secretary of the Treasury to deposit a large part of the money held in the general fund of the Treasury and, in his discretion, the revenue of the government in the reserve banks. The establishment of the system probably will have more to do with disposing of the financial problems confronting the United States at this time than any other plans that have been discussed. Under the present system of scattered reserves held in individual banks in reserve centres the stored financial resources of the country have been held largely in a fixed state, and have not been available in times of stress because of their lack of the character of mobility.

Assurances were given the Record and Guide that as soon as the Reserve Banks are in operation the Secretary of the Treasury will transfer to them as large an amount of government funds as possible. It may amount to half a billion. This will in turn enable them to extend large credits to national banks and state banks which may become members of the Federal Reserve system, which they may in turn extend to their customers. By this means and through the agency of the Federal Reserve banks it is hoped to give additional assistance to that already given by the Treasury Department to the cotton producers, the cotton industry and to all commodity industries as well.

This strengthening of the reserve banks will permit banks to recover some of the funds they have had to use to cover securities held in reserve banks while they have been unable to negotiate other securities owing to the fact that there was no official price for same. If $500,000,000 are made available either directly or indirectly to banks they will be enabled to tide over the present pressure until the Stock Exchange opens or at least permit business to proceed to an extent sufficient to make up for the slump in savings deposits and the tendency to hoard.

It is confidently believed by big New York building lenders that just as soon as securities can be turned over building construction will proceed at a satisfactory rate.

Plan filings for the week in all five boroughs were reported by the various bureaus of buildings as follows: In the corresponding week last year there were 160 new building plans filed valued at $1,655,455.

| | Week Ending Oct. 23 | | Oct. 30 | |
|---|---|---|---|---|
| | No. | Value | No. | Value |
| Manhattan | 2 | $ 525,075 | 3 | $ 362,000 |
| Bronx | 16 | 192,600 | 8 | 258,825 |
| Brooklyn | 60 | 515,500 | 89 | 402,000 |
| Queens | 104 | 417,500 | 77 | 241,342 |
| Richmond | 18 | 22,704 | 17 | 20,000 |
| Total | 196 | $1,973,379 | 194 | $1,284,167 |

### STEEL.

**Prices Drop on Eve of New Financial System's Introduction as Stimulant**

FABRICATED steel business felt a slight improvement in inquiry late this week, following a drop in prices to 1.21 to 1.26c, tidewater. Whether this activity will develop into something permanent at the lower prices cannot be foretold, but it was taken as an indication that operations that have been held up owing to tightness of money could be encouraged to go ahead after the establishment of the Federal reserve system becomes operative.

The eyes of every building material man in the district are focused upon the steel market, for in this department will appear the first definite sign of returning prosperity to the trade. The cutting of the steel dividend has no direct bearing upon the market, the action being prompted by past performances, not upon the volume of current business. Construction tonnages have been low, too low, in fact, they warrant the directors in maintaining the dividend level fixed when orders were free and construction work was on the increase.

The mills have been reduced to between 40 and 50 per cent. of capacity. In the opinion of steel experts consulted this week, this is almost as low as it is possible for the mills to operate at anything like a profit. Unfilled tonnage has been reduced to what is considered a negligible quantity and, pending the relinquishment of building funds leashed by reason of inability to negotiate securities, there was nothing to do but bring the dividends down to the level of actual earnings.

Current demand is what counts most, and this is what the week just closing developed: The Hinkle Iron Works have a contract for supplying 400 tons for public school No. 55, in the Bronx, and 250 tons for the Talmed-Torah school, on 57th street. The Middleton Construction Company has taken the order for 1,100 tons of shapes for the Evander Childs high school in the Bronx, and Norcross Brothers are taking bids as general contractors for 1,000 tons for the Colony Club building. The Eastern Steel Company closed for 2,500 tons for the mercantile building that is to be erected at 35th street and Broadway. The Stewart Arcade building on lower Broadway will require 600 tons and a hospital in Brooklyn, the addition to the Hotel McAlpin and other minor operations will take about 2,500 tons more.

### LUMBER.

**England's Demand for 600 Portable Houses May Stimulate France.**

ENGLAND is already reaching out to America for building materials. A Bay City, Michigan, lumber manufacturer, who has an agent in this city for the distribution of being the first American manufacturer to receive a building material order from abroad since the war began. This manufacturer is trying to get together about 2,000,000 feet of building grade hemlock, spruce and pine to fill the specifications of the English Government for 600 portable houses to be shipped to the British Isles to house Belgium refugees.

The Record and Guide has authority for the statement that England will be in the American market for flashing, composition roofing material, prepared plaster, steel partition block, clay flues and window glass. Brick specifications are being prepared, it was stated.

There are 18,000 persons to be housed. There are no able-bodied builders available in England. There are no mills operating to supply the material. All the railroads have been taken over for the transfer of war munitions and food stuffs. There is not a brick plant, a cement plant, a lumber yard or a quarry that is operating in all of England today. All the available brick has been requisitioned, together with the cement in store, for army fortifications and other military structures. Hence the call for this sort of supply from abroad.

Similar orders may be expected from France and possibly Germany. There have been single days when 1,400 houses have been destroyed. In the town of Termonde, one of the razed cities of Belgium, out of 1,500 houses not 100 remain standing. Louvain had 3,900 houses. There are 600 remaining after the battle. So the list could be amplified, through France, Belgium, Prussia, Poland and Austria and, if the Allies succeed in driving the Germans back into their own country, hundreds more cities and towns will be in similar plights.

### GLASS.

**Manufacturing Operations Will Be Resumed Monday.**

MANUFACTURE of window glass will be resumed on Monday, following the settlement of the wage scale at the long-continued conference of window glass manufacturers and workers just closed. This conference has granted an advance in wages amounting to 5 per cent. and upward, according to the extent of the contemplated uplift in prices.

### PAINTS.

**Ingredients Are Hard to Get, but Slight Demand Keeps Prices Low.**

PAINT ingredients are hard to get in this country at present, and the result is a rather complex condition in the paint market. Manufacturing interests are said to be paying fancy sums for some raw materials, but the slump in the price of linseed oil has helped to equalize quotations in the finished product.

### BRICK.

**Registered Unloading Heavier Than Last Week.**

ASIDE from the fact that registered unloading was more active this week than last the common brick market was without feature. Buying is close to arrivals and is mostly for current needs. High grade brick brings its price while ordinary grades are being shaded. Brick movements reflect fully the present trend of the entire building material market.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 29, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Friday A. M., Oct. 22, 23.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Oct. 23 | 8 | 4 |
| Saturday, Oct. 24 | 7 | 5 |
| Monday, Oct. 26 | 13 | 15 |
| Tuesday, Oct. 27 | 1 | 4 |
| Wednesday, Oct. 28 | 5 | 4 |
| Thursday, Oct. 29 | 5 | 6 |
| Total | 39 | 38 |

Reported en route, Friday, Oct. 30, 3.

Condition of market, weak. Prices: Hudsons, $5 to $5.50 (shaded); Raritans, $5.25 to $5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to $7.25 (yard). Nominal. Left over, Friday a. m., Oct. 30-24.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | |
|---|---|---|---|
| Oct. 16 | Rain | Oct. 23 | 728,500 |
| Oct. 17 | 70,000 | Oct. 24 | 510,000 |
| Oct. 19 | 891,500 | Oct. 26 | 911,500 |
| Oct. 20 | 753,000 | Oct. 27 | 964,000 |
| Oct. 21 | 811,500 | Oct. 28 | 680,000 |
| Oct. 22 | 764,000 | Oct. 29 | 679,000 |
| Total | 3,290,000 | Total | 4,473,000 |

1913.

Left over, Friday A. M., Oct. 24-56.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Oct. 24 | 9 | 6 |
| Saturday, Oct. 25 | 9 | 3 |
| Monday, Oct. 27 | 5 | 5 |
| Tuesday, Oct. 28 | 6 | 4 |
| Wednesday, Oct. 29 | 7 | 6 |
| Thursday, Oct. 30 | 6 | 8 |
| Total | 42 | 32 |

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Oct. 31-66.

OFFICIAL SUMMARRY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 29, 1914 | 1,394 |
| Total No. bargeloads sold Jan. 1 to Oct. 29, 1914 | 1,370 |
| Total No. bargeloads left over Oct. 30, 1914 | 24 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 30, 1913 | 1,855 |
| Total No. bargeloads sold Jan. 1 to Oct. 30, 1913 | 1,789 |
| Total No. bargeloads left over Oct. 31, 1913 | 66 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 7, 1914

# UPSTATE COUNTIES THRIVING OFF THE CITY

## Unjust Taxes Imposed Upon the City of New York by the Assessors of the Taxing Districts in the Catskill Watershed

By IRA J. ETTINGER
Executive Secretary, United Real Estate Owners' Associations

ONE of the most important subjects which is now engaging the attention of the Taxation Committee of the United Real Estate Owners' Associations is the grave and serious injustice done to the City of New York by the local assessors in about twenty towns in which the aqueduct property recently acquired by the City of New York is situate, in placing assessments against the City of New York in utter disregard of the value of the property and including in such valuations dams and aqueducts above or below the ground including in many cases tunnels far beneath the surface and taking the cost of the construction as the basis for the assessment.

This unjust imposition affects every taxpayer in the city. For the year 1913 increases in assessed valuation amounted to twenty-two and a half millions of dollars upon the holdings which the city acquired for the Catskill water supply purposes alone; and this increase represents solely the value of construction work and reflects no increased worth in the land.

In the whole United States there are only two commonwealths, namely, Massachusetts and New York, where such a species of taxation exists. In the State of New Jersey it has always been the law, as it has been in all of the other commonwealths, that a water supply is a public necessity and must be provided by the State for the people of its separate municipalities, in order to enable them to exist. Under the old common law no property used for water supply in the State of New York was taxed, no matter where it was located in the State, but this was changed by Chapter 502 of the Laws of 1866, which was incorporated in the Consolidated Laws of 1882, and was subsequently re-enacted in the Greater New York Charter as Section 480.

### Where the Trouble Began.

The protecting clause in Section 480 of the Greater New York Charter was stricken out in the year 1901, and this has been the origin of all our present difficulties. When the General Tax Law of 1909 was passed it was claimed that it repealed all previous laws including the Charter provision with the result that each of these separate towns has imposed upon the City of New York a different rule of assessment. And as was stated in the brief of the Corporation Counsel of the City of New York in connection with the amendment proposed in the Legislature in the year 1913: "We have the unusual spectacle of municipal corporations, creatures of the State, governed and controlled by the Legislature, engaged in bitter and costly litigation at the expense of the taxpayers of each community, all of whom are citizens and residents of this State, and each of whom are entitled to exact and equal justice at the hands of the Legislature."

In the State of Massachusetts it was not until 1903 that a law was passed which made the land, but exclusive of constructions, assessable for purposes of such taxation; and this law was adopted because the City of Boston extended its municipal water supply system and reached out to bring in streams and impound them for the purpose of supplying its population; and land taken for the water system was placed upon the tax list.



IRA J. ETTINGER.

### Failure of Relief Measures.

During the session of the New York Legislature in the year 1913 a bill was introduced amending the Tax Law providing that all lands heretofore or hereafter acquired for the purpose of a water supply by any municipal corporation within the limits of another municipal corporation shall hereafter be assessed and taxed at the value of said lands exclusive of all dams, aqueducts and other structures necessary for the purpose of a water supply and it was therein provided that in the valuation of said lands the assessors shall treat all lands flooded by the construction of dams, or used for the purpose of storing or impounding waters thereon, as land not under water, but despite all of the efforts put forth by the City of New York and its representatives and notwithstanding the argument presented by President Charles Strauss, of the Board of Water Supply, before the joint Committee on Taxation and Retrenchment, the bill failed of passage and the old confused and unjust system has continued to this very day.

The brief of the Corporation Counsel recites that there are pending in the courts in the counties of Westchester and Putnam one hundred and twenty certiorari proceedings to review the inequalities and over-valuations of the assessment of the lands of the City of New York in fifteen different tax districts. These over-valuations occur on property of the City of New York that contains no structures because of the idea in the minds of the various assessors that the City of New York is a rich municipality because it is deemed just and proper to extract as much money from the City of New York as a taxpayer as is possible and to make the tax burden upon the City of New York as heavy as the ingenuity of the local assessor might devise.

Because of the uncertainty of the law and the decisions of the courts upon the subject the assessors also claim the right to assess the aqueduct structures, although Supreme Court Justice Morschauser, sitting in Orange County, decided that the aqueduct structures were not assessable, which decision has since been affirmed by the Appellate Division, an appeal having been taken to the Court of Appeals which has not yet rendered its opinion in the matter.

### Specific Cases of Injustice.

To show the real injustice that has been practiced upon the City of New York by the different communities a few glaring instances, taken from the memorandum of the Board of Water Supply will now be cited:

In the Town of Mt. Pleasant, Westchester County, parcel 803, consisting of 43 acres, was assessed in 1910 at $21,945, an average of $500 an acre. The assessment against the former owner who parted with the property the year before the city acquired it, was at the rate of $100 an acre.

Parcel 805 was assessed in 1905 at $500 an acre. The former owner, the year before, was assessed at only $92 an acre.

In the Town of Cortlandt, Westchester County, the average assessment per acre against the citizens is $716, while the assessment against the City of New York is $4,348. The City of New York owns 5 per cent. of the area and pays 23 per cent. of the taxes.

In the Town of Gardiner, Ulster County, parcel 221 is known as the Deyo Farm. It consists of 160 acres; the city took 8½ acres, and while the assessment of $4,300 was placed against the former owner upon the entire 160 acres in 1907, the city, on taking title, was assessed $3,225. In this town in 1908 the assessment was $18.74 per acre; when the City of New York came in there the assessment was increased to $375 per acre upon all the land to which the City of New York took title.

In the Town of Philipstown, Putnam County, the assessment on the identical lands was increased from $68,803 in 1912 to $3,030,203 in 1913. This assessment was protested by the city on Grievance Day, and a bill was later rendered to the Board of Water Supply for the 1913 taxes for $490,321; the payment of these taxes has been withheld by the city pending the result of certiorari proceedings.

### What Yonkers Has Done.

In the City of Yonkers the assessment was increased from $750,550 in 1913 to $19,280,150 for 1914; and payment of these taxes is now the subject of litigation.

These are not exceptional instances; they simply indicate the general spirit of the assessors throughout these counties, resulting in gross injustice to the

City of New York and continued expenditure in litigation.

Just a few more instances of glaring injustice:

In the Town of Kent, Putnam County, the city owns 5 per cent. of the land and pays 50 per cent. of the taxes; in the Town of Patterson, Putnam County, the city owns three-tenths of 1 per cent. of the land and pays 4 per cent. of the taxes; in the Town of North Salem, Westchester County, the city owns 10 per cent. of the land and pays 55 per cent. of the taxes.

In the Town of Kent, Putnam County, the assessment per acre for the private individual is $18 and the city is assessed $363 per acre; in the Town of Patterson, Putnam County, the assessment for private individuals is $68 per acre and the city is assessed $730 per acre; in the Town of North Salem, Westchester County, the private individual is assessed at $116 per acre and the city is assessed at $842 per acre; in the Town of Cortlandt, Westchester County, the private individual is assessed at $716 per acre, and the city is assessed at $4,348 per acre.

In the Town of Olive, Ulster County, the former owner of parcel 31 was assessed in 1907 for $1,500 and in 1908 the City of New York was assessed for the same parcel the sum of $17,700; in the same town the former owner of parcel 35 was assessed in 1907 for $500 and in the year 1908 the City of New York was assessed for the same parcel the sum of $3,650.

One of the most serious consequences of this unjust taxation is the withholding of the money by the City of New York which these local communities require for their maintenance. The City of New York refuses to pay any tax which it claims to be illegal, and holds the money whilst litigation is pending in the courts. In the meantime these communities suffer for the lack of the money that the City of New York is compelled to withhold. In his argument before the Legislature the President of the Board of Water Supply said: "Only two or three days ago a representative of one of the Westchester school districts came and asked me to make an exception in that case in order that the schools might be maintained, and stated that unless the payment is made, whether right or wrong, the schools must close."

Until a just and proper rule of assessment is established, which will promote harmony in the relations of the City of New York and these communities, this deplorable condition must continue to exist.

# MILLIONS SAVED FROM THE CITY BUDGET

## In Large Part Due to the Recommendations of the Taxpayer Organizations, Which For the First Time Made a Study of the Estimates

NOW that the Board of Estimate has completed its deliberations on the 1915 Budget, it is interesting to note the changes made in the original estimates and the way these reductions were arrived at. In considering these, two important facts stand out. First—The original requests were about $17,000,000 above the 1914 budget. Second—For the first time in the history of the city, taxpayer organizations made a serious study of the budget and suggested specific, practical changes.

The original departmental estimates showed what it was intended to do in the way of liberal spending. They footed up $210,000,000. This threatened a tax rate from a little below to a little above $2.00 in the various boroughs.

In its daily memoranda to the subcommittee of the Board of Estimate the Real Estate Board presented objections on the broad ground of inability of the taxpayer to stand this unprecedented increase in the amount of city expenditure in abnormally hard times. But of even greater importance were the specific recommendations made by the Real Estate Board for reductions in various departments.

The board's recommendations were followed, immediately preceeding the Board of Estimate hearings, by distribution of a pamphlet directed to the Board of Estimate and the public, setting forth the city's financial condition and giving the reasons why this was a particularly inopportune time to indulge in anything that savored of extravagance or injudicious spending. This position was again emphasized at the public hearings before the Board of Estimate on October 26 and 27. As the result the figures work out this way, in round numbers:

| | |
|---|---|
| Original Estimates Sept 1 (including Board of Education) | $210,000,000 |
| Sub-Committee to Board of Estimate Oct. 26 | 204,000,000 |
| Reduction (including Board of Education) | $6,000,000 |
| Amount referred to Board of Estimate | $204,000,000 |
| Passed by Board of Estimate | 199,200,000 |
| Second Reduction | $4,800,000 |
| Original Reduction | 6,000,000 |
| Total Reduction | $10,800,000 |

These changes represent (1) a reduction of $1,600,000 in tax levy deficiency; (2) a reduction of $700,000 in borough assessments; (3) about $7,300,000 reduction in various departments, and (4) $1,100,000 in the debt service.

To the Board of Estimate and its painstaking corps of investigators credit is, of course, due for these reductions. But the Real Estate Board believes that its suggestions and recommendations had much weight in determining the final result.

The board has therefore compiled the following figures, showing the more important reductions from amounts requested by departments and offices where reductions were asked for in its published recommendations to the Board of Estimate:

| | |
|---|---|
| Law Department | $37,040 |
| Commissioner of Accounts | 5,800 |
| Bureau of Weights & Measures | 8,557 |
| Bureau of Licenses | 6,642 |
| Borough Presidents | 780,835 |
| Department of Education (approximately) | 4,000,000 |
| College of City of New York | 75,991 |
| Hunters College | 24,020 |
| New York Public Library Bldg. | 13,400 |
| Public Recreation Commission. | 6,397 |
| Fire Department | 82,718 |
| Department of Health | 178,236 |
| Public Charities | 23,570 |
| Tenement House Department | 13,150 |
| Dept. of Water Supply, Gas & Electricity | 571,970 |
| Department of Street Cleaning. | 165,297 |
| Department of Corrections | 93,388 |
| Board of Inebriety | 24,949 |
| Department of Bridges | 31,614 |
| Department of Docks | 446,124 |
| Department of Parks | 83,726 |
| Inferior Courts | 79,441 |
| New York County | 53,957 |
| Supreme Court, First Dept. | 124,582 |
| Supreme Court, Second Dept., Jurors' Fees | 40,000 |
| Supreme Court, Maintenance | 4,717 |
| Surrogates Court, Richmond | 2,300 |
| County Clerk, Richmond | 11,286 |
| Bronx County, Total | 150,000 |
| King's County, Total | 7,641 |
| Surrogate, Queens | 15,830 |
| District Attorney, Queens | 15,698 |
| County Clerk, Queens | 50,000 |
| Sheriff, Queens | 6,716 |
| Total | $7,235,894 |

These items, with other miscellaneous small amounts, make the $7,300,000 reduction above referred to.

The importance of these reductions cannot be over-estimated. But the fact must not be lost sight of that even with a Budget of nearly $200,000,000, the tax rate will be so high as to embarrass many property owners.

This fact will be brought to the attention of the Board of Aldermen, who have yet to go over the budget and have substantial powers for reducing it.

A statement given out by the Real Estate Board explains one cause of the city debt as follows:

**Spending Money on Immigrants.**

"One great cause of our financial difficulties lies in the fact that New York is the most important seaport in the United States, and the open door through which immigration enters. The character of this immigration in the last twenty years has greatly changed. As President Wilson has conclusively shown, the strong, sturdy, self-respecting races of the North of Europe have ceased to send us their people. Such immigrants were an asset the moment they touched the shores of America and seldom, if ever, except through mental or physical misfortune, did they become a burden on the community. There was also in them a strong self-respect that, even though suffering and in poverty, kept them from asking or taking aid from the public authorities.

"These immigrants have been replaced by others of a different character. During the past twenty years the Southern countries of Europe and Poland and Russia have furnished the bulk of our immigration. These were a different class of people, the majority of them extremely poor, accustomed to an absolute and paternal government. Instead of passing through New York to develop the farming lands of the West and build up great and flourishing communities, a large part of them remained in New York, their children to be educated, their sick and feeble to be taken care of, and their poor to become a charge on the community. To them the idea of getting city or private aid was not repugnant, and where the other and sturdier immigrants repulsed the social workers they welcomed them. As the result of this, and very largely through the activities of these social workers and those who sympathize with them, has come the great increase in the expense of the Department of Charities, from $1,976,000 in 1905, to $3,772,000 in 1914.

"To this class of people, and to their friends and sympathizers, is also due the largely increased activities of the Department of Health, whose expenditures have increased from $1,260,000 in 1905, to $3,621,738.58 in 1914. The same influences have largely affected the Department of Education. This department spent in 1905, $23,662,731.06, and asks this year $43,000,000, although the great extension of the religious school system should have greatly relieved the city's public schools.

**Natural Extensions.**

"Another important cause that has added to the increase of the budget has been the growth of the city and the natural extension of its governmental functions over additional areas of territory.

"With this extension there must necessarily be new school houses, new police stations and new fire houses, together with the employment of those necessary to operate and maintain them.

"The Real Estate Board realizes all this, but the board submits that in these necessary extensions and improvements too little care has been taken of the public funds.

# UPLIFT AT MOTT HAVEN EXPECTED

## Opening of New Subway System Will Have Beneficial Effect on Section—Many Industrial Concerns Located in District

MOTT HAVEN, which occupies the southerly section of the Bronx, assumes a new importance as the work on the subway through East 138th street, its main thoroughfare, nears completion. The section of the borough for many years has been an industrial center, but when the new line is in operation it is expected that the district will become one of the important commercial and manufacturing districts in the city.

At the present time there are many different kinds of product manufactured in this section of the Bronx, the magnet which drew the concerns from other sections being the splendid transportation facilities, both by rail and water. The opening of the new subway, however, will create another means of access, as will the New York Connecting Railroad line, when completed. Mott Haven boasts of more piano factories and a greater output of pianos than any other place in the United States; but, in addition, there are many large coal and lumber yards, also concerns which manufacture refrigerating machinery, shirtwaists, handkerchiefs, chemicals, paper boxes, plumbing supplies, all kinds of woodworking materials, electrical apparatus, automobiles and supplies, wagons and hardware.

Mott Haven is the focal point of all the Union Railway lines of the Bronx; in addition, there are stations on the New York Central & Hudson River Railroad at 138th street and Park avenue, and on the New Haven, Westchester and Boston lines at Willis avenue and 132d street, which are utilized by the local manufacturers for the shipping and receiving of freight.

While the Harlem River marks the dividing line between Manhattan and the Bronx, still as a barrier to traffic it has been eliminated. Bridges connect the two boroughs, and most of the principal thoroughfares, so that vehicular traffic is cared for; and, in addition, the value of the waterway as a means of transportation remains untouched. The Madison avenue bridge connects that artery with East 138th street, Bronx; the Fourth avenue railroad bridge carries passengers and freight traffic of the New York Central Railroad and affiliated lines; the Second avenue bridge serves the Second and Third avenue elevated systems; the Third avenue bridge, surface lines and vehicular traffic, and the Willis avenue structure performs like service.

The New York Connecting Railroad bridge, now in course of construction, will also form an important link, connecting, as it will, the Bronx with Astoria. The structure consists of a series of spans from Port Morris over Randall's and Ward's Islands and will care for freight as well as passengers. Direct connection from New England to the South and West will be had by means of the Pennsylvania system at Sunnyside yard. Provisions have been made also for the handling of freight to South Brooklyn, and from that point it can be lightered to New Jersey, where other railroad terminals are located. All these improvements, which involve the expenditure of millions of dollars, rebound to the advantage of the Mott Haven section and should cause an increased influx of industries.

The Canal Board at a recent meeting approved of 136th street as a location for a new terminal, as nominated in the Barge Canal Terminal Law, and has instructed its secretary to commence negotiations with the Board of Estimate for the acquisition of the necessary lands. The Mott Haven canal, of importance to the wholesale coal dealers, lies between Third and Park avenues and permits the passing of canal barges from the Harlem River as far north as 138th street. The south portion of the canal was laid out in 1850 by Jordan L. Mott.

Albert E. Davis, one-time president of the North Side Board of Trade, and who has been a practising architect at 138th street for twenty-seven years, said this week: "The growth of Mott Haven has not kept pace with other sections of the Bronx, chiefly because of the double fare necessary to reach lower Manhattan. Compare, for instance, the section of 138th street east of Alexander avenue with that west of it. The former is more solidly built up than any section, and why? Because there is a station of the Third avenue "L" between Alexander and Willis avenues. I said 'more solidly built up'; I mean by that more populous. Records of the elevated traffic during the year ending June 30, 1914, recently published by the Public Service Commission, show that the total number of passengers carried at the 138th street station was 4,781,222, as against only 3,238,859 at 149th street and Third avenue, the average daily traffic at 138th street being 14,062, while at 149th street it was only 9,526, or about two-thirds. The 138th street 'L' station carries more passengers than any other station in the Bronx and more than any other in Manhattan except City Hall, Grand, 59th, 106th and 116th streets.

"If that has been the result of one 'L' station, what will be the effect of four stations on the 138th street crosstown subway now being finished and extending almost from the Harlem to the East River? Two of these 138th street stations will serve what is usually termed 'Mott Haven,' the Mott avenue and the Third avenue, the latter an express station. Mott Haven will then be brought into close connection for a single fare with the entire length of Manhattan and Brooklyn and with the West Bronx almost to Yonkers and the East Bronx almost to New Rochelle, because the Jerome avenue and the Pelham Park branches of the Lexington avenue subway will both have stations here.

"Let it be assumed that this line will be in operation within two years and it can easily be conjectured what the next few years have in store for this section. I predict that this development will begin next year. The cry is heard that business is bad, money is tight, and real estate is a drug on the market; but the dawn of an era of prosperity is close at hand. The opening of the Panama Canal, the growth of South American trade and the war in Europe all mean ultimate business gains to us. Soon money will again flow towards real estate. And there is no section of the Bronx which will better be prepared for it or prove a more inviting field for investment and development than Mott Haven."

Harry C. Bryan, of Williamson & Bryan, in discussing the district, said: "Mott Haven is a most desirable location for manufacturing purposes, not only because building sites are cheap but also on account of the excellent shipping facilities both by water and rail close at hand. The unusual depth of water off Port Morris can enable the largest steamers to dock easily, thereby avoiding a trip down through Hell Gate; and it is only a question of time when dockings will be made at that point."



PANORAMIC VIEW OF MOTT HAVEN.

# DEVELOPMENTS IN FACTORY INSPECTION

## Fire Resisting Partitions For Stairways Are Now Being Ordered—Superfluous Fire Escapes—Public Hearing on Elevator Rules Called

RECENT developments in the enforcement of the Labor Law deal with fire-drill alarms, stairway enclosures, superfluous exits and fire-escapes. The fire-drill alarms required in buildings by the Labor Law are now being ordered by the Bureau of Fire Prevention of the Fire Department which is directing owners to install an alarm system which will operate the fire-drills required to be held once a month by employers. These orders affect buildings which are more than two stories in height and in which there are more than twenty-five persons employed above the ground floor. The fire-drill alarm is an instance of dual jurisdiction, wherein the Industrial Board of the Labor Department makes the regulations, while the Bureau of Fire Prevention of the city Fire Department issues the orders and enforces the requirements according to section 83-a of the Labor Law.

The fire-drill alarm system includes considerable electrical signaling apparatus, it should be laid out with regard to the permanent exit facilities, it should assist the carrying out of the fire-drill and it should be designed to meet the emergency conditions created by an actual fire. As the fire-drill alarm system is only one item of the complete fire prevention system for a building, it should not be handled independently or without regard to the other parts of the system.

### Enclosed Stairways.

The enclosure of stairways in fireproof or fire-resisting partitions is now being ordered by the Department of Labor in accordance with the definition of these technical terms by the Industrial Board. The stairways are the principal means of escape in nearly all buildings, while the number of work people who may be employed on each floor largely depends upon their capacity. This makes it advisable to have any improvement of stairways properly designed so that the building will receive the fullest credit according to the requirements of the law.

Outside fire-escapes which are not part of the regular exit facilities of a building are subject to the fire-escape provisions of the law. As these fire-escapes may be superfluous means of exit, the owner has the option of removing them. But this step is undesirable, because the Fire Department needs these fire-escapes as an assistance in its extinguishing operations. As a result of objections presented in behalf of owners fully a year ago, the Industrial Board of the Department of Labor has adopted a rule which makes it unnecessary to either remove the fire-escapes or spend money for unnecessary improvements, such as wire-glass windows, new balcony stairs or counter-balanced stairs.

### When a Fire-Escape Is Superfluous.

If a building has other satisfactory means of escape, the fire-escapes are considered superfluous exits, and the Commissioner of Labor withdraws orders affecting such fire-escapes, provided they are structurally safe and provided also, that at the windows leading to such fire-escapes, there are posted proper "not-an-exit" signs. These signs have letters 8 inches high with notices in English, Yiddish and Italian, informing the occupants that the fire-escapes are for the use of the Fire Department only and should not be used either for fire drills or in case of fire.

Owners of buildings in general have had the experience of erecting fire-escapes at the order of one department and later of having them condemned by another department. Peter Joseph McKeon, consulting engineer, speaking of this conflict of orders, said this week: "Such fire-escapes were too often erected with little regard to their being a safe and adequate means of exit, but simply as a technical and unavoidable compliance with some department order. As a result, when new exit standards were adopted or the jurisdiction over fire-escapes changed from one department to another, the fire-escapes were condemned and the owner obliged to make expensive alterations of the existing fire-escapes or provide entirely new exit facilities.



HON. JAMES M. LYNCH,
State Commissioner of Labor.

### A Required Exit.

"Fire-escapes in the past have generally been looked upon as something which had to be provided to satisfy some public department and they were never intended for regular use. A different state of affairs now exists because fire-escapes in many cases are one of the legal means of exit and they will be used at least once a month in carrying out the fire-drills required by law. This means that such fire-escapes will be put to an actual test frequently and regularly and not, as has heretofore been the case, be used very seldom, if at all. The fire-escapes also, now represent special problems, because they must be considered in connection with the general exit facilities, and for this reason an engineer should be employed to study the needs of the building and proper plans and specifications prepared before contractors undertake to execute the work."

### Hearing on Elevator Regulations.

The Industrial Board of the State Labor Department will grant a hearing to the public on Thursday, November 19, when the final report of the Committee on Dangerous Machinery, relating to the construction, guarding, equipment, maintenance and operation of elevators, will be considered.

For the same date a hearing is announced on the final report of the Committee on Fire Hazards, defining proposed rules for fireproof and fire-resisting materials, and describing certain specifications relating to construction.

Hearings on the same matters were held in July, on which occasion the representatives of real estate interests appeared and stated their views. Copies of the revised rules will not be available for publication in advance of the hearing, but those persons who have preserved the copies of the tentative regulations which were the subject of the hearings in July will understand the general nature of the final report in each case.

The rules as set down in the first draft of the elevator regulations provided for a trap door in the top of every elevator car in factory buildings. (The regulations apply only to factory buildings.) Other regulations contemplated at that date were: The cars must be properly lighted at all times when in service. They must have safety jaws of a type approved by the Commissioner of Labor. Each one must have a speed governor.

### Freight Elevators.

All freight cars shall have enclosures not less than five feet six inches high on all sides not used for loading and unloading. Where the hoistway enclosures and gates are not set flush with the floor sills, and where the hoistway enclosures are not free from fixed obstructions, the car opening shall be provided with a panel not less than five feet six inches high, and not less than two feet wide, in front of the operator. This panel can be hinged to swing inward against the controller.

The entire top of a freight elevator shall be provided with a substantially constructed cover or grating of No. 8 gauge wire not less than one and one-half inch mesh, or its equivalent in strength.

Car safeties will not be required on plunger elevators. Car safeties will not be required for sidewalk type elevators which travel less than twenty feet between terminal landings.

Power-driven carriage type hoists, installed prior to 1914, without overhead car beam and car safeties, where the platform has hoist ropes fastened to its four corners, may be used for travel not exceeding fifty feet between terminal landings. Hand-power operated elevators may be used for travel not to exceed fifty feet between terminal landings.

A substantial grating to carry a load of not less than five hundred pounds shall be installed under the overhead sheaves and in any open spaces over an elevator hoistway that is not otherwise protected.

In all factory buildings there shall be a passageway leading from the elevator to the outside of the building when the elevator is at the lowest point of its travel.

Freight elevators hereafter installed in factory buildings where more than one hundred people are employed on one floor, in order to be available in case of emergency shall be capable of safely lowering a live load of not less than fifty pounds per square foot of its platform area.

All power-driven elevators hereafter installed shall have no less than two hoist ropes and two ropes attached to each counterweight.

All parts of the elevator machinery and the hoistway and car safeties shall be regularly inspected by some person competent to perform such service. Weekly inspection reports showing the condition of the elevator shall be prepared and signed by the person making such inspection; such reports shall be made on a form prescribed by the Commissioner of Labor and shall be kept on file for his examination.

# MECHANICS' LIEN LAW EXPLAINED

## Necessity of Protecting Rights of All Claimants to Give Every Protection to the Lienor—Statute Built Upon This Theory

By THOMAS H. RAY*

LAND is the foundation of wealth. Man is compelled by the progress of civilization to direct his efforts more and more to its improvement. He should be encouraged to do so by proper legislation. Its stability, permanence and the possibility of an ever enhancing value make real estate the most attractive investments. But it is this very quality of fixity and permanence as contrasted with the transiency and instability of chattels, which makes necessary a distinction in law between real and personal property. Because of this legal distinction and by the operation of the rule of law which transfers the title to all fixtures to the owner of the land, arises the primary necessity for a statute providing for mchanics' liens upon real property.

### Chattels Can Be Delivered.

One who sells a chattel can deliver it physically to the purchaser. But he need do so only upon the receipt of the purchase price. The mechanic who performs work upon personal property obtains possession of it and can demand his compensation before he returns it to the owner. If the owner of personal property pawns it the lender gets possession and returns it only upon the repayment of the loan. Thus, regardless of any statutory provisions the vendor, mechanic or lender is equally able to protect himself by reason of his "natural lien" of possession.

By contrast, if the owner of real property wishes to sell it, he cannot deliver the land to the purchaser. But the law has contrived a method by which he may do so constructively by the giving of a deed, and proof of the delivery is preserved by the provisions for the recording of the deed. Likewise, when the owner wishes to borrow money, giving his real estate as security for the loan, he delivers to the lender written evidence of his lien in the form of a mortgage. As well, a different rule affects the mechanic or laborer who furnishes material and does work upon the real property of another. Such labor and materials have become, by operation of law, a part of the real estate and may be conveyed by the owner of the real estate who may be other than the person with whom the mechanic or laborer has contracted and against whom the latter can have no claim except such as is given him by statute. The mechanic and laborer has thus lost control of the materials, and has nothing tangible to seize and hold as security for the payment to him of the indebtedness from the person with whom he has contracted.

To relieve the material man and mechanic from this hazardous situation, in which he would otherwise often find himself, and to give to him as nearly as possible the same protection which is afforded those who deal in chattels the Legislature has provided the Mechanics' Lien Law. The constitutionality of such statute has been too well established to require more than a mere statement of the fact.

### Rights of Claimants.

It has been necessary to recognize the rights of all possible claimants against the real property in the preparation of the statute, including the owners of the fee or other interest therein, mortgagees, judgment and general creditors and at the same time to give every possible protection to the mechanic's lienor.

*Mr. Ray has recently written a Treatise on the Law of Mechanics' Liens and General Contracting of the State of New York, with forms.



THOMAS H. RAY.

Since ownership and claims against real property can only be evidenced by writings properly filed or recorded it is necessary that the mechanic or material man asserting a claim against real estate be authorized to give notice of his claim in the same manner. Therefore, no practical mechanics' lien law can be devised which is not founded upon the basic principle that the recording or filing of an instrument affecting real property gives constructive notice to all interested parties of its existence and that claims founded upon such instruments must, except in cases of fraud, be given priority in the order of their filing.

The New York statute has been built upon this theory. Thus the lienor is permitted at any time to demand the terms and status of the owner's contract with the contractor. If his suspicions are thereby aroused, he may either demand sufficient security for the payment of his account, or protect himself by at once filing his notice of lien for both past and future claims, since the statute normally limits the extent of the owner's liability to the unpaid balance due to the contractor. In harmony with this general scheme, section 11 permits the service of a copy of the notice upon the owner or contractor; section 7 protects the lienor against fraudulent advance payments after the filing of his lien, or against fraudulent mortgages or incumbrances made with the connivance of the beneficiary thereof and recorded after the conception of the lienor's claim; and sections 15 and 16 protect the lienor against unrecorded assignments.

### No Right of Lien.

The statute recognizes the fact that the mechanic and material man can have no inchoate right of lien. He may acquire a preference if he acts upon his rights pursuant to the requirements of the statute. But the filing of the notice originates the lien. If anterior thereto, another has honestly and by diligence acquired a superior right it cannot and should not be overreached by a lienor who has meanwhile been sleeping upon his rights. But the statute does not deprive of any of their rights those whom it seeks to benefit since it does not take away the lienors' common law action. Thus every lienor has two rights—one in personam and one in rem—which generally speaking may be pursued simultaneously, although there can be but one recovery.

In a consideration of the statute it is important to keep continually in mind its purpose, which has for its foundation the equitable principle that the owner whose property has with his consent benefited by labor and materials shall be liable for the same. Accordingly it must be recognized that the right of lien is not against the real property itself, but against the interest therein of the owner, who has either directly contracted for the improvement or who has given his consent to it when it has been contracted for by another. Therefore, it has been requisite by definition to broaden the meaning of the term owner beyond its ordinary significance of "owner in fee." And the term is necessarily made to include all possible interests in the real property which may be subject to a lien. Thus the lien may be against the interests or two or more owners in the same property, which even though merged might not constitute a title in fee absolute.

### May Attach Interest.

In further accord with its object the statute has necessarily provided that the lienor need not base his claim upon a direct contract with the owner, but if the improvement to the property has been made with his consent and he has acquired the benefit of it the lien may attach to his interest therein, in spite of the fact that there is no privity between the lienor and owner.

Yet in justice to any owner his interest in the property could not be made liable to an extent greater than that to which he had assumed liability either by direct agreement or by consent, expressed or implied. Thus if a contractor had sub-contracted work at a figure in excess of the amount stipulated in his contract with the owner, the latter could upon no just theory be made liable for such excess to a lienor. It follows that the burden must be placed upon him who claims the lien of tracing his rights back to the owner either by a direct contract with him for the improvement of the property or through one who has contracted for that purpose with him or with his consent and that the lienor's right can only be determined by an examination of such contract, expressed or implied, under or through which the services were performed or the materials furnished. So that though the right of lien is given by the statute, and does not and could not arise out of a contract itself, the only effect of the statute is to apply and apportion the balance remaining due upon the contract under which the improvement was performed to those lienors who have complied with the provisions of the statute.

To this extent a knowledge of the law as it affects both public and private contract work is imperative to the proper application of the statute relating mechanics' liens.

### Jersey City and Hoboken Opportunities.

Tremendous progress has resulted in Jersey City and Hoboken from the introduction of rapid transit between those municipalities and New York. This is apparent not only in the constantly increasing patronage reported by the Hudson & Manhattan Railroad Company since its service was inaugurated some years ago, but in the remarkable change which has been wrought in the business district of Hoboken and the strides apartment house construction has made in Jersey City.

REAL ESTATE RECORD AND BUILDERS GUIDE.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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"Does the city do too much?" asks The Sun, speaking of the city's social service and educational fads. It is very evident from the tax budget that more is being done than property owners can afford.

With election week passed, real estate folk will next look forward to the meeting of the Legislature, when it is hoped that the Sate will turn a kindlier countenance toward New York City than it has for many years.

As many of the members of the next Constitutional Convention, who were chosen at the general election on Tuesday, have expressed themselves in favor of the principle of home rule for cities and towns in this State, an amendment to this effect will probablv be made by the convention, and will be verv welcome.

The inactivity of the real estate market is due primarily to the fact that money is difficult to obtain on bond and mortgage. This is the testimony of every broker and builder. It is possible that the savings banks, the insurance companies and the other financial institutions accustomed to lend on real estate have less courage, or a less desire to help in times of public need than the banks which lend on railroad and industrial stocks and bonds? If so, then they are not doing their part in the world.

The cutting through of Seventh avenue has disclosed that a surprisingly large number of business firms in manufacturing and wholesale lines have established themselves of late years at strategical places in the adjacent streets. Grand opportunities for the business man lie in the historic strip between the Sixth and the Ninth elevated railroads north of Canal street to 23d. No part of the city is so like old New York of fifty and seventy-five years ago, and none will see greater changes in the next few years; first, because of the new subway, and second, because of the inevitable freight terminal improvements.

### The Problem of Port Development.

One of the most encouraging of the recent developments is the increasing interest which is being exhibited in the grave problems connected with the development of the port of New York. These problems are being studied by many different people from many different points of view. Practically everyone is agreed upon the utter inadequacy of the existing machinery for distributing freight in and around New York harbor and for shipping it to and from factories and warehouses in New York City. Every one is also agreed on the necessity of a comprehensive plan based upon existing means of transportation and distribution, but which will supplement the defects of the present service and tie its several parts more closely together.

The preparation and adoption of such a plan is no longer a matter merely of convenience. It is becoming a matter of vital necessity to the business prosperity of the city and the welfare of its inhabitants. Time was when a city could leave the problem of providing for its food supply and distributing and collecting its freight to the enterprise of individual business men, but that time has passed. All over the world the work of private business agencies has had to be supplemented by carefully considered municipal action, designed to pull together the various private transportation lines and terminal yards. Action of this kind is as necessary to New York as it is to Hamburg, Frankfort or Seattle.

A precedent for it has already been established by the way in which the problem of rapid transit was handled. In this case the inability of private corporations to undertake as much new construction as was required for the quick development of the city and the welfare of its inhabitants forced the municipal authorities to assume control of the matter and lay out a comprehensive plan of construction, toward the expense of which the city itself made a substantial contribution. But in a great modern city the problems of transportation are quite as vital as the problems of transit. The inhabitants of New York must not only be fed, but they must be fed at the lowest possible cost; and it is becoming more than ever apparent that they will not be fed at the lowest possible cost unless the city establishes terminal markets closely connected with transportation lines, to which the food can be brought without unnecessary delay or expense. Closely connected with the food-supply and not less vital is the problem of handling all kinds of freight from coal and wheat to the notions which are sold at five-and-ten-cent stores. The local commercial associations which have been considering the problem have reached the conclusion that sufficient data have never been collected upon which an adequate report can be based. Both the Merchants' Association and the Chamber of Commerce have consequently turned in a recommendation that the Port of New York Commission be appointed by the Mayor. The idea is that the commission be composed of three expert engineers, who would be provided with all the authority and resources necessary to prepare the information and statistics necessary to a full understanding of the question. After collecting and publishing the facts, they would base upon them a report which, if adopted by the city authorities, would determine the subsequent development of the harbor and its system of transportation.

It would undoubtedly be very useful to have a careful and comprehensive statistical investigation made into the way in which the commerce of New York gets itself transported around the city, and it is very much to be hoped that the commission will be appointed for that purpose alone. The Record and Guide understands, however, that a committee of the Board of Estimate has long been considering the matter, and is preparing a new version of the plan which Mayor Mitchel submitted last year for dealing with the problem presented by the New York Central. This new version was to include certain recommendations intended to bring the New Jersey and Long Island roads into the embrace of a general scheme. Until this new plan has been published and found wanting, it hardly seems necessary to incur the delay necessitated by the preparation of a wholly new report.

### The Tax Budget.

The final figures for the City Budget proved to be better than was feared. If the tentative appropriation of approximately $204,000,000 had been approved, the tax rate in Manhattan would have gone up to 1.92. The increase has been cut almost in half by a reduction of some $5,000,000 in the appropriations, and the taxpayers will be correspondingly relieved. It is true that the reduction has been made directly in the amount which had been assigned to reduce the deficiency on unpaid personal taxes and that the money saved will eventually have to be paid by the real estate owners. But it makes a great deal of difference when this bill has to be met. To impose heavily increased charges upon real estate as long as the existing depression lasts would cause a good deal of liquidation and would represent that much sheer loss to property owners.

If the increased burden can be postponed until real estate is in better demand and building is more prosperous, the bill can be paid without resulting in the same undesirable and unnecessary penalty. Moreover, other means of raising revenue may be devised during the coming year, which will be sufficient to provide for the settlement of these old accounts. The real estate owners may consequently congratulate themselves upon the success of their protests. They have been able to bring to bear so much pressure upon the administration that it has yielded to a very considerable extent, and their ability to exercise this pressure has been the result very largely for their improved organization and the larger number of property owners who now devote part of their time to public activities.

### A Salary System Needed.

Some of the property owners have been insisting upon a kind of economy which if pursued would gravely embarrass the serviceability of the municipal administration. Several of the recommendations made by a certain association would in the long run limit rather than help the cause of municipal economy. The establishment, for instance, of a rule that no expert should be employed by any municipal department without the approval of the Board of Estimate after a public hearing would place an intolerable restriction upon the efficient management of the city's business. Again, the absolute prohibition of increases in the salaries of city employes no matter how reasonable or just the claim for increased compensation may be, would surely be inexpedient. It would provoke discontent in the city departments and would result in an increase in shirking and a consequent loss to the city. Even in hard times private employers have to consider the advisability of increasing the remunerations of deserving but underpaid employes. What is needed is not an inflexible policy of refusing increases, but the installation of a system which will adjust salaries to work, provide for promotions and dismissals, and cut out the many instances of excessive remuneration.

—That realtv alone can no longer carry almost the whole weight of taxation for the present high cost of government in this city is becoming apparent to every thinking person. In fairness to all those who have a stake in the community—rentpayers, as well as taxpayers—not only should new sources of revenue be found, but the cost of government should be very considerably reduced.

—As Broadway, between 72d and 104th, has 422 stores and shops, the families in the section are getting the habit of trading uptown.

### Where the Tenement Law Is Inconsistent.

*Editor of the* RECORD AND GUIDE:

As supplementing my previous statement and as showing the anomalous condition existing under the law as it stands at present, I would mention the case of a house which is fairly representative of a large class of dwellings in the greater city. It is a four-story and basement brownstone front, about 22 feet by 50 feet, in a good residential section of Brooklyn, having once been occupied by one of America's really great men, the late Dr. Talmage.

As a boarding-house, any one of the floors above the basement may be occupied by four persons or more, the only limitation under section 8 of the building code being "not more than 15 rooms to be used for the accommodation of boarders." No legal objection is or can be raised to the occupancy of houses of this class to their full capacity, and any one of the four floors might with comparatively slight alterations be occupied separately by a single family. Due provision being made for risk from fire on account of three extra kitchens, no serious objection on sanitary grounds to this being done appears to exist; at least not more so than to present conditions of occupancy.

The average family consists of five members. A house answering to the description just given frequently shelters 25 persons or more, including domestics, or the equivalent of five or six families. No serious evil, either moral or physical, appears to result from this.

Taking a broad and fair view of this question, and without doing violence to any fundamental principle of hygiene, I do not see how it can be questioned that dwellings occupied by, say, 25 persons or less, whether living as separate families or en masse, might in the public interest be placed under less stringent regulations than the present Tenement House Law, if not entirely excluded from its operation.

C. WHITLEY MULLIN.

Brooklyn, Nov. 3.

### Where the Tenement Law Restrains Real Estate Activity.

*Editor of the* RECORD AND GUIDE:

As chairman of the Board of Brokers' committee on three-family houses, I have personally tried, and our committee has tried, very hard for about one year to get the Tenement House Department and the Charity Organization through their tenement house committee to agree to changes in the law in relation to new three-family houses, and also in relation to altering private residences into three-family houses. We made fair progress in meeting the committees in relation to new houses, but in relation to altering old buildings, either private residences, two-family or property known as a three-story property, we made very little progress with either the Tenement House officials or the Tenement House Committee of the charity organization.

It is my personal opinion that if we can come to no agreement with either of these parties that is reasonable and fair, we should then go to the State Legislature and ask the privilege of altering houses of this class, the buildings so altered not to become tenement houses or be under the Tenement House law, but to be changed under the regulations of the present Building Department. Our committee might go a step or two farther than the present Building Department regulations in relation to fire-escapes and other requirements of this kind.

I think the real estate interests in Brooklyn are a unit in their desire for this change. Not only the owners but the renters who know anything about this are also a unit. To be able to change a private house into flats would make the private house yield from $65 to $80 or $90 a month, instead of $40 to $50. If the change can be made, where the expense is not too great, it would be always a renting property and desirable as an investment, and especially desirable for people who wish to own a home and get some revenue out of the part they do not need.

In relation to the three-story store property, the law is driving the small shopkeeper out of business, because he cannot afford to pay double rent for his store and an apartment elsewhere, and then pay for help that his family could provide if he lived in the rear of the store. Being unable to do this makes his expenses about twice as much as otherwise. The large stores get the benefit, and a small property owner cannot rent his property. In many cases that I could state the owner of the property has lost his entire equity and the property is now owned by the first mortgagee, whom the old owner could have paid, except for these severe regulations.

I would say that our committee has worked very patiently for about one year to get a reasonable compromise on these questions, and while we have not given up hope of a compromise it seems very doubtful if we can come to an agreement.

A man who sits back in his chair and says, "We have a law and I will not change this one iota from the present law," is hard to reason with. I see no objection, however, to a change in this kind of buildings, made in a reasonable way, and our committee has wished only to have these changed in a reasonable way.

In answer to your question about the younger people of our city not desiring to buy real estate or homes for themselves, I think this is due largely to the many disagreeable features and exactions over very minor things asked and exacted by the Tenement House Department, Board of Health, Fire Prevention and Building Bureaus. They feel that they do not want the worry and bother that inspectors bring from these many departments.

One could write all day about the little perplexing things asked by these various departments that in many cases are very critical, annoying and absolutely unnecessary.

A. J. WALDRON.

1153 Bedford avenue, Brooklyn.

## REALTY MEN ELECTED.

### Will be Found Filling Important Offices in City, State and Nation.

Real estate men and those engaged in allied and kindred businesses will be interested to learn how members of their respective professions who were candidates for public office, fared as the result of the election last Tuesday. Among the important state officials who will support the newly-elected Governor will be James L. Wells, who has been elected State Treasurer. Mr. Wells served in the Assembly in the years 1879, 1880 and 1892. He was an Alderman from 1881 to 1883 and a Tax Commissioner from 1895 to 1897. In 1900 he served as a member of the Charter Revision Committee and the following year was defeated as the Fusion candidate for the presidency of the Bronx.

Mr. Wells was president of the Tax Department from 1902 to 1903. He has been president of the Real Estate Auctioneers' Association since 1891. A member of the association said this week that they congratulated the people of the State on securing for the office a man so well qualified as Mr. Wells. As president of the North Side Board of Trade Mr. Wells served six years. The State Treasurer-elect has for many years been actively interested in Bronx civic problems and has played an important part in the development of that borough.

In the Twenty-first Senatorial district of the Bronx, John J. Dunnigan, president of the Van Nest Property Owners' Association, was elected. He has been prominently identified with real estate movements in that section of the city. In the Fifteenth District John J. Boylan, real estate broker, has been re-elected. He and William J. Heffernan, of the Fifth district of Kings, are other real estate men in the new State Senate.

Realty men from this city in the Assembly will include Alfred E. Smith, from the Second Manhattan district, Carmine J. Marasco, from the Third, and Frederick S. Burr, from the Ninth district in Kings.

Among the 168 delegates to the 1915 Constitutional Convention there will be eight representatives of real estate and building interests. They will include George J. Ryan, from the Second district of Queens. Mr. Ryan is a director of the Real Estate Exchange of Long Island and is asociated with the Terrace Realty Company.

Other delegates will be Moses J. Wafer, contractor, from the Third, Kings; William P. Banister, architect, from the Sixth, and William F. Mathewson, insurance, from the Tenth. In the Eleventh and Twelfth Alfred E. Smith and former Assemblyman Harry E. Oxford have been elected. In the twenty-third district, Rockland County, Richmond, Gordan H. Peck, a brick manufacturer, and Forest E. Buel, in the marble business, have been chosen.

In the new Congress, Daniel J. Riordan and Peter J. Dooling have been returned from the Eleventh and Sixteenth Congressional districts, respectively, while in the Bronx, Col. Joseph A. Goulden of the Twenty-third has been re-elected.

## THE RECENT CONVENTION.

### What the Up-Staters Thought of It—Great Problems Ahead.

L. D. Woodworth, of the Garfield Real Estate Company, Rochester, who was recently elected first vice-president of the Real Estate Association of the State, in speaking of the recent New York City Real Estate Convention said:

"'Come again—come next year'—were cheering words to the delegates departing from the Eleventh Annual Convention of the Real Estate Association of the State of New York. New York City had instructed, entertained and feasted us for three big days. New York City had made the discovery that a real estate convention differs from anything the metropolitans had experienced before, that it is a field-day for optimists, that it begets desirable friendships otherwise impossible and that it is worth repeating.

"In addition, there was another special and powerful motive for getting together. For years there has been a lack of co-operation between New York City and the 'Up-State,' which has largely nullified all efforts of either faction to make itself felt. This convention has shown conclusively that similar problems exist in every city and county of the State and that a union of all the real estate interests of the State can and must exercise a powerful influence on legislation, and in the constitutional convention which will be held next April.

"The New York State Convention of 1914 set a new record for things actually accomplished. Although the rare opportunity for seeing New York from a professional viewpoint was eagerly grasped by all, the convention rooms bore an air of industry and the committee work was undertaken with an earnestness which marks the change from the old style real estate convention. Great problems confront New York real estate owners and their brokers, and this gathering indicated that there is a large body of men able and willing to assist in working out the solution."

### Tax Reform in Chicago.

A constitutional amendment looking toward the relief of the heavy burden of taxation borne by real estate is urged by the Chicago Real Estate Board. A campaign is to be conducted whereby each candidate for the Legislature will be asked to pledge his support to the movement, and a number of other organizations, including the Cook County Real Estate Board and the Association of Commerce, are expected to join in the furtherance of a campaign for a more general plan of taxation under which new sources of revenue will be found.

—The next River and Harbor bill coming before Congress will carry, if promises be true, an appropriation for deepening the East River so that ocean-going vessels can use the extensive Bronx waterfront. Think of what this will mean to Bronx real estate.

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# THE WEEK'S REAL ESTATE NEWS

**Brokerage Sales, Auctions, Forclosure Suits, Together With Other Current Realty Items.**

### New Officers for United Real Estate Owners' Associations.

The United Real Estate Owners' Associations will elect a new board of officers at their next regular meeting, to be held at the Astor Hotel on Tuesday night. The efforts of the nominating committee to secure the services of Henry Bloch for the presidency for another year, proved unavailing. Mr. Bloch in declining the nomination, stated that he thought he had done his full duty by the association for an entire year, and that he preferred to have some one else assume the leadership. Continuing, he stated:

"That the realty interests of New York have become more effectively organized than ever before, is freely admitted by those who have interested themselves in public affairs during the past year. Our own association not only watched, but actively participated in every matter of interest to the taxpayers of the city. We have become a powerful and influential organization whose aid and co-operation is now sought for by public officials. The achievement of most enduring benefit to our associations was the establishment of the permanent headquarters—a general meeting place and a central bureau of information for all property owners of New York. I am content to leave the presidency with the thought that I have at least helped to establish a permanent foundation for what can be made to be one of the most powerful organizations in New York."

### A Filling-In Project.

A communication from the Northwestern Bronx Property Owners' Association, urging an appropriation for the filling in of Van Cortlandt Park south of the Colonial Gardens, Bronx, has been referred by the Board of Estimate to its Committee on Corporate Stock Budget.

## PRIVATE REALTY SALES.

Election week was not productive of any new developments in the real estate situation and conditions remain substantially unchanged. The elimination of a solid business day had its effect, as it would have even in a week characterized by active trading. The important sales concerned West Side apartment houses notably on Riverside Drive, Northern avenue and in West 123d street, where a Philadelphia company acquired a multi-family structure in a deal which also involved Atlantic City property.

There was recorded this week a building loan contract for $650,000 made by the Metropolitan Life Insurance Company, in favor of the Paterno Construction Company, which will be used to cover the cost of the construction of another West Side operation.

The total number of sales reported and not recorded in Manhattan this week was 10 as against 184 last week and 13 a year ago.

The number of sales south of 59th street was 4 as compared with 8 last week and 7 a year ago.

The sales north of 59th street aggregated 6 as compared with 10 last week and 6 a year ago.

The total number of conveyances in Manhattan was 121 as against 124 last week, 9 having stated considrations totaling $285,850. Mortgages recorded this week number 53, involving $1,488,575 as against 50 last week, totaling $2,324,940.

From the Bronx 6 sales at private contract were recorded, as against 9 last week and 12 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $280,254, compared with $706,058 last week, making a total since Jan. 1 of $35,091,303. The figures for the corresponding week last year were $313,825 and the total from Jan. 1, 1913, to Nov. 8, 1913, was $44,448,100.

### Investor Buys on Northern Avenue.

M. Morgenthau, Jr., Company, sold for the Haven Construction Company, Charles Flaum, president, the southwest corner of Northern avenue and 180th street, a five-story apartment house on plot 100x75, recently completed. The house contains thirty apartments and has been held at $125,000. It carries a first mortgage of $90,000 held by the Germania Life Insurance Company, which made the building loan. Mr. Morgenthau states that the purchaser is a newcomer in the field of real estate investment, never having made a real estate purchase before. A sale of the adjoining property, the northwest corner of Northern avenue and 179th street, was prematurely reported last week. Mr. Morgenthau reports, however, that negotiations for this building are practically completed and that it is expected that contracts will be signed shortly.

### Greenwich Village Deal.

Sykes Realty Corporation sold to Mark S. Reardon the one-story business building containing three stores and a theater on the west side of Southern Boulevard at the junction of Boston road, 174th street, and the Boulevard, covering a plot 75x130. In exchange the seller took from Mr. Reardon the seven dwellings at 107 to 115 Bedford street running through the block to 594 and 496 Hudson street, this property having a frontage of 80 feet in Bedford street and 43 feet in Hudson street, adjoining the Christopher street frontage.

### Riverside Drive Apartment House In Sale.

Douglas Robinson, Charles S. Brown Company, sold for Mrs. Lydia B. Hyde the Miramar Apartments, a nine-story elevator structure, on plot 78 x 100, at 452 Riverside Drive. The house was acquired by the seller in February, 1911, along with the Eton Hall and Rugby Hall apartment houses, all located just west of the grounds of Columbia University, in part payment for the old Babbitt soap factory, at 76 to 80 Washington street, extending through the block to West street, which Mrs. Hyde sold to B. Crystal & Son.

### Out-of-Town Investors Buy Here.

The American Realty Company of Philadelphia has purchased from the Nason Realty Company, through Collins, Toan & Company, the Benmore, a six-story elevator apartment house at 449 to 453 West 123rd street, on a plot 75 x 100.11. The selling company has owned the property since August, when it was bought from Edward A. Kerbs, who had obtained the house in July at foreclosure on a bid of $109,000. In the present deal the American Realty Company gave vacant property at Atlantic City, N. J., in part payment.

### Chelsea-Bronx Trade.

Brown-Weiss Realties bought from the International Distributors Corporation the new seven-story store and loft building at 136 and 138 West 22d street, on a plot 41.8 x 98.9. In part payment the buyers gave the northeast corner of

Washington avenue and 167th street, a six-story flat, on plot 29 x 127. The latter house, together with a number of other properties, was acquired by the selling company last month in a trade.

### Haven Avenue Corner to be Improved.

The Chateau Holding Co., Sonn Brothers, has sold to Harry and Joseph Falk, the plot, 125x125x irreg., at the northeast corner of Haven avenue and 180th street, which will be improved with a six-story elevator apartment house.

### Manhattan—South of 59th St.

ELIZABETH ST.—Hiram Rinaldo sold for Thomas C. Ollive, C. D. Brinckerhoff and Mrs. C. H. Pohle the 5-sty structure, 92-96 Elizabeth st, on plot 75x100, formerly occupied by the Brinckerhoff baking plant. It was built about 50 years ago, and was discarded about 8 months ago upon the completion of the big plant at 15th st and the Hudson River. It was originally the Boliver Biscuit Company; later the plant was merged with other independent bakeries to form the present National Biscuit Co.

23D ST.—Henry Brady and William H. Archibald sold for the estate of Caroline A. Livingston the 3-sty dwelling 358 West 23d st, on lot 25x98.9, to Elia M. Perrella, who will alter it for business. The property was offered at auction on Oct. 21 by Mr. Brady and bid in by the estate at $18,650, after 52 bids had been received.

### Manhattan—North of 59th St.

105TH ST.—Daniel F. and Maude E. Kellogg sold through Slawson & Hobbs the 5-sty dwelling 309 West 105th st, on lot 20x100.11. The house has been held at $50,000.

117TH ST.—E. A. Polak Realty Co. sold for the Owners' Standard Realty Co. the 5-sty flat 180 East 117th st, on lot 25x100.11, to E. Wolta, who gave in exchange two lots, each 25x100, on the east side of Eastern boulevard, 25 ft. south of Swinton st.

140TH ST.—Nehring Co. has sold for Mrs. Lulu Carroll the 5-sty flat, 217 West 140th st, on plot 28x99.11.

### Bronx.

ARTHUR AV.—Kurz & Uren have sold for Cornelius J. Beehan to the Melrose Building Co. a plot, 150.6x119, on the east side of Arthur av, 125 ft. south of 180th st.

MORRIS AV.—Miss F. Wheatley has sold to Marie A. Dougherty, the 2½-sty dwelling, in the south side of 190th st, on plot 55x168, 19 ft. east of Morris av. The brokers were McLernon Brothers.

SOUTHERN BOULEVARD.—Schoen-Westchester Realty Co. sold for Julia Dufram 878 Southern Boulevard, a 4-sty flat, on plot 33.4x

### Brooklyn.

ELDERT ST, ETC.—Friday & Lehmann have sold 328 Eldert st, for Jacob Schauf; 288 Sumpter st, for George Meixner; 1195 Madison st, for Herman Huber, and 1075 Decatur st, for the estate of Elizabeth Hayes.

53D ST.—I Salzberg sold for Jacob Schwartz to Isidor Hirshberg, the 2-family cottage, 40x100, at 1324 53d st.

DUMONT AV.—Henry A. Frey sold for the Realty Associates the 19 lots at the southwest corner of Dumont av and Cleveland sts; also 2 lots on the north side of Lenox rd, 80 ft. east of 45th st, for improvement with two 1-family dwellings; and a lot in the west side of East 46th st, 100 ft. south of Lenox rd, for Tafuri Bros.

GATES AV.—Bulkley & Horton Co. sold for Mrs. L. O. Manuc, the 2½-sty store and flat, 675 Gates av.

JEFFERSON AV.—George Eisenbach and Charles Schlaefer have sold for Ida Pasternack, through Milton Gordon, as attorney, 490 Jefferson av, a 4-sty apartment house, with stores, on plot 30x100, which was held at $45,000.

MYRTLE AV, ETC.—James M. Hawley has sold for the estate of John Deiner 1421 Myrtle av to Henry Heins; and for Laura V. Carlisle 404½ Pulaski st to Flora Conviser.

NORTH OXFORD ST.—Bulkley & Horton Co. sold 75 North Oxford st, a 3-sty dwelling, on lot 25x100, for Maude M. Wade to Timothy and Johanna Crawley.

5TH AV.—Tutino & Cerny have sold for Pinkus Kasner and Dora Ciner to Frank S. Aliano the three 4-sty apartment houses, with stores, 5507-5511 5th av, on plot 80x100.

20TH AV.—B. J. Sforza sold for Miss Emily Kley, the plot 60x100, at the southwest corner of 20th av and 70th st.

### Queens.

EDGEMERE.—The Lewis H. May Co. has sold for David Steckler the newly completed house and garage on the west side of Grandview av, adjoining the St. Gertrude church grounds, to Herman Josias. The property was held at $35,000.

RICHMOND HILL.—Frank J. Magerle and Noah Clark sold 1315 74th st, a 2-family cottage, for Mrs. E. B. Lobdell.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Kinsey av to A. O'Reilly, and 40x100 in Kinsey st to G. A. Hannon.

### Nearby Cities.

JERSEY CITY, N. J.—Parodi Cigar Manufacturing Company has purchased from Louis F. Washburn and the estate of Uriah F. Washburn 30 lots in the Bergen section of Jersey City, 26 being located in State st and Cornelison av, for about $25,000. A large factory will be erected, according to report.

PASSAIC, N. J.—Herman Warshaw has sold the 3-sty flat house and his residence in Grove st and Howe av, to H. T. Scott-Huntington, who gave in exchange 1,040-acre plantation at Beebe, Ark. The trade involved about $200,000.

### Rural and Suburban.

BAYONNE, N. J.—Pearl L. Berghoff sold to Margaretha A. Joost a plot 50x100 in the north side of West 54th st.

BAYONNE, N. J.—Alexander Nemolowsky, Bishop of the Russian Orthodox Greek Catholic Church, bought from Leon Lazarus a plot, 150x125 ft., at the southeast corner of the Boulevard and West 24th st, as a site for a church.

BRONXVILLE, N. Y.—Henry G. Lohman sold at Cedar Knolls a plot of about 35,000 sq. ft. on Dellwood rd to Dr. J. Roswell Hasbrouck, who will build a residence at an estimated cost of about $15,000. The seller was the First Mortgage & Real Estate Co.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Hemlock av to C. J. Beyer; 60x100 on Hazel av to Fred Krueger, and 40x100 on Myrtle av, to Miss Florence Johnson; and also at Westfield 40x100 on Princeton av to A. Horner.

STAMFORD, CONN.—Pease & Elliman have sold to Mrs. Hazel Bell a house and grounds for the Shippan Point Land Co., at Shippan Point.

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

**(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)**

## MANHATTAN.

### Conveyances.

| | 1914 Oct. 30 to Nov. 5 | 1913 Oct. 31 to Nov. 6 |
|---|---|---|
| Total No. | 121 | 141 |
| Assessed value | $6,739,862 | $19,714,000 |
| No. with consideration | 9 | 10 |
| Consideration | $285,850 | $693,228 |
| Assessed value | $312,500 | $863,500 |

| | Jan. 1 to Nov. 5 | Jan. 1 to Nov. 6 |
|---|---|---|
| Total No. | 6,047 | 6,651 |
| Assessed value | $400,754,195 | $413,450,461 |
| No. with consideration | 658 | 901 |
| Consideration | $27,035,156 | $37,010,261 |
| Assessed value | $28,378,121 | $40,412,162 |

### Mortgages.

| | 1914 Oct. 30 to Nov. 5 | 1913 Oct. 31 to Nov. 6 |
|---|---|---|
| Total No. | 53 | 89 |
| Amount | $1,488,575 | $2,952,706 |
| To Banks & Ins. Cos. | 15 | 29 |
| Amount | $847,000 | $1,448,000 |
| No. at 6% | 23 | 40 |
| Amount | $768,400 | $253,706 |
| No. at 5½% | 1 | 2 |
| Amount | $3,500 | $902,500 |
| No. at 5% | 12 | 20 |
| Amount | $272,500 | $526,500 |
| No. at 4½% | 2 | 3 |
| Amount | $72,000 | $620,000 |
| No. at 4% | ..... | ..... |
| Amount | ..... | ..... |
| Unusual rates | ..... | ..... |
| Amount | ..... | ... |
| Interest not given | 15 | 24 |
| Amount | $372,175 | $650,000 |

| | Jan. 1 to Nov. 5 | Jan. 1 to Nov. 6 |
|---|---|---|
| Total No. | 3,469 | 4,201 |
| Amount | $103,387,783 | $146,692,459 |
| To Banks & Ins. Cos. | 760 | 1,048 |
| Amount | $45,590,234 | $87,154,099 |

### Mortgage Extensions.

| | Oct. 30 to Nov. 5 | Oct. 31 to Nov. 6 |
|---|---|---|
| Total No. | 26 | 35 |
| Amount | $1,518,450 | $2,818,500 |
| To Banks & Ins. Cos. | 12 | 9 |
| Amount | $745,450 | $2,097,000 |

| | Jan. 1 to Nov. 5 | Jan. 1 to Nov. 6 |
|---|---|---|
| Total No. | 1,697 | 1,609 |
| Amount | $94,762,780 | $65,955 418 |
| To Banks & Ins. Cos. | 609 | 525 |
| Amount | $60,101,810 | $38,189,300 |

### Building Permits.

| | 1914 Oct. 31 to Nov. 6 | 1913 Nov. 1 to 7 |
|---|---|---|
| New buildings | 1 | 7 |
| Cost | $2,000 | $1,007,500 |
| Alterations | $109,010 | $80,259 |

| | Jan. 1 to Nov. 5 | Jan. 1 to Nov. 7 |
|---|---|---|
| New buildings | 371 | 510 |
| Cost | $42,315,265 | $52,602,715 |
| Alterations | $9,637,616 | $10,470,735 |

## BRONX.

### Conveyances.

| | 1914 Oct. 30 to Nov. 5 | 1913 Oct. 31 to Nov. 6 |
|---|---|---|
| Total No. | 106 | 108 |
| No. with consideration | 12 | 12 |
| Consideration | $147,741 | $175,835 |

| | Jan. 1 to Nov. 29 | Jan. 1 to Nov. 6 |
|---|---|---|
| Total No. | 5,304 | 6,405 |
| No. with consideration | 456 | 634 |
| Consideration | $5,619,190 | $5,573,038 |


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**Mortgages.**

| | 1914 Oct. 30 to Nov. 5 | 1913 Oct. 31 to Nov. 6 |
|---|---|---|
| Total No | 57 | 78 |
| Amount | $227,731 | $801,680 |
| To Banks & Ins. Cos | 3 | 7 |
| Amount | $22,000 | $264,000 |
| No. at 6% | 28 | 31 |
| Amount | $73,415 | $268,900 |
| No. at 5½% | 9 | 4 |
| Amount | $85,800 | $229,000 |
| No. at 5% | 7 | 14 |
| Amount | $35,150 | $87,830 |
| Unusual rates | 1 | ..... |
| Amount | $3,000 | ..... |
| Interest not given | 12 | 29 |
| Amount | $30,366 | $215,950 |
| | Jan. 1 to Nov. 5 | Jan. 1 to Nov. 6 |
| Totol No. | 3,248 | 4,827 |
| Amount | $28,268,416 | $34,355,436 |
| To Banks & Ins. Cos | 309 | 313 |
| Amount | $5,796,251 | $5,442 241 |

**Mortgage Extensions.**

| | Oct. 30 to Nov. 5 | Oct. 31 to Nov. 6 |
|---|---|---|
| Total No. | 6 | 11 |
| Amount | $105,600 | $331,500 |
| To Banks & Ins. Co | 2 | 4 |
| Amount | $41,000 | $229,500 |
| | Jan. 1 to Nov. 5 | Jan. 1 to Nov. 6 |
| Total No. | 576 | 526 |
| Amount | $11,059,650 | $11,572,760 |
| To Banks & Ins. Cos | 111 | 93 |
| Amount | $3,044,150 | $2 926,900 |

**Building Permits.**

| | 1914 Oct. 30 to Nov. 5 | 1913 Oct. 31 to Nov. 6 |
|---|---|---|
| New buildings | 2 | 11 |
| Cost | $1,200 | $104,685 |
| Alterations | $9,500 | $14,850 |
| | Jan. 1 to Nov. 5 | Jan. 1 to Nov. 6 |
| New buildings | 650 | 745 |
| Cost | $15,599,882 | $18,821 991 |
| Alterations | $969,450 | $1,137,683 |

**BROOKLYN.**

**Conveyances.**

| | 1914 Oct. 29 to Nov. 4 | 1913 Oct. 30 to Nov. 5 |
|---|---|---|
| Total No. | 451 | 448 |
| No. with consideration | 46 | 28 |
| Consideration | $291,793 | $137,955 |
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 5 |
| Total No. | 19,580 | 20,224 |
| No. with consideration | 2,006 | 1,908 |
| Consideration | $12,119,340 | $11,323,621 |

**Mortgages.**

| | 1914 Oct. 2 to Nov. 4 | 1913 Oct. 30 to Nov. 5 |
|---|---|---|
| Total No. | 318 | 357 |
| Amount | $1,009,670 | $2,008,839 |
| To Banks & Ins. Cos | 32 | 71 |
| Amount | $156,250 | $426,525 |
| No. at 6% | 194 | 192 |
| Amount | $482,771 | $393,841 |
| No. at 5½% | 68 | 92 |
| Amount | $323,100 | $414,600 |
| No. at 5% | 36 | 53 |
| Amount | $124,340 | $325,500 |
| Unusual rates | ..... | ..... |
| Amount | ..... | ... |
| Interest not given | 20 | 20 |
| Amount | $79,459 | $874,898 |
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov 5 |
| Total No. | 14.121 | 14.504 |
| Amount | $59,459,010 | $57,295,710 |
| To Banks & Ins. Cos | 2,651 | 3,100 |
| Amount | $21,435,564 | $20,925,740 |

**Building Permits.**

| | 1914 Oct. 29 to Nov. 4 | 1913 Oct 31 to Nov. 6 |
|---|---|---|
| New buildings | 36 | 49 |
| Cost | $261,600 | $368,875 |
| Alterations | $27,456 | $38,060 |
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 6 |
| New buildings | 3,926 | 3,117 |
| Cost | $34,976,635 | $25,654,184 |
| Alterations | $2,532,991 | $3,144,639 |

**QUEENS.**

**Building Permits.**

| | 1914 Oct. 29 to Nov. 4 | 1913 Oct. 31 to Nov. 6 |
|---|---|---|
| New buildings | 47 | 66 |
| Cost | $127,066 | $211,530 |
| Alterations | $20,395 | $19,980 |
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 6 |
| New buildings | 3,927 | 3,735 |
| Cost | $16,861,375 | $13,445,561 |
| Alterations | $1,057,936 | $1,153,213 |

**RICHMOND.**

**Building Permits.**

| | 1914 Oct. 29 to Nov. 4 | 1913 Oct. 30 to Nov. 5 |
|---|---|---|
| New buildings | 12 | 10 |
| Cost | $24,300 | $13,497 |
| Alterations | $7,387 | $3,500 |
| | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 5 |
| New Building | 955 | 822 |
| Cost | $1,584,764 | $1,828,259 |
| Alterations | $235,214 | $266,323 |

## LEASES.

### Bankers Home for Business.

Charles B. Halsey and T. J. S. Flint have leased through Pease & Elliman the former home of Washington E. Connor at the northwest corner of Madison avenue and 54th street, for 21 years with renewal privileges. The building will be converted into stores and bachelor apartments from plans by Charles Thano. Some time ago this property was reported leased, but the deal fell through. The same brokers recently leased to Messrs. Halsey and Flint, with an option to purchase, the northwest corner of Madison avenue and 48th street, for the estate of William Alexander Smith.

### Broadway Importers in 23d Street.

S. Steinfeld & Co., jobbers and importers, have leased from the estate of William C. Schermerhorn through the firm of L. J. Carpenter and Heil & Stern the store, basement and the first three lofts in 43 to 47 West 23d street, through to 24, 26 and 28 West 24th street, formerly occupied by the furniture firm of George C. Flint Company. The lease affects approximately 60,000 square feet of space. The lessees are now located at 600 and 602 Broadway, and have been identified with the downtown wholesale district for over thirty years.

### C. H. Mackay Leases Burden House.

Clarence H. Mackay has leased through William B. May & Company the residence of Mrs. I. Townsend Burden at the south corner of Fifth avenue and 92d street. The house was recently finished. It was built from plans by Horace Trumbauer, the Philadelphia architect, and has never before been occupied by others than members of the Burden family. Directly to the south, the new home of Otto H. Kahn is being built.

### Senator Aldrich Leases Home.

One-time Senator Nelson W. Aldrich has leased through Pease & Elliman from Mrs. James A. Burden, the residence 908 Fifth avenue, a five-story building on plot 35x125. It is just north of the new home of Henry C. Frick.

### Manhattan.

LEON S. ALTMAYER leased for the Coast Construction Co., S. G. Hess, president, the 2d floor in the apartment house at 302 West 87th st to J. A. Frank, and the 8th floor in 229 West 78th st to H. A. Erdman.

BASTINE & CO. leased space in 97 5th av to Benedict & Bodner of 41 Union sq, neckties, and through W. B. Mabie the 5th loft to B. B. Bear & Co., embroidered linens.

BASTINE & CO. leased for the Rothschild Realty Co. the 1st loft in the Stuyvesant Building, northwest corner of 5th av and 15th st, to Julius Simon.

JULIA BEVERLEY HIGGENS rented an apartment in 109 East 56th st to Miss Anthony; for Mrs. Allen B. Talcott her apartment in 27 West 67th st to Mrs. Loomis H. Taylor.

CROSS & BROWN CO. leased offices in the U. S. Rubber Co. Building, Broadway and 58th st, to Ashley Steel Building Co., in the Strand Theatre Building, to Frank J. Hardy, and in the Bryant Park Arcade to Low Van Ullen.

DOUGLAS L. ELLIMAN & CO. leased apartments in 375 Park av for H. L. Hass to Frederick Gimbel; in 116 East 63d st to Herbert Wheeler; in 103 East 86th st to Alexander Feifer; in the Hotel New Weston, Madison av and 49th st, to William A. Jenner, and in 20 East 48th st to D. S. Walton.

DOUGLAS L. ELLIMAN & CO. leased apartments in 45 East 82d st for Allen G. Wellman to Richard Limberg of Ladenberg, Thalmann & Co., bankers; in 40 East 83d st for Hobart D. Betts to Barrington Moore; in 103 East 86th st to Henry N. Arnold, and in 449 Park av for Cammann, Vorhees & Floyd to Francis S. Hutchins.

DOUGLAS L. ELLIMAN & CO. leased for N. Wyckoff Vanderhoef, 76 East 56th st, a 4-sty house, to James S. McCulloh.

J. B. ENGLISH leased for John S. Spencer to William H. and Mary L. Fletcher the dwelling at 230 West 48th st.

J. ARTHUR FISCHER leased to Mary A. Johnson the 3-sty dwelling at 384 St. Nicholas av; the 1st loft in 667 6th av to B. Sunday; the store in 689 6th av to B. Maraitti for a restaurant, and to Robert Hill, of the V.-Ray Spark Plug Co., the parlor store in 105 West 38th st.

FREDERICK FOX & CO. leased for the Hommel Manufacturing Co. the 6th and 7th floors in the Oppenheim-Collins addition, now nearing completion at 58 and 60 West 35th st, to Michael Bloom of 13 West 20th st and E. A. Adler & Co.

JULIUS FRIEND-EDWARD M. LEWI CO. leased for Bawo & Dotter the 5th floor in 20 to 28 West 33d st to Crown Embroidery Works of 38 West 26th st.

GOODWIN & GOODWIN rented for the Tilmil Realty Co. to Carl Bayer the dwelling at 55 West 113th st.

GOODWIN & GOODWIN rented for Lillian Stimelsky to Philip Bernstein the 3-sty dwelling at 74 West 119th st.

HEIL & STERN leased for Morewood Realty Holding Co., 8th loft in 826 and 828 Broadway, to Curry & Horsford, of 752 Broadway; for trustees of Sailors' Snug Harbor, 1st loft in 743 and 745 Broadway, to Bill & Caldwell, of 588 Broadway; for Madison Holding Co., 7th loft in 72

and 74 Madison av, to Benjamin F. Lewis; for Florence McKeever, 6th loft in 45 and 47 West 27th st, to Gluck & Mandel, and for 142 West 26th St Co., 3d loft in 142 and 144 West 26th st, to Louis Sternberg, of 142 West 26th st.

SETON HENRY & DOUGLAS GIBBONS and WORTHINGTON WHITEHOUSE leased for Judson S. Todd his dwelling at 23 East 73d st for the winter, furnished, to Charles E. F. McCann.

M. & L. HESS and MARK RAFALSKY & CO. leased the 1st, 2d and 3d lofts, containing 15,000 sq. ft., in 517 and 519 6th av, including 100 to 104 West 31st st, to Guthman, Solomon & Co., of 511 Broadway, dealers in novelties and notions.

HUBERTH & HUBERTH leased for Jacob Mattern the 5th floor in 238 and 240 West 53d st to Morris Berkowitz.

JOHN J. KAVANAGH leased the 4-sty dwelling at 32 East 81st st to Archibald C. Barrow; apartments in 100 East 81st st to Geo. H. Schaefer, Jr., and Mrs. C. C. Good, and in 933 Park av to Miss M. M. Lane.

EDGAR A. MANNING leased the 1st loft in 19 West 36th st for 5 years for W. M. Sperry to the R. C. Heather Co. of 135 West 26th st.

SAMUEL H. MARTIN leased apartments in 14 West 64th st to John Sylvester; in 31 Columbus av to Grace Parsons; in 132 West 66th st to E. J. Campion; in 35 Columbus av to Albert Alberts; in 39 West 61st st to Elizabeth Doucet and E. H. Southern; in 105 West 77th st to George Gibbs, and in 1983 Broadway to B. H. Jackson.

M. MORGENTHAU, JR., CO. and NICHOLSON & CO. leased to George R. Abrams, president of the Box Co. of America, for the Varick Realty Co., the 10th floor of the warehouse building at West, Washington and Hubert sts; the former for the 6th Av and 23d St Corporation leased stores in the Corporation's building, formerly occupied by Ehrich Brothers Department Store; to Fred Fresca the store in 110 West 23d st for the sale of leather goods and novelties; store in 112 West 23d st to the Sandow Jewelry Co.

PEASE & ELLIMAN leased for John T. Taylor, as trustee, to Abram Zucca the building at 94½ Greenwich st; also 386 Water st to Mrs. N. Walsh; for the estate of Catherine Hammerschlag to Abraham Miller 5 Essex st; for the Schulte Realty Co. to I. N. Maaskoff the store at the southeast corner of William and Beekman sts; office space in 438 Broadway to Gaynm & Abraham; loft in 32 Maiden Lane to Louis G. Hughes; and offices in 123 Liberty st to E. I. S. David, Gordon & Trietle, H. G. Knapp, Bremer & Lang, Kreipe & Reinhardt; and apartments for E. B. Amer in 214 Riverside dr to Jacques Urlus; for Claude A. Dickie to Willie C. Dickey in 200 West 58th st, and for William C. Dickey in 200 West 58th st, and for T. Beekman.

PEASE & ELLIMAN leased for the Manhattan Savings Institution apartments in 25 Fort Washington av to Mrs. Mary Lyons; in 150 West 97th st for Edgar J. Levy to J. Schwartz, and in 829 Park av for the Jekyll-Walker Corporation to Beverly Bogert.

PEASE & ELLIMAN leased apartments in 850 Park av to Thomas Powers; in 170 West 72d st to Frederick D. Layman; in 56 West 11th st to Harold Flint; in 234 Central Park West, for Mrs. Ellen Purcell to Miss Kate Lilly, and in 119 West 71st st, the furnished apartment of Arthur J. Friend to Mrs. Eugene Shaw; for Francis L. Wellman his furnished apartment in 45 East 82d st to Benjamin W. Appleton; for Thomas & Eckerson, as agents, the 4-sty dwelling at 63 West 69th st to Mrs. M. E. Mather.

RICE AND HILL leased to Louis Wolpin the store and basement in 156 West 45th st; space in 112 and 114 West 42d st to A. G. Elphick and Irving Stringer for a golf school; the store in 636 Lexington av to Anthan & Cadezas; for Tucker, Speyers & Co., the top studio in 28 west 28th st, to the Wyanoak Publishing Co., Inc., of 136 West 52d st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space in 79 Wall st to Ayres, Bridges & Co. of 96 Wall st; in 1 Wall st to New Electro Process Co.; in 14 Wall st to Montgomery, Clothier & Tyler of Philadelphia; in the Produce Exchange Building to Furst, Clark Construction Co., George E. Pell, William Gottlieb, Arbold Robinson, W. L. Sweet & Co., Ansel S. Leo, Keusch & Schwartz Co. of Produce Exchange, and Joseph H. Tunley; in 30 Broad st to Atlas Portland Cement Co. of 30 Broad st and Edward F. Spitz; in 27 William st to Harold L. Ward of 220 West 42d st, Ralph A. Stemm, Walter Blair and the Atlantic Yacht Club, and an apartment in 29 Washington sq, West, to Carl W. Kimball.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space in 63 and 65 Wall st to the Japanese Association; in 23 and 25 East 26th st to the Color Manufacturing Co.; in 15 and 17 West 38th st to Seth Moyle and in 35 and 37 Broadway to Jaber & Co.

CHRIS. SCHIERLOH rented for Mary C. O'Brien the two top lofts in 1568 Broadway to the Comedy Vaudeville Club.

HERBERT A. SHERMAN leased for Emanuel Moses the 5-sty house at 44 East 66th st to Mrs. James McLoughlin.

SLAWSON & HOBBS rented for E. Sanders to R. T. Mascan the 3-sty dwelling at 30 West 19th st; to C. H. Mason the 4-sty dwelling at 110 West 71st st, and the 4-sty dwelling at 337 West 71st st for Mrs. C. S. Miller.

SPEAR & CO. leased for the Alan Realty Co. the 4th loft in 134 to 142 West 37th st to the Tip Top Waist Co.; for A. M. Rau the 7th loft in 419 Lafayette st to I. Spiegel; for the American Real Estate Co. the 12th floor in 114 5th av to E. Schmerler, and the 8th loft in 7 West 30th st to Herman Wolfert.

LUDWIG C. TRAUBE leased the dwelling at 80 East 90th st to K. F. Carroll of Fiss, Doerr & Carroll Horse Co.

THE THIRD FLOOR in the Emigrant Industrial Savings Bank building at 51 Chambers st has been rented by the city for the use of the sheriff's office of New York county. The department has had offices at 299 Broadway for


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9 years. The present quarters cost the county $12,000 annually. The new offices will be nearer to the courts and the rental will be $9,-835 a year.

STEPHEN H. TYNG, JR., & CO. have leased in the Madison Av. Building, Madison av and 25th st, 10th floor to the Bigelow Carpet Corporation of 224 4th av; space on the 9th floor to the Philadelphia Axminster Carpet Co. of 114 5th av; additional space on the 14th floor to the Ernest Simons Mfg. Co.; also leased the store in 21 East 16th st to Seidman Bros., woolens; in the Hartford Building, Broadway and 17th st, space on 9th floor to the Intercollegiate Socialist Society of 105 West 40th st, and on the 8th floor to Willy Mayer & Co. of 335 Broadway, advertising novelties; at 17-19 Waverley pl the 6th floor in conjunction with Spear & Co. to the Colon Hat Corporation of 7 Great Jones st; in 19 Madison av the 11th floor to Charles G. Davis of 70 5th av; in 11 East 36th st, for Ewing, Bacon & Henry, the 10th floor to R. L. Cochran Co. of 892 Broadway; at 19 East 24th st the 4th floor to Benjamin Switky of 9 West 23d st; in 95 Madison av space on the 15th floor to the Continental Silk Mills of 100 5th av, and at 30 East 23d st the 10th floor to Wood & Nathan Co. and the American High Speed Press Co. of 1 Madison av.

### Bronx.

THE M. MORGENTHAU, JR., CO., leased for the Property Operating Co., J. J. Murphy, two of the stores in the Art Theatre Building on the west side of Southern blvd, just north of Westchester av; the store in 1067 Southern blvd to D. Amico & Co. for the sale of millinery and feathers, and the store in 1081 Southern blvd to the Areco Hand Laundry.

### Brooklyn.

CHARLES E. RICKERSON leased 460 8th st, a 3-sty dwelling, to Mrs. Ellen Mahoney; space in 340 Park pl to Wiliam A. Rowan; apartment in 736 Union st to J. C. Williams, and 47 Lincoln pl, a 3-sty garage, to Robert Mitchell and Louis Brooks.

### Queens.

DOUGLAS ROBINSON-CHARLES S. BROWN CO. leased the dwelling at 191 Beach st, Long Island City, to Owen Maginnis.

### Suburban.

FEIST & FEIST, INC., leased for Abraham B. Meyer to the Newark Truck Service Co. the building at 11 and 13 Hill st, Newark, N. J., and for Peter Hauck, Jr., the store and basement in 119 Washington st to Frederick G. Gepke, for a picture frame and novelty business.

FEIST & FEIST, INC., leased for John O. Gregory of Far Hills, the new factory, 700 to 710 Frelinghuysen av, Newark, N. J., to J. W. Beardsley's Sons, of Greenwich st, Manhattan, manufacturers of food specialties, who will employ about 300 people. The lease calls for an aggregate rental of $183,000 and includes an option to purchase the property within a year.

HUGHES & WHITBY and PEASE & ELLIMAN leased the estate of Charles W. Edwards, at 66 Highland av, Glen Ridge, to H. L. Herrington; also the mercantile business at the corner of Bloomfield and North Fullerton av, for H. B. Kaufman to S. Yata, Japanese importer; and for Miss Alice Parsons the residence at 87 Elm st to Mrs. Annie E. Chapin.

## REAL ESTATE NOTES.

VAN NORDEN & WILSON have been appointed renting agents for 13-15 West 34th st.

CROSS & BROWN CO. has been appointed agent for 3-7 West 61st st.

GOODALE, PERRY & DWIGHT have been appointed agents for 139-141 and 159-163 West 22d st and for 55 West 24th st.

BRETT & GOODE CO. has been appointed agent for 103 5th av, 413 Madison av, 413 East 61st st and 29 East 48th st.

J. ARTHUR FISCHER has been appointed agent for 63 West 37th st, 730 9th av, 202-204 West 28th st, 513 West 152d st and 244-248 West 27th st.

S. MAY, the electrician, is the buyer on resale by M. Frank of 63 West 37th st, adjoining the corner now occupied by Mr. May. J. Arthur Fischer was the broker.

DELAFIELD ESTATES has taken title from Charles Otis to the former home of the Omega Association, at 604 West 114th st, giving in exchange a Bronx dwelling on Waldo av.

MICHAEL F. LOUGHMAN has transferred for a nominal consideration to Mary A. Ryan the 12-sty apartment house at the southeast corner of West End av and 86th st, which he obtained in a trade in November, 1912.

ON SATURDAY the property at 30 Fulton av, Ostend, Far Rockaway, was auctioned by the M. Morgenthau, Jr., Co. for $8,626, to the Bank of Lawrence, Lawrence, L. I. It consists of a 13-room stucco residence, on a plot 60x100.

JOSEPH WEINTRAUB is the lessee of the old Cosmopolitan Hotel at the northeast corner of West Broadway and Chambers st, reported leased in last week's Record and Guide. He will pay $20,000 a year for a term of 20 years and 4 months. Nothing could be learned yesterday relative to his plans.

M. & L. HESS, INC.—The newly-formed organization composed of the sales and renting brokers in the employ of M. & L. Hess, Inc., known as the "Brokers' Staff of M. & L. Hess, Inc.," held its first banquet at Reisenweber's on the evening of October 29. The officers are: Lewis W. Flaunlacher, president; Roy Scherick, vice-president; Herbert B. Fox, treasurer; Adolph F. Koehler, secretary. The guests were Edwin H. Hess, John W. Hahner and Arthur H. Perles. A number of addresses were made.

## OBITUARY

WESLEY ELLIS, of the Mutual Life Insurance, Co., died of Bright's disease at his home, 1095 Prospect pl, Brooklyn. He was 55 years old and a member of an old Long Island family.

CLARENCE L. C. HOWE, for 25 years associated with the real estate department of the New York Life Insurance Co. died, aged 46, at his home, 44 Westminster road, Flatbush. He was a graduate of the College of the City of New York.

ISAIAH KAUFMAN, former receiver of arrears of personal taxes, died last Sunday, of a complication of diseases, at his home, 1854 7th av. He was the first president of the Jefferson Democratic Club and was for many years active in politics in the Fifth Ward. He was 72 years old and is survived by four sons and two daughters.

JAMES J. MURPHY, for twenty-five years a statistician for the Phoenix Insurance Co. of Brooklyn and formerly secretary of the Herald Building & Loan Association, died, aged sixty-eight, on Wednesday at his home, 118 East 91st st. He was a graduate of the College of St. Francis Xavier and a member of the Royal Arcanum. He is survived by two sons and two daughters.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

LEAH ROSENHEIM.—4 West 126th st, 3-sty dwelling, 17.6x100.9, $16,000.

KATHERINE EISLER.—1236 2d av, 4-sty tenement, 25x64, $16,000.

WILLIAM H. McCORD—68 West 83d st, 4-sty dwelling, 20x102.2, $23,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments and sales not held as per week are noted under Advertised Legal Sales.

* In the case of which the property described was bid in by the plaintiff's amount.

### The Auction Market.

Edward Kammak, an outside bidder, paid $15,750 for the three and four-story front and rear tenements at 516 and 518 West 27th street on a plot 50x98.9, offered at foreclosure this week. An interesting phase of this transaction was the purchase price which was about $4,-000 above the encumbrances. Property offered in foreclosure proceedings in the auction rooms have with but few exceptions failed to bring amounts equaling existing liens, and the sale of this property at a price which will mean the return of part of the investment to the defendant is the most significant event in the salesroom this week.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 6, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Trinity pl, 70-76 (*),** ws, 203.1 s Thames, 104.4x42.4x109.9x52, 6-sty bk loft & str bldg; due, $110,432.90; T&c, $2,002.50; Mutual Life Ins Co of N Y. 90,000

**117TH st, 250 E (*),** ss, 50 w 2 av, 40x T&c, $70.88; Belle G Bernheimer et al, trstes &c. 20,000

SAMUEL MARX.

**86TH st, 323 W (*),** ns, 241 w West End av, runs n49.6xw21.6xs3.6xw16.6xs13.8xw5x s32.4xe43 to beg, 5-sty & b bk dwg; due, $42,775.53; T&c, $1,186.55; Hudson City Savgs Instn. 30,000

**95TH st, 49 W (*),** ns, 318 e Col av, 18x 100.8, 3-sty & b stn dwg; due, $15,846.91; T&c, $1,035.78; Jos C Veith. 17,300

**127TH st, 127 W (*),** ns, 355 w Lenox av, 15x99.11, 3-sty stn bldg; due, $6,972.62; T&c, $918.11; Wm F Brown, trste. 6,000

HERBERT A. SHERMAN.

**27TH st, 516-8 W,** ss, 225 w 10 av, 50x 98.9, 4-sty bk tnt & 3-sty fr tnt & strs; due, $10,133.89; T&c, $1,903.26; Edw Kammach. 15,750

HENRY BRADY.

**52D st, 636 W (*),** ss, 225 e 12 av, 20x 100.5, 1 & 2-sty fr stable; due, $1,256.88; T&c, $——; Jno J A Hickey. 1,257

SAMUEL GOLDSTICKER.

**126TH st E, nwc Mad av,** see Mad av, 1974.

**Madison av, 1974 (*),** nwc 126th, 19.11x 85, 4-sty & b stn dwg; due, $3,553.58; T&c, $759.80; sub to pr mtg $20,000; Sarah J Morton. 21,797

| | |
|---|---|
| Total | $202,104 |
| Corresponding week 1913 | 207,050 |
| Jan 1, 1914 to date | 29,479,109 |
| Corresponding period 1913 | 34,449,606 |

## Bronx.

The following are the sales that have taken place during the week ending Nov. 6, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**St Lawrence av, 1501** (*), nwc Mansion 25x95; due $8,820.07; T&c, $707.72; Fannie H Youngs. 8,000

HERBERT A. SHERMAN.

**Coster st, 644,** es, 320 s Spofford av, 20x100, 2-sty bk dwg; due, $5,981.29; T&c, $171.97; Utility Realty Co, a party in int. 6,000

CHAS. A. BERRIAN.

**226TH st, 858-56 E (*),** ss, 205 w Bronxwood av, 100x114; due, $3,699.65; T&c, $325.58; sub to a mtg $16,000; Saml Stecher et al. 17,100

**Morris Park av, 629,** ns, 1,431.11 e Walker av, 25.2x189.6x28.6x174.2; adj Nov20.

HENRY BRADY.

**Webster av, 1922,** es, 138.7 n Tremont av, 75x158.11, 1 & 2-sty fr theatre; due, $29,207.35. T&c, $966.49; Dachtermann Realty Co. 45,000

GEORGE PRICE.

**Marrin st, nwc Edwards av;** see Edwards av, nwc Marrin.

**Edwards av (*),** nwc Marrin, 50.4x98.10 x50x100; due, $1,526.20; T&c, $138; Henry Stellman trste. 1,550

JAMES J. DONOVAN.

**160TH st, 692 E (*),** ss, 30.2 e Trinity av, runs s50xw29.11 to Trinity av xs25xe52.11 xn75 to av xw23.2 to beg, 2-sty & b tr dwg; partition; due, $——, Mary T Rennard. 500

**Trinity av, es, 50 s 160th,** see 160th, 692 E.

| | |
|---|---|
| Total | $78,150 |
| Corresponding week 1913 | 106,050 |
| Jan 1, 1914 to date | 5,612,194 |
| Corresponding period 1913 | 5,791,572 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Nov. 4, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE CO.

COURT ST, ws, 200 n Degraw, 22.6x112.6; withdrawn —

BEDFORD AV (*), es, 20 n Clifton pl, 20x80; Jno P Short 5,000.00

BUSHWICK AV, sws, 25 se Suydam, 25x72.9; withdrawn ——

GATES AV, ns, 145 e Marcy av, 20x105; Excelsior Realty Co. 7,500.00

GATES AV, ns, 165 e Marcy av, 20x105; Excelsior Realty Co. 7,500.00

PITKIN AV (*), ss, 75 w Hendrix, 25x100; also PITKIN AV, ss, 75 w Van Sicklen av, 25x100; Manly R Hubbs. 4,000.00

PITKIN AV, swc Logan, 20x90; Isabella Hamilton 5,750.00

NATHANIEL SHUTER.

OAKLAND ST (*), es, 50 s Eagle, 25x100; Penobscot Realty Corpn. 2,600.00

W 8TH ST, ws, 480 s Av R, 20x100; Leslie G King 3,000.00

ATLANTIC AV (*), nwc Van Sicklen av, 20x103.2; also ATLANTIC AV, ns, 40 w Van Sicklen av, 20x104.4; Mechanics Bank Brooklyn 16,700.00

FLUSHING AV (*), ns, 550 e Bedford av, 25x100; Philip J Fry 2,000.00

WILLIAM J. McPHILLIAMY & CO.

COLUMBIA PL (*), es, 77.5 e Joralemon, 17.3x70.10; Annie J O'Brien 500.00

COOPER ST (*), ses, 124 sw Knickerbocker av, 17x100; Rhoda Evans et al 2,000.00

COOPER ST (*), ses, 141 sw Knickerbocker av, 17x100; action 2 2,000.00

DECATUR ST, ss, 56 w Sumner av, 20x68.10; David S Yoeman 5,550.00

LINCOLN PL (*), ns, 100 e Classon av, 320x131xirreg; Burroughs Bldg Material Co. 48,000.00

McDONOUGH ST, ns, 204 e Patchen av, 20x100; withdrawn

MONTGOMERY ST (*), ns, 77.7 w Franklin av, 20x45; Waldo R Blackwell 1,000.00

BAY 13TH ST (*), ws, 200 n Bath av, 50x108.4; Mary F Cosgrove 2,500.00

E 14TH ST (*), es, 100 n Av G, 50x100; Eagle Savgs & Loan Co. 7,500.00

99TH ST (*), sws, 346.6 se 4 av, 26.9x97.6; Lake A Timmons 2,750.00

99TH ST (*), sws, 373.3 se 4 av, 26.9x97.6; same; action 2 2,750.00

BEVERLY RD, sec E 2d, 35x100; Albert Barrett 5,475.00

KENT AV (*), es, 194.9 n Willoughby av, 30.2x153.8; Eagle Savgs & Loan Co. 10,000.00

LIBERTY AV, nwc Shepherd av, 20x75; Elizabeth A Tynan et al. 6,000.00

LOTS 20 to 42, blk 1; 48 to 51, 57 to 63, blk 2; 68 to 95, blk 3; 96 to 112, 116 to 121, blk 4; 122 to 130, blk 5; 131 to 139, 139 second, 141 to 145, 168 to 173, blk 6; R C Baker 29,500.00

ABRAHAM FEINSTEIN.

CHESTER ST (*), ws, bet Blake & Dumont avs, lot 39; Juliette F Potter 500.00

| | |
|---|---|
| Total | $180,075.00 |
| Corresponding week 1913 | 264,109.00 |

### ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**NOV. 7.**

No Legal Sales advertised for this day.

**NOV. 9.**

13TH ST, 206 E, ss, 493.6 w 2 av, 16.6x103.3, 4-sty stn tnt; Julius Hechtlinger—Richd B Miller et al; Breitbart & Breitbart (A), 309 Bway; Harold C Mendelson (R); due, $1,751.-14; T&c, $360.55; sub to pr mtg $11,000; Joseph P Day.

65TH ST, 335-7 E, ns, 225 w 1 av, 33.4x100.5, 6-sty bk tnt & strs; Newton Ehrmann—Harry Levy et al; Lachman & Goldsmith (A), 35 Nassau; Wm Henkel, Jr, (B); due, $34,-882.24; T&c, $698.90; Joseph P Day.

115TH ST, 75 E, ns, 90 w Park av, 25x100.11, 5-sty bk tnt; Betty Gisthal—Jos Edelstein et al; Bowers & Sands (A), 46 Cedar; Isaac F Cohen (R); due, $16,345.76; T&c, $733.16; Samuel Marx.

MADISON AV, 1584, ws, 50.11 n 106th, 25x100, 5-sty stn tnt & strs; Louis W Harlem et al—Isaac Schmeidler et al; Chas E Heydt (A), 2 Rector; Eugene L Bushe (R); due, $25,-214.81; T&c, $1,226.84; Bryan L Kennelly; mtg recorded Nov 17, 1904.

**NOV. 10.**

PRINCE ST, 177, ns, 100 e Sullivan, 25x95.6, 6-sty bk loft & str bldg; Stephen P Sturges, trste—Brown-Weiss Realties et al; Jos. J Speth (A), 56 Liberty; Phoenix Ingraham (R); due, $20,905.86; T&c, $463.70; mtg recorded April 8, 1914; Henry Brady.

50TH ST, 507-13 W, ns, 100 w 10 av, 100x100.5, 5-sty bk loft bldg; City Bank of Bayonne—Julius G Hocke et al; Simon H Kugel (A), 170 Broadway; Jno G Saxe (R); due, $55,-454.75; T&c, $17,586.11; Henry Brady.

78TH ST, 338 E; ss, 250 w 1 av, 20x102.2, 5-sty stn tnt; Pauline Brommer—Edw Burns, exr, et al; Henry F Lippold (A), 61 Park Row; Patrick J McGrath (R); due, $12,941.04; T&c, $1,309.18; Joseph P Day.

**NOV. 11.**

UNIVERSITY PL, 88, see 12th st, 24-6 E.

12TH ST, 24-6 E, ss, 62.6 w University pl, runs s77.11xe56.8 to University pl (No 88) xs31.9x w110.10xn—xe—xn100.8xe46.5 to beg, 11-sty bk loft bldg; Germania Life Ins Co—Borough Investing Co et al; Dulon & Roe (A), 41 Park Row; Franklin Brooks (R); due, $217,231.40; T&c, $4,725.27; Joseph P Day.

37TH ST, 163 W, see 7 av, 301-5.

61ST ST, 415 E, 220 e 1 av, 20x93.4x20.2x90.1, vacant; Jos C Levi, assignee—Esther Blumenthal et al; Walter S Newhouse (A); Arthur M Levy (R); due, $5,057.40; T&c, $792.51; J H Mayers.

95TH ST, 19 W, ns, 218 w Central Park W, 18.8 x100.8, 3-sty & b stn dwg; 98TH ST, 137 W, ns, 449.9 e Ams av, 24.9x100.11, 5-sty bk tnt; Esther Schnitzer—Margt McKeon et al; Samson Friedlander (A), 271 Bway; Philip J Dunn (R); due, $6,523.88; T&c, $——; sub to 1st mtg $15,292.95; Samuel Marx.

98TH ST, 137 W, see 95th, 19 W.

106TH ST, 127 E, ns, 91.8 w Lex av, 16.8x100.11, 3-sty & b stn dwg; Franklin Trust Co—Port Jervis Land & Improvement Co, Inc, et al; McKeen, Brewster & Morgan (A), 20 Exch pl; Jno M Shedd (R); due, $8,634.61; T&c, $75.65; Joseph P Day.

122D ST, 111 W, ns, 156 w Lenox av, 19x100.11, 3-sty & b stn dwg; Farmers' Loan & Trust Co—Carrie R Davis; Geller, Rolston & Horan (A), 22 Exch pl; Geo M Hulbert (R); due, $14,907.11; T&c, $296.30; Samuel Marx.

128TH ST, 266 W, ss, 229.2 e 8 av, 20.10x99.11, 4-sty stn tnt; Helen Katz et al, exrs—Helen D White Haight et al; Albert R Lesinsky (A), 149 Bway; Edw R Rayher (R); due, $10,670.97; T&c, $254; mtg recorded May 4, 1912; Joseph P Day.

7TH AV, 301-5, nec 27th (No. 163), runs n77xe 76.7xs7.8xe1.1xs70xw77.10 to beg, 3-5-sty stn tnts & strs & 4-sty bk tnt & str; Oceanic Investing Co—28th St and 7th Av Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway; Phoenix Ingraham (R); due, $160,389.02; T&c, $7,161.96; D Phoenix Ingraham.

**NOV. 12.**

53D ST, 546 W, ss, 150 e 11 av, 25x100.5, 5-sty bk tnt; Irving Savgs Inst—Louis Daniels et al; Deyo & Bauerdorf (A), 111 Bway; Edw D Dowling (R); due, $17,640.30; T&c, $1,100.-72. Bryan L Kennelly.


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*Legal Sales, Manhattan, Continued.*

105TH ST, 112-38 W, ss, 160 w Col av, 171.6x134.6x84.9x100.11, 1-sty bk theatre & 1-sty bk garage; Morris Mayer—Mary A Loeffler et al; Sydney W Stern (A), 154 Nassau; N Taylor Phillips (R); due, $6,691.40; T&c, $3,600; sub to 1st mtg $72,000; Henry Brady.

110TH ST, 342 E, ss, 125 w 1 av, 25x100.11, 4-sty bk tnt & strs; Wm Crawford—Jno Curcio et al; Bowers & Sands (A), 46 Cedar; Jno F O'Ryan (R); due, $8,664.61; T&c, $525.30; Henry Brady.

110TH ST, 344 E, ss, 100 w 1 av, 25x100.11, 4-sty bk tnt; Betty Gutshal—Giuseppe Zito et al; Bowers & Sands (A), 46 Cedar; Jno F O'Ryan (R); due, $8,668.84; T&c, $507.85; Henry Brady.

118TH ST, 160 E, ss, 235.2 w 3 av, 17.1x100.11, 5-sty bk tnt & strs; Arnold Thayer—Irving Cohen et al; Jas W McElhinney (A), 41 Park Row; Marshall B Clarke (R); due, $10,760.86; T&c, $305; Joseph P Day.

118TH ST, 537 E, ns, 457.1 e Pleasant av, 40.10 x100.11, 5-sty bk tnt & strs; Cath Silberhorn et al extrx—Fredk Stichweh et al; Geo H Hyde (A), 41 Park Row; David G McConnell (R); due, $6,170.19; T&c, $1,038.45; sub to pr mtg $20,000; Herbert A Sherman.

126TH ST, 28 E, ss, 291.3 e 5 av, 18.9x99.11, 3-sty &b stn dwg; Farmers' Loan & Trust Co—Emanuel J Heilner et al; Geller, Rolston & Horan (A), 22 Exch pl; Frank Cochrane (R); due, $10,835.41; T&c, $236.15; Bryan L Kennelly.

**NOV. 13.**

87TH ST, 207-9 W, ns, 162.6 w Ams av, 62.6x100.8, 2-5-sty bk tnts; Andw C Dittrich—Isaac Josephs et al, exrs; Russel H Kittel (A), 100 William; Jos Rowan (R); due, $7,792.88; T&c, $752.60; sub to 1st mtg $65,000; mtg recorded Dec 3, 1907; Joseph P Day.

105TH ST, 312 E, ss, 425 w 1 av, 25x100.11, 4-sty bk tnt; City Real Estate Co et al—Bartolomeo Palumbo et al; Harold Swain (A); 176 Bway; Jno J Halpin (R); due, $12,046.62; T&c, $489.25; Joseph P Day.

123D ST, 453-7 E, nwc Pleasant av (Nos 441-7), 87.11x100.11, 1-sty fr bldgs & vacant; U S Trust Co of N Y trste—Pleasant Av Realty Co et al; Harold Swain (A), 176 Bway; Louis Steckler (R); due, $16,609.10; T&c, $950; Henry Brady.

MADISON AV, 1885, es, 20.11 n 122d, 20x100, 3-sty & b stn dwg; Title Guarantee & Trust Co—Ephraim K Browd et al; Harold Swain (A), 176 Bway; Jno Davis (R); due, $14,971.02; T&c, $400; James L Wells.

PLEASANT AV, 441-7, see 123d, 453-7 E.

**NOV. 14.**

No Legal Sales advertised for this day.

**NOV. 16.**

CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; Frank M Tichenor et al, admrs—Lena Koransky et al; Appell & Taylor (A), 51 Chambers; Fredk R Rich (R); due, $19,953.56; T&c, $5,078.33; mtg recorded Jan 15, 1892; Samuel Marx.

42D ST, 201-7 W, see Broadway, 1481-3 or 7 av, 602-10.

BROADWAY, 1481-3 or 7TH AV, 602-10, nwc 42d (Nos 201-77, 100.4x131 (leasehold), 2 & 6-sty bk theatre; Oscar Hammerstein—Hammerstein Amusement Co et al; House, Grossman & Vorhaus (A), 115 Bway; F Granville Munson (R); due $312,054.16; T&c, $10,457.50; M Morgenthau, Jr, Co.

## Bronx.

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**NOV. 7.**

No Legal Sales advertised for this day.

**NOV. 9.**

156TH ST, 937 E, ns, 50 e Dawson, 25x100, 2-sty bk dwg; Saml L Feldman—Alex L Kenny et al; Arthur O Ernst (A), 170 Bway; Chas Putzel (R); due, $1,720.15; &c, $354.45; sub to 1st mtg $8,000; Henry Brady.

179TH ST, 445 E, nec Park av, runs n25xe91xn48xe50xs73xw141 to beg, 5-sty bk tnt & strs; N Y Trust Co Convent Park Constn Co et al; M S & I S Isaacs (A), 52 William; Ely Neumann (R); due, $48,752.07; T&c, $1,704.64; Henry Brady.

CAMBRELING AV, 2459, ws, 50 s 189th, 25x100; 2-sty fr dwg; Cath Sutorius—Wm Scholermann et al; Gerlich & Schwegler (A), 1511 3 av; Martin S Cohen (R); due, $5,538.12; T&c, $107; George Price.

MORRIS AV, 826-8, es, 170 s 160th, runs e100x s25xe8.10xs50xw108.10xn75 to beg, 3-sty & b fr dwg & 1-sty fr garage; Helen Mez—Julius M Hoffmann et al; action 1; Paul C Schnitzler (A), 165 Bway; Jos J Silver (R); due, $9,325.90; T&c, $1,000; Geo Price.

MORRIS AV, 826-8, es, 101 n 158th, 50x108.10, 3-sty & b fr dwg & 1-sty fr garage; Helen Mez—Julius M Hoffmann et al; action 2; Paul C Schnitzler (A), 165 Bway; Jos J Silver (R); due, $3,362.27; T&c, $500; Joseph P Day.

PARK AV, nec 179th; see 179th, 445 E.

WALLACE AV, ws, 225 s Morris Park av, 100x100; Jno Foy—Edw N Lynch et al; Grant Squires (A), 299 Madison av; Melvin H Dalberg (R); due, $1,545.97; T&c, $283.86; Samuel Marx.

**NOV. 10.**

147TH ST, 540 E, ss, 150 w St Anns av, 25x99.9, 2-sty & b fr dwg; Bella Meyer—Morris Kandel et al; Kurzman & Frankenheimer (A), 25 Broad; Wm T Quinn (R); due, $5,516.08; T&c, $177.21; Henry Brady.

151ST ST, E, ss, 210.4 e Gerard av, 26.1x74.6x 15.8x59.8, vacant; Herman Knobloch—Robt Y Barrows et al; Jacob L Lindner (R), 55 Liberty; Fredk E Goldsmith (R); due, $1,320.55; T&c, $219.98; Samuel Marx.

TELLER AV, 1356 es, 499.1 n 169th, 25x80.7x 25x80.9, 3-sty bk dwg; Amy B Upson—Isaac Brown et al; Albt C Fach (A), Stapleton, S. I.; Ernest T Lindemann (R); due, $8,465.84; T&c, $1,525.48; Joseph P Day.

**NOV. 11.**

BRONX TER, es, 338 s 226th, 54.10x105; T Emory Clocke—Frank McGarry et al; Clocke, Koch & Reidy (A), 391 E 149th; Clarence Y Palitz (R); due, $1,178.63; T&c, $950; Samuel Marx.

JENNINGS ST, 785-9, see Prospect av, 1400.

PROSPECT AV, 1400, nec Jennings (Nos 785-9), runs n20.2xe80.8xn—xe18.3xs40xw— to beg 3-sty fr tnt & strs; Christopher J Doody —Ferd W Fey et al; J Harry Hull (A), 30 Broad; Lawrence N Martin (R); due, $13,-002.98; T&c, $1,547.75; Henry Brady.

SOUTHERN BLVD, 241; see 3 av, 2412.

3D AV, 2412, nec Southern blvd (No 241), 25x 34x25x41, 3-sty bk tnt & strs; Harriett S Scott et al, exrs—Harry Mayer, exr, &c, et al; Paul M Goodrich (A), 141 Bway; Jas C Brady (R); due, $10,941.86; T&c, $82.70; Bryan L Kennelly.

**NOV. 12.**

No Legal Sales advertised for this day.

**NOV. 13.**

PROSPECT AV, 2054, es, 128.6 n 179th, 22.6x 150.3, 2-sty fr dwg; Tax Lien Co N Y—Jas D Rogers et al; August Weymann (A), 68 William; Wm J Cahill (R); due, $1,078.95; T&c, $560; Joseph P Day.

**NOV. 14 & 16.**

No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**NOV. 7 & 9.**

No Legal Sales advertised for these days.

**NOV. 10.**

BOERUM ST, swc White, 99.7x88.2; also McKIBBIN ST, nwc White, 71.8x200x irreg; Lillian J Leffler—Eleanora B Heidt et al; Mann, Buxbaum & Schoenherr (A), 886 Bway; Adam Christmann, Jr (R); Wm J McPhilliamy & Co.

GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson et al—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway; Jas F Quigley (R); Wm P Rae.

HICKS ST, ws, 75 n Pacific, 25x80; Gaetano Paciello——Guiseppe Cerami et al; Jno L Danzilo (A), 119 Franklin av; David Senft (R); Nathaniel Shuter.

SACKMAN ST, es, 275 s Sutter av, 25x100; Wm Slottman—Lena Greenbaum et al; Mark S Feller (A), 44 Court; Jno N Johnson (R); Nathaniel Shuter.

13TH ST, nes, 97.10 nw Prospect Park W, 20.10x 100; Eva Hornstein—Wm Forger et al; Chas W Morhous (A), 44 Court; Maurice L Rippe (R); Wm J McPhilliamy & Co.

54TH ST, ss, 283 w 2 av, 17x100.2; Union Trust Co of N Y—Fredk C Day et al; Miller, King, Lane & Trafford (A), 80 Bway, Manhattan; Jno E Ruston (R); Wm J McPhilliamy & Co.

73D ST, ns, 140 w 3 av, 40x100; Victoria C Beck—Harry Cohn et al; Asa A Spear (A), 79 Wall, Manhattan; Selah B Strong (R); Wm J McPhilliamy & Co.

MYRTLE AV, ns, 64.8 w Prince, 16.2x100; Mary C Keenan et al—Delia Kelly et al; J Hunter Lack (A), 49 Court st; Wm G Bushnell (R); Wm J McPhilliamy & Co.

NOSTRAND AV, ws, 100 n Av H, 20x90; Mary E Peck—Henry W Ellison et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm P Rae.

**NOV. 11.**

LEFFERTS ST, ss, 316.2 e Nostrand av, 20x 100.6; Title Guarantee & Trust Co—Wm J Decker et al; Harry L Thompson (A), 17 Remsen; Leon R Jacobs (R); Wm P Rae.

W 7TH ST, es, 340 n Av U, 20x100; Alex C Webber—Antonio Corretto et al; Jos F Dempsey (A), 59 Wall, Manhattan; Jno E Ruston (R); Wm J McPhilliamy & Co.

39TH ST, ss, 220 e 10 av, 20x95.2; Vito DeFino —Abr Liedeker et al; Harvey C Dobson (A), 189 Montague; Edw W Walker (R); Wm J McPhilliamy & Co.

51ST ST, nes, 140 nw 16 av, 60x100.2; Adrian Iselin, Jr—Rosine Harang et al; Frederic de P Foster (A), 44 Wall, Manhattan; Timothy J Linane (R); Wm J McPhilliamy & Co.

60TH ST, swc 11 av, 40x100; Annie E Moffett—Frank Granieri et al; Clarence B Campbell (A), 189 Montague; Fred M Mathews (R); Wm J McPhilliamy & Co.

71ST ST, sws, 100 nw 19 av, 275x100; 71ST ST, sws, 411.8 nw 19 av, 18.4x100; 2d United Cities Realty Corpn—Jacob Kaiser et al; Isaac Roth (A), 261 Bway; Henry W Rasquin (R); Wm J McPhilliamy & Co.

CONEY ISLAND AV, ws, 140 n Av P, 20x100; Augusta Krieg—Rose Kavshansky et al; Reuben Stone (A), 44 Court st; Jos E Clark (R); Wm P Rae.

**NOV. 12.**

ADAMS ST, es, 101.9 s Myrtle av, 26.9x97.9; Germania Savgs Bank Kings County—Mary F Jeffards et al; Wingate & Cullen (A), 20 Nassau; Robt F Manning (R); James L Brumley.

BERRIMAN ST, es, 190 n Pitkin av, 110x100; Edw Taunay—Berrilen Realty Co et al; Saml A Potter (A), 140 Nassau; Alfred J Gilchrist (R), at County Court House at 12 o'clock; Alfred J Gilchrist.

LEFFERTS ST, ss, 296.2 e Nostrand av, 20x 100.6; Title Guarantee & Trust Co—Wm J Decker et al; action 1; Harry L Thompson (A), 175 Remsen; Jno A Anderson (R); Wm J McPhilliamy & Co.

MIDWOOD ST, ns, 105 w Rogers av, 20x100; Realty Associates—Mary A Hulett et al; Harry L Thompson (A), 175 Remsen; Harry G Anderson (R); Wm J McPhilliamy & Co.

PARK PL, ss, 198.9 w Bedford av, 19.9x131; Wm H Lonsdale et al—Sena Hart et al; Max E Lehman (A), 16 Court; Max Rosenblum (R); Nathaniel Shuter.

16TH ST, ss, bet 3 & Hamilton avs, lot 14; Donald Rathbun—Richd Fogardus et al; Wm H White (R); Wm J McPhilliamy & Co.

W 35TH ST, ws, 600 n Canal av, 600x237.7x irreg; Annie E McManamy et al—Agnes Somerville et al; Henry E Helstad (A), 190 Montague; Chas W Church, Jr (R); Wm J McPhilliamy & Co.

82D ST, sec 10 av, 8.5x65x irreg to Kings Highway; City N Y—Clara K Inteman; Frank L Polk (A), Municipal Bldg, Manhattan; Marcus B Campbell (R); Wm J McPhilliamy & Co.
82D ST, sec 10 av, 17.5x65; City N Y—Clara K Inteman et al; Frank L Polk (A), Municipal Bldg, Manhattan; Marcus B Campbell (R); Wm J McPhilliamy & Co.
CENTRAL AV, sws, 100 se Troutman, 25x100; Sheriff's sale of all right, title, &c, which Giovanni Tumminello had on June 12, 1913, or since; Lewis S Swasey, sheriff; Wm P Rae.
NEW LOTS RD, nes, lots 30 & 31, block 3621; 36 & 37, block 3622, and AMBOY ST, es, & HOPKINSON AV, ws, lots 23, 32, 33, 34, block 3599; Jacob Cohen—Reiser Hat Co et al; Straus & Dworsky (A), 5 Beekman, Manhattan; Edw H Maddox (R); Wm P Rae.
LOTS 129-32, map of prop Conklin, Henderson & Remsen at Canarsie; Nathan May et al—Mendel Sapany et al; Bernard Bloch (A), 232 Bway; Edw T Horwill (R); Nathaniel Shuter.
FULTON ST, ns, 370.1 s Patchen av, 25x66.3; Adolph Zoller—Frank Spaeth et al; Jos J Speth (A), 56 Liberty, Manhattan; Nicholas E Batjeman (R); Wm P Rae.
SUMPTER ST, ss, 375 e Patchen av, 25x66.3; Anna Kirchgessner, admx—Frank Spaeth et al; Jos J Speth (A), 56 Liberty, Manhattan; J Edw Schwerin (R); Wm P Rae.
E 15TH ST, ws, 180 n Foster av, 20x100; N Y Life Ins Co—Tion Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Chas C Miller (R); James L Brumley.
CANARSIE AV, ns, 20.1 e E 29th, 20x91.7; N Y Mtg & Security Co—Albert S Schiller et al; action 1; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Jesse Fuller, Jr (R); Wm J McPhilliamy & Co.
CANARSIE AV, ns, 40.1 e E 29th, 20.1x92.3; same—same; action 2; same (A); same (R); Wm J McPhilliamy & Co.

**NOV. 13.**
7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Owen F Finnerty (R); Wm P Rae.

**NOV. 14.**
No Legal Sales advertised for this day.

**NOV. 16.**
15TH ST, ss, 445.3 e 8 av, 40x100; Isaac Miller—Gabriele Constn Co, Inc, et al; Saml Mendelson (A), 233 Bway; Howard E Greene (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 31.**
39TH ST, 551-53 W; 27TH ST, 324 W; Jno B Clark—David Shannon Co et al; H C Rickaby (A).
60TH ST, 210 E; Jas A Trowbridge—Rose Abrahams et al; T H Baskerville (A).
77TH ST, 12 W; Wilbur A Bloodgood—F Jas Reilly et al; T H Baskerville (A).
88TH ST, 302 E; Harry Weill et al—Caroline Cahn et al; H B Goodstein (A).
106TH ST, ns, 100 e 5 av, 80x100.11; 2 actions; Mutual Life Ins Co—Annie T Renn et al; F L Allen (A).
106TH ST, ns, 180 e 5 av, 100x100.11; Mutual Life Ins Co of N Y—Annie T Renn et al; F L Allen (A).
107TH ST, ns, 113 e 1 av, 100x100.11; Mutual Life Ins Co of N Y; Annie T Renn et al; F L Allen (A).
112TH ST, 250-52 W; Esther Schilt et al—Ray S Abrams et al; M Sulzberger (A).
118TH ST, 14-16 W; Golconda Realty Co—Annie Hoffman et al; S N Freedman (A).
127TH ST, ss, 290 e 7 av, 16x99.11; Herrman H Rippe—Florence Magonigle et al; Clarke Clarke (A).
138TH ST, 103 W; Bernard Landau—trstes for the Congregation of the African Methodist Episcopal Church in the City of N Y et al; Davis & Davis.
138TH ST, ns, 187.6 w Amsterdam av, 37.6x99.11; V Everett Macy et al—Levy & Weinstein Realty & Construction Co et al; Davison & Underhill (A).
138TH ST, 101 W; Bernard Landau—trstes for the Congregation of the African Methodist Epis Church in the City of N Y et al; Davis & Davis (A).

**NOV. 2.**
28TH ST, 226 W; Carrie Block—Adele M Comyns et al; S Brand (A).
39TH ST, 551-53 W; 71ST ST, 324 W; Jno B Clark—David Shannon Co et al; correction; H C Rickaby (A).

**NOV. 4.**
LUDLOW ST, 16; Abr H Sarasohn—Aaron Safro et al; H Rittenberg (A).
218T ST, 459 W; Frank Dunning et al—Emma B Frink et al; Speir & Bartlett (A).
61ST ST, 240 W; Lillian S Gillespie—Michl Zimmerman et al; Dexter, Osborn & Fleming (A).
127TH ST, ns, 100 w 5th av, 40x99.11; Sophie H Atkinson—Geo M Archer et al; L A Ackley (A).
137TH ST, 102 W; Ida Straus—Temple Impt Corpn et al; S N Freedman (A).

**NOV. 5.**
40TH ST, 450 W; Clarence J Carroll—Patk J Costello et al; W F Clare (A).
115TH ST, ns, 260 e 5 av, 25x100.11; Saml A Goldschmidt et al—Jos Liebling et al; E Goldschmidt (A).
LEXINGTON AV, 196; Wm L Condit—Louis Levine et al; Elkus, Gleason & Proskauer (A).

**NOV. 6.**
72D ST, ns, 215 w Columbus av, 20x102.2; Chas A Miller—Mary E Weir; Giffin & Hannon (A).
89TH ST, 118-20 W; Fannie Shaskan—Rachel Rosenblum et al; Catts & Pollack (A).
180TH ST, 703 W; Henry F Kroger—Henry Koch Realty Co et al; D M Neuberger (A).

### Bronx.

**OCT. 30.**
AUGUSTA PL, es, 163.2 n Eastern blvd, 50x100; Eugenie A Lohrmann—Louis Bousha et al; H Brennich (A).
DAWSON ST, 820; Mary Kirsch—Max Reinitz et al; L Mannheim (A).
151ST ST, 413 E; Jno McKee—Henry A Wingert et al; Worcester, Williams & Saxe (A).
161ST ST, ns, 47 e Union av, 53x96.3; Abr Rice—American Land Credit Corpn et al; S Chugerman (A).
182D ST, nwc Bassford av, 9.6x95.6; Bronx Security & Brokerage Co—Mary Poldow et al; J W Bryant (A).
KINGSBRIDGE RD, nec Morris av, 57.9x107.3; Frank S Nute—First National Bank of Amsterdam, N Y, et al; Brewster & Farries (A).
MAPES AV, ws, 140.2 s 180th, 22.2x100; Ella Fitch Remmington—Giosue Galiam et al; Fitch, Mott & Grant (A).
MAPES AV, ws, 162.2 s 180th, 22.3x100; same—same; same (A).

**OCT. 31.**
ADAMS PL, 2226; August Eitzen—Weiher Constn Co et al; Salter & Steinkamp (A).
137TH ST, ns, 487.6 w Home av, 37.6x100; Anna D Waite—Rose T Clements et al; Goldsmith, Rosenberg & Mork (A).
178TH ST, ns, 21 w Cedar av, 21.6x96; Lelia Tisdale Chapman—Frances Meiner et al; S B Cittenden (A).
JACKSON AV, 726; Adeline C Van Iderstein—Dany Reynolds et al; Van Iderstein, Duncan & Baker (A).

**NOV. 2.**
No Foreclosure Suits filed this day.

**NOV. 4.**
QUIMBY AV, ns, 130 w Olmstead av, 25x108; Benj Seh—Fredk Uhl et al; M B McHugh (A).
WASHINGTON AV, ws, 162 s Mott, 62x100; Minnie Wollner—Mooney Schreiber et al; A O Ernst (A).
3D AV, es, 52 n 133d, 26x27; Sarah E Van Riper—Wm J Cornell et al; J W Bryant (A).

**NOV. 5.**
FOX ST, ns, 191.3 e Av St John, 40.7x125; Fanny Greenbaum—Andw T McKegney et al; H M Greenbaum (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant

### Manhattan.

**OCT. 29.**
58TH ST, ns, 230 w 2 av, 25x100.4; Robt L Fisher et al—Richd H Montgomery & Co, Inc; Cary & Carroll (A); Henry F Rubbe (R); due.....15,747.92

**OCT. 30 & 31.**
No Judgments in Foreclosure Suits filed these days.

**NOV. 2.**
98TH ST, ss, 100 e 9 av, 25x100.11; Annie C Cochran—Anna Galland; Saml T Carter, Jr (A); Peter B Olney (R); due .....19,701.89
115TH ST, ss, 195 e 1 av, 25x100.11; Caroline A Lane—Marianino Bonagur; J Albert Lane (A); Edw R Finch (R); due .....10,742.57

**NOV. 4.**
112TH ST, ns, 70 e Manhattan av, 16.8 x100.11; Louis Stahl—Cath A Powers; Salter & Steinkamp (A); Edw A McShane (R); due ..... 9,335.00
125TH ST, 17-9 E; J Rutgers Le Roy—Olivia E Houghton et al; Cadwalader, Wickersham & Taft (A); Eugene T McGee (R); due.....68,552.80

### Bronx.

**OCT. 30.**
LOTS 57 & 58, map of University Heights North; Anna M Hobbs, trste—Eliz J Wellwood et al; R K Brown (A); P Ingraham (R); due.....15,990.06

**OCT. 31.**
TINTON AV, es, 60 s 166th, 20x80; Wm C Heppenheimer—Jas Weston et al; Todd & St John (A); Jas C Brady (R); due ..... 4,161.67

**NOV. 2.**
LORING PL, es, 387.6 n 181st, 79.3x 113.5; The Franklin Savgs Bank in City of N Y Wm E Smith et al; W M Powell, Jr (A); E Hall (R); due ..... 7,965.62
RYER AV, es, 125 n 180th, 18.9x104.3; Charlotte Truenbach—Rebecca F Levin et al; Baldwin, Fisher & Potter (A); E F Moran (R); due..... 6,854.50

**NOV. 4.**
INTERVALE AV, 1353; Abr Dorb—The Jacob Streifler Co et al; H Gottlieb (A); G B Hayes (R); due..... 5,180.04

**NOV. 5.**
INTERVALE AV, 1357; Max Moskowitz—The Jacob Streifler Co et al; H Gottlieb (A); G B Hayes (R); due.. 5,180.40

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**OCT. 31.**
28TH ST, 345 W. & 121ST ST, 362 E; David Mainzer—L J Kreshover, Inc, et al; partition; Myers, Kutner & Schumann (A).
1ST AV, 1634; Susanne Weinberger Philipp Lesser et al; action to set aside conveyance; Neuman & Newgass (A).

**NOV. 2.**
86TH ST, ns, 160.4 w Av A, 18x100.8; Annie Hambrecht—Theresa Price et al; partition; C J McDermott (A).


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*Lis Pendens, Manhattan, Continued.*

ST NICHOLAS AV, es, —n 145th, being lot 63½, sec 7, block 2053; Edw J Farrell Cath De Nyke et al; foreclose of transfer of tax lien; J W Boothby (A).
7TH AV, ws, 75.5 n 52d, 75x189.9; Harry Passloff et al—Delta Theatre Corpn et al; action to foreclose liens; S S Marcus (A).

**NOV. 4.**
96TH ST, 330 W; Isaac Roth—Bella M Williams; action to impress lien; C L Hoffman, H A Friedman (A).
NEW BOWERY, 27-29; Manhattan Railway Co—Antonio G Casazza et al; action to acquire title; J L Quackenbush (A).
PARK ROW, 194-198; Manhattan Railway Co—David Rothschild et al; action to acquire title; J L Quackenbush (A).
PARK ROW, 129; Manhattan Railway Co—Abr Liebeskind et al; action to acquire title; J L Quackenbush (A).
PARK ROW, 223; NEW BOWERY, 60; Manhattan Railway Co—Robt Kommel et al; action to acquire title; J L Quackenbush (A).
PARK ROW, 189-205; Manhattan Railway Co—Fredk N Cowperthwait et al; action to acquire title; J L Quackenbush (A).
2D AV, 795; Manhattan Railway Co—Cord H Schroeder et al; action to acquire title; J L Quackenbush (A).
2D AV, 776; Manhattan Railway Co—Josephine K Schwefet et al; action to acquire title; J L Quackenbush (A).
2D AV, 770-772; Manhattan Railway Co—Malvine Bauer et al; action to acquire title; J L Quackenbush (A).

**NOV. 5.**
No Lis Pendens filed this day.

**NOV. 6.**
No Lis Pendens filed this day.

### Bronx.

**OCT. 30.**
No Lis Pendens filed this day.

**OCT. 31.**
LOT 352-4, map of Wakefield; Louis Pines—Mary Arra et al; action to foreclose tax lien; T I Schwartzman (A).


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**NOV. 2.**
No Lis Pendens filed this day.

**NOV. 4.**
228TH ST, ns, 300 w Paulding av, 100x100; Saml H Kaupferman—Jason C Cameron et al; action to foreclose transfer of tax lien; E Jacobs (A).

**NOV. 5.**
No Lis Pendens filed this day.

### Brooklyn.

**OCT. 29.**
EAGLE ST, ss, 300 w Manhattan av, 25x100; Jas Reddy—Jno F Hanlon et al; Seley & Levine (A).
PACIFIC ST, ss, 145 w Albany av, 20x107.2; Lawyers Mtg Co—Wm E Ball et al; Cary & Carroll (A).
PULASKI ST, 410; also GUNTHER PL, 14; also VAN BUREN ST, 406-8; also McDONOUGH ST, 452; also HULL ST, 159-61; also HULL ST, 165-7; also HULL ST, 155A; also GUNTHER PL, 16; also QUINCY ST, 695; Walter B Wellbrock—Jacob H Kohlman et al; L I Aetkrug (A).
QUINCY ST, ss, 88 e Ralph av, 22x110; Emma J Walsh & ano—Thos J Burke et al; J F McIntyre (A).
57TH ST, sws, 265 nw 16 av, 25x100.2; Mary Cannon—Jno McCormack et al; H L Thompson (A).
78TH ST, ns, 260 w 14 av, 20x100; Silas W Stein—Nettie R Howell et al; W S Doernberg (A).
KENT AV, ws, 54.9 n Kent av, runs w 46xw33.3x s46.4xw80xn122xe113.8xe45.8xs75.5 to beg; Chas T Hotchkiss as trste—Anna E Ring et al; Coombs & Wilson (A).

**OCT. 30.**
GUERNSEY ST, ws, 25 n Nassau av, 25x100; Jno L Potts—Oliver C Pendleton et al; H L Thompson (A).
E 28TH ST, ws, 240 s Av L, 40x100; Louis Lindenmeyer, Jr—Rosalie Baurhyte & ano; J M Lipschitz (A).
48TH ST, nes, 500 se 8 av, runs ne100.2xse100.2 xse40xsw100.2xnw40 to beg; Realty Redemption Co—Jno J Bakerman et al; F C Leubuscher (A).
FLUSHING AV, ss, 19 w Carlton av, 20x83.9x 20.5x79.7; Magdalena Stover—John D Stover; L V Voek (A).
LEE AV, es, 48 s Middleton, 52x79.4; Bklyn Trust Co—Cath C Hall et al; Dykman, Oeland & K (A).
SCHENCK AV, es, 250 s Arlington av, 50x100; Fredk Middendorf—Jos Schluchtner et al; C F Middendorf, Jr (A).
LOTS 24 to 33, map 1, of prop of Highlawn Estate & Impt Co at Bensonhurst; Highlawn Estate & Impt Co—Timendorfer & Friedman Constn Co et al; O H Stearns (A).

**OCT. 31.**
DOUGLASS ST, ns, 250 e Smith, 25x100; Mary V Kane—Maggie M Scannell et al; J J Tuohy (A).
HENDRIX ST, ws, 310 s New Lots av, 20x75.6x 20x76; Mary L Franz—Robt Kloiber et al; B T Hoek (A).
49TH ST, ns, 100 e 3 av, 20x100.2; Josephine Keller—Jno F O'Keefe et al; Cary & Carroll (A).
70TH ST, ss, 220 e 8 av, 20x100; Francis F Hill—Walter Bevan et al; F W Block (A).
81ST ST, ss, 219 w 17 av, 17x100; H Roeff Plantem—Roseola Realty Co et al; Hovell, McChesney & C (A).
HUDSON AV, ws, 100 s Front, 25x100; Carmine Ventieri—Maria A Cataldo et al; C J Ryan (A).
LOUISIANNA AV, ws, 158 n Warehouse, —x—; Chas F Dedreux—Clara Warob et al; C S Heidenreich (A).
14TH AV, ses, 40 sw 78th, 20x52.6x20x51.6; South Bklyn Savgs Inst—Maline Weltman et al; Coombs & Whitney (A).
15TH AV, ws, 100 s 73d, 20x90; South Bklyn Savgs Inst—Richard Melville et al; Coombs & Whitney (A).

**NOV. 2.**
DENYSE LA, swc land Geo Van Brunt, runs sw 429.4xnw—xn— to 81st xw—xs130xw260xn130 xw— to land of Engelbert Lott xn— to land of J E Lott xs102.7xn119.6xs60xn100xs450.7xse 125 to beg, excepting certain portions thereof; Louis Wechsler—Chas S Conklin et al; J H Westcott (A).
FULTON ST, nwc Crescent, runs n109.8xw105xs 20xe60xs95.2xe45.4 to beg; also PITKIN AV, sec Van Siclen av, 50x100; also LIBERTY AV, sec Crescent, 50x100; also LIBERTY AV, ss, 225 w Enfield, 26.9x100; also LIBERTY AV, ss, 75 e Crescent, 25x100; Jane L Smith—Jno H Ives; partition; G H Boyce (A).
HENDRIX ST, ws, 105 n Vienna av, 20x103.1x 20x102.8; Eliz Kolb—Robt Kloiber et al; C S Heidenreich (A).
STERLING PL, sec Rochester av, 100x120; Spencer Aldrich—J V Cunningham, Inc, et al; S Aldrich (A).
TALLMAN ST, 50; Wm Geraghty—Jno McCole et al; R Stewart (A).
TALLMAN ST, ss, 125.3 e Jay, 25.1x47; Patk W Behan—Jno McCole et al; R Stewart (A).
TAYLOR ST, ns, 225 e Wythe av, 20x100; Louis Schnibbe—Ida E Chadwick et al; Logan, Pink & N (A).
VAN HOUTEN LA, nws, 131.2 sw E 92d, 66.8x 75; Louisa Lohmann—Wm C Davis et al; F C Haven (A).
HOWARD AV, es, 150.7 s Pitkin av, 24.10x76.10; Sigmund Koeppel—Adolph I Rudolph & ano; foreclosure of mechanic's lien; D Blitzer (A).
MERMAID AV, ns, 63.4 w 32d, 84x100; McFerren Bldg & Realty Co—Isaac P Levin et al; W E Butler (A).

**NOV. 4.**
CRYSTAL ST, ws, 100 n Glenmore av, 20x100; also CRYSTAL ST, ws, 140 n Glenmore av, 100x100; Onslow Moore Co—Dumont Mtg & Realty Co; specific performance; G Elliott (A).
FULTON ST, sec Van Sinderen av, runs se23.7x sw99.2xw49xn100 to beg; also FULTON ST, swc Van Sinderen av, runs w125xs100xe125 xn100 to beg; also HERKIMER ST, nec Van Sinderen av, 49x100; also ATLANTIC AV, swc Van Sinderen av, runs s92.2xsw21.10xn 57.2xe25xn57.2xe25 to beg; Jas Verrinder—Sarah Campbell et al; partition; Nolan Bros (A).
HALSEY ST, ns, 532.3 w Ralph av, 27x100; Jos Schlesinger—Mary Neubeck et al; H C Glore (A).
HAMBURG AV, ws, 140 n Halsey, 20x100; Williamsburgh Savgs Bank—Mary V Bennington et al; S M & D E Meeker (A).
HOPKINSON AV, es, 205.5 n Sutter av, 37.6x 100; Stone av Realty Co—Hyman Kaufman et al; A Rockmore (A).
PARK AV, ss, 38.2 e Navy, 35.6x75x35.9x75; City Real Estate Co—Sarah L Washington et al; Lewis & Lewis (A).
14TH AV, nws, 40 sw 71st, 40x100; Philip Hengst—Clara M Boerner et al; Weinnerg Bros (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**OCT. 31.**
110TH ST, 207 E; Jos Warm—Chas T Leonard; Abr Badeck, Philip Elterman, Jno Sherwin et al (172)..... 285.00
BROADWAY, 1680-84; 7TH AV, 810; Ornamental Sheet Metal Works—Amos F Eno; Delta Theatre Corpn & Geo F Kerr (173) ..... 284.84
CENTRAL PARK W, 236; Thos Costello—Hannah Elias (171) ..... 222.00

**NOV. 2.**
42D ST, 20 E; Semon Bache & Co—Caroline Cachard; Pabst Brewing Co; Agnes Daly (4)..... 277.69
110TH ST, 243 W; 111TH ST, 244 W; Nappi Cont Co—F & R Amusement Co, Inc; Melchio Luongom (2)..... 100.00
111TH ST, 257 W; 8TH AV, 2050-56; Edw R R Hoatling—Saml Bookman; R D Norton & Mrs J M Miller (3)... 60.25

**NOV. 4.**
81ST ST, 324 E; Wm Kirshon—Saml Davis; Max Himmel (5)..... 25.45
145TH ST, ns, 100 w Lenox av, 170x 100; Jas McDermott—Wm Slattery Constn Co (6) ..... 693.33
BROADWAY, 1680 & 1684; W E Pruden Hardware Co—Amos F Eno; Delta Theatre Corpn; John C Brady..... 156.77

**NOV. 5.**
90TH ST, 65 E; Evans Bros, Inc Elise Ruckert; Frank Wall (11) ... 27.90
204TH ST, 528-38 W; Northern Cornice & Roofing Co—Grosant Constn Co (9). 890.00
232D ST, ns, 323 e Brussing av, 50x 114; Beith & Reilly Co—Wm J Smith; J R Johnson; Thos S Cressell & Wm Verhofsky; renewal (8)..... 350.00
BROADWAY, 1680-84; Theo C Wood—Amos F Eno; Delta Theatre Corpn Frank Willetts (10) ..... 400.00
RIVERSIDE DR, ws, 1059.7 s Dyckman, 1031.1x irreg to Hudson river; Pheon Cont Co—Vermont Hygeia Ice Co (13). ..... 1,987.00
3D AV, 871; Thos Farrell—Anton Rauch; Jones & Tresselt (15) ..... 159.00
3D AV, 1520-22; Evans Bros, Inc—Jno & Jacob Spies; Frank Wall (12)..... 36.84
5TH AV, 230; Superior Cornice & Skylight Works—230 5th Av Corpn (14). 1,900.00

**NOV. 6.**
WATER ST, nwc Beekman, —x—; Hydro Bar Waterproofing Co—Volunteer Hospital (19) ..... 470.63
27TH ST, 148 E; Adele Friedel—Fannie Levy, Rosenberg & Feinberg & Feinrose Constn Co (25) ..... 2,005.00
34TH ST, 58 E; Kawnerr Mfg Co—Harry P Loomis, Jos & Mary Schwartz & Wm Barwess (16)..... 350.00
57TH ST, 301 W; American Wood Carpet Flooring Co—Henry C Copeland, City Real Estate Improvement Corpn & Jos Schwab, Inc (18) ..... 454.00
59TH ST, ss, 277 e 1 av, 110x200; Gowanus Wrecking Co—Orthopaedic Hospital & Wm J Dempsey (21).... 20.00
COLUMBUS AV, ws, 25 n 97th, 25x 100; Wm Baily—Letitia Ketterer (20) 51.45
CONVENT AV, 470; Saml Fishkin et al—Mary C Knowles & Henrietta B Dinkelspiel (17) ..... 1,065.75
MADISON AV, 563; Thos Galligan, Inc—Robt Bonner, Helene W Seifert & W B Ellison, Inc (24)..... 185.00
MANHATTAN AV, 507; Union Cornice & Skylight Works—Harry Schnitzer & Isaac Becker (23)..... 235.00
STEBBINS AV, 1066-8; Jos Gallo et al—Michl Ginto; renewal (26) ..... 710.00
WADSWORTH AV, 130; Soloman Sussman et al—Bristol Realty Co & E Maurice Butler (22) ..... 445.48

### Bronx.

**OCT. 30.**
LAYTON AV, nec Dean av, 25x100; Julius Oehrlein—Frank Santamorena; Max Kreindel (36)..... 50.00

**OCT. 31.**
148TH ST, 250-2 E; Salvatore Picenti—Henry Strauss; Bartholomew Zoccano (39) ..... 50.00
211TH ST, ns, 188.1 w Barnes av, 26.7x 137.6; Anthony J De Pace—Maria Colonna (38) ..... 20.00
LAYTON AV, nec Dean av, 25x150; Thos Altieri Frank Santamareno et al; Max Kreindel (37) ..... 225.00

**NOV. 2.**
BECK ST,** ss, 100 w Av St John, 200 x125; Pratt & Lambert, Inc—Ostro Constn Co; Adolph Engel; renewal (1) ..... 267.00
139TH ST, 588 E; Barnet Zam—Sarah E Techt (1) ..... 344.00

**NOV. 4.**
246TH ST, ns, 100 w Livingston av, 70x 130.3; Wright Ogden Co, Inc—J D Strayer; T H Fraser Co (2) ..... 1,133.00

**NOV. 5.**
KELLY ST, 1013; J Rosenblum & Co Keilbert Constn Co (9)..... 135.00
**Recorded in N. Y. County.
BEAR SWAMP RD, 1805-7; Julius Oehrlein—Henry Parfitt & J H Hass (4)..... 41.00
SAME PROP; Schmitz & Eulenstein, Inc—same & same (5)..... 201.23
SAME PROP; Frank Zang—same & same (6)..... 110.00
SAME PROP; Thos Moore—same & same (7)..... 44.00
ELY AV, es, 97.6 s Boston rd, 25x100; Vincenzo Merendino -Fred Byron (3). 70.00
LAYTON AV, nec Dean av, 25x100; Combi Bros—Francesco Santamareno & Max Kreindel (8) ..... 390.00
PARK AV, es, 102.2 n 167th, 38.10x 100; Nicholas Gregoria & Co—Maleke Bldg Corpn (10) ..... 9,026.82

## Brooklyn.

**OCT. 29.**
POWELL ST, nwc Livonia av, 100x 100; Pfotenhauer-Nesbit Co—Rachel Melnick, Stone-Powell Impt Corpn & Harry Topp ..... 727.50
STEUBEN ST, ws, 80 s Willoughby av, x61; Igoe Bros Pratt Inst, Edward Corning Co & Baillie & Johnson..... 1,722.97
E 19TH ST, 360; Victoria Bldg & Cont Co Dorchester Bldg Co, Inc..... 2,500.00
E 21ST ST, nwc Newkirk av, 40x120; Jacob Dames—Peru Realty Co & Saml Hauben ..... 341.00
80TH ST, ns, 100 w 13 av, 160x100; Star Wood Turning Co—Emanon Bldg Corpn ..... 1,093.00
GRAHAM AV, 142; Isidor Kotzen & ano —Herman & Isidor Balmuth..... 70.00
SAME PROP; same—same & Philip Repatzky ..... 125.00
OCEAN AV, ws, 176.5 s Cortelyou rd, 176.5x120.7; Eureka Glass Works—Cortelyou Inv Co..... 85.00
ST MARKS AV, ns, 125 e Kingston av, 100x155.7; Max Savedoff & ano—Saratoga Impt Co & Max Kobre's Bank.. 475.00
SNEDIKER AV, ws, 90 s Hegeman av, 40x100; M Perelmutter—Esther & Louis Wallen ..... 150.00
STONE AV, es, 105 s Livonia av, 62.6x 100; Pfotenhauer-Nesbit Co—Rachel Melnick & Stone-Powell Impt Corpn & Harry Topp ..... 436.00
WASHINGTON AV, sec Lincoln pl, 91.3x130.3x42.4x102.2; Arthur C Seales —Herbert Amusement Co ..... 70.60
WYTHE AV, swc S 1st, 114.1x110; Igoe Bros—Fulton Bag & Cotton Mills & Baillie & Johnson, a Corpn..... 120.87

**OCT. 30.**
COURT SQ, 12; L S Platts—Pabst Bwg Co & Gilbert Johnson ..... 101.46
VERMONT ST, 247; E Pilzer—Fannie Mayrowitz & Jacob Klein..... 190.00
E 39TH ST, es, 400 s Linden av, 40x100; I Berman—Jos Grisler ..... 375.00
81TH ST, 1828; J Seider—Arthur S Calman & Helen Gansburg ..... 130.50
JOHNSON AV, ns, 24 e Waterbury; —x —; J Rosenfeld—S & H Plaut & J B Macow ..... 57.89
RALPH AV, swc Chauncey, 100x100; Saml Abeloff—Jas Seedman & Barnet Bolonick ..... 37.28
WASHINGTON AV, sec Lincoln pl, 91.3 104; Steinberg Steam Cut Stone Co—Herbert Amusement Co & Sabatora Bonagura ..... 325.00

**OCT. 31.**
BOERUM ST, ss, 100 w Lorimer, 75x 100; H Lieb—Saml Shemdelman Co.. 2,329.80
DOUGLASS ST, swc East N Y av, 132x 132x105x125; Cohn Cut Stone Co—Saml Katz & Katz Amusement Co.... 550.00
HINSDALE ST, es, 100 s Blake av, 100x 100; Pirozzi & Son—W F S Constn Co ..... 255.00
BAY 22D ST, 41; E Vail, Jr—Winifred J Mahoney ..... 261.00
CORTELYOU RD, swc Ocean av, 176.5 120; T Bennett—Cortelyou Inv Co.. 157.50

**NOV. 2.**
BOERUM ST, 24; E M Adelsohn—Saml Shemdelman Co & Saml Shemdelman. 200.00
BOERUM ST, ss, 100 w Lorimer, 75x 100; Eddy Glickman Bldg Co—Saml Shemdelman Co .....10,000.00
SAME PROP; Audley-Clarke & Co—same ..... 6,662.23
SAME PROP; C T Willard Co—same.. 525.00
SAME PROP; J P Duffy Co—same.... 74.40
SAME PROP; S H Pomeroy Co—same. 2,056.00
SAME PROP; J Stolz—same and Saml Shemdelman ..... 3,900.00
BOERUM ST, ss, 100 w Lorimer, 75x 100; National Bridge Wks—Saml Shemdelman ..... 8,534.94
SAME PROP; H Levin—same ..... 184.50
SAME PROP; T Drysdale—same ..... 5,346.00
POWELL ST, es, 100 s Newport av, 60 x100; L Friedland—Isaac Goncharick 130.00
STARR ST, nws, 116.1 sw Wyckoff av, 25x100; H Rubenstein—Jos Weis & Geo Rebhan & Sons ..... 108.60
STARR ST, nws, 116.1 sw Wyckoff av, 25x100; Bushwick House Wrecking Co -Jos Weis & Geo Rebhan & Son... 65.40
8TH ST, sws, 145 nw 5 av, —x—; C Rosenberg Jno H E Sand & Edw G Vail ..... 187.00
80TH ST, ns, 100 w 13 av, 160x100; M Savedoff Emanon Bldg Co..... 120.00
ATLANTIC AV, ss, 80 e Eastern pkway, 40x100; Loma Cont Co—Salvatore & Rosina Bonagura ..... 521.00
BLAKE AV, nwc Miller av, 60x100; J Goldstein—Blake Miller Co..... 228.50
OCEAN AV, es, 174 s Newkirk av, 200 x100; Globe Sash & Door Co—Hartman Bldg Co ..... 1,500.00

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**Brokers, Attention!**

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

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Capital and Surplus $5,000,000
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Telephone 6480 Main

*Mechanics' Liens, Brooklyn, Continued.*

ST MARKS AV, ns, 125 e Kingston av, 100x157.7; Jacob Goell Max Kobre Bank, Saratoga Impt Co..... 6,000.00

**NOV. 4.**

BOERUM ST, 18 & 22; Oscar Greico Saml Shemdelman Co & Saml Shemdelman as prs..... 350.00

HASTINGS ST, 131; J Bergfalk—Mildred E & Jerome Wagner ..... 225.00

JEROME ST, swc Belmont av, 50x100; Curtis Bros Lumber Co Daniel Bldg Co ..... 1,540.47

KOSCIUSKO ST, 557-9; C Prensky—Kahn Bros, Inc, & Ellie Arnold & S Salaway ..... 270.00

LIVINGSTON ST, c Court sq; Asbestus Flooring Co—Pabst Bwg Co & Gilbert Johnston ..... 108.00

STERLING PL, ns, 100 w Saratoga av, 175x110.1; H Serino—Commonwealth Impt Co, Saml Abraham & Jos Rose.. 383.64

E 16TH ST, 490; R Seklin—Henry J & Mary Armstrong ..... 52.40

E 95TH ST, 120S; J Fein Sol Cherletz 100.00

BELMONT AV, swc Jerome, 50x100; Chestnut Ridge White Brick Co—Daniel Bldg Corpn ..... 594.00

BELMONT AV, swc Jerome, 50x100; Brislin Co Daniel Bldg Co..... 1,581.93


# Light Your Halls

Twenty inspectors have recently been detailed by the Tenement House Department to see that hallways of apartment and tenement houses are lighted at night in accordance with the law.

The law reads that there shall be a light at night in the lower hall and one in the hall on the second floor. Many owners and occupants of tenement buildings unconsciously violate these provisions because of an inadequate method of controlling the light.

If you feel that the hallways of the buildings you own or occupy are inadequately lighted or the lighting improperly controlled we shall be pleased to render you any assistance in our power.

Write us and one of our lighting experts will show you how electric light will not only protect you against law-violation, but he will prove to you that it's the most economical form of lighting for hallways.

## EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

**Telephone, 8000 Main** (Connecting all Branches)


FLATBUSH AV, 1246 to 56; J Gordon—Albert Jaret & F Meistrell Heating Co ..... 76.50

JAMAICA BAY, ss, 1500 e Canarsie dock, bet prop of Wm Habe & Wm Rigby, x; Jos H Benzing Co—Canarsie Yacht Club & T A Fraser Co ..... 1,335.55

JEROME AV, swc Belmont av, 100x50; Parshelsky Bros—Daniel Bldg Corpn & Daniel Fidler ..... 1,500.00

KNICKERBOCKER AV, 416; C Kaufman—Saml & Gussie Saly & Chas Schneider ..... 175.00

OCEAN AV, 1029-47; Audley-Clarke Co Hartman Bldg Co ..... 3,538.24

VANDERBILT AV, 43; J Blum Mary Cummings ..... 61.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**OCT. 31.**

190TH ST, 607 W; Henry Bosch Co—Weber Turek Bldg Co et al; Aug31'14 ..... 105.14

BROADWAY, 1575; Adolph Grant & Co—Vogel Cabinet Co et al; Aug 21'14. 154.50

**NOV. 2.**

57TH ST, 624 E; Igoe Bros -Abe Landberg et al; Aug26'14 ..... 28.80

[2]LEXINGTON AV, 1465-69; Abr Meltzer—Ida Schnaier et al; Oct27'14.... 162.50

**NOV. 4.**

[3]3D AV, 2076-80; Felice Trocchia—Film Amusement Co, Inc, et al; July16'14 225.00

[3]SAME PROP; Ike Klinghoffer—same; July16'14 ..... 120.00

[3]8TH AV, 2519 to 2523; Geo Schweppenhauser—Eduardo H Gato et al; July9'14 ..... 87.22

**NOV. 5.**

[2]GRAND BLVD & Concourse, sec Fordham rd; Salvatore Naccarato—Jno Doe et al; May26'13 ..... 90.00

WADSWORTH AV, ws, 50 n 179th; Thos F Keogh—Wm Hobson et al; Sept24'14 ..... 20.00

**NOV. 6.**

3D AV, 1951; Isaac Metz—Jno Korb et al; Oct13'14 ..... 499.00

### Bronx.

**OCT 30 & 31.**

No Satisfied Mechanics' Liens filed these days.

**NOV. 2.**

No Satisfied Mechanics' Liens filed this day.

**NOV. 4.**

No Satisfied Mechanics' Liens filed this day.

**NOV. 5.**

No Satisfied Mechanics Liens filed this day.

### Brooklyn.

**OCT. 29.**

No Satisfied Mechanics' Liens filed this day.

**OCT. 30.**

ELM PL, 26; also LIVINGSTON ST, 227; Pittsburgh Plate Glass Co—Geo M Miller, Oct19'08..... 110.00

HINSDALE ST, es, 200 s Dumont av, 150x100; Alvin Fuesslein—Wilmont Realty Corpn & Barnet Steinfeld; Oct 17'14 ..... 42.00

**OCT. 31.**

ATLANTIC AV, ss, 80 e Eastern pkway, 40x100; Schwartz & Son—Rosina & Salvatore Bonagura; Oct24'14..... 110.00

SAME PROP, Square Lumber Co—same; Oct26'14 ..... 260.36

**NOV. 2.**

STERLING PL, ns, 100 e Ralph av, 125x127.9; Max Morantz—L & S Impt Corp n; Oct21'14 ..... 485.00

HEGEMAN AV, nws, being 90 along Hinsdale & 80 along Hegeman av; Klein Material Co—Harry Chessnovitch & Harry Greenberg & Fredk J Heidenreich; Oct10'14 ..... 127.27

OCEAN AV, 816; Schwartz & Son—Rosina & Salvatora Bonagura; Oct 24'14 ..... 65.00

OCEAN AV, 1029-7; Jos Starobin—Hartman Bldg Co; Sept'14 ..... 1,550.00

OCEAN AV, es, 224.11 s Newkirk av, 200 x100; Jas McLaren & Sons, Inc—same; Oct9'14 ..... 2,000.00

OCEAN AV, es, 174.11 s Newkirk av, x ; Audley Clarke Co same; Oct 17'14 ..... 3,492.47

OCEAN AV, es, 78.7 n Foster av, 200x 110; Empire City Lumber Co—same; Oct31'14 ..... 2,038.58

OCEAN AV, es, Globe Sash & Door Co—same; Oct13'14. ..... 4,500 & 2,250.00

**NOV. 4.**

No Satisfied Mechanics' Liens filed this day.

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**OCT. 29.**

MASSACHUSETTS CORSET CO; Moses A Kuh; $750; H K Heyman.

WESTERMAN Chas H, Andean Commercial Co; $5,529.80; Wherry & Mygatt.

**OCT. 30.**

No Attachments filed this day.

**OCT. 31.**

CITIZENS BANK OF OCILLA, Ga; Mutual Alliance Trust Co of N Y; $30,000; Beekman, Menken & Griscom.

RICHTER, Helena M; Kath F Lindemann, extrx; $7,800; Ferguson & Ferguson.

ROBINSON, Bird M; Dollar Savgs & Trust Co; $752.50; Bernfeld & Ankus.

**NOV. 2.**

No Attachments filed this day.

**NOV. 4.**

WATERBURY CO; A Ruffer & Sons; $22,533.32; Alexander & Green.

SAME; Central Trust & Savgs Co; $12,700.30; Alexander & Green.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

OCT. 30, 31, NOV. 2, 4 & 5.

48TH ST Co. 51st st, 355-9 W 51st st ..Otis Elevator Co. Elevator..... 2,300.00

General Supply & Repair Co. Pearl st, 441..Imperial Electric Co. Electric Apparatus. ..... 234.00

Gertler, Isidor H. Manhattan av, swc 109th. Lease, theatre chattels, &c.. 109th St Theatre Corpn..... 4,000.00

Hillers, Aug H & E H Mount. 901 Broadway..Otis Elevator Co. Elevator. ..... 2,375.00

L H & N W Co. 25th st, 130-2 W.. Automatic Sprinkler Co. Sprinklers. 4,150.00

Nichols, Andw P. Hudson st, 42.. Fairbanks Co. Machinery. ..... 250.00

Sanseverino, Francesco. Bowery, 76.. E Esposito. Fixtures..... 203.00

West 152d St Constn Co. 152d st, 401 W, & St Nicholas av, 401..Consolidated Chandelier Co. Fixtures..... 500.00

### Bronx.

OCT. 30, 31, NOV. 2, 4 & 5.

No Chattels filed these days.

### Brooklyn.

OCT. 29, 30, 31 & NOV. 2 & 4.

Bklyn Court Square Co. 1115 E 36th st..Progress Heating Co. Heating Apparatus. ..... 250.00

Bklyn Court Square Co. Jamaica av, c Wyona st..F Sandler & Bros. Gas Fix. ..... 2,090.00

Bklyn Court Square Co. Jamaica av, c Wyona av..Alpert Woodworking Co. Doors, &c. ..... 2,250.00

Bklyn Court Square Co. Jamaica av, c Wyona av..Graff Furnace Co. Ranges. ..... 197.00

Comet Constn Co. Clarendon rd & E 35th st..Central Chandelier Co. Gas Fix. ..... 192.00

Diaz Realty Co. 44th st, nr 15 av.. Colonial Mantel & Refrigerator Co. Consols. ..... 330.00

Douglass Bldg Co. Ames st, c Dumont av..Isaac A Sheppard & Co....(R) 400.00

Same. Douglass st, nr Dumont av.. same .....(R) 400.00

Grissler, Jos. 221-3 E 39th st..Chas Winkel & ano. Plumbing Supplies... 253.00

Polite, Angolina. 193 Buffalo av.. Southard-Robertson Co. Stoves, &c.. 192.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**NOV. 4.**

WEST END AV, nec 84th, 102.2x133; Metropolitan Life Ins Co loans Paterno Constn Co to erect a 12-sty apartment; 11 payments .....650,000.00

**NOV. 6.**

PINEHURST AV, ws, 100.10 n 180th, 100.10x115.7; Jacob Levy loans Riverview Constn Co to erect two 5-sty apartments; payments.....35,000.00

### Bronx.

**OCT. 31.**

SHAKESPEARE AV, es, 175.4 s 169th, 25x100; Jos Kugler loans Bell Realty Q Constn Co to erect a 2-sty brick bldg; 3 payments ..... 1,600.00

**NOV. 2.**

PAINE ST, ss, 100 w Crosby av, 25x 68.9; Amelia De Martini loans Demetrio Pensante, to erect one 2-sty brick building; 3 payments..... 3,050.00

GRACE AV, ws 100 n Bussing av, 50x 95; North Side Mtg Corpn loans Ludovico Ferrari to erect 2-sty brick building; 2 payments ..... 2,500.00

## ORDERS.

### Brooklyn.

**OCT. 30.**

E 29TH ST, ws, 250.6 n Beverly rd, 118.6x94; Tilden Constn Co on Home Title Ins Co to pay N Y Clay Products Co ..... 900.00

**NOV. 2.**

CORTELYOU RD, swc Ocean av, —x—; Cortelyou Inv Co on Wood-Harmon Warranty Corpn to pay Baldinger & Kupferman Mfg. Co..... 250.00

**NOV. 4.**

KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; Ellie Arnold on Dime Savgs Bank of Williamsburgh to pay Cohen & Grau .....20,000.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION,

### Municipal Building.

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms.

### MANHATTAN ORDERS SERVED.

Week Ending Oct. 31.

*Named Streets.*

Attorney st, 152 (rear) Abr Freifeld.....C-G
Bleecker st, 208 G. Cascio & G. Gervasi..A-G
Bond st, 42-4—Astor Place Corpn.....G
Broad st, 50—50 Broad St. Co.....SS
Broome st, 498—Simon F. Bleyer et al.....C
Canal st, 171—Harris, Louis & Aaron Cohen.C-G
Canal st, 265-7—Eugene Higgins.....SS
Catherine st, 14—Est. Margaret A. Harrison.I-D
Centre st, 239—Geo. F. Salch.....C-G
Centre st, 239—Lensky & Kasdan.....C-G
Chambers st, 91-3—Losere Bros.....C
Chambers st, 91-3—F. A. Schermerhorn et al..C
Chambers st, 105-7—Halls' Paper & Specialty Co.....C
Chambers st, 105-7—Robert Murray.....C
Chambers st, 105-7—Abr. L. Norwalk.....C
Cherry st, 335 Acme Bag Co.....L
Cortlandt st, 78-80—Lion Brewery.....C
Delancey st, 176—Abr. Schwitzer.....A-G
Delancey st, 186-88—Jacob Nadel.....C
Delancey st, 186-88—Harris Rosencweig.....C
Division st, 94 Harry Sammet et al.....W
Duane st, 107—Est. Martha C. Coe.....SS
East Broadway, 16—Oscar Werman.....C
East Broadway, 16—Jacob Goldberg.....C
East Boradway, 16—Levinson & Co.....C
East Broadway, 16—Atlas Skirt & Dress Co....C
East Broadway, 16—Irving A. Elsen.....C-G
East Broadway, 16—Isaac Freidland.....C
East Broadway, 99—Gussie Spektorsky.....G
East Houston st, 147-9—Careful Rlty. & Constn Co.....C
Eldridge st, 19—Annie S. Shapiro.....C
Frankfort st, 61-63—Isadore E. Mangels.....C
Front st, 92—Pauline K. Schreinkiesen.....C
Fulton st, 116—114-116 Fulton St. Co.....C
Fulton st, 754—Mary E. Jackson.....B
Goerck st, 59-65—Jos. Blum.....C-G
Goerck st, 59-65—Braunstein, Zucker & Grodowitz.....C-G
Goerck st, 59-65—Nathan Silverstein.....C-G
Goerck st, 59-65—Louis Longer.....C-G
Goerck st, 59-65—Sam'l Advocate.....C-G
Goerck st, 59-65—Wm. Lustgarten Co.....C
Goerck st, 71-73—Lena Fried.....K-L
Gold st, 101—Wm. H. Ely.....C
Gold st, 101—Lewis & Rosenthal.....C
Grand st, 129-31—Cornelia Cruger et al....SS
Grand st, 165-9—Olina P. Hoe.....C
Grand st, 435—Wolf Berman.....C-G-L
Grand st, 435—Jake Olinsky.....G
Greene st, 95-7—David L. Einstein.....C
Greenwich st, 627—Kaufan, Pasbach & Voice.A
Henry st, 86-88—Isaac Goodstein.....D-R-W
Henry st, 142-4—Wolf Simon.....DR
Henry st, 142-4—Progressive School of Commerce.....DR
Henry st, 142-4—The Jewish Nation.....DR
Henry st, 142-4—Morris Ray.....DR
Henry st, 142-4—Mayer Cohen.....DR
Henry st, 142-4—Louis Rubin.....DR
Henry st, 142-4—Vincenzo Cirriucione.....DR
Henry st, 142-4—Order Sons of Zion.....DR
Henry st, 142-4—Sam Goldstein.....DR
Henry st, 142-4—Jewish National Fund....DR
Henry st, 1424-4—Federation of America Zionists.....DR
Henry st, 1442-4—Garfield Development Co.DR-W
Hudson st, 582-88—John Flanagan.....C
Hudson st, 582-88—The N. Y. Fur Refining Co.C
Lafayette st, 155—Westerman Printing Co....G
Lafayette st, 295-303—Moss Photo Engr. Co..DR
Lafayette st, 295-303—Perlman, Hirschfeld & Wertheim.....DR
Lafayette st, 295-303—Teitelbaum & De Martinis.....DR
Lafayette st, 295-303—H. Kram & Co.....DR
Lafayette st, 295-303—J. C. Valentine & Co.DR
Lafayette st, 295-303—Manhattan Ladies' Hat Co.....DR
Lafayette st, 295-303—Puck Publishing Co.DR
Lafayette st, 295-303—Henry Lindemeyer & Son.....DR
Lafayette st, 295-303—H. B. Smith Co.....DR
Laight st, 84—Elizabeth Dowling.....B
Lewis st, 11—Morris Rothenberg.....C
Lewis st, 115—Abr. Harstein.....A-I
Lewis st, 117—Ignatz Friedman.....A-I-C-G
Lewis st, 147—Rosenberg Bros. & Sussman.....A-C-I-G
Madison st, 365-7 Morris Goldstein.....C
Maiden la, 89—Richard S. Clarke Est.....C
Maiden la, 99—Jefferson M. Levy.....G
Market st, 30 (rear)—Louis Rosenhaus.....C
Mercer st, 133—Central Trust Co. of N. Y.W-DR
Minetta st, 8—Giovanni Speironelli.....A
Nassau st, 28-40—Mutual Life Ins.....A
Norfolk st, 105—Tobias Cohen.....C
Norfolk st, 155—Nathan Garfinkel.....A-C
Orchard st, 20 Max Gerber.....C
Orchard st, 20—Bernard Lath.....C
Pearl st, 81—Eliza Van Namee.....C
Pearl st, 227—F. S. Bangs et al.....C
Pike st, 47-51—David Wice.....I
Prince st, 102-4—Robert M. Loeser.....DR-W
Prince st, 121—Richard Seidenberg.....D
Reade st, 103—Audinet Gilbert et al.....SS
Sheriff st, 45—Erna Englander et al.....C
South st, 181 Max Rosen.....C
Spring st, 154—David Bernstein.....DR
Spring st, 154—Hellman & Hellman.....DR
Spring st, 154—Stroder & Dunn.....DR
Suffolk st, 71—Richard Lathers et al.....F
University pl, 24-34—Sailors' Snug Harbor, W-DR
University pl, 113-15—Wm. E. Flartau.....C
Van Dam st, 95-97—Thaddeus Davids, Inc. G-G-DR
Vandewater st, 11-15—Carl Lindh & Franz Seden.....DR
Vandewater st, 11-15—Continental Rubber Co.DR
Vandewater st, 11-15—H. M. Storms Co.....DR
Vandewater st, 11-15—Chas. E. Miller.....DR
Vandewater st, 11-15—Fisher Bindery.....DR
Vandewater st, 11-15—Amer. Metal Co.....DR
Vandewater st, 11-15—Thos. K. Ferguson...DR
Vandewater st, 11-15—Frank J. Fountain..DR
Vandewater st, 11-15—N. Y. Law Journal..DR
Vandewater st, 11-15—Schoen Printing Co..DR
Vandewater st, 11-5—Gitzendanner-Muller Co., DR
Vandewater st, 11-15—Witness Sabbath Reading Co.....DR
Vandewater st, 11-15—Thos. H. Crosby Co..DR
Vandewater st, 11-15—John A. Phillips.....DR
Vandewater st, 11-15—C. Frank Roughton..DR
Vandewater st, 11-15—Hugh J. Christie & Co.DR
Vandewater st, 11-15—The Arev Manifolding Co.....DR
Vandewater st, 11-15—Van Allen & Voughton Co.....DR
Vandewater st, 11-15—Nat'l Binding & Card Mounting Co.....DR
Walker st, 17-19—Thos. S. Shortland.....C
Walker st, 78-80—Wm. C. Sievers.....G
Walker st, 118-26—N. Y. Telephone Co.....C
Walker st, 118-26—United Brass Wks.....DR
Walker st, 118-26—Michael Meyer Co.....DR
Walker st, 118-26—Margosy & Buscher.....DR
Walker st, 118-26—Moe Levy.....I-G-DR
Walker st, 118-26—Hermann Weinstein..G-DR
Walker st, 118-26—Mike Shott.....DR-G
Walker st, 118-26—Ideal Gas & Elec. Fix. Co. C-DR
Walker st, 118-26—Harry B. Dods.....G-DR
Walker st, 118-26—George Klide.....DR-C-G
Walker st, 118-26—Joseph Polak.....DR
Walker st, 118-26—Titus C. Boullee.....DR
Wall st, 44-46—Bank of America.....SS
Warren st, 53—Francis Hustace.....C
Warren st, 53 M J Breitenbach Co.....G
Warren st, 54—Theodore Angelo.....C
Warren st, 54—Eugene A. Hoffman.....C
Water st, 150—Alfred E. White.....G
West Houston st, 65-7—65 W. Houston St. Co. DR-W
William st, 197—Con. Gas Co.....I
William st, 197—John Jantzen.....A
William st, 197—Owl Typo Club.....A
Wooster st, 120-26—Fred'k Brunner Est.W-DR
Wooster st, 120-26—Spear Mfg. Co.....DR
Wooster st, 120-26—Manhattan Braid Co....DR

*Numbered Streets.*

3d st, 5 E—Babette Moller.....C
3d st, 321-3 E—Chas. Jacobs & Sam Frankel..C
3d st, 321-3 E—Bernard Toback.....C
4th st, 12 W—White & Freeman.....C
9th st, 203-07 E—The Coup Tailoring Co..G-C
9th st, 203-07 E—Leopold Rosenfelt.....A-C
9th st, 203-07 E—Geo. Batholdi.....A-C
11th st, 56 E—Schneider & Brown.....G-DR
11th st, 122 E (rear)—Peter Tummelly.....G
11th st, 111 E—John Mayer & Sons.....C
11th st, 816 E—The Dochterman Garage.....K
12th st, 16-18-20 E—Belt Butler Co.....A-DR
12th st, 16-18-20 E—Block & Levy....G-A-C-DR
12th st, 16-18-20 E—Julia Fitzgerald.....DR
12th st, 16-18-20 E—Primrose Waist Co..A-G-C
12th st, 16-18-20 E—Frank Schwartz Co., Inc. A-G
12th st, 16-18-20 E—Silver Waist Co....DR-C
12th st, 16-18-20 E—Gold Braid Waist Co...C-G
12th st, 16-18-20 E—Astor Dress Co.....C-I
12th st, 16-18-20 E—Horowitz Bros.....G
12th st, 16-18-20 E—Sam'l A. Freidman..A-C-I
12th st, 16-18-20 E—Emil Pauly Co.....C-A
12th st, 16, 18, 20 E—Emil Pauly Co.....C
12th st, 16, 18, 20 E—Glassburg Clothing....G
12th st, 32 E—Isadore Berkner.....DR
12th st, 32 E—Ida Kempner.....W-DR
12th st, 32 E—Isaac Hoffman.....DR
12th st, 32 E—Israel Schuffman.....DR
12th st, 32 E—Sam Weisberger.....DR
12th st, 39-41 E—Frank A Seitz.....SS-C
14th st, 8 E—Finkelstein Bros.....C
14th st, 420-22 W—Luvties Bros, Inc.....G
14th st, 446 W—Wm C Hurley.....G
15th st, 28 W—Serafina Di Bella.....DR
15th st, 28 W—Gwertzman & Freyer.....DR
15th st, 28 W—Cziner & Wrubel.....DR
15th st, 28 W—Morris Friedman.....DR
15th st, 28 W—Schernhorn & Saphirstein...DR
15th st, 28 W—Louis Newman.....DR
15th st, 28 W—Meiner & Hirsch.....DR
15th st, 28 W—Eagle Cloak & Suit Co.....DR
15th st, 28 W—Seaman Rlty Holding Co.DR-W
15th st, 30-32 W—Louis Turoff.....DR
15th st, 30-32 W—Photographic Advertisement Co.....DR
15th st, 30-32 W—Polo Construction Co.W-DR
15th st, 30-32 W—Madame X Mfg Co.....DR
15th st, 30-32 W—Richmond Underwear Co.DR
15th st, 30-32 W—American Raincoat Co....DR
15th st, 30-32 W—Ehrensall & Deutch.....DR
15th st, 30-32 W—Jones, Brundage & Co...DR
15th st, 30-32 W—Edw M Weinstein.....DR
15th st, 30-32 W—Moll Bros.....DR
15th st, 30-32 W—Bernard Brown.....DR
15th st, 218 E—Dr Julius Frankel.....B-C-F
17th st, 24 W—Meyer Kannanach.....D
17th st, 50 W—Metropolitan Life Ins Co.DR-W
17th st, 227-39 W—227 W 17th St Co....C-SS
17th st, 227-39 W—The Lunberg Co.....DR-G
17th st, 227-39 W—Kozak & McLoughlin, DR-G-C
17th st, 227-39 W—The Queen Braid Wks.DR-I
17th st, 227-39 W—The Standard Bindery...DR
17th st, 227-39 W—Book Publishers' Press, G-C-A-L-DR
17th st, 227-39 W—Chauncey Holt & Co..C-DR
18th st, 6-8 W—Nathan Cohen.....DR
18th st, 6-8 W—Jos M Weinreb.....DR
18th st, 6-8 W—Henry Eaum.....DR
18th st, 6-8 W—Julius L Klein.....DR
18th st, 6-8 W—Oscar Meslin.....DR
18th st, 7-9 W—Wm K Everdell.....D
18th st, 10 W—Chas P Faber.....SS-D
18th st, 120-22 W—Grand Rapids Furniture, A-E-L
18th st, 120-22 W—Clarence E Chapman.B-C-SS
19th st, 21 W—Bodheimer & Sons.....G-C
19th st, 21 W—The Central Binding & Plaiting Co.....G
19th st, 21 W—Levy & Newmark.....G-C
19th st, 21 W—The Prospect Dress Co.....C
19th st, 236 W—Hermann Schmidt.....G
21st st, 33-35 E—Bernard Cowen.....G
21st st, 33-35 E—David & Geo Schmidt.....G
21st st, 33-35 E—Warren & Alvin Rashel....G
21st st, 33-35 E—Franken Bros.....G
21st st, 33-35 E—Joseph Homsy.....G
21st st, 37-39 E—Geo D Wick Est.....DR-W
21st st, 37-39 E—D Kirsch Co, Inc.....DR
21st st, 37-39 E—Theodore Wolfert.....DR
21st st, 37-39 E—Philip Eckhardt & Co.....DR
21st st, 37-39 E—Herman Neumark Co.....DR
21st st, 37-39 E—Bernard W Cowen.....DR
21st st, 37-39 E—Rishel Bros.....DR
21st st, 41 E—Mendell & Levine.....G
21st st, 41 E—The Illustrators' Engraving Co.....G
21st st, 41 E Coopersmith & Guitlin.....G
22d st, 26 E—Michael Kennedy.....W
22d st, 147-49 W—Chas H Roman.....C
22d st, 309-11 E—Carmel Wine Co.....G
22d st, 313-23 E—Est Jacob & Julius.....C
22d st, 507-29 W—American Tobacco Co....DR
23d st, 54 W—Anna W Gould.....DR-W
23d st, 71-73 W—Abraham Rose.....DR
23d st, 201-03 E—Opthalmic Hospital.....D
25th st, 138-44 W—25th St Rlty Co.....DR-W
26th st, 526 W—Horace Wolf.....DR
26th st, 526 W—Barse & Hopkins.....DR
26th st, 526 W—The Van Rees Press.....DR
26th st, 526 W—James Stewart.....DR
26th st, 526 W—Grossett & Dunlap.....DR
27th st, 34-8 W—Bert Schnurer.....DR
27th st, 34-8 W—Jacobus Bros.....DR
27th st, 34-8 W—Realty Holding Co.....C
27th st, 34-8 W—Hollstein, Young & Co...C-DR
27th st, 34-8 W—Siegel & Rubinstein..A-C-DR
27th st, 34-8 W—Lutz & Horwitz.....DR-C
27th st, 34-8 W—Daller & Weyl.....C-G-DR
27th st, 34-8 W—Chas Kafka Co.....C-G-DR
27th st, 34-8 W—Jacob Rosenfeld Co....C-G-DR
27th st, 40-42 W—Handel & Co.....DR
27th st, 40-42 W—Gluck & Weingold.....DR
27th st, 40-42 W—Frank P. Gumisky.....DR
27th st, 40-42 W—Zitenfeld & Kornbluta Paper Co.....DR
27th st, 40-42 W—Horowitz Dress Co.....DR
27th st, 40-42 W—Harry Soher & Co.....DR
27th st, 40-42 W—Chamber Bros.....DR
27th st, 40-42 W—Lipman & Myers.....DR
27th st, 40-42 W—Hall & Arbes.....DR
27th st, 40-42 W—Gray Realty & Dev Co.DR-W
27th st, 135-7 W—S B Co.....DR
27th st, 135-7 W—Herman Gerstner.....DR
27th st, 135-7 W—Est Isaac Kaplan.....DR
27th st, 135-7 W—Bagedonow Bros.....DR
27th st, 135-7 W—Berkman Bass & Co.....DR
27th st, 135-7 W—Max Stempel & Son.....DR
27th st, 135-7 W—Lowell Constn Co.....DR-W
27th st, 135-7 W—Biow Weiner.....DR
27th st, 135-7 W—Feldman Bros.....DR
27th st, 135-7 W—Louis Cohen.....DR
27th st, 135-7 W—S Blumenthal Co.....DR
27th st, 135-7 W—Edelman & Edelstein.....DR
27th st, 404 W—Kny-Scheerer Co.....DR
28th st, 36 E—Eliza D. Pfender.....C
28th st, 37-9 W—Rexton Rlty Co.....DR-W
32d st, 22-6 W—Midwest Realty Co.....DR-W
32d st, 110-14 W—Terence J Duffy Est....SS-C
37th st, 531-5 W—The J F Tapley Co.....DR
37th st, 531-5 W—Jacques Kahn.....DR
37th st, 203-05 E—Marv E A Wendel.....C
41st st, 242-44 W—The McHugh Mfg Co....DR
41st st, 242-44 W—Dossert & Co.....DR
41st st, 242-44 W—Ludin Realty Co.....DR-W
42d st, 354 W—Maria Dunseith.....G
49th st, 220-22 W—William Reilly.....A
49th st, 301-31 W—Peerless Oil Co, Inc.....K
57th st, 475 W—Adelaide Tagliabue.....C
57th st, 614-40 W—Chas E Appleby.....W-DR
72d st, 100-2 W—Park & Tilford.....C
73d st, 510-18 E—Godfrey Knoche et al.....C
73d st, 167 E—73d St Rlty Co.....K-C
82d st, 246 E Mutual Life Ins.....C
87th st, 267-69 W—Annie M Rozell.....C
87th st, 341 E Frank Wall.....C
90th st, 2 W—Kingston Garage.....G-C-A
91st st, 286-8 E—James Fanning.....C-B
91st st, 286-8 E—Jacob Ruppert.....D
97th st, 1 W—Chas S Steele.....F
104th st, 110 E—Harry Feldman.....A-C-G
104th st, 110 E—Max Blum et al.....C
104th st, 110 E—Consolidated Gas Co.....I
106th st, 416 E—Nathan Mfg Co.....SS-K
111th st, 17-19 E—Laura Franklin Free Hospital.....C-G
113th st, 6-8 W—B Benison & Co.....G-A-DR
113th st, 6-8 W—Cong Schilchon Oruch.....A-F
113th st, 6-8 W—Cong Pfordine of Harlem..F-A
113th st, 6-8 W—Sam'l Williams et al.....DR
114th st, 30 W—Chas Moser.....A
119th st, 523 E—Rapid Delivery Express....G-K
122d st, 242-52 E—Sidney Bubrau.....G
122d st, 242-52 E—Harris Sussman.....G
122d st, 242-52 E—Agnes Cobanks et al....C-SS
22d st, 229-35 W—Arthur Woods.....A-G
130th st, 77-79 E—M Gordan Jones.....A-G
181st st, 611 W—Stephen C Clarke.....C

*Named Avenues.*

Av A, 1510—American Tobacco Co.....DR
Av D, 146-50 Jacob Cohn.....G-C
Bowery, 97 John P Jube.....B
Bowery, 171—Ann L Underhill Est.....B
Bowery, 183—Floyd Price et al.....C
Bowery, 334-6—Glatstone & Goldstein.....G
Bowery, 334-6—Begun & Co.....G
Bowery, 334-6—Stutzel & Lipshitz.....C-G
Bowery, 334-6—Einhorn Cap Co.....C-G

# BUILDING MANAGEMENT

## PENT HOUSES AS "BUNGALOW APARTMENTS"

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

PENT houses on roofs of office and loft buildings have for some time past been utilized as offices and studios, and their advantages for these purposes are manifold. For studios used by artists, architects or photographers they are ideal as they are located far above the noise and dust caused by traffic in the streets as well as within the building; and the light obtained is superior to that in an office. Until recently, however, the use of these pent houses has been limited to their rental as offices and studios, but now a new class of occupancy has been found for them, and it is quite possible that a larger field is opening for the owners of high business buildings in the midtown section, which although limited will pay a handsome return on the investment.

Opportunity for the owner is open for the more complete utilization of what was formerly waste space upon the roofs of these modern business structures. To make this space pay by the remodeling of pent houses into small, light housekeeping apartments requires only a small initial outlay.

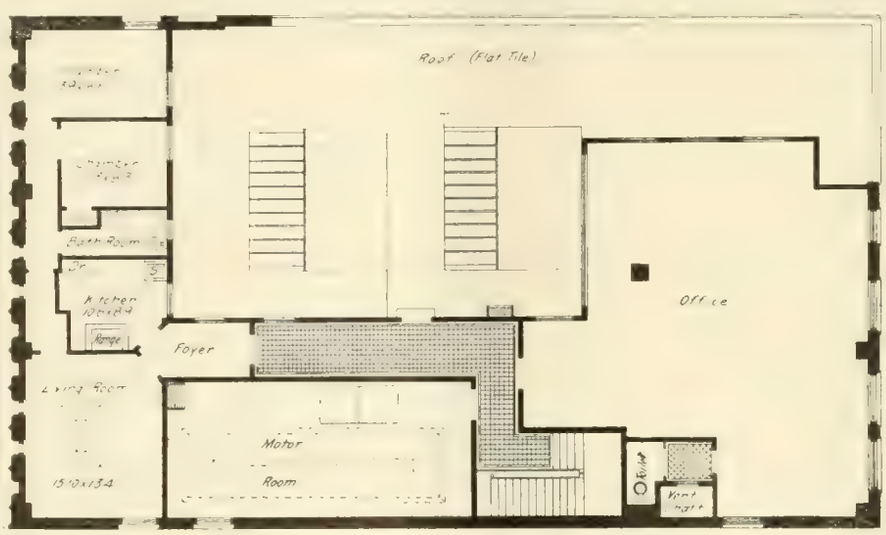
"Bungalow apartments" on the roofs of office and loft buildings are only a recent innovation, and while practically an experiment they seem to have many advantages and possibilities. The success of these apartments would mean that owners and building managers could sell space on their roofs usually not utilized and would be able to considerably increase their rent rolls without inconvenience to themselves or to their tenants. There is no reason why a small apartment should not be practical from an economic viewpoint for both the tenant and the owner.

A number of excellent reasons might be advanced to prove why these apartments are practical, and one has only to see a roof bungalow decorated and furnished in order to feel certain that they combine all the advantages of life in a high-class apartment, with the privacy and seclusion of a private residence. When absolute privacy is a consideration, one of these suites has advantages over most apartments in the city. The tenant is isolated and only rarely comes in contact with other tenants in the building, as he does in an apartment house.

For individuals or small families of adults these pent-house apartments have peculiar advantages. They are located in the heart of the business, theatrical, shopping and club sections of the city. The surface of the roofs being for the most part of flat tile, can be utilized for out-door living-rooms or roof gardens, with only a slight additional expense. This is a distinct advantage over a suite in the modern apartment where the outlook is usually upon the uninteresting facades of the building opposite or the walls of an interior court.

Cross & Brown Company, agents for the building at 18 East 41st street, as reported recently in the Record and Guide, leased the pent house in that building to Donald Brian, the actor, for use as an apartment. The accompanying sketch of the roof plan shows the arrangement of rooms, method of access, as well as the free roof space which can be utilized. Minor structural changes, of course, were necessary and these were made at a small expense. The result, however, is a four room apartment with foyer and bath complete and practical for light housekeeping in every respect. The rooms are all fair sized, well lighted and ventilated. The living room, approximately 16 x 13 feet, has windows on two sides, and a ventilating skylight above. The kitchen has gas range, refrigerator space, sink and cupboards, a complete equipment necessary for the preparation of meals.

In the summer it is proposed to utilize the open space on the roof as a roof garden. Potted plants and shrubbery will be placed to partially screen the skylights and with the addition of a few comfortable chairs and lawn tables and benches, an out-door living room will be provided. This roof garden will add much to the pleasure of living in the city and will provide a comfortable spot for warm evenings. Where out-door sleeping is desirable, the advantages of an apartment of this type are obvious. All night elevator service is provided in this building and the tenant will be furnished with keys for the lower vestibule doors, so that access to the hall can be had after the building is closed for the night.




APARTMENT ON ROOF OF 18 EAST 41ST STREET.

The practical manner in which this particular apartment has been worked out, and the artistic possibilities noticed after the alterations and decorations were completed, have resulted in applications for apartments of a similar character in other buildings. The same agents have plans under way at the present time for installation of such an apartment on the roof of the new building at 15 and 17 West 44th street, opposite Sherry's Hotel.

Other buildings which have tried the same experiment and which have appeared successful from all viewpoints are the Emmet Building, on Madison avenue, where Dr. Emmet, owner of the building, has an apartment as his city residence; the Cameron Building, ot 34th street and Madison avenue, living apartments of F. W. Woolworth; on the roof above the 40th story of the Woolworth Building, and an apartment which is contemplated for the roof of the new Astor Building, at 10 West 33rd street, of which H. L. Meader is the architect. Mr. Meader is designing this apartment for his own occupancy as a residence and private studio.

### Keeping the Balcony Filled.

The big problem of the theatre owner and manager is to keep his house full. His problem is much the same as that of the hotel, department store, or other establishment that caters to the general public. He must make his theatre a cheerful and pleasant place to come to. Every comfort, convenience and attraction that he offers helps to advertise and fill his theatre and to retain his patrons.

With this in mind many of the modern theatres are adding to their equipment by making provision to carry their patrons up to the balconies and galleries. The vertical elevator can, in a measure, perform this task, but its ability to move large crowds is limited because of its intermittent service. The constant come and go of theatre crowds demands a continuous service and this is now being accomplished in many well known theatres by means of the Escalator or "moving stairway."

The chief value of the Escalator lies in its ability to move large crowds quickly and safely. Operating on the principle of an endless chain it gives continuous transportation between floors and has a capacity capable of handling speedily the crowds in the largest theatres. It is driven by a low horse-power motor, runs smoothly and quietly and will operate in either direction to carry passengers to or from the balcony.

In the last few years the small moving picture show with its cheaper prices has appreciably detracted from the balcony and gallery patronage of the "legitimate" theatre and the higher class moving picture and vaudeville houses. Some progressive theatres, however, have found that by making the upstairs seats convenient of access and egress, thousands of amusement loving people who cannot afford to pay prices for orchestra seats will avail themselves of the Escalator to reach the balconies.

In one popular theatre where no reserved seats are sold, the management, by having an Escalator, does not open the doors to the orchestra until the balconies are well filled.

The Escalator virtually puts the balconies on the first floor.

That the policy, "Let the People Walk," has long been abandoned by progressive business people, is evidenced by the number of Escalator installations to be found in theatres, amusement parks, department stores, hotels, railway terminals and at elevated railway and subway stations. The attitude of the public toward these labor saving devices, installed to eliminate stair-climbing, is forcibly illustrated in the thousands of people making use of them.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### Wax Coating for Concrete Floors.

SUCH a thing as a wax coating for cement floors sounds incongruous at first thought, because it seems quite impossible to expect any substance as soft as wax to give any wear. But to all intents and purposes this is exactly what the Waxement Company, of 51 Chambers street, says it can do. And it seems quite feasible when the process is explained and its advantages analyzed. If the small cut appearing in the next column is closely examined it will be seen that instead of the wax laying upon the top of the concrete as a carpet or rug, it has made itself a part of the concrete fabric so that even under severe wear on the floor surface, the waxy preparation keeps the dust from flying and maintains the body of the floor structure.

In developing this material, chemists first studied the requirements of the average concrete floor, the first being to produce a material that would increase and make permanent the bond in the concrete structure no matter how great the surface wear would be. In other words, a material had to be found that regardless of weather and temperature fluctuations would make a perfect adhesive material between the silicates and cement particles in the concrete.



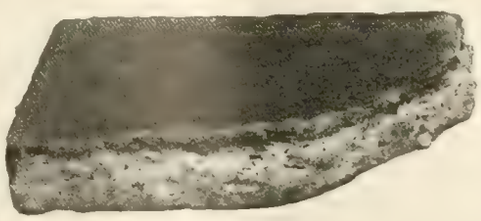
Next it was necessary to find a substance that has absorbtive powers sufficient to penetrate into concrete, and then came the problem of combining with these two a sort of lubricant that would minimize surface wear without being greasy and finally, after comprising all these qualities, the material had to be odorless, sanitary and decorative.

There finally was evolved the product by which the company is known. The larger cut gives some idea of the way it is applied, showing the interior of the Calumet Baking Powder Company's plant when the floors were treated by this method.

The manufacturers claim for this system of floor protection, positive protection of surface under all circumstances. In addition to making the floor almost wear-proof, it has the virtue of making them postively waterproof. Oils, grease, tar, pitch, glue or chewing gum will not stick to the floor, and even ink will not stain it if it is wiped up promptly. The manufacturers also make the claim that this composition will reduce the cost of floor maintenance considerably, regardless of whether the floors are merely subjected to shoe wear or steel wheel traffic. It is applied by heat and pressure and not merely with a brush as ordinary dressings. This material may be obtained in a variety of colors to correspond with decorative arrangements of offices and show rooms and it may be applied to badly worn floors just as satisfactorialy as to new ones.

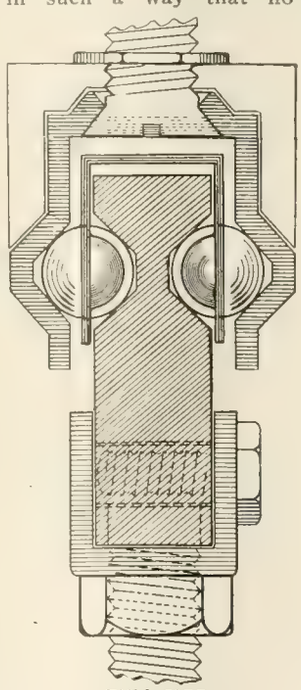
### A Wheeless Door Hanger.

BUILDERS for a long time have been in search of a wheeless door hanger; one that positively will stay on the track and will take long wear and hard usage. Such a hanger is illustrated in the cut in the lower part of this column. It is made by the Grant Pulley and Hardware Company, of 3 West 29th street. This pulley, as shown by the sketch, has the advantage of hanging the door upon a positive plane that cannot be offset by any manner of pull or push. It is noiseless because there can be no binding between rail and wheel for the simple reason that there is no wheel. The weight of the door is sustained by balls which carry the weight of the door entirely. There are no pins to rust out or bend, and it exudes no dust because the wearing



surface is reduced to a minimum. At the same time this system offers strength without utilizing a bulky or unwieldy appliance. The appliance is especially commended in hanging of elevator doors, because they are noiseless and easily operated. It is known in the trade as the Diamond door hanger.

Looking at the sketch one cannot note its complete construction but the manufacturers say it is so simply constructed that there is nothing about it to get out of order; the balls are placed equal distances apart, assembled and held in place in such a way that no weak



FULL SIZE
Pat'd Aug. 20, 1907.

spots can possibly develop. The fact that the tracks are pitched at an angle of forty-five degrees precludes any possibility of dirt or grit clogging the balls in their operation.

### Laying Concrete Under Water.

HISTORY tells us that the reason Portland cement came into such sudden and permanent popularity as a building material was because it could be laid under water as satisfactorily as it could be laid in the open air. Its use as the medium of foundation for the Eddystone lighthouse, exposed to the tempestuous seas, was its first practical try-out, and since then it has been used extensively both under and above water.

But there are many persons who have never understood just how Portland cement is laid in water, and so excerpts from an article in the Building World, by J. R. Middleton, asssistant engineer in charge of the Canadian Pacific Railroad bridge construction now in progress at Pitt River, B. C., may be enlightening.

Mr. Middleton says the first essential is a pipe usually referred to as a "Tremie," sufficiently long to reach to the bottom of the body of water where the concrete is being deposited. This is suspended vertically and may be raised as the work progresses. It is kept absolutely free from water at all times. The batch of concrete is deposited in the hopper, and slides down the pipe by its own weight. It is mixed wet enough to flow easily. The lower end of the pipe protrudes into the deposited mass a sufficient distance to prevent any influx of water.

The hopper, he says, is built of sheet iron, about 4x4 feet, with vertical sides for a depth of nine inches. In a further depth of one foot three inches, the sides are batterred in to leave a hole 12 by 12 inches. They are then turned in to form a pipe just large enough to be inserted in a short length of 10-inch wrought iron pipe fitted with a flange down in the lower end. The hopper is jointed to the short pipe by four verticle riveted bands, and the joint, which should always be kept above water, is calked so as to be "grout-tight." The remainder of the "tremie" is made up of lengths of 10-inch wrought iron pipe with screw joints except the top one, which is flanged to connect with the short piece riveted to the hopper. All screw joints should be greased and the flanged joint gasketed to insure water-tightness. A heavy band is riveted around the top edge of the hopper for reinforcement. A derrick is used in handling the "tremie."

### A Fire-Prevention Window.

SPECIAL windows designed to meet requirements of the Labor Department, Bureau of Fire Prevention and the National Board of Fire Underwriters are being put on the market by the William F. Clark Company, of 315 Fourth avenue, Brooklyn. A conspicuous instance of the varieties of windows required to meet the conditions of these different safety agencies is noted in the stock listing as reported by the card index of the National Board of Fire Underwriters. The list includes double-hung fireproof windows, twin double-hung and pivoted transom, stationary, twin stationary, top-hinged, pivoted upper, pivoted lower, single pivoted, twin pivoted and multiple pivoted. In each case the windows are designed for a special purpose and bear the label of the National Board of Fire Underwriters.

The windows made by this company are designed to do away with all possibility of warping under heat so that easy and positive action is assured in any emergency in factory, loft or office building.

# CURRENT BUILDING OPERATIONS

## New "Twilight" Hospital Soon To Be Erected —Another Hospital Project For the Bronx

TO Greater New York's long list of hospitals, clinics, and sanitariums devoted to the special treatment of all classes of physical distress, there is soon to be added a new building which should do much to relieve the suffering of women. The building has been especially designed for the administration of the "Twilight Sleep" or narkophen-scopolamin treatment of obstetric cases. This system of treatment, of which so much has appeared in the public prints during the last few months, has been used in Frieburg, Germany, for some time. In this country many physicians and obstetrical specialists have made use of the theory with slight variations in the administration of the treatment.

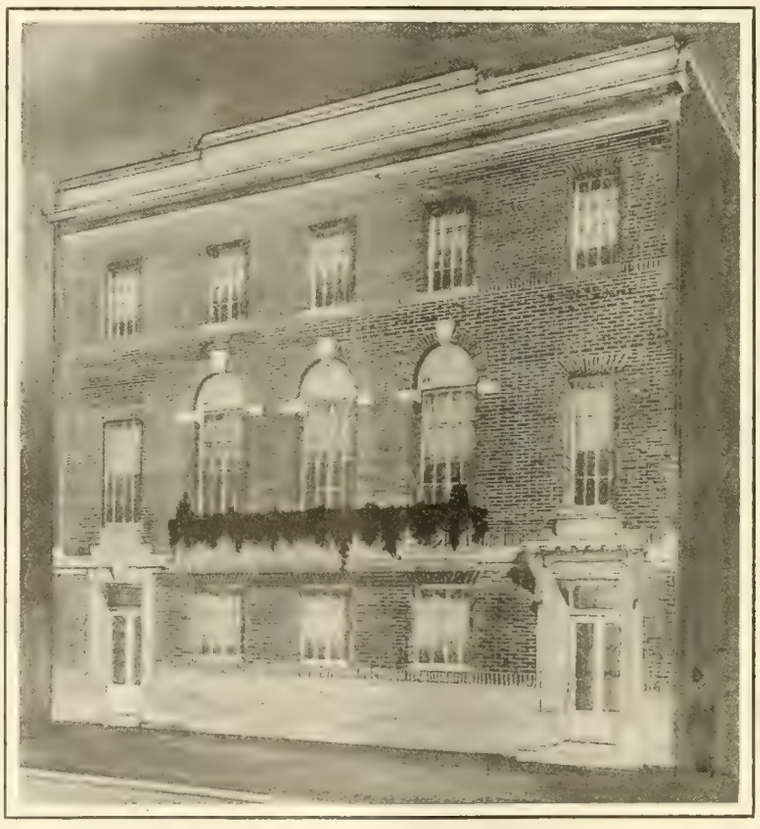
In New York City the treatment has been tried in the Jewish Maternity Hospital on at least one hundred and fifty cases as well as in the Long Island College Hospital, in Brooklyn, at Bellevue Hospital and other institutions in Manhattan. The members of the medical staffs of these hospitals have been instructed in the methods of the treatment by a German physician who was formerly a pupil and assistant of Drs. Krönig and Gauss at the Frieburg clinic in Germany.

With the object of providing ideal surroundings and conditions where this treatment may be administered exactly as it is done at Frieburg a modern hospital building is projected. The structure will not be a large or expensive one, but it will be complete in every respect. According to the present plans, the projected building will be located in the Borough of the Bronx, in the vicinity of 142d street. No site has been definitely settled upon at this writing, although a number of available properties for the purpose are under consideration. The projected structure will be known as the "Twilight Sanitarium," erected and backed by a group of physicians and others who have studied the treatment.

Louis Allen Abramson, architect, 220 Fifth avenue, has designed and planned the proposed building and it will be erected under his personal supervision. The structure will be of brick with trimmings of buff Indiana limestone and marble, three stories and basement in height. The facade has been designed in a simple Colonial style without ornamentation of any description. While this building will not be a large one as compared to many other hospitals in the city, in it will be included all the modern equipment and appliances known to medical and surgical science for the proper care and comfort of the patients while in the institution.

The plans of this building are quite novel in their detail, and the special requirements of the treatment as far as the arrangement of rooms is concerned makes the problem a most interesting one for the architect. Of particular interest is the room in which the treatment proper is administered. As the success of this requires that the patient be under constant observation and inasmuch as this treatment, to be successful, depends upon the proper induction of Twilight sleep, absolute quiet and absence of glare or strong light is essential. The room in which the treatment is to be administered will be lighted with high sash, glazed with a blue glass. Direct light from these sash is so shielded that it is reflected first to the ceiling. In this manner a soft blue glow infuses the room, as it has been found that a light of this character is the kind best adapted to the treatment.

Provisions will be made so that a number of patients may undergo treatment at the same time, and for this reason the room has been designed of sufficient proportions to comfortably accommodate the expected demands. In this room a partition forms a passage in which are several doors, arranged with small glass panels. It is proposed to station the nurses and physicians in this "Silence Corridor" where they are able to observe the patients without disturbing them.



Louis Allen Abramson, Architect.
PROPOSED "TWILIGHT" HOSPITAL.

### New Bronx Hospital.

Several years ago a group of physicians and laymen organized the Bronx Hospital Association as a solution of a serious situation which confronted the then existing hospitals in the borough. It was due to the rapidly increasing population and development of new and extended sections. The two hospitals in the borough at that time were overcrowded to the extent that patients had to necessarily be transferred to other institutions. The Lebanon Hospital, at Westchester avenue and 150th street, in the opinion of the committee, was too poorly situated (the elevated extension of the subway winds around the hospital buildings) to warrant further extension or improvement. The other, the Fordham Hospital, a city institution, was far remote from the vast section which now is thickly populated.

With the idea in view of increasing the hospital facilities in the borough and making them easier of access to the residents, the association decided to erect a modern structure, centrally located, which will cost, on completion, approximately half a million dollars. Louis Allen Abramson, architect, 220 Fifth avenue, has been commissioned, by the committee, to prepare the plans and specifications for the new project.

The site of the proposed Bronx Hospital is exactly half way between the two existing ones, secluded to a degree, though directly accessible from all transit lines. The building will be located at the southeast corner of Charlotte street and Crotona Park East, facing Crotona Park.

The building, as projected, will be five stories in height, on a plot 105x107 feet. The present plans provide for the construction of only one wing which will be occupied by an extensive out-patient department and dispensary on the first floor, and by the hospital proper on the remaining floors. The uppermost story will be devoted exclusively to operating and allied rooms and laboratories. On the roof will be a solarium, with wards for septic, tubercular and pneumonia cases. Upon the completion of the building the wing now to be erected, excepting the dispensary portion, will be transformed into a permanent home for nurses.

The floors throughout, excepting those in rooms in which water or live steam is to be used, will be covered with "battleship linoleum," cemented to the underfloor. This material, the architect states, possesses particular virtue for hospital work, in that it absolutely eliminates settlement or other cracks, is soft to the step, warm to the feet and is sanitary and easy of replacement and repair. All details of construction will tend to minimize interstices and sharp corners and other repositories for dust and bacteria. Mouldings and all the trim will have plain surfaces wherever possible.

Inasmuch as it is the fundamental requirement of a hospital to be "curative," the environment must be such that it will be pleasing to the patient, and must unconsciously give an impression of latent healthfulness. For that reason a system of ventilation will be installed which will permit the windows in wards and private rooms to be opened. It is held that there is nothing to be gained in painting the patients' rooms in unrelieved, glaring colors. Unsympathetic, white, cold, steel equipment, frigid and unattractive to the patient; while it breathes of sanitation, is certainly not conducive toward cheerfulness. Walls and ceilings enameled in soft pastel tones in various color schemes, with perhaps a flat, stenciled frieze, will add greatly to the restfulness of minds of the patients by not making them mindful of the fact that they are immuned in a hospital. Similarly the plain, broad, massive flush veneered doors, while splendid as to type, are primarily institutional.

**Fire Rules for Up-State Garages.**

Fire-prevention orders have been issued which strike directly at the owners of private and public garages and are of particular interest to such as have garages with a capacity of more than four cars, and those that are interested in their future construction.

The new law covering these orders becomes effective in this State (outside of New York City) on December 1st, and its rules and regulations will be sent to every city and incorporated village.

Following are the restrictions under the new law:

Repair shops shall not be maintained with a garage.

Heating shall be by steam or hot water.

Gasoline or naphtha tanks will not be allowed under sidewalks. Those installed will have to be removed and reinstalled in compliance with the new orders. These tanks must be buried at least three feet from the surface of the ground, and proper piping connected to garage or curb outlet. No pits will be hereafter allowed.

No building or parts thereof shall be converted into a garage or used as such, unless of fireproof construction.

**Yonkers Y. M. C. A. Figuring.**

Plans are now being figured for the new Y. M. C. A. building to be erected at the southwest corner of Riverdale avenue and Hudson street, Yonkers, N. Y. The building will be six stories in height, covering a plot 148x75 feet, and will cost over $100,000. The plans and specifications were prepared by G. Howard Chamberlain, architect, of Yonkers. Shattuck & Hussey, Chicago, are the consulting architects and engineers.

**At Malba, L. I.**

W. S. Champs' country residence on Malba Drive, Malba, L. I., has been completed. It is a short distance from the Malba Field Club. The large trunk sewer which is being installed at Malba at a cost of about $30,000 is nearly finished and other municipal improvements are progressing rapidly.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Lewy Chemical Co., 51 3d st, Solomon Lewy, president, has leased the building at 502 East 12th st, and contemplates altering same by installing new stairways and partitions. No architect retained.

JAMAICA, L. I.—The Loyal Order of Moose, T. F. Ancher, Fulton st, chairman of general committee, contemplates improving the clubhouse on Harriman av, near Shelton av. A building committee will probably be selected this month and an architect soon after.

BAYSIDE, L. I.—The Church of Sacred Heart, Rev. Father William J. Dunn, pastor, contemplates the erection of a parochial school here. No architect retained.

GENEVA, N. Y.—E. M. Dusenberry, care of Geneva Stove Works, contemplates the erection of a residence at Acrehurst Tract. No architect selected.

CALDWELL, N. J.—The Board of Education of Caldwell, Fred R. Cook, president, contemplates the erection of a school on Bloomfield av, to cost about $18,000. No architect selected.

VERNON, N. Y. (Oneida Co.).—An appropriation of $30,000 has been granted for the erection of an 8-room school here, for the Village of Vernon. L. L. Clarke, president Board of Education.

ALLEGHANY, N. Y.—The Bonaventure College, Rev. Father Fidelis, at site, contemplates the erection of a brick, stone and steel college building here to cost about $100,000. No architect selected.

GENEVA, N. Y. Frank De Laney, this place, contemplates the erection of a frame residence at Acrehurst. No architect selected.

BUFFALO, N. Y.—Tyre Lodge F. & A. M. No. 13, J. R. Mason, secretary, 76 Johnson Park, contemplates the erection of a brick store and lodge building to cost about $18,000. No architect selected. Work will probably go ahead in the spring.

WAVERLY, N. Y.—A. B. Baldwin, this place, contemplates the erection of a frame apartment house here. No architect selected.

TROY, N. Y.—The Ruthenian Greek Catholic Church of St. Nicholas, Rev. Helarian Yakimowyck, pastor, 3d st, corner of Monroe st, Troy, contemplates the erection of a church here. No architect selected.

GENEVA, N. Y.—The Empire Gas & Electric Co., E. H. Palmer, president, 103 Castle st, contemplates the erection of probably a hollow tile warehouse. No architect selected.

ELMHURST, L. I.—The German Evangelical Church, Summit av, near Court st, Rev. Geo. J. Schork, pastor, Prospect av, contemplates the erection of a church. No architect selected.

CEDARHURST, L. I.—A. syndicate, David H. Weyant, interested, contemplates the erection of an ice plant to cost about $50,000. No architect selected.

GRIMES HILL, S. I.—John May, 136 Stuyvesant pl, St. George, contemplates alterations to the residence at Howard av, near Louis st, for bachelor quarters. An architect will be selected about Nov. 10.

OLCOTT, N. Y.—J. W. Boechman and W. F. Kruger, Olcott, N. Y., contemplates the erection of a brick theatre and bowling alleys in Main st, opposite Park entrance. No architect selected. It is expected that work will go ahead in the spring.

## PLANS FIGURING.

CHURCHES.

BROOKLYN.—Eugene Schoen, 25 West 42d st, Manhattan, architect, is taking bids for alterations to the synagogue at the corner of Tompkins and Willoughby avs, for the Congregation Abel Modhe Cheira Tilim, on premises. Cost, about $6,000.

DWELLINGS.

WESTBURY, L. I.—Electus D. Litchfield, 477 5th av, Manhattan, architect, is taking bids for a 2½-sty brick residence and garage, 25x60 ft., for A. G. Schaffner, 658 Nostrand av, Brooklyn.

COLD SPRING HARBOR, L. I.—Plans are being refigured for the 2½-sty brick residence and garage for Donald Scott, 9 East 9th st, Manhattan. Murphy & Dana, 331 Madison av, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about $125,000.

LITTLE FALLS, N. Y.—Bids will close November 18 for four 2½-sty double residences, 28x44 ft., of hollow tile, brick and stucco construction, at the corner of Alexander and Burwell sts, for the Loomis Estate, Loomis Burrell, 503 Albany st, in charge. Mann & Cook, 91 Dunn Building, Buffalo, architects. Cost, about $10,000 each.

SOUTH ORANGE, N. J.—Dorfman & Norelli, National Bank Building, Orange, architects, are taking bids for a 2-sty brick and stucco residence, 32x46 ft., at Tuxedo Park for Earl E. Litz, 207 Market st, Newark. Cost, about $10,000.

GLEN COVE, L. I.—Jos. Martin, Sea Cliff, L. I., has received the general contract to erect a 3-sty brick residence, 30x50 ft., for Dr. Medwin Leale, Nassau st, Glen Cove. R. A. Walker, 16 East 47th st, Manhattan, architect. Cost, about $25,000.

FACTORIES AND WAREHOUSES.

PEEKSKILL, N. Y.—Naylor Bros., 30 Church st, Manhattan, engineers, are taking bids on general contract for a 3-sty brick, steel and concrete experimental station, 30x40 ft., for the Fleischmann Mfg. Co., 701 Washington st, Manhattan.


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HALLS AND CLUBS.

YONKERS, N. Y.—George H. Chamberlain, 18 South Broadway, Yonkers, architect, is taking bids for a 6-sty brick Y. M. C. A. building, 148 x75 ft., at the southwest corner of Riverdale av and Hudson st, for the Y. M. C. A., Alfred Runker, president. No engineer selected. Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., consulting engineers. Cost, about $100,000.

MUNICIPAL WORK.

BROOKLYN.—Bids will close at 10.30 a. m., November 16, for establishing and equipping an extension to the fire alarm telegraph system here for the City of New York Fire Department, 11th floor, Municipal Building, Manhattan.

PUBLIC BUILDINGS.

MORRISTOWN, N. J.—Plans are being figured for the 2-sty brick and marble post-office building, 84x74 ft., for the U. S .Government, W. G. McAdoo, secretary Treasury Department, Washington, D. C. Oscar Wenderoth, Washington, D. C., supervising architect. Cost, about $125,000.

SANDY HOOK, N. J.—Bids will be received at P. O. Fort Hancock, N. J., until 11 a. m., December 1, for a 1-sty building for the U. S. Government.

SCHOOLS AND COLLEGES.

LOCKPORT, N. Y.—Bids will close November 17 at 8 p. m. for additions and alterations to Union School in Chestnut st, near Elm st, for the Board of Education of Lockport. C. H. Terree, president. William Neil Smith, 101 Park av, Manhattan, architect and engineer. Douglas Sprague and associates, 39 Cortlandt st, Manhattan, heating and ventilating engineers. Cost, about $100,000.

NORTH BERGEN, N. J.—The Board of Education of North Bergen, Chas. Miller, president, owner, is taking bids on foundations for the 3-sty brick school No. 5, 94x171 ft., which is to be rebuilt at Smith and Roberts sts, from plans by Fred Hensel, 809 Savoye st, West Hoboken, N. J. Cost, about $130,000.

YORKTOWN HEIGHTS, N. Y.—New York State Training School for Boys, William B. Osgood Field, president of Board of Managers, 2 West 45th st, Manhattan, owner, is taking bids to close November 19 at 12 M. for seven cottages here from plans by Lewis F. Pilcher, Capitol, Albany.

STABLES AND GARAGES.

MANHATTAN.—Jay H. Morgan, 331 Madison av, architect, is taking bids for alterations to the 5-sty brick stable, 40x90 ft., at 247-9 West 60th st, for The Rice Co., 111 Broadway. Cost, about $25,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John Sullivan Contracting Co., Inc., 245 East 80th st, has received the general contract for the alteration work at 2172 3d av, and is ready to receive estimates on the following work: Metal ceilings, metal cornice and panels, plate glass, painting, plumbing, steam heating, electric wiring and fixtures.

MISCELLANEOUS.

BROOKLYN.—John A. Cook, Jr., 2235 79th st, owner, is taking bids on general contract for a 2-sty brick bath house, 52x450 ft., in the east side of West 25th st, from Surf to Ocean avs, from plans by Benj. F. Hudson, 319 9th st. Cost, about $50,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV.—Samuel Sass, 32 Union sq, has been commissioned to prepare plans for a 5-sty brick and stone apartment house with stores at the northwest corner of Vermilyea av and 207th st, for the Aldus Construction Co., St. Nicholas av and 186th st, Jacob S. Kahn, president.

8TH AV.—Henry Hofmeister, Jr., 532 East 80th st, has completed plans for alterations to the 5-sty brick tenement 2782 8th av for Mrs. Sophie Sterns, 36 West 77th st.

10TH ST.—Horenburger & Bardes, 122 Bowery, have completed plans for alterations to two 4-sty tenements 442-4 East 10th st for Ida Gluck, 442 East 10th st.

BANKS.

NASSAU ST.—Delano & Aldrich, 4 East 39th st, are the architects for alterations to the brick, stone and [illegible] bank building at 20 Nassau st, for the Mechanics & Metals National Bank, 50 Wall st owner and lessee. Marc Eidlitz & Son, 30 East 42d st, general contractors.

CHURCHES.

114TH ST.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for a brick, stone and [illegible] cotta synagogue, 54x111 ft., at 123-25 West 114th st for the Congregation Kol Israel Anshe Poland, 20-22 Forsyth st, M. Rabinowitz, president.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Plans are being prepared privately for a 2-sty reinforced concrete storehouse on the East River for the U. S. Government, Col. M. M. Patrick, U. S. engineer, 710 Army Building. Cost, about $40,000.

HOSPITALS AND ASYLUMS.

RANDALLS ISLAND.—Bids will probably be [illegible] for [illegible] the Children's Hospital and School for the City of New York Department of Public Charities, Municipal Building.

STORES, OFFICES AND LOFTS.

18TH ST.—Janes & Corbin, 124 West 45th st, have completed plans for alterations to the 6 and 8-sty brick and steel loft building, 110x102 [illegible] 18th st for C. E. Raymond. Cost about $35,000.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

DIVISION AV.—Chas. M. Straub, 147 4th av, Manhattan, has completed plans for a 6-sty tenement, 40x107 ft., on Division av, for Pincus Halzman, 61 Arion pl, Manhattan. Cost, about $35,000. Bids will be taken by owner after March 1.

BARRETT ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 50x88 ft., in the west side of Barrett st, 300 ft. south of Pitkin av, for Slutzky & Breenberg, 1575 Eastern Parkway, owners and builders. Cost, about $50,000.

DWELLINGS.

76TH ST.—Thos. Bennett, 5123 3d av, has been commissioned to prepare plans for four 2-sty brick residences, 80x100 ft., in the north side of 76th st, about 120 ft. west of 7th av, for the Johann Construction Co., Chas. H. Pearson, president, 195 Wallabout st.

OCEAN PARKWAY.—B. F. Hudson, 319 9th st, is preparing plans for nine 2-sty brick residences, 24x36 ft., at the northeast corner of Ocean Parkway and Henry st, for the Sherlock Construction Co., 291 3d st, owner and builder. Cost, about $45,000.

FACTORIES AND WAREHOUSES.

RUTLEDGE ST.—L. S. Beardsley, 38 West 32d st, Manhattan, is preparing plans for a 2-sty reinforced concrete bakery, 56x100 ft., in Rutledge st, for Dugan Bros., 287 Broadway, Brooklyn, owners and lessees. Bids will be taken on general contract by architect about November 25.

2D ST.—Godfrey Engel, 126 Winthrop st, architect, will call for bids on general contract about November 16 for alterations to the 12-sty factory, 100x200 ft., at 29 South 2d st for the American Sugar Refining Co., 117 Wall st, Manhattan.

STABLES AND GARAGES.

MADISON ST.—L. Allmendinger, 926 Broadway, is preparing plans for a 2-sty brick private garage, 376x100 ft., in Madison st, near Ralph av, for Henry J. Wieman, 128 Linden st. Cost, about $7,500.

THEATRES.

WYCKOFF AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 1-sty brick moving picture theatre, 55x103 ft., at the southeast corner of Wyckoff av and Bleecker st for Ray Riess, 612 Broadway, owner. The Goodman Amusement Co., corner of Willoughby and Knickerbocker avs, lessee. Cost, about $12,000. Owner will take bids on general contract.

### Queens.

APARTMENTS, FLATS AND TENEMENTS.

COLLEGE POINT, L. I.—A. Gorden, 229 13th st, has completed plans for a 3-sty brick tenement, 20x50 ft., in the east side of 12th st, 100 ft. north of 7th av, for A. Savarine, 12 12th st. College Point.

DWELLINGS.

GREAT NECK, L. I.—George Gutheil, Middle Neck rd, is preparing plans for a residence at Greenwolde. Owner's name for the present withheld.

THEATRES.

CORONA, L. I.—William H. McIntyre, Corona, L. I., has completed plans for a 2-sty brick theatre, 168x66 ft., on the south side of Kingsland av, 38 ft. east of Wey av, to cost about $25,000. Sheer Bros., this place, lessees.

### Richmond.

FACTORIES AND WAREHOUSES.

TOMPKINSVILLE, S. I.—Foundations have been completed for the 7-sty reinforced concrete storage warehouse, 137x120 ft., in the north side of Arietta st, east of Railroad rd, for the American Dock Co., 17 State st, Manhattan. A B. Pouch, president. The Concrete Steel Co., 32 Broadway, Manhattan, engineer. R. & W. Concrete Co., 207 Market st, Newark, general contractor. J. I. Hass, Inc., 1 Madison av, Manhattan, painter. Cost, about $161,000.

### Nassau.

DWELLINGS.

GREAT NECK, L. I.—Mann & MacNeille, 70 East 45th st, Manhattan, are preparing plans for a farm building here for Richard N. L. Church, Kings Point, L. I.

OYSTER BAY, L. I.—Work on the 2½-sty stucco and frame residence for Mrs. James Moore, South st ,Oyster Bay, has been abandoned. Cost, about $100,000.

MINEOLA, L. I.—Plans are being prepared privately for a 2½-sty frame residence, 30x30 ft., to cost about $5,000. A. J. Penny, Roslyn, L. I., general contractor.

HOTELS.

BALDWIN, L. I.—Benjamin Homan, 49 North Grove st, Freeport, L. I., is preparing plans for a 2-sty brick hotel, 61x85 ft., opposite the railroad station, for Francis J. Gately, Baldwin. Cost, about $15,000.

MUNICIPAL WORK.

FREEPORT, L. I.—The Village of Freeport, this place, is taking bids to close about Nov. 11, for a 2-sty brick firehouse, 26x40 ft., on Southside av, near Bedell st, from plans by Geo. W. Reynolds, Southside av. Cost, about $4,000.

SCHOOLS AND COLLEGES.

BALDWIN, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have been commissioned to prepare plans for a 2-sty brick school for the Board of Education of Baldwin, Dr. J. Steel, president. Cost, about $40,000.

### Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Jas. A. Watson, Reevs Building, is preparing plans for a 3-sty frame apartment, 26x52 ft., on Franklin av for Katherine Stephens, 88 Hawthorne av, owner and builder. Cost, about $9,500.

MOUNT VERNON, N. Y.—William. Thos. Mapes, 1740 White Plains rd, Bronx, has completed plans for a 2½-sty frame and stucco apartment, 20x48 ft., on the east side of 10th av, 125 ft. north of 6th st, for Angelo Lalli, 20 Mt. Vernon av, Mt. Vernon, owner and builder. Cost, about $4,000.

DWELLINGS.

BRONXVILLE, N. Y.—Herbert Godwin, 4 East 39th st, Manhattan, is the architect for the 1-sty stone and shingle residence on Dellwood rd, Cedar Knolls, for Dr. J. Roswell Hasbrouck, 171 West 71st st, Manhattan. Cost, about $15,000.

YONKERS, N. Y.—William P. Katz, 12 North Broadway, is preparing plans for a 2½-sty frame store and residence to be altered from a barn and residence in Harriett st for D. S. Engle, Hawthorne av. Cost, about $2,500.

MUNICIPAL WORK.

BRIARCLIFF MANOR, N. Y.—Clyde E. Potts, 30 Church st, Manhattan, is engineer for the sewage disposal system for the Village of Briarcliff Manor, Paul M. Hayes, president. Plans will not be ready before next year.

YONKERS, N. Y.—The National Incinerator Co., 61 Broadway, Manhattan, architect and engineer, is preparing plans for a 2-sty brick and concrete incinerating plant, 43x54 ft., in Lake st, corner of Nepperhan av, for the City of Yonkers. M. Fulton, City Hall, Yonkers, city engineer. Cost, about $60,000.

STABLES AND GARAGES.

YONKERS, N. Y.—Anton Schonbach and Geo. H. Chamberlain, 18 South Broadway, have about completed plans for a 1-sty brick garage, 47x75 ft., on Riverdale av, for John J. Crimmins, 320 Riverdale av. Cost, about $6,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Levin & Schneider 139 Livingston st, Newark, have received the general contract to erect two 3-sty frame flats, 22x54 ft., at 225 Livingston st, for Mrs. Rosie Gelb, 229 Livingston st. M. E. Silberstein, 17 Market st, Newark, architect. Cost, about $5,500 each.

BLOOMFIELD, N. J.—John Pollaro, Clifton, N. J., has received the general contract to erect a 2-sty store and apartment house at 99 Bloomfield av, for Vito Chiarello, this place. John B. Acocella, Union Building, Newark, architect. Cost, about $5,500.

BRONX (sub).—A. Grimaldi, 335 East 148th st, has received the brick mason contract and the Fagan Iron Works, 14th st, Jersey City, N. J., the structural steel for the 6-sty apartment house, 48x90 ft., at the northwest corner of Elton av and 156th st, for the Benjamin Benenson Realty Co., 407 East 153d st. The Tremont Architectural Co., 401 Tremont av, architect. Cost, about $50,000.

DWELLINGS.

MANHATTAN.—The Reid-Palmer Construction Co., 30 East 42d st, has received the general contract to make alterations and additions to the residence at 14 East 40th st, for Joseph Schanz, 18 West 39th st, owner and lessee. Buchman & Fox, 30 East 42d st, architects. Cost, about $35,000.

LARCHMONT GARDENS, N. Y.—John F. New & Son, 26 Union st, New Rochelle, have received the general contract to erect a 2½-sty frame and stucco residence, 24x30 ft., on lots 7 and 8 for H. O. Hanson, 19 West 34th st, Manhattan. William S. Moore, 30 East 42d st, Manhattan, architect. Cost, about $5,000.

HARTSDALE, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty brick residence, 70x50 ft., on Greenacres av for P. Compton Miller, Hartsdale. Patterson & Dula, 50 East 40th st, Manhattan, architects. Cost, about $25,000.

KATONAH, N. Y.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have received the general contract for an addition to the 2½-sty terra cotta block and frame residence about one mile from station for Gordon Knox Bell, 20 Exchange pl, Manhattan. Armstrong & DeGelleke, 122 East 25th st, Manhattan, architects.

OYSTER BAY, L. I.—Louis H. Macauley, West Main st, has received the general contract to erect a 2½-sty frame and stucco residence, 24x80 ft., for Louis Moore, care of architect, Gurdon S. Parker, 303 5th av, Manhattan. Cost, about $25,000.

DOUGLASTON, L. I.—H. J. Comes, Manhasset, L. I., has received the general contract to erect a 2-sty brick residence, 45x83 ft., and garage at the southeast corner of Bayview av and Shore rd, for N. H. Bachmann, 257 4th av, Manhattan. Buchman & Fox, 30 East 42d st, Manhattan, architect. Cost, about $15,000.

BELLE HARBOR, L. I.—Chas. Spaeth, Smart av, Flushing, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 33x36 ft., and garage for Thos. T. Lancer, this place. Smith & Holler, 82 Wall st, Manhattan, architects. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The William Kennedy Construction Co., 215 Montague st, Brooklyn, has received the general contract to erect a 3-sty brick extension to the factory, 32x92 ft., on the west side of Av D, 68 ft. north of 13th st, for Mary L. Barbey, care of architect, F. H. Quinby, 99 Nassau st. J. & F. Eipent, on premises, lessees. Cost, about $15,000.

MANHATTAN.—Lord Electric Co., 105 West 40th st, has received the contract for conduit, wiring and lighting fixtures at the U. S. Appraisers warehouse, 641 Washington st, for the U. S. Government.

MANHATTAN.—Murphy Bros., Madison av and 42d st, have received the general contract to rrect the 11-sty brick and steel brewery and stock house, 73x114 ft., at 206-210 East 92d st for Jacob Ruppert Brewing Co., 1639 3d av. Maynicke & Franke, 25 East 26th st, architects. Cost, about $150,000.

BROOKLYN.—Andrew Adams & Co., 254 Melrose st, have received the general contract to erect a 3-sty brick factory, 50x100 ft., at 330 Melrose st for Samuel Graber, 332 Melrose st. Killick & Lubroth, 186 Remsen st, architects. Cost, about $15,000.


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*Contracts Awarded—Continued.*

BROOKLYN.—F. J. Ashfield, 350 Fulton st, has received the general contract to erect a 2-sty brick and steel factory, 50x90 ft., at 222 44th st, near 2d av, for the Fred H. Levey Co., on premises. Fred R. Ashfield, 350 Fulton st, architect. Cost, about $20,000.

SALEM, MASS.—The Turner Construction Company, 11 Broadway, Manhattan, has received the general contract for the construction of the new plant of the Naumkeag Steam Cotton Co., consisting of two reinforced concrete buildings; one to be used as a mill, 4-stys and basement in height, 722x135 ft.; and a 6-sty and basement storehouse, 500x110 ft. Lockwood Greene & Co., architects and engineers. Work to go ahead at once.

MUNICIPAL WORK.

SENECA FALLS, N. Y.—The Levenson Wrecking Co., 15th st, Hoboken, has received the general contract for Contract C-1, Section 1, at the Cayuga and Seneca Canals, for the State of New York, Duncan W. Peck, Superintendent of Public Works. John A. Bensel, Capitol, Albany, State engineer. The work consists of the removal of 181 buildings at Seneca Falls, N. Y. For Section 1, contract consisting of power plants, electrical equipment and machinery for operating and lighting locks 1, 2, 3 and 4. Cost, about $188,000. M. Lupfer & Remick, Elliott sq, Buffalo, general contractors.

NEW YORK STATE.—Brown & Lowe, 111 Foster av, Schenectady, N. Y., have received the general contract for Contract 14-B, sections 1 and 2, for the Barge Canal Terminal, consisting of closing the openings in the Crescent dam, removing the Erie Canal Aqueduct and Half Moon bridge at Crescent, N. Y., making repairs to the lock and dam at Vischers Ferry, N. Y., and for the construction of barge canal terminal. John A. Bensel, Capitol, Albany, State engineer. Cost, about $71,500.

SCOTIA, N. Y.—Penn Bridge Co., Beaver Falls, Pa., has received the general contract for constructing a moveable Dam No. 4 over the Mohawk River for the State of New York, Duncan W. Peck. John A. Bensel, Capitol, Albany, State engineer. Cost, $106,000.

NORTH PLAINFIELD, N. J.—Ed. Bader, Bartlett Building, Atlantic City, has received the contract for the plant and the Atlantic Construction & Supply Co., 925 Mediterranean av, Atlantic City, the contract for the sewerage for the Borough of North Plainfield, Jas. T. MacMurray, clerk. Geo. W. Fuller, 170 Broadway, Manhattan, engineer. Cost, about $200,000.

SCHOOLS AND COLLEGES.

BRONX.—W. J. Olvany (sub), 177 Christopher st, has received the contract for heating and ventilating for the additions to P. S. 21 in the north side of 225th st, south side of 226th st, and 25 ft. east of White Plains av, for the City of New York, Board of Educaion. Thos. W. Churchill, president. C. B. J. Snyder, 500 Park av, architect. Joseph Balaban Co., 261 Broadway, general contractor. Cost, about $84,000.

STABLES AND GARAGES.

BRONX.—Gross & Herman, 217 West 123d st, have received the general contract to erect a 2½-sty brick stable on the east side of Cottage pl, 171 ft. north of 170th st, for Elizabeth Brinkworth, 6 Cottage pl. Fred Hammond, 391 East 149th st, architect. Cost, about $8,000.

MANHATTAN.—Leddy & Moore, 105 West 40th st, have received the general contract to make alterations to the church at 132-134 Perry st, for garage purposes. The building is of brick, and 42x97 ft. Joseph Seeman, Hudson and North Moore sts, owner. R. D. Kohn, 56 West 45th st, architect. Cost, about $12,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—Coles Construction Co., 18 South Broadway, has received the general contract to make alterations to the store and apartment at 16-18 Warburton av, for loft purposes, for James McCann, 26 North Broadway. Goldberg Furniture Co., 163d st and 3d av, Manhattan, lessee of entire building. H. Lansing Quick, 18 South Broadway, architect.

MISCELLANEOUS.

AUBURN, N. Y.—W. Fitz Randolph, 1328 Broadway, Manhattan, has received the general contract to erect a 1-sty brick and concrete car barn, 52x108 ft., for the Central N. Y. Southern Railway Corporation, Monroe st.

BROOKLYN.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, have received the contract for the Raegener Mausoleum at the Lutheran Cemetery. Wortmann & Braun, architects.

BRONX.—Hermanns Madden & Co., 103 Park av, have received the general contract to erect a brick and steel transformer station in East 174th st, adjoining the N. Y., N. H. & H. R. R. tracks, for the New York Edison Co., 130 East 15th st, Nicholas F. Brady, president. W. Weissenberger, care of owner, architect.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

DWELLINGS.

ST. NICHOLAS AV, e s, 569 n 145th st, 1-sty brick store and dwelling, 28x42; cost, $2,000; owners, Sonn Bros., Henry Sonn, sec., 149 Church st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 350.

### Bronx.

STABLES AND GARAGES.

UNIVERSITY AV, e s, 50 s 183d st, 1-sty brick garage, cement roof, 21.4x22.2; cost, $1,000; owner, M. M. Wells, on premises; architect, Kreymborg Archtl. Co., 1029 East 16th st. Plan No. 525.

MISCELLANEOUS.

CAULDWELL AV, e s, 124 s Westchester av, 1-sty frame shed, 45x35; cost, $200; owner, Elizabeth Wright, 130th st and 3d av; architect, Isidor R. Kaplan, 573 Westchester av. Plan No. 526.

### Brooklyn.

DWELLINGS.

WEST 23D ST, e s, 100 n Mermaid av, 1-sty frame dwelling, 20x30.6, gravel roof, 1 family; cost, $950; owner, Rocco Salmero, 2975 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7536.

EAST 33D ST, w s, 480 s Av J, two 2-sty frame dwellings, 17x30, shingle roof, 1 family each; total cost, $6,000; owner, James Roche, 899 East 37th st; architect, Karl J. Seifert, 288 East 157th st, Bronx. Plan No. 7526.

DITMAS AV, s s, 132.11 w East 12th st, 2-sty frame dwelling, 24x36.8, shingle roof, 1 family; cost, $5,000; owners, H. W. & A. M. Buckly Co., 1044 East 15th st; architects, Slee & Bryson, 154 Montague st. Plan No. 7537.

BEAUMONT ST, w s, 100 s Oriental blvd, 2-sty brick dwelling, 22.6x48, tile roof, 1 family; cost, $7,500; owner, Mary C. Storms, 42 Amherst st; architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 7517.

EAST 13TH ST, w s, 560 s Av U, 2-sty frame dwelling, 37x30, shingle roof, 2 families; cost, $4,200; owner, Jas. Buckley, 2152 Homecrest av; architect, Frank G. Walthers, 2700 Ocean av. Plan No. 7507.

13TH AV, e s, 20 n 45th st, 3-sty brick store and dwelling, 20x52, slag roof, 2 families; cost, $5,000; owner, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 7520.

EAST 18TH ST, w s, 349 n Av O, 2-sty frame dwelling, 22.2x31.8, shingle roof, 1 family; cost, $4,000; owners, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 7546.

EAST 40TH ST, e s, 220 n Av J, two 2-sty frame dwellings, 16.6x38, shingle roof, 1 family each; total cost, $4,000; owner, C. Anderson, on premises; architect, Hans Andersin, 85 Revere pl. Plan No. 7564.

76TH ST, n s, 120 w 7th av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, $14,000; owner, Johann Constn. Co., 195 Wallabout st; architect, Thos. Bennett, 3d av and 2d st. Plan No. 7562.

77TH ST, s s, 381.8 w 6th av, two 2-sty brick dwellings, 18x36, gravel roof, 1 family each; total cost, $6,000; owner, Floria Realty Co., 16 Court st; architect, C. Shubert, 13th av and 86th st. Plan No. 7560.

UTICA AV, w s, 80 n Union st, 2-sty brick garage and dwelling, 20x45, slag roof, 1 family; cost, $3,500; owner, Saml. Rittenberg, 1124 Eastern pkway; architect, H. J. Nurick, 830 Putnam av. Plan No. 7544.

OCEAN AV., n e cor Av J, 2-sty frame dwelling, 35x36, shingle roof, 1 family; cost, $7,500; owner, Cecelia Fitzgerald, 2425 Ocean av; architect, Sterling Architectural Co., 13 Park Row, Manhattan. Plan No. 7645.

FACTORIES AND WAREHOUSES.

INGRAHAM ST, s s, 250 w Porter av, 1-sty brick factory, 45x98, slag roof; cost, $5,500; owner, C. Shonburg, 28 Stephens ct; architect, W. D. Debus, 86 Cedar st. Plan No. 7512.

KOSCIUSKO ST, s s, 150 w Reid av, 1-sty brick storage, 25x46, gravel roof; cost, $1,000; owner, Bessie Rosen, on premises; architect, Hy. Dorf, 614 Kosciusko st. Plan No. 7561.

MILL ST, 31, 1-sty brick storage, 25x50, gravel roof; cost, $450; owner, Gentile Delmonico, on premises; architect, Chas. Maresca, 249 Columbia st. Plan No. 7550.

FLOYD ST, n s, 100 w Tompkins av, 4-sty brick factory, 66x113, slag roof; cost, $23,000; owner, Joseph Sklar, on premises; architect, E. V. Warren, on premises. Plan No. 7610.

STABLES AND GARAGES.

CLARKSON AV, n w cor Hunterfly rd, 1-sty brick stable, 35x40, gravel roof; cost, $3,000; owner, John W. Mehl, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 7525.

CARROLL ST, s s, 120 w Kingston av, 1-sty brick garage, 17x19.8, tin roof; cost, $1,000; owner, Jerome Jung, 361 Stockton st; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 7527.

BOERUM PL, w s, 25 n Bergen st, 1-sty brick garage, 69.1x60, gravel roof; cost, $3,000; owner Jas. O'Connell, 127 Boerum pl; architect, F. W. Eisenla, 16 Court st. Plan No. 7547.

OCEAN PKWAY, n e cor Henry st, two 1-sty brick garages, 17.8x20.6, gravel roof; total cost, $400; owner, Sherlock Bldg. Co., 378 3d st; architect,, Benj. F. Hudson, 319 3d st. Plan No. 7552.

OSBORN ST, e s, 210 n Riverdale av, 1-sty brick stable, 50x100, —— roof; cost, $200; owner, Saml. Schneider, 306 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7612.

LIBERTY AV, s s, 30 e Barbey st, 1-sty brick stable, 12x14, —— roof; cost, $400; owner, Nathan Rothstein, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7571.

LOGAN ST, e s, 69.7 s Etna st, 1-sty brick garage, 125x50, gravel roof; cost, $9,000; owner, Walter W. Dodd, 117 Shepherd av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 7633.

MADISON ST, n s, 300 e Ralph av, 3-sty brick garage, 37.5x100, slag roof; cost, $7,500; owner, Hy Wieman, 128 Linden st; architect, L. Allmendinger, 926 Broadway. Plan No. 7630.

STORES AND DWELLINGS.

LINCOLN PL, n s, 290.3 e Rochester av, 3-sty brick store and dwelling, 20x48, gravel roof, 2 families; cost, $4,500; owner, Jacob Seiderman, 1934 Prospect pl; architect, Morris Rothstein, 601 Sutter av. Plan No. 7513.

13TH AV, n e cor 45th st, 3-sty brick store and dwelling, 20x100; slag roof, 2 families; cost, $8,000; owner, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 7519.

STORES AND TENEMENTS.

BRISTOL ST, s e cor Blake av, 4-sty brick tenement, 50x90, gravel roof, 21 families; cost, $30,000; owner, Louis Abramson, 1311 East New York avenue; architects, Cohn Bros., 361 Stone av. Plan No. 7603.

BRISTOL ST, e s, 50 s Blake av, 4-sty brick tenement, 50x88, gravel roof, 25 families; cost, $25,000; owner, Louis Abramson, 1311 East New York av; architects, Cohn Bros., 361 Stone av. Plan No. 7604.

STORES AND TENEMENTS.

STONE AV, e s, 43.4 n Riverdale av, two 4-sty brick tenements, 43.4x88.3, slag roof, 20 families each; total cost, $70,000; owner, Max Neufield, 1467 Pitkin av; architect, Benj. Cohn, 361 Stone av. Plan No. 7650.

## Queens.

DWELLINGS.

FLUSHING.—Smart av, w s, 250 s Forest av, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, $2,500; owner, William Reitzel, Broadway and 2d st, Flushing; architect, C. A. Spaeth, Smart av, Flushing. Plan No. 3425.

FLUSHING.—Hempstead turnpike, e s, 83 n Douglas st, 2-sty brick dwelling, 20x48, slag roof, 1 family; cost, $3,500; owner, Mrs. Patrick Canty, Amity st, Flushing; architect, W. R. Barto, 50 Washington st, Flushing. Plan No. 3426.

FLUSHING.—28th st, e s, 280 n Crocheron av, 2½-sty frame dwelling, 25x30, shingle roof, 1 family, steam heat; cost, $3,000; owner, Wm. Rogers, Depot lane, Flushing; architect, C. Spaeth, Smart av, Flushing. Plan No. 3431.

FLUSHING.—12th st, e s, 400 n Cypress av, 2½-sty frame dwelling, 25x32, shingle roof, 1 family, steam heat; cost, $3,500; owner, Leon A. Birch, 2d st and Broadway, Flushing; architect, B. E. Mahon, 67 So. 20th st, Flushing. Plan No. 3417.

JAMAICA.—DeGraw av, s s, 165 w Victoria st, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, $3,000; owner, Norman Russel, Willow st, Jamaica; architect, owner. Plan No. 3420.

RIDGEWOOD.—Ralph st, n s, 278 W Prospect st, 2-sty brick dwelling, 18x43, slag roof, 2 families; cost, $3,200; owner, Henry Glassmann, 720 Palmetto st, Ridgewood; architect, Herman E. Funk, 1008 Gates av, Brooklyn. Plan No. 3421.

ROSEDALE.—Concord av, w s, 180 n Cambridge rd, 2½-sty frame dwelling, 20x32, shingle roof, 1 family, steam heat; cost, $2,600; owner and architect, John W. Ekland, 157 Willet court, Jamaica. Plan No. 3423.

CORONA.—Edson st, n s, 275 e Myrtle av, 2½-sty frame dwelling, shingle roof, 1 family; cost, $2,800; owner, John Nelson, 80 Edson st, Corona; architect, W. Johnson, same. Plan No. 3398.

FOREST HILLS.—Kelvin st, s s, 275 w Seminole av, 2½-sty tile dwelling, 27x32, tile roof, steam heat; cost, $5,500; Jewel st, n e cor Seminole av, 2-sty tile dwelling, 37x21, tile roof, steam heat, 1 family; cost, $5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 3400-3401.

JAMAICA.—Kaplan av, n s, 109 n Hillside av, eight 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, $20,000; owner, Fountain Building Co., 215 Montague st, Brooklyn; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan Nos 3408 to 3415.

UNION COURSE.—1st st, n s, 600 e Shaw av, 2-sty frame dwelling, 16x38, shingle roof, 1 family, air heat; cost, $2,000; owners, Sim & Greig, 1650 2d st, Union Course; architect, J. D. Geddes, Richmond Hill. Plan No. 3406.

BROOKLYN HILLS.—Maple st, n s, 96 e Oxford av, two 2-sty brick dwellings, 17x50, tin roof, 2 families; cost, $9,000; owner, Chas. DeLoca, 1253 Herald av, Ozone Park; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 3432.

CORONA.—50th st, e s, 140 n Hayes av, 2-sty frame dwelling, 17x32, shingle roof, 1 family; cost, $2,500; owner, E. M. Faint, 61 39th st, Corona; architect, H. Faint, 61 39th st, Corona. Plan No. 3441.

DUNTON.—Murray st, w s, 125 s Beaufort st, two 2-sty frame dwellings, 19x55, tin roof, 2 families; cost, $7,000; owner, Lydia P. Hall, Welling st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan Nos. 3439-3440.

JAMAICA.—Dewey av, n w cor Herbert st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $5,000; owner, Martin Moran, 57 Manheim st, Elmhurst; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 3442-3443.

RICHMOND HILL.—Willow st, n s, 150 n Division av, 2½-sty frame dwelling, 20x41, shingle roof, 1 family, steam heat; cost, $4,500; owner, Max Gross, Lincoln av, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3444.

RICHMOND HILL.—Garfield av, w s, 100 n Cleveland av, 2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, $2,500; owner and architect, Harry J. Arnold, 429 North Vine st, Richmond Hill. Plan No. 3433.

ST. ALBANS.—Central av, n e cor Franklin av, 2-sty frame dwelling, 16x30, shingle roof, 1 family, steam heat; cost, $3,000; owner, Jacob Heiser, St. Albans; architect, C. A. Heiser, Springfield. Plan No. 3436.

FACTORIES AND WAREHOUSES.

FLUSHING.—Avery st, n s, 40 w Lawrence st, 1-sty brick storage, 75x150, slag roof; cost, $7,500; owner, Hy. Frank Sons, Inc., Lawrence st, Flushing; architect, owners. Plan No. 3435.

STABLES AND GARAGES.

FLUSHING.—Central av, 176, 1-sty frame garage; cost, $296; owner, A. F. Wiggers, premises. Plan No. 3438.

WOODHAVEN.—Old South Rd, s s, 1200 e Cedar Lane, 2-sty brick cow stable, 142x80, slag roof; cost, $8,500 owner, T. Balson, Old South Road, Woodhaven; architect, M. Perlstein, Middle Village. Plan No. 3437.

ELMHURST.—Glean st, n s, 100 w Lamont av, 1-sty frame garage, 20x18, tin roof; cost, $200; owner, D. K. Grant, 187 Glean st, Elmhurst. Plan No. 3419.


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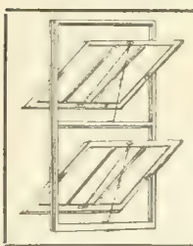
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*New Buildings, Queens, (Continued).*

WOODHAVEN.—Ferris st, s s, 140 w Willard av, 1-sty frame garage, 18x18, shingle roof; cost, $170; owner, Chas. McIntyre, premises. Plan No. 3418.

FOREST HILLS. Continental av, e s, 50 n Jewel st, 1-sty brick garage, 25x18, shingle roof; cost, $900; owner, Cord Meyer Co., Forest Hills. Plan No. 3404.

FOREST HILLS.—Jewel st, n e cor Seminole av, 1-sty frame garage, 13x17, shingle roof; cost, $200; owner, Cord Meyer Co., Forest Hills. Plan No. 3403.

HOLLIS.—Hasson av, cor Belleview av, 1-sty frame garage, 11x17, tin roof; cost, $200; no owner given. Plan No. 3396.

HOLLIS.—Catskill st, e s, 100 s Chichester av, 1-sty frame garage, 14x18, shingle roof; cost, $250; owner, R. Geoze, premises. Plan No. 3405.

STORES AND DWELLINGS.

DUNTON.—Liberty av, s e cor Maure av, 2-sty brick store and dwelling, 25x55, tin roof, 1 family; cost, $4,000; owner, John Franzese, Guion pl, Woodhaven; architect, Wm. A. Finn, Jamaica. Plan No. 3424.

SOUTH OZONE PARK.—Rockaway Plank rd, n e cor Lefferts av, 2-sty frame store and dwelling, 20x56, tin roof, 1 family, steam heat; cost, $5,000; owner, L. Stanich, 49 Fields av, South Ozone Park; architect, O. L. Anderson, same. Plan No. 3416.

BAYSIDE.—Bell av, n s, 176 s Park av, 2-sty brick store and dwelling, 25x60, tin roof, 1 family; cost, $8,000; owner, William Parker, Bell av, Bayside; architect, C. W. Ross, 376 Woodland av, Woodhaven. Plan No. 3407.

MISCELLANEOUS.

FOREST HILLS.—Queens boulevard, n s, w of Union turnpike, frame billboard, 100x11; cost, $200; and Queens boulevard, n s, bet Kelvin and Jewel sts, frame billboard, 100x11; cost, $200; owner, Jamaica Poster Adv. Co., Jamaica. Plan Nos. 3428-29.

JAMAICA.—Beaver st, e s, s of Water st, frame billboard, 50x11; cost, $100; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 3427.

MISCELLANEOUS.

FAR ROCKAWAY.—Remsen av, s s, 362 w McNeil av, 1-sty frame shop, 44x72, slag roof; cost, $800; owner, G. Kaiser Lumber Co., Far Rockaway. Plan No. 3399.

## Richmond.

CHURCHES.

HENDERSON AV, n s, 200 w Broadway, West Brighton, 1-sty frame church, 24x40; cost, $2,500; owner, Shiloh Av. M. E. Zion Church; architect, J. O. Johnson, Port Richmond; builder, A. Hogland. Plan No. 894.

DWELLINGS.

BROAD ST, n s, 250 w Bay st, Stapleton, 2-sty brick dwelling, 22x37; cost, $3,000; owner, Wm. Daniels, Stapleton; architect, Thos. Cummings; architect builds. Plan No. 895.

CONGRESS ST, n s, 40 e Britton lane, New Dorp, 1-sty frame bungalow, 15x36; cost, $400; owner, Harry Hogue, 391 Sackett st, Brooklyn; no architect; builder, H. A. Wilkes, New Dorp. Plan No. 905.

PRIVATE ST, n s, 120 w Gifford lane, Great Kills, 1-sty frame dwelling, 23x42; cost, $1,800; owner, Mrs. A. H. Hardy, Great Kills; architect, A. M. Madsea; architect builds. Plan No. 901.

VAN DUZER ST, w s, 505 n Baring pl, Stapleton, 1½-sty frame dwelling, 21x45; cost, $3,600; owner, Chas. Keunther; architect, Otto Loeffler; builder, Hy Langworthy. Plan No. 904.

VALLEY ST, n s, 80 e Sea av, St. George, 2-sty frame dwelling, 36x26; cost, $6,450; owner, Anna M. King, care architect; architect, James Whitford, St. George; builder, E. K. Whitford. Plan No. 899.

ATLANTIC AV, n s, 264 e Surf av, New Dorp, 1-sty brick dwelling, 26x26; cost, $1,100; owner, B. Pati, Roma av, New Dorp; architects, Gunert & Phaman, New Dorp; builder, Tony Poselepo. Plan No. 896.

GUYON AV, w s, 477 s Boulevard, Great Kills, 1½-sty frame bungalow, 16x29; cost, $700; owner, J. J. Ryan, 420 West 54th st, Manhattan; architect, Wm. Peters, Great Kills; architect builds. Plan No. 893.

OAKLAND AV, w s, 228 n Forest av, West Brighton, 2½-sty frame dwelling, 30.2x38; cost, $4,500; owner, F. J. Nettleton; private plans; owner builds. Plan No. 906.

STABLES AND GARAGES.

OCEAN AV, s s, 1,500 e Mill rd, Oakwood Beach, 1-sty frame stable, 11x14; cost, $100; owner, Emil R. Fuchs, 205 East 9th st, Manhattan; no architect; owner builds. Plan No. 907.

STORES AND DWELLINGS.

OCEAN AV, s s, 1,515 e Mill rd, Oakwood Beach, 2-sty store and dwelling; cost, $500; owner, Emil R. Fuchs, 205 East 9th st, Manhattan; owner builds. Plan No. 908.

MISCELLANEOUS.

ELM AV, e s, 80 n 3d st, New Dorp, 1-sty stone storage, 17x20; cost, $250; owner, F. B. Killian; no architect; builder, James Conly. Plan No. 902.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

ALLEN ST, 120, partitions, plumbing to 1-sty frame dwelling; cost, $200; owner, Jacob Cohen, 593 Riverside dr; architect, Chas. M. Straub, 147 4th av. Plan No. 3866.

CANAL ST, 313, store front, change of partitions to 4-sty brick lofts and store; cost, $400; owner, Michael J. Adrian Corporation, 137 East 54th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 3867.

HAMILTON PL, 11-15, partitions to 2-sty brick stores and theatre; cost, $95; owner, Milo Realty Co., 3436 Broadway; architect, Oscar Lowinson, 5 West 31st st. Plan No. 3878.

LEONARD ST, n s, 75 w Centre st (Tombs Prison), extension, 1-sty brick addition, angle iron and terra cotta block bridge, removal of partitions; cost, $13,000; owner, City of N. Y., Dept. of Correction, Katherine B. Davis, commissioner, Municipal Bldg.; architects, F. B. & A. Ware, 1170 Broadway. Plan No. 3889.

MADISON ST, 30, metal-covered store front to 4-sty brick store and tenement; cost, $200; owner, Chas. O'Brien, 30 Madison st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3882.

MOTT ST, 4, mezzanine floor, shelving to 4-sty brick store and club rooms; cost, $500; owner, Henry Berg, 4 Mott st; architect, Geo. Hoff-Jr., 371 East 158th st. Plan No. 3874.

PITT ST, 15, board partition to 6-sty brick lofts; cost, $50; owner, Jos. Sperber, 13 Pitt st; architect, Philip Caplan, 447 Boulevard, Rockaway, N. Y. Plan No. 3880.

4TH ST, 39 East, metal-covered store fronts to 5-sty brick stores and tenement; cost, $250; owner, Jos. Weinstein, 51 Chambers st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3883.

4TH ST, 59 East, erect partitions, new iron duct to 4-sty brick loft; cost, $200; owners, J. & H. Bowman, 61 East 4th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 3900.

10TH ST, 34-36 East, tank, steel supports to 10-sty brick lofts; cost, $2,000; owner, Philip Braender, 315 4th av; architect, John Brandt, 315 4th av. Plan No. 381.

13TH ST, 25-27 West, iron stair, iron and glass partitions and doors, framing to 5-sty brick store and lofts; cost, $750; owner, Laura F. Hearn, 20 West 14th st; architects, John B. Snook Sons, 261 Broadway. Plan No. 3898.

17TH ST, 8 East, metal-covered store front to 4-sty brick store and lofts; cost, $100; owner, Josephine H. Coggeshall, 8 East 17th st; architect, George Dress, 1436 Lexington av. Plan No. 3864.

18TH ST, 15-17 East, replacing of stairs and elevators, c. i. columns, store fronts, door openings, fireproof doors, rearrangement of partitions to 6 and 8-sty stores and lofts; cost, $35,000; owner, Irving E. Raymond, 438 5th av; architects, Janes & Cordes, 124 West 45th st. Plan No. 3865.

18TH ST, 458 West, partition to 3-sty brick tenement; cost, $75; owner, Robt. Lawler, 420 West 18th st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 3870.

19TH ST, 29-33 East, iron stairs, stair enclosure, fire proofing, kalamein doors to 8-sty brick loft building; cost, $5,500; owner, Daniel Estate, Chas. T. Dodd, care Horace S. Ely & Co., 21 Liberty st; architect, David Scott, 119 West 33d st. Plan No. 3899.

25TH ST, 127-31 West, steel tank supports to 12-sty brick lofts; cost, $2,310; owner, Hudson Mortgage Co., 135 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 3876.

25TH ST, 564-68 West, roof studio, mason work, extension of columns, terra cotta partitions to 11-sty brick loft building; cost, $1,000; owner, Simon Zinn, s e cor 11th av and 25th st; architect, Edw. Lehlbach, 507 5th av. Plan No. 3863.

27TH ST, 138 East, to convert 4-sty brick church into theater, stage, ticket booth, checkroom, doors, stairs, metal lath partitions, balcony, dressing-rooms, offices, plumbing, plastic slate roof, slag roof, skylight, bathroom, fixtures, fire escapes; cost, $2,000; owner, John Martin, 473 West 145th st; architects, Hughes & Berkowitz, 11 East 24th st. Plan No. 3871.

27TH ST, 144-52, store front to 12-sty brick store and lofts; cost, $400; owner, Peoples Co-operative Co., 110 West 34th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 3891.

32D ST, 20 East, set back stoop to 4-sty brick dwelling; cost, $225; owner, Wm. F. Mittendorf, 140 Madison av; architect, P. H. Hughes, 404 West 34th st. Plan No. 3902.

42D ST, 147-149 West, terra cotta partition, making entrance, rearrange store front to 12-sty brick fireproof office; cost, $200; owner, Longacre Land Co., 1476 Broadway; architect, J. J. Breitman, 25 West 42d st. Plan No. 3904.

43D ST, 327 East, water closet compartment to 5-sty brick stores and tenement; cost, $75; owner Loewer Realty Co., 528 West 42d st; architect John P. Voelker, 979 3d av. Plan No. 3896.

47TH ST, 330 East, fire-escapes, toilet compartment to 4-sty brick tenement; cost, $200; owner, Irving Bachrach, 74 East 92d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3890.

48TH ST, 161 East, remove partitions, new brick walls to 5-sty brick tenement; cost, $150; owner, Estate of Nicholas Betjeman, 431 East 57th st; architect, Frank Hausle, 81 East 125th st. Plan No. 3903.

57TH ST, 25 West, fire escapes, fireproof windows to 6-sty brick store and lofts; cost, $200; owner, Nathan Hirsch, 133 West 21st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3873.

64TH ST, 100, West, doors, partitions to 5-sty brick stores and tenement; cost, $75; owner, Samuel J. Rockendorfer, 5th and Clinton sts, Hoboken, N. J.; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3860.

70TH ST, 101 West, doors, partitions to 5-sty brick stores and tenement; cost, $75; owner, Samuel J. Rockendorfer, 5th and Clinton sts, Hoboken, N. J.; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3862.

72D ST, 53 West, partition to 5-sty brick stores and tenement; cost, $100; owner, Madeline Smith, 53 West 72d st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3861.

76TH ST, 29 East, stairs to 4-sty brick stores and offices; cost, $105; owner, Francesco Bianchi, 1142 Madison av; architect, Fredk. Straub, 169 East 81st st. Plan No. 3893.

80TH ST, 171 East, open air play room to 3-sty brick residence; cost, $250; owner, Morton L. Fearey, 171 East 80th st; architect, Arthur C. Nash, 345 5th av. Plan No. 3885.

91ST ST, 205 West, door opening to 5-sty brick tenement; cost, $50; owner, Chelsea Realty Co., 135 Broadway; architect, John H. Lewis, 135 Broadway. Plan No. 3872.

119TH ST, 200 West, flooring, windows to 5-sty brick store and tenement; cost, $175; owner, Rothfeld Estate, Hyman Sonn, ex., 149 Church st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 3897.

122D ST, 414-420 East, 1-sty brick extension to 2-sty brick stable; cost, $1,500; owner, Austin Estate, 1484 Park av; architect, M. W. del Gaudio, 401 East Tremont av. Plan No. 3884.

125TH ST, 213-15-17 West, store front to 5-sty brick offices and stores; cost, $300; owner, Bank Bldg Co. of Harlem, 213-17 West 125th st; architect, Glassberg Mfg. Co., Inc., 250 East 139th st. Plan No. 3888.

161ST ST, 552 West, 2-sty addition (to be used as garage), bathroom, removal of partitions to 3-sty brick res; cost, $1,500; owner, Lillian G. Libman, 552 West 161st st; architect, Otto H. Taub, 130 West 46th st. Plan No. 3894.

AMSTERDAM AV, 689, metal-covered store front, floor beams, removal of partitions to 2-sty brick theatre and dwelling; cost, $1,000; owner, Rosalie Cameron, Hempstead, L. I.; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 3879.

AUDUBON AV, 386, store front, removal of encroachments to 3-sty brick dwelling; cost, $250; owner, Mae Bishop, 386 Audubon av; architect, Harry H. Linkey, 386 Audubon av. Plan No. 3892.

BROADWAY, 729-31, tanks, steel supports, fireproof pent house to 12-sty brick factory lofts; cost, $2,200; owner, Duncan Realty Co., Stuart Duncan, president, 241 West st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 3895.

LEXINGTON AV, 181, bath room to 4-sty brick tenement; cost, $200; owner, Justa Realty Co., 57 East 77th st; architect, Geo. M. Landsman, 500 5th av. Plan No. 3875.

LENOX AV, 380-82, store front to 1-sty frame store and conservatory; cost, $200; owner, William W. Astor, London, England; architect, Jas. Roberts, 189 East 115th st. Plan No. 3869.

1ST AV, 47-49, rearrangement of apartments, shafts, partitions, plumbing fixtures to two 5-sty brick stores and apartments; cost, $10,000; owner, Thomas R. Sager, 100 6th av; architect, Samuel Levingson, 101 West 42d st. Plan No. 3887.

5TH AV, 2014, extend front, new stairs, new partition to 4-sty brick private family; cost, $3,000; owner, N. Y. Life Insurance Co., 346 Broadway; architect, W. H. C. Hornum, 11 East 125th st. Plan No. 3901.

6TH AV, 867, iron and glass, canopies to 5-sty brick stores and dwelling; cost, $250; owner, Sarah R. Wells, care Cammann, Voorhees & Floyd, 84 William st; architect, Adolf Meyersberg, 902 Eagle av. Plan No. 3859.

8TH AV, 2577, store front to 5-sty brick stores and tenement; cost, $200; owner, Chas. Gabren, 55 West 95th st; architect, Herman Gabren, 250 West 87th st. Plan No. 3868.

8TH AV, 2782, floor joists, windows, bath rooms and fixtures, partitions, wiring, steam heating, plumbing, marble wainscoting, fire escape to 5-sty brick tenement; cost, $2,500; owner, Mrs. Sophie Stours, 36 West 77th st; architect, Henry Hofmeister, 532 East 89th st. Plan No. 3877.

10TH AV, 78-92, 1-sty brick fireproof addition to 6-sty brick factory, laundries, toilet and dressing rooms; cost, $20,000; owner, National Biscuit Co., Frank E. Bugbee, treas., 78 10th av; private plans; general contractor, Isaac Beers, 123 East 23d st. Plan No. 3886.

### Bronx.

148TH ST, s s, 265 w Brook av, new brick wall, new beams, &c, to two 1 & 2-sty brick garage and dwellings; cost, $1,500; owners and architects, The Alps Realty Co., 444 East 148th st. Plan No. 548.

149TH ST, s s, 220 e Park av, 1-sty brick extension, 28x36.6, to 1-sty brick market; cost, $3,000; owner, Frederick A. Brusius, 209 Alexander av; architect, Edw J. Byrne, 3029 3d av. Plan No. 547.

217TH ST, n s, 20 e Paulding av, remove projection from 2-sty frame dwelling; cost, $300; owner, Angelo Fenellu, on premises; architect, S. J. Kessler, 369 East 167th st. Plan No. 544.

RIVERDALE AV, Randolph la and City Line, new floors, new plumbing &c, to 2-sty brick dwelling; cost, $4,000; owners, Sisters of Charity, on premises; architect, I. E. Ditmars, 111 5th av. Plan No. 545.

ST. PETERS AV, e s, 50 s St. Raymonds av, 1-sty brick extension, 25x7, to 2-sty brick store and dwelling; cost, $700; owner, Salvatore Lepanto, on premises; architect, M. A. Buckley, 1573 Howe av. Plan No. 546.

### Brooklyn.

AUBURN PL, 14-16, interior alterations to 1-sty wagon room; cost, $500; owner, Louis Del Gaudio, 76 Carlton av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7524.

BERGEN ST, 2156, interior alterations to 3-sty tenement; cost, $100; owner, Philip Di Giovanni, on premises; architect, Chas. Melle, 37 Liberty av. Plan No. 7533.

BOND ST, 208, interior alterations to 2-sty stable; cost, $800; owner, Geo. E. McGrath, on premises; architect, Albert Ulrich, 371 Fulton st. Plan No. 7593.

DELMONICO PL, 11, interior alterations to 3-sty tenement; cost, $700; owner, Max Steckler, 708 Willoughby av; architect, T. Goldstone, 49 Graham av. Plan No. 7648.

DOOLEY ST, 68, extension to 2-sty dwelling; cost, $250; owner, Amelia Koch, on premises; architect, Geo. W. Fleming, 33 Bible House, Manhattan. Plan No. 7565.

DOOLEY ST, 10, raise 2-sty dwelling; cost, $800; owner, Henry Zirkel, on premises; architect, M. M. Foley, 2160 East 13th st. Plan No. 7509.

GRAND ST, 202, interior alterations to 3-sty dwelling; cost, $500; owner, Ray Racon, 192 Grand st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7570.

GRAND ST, 730, interior alterations to 1-sty club; cost, $1,500; owner, Bushwick Savings Bank, 726 Grand st; architect, E. J. Messinger, 394 Graham av. Plan No. 7606.

LOMBARDY ST, 23, extension to 2-sty shop; cost, $500; owner, Max Trunz, 25 Lombardy st; architect, L. Allmendinger, 926 Broadway. Plan No. 7530.

MIDDLETON ST, 183, extension to 3-sty factory; cost, $2,500; owner, Pure Ice Co., on premises; architect, F. Quinby, 7 Tennis court. Plan No. 7613.

MILFORD ST, w s, 235 s Atlantic av, interior alterations to 2-sty dwelling; cost, $250; owner, Isaac Olinsky, on premises; architect, Benj. Cohen, 361 Stone av. Plan No. 7516.

MOORE ST, 90, interior alterations to 3-sty tenement; cost, $2,000; owner, David Berger, 95 Moore st; architects, Shampan & Shampan, 772 Broadway. Plan No. 7518.

MORTON ST, 33, plumbing to 3-sty tenement; cost, $300; owner, Wm. Johann, on premises; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 7510.

NEWELL ST, 29, interior alterations to 3-sty tenement; cost, $250; owner, Benj. Bufferman, 231 Russell st; architect, E. J. Messinger, 394 Graham av. Plan No. 7609.

NORTH ELLIOTT PL, 148, interior alterations to 3-sty dwelling; cost, $3,500; owner, Louis Del Gaudio, 76 Carlton av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7523.

TROUTMAN ST, 70, interior alterations to 2-sty shop; cost, $200; owner, Boston Trading Co., on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7639.

VAN BRUNT ST, 319, plumbing to 4-sty tenement; cost, $250; owner, Naomi Fitschen, 49 Wolcott st; architect, D. A. Lucas, 98 3d st. Plan No. 7585.

SOUTH 4TH ST, 424, interior alterations to 3-sty dwelling; cost, $250; owner, Herman Barman, 209 Division av; architect, H. M. Entlich, 29 Montrose av. Plan No. 7594.

WEST 17TH ST, 2732, plumbing to 2-sty dwelling; cost, $150; owner, Gustav Gerard Mechanics' Bank, Court st; architect, Frank Marrin, 1971 East 17th st. Plan No. 7569.

WEST 30TH ST, 2913, move 1-sty dwelling; cost, $300; owner, Abram Robinson, Surf av and West 30th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7557.

58TH ST, n s, 100 e 13th av, interior alterations to 2-sty dwelling; cost, $800; owner, Frank Speciali, 156 Wyckoff st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7617.

84TH ST, 1743, move 2-sty dwelling; cost, $500; owner, Charles E. Amerman, 75th st and 2d av; architect, Wm. A. Parfitt, 26 Court st. Plan No. 7521.

ATLANTIC AV, 986, interior alterations to 3-sty dwelling; cost, $150; owner, Charles Viglianti, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7545.

BELMONT AV, n s, bet Warwick and Ashford sts, interior alterations to school; cost, $700; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 7621.

BLAKE AV, 940, interior alterations to 2-sty dwelling; cost, $200; owner, Solomon Grapman, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 7638.

BROADWAY, 612, interior alterations to 3-sty tenement; cost, $600; owner, John Von Glahn Estate, 1090 Fulton st; architect, W. B. Wills, 1181 Myrtle av. Plan No. 7636.

BUSHWICK av, 375, interior alterations to 3-sty tenement; cost, $500; owner, Maria Diemer, 19th St. Francis pl; architect, Chas. Gashmeyer, 1652 Myrtle av. Plan No. 7540.

BUSHWICK AV, 18, interior alterations to 2-sty dwelling; cost, $1,000; owner, Herman Kramer, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 7605.

FLATBUSH AV, 2, interior alterations to 3-sty store; cost, $800; owner, Nellie B. Moore, on premises; architect, Geo. Hoff, Jr., 371 East 158th st. Plan No. 7598.

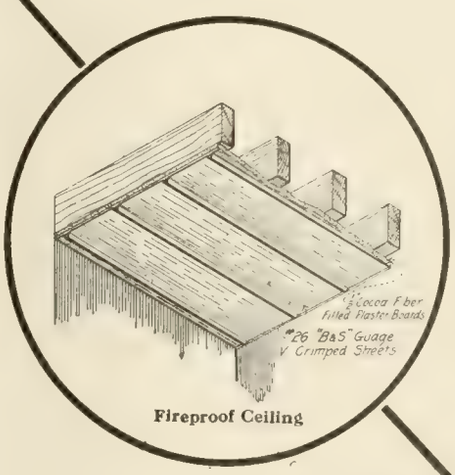
METROPOLITAN AV, 925, interior alterations to 3-sty factory; cost, $1,500; owner, Richa


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*Plans Filed. Alterations, Brooklyn Continued.*

Shubbe, 463 Greene av; architect, Eric Tidestrom, 198 Broadway, Manhattan. Plan No. 7586.

NOSTRAND AV, 2164, extension to 2-sty dwelling; cost, $300; owner, Minnie C. Knirien, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7558.

PROSPECT PARK WEST, 302, interior alterations to 3-sty dwelling; cost, $350; owner, Michael Amato, 203 Prospect Park West; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7618.

ROCKAWAY AV, 482, extension to 1-sty dwelling; cost, $256; owner, Geo. Ryerson, on premises; architect, Ernest Denis, 241 Schenck av. Plan No. 7556.

STONE AV, 327, extension to 2-sty dwelling; cost, $300; owner, Barnet Cohen, 327 Stone av; architect, Chas. Melle, 37 Liberty av. Plan No. 7531.

SURF AV, 3305, extension to 2-sty dwelling; cost, $1,000; owner, John Hart, Ocean av and Av M; architect, T. Goldstone, 49 Graham av. Plan No. 7649.

WILLIAMS AV, 12, exterior alterations to 2-sty storage; cost, $150; owner, Abraham Herskowitz, 308 Hopkinson av; architect, Chas. Melle, 37 Liberty av. Plan No. 7532.

# PROPOSALS

**The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.**

NOTICE TO CONTRACTORS: Sealed proposals for Underground Steam Connection to Existing Buildings at the Gowanda State Homeopathic Hospital, Collins, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until three o'clock P. M., on Tuesday, November 10th, 1914, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, and shall be accompanied by certified check in the sum of Five per cent (5%) of the amount of bid. The contractor to whom the award is made will be required to furnish surety company bond in the sum of Fifty per cent (50%) of the amount of contract, within Thirty (30) days after official notice of award of contract, and in accordance with the terms of specification No. 1741-A. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Gowanda State Homeopathic Hospital, Collins, N. Y.; at the New York Office of the Department of Architecture, Room No. 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposals may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to, and in the discretion of the State Architect, Lewis F. Pilcher.

Dated, Albany, N. Y., October 27, 1914.

J. H. B. HANLEY,
Sec. State Hospital Commission.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., November 2, 1914.—Sealed proposals will be opened in this office at 3 p. m., December 22, 1914, for the construction complete (including mechanical equipment interior lighting fixtures, and approaches) of the United States Post Office at Canton, Miss. The building is two stories and basement; ground area, 3,600 square feet; stone and stucco facing; fireproof construction. Drawings and specifications may be obtained, after November 10, 1914, from the Custodian of site at Canton, Miss., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Oct. 31, 1914.—Sealed proposals will be received at this office until 3 p. m., Dec. 2, 1914, and then opened, for coal-handling apparatus, etc., in the United States Mint at Philadelphia, Pa., in accordance with drawing and specification, copies of which may be had at this office or at the office of the custodian, United States Mint, Philadelphia, Pa., in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

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5TH AV, 5106, interior and exterior alterations to 3-sty store and dwelling; cost, $250; owner, Wm. Lesnick, 1308 5th av; architect, Louis E. Kramer, 372 Miller av. Plan No. 7538.

13TH AV, 4202, interior alterations to 3-sty tenement; cost, $2,000; owner, Geo. Kaplan, 16 East 97th st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7581.

21ST AV, e s, 80 n Cropsey av, plumbing to 2-sty dwelling; cost, $500; owner, Montrose Realty Co., 203 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7637.

## Queens.

BROOKLYN HILLS.—Ridgewood av, n s, 250 w Freedom av, 2-sty brick extension, 12x28, rear dwelling, tin roof; cost, $1,200; interior alterations; owner, Mrs. Winkeleth, premises; architect, G. E. Crane, Richmond Hill. Plan No. 2525.

COLLEGE POINT.—10th st, w s, 100 n 7th av, plumbing, dwelling; cost, $75; owner, H. W. Biffa, premises. Plan No. 2513.

CORONA.—Locust st, n s, 50 w Sycamore av, 1-sty frame extension, 20x14, front dwelling, tin roof; cost, $425; owner, J. W. Dinneling, Kingsland av, Corona; architect, E. Schneider, 29 Albertus av, Corona. Plan No. 2501.

CORONA.—Homes st, s s, 275 w Myrtle av, 1-sty frame extension rear dwelling, tin roof; cost, $300; owner, M. Byron, premises. Plan No. 2497.

CORONA.—46th st, w s, 150 n Polk av, plumbing in dwelling; cost, $100; owner, J. Hollingworth, premises. Plan No. 2479.

DUNTON.—Irving pl, w s, 175 s Chichester av, interior alterations to shop; cost, $750; owner, W. E. Krouse, premises; architect, J. M. Kirby, Jamaica. Plan No. 2485.

ELMHURST.—Broadway, w s, 300 n Queens boulevard, interior alterations to dwelling; cost, $600; owner, Exempt Firemen's Assn., Broadway, Elmhurst. Plan No. 2474.

FLUSHING.—Sandford av, n e cor Murray st, interior alterations to school; cost, $350; owner, City of New York. Plan No. 2498.

FOREST HILLS.—Queens blvd, s w cor Windsor pl, extension on piazza; cost, $100; owner, C. Hondasion, premises. Plan No. 2520.

L. I. CITY.—Jackson av, 416, electric sign, store; cost, $75; owner, J. L. Klages, premises. Plan No. 2524.

L. I. CITY.—Vernon av, s w cor Payntar av, 1-sty brick extension, 15x14; rear store and dwelling, tin roof, interior alterations; cost, $2,500; owner, Consumers Brewing Co., 55th st and Av A, Manhattan; architect, L. A. Homan, 405 Lexington av, Manhattan. Plan No. 2499.

L. I. CITY.—Newtown Creek, w s, 240 s Creek st, plumbing in refinery; cost, $3,500; owner, Nichols Copper Co., premises. Plan Nos. 2490-91-92-93-94-95-96.

L. I. CITY.—Hancock st, e s, 75 s Washington av, plumbing in dwelling; cost, $100; owner, M. Zano, premises. Plan No. 2481.

L. I. CITY.—4th av, e s, 275 s Broadway, 1-sty frame extension, 15x12, rear dwelling, tin roof; cost, $250; owner, P. Riedenbach, premises. Plan No. 2475.

MASPETH.—Maspeth av, n s, 119 w Willow st, interior alterations to dwelling; cost, $250; owner, Atlantic Building Co., S Maspeth av, Maspeth. Plan No. 2504.

OZONE PARK.—Lawn av, n s, 100 n Grafton av, plumbing in dwelling; cost, $95; owner, P. Jamison, premises. Plan No. 2487.

QUEENS.—Clinton av, w s, 50 n Bergen st, 1-sty frame extension, 18x6, side dwelling, shingle roof; cost, $150; owner, W. G. Orth, premises. Plan No. 2482.

RICHMOND HILL.—Freedom av, w s, 75 s Myers av, plumbing in dwelling; cost, $75; D. Tmvelozzin, premises. Plan No. 2486.

RICHMOND HILL.—Metropolitan av, n s, 220 e Willow st, plumbing, dwelling; cost, $100; owner, J. L. Turton, premises. Plan No. 2506.

RICHMOND HILL.—Jamaica av, n s, 180 e Chestnut st, erect marquise dwelling; cost, $100; owner, H. J. Cullingford, Maplewood, N. J. Plan No. 2507.

RICHMOND HILL.—Greenwood av, e s, 125 s Lexington st, 1-sty brick extension, 20x14, side and rear church, shingle roof; cost, $600; owner, First Presbyterian Church, premises. Plan No. 2509.

RICHMOND HILL.—Lefferts av, e s, 250 s Ridgewood av, plumbing, dwelling; cost, $70; owner, C. H. Stahl, premises. Plan No. 2522.

RIDGEWOOD.—Fresh Pond rd, 830, electric sign; cost, $150; owner, J. R. Chivin, premises. Plan No. 2523.

RIDGEWOOD.—Covert av, w s, 27 s Green st, raise roof of theatre, interior alterations; cost, $5,000; owner, Van Cortlandt Amusement Co., 184 Dresden st, Brooklyn; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 2512.

ROCKAWAY BEACH.—Washington av, w s, 75 n Center st, 1-sty frame extension, 20x11, front and side dwelling, tin roof; cost, $400; owner, B. Cohen, 306 Washington av, Rockaway Beach; architect, W. E. Sandifer, Rockaway Beach. Plan No. 2483.

WHITESTONE.—18th st, s s, 100 e 7th av, new foundation under meeting room; cost, $300; owner, Odd Fellows' Hall, premises. Plan No. 2508.

WOODSIDE.—6th st, 69, 2-sty frame extension, 11x22, front dwelling, tin roof; cost, $2,000; general interior alterations; owner, Wm. and Agnes Duff, 276 Driggs av, Brooklyn; architect, Edw. E. Burke, 239 Locust st, L. I. City. Plan No. 2518.

## Richmond.

BROOK ST, s s, 25 w Oak st, Tompkinsville, alteration to frame tenement; cost, $400; owner, John Davies; architect, John Murphy. Plan No. 469

RICHMOND TERRACE, 2568, cor Granite st, Castleton corners; owner, Monroe Eckstein B. Co.; architect, none; builder, Fred Engelsburg; cost, $100. Plan No. 471.

THOMPSON ST, w s, 324 w Bay st, St. George, 1-sty brick garage alteration for Mr. Leo Sander; architect, Samuel Sass; architect builds; cost, $3,000. Plan No. 461.

BERYL AV, n s, 180 w Rossville av, Princess Bay; owner, Edgar Emerstron; builder, M. Olsen, Pleasant Plain; cost, $250. Plan No. 466.

CEDAR GROVE AV, N. W., 32 n Center st; owner, Wm. A. Schissel; no architect; builder, H. A. Wilkes, Maple st, New Dorp; cost, $50. Plan No. 467.

FOSTER RD, s e cor Renselaer av, Rossville, alteration to brick store; cost, $150; owner, G. Sparagnie; no architect; owner builds. Plan No. 472.

LINCOLN AV, s w cor 6th st, Woodman Terrace; owner, W. A. Savides; no architect; builder, H. W. Putnam, 20 6th st, New Dorp; cost, $150. Plan No. 465.

SEASIDE BLVD, s s, 100 w Surf av, Rosebank; owner, S. J. Harris; architect, Samuel Hopping; builder, Garavanto & Hopping, Rosebank; cost, $1,700. Plan No. 468.

SHORE AV & PRIVATE RD, Princess Bay, factory alteration for the S. S. White Dental Mfg. Co.; private plans; cost, $900. Plan No. 464.

SIMMERSON AV, n s, 225 e Center st, Clifton, alteration for Mrs. Geo. Greenfield; no architect; Thos. Cummings, 60 Metcalf st, Stapleton, builder; cost, $187. Plan No. 463.

TOMPKINS AV, w s, 250 s Fingerboard rd, alterations to dwelling for Mr. Frank Antico; architect, John Davies; owner builds; cost, $500. Plan No. 470.

# NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 31. The location is given, but not the owner's address:*

FAIRVIEW.—Garmene DeSena, n e cor Henry and Anderson avs, 2-sty brick, $5,000.

WEST NEW YORK.—Alessandro Giardino, 41 22d st, 3-sty brick, $9,000; August Richter, e side Bergenline av, between 21st and 22d sts, 4-sty brick, $13,000.

HOBOKEN.—Frank Tiscornia, 401 1st st, 4-sty frame, alteration, $5,000.

JERSEY CITY.—Edmund Barret, 342 Pavonia av, 3-sty frame, alteration, $500; Benjamin Rubine, 28-30 Romaine av, 4-sty brick, $32,000.

ATHENIA.—Andro Wacht, 588 Van Houton av, 2-sty brick, $5,000.

NEWARK.—Paolino DiBiaso, 278 8th av, 4-sty brick, $9,000; Max Amsterdam, s e cor Barclay st and Waverly av, 4-sty brick, $15,000.

OCEAN CITY.—Mrs. Sarah Kennedy, 3440 Central av, 3-sty frame, $4,000.

BLOOMFIELD.—Vito Chiariello, Bloomfield av, 29 ft. east of Thomas st, 2-sty brick, $5,000.

APARTMENTS, FLATS AND TENEMENTS.

IRVINGTON, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans for two 3-sty flats at the corner of Clinton av and Grove sts, for Emil Uhry, 2 Stratford pl, Newark. Cost, about $20,000.

JERSEY CITY, N. J.—Abraham Davis, 59 Newark av, is preparing plans for two 4-sty apartments, 33x72 ft., at 88-90 Summit av for Morris Robbins, care of architect. Total cost, about $50,000.

DWELLINGS.

JERSEY CITY, N. J.—E. M. Patterson, 1 Montgomery st, is preparing plans for four 2-sty brick and frame residences on the south side of Fairview av, east of Boulevard, for Alfred Taverner and Robert Scott, 128 Storms av, owner and builder.

MAPLEWOOD, N. J.—J. B. Warren, 31 Clinton st, Newark, is preparing plans for a 2½-sty frame residence, 33x22 ft., at Salter Place, for John Verrier, 564 Orange st, Newark. Cost, about $4,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 3-sty brick and limestone flat, 30x62 ft., at 386 Bergen av for Rose Panish and Benj. Winer, 97 West 17th st, Bayonne. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—The Hamilton Mfg. Co., Geo. S. Hamilton, president, Two River, Wis., contemplates the erection of a warehouse here. Plans will be prepared privately.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has completed plans for a brick home at 78 Summit av for the Home for the Homeless, 266 Grove st, Jersey City, Miss C. J. Patterson, matron.

SCHOOLS AND COLLEGES.

WEST HOBOKEN, N. J.—Foundations have been completed for the 4-sty brick and terra cotta parochial school at Traphagen st and Central av, for St. Joseph's R. C. Church, Rev. Father Conrad Eiben, pastor, 269 Central av. Hensel & Weir, 809 Savoye st, architects. Cost, about $75,000.

BLOOMFIELD, N. J.—Bids were received by the Board of Education for a 2-sty brick and terra cotta school in Grove st, near Bloomfield av, from plans by W. W. Rasmussen, 1133 Broadway, Manhattan. Cost, about $45,000. A. P. Clark, 264 Claremont av, Montclair, low bidder for general construction at $29,960. M. J.

Callahan, 99 Thomas st, Bloomfield, low bidder for heating at $3,574, and A. H. Andrews Co., 1472 Broadway, for furniture at $1,299.46.

### Other Cities.

DWELLINGS.

ITHACA, N. Y.—Walter Burley Griffin, 104 South Michigan av, Chicago, Ill., is preparing plans for a 2-sty concrete and tile residence and private garage, 32x80 ft., at 514 Edgewood place, for F. L. Morse, care of Morse Chain Co., South Hill, Ithaca. Cost, about $25,000.

KENMORE, N. Y.—Francis Siegel, Norway av, contemplates the erection of two 2-sty frame residences at the Kenmore Estates, from plans by Walter Lamphere, 78 East Delaware av.

MUNICIPAL WORK.

DUNKIRK, N. Y.—William H. Shelton, City Hall, Dunkirk, has completed plans for a 750-ft. concrete public dock at the foot of Centre st, for the City of Dunkirk, John T. Sullivan, Mayor. Plans have been approved by the Common Council and the State Land Board and are before the U. S. War Department for approval. Cost, about $100,000.

SCHOOLS AND COLLEGES.

DELHI, N. Y.—Plans and specifications are nearly completed for the 2-sty brick, stone and concrete school, 65x100 ft., at the lower end of Main st, for the Board of Education of Delhi, H. J. Jewitt, president. Pierce & Bickford, 118 Lake st, Elmira, N. Y., architects. Cost, about $65,000.

## PERSONAL AND TRADE NOTES.

OTTO E. GOLDSCHMIDT, consulting engineer, has moved his offices from 30 West 38th st to 9 East 40th st.

STANLEY H. CHADWICK, architect, of Cranford, N. J., has opened offices in that village for the practice of his profession.

MARY E. KAVANAGH has recently opened an office at 29 West 34th st, and is conducting an interior decorating business under the name of "Paget."

THE CONFERENCE of American mayors on public policies as to municipal utilities will be held in Philadelphia, November 12 to 14. Ninety of the larger cities will be represented at this conference.

PRESIDENT STURGIS, of the American Institute of Architects, has appointed Elmer C. Jensen, Chicago; Wilbur T. Mills, Columbus, and Benjamin Hubbell, Cleveland, to act as advisers to the Lincoln Highway Association.

WILLIAM C. WALKER, Clarence A. Livingston and Robert G. Brackett have formed a partnership for the practice of architecture, to be known as Walker, Livingston & Brackett, with offices in the Ellwanger & Barry Building, Rochester, N. Y.

JOHN M. MacADAM and Joseph Cooper have withdrawn from the firm of Rutan, MacAdam & Cooper, general contracting, and are conducting a building business under the firm name of John M. MacAdam & Co., at 29 West 34th st.

ARCHITECTS throughout the country are responding splendidly to the appeal recently sent out from the Washington, D. C., headquarters of the American Institute of Architects, for contributions to the war relief fund for the benefit of families of architects, artists and sculptors left in need on account of the European conflict.

STONEWALL O'BRIEN, a well-known builder of the Eastern District of Brooklyn, was painfully injured Wednesday, November 4. He was struck by a Nostrand av car at Lee av and Taylor st. Mr. O'Brien was attended by Dr. Morse, of the Wiliamsburg Hospital, who found that he was suffering from a fractured skull and a lacerated face. Despite the serious nature of his injuries Mr. O'Brien insisted upon being taken to his home at 162 Hewes st.

ERNEST F. GUILBERT, architect of the Newark Board of Education, will deliver a course of lectures at Teachers' College, Columbia University, on "School Buildings and Their Equipment." The selection of Mr. Guilbert to deliver these lectures is a fitting recognition of his complete knowledge of the subject as well as his ability as a practicing architect.

## OBITUARY

GEORGE GIBBONS, a retired contractor and builder, died of general debility at his home, 648 Hicks st, Brooklyn, Wednesday, November 4. He was sixty-five years old, and is survived by a son and two daughters.

JEREMIAH SHEAHAN, a civil engineer, who laid out Residence Park, Neptune Park and other exclusive residential sections of New Rochelle when they were developed by the late Adrian Iselin, forty years ago, died from cerebral hemorrhage at his home, 104 Church st, New Rochelle, Wednesday, Nov. 4. He was sixty-four years old. He leaves a widow and six children.

WALTER D. GRAHAM, secretary and treasurer of the New Construction Company, of Manhattan, and a veteran of the Thirteenth Regiment, died of a complication of diseases at his home, 31 Stephens court, Brooklyn, Wednesday, November 4. He was forty-three years old. He was formerly a lieutenant in the Thirteenth Regiment, and was a member of the Thirteenth Regiment Veteran's Association and the Crescent Athletic Club. He was unmarried.

FESTUS STEWART, an engineer in the employ of the Interstate Commerce Commission and formerly division engineer in the State Highway Department, died at his home in Portland, Me., Friday, October 30. His death was the result of a stroke of paralysis. Mr. Stewart was for many years a resident of Poughkeepsie, N. Y., where he was prominent in Masonic circles. He is survived by his widow and three children.

HUGH NESBITT, a retired painting contractor, one-time Street Cleaning Commissioner and widely known as the Republican leader of the Seventh ward for many years, died of pneumonia at his home, 412 East 84th st, Sunday, November 1. He was born in this city seventy-eight years ago, and until fifteen years ago was one of the best known men in the painting business in New York. Mr. Nesbitt conducted his painting business at 552 Grand street. His firm received many of the city painting contracts. He was one of the oldest charter members of Livingston Lodge, No. 657, F. and A. M. He is survived by his widow, two sons and one daughter.

## TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF REFRIGERATING ENGINEERS. Annual meeting, New York City, November 30-December 1. Secretary, W. H. Ross.

TECHNICAL LEAGUE OR AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Courtlandt st, N. Y. C.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y., December 12 to 19, 1914.

ON TUESDAY EVENING, Nov. 10, Arthur H. Lynn, of London, England, will present a paper on "The Development of the By-Product Gas Producer Industry in Europe" at the rooms of the American Society of Mechanical Engineers, 29 West 39th street. An informal dinner will be served at 6:30 o'clock.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS, INC., of New York City, will hold a meeting November 12, at which the following questions will be discussed: "A Memorial to Alfred Noble," "Legislation for the Registration of Engineers" and "The Coming Constitutional Convention in New York State."

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

ILLUMINATING SOCIETY, NEW YORK SECTION, will hold its regular meeting at the Engineering Societies Building, 25 West 39th st, Thursday evening, November 12. Dr. Clayton H. Sharp, of the Electrical Testing Laboratories, will present a paper on "Photometry of Gas Filled Incandescent Lamps, and Data on Commercial Daylight Lighting Equipments."

INTERNATIONAL EXPOSITION OF INVENTIONS will open at the Grand Central Palace, New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned, which will be delivered by competent authorities, on the interests of American inventors and patentees.

THE SOCIETY OF BEAUX ARTS ARCHITECTS is preparing for an entertainment to be held at the Ritz-Carlton Hotel November 9-10, afternoon and evening. The proceeds will be devoted to the relief of families of architects, sculptors and painters who are in need of assistance on account of the European conflict. Many prominent professional and amateur artists have volunteered their services for this cause. A feature of the programme will be a mythological pantomime entitled "The Judgment of Paris." The committee in charge of the entertainment includes Lloyd Warren, chairman; Howard Greenley, Louis R. Metcalf, James W. O'Connor, Henry Hornbostel, Kenneth M. Murchison and Arthur Ware.

### Country Life Exposition.

The regular daily concerts and lectures at the Country Life Permanent Exposition, Grand Central Terminal, New York City, have begun for the winter season. The exposition is free to the public. Every Wednesday and Saturday afternoon in the lecture hall occurs either a stereopticon lecture or a high-class concert, and other days there are demonstrations of household efficiency devices, or lectures on various phases of country living, occurring at the various booths.

### Fire-Escape for a School Building.

In reply to a question from an important city of the Southwest, as to the best form of fire-escape for a primary school building, Robert D. Kohn favored the horizontal exit and Professor Woolson recommended enclosed stairways, of which there should be two. Both condemned the ordinary fire-escape for such buildings.


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# BUILDING MATERIALS AND SUPPLIES

## PLAN FILINGS SHOW GAIN OVER TEN MONTHS OF 1913 FOR METROPOLITAN DISTRICT—PRICES LOWER

Current Quotations on Standard Commodities—Lumber Weak

NOVEMBER opens with the building material market weaker on prices, but more hopeful than it was thirty days ago. Steel has dropped to 1.21c and 1.26c from a range of 1.31c and 1.36c, or ten cents in a little less than a month. Practically all lines of lumber are below prices quoted October 1. Shading is promiscuously done in those lines which do not publish list quotations, and customer and quantity govern practically all business being taken. Lumber is weak.

The volume and value of building plans being filed in the Metropolitan district tend to inspire confidence. Plan filings for the ten months just closed show a net gain for the corresponding period of last year of 1,308 buildings, and an increase in valuation of $2,991,100. Of this total New York City showed an actual gain in number of 1,091, the total plans filed in the nine months of 1913 being 9,223, whereas the year 1914 has so far developed 10,314 buildings. New York City shows a loss of $12,622,017 for the ten months, but this is made up by a gain of $14,000,998 in the total valuation of plans filed in the Metropolitan district, including East Jersey and Westchester.

Construction in the five boroughs of New York City in the ten months just closed gives a total of $117,425,983, as compared with $130,047,000 in the first ten months of 1913.

Outside of New York City there was a gain in new plan filings of 217 over the plan filings of last year. The large number of building artisans out of employment at present, and the fact that building material interests have brought prices down to the lowest possible levels, mainly to encourage new construction, makes it apparent that, while there is an actual demand for new buildings of certain types in the Metropolitan district, finances are still the retarding factor.

The opinion was expressed this week that building material interests will find that financiers will be inclined to look with more optimism upon the immediate business future now that the election has turned out as it has. Many building construction interests in the Metropolitan district believe that the depression has reached its last ebb, and that the improved sentiment noticeable at the week-end will develop into a freer trading market.

Plan filings in the five boroughs this week follow: In the corresponding week last year there were 143 new building plans filed, valued at $1,706,087.

| | Week Ending Oct. 30 | | Nov. 6 | |
|---|---|---|---|---|
| | No. | Value | No. | Value |
| Manhattan | 3 | $ 362,000 | 1 | $ 2,000 |
| Bronx | 8 | 258,825 | 2 | 1,200 |
| Brooklyn | 89 | 402,000 | 36 | 261,600 |
| Queens | 77 | 241,342 | 47 | 127,066 |
| Richmond | 17 | 20,000 | 5 | 4,300 |
| Total | 194 | $1,284,167 | 91 | $396,166 |

### PAINTS.

#### November Quotations Still Further Effected by War.

QUOTATIONS current in the paint ingredient market are all above figures listed on October 1. The fact that Turkey has entered the war and the possibility of Italy following suit has caused advances in certain colors and the prospects are good for still further advances. The extreme low price of linseed oil is responsible for a comparatively slight change in current mixed paint quotations in the trade.

White lead, dry or in oil, is reported to be seasonable, but concessions are being made by certain manufacturers for large purchases. Open prices are on the basis of 6¾ cents a pound for lot not less than 500 pounds. There is a slight advance in quotations for supplies in lesser quantities. Red lead is lower, prices ranging now from 5½ to 6 cents a pound for dry and 7¼ cents for red lead in oil. Zinc oxide is having a brighter view of the market with foreign competition temporarily suspended. Quotations run at 5⅞ for American process; 6½ French and 7 cents for red seal. White seal brings 7½ cents.

Many of the foreign dry colors are out of the market. Distributors are holding the remainder of their stocks for old customers. Domestic color makers are unusually active, and are getting good prices. Linseed prices continue to be in favor of the consumer. China wood oil, used to some extent for varnish making, is selling at nominal prices. Argentine is reporting prospects of a good flaxseed crop, so that there will be little cause for early price advances. Turpentine prices are steady and 48 cents is the generally accepted quotation.

All of which indicates that paint manufacturers are having hard sledding and because they have no means of knowing how long the present state of affairs will last, they are not anxious to overstock.

### BRICK.

#### Prices Drop Slightly—Sentiment More Favorable.

WITH a slight improvement in riding at the week end common brick prices fell off moderately, apparently to encourage buying. Raritan brick is without change.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 5, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Friday A. M., Oct. 30—24.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Oct. 30 | 4 | 13 |
| Saturday, Oct. 31 | 7 | 4 |
| Monday, Nov. 2 | 4 | 5 |
| Tuesday, Nov. 3 | 2 | 0 |
| Wednesday, Nov. 4 | 8 | 7 |
| Thursday, Nov. 5 | 5 | 7 |
| Total | 30 | 36 |

Reported en route, Friday, Nov. 6—4.

Condition of market, weak. Prices: Hudsons, 85 to 85.25 (shaded); Raritans, $5.25 to $5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to 87.25 (yard). Nominal. Left over, Friday a. m., Nov. 6—18.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | | | |
|---|---|---|---|---|---|
| Oct. 23 | 728,500 | Oct. 30 | 31* | $27,500 |
| Oct. 24 | 510,000 | Oct. 31 | 19 | 288,000 |
| Oct. 26 | 911,500 | Nov. 2 | 30 | 865,500 |
| Oct. 27 | 964,000 | Nov. 3 | 11 | 369,500 |
| Oct. 28 | 680,000 | Nov. 4 | 30 | 1,210,500 |
| Oct. 29 | 679,000 | Nov. 5 | 33 | 1,233,500 |
| Total | 4,473,000 | Total | 154 | 4,794,500 |

*Boats reporting.

1913.

Left over, Friday A. M., Oct. 31—66.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Oct. 31 | 5 | 3 |
| Saturday, Nov. 1 | 5 | 4 |
| Monday, Nov. 3 | 8 | 7 |
| Tuesday, Nov. 4 | 0 | 2 |
| Wednesday, Nov. 5 | 8 | 5 |
| Thursday, Nov. 6 | 4 | 4 |
| Total | 30 | 25 |

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Nov. 7—71.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Nov. 5, 1914 | 1394 |
| Total No. bargeloads sold Jan. 1 to Nov. 5, 1914 | 1370 |
| Total No. bargeloads left over Nov. 6, 1914 | 18 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Nov. 6, 1913 | 1885 |
| Total No. bargeloads sold Jan. 1 to Nov. 6, 1913 | 1814 |
| Total No. bargeloads left over Nov. 7, 1913 | 71 |

### INCREASES CAPITAL.

#### Metropolitan Electric Company Now a $300,000 Corporation.

ANNOUNCEMENT is made to the trade that the Metropolitan Electric Mfg. Co., manufacturers of switch boards, panel boards, detachable mechanism switches, receptacles and appliances, chartered in 1902 as a $25,000 corporation under the laws of New Jersey, has increased its capital to $300,000, all of which has been subscribed. The company has a large plant at Long Island City, just over the bridge at 59th street. The officers are: Chas. L. Eidlitz, president; Patrick J. Shelley, treasurer, and Jos. J. Wesley, secretary.

## CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to noon, Nov. 1, 1914.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide, Oct. 3, 1914.

BRICK—
Hudson common ..... **$5.00@$5.25**
Raritan common ..... 5.25@ 5.50
2d hand common ..... ——@ **3.00**
Newark (yard) ..... ——@ **7.00**
Front or face ..... 18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland ..... ——@$1.58
Con. Rosendale Nat. ..... .90@ nom
Alsen's German ..... No. quot.
Dyckerhoff German ..... No quot.

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in. ..... $1.00
Trap rock, ¾ in. ..... 1.20
Bluestone, 1½ in. ..... .95
Bluestone, ¾ in. ..... $1.15@ 1.30

GLASS, Windows— Discounts.
Single thick ..... 90-10 & 90-15
Double thick ..... 90-10 & 90-20
Plate ..... 90-30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
1½ in. ..... $0.90
¾ in. ..... 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):
Exterior—
4x12x12 in. ..... $0.06
6x12x12 in. ..... .084
8x12x12 in. ..... .102
10x12x12 in. ..... .12
12x12x12 in. ..... .15
Interior—
2x12x12 in. ..... $0.048
3x12x12 in. ..... .048
4x12x12 in. ..... .054
6x12x12 in. ..... .072
8x12x12 in. ..... .096

LIME (Standard 300 lb. bbls. wholesale, select finishing):
Farnham Cheshire, finishing ... —@$1.55
Eastern, common ..... $1.25 nominal

LINSEED OIL—
American Seed City Raw ..... **$0.45@$0.46**
American Seed City Boiled ..... **.46@ .47**

LUBRICANTS (Mineral):
Black, refined, summer ..... 13 @13½
Black, reduced, 27 gravity, 35@30 c. t. ..... 13½@14
Wax, crude ..... per lb. 3½@ 3¾
Cylinder, light filtered ..... 21½@23
Cylinder, dark, steam, refined .. 15½@25

LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in. ..... **$21.00@**$25.00
**14 to 16 in. ..... 27.00@ 31.00**
Heart face siding 4-4 & 5-4 ..... **28.00@** ——
Flooring, 13-16x2½ & 3 ins. ..... 15.00@ 28.00
Hemlock, Pa., f. o. b. N. Y. base price, per M. ..... ——@ 24.50
Hemlock, W. Va. base price per M. ..... ——@ **24.00**
Hemlock, Eastern mixed cargoes ..... 20.00@ 22.00
(To mixed cargo price add freight $1.50.)
Spruce Canadian ..... $24.00@$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):
2x4, 18 and 20 ft. ..... $27.50
2x6, 10 and 14 ft. ..... 22.00
2x8, 12 and 14 ft. ..... 23.00
2x10, 3x10, 10 to 16 ft. ..... 27.00
8x8 and under, 16 ft. and under ... 24.00
9 in., 16 ft. and under ..... 29.00
4x10 to 10x10, 16 ft. and under .... 29.00
2x12 and 3x12, 16 ft. and under .... 29.00
12 in., 18 and 20 ft. ..... 30.00
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side ..... $26.00
4-4x6" merchantable quality ..... 26.00
4-4x8" merchantable ..... 24.00
4-4x10" merchantable ..... 27.00
4-4x12" merchantable quality ..... 30.50
LATH (Eastern spruce f. o. b. N. Y.):
1½-in. round wood ..... @ ——
1½-in slab ..... **$3.50@$3.60**
Plaster—(Basic dealer prices, at yard, Manhattan):
Masons finishing in 100 lb. bags, per ton ..... ——@**$10.00**

BLOCKS—
2 in. (solid) per sq. ft. ..... ——@**$0.06**
3 in. (hollow) ..... ——@ **.06½**
4 in. (hollow) ..... ——@ **.07¼**
Boards ⅝ in. thick, per sq. yd. ——@ **.16**

SAND—
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale ..... $0.50

SLATE (Per Square, N. Y.):
Penn. Bangor ribbon ..... $4.10@$4.75
Munson, Maine, No. 1 ..... 5.50@ 7.75
Munson, Maine No. 2 ..... 4.50@ 6.75
No. 1 red ..... 10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Bangor ..... 4.75@ 6.75
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green ..... 3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot:
Beams and channels up to 14 in. **1.21@ 1.26**
Beams and channels over 14 in. **1.21@ 1.26**
Angles 3x2 up to 6x8 ..... **1.21@ 1.26**
Zees and tees ..... **1.21@ 1.26**
Steel bars, half extras ..... **1.21@ 1.26**

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 14, 1914

# CONSTITUTIONAL QUESTIONS PARAMOUNT

## The Real Estate Association of the State Will Give Them First Consideration—Able Counsel Selected to Defend Property Rights

FIRST of all the questions that will receive the attention of the Real Estate Association of the State of New York during the coming year will be those to come before the Constitutional Convention. This was decided at a meeting of the executive committee of the association held last Saturday at Albany. No other question will be taken up by the association until the Committee on Constitutional Convention is well along with its work.

Then, it was determined committees will be appointed to consider the following subjects: (1) Legislation, (2) Taxation, (3) Ethics, (4) Local Organization, (5) Regulation of Brokerage, (6) Rural Credits, (7) Mortgage Loans, (8) On Consolidation of Building Inspections, (9) Housing, besides the usual committees on Finance, Auditing, Publicity, and Membership.

When the executive committee had listened to the report of the Committee on Constitutional Convention it was decided, after careful consideration, to appoint Danforth E. Ainsworth to represent the association at Albany. Mr. Ainsworth is a man with considerable experience in public life. He is vice-president of the Albany Chamber of Commerce, was a member of the Assembly from 1885-1895, and during that time was the Republican leader on the floor. He has also been Deputy Attorney General, and has served Albany as president of the Board of Education.

Mr. I. H. Lehman, of the law firm of Leaventritt, Cook & Nathan, of which ex-Judge David Leaventritt is the head, was chosen New York Counsel. Mr. Lehman has had a wide experience in real estate matters, and represents some very large property owners in New York City.

### A Resolution.

The reasons which led to the appointment of these counselors were stated in a resolution adopted by the Committee on Constitutional Convention, to the effect that the committee's service should be initiated by the appointment of a chairman, whose duty it would be to ascertain what features, if any, of the present constitution it is desirable to change. This to be discovered by consultation first with expert students of the Constitution, then with the other members of the committee, and finally with the members of the various local associations.

Especially will the chairman take note if any movements are on foot to amend or supplement the Constitution in a way inimical to the real estate interests of the State, and to obtain all possible information regarding the source and character of these movements, all of which information to be placed at the disposal of the association and its committees.

It was considered that it would be wise to have the first vice-chairman of the Committee on Constitutional Convention a resident of Albany. It was the verdict of the committee that Mr. Delancey M. Ellis possessed unusual qualifications for this position, and that he should be induced to accept it. Mr. Ellis has consented to accept the vice-chairmanship of this committee, with the understanding that he will be in charge of this important work in Albany. He also expressed his desire that Danforth E. Ainsworth act as Albany counsel to this committee, in addition to acting as counsel to the association, and this will doubtless be confirmed by the committee at its next meeting.



M. MORGENTHAU, JR.,
President State R. E. Association.

Mr. Ellis is a member of the firm of E. D. L. Palmer & Co., of Albany, the largest real estate firm in that city, specializing in the management of estates. He is a trustee and treasurer of the Albany Chamber of Commerce, a Deputy State Superintendent of Public Instruction, and is in charge of the work of revising the Tenement House Regulations for cities of the second class. He was recently in charge of the New York State Exhibit at the Lewis and Clark Exposition at Portland, Oregon.

President Morgenthau presided at the meeting of the executive committee and also at the meeting which was held at the Ten Eyck, and was attended by the following:

L. D. Woodworth, 1st vice-president, of Rochester; W. Jay Russell, 2d vice-president, Ogdensburg; Wm. D. Bloodgood, 3d vice-president, Queens; C. A. Hills, treasurer, Syracuse; H. L. Reed, secretary, Amsterdam; Wm. H. Moffitt, New York (ex-officio); Wm. H. Mills, New York; Ten Eyck T. Mosher, Jr., Albany; Chas. F. Warner, Buffalo; F. A. Austin, ex-Secretary, New York.

### An Important Committee.

The president appointed the following Committee on Constitutional Convention: Chairman, L. D. Woodworth, Rochester; 1st vice-chairman, Delancey M. Ellis, Albany; 2d vice-chairman, Allan Robinson, New York; 3d vice-chairman, Thomas J. Overturf, Buffalo; secretary, H. L. Reed, Amsterdam; Danforth E. Ainsworth, Albany; Hiram Mintz, Binghamton; Fenton M. Parke, Buffalo; Henry Bloch, I. H. Lehman, Thomas M. Mulry, Edw. P. Doyle, Elisha Sniffin, Manhattan; Cyrus C. Miller, Edw. B. Boynton, Bronx; John F. James, Brooklyn; James Frank, Long Island; Wm. H. Williams, Queens; H. B. Stevens, Kingman N. Robins, Rochester; S. T. Betts, Herbert Hess, Syracuse; A. J. Baechle, Utica; Robert E. Farley, Clifford B. Harmon, Westchester; E. J. McGoldrick, Assistant Corporation Counsel.

### Keynote Speeches.

In calling the members of the committee together for their first meeting, President Morgenthau said: "We want to cooperate with every real estate organization indirectly interested in real estate throughout the State. We are the only State-wide organization I know of devoted to real estate interests in this State, and we are therefore, perhaps, in an enviable position, but one which brings grave responsibility. We want to realize those responsibilities, and that work which we have in mind should not be simply for ourselves, but rather for the citizens of this State. We are not going to serve ourselves, if we are going to try to put through anything in the way of amendments to the Constitution that are not in the interests of the public at large."

Allan Robinson, of New ork, one of the vice-chairmen of the committee, was asked to state his views, and said: "I heartily sympathize with the recommendations embodied in the resolution just adopted. It followed quite a discussion in which we went over the whole matter, and was the composite photograph of our minds, on the best way in which this thing should be done. Now, while I am afraid that anything I may say will be merely saying over again what already has been said, I do want to emphasize one point; that is, that you cannot go into this thing without being prepared for it. No one of us at the present time knows his job. Perhaps no one of us is really qualified of himself to learn his job. There are some few men in New York State who are experts on these matters, and we have to get hold of them and get the benefit of their opinion.

"One of the primary results we are after is to find out what we want and then to work on the members of the Convention in their own districts. The best influence you can have, the strongest influence you can bring to bear upon them is the influence of their own friends and acquaintances, and you have in your organization of the Real Estate Association of the State of New York a machinery for bringing home to practically every single one of these legally elected delegates the points you want to impress upon the Convention as a whole, when they come to Albany."

The committee decided to defer further action until Mr. Ellis and Mr. Ainsworth could get together and formulate their ideas.

# RIDGEWOOD A MECCA FOR BUILDERS

## During the Last Five Years This Growing Section Has Been Transformed From a Wilderness Into a Prosperous Residential Community

RIDGEWOOD, that section of Brooklyn and Queens extending along both sides of Myrtle avenue from about St. Nicholas avenue and including the Fresh Pond Road district, has been the scene of one of the most remarkable building movements in the recent real estate history of Greater New York. What was five years ago cultivated farm land and truck gardens is to-day a thriving home community, and the corn field of yesterday has been transformed into the block of completely tenanted dwelling houses, overnight, as though by magic; hundreds of six-family houses have been built and utes by means of the Myrtle avenue elevated road."

About a year and a half ago, the old baseball grounds, bounded by Putnam avenue, Elms street, Woodward avenue, Palmetto street and Covert avenue, began to be improved by the G. X. Mathews Company, with the six-family house typical of Ridgewood's development. This company since its formation has sold about 350 houses. During 1913, 65 were disposed of, while in the previous year 46 changed hands.

"By standardizing our type of operating on a large scale," said A. F. Mathews, "and by buying our land at farm prices, we created a product which, in our opinion, would net the greatest return for the least outlay. We selected as our field the border line between Kings County and Queens County, because it was along the lines of transit improvement and because land values were low in a section particularly favorable and adaptable for immediate improvement.

"Houses were built which gave a tenant five rooms and bath for an average of $15 per month, and which sell for about $11,500. We have just finished the last of 150 six-family houses in this locality, which completes a $1,000,000 operation during the last year. Since January 1, 1914, we have sold 65 houses on Putnam avenue."

At present, Bauer & Stier are building about 200 three-story double and single flat houses on the property bounded by Myrtle avenue, Cornelia street, Madison street, Woodbine street, Palmetto street and Cypress avenue, and others on Putnam avenue, Gates avenue and Linden street.

Along Myrtle avenue, the principal business street, every lot from Wyckoff avenue to Fresh Pond road is either improved or being improved with business buildings. Louis Gold built and sold in the last two years 40 such properties, all located on the avenue. He is at present erecting eight two-story and store buildings at the southeast corner of Myrtle avenue and Madison street and two similar structures at the southwest corner of Myrtle avenue and Hancock street. Adjoining this property at the Madison street corner, the Simar Realty Company is building eleven six-family houses in the east side of Madison street, four of which were sold from the plans; also on the next block on the north side of Putnam avenue five six-family houses.

The Ring-Gibson Company is just finishing thirty four-story houses, containing flats of five and six rooms at rentals of $18 to $19 per month, in both sides of Madison street, between Doubleday street and Fresh Pond Road. Foundations for thirty more have been completed for similar properties in Woodbine street between Doubleday street and Fresh Pond road, while plans have been prepared for an additional twenty on adjoining lots. Of the thirty houses nearing completion in Madison street thirteen, according to the builders, have either been sold or are under contract for sale.

James M. Hawley, a local real estate broker, in discussing the section, said: "With the selling and renting market for Ridgewood properties unusually good, with an excellent demand for stores on the business streets, Myrtle avenue and Knickerbocker avenue, the outlook for autumn is bright. In a great many instances, the owner occupies a flat in the building and rents out the other floors. The result is discrimination on the part of the landlord in the selection of tenants which benefits not only the property but also the neighborhood."



SOUTH SIDE PUTNAM AVENUE, BETWEEN ONDERDONK AND WOODWARD AVENUES.

the demand for additional ones is so insistent that extensive building operations are now under way, heedless of apparent financial stringency, and reflecting the confidence which builders have that their properties will be as successful as those which came before.

When it is considered that Ridgewood's development began after the 1907 panic, and became conspicuous during a period of so-called "real estate reaction," the wonderful strides which the district has made merits additional recognition.

The new buildings are tenanted chiefly by old residents of Williamsburgh and Greenpoint, who have been forced to seek new quarters on account of the great changes which those neighborhoods have undergone, by reason of the influx of a large foreign population.

"These people selected Ridgewood," said William Meruk of Meruk & May, who have figured prominently in the Ridgewood section, "primarily because of the fact that the section is well above the sea level and is highly desirable for residential purposes; also because the residents can reach the business centers of the city in less than twenty-five min-

# GREAT CHANGES PLANNED FOR BROOKLYN

## The Elevated Road to be Removed From Fulton Street and a New Approach to Brooklyn Bridge Built—Application to P. S. Commission.

THE New York Municipal Railway Corporation has made application to the Public Service Commission for a relocation of part of its Fulton street elevated railroad in Brooklyn, in accordance with the plan favored by the Bridge Department, the Committee on City Plan and citizens' organizations. This plan provides for the removal of the elevated structure from Fulton street, between Borough Hall and the Brooklyn Bridge and its transfer to Adams street and private property.

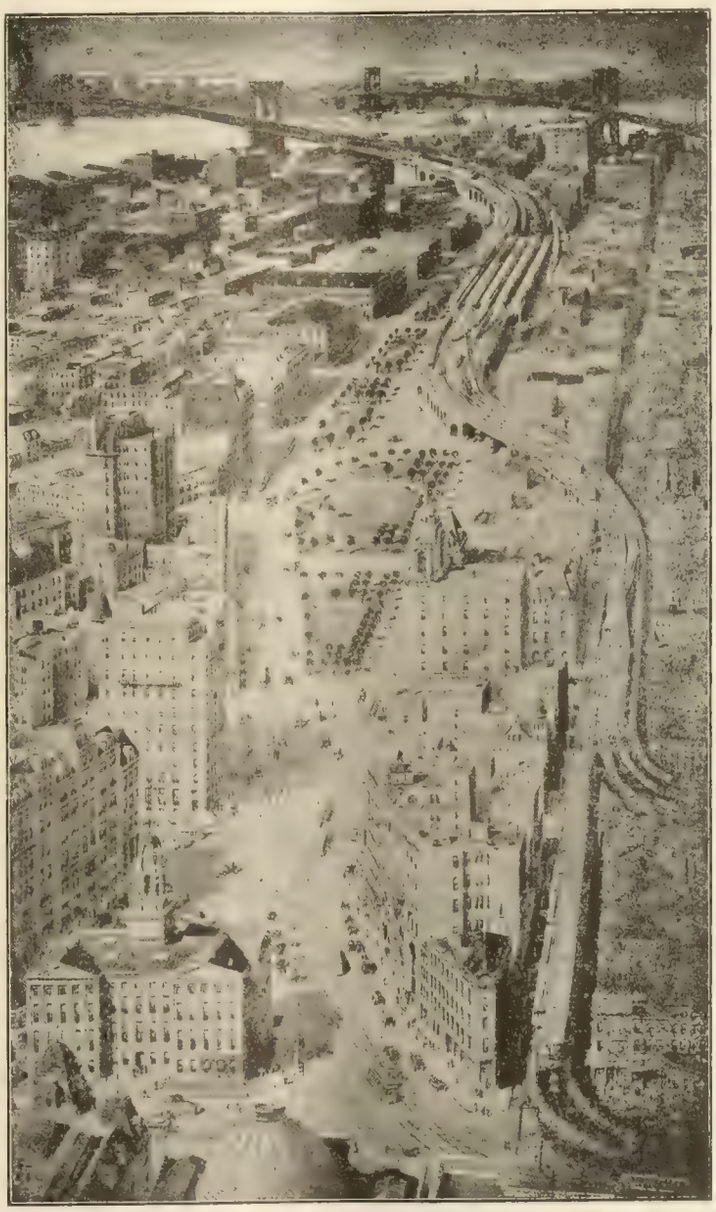
By an amendment to the Rapid Transit Act, passed in 1913, the Public Service Commission is authorized, upon application from a company holding such a franchise, to relocate a line or part of a line in another street. Under the Dual System contracts the company has the right to build a third track on the present elevated structure, and it is willing to apply to the cost of the new structure in Adams street an amount equivalent to the money it would spend in erecting the third track. The company points out, however, that it is about ready to proceed with the third-tracking and urges immediate action if its application for a relocation in Adams street is to be favorably considered by the commission and the Board of Estimate and Apportionment.

At the Bridge Department this week it was stated that the petition and plan of the railway corporation fit into the plan of the department for the proposed approach to the bridge. The ultimate result will be a great improvement for that part of Brooklyn, especially the lower Fulton street section, which will be reflected in a revival of real estate.

The plans prepared by the Department of Bridges for the proposed improvement of the Brooklyn Terminal of the Brooklyn Bridge and the approaches to that structure show an ornate and artistic entrance to the bridge in place of the barn-like structure which now obscures the view of every one approaching it from the Brooklyn end. The unsightly shell of steel and glass, used as the Brooklyn Terminal of the Bridge, is to be torn down when the Department is authorized to go ahead with its comprehensive changes. That terminal has outlived its usefulness and is a constant reminder of the days when all Brooklyn elevated railroad passengers had to change cars there, going to and coming from Park Row, Manhattan. The tangled web of tracks and the platforms over the trainyard, which extends back to Tillary street, it is also proposed to tear out.

### Real Estate to Be Acquired.

All of the property not already owned by the city, between Fulton and Washington streets, from the new entrance of the bridge at Sands street, up to Court street and Myrtle avenue, is to be acquired, and the buildings on that property torn down. The roadways of Fulton and Washington streets, from the bridge entrance up to Court street, will be widened for the accommodation of traffic, and the center of the spacious approach that will be created devoted to park purposes. The elevated railroad structure on Fulton street, from Boerum place to York street, will also be taken down if the Bridge Department's plan receives the approval of the P. S. Co. The elevated loop in Sands street and High street will be eliminated, and the elevated railroads running to the bridge station will be operated through Adams street, which will be widened to accommodate a five-track elevated railroad.



PROPOSED BROOKLYN APPROACH.

The removal of the elevated railroad as proposed would be far-reaching in its effects. Borough Hall Square would be decidedly enhanced in attractiveness and realty values would undoubtedly show marked increases. With the bridge approach laid out as a park, with wide roadways on either side, and relieved of the elevated railroad structure, it would seem inevitable that much of the abutting property for a wide surrounding area would also increase in value. The plans developed by the Bridge Department, covering the proposed improvements to the Brooklyn Bridge, provide for a modern station equipped to accommodate ten-car trains. The arrangement of the tracks approaching the Bridge would be changed so as to increase efficiency of operation, which means that more cars could be run over the structure. The proposed elevated railroad, that would connect the tracks in Adams street with the bridge station, is shown on the plans and pictures of the improvements as a structure that will be in conformity with the general artistic treatment of the approach from Borough Hall and the new bridge station.

It is contemplated not only to rearrange the operation of elevated railroad trains over the bridge, but the trolley or surface car traffic is also to be handled in a new and more efficient way. Under the proposed plans the bridge local trolley cars are to be cared for in the bridge station on a mezzanine floor. The footpaths or promenade of the bridge are to be free from obstructions. The roadway facilities for team and vehicular traffic are in the new scheme considerably increased and arranged to eliminate congestion and interference with street car traffic.

The improvement of all the facilities on the Brooklyn Bridge which are proposed by the Bridge Department, if carried into effect, would be adequate to properly serve that structure should it in the future be reconstructed so as to double its capacity.

In the construction of the proposed approach a plaza would be created by the removal of the buildings in the block bounded by Johnson, Fulton, Tillary and Washington streets, with an area of approximately 50,000 square feet. That plaza would be available and would be an ideal site for a public building. The Municipal Building, now being constructed at the Manhattan end of the bridge, has a gross floor area of 40,000 square feet, or less than that which could be provided on the plaza of the proposed Brooklyn approach.

### Would Start Buying.

Peter S. O'Hara, of Bedford Park, says it would be a great boon to the real estate market and would attract many buyers and also many tenants if three-family houses could be freed from the tenement classification: "We know for a positive fact that there are more investors for three-family houses than for apartment houses, as a three-family house has a certain amount of privacy, which both owner and tenant like. At the same time, a three-family house can be run on a profitable basis, which means that the rent for the two floors will maintain the cost of keeping the property, thereby giving an owner an opportunity to have free rent for the trouble in looking after the house."

# HOW THE HALF-TAX LAW WOULD WORK OUT

## It Would Not Lower Rents For Working People, Nor Reduce Taxes for Small Owners—Who the Beneficiaries Would Be

By J. H. EHREHART

IN the discussion of the proposed law to halve the assessment of building values I have seen no concrete examples given showing the necessary consequences of such a law.

The only justifiable excuse offered for exempting such a large amount of property from taxation is that it would reduce rents for working women and men. Those who make such a statement and apply it to the Borough of Manhattan are either very ignorant of actual conditions or make false statements as to the results.

There are only 7,000 vacant parcels of real estate in Manhattan Borough, assessed at about $160,000,000, or less than three per cent. of the total valuation, including personalty. Therefore there must be a large increase in the tax rate if $866,000,000 of improvement values are to be deducted from the assessed valuations.

The great majority of buildings in the Borough of Manhattan are either from twenty to one hundred years old, or are what are called "taxpayers" (buildings intended for temporary use when the present conditions of title or use will not justify a permanent structure). These buildings add very little, if anything, to the value of the land on which they stand, and are assessed not at their reproduction value less depreciation, but on their selling value above the land value.

**Present Basis of Assessment.**

An examination of the assessment rolls shows that, in spite of the modern buildings scattered over the borough, the great majority of improvements are assessed at from 5 per cent. to 45 per cent. of the land value of the lots on which they stand. This applies to practically all private residences in the borough over twenty years old, excepting those in choice residential sections, old flats, apartment houses, business houses south of 23d street to City Hall, and all the old factory buildings on the East and West sides of the city.

With the exception of a few model tenements and modern flats, these are the buildings in which the average working woman and man who pay rent and whose wages are affected by the rentals their employers must pay are vitally interested. The beneficiaries of the proposed law would be the public service properties under the streets and rivers, the large power houses of the same corporations, the large hotels and apartment houses with rentals of $2,000 to $25,000 per apartment and the modern up-to-date skyscraper.

The Annual Report of the Department of Taxes and Assessments for 1914 gives the following figures:

| | |
|---|---|
| Total amount of land values, page 67. | $5,149,250,720 |
| Total amount of personal, page 73 | 287,768,270 |
| Total ratables. | $5,437,019,030 |
| Tax, at the 1914 tax rate of $17.80 per thousand, $96,778,938.73 | |
| Total improvements ordinary real estate, page 67. | $1,612,328,120 |
| One-half real estate of corporations, page 67. | 46,389,443 |
| One-quarter special franchise, page 67. | 74,148,523 |
| Total improvements | $1,732,866,086 |
| Amount to be deducted by law, one-half. | 866,433,043 |
| Total ratables. | $5,437,019,030 |
| Deduct from total ratables the above. | 866,433,043 |
| New ratables. | $4,570,585,987 |

Total revenue required, $96,778,938,734, divided by total new value, gives a new tax rate of $21.242 per thousand of valuation, an increase of $3.442 per thousand of valuation. I have no means at hand of determining the actual improvement value connected with special franchises and purposely make the estimate very low. The actual figure would show an increase of about $3.50 per thousand valuation.

In the case of a private dwelling valued by the Tax Department at $6,000, the new law would work out like this:

Private dwelling: Land, $4,000; improvement, $2,000; total, $6,000; tax rate, $17.80 per thousand, $106.80. Halving building value: Land, $4,000; one-half building value, $1,000; total, $5,000; at tax rate of $21.30 per thousand, $106.50, a saving of 30 cents to the very small private house if worth one-half the value of the land.

The figures in the accompanying table explain themselves. The examples are

### HOW A LAW HALVING THE TAX ON BUILDINGS WOULD WORK OUT IN PRACTICE.

| Sec. | Block | Lot | Land. | Total Less Land. | Total. | Tax at rate $17.80. | Tax at rate $21.242 | Name |
|---|---|---|---|---|---|---|---|---|
| 1 | 18 | 32 | $35,000 | $7,000 | $42,000 | $747.60 | ..... | |
| 97 Washington st. | | | 35,000 | 3,500 | 38,500 | ..... | $817.80 | Azeez Khayat |
| 1 | 55 | 23 | 45,000 | 505,000 | 550,000 | 9,790.00 | ..... | |
| 174-176 Dye st. | | | 45,000 | 252,500 | 297,500 | ..... | 5,519.50 | New York Steam Co. |
| 1 | 128 | 22 | 32,000 | 6,000 | 38,000 | 676.40 | ..... | |
| 224-226 Park Place | | | 32,000 | 3,000 | 35,000 | ..... | 743.47 | Rhinelander Est. |
| 1 | 97 | 43 | 21,000 | 3,000 | 24,000 | 427.20 | ..... | |
| 212 Peck Slip | | | 21,000 | 1,500 | 22,500 | ..... | 477.94 | H. C. Drake |
| 1 | 56 | 4 | 550,000 | 1,752,000 | 2,200,000 | 4,094.00 | ..... | |
| 87-93 Rector st | | | 550,000 | 876,000 | 1,426,000 | ..... | 30,291.09 | U. S. Express Bldg. |
| 2 | 399 | 1-8 | 180,000 | 28,000 | 208,000 | 3,702.40 | ..... | |
| 42-56 Avenue A | | | 180,000 | 14,000 | 194,000 | ..... | 4,120.95 | Astor Estate |
| 2 | 532 | 9 | 120,000 | 10,000 | 130,000 | 2,314.00 | ..... | |
| 681 Broadway | | | 120,000 | 5,000 | 125,000 | ..... | 2,655.25 | —— Wisman |
| 2 | 602 | 58 | 70,000 | 230,000 | 300,000 | 5,340.00 | ..... | |
| 90 Morton st. | | | ..... | ..... | ..... | ..... | 3,929.77 | E. P. Meany |
| 3 | 630 | 52 | 6,880 | 1,230,120 | 1,337,000 | 23,798.60 | ..... | Hudson & Manhattan |
| Hudson River Tunnel | | | 6,880 | 665,060 | 671,940 | ..... | 14,273.31 | R. R. Co. |
| 3 | 882 | 85 | 365,000 | 635,000 | 1,000,000 | 17,800.00 | ..... | |
| 381-85 Fourth av. | | | 365,000 | 317,500 | 682,500 | ..... | 14,497.67 | A. F. Hyde |
| 3 | 882 | 88 | 50,500 | 10,500 | 61,000 | 1,085.80 | ..... | |
| 379 Fourth av. | | | 50,500 | 5,250 | 55,750 | ..... | 1,183.79 | P. J. Cuskley |
| 4 | 1029 | 53 | 450,000 | 1,050,000 | 1,500,000 | 26,700.00 | ..... | |
| 1784-90 Broadway | | | 450,000 | 525,000 | 975,000 | ..... | 20,710.95 | Mary A. Fitzgerald |
| 4 | 1148 | 5 | 16,000 | 8,000 | 24,000 | 427.20 | ..... | |
| 171 West 76th st. | | | 16,000 | 4,000 | 20,000 | ..... | 424.84 | M. E. Amador |
| 4 | 1087 | 21 | 80,000 | 11,000 | 91,000 | 1,619.80 | ..... | |
| 513-519 W. 58th st. | | | 80,000 | 5,500 | 85,500 | ..... | 1,816.19 | W. Zinsser, 4-sty flat |
| 4 | 1167 | 61 | 130,000 | 370,000 | 500,000 | 8,900.00 | ..... | 79 Street Company, |
| 332 West End av | | | 130,000 | 185,000 | 315,000 | ..... | 6,691.23 | West End av. |
| 5 | 1373 | 1 | 85,000 | 2,527,000 | 2,612,000 | 46,493.60 | ..... | |
| East River Tunnel | | | 85,000 | 1,263,500 | 1,348,500 | ..... | 28,644.84 | N. Y. & L. I. R. R. Co. |
| 5 | 1429 | 13-20 | 88,000 | 32,000 | 120,000 | 1,566.40 | ..... | Title Guarantee & |
| 225-239 East 74th st. | | | 88,000 | 16,000 | 104,000 | ..... | 2,209.17 | Trust Co., Trustee |
| 5 | 1486 | 5 | 351,000 | 3,649,000 | 4,000,000 | 71,200.00 | ..... | Manhattan Power |
| n w c 74th st & Av A. | | | 351,000 | 1,824,500 | 2,175,500 | ..... | 46,211.97 | House |
| 5 | 1558 | 1 | 20,000 | 31,000 | 31,000 | 551.80 | ..... | |
| 1840 Second av. | | | 20,000 | 5,500 | 25,500 | ..... | 541.67 | Samuel Golde |
| 6 | 1702 | 56 | 50,000 | 80,000 | 130,000 | 2,314.00 | ..... | Haslan Ind Hygeia |
| 108th st, nr Pleasant av. | | | 50,000 | 40,000 | 90,000 | ..... | 1,911.78 | Ice Co. |
| 6 | 1779 | 56 | 38,000 | 70,000 | 108,000 | 1,922.40 | ..... | |
| 131st st, s s, cor Lex av. | | | 38,000 | 35,000 | 73,000 | ..... | 1,550.67 | E. Lyon |
| 6 | 1727 | 23½-32 | 276,000 | 35,000 | 311,000 | 5,533.80 | ..... | |
| 1-23 E. 129th st. 41-58 | | | | | | | | 30 houses of Astor |
| 10-42 E. 136th st. | | | 276,000 | 17,500 | 293,000 | ..... | 6,223.91 | Estate |
| 7 | 1887 | 58 | 90,000 | 325,000 | 415,000 | 7,387.00 | ..... | |
| 777 West End av. | | | 90,000 | 162,500 | 252,500 | ..... | 5,363.61 | E. A. Levy |
| 7 | 1853 | 62½ | 14,000 | 4,000 | 18,000 | 320.40 | ..... | |
| 791 Amsterdam av. | | | 14,000 | 2,000 | 16,000 | ..... | 339.87 | A. L. Franchess |
| 7 | 1847 | 61 | 15,600 | 6,400 | 22,000 | 391.60 | ..... | |
| 302 West 114th st. | | | 15,600 | 3,200 | 18,800 | ..... | 399.35 | Adolphus Ottenburg |
| 7 | 1896 | 1 | 235,000 | 815,000 | 1,050,000 | 18,690.00 | ..... | Riverside Drive Real- |
| nec Riverside & 114th st. | | | 235,000 | 407,500 | 642,500 | ..... | 13,647.89 | ty Co. |
| 8 | 2107 | 59 | 30,500 | 4,500 | 35,000 | 623.00 | ..... | |
| 1941 Amsterdam av | | | 30,500 | 2,250 | 32,750 | ..... | 695.68 | Emilie Seebeck |
| 8 | 2128 | 28 | 8,000 | 2,500 | 10,500 | 186.90 | ..... | |
| 567 W 171st st | | | 8,000 | 1,250 | 9,250 | ..... | 196.49 | Maria Coyne |
| 8 | 2134 | 71 | 242,000 | 958,000 | 1,200,000 | 21,360.00 | ..... | |
| nec Riverside & 156th st. | | | 242,000 | 429,000 | 671,000 | ..... | 14,253.38 | Rivera Realty Co. |
| 8 | 2177 | 39 | 40,000 | 74,000 | 114,000 | ..... | 2,421.59 | |
| 125 from nwc Pinehurst av & 177th st. | | | 40,000 | 148,000 | 188,000 | 3,346.40 | ..... | Peto Realty Co. |

Note: The foregoing table proves that the beneficiaries of the proposed Half-Tax Law would be public service properties, the larger hotels and apartments and skyscraper office buildings, and not the homes of people in average circumstances. The tax rate under the new law is estimated at $21,242 per thousand dollars of assessed valuation, to compare with $17.80 under the present law.

taken from the Assessment Rolls of 1914.

Azeez Khayat, of Rector street, will not be likely to become a modified single taxer, nor will the forty-eight tenants of the Astor estate in Block 399. The buildings are in fair repair, but date back to "before the war." Strangest of all, the great beneficiaries of such a law are all opposed to it. Why? Because they recognize its injustice and realize that if the loose-witted can pass such a law there will soon be more unreasonable laws that will hurt them as well as the average real estate owner.

FIVE ASTOR PROPERTIES.

| | Land Value. | Total, Less Land | Total Value. |
|---|---|---|---|
| Waldorf-Astoria Hotel, 34th St. and Fifth Ave. (Sec. 3, Block 835, Lots 28-41) | $9,260,000 | $4,450,000 | $13,710,000 |
| Hotel Astor, 44th St and Broadway (Sec. 4, Block 1016, Lot 361) | 2,270,000 | 1,570,000 | 3,840,000 |
| Hotel St. Regis, Fifth Ave. and 55th St. (Sec. 5, Block 1290, Lot 60) | 1,150,000 | 1,450,000 | 2,600,000 |
| The Apthorp, 79th St. and Broadway (Sec. 4, Block 1170, Lot 1) | 1,150,000 | 2,050,000 | 3,200,000 |
| Belnord Realty Co. (Sec. 4, Block 1234, Lot 19) | 1,130,000 | 2,420,000 | 3,550,000 |
| | $14,960,000 | $11,940,000 | $26,900,000 |

A circular is being industriously distributed in the city streets purporting to be signed by Messrs. Dan Beard, Percy Grant and a dozen other humanitarians, advocating the single tax, pure and simple, petitioning the Governor of the State to secure the passage of legislation reducing the assessment of improvements by degrees to one per cent. of value.

### The Astor Policy.

This circular quotes the holdings of the Astor family as an illustration of the evils of present conditions. As a matter of fact, well known to all persons interested in real estate, the Astor family has kept well above the average in the development of its real estate, and all of its old tenements are kept up in good condition, and all repairs necessary are promptly made for the benefit of its tenants. The five properties of the Astor family named below would be benefited to the extent of over $75,000 annually by such a law—another instance of the almost certain failure of the physician to accomplish a cure if he does not specialize on the particular malady he wishes to treat.

### Vacant Property Does Not Pay.

No vacant real estate in Manhattan held over a long term of years subject to taxes and improvement assessments earns the legal rate of interest for its owners.

At the present time there is no class of building improvement that is not carried on ahead of the demand. If the burden on vacant land is increased, it would cause a flurry for a short time and absolutely destroy the value remaining in private residences and other structures not thoroughly up to date.

| | |
|---|---|
| Total assessment roll above for 1914) | $5,437,019,030 |
| Total improvements..$1,732,866,086 | |
| Less 1 per cent..... 17,328,661 | |
| | $1,715,537,425 |
| New law ratables | $3,721,481,605 |
| Amount to be raised by direct tax.. | $96,778,938.73 |

Dividing by total ratables gives a tax rate of $26,0055 per thousand.

| | |
|---|---|
| $26,800,000 Astor total at present rate of $17.80 per thousand..... | $476,940.00 |
| Astor land value..... | $14,960,000 |
| One per cent. of building value ..... | 119,400 |
| Total ..... | $15,079,400 |
| Tax rate ..... | 26.0055 |
| Tax at new rate..... | $402,147.34 |
| Amount saved to Astor family..... | $74,792.66 |

Increasing the burden on vacant land and land improved with old buildings would reduce their value. Therefore the tax rate under the new conditions would rise still higher.

# CONTROL OF THREE-FAMILY HOUSES

## Widespread Opinion Favors Removing Jurisdiction From Tenement House Department—No Hope of Liberal Treatment

A LARGE body of opinion throughout the city evidently favors taking three-family houses out of the jurisdiction of the Tenement House Law. Real estate owners, agents, brokers, builders and architects seem to be all of one mind in regarding the proposed amendment as having become very necessary.

Howard C. Pyle, of 201 Montague street, expressed his belief that it would be wise and proper to permit alterations to the old private brick and stone dwellings for occupancy and use by three families, in an inexpensive way and without having to conform to the red tape and make the unnecessary expenditures required by the tenement law.

"In Brooklyn," explained Mr. Pyle, "there are many fine substantial private houses, that have outlived their use as strictly private residences and their taxable values are suffering for lack of availability. These buildings generally are of excellent construction and are very practical for such an alteration and would provide the best living conditions.

"The present Tenement House law absolutely prohibits and obstructs any practical alterations of this kind. Its provisions in this respect are unnecessarily drastic. However, the present tenement house officials seem to be unwilling to consider any changes for the better, and apparently are unwilling to admit that there should be different provisions applicable to three-family houses than to twelve- or sixteen-family houses.

"On the other hand, there has been a growing demand for a more even distribution of New York City's enormous population, and many theories have been advanced to obtain it, such as single taxation, restriction of building heights, improved transportation, dock facilities at Jamaica Bay and Montauk Point, and yet right at our doorstep we have a partial solution that was entirely nullified in 1901, when the Tenement law was passed.

"From the real estate standpoint, the three-family house is the best medium to encourage ownership by the moderate classes, for the reason that it will return a small profit on the investment and provide, as well, good living quarters for the owners. This class of property would be always in demand even in abnormally dull times. It is also the kind of construction that affords the least opportunity for undesirable speculation, and its practical prohibition by the Tenement House law is responsible for the overproduction in two-family houses.

"Associations, real estate interests, and especially the Brooklyn Board of Real Estate Brokers, have been of the opinion that there is an urgent need of some change in the present laws. Various committees have been working for some sort of modification in the law, but practically without result, and the general feeling is now that the only way a change can be made is by removing from the Tenement House Department jurisdiction for three-family houses and placing it with the Building Department, the same as for two-family houses that are so popular today. This, I believe, will be accomplished in the very near future.

"Only in the past ten years has real estate been denied that constitutional right known as 'a day in court,' and during that time it has suffered untold hardships, and has been staggering under the load of all sorts of unnecessary and oppressive laws and regulations, placed upon the statue books by those inexperienced with its requirements and without prudent thought or considerations. The time is coming when this huge yoke of guardian ad litem by the soldiers of fortune must be thrown off, either by consent or through rebellion."

### Should Agitate.

Moore & Landsiedel, architects and superintendents, with offices at 149th street and Third avenue, said they could see no objection to exempting three-family houses from the tenement law. If the various real estate and taxpayer organizations throughout the city would agitate and place the issue before the next Legislature, no doubt satisfactory results could be obtained. Persons who had built two-family houses in the Bronx in the past had since come to the conclusion that their supposed investment has become a burden. Their ground was too valuable for the class of building, and especially where there were assessments still pending for street openings, trunk sewers, etc. At the present time a two-family house was not salable at a price to yield the money invested. Prior to the enactment of the Tenement House Law, when the three-family house came under the supervision of the Bureau of Buildings only, two-family dwellings were built in abundance, because they were worth the investment and they could be sold by a builder to advantage; but since the enactment of the present tenement law, the building of these kind of houses had so completely ceased that they had drawn approximately but one plan of this kind in two years.

Eugene J. Busher, of Courtland avenue and East 149th street, Bronx, said:

"My experience has been that if three-family houses were taken out of the Tenement House Department of the City of New York it would be better on these grounds:

"First—They are built for a person to live in as a home and get enough money out of the two other floors to pay the taxes and interest on the mortgage, if there be any mortgage.

"Second—If the Tenement House Department does not bother them all the time to make little repairs, etc., they will pay; but if the Tenement House Department compels them to fix things all the time, there is nothing left, and that is why three-family houses are not in the market; people seem to be afraid to buy them on that account.

"I hope your valuable paper will try and get the Tenement House Department to leave three-family houses out of their jurisdiction."

### Automatic Sprinkler Case Finally Disposed of.

The Court of Appeals, on the 10th instant, denied a re-argument of the appeal in People v. Charles Kaye. Mr. Kaye was convicted of misdemeanor for failing to provide his loft building with the sprinkler protection required by an order of the Fire Commissioner. The case was ultimately appealed to the Court of Appeals, where, after argument by Carlisle Norwood, in behalf of Kaye, and Assistant Corporation Counsel MacNulty, representing District Attorney Whitman, the conviction was affirmed.

Lately, counsel for Mr. Kaye made application for a re-argument of the matter. The denial of this application by the Court of Appeals finally disposes of the controversy concerning the authority of the Fire Commissioner to require the installation of automatic sprinklers in factory buildings, as defined by the Labor Law.

As the law is interpreted by the highest judicial authority of this State, the Fire Commissioner has the power to require that factory buildings shall be equipped with automatic sprinklers, subject to the right of any property owner to contest in the courts the reasonableness of the requirement, as a matter of fact, in a particular case.

REAL ESTATE RECORD AND GUIDE BUILDERS.

Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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A thousand years of peace when the present wars are over is the prophecy of the Bishop of London. It is hoped the peace will be coupled with prosperity in business, lower taxes on real estate, a minimum of restrictive legislation and a good market for real property.

The Real Estate Association of the State of New York is well advised in not trying to do too much. A careful study of the State Constitution with the aid of expert counselors, and with a view to being prepared to make wise suggestions for the good of real estate when the convention assembles, is sufficient for the present.

The tentative City Budget for the fiscal year 1915, being now under consideration in the Board of Aldermen, that body of lawmakers has an opportunity of rendering a great service to the tax-ridden public by making a sincere effort to reduce the enormous total of expenditures. Marked consideration for taxpayers at this time would help greatly to restore general business confidence.

A tax of $1 92 on real property may not seem high to those cities which have a higher rate, but their rate is higher by reason of a lower assessed valuation. Where an owner must pay on full valuation, as in New York, it is different. In New York we have reached a point where, as Judge McCall has said, if a halt is not called, and some plan of alleviation found, the owners of real estate may well contemplate confiscation.

The one recourse that an aggrieved taxpayer has in this State is to a court action. The State Board of Tax Commissioners has power to "investigate and examine" only. New York City feels aggrieved over the way the counties have taxed its acqueduct property and is spending a lot of money in attempts to get redress. Until authority is vested in some central body to order a reassessment where justice demands it, and to limit the taxes levied in any city, there will be no real reform.

## An Important Work.

The effective work accomplished by the local real estate associations during the past few weeks in relation to the budget makes it desirable that the scope of their beneficial activity be extended. They should be able to make their voice and influence heard at Albany as well as at the City Hall, for, as we all know, a large part of the city's money is spent under the direction of the Legislature, and its work is as of decisive importance in respect to many important aspects of the city policy. It will be particularly important during the coming session, because the Legislature just elected will pass upon the new Charter, which is now being drawn by a committee connected with the local administration. It is consequently very encouraging to read a report that effective steps are now being taken to support the State Real Estate Association. Such an association is extremely desirable and can exert a very useful influence at Albany, because the committees of the Legislature will pay very much more attention to the suggestions of a general organization than it will to the suggestions of a local body.

Of course the influence of a general association could not be used in reference to many legislative proposals of the utmost importance to New York City, but it could be used on behalf of sound general laws—laws framed to give a larger control over their own affairs to the municipalities and to bring about a better and fairer relation between the State and local governments. These fundamental questions will have to be fully considered by the coming Constitutional Convention, and it is most desirable that the interests of real estate owners, which are the same throughout the State, should receive abundant and definite expression during the deliberations of the convention. A state property owners' association should be organized for this purpose—if for no other.

## A Business Revival at Hand.

According to every superficial indication, a genuine improvement in business is about to begin. Until recently the country has been readjusting itself to the shock of the war—a shock which was so severe that it has taken over three months merely to restore the machinery of commerce and industry to comparatively smooth operation. At last, however, the shock seems to have been largely absorbed: business confidence is being restored; and business activity will steadily increase. The operation of the Federal Reserve Act will contribute substantially to this desirable result. It will add to the effectiveness of the banking resources of the country at the very juncture when such an addition is most necessary. The danger in the near future is not, indeed, of an under-supply of credit, but of an excessive supply, considering the necessary limits of wholesome business activity at the present time. But the Federal Reserve Act ought to provide against unwholesome speculative activity. The powers of the Federal Reserve Board are enormous. By its control of the discount rate it can discourage speculation of any kind —speculation that is either general or local. For the first time since the National Bank of the United States went out of existence the banking system of the country is efficiently organized and centralized.

Hereafter American business of all kinds can depend upon a much steadier and better regulated supply of credit than it has been able to get in the past, and this new condition will have a most beneficial effect on business activity. It should in the long run have a particularly beneficial effect on building and real estate operations. Ever since 1906 real estate and building in New York City has been suffering from the drawback of a more or less contracted supply of loanable capital. In spite of this drawback enormous and even excessive building transactions have been financed, but they have cost more than they should and there have been times during which loans could be obtained only at a very high price and under the most serious difficulties. If this condition can be even partially remedied, it will save New York real estate owners and operators much anxiety and many millions of dollars a year.

Even a very considerable improvement in the supply of loanable capital will not be of much immediate assistance to the local real estate and business market. It may lead to the purchase of some real estate which otherwise could not have changed hands, and it may lead to the reconsideration of certain building operations which were abandoned as a consequence of the uncertainty produced by the war. But it cannot bring about any really substantial recovery in the local situation, because trade conditions do not as yet favor such a recovery, at least not so far as Manhattan is concerned. In none of the speculative districts do the conditions exist which favor an extensive buying and building movement. Another year of speculation will be necessary before either the mercantile district or the upper West Side will be ready for a substantial increase in building. Brooklyn and Queens are better off in this respect than are Manhattan and the Bronx. Building operations in those boroughs are even now running ahead of last year, and they are likely to expand still further in the near future. Taking the situation as a whole, there can be no doubt that the lowest point has been passed and that an upward tendency will soon begin to prevail. The year 1915 will show a decided improvement over this year, which is now fortunately drawing to a close.

## Financial Capital After the War.

Financiers and economists are very generally apprehensive of a severe scarcity of capital immediately succeeding the end of the war, and, of course, they are in the main justified in their expectations. But there are some grounds for believing that they exaggerate the effects of the war on the destruction of capital and that the financial system of the world may repair the havoc caused by the war more quickly than they anticipate. The chief grounds for this belief consists in the economies which are brought about as a consequence of the much more serious and continent life which people are obliged to lead. Economists are agreed that one reason why capital became increasingly dear of recent years was the constantly growing luxury of the rich. Incomes which used to be saved and re-invested have more and more been spent in socially wasteful ways—a result which has, of course, made consumption larger, but which has deprived the economic systems of the accumulation of capital, which had become indispensable for further business development.

It is manifest that the war has very much diminished the waste that resulted from luxurious and extravagant habits. All over Europe the rich have been obliged to curtail their amusements and to live soberly and economically. Something of the same kind is happening in this country, although, of course, to nothing like the same extent. The savings from these sources will do something to repair the loss of capital which business is suffering as a consequence of the actual destruction of property; and after the war is over the rich may well continue their more thrifty habits at least for a certain number of years. It seems probable, consequently, that economic recuperation will proceed much more rapidly than many financiers anticipate.

## Reason Together.

The expectation is that a number of bills amending the Tenement House Law will be introduced into the next Legislature for enactment into law. Some will be proposed by the Tenement House authorities, who have been singularly successful in the past in getting measures through. Should not the principle of co-operation which is elsewhere replacing the old antagonism between private citizens and public officials extend to the tenement house authorities?

Why cannot there be a conference on the subject of contemplated tenement legislation, so that each side may know the needs or desires of the other?

To the advantage of all concerned, conferences of this nature have been held by the State Factory Investigating Commission, by the State Industrial Board and by various New York City boards and commissions. The Building Committee of the Board of Aldermen, in revising the building code, consults the public as to its wishes at every step. The Building Districts Commission, the West Side Improvements Committee, the City Budget Committee—all take the public into their confidence, preferring to have the co-operation of the people than their ill-will.

Dissatisfaction with the Tenement House Laws continues to exist among the owners of small properties. Time and remedial legislation have healed some of the wounds, but there remains a feeling pervading all the boroughs that real estate ownership is being made unnecessarily difficult in New York City under the Tenement House Law for people of small capital. It is alleged that a great section of the market for cheap suburban homes could be saved for New York if certain classes of property which once returned an income to their owners could be relieved from the severe restrictions of the law. If, for example, the handsome and commodious three-story and basement brick and stone dwellings with which the Bedford section and the Park Slope section of Brooklyn abound could be changed from private dwellings into flats.

This is an important public question, about which there should be a free interchange of views, with the expectation of either showing the utter undesirability of so changing the law, or else of arriving at a fair compromise between the interests of real estate and business, on the one hand, and those who exercise a guardianship over the law, on the other hand. This would be better than the old way of each party trying to take the other by surprise, and it would be far better to discuss the matters at issue here in the city than oblige citizens to go to the State capital at short notice for that purpose.

There should be an end to surprise legislation from Albany, no matter from what source or for what laudable purpose, because in too many cases it is intended to take a mean advantage. Let us fight our local government battles here in New York, if there must be any fighting, but let there be some effort at co-operation first. We are sure that the Tenement House Department and the Charity Organization's Tenement House Committee would find pleasure and profit in a conference with the real estate interests as now organized and represented.

### Real Estate Values and the War Tax.

*Editor of the* RECORD AND GUIDE:

Realizing the far-reaching influence of the Record and Guide in advocating proper legislation for the real estate interests, I am encouraged to submit an opinion regarding a section of the Federal War Tax Law, recently passed, concerning real estate conveyances which becomes effective December 1, 1914. It reads as follows:

"Conveyances: Deed, instrument or writing, whereby any lands, tenements or other realty sold shall be granted, assigned, transferred or otherwise conveyed to, or vested, in the purchaser or purchasers, or any other person or persons by his, her or their direction, when the consideration or value of the interest or property conveyed, exclusive of the value of any lien or encumbrance thereon, exceeds $100 and does not exceed $500—$.50, and for each additional $500 or fractional part thereon in excess of $500—$.50."

This tax takes for granted that in this State provision has been made for the recording of considerations in deeds. There is no such law on the statute books, to my knowledge, at this time, and only about five out of a hundred deeds filed in this county show a stated consideration. These comprise in the main referees' and executors' deeds. It is obvious that the War Tax Law would reach only five per cent. of the recorded instruments, which would net but little return.

A great proportion of recorded instruments showing considerations affect properties which have been foreclosed, and which have already been burdened with various fees. The additional tax would work another hardship on both the defendant and the plaintiff in each proceeding, and such deeds should be exempted from the tax.

With this condition of affairs, 95 per cent. of recorded deeds will avoid the tax, unless some State action is taken to permit the Federal law to fulfill its requirements. Such action, if taken, must make it obligatory on the part of the seller to incorporate in the deed in place of the usual "one dollar and other valuable considerations" the exact amount of the purchase price. As the deed specifies the amount of liens existing against the property, you would have on record the actual selling price. By this means owners, prospective buyers, various city departments, and other interested parties, would be able to ascertain the value of any piece of property by personal investigation. The acknowledgment in the deed would have to be revised, the conveyor swearing to the truth of the actual amount received.

Should a plan of this kind be adopted, assessed values would become real values through standardization, thereby practically eliminating the greatest difficulty which now confronts the tax commissioners in determining property values for the purpose of taxation.

WILLIAM H. MEAGHER.
17 West 184th street.

### Fate of Single-Tax Candidates.

*Editor of the* RECORD AND GUIDE:

Last year sixty-five candidates for the Assembly were pledged by the Society to Lower Rents, for the Single Tax Bill, known as "halving the tax upon improvements." Of these, twenty-two were elected. This year the Society to Lower Rents pledged only forty-two candidates for the Assembly, and at the election only eight out of the forty-two were elected. No State Senators were elected last year, but this year fourteen Senatorial candidates were pledged by the Lower Rents Society. Only one of these Senatorial candidates was elected.

In addition to its attempt to elect certain candidates for the Senate and Assembly, the Society to Lower Rents started a campaign to defeat the following five candidates: Assemblyman Ellenbogen, Crane and Hoff, all running for re-election; Senator Cullen, who was up for re-election, and Ogden L. Mills, Senatorial candidate in the 17th District, New York County. Of these five candidates, whom the Single Taxers attempted to defeat, only one failed of election, S. Clinton Crane. On the accompanying sheet is a list of the Assemblymen and Senators who were pledged to the Single Tax plan with a notation as to the results of their candidacy on November 3.

Following are the Senate and Assembly candidates pledged by the Society to Lower Rents in New York and Bronx Counties, together with the results:

Senate—Herman Weiss, P. Canavan, F. P. Coughlin, Walter R. Herrick, George W. Simpson, Henry Salant, Jeremiah Kelleher, all defeated.

Assembly—The following were defeated: Joseph S. Siegel, Harry G. Fromberg, Henry S. Parks, I. Apfel, Alexander Todd, Leon Bleecker, E. J. Roche, H. Opdyke, Thomas J. Keenan, Franklin Brooks, William W. Young, James Gear, Benjamin E. Moore, G. E. Heywood, C. F. O'Brien, Arthur Johns, Arthur G. Muhlker, M. J. McEnany, Isidore Hershfield and Isidor Silver. Those elected were: Nathan D. Perlman, S. Sufrin, Thomas Kane.

Kings County—Senate—The following were defeated: F. W. Moore, Charles C. Wise, Orris L. Forrester, J. B. Neary, W. H. Ream and Andrew Colvin. William J. Heffernan was elected.

Assembly—Those defeated were: Frederick Bennett, L. M. Barbieri, E. F. Hills, W. J. McRoberts, W. H. Tappsy, Charles W. Morton, James E. Hults, Frederick Ulrich, Wallace H. Erskine, William C. McKee, H. Scheidemann, H. C. Karpen and Maurice DeYoung. R. Hunter McQuistion, P. A. McArdle and A. C. Flamman were elected.

ALLAN ROBINSON.

### The Largest Item of City Expense.

*Editor of the* RECORD AND GUIDE:

The largest item of enhanced city expenses is that of interest on city bonds. This interest charge for 1915 is $52,000,000, a million a week. The city is engaged in a form of financiering which would be ruinous to any private interest, corporation or business concern. This plan is to issue for cash bonds for municipal purchases which yield no revenue in return.

If a railroad issued bonds for many million dollars to be used for ornate monuments or unused fields, such action would be unwise. New York is paying $52,000,000 interest on bonds for which $94,000,000 was issued for bridges which yield no net return; $15,000,000 for armories; $6,000,000 in markets which entail a loss of about $50,000 a year, and $30,000,000 in public buildings, the latest additions to which are to be the new court houses in Manhattan, Brooklyn and the Bronx.

One hundred and fifty millions are thus represented unproductively. If the city continues its policy or impolicy of issuing bonds for purposes which are unremunerative, the annual interest charge will continue to rise, and the swelling burden will have to be met by heavier taxes.

ERNEST HARVIER.
1193 Broadway.

### Discouraging Real Estate Ownership.

*Editor of the* RECORD AND GUIDE:

I certainly think that, from a real estate standpoint, and more particularly from the investor's view, houses containing less than four families should be stricken from the Tenement House law. I can quote you many instances where both the investment and the building itself were **ruined.**

I have in mind a house on Atlantic avenue, purchased by a widow for investment, having three separate sets of improvements therein. Not long after, the first floor became vacant; later on, the second and third floors were also vacated, and the property remained in that condition for at least five or six months. During this unoccupied period, the Tenement House Department insisted that fire-escapes be put upon the premises, and that windows and doors be cut here and there for light and air. As a matter of fact, instead of encouraging the investor, she was made to lose her property, from the fact that she was unable to rent to two families on account of the three sets of improvements and was unable to comply with the requirements imposed by the Tenement House Department.

Another case is the three-story building consisting of two apartments and a store. It is very easy to see that buildings of this character should also be stricken from the Tenement House law. Look at Nostrand avenue between Malbone street and Flatbush avenue, for example, with block after block of this kind of buildings vacant. The small storekeeper cannot afford to pay $40 to $45 for a store and from $15 to $20 for an apartment, and if this class of building was to be eliminated from the list he could then live with his family in the rear of the store, provided the improvements could be put in.

If there ever was a change made in the department, it certainly should be along these lines.

I hope that by the combined efforts of real estate owners and brokers they will eventually be able to take this class of property from the tenement classification, and after this is done I am sure that real estate investors will be encouraged and that sales for this class of building will be increased.

JOHN E. HENRY, JR.
1251 Bedford avenue, Brooklyn.

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# REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
Together With Other Current Realty Items

## THE CITY BUDGET.

**Real Estate Board Asks the Aldermen to Keep It Down to the 1914 Level.**

The Board of Aldermen is considering a budget submitted by the Board of Estimate amounting to $199,238,000. This budget is nearly $7,000,000 greater than that of 1914, and is over $80,000,000 higher than the budget of 1906. In round figures, the adoption of this budget will necessitate an increase of at least 12 points above the 1914 tax rate generally, and of 20 points in the Bronx and 36 points in Richmond.

The Real Estate Board, in a communication to the Board of Aldermen this week, expressed the belief that these increases, if imposed, would have the most serious effect upon real estate in the City of New York and that the tax levy, based upon such a budget, would be extremely difficult to collect.

"The Comptroller will tell you," the letter continues, "that on July 31 last, there were $116,000,000 of uncollected taxes, notwithstanding the fact that there had been sales of tax liens in every borough of the city during the past three years.

"Every member of your board is aware that the city cannot borrow, except upon temporary revenue bonds issued in anticipation of the collection of taxes, for the expense of government. ,

"It would be extremely unfortunate if by your action in approving the proposed budget, you so depressed real estate and discouraged property owners that they would not make the effort necessary, even provided that such effort could be successfully made, to pay their taxes next May. In that event the city would be without the money necessary to conduct its government.

"It should be remembered also that it is generally believed that assessed valuations are entirely too high and many hundreds of protests and applications for reduction have already been made.

"If the protests are granted and the assessed valuations lowered, there would be a still higher rate if the budget remains as it is. If the protests are not granted there will certainly be a great number of certiorari proceedings.

"In view of all these facts and of the fact that there is no State tax this year, the Real Estate Board feels that the budget for 1915 should not, at least, be any greater than that of 1914. They are justified in this belief by the frequent official statements that under the efficient and economical government commenced under such happy auspices five years ago, large savings in administration expenses were being effected.

"The budget in detail has not yet been printed and is therefore not available for examination by the Real Estate Board, but we are certain that if you will refer this matter to your Finance Committee we will be able to present to you specific items of expenditure that can be reduced without in any way affecting the efficiency of the present city government or compelling you to drop from city employ any worthy man. These suggested reductions, if adopted, will be sufficient to enable you to keep the tax rate as it was in 1914."

### Brooklyn Brokers to Meet.

At the Clarendon Hotel, on next Tuesday evening at 8 o'clock, the members of the Brooklyn Board of Real Estate Brokers will hold their annual meeting for the election of directors and officers for the ensuing year. Reports from the various committees will be submitted. The nominating committee has already made known its selection of five directors to serve for three years: Joseph M. May, Howard C. Pyle, William P. Rae, Isaac Cortelyou and Eugene J. Grant.

It is expected that many matters of importance will come before the board for discussion as the past year has been an active one for the different committees, especially so with the Legislative and Taxation, Municipal Improvements, Tenement House and Transportation and Subway committees. It is expected that Chairman A. J. Waldron in his report for the Tenement House Committee, will make final recommendations.

### Increases Plate Glass Business.

The Fidelity & Casualty Company has taken over the entire plate glass business of the Preferred Accident Insurance Company, which is retiring from that line. The contract of reinsurance become effective November 1, 1914, and involves approximately $40,000 in premiums. Superintendent Nelson D. Sterling, who made an extensive trip through several of the Western States in order to arrange certain details of the transaction, reports that he has been successful in obtaining the co-operation and promise of active support from practically every agent concerned, so that we may expect to hold by far the greater portion of the business thus transferred to our books.

### Working for Sixth Avenue.

Posner & Co., of 111 Broadway, stock brokers, have called a meeting of Sixth avenue property owners and others interested for the afternoon of Saturday, November 21, at their offices, at which a plan for rehabilitating Sixth avenue as a retail shopping center will be broached. Posner & Co. are endeavoring to start a movement that will save the big store buildings from being cut up into specialty shops.

Property owners in the Riverdale section north of 242d street, where the subway stops, are anxious for an extension of the road for some distance northward, without consideration for Yonkers, but simply as an act of justice to a neglected part of New York. They will hold mass meeting next Wednesday night at Lavelle Hall, on Riverdale avenue and 260th street.

## PRIVATE REALTY SALES.

Eugene Lamb Richards, Superintendent of the State Banking Department, in a letter recently sent to the heads of savings banks in this State, said that he did not believe any enforcement of the rule requiring sixty days' notice of depositors was necessary, in view of the improvement of the money market and the restoration of public confidence. For the purpose of discussing this letter, representatives of a number of banking institutions in Manhattan met in the Union Dime Savings Bank this week and virtually decided to discontinue the rule.

A. P. W. Kinnan, president of the Union Dime Savings Bank, in discussing this move said: "A decision to discontinue the rule which was established soon after the outbreak of the war, will not, in my opinion, cause any immediate improvement in the real estate situation. The results will not be evident until after the next day, when interest is payable, which will be January 10. At that time the savings banks may be in a position to loan more liberally on real estate, a branch of the business which has been very quiet for several months, because

the various institutions will be able to determine the exact sums of money withdrawn after that date.

"The relation of the savings bank to real estate lies in the mortgage, and the way in which the bank can help the owner is by loaning him money on his property. There is every reason to believe that with an improvement in the condition of the savings banks, the bond and mortgage branches of the market will be benefitted."

M. Morgenthau, Jr., in discussing the mortgage market, said: "The loan this week on a large vacant lot made by a conservative lender clearly demonstrates not only the stability in New York real estate in times of stress, but also shows that we are rapidly on the road to normal conditions in the market. I have just returned from an up-state trip and find these conditions are not local in New York, but that there has been a decided change in sentiment within the last few weeks.

"A few weeks ago it would have been difficult to obtain money on the very choicest properties even at 6 per cent. Today it is difficult to find really choice loans at 5½ per cent., and there is plenty of money for exceptionally good propositions at 5 per cent."

Of interest, this week, was the institution of condemnation proceedings for the acquisition by the city of the Stevens' House, erected about 112 years ago, and other landmarks, near Battery Park, which are to be torn down to facilitate subway construction.

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The total number of sales reported and not recorded in Manhattan this week was 15 as against 10 last week and 30 a year ago.

The number of sales south of 59th street was 4 as compared with 4 last week and 10 a year ago.

The sales north of 59th street aggregated 11 as compared with 10 last week and 20 a year ago.

The total number of conveyances in Manhattan was 131 as against 121 last week, 10 having stated considerations totaling $418,289. Mortgages recorded this week number 72, involving $2,852,774 as against 53 last week, totaling $1,488,575.

From the Bronx 11 sales at private contract were recorded, as against 6 last week and 7 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $631,837, compared with $280,254 last week, making a total since Jan. 1 of $35,723,140. The figures for the corresponding week last year were $505,670 and the total from Jan. 1, 1913, to Nov. 15, 1913, was $44,953,770.

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### Acquires Hotel Site.

Edward W. Browning has purchased through Leroy Coventry, from L. M. Stanton, the dwelling at 31 West 71st street on lot 25x102.2. According to report, he is contemplating the erection of a thirteen-story hotel, similar to those which he is building at 118 and 43 West 72d street, purchased from the Loeb estate and Mark J. Salomon, respectively, and at 126 West 73d street, which was acquired from the Hoe estate.

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### Investor Buys Heights Corner.

The Aldus Construction Company, Jacob S. Kahn, president, has sold the new six-story apartment house at the southwest corner of St. Nicholas avenue and 186th street on plot 100 x 100. It is one of two structures recently finished by the sellers at that point, on land acquired in August, 1913, from the Lawyers' Title Insurance & Trust Company. Kick & Sharrott, who negotiated the sale, state that the buyer is an out-of-town investor.

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### Deal Near Manhattan Square.

Julius Tishman & Sons have sold, through Pease & Elliman, the Paulette, an eight-story apartment house at 150 to 158 West 80th street, just west of the Museum of Natural History. The Paulette, on a plot 82 x 102.2, was built by the sellers, about two years ago, from plans by Schwartz & Gross, and has been held at $400,000. The purchaser gave in part payment a thirteen-acre estate with a large residence and garage at Ridgefield, Conn.

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### Mrs. Booth Buys on Nagle Avenue.

Mrs. Annie M. Booth has purchased from Brown Brothers the three new five-story apartment houses at the northwest corner of Nagle avenue and Arden street, on a plot 130 x 129.6, which have been held at $270,000. Among Mrs. Booth's holdings is the fourteen-story building at the northwest corner of Fifth avenue and 43d street, built by the Camolin Realty Company, on the site of the Lee family homestead.

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### Bronx Block Front to be Improved.

W. E. & W. I. Brown, Inc., have sold for F. Ashton De Peyster and others, the vacant plot, 475 x 100, containing 19 lots, at the northeast corner of Morris avenue and East 168th street. According to the brokers the purchaser will improve with twelve five-story apartment houses.

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### Manhattan—South of 59th St.

15TH ST. Franklin Trust Co. sold 623 East 15th st, a 5-sty tenement, on lot 25x100.3, to Kovalsky Brothers.

29TH ST.—H. V. Mead & Co. sold for the estate of Henry V. Mead the 3-sty dwelling 342 West 29th st, which has been in the Mead family for more than fifty years.

COLUMBIA ST.—Lawyers' Mortgage Co. has sold the 5-sty tenement, on lot 20x49.8, at 75½ Columbia st.

DIVISION ST.—Dr. Richard L. Howell sold, through E. H. Ludlow & Co., the two 4-sty buildings, 22-24 Division st, on plot 27.6x110, to Levine & Smith, cloaks and suits, who own adjoining property at 26. On the combined plot they contemplate the erection of a 6-sty building to accommodate their business, at the expiration of leases on the property just acquired.

### Manhattan—North of 59th St.

60TH ST.—Brown-Weiss Realties bought from Clarence A. Anderson, the 5-sty flat, on plot 37.6x100.5, at 22 West 60th st.

83D ST.—Walton A. Wells sold to the Gilson Realty Co. 158-162 West 83d st, a 2-sty building, 58x115.9.

87TH ST.—Pease & Elliman sold for Mrs. H. Westheimer, the 4-sty dwelling, 39 West 87th st, on lot 20x100.

104TH ST.—The Lawyers' Mortgage Co. sold 51 East 104th st, a 3-sty dwelling, 25x100.11 to the Agudath Achim M'Block Society, Herman Fillat, president, for occupancy. The sellers acquired the property in foreclosure proceedings in July, 1913, for $16,000.

109TH ST.—David Lion sold to F. R. Arbolino, 324 East 109th st, a 5-sty tenement, on lot 25x100.

111TH ST.—Gerson V. Citron is reported to have bought 70 East 111th st, a 3-sty dwelling, on lot 16x100.11, from Jacob Katz.

131ST ST.—Airmor Co. has resold to B. A. Meyers, the two 5-sty flats, 268-270 West 131st st, on plot 50x99.11.

### Bronx.

BOSTON RD.—Mason Construction Co. sold 1029 and 1030 Boston rd, two 5-sty flats, on plot 140x140.

BOSTON RD.—Kurz & Uren, Inc., have sold for Mrs. Franciska B. Hohmann to Thomas D. Malcolm 1351 and 1353 Boston rd, a 2-sty building, formerly the Lyric Theatre, on a plot 37.6x136. The new owner will convert the structure into a garage.

COSTER ST.—Nehring Co. has sold 624 Coster st, a 2-family house, on lot 20x100, held at $12,000.

WILLIAMSBRIDGE RD.—Hugh P. Skelly has added to his Bronx holdings by the purchase of the plot of 4 lots at the northeast corner of Williamsbridge rd and St. Raymond av, the corner measuring 50x95, and the adjoining plot 50x100. It is just north of Westchester sq and will be improved with a taxpayer.

PARK AV.—Thomas D. Malcolm Construction Co. sold 3042 Park av, a 6-sty new-law apartment house, on plot 62x80.

PROSPECT AV.—David Kraus sold the plot, 50x100, on the west side of Prospect av, 25 ft. south of 179th st, to Reuben & Marcus, for improvement with a 5-sty apartment house.

PROSPECT AV.—Herman Berkowitz sold for Jacob Bloom 1980 Prospect av, a new 5-sty apartment house, 53x150, to Herman Harkavy, who gave in part payment the plot, 72x95, with a dwelling, in the north side of 178th st, 100 ft. west of Prospect av.

SOUTHERN BOULEVARD.—Podgur Realty Co. is reported to have sold the 5-sty apartment house at the northeast corner of Southern Boulevard and Aldus st, on plot 100x110. The house was completed about two years ago.

WHITLOCK AV.—Frank A. Magerle sold 910 Whitlock av, a 3-sty 3-family house, on lot 25x134.

### Brooklyn.

53D ST, ETC.—Thomas Kilcoyne sold for L. Foote, 1417 53d st, a 2-family cottage, to D. Rosen; also for Mrs. M. D. Gescheidt, 1635 49th st, a 1-family cottage, to H. Smith; for Mrs. M. Kerr, 1364 47th st, a 1-family cottage, to A. Ebstein, and for Mrs. E. Dunbar, 1336 53d st, a 2-family cottage.


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68TH ST,—James Watters has sold for Munroe Stiner and Bros. the "Pembroke," a 4-sty apartment house, on 68th st near 3d av; also for Margaret E. Purdy the dwelling with garage on plot 60x100, 160 83d st.

73D ST, ETC.—James Watters sold for Charles H. Noble, the 2-family brick dwelling, 259 73d st, and for Isabella T. Sands, 6 lots in the north side of 82d st, between 4th and 5th avs.

CLIFTON PL.—A. J. Waldron has sold the 16-family apartment house, 251-253 Clifton pl, for Frances L. Maher.

DUFFIELD ST, ETC.—Burling Realty Co. sold the 4-sty house, 48 Duffield st, for Mrs. Laura L. Hillman, and also 17 Park st to M. R. Rodrigues.

MORGAN AV, ETC.—Noah Clarke, Inc., reports sales since Oct. 1 for various clients of the following properties, aggregating about $400,000 in values: 587 Morgan av, 17 Housman st, 63 Sutton st, 860 Nostrand av, 155 Woodruff av, 191 Lincoln rd, 647 Leonard st, 2421 Clarendon rd, 9318 3d av, leasehold at 253-255 Emerson pl, 48 Morton st, 972-978 Lincoln pl, 356 St. Johns pl, and resold same, 6 lots at the southeast corner of North 12th st and Driggs av, 2 lots in the south side of Union st, 100 ft. east of Nostrand av, 41 Broome st, 300 North 8th st, 6 lots in the west side of Vandam st, between Nassau and Norman avs, 348 Lenox rd, 1315 74th st, 4 lots in the south side of 75th st, west of 11th av, 763 Nostrand av, 91 Stone av, 1153 75th st, 706 Nostrand av, and plot 50x100 on south side of Shepard av, near Atlantic av.

RIDGE BOULEVARD, ETC.—Frank A. Seaver & Co. sold 6742 Ridge boulevard for L. Obermeyer; the 1-family house, 1053 74th st, for Kushner & Gold to N. Lorenzen; and for William Searing, the plot, 40x100, in the south side of 46th st, 320 ft. east of 16th av.

### Queens.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Oxford pl to W. R. Clarke; 60x100 on President av to Julia Garry, 40x100, in Rose pl to James A. Behrens.

WOODHAVEN.—F. W. Scutt & Co. sold for the Woodhaven Estates Co. 10 lots in Vandever pl to the Sim & Greig Co., which will build eight 7-room cottages; also to Frank T. Gibson 5½ lots in Vandever pl, which will be improved with detached houses.

### Rural and Suburban.

ALPINE, N. J.—J. Cleveland Cady has sold to Miss Katherine B. Newcomb of the Review of Reviews, his property at Alpine, N. J., on the Palisades, opposite Yonkers. $t overlooks the Hudson and comprises about 9¾ acres, and fronts about 500 ft. on the Hendrik Hudson blvd.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Hazel av to Sarah L. Hunter and 40x100 on Wilow av to E. Grauman.

## LEASES.

### Downtown Firm Moves North.

The Adams Manufacturing Company has leased from the Meany Realty Corporation, through Pease and Elliman, the large store and basement in the new loft building at 31 and 33 East 32d street. The firm is now located at the northeast corner of Grand and Mercer streets. It is one of the oldest concerns in the downtown districts dealing in wholesale dry goods, having been formerly located in Canal street.

### Broadway Store Lease.

Nelson, Green & Lee subleased for Jesse W. Ehrich, the large store at the southwest corner of Broadway and 96th street, to Oscar B. Abbott for restaurant purposes. The fee to the property is in Klein & Jackson, who leased it to Mr. Ehrich for 63 years. The store lease is for 7½ years, with an extension for 7½ years on a re-appraisement basis.

### $12,000 a Year for Apartment.

James A. Blair, of the banking firm of James A. Blair & Company, has leased a fully furnished apartment of 17 rooms and 5 baths from Mrs. S. Brinckerhoff Thorn in the Verona, at the southeast corner of 64th street and Madison avenue. The apartment has been held at $12,000. The brokers were Douglas L. Elliman & Company.

### Manhattan Bridge Plaza Lease.

The Burling Realty Company has leased the three-story building at the southeast corner of Flatbush avenue extension, Bridge and Concord streets, facing the Manhattan Bridge Plaza. After alterations are completed the building will be occupied in part by the lessee. The balance of the building will be leased for stores and offices, which will make it the pioneer office building on the plaza.

### Lower Fifth Avenue Removal.

Wilmerding & Bisset, wholesale dealers in clothier's linings, for thirty years at 78 Leonard street, leased, from the Charles H. Welling Company through Daniel Birdsall & Company, the store and basement at 170 Fifth avenue at the southwest corner of 22d street.

### Manhattan.

THE ADAMS BUILDING CO. leased at 61 Broadway space to Henry L. Sprague, of 15 Broad st, the Atlantic Fruit Co., of 11 Broadway; Ludwig & Crane; Perley Morse, of 43 Exchange pl; Cormody, Blauvelt & Kellogg and William S. Gregg.

MRS. WALTER WARD ADAMS leased her residence at 106 East 70th st to Arthur H. Fowler.

CARSTEIN & LINNEKIN, INC., leased the 3d loft in 37 West 17th st to Samuel Rosner; in conjunction with M. & L. Hess, the 5th loft in 36 East 22d st to K. M. Stone; 4th loft in 105-7 East 16th st to the International Souvenir Co., of 160 West 23d st; 2 floors in 23 East 15th st to A. Wallace McCrea; space in 221 4th av to W. Stursberg, Schell & Co., of 45 East 17th st; and also to Lowenberg & Bruenn, of 221 4th av.

CROSS & BROWN CO leased a cigar stand in the lobby at 2 West 33d st to William A. Hollingsworth and office space in 14 and 16 East 33d st to Oshkosh Trunk Co.

CROSS & BROWN CO. leased for the New York Life Insurance Co. to Walker & Heisler, of 9 East 16th st, the store in 29 Union sq; and in conjunction with Wm. Walkers Sons the 5th floor in 140 West 36th st to Howard H. Hamblin, of 51 White st.

DOUGLAS L. ELLIMAN & CO. leased the store and basement in 31 East 48th st for Henry Parker; apartments in 116 East 63d st, to Mrs. Edward Kelly; in 158 west 58th st to William E. Baker, Jr., for George D. Waring; in 40 East 83d st for Douglas Robinson, Chas. S. Brown Co., agents, to Mrs. F. Stanhope Phillips; and in 287 Lexington av to Edward F. Curtis.

DOUGLAS L. ELLIMAN & CO. leased apartments in 863 Park av for Mrs. Keene Taylor to Otis H. Cutler; in 911 Park av for C. Douglas Green to Herbert L. Wheeler, and in 20 East 48th st to Miss F. L. Walton.

HORACE S. ELY & CO. rented the 2d story in 16 East 42d st section of the new Rogers Peet Building, to the Pomeroy Co. for offices and the exhibition and sale of surgical appliances.

J. F. ENGLISH leased for Mrs. J. C. Long the dwelling at 259 West 52d st to Dr. A. Consolation.

EWING, BACON & HENRY leased for Myra V. Kerr the stable at 151 East 40th st to Frederick L. Keppler, of 101 Park av.

JACOB FINKELSTEIN leased the 3-sty building at 3 Eldridge st for A. R. Case to Winkler & Shultz, of 54 Division st.

CHAS. HARFT leased the 2d loft west in 58 East 8th st to Samuel Weber; the 2d loft east to Samuel & Louis Gordon in 55 East 8th st; the 1st floor in 52 East 8th st to Leon Kelson; the 2d loft in 116 Prince st to Maurice Goldwein.

A. A. HAGEMAN leased to Charles A. Benson the 1st loft in 608 6th av, to Chic Embroidery Co., of 67 West 36th st; the 2d and 3d lofts in 639 6th av to B. McCrea, and the dwelling at 214 West 78th st.

M. & L. HESS, INC., leased the 8th loft in 32 and 34 West 20th st to the Beauty Waist Co.; space in 903 and 907 Broadway to Otto C. Schmidt; space in 49 to 53 East 21st st to Zuckerman & Swift and the front part of 7th floor in 12 and 14 West 32d st to Emanuel Godhelp and the front part of the 6th floor in 151 to 155 West 25th st to Isador Daniels and rear part of same loft to B. & S. Cloak & Suit Co.

M. & L. HESS, INC., leased the 6th floor in building 424 to 432 4th av to the United States Playing Card Co of New York, for many years at 685 Broadway, and to A. Dougherty of 139 Franklin st at an aggregate rental of about $60,000; also leased for the Hess Building Co. rooms 1816-17-18 on the 18th floor of the Hess Building, southwest corner of 4th av and 26th st, to Birch Riley & Co., of 30 Church st.

HEIL & STERN leased for M. Cohen & Bros. Realty Co. 31 to 37 West 27th st, the 7th and 8th lofts, comprising 20,000 sq. ft., to Weinstein, Levy & Co., of 546 Broadway.

HOUGHTON CO. leased furnished for Margaret McKeon the 3-sty dwelling at 19 West 95th st to W. T. William.

HOUGHTON CO. leased for Isaac O. Chumway the 4-sty dwelling at 135 West 64th st to Delia Doncher.

HUBERTH & HUBERTH leased 54 West 135th st to James S. Thompson and in 69 East 59th st studio apartments to Mr. Stoddard and Mary D. Vittum.

HUBERTH & HUBERTH leased for Walter Scott Cameron, as Guardian, 689 Amsterdam av for 15 years to Carl A. Baas & Co, electrical contractors; also rented the house at 54 West 135th st to James S. Thompson.

PAYSON McL. MERRILL and SETON HENRY & DOUGLAS GIBBONS leased to Cornelius Bliss, Jr., the 5-sty dwelling at the northeast corner of Park av and 70th st.

CHARLES F. NOYES CO. leased the ground floor in 931 8th av to M. H. Finkelstein; cigar stand in the Market and Fulton National Bank Building to George Brush; office in the North River Ins. Co. building to Brewer & Co.; space on the 4th floor in 124 Front st for Max Marx to Herrera & Morsomme; for the Brevoort Construction Co. at 4 and 6 Cedar st to Raymond del Rio; for Lawyers' Title Ins. & Trust Co. office in 160 Broadway to Jacob Spitzer and Louis Sachs, and in 61 Beekman st for John J. Burton to F. Peter Ostalder.

PEASE & ELLIMAN leased the 4th loft in 225 and 227 W. 57th st for the Goodrich Tire Co. to Harry S. Houpt, Inc., of 1751 Broadway; apartments in 56 West 11th st to Mrs. Emily R.

Randolph; for the Almore Realty Co. in 151 West 86th st to B. L. Haas, and a suite in 601 Madison av to Edgar B. Smith; in 969 Park av to George H. Whigham, vice-president of the Cuban Railroad.

PEASE & ELLIMAN leased for Mrs. Mary T. Tatum the 3-sty dwelling, at 102 Edgecombe av, to E. E. Gross; for Effingham Lawrence his 4-sty dwelling at 103 East 39th st to Mrs. W. H. Dixon; for Charles P. Latting the 5-sty house at 37 East 49th st to Daniel J. Leary; and apartments in 70 West 55th st to P. J. Gossler; in the new house at the southwest corner of Park av and 77th st to Paul Stamm; in 116 West 59th st to Clinton R. Peterkin, and in 200 West 58th st to Glenn Williamson; furnished for Miss Jeannette McLanahan her apartment in 146 East 49th st to Homer A. Wheisel, and a suite in 144 East 56th st to Miss Ruth Cunningham.

PORTER & CO leased for the E. Sharum Co. to Joseph Pollard the 3-sty brownstone dwelling at 17 East 130th st; for D. & J. H. Tonjes to Max Meyerson the store in 300 West 125th st.

PORTER & CO. leased for D. & J. H. Tonjes to Irvine Murphy the motion picture theatre at the northwest corner of 8th av and 124th st; for Sarah Bishop to Annie Robinson the 3-sty dwelling at 131 West 123d st.

MARK RAFALSKY & CO. leased the store, basement and sub-basement in 21 and 23 Waverly pl to Sylvester & Levy, Inc., of 11 East 4th st; in 155 and 157 Wooster st 15,000 sq. ft. to Famous Paper Box Co., of 155 Wooster st; in 74 and 76 5th av and 1 West 13th st 6th loft to Griffon Cutlery Works, of 515 Broadway; in 536 and 538 Broadway and 85 Spring st 1st loft to Kaynee Waist & Dress Co., of 42 Greene st; and 4,000 ft. of the 3d loft to the Boston Store at 23d st and 4th av.

GEO. R. READ & CO. leased ground floor space in the Mutual Life Building at 30 Nassau st from January 1 next.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased, furnished, for the winter, for Mrs. Robert Gilmore the 3-sty dwelling at 124 East 74th st to Philip B. Weld.

WILLIAM J. ROOME & CO., INC., leased in 167 Madison av for Madison Grant, as trustee, the corner store to Wallach Bros. for a cigar store; also the store adjoining to Joseph Schneman, electrical supplies.

WILLIAM J. ROOME & CO., INC., leased apartments in 167 Madison av to A. L. Alger, S. Cowan, A. Preston and G. Greene; and in 177 Madison av to M. L. Rudolph, and in 179 Madison av to I. M. How.

GEORGE ROSENFELD & CO., INC., leased apartments in 307 West 79th st to James Twichell, Sidney Drew, Charles C. Bigelow and Mrs. Emilie Hamburger; in 249 West 107th st to Henry Ellis, Mrs. A. Garcia and Mrs. Rachel Halin; in 567 West 149th st to Charles C. Grubb, John L. Crawford, S. Van Dyk, J. S. Pratt and J. A. Whiting.

HERBERT C. SCHLEY and FREDERICK SOUTHACK and ALWYN BALL leased for J. J. Steindler to Wurzburger & Hecht, of 142 5th av, two floors in 8 to 14 West 38th st.

JOSEPH F. SEITZ leased apartments in 789 Lexington av to Betty Begani; in 170 West 81st st to Sarah Richert; in 170 West 81st to Edward J Bernholz, and in 767 Lexington av to M. Marcowitz.

SHAW & CO. rented for Morris B. Baer the store in 361 West 125th st to Solomon Kresel.

SLAWSON & HOBBS leased for Mrs. E. S. Dyer to K. E. Herman the 4-sty dwelling 137 West 80th st; the 3-sty dwelling 129 West 80th st for A. S. Darlington to E. M. Bowen, and the 4-sty dwelling 235 West 100th st for Mrs. M. E. Claussen to K. E. Shaw.

### Bronx.

WILLIAM J. GABEL leased for John A. Baldwin to Dr. Theodore A. Clifton, the 3-sty house at 2081 Ryer av.

### Queens.

CROSS & BROWN CO. leased to the Singer Motor Co., Inc., sucessors to the Palmer & Singer Mfg. Co., the 2d floor in the J. F. Galvin Building, Boulevard, 13th to 14th sts, Long Island City.

### Suburban.

FEIST & FEIST, INC., leased for A. B. Meyer to the Newark Truck Service Co., F. H. Taylor, president, 11 and 13 Hill st, Newark, N. J.

FISH & MARVIN rented for D. M. Hopping the corner of Sussex and Argyle avs, Bronxville, N. Y., to Edison Perry; the property of H. M. Brinckerhoff at Scarborough, consisting of 10 acres, residence and outbuildings, to Morgan R. Howe; for the Briarcliff Realty Co. the "Thornton Cottage" at Briarcliff Manor to Charles H. Riegel.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

JAMES McCUTCHEON.—4 West 22d st, 12-sty loft, 26.3x98.8, $150,000.

JOHN McALEENAN.—194 8th av, 3-sty ten, 25x100, $22,000; 594 6th av, 5-sty loft, 18.9x60, $175,000; 18 East 94th st, 4-sty dwg, 19.8x100.8, $54,000.

ELIZABETH C. WETTERAU.—221-223 Rivington st, 5-sty ten, 50x100, $60,000; 323 East 51st st, 3-sty dwg, 27x100.10, $5,500; 502 East 118th st, 3-sty dwg, 27x100.10, $5,500; 1452 2d av, 5-sty ten, 25x100, $22,500.

HERMAN A. SCHREIBER.—164 Perry st, 3-sty dwg, 20x82.4, $7,500.


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Since 1835 at No. 191 NINTH AVENUE
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Make your advertisements talk—Just as your salesman must talk—Then, they will pull business.

# Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

MAN with 10 years' experience desires to take charge of Real Estate Property. Bond and highest references furnished. Will produce satisfactory results. Address Box 406, Record & Guide.

FOR SALE the following editions of the City Atlas: 1883—13th and 22nd Wards. 1883—19th, 18th, 20th and 21st Wards. 1884 South of 14th Street. 1885 12th Ward. 1887 23rd Ward. 1888—24th Ward. Any or all of the above are for sale, and no reasonable offer will be refused. Communicate Box 416, Record & Guide.

WANTED, 3 REAL ESTATE BROKERS capable of big business who know lower Broadway, Fifth Avenue or Automobile section. State actual deals closed. Confidential. Old established 5th Avenue firm. Box 418, Record & Guide.

STENOGRAPHER, female, wishes position in realty, building or other line in New York or Brooklyn. Reply all week. Box 412, Record & Guide.

FOR SUPERINTENDENT of your highest class apartment house, where tact and ability counts, not a janitor or engineer, communicate with F. ESSER, 4 Manhattan Ave.

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Wanted for high-class office building a renting man who has had experience and been successful in renting offices. No others considered. Salary and commission. State qualifications. **Box 414, Record & Guide.**

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GLASS AND GLAZING
HEADQUARTERS
J. H. WERBELOVSKY
Glass for New Buildings and Alterations Wired Glass. Colored and Fancy Glass. GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE. MIRRORS MADE TO ORDER OR RESILVERED. If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORNAMENTAL AND LOW PRICED.
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JANSEN'S
Window and Office Cleaning Co.
38-44 SULLIVAN STREET
Telephone Spring 878
Help (Men or Women) can be engaged on any work in our line by the hour, day or week. Residential window and house cleaning. Floor waxing, polishing and staining. Expert vacuum cleaners.
Murray Hill Window Cleaning Company
331 Madison Ave.
TELEPHONES
Murray Hill 1962 Spring 878
Henry Jansen Mrs. A. Voshage

ALFRED L. WHITE.—81 John st, 4-sty bldg, 27x107, $65,000; 127 West Washington pl, 2-sty dwg, 22x97, $15,000; ½ undiv int 20 John st, 4-sty bldg, 25x64, $52,500; ½ undiv int 146 Liberty st, 3-sty loft, 25x55, $46,000; ½ undiv int in 57 Maiden la, 4-sty bldg, 25.7x93.3, $63,500.

FRANCIS LAVERY.—346, 348, 350 West 47th st, 5-sty ten, each 25x100.5, each $30,000; 436 West 47th st, 5-sty ten, 27x100.5, $30,000; 594 9th av, 4-sty loft, 20x80, $27,000; 308 West 39th st, 5-sty ten, 25x98.9, $25,000.

MARKS MOSES.—148 West 120th st, 3-sty dwelling, 16.8x100, $14,000; 62 East 133d st, 3-sty dwelling, 20x99.11, $6,000.

DAVID N. LEVY.—304 East 81st st, 4-sty tenement, on lot 23x72.11, $10,000; 1211 1st av, 5-sty tenement, 25x92, $24,000.

GEVERT WENDELKEN.—2158 5th av, 4-sty dwelling, 18x75, $16,000; 84 3d av (Rutherfurd Stuyvesant leasehold expiring Feb. 1, 1920), a 3-sty bldg, 19.4½x57, $6,000.

MANASSES OPPENHEIM.—313 East 124th st, 3-sty dwelling, 18.9x100.11, $6,000.

JOHN TASSO—119 Baxter st, 6-sty tenement, 25x100, $30,000; 150-152 Baxter st, 6-sty tenement, 50x60x irreg., $54,000.

CALLMAN ROUSE—1207 Park av, 3-sty dwelling, 19x100, $22,000; 58 East 101st st, 5-sty tenement, 25x100.11, $23,000; 60 East 101st st, 5-sty tenement, 25x100.11, $23,000; 62 East 101st st, 5-sty tenement, 25x100.11, $23,000; 12 West 112th st, 5-sty tenement, 30x100.11, $33,000; 14 West 112th st, 5-sty tenement, 30x100.11, $33,000; 65 East 103d st, 5-sty tenement, 25x100.11, $20,000; 57 Sheriff st, 3-sty stable, 30x100, $24,000; 1631 Lexington av, 4-sty tenement, 25.11x95, $28,000; 511-513 West 43d st, 5-sty tenement, 50x100.11, $37,000; 55-59 Perry st, 6-sty tenement, 74x105, $120,000.

ONESIME ROBITAILLE—221 East 45th st, 3-sty dwelling, 16.8x100.5, $11,500.

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

### MANHATTAN.

**Conveyances.**

| | 1914 Nov. 6 to 12 | 1913 Nov. 7 to 13 |
|---|---|---|
| Total No. | 131 | 117 |
| Assessed value | $8,096,500 | $7,345,100 |
| No. with consideration | 10 | 12 |
| Consideration | $418,289 | $408,350 |
| Assessed value | $527,000 | $434,000 |
| | Jan. 1 to Nov. 12 | Jan. 1 to Nov. 13 |
| Total No. | 6,178 | 6,768 |
| Assessed value | $408,850,695 | $420,795,561 |
| No. with consideration | 668 | 913 |
| Consideration | $27,453,445 | $37,118,611 |
| Assessed value | $28,905,121 | $40,846,762 |

**Mortgages.**

| | 1914 Nov. 6 to 12 | 1913 Nov. 7 to 13 |
|---|---|---|
| Total No. | 72 | 80 |
| Amount | $2,852 774 | $2,496,423 |
| To Banks & Ins. Cos. | 17 | 23 |
| Amount | $2,105.090 | $1,677,000 |
| No at 6% | 34 | 34 |
| Amount | $2,217,224 | $986,883 |
| No at 5½% | ..... | 2 |
| Amount | ... | $139.000 |
| No. at 5% | 12 | 27 |
| Amount | $238,350 | $981,400 |
| No. at 4½% | ..... | 1 |
| Amount | .... | $50,000 |
| No. at 4% | ..... | ..... |
| Amount | ..... | ..... |
| Unusual rates | ..... | 2 |
| Amount | ..... | $202,990 |
| Interest not given | 26 | 14 |
| Amount | $397.200 | $136,150 |
| | Jan. 1 to Nov 12 | Jan. 1 to Nov. 13 |
| Total No | 3,541 | 4,281 |
| Amount | $106,240.557 | $149,188,882 |
| To Banks & Ins. Cos. | 777 | 1,071 |
| Amount | $47,695,324 | $88,831,099 |

**Mortgage Extensions.**

| | Nov. 6 to 12 | Nov. 7 to 13 |
|---|---|---|
| Total No. | 38 | 52 |
| Amount | $1,646,950 | $2,306,000 |
| To Banks & Ins. Cos. | 14 | 27 |
| Amount | $1,150,500 | $1,770,500 |
| | Jan. 1 to Nov. 12 | Jan. 1 to Nov. 13 |
| Total No. | 1,735 | 1,661 |
| Amount | $96,409,730 | $68,261 418 |
| ToBanks & Ins. Cos. | 623 | 552 |
| Amount | $61,252,310 | $39,959,800 |

**Building Permits.**

| | 1914 Nov. 7 to 13 | 1913 Nov. 8 to 14 |
|---|---|---|
| New buildings | 4 | 5 |
| Cost | $205,800 | $539,000 |
| Alterations | $87,335 | $119,803 |

FOR SALE
Pew No. 18 Trinity Church
Pew No. 24 Grace Church
To settle estate
STEUART & PERRY
60 Wall Street, New York City

| | Jan. 1 to Nov. 13 | Jan. 1 to Nov. 14 |
|---|---|---|
| New buildings | 375 | 315 |
| Cost | $42,521.065 | $53.141.715 |
| Alterations | $9.724,951 | $10,590,538 |

### BRONX.

**Conveyances.**

| | 1914 Nov. 6 to 12 | 1913 Nov. 7 to 13 |
|---|---|---|
| Total No. | 87 | 135 |
| No. with consideration | 7 | 11 |
| Consideration | $26,200 | $124,600 |
| | Jan. 1 to Nov. 12 | Jan. 1 to Nov. 13 |
| Total No. | 5,391 | 6,540 |
| No. with consideration | 463 | 645 |
| Consideration | $5,645,390 | $5,697,638 |

**Mortgages.**

| | 1914 Nov. 6 to 12 | 1913 Nov. 7 to 13 |
|---|---|---|
| Total No. | 47 | 59 |
| Amount | $191,564 | $552,799 |
| To Banks & Ins. Cos. | 3 | 11 |
| Amount | $28,000 | $247,000 |
| No at 6% | 19 | 26 |
| Amount | $31,761 | $313,534 |
| No. at 5½% | 7 | 3 |
| Amount | $46,400 | $13,200 |
| No. at 5% | 2 | 19 |
| Amount | $1,422 | $173,565 |
| Unusual rates | 2 | 1 |
| Amount | $403 | $2,500 |
| Interest not given | 17 | 10 |
| Amount | $111,578 | $50,000 |
| | Jan. 1 to Nov. 12 | Jan. 1 to Nov. 13 |
| Totol No. | 3,295 | 4,886 |
| Amount | $28,459,980 | $34,908,235 |
| To Banks & Ins. Cos. | 312 | 324 |
| Amount | $5,824,251 | $5,689,241 |

**Mortgage Extensions.**

| | Nov. 6 to 12 | Nov. 7 to 13 |
|---|---|---|
| Total No. | 14 | 8 |
| Amount | $157,000 | $91,500 |
| To Banks & Ins. Co. | 2 | ..... |
| Amount | $9,500 | ..... |
| | Jan. 1 to Nov. 12 | Jan. 1 to Nov. 13 |
| Total No. | 590 | 534 |
| Amount | $11,216.650 | $11,664,260 |
| To Banks & Ins. Cos. | 113 | 95 |
| Amount | $3 053.650 | $2,926,900 |

**Building Permits.**

| | 1914 Nov. 6 to 12 | 1913 Nov. 7 to 13 |
|---|---|---|
| New buildings | 6 | 10 |
| Cost | $85,100 | $30,950 |
| Alterations | $3,300 | $26,485 |
| | Jan. 1 to Nov. 12 | Jan. 1 to Nov. 13 |
| New buildings | 656 | 755 |
| Cost | $15,684,982 | $18,852,941 |
| Alterations | $972,750 | $1,164,168 |

### BROOKLYN.

**Conveyances.**

| | 1914 Nov. 5 to 11 | 1913 Nov. 6 to 12 |
|---|---|---|
| Total No. | 534 | 419 |
| No. with consideration | 53 | 39 |
| Consideration | $255 553 | $278,220 |
| | Jan. 1 to Nov. 11 | Jan. 1 to Nov. 12 |
| Total No. | 20.114 | 20,643 |
| No. with consideration | 2,059 | 1,947 |
| Consideration | $12,374,893 | $11,601,84 |

**Mortgages.**

| | 1914 Nov. 5 to 11 | 1913 Nov. 6 to 12 |
|---|---|---|
| Total No. | 310 | 369 |
| Amount | $942,085 | $1,372,974 |
| To Banks & Ins. Cos. | 60 | 75 |
| Amount | $219,800 | $432,466 |
| No. at 6% | 189 | 203 |
| Amount | $473,676 | $517,804 |
| No. at 5½% | 79 | 91 |
| Amount | $258,909 | $433,575 |
| No at 5% | 28 | 56 |
| Amount | $166,000 | $376,786 |
| Unusual rates | 1 | ..... |
| Amount | $125,000 | ..... |
| Interest not given | 13 | 16 |
| Amount | $31.000 | $44,809 |
| | Jan. 1 to Nov. 11 | Jan. 1 to Nov. 12 |
| Total No. | 14,431 | 14,870 |
| Amount | $60,401,095 | $58,668,684 |
| To Banks & Ins. Cos. | 2,711 | 3,175 |
| Amount | $21,685,364 | $21,358,206 |

**Building Permits.**

| | 1914 Nov. 5 to 11 | 1913 Nov. 7 to 13 |
|---|---|---|
| New buildings | 60 | 60 |
| Cost | $451,796 | $596,125 |
| Alterations | $42,050 | $84,980 |
| | Jan. 1 to Nov. 11 | Jan. 1 to Nov. 13 |
| New buildings | 3,986 | 3,177 |
| Cost | $35,428,431 | $26,250,309 |
| Alterations | $2,575,041 | $3,229,619 |

### QUEENS.

**Building Permits.**

| | 1914 Nov. 5 to 11 | 1913 Nov. 7 to 13 |
|---|---|---|
| New buildings | 54 | 78 |
| Cost | $487,721 | $173,470 |
| Alterations | $25,915 | $16,170 |
| | Jan. 1 to Nov. 11 | Jan. 1 to Nov. 13 |
| New buildings | 3,981 | 3,813 |
| Cost | $17,349,096 | $13,619,031 |
| Alterations | $1,083,851 | $1,169,383 |

### RICHMOND.

**Building Permits.**

| | 1914 Nov. 5 to 11 | 1913 Nov. 6 to 12 |
|---|---|---|
| New buildings | 20 | 19 |
| Cost | $13,330 | $147,355 |
| Alterations | $1,730 | $3,460 |
| | Jan. 1 to Nov. 11 | Jan. 1 to Nov. 12 |
| New Buildings | 975 | 841 |
| Cost | $1,598,094 | $1,975,614 |
| Alterations | $236,944 | $269,683 |

## OBITUARY

PHILO W. SCOFIELD, a retired insurance broker, died, at his home, in Elizabeth, N. J., aged seventy.

ALEXANDER McKAY, aged sixty-two, a retired real estate broker, died at his home, 32 East 64th st. He is survived by a widow.

## REAL ESTATE NOTES.

J. B. ENGLISH has been appointed agent for 151-153 West 46th st, and for 257-259 West 52d st.

BRETT & GOODE CO. has been appointed agent for the new loft building 150-156 Lafayette st by the Aberdeen Realty Co.

CROSS & BROWN CO. has been appointed managing agent of 3-5-7 West 61st st through to 6-8 West 62d st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has been appointed agent for 298 Lexington av.

ROBERT C. FERGUSON, formerly with Pease & Elliman, is now associated with the Brett & Goode Co., in its renting department.

WILLIAM S. DENISON & CO. have been appointed agents by the estate of C. T. Galloway for 106-108 West 80th st and 792-794 Washington st.

HUBERTH & HUBERTH have been appointed agents for 9 Jones st, 217-219 West 18th st, 306 Cherry st, 689 Amsterdam av, 157 West 31st st, 45 East 51st st and 234-236 East 55th st.

ANDRE BENEL, for some time connected with the corporation of N. Brigham Hall and Wm. D. Bloodgood, is now with the Brett & Goode Co., in its renting department.

DAVID W. YOUNG, formerly with Lee & Fleischman, is now associated with N. Brigham Hall & Wm. D. Bloodgood, Inc., in the leasing department.

REAL ESTATE BOARD of New York has added to its active membership Max Just and Eugene J. Busher, who held non-resident membership.

WILLIAM J. GABEL has been appointed agent of 2081 Ryer av and 1916 Hughes av.

BURLING REALTY CO. has been appointed agent for 40 Hicks st, Brooklyn.

LLOYD N. WORTH was the broker who negotiated the exchange of 494-496 Hudson st and 107 to 115 Bedford st, for the plot 75x130 on Southern blvd, close to the 174th st subway station in the Bronx, reported in our last issue.

FREDERICK SOUTHACK & ALWYN BALL, JR. and J. N. Kalley & Son negotiated the recently-recorded sale of the 4-sty building 54 Harrison st for the Morris Goldstein estate to George H. Stege.

M. MORGENTHAU, JR., CO. has placed a first mortgage of $60,000 on the block front in the south side of 169th st, from Fort Washington av to Haven av, opposite the new 22d Regiment Armory.

McDOWELL & McMAHON have been appointed agents for the following apartment houses; The northwest corner of St. Nicholas av and 184th st; the southeast corner of St. Nicholas av and 191st st; the northeast corner of St. Nicholas av and 184th st; 503, 505, 507 West 184th st; 649 West 184th st, and 506 West 176 st.

THE EAST ORANGE BOARD of Real Estate Brokers, at a meeting held in the office of the president, Eugene A. Kelly, decided to hold their annual dinner early in February. The committee appointed to make the arrangements includes DeWitt M. Conover, Carl H. Stiger, Henry Withington, Jr., Herbert Tiplin, George F. Mack and Herbert Rumrill.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will hold a regular meeting on Monday evening, Nov. 16, at the Hotel Majestic, Central Park West and 72d st. Officers, directors and delegates to United Real Estate Owners' Association will be elected and the 1915 Budget will be discussed among other matters.

J. P. MORGAN & CO. moved into their new home, at the southeast corner of Wall and Broad sts, last Wednesday. The structure stands upon the site of the old one. The value of the plot has been placed at $4,100,000, and, with the structure, is said to involve about $5,000,000. The description of the building has already been published in a previous issue of the Record & Guide.

ON TUESDAY evening, November 24, the Real Estate Board will attend an informal dinner, at the New York Athletic Club, to the three retiring governors, E. A. Tredwell, Warren Cruikshank and W. J. Van Pelt, and also to Laurence M. D. McGuire, president (re-elected), in recognition of their hard and conscientious work in the interests of the board during their terms of office. Elisha Sniffen is chairman of the dinner committee. Other members include Albert B. Ashforth, Pierre M Clear, William L. DeBost and Lawrence B. Elliman.

JERE JOHNSON, JR., CO., sold at auction on Wednesday in the Brooklyn Real Estate Exchange, 21 lots at Belle Harbor, at prices ranging from $400 to $525 a lot. Among the buyers were W. D. Marning, who bought four lots at Beach Channel Drive and Dover av for $500 each; Allan Mikeljohn, 4 adjoining lots for $490 each; the 4 remaining lots on this avenue going to J. Egan for $525 each. F. W. Messler bid in 4 lots on the drive and Brighton av for $495 each, and the 3 adjoining lots were taken by R. W. Swan at the same price; two lots on Brighton av were sold for $400 each to R. L. Clelland, and 2 on Dover av went to S. Blandon for $405 each.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

On a bid of $200,000, the Germania Life Insurance Co., as plaintiff, acquired the eleven-story loft building, 24-26 East 12th street, through to 88 University place. The liens aggregated about $222,000. An out-of-town institution, the City Bank of Bayonne, also figured among the buyers, acquiring the five-story loft building, 507-513 West 50th street, for $48,000, which was about $25,000 below encumbrances.

Among the offerings next week will be the leasehold interest of the 41st Street Realty in the Continental Hotel property at the southeast corner of Broadway and 41st street. There is due $918,807, and taxes, etc., amounting to $11,067.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 13, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**University pl, ss,** 80.6 12th, 24-6 E.

**12TH st, 24-6 E** (*), ss, 62.6 w University pl, runs s77.11xe56.8 to University pl (No 88) xs31.9xw110.10xn 46.5 to beg, 11-sty bk loft bldg; due, $217,231.40; T&c, $4,725.27; Germania Life Ins Co. 200,000

**13TH st, 206 E,** ss, 493.6 w 2 av, 16.6x103.3, 4-sty stn tnt; due, $1,751.14; T&c, $360.55; sub to pr mtg $11,000; Katie Hechtlinger. 11,370

**78TH st, 338 E** (*), ss, 250 w 1 av, 20x102.2, 5-sty stn tnt; due, $12,941.04; T&c, $1,309.18; Pauline Brommer. 11,600

**65TH st, 335-7 E** (*), ns, 225 w 1 av, 33.4x100.5, 6-sty bk tnt & strs; due, $34,882.24; T&c, $698.90; Newton Ehrmann. 33,000

**118TH st, 160 E** (*), ss, 235.2 w 3 av, 17.1x100.11, 5-sty bk tnt & strs; due, $10,760.86; T&c, $305; Arnold Thayer. 8,000

**128TH st, 266 W** (*), ss, 229.2 e 8 av, 20.10x99.11, 4-sty stn tnt; due, $10,670.97; T&c, $254; Helen Katz et al, exrs. 6,500


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*Auction Sales, Manhattan, Continued.*

HENRY BRADY.

**Prince st, 177** (*), ns, 100 e Sullivan, 25 x95.6, 6-sty bk loft & str bldg; due, $20,-905.86; T&c, $463.70; Stephen P Sturges, trste. 20,000

**50TH st, 507-13 W** (*), ns, 100 w 10 av, 100x100.5, 5-sty bk loft bldg; due, $55,-454.75; T&c, $17,586.11; City Bank of Bayonne. 48,000

**105TH st, 112-38 W,** ss, 160 w Col av, 171.6x134.6x84.9x100.11, 1-sty bk theatre & 1-sty bk garage; adj sine die.

**110TH st, 342 E** (*), ss, 125 w 1 av, 25x 100.11, 4-sty bk tnt & strs; due, $8,664.61; T&c, $525.30; Wm Crawford. 9,000

**110TH st, 344 E** (*), ss, 100 w 1 av, 25x 100.11, 4-sty bk tnt; due, $8,668.84; T&c, $507.85; Betty Gutshal. 9,000

**123D st, 453-7 E,** nwc Pleasant av (Nos 441-7), 87.11x100.11, 1-sty fr bldgs & vacant; due, $16,609.10; T&c, $950; City Real Estate Co. 16,000

**Pleasant av, 441-7,** see 123d, 453-7 E.

BRYAN L. KENNELLY.

**53D st, 546 W** (*), ss, 150 e 11 av, 25x 100.5, 5-sty bk tnt; due, $17,640.30; T&c, $1,100.72; Irving Savgs Instn. 15,000

**126TH st, 28 E** (*), ss, 291.3 e 5 av, 18.9x 99.11, 3-sty & b stn dwg; due, $10,835.41; T&c, $236.15; Emanuel J Heilner et al. 11,200

**Madison av, 1584** (*), ws, 50.11 n 106th, 25x100, 5-sty stn tnt & strs; due, $25,-214.81; T&c, $1,226.84; Louis W Harlem et al. 25,000

SAMUEL MARX.

**95TH st, 19 W,** ns, 218 w Central Park W, 18.8x100.8, 3-sty & b stn dwg; due, $6,-523.88; T&c, $——; sub to pr mtg $15,000; Samhen Realty Corpn, a party in interest. 15,821

**98TH st, 137 W,** ns, 449.9 e Ams av, 24.9 x100.11, 5-sty bk tnt; sub to pr mtg $15,-000; L Bendix. 21,346

**115TH st, 75 E** (*), ns, 90 w Park av, 25x100.11, 5-sty bk tnt; due, $16,345.76; T&c, $733.16; Betty Gusthal. 15,000

HERBERT A. SHERMAN.

**118TH st, 537 E** (*), ns, 457.1 e Pleasant av, 40.10x100.11, 5-sty bk tnt & strs; due, $6,170.19, T&c, $1,035.45; sub to pr mtg $20,000; Cath Silverhorn et al, extrx. 21,000

D. PHOENIX INGRAHAM.

**37TH st, 163 W,** see 7 av, 301-5.

**7TH av, 301-5, nec 27th** (No 163), runs n77xe76.7xs7.8xe1.1xs70xw77.10 to beg, 3-5-sty stn tnts & strs & 4-sty bk tnt & str; due, $160,389.02; T&c, $7,161.96; adj sine die.

JACOB H. MAYERS.

**61ST st, 415 E,** ns, 220 e 1 av, 20x93.4x 20.2x90.1, vacant; due, $5,057.40; T&c, $792.-51; Herman N Butler. 5,880

JAMES L. WELLS.

**Madison av, 1885,** es, 20.11 n 122d, 20x 100, 3-sty & b stn dwg; due, $14,971.02; T &c, $400; City Real Estate Co. 12,000

| | |
|---|---|
| Total | $514,117 |
| Corresponding week 1913 | 364,620 |
| Jan 1, 1914 to date | 29,993,226 |
| Corresponding period 1913 | 34,814,226 |

## Bronx.

The following are he salest that have taken place during the week ending Nov. 13, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Morris av, 826-8** (*), es, 101 n 158th, 50x 108.10, 3-sty & b fr dwg & 1-sty fr garage; due, $3,362.27; T&c, $500; Helen Mez. 4,000

**Prospect av, 2054,** es, 128.6 n 179th, 22.6 x150.3, 2-sty fr dwg; due, $1,078.95; T&c, $560; Wm A Henshaw 2,000

**Teller av, 1356** (*), es, 499.1 n 169th, 25x 80.7x25x80.9, 3-sty bk dwg; due, $8,465.84; T&c, $1,525.48; Amy B Upson. 6,000

HENRY BRADY.

**Jennings st, 785-9,** see Prospect av, 1400.

**147TH st, 540 E** (*), ss, 150 w St Anns av, 25x99.9, 2-sty & b fr dwg; due, $5,-516.08; T&c, $177.21; Bella Meyer. 4,000

**156TH st, 937 E** (*), ns, 50 e Dawson, 20 x100, 2-sty bk dwg; due, $1,720.15; T&c, $354.45; sub to 1st mtg $8,000; Saml L Feldman. 8,050

**179TH st, 445 E,** nec Park av, runs n25 xe91xn48xe50xs73xw141 to beg, 5-sty bk tnt & strs; due, $48,752.07; T&c, $1,704.64; Flora Lessler. 53,500

**Park av, nec 179th,** see 179th, 445 E.

**Prospect av, 1400** (*), nec Jennings (Nos 785-9), runs n20.2xe80.8xn—xe18.3xs40xw— to beg, 3-sty fr tnt & strs; due, $13,002.98; T&c, $1,547.75; Christopher J Doody. 15,000

SAMUEL MARX.

**151ST st E** (*), ss, 210.4 e Gerard av, 26.1x74.6x15.8x59.8, vacant; due, $1,320.55; T&c, $213.95; Herman Knobloch. 1,000

**Bronx ter** (*), es, 338 s 226th, 54.10x105; due, $1,178.63; T&c, $950; T Emory Clocke. 1,600

**Wallace av** (*), ws, 225 s Morris Park av, 100x100; due, $1,545.97; T&c, $283.86; Jno Foy. 4,200

GEORGE PRICE.

**Cambreling av, 2459,** ws, 50 s 189th, 25x 100, 2-sty fr dwg; due, $5,538.12; T&c, $107; Gustave Frey. 5,870

**Morris av, 826-8** (*), es, 170 s 160th, runs e100xs25xe8.10xs50xw108.10xn75 to beg, 3-sty & b fr dwg & 1-sty fr garage; action 1; due, $9,325.90; T&c, $1,000; Helen Mez. 5,000

BRYAN L. KENNELLY.

**Southern blvd, 241,** see 3 av, 2412.

**3D av, 2412** (*), nec So blvd (No 241), 25x34x25x41, 3-sty bk tnt & strs; due, $10,-941.86; T&c, $82.70; Harriett S Scott et al, exrs. 7,500

| | |
|---|---|
| Total | $117,720 |
| Corresponding week 1913 | 141,950 |
| Jan 1, 1914 to date | 5,729,914 |
| Corresponding period 1913 | 5,932,622 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Nov. 11, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE CO.

GRAHAM ST (*), es, 152 s DeKalb av, 18x80.5, Hilda L Nelson et al. 2,250.00
HARRISON ST (*), ss, 89.9 w Court, 14x85; Sherm s sale of all right, title, &c; Annie W Stephens. 50.00
LEFFERTS ST, ss, 316.2 e Nostrand av, 20x100.6; A B Roberts. 3,000.00
MADISON ST, ns, 250 e Throop av, 20x100; withdrawn —
CONEY ISLAND (*), ws, 140 n Av P, 20x100; Augusta Krieg 4,600.00
NOSTRAND AV, ws, 100 n Av H, 20x 90; adj Nov 24. —
STONE AV (*), ws, 100 n Livonia av, 25x100; Max Edelman 2,700.00

WILLIAM J. McPHILLIAMY & CO.

BOERUM ST (*), swc White, 99.7x88.2; also McKIBBIN ST, nwc White, 71.8x 200xirreg; Lillian J Leffler 11,000.00
W 7TH ST (*), es, 340 n Av U, 20x 100; Alex C Webber 1,500.00
13TH ST (*), nes, 97.10 nw Prospect Park W, 20.10x100; Eva Hornstein 6,400.00
E 25TH ST, es, 100 s Av Z, 80x105; Jay Holding Co. 5,000.00
36TH ST, es, 54.11 n 12 av, 21.11x 104.11; withdrawn —
39TH ST, ss, 220 e 10 av, 20x95.2; withdrawn —
51ST ST (*), nes, 140 nw 16 av, 60x 100.2; Adrian Iselin, Jr 8,000.00
60TH ST (*), swc 11 av, 40x100; Annie E Moffett 1,700.00
71ST ST (*), sws, 100 nw 19 av, 275x 100; 71ST ST, sws, 411.8 nw 19 av, 18.1x100; 2d United Cities Realty Corpn 51,250.00
72D ST (*), ss, 314.6 e 5 av, 20x100; Jeremiah J Andreas 5,250.00
73D ST (*), ns, 140 w 3 av, 40x100; Victoria C Beck 1,000.00
EAST NEW YORK AV, ns, bet Buffalo av & President st, lot 9; William Herzfeld 2,925.00
FLATBUSH AV, sws, 160 se Glenwood rd, 20x100; also E 42D ST, ws, 177.6 s Av D, 60x100; withdrawn —
MYRTLE AV, ns, 64.8 w Prince, 16.2 x100; adj Nov 24 —

JAMES L. BRUMLEY.

HART ST, ns, 414 w Lewis av, 16x100; B Kuschner 4,100.00
PENN ST, nws, 296.11 sw Bedford av, 20x100; withdrawn —
S 3D ST, ns, 178.6 e Berry, 25x90; Meyer Freeman 7,400.00
E 17TH ST (*), ws, 300 s Av S, 100x 100; Hallie P Bates 2,000.00
VARKENS HOOK RD, sws, intersec cl Av F, runs sw— to cl E 85th xse —xsw— to cl E 83d xnw xsw172 xse4xsw — to E 81st xsw— to cl E 81st xse xsw—xse— to cl E 80th xse—xne—xse— to cl E 81st xse —xne453xnw16.9xne— to cl E 83d xnw— to cl Av J xne— to cl E 84th xsw—xne— to Varkens Hook rd xnw 853.7xsw—xnw170.3xne—xnw— to cl Flatlands av xne to cl E 83d xnw160 xne to cl E 84th xse— to cl Flatlands av xne130xnw325xne140 to cl E 85th xse175xne— to Varkens Hook rd xnw to beg; Glenmore Drew Corpn 200,025.00

NATHANIEL SHUTER.

NOLL ST, ses, 200 ne Central av, 25 x100; M. Vibegar def 4,055.00
HICKS (*), ws, 75 n Pacific, 25x80; Gaetano Paciello 6,950.00
SACKMAN ST, es, 275 s Sutter av, 25 x100; L Fleshett 4,450.00
E 37TH ST (*), es, 100 s Av J, 40x 100; Fannie Bachelder 5,000.00

| | |
|---|---|
| Total | $340,605.00 |
| Corresponding week, 1913 | 227,430.00 |

## VOLUNTARY AUCTION SALES.

### Manhattan.

BRYAN L. KENNELLY.

**NOV. 18.**
25TH ST, 516-24 W, ss, 200 w 10 av, 125x98.9, 5-sty bk loft & 4-sty bk rear loft (vol).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant; (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**NOV. 14.**
No Legal Sales advertised for this day.

**NOV. 16.**
CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; Frank M Tichenor et al, admrs—Lena Koransky et al; Appell & Taylor (A), 51 Chambers; Fredk R Rich (R); due, $19,953.56; T&c, $5,078.33; mtg recorded Jan 15, 1892; Samuel Marx.
42D ST, 201-7 W, see Broadway, 1481-3 or 7 av, 602-10.
BROADWAY, 1481-3 or 7TH AV, 602-10, nwc 42d (Nos 201-77), 100.4x131 (leasehold), 2 & 6-sty bk theatre; Oscar Hammerstein -Ham-

merstein Amusement Co et al; House, Grossman & Vorhaus (A), 115 Bway; F Granville Munson (R); due $312,054.16; T&c, $10,457.50; M Morgenthau, Jr, Co.

**NOV. 17.**

ALLEN ST, 200, es, 97 s Houston, 25x87.6, 5-sty bk tnt & strs; Cicilie Namm—Tarsus Realty Co et al; Leon Huhner (A), 5 Beekman; Benno Lewinson (R); due, $17,093.14; T&c, $2,416.91; Samuel Marx.

GREENWICH ST, 145-9, see Liberty, 124.

LIBERTY ST, 124, sec Greenwich (Nos 145-9), 44.4x54.8x35.1x53.9, 3-4-sty bk tnts & strs; N Y Life Ins Co—Edw F Robinson et al; Geo W Hubbell (A), 346 Bway; Chas R Carruth (R); due, $84,858.94; T&c, $3,688.71 mort recorded July 17, 1906; Joseph P Day.

MADISON ST, 86, ss, 172.8 e Cath, 25x100.8, 5-sty bk tnt & strs; Betsey R Goldstein—Chas Gilinsky et al; Davis & Davis (A), 51 Chambers; Harvey T Andrews (R); due, $13,588.53; T&c, $596.60; sub to pr mtg $20,000; Samuel Marx.

57TH ST, 245-7 E, ns, 76.8 w 2 av, 33.4x100.5, 2-3-sty & b stn dwgs; Caroline H Johnston—Chas E Neier et al; Curtis, Mallet-Prevost & Colt (A), 30 Broad; Robt L Luce (R); due, $23,978.82; T&c, $886.54; Joseph P Day.

62D ST, 219 W, ns, 300 w Ams av, 25x100.5, 5-sty bk tnt & strs; Cornelia B Schwartz—Saml Liebovitz et al; Beekman, Menken & Griscom (A), 52 William; Wm P Schoen (R); due, $15,640.74; T&c, $1,180.60; Joseph P Day.

105TH ST, 1 E, see 5 av, 1240-8.

106TH ST, 2-10 E, see 5 av, 1240-8.

117TH ST, 236-8 E, ss, 185 w 2 av, 50x100.11, vacant; Caroline S Wilson—Jos A Schloss et al; Henry M Bellinger, Jr (A), 135 Bway; Saml H Wandell (R); due, $14,725.58; T&c, $333.30; Joseph P Day.

123D ST, 101 E, nec Park av (No1781), 35x100.11, 5-sty bk tnt; Emigrant Indus Savgs Bank—Geo W Rogers et al; R & E J O'Gorman (A), 51 Chambers; Maurice J McCarthy (R); due, $25,666.07; T&c, $1,155; Bryan L Kennelly.

177TH ST W, nec Audubon av, see Audubon av, 247-51.

AUDUBON AV, 247-51, nec 177th, 107.11x100, 6-sty bk tnt; Jeanette Goodrich—Inter-City Land & Securities Co et al; Marks & Marks (A), 63 Park Row; Archibald E Baxter (R); due, $15,087.41; T&c, $3,382; sub to 1st mtg $152,500; J H Mayers.

PARK AV, 1781, see 123d, 101 E.

5TH AV, 1240-8, es, whole front between 105th (No 1) and 106th (No 2-10); runs s201.10xe100 xn100.11xe50xn100.11xw150 to beg, vacant; N Y Life Ins Co—Edw Fagan et al; Geo W Hubbell (A), 346 Bway; Michl J Scanlan (R); due, $221,228.62; T&c, $8,981; mtg recorded Feb 7, 1911; Henry Brady.

**NOV. 18.**

56TH ST, 50 W, ss, 233 e 6 av, 20x100.5, 4-sty & b stn dwg; Seamen's Bank for Savgs in City N.Y—May E Bannon et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Jno H Rogan (R); due, $57,857.73; T&c, $1,032.40; Joseph P Day.

89TH ST, 72 W, ss, 63.8 e Col av, 36.4x100.8, 5-sty bk tnt; Lily A G Coddington et al trstes—Curtiss P Byron et al; Atwater & Cruikshank (A), 43 Cedar; Edmund Hurley (R); due, $44,067.31; T&c, $854.40; mtg recorded Dec 21, 1912; Joseph P Day.

106TH ST, 127 E, ns, 91.8 w Lex av, 16.8x100.11, 3-sty & b stn dwg; Franklin Trust Co—Port Jervis Land & Improvement Co, Inc, et al; McKeen, Brewster & Morgan (A), 20 Exch pl; Jno M Shedd (R); due, $8,634.61; T&c, $75.65; Joseph P Day.

122D ST, 111 W, ns, 156 w Lenox av, 19x100.11, 3-sty & b stn dwg; Farmers' Loan & Trust Co—Carrie R Davis; Geller, Rolston & Horan (A), 22 Exch pl; Geo M Hulbert (R); due, $14,907.11; T&c, $206.30; Samuel Marx.

131ST ST, 48 & 50 W, ss, 235 e Lenox av, 37x99.11, 6-sty bk tnt; Wilson M Powell—Thos P Kelly et al; Wilson M Powell, Jr (A), 7 Wall; Manton M Wyvell (R); due, $43,971.27; T&c, $2,123; Joseph P Day.

**NOV. 19.**

GOERCK ST, 157-61, swc 3d (No 390-6), 77.3x100.10x90x100, 4-sty bk loft & stable; Otto Gerdau—Osias Karp et al; Hoadly, Lauterbach & Johnson (A), 22 William; Jerome Wilzin (R); due, $52,160.04; T&c, $1,500; Joseph P Day.

3D ST, 390-6 E, see Goerck, 157-61.

22D ST, 405 E, ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; Geo F W Poggenburg et al—Albt H W Pretzman et al; Wallace N Vreeland (A), 38 Park Row; Edgar J Nathan (R); partition; Joseph P Day.

36TH ST, 46 W, ss, 520.1 w 5 av, 16.7x98.9, 4-sty & b stn dwg; Al... H Byrd et al, exrs—Lizzie W Wright et ...; Robt W B Elliott (A), 50 Wall; Manton M Wyvell (R); due, $41,702.90; T&c, $2,247.13; Joseph P Day.

41ST ST, 128 W, see Bway, 1450.

185TH ST, 501-3 W, nwc Ams av (No2520), 100x53.4x100x49.4, 1-sty fr strs; Mary C Wilson—Robt A Nugent et al; Edw R Vollmer (A), 293 Bway; Abr Oberstein (R); due, $8,277.93; T&c, $2,442.77; M Morgenthau Jr Co.

AMSTERDAM AV, 2520, see 185th, 501-3 W.

BROADWAY, 1448, see Broadway, 1450.

BROADWAY, 1450, sec 41st (No 438), 31.2x93.4x irreg; also BROADWAY, 1448, es, 30.11 s 41st, 22.11x78.9x irreg, leasehold, 9-sty bk hotel Continental; Florence L Mabee—41st Street Realty Co et al; J S L'Amoreaux (A), 42 Bway; Morris J Hirsch (R); due, $918,807.15; T&c, $11,067.50; Joseph P Day.

**NOV. 20.**

87TH ST, 207-9 W, ns, 162.6 w Ams av, 62.6x100.8, 2-5-sty bk tnts; Andw C Dittrich—Isaac Josephs et al, exrs; Russel H Kittel (A), 100 William; Jos Rowan (R); due, $7,792.88; T&c, $752.60; sub to 1st mtg $65,000; mtg recorded Dec 3, 1907; Joseph P Day.

105TH ST, 312 E, ss, 425 w 1 av, 25x100.11, 4-sty bk tnt; City Real Estate Co et al—Bartolomeo Palumbo et al; Harold Swain (A); 176 Bway; Jno J Halpin (R); due, $12,046.62; T&c, $489.25; Joseph P Day.

AV A, 63, ws, 48.1 n 4th, 16x100, 4-sty bk tnt & strs; Max Schwarz—Milton Greenfield et al; Murray M Himowich (A), 233 Bway; Thos W Churchill (R); due, $5,768.69; T&c, $315; sub to 1st mtg $11,000; Joseph P Day.

RIVERSIDE DRIVE, 146, es, 25 s 87th, 23x100, 4-sty & b bk dwg; County Holding Co—Belle J Barnes et al; Merrill & Rogers (A), 100 Bway; M L Stover (R); due, $50,395.38; T&c, $567.80; Joseph P Day.

**NOV. 21.**

No Legal Sales advertised for this day.

**NOV. 23.**

LEWIS ST, 91, ws, 98.2 s Stanton, 24.1x100, 5-sty bk tnt & strs; Maer Pearl—Saml Stoopack et al; Weismann & Hertz (A), 391 Fulton, Bklyn; Henry A Friedman (R); due, $8,317.50; T&c, $258.10; sub to 1st mtg $20,000; M Morgenthau Jr Co.

129TH ST, 110 W, ss, 97 w Lenox av, 26.6x99.11, 5-sty stn tnt; Gustavus Sidenberg—Moses Misch et al; Action 1; Lachman & Goldsmith (A), 35 Nassau; Jas A Lynch (R); due, $21,463.80; T&c, $231.40; Henry Brady.

129TH ST, 112 W, ss, 123.6 w Lenox av, 26.6x99.11, 5-sty stn tnt; Gustavus Sidenberg—Moses Misch et al; Action 2; Lachman & Goldsmith (A), 35 Nassau; Jas A Lynch (R); due, $21,463.80; T&c, $231.40; Henry Brady.

## Bronx.

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**NOV. 14 & 16.**

No Legal Sales advertised for these days.

**NOV. 17.**

205TH ST E, sec Matthews av, see Burke av, ns, 200 e Barnes av.

BURKE AV, ns, 200 e Barnes av, 100x47.3x102.8 x70.7; also MATTHEWS AV, sec 205th, 100x42x100x40; Cath C Hill—Grace E Mack et al; Geo Hill (A), 41 Park Row; Howard C Lake (R); due, $1,307.40; T&c, $503.17; sub to 2 pr mtgs aggregating $1,800; Joseph P Day.

MATTHEWS AV, sec 205th, see Burke av, ns, 200 e Barnes av.

**NOV. 18.**

HAWKSTONE ST, ss, 51.2 e Walton av, 62.11x51.1x35, vacant; David Wallace—Jas A Woolf et al; Action 1; Benj G Bain (A), 176 Bway; Morgan J O'Brien Jr (R); due, $643.04; T&c, $476.49; Joseph P Day.

HAWKSTONE ST, ss, 111.11 e Walton av, runs ne 15.9xnw 150xne25 xse175 xne75 xse25 xsw 46.2xw85.8 to beg, vacant; Same—Same; Action 3; same (A); Brison Howie (R); due, $1,588.25; T&c, $1,262.78; Samuel Goldsticker.

175TH ST, 668 E, ss, 26.5 w Crotona av, 25x99.5, 2-sty fr dwg; Nathan Himowich—Anthony H Werneke et al; Murray M Himowich (A), 233 Bway; Jno Davis (R); due, $1,011.89; T&c, $150.38; George Price.

ST ANNS AV, 598, es, 402.10 s Westchester av, 25x121.8x25x117.11, 4-sty bk tnt; Jno Bossong Otto Ehrhardt et al; Salter Steinkamp (A), 140 Nassau; Edw F Moran (R); due, $5,533.65; T&c, $163.72; Henry Brady.

**NOV. 19.**

No Legal Sales advertised for this day.

**NOV. 20.**

MORRIS PARK AV, 629, ns, 1431.11 e Walker av, 25.2x189.6x28.6x174.2; Ellen Fitzgerald—Lizzie Reese; Clarence K McGuire (A), 15 William; Henry A Forster (R); due, $4,793.82; T&c, $365.55; Chas A Berrian.

PROSPECT AV, 564-6, es, 106.11 s Fox, 46.1x158.3x37.6x131.5, 5-sty bk tnt & strs; Wm L Condit et al trstes—Helene Freudenmacher et al; Elkus, Gleason & Proskauer (A), 170 Bway; Geo B Haves (R); due, $41,935.69; T&c, $504.78; Joseph P Day.

SOUTHERN BOULEVARD, 1484-6, es, 250 n Jennings, 50x100, 5-sty bk tnt & strs; Lawrence P Goldstein—Sonsin Wahlig Constn Co et al; Alex Greenebaum (A), 233 Bway; Jno J Hynes (R); due, $9,443.76; T&c, $371.70; sub to pr mtg $34,000; Chas A Berrian.

SOUTHERN BOULEVARD, 2321, ws, 35.5 n 183d, 40.6x106.4x40x112.6, 5-sty bk tnt; Adam Trillich et al—Sida Constn Co et al; Chas Brandt Jr (A), 99 Nassau; Geo B Hayes (R); due, $5,956.36; T&c, $28,000; Joseph P Day.

**NOV. 21.**

No Legal Sales advertised for this day.

**NOV. 23.**

COLLEGE AV, 1043, ws, abt 180 s 166th, 22x92.6, 3-sty bk dwg; Wm H Lefferts exr—Paul B Pugh et al; Brush & Crawford (A), 30 Broad; Jos R Truesdale (R); due, $9,378.31; T&c, $297; Joseph P Day.

RYER AV, 2002, es, 125 n 180th, 18.9x104.3x18.9x104.5, 2-sty bk dwg; Charlotte Truhenbach—Rebecca F Levin et al; Baldwin, Fisher & Potter (A), 31 Nassau; Edw F Moran (R); due, $7,250.33; T&c, $413.44; Henry Brady.

SOUTHERN BOULEVARD, 1480-2, es, 200 n Jennings, 50x100, 5-sty bk tnt & strs; Alma Greenebaum—Sonsin Wahlig Constn Co et al; Alex Greenebaum (A), 233 Bway; Jno J Hynes (R); due, $9,456.16; T&c, $371.70; sub to a mtg of $34,000; Chas A Berrian.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague street, unless otherwise stated:*

**NOV. 14.**

No Legal Sales advertised for this day.

**NOV. 16.**

15TH ST, ss, 445.3 e 8 av, 40x100; Isaac Miller—Gabriele Constn Co, Inc, et al; Saml Mendelson (A), 233 Bway; Howard E Greene (R); Nathaniel Shuter.

**NOV. 17.**

EAGLE ST, ns, 350 e Oakland av, 75x200; Greenpoint Savgs Bank—Margt McGrath et al; C & T Perry (A), 845 Manhattan av; Chas S Warbasse (R); Wm P Rae.

KOSCIUSKO ST, ss, 300 w Sumner av, 18.9x100; Jos A Burr—Carrie A Jones et al; Jno T Bladen (A), 44 Court; Jas M Kelly (R); Wm J McPhilliamy & Co.

LORIMER ST, ws, 88 n Calyer, 17x75; Albt L Perry—Margt McGrath et al; C & T Perry (A), 845 Manhattan av; Herbert N Warbasse (R); Wm P Rae.


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VAULTS FOR VALUABLES

*Local Sales, Brooklyn, Continued.*

W 3D ST, ws, 730.1 n Neptune av, 40x130x irreg; [illegible] Kayser (Gustave R Bernstein et al; M [illegible] Hacker (Ar), 5 Beekman, Manhattan; F [illegible] Smith (R), Wm P Rae.

50TH ST, ns, 28. w 2 av, 17x100.2, Union Trust Co of N Y, Frdk C Day et al, Miller, King, Laub & Trafford (Ar), 80 Bway, Manhattan; Jno E Rowan (R), Wm J McPhilliamy & Co.

85TH ST, sws, 100.1 e 3 av, 100x80, Adam Stevenson, Chas M Anderson et al; J Hunter Jack (Ar), 44 Court; Milton Brooke (R), Wm P Rae.

MANHATTAN AV, ws, 25 n Clay, 25x100; Greenpoint Savgs Bank—Margt McGrath et al; C & I Perry (Ar), 845 Manhattan av; Thos Thornton (R); Wm P Rae.

MONTROSE AV, ss, 125 e Graham av, 25x100; Jacob V Hasack, Jno Steinmetz et al; Wm H Brann (Ar), 299 Bway, Manhattan; Chas M Hall (R), Wm P Rae.

MYRTLE AV, ss, Steuben, 25x100; Bond & Mtg Guarantee Co, Jno Sklar et ano; Harry L Thompson (Ar), 175 Remsen; Geo G Barnard (R); Wm J McPhilliamy & Co.

WYCKOFF AV, sws, 50 nw Starr, 75x96.8x75x92.1; Katharine S Silberpfaechter et al—Ludwig Popper et al; Kimball Smyth & Gross, 215 Montague; Alex Farman (R), Nathaniel Shuter.

15TH AV, nws, 40 sw 73d, 20x90; Atlantic Savgs & Loan Assn—Chas Follert et al; Chas A Webber (A), 44 Court; Fredk A Drake (R); Wm J McPhilliamy & Co.

**NOV. 18.**

SUMTER ST, ss, 375 e Pat hen av, 25x66.3; Anna Kirchgessner, admx—Frank Spaeth et al; Jos J Spith (Ar), 56 Liberty; Edw Schwerin (R); Wm P Rae.

E 94TH ST, ss, 280 e Av L, 40x100; Eliz Brown —Lillian B Koepke et al, Henry J Davenport (Ar), 375 Pearl; Wm M Benedict (R); Wm J McPhilliamy & Co.

WILLIAMS AV, ws, 175 n Hegeman av, 60x100; Jessie West Square Bldg Co, Inc et al; Saml L Cringer (Ar), 358 Stone av; Danl Maller (R); Wm P Rae.

**NOV. 19.**

WALTON ST, ns, 220 w Marcy av, 20x71.10x irreg x21.7x76.8; Eden A Borgstrom—Clarence A Appleton et al, Jas C Danzilo (Ar), 26 Court; Bruce R Duncan (R); Thos Hovendon.

MYRTLE AV, ns, 440 e Sumner av, 20x100; Chas R Price—Arlington Realty Co of N Y et al; Jay, Smith & Jay (A), 204 Montague; Arthur L Hurley (R), Wm J McPhilliamy & Co.

**NOV. 20.**

CLAY ST, ss, 100 w Oakland, 25x100; Fanny Stern—Maurice M Stern et al, Chas S Amsel (A), 927 Bway; Jacob Tuck (R); Nathaniel Shuter.

WINTHROP ST, ss, 219.8 e Flatbush av, 94x132.6, Astor Trust Co—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; Jas M Fawcett (R); Wm J McPhilliamy & Co.

YORK ST, ss, 25.7 e Jay, 25x75; Eliz Crimmin —Wm Carey et al; York & York (A), 271 Bway, Manhattan; Geo W Martin (R); Wm P Rae.

74TH ST, sws, intersec es New Utrecht av, 119.3 x22.3; Peoples Trust Co—Builders & Traders Realty Co et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Morris Bernstein (R); Wm J McPhilliamy & Co.

GLENMORE AV, ss, 50 w Bradford, 50x100; Mary J Bender—Henry Kahlert et al; Jno H Sternwerth (A), 1012 Gates av; R Hunter M Quistion (R); Wm P Rae.

HOWARD AV, —s, bet Dean & Bergen, Lot 4; Tax Lien Co of N Y—Elias Shlom et al; Eliz S Pope (A), 68 William, Manhattan; Alvah W Burlingame, Jr (R); Wm P Rae.

VESTA AV, es, 140 s Dumont av, 120x100; Richard Brandt—Ida Kurlandzik et al; Williams, Folsom & Strouse (A), 55 John, Manhattan; Chas B Barfield (R); Wm P Rae.

**NOV. 21.**

OXFORD ST, es, 472.6 s Hanson pl, 18.9x100; sheriff's sale of all right, title, &c, which Edw N Reser had on Oct 8, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

**NOV. 23.**

10TH ST, nwc 5 av, 95.9x70; Bertha Steinberg —Clarence D Quaid et al; K C & M V McDonald (A), 189 Montague; Gilbert H Thirkield (R); Chas Strong ord.

74TH ST, ss, 163.7 e 6 av, 40x100; Nicholas J M[illegible]—Cath Taylor et al, Gross & Surpless (A), 189 Montague; Jas Gray (R); Wm P Rae.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 7.**

75TH ST, ss, 220 e West End av, 20x102.2; May G F Sanford—Isidore Hirsh et al; amended; H Sachs (A).

204TH ST, ss, 100 e Amsterdam av, 150x99.11; Peter J Shields—Orosant Constn Co et al; Taft & Sherman (A).

**NOV. 9.**

89TH ST, 225 E; Theo C Camp—Isaac D Miller et al; Cary & Carroll (A).

152D ST, ns, 75 w Bway, 25.5x100.10, Hugo H Pfeil—Annie M Kelly et al, P Phash (A).

**NOV. 10.**

JAMES ST, 59-61; Sarah Grossman -Micheline Manisalco et al; Gettner, Simon & Asher (A).

12TH ST, 229-31 E; Leopold M Rothman et al —Jos Holzman Co et al, Arnstein & Levy (A).

1ST AV, ws, 175 n 5 av, 49.4x92, Louis S Stroock et al—Louis Stern et al; Stroock & Stroock (A).

175TH ST, 139-41 E, Park Ave Sites in the City of N Y—Wm P Brown, Cadwalader, Wickersham & Taft (A).

80TH ST, 149 W; N Y Trust Co—De Witt C Flanagan, trste, &c, et al; Merrill & Rogers (A).

121ST ST, ss, 425 w 7 av, 16.8x100.11; Chas Hernsheim et al—Jas Lowerre et al; Bowers & Sands (A).

144TH ST, ns, 450 e Lenox av, 100x99.11; B Aymar Sands—Louis Lese et al; M S Borland (A).

177TH ST, ns, 170 w Wadsworth av, 100.2x91.2 xirreg; N Y Life Ins Co et al—Howard C Weaver et al; Cook & Carroll (A).

AMSTERDAM AV, nwc 186th, 107.10x100; Amsterdam av, swc 187th, 107.5x100; Hyman Sarner—Johanna Realty Co, Inc, et al; E Jacobs (A).

**NOV. 11.**

SPRING ST, ns, 50 e Greene, 37.6x100; Greenwich Savgs Bank—Wm C Runyon et al; Bowers & Sands (A).

**NOV. 12.**

SOUTH ST, 187; Adele L Colman—Julia Volckhausen et al; W S Newhouse (A).

64TH ST, 131 W, Chas J Fitzpatrick, admr —Jas J Hagan et al; Price Bros (A).

86TH ST, 319 W; Bowery Savgs Bank—Lizzie L George et al; Cadwalader, Wickersham & Taft (A).

108TH ST, ss, 139.3 e 2 av, 39.3x125; Excelsior Savgs Bank of the City of N Y—Israel Lippman et al; J C Gulick (A).

108TH ST, ss, 178.6 e 2 av, 39.3x125; Excelsior Savgs Bank of the City of N Y—Israel Lippmann et al; J C Gulick.

134TH ST, ss, 85 e Madison av, 100x99.11; Wm Crawford—Louis Lese et al; Bowers & Sands (A).

**NOV. 13.**

45TH ST, 21 W; Chas A Moran—Midville Realty Co et al; C A Moran (A).

130TH ST, 17 E; Fannie Catz—Emma A Mayhew; I Levison (A).

AV A, 1743; Mabel M Johns—Tilmil Realty Co et al; Winslow, Keenan & Budd (A).

BRADHURST AV, sec 153d, 39.11x100; Mutual Life Ins Co of N Y—Palisade Bldg Co et al; F L Allen (A).

### Bronx.

**NOV. 6.**

BUSH ST, ns, 100 e Grand blvd & Concourse, 43.9x86.5; Wm D Lent—Frank A Schorer; J H Shaffer (A).

TIEBOUT AV, ws, 109.9 n 182d, 18.2x66.5; Wm D Lent—Hagemann Constn Co et al; J H Shaffer (A).

LOT 157 & 158, block D, map of Mapes estate; Arthur F Probst—Jas J Cahill et al; Friend & Friend (A).

LOT 443 & 444, map of Mapes estate; Julia S Brown—Dorothy Reutler; Clocke, Koch & Reidy (A).

**NOV. 7.**

FOREST AV, ws, 110 s 161st, 36x100; Sigmund Reutlinger —Lewis Realty & Constn Co et al; L & A Zinke (A).

SOUTHERN BLVD, es, 270.4 s Aldus, 42x150; American Real Estate Co—Oval Constn Co et al; R T Wood (A).

**NOV. 9.**

MAPES AV, 2077; Elizabeth K Upham—Giosue Galiani et al; Merrill & Rogers (A).

**NOV. 10.**

No Foreclosure Suits filed this day.

**NOV. 11.**

HUGHES AV, es, 254.6 n 181st, 50.3x90.8; Stephen H Jackson—Lottie Goldberg et al; S H Jackson (A).

**NOV. 12.**

No Foreclosure Suits filed this day.

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 5.**

GRAND ST, ns, 75 w Wooster, 25x100; Metropolitan Life Ins Co—Hyman Horwitz et al; Woodward, Bovee & Butcher (A); Philip A Carroll (R); due..... 36,630.78

ST NICHOLAS AV, 41-47; Fernando Wood—Nellie E Peck; Benj Trapnell (A); Marcel Levy (R); due..... 15,747.50

**NOV. 6.**

86TH ST, ss, 198 w East End av, 20.3x102.2; W Wilton Wood—Jost Habermacher et al; Harrison, Elliott & Byrd (A); Lewis J Conlan (R); due..... 8,674.94

**NOV. 7.**

No Judgments in Foreclosure Suits filed this day.

**NOV. 9.**

14TH ST, 211 E; Jacob Manheimer—Henrietta Allen et al; Wm R Hill (A); Richard R Lydon (R); due... 31,378.77

29TH ST, 510 W; Jacob Kaplan—Hearne Realty Co, Inc, et al; Cohen Bros (A); Wm I Quinn (R); due... 6,855.03

**NOV. 10.**

99TH ST, ss, 285 e 3 av, 25x100.11; American Mtg Co—Wm Gluck; Bowers & Sands (A); Jas A Lynch (R); due..... 19,849.72

135TH ST, ss, 525 w Bway, 75x99.11; Henry F Schutte—Alex Allen Realty Co et al, Wm D McNiece (A); Theron G Strong (R); due..... 19,362.05

135TH ST, 17 W; Clarence Tucker et al —Felix Comyn; C P & W W Buckley (A); Jas C Connell (R); due..... 9,443.57

**NOV. 11.**

No Judgments in Foreclosure Suits filed this day.

### Bronx.

**NOV. 6 & 7.**

No Judgments in Foreclosure Suits filed these days.

**NOV. 9.**

WALTON AV, ws, 1,545 s Grand blvd & Concourse, 25x100; Emly Stehr—Cath L Doran et al; A & H Bloch (A); E F Moran (R); due..... 61,100.83

**NOV. 10.**

142D ST, ss, 59 w Morris av, 50x100; Scotch Presbyterian Church in City of New York—Jacob Leventhal et al; H F Miller (A); R H Bergman (R); due..... 21,644.58

207TH ST, ws, 75.9 s Perry av, 25.3x115.6; Warren B Sammis—Louis J Sice et al; W E Sammis (A); P Ingraham (R); due..... 1,560.00

207TH ST, ws, 126.6 s Perry av, 25.3x102.6; Warren B Sammis (A); P Sice et al; W E Sammis (A); P Ingraham (R); due..... 1,560.00

FULTON AV, 1719; Addie B Seligman —Rebecca Barr et al; S Weschler (A); E D Dowling (R); due..... 5,645.14

**NOV. 11.**

179TH ST, nwc Belmont av, 1.6x81.7; also HUGHES AV, nec 179th, 96.7x66.5; Jos Rosenzweig—Wm Seidman et al; F D W Searing (A); W H Steinkamp (R); due..... 4,880.37

LOT 1004 (westerly half), map of Village of Wakefield; Rose Frey—Andrew Braun et al; J S Bernstein (A); P Ingraham (R); due..... 4,427.80

**NOV. 12.**

No Judgments in Foreclosure Suits filed this day.

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 7.**

MORNINGSIDE AV, 56; Chas Salutin—Bertha Beck et al; action to foreclose mechanic's lien; H M Levin (A).

**NOV. 9.**

66TH ST, 118 E; Adin G Pierce Co—Sandhop Cont Co, Inc, et al; action to foreclose mechanic's lien; H G Pierce (A).

136TH ST, 161 W; Ernest Bonagur—Ernestine M De Lyons et al; action to foreclose mechanic's lien; Menken Bros (A).

MOUNTAIN RD, cl, 60 n 208th, 199.11x203.2x irreg to Hudson River; also PARCEL of land beg at a point 112.10 n cl of 208th, adj land of Isaac Dykman, —x—; Ursula C Burns et al—Postal Life Ins Co; counterclaim; C L Craig (A).

**NOV. 10.**

LEROY ST, 19; Michele Brescia—Margarita Campiglia et al; action to foreclose mechanic's lien; N Selwaggi (A).

WASHINGTON ST, sec Duane, —x—; Esther G O'Sullivan—Vincent A Clark et al; partition; J J K O'Kennedy (A).

WADSWORTH AV, ws, 50 n 179th, 75x100; Jos Landi et al—Aldorf Constn Co, Inc, et al; action to foreclose two mechanics' liens; A Goodman (A).

**NOV. 11.**

MADISON AV, 1270; S Frank Coddington—Jos Kronenthal; notice of levy of 1/3 interest; Dykman, Oeland & Kuhn (A).

**NOV. 12.**

HOUSTON ST, ns, 140 nw Av C, 22x64.7; also 60TH ST, ns, 43 w Lexington av, 21x100.5; Fannie Moses—Moses H Moses et al; amended partition; Johnston & Johnston (A).

112TH ST, 310-12 E; 118TH ST, 335-37 E; Henrietta Vickers—Walter J Sheridan et al; action to compel conveyance, &c; F B Colton (A).

**NOV. 13.**

WADSWORTH AV, nwc 183d, 74.11x50; Alex Burgess—Augustus V H Ellis; action to foreclose mechanics lien; T F Keogh (A).

### Bronx.

**NOV. 6.**

LOT NOS. 1254, 1255 & 1256, map of village of Wakefield; Mary M De Revere—Mary M De Revere et al; partition suit; G A Moses (A).

**NOV. 7.**

MACLAY AV, ss, being lot 14; Lillian White—Danl J Daily et al; action to foreclose transfer tax lien; S Williamson (A).

MACLAY AV, ss, being lot 15; Lillian White —Michl J Hogan et al; action to foreclose transfer of tax lien; S Williamson (A).

**NOV. 9.**

139TH ST, ss, 290.2 e St Anns av, 37.6x100; Barnet Zam—Sarah E Techt; action to foreclose mechanic's lien; Marks & Marks (A).

ELLIS AV, nwc Zerega av, 105x216; Wm Schlemeier—Geo Crosby et al; action to foreclose transfer of tax lien; C R Allison (A).

**NOV. 10.**

No Lis Pendens filed this day.

**NOV. 11.**

LEGGETT AV, swc Barry, 100x100; Meyer Grilihas—Jacob Leitner et al; action to foreclose mechanic's lien; Abramson & Rose (A).

**NOV. 12.**

229TH ST, ss, 25x114, known as ¼ part of Lot 129, on map of Village of Wakefield; Lillian W White—George C Mulqueen et al; action to foreclose transfer of tax lien; Williamson & Bell (A).

LOT 791, Ward 24, map of Tremont Terrace; Dora Pines -Washington Savgs Bank et al; action to foreclose transfer of tax lien; T I Schwartzman (A).

### Brooklyn.

**NOV. 5.**

INDIA ST, sec Oakland, 62.6x100; Mary C Greene—Greene Mfg Co et al; H G Friedmann (A).

WARWICK ST, ws, 120 s Dumont av, 20x100; Hyman Bogin—Feinstein & Schwartz Constn Co et al; to set aside deed; I Solomon (A).

E 21ST ST, ws, 100 n Farragut rd, 50x100; Lottie A Cobb, Minnie Topper & ano; E R Vollmer (A).

44TH ST, ns, 240 e 13 av, 20x100.2; Abraham I Tamor—Mary L Berhrens et al; H Salant (A).
44TH ST, ns, 260 e 13 av, 20x100.2; same—same; same (A).
BROADWAY, 158-66; Anna M Nelson Chas R Myers et al; J A Seidman (A).
BROOKLYN AV, ws, 257.6 n Av I, 40x100; Awilda Matthews Christian A Benneche et al; Harman & Howell (A).
CLARENDON RD, ns, 40 w E 26th, 20x80; Bklyn Trust Co—Moses A Rountree et al; Dykman, Oeland & K (A).
LINCOLN AV, ws, 290 n McKinley av, 20x100.1; Eva Kelm—Michl Wojnarowski et al; I M Kelly (A).
MERMAID AV, ns, 45.4 w W 32d, 21x100; McFerran Bldg & Realty Co—Maggie Tierney et al; to obtain a judgment; W E Butler (A).
MERMAID AV, ns, 24.3 w W 32d, 21x100; McFerran Bldg & Realty Co—Maggie Tierney et al; to obtain a judgment; W E Butler (A).
OCEAN AV, ws, 250 n Av L, 50x151.6; Paul F Lahm—Ella M Haight et al; P F Lahm (A).
5TH AV, es, 45.6 s 54th, 20.10x80; Albt Finley—Warren E Golden; specific performance; J J Bakerman (A).
LOT 21 on map of real estate of Jas T Tapscott; Saml Margules—Ellen O'Brien; L Lipskin (A).

**NOV. 6.**

BERRIMAN ST, es, 154 n Pitkin av, 18x100; Eberhard Clausen—Berrilen Realty Co et al; S Sciderman (A).
BERRIMAN ST, es, 136 n Pitkin av, 18x100; Fred Kattenhorn same; same (A).
BERRIMAN ST, es, 118 n Pitkin av, 18x100; Henry Wilcken same; same (A).
BERRIMAN ST, es, 100 n Pitkin av, 18x100; Vincent Weezerzick—same; same (A).
BERRIMAN ST, es, 172 n Pitkin av, 18x100; Frank Kelk same; same (A).
ESSEX ST, ws, 175 s Sutter av, 25x96; Annie Sibbern—Jno J Ryan et al; H C Babcock (A).
FULTON ST, 544; Chas Lamphear Amos S Lamphear et al; partition; H P Queal (A).
MIDDLETON ST, ss, 210 e Harrison av, 25x100; Eliz Finken—Henry Kneuer et al; partition; C H McCarty (A).
MONITOR ST, 81; Louis Janson—Simon Schwartz et al; C & T Perry (A).
MONITOR ST, 79; Lionel J Salomon—same; same (A).
SHERMAN ST, ns, 281 e 11 av, 17x100; East River Savgs Instn—Cornelius J Hayes et al; O F Hibbard (A).
LEONARD ST, es, 24.6 s Jackson, runs e61xn 24.6xxe39xs75xw100xn50 to beg; Antonio Rullo—Josie Di Candia et al; to set aside deed; C J Ryan (A).
E 4TH ST, es, 280 s Caton av, 18x100; Morris Florea—Annie Tropauer & ano; Hayes & Koingood (A).
22D ST, ss, 166.8 w 6 av, 16.8x100; Caroline Hillmann Jos Kowalski et al; Harman & Howell (A).
BAY 35TH ST, nws, 620 sw Benson av, runs sw 60xnw96.8xne60xsw96.8 to beg; Wm H Stryker—Lewis S Mitchell et al; M B Campbell (A).
66TH ST, ns, 120 w 12 av, 60x100; Jas J Gormley Thos W Delaney et al; Remsen & Parsons (A).
CROPSEY AV, nes, 29 se Bay 23d, 20x97.8x20 x97.5; Edw C Philip—Saml Brill et al; J H Breaznell (A).
ROGERS AV, ws, 150.5 s St Johns pl, 27.7x100; Jno Heidelbach—Bklyn Realty Sellers et al; G H Hyde (A).
ROGERS AV, ws, 122.10 s St Johns pl, 27.7x100; same same; same (A).
ROGERS AV, ws, 95 s St Johns pl, 27.10x100; same same; same (A).
15TH AV, ec 65th, 16.4x100; Ellen A Fitzsimmons Michl J Grady et al; McGuire, Delaney & N (A).
LOT 73, map of prop of estate Wm Devoe; Chas Schaefer—Adolph Leffert & ano; R M Johnston (A).

**NOV. 7.**

S 1ST ST, ns, 25 e Hooper, runs n96xe—xse—xs73.6xw25 to beg; also LOT 7668, on assessment map of village of Williamsburgh; Francis Co—Henry Segelke et al; Levy Gutman & G (A).
S 1ST ST, nes, 25 se Hooper, runs ne96xse—xs—xsw73.6xnw25 to beg; also LOT 7668, on assessment map of village of Williamsburgh; same same; same (A).
E 10TH ST, es, 350 n Av P, 30x100; Wm R Fellyster—Jno J Cashen & ano; Brewster & Farries (A).
83D ST, ss, 100 w 19 av, 70x160; Globe Constn Co—Aranka Balassa & ano; I Schwartz (A).
GLENMORE AV, ss, 40 e Sheridan av, 20x80; Emil T Palmenberg Abraham Frankel et al; Sackett & Lang (A).
GLENMORE AV, ss, 120 w Grant av, 20x80; Frank C Lang—Ella A Hoppel et al; Sackett & Lang (A).
MARLBOROUGH RD, es, 700 s Beverly rd, 50x75; Eliza C Swanson Nils Anderson et al; Cannon & Cannon (A).
RAILROAD AV, es, 269.3 s Jamaica av, runs s 45xe90xs160xw90xs20xe175xn225xw175 to beg; Geo Specht—Theophile Henky & ano; C S Heidenrich (R).

**NOV. 9.**

LINWOOD ST, ws, 85 s Stanley av, 40x100; also STANLEY AV, ses, 80 sw Linwood, 20x85; Harry Listernick—Joe Wolf et al; A Waxenbaum (A).
5TH ST, ns, 197.10 e 8 av, 20x100; Nina Ward—Wm P Scully et al; Cary & Carroll (A).
BEDFORD AV, sec Quincy, 20x55; Jane Boland—Jno S Klinger et al; R D Ireland (A).
BEDFORD AV, es, 20 s Quincy, 20x55; same—same; same (A).
BEDFORD AV, es, 40 s Quincy, 20x55; same—same; same (A).
BEDFORD AV, es, 60 s Quincy, 20x55; same—same; same (A).
BEDFORD AV, es, 80 s Quincy, 20x55; same—same; same (A).
BEDFORD AV, ss, 55 e Quincy, 30x100; same same; same (A).
LIBERTY AV, ss, 50 e Linwood, 50x100; Giuseppe Fraumeni—Antonio Fraumeni et al; partition; S Chugerman (A).
OVINGTON AV, nwc 11 av, 92.4x100x91x100; Timothy Holland—Johanna Anderson et al; to create a title; W C Rosenberg (A).

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*Lis Pendens, Brooklyn, Continued.*

**NOV. 10.**

FULTON ST, 442-44; BRIDGE ST, 405; also LINCOLN PL, 228; Robt F Manning—Wm G H Smith et al; to set aside deed; J T Crane (A).

JEROME ST, swc Belmont av, 50x100; Roth-Bell, Inc—Daniel Bldg Co et al; I J Schwartz (A).

WALLABOUT ST, nec Walton, runs e89.5xn 22.8xw43.6xs48.1 to beg; Maria Vaccaro—Kath Becker et al; to create a lien; G J Liota (A).

E 48TH ST, es, 97.6 s Av N, 30x100; Josephine Burger—Robt F Pratt et al; G L Stamm (A).

74TH ST, ns, 162.4 w 18 av, 18.4x100; So Bklyn Savgs Inst—Sol Fromm et al; Coombs & Whitney (A).

74TH ST, ns, 120.8 w 18 av, 17x100; same—same; same (A).

74TH ST, ns, 171.8 w 18 av, 17x100; same—same; same (A).

74TH ST, ns, 188.8 w 18 av, 16x100; So Bklyn Savgs Inst—Saml Brill et al; Coombs & Whitney (A).

CENTRAL AV, ec Gates av, 50x100; Cath Ibert—Jos Stehlin et al; F Obermer (A).

GRAHAM AV, 142; Philip Rapatzky—Herman Balmuth et al; foreclosure of mechanic's lien; A Deutsch (A).

ST MARK'S AV, ss, 300 w Saratoga av, 60x127.9; Nellie S Sprenger—Rose Lefkowitz et al; Wood, Cooke & S (A).

LOTS 1, 2 & 3, map of 101 lots of Geo C Tilyou, A. D Bushman & W Kramer; Felippo Ponci—Cath F Salomon et al; M B Campbell (A).

LOTS 3 to 6, map Ocean Park, Lower Bay View Realty Co; Frank C Goulding et al; foreclosure of equitable lien; Hovell, McChesney & C (A).

**NOV. 11.**

TEMPLE CT, 16, Susan Connelly—Michl Feely & wife; to set aside deed; R K Jacobs (A).

ATLANTIC AV, ns, 225 e Smith, 25x90; Title G & T Co—Yetta Abrahams et al; H L Thompson (A).

RAILROAD AV, es, 280 n Glenmore av, 20x100; Mary V Newbegin—Examiners Realty Co et al; Cary & Carroll (A).

5TH AV, ws, 45.6 s 54th, 20.10x80; Albt Finley—Warren E Golden; specific performance; J J Bakerman (A).

18TH AV, es, 200 n Bath av, 49.11x117.8x50x115.2; Simon Wolf—Augusta Stern et al; Lewis & Lewis (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**NOV. 7.**

145TH ST, 549-53 W; E Greenfeld Iron Works—Fred L Martin; Rosen Bldg Co & H W Rudolph (27) ..... 300.59

**NOV. 9.**

30TH ST, 28 W; Wm Henderson August Jenson; Feinberg & Feinberg, Inc (32) ..... 49.30

46TH ST, 216 W; Knickerbocker Chandelier & Electrical Supply Co—Marion F Turner & Helen B Lugar; Jas Moore & Annie Moore (28) ..... 119.00

105TH ST, 234 E; Nathan Goldberg—Jno Doe; Ellis A Cohen (33) ..... 55.00

SAME PROP; Raphael Kaplan—same (34) ..... 35.00

111TH ST, 40-50 W; Jamestown Mantel Corpn—111th St Constn Corpn (36).. 879.05

116TH ST, 123 E; Ike Greenbaum—Isadore Zagon; Louis Berney (38) ... 26.84

HAVEN AV, ws, 375 n 170th, 86.7x103.3xirreg; Joe Dollan—Filrose Constn Co; Philip Krulewich (35)... 177.56

MORNINGSIDE DR, swc 121st, 101.1x167.2; Bklyn Fireproof Sash & Door Co, Inc—88 Morningside Drive Co; renewal (29) ..... 420.00

WADSWORTH AV, 124; Sanders & Burnett, Inc—Aldorf Constn Co, Inc; Max Liebeskind (31) ..... 1,050.00

WADSWORTH AV, ws, 50 n 179th, 75x100; D Colasuonno & Co—Wm Hobson; Aldorf Constn Co, Inc (30).... 1,413.30

**NOV. 10.**

WILLETT ST, es, 62 n Grand, 19x50; Max Pucker, Henry D Ducker; Nathan Jankowitz (41) ..... 575.00

27TH ST, 148 E; Victor Crefetz et al—Fannie Levy; Feinrose Constn Co (42) ..... 400.00

27TH ST, 148 E; Koslow Iron Works, Inc—Fannie Levy; Feinrose Constn Co & Jno Feinberg & Louis Rosenberg (39) ..... 405.00

74TH ST, 336 E; Leopold Schwartz—Bohemian Ben & Lit Assn; J Klein (43) ..... 75.00

KATONAH AV, nwc 237th; Ruggero Stanchina—Hibbert C Simmonds; renewal (44) ..... 145.00

MORNINGSIDE DR, swc 121st, —x—; Harris H Uris Iron Works—88 Morningside Drive Co, renewal (46)..... 2,000.00

RIVERSIDE DR, sec 150th, 103.4x125; Jamestown Mantel Co—Be Glad Constn Corpn (40) ..... 3,798.05

ST NICHOLAS AV, 1081-89; Slavok Radivogivitch—164 Bldg Co, Inc; General Bronzing Co & Abraham Friedman (45) ..... 24.00

**NOV. 11.**

28TH ST, 42-46 E; Mauro Pizzarello—Borough Realty Co; Jos J Zimmerman (50) ..... 84.43

49TH ST, 126-28 W; Glenwood Sand & Gravel Co—Caroline M Swiney; renewal (54) ..... 103.70

AV D, 78; Bushwick House Wrecking Co, Inc—Klinger & Frankfurter; J Klinger (51) ..... 57.50

AMSTERDAM AV, 1109 to 1111; Jos Rubenstein et al—Pochontas Realty Corpn; A C Bosselman (52)..... 195.00

WADSWORTH AV, 124; Patis Marble & Tile Works—Wm Hobson; Adolf Constn Co, Inc; Max Liebeskind (47) 160.00

WADSWORTH AV, 124 to 128; Geo H Storm & Co—Wm Hobson, Aldorf Constn Co; Jno Wanderman (48).. 520.69

SAME PROP; same—Wm Hobson; Aldorf Constn Co (49) ..... 852.33

WADSWORTH AV, 124; Saml Zucker—Wm Hobson; Aldorf Constn Co; Max Liebeskind (50) ..... 125.00

**NOV. 12.**

GRAND ST, 484; WILLET ST, 4; Saml Gauber, Harry H Ducker (60) .... 75.00

ORCHARD ST, 18; Grossman Bros & Rosenbaum—Isidore Abraham; Ideal Iron Works (68) ..... 240.00

SNIFFEN CT, 4; Clinton M Cruikshank et al—Jas M Tolfree; Adolph Treidler (63) ..... 2,566.96

19TH ST, 546 E; also AV B, 318-26; Brooklyn Structural Steel Co—Levy Dairy Co; Rutan & Cooper, Inc (55). 4,080.44

27TH ST, 148 E; Nathan C Solomon—Fannie Levy; Feinrose Constn Co (61) ..... 155.00

27TH ST, 148 E; Max Rothbart—Fannie Levy; Feinrose Constn Co; Jos Feinberg; Louis Rosenberg (59)... 120.00

57TH ST, 436 W; Anna Lewis—Fredericka Ordemann; Jack Burns (62).. 23.45

101ST ST, 120 W; Harry Berman et al—Murray Estate (67) ..... 83.75

102D ST, 72 W; Harry Berman et al—Murray Estate (64)..... 58.00

102D ST, 151 W; same—same (65).... 72.00

117TH ST, 61 E; Harry Berman et al—Murray Estate (66)..... 76.75

MADISON AV, 563; Pennsylvania Cement Co—Robt E Bonner; Helene Seifert; Wm P Ellison (57)..... 95.95

MADISON AV, 2162; Jno R Sharpstein—J Sergeant Cram; Jacob O'Kin; Sigmund Moretsky (58) ..... 23.00

PARK AV, 555; Davis, Laheney & Co—Edinburgh Realty Corpn (56)..... 173.62

**NOV. 13.**

WILLETT ST, 2; Harry Bader—Henry D Ducker; Nathan Jankowitz (69).. 101.00

13TH ST, 36 W; Manhattan Sand Co—Thos L King; renewal (71)..... 24.30

90TH ST, 69-71 W; Superior Cornice & Skylight Works—69 W 90th St Corpn & Saml Block, Pres (72) ..... 3,735.00

1ST AV, 1033-5; Benj Thier—Augusta Sultan & Mary Rosenblatt (70)..... 74.75

### Bronx.

**NOV. 6.**

DAWSON ST, 820, Sam Klein—Max Reinitz (21) ..... 285.00

246TH ST, ns, 150 w Fieldston, 75x150; Pasquale Costaldo—Jno & Jas Strayer; T H Fraser & Co (11) ..... 719.13

246TH ST, ns, 100 w Livingston av, 70x130.3; Indiana Flooring Co—G D Strayer; T H Fraser & Co (12)..... 570.00

SAME PROP; E W Atchison—same (13) ..... 350.00

SAME PROP; Tony La pia—same (14) 75.00

SAME PROP; I S Thomsan—same (15) 82.00

246TH ST, ns, 100 w Livingston av, 130x100; Sargent & Co—same (16).. 250.00

SAME PROP; Jas P Brady, Robt B Miller—same (17) ..... 500.00

SAME PROP; same—same (18) ..... 125.00

BRYANT AV, 818; Frank & Angelo Rocco, Alle Gerhards (20)..... 188.00

ELY AV, es, 97.6 s Boston rd, 25x100; Michl Lizzara, Fred Byron (19).... 41.00

**NOV. 7.**

246TH ST, ns, 100 w Livingston av, 70x130; Chas K Barnum & Son—Jno & Jas Strayer; T H Fraser (22) ..... 338.88

SAME PROP; Tony Warino—Geo D Strayer; T H Fraser Co (23)..... 265.00

SAME PROP; Jos Miller—J D Strayer; T H Fraser Co (24)..... 880.24

SAME PROP; D A Linsky Co—same (25) ..... 228.28

BEAR SWAMP RD, 1805-07; Meyer Shapiro—Nellie Parfitt, Henry Parfitt (26) ..... 271.00

PARK AV, es, 102.2 n 167th, 38.1x100; Ignazio F Cavaluzzo—Maleke Bldg Corpn (27) ..... 1,209.75

**NOV. 9.**

KELLY ST, ws, 100.4 s 165th, 25x100; Mugler's Iron Works—Keilbert Constn Co (39) ..... 345.75

173D ST, ns, 58.1 e Webster av, 50x92.7; Mugler's Iron Works—Simplex Impt Co; Angelo Pederillano; Bauman & Greenfeld Co (28) ..... 230.25

246TH ST, ns, 100 w Livingston av, 70x130; Paul Wolff—Geo D Strayer; T H Fraser & Co (32) ..... 128.00

ELY AV, es, 100 s Boston Post rd, on Arden estate, —x—; Henry Bonhagen—Fred Byron; Jno Marxs (31)..... 28.00

3D AV, 4495; Jos Castaldo—Chas Shapiro & Co, Inc; Chas Shapiro (29).. 50.00

**NOV. 10.**

173D ST, ns, 58.9 e Webster av, 50x95; Chas Izmirian Cornice & Roofing Co—Simplex Impt Co (33) ..... 125.00

246TH ST, ns, 100 w Livingston av, 70 x130; Irving Iron Works Co—G D Strayer; T H Fraser Co (37)..... 39.75

BRONX BLVD, es, 200 s Post, 100x125; Elvira Sellitto—Cath Reilly (35).... 511.70

LAYTON AV, nec Dean av, 25x100; Max Kriendel—Francesco & Grazia; Soltano et al (36) ..... 1,560.00

STEBBINS AV, 1006-8; Jos Gallo, Jos Lagindara—Michl Ginto (34)..... $710.00

**NOV. 11.**

230TH ST, 819 E; Dominick Marrimcci, Giovanni Ciampoli—Benedict Luizzo (38) ..... 440.00

DEAN AV, nec Layton av, 25x100; Mugler's Iron Works—Frank Santamoreno; Max Krindel (30)..... 75.00

PARK AV, es, 102.2 n 167th, 38.1x100; Wm Mensch—Malcke Bldg Co, Inc (40) ..... 6,290.00

PARK AV, es, 102.2 n 167th, 38.1x83.3; Mugler's Iron Works—Malcke Bldg Co, Inc; Nicholas Gregou & Co (41). 660.00

PARK AV, es, 102.2 n 167, 38x100; Albert Blechner's Sons, Inc—Malcke Bldg Co, Inc (42)..... 415.00

**NOV. 12.**

246TH ST, ns, 100 w Livingston av, 70x130; White Steel Sanitary Furniture Co of Grand Rapids—Geo D Strayer & T H Fraser (44)..... 19.20

SAME PROP; Willett R Skillman—same (45). ..... 154.15

PARK AV, es, 102.2 n 167th, 40x100; David Brandt & Harry Sibbald—Malcke Bldg Co, Inc (43)..... 2,700.00

### Brooklyn.

**NOV. 5.**

E 95TH ST, es, 118 s Flatlands av, 27x126; United House Wrecking Co—Sol Cheifetz ..... 80.36

ALBANY AV, nwc President, 100x114.7; Sage Bros—Aldent Corpn ..... 518.45

BELMONT AV, swc Jerome, 50x100; P Freidin—Daniel Bldg Co..... 850.00

TROY AV, es, 102.6 s St Marks av, 50x80; Louis Marx & Son—Nass & Berg, Inc. ..... 292.50

VERNON AV, ns, 304 e Lewis av, 20x100; V Hartman—Saml Lansman ... 100.00

WASHINGTON AV, sec Lincoln pl, 41x130; R Bonagura—Harold C Stowe, Thos A Clarke & Herbert Amusement Co ..... 1,400.00

**NOV. 6.**

BOERUM ST, 24; Steinberg Steam Cut Stone Co—Saml Shindelman Co..... 175.00

BOERUM ST, 24; Trussed Concrete Steel Co—Saml Shindelman Co..... 282.34

PARKSIDE CT, es, 144.7 n Parkside av, 20x100; M Luther Jno C Austin ... 100.25

E 10TH ST, 1059; S Albanese—Victoria M Price..... 41.00

BAY 17TH ST, ws, 50 n Benson av, 50x96.8; H Mollin—Chas Askin, Nathan & Julius Shostock ..... 220.00

E 24TH ST, es, 250 s Av K, 37.6x100; M G Williams & Co—Kate C & J H Roberts ..... 13.00

ALABAMA AV, nec Dumont av, 100x100; Wm F King—Alabama-Dumont Realty Co & Mr Friedlander..... 8.00

GEORGIA AV, ws, 175 s Fulton, 25x100; Steinberg Steam Cut Stone Co—Severino Mason Cont Co & Felomina Janace 50.00

HEGEMAN AV, ns, 80 w Hinsdale, 20x90; H Chessnovitch—Lena Litovich.. 69.30

PUTNAM AV, sec Classon av, 100x100; Realty Supply Corpn—Bklyn Auto Co; Crescenzo & Salvatore Simonelli & Tony Sammese ..... 349.95

WASHINGTON AV, ss, 500 w W 1st, 100x100; Hudson Wrecking & Lumber Co—Francis A Norris Realty & Constn Co & Francis A Norris as pres ..... 284.62

WILLIAMS AV, ws, 100 s Dumont av, 100x100; Wm F King—Relvis Realty Co & Mr Friedlander ..... 44.00

LOT 31, map of Prop belonging to Herman Lohman at Canarsie; also PROP on Jamanca Bay, 250 w land of Chas Davis & Wm C Davis, 75x200; Realty Supply Corpn—Canarsie Yacht Club & Fraser Co ..... 543.15

**NOV. 7.**

JEROME ST, swc Belmont av, 50x100; Sanitary Fire Proofing & Cont Co—Daniel Bldg Co ..... 160.00

61ST ST, nec 5 av, 100x100; H Perez—Chas Borios, Edw Siegman, Jacob Levy & Philip Wachler ..... 20.00

SAME PROP; C Schwenk—same ..... 36.00

CORTELYOU RD, swc Ocean av, 176x120.7; R C Purvis—Cortelyou Inv Co. 500.00

**NOV. 9.**

BOERUM ST, 18-22; R G White—Saml Shindelman Co ..... 210.00

STOCKTON ST, 146-8; E M Pilzer—New Hebrew School ..... 140.00

BAY 23D ST, nws, 106.10 sw Bath av, 61.1x159.3x58.6x162; E F Hurlbert—Bay 23d St Constn Co..... 46.90

E 29TH ST, ws, 250.6 n Beverly rd, 118.6x95; General Iron Works—Tilden Constn Co ..... 67.50

GRAHAM AV, 142; Philip Repatzky—Herman & Isidor Balmuth ..... 1,955.00

LOHMANS RD, nec Sand Bay rd, 75x200; Henry C Quartius—Canarsie Yacht Club & T A Fraser Co..... 48.92

LOHMANS RD & Jamaica Bay, —x—; Berger Mfg Co—Canarsie Yacht Club & T H Fraser Co ..... 251.55

PROP on border of Jamaica Bay at a point 250 w from a stake dividing land of Chris Davis & Wm C Davis, 75x200; Basilo Graziano—Canarsie Yacht Club & T H Frazer Co..... 105.00

SAME PROP; Antonio Graziano—same 33.25

SAME PROP; Guiseppe Graziano—same 50.00

SAME PROP; Salvatore Graziano—same 32.00

SAME PROP; Jacimo Riabeto—same... 25.75

SAME PROP; Rosario Nigri—same..... 26.64

SAME PROP; Angello Messina—same.. 50.00

SAME PROP; Francisco Scarano—same 28.00

SAME PROP; D A Linsky Co—same.. 558.00

SAME PROP; Carmel Ansolita—same. 28.00

SAME PROP; Antonio Frisani—same.. 22.75

**NOV. 10.**

FREEMAN ST, 260-2; R Preta—Louis Raskin & I Blinky ..... 425.00

KOSCIUSKO ST, 577-9; J S Sulsky—S Soloway, Ellie Arnold & J Appelbaum ..... 292.50

W 10TH ST, 1760-76; Richmond Radiator Co—Danl W Moore Realty Co & Wm L Brown ..... 232.00

E 16TH ST, 490; Jas A Lynch—Henry J & Mary Armstrong ..... 8.00

40TH ST, 252; Gowanus Wrecking Co —Jno E Sullivan & Sunset Iron Wks. 55.29
40TH ST, 768; M Heller—Morris & Rosie Daniels. 50.00
80TH ST, ns, 100 w 13 av, 160x100; Geo Rasmussen—Emanon Bldg Corpn 412.50
CORTELYOU RD, swc Ocean av, 176.5x 130; Dellon & Watnik Co—Cortelyou Inv Co, Hyman Singer & J Silbermuntz 4,399.00
WILLIAMS AV, es, 200 s Dumont av, 100x100; Isidore Krassner—Wallan & Hoffman, Inc 74.96

**NOV. 11.**
ADELPHI ST, ws, 84 s Myrtle av, 103.9 x100; M R Dowdeswell Co—Hartman Constn Co 400.00
LINCOLN PL, sec Washington av, —x —; Peter Guthy—Herbert Amusement Co; Thos A Clarke & Salvatore Benagura. 316.38
MELROSE ST, 102; S Blum—Lizzie & Jacob Rosen. 200.00
6TH ST, ns, 317.10 e 8 av, 30x100; Parshelsky Bros—I C S Realty Co & Ike Seid 534.50
E 14TH ST, es, 300 n Av X, 100x100; C T Willard Co—Ceegold, Inc, Frank Sabetti & Chas Goldwasser 238.75
44TH ST, ns, 200 w 15 av, 120x100.2; B Getzhoff—Diaz Bldg Co 193.00
ATKINS AV, es, 90 s Pitkin av, 100x 60; F Katz, Inc—Docket Impt Co & Isaac Skulnick & Hyman Rosenthal 418.00
CLARENDON RD, sec E 35th, 100x100; S Chodish—Comet Constn Co 409.00
FLATBUSH AV, nwc Newkirk av, 79.6x 120; M Hullehant—Hanabel Constn Co & Toris Gold & David Jaret 100.00
OCEAN AV, 1029-49; M R Dowdeswell Co—Hartman Bldg Co 300.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**NOV. 7.**
No Satisfied Mechanics' Liens filed this day.

**NOV. 9.**
WATER ST, nwc Beekman; Hydro Bar Waterproofing Co—Volunteer Hospital et al; Nov6'14 470.63
39TH ST, 257-61 W; Jos Prushansky—Strom & Block et al; Oct14'14 73.00
BROADWAY, 2708; Frank Scolaro—Henry Lowenthal et al; Oct29'14 104.70

**NOV. 10.**
FULTON ST, 191; Coco Bros Inc—estate of Jas D Phyfe et al; Sept 15'14 119.69
[1]59TH ST, ss, 277 e 1 av; Gowanus Wrecking Co—Orthopaedic Hospital et al; Nov6'14 20.00
[2]201ST ST, Harlem River and Academy st; S Wolf's Sons—United Electric Light & Power Co et al; Oct9'14 99.03
3D AV, 2076-80; Louis Di Giulio—Mary E Jones et al; Aug3'14 180.00
[3]5TH AV, Madison av, 34th & 35th sts; W Keck Co—B Altman & Co et al; Oct13'14 5,851.50

**NOV. 11.**
21ST ST, 301 E; Jno Hankin & Bro —Hamilton Fish Corpn et al; Oct 13'14 200.00
46TH ST, 64 W; Rudolph Kast—Sidney P Henshaw et al; Apr16'14 39.50
AUDUBON AV, es, whole front bet 185th & 186th; Aug Kampfner—Aspinwall Apartments, Inc, et al; Sept 29'14 101.20
LEXINGTON AV, 1201; Frank E Wise & Son, Inc—Mortimer G Baldwin et al; Oct1'14 75.40
[3]5TH AV, Madison av, 34th and 35th sts; Sutphen & Mayer—Otto E Eidlitz et al; Nov9'14 327.32

**NOV. 12.**
ORCHARD ST, 34; Jos Fagan—Freiman & Volsky et al; June13'14 150.00
ORCHARD ST, 34; Israel Freiman—Saml Hammer et al; Oct19'14 375.00
45TH ST, 119 W; Christian Bauer, Jr —Jas Hebron et al; May4'14 860.00
45TH ST, 121 W; Eisendrath et al—Jas Hebron et al; June20'14 1,200.00

**NOV. 13.**
JONES ST, 8-12; Adolpf Kloff—Jno Doe et al; Oct6'14 35.00
60TH ST, 128 E; Sandhop Contracting Co—128th E 60th St Co et al; Dec 31'13 173.25
81ST ST, 35 W; Triumph Column Co, Inc—McMorrow Engineering & Constn Co et al; Sept14'14 120.00
MINNIFORD AV, ws, 125 n Beach; Unionport Lumber & Mfg Co—Helen G Stage; July18'12 300.00

### Bronx.

**NOV. 6.**
No Satisfied Mechanics' Liens filed this day.

**NOV. 7.**
No Satisfied Mechanics' Liens filed this day.

**NOV. 9.**
No Satisfied Mechanics' Liens filed this day.

**NOV. 10.**
No Satisfied Mechanics' Liens filed this day.

**NOV. 11.**
TREMONT AV, E, 259;** Marco Tega—Berta Rabas et al; Dec4'13 25.00

**NOV. 12.**
167TH ST, whole blk front, West Farms rd & Hoe av, —x—; Pratt & Lambert, Inc—Absar Realty Co et al; Oct 28'14 37.38

**Recorded in N. Y. County.

### Brooklyn.

**NOV. 5.**
[1]HINSDALE ST, es, 200 s Dumont av, 150x100; Jacob Kurlandchick—Willmont Realty Corpn; Oct9'14 82.00
OAKLAND ST, 313, Vincenzo Polito—Michele Laria & Maria Cavello; Sept2'13 250.00
[1]BAY RIDGE PKWAY, ns, 295 w 17 av, 126x100; Saml Gruber—Arcadia Bldg Co; Oct20'14 129.99
[1]OCEAN AV, es, 174.11 s Newkirk av, —x—; Chas J Weinert—Hartman Bldg Co; Sept23'14 450.00
[1]OCEAN AV, es, 78 n Foster av, 200x 100; American Metal Ceiling Co—same; Sept19'14 289.96
[3]PITKIN AV, ns, 30 e Bristol, —x—; Sam Weinstein—Gittel Bronitzky; Sept15'14 111.40

**NOV. 6.**
INDIA ST, ns, 150 w Provost, 25x100; Hyman Wolovitz—Annie Craven, Morris Baron, Jno Mankin & Jacob Mankin; July28'14 148.35
[2]EASTERN PKWAY, sec Schenectady av 100x100; Sexauer & Lemke—Luke A Burke & Sons Co; Sept9'14 1,098.00
[1]GEORGIA AV, ws, 175 s Fulton, —x —; Bernhard Goetz & ano—Filomena Jannace; Oct22'14 85.90

**NOV. 7.**
[2]E 19TH ST, 360; Victoria Bldg & Cont Co—Dorchester Bldg Co; Oct29'14 2,500.00
BAY 33D ST, 8604; Patrick J Walsh—Lillian & Haskel J Freeman; Sept 12'13 92.00
[1]44TH ST, 1449-67; Liberty av, sec Van Siclen av, 100x100; Davidson & Borshaw—Diaz Bldg Co; Oct14'14 98.51
ATLANTIC AV, ss, 80 e Eastern Pkway, —x—; Chestnut Ridge White Brick Co—Salvatore Bonagura; Aug25'14 137.50

**NOV. 9.**
HINSDALE ST, es, 200 s Dumont av, 100x100; Elias Burak—Willmont Realty Corpn, Barnet Steinfeld, Tema Kramer & Kramer Cont Co; Oct23'14 57.75
E 15TH ST, 1082; Jacob Davies—Laura Engelke; Jan14'14 39.00
W 35TH ST, es, 260 s Mermaid av, 40x 118.10; Chas H Finch & Co—Rachael P Panken & Edw S Phillips; Aug20'14 105.44
W 35TH ST, es, 260 s Mermaid av, —x—; Sebastiano Salerno—same; Aug14'14 260.00
SAME PROP; Max Schwartz & ano—same; Aug20'14 30.00
SAME PROP; Sadie Rosen—same; Aug 18'14 19.30
SAME PROP; Chas Rosenberg—same; Oct15'14 22.50
SAME PROP; John Mullin—same; Aug 20'14 204.87
SAME PROP; Andrew D'Angelo—same; Aug18'14 40.00
W 36TH ST, ws, 100 s Mermaid av, 20x 118.10; Chas H Finch & Co—Anna Herzstein & Edw S Phillips; Aug20'14 W 36TH ST, ws, 100 s Mermaid av,—x—; Chas Rosenberg same; Oct15'14 20.40
SAME PROP; Frank J Byrne—same; Sept15'14 64.00
SAME PROP; Geo R McGuire—same; Aug20'14 105.50
SAME PROP; Max Schwartz & ano—same; Aug20'14 25.00
SAME PROP; John Mullin—same; Aug 20'14 118.63
SAME PROP; Sadie Rosen—same; Aug 19'14 5.78
SAME PROP; Andrew D'Angelo—same; Aug18'14 25.00
SAME PROP; Sebastiano Salerno—same; Aug14'14 300.00
[1]E 98TH ST, 999; Rem Rose—Aloysius Moses; July15'14 173.02
[1]SAME PROP; Jno Tisch—same; Aug 11'14 50.00
ROCKAWAY AV, 412; L & H Holland—Saml Palley, Jno Zummich & S Rodnofsky; Sept9'14 175.00
SAME PROP; Simon Rodnofsky & ano Saml Palley; Oct1'14 691.50

**NOV. 10.**
[2]GALLATIN PL, nec Livingston, 214x 326xirreg; W & R Iron Works—Abrast Realty Co, Albt B Hager & ano, "N Y Structural Co" & Geo F Driscoll Co; Oct2'14 1,034.00
HINSDALE ST, es, 90 s Vienna av, 80x 100; Wm Trieb & ano—Harry Sacks; Sept29'14 1,646.00
BELMONT AV, nwc Junius, 100x100; Simon Gasner & Sons Co—Bell-Junius, Inc & Max Wasserman & Jos Feldman; Sept15'14 1,000.00
SAME PROP; Canadian Bldg Material Co—Bell-Junius, Inc, & Abr Koppel; Sept16'14 417.18
SAME PROP; Curtis Bros Lumber Co—Bell-Junius, Inc; Sept14'14 2,286.50
PROSPECT PARK W, 207; Jno M Todd —Wilhelmine Muller, Beadleston & Woerz & Patk McNabb & Vogel Cabinet Co; Oct7'14 200.00
[2]ST MARK'S AV, ss, 350 e Underhill av, 25x100; Sturrock Cut Stone Co—Jno Generosa; Sept1'14 270.00

**NOV. 11.**
W 10TH ST, 1760-78; Richmond Radiator Co—Wm L Brown & Danl W Moore Realty Co; Nov6'14 232.00
E 21ST ST, nwc Newkirk av, 40x120x27 x110.5; Michl Hellebrand—Peru Realty Co; Oct3'14 422.00
GREENE AV, nwc Provost, —x—; Albt Ullrich Jno C Wiarda & Co; Dec 29'13 767.00
[1]SCHENCK AV, 572-74; Hyman Senzer & ano—Abram Canter; July23'14 95.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**NOV. 5, 6 & 7.**
No Attachments filed these days.

**NOV. 9.**
DUNBERG, Jos; Merritt, Elliott & Co, Inc; $215.15; S N Haberman.
WOLF, Edwin N; Balloffet Baszanger Die Co; $3,250; Wing & Wing.

**NOV. 10 & 11.**
No Attachments filed these days.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

NOV. 6, 7, 9, 10, 11 & 12.

Andreakos, Jas & ano. Madison st, 30 ..F Lohmann & Sons. Bar Fix. 650.00
Cohen, Isaac. 181st st, sec St Nicholas av..Raisler Heating Co. Heating Apparatus (R) 1,600.00
Flatiron Bar Corpn. 5th av, nec 22d ..L Kern. Fixtures 3,750.00
Kern, Geo. 38th st, 344-8 W..Gurney Elevator Co. Elevator. 10,806.00
Suma, Tony. Cherry st, 388..E Esposito. Barber Fix. 585.00

### Bronx.

NOV. 6, 7, 9, 10, 11, 12.

Angel Constn Co. Prospect av, swc 167th, —x—.. Colonial Mantel & Refrigerator Co. Refrigerators 777.60

### Brooklyn.

NOV. 5, 6, 7, 9, 10, 11.

Blake-Miller Co, Inc. Miller & Blake avs..Jno C Newton. Boilers, &c. 1,650.00
Boyd Constn Co. West st, nr W 35th.. Oliver B Taylor, Inc. Furnaces 398.00
Brooklyn Court Square Co, I Bloomgarden. Jamaica av & Wyona st.. Baldinzer & Kupferman Mfg Co. Gas Fix. 205.00
Boyd Constn Co. West st, nr W 35th.. Oliver B Taylor, Inc. Furnaces 239.00
Daniel Bldg Corpn. Jerome st, c Belmont av..Colonial Mantel & Refrigerator Co. Consols. 250.00
Daniel Bldg Corpn. Belmont av c Jerome..Graff Furnace Co. Ranges 378.00
Diaz Bldg Co. 44th st, nr 15 av.. Graff Furnace Co. Ranges 390.00
Grisler, Jos E. 39th st, nr Church av ..Colonial Mantel & Refrigerator Co. Consols. 50.00
Jacobs, Harry. 15th av, bet 42d & 43d ..Louis Greenberg. Plumbing Supplies. 3,975.00
Jacobs, Harry. 17th av, bet 65th & 67th..Louis Greenberg. Plumbing Supplies. 3,140.00
M & J Constn Co. Sterling pl, nr Bedford av..Blest & Emery Co. (R) 850.00
Sharon Constn Co. Bay 25th st, nr 86th..Sharon Constn Co, Inc. Ranges. 500.00
Siegmund Koeppel, Inc. Osborn st, c Riverdale av..Simon Gasner & Sons Co. Bath Tubs. 700.00
Soloff Constn Co. E 15th st, nr Av I.. A Futterman Inc. Doors, &c. 1,110.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**NOV. 13.**
123D ST, ss, 240 w Lenox av, 59.11x 100.11; City Mtg Co loans P McMorrow Sons, Inc, to erect a 9-sty apartment; 5 payments. 115,000.00

### Bronx.

**NOV. 11.**
EDISON AV, es, 175 s Tremont rd, 25 x100; Jos Peidl loans Margt Darby to erect one 2-sty frame dwelling; 3 payments 2,500.00

## ORDERS.

### Brooklyn.

**NOV. 5.**
S 4TH ST, ss, 140 n Havemeyer, 40x 100; Hyman S Sulsky on Title G & T Co to pay Clara Wiseglass 316.50

**NOV. 9.**
KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; Ellie Arnold on Dimes Savgs Bank to pay Elias M Pilzer 140.00
20TH AV, ws, 20 s 58th, 80x80; Up-To-Date Bldg Co on Home Title Ins Co to pay Audley-Clarke Co 545.00

**NOV. 10.**
E 29TH ST, ws, 250.6 n Beverly rd, 118.6x94; Tilden Constn Co on Home Title Ins Co to pay Canadian Bldg Material Co 425.00
NEWKIRK AV, sec Ocean av, runs s 124.11xe106.2xn157.5xw45.11 to beg; Kirknew Realty Co on Williamsburgh Savgs Bank to pay Square Lumber Co 342.24

**NOV. 11.**
KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; J S Sulsky on Dime Savgs Bank to pay Midwood Frame & Trim Cont Co 292.50
20TH AV, ws, 20 s 58th, 80x80; Up-to-Date Bldg Co on Home Title Ins Co to pay Audley-Clarke Co 545.11

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION,

### Municipal Building.

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A--Signifies, Auxiliary Fire Appliance. (sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms,

### MANHATTAN ORDERS SERVED.

Week Ending Nov. 2.

*Named Avenues.*

Bowery, 334-6—Isaac Barrett.....C-G
Bowery, 334-6—Isaac Goldstein.....C-G
Bowery, 334-6—Sam'l Newman.....C-G
Bowery, 334-6—Garfunkel & Siroty.....C-G
Broadway, 176—Title Guarantee & Trust Co..SS
Broadway, 446-50—Campbell, Metzger & Jacobson.....DR
Broadway, 476—Adams Land & Bldg Co..DR-W
Broadway, 604-08—Harriet G Coogan.....SS
Broadway, 628-30—Friedman Bros.....C
Broadway, 699 -David L Newberg.....C
Broadway, 722—John A Keller.....DR-W
Broadway, 722 -H Gottfried, Inc.....DR
Broadway, 722—Block & Miller.....DR
Broadway, 722—Aaron Brode.....DR
Broadway, 722 Henry Wolburg.....DR
Broadway, 1147—Robinson Mfg Co.....G
Broadway, 1147—James D Black.....C
Broadway, 1275 -Gimbel Bros.....C
Broadway, 1904—Hardman Tire Co.....G
Central Pk W, 416-20—N Y Real Estate Security Co.....A
Lexington av, 544—N Y C & H R R Co.....SS
Madison av, 176—Stephen W Phoenix Est....C
Park av, 1901-05—Edelbert S Nichols..DR-C-W
Park av, 1901-05—Henry Hass & Son.....C
Park av, 1916-38—Eastern Pkway Co.....SS
Park av, 2572-4—Wm Toop.....C

*Numbered Avenues.*

2d av, 57-59—Harry G Rouse et al.....SS
2d av, 104-06—Annie Rose.....SS
2d av, 984—Louisa Slotzenberg.....C
3d av, 1554-56—Benj Nathanson.....G
3d av, 1554-56—Julius Pezenik.....G-L-C
3d av, 2340—Est Leopold Sinsheimer.....C
4th av, 79 -Isidore Cohen.....DR-W
5th av, 53-55—Hospital Supply Co.....A-L
5th av, 96—Est Henry Spingler.....A
5th av, 99-101—Lee Levy.....G
5th av, 99-101—J Borgennicht & H Davis...G-A
5th av, 99-101—Steinfeld & Co.....G-DR
5th av, 99-101—Jacob Borgenicht & Harry Davis.....DR
5th av, 99-101—Louis Sittner.....DR-A
5th av, 99-101—The Hand Embroidery Co. G-A-DR
5th av, 99-101—Harry F Barry.....DR
5th av, 99-101—Langfeldt Bros & Co.....DR
5th av, 99-101 Harry Sachs & Louis Sachs G-DR
5th av, 99-101—Julius Kornfeldt.....DR
5th av, 99-101—Philip Blaskoff & Co.....DR
5th av, 99-101—Mortiz Fuhs.....G-DR
5th av, 99-101—Fannie Schwartz.....A-G-DR
5th av, 99-101—J Wild Mannen Co.....DR
5th av, 99-101—U S Life Ins.....DR-SS-C
5th av, 99-101—Consolidated Gas Co.....I
5th av, 99-101—Lee Levy.....DR-A
5th av, 508 Est Chas F Hoffman.....SS
5th av, 562—Jos W Harper Est.....C
5th av, 562—Arnold Gantha.....DR-A
5th av, 562—Chas Silver.....G-DR
5th av, 562—Dudley Lavimore.....DR
5th av, 562 -Ida M Smith.....G-DR
5th av, 562—Chas Thorley.....C-G-DR
5th av, 580—Empire Trust Co.....SS-DR
5th av, 580—Norah Leyden.....A-C-G-DR
5th av, 580—Pearson & Co.....G-A-C-DR
5th av, 580—Earl R Van Sickle.....DR-G-A-C
5th av, 580 Wm T Hardy.....DR-G
5th av, 580—McBirnie & Goran.....G-DR
5th av, 580—Mary Lust.....DR-G-C
5th av, 580—Jacob Goldsmidt.....DR
5th av, 580—Falk Studios.....DR-A
7th av, 106-10The Opalescent Bent Glass Co. K-G
7th av, 106-10—Julius Heyman.....G
7th av, 101-95—J E Pearce & Co.....C-DR-G
7th av 277—Henry Cohen.....G
7th av, 277—James Voyion.....G
7th av, 277—Ross Bovofsky.....E
7th av, 279—Harris Braus.....G
7th av 279 -Joseph Auringer & Altman.....G
7th av, 279 Abr Spielman.....G
7th av, 291-93 -7th Av Meat Co.....DR-A
7th av, 291-93 Sands & Appel.....DR
7th av, 291-93 Fawcett & Levine.....DR
7th av, 291-93—Aurania Lagomarsoini, Inc..DR
7th av, 291-93—Lafcourt & Lauer DR-G-A-C
7th av, 291-93—Safety Fire Extinguishing Co. DR
7th av, 291-93—Flasher & Bleier.....A-C-G-DR
7th av, 291-93—Chas B Byron.....D-DR
7th av, 291-93—Sam'l Jacobs.....C-G-DR
7th av, 291-93—Wallach & Reis.....C-DR
7th av, 291-93—Aurelia Hollander.....DR-C-G
7th av, 291-93—Louis Diamond.....DR-C-G-A
7th av, 291-93—Reis & Becker.....A-G-DR
7th av, 291-93—Gitelman & Co.....C-G-DR
7th av, 291-93—Renrew Rlty Corpn.....A-C-DR
7th av, 560—H L Messmore.....C-G

### BRONX ORDERS SERVED.

*Named Streets.*

Van Buren st, 1634—Frank Vielli.....G-D

*Named Avenues.*

Brook av, 631—Morris Beef Co.....G
Nelson av, 1401—Herbert N Chute Bros....G-C
Sedgwick av, 334 Harry G Somers.....A-G
So Blvd, nwc 145th st—Globe Fireproof Door & Sash Co.....G
Westchester av, 549—I Baer.....G-A
Westchester av, 710—Solomon Weiner....K-A-C

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Adams st, 301-303—Kings & Westchester Land Co.....D
Bergen st, 55—Mrs Mary Keller.....C
Bergen st, 62 (rear)—Abr Schwartz.....C
Clinton, nwc Union st—City of N Y.....A-C
Coffey st, ft of—N Y Dock Co.....A
Concord st, 205—John R Taafe.....A
Commercial st, 93-99—Gleason, Trebout Co..D-R
Commercial Wharf, sec Summit st—B Z Toy Co.....A
Commercial Wharf, sec Summit st—Cork Mfg Co.....A
Commercial Wharf and Summit st—Amer Metal Cup Co.....A
Commercial Wharf, bet Verona & Pioneer sts —N Y Dock Co.....A-C
Congress & Warren sts & E R—N Y Dock Co No 113.....C
Congress & Warren sts & E R—N Y Dock Co No 112.....C
Cook st, 103 (rear)—Max Tenen.....C-G
Cook st, 103 (rear)—Cong Bernah Hiam Azar A-F-C
Cook st, 140—Morris Pomerantz.....A
Court st, 24-30—Metropolitan Rlty Co.....C
Emerson pl, 35-37—Rudolph Vagh.....C-G
Emerson pl, 35-37—Bklyn U Gas Co.....C
Ferris st, swc King st—Diamond Cook Co...DR
Ferris st, swc King st—N Y Dock Co.....DR
Ft Richards st, S H, 23—Amer Molasses Co...A
Ft Sedgwick st, S H, 144—N Y Dock Co.....C
Fulton st, 28-44—Eagle Warehouse & Storage Co.....C
Fulton st, 197—Hastings Estate.....F-A
Greene st, 142-56—C H Jensen & M Collard...C
Grand st, 1001-13—Robt Chapman Co.....DR
Grand st, 1001-13—Stockinger Photo Eng Co.DR
Grand st, 1001-13—Sackett & Wilhelms Co...DR
Harrison st, 104—Chas W & F O Walthers.DR-C
Kosciusko st, 608—L Fink & Sons Co.....B
Livingston st, 220—Wood, Harmon Co.....C
Moultrie st, 37-39—Santi C Paletto.....DR
Moultrie st, 37-39—Mirror Works.....DR
Moultrie st, 37-39—New Metal Bed Co.....DR
Pacific st, 445—Mrs Virginia Stenhaus.....G
Pierrepont st, 132-34 -L I Historical.....C-D
Plymouth st, 195—Frank A Saddler.....C
Poplar st, 72—150 Precinct Police Station, A-K
Powell st, 225-27—Harry Tenichel.....D-R
Powell st, 225-27—Powell Embroidery Co....D-R
Powell st, 225-27—Saml Berger & I Stein...D-R
Powell st, 225-27—Glenmore Knitting Wks...DR
Powell st, 225-27—Isaac & Abr Liberman....DR
Powell st, 225-27—David Fenichel.....DR
Powell st, 225-27—Abr Koppel.....DR
Pulaski st, 470-72—Chas E Bowman Co....A-B
Sidney pl, 18—Bklyn City Mission Tract Soc..C
Smith st, 169-73—J Kurtz & Sons, Inc....A-G-E
Smith st, 430-34—L A Rockwell & Co.....A-C
Sterling pl, 617—Mrs Mary Kent.....C
Sterling pl, 627 Louis Rogers.....C
Steuben st, 213-17—Cooke-Cobb & Co.....D-DR
Taaffe pl, 49—Michele Nicolette.....H-A
Van Brunt st, ft, S H, 340-42—N Y Dock Co...A
Van Buren st, 324-8—Geo Alexander.....A
Van Dyke st, 319-27 & 313-18—N Y Dock Co..A
Van Dyke & Conover sts—N Y Dock Co.....A
Van Dyke st, n e c Ferris st N Y Dock Co...A
White st, 82-100 F H Kalbfleisch Co.....C
Woodhull st 15 Bernhard Simonson.....C

*Numbered Streets.*

3d st, 131-37 Greason, Son & Dalzell.....C
3d st, 167 N—Wm Natutewith.....G-A
4th st, 104-14 S—Fred Gretsch.....D
5th st, 280-8—Empire State Dairy Co.....A
9th st, 40-42 So—Kept Iron & Steel Corp.....A
9th st, 40-42 So—Thos B Campbell.....A
9th st, 40-42 So—Albert Voight.....A
9th st, 41-61—N Y Tartar Co.....DR
11th st, 118 N—Hecla-Winslow Co.....D
12th st, 445 Ansonia Clock Co.....A
47th st, 111-17, S H 80—Bush Terminal Co....A
47th st, 119-27, S H 81—Bush Terminal Co.A-E
47th st, 129-35, S H 82—Bush Terminal Co....A
47th st, 137-45, S H 83—Bush Terminal Co....A
47th st, 147-53, S H 84—Bush Terminal Co....A
47th st, 155-63, S H 85—Bush Terminal Co....A
52d st, 1272—Sam'l Rubin.....B
67th st, s s, 345 ft w 18th av—McKeever Bros, Inc.....C

*Named Avenues.*

Atlantic av, 278 -Harris Witkin.....H-A
Bay Ridge av, 1423—John D H Bergen & Son.C
Bedford av, 1842—Philip A Fairbault.....A-G
Bowery, s w c Henderson's Walk—Bklyn House Co.....F
Bowery, s w c Stratton's Walk—Louis Stauch. SS-F
Clinton Wharf, bet Ferris & Conover sts—N Y Dock Co.....A-C
Clinton Wharf, bet Ferris st & N Y Bay—N Y Dock Co.....A-C
DeKalb av, 860 Isidor M Sarem.....D
DeKalb av, 1096—Morris Seligman.....C
DeKalb av, 1098—Mrs Geo H Smith.....C
Driggs av, 261—Nat'l Hall of the Polish Society.....A
Dumont av, 494-512—M Silverstein & H Silver D-DR
East N Y av, 334—Menys Mittleman.....DR
East N Y av, 334—Saml Dwalkin.....DR
East N Y av, 334—M Sheli & J Mazurkowitz Bros.....DR
East N Y av, 334—L Krisel & B Kalb.....DR
East N Y av, 334—Louis Feiner.....DR
East N Y av, 334—Morris Buchman.....DR
East N Y av, 334—Jos Buschhieri & Sons...DR
East N Y av, 334—Toney Bittdeer.....DR
East N Y av, 334—Rubin Bros.....DR
Graham av, 545—Joseph Socha.....C-A
Henderson's Walk, n e c Beach—Thomas Cox..E
Hudson av, 231-35—Howard S Jones.....G
Lawrence av, 260—Geo Hassler.....C-A
Lexington av, 604-6—Sidney F Bedell.....A
Liberty av, 550—Frank Kendle.....G
Liberty av, 590—Isaac Shtier.....G
Marcy av, 333-65—Bd Armory Commissioners E-A-C
Maspeth & Gardner avs—Peter Cooper's Glue Factory.....H-A
Morgan av, 651½-57—Albert Paper Box Co....C
Morgan av, 651½-57—Geo Davis.....C-M
Myrtle av, 354—Jennie Blumenthal.....C
Ocean Front & W 33d st—Adolph Shapero & H Lowenthal.....A
Oceanic Walk, n e c Beach—Geo W Hoch.....E
Pennsylvania av, 140-42—Y M C A.....A
Poplar av, n s, bet Hyland & Sea Gate avs—Atlantic Yacht Club.....E
Reid av, 163—Feildhaus Estate.....I
Rochester av, 86-94—Hugh Kennedy.....A
Rogers av, 51—Samuel Teggar.....C
Sea Breeze av, n e c W 5th st—Sam'l Richter.D
Sea Gate & Oceanic avs—Mrs Mary E Felt..E-A
Sheepshead Bay rd, n w c W 5th st—Bklyn Rapid T Co.....A
Shore Front, 44-47th sts, S H 54, 50, 47, 55, 42, 52, 45, 39—Bush Terminal Co.....A-C
Shore Front, 44-47th sts, S H 56, 46, 48, 49—Bush Terminal Co.....A
Shore Front, 44-47th sts, S H 41, 51, 40—Bush Terminal Co.....C
Shore Front, 44-47th sts, S H 53—Bush Terminal Co.....A-C
Stone av, 250—Shetland Co.....DR-D
Stone av, 250—Louis Shrege.....DR
Stone av, 250—Nicola Borono.....DR
Stone av, 250—John Cohen.....DR
Stone av, 250—Internat'l Curtain Co.....DR
Stone av, 250—Wm Sharko.....DR
Stone av, 250—Sam'l Kalsch & Sam'l Supnik. DR
Stone av, 250—H Lieberman & A Dorfeld...DR
Surf av, n w c Cooks la—Edw Morrissey.....C
Sweickerts Walk, n w c Beach—Jos Gandino..E
Thatford av, 207-09—Levi Merowitz.....D
Thatford av, 207-09—Sam'l Patrick.....DR
Thatford av, 207-09—H Klein & H Berkowitz.DR
Thatford av, 207-09—H Turkeltauh & D Yadofsky.....DR
Thatford av, 207-09—Indep Wet Wash Laundry Co.....DR
Thatford av, 207-09—Levi Merowitz.....DR
Thatford av, 366-68—Sam'l Teingersek.....DR
Thatford av, 366-68—Mayer Gellis.....DR
Thatford av, 366-68—M Roth & H Brodsky..DR
Thatford av, 366-68—Bernard Alpher.....DR
Thatford av, 366-68—H Resch & Isidor Kantrowitz.....DR
Thatford av, 366-68—Saul Kellner & Sons...DR
Thatford av, 366-68—B Edelman & A Levine.DR
Thatford av, 366-68—A Bernstein & J Russek DR
Thatford av, 366-68—Aron Friedenson.....DR
Thatford av, 366-68—Ida Klein.....DR
Van Sinderen av, 273-87—Levin-Kronenberg & Co.....DR

*Numbered Avenues.*

1st av, 4455-65—Bush Terminal Co.....E-A
1st av, e s, 46-47th sts, S H 64, 65, 66, 67, 68, 69—Bush Terminal Co.....A-E
1st av, e s, 46147th sts, S H 70—Bush Terminal Co.....A-E
1st av, s e c, 70 ft s S H 31—Bush Terminal Co.....A
2d av, 4420-30, S H 92—Bush Terminal Co....A
2d av, w s, adj S H 70—Bush Terminal Co....A
3d av, 4412—Max Kurzrook.....DR
3d av, 4412—J Liberman & I Lichtenstadter..DR

### QUEENS ORDERS SERVED.

*Named Streets.*

Crescent st, 705 (L I City)—John McQueeney.C
Grove st, 142-48—Mem House Grace Parish...A
North Henny st, 15—Henry Poggi.....C
Prospect st, n e c Grove st—St Jacobus Lutheran Church & School.....A

*Named Avenues.*

Ammerman av, 108 Lewis Solomon.....E
Bradford av, w s, nr Lawrence st (Flushing) —Cluses W Copp.....A
Brandeth av, 44-46—Jacob Seidman.....A
Brandeth av, 44-46—Timothy J Kiely.....B
Broadway, s w c Clarke av—John E Spillet...B
Hammels av, 83-7 (Rockaway)—Adeline Sandifer.....A-F
Lexington av, e s, bet Maurice rd & Jefferson st—Manhattan Fireproof Door Co.....A
Lincoln av, 24—Mrs Elizabeth Dorsey.....A
Parson av, w s, Forest & Elm avs—Flushing Hospital & Dispensary.....E
South Hammels av, 83-7—Jas N Brown.....B
South Park av, 21-25—Emanuel F Cojean..A-E
Undine av, 33-35—Wm J Greene.....A

### RICHMOND ORDERS SERVED.

*Named Avenues.*

Boardwalk, So Beach—Max Schaffer.....A-D
Boardwalk, So Beach—Hotel Waldorf.....C-I
Boardwalk, So Beach—Thos Nunley.....SS-G
Boardwalk, So Beach—Hergenham Amuse Co. D-C-A
Boardwalk, So Beach—Miller's Hotel.....A
Boardwalk, So Beach—Louis Harris.....A
South Beach, S I—Stern House.....A

Week Ending Nov. 7.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Baxter st, 147-51—Jennie Bardsley et al..W-DR
Beekman pl, 15—Rachel Levy.....I
Bleecker st, 91 -Schlessel & Droga.....G
Bleecker st, 135-7 -Puritan Dress Co.....C
Bond st, 40—Est Geo E Kitchings et al...W-DR
Bond st, 42-44—John C Martin.....D
Broome st, 4—Robert Hoe & Co.....C

Broome st, 344-6—Selig Kors .....C-G
Broome st, 344-6—Meyer Jacobs.....C-G-A
Broome, st, 344-6—Davis Gumanow.....C-G
Broome st, 344-6—Chas Levins.....A-G
Broome st, 344-6—Finegold & Spero .....A-C
Broome st, 381—Domenick Saldino.....C
Broome st, 495—Chas Schwartz.....C
Canal st, 125-31—Nathan Badd.....A-G
Canal st, 125-31—Abraham Golden.....G-A
Canal st, 342—John J Worden.....C
Canal st, 342—Anna Schmiedeskemp.....C-G
Cherry st, 360—Nathan Garfield.....W-DR
Church st, 321—Adolph Morgenstein.....C-G
Cliff st, 12-4—Est Maria L Campbell.....C
Clinton st, 180—Congregation Austerlenker....E
Clinton st, 180—Congregation B'nai .....E
Clinton st, 180—K & G Amus Co.....J-C-B-E
Clinton st, 180—Cong B'nai & Jacob Shatzk...J
Cortland st, 79—Davids Mfg Co.....C-G
Cortland st, 79—Joseph Packard.....C
Cortland st, 79—Est Wm Martin.....C
Cortland st, 53—Walter Davids.....C
Downing st, 53—J & R Lamb.....C
Dyckman st, 308—Wm T Veige.....C-G-A-O
East Broadway, 45—Wolf Bomzou et al...W-DR
East Broadway, 262—Abraham Kamler.....C
East Houston st, 111-17—Max D Steuer et al, SS
Elizabeth st, 49-51—Lorence Realty Co..W-DR
Fulton st, 73-79—F Wimkler.....C-G
Grand st, 615-25—M Frankel Feather Co.....C
Greene st, 78—Solomon Cohen.....W-DR
Greene st, 101—George Kip.....DR-W
Greene st, 104—Rosa Brown .....DR
Greene st, 104—Rose Brown.....,W
Greene st, 106 —Mary Bennett.....W-DR
Greene st, 107—Abr Gutman est.....DR-W
Greene st, 111—Sanders Gutman et al....DR-W
Greene st, 113—Hannah Colgate et al....W-DR
Greene st, 125—Sylvester Brush Est.....W-DR
Greene st, 127—Amelia W Boardman et al, DR-W
Greene st, 136—Robert A Nathan.....W-DR
Greene st, 138-40—Catherine E Strong....DR-W
Greene st, 175-77—Julius Fishman.....C
Greene st, 215-17—S & C Bernstein.....G
Greene st, 215-17—Sable Bros.....G
Greene st, 222-24—Bullman & Kalekow.....G
Greene st, 222-24—Joshua Lipshitz.....G
Henry st, 86-88—Isaac Goodstein.....W-DR
Henry st, 142-4—Progressive School Commerce .....E-C
Henry st, 142-4—Nathan Fink.....A-C
Henry st, 142-4—Morris Bugino.....G
Henry st, 142-4—Sam Oskowitz.....A
Henry st, 142-4—Jack Bernstein .....A
Henry st, 142-4—Benenson & Cohen .....A
Henry st, 142-4—The Jewish Nation.....A-G
Henry st, 142-4—Morris Ray.....C-G-A-I
Henry st, 142-4—Mayer Cohen.....G-I-C-A
Henry st, 142-4—Louis Rubin.....G-I-A-C
Henry st, 142-4—Vincenzo Cirrucione...C-G-I-A
Henry st, 142-4—Wolf Simon.....G-C-A
Henry st, 142-4—Sam Goldstein.....G
John st, 43—Phillip H Zeitlin.....I
Leonard st, 85—Helen C Juilliard .....C
Leonard st, 85 Samuel Levy .....C
Ludlow st, 188—Myrtle L Jones.....E
Maiden la, 54—Fahys Watch Case Co.....SS
Market st, 30—Louis Swetnick.....C
Mulberry st, 93—Est John R Graham.....W-DR
Orchard st, 17—Harris Miller.....I-C
Orchard st, 63 -Edward Ridley.....DR-W
Pearl st, 321—John F Webendorifer.....C
Pearl st, 321—Geo F Coalbridge.....C
Pelham st, 7-9—Jacob Flatow.....C
Prince st, 102-4—Robert M Loeser.....W-DR
Prince st, 121—Isaac Goldowitz.....D
Rivington st, 236—Joseph Freidberg.....G-C
University pl, 24-34—Sailors' Snug Harbor, W-DR
Washington pl, 4-6—Wiliams, Syrett & Menkinick .....DR
Washington pl, 4-6—Hyman Polskin & Son..DR
Washington pl, 4-6—Landenheim Bros.....DR
Washington pl, 4-6 Diker & Zilcvitz.....DR
Washington pl, 4-6—Abraham L Stone & Son, DR
Washington pl, 4-6—Jacob Samuels & Bro...DR
Washington pl, 4-6—Solis Cohen Q M Lang.DR
Washington pl, 4-6 -Levinson Bros & Co....DR
Washington pl, 4-6—Mark Davis Sons Co....DR
Washington pl, 4-6—D H Arnold Co.....DR
Washington pl, 13-15—Samuel Levy.....C
Waverly pl, 24-26—Chas Remsen.....SS
Willett st, 29—Elizabeth Mandel.....W-DR
Wooster st, 120-26—Est Henry Brunner..W-DR
Wooster st, 176-78—Chas Devoe et al.....C
Wooster st, 176-78—Star Cap Co.....A-C-G
Wooster st, 176-78 -Paul Prato, Jr.....C-G
Wooster st, 176-78 -Simon Janov.....A
Wooster st, 176-78—Melin, Inc.....A-C-G
Wooster st, 176-78—John S Gordon.....C-G-A
Worth st, 113—Interstate Land Holding So...SS

*Numbered Streets.*

3d st, 106 W—Samuel Hochstein.....C
6th st, 322 E—Chas Rubinger.....C
12th st, 32 E—Consolidated Gas Co.....C
12th st, 32 E —Isadore Berkner.....C-I
12th st, 32 E—Isaac Berkner.....C-I
12th st, 32 E —Isaac Hoffman.....C-I-G
12th st, 32 E—Israel Schuffman.....C-I
15th st, 30-32 W—American Raincoat Co...C-I
15th st, 30-32 W—Ehrensalf & Deutch.....C-A
15th st, 30-32 W —Jones Brundage & Co.....C
15th st, 30-32 W- Edw M Weinstein.....C-I-A
15th st, 30-32 W—Moll Brothers.....G-A-C
15th st, 30-32 W—Benard Brown.....C-I
15th st, 30-32 W—Louis Turoff.....I-A
15th st, 30-32 W—Photographic Advert Co....G
15th st, 30-32 W—Polo Construction Co.....SS
15th st, 30-32 W—Madame X Mfg Co.....C
15th st, 425 W—Bradish Johnson Est....W-DR
15th st, 444 W—American Can Co.....DR-W
16th st, 410-16 W—Andrew T McCullagh.W-DR
16th st, 448 W—Bradish Johnson Est....DR-W
17th st, 11 W—Edward W Browning.....W-DR
17th st, 11 W—Ernest Bucker.....DR
17th st, 11 W—Liebowitz & Kantrowitz.....DR
17th st, 11 W—Louis Rogers.....DR
17th st, 11 W—Ever Right Dress Co.....DR
17th st, 11 W—S H Fine Cloak Co.....DR
17th st, 11 W—Polonaise Waist & Dress Co.DR
17th st, 11 W—Eagle Petticoat Co.....DR
17th st, 11 W—Zurlen & Zurlen.....DR
17th st, 11 W—Majestic Costume & Dress Co.DR
17th st, 11 W—B Grossman & Bro.....DR
17th st, 11 W—Olin & Moses.....DR
17th st, 11 W—S J Hartsfeld Co.....DR
17th st, 11 W—Gottfried Dress Mfg Co.....DR
17th st, 11 W—Weissman & Weintraub.....DR
17th st, 11 W—Schlessel & Wilner.....DR
17th st, 15 W—Ruberstein & Levine.....DR
17th st, 15 W—B Braunheim & Co.....DR
17th st, 15 W—Wohl-Raeder Co, Inc.....DR
17th st, 15 W—Edgar Company.....DR
17th st, 15 W—Rosenstein & Wachtel.....DR
17th st, 15 W—Hornick & Weiss.....DR
17th st, 15 W—Wilward Realty Corp.....W-DR
17th st, 18 W—Emily M R Spencer.....DR-W
17th st, 20 W—20 West 17th St Co.....DR-W
17th st, 24 W—Umanoff David.....G
17th st, 24 W—Solomon Weitz.....G
17th st, 24 W—Myer Kannack.....G
17th st, 26-32 W—Philip Braender.....W-DR
17th st, 37 W—Jennie E Dunn.....DR-W
17th st, 50 W—Metropolitan Life Ins Co..W-DR
17th st, 141-5 W—Wilberth Realty Co....DR-W
17th st, 223-5 W—Monahan Express Co..W-DR
17th st, 227-39 W—227 West 17th St Co..W-DR
17th st, 430-44 W—Fred Kruzman.....DR-W
18th st, 10 W—Chas B Faher.....W-DR
18th st, 356-62 W—Fendac Realty Co.....W1DR
19th st, 9 W—Henry Corn.....W-DR
19th st, 16-20 W—David Spevo.....W-DR
19th st, 23 W—Henry C Lytton et al.....W-DR
19th st, 29 W—Robert Hoe Estate Co.....DR-W
19th st, 37 W—Morris Shalita.....W-DR
19th st, 124 W—Greenhut, Siegel Cooper Co. DR-W
19th st, 151-53 W—Builders' Protective Co.DR-W
19th st, 205-09 W—Wyanoke Realty Co..DR-W
19th st, 211-15 W—Percival Ketterer et al.DR-W
19th st, 435 W—Elizabeth A Halligan...DR-W
20th st, 13-15 W—Courtland H Young.....W-DR
20th st, 27-33 W—27 West 20th St Corp...W-DR
20th st, 211-15 W—Clarence H Phipps.....W-DR
21st st, 29 W—Acme Building Co.....W-DR
21st st, 37 W—Wm H Jeffers.....W-DR
21st st, 54-62 W—Arthur A Carey.....DR-W
22d st, 4 W—James McCutcheon.....W-DR
22d st, 6-8 W—Gertrude Vanderbeck.....W-DR
22d st, 26 E—Cecile Dress Co.....G-C
22d st, 26 E—Stern Bros.....A-I-C-G
22d st, 48 W—Estate Mary G Hoffman...W-DR
22d st, 118-24 W—Ewald Mommer.....DR-W
22d st, 126 W—Henry R Drowne.....W-DR
22d st, 127 W—Max Webber.....C
22d st, 132-34 W—Victoria Bldg & Contg Co. W-DR
22d st, 150-54 W—J J Steindler Co.....W-DR
22d st, 545 W—Francis L Ogden.....W-DR
23d st, 54 W—Anna W Gould.....DR-W
23d st, 71-77 W—Trustees Masonic Hall & Asylum Fund.....W-DR
23d st, 119-21 W—Isaac H Clothier.....DR-W
23d st, 133 W—Elmer A Darling.....W-DR
23d st, 147 W—Grace F Lesster.....DR-W
24th st, 13-15 W—Emma A Mayhew.....SS
24th st, 19-21 W—Konigsberg & Block Co....C
24th st, 19-21 W—Marcus & Millstein.....A-C
24th st, 19-21 W—William Schlussel.....G
24th st, 19-21 W—Schulman & Sherman.....G
24th st, 19-21 W—Pellman Bros.....G
24th st, 19-21 W—Heneyman Co.....G
24th st, 19-21 W—Ginsberg & Fisher.....G-A
24th st, 19-21 W—Safran & Kreeger.....G
24th st, 19-21 W—Boston Cloak Co.....C
24th st, 142-6 W—Goodman Bros.....DR
24th st, 142-6 W—Butterfly Dress Mfg Co..DR
24th st, 142-6 W—Brill & Wechsler Bros....DR
24th st, 142-6 W—Chas Harris.....DR
24th st, 142-6 W—S Ellis & Sons.....DR
24th st, 142-6 W—District Realty Co....W-DR
24th st, 142-6 W—Baron & Heitner.....DR
24th st, 142-6 W—Aaron Littman.....DR
24th st, 142-6 W—Alexander & Greenberg...DR
24th st, 142-6 W—Nasrallah & Meenan.....DR
24th st, 142-6 W—The Foster Mfg Co.....DR
24th st, 142-6 W—Dilloff & Zimmerman....DR
24th st, 148-50-52 W—Security Mortgage Co...G
27th st, 40-42 W -Bruno Gumprich.....C-G
27th st, 40-42 W Louis Hirschowitz.....G
27th st, 40-42 W—Gluck & Weingold.....G
27th st, 40-42 W—Harry Scher & Co.....G
27th st, 40-42 W—Gray Realty & Dev Co.....C
27th st, 135-7 W—Feldman Bros.....C
27th st, 135-7 W—Louis Cohen.....G-C-I
27th st, 135-7 W—S B Co.....C
27th st, 135-7 W -Herman Gerstener.....I-C
27th st, 135-7 W—Bagedonow Bros.....I
27th st, 135-7 W—Berkman, Bass & Co.....G
37th st, 531-5 W—The J F Tapley Co.....L
37th st, 531-5 W—Jacques Kahn.....A-G-SS
41st st, 242-44 W—Dessert & Co.....C-A
41st st, 242-44 W—Ludin Realty Co.....A-C
49th st, 606 W—Pabst Brewing Co.....C
50th st, 124 W—Packard Acme Garage Co. C-D-G-L
53d st, 315 E Jos Feinberg.....G-A
57th st, 614-640 W—Chas A Appleby.....W-DR
61st st, 303 E—Emma A Mayhew.....C-G
72d st, 437 E—De Luxe Motor Cycle.....G
75th st, 120 E—Seth M. Milliken.....O-C
77th st, 210 E Howard Conkling.....J
82d st, 35 W Hennessy Realty Co.....SS
82d st, 127 W Merritt Ferguson Co.....SS
87th st, 166 W—West Side Construction Co..SS
89th st, 69-75 E—Niagara Livery & Motor Co. A-C-O
92d st, 333 E Daniel Hornberger.....C
92d st, 422-26 E George Ehret.....SS
111th st, 17-19 E Laura Franklin.....B
116th st, 234-6 E—Henry Kennel.....C
123d st, 331 E Louise Egler et al.....C
123d st, 180 E—Jacob Marks.....K-O-G-A
137th st, 174 W—Isabella Runk.....C
166th st, 508-10 W—Albert Krumenaker..C-A-G

*Named Avenues.*

Amsterdam av, 366—Fred'k H Hettling.....C
Amsterdam av, 1121-7—Peter Ohlkers.....G
Amsterdam av, 1947 James Butler.....G
Av B, 228—Rosehill Realty Co.....G-C
Av D, 123 -Est S Sidney Smith.....C
Bowery, 4—Chinese Baptist Mission.....E
Bowery, 4—Tuxedo Restaurant Co.....E
Bowery, 4 Est Isaac Pouker.....B-C
Broadway, 332 James N Jarvie.....B
Broadway, 368 William Bruce Brown.....SS
Broadway, 388—John E Parsons.....SS
Broadway, 498-32 Lettia A Poillin Est.....SS
Broadway, 476 Adams Land & Bldg Co..W-DR
Broadway, 529-33 Eagle Glove Co.....DR
Broadway, 529-33 Max Applebaum.....DR
Broadway, 529-33 -Abe Wolfson.....DR
Broadway, 529-33 Carl Taylor.....DR
Broadway, 529-33 Emil Rohner .....DR
Broadway, 529-33 -Karl Guggenheim.....DR
Broadway, 529-33 Berk Bros.....DR
Broadway, 529-33—Tamor Bros.....DR
Broadway, 529-33—Abr Steefel.....DR
Broadway, 529-33—Family & Feigenbaum..DR
Broadway, 529-33—Louis Finkelstein.....DR
Broadway, 529-33—Arthur Brower Co.....DR
Broadway, 529-33—Schorr & Shapiro.....DR
Broadway, 529-3—Albert Metter.....DR
Broadway, 529-33—Berger & Zetiler.....DR
Broadway, 529-33—Henry Goodman.....DR
Broadway, 529-33—Adolph Raduzmir.....DR
Broadway, 529-33—Alfred Guggenheim.....DR
Broadway, 529-33—The Ray State Corp.....W
Broadway, 529-33—Regal Shoe Co.....DR
Broadway, 529-33—United Cigar Store.....DR
Broadway, 529-33—Moses Sheinblum.....DR
Broadway, 529-33—Jacob Reiss.....DR
Broadway, 529-33—Adam Beslor.....DR
Broadway, 529-33—August Raggi.....DR
Broadway, 529-33—Fishbein Bros.....DR
Broadway, 529-33—Basket Cafe Co.....DR
Broadway, 529-33—Meyer Alter.....DR
Broadway, 529-33—Price & Weiler Co.....DR
Broadway, 529-33—Herbert Cohen.....DR
Broadway, 529-33—Edwin Dresser.....DR
Broadway, 529-33—Morris Sterm.....DR
Broadway, 529-33—Samuel Lachman.....DR
Broadway, 529-33—Nathan Tanenheiser.....DR
Broadway, 529-33—Moe Munzesheimer.....DR
Broadway, 529-33—Robert August.....DR
Broadway, 529-33—Roth Bros.....DR
Broadway, 529-33—Morris Brodsky.....DR
Broadway, 529-33—Samuel Mannel.....DR
Broadway, 529-33—Abr Latner.....DR
Broadway, 529-33—Hellincke Bros.....DR
Broadway, 529-33—Adolph Hoffman.....DR
Broadway, 529-33—Harris Schwartz.....DR
Broadway, 529-33—Joseph Ketter.....DR
Broadway, 529-33—Ida Levin.....DR
Broadway, 653-55—Robert Lindheim.....C
Broadway, 722—John A Keller et al.....C
Broadway, 2297—John C Graus.....D
Broadway, 2528—John J Comry.....F
Lenox av, 334—Henry Mayer.....G
Park av, 840—76th St & Park Av Co.....SS
Park av, 1901-05—Adelbert S Nichols....W-DR
Park Row, 128—McGown Silsbee.....C-G-A
Park Row, 128—Washington H Taylor.....G
West Broadway, 395—International Metal Sawyer Co. .....A-G
West Broadway, 563—Est Catherine Stevens..C
West Broadway, 563—Harry Frank.....C-G

*Numbered Avenues.*

1st av, 394-6—Roth & Co.....G-A-L
1st av, 394-6—Henrietta Hirsch et al.....C
1st av, 583—Est Henry E O'Brien.....C
3d av, 440—Robert Bernstein.....G
3d av, 480—Carrie Freund.....G
6th av, 183—Wm Thomanns.....G
6th av, 186—Andrew Papadina.....C-G
6th av, 186—John Hays.....C
6th av, 531-35—Est Chas F Hoffman.....SS
7th av, 270 74 M Abrahams Realty Co.....E
7th av, 445—Margaret Byrne.....E
8th av, 2234—Leopold Jonas.....G

## BRONX ORDERS SERVED.

*Named Streets.*

Timpson pl, 539—North Sand Co.....G-C

*Named Avenues.*

Fordham rd, 561—Rodgers & Stahl....C-D-A-G
Marmion av, 1945—Bronx County Constn Co..C
Tremont av, 408—Paul Bechtel.....G
Tremont av, 822—Samuel Litvin.....G-A-O-C
Washington av, 1204—Henry J Mandel..A-C-O

*Numbered Avenues.*

3d av, 3396—David I Tobias.....B
3d av, 3396—Herman Kromplotz.....B
3d av, 3296—Alice E Mullen et al.....C
3d av, 3781—John Allen.....I-K

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Adams st, 1-19—Edward Bliss Co.....W-DR
Bartlett st, 67-9—Herman Kaminester....W-DR
Bergen st, 2118-24—Kurzrok Bros.....W-DR
Boerum st, 157 (rear)—Isaac Voelbel....DR-W
Columbia st, 150-2—Nettie Harrison.....DR-W
Commercial st, 93-99 -Gleason, Trehout Co. DR-W
Commercial Wharf & Summit st—N Y Dock Co. .....DR-W
Cook st, 103—Louis Lafsky.....C
Cook st, 103 (rear)—Meyer Luria.....W-DR
Debevoise st, 39—Jacob H Werbelovsky Est. W-DR
DeGraw st, 196—Decorative Metal Art Mfg Co, Inc. .....W-DR
Emerson pl, 139-47—Emil Hamburger....W-DR
Ferris st, s w c King st—N Y Dock Co...DR-W
Franklin st, 30—Otto C Meyer.....H-A-L
Front st, 55-65—A Zeregas Sons.....W-DR
Front st, 95-215—Hanan & Co.....DR-W
Front st, 174-92—Boorum & Pease Co....W-DR
Fulton st, 361—Stephen S Pettit.....W-DR
Fulton st, 475-45 Realty Co....DR-W
Fulton st, 482—Edw. Geo & Jno P Smith..W-DR
Fulton st, 1333-35—Mrs Jennie Murphy..DR-W
Grand st, 1001-13—Sackett & Wilhelms Co...D
Grand st, 1013—Sackett & Wilhelms Co..DR-W
Greene st, 127—Greenpoint Metallic Bed Co. W-DR
Greene st, 142-56—Chas H Jensen & Mary H Collard .....W-DR
Greene st, 252-54—Manhattan Steam Dye Wks W-DR
Hall st, 25-37—Mergenthaler Linotype Co.W-DR
Havemeyer st, 132 John O. Baldwin....DR-W
Hicks st, 408 -Arbuckle Bros.....W-DR
Himrod st, 111-13 -Jos Schumacher ....W-DR
Himrod st, 111-13—Standard Lock Co.....DR
Himrod st, 111-13—Kingly Pants Co.....DR
Himrod st, 111-13 Herman Eckert.....DR
Himrod st, 111-13—Jos Schumacher Est.....D
Himrod st, 117-19—Ulmer Brewing Co.D-DR-W
Himrod st, 117-19—Dominick Avignone & T Rodi .....DR
Himrod st, 117-19—Morris Cedarbaum.....DR
Hope st, 9-17 & 53-65—Jas Cavanagh Corp DR-W
Hope st, 155—Abr Bleistift .....W-DR
Humboldt st, 55-7 Oscar Fichtenbaum..W-DR
Humboldt st, 109—Alex Diker & B Zalewitz DR-W
John st, 106-16 National Licorice Co....D-DR
Kosciusko st, 141—Samuel Adelson.....W-DR
La Grange st, 5-9 Gottlieb Webber & Co.DR-W
Lorimer st, 727-9 William Salmon .....DR-W
Menahan st, 17-21 Lee Beckel & Co.....DR-W
Moore st, 188—Phillip Greissman.....W-DR

# BUILDING MANAGEMENT

## NECESSITY OF AN ENGINE ROOM LOG

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

ENGINE room records, comprising a systematic tabulation of all figures pertaining to the engine and boiler rooms in large structures, have become a necessary factor in the up-to-date scientific management of buildings. The need for such a carefully prepared and preserved record has been demonstrated by the high standard of efficiency to which this phase of management has been raised. While no particular system is in general use there is little difference substantially in the various methods.

The systems of maintaining records vary in most cases with the size of the building and the comparative duties of the building manager and the chief engineer. In a ten-story building there would obviously not be so great a need for a more complex system as in a twenty or thirty-story building, and where in a building of the latter type an engineer would take fifteen-minute records of a "load," in a smaller building an hourly record would be sufficient. In cases where the highest efficiency has been obtained such results can be traced through the preparation of a log which enables the building manager to become familiar with all the details of the engine room at a moment's notice.

### Value of Records.

The daily records are of value because they serve as a basis of comparison with the corresponding days or months of the previous year or years. In this way the building manager can discover when there is an overdrawing or overconsumption of fuel or other supplies. Most engineers keep a record of all incoming material, such as coal, oil, etc., and another record showing how long a given quantity lasts. Elimination of waste through a speedy discovery of the same is the consequence because the defect can be traced and remedied on the same day.

All work, as for instance the installation of new elevator cables, is recorded and the careful building manager is enabled to ascertain the quality of the material used on the job. Where a new set of cables are installed, which lasts only three months as compared with the previous set lasting nine months, the building manager, by consulting and producing his record, can prove to the contractor that the cables in the second set were less satisfactory than those previously purchased.

**BUILDING managers have long since realized the necessity of keeping a complete set of engine-room records and many forms have been devised to facilitate the work. So many opportunities exist for leaks and unnecessary expenditures, in the mechanical departments of a large structure, that a comprehensive system must be adopted, yet so simple as to be instantly legible. The Record and Guide presents a Boiler-room Log now in use in one of the large office buildings. This schedule cares for all the principal routine items and also provides for exigencies.**

An engineer who manages the plant in one of the Fifth avenue office buildings, north of 42d street, relates an interesting incident in connection with his record. The building operates its own plant except between the hours of 11 p.m. and 5 a.m., when the structure is practically untenanted. During that period the Edison Service is used. A careful daily tabulation of the meter is maintained through readings each day. One morning sometime since, the engineer in reading the dials discovered an abnormal increase in the consumption of current etc., as compared with the day before and the corresponding day of last year. He immediately commenced an investigation and discovered that there had been a parade the previous evening and a large number of tenants had viewed it from their windows, incidentally turning on the lights, and using the night elevator.

Another engineer in a commercial building in the downtown district noted on his log an exceptional demand for power and upon investigation discovered that one of his tenants, a dealer in novelties, was running a special sale and the great stream of customers necessitated an unusually large number of elevator runs, with cars filled to capacity.

The log reproduced on this page, through the courtesy of the chief engineer of one of the largest office buildings in the city, represents the systematic way in which he keeps in constant touch with a complex workings of his plant. It contains a complete record of coal received in bunkers, buckets fired and ash cans carried away. It also notes the various temperatures at stated periods, the boiler pressure, heatings and readings and all other items in connection with the operation of boilers. He checks the arrival and departure of all employees, together with all miscellaneous data of the engine room down to the minutest detail. Such a comprehensive chart is typical only of the large isolated plant. In smaller buildings engineers are content with a log recording only the more important details, such as the voltage, amperage and kilowattage of and the supplies received and consumed.

The log has reached its highest development in the building of a prominent insurance company where it takes the form of a large chart, 16 feet long and 4 feet high. Each day the various reports are pegged out on the chart and connected by variously colored strings. Instead of the figures indicating an increase or decline the strings serve the same purpose and show a rise and drop with each fluctuation. At the end of the year the chart is photographed, framed and hung up to remain a permanent record in this unique form.

### Necessity of a Log.

A log has become a necessity and should be kept with studious care. Indicating as it does the daily changes in each service of the engine room its value lies in its accessibility for reference. To the engineer it means the introduction of scientific methods in the management of his plant; to the building manager it means closer co-operation with his assistants through a reliable medium for the detection and elimination of waste and needless expenditures, and to the owner a ready reference to the whys and wherefores of the cost of the maintenance of his property as affecting his net return. In addition the log serves as a check upon carelessness of employees and is an irrefutable record of their punctuality and capability. For these reasons, the log has become recognized as an important part in the management of a building, and in these days when the aim of every building manager is the greatest efficiency of service for the least amount of outlay, the log is a necessary requisite.

### BOILER ROOM LOG.

Date _____ 191 _____ Engineer on Watch.

| Coal | | Cans Ashes | Temp Gases | | Temp Feed | | Temp Outside | | Boiler Pressure | | Back Pressure | | Live Steam | | | Heating | | | | | | | | | | Kitchen | | | Meter Reading | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | Main Bldg | | | Annex | | | Tower | | | | | | | |
| Bunker Used | Buckets Fired | | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | On | Off | Hrs | On | Off | Hrs | On | Off | Hrs | On | Off | Hrs | On | Off | Hrs | Boiler No. | Boiler No. |
| 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Detail Boiler Report

| Boiler No. | Time Cut In | Time Cut Out | Hours Run | Hours Banked | Hours Idle | Cleaning | | | Ord. Repairs | | | Misc Repairs | Time Checks Watches | | | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Tubes | Furnace | External | Setting | Grates | Tubes | | 1 | 2 | 3 | |
| 1 | | | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | | | |
| 4 | | | | | | | | | | | | | | | | |
| 5 | | | | | | | | | | | | | | | | |
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| 10 | | | | | | | | | | | | | | | | |
| 11 | | | | | | | | | | | | | | | | |

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

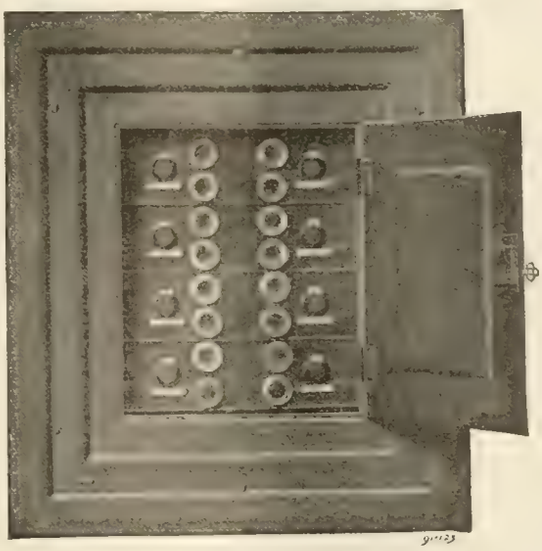
### A Safe Distributing Panel.

ALL danger of a person's fingers coming into contact with dangerous wires and switches in electrical distributing panels is removed in a panel box being introduced by the Bryant Electric Company, of Bridgeport, Conn.

All connections and conductors are concealed and separated from the front of the panel by a continuous sheet of insulating material. There are no live parts exposed. In case a switch mechanism requires adjustment the cover of the particular unit affected can easily be removed, and the switch mechanism can be replaced or a new one substituted just as quickly.

"On" and "off" appear in plain English; the former is in black letters on a white background, and the latter in white letters on a black background; so that the condition of each switch may be distinguished at a distance. The fuses are self-indicating and can be replaced by anyone without the slightest danger of contact with the circuit, and without the use of screw-drivers or other tools and the attendant danger of using them.

With a quantity of these units in stock, the contractor is ready to make up lighting panels of any size, thus avoiding delays or expensive stock. The case with which the parts are assembled minimizes installation cost, and the device itself, on account of its simplicity, is inexpensive. It is shown in the next column.



### Oxy-Acetylene Welds.

CONTRACTORS having to do with fractured steel members in equipment or in structural parts may, in the past, have doubted whether the broken parts could be assembled safely by welding. Some tests made recently by Professor A. Campion and William C. Grey on oxy-acetylene welding of steel have demonstrated that such welding may be almost as strong as the original fabric. The American Gas Light Journal reports the tests and observations as follows:

"The material used was mild steel, containing about 0.25 per cent. of carbon. For the first series, bars ⅝-inch in diameter were turned down for a length of 1½ inches at the weld to ⅜-inch in diameter, the elongation being taken on a 1-inch length. Contraction of area was not recorded because most of the fractures were much too ragged to measure.

The results indicated that an average weld had about four-fifths of the strength of unwelded steel, while the ductility is only about one-fifth. There was no great variation in maximum tensile strength but ductility varied widely from the average, for the lowest strength of welded metal was about 80 per cent. of that of the original steel and the lowest elongation was only 9 per cent. Ductility was increased by hammering; but the strength was lowered. Reheating after hammering improved both the ductility and the maximum stress. Reheating at the same temperature without hammering caused a comparatively large rise in ductility and a small rise in the strength. Quenching in water and reheating brought the strength up almost to that of the unwelded steel, but diminished the elongation.

For the impact tests bars 6¼ inches long and ½ inch in diameter were notched in the center of the welded part to a diameter of 0.4 inch. The results showed great variation and suggested that an average weld would resist only half as much fatigue as unwelded metal. Hammering improves the weld in this respect, but the metal should be reheated at a full red heat—800° C.—to avoid production of strains or brittleness. Reheating or annealing without hammering has but little effect. The treatment which produced the best results in the tensile tests gave the worst in the impact tests. Further experiments with the bars notched at the edge of the weld instead of at the center were made to ascertain the influence on the whole weld of the overheated zone produced during welding, and the results varied still more than those given by centrally notched bars; but while hammering specimens of the latter gave 84.4 per cent. of the original strength, the hammered side-notched bars gave only 57.7 per cent. Impact tests on plates of different thicknesses showed conclusively that the reliability of the weld and the strength decreased as the thickness increased.

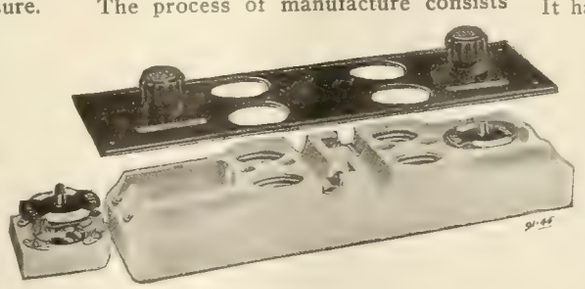
The authors conclude that very serious responsibility is incurred by using autogenous welding in parts which may be subjected to any considerable strain.

### Water-Glass.

UNDER the name of "water-glass" a new system of damp-proofing concrete surfaces is being developed. It has a use in the prevention of dust arising from concrete floors, it is a preservative of remarkable powers, but, according to J. T. Dennison, an expert, who has been making a study of this material for a long while, the possibilities of its use in steel construction and other lines are not now fully known.

"Water-glass" is a compound of silicate of soda or silicate of potash or mixtures of both. The silicates are prepared by melting together mixtures of quartz or white sand and soda ash or potash as the case may be. These mixtures, when melted in proper portions, form a glassy mass which is soluble in hot water.

The process of manufacture consists



essentially in melting the above materials, usually in the presence of charcoal or other form of carbon, then pulverizing and bleaching out the material with hot water. The silicate or "water-glass" is made of different strengths, and is sold according to percentage of dry silicate present in the solution, usually 33 to 66 per cent.

It seems to offer more advantages when used as a paint vehicle than any other material known to science. At first glance, it would appear to be a very cheap material. Secondly, when used in a paint, it would make one which could be more readily applied. Third, it would dry quickly and is entirely odorless and non-poisonous. Fourth, it would prevent the formation of mould or fungus. Fifth, it would also prevent worms or dry rot in wood; and, lastly, it would be a fire retardant.

But, like every other new thing, it has its primary drawbacks. It can, so far, be used only with a very limited number of pigments, because most of the pigments have some action of the "water-glass," causing it usually to coagulate. It does not remain smooth, but forms a slight efflorescence of white powdered soda on the surface. It has a tendency to chip, crack or peel off. Atmospheric changes have a deleterious effect on it as have also acids and gases of various kinds.

In mixing colors with "water-glass," many changes take place. Sometimes the color changes entirely, due to the action of the alkali in the "water-glass. Then, again, the color may act upon the silicate of soda or potash, forming therewith an insoluble silicate, such as lead silicate or zinc silicate, so that when the color is mixed with "water-glass" it immediately causes the entire mass to become solid instead of remaining in a paint consistency. As a matter of fact most pigments have this action to a greate or less degree.

The lead compounds and zinc compounds have this action to a very marked degree, so that it takes place immediately. The iron oxides, ochre and umbers work slowly; and a very few materials like chromium, barium chromate, ultramarine blue, and the graphite blacks work very slowly upon the "water-glass," and can be mixed for some considerable time. Whiting and clay have a decided action upon this material. It will be seen, therefore, so far as the use of "water-glass" with pigments is concerned, it is almost impossible to make a mixture which will keep any length of time.

A number of attempts have been made to make use of "water-glass" by applying first the pigment bound with glue or some other material of a similar nature, and then applying over this material a solution of "water-glass." This has a disadvantage in necessitating two operations; and it is also necessary to overcome the action of the "water-glass" of the colors, especially those colors that are readily affected by alkali.

Silicate of soda or "water-glass" is largely used for the purpose of fireproofing various materials. Wall paper has been fireproofed by the use of "water-glass;" but precaution must be taken with regard to colors, as mentioned heretofore. Scenery and similar products have been treated with "water-glass" for the purpose of fireproofing.

"Water-glass is a very useful material as a binding substance, and is used very largely in the manufacture of boiler coverings and all of the asbestos products, as it acts as a fireproof glue for the purpose of binding the fine fibers together. It has also been used for mending various materials, and it is extremely useful for that purpose. It is also extensively used in the manufacture of artificial stone and similar substances.

As a fireproof material, silicate of soda or "water-glass" is probably equal to any other substance used for that purpose. It has the disadvantage of being alkaline in its action and in its nature. It is always used thinned down with water, and should not be applied too heavily, otherwise it will only collect on the surface and flake off when dry.

### Treatment of Wax Wood.

WAXED floors can be cleansed by washing off thoroughly with turpentine and benzine, after which they can be rewaxed if desired. Desks, chairs, etc., in offices which have been scratched or damaged by wear may be made almost as good as new by washing thoroughly with lukewarm water and then rub with a piece of cheese cloth in which some prepared wax has been placed. After this has been applied, if a vigorous rubbing is administered by hand the surface will become perfectly smooth and its original gloss will be restored. Floors finished in plain oil only can be refurbished with a mixture of turpentine and linseed oil.

# CURRENT BUILDING OPERATIONS

## Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

### A FIRE TEST.

**The Fire-resisting Qualities of Metal Ceilings Compared with Plaster Ceilings.**

The Associated Metal Ceiling Contractors of Greater New York conducted a test on Wednesday, November 11, at the Columbia Testing Station, Greenpoint, Brooklyn, by Prof. James S. McGregor, for determining the fire-resisting qualities of metal in comparison with plaster ceilings. The reinforced concrete structure in which these tests are made at Norman avenue and Monitor street, had been put in readiness for the occasion, with six different panels, two plaster and four metal ceilings, specified in the following manner:

Plaster on wood lath; plaster on metal lath; metal ceiling on wood furring; metal ceiling on metal-covered furring; metal ceiling on ⅞-inch wood sheathing; metal ceiling on wood furring and plaster boards nailed to wood beams.

At the end of the test, which lasted exactly one hour and fifteen minutes, with a heat of 1,700 degrees, inspectors of the various departments having representatives present, rendered decisions in order of their superiority. No. 1, metal ceiling on plaster boards on wood furring; No. 2, metal ceilings on sheathing ⅞-inch thick; No. 3, plaster ceiling on wire lath; No. 4, metal ceiling on metal-covered furring; No. 5, metal ceiling on wood furring; No. 6, plaster ceiling on wood lath. The plaster ceiling on wood lath fell twelve minutes after the start of the test.

The members of the association conducting the test were: The Acme Metal Ceiling Co., Baerlocher & Ohman, Berger Manufacturing Co., H. A. Berger, Brown Metal Ceiling Co., Canton Steel Ceiling Co., East Side Metal Ceiling Co., J. A. Manneck, New York Metal Ceiling Co., Northrup, Coburn & Dodge Co., Julius Oehrlein, S. Shanker, Standard Metal Ceiling Co., Sterling Ceiling & Lathing Co., Wheeling Corrugated Co., Garry Iron & Steel Co., all of New York, and the American Metal Ceiling Co., and Brooklyn Metal Ceiling Co., of Brooklyn.

The committee in charge of the test was W. O. Butler, of the Berger Manufacturing Co.; Charles J. Dodge, of the Garry Iron & Steel Company, J. Randall of the Brooklyn Metal Ceiling Co., and H. S. Northrop of Northrop, Coburn & Dodge. Among those attending were G. Y. Langestro, Jr., inspector N. Y. B. F. U.; J. C. Upton, New York Metal Ceiling Co.; L. Berliant, Standard Metal Ceiling Co.; S. Shanker, metal ceilings; J. D. Halley, Brooklyn Metal Ceiling Co.; George C. Baerlocher, of Baerlocher & Ohman; Max Rothbart, Acme Metal Ceiling Co.; Thomas F. Egan, Bureau of Combustion; Robert J. Moorehead, Superintendent of Buildings, Bronx; Thos. Heatley, Special Inspector; John Ritter, of Garry Iron & Steel Co.; A. Doerffling, Wheeling Corrugated Co.; W. R. Lyman, Canton Steel Ceiling Co.; Julius Oehrlein, metal ceilings; Wm. H. McCord, Department of Education; George D. Glass, Berger Manufacturing Co.; John W. Yohe, Canton Ceiling Co.; W. H. Gardner, Canton Art Metal Co.; S. D. Neale, J. B. King & Co.; J. Dixon, N. Y. F. D., B. of F. P.; W. Wolf, of Northrop, Coburn & Dodge Co.; B. J. Corcoran, Chief Inspector, Tenement House Department; W. A. Robertson, Chief Inspector, Tenement House Department; George E. Strehan, Building Department, Manhattan Borough; E. Wilkinson, Brooklyn Building Department; Ira H. Woolson, of National Board Fire Underwriters; H. E. Perrine, engineer, Columbia University; Harold K. Hughes, engineer, testing S. F. D.; E. Fickinger, R. W. Van Horn and Ray T. Langenbach, Berger Manufacturing Co.; Edgar Biechele, metal ceilings; Safety Engineering, publishers; J. A. Manneck, metal ceilings; Peter G. Spence, Civil Engineer, Chief Div. Eng.; Henry G. Sad, advertising. The association has for its president A. Doerffling, and for secretary and treasurer, M. Wolf.

**Encouraging News.**

During the last few years the necessity of having switchboards in buildings of all classes has been growing, until today there is hardly a structure of size in which this device cannot be found. In speaking on this subject Mr. Charles L. Eidlitz, president of the Metropolitan Electric Manufacturing Company, said: "In 1902 our company was incorporated under the laws of the State of New Jersey with a capital of $25,000, but since that time the business of the company has grown to such an extent that it was found necessary to increase the capitalization to $300,000, all of which has been subscribed.

"In addition to switchboards the company also manufactures panel boards, detachable mechanism, switches, receptacles and various other appliances. The company has a large plant in Long Island City, near the terminal of the Queensboro bridge. Our company is thoroughly equipped and we consider the plant one of the best in the country.

"We have installed our appliances in many notable structures, including the Altman store, Lord & Taylor's, the Hall of Records, Mount Sinai Hospital, Bankers Trust Company, Grand Central Terminal, State Capital, Albany; Woolworth Building, American Express Building, Western Union Building, Adams Express Building, National Biscuit Company's Building, Hill Publishing Building, J. P. Morgan & Company Building, New York Telephone Building, H. C. Frick's residence. Andrew Carnegie residence, and many others. The company owns and controls valuable patents covering their products."

The officers are Charles L. Eidlitz, president; Patrick J. Shelley, treasurer, and Joseph J. Wesley, secretary.

**Cosmopolitan Hotel to Reopen.**

Oscar Lowinson, of 5 West 31st street, has been commissioned to prepare plans for remodeling the old Cosmopolitan Hotel situated at the northeast corner of West Broadway and Chambers street. The building is a landmark of the lower West Side and will be reopened as a first-class hotel as soon as necessary alterations can be made. Joseph Weintraub, of 704 West End avenue, has taken a long-term lease and will conduct a saloon business in the corner of the building, sub-letting the hotel proper. The general interior will be renovated throughout with a new heating plant, electric lights and wiring, new elevator and sidewalk lifts, floors, trim and decorations. There will be a new direct subway connection in the building and entrance to the Sixth avenue elevated railway line. Plans will be ready in about one week and operations will be undertaken at once. The cost is placed at between $75,000 and $100,000.

**Haven Avenue Apartments.**

George and Edward Blum, 505 Fifth avenue, have been commissioned by Harry and Joseph Falk, known as the Strathcona Construction Company, 3785 Broadway, to prepare plans for a six-story apartment house, to be erected at the northeast corner of Haven avenue and 180th street. The same owners are at present building a ten-story apartment at 155th street and Riverside Drive, from plans by the same architects.

**Jewb Memorial at Newark to be Rebuilt.**

Crow Lewis & Wickenhoefer, 200 Fifth avenue, Manhattan, have been retained to design plans for rebuilding the Jewb Memorial Church at Clinton avenue and Wright street, Newark, N. J. The building, which is situated in the center of the residential section, was destroyed by fire last August. The walls are still standing and will be used in the reconstruction, which will be of Gothic style. Meeting and class-rooms, gymnasium, bowling alleys and billiard-rooms will be installed in the basement.

**Broadway and 26th Street Building.**

Maynicke & Franke, of 25 East 26th street, architects for the twenty-story store and loft building which the estate of Frederick Ayer, of 141 Milk street, Boston, Mass., is to erect at the northeast corner of Broadway and 26th street, Manhattan, expect to have plans ready for bids on the general contract by about December 10. The building will have dimensions of 105x51 feet and cost in the neighborhood of $800,000.

**L. C. Holden to Plan Warehouse.**

The Dochtermann Van & Express Company, Charles Dochtermann, Jr., president, 469 East 10th street, has commissioned L. C. Holden, of 103 Park avenue, to prepare plans for a modern fireproof warehouse, probably nine stories in height with dimensions of 79x 159 feet, to be erected at 1922 Webster avenue, the Bronx. Details have not yet been determined.

**Loft Building for Division Street.**

Levine & Smith (cloaks and suits), 20 Division street, contemplate the erection of a six-story fireproof loft building, at 20 to 24 Division street, on a plot 40x 100 feet. An architect will be selected about November 29.

### NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Levine & Smith, 20 Division st, contemplate the erection of a 6-sty loft building, 40x100 ft., at 20-24 Division st. An architect will probably be selected about Nov. 29.

HUNTINGTON, L. I.—Summis & Downer, New York av, owners and lessees, are receiving competitive sketches for a 2-sty brick garage on New York av, to cost about $25,000. No architect seletced.

PLATTSBURGH, N. Y.—Clinton County Board of Supervisors, A. E. LaMarche, clerk, contemplates the erection of a brick and stone county building in Margaret st, between Court and Cornelia sts, to cost about $25,000. No architect selected.

FULTON, N. Y.—The Massaro Macaroni Co., at site, contemplates the erection of a 3-sty brick and steel addition to its factory in North 2d st. No architect selected.

WANAMASSA HEIGHTS, N. J. (Ocean Township).—William Griffin, this place, contemplates rebuilding the frame bottling house, stable and wagon shed here near Amboy Park, to cost about $6,000. The buildings were recently destroyed by fire. No architect selected.

PEARL RIVER, N. Y.—The Board of Education of Pearl River, James Moore, contemplates the erection of a school here. Project will be discussed at meeting to be held November 16. Cost, about $50,000. No architect selected.

AVON, N. Y.—Mrs. Herbert Wadsworth, Ashantee Farm, Avon, contemplates the erection of a hotel here. No architect selected. Cost, about $500,000.

YONKERS, N. Y.—The Estate of J. L. Simon, 53 East 25th st, Manhattan, contemplates rebuilding barns recently destroyed by fire on Central av. No architect selected.

BEACON, N. Y.—The City of Beacon, J. A. Frost, president, is considering and desires information on the installation of a water filtration and liquid chlorinating plant here. The engineer has not been selected.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—J. Wilford Kirst, 12 North Broadway, architect, is taking bids on separate contracts for a 3-sty frame and stucco apartment, 24x48 ft., on Caryl av, between Saratoga and Eleanor avs, for Wiliam Watson, 214 Jessamine av. Cost, about $7,500.

WHITE PLAINS, N. Y.—Patterson & Dula, 15 East 40th st, Manhattan, architects, are taking bids for a 3-sty frame and stucco apartment, 40x70 ft., at Longview av and South Post rd, for Dr. P. F. Hoffman, 26 South Lexington av.

CHURCHES.

WALMON, N. Y.—Chester Phelps, 161 Gluck Building, Niagara Falls, N. Y., architect, is taking bids for a Medina stone church, 45x100 ft., for the German Lutheran Congregation, Gus Wendt, chairman of building committee. Cost, about $12,000.

DWELLINGS.

BROOKLYN.—Plans are being refigured for the 6-sty brick and limestone rectory, 30x60 ft., at 296-98 Vanderbilt av for the R. C. Church of All Saints, Bishop George W. Mundelein, 368 Clermont av. Gustave Steinback, 15 East 40th st, Manhattan, architect.

NEWARK, N. J.—Nathan Meyers, Court Theatre Building, Newark, architect, is taking bids for a 2½-sty frame and stucco residence at 44-46 Farley av for Theodore Grotta, 224 Halsey st. Cost, about $12,000.

COLD SPRING HARBOR, L. I.—Plans are being refigured for the 2½-sty brick residence and stable, 40x85 ft., for Donald Scott, 9 East 9th st, Manhattan. Murphy & Dana, 331 Madison av, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, are heat, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about $125,000.

JERSEY CITY, N. J.—Chris H. Zieler, 75 Montgomery st, architect, is taking bids on separate contracts for a 2-sty frame residence, 22x50 ft., on Wilkenson av for John Johnson, care of architect.

PELHAMWOOD, N. Y.—F. X. Rousseau, 2 East 23d st, Manhattan, architect, is taking bids on general contract to erect a 2½-sty frame and stucco residence, 40x35 ft., for Henry S. Weltmer, care of architect. Cost, about $12,000.

MIDDLETOWN TOWNSHIP, N. J.—Frederick M. Truex, 1170 Broadway, Manhattan, architect, is taking bids for a 2½-sty frame residence, 41x38 ft., on Pringle rd, along the Shrewsbury River, to cost about $10,000.

SOUTH ORANGE, N. J.—Joseph Marsh, 16 Cone st, Orange, N. J., architect, is taking bids on separate contracts for a 2-sty frame residence, 33x36 ft., on Melrose av, for O. S. Thompson, Jr., care of architect.

WEST ORANGE, N. J.—J. J. Lamb, 222 Main st, Orange, architect, is taking bids on separate contracts for a 2-sty frame cafe and residence, 22x70 ft., at the corner of Washington st and Watchung av, for William Colclough, on premises. Cost, about $6,500.

FACTORIES AND WAREHOUSES.

BROOKLYN.—E. M. Adelsohn, 1776 Pitkin av, architect, is taking bids on general contract for a 4-sty brick laundry and stable, 65x100 ft., in the east side of Ames st, near Riverdale av, for the Independent Wet Wash Laundry Co., Nathan Boslefsky, 207 Thatford st, owner.

SANDY HOOK, N. J.—Plans are being figured and bids will close at 11 a. m., Dec. 1, for the 1-sty brick, frame and terra cotta warehouse, 150x50 ft., for the U. S. Government. Oscar Wenderoth, Washington, D. C., architect. Cost, about $20,000.

HALLS AND CLUBS.

YONKERS, N. Y.—Plans are being figured for the 6-sty brick Y. M. C. A. building at the southwest corner of Riverdale av and Hudson st for the Y. M. C. A., Alfred Bunker, president. George H. Chamberlain, 18 South Broadway, architect. Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., consulting engineers. Cost, about $100,000.

HARMON, N. Y.—Bids will close November 18 for the 3-sty frame R. R. Y. M. C. A. for the New York Central R. R. Co., 70 East 45th st. G. W. Kittredge, care of owner, chief engineer. Cost, about $20,000.

WHITE PLAINS, N. Y.—Edward I. Shire, 373 4th av, Manhattan, architect, is taking bids for an addition to the clubhouse on Landers rd, for the Century Country Club, White Plains, N. Y., Alfred Jaretzki, president. Chas. Butler, care of Butler & Rodman, 16 East 23d st, Manhattan, advisory architect. Cost, about $30,000.

PUBLIC BUILDINGS.

BELVIDERE, N. J.—Bids will close November 16 at 11.45 a. m. for alterations and additions to the court house for the Committee of the Board of Chosen Freeholders of Warren County, J. R. Thatcher, director. F. W. Salmon, Netcong, N. J., county engineer.

MORRISTOWN, N. J.—Bids will close Dec. 5 for the brick and marble facing post office building, 84x74 ft., for the U. S. Government. Cost, about $125,000. Oscar Wenderoth, supervising architect.

SCHOOLS AND COLLEGES.

WEST HOBOKEN, N. J.—Hensel & Weir, 809 Savoye st, architects, are taking bids on separate contracts for a 4-sty brick and terra cotta parochial school, 65x125 ft., at Traphagen st and Central av, for St. Joseph's R. C. Church, Rev. Father Conrad Eiben, 269 Central av, pastor. Cost, about $75,000.

BLOOMFIELD, N. J.—A. P. Clark Co., 264 Claremont av, Montclair, general contractor, is taking bids on subs for the 2-sty brick and terra cotta school in Grove st, near Bloomfield av, for the Board of Education of the town of Bloomfield. W. W. Rasmussen, 1133 Broadway, Manhattan, architect. Cost, about $45,000.

LEONARDO, N. J.—The Board of Education of Middletown Township, owner, is taking bids to close Nov. 17 for a school here from private plans.

RAMSEY, N. J.—Fred J. Schwartz, 113 Ellison st, Paterson, N. J., architect, is taking bids to close Nov. 20 for heating and plumbing of additions and alterations of hotel for school and dormitory purposes about two miles from station for the Salecian Fathers, 29 Mott st, Manhattan. Cost, about $15,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The New York Telephone Co., 15 Dey st, Union N. Bethell, president, is taking bids on general contract for alterations to the telephone building at 111-115 West 38th st, from plans by E. A. Munger, care of owner. Cost, about $10,000.

THEATRES.

BROOKLYN.—Ray Riess, 612 Broadway, Brooklyn, owner, is taking bids on general contract for a 1-sty brick moving picture theatre, 55x103 ft., at the southeast corner of Wyckoff av and Bleecker st, from plans by W. B. Wills, 1181 Myrtle av. Goodman Amusement Co., lessee. Cost, about $12,000.

JERSEY CITY, N. J.—Walter Hankin, 28 Del View av, Trenton, N. J., architect, is taking bids for a brick and reinforced concrete theatre at Fairmont av and Monticello av, for the Fairmont Amusement Co., care of architect.

BROOKLYN.—Dodge & Morrison, 135 Front st, Manhattan, architects, are taking bids for a 2-sty brick moving picture theatre on the west side of Sheepshead Bay, 100 ft. south of Jerome av, for the Brighton Construction Co., 2690 Kenmore pl. Cost, about $10,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—Chas. Thain, 1181 Broadway, is preparing plans for alterations to the residence at the northwest corner of Madison av and 54th st for store and apartment purposes. The 342 Madison Av. Co., care of Pease & Elliman. Cost, about $10,000. Bids will be received on general contract about Nov. 27.

191ST ST.—Gronenberg & Leuchtag, 303 5th av, will have plans ready about Dec. 21 for a 12-sty apartment house, 27x127 ft., at the northeast corner of 101st st and Riverside Drive, for


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*Contemplated Construction*

the Freehold Estates, Inc., 20 Liberty st, Manhattan, owner and builder. Cost, about $200,000.

111TH ST.—Cohen & Felson, 329 4th av, have completed plans for the 6-sty tenement at 66-70 East 111th st for Gerson B. Citron, 66 East 111th st. Cost, about $52,000.

AV C.—Otto Reissmann, 147 4th av, has completed plans for alterations to the tenement 105 Av C for Adele Backhaus, 152 East End av.

25TH ST.—Ellwood Williams, 114 East 25th st, has completed plans for alterations to two 4-sty tenements at 417-419 East 25th st for the New York University, 100 Washington sq.

96TH ST.—Raphael Prager, owner and architect, 149 Broadway, has completed plans for alterations to the 5-sty tenement 153 East 96th st.

BANKS.

NASSAU ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for alterations to the old Fourth National Bank building 20 Nassau st for the Mechanics & Metals National Bank, 50 Wall st, owner and lessee. Marc Eidlitz & Son, 30 East 42d st, general contractors. Work consists of changes to the basement and second floors.

HOTELS.

5TH AV.—Jas. C. McGuire & Co., 50 Church st, are preparing plans for a 12-sty brick hotel, 50x100 ft., at 44-46 5th av, southwest corner of 11th st, for John W. T. Nichols, of Cove Neck rd, Oyster Bay, L. I. Cost, about $165,000.

MUNICIPAL WORK.

GOVERNOR'S ISLAND, N. Y.—Robbins-Ripley Co., 50 Church st, Manhatan, architect and engineer, is preparing plans for rebuilding the wharf at Harbor Arsenal for the U. S. Government. Cost, about $20,000.

STABLES AND GARAGES.

75TH ST.—Edward Hahn Bridge Plaza, L. I. City, has completed plans for alterations and additions to the 5-sty shed and stable at 412-414 East 75th st, for John Donahue, 412 East 75th st. Cost, about $20,000.

STORES, OFFICES AND LOFTS.

23D ST.—Starrett & Van Vleck, 17th st and 4th av, are preparing plans for alterations to the department store in the south side of 23d st, between 5th and 6th avs, for a market building for the Cosmopolitan Garden, care of A. B. Ashforth, 10 East 33d st. E. Ashley, 4th av and 17th st, engineer for mechanical equipment. Cost, about $300,000.

MANHATTAN.—J. Schlesinger, general contractor, 1269 Broadway, Manhattan, is remodeling the residence 106 West 52d st from plans by Charles F. Rose for office purposes. Mrs. Agnes Meenaugh, White Plains, N. Y., owner.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ARTHUR AV.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for two 5-sty apartments, 50x95 ft., on the west side of Arthur av, 269 ft. north of 184th st, to cost about $100,000.

PROSPECT AV.—Goldner & Goldberg, 391 East 149th st, have been commissioned to prepared plans for a 5-sty apartment house, 50x100 ft., on the west side of Prospect av, between 178th and 179th sts, for Rubin & Marcus, 1480 Washington av.

FACTORIES AND WAREHOUSES.

WEBSTER AV.—L. C. Holden, 103 Park av, has been commissioned to prepare plans for an 8 or 9-sty warehouse at 1922 Webster av for the Dochtermann Van & Express Co., Chas. Dochtermann, Jr., president.

MUNICIPAL WORK.

153D ST.—Conners Bros. Co., 64 West 88th st, were low bidders at $23,370 for bridge repairs, cleaning and painting, in East 153d st, between Sheridan av and Park av, for the City of New York, Douglas Mathewson, presideint Borough of Bronx.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened by the Board of Education Nov. 10 for alterations and repairs to heating and ventilating apparatus in Morris High School. The Otis Elevator Co. was low bidder at $1,584 for installing elevator control.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EASTERN PARKWAY.—Farber & Markwitz, 189 Montague st, have completed plans for a 3-sty brick apartment, 20x80 ft., on the south side of Eastern Parkway extension, 200 ft. east of Howard av, for Jacob Simon, care of architects. Cost, about $15,000.

BUTLER PL.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty brick apartments, 100x100 ft., on the south side of Butler pl, 100 ft. west of Sterling pl, for the Butler Place Corporation, P. I. Ansorge, president, 414 Broadway, Manhattan. Cost, about $70,000.

DWELLINGS.

46TH ST.—Cannella & Gallo, 60 Graham av, are preparing plans for two 2-sty brick residences, 20x53 ft., in the east side of East 46th st, 320 ft. north of Snyder av, for William Herod, Jr., 1209 Sterling pl, owner and builder. Cost about $5,000 each.

MUNICIPAL WORK.

ATLANTIC AV.—The N. Y. Dock Co., 8 Bridge st, Manhattan, will soon be ready for bids for the steel and corrugated iron pier shed, 685x50 ft., at the foot of Atlantic av.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education Nov. 10 for alterations, repairs, etc., at P. S. 16, A. W. King, low bidder at $4,080; P. S. 17, Newman & Siegler at $880; P. S. 19, P. S. 22, Edward Theriault at $2,719 and $2,238; P. S. 23 and P. S. 37, A. W. King at $2,172 and $2,720. (Forfeited contracts of Glantz & Bernson.)

BROOKLYN.—Bids were received by the Board of Education for electric equipment at P. S. 178, in the north side of Dean st, 140 ft. east of Saratoga av, from plans by C. B. J. Snyder, 500 Park av. Libman Contracting Co., 107 West 46th st, Manhattan, general contractor. Janeus Electric Equipment Co., 109 West 31st st, low bidder, at $12,428. Other bidders were: Peet & Powers, 45 West 34th st, $12,460; New York Const. Co., 1328 Broadway, Manhattan, $12,668. T. Frederick Jackson, Inc., 99 John st, Manhattan, $12,668. All bids laid over.

STABLES AND GARAGES.

MADISON ST.—L. Allmendinger, 926 Broadway, has completed plans for a 2-sty brick private garage, 316x100 ft., in Madison st, near Ralph av, for Henry J. Wieman, 128 Linden st. Cost, about $7,500.

LOGAN ST.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 1-sty brick garage, 50x125 ft., in the east side of Logan st, 69 ft. south of Etna st, for Walter W. Doud, 117 Shepard av, owner and lessee. Cost, about $12,000.

PRESIDENT ST.—L. Danancher & Co., 370 Fulton st, Jamaica, L. I., have completed plans for a 1-sty brick garage, 58x140 ft., in the south side of President st, 200 ft. west of Utica av, for Abraham Koeppel, 330 Utica av, to cost about $10,000.

THEATRES.

FLATBUSH AV.—Max Hirsch, 391 Fulton st, is preparing plans for a 2-sty brick theatre and store, 50x145 ft., on the west side of Flatbush av, 36 ft. south of Parkside av, to cost about $20,000.

50TH ST.—Thos. Bennett, 3d av and 52d st, is preparing plans for a 1-sty brick moving picture theatre, 48x100 ft., in the south side of 50th st, 100 ft. east of 3d av, for John Dobbin, owner and builder, 3d av and 50th st, Brooklyn. Cost, about $20,000.

### Queens.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, is preparing sketches for a factory here. Owner's name for the present withheld.

MUNICIPAL WORK.

JAMAICA, L. I.—The Borough Asphalt Co., 1301 Metropolitan av, Brooklyn, contemplates the erection of an asphalt plant at Lawrence st and North Hempstead Plank rd, from private plans. Cost, about $50,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids Nov. 10 for installing temperature regulation in Flushing High School. National Regulator Co., low bidder at $1,750.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

MANHATTAN.—(Sub.).—The National Bridge Works, 1123 Broadway, has received the steel contract for the 12-sty apartment at 1066-1067 5th av for the 1067 5th Av. Co., Inc., Bainbridge F. Clark, president, 45 Cedar st. C. P. H. Gilbert, Broadway and 25th st, architect. Chas. A. Cowen & Co., 1123 Broadway, general contractors. Cost, about $260,000.

DWELLINGS.

ENGLEWOOD, N. J.—James L. Bried, West st, has received the general contract to erect a hollow tile residence at Lincoln st and Booth av for Mrs. C. I. Kitchel, this place. Murphy & Dana, 331 Madison av, Manhattan, architects. Cost, about $30,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Nevins-Perelman Co., Inc., 200 Broadway, Manhattan, has received the general contract to erect a 1-sty brick factory and shop, 91x107 ft., at the northwest corner of Atlantic av and Logan st for Kampfe Bros., 8 Reade st, Manhattan. C. Infanger & Son, 2634 Atlantic av, architects. Cost, about $20,000.

BROOKLYN.—Warwick & Collins, 108 South 8th st, have received the general contract to erect a 2-sty brick factory, 35x47 ft., at 120 Stanhope st for F. Specht & Sons, on premises, owners and lessees. F. J. Meisinger, 394 Graham av, architect. Cost, about $8,500.

RIDGEWOOD, L. I.—Robert T. Buttelman, 1930 Myrtle av, has received the general contract to erect a 3-sty brick, concrete and steel ice plant, 32x175 ft., at Van Cortlandt av and South Fresh Pond rd, for the Dietz Coal Co., Fresh Pond rd. Friedman, Robertson & Keeler, 90 West st, Manhattan, engineers.

SCHOOLS AND COLLEGES.

BLOOMFIELD, N. J.—A. P. Clark Co., 264 Claremont av, Montclair, has received the general contract to erect a 2-sty brick and terra cotta school in Grove st, near Bloomfield av, for the Board of Education of the town of Bloomfield, Chas. W. Martin. W. W. Rasmussen, 1133 Broadway, Manhattan, architect. Cost, about $45,000.

FARMINGDALE, L. I.—Frank A. Sibernaler, 61 Dewey av, New Rochelle, has received the general contract to erect a 3-sty brick dormitory for the Board of Managers of the New York State School of Agriculture. Lewis F. Pilcher, Capitol, Albany, state architect. Cost, about $37,000.

STABLES AND GARAGES.

MILLINGTON, N. J.—J. V. Corbett, 69 Ridgedale av, Madison, N. J., has received the general contract to erect a 2-sty hollow tile and stucco barn and stable, 21x51 ft., for Norman Schultz, Prospect st, Summit. R. S. Shapter, Maple st, Summit. Cost, about $16,000.

MANHATTAN.—John Kennedy & Co., 1133 Broadway, have received the general contract to erect a 3-sty brick, steel and concrete stable, 66x100 ft., at 356-360 West 11th st, for Donovan & Son, 370 Washington st. James S. Maher, 431 West 14th st, architect. Cost, about $60,000.

TUXEDO, N. Y.—W. S. Fitzrandolph, 1328 Broadway, Manhattan, has received the general contract to erect a 2½-sty local stone and frame stable and garage, 29x63 ft., at Lookout rd, for Mrs. Stanley Mortimer, Tower Hill rd. Alfred Hopkins, 101 Park av, Manhattan, architect. Cost, about $25,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—David Morrison, 119 West 33d st, has received the general contract to make alterations to the loft building 29-33 East 19th st for the Daniel Estate, 21 Liberty st. D. Scott, 119 West 33d st, architect. Cost, about $7,000.

BOSTON, MASS. (Sub.).—W. G. Cornell Co., Everett Building, 4th av and 17th st, Manhattan, has been awarded the contract for the installation of plumbing at the 199 Massachusetts Avenue Building, Boston.

WORCESTER, MASS. (sub).—The Clinton Fireproofing Co. of N. E., Inc., 101 Park av, Manhattan, has secured the contract to install the Clinton Fireproofing System of floor and roof arches and finished floors in the Park Building, Worcester, Mass. Cross & Cross, Manhattan, architects. Geo. A. Fuller Co., Manhattan, contractor.

MISCELLANEOUS.

BUTLER, PA.—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has recently secured the contract for the concrete piles for foundations of abutments of Wayne st viaduct, H. O. Carson, engineer. Fred M. Harper, general contractor. Also concrete piles for the foundation of the building which will be erected as a Memorial to Women of the Civil War, Washington, D. C., Trowbridge & Livingston, architects. Boyle-Robertson Construction Co., general contractor. And concrete piles for foundation of North Hill School, Burlington, La. Eckland & DeArment, architects.

CLIFTON, S. I.—Hans Hermansen, 340 Oakland av, West Brighton, S. I., has received the general contract to erect a 1½-sty frame gate lodge and office building on New York av for the Clifton Harbor View Co., Clifton, Cornelius G. Kolff, 128 Stuyvesant pl, West New Brighton. Delano & Aldrich, 4 East 39th st, Manhattan, architect.

BROOKLYN.—Chas. Walden, East 7th st and Ditmas av, has received the general contract to erect a 2-sty brick bath house, 52x450 ft., in the east side of West 25th st, from Surf to Ocean avs, for John A. Cook, Jr., 2235 79th st. Benj. F. Hudson, 319 9th st, architect. Cost, about $50,000.

UPPER MONTCLAIR, N. J.—Fred Kilgus, 13 South 6th st, Newark, has received the general contract to erect the 3-sty brick, hollow tile and stucco "Edw. Russ Memorial" hall and dormitory building adjoining the State Normal School, for the State of New Jersey, Board of Education, Melville A. Rice, 690 Broadway, Manhattan. Estate of Edward Russ, Hoboken, N. J., donor. Guilbert & Botelle, 665 Broad st, Newark, architects. Chas. M. Lowrie, 101 Park av, Manhattan, landscape work. Cost, about $100,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

146TH ST, 229-37 West, 2 and 1-sty brick fireproof studio and film factory, 100x99; cost, $35,000; owner, Chas. Rosenthal, 160 Broadway; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 352.

HOTELS.

5TH AV, 44-46, s w cor 11th st, 12-sty brick fireproof hotel, 50x100; cost, $165,000; owner, John W. T. Nichols, Oyster Bay, L. I.; architect, Jas. C. McGuire & Co., 50 Church st. Plan No. 354.

STORES AND TENEMENTS.

6TH ST, 502 East, 1-sty brick store, 25x97; cost, $5,000; owner, Jos. Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 351.

MISCELLANEOUS.

51ST ST, 311 West, 1-sty brick service room, 20x14; cost, $800; owner, G. Oatman, 311 West 51st st; architect, H. G. Wiseman, 644 8th av. Plan No. 353.

### Bronx.

DWELLINGS.

NEEDHAM AV, w s, 501.6 n Fish av, 2-sty brick dwelling, tin roof, 20x36; cost, $3,500; owner, Bendetta Ceretta, 414 East 115th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 531.

FACTORIES AND WAREHOUSES.

WEBSTER AV, e s, 375 n Claremont pkway, 1-sty brick storage, 20x40; cost, $1,500; owners, N. Y. C & H. R. R. R. Co., 70 East 45th st; architect, Max Kriendel, 1314 Prospect av. Plan No. 529.

STABLES AND GARAGES.

239TH ST, s s, 350 e Katonah av, 1-sty frame garage, 11x13; cost, $100; owner and architect, Ehrich Peterson, 2254 Ryer av. Plan No. 527.

STORES AND TENEMENTS.

FOX ST, s w cor Av St. John, 5-sty brick tenement, slag roof, 50x90; cost, $50,000; owners, J. W. Cornish Constn. Co., J. W. Cornish, 805 Tremont av, president; architect, Frank J. Schefcik, 4163 Park av. Plan No. 530.

MISCELLANEOUS.

228TH ST, n s, 150 e Bronxwood av, 1-sty brick power station, rubberoid roof, 30x29.6; cost, $5,000; owners, Schloss & Metzger, 229th st and Bronxwood av; architects, Lockwood, Greene & Co., 101 Park av. Plan No. 528.

COMERCE ST, w s, 50 n 174th st, 1-sty brick electric station, 98.4x49; cost, $25,000; lessees, United Electric Light & Power Co., 130 East 15th st; architect, W. Weissenberger, Jr., 130 East 15th st. Plan No. 532.

### Brooklyn.

CHURCHES.

DUFFIELD ST, e s, 125.4 s Myrtle av, 1-sty brick church, 61.4x100.3, tile roof; cost, $35,000; owner, Concord Baptist Church, on premises; architect, Henry C. Pelton, 8 West 38th st, Manhattan. Plan No. 7655.

FACTORIES AND WAREHOUSES.

ESSEX ST, w s, 177 s Atlantic av, 1-sty brick storage, 12x20, gravel roof; cost, $256; owner, Ignozio Catepano, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 7672.

DWELLINGS.

WEST 27TH ST, w s, 100 s Mermaid av, 1-sty frame dwelling, 16x60, shingle roof, 1 family; cost, $350; owner, Eliz. Fehr, 2934 West 25th st; architect, B. F. Hudson, 319 9th st. Plan No. 7729.

EAST 46TH ST, w s, 320 n Snyder av, two 2-sty brick dwellings, 20x53, slag roof, 2 families each; total cost, $9,000; owner, Wm. Herod, Jr., 1209 Sterling pl; architect, Chas. Gallo, 60 Graham av. Plan No. 7734.

49TH ST, n s, 120 w 15th av, three 2-sty brick dwellings, 30x48, tile roof, 1 family; cost, $8,500; owner, Oscar Sherman, 3708 15th av; architect, M. A. Cantor, 373 Fulton st. Plan No. 7717.

SHEPHERD AV, e s, 120 s New Lots rd, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, $4,000; owner, Biagio Raspanti, 449 West Broadway, Manhattan; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7731.

52D ST, s s, 80 w 7th av, 2-sty brick dwelling, 20x51, slag roof, 2 families; cost, $4,000; owner, Hyman Goldberg, 666 Dumont av; architect, J. C. Wandell, 4 Court sq. Plan No. 7687.

53D ST, ns, 80 w 7th av, 2-sty brick dwelling, 20x51, slag roof, 2 families; cost, $4,000; owner, Hyman Goldberg, 666 Dumont av; architect, J. C. Wandell, 4 Court sq. Plan No. 7688.

DITMAS AV, s s, 172.11 w E 12th st, 2-sty frame dwelling, 26x30.8, shingle roof, 1 family; cost, $5,000; owners, H. W. & A. M. Buckley Co., 1044 East 15th st; architects, Slee & Bryson, 154 Montague st. Plan No. 7704.

ASHFORD ST, w s, 190 s New Lots rd, two 2-sty brick dwellings, 20x44.6, gravel roof, 2 families each; total cost, $7,000; owner, Aaron Raskin, 99 Christopher st; architect, Benj. Cohen, 361 Stone av. Plan No. 7666.

47TH ST, s s, 160 w 15th av, 2-sty frame dwelling, 24x37, shingle roof, 1 family; cost, $6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 7660.

SHORE RD, e s, 197 s 99th st, 2-sty frame dwelling, 24x40, shingle roof, 1 family; cost, $5,000; owner, Bessie Morris, 7416 3d av; architect, Francis W. Stork, 7416 3d av. Plan No. 7651.

15TH AV, e s, 69 n 47th st, 2-sty frame dwelling, 20.6x48, shingle roof, 2 families; cost, $6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 7661.

15TH AV, e s, 38 n 47th st, 2-sty frame dwelling, 20.6x48, shingle roof, 2 families; cost, $6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 7662.

15TH AV, w s, 69 n 46th st, 2-sty frame dwelling, 20.6x48, shingle roof, 2 families; cost, $6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 7663.

15TH AV, w s, 38 n 46th st, 2-sty frame dwelling, 20.6x21.6, shingle roof, 2 families; cost, $6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 7659.


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# PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., November 2, 1914.—Sealed proposals will be opened in this office at 3 p. m., December 22, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States Post Office at Canton, Miss. The building is two stories and basement; ground area, 3,600 square feet; stone and stucco facing; fireproof construction. Drawings and specifications may be obtained, after November 10, 1914, from the Custodian of site at Canton, Miss., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Oct. 31, 1914.—Sealed proposals will be received at this office until 3 p. m., Dec. 2, 1914, and then opened, for coal-handling apparatus, etc., in the United States Mint at Philadelphia, Pa., in accordance with drawing and specification, copies of which may be had at this office or at the office of the custodian, United States Mint, Philadelphia, Pa., in the discretion of the Supervising Architect. O. Wenderoth, Super-

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*Plans Filed, Construction, Brooklyn, Continued.*

WEST 2D ST, e s, 147 n Neptune av, 1-sty frame dwelling, 40x55, gravel roof, 2 families; cost, $3,500; owner, Hugo Kunz, 221 Sherman av; architect, Rocco Mega, 2857 West 5th st. Plan No. 7784.

BARBEY ST, e s, 140 s Blake av, two 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, $8,000; owner, Solomon Agress, 487 Hendrix st; architect, W. S. Berres, 404 Saratoga av. Plan No. 7825.

WEST 36TH ST, e s, 110 n Mermaid av, 1-sty frame dwelling, 34x50, gravel roof, 1 family; cost, $2,000; owner, Fanny Barnett, 2951 West 30th st; architect, R. T. Schafer, 1526 Flatbush av. Plan No. 7820.

FACTORIES AND WAREHOUSES.

53D ST, s s, 75 e 1st av, 1-sty brick shop, 200x100, concrete roof; cost, $35,000; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfaendler, 75 Pineapple st. Plan No. 7833.

STABLES AND GARAGES.

NELSON ST, 13, 1-sty brick stable, 16x25, gravel roof; cost, $400; owner, Frank Delmonico, on premises; architect, Chas. Maresca, 249 Columbia st. Plan No. 7724.

49TH ST, n s, 120 w 15th av, 1-sty frame garage, 12x18, tile roof; cost, $300; owner, Oscar Sherman, 3708 15th av; architect, M. A. Cantor, 373 Fulton st. Plan No. 7718.

STONE AV, 327, 1-sty brick garage, 20x18, gravel roof; cost, $300; owner, Barnet Cohen, on premises; architect, C. A. Mele, 37 Liberty av. Plan No. 7738.

47TH ST, s s, 340 e 13th av, 1-sty brick garage, 18x18, —— roof; cost, $700; owner, Harris Wilner, 13th av and 48th st; architect, F. W. Eisenla, 16 Court st. Plan No. 7683.

GREENE AV, n s, 275 w Lewis av, 1-sty brick garage, 22x25, tin roof; cost, $160; owner, Mrs. Otto Vonan, on premises; architect, Adam Fischer, 373 Fulton st. Plan No. 7679.

SHORE RD, e s, 197 s 99th st, 1-sty frame garage, 16x20, felt roof; cost, $400; owner, Bessie Morris, 7416 3d av; architect, Francis W. Stork, 7416 3d av. Plan No. 7652.

3D AV, w s, 28 n 7th st, 1-sty brick garage, 32x100, gravel roof; cost, $5,000; owner, Geo. Carrizzo, 200 6th st; architect, Raphael Coporale, 1929 63d st. Plan No. 7665.

ELM ST, n w cor Liberty st, 1-sty frame garage, 22x18, —— roof; cost, $150; owner, Wm. H. Benjes, on premises; architect, W. H. Benjes, on premises. Plan No. 7787.

STORES AND DWELLINGS.

BLAKE AV, s e cor Cleveland st, 2-sty brick store and dwelling, 19.4x50, gravel roof, 2 families; cost, $3,000; owner, Rosenhorn Realty Co., 1776 Nostrand av; architect, Henry Dorp, 614 Kosciusko st. Plan No. 7759.

BLAKE AV, s s, 19.4 s Cleveland st, four 2-sty brick stores and dwellings, 19.10x45, gravel roof, 2 families each; total cost, $12,000; owner, Rosenhorn Realty Co., 1776 Nostrand av; architect, Henry Dorf, 614 Kosciusko st. Plan No. 7758.

PARK PL, s s, 266.8 e Howard av, 3-sty brick store and dwelling, 20.10x55, slag roof, 2 families; cost, $5,000; owner, Samuel Ellenbaum, 1470 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7844.

STORES AND TENEMENTS.

51ST ST, s s, 220 e 7th av, three 3-sty brick tenements, 20x79, gravel roof, 6 families each; total cost, $19,500; owner, Daniel J. Lynch, 428 51st st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7810.

56TH ST, s s, 140 w 7th av, 4-sty brick tenement, 40x89, gravel roof, 16 families; cost, $16,000; owner, Geo. Schumer, 1336 40th st; architect, S. Millman, 1780 Pitkin av. Plan No. 7827.

ALABAMA AV, e s, 200 s Dumont av, two 4-sty brick tenements, 50x89, slag roof, 23 families each; total cost, $50,000; owner, Henry Fredland, 743 Saratoga av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7843.

ATLANTIC AV, s s, 100 w Hopkinson av, two 4-sty brick tenements, 50x89, gravel roof, 20 families each; total cost, $70,000; owner, Harry Marcus, 237 Van Sinderen av; architect, Benj. Cohen, 361 Stone av. Plan No. 7836.

FLATBUSH AV, e s, 109.10 n Hanson pl, 2-sty brick store, 20x45, —— roof; cost, $3,500; owner, Jennie A. Fowler, 1415 Glenwood rd; architect, A. W. Pierce, 59 Court st. Plan No. 7711.

NEW UTRECHT AV, e s, 22 s 69th st, 4-sty brick store and tenement, 44.6x87.3, gravel roof, 14 families; cost, $22,000; owner, Halyard Realty Co., 150 Broadway, Manhattan; architect, A. E. Parfitt, 1066 82d st. Plan No. 7664.

ELTON ST, w s, 100 n Dumont av, three 3-sty brick tenements, 25x68, slag roof, 6 families each; total cost, $12,000; owner, Hadrian Realty Co., 674 Hendrix st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7768.

THEATRES.

FLATBUSH AV, w s, 36.2 s Parkside av, 2-sty brick theatre, 49.2x99, tin roof; cost, $20,000; owner, G. K. Z. Amusement Co., 120 Flatbush av; architect, Max Hirsch, 391 Fulton st. Plan No. 7769.

MISCELLANEOUS.

STANHOPE ST, n s, 275 e Evergreen av, 1-sty frame shed, 50x54, tin roof; cost, $500; owner, Edw. Cone, 57-9 Stanhope st; architect, Jas. A Boyle, 367 Fulton st. Plan No. 7710.

DUMONT AV, s s, 150 w Thatford av, 1-sty frame shed, 12x40, gravel roof; cost, $350; owner, Julius Donn, 292 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7722.

WEST 8TH ST, e s, 230 s Sheepshead Bay rd, 1-sty frame carousal, 75x106.8, iron roof; cost, $3,000; owner, L. I. R. R., Penn. Terminal; architect, E. N. Brewster, 2721 Henry st. Plan No. 7673.

EAST 102D ST, e s, 520 n Sea View av, 2-sty frame boat house, 16x22, slag roof; cost, $1,000; owner, John Schnupp, 1392 Madison av; architect, Albert C. Kunzie, 182 Harmon st. Plan No. 7654.

BLAKE AV, s w cor Rockaway av, 1-sty frame shed, 58x38, gravel roof; cost, $600; owner, Bertha Frechtel, 598 Rockaway av; architect, W. E. Berres, 404 Saratoga av. Plan No. 7677.

EAST 3D ST, w s, 260 e Av D, 1-sty frame shed, 20x16, shingle roof; cost, $180; owner, Rose Glockner, on premises; architect, Henry Glockner, 610 East 3d st. Plan No. 7767.

SCHENECTADY AV, e s, 99.1 n Atlantic av, 1-sty brick shed, 50x50, gravel roof; cost, $3,500; owner, Joshua Honocks, 39 Schenectady av; architect, Wm. Stone, 325 President st. Plan No. 7753.

ASHFORD ST, e s, 285 s Hegeman av, 1-sty frame shed, 28x15, gravel roof; cost, $300; owner, Antonio Feliepe, on premises; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 7790.

WEST 29TH ST, s e cor Surf av, 1-sty brick bathhouse, 52x255.2, gravel roof; cost, $10,000; owner, John A. Crook, Jr., 2235 78th st; architect, B. F. Hudson, 319 9th st. Plan No. 7779.

TILDEN AV, 2530, 1-sty frame shed, 25x30, gravel roof; cost, $350; owner, Thos. F. Healy, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7794.

## Queens.

DWELLINGS.

FAR ROCKAWAY.—Rochester av, e s, 130 n Edgemere av, 2-sty frame dwelling, 20x43, slag roof, 1 family; cost, $3,000; owner, Geraldine Githens, 340 St. Nicholas av, Manhattan; architect, A. G. Muro, Lawrence, L. I. Plan No. 3448.

DOUGLAS MANOR.—Hollywood av, n s, 90 e East dr, 2½-sty frame dwelling, 33x27, shingle roof, 1 family, water heat; cost, $5,000; owner, Edw. L. Wertheim, 318 West 59th st, Manhattan; architect, G. H. Chichester, 30 East 42d st, Manhattan. Plan No. 3454.

ROCKAWAY BEACH.—Eldert av, e s, 536 n Boulevard, 2-sty frame dwelling, 26x22, tar and gravel roof, 2 families; cost, $2,000; owner, M. Greenberg, 420 Boulevard, Rockaway Beach; architect, H. Hohauser, 5 Kneer av, Rockaway Beach. Plan No. 3456.

ROCKAWAY BEACH.—Hollywood av, e s, 150 n Boulevard, 2-sty frame dwelling, 17x28, shingle roof, 2 families; cost, $800; and Hollywood av, e s, 150 n Boulevard, four 1-sty frame bungalows, 20x19, shingle roof, 1 family; cost, $1,000; owner, Thos. Rodman, 861 Putnam av, Brooklyn. Plan Nos. 3457-58-59-60-61.

ROSEDALE.—Washington av, s e cor Union av, 2-sty frame dwelling, 22x34, shingle roof, 1 family; cost, $2,000; owner and architect, Niels C. Mortinson, Rosedale. Plan No. 3450.

WOODSIDE.—3d st, w s, 580 n Anderson av, 2-sty frame dwelling, 17x38, shingle roof, 1 family; cost, $2,500; and 3d st, w s, 542 n Anderson av, four 2-sty frame dwellings, 32x38, tin roof, 1 family; cost, $10,000; owner, Chas. Willi, 30 State st, Flushing; architect, Edw. Hahn, Bridge plaza, L. I. City. Plan Nos. 3445-46-47.

BAYSIDE.—Bismark av, s e cor Warmurton av, 2-sty frame dwelling, 14x30, shingle roof, 1 family, steam heat; cost, $3,000; owner, —. Burdet, Lamartine av, Bayside; architect, C. Stringren, 153 45th st, Corona. Plan No. 3480.

CORONA.—50th st, e s, 246 n Jackson av, three 2-sty brick dwellings, 20x54, tin roof, 2 families; cost, $10,500; owner, John DeBlasi, West Jackson av, Corona; architect, A. DeBlasi, West Jackson av, Corona. Plan Nos. 3468-9-70.

L. I. CITY.—Grand av, s s, 80 e 11th av, 3-sty brick dwelling, 20x60, slag roof, 2 families; cost, $5,500; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, E. Geo. Smart, 13 Wicks st, Richmond Hill. Plan No. 3464.

CORONA.—Albertus av, e s, 25 n Darvall st, 2-sty brick dwelling, 22x50, tin roof, 2 families, steam heat; cost, $3,700; owner, T. Tischan, 508 East 68th st, Manhattan; architect, A. Magnoin, 112 50th st, Corona. Plan No. 3493.

FLUSHING.—Percy st, s w cor Delevan st, 2½-sty frame dwelling, 37x53, shingle roof, 1 family, water heat; cost, $9,000; owner, Emil Ringe, 13 Beech st, Flushing; architect, G. S. Appleton, 14 Ash st, Flushing. Plan No. 3491.

MASPETH.—Clinton av, s s, 240 e Clermont av, 2-sty frame dwelling, 21x36, tin roof, 2 families; cost, $3,000; owner, Paul Kerye, Clinton av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3488.

NEWTOWN.—Locust st, s s, 25 e Adams st, 2½-sty frame dwelling, shingle roof, 1 family, steam heat; cost, $2,000; owner and architect, Chas. Muller, 83 So. 9th st, Brooklyn. Plan No. 3490.

RICHMOND HILL SOUTH.—Seattle st, e s, 255 n Roanoke av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family, steam heat; cost, $3,000; owner, not given; architects, Nelson & Bosworth, Jamaica av, Richmond Hill. Plan No. 3481.

ROCKAWAY BEACH.—Oceanus av, e s, 200 s Lefferts av, 1-sty frame dwelling, 16x53, shingle roof, 1 family; cost, $1,500; owner, Bella Rosenfeld, premises; architect, P. Caplan, Rockaway Beach. Plan No. 3486.

ROCKAWAY BEACH.—Hammels av, e s, 407 n Bayside av, 2½-sty frame dwelling, 25x42, shingle roof, 1 family, steam heat; cost, $4,000; owner, Wm. J. Oberdorfer, 729 Hancock st, Brooklyn; architect, Robert Morris, 720 Decatur st, Brooklyn. Plan No. 3484.

WOODSIDE.—Benson st, s s, 240 e Betts av, 1-sty frame dwelling, 20x29, tin roof; cost, $1,500; owner and architect, C. Kranz, Benson st, Woodside. Plan No. 3482.

FACTORIES AND WAREHOUSES.

RIDGEWOOD.—Van Cortlandt av, s s, 126 e Fresh Pond rd, 3-sty brick ice storage, 35x92, slag roof; cost, $15,000; owner, P. Dietz, on premises; architect, F. S. Keeler, 90 West st, Manhattan. Plan No. 3451.

SCHOOLS AND COLLEGES.

RIDGEWOOD HEIGHTS.—Forest av, bet Woodbine and Madison sts, 5-sty brick school, 199x94, slag roof; cost, $315,000; owner and architect, Board of Education, Manhattan. Plan No. 3489.

STABLES AND GARAGES.

RICHMOND HILL.—Vine st, 345, 1-sty frame garage, 10x45, shingle roof; cost, $96; owner, Wm. McMuran, on premises. Plan No. 3455.

WOODHAVEN.—Manor av, w s, 40 n Elmwood av, 1-sty frame garage, 12x16, shingle roof; cost, $100; owner, W. Horn, on premises. Plan No. 3453.

CORONA.—Albertus av, n e cor Darvall st, 1-sty brick barn, 25x50, tin roof; cost, $1,000; owner, T. Tischan, 508 East 68th st, Manhattan; architect, A. Mognoin, 112 50th st, Corona. Plan No. 3492.

COLLEGE POINT.—10th st, w s, 100 s 6th av, 2-sty brick stable, 27x39, shingle roof; cost, $2,000; owner, Max Imwonder, 219 12th st, College Point. Plan No. 3473.

JAMAICA.—Norris av, w s, 50 s Pacific st, 1-sty frame garage, 11x16, tin roof; cost, $75; owner, Paul Swenson, on premises. Plan No. 3472.

JAMAICA.—Chestnut st, w s, 103 s Hillside av, 1-sty brick garage, 24x20, tin roof; cost, $800; owner, Wm. Reed, premises; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 3487.

WOODHAVEN.—Shipley st, s s, 180 e Forest parkway, 1-sty frame garage, 12x16, tin roof; cost, $150; owner, W. J. Schwer, premises. Plan No. 3483.

STORES AND DWELLINGS.

CORONA.—Shopoler av, n w cor Rapelje av, two 3-sty brick store and dwellings, 25x44, tin roof, 2 families; cost, $10,000; owner, T. Oliveri, on premises; architect, C. L. Varrone, Corona av, Corona. Plan No. 3479.

WOODHAVEN.—Jamaica av, s s, 49 e Woodhaven av, five 3-sty brick store and dwellings, 16x52, tin roof, 2 families; cost, $15,000; owner, Muller Clarendon Co., Oxford st, Brooklyn Hills; architects, Nelson & Bosworth, Jamaica av, Richmond Hill. Plan No. 3471.

STORES AND TENEMENTS.

L. I. CITY.—Grand av, s e cor 11th av, 3-sty brick tenement, 25x84, slag roof, 4 families; cost, $11,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, 13 Wicks st, Richmond Hill. Plan No. 3463.

L. I. CITY.—Grand av, s s, 25 e 11th av, two 3-sty brick store and tenements, 27x68, slag roof, 6 families; cost, $14,000; owner, Mathews Building Co., 468 Grand av, L. I. City; architest, R. Geo. Smart, 13 Wicks st, Richmond Hill. Plan No. 3465.

L. I. CITY.—Grand av, s s, 85 w 10th av, 3-sty brick tenement, 30x60, tin roof, 6 families; cost, $8,000; owner, Albert P. Hoder, 496 Grand av, L. I. City; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3466.

L. I. CITY.—Grand av, s s, 65 w 10th av, 3-sty brick tenement, 20x60, tin roof, 3 families; cost, $5,000; owner, Albert P. Hoder, 496 Grand av, L. I. City; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3467.

L. I. CITY.—Payntar av, n s, 25 w Sunswick st, 4-sty brick tenement, 25x71, slag roof, 1 family; cost, $11,500; owner, Donota Bove, 7 Sherman st, L. I. City; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 3449.

MISCELLANEOUS.

WOODHAVEN.—Suydam st, w s, 40 n 4th st, 1-sty frame shed, 20x19, tin roof; cost, $100; owner, F. Dovieve, on premises. Plan No. 3452.

CORONA.—Shopoler av, n w cor Rapelje av, 1-sty frame shed, 5x14, tin roof; cost, $500; owner, T. Oliveri, on premises. Plan No. 3478.

L. I. CITY.—Vernon av, w s, 100 n Webster av, 1-sty brick shed, 62x200, tar and gravel roof; cost, $4,500; owner, Bottlers' & Mfgs.' Supply Co., 218 East 37th st, Manhattan. Plan No. 3462.

WOODHAVEN.—Dumont st, s s, 50 e Oswego av, 1-sty frame shed, 15x25, tin roof; cost, $400; owner, F. Goldstein, on premises. Plan No. 3474.

ROCKAWAY BEACH.—Burchal pl, e s, 165 n Boulevard, 1-sty frame shed, 16x40, galvanized iron roof; cost, $500; owner, Heer Bros., Seaside, Rockaway Beach. Plan No. 3485.

## Richmond.

DWELLINGS.

5TH ST, w s, 180 n Monroe av, Midland Beach, 1-sty frame bungalow, 30x14; cost, $350; owner, Thos. Kearney, 197 West 10th st, Manhattan; private plans; owner builds. Plan No. 911.

SOUTH ST, n s, 100 w Burgher av, West New Brighton, two 2-sty frame dwellings, 21x46; cost, $3,500 each; owners, Levy & Fleischman, Jersey st, New Brighton; architect, John P. From; architect, builds. Plan No. 918.

VAN DUZER ST, n s, 69 e Baring pl, Stapleton, 1½-sty frame dwelling, 20.6x27; cost, $3,150; owner, A. Keller, 89 Boyd st, Stapleton; architect, Wm Schild, Broad st; builder, C. Baker, 38 Beach st. Plan No. 912.

FINGERBOARD RD, n s, 250 e Home av, Fort Wadsworth, 2½-sty frame dwelling, 20x46; cost, $4,200; owner, Edward Tisnee, Fort Wadsworth; architect, John A. B. Larsen, Port Richmond; architect builds. Plan No. 909.

SEASIDE BLVD, 600 s Burgher av, Midland Beach, 1-sty frame bungalow, 14x20; cost, $150; owners, McCourt Bros., Inc.; owner builds. Plan no 916.

SEASIDE BLVD, 1,000 n Burgher av, South Beach, ten 1-sty frame bungalows, 16x18; cost, $100 each; owner, Ivan May; no architect; owner builds. Plan No. 913.

STABLES AND GARAGES.

RICHMOND TER, 2288, Port Richmond, 1½-sty frame stable, 12x22; cost, $500; owner, I. Cohen; builder, M. Martino, 85 Grove av, P. R. Plan No. 917.

MISCELLANEOUS.

AMBOY RD, s s, 100 e Annadale rd, Annadale, 1-sty frame hayshed, 12x25; cost, $50; owners, Slaight & Decker, Seaside Blvd; builder, F. J. Vaughan. Plan No. 914.


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*Plans Filed, Construction, Richmond, Continued.*

ROSE AV, s s, 100 w 8th st, Oakwood Beach, 1-sty concrete storage, 22x100; cost, $300; owner, E. Petersen, New Dorp; no architect; owner builds. Plan No. 910.

SEASIDE BLVD, w s, 200 s Sand la, Midland Beach, 1-sty frame tool house, 6x6; cost, $30; owners, McCourt Bros., Inc., Rosebank; owner builds. Plan No. 915.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

ALLEN ST, 105, partitions, window to 6-sty brick stores and tenement; cost, $200; owner, Hyman S. Eisman, 481 Park av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3934.

BOND ST, 51, 2-sty brick extension to 5-sty brick lofts and offices; cost, $2,000; owner, Lewhenwill Co., Daniel Fraad, president, 225 Lexington av; architect, Thos. Brogan, 225 Lexington av. Plan No. 3937.

BROAD ST, 25-33, window openings to 20-sty brick office building; cost, $300; owner, Broad Exchange Co., 115 Broadway; architects, D. S. Hess & Co., 453 5th av. Plan No. 3921.

CARMINE ST, 35, plaster-board ceiling, terra cotta block partition, wire lath and plaster to 5-sty brick stores and tenements; cost, $250; owner, Elizabeth Schmid, 1031 Tinton av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3914.

CHERRY ST, 335, fireproof windows to 5-sty brick lofts; cost, $400; owner, Teresa Wallach, 335 Cherry st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3912.

ELDRIDGE ST, 66, partitions, fireproof stair, plumbing, mason work, steel work to 5-sty brick store and lofts; cost, $1,800; owner, Jacob Richmond, 234 West 134th st; architect, Wm. Huenerberg, 1114 Forest av; general contractor, Meyer Cohen, 40 Hopkins av, Brooklyn. Plan No. 3961.

GRAMERCY PARK, 5 West, fireproof elevator shaft (terra cotta block), Sedgewick handhoist elevator, galvanized iron skylight to 4 and 5-sty brick dwelling; cost, $800; owner, John Hone, 5 Gramercy Park, West; architect, Walter G. Jones, 165 Broadway. Plan No. 3933.

GRAND ST, 314-16-18-20, metal store front to 3-sty brick stores and hall; cost, $400; owner, Cadwaller estate, Edw. J. Hancy, 40 Wall st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 3953.

GREENWICH ST, 196, mason work, entrance, partitions, stairs to 5-sty brick restaurant and hotel; cost, $500; owner, Kingsland estate, Danl. K. De Beixedon, trustee, 44 Wall st; architects and general contractors, John H. McCullough's Sons, 148 West 4th st. Plan No. 3938.

HOUSTON ST, 210 East, extension of lift to 4-sty brick storage house; cost, $300; owner, Louis Minsky, 210 East Houston st; architect, Otto Reissmann, 147 4th av. Plan No. 3923.

MORRIS ST, 21, partitions, enlargement of window openings, steel fire escapes, toilet compartments to 6-sty brick tenement; cost, $1,000; owner, Stewart estate, E. Leroy Stewart, ex., Beacon, N. Y.; architect, Henry Regelmann, 133 7th st. Plan No. 3918.

MULBERRY ST, 84, metal-covered partitions to 3-sty brick store and tenement; cost, $100; owner, Leo V. Dougherty, 95 St. John's pl, Brooklyn; architect, Frank G. Malzone, 88 Mulberry st. Plan No. 3924.

NASSAU ST, 141-45, store front to 11-sty brick stores and offices; cost, $250; owner, The O. B. Potter Properties, Inc., 71 Broadway; architect, Lester P. Gribus, 435 West 56th st. Plan No. 3910.

PERRY ST, 155-159, plaster block partitions to 8-sty brick factory; cost, $300; owner, Colonial Real Estate Association, 309 Broadway; architect, Patrick C. Hanbury, 15 East 40th st. Plan No. 3931.

VARICK ST, 67, mason work, fireproofing to 3-sty brick tenement; cost, $250; owner, Harmon W. Hendricks, 53 3d av; architects, Berger & Son, 121 Bible House. Plan No. 3957.

WASHINGTON ST, 264, shed (steel frame work) to 4-sty brick store and lofts; cost, $345; owner, Frederic Foster, 44 Wall st; architect, Frank J. W. Wiesner, 601 West 26th st. Plan No. 3954.

WASHINGTON, 833, replacing staircase and handlift 2-sty brick store; cost, $50; owner, H. P. Lawless, 53 Little West 12th st; architect, Theo. Cammeau, 232 West 16th st. Plan No. 3908.

WATER ST, 142, to alter elevator shaft of 5-sty brick loft building, terra cotta blocks, skylight, doors, steel beams; cost, $3,500; owners, A. Cohn & Co., Julius Lichtenstein, president, 142 Water st; architect, John A. Silberman, 104 West 42d st. Plan No. 3932.

WAVERLY PL, 10, gravity tank, pressure tank, steel supports, fireproof enclosure to 10-sty brick factory lofts; cost, $1,800; owner, Carl Benjis, 82 East 2d st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 3948.

44TH ST, 152 West, new storm doors to 4-sty brick dwelling; cost, $250; owner, L. Steckler, 261 Broadway; lessee, Louis Bonnot, 152 West 44th st; architect, Frank Hausle, 81 East 125th st. Plan No. 3968.

18TH ST, 50-58 West, store front to 2-sty brick store; cost, $100; owner, J. G. McCrory Co., 621 Broadway; architect, Chas. C. Straub, 621 Broadway. Plan No. 3911.

22D ST, 150-54 West, gravity tank, pressure tank, steel supports, enclosure to 12-sty brick store and lofts; cost, $2,500; owner, J. J. Steindler & Co., 814 West 38th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3952.

24TH ST, 46-54 West, removal of encroachments, wrought iron gratings, marble steps and platform, granite steps, bronze-covered transom sash and grille, bronze pipe railing, marble floor tiling, cast bronze bracket lamps to 12-sty lodge building and offices; cost, $2,500; owner, Masonic Hall & Asylum Fund, Geo. J. Jackson, president, 46-54 West 24th st; architect, H. P. Knowles, 1170 Broadway. Plan No. 3959.

31ST ST, 102-104 West, brick party wall, partitions, passenger elevator, stairs, fire escapes, toilet rooms, vent shaft to 4-sty brick stores and show room; cost, $10,000; owner, Torinac Corporation, John T. Smith, president, 43 Cedar st; architect, Clarence S. Howell, 550 West 174th st. Plan No. 3963.

32D ST, 34-36 East, cement sidewalk, bluestone steps, ornamental iron marquise, vault lights, limestone check-plates, removal of encroachments to 10-sty brick hotel; cost, $1,000; owner, Lewisohn estate, Fredk. Lewisohn, trustee, 11 Broadway; architect, Patrick C. Hanbury, 15 East 40th st; general contractor, Edmund D. Broderick, 15 East 40th st. Plan No. 3930.

33D ST, 137 West, metal-covered store front to 4-sty brick hotel; cost, $200; owner, Dorothy J. Oakley, 141 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 3941.

36TH ST, 516-20 West, fireproof stairway (terra cotta block on steel beams) to 8-sty brick factory; cost, $2,000; owner, Ludin Realty Co., John E. Ludin, president, 259 West 34th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 3947.

36TH ST, 417 West, toilets, partitions, window opening to 5-sty brick tenement; cost, $1,000; owner, Edw. Loux, 318 West 30th st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3929.

36TH ST, 119 East, 2d floor divided by stud partitions to 4-sty brick dwelling; cost, $450; owner, Herbert G. Pell, Tuxedo Park, N. Y.; architect, H. H. Holly, 38 West 32d st. Plan No. 3971.

38TH ST, 8-14 West, wood, fireproof and office partitions, dumbwaiter, two gas-fired steam boilers, steam piping, dyeing vats, steam tables, radiators, plumbing to 12-sty brick offices and factory lofts; cost, $3,000; owner, J. J. Steindler Co., 8 West 38th st; architect, John J. Kaber, 225 5th av. Plan No. 3955.

42D ST, 1 West, metal-covered store front, partition, steel beams to 8-sty brick stores and offices; cost, $300; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3928.

44TH ST, 210-226 West, install partition, staircase to 2-sty brick fireproof music hall and roof garden; cost, $400; owner, The 44th St. Realty Co., 216 West 44th st; architect, H. J. Krapp, 116 East 16th st. Plan No. 3970.

46TH ST, 237 East, brick extension to 5-sty brick tenement; cost, $400; owner, Mary Cregan, 237 East 46th st; architect, John H. O'Rourke, 137 East 47th st. Plan No. 3950.

50TH ST, 501-3 West, erect partitions, cut opening to 5-sty brick fireproof neighborhood house; cost, $250; owner, Y. W. C. A., 600 Lexington av; architect, Wm. S. Miller, 141 East 40th st. Plan No. 3909.

56TH ST, 164 West, remove brick pier to 2-sty brick garage and loft; cost, $500; owners, John May & Patrick Finn, 879 8th av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 3969.

72D ST, 351-53 East, door opening to 4-sty brick tenement; cost, $25; owner, Fred Lesser, 1686 Av A; architect, John H. O'Rourke, 137 East 47th st. Plan No. 3951.

100TH ST, 164 East, steel beams, windows, partitions, bath rooms, stairway, bulkhead (metal and mineral wool), fire escapes to 5-sty brick tenement; cost, $3,000; owner, Rose Perlmutter, 4-6 West 117th st; architect, Otto Reissmann, 147 4th av. Plan No. 3944.

111TH ST, 16-18-20-22 West, partitions to 5-sty brick tenement; cost, $400; owner, John Volz, 131 East 86th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3926.

122D ST, 402 East, roof to 1-sty frame shop; cost, $150; owner, Wm. Austin, 2406½ 1st av; architect, Adolph Balschun, 2698 Creston av, Plan No. 3927.

125TH ST, 129 West, floor lights in concrete to 4-sty brick stores and offices; cost, $80; owner, Robert Reid Co., 32 New Chambers st; architect, Chas. T. E. Dieterlen, 41 West 127th st. Plan No. 3919.

134TH ST, 181 West, partitions, enlargement of window openings, doors, plumbing, flue connections to 5-sty brick tenement; cost, $3,000; owner, Henry D. Brewster, 44 West 71st st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3915.

AV B, 15, erect stairs to 7-sty brick loft; cost, $125; owner, Estate of I. Sprung, 277 Broadway, Samuel Sprung, exec.; architect, L. A. Sheinart, 194 Bowery. Plan No. 3964.

AMSTERDAM AV, 1842-44-46, metal-covered store fronts to three 3-sty brick stores and tenements; cost, $500; owner, Harriet C. Bailey, 556 West 162d st; architect, Frank J. Schefcik, 4158 Park av. Plan No. 3917.

BOWERY, 75, partition, stairs to 5-sty brick store and lofts; cost, $100; owner, Ralph Meedy, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 3913.

BROADWAY, 661, tank, steel supports to 8-sty brick lofts; cost, $750; owner, Moses Sahlein, 71 Nassau st; architect, Maxwell A. Cantor, 373 Fulton st, Brooklyn. Plan No. 3920.

BROADWAY, 3542, store front to 6-sty brick store and tenement; cost, $150; owner, T. Edwin Ward, 190 Riverside drive; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3916.

BROADWAY, 2551-57, store front, steel columns, removal of brick piers to 2-sty brick stores and offices; cost, $500; owner, Jesse W. Ehrich, 31 Liberty st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3925.

BROADWAY, 1914-16, stairway, marquise, removal of stairways and dumbwaiter shaft, door, window to 4-sty brick store and office; cost, $7,000; owner, Kenneth W. Wood, care Thos T. Crimmins, 21 West 64th st; architect, Richard H. Lockwood, 1st av and 28th st. Plan No. 3947.

BROADWAY, 1757-1765, new store fronts, fireproof enclosure, new entrance to 3, 4 and 5-sty brick fireproof loft; cost, $1,500; owner, The O. B. Potter Properties, Inc., 71 Broadway; architects, Kimball & Roosa, 71 Broadway. Plan No. 3966.

LENOX AV, 70-78, metal store front to 6-sty brick stores and tenements; cost, $125; owner, Chester W. Cuthill, 516 5th av; architect, Nathan Makstein, 7 East 14th st. Plan No. 3956.

LEXINGTON AV, 41, partitions, bath rooms, galvanized iron ducts to 5 and 7-sty brick hotel; cost, $1,000; owner, Fricke Realty Co., Chas. F. Addie, treasurer, 128 William st; architects, Berger & Son, 121 Bible House. Plan No. 3935.

MADISON AV, 503-05, to convert 2-sty brick stable into a tea room; office partitions, toilet room, maple floor, plumbing; cost, $1,287; owner, Cornelius Vanderbilt, 30 Pine st; architect, William R. Wright, 306 East 59th st. Plan No. 3939.

MADISON AV, 532, to remove basement and 1-sty walls, floors and partitions, substitute steel beams and columns, install stairway; convert present 4-sty brick dwelling into stores, mezzanine and apartments; cost, $10,000; owner, 532 Madison Av. Co., Inc., W. E. Connor, president, 42 Wall st; architects, Thain & Hewlett, 1181 Broadway. Plan No. 3946.

MANHATTAN AV, 138, door, skylight, removal of partitions to 3-sty brick dwelling; cost, $148; owner, Chas. P. Grappe, 138 Manhattan av; architect, Alfred C. Weiss, 188 West 101st st. Plan No. 3940.

PARK ROW, 229-31, mason work, partitions, stairway, store front, water closet compartment to 5-sty brick stores and lofts; cost, $5,000; owner, Nickitas P. E. Conomon, 279-31 Park Row; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3949.

1ST AV, 334, brick extension (toilet compartment), to 4-sty brick tenement; cost, $300; owner, James R. Candler, 208 East 79th st; architect, Arthur Weiser, 271 West 125th st. Plan No. 3945.

2D AV, 133, mason work, steel, change of entrance, removal of wall to 4-sty brick moving picture theatre and hall; cost, $6,000; owner, Jacob Rosenthal, 100 5th av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3922.

2D AV, 742, mason work, fire proofing to 5-sty brick stores and tenement; cost, $100; owner, Herbert A. Treat, Plandome, L. I.; architect, Albert W. Treat, 314 West 47th st. Plan No. 3958.

3D AV, 690, new show window, new door to 5-sty brick tenement; cost, $400; owner, Estate of H. Herold, 30 East 42d st; architect, J. Gescheidt, 212 East 52d st. Plan No. 3905.

3D AV, 692, new show window, new door to 5-sty brick tenement; cost, $400; owner, Estate of H. Herold, 30 East 42d st; architect, J. Gescheidt, 212 East 52d st. Plan No. 3906.

3D AV, 694, new show window, new door to 5-sty brick tenement; cost, $400; owner, Estate of H. Herold, 30 East 42d st; architect, J. Gescheidt, 212 East 52d st. Plan No. 3907.

3D AV, 959, partition to 3-sty brick loft; cost, $100; owner, James Wilson, 301 West 91st st; architect, Otto Fisher, 405 West 44th st. Plan No. 3967.

4TH AV, 242-50, fireproof partitions to 12-sty brick stores and lofts; cost, $500; owner, Wm. T. Evans, 322 West 100th st; architect, Richard Rohl, 128 Bible House. Plan No. 3962.

5TH AV, 110-112, cut wall, new toilet room, partitions to 11-sty brick fireproof loft; cost, $200; owner, Estate of Ogden Goelet, R. Goelet, trustee, 9 West 17th st; architect, John Cox, Jr., 30 East 42d st. Plan No. 3965.

8TH AV, 2801, partitions, toilets, tile floor, window, fireproofing, beams to 5-sty brick stores and tenement; cost, $500; owner, Max Ullmann, 51 West 119th st; architect, Leon Fleischmann, 7 East 42d st. Plan No. 3960.

8TH AV, 334, partitions, plumbing, bath rooms, sinks, wash tubs, windows, enlargement of vent shaft, galvanized iron refrigerator waste, fire repairs, fireproofing to 5-sty brick store and apartments; cost, $3,200; owner, Chas. Appell, 53 West 104th st; architect, Wm. H. Dusenberry, 31 East 27th st. Plan No. 3943.

9TH AV, 735, copper store front, fireproof cellar ventilation, wood partitions to 4-sty brick store and tenement; cost, $1,000; owner, Annie K. Schade, 243 West 99th st; architects, Berger & Son, 121 Bible House. Plan No. 3936.

### Bronx.

BROWN PL, 142 & 144, new partitions to 4-sty brick garage; cost, $500; owner, Henry Liesmann, 1291 Chisholm st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 552.

144TH ST, s e cor Walton av, 1-sty frame factory increased 8 ft. in height; cost, $300; owner, C. J. Briedenbach, Madison, Conn.; architect, Arthur Warren 150th st and Mott av. Plan No. 551.

205TH ST, s w cor Matthews av, move 2-sty frame stable; cost, $1,000; owner and architect, Michael J. Mack, 205th st and Barnes av. Plan No. 554.

INWOOD AV, 1315, new ceiling, new windows, &c, to 1-sty frame stable and dwelling; cost, $500; owner, Nichola Sabatine, 410 East 115th st; architect, Nathan Langer, 81 East 125th st. Plan No. 553.

MULFORD AV, 1928, new doors, new partitions to 2-sty frame dwelling; cost, $700; owner, Eliz Schmidt, on premises; architect, E. A. Wiggers, 811 East 217th st. Plan No. 550.

VAN NEST AV, n e cor Barnes av, remove projections from 2-sty frame dwelling; cost, $700; owner, Bertha Garmise, 2025 Surf av, Coney Island; architect, Anton Pirner, 2069 Westchester av. Plan No. 549.

### Brooklyn.

BERGEN ST, 1446, extension to 3-sty dwelling; cost, $400; owner, Benj. Traktman, 433 9th st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7755.


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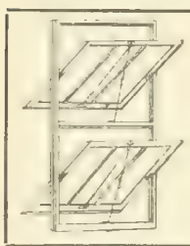
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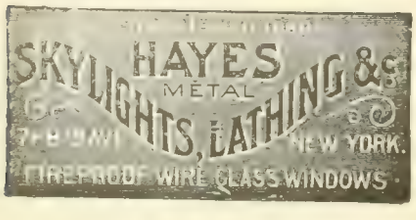
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*Plans Filed, Alterations, Brooklyn—Continued.*

BRIDGE ST, 34, extension to 2-sty dwelling; cost, $8,000; owners, Lembeck & Belts, 173 9th st, Jersey City; architect, E. L. McCracken, College Point. Plan No. 7736.

DEAN ST, 2399, plumbing to 1-sty stable; cost, $150; owner, Pasquale Nicolelle, 197 Stone av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 7668.

DELMONICO PL, 55, interior alterations to 2-sty dwelling; cost, $200; owner, Saml. Schmulker, 980 Myrtle av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7746.

FLOYD ST, 310, interior alterations to 3-sty tenement; cost, $350; owner, Lewis Amelkin, 244 Boerum st; architect, Leo Koen, 9 Debevoise st. Plan No. 7817.

FREEMAN ST, 209, extension to 3-sty tenement; cost, $475; owner, Chas. Wolf, 542 Graham av; architect, Jas. McKillopp, 154 India st. Plan No. 7743.

GARFIELD PL, 72, extension to 2-sty dwelling; cost, $300; owner, Nicolla Erulli, 236 4th av; architect, W. J. Conway, 400 Union st. Plan No. 7685.

GRAFTON ST, 78, interior alterations to 3-sty tenement; cost, $300; owner, Peter Karp, 5001 15th av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7750.

HENRY ST, s w cor Atlantic av, interior alterations to 4-sty tenement; cost, $3,000; owner, Alex Deker, 4 Washington pl, Manhattan; architect, Otto Reissmann, 147 4th av. Plan No. 7839.

JEFFERSON ST, 142, extension to 2-sty dwelling; cost, $300; owner, Appalonia Schewerer, on premises; architect, Frank V. Laspia, 525 Grand st. Plan No. 7745.

JEFFERSON ST, 172, extension to 3-sty tenement; cost, $300; owner, Pasquale Nacciralo, on premises; architect, Frank Adams, 216 Boerum st. Plan No. 7799.

NORTH ELLIOTT PL, 148, interior alterations to 3-sty dwelling; cost, $3,500; owner, Louis Del Gaudio, 76 Carlton av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7681.

PARK PL, 1774, extension to 1-sty storage; cost, $350; owner, Saml. Ellenbaum, 1470 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7841.

PRESIDENT ST, 470, exterior alterations to 1-sty storage; cost, $1,000; owner, John Morton, Carroll st and Gowanus canal; architect, W. J. Conway, 400 Union st. Plan No. 7715.

REMSEN ST, 98, elevator; cost, $1,500; owner, Timothy S. Williams, on premises; architects, Otis Eli Co., 250 11th av, Manhattan. Plan No. 7707.

ROCKWELL PL, 78, interior alterations to 10-sty storage; cost, $500; owner, Louis Firusti, 86th st and Riverside drive, Manhattan; architect, J. G. Glover, 273 Quincy st. Plan No. 7760.

ST. JOHN'S PL, 1082, exterior alterations to 3-sty dwelling; cost, $350; owner, Fredk. Haskin, 1078 St. Johns pl; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7732.

SMITH ST, 64, interior alterations to 6-sty store; cost, $1,500; owner, John L. Whalen, 1158 Dean st; architect, Jacob Lubroth, 186 Remsen st. Plan No. 7726.

VANDERVEER ST, 115, interior alterations to 2-sty garage; cost, $1,500; owner, Godfrey Wintle, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 7674.

WATER ST, 312, interior alterations to 4-sty tenement; cost, $600; owner, Guiseppi Tuotti, 151 East 119th st, Manhattan; architect, M. Del Gaudio, 401 East Tremont av. Plan No. 7838.

WEST ST, 74, interior alterations to 2-sty factory; cost, $200; owner, J. E. Sparrow, 83 Greenpoint av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 7809.

SOUTH 3D ST, 312, extension to 4-sty tenement; cost, $650; owner, Harry Landau, 177 South 2d st; architect, Lew Koen, 9 Debevoise st. Plan No. 7811.

SOUTH 5TH ST, 37, extension to 1-sty shed; cost, $1,000; owner, Empire Tinware Co., 171 Cherry st, Manhattan; architects, Shampan & Shampan, 772 Broadway. Plan No. 7698.

SOUTH 5TH ST, 37, extension to 2-sty storage; cost, $2,000; owner, Empire Tinware Co., 171 Cherry st, Manhattan; architects, Shampan & Shampan, 772 Broadway. Plan No. 7699.

6TH ST, 375, plumbing to 2-sty dwelling; cost, $200; owner, Ellen Ludroth, 375 6th av; architect, M. Rosenberg, 350 Fulton st. Plan No. 7819.

EAST 12TH ST, 1874, exterior alterations to 2-sty dwelling; cost, $500; owner, L. P. Churchill, 1871 East 12th st; architect, Harry N. Case, 203 Bay 35th st. Plan No. 7837.

ATLANTIC AV, 914, exterior alterations to 1-sty store; cost, $150; owner, Wm. J. Joyce, 562 Carlton av; architect, D. A. Lucas, 98 3d st. Plan No. 7725.

FLATBUSH AV, 1141, interior alterations to 3-sty dwelling; cost, $250; owner, Albert Rosenhoven, 2 So. Elliott pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7692.

GREENE AV, 873, interior alterations to 3-sty dwelling; cost, $400; owner, Jack Greenblatt, 44 Court st; architect, F. L. Laspia, 525 Grand st. Plan No. 7676.

HUDSON AV, 491, interior alterations to 2-sty saloon; cost, $250; owner, Wm. T. Cowenhoven, 2 So. Elliott pl; architects, Voss & Lauritzer, 65 DeKalb av. Plan No. 7658.

HUDSON AV, 161, interior alterations to 3-sty tenement; cost, $250; owner, Nicola Gatti on premises; architect, D. Salvati, 525 Grand st. Plan No. 7792.

LAFAYETTE AV, 158, plumbing to 3-sty dwelling; cost, $175; owner, Areola Realty Co., 752 Fulton st; architect, A. A. Levy, 752 Fulton st. Plan No. 7824.

LEXINGTON AV, 126, interior alterations to 3-sty cafe and dwelling; cost, $600; owner, Wm. Ulmer, 31 Belvedere st; architect, Arthur R. Koch, 26 Court st. Plan No. 7702.

LOCUST AV, 1408, extension to 2-sty boiler house; cost, $3,000; owner, Vitagraph Co., 116 Nassau av; architect, W. S. Stoddard, 116 Nassau av. Plan No. 7716.

MARCY AV, 639, interior alterations to 3-sty dwelling; cost, $2,000; owners, Kahn Bros., 771 Lafayette av; architect, Lew Koen, 9 Debevoise st. Plan No. 7682.

MESEROLE AV, 164, interior alterations to 2-sty dwelling; cost, $150; owner, John Buck, Yonkers, N. Y.; architect, Charles J. Ahlborn, 981 Manhattan av. Plan No. 7776.

NORMAN AV, 162, interior alterations to 3-sty dwelling; cost, $200; owner, Francis O'Reilly, 160 Norman av; architect, Max Cohen, 280 Bedford av. Plan No. 7748.

NOSTRAND AV, 751, interior alterations to 1-sty stable; cost, $1,000; owner, Borough Development Co., 186 Remsen st; architect, Wm. F. Donovan, 186 Remsen st. Plan No. 7751.

NOSTRAND AV, 813, interior alterations to 3-sty dwelling; cost, $500; owner, T. Fridenman, 250 Kingston av; architect, Gustave Erda, 826 Manhattan av. Plan No. 7826.

PITKIN AV, 1548, interior alterations to 3-sty dwelling; cost, $200; owner, Isaac Livingston, 1772 Eastern parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7842.

PITKIN AV, 1822, extension to 3-sty tenement; cost, $600; owner, Chas. Rosenberg, Stapleton, S. I.; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7830.

PORTER AV, 22, interior alterations to 3-sty tenement; cost, $450; owner, H. S. Levy, 918 Eastern pkway; architect, H. J. Nurick, 830 Putnam av. Plan No. 7783.

ST. MARK'S AV, 1067, interior alterations to 3-sty tenement; cost, $300; owner, Tony Devito, on premises; architect, John Nigro, 1796 Atlantic av. Plan No. 7744.

STONE AV, 443, extension to 3-sty store and dwelling; cost, $200; owner, Nathan Golobe, on premises; architects, S. Millman & Son 1780 Pitkin av. Plan No. 7766.

STONE AV, 459, interior alterations to 2-sty dwelling; cost, $750; owner, Saml Gottereren, on premises; architect, M. Whinston, 459 Stone av. Plan No. 7780.

UNION AV, 296, extension to 1-sty shop; cost, $1,000; owner, Thos. Murcott, 296 Union av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 7684.

WYTHE AV, 463, plumbing to 3-sty tenement; cost, $200; owner, Louis Schiller, 1974 Webster av, Manhattan; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 7740.

## Queens.

BAYSIDE.—Bayside rd, e s, 400 n Waverly av, repair tool shed; cost, $100; owner, R. B. Everett, premises. Plan No. 2581.

COLLEGE POINT.—2d av, n w cor 5th st, new store front; cost, $300; owner, Chas. Gauss, on premises. Plan No. 2537.

COLLEGE POINT.—12th st, w s, 250 n 5th av, 2-sty frame extension, 13x2, to front of dwelling, tin roof; cost, $900; owner, Mrs. Mary Martin, 121 12th st, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 2549.

EAST ELMHURST.—Ditmars av, n s, 120 w Columbus blvd frame extension, 12x18, rear garage; cost, $350; owner, L. B. Bleekman, on premises. Plan No. 2541.

EAST ELMHURST. Ditmars av, n s, 120 w Columbus blvd, new foundation to dwelling; cost, $400; owner, L. B. Bleekman, on premises. Plan No. 2452.

EAST ELMHURST. Bayshore ter, s s, 300 e Manhattan blvd, new brick foundation to dwelling; cost, $340; owner, H. Hanson, on premises. Plan No. 2526.

FAR ROCKAWAY.—Ostend av, n s, 100 s Rue De St. Felix, new foundation to dwelling; cost, $300; owner, W. E. Gallagher, premises. Plan No. 2567.

FAR ROCKAWAY.—John st, n s, 315 n William st, 2-sty frame extension to dwelling, tin roof; cost, $300; owner, Max Borchardt, premises. Plan No. 2576.

FLUSHING.—Broadway, n s, 175 e Prince st, dig new cellar areaway; cost, $60; owner, J. F. P. Morris, premises. Plan No. 2577.

FLUSHING.—Central av, e s, 100 n Cypress av, plumbing in dwelling; cost $125; owner, M. Keeley, premises. Plan No. 2557.

GLENDALE.—Fresh Pond rd, n s, 446 w Myrtle av, 1-sty frame extension over present extension to dwelling, tin roof; cost, $300; owner, Adelaide Denton, premises. Plan No. 2562.

JAMAICA.—Fulton st, n s, 50 w North Washington st, 1-sty frame extension, 11x38, rear dwelling, interior alterations; cost, $1,000; owner, W. P. Thompson, premises; architect, Hans Liebau, Jamaica. Plan No. 2580.

JAMAICA.—Fulton st, 347, interior alterations to dwelling; cost, $800; owner, J. M. Wilson, premises. Plan No. 2568.

L. I. CITY.—Flushing av, 25, 2-sty brick extension, 32x40, side store and dwelling, interior alterations; cost, $2,000; owner, S. Heilfreich, premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 2571.

L. I. CITY.—Marion st, 115, interior alterations to dwelling; cost, $200; owner, J. Napoliano, premises. Plan No. 2559.

L. I. CITY.—Borden and Van Alst avs, elevator in factory; cost $100; owner, Am. Druggists' Syndicate, on premises. Plan No. 2535.

L. I. CITY.—Webster av, s e cor 2d av, new plumbing to factory; cost, $200; owner, Chauncey Marshall, on premises. Plan No. 2538.

L. I. CITY.—6th st, n s, 100 e West av, interior alterations to foundry; cost, $550; owner, Fredk. Russell, on premises. Plan No. 2530.

L. I. CITY.—9th st, s s, 150 w Vernon av, new store front; cost, $200; owner John Weldon Trucking Co., on premises. Plan No. 2531.

L. I. CITY.—Newtown av, 141, water closet compartments to dwelling and store; cost, $150; owner, F. A. Savok, 72d st and 2d av, Manhattan. Plan No. 2453.

L. I. CITY.—7th av, n e cor Webster av, install new elevator in factory; cost, $2,000; owner, Anna Anabel, Morristown, N. J. Plan No. 2545.

MIDDLE VILLAGE.—Juniper Swamp rd, s w cor Furman av, 1-sty added to stable; cost, $100; owner, M. Krout, premises. Plan No. 2563.

MORRIS PARK.—Lefferts av, s w cor Liberty av, new foundation to dwelling; cost, $500; owner, C. Kauffmann, premises. Plan No. 2572.

MORRIS PARK.—Lefferts av, 1118, plumbing to dwelling; cost, $100; owner, S. W. Stoothoff, on premises. Plan No. 2548.

OZONE PARK.—Lawn av, w s, 200 s Chichester av, plumbing in dwelling; cost, $140; owner, P. Bassi, premises. Plan No. 2569

OZONE PARK.—McCormack av, e s, 75 n Jerome av, plumbing in dwelling; cost, $150; owner, T. Reger, premises. Plan No. 2570.

RICHMOND HILL.—Johnson av, 228, extension to garage, 16x8; cost, $150; owner, F. H. Dordmigguler, on premises. Plan No. 2550.

RICHMOND HILL.—Jerome av, n s, 75 w Herald av, plumbing to dwelling; cost, $75; owner, A. Dietz, on premises. Plan No. 2546

RICHMOND HILL.—Kimball av, n s, 75 w Freedom av, plumbing to dwelling; cost, $75; owner, F. Scotte, on premises. Plan No. 2547.

RICHMOND HILL.—Broadway, n s, 60 w Johnson av, general interior alterations to store and dwelling; cost, $1,500; owner, Nicol Cammerano, on premises. Plan No. 2533.

RICHMOND HILL.—Myrtle av, s w cor Napier av, 2-sty frame extension, 5x27, on side hotel, tin roof; cost, $500; owner, estate of Katherine Ulmer, 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 2534.

RICHMOND HILL.—Brandon av, s s, 60 e Herald av, plumbing to dwelling; cost, $90; owner, J. J. Lenihan, on premises. Plan No. 2527.

RIDGEWOOD.—John st, 36, water closet compartments to dwelling, new plumbing; cost, $250; owner, Katherine Heuther, premises. Plan No. 2574.

RIDGEWOOD.—Putnam av, 2319, new foundation to dwelling; cost, $1,500; interior alterations; owner, P. Muller, premises. Plan No. 2560.

ROCKAWAY BEACH.—Brandreth av, w s, 325 n Boulevard, dwelling to be raised, 1-sty built underneath and interior alterations; cost, $4,000; owner, Ida Steinberg, 27 Brandreth av, Rockaway Beach; architect, Ed. Berrian, 19 North Thompson av, Rockaway Beach. Plan No. 2536.

ROCKAWAY BEACH.—87th st, w s, 175 n Boulevard, new brick foundation to dwelling; cost, $250; owner, J. S. Beaty, on premises. Plan No. 2539.

ROCKAWAY BEACH.—95th st, w s, 170 s Boulevard, 3-sty frame extension, 30x11, front and side dwelling, shingle roof, interior alterations; cost, $5,000; owner, Mrs. R. O. Smith, on premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 2540.

WOODSIDE.—8th st, s w cor Woodside av, plumbing to dwelling; cost, $90; owner, Mrs. E. Gatton, on premises. Plan No. 2543.

WHITESTONE.—28th st, s s, 160 e 14th av, 1-sty frame extension, 14x13, rear dwelling, tin roof; cost, $175; owner, A. E. Meeker, on premises. Plan No. 2544.

## Richmond.

CHESTNUT ST, n s, 100 e Van Duzer st, Rosebank, alteration to frame dwelling; cost, $250; owner, R. Engelbecht; builder, H. Christansen. Plan No. 478.

5TH ST, 133, New Dorp, alteration to frame dwelling; cost, $100; owner, Peter DeLecce, 5th st; builder, Jos. Bindetto. Plan No. 481.

SUNRISE TER, w s, 150 n Trossach rd, Stapleton, alteration to frame dwelling; cost, $125; owner, L. A. Stein, Howard av; builder, C. Baker, 38 Beach st. Plan No. 476.

DECKER AV, 54, Port Richmont, alteration to dwelling; cost, $250; owner, Minnie O'Neill; builder, Frank Nettleson. Plan No. 477.

JEWETT AV, n w cor Elm av, West New Brighton, brick dwelling alteration; cost, $150; owner, Paolo Lattanzie; builder, Tony Perosi. Plan No. 479.

OCEAN AV, s s, 1,500 e Mill rd, Oakwood Beach, alteration to frame bungalow; cost, $60; owner, E. R. Fuchs, 205 East 9th st, Manhattan; owner builds. Plan No. 475.

RICHMOND TPKE, n s, 25 s Hamilton av, Linoleumville, alteration to frame dwelling; cost, $125; owner, Jos. Prosuh; owner, builds. Plan No. 474.

ROSSVILLE AV, s s, Princes Bay, alteration to frame dwelling; cost, $180; owner, Mr. Garrettson, 73 Calyer st, Brooklyn; builder, Geo. B. Carr, Tottenville. Plan No. 473.

SEASIDE BLVD, e s, 1,000 n Burgher av, alteration to frame dwelling; cost, $300; owner, Irvan May; owner builds. Plan No. 482.

VISTA AV, s s, 90 w Averlook av, Dongan Hills, alteration to dwelling; cost, $120; owner, Phillip Licht, Jr., 72 3d av, West New Brighton; owner builds. Plan No. 480.

## PERSONAL AND TRADE NOTES.

EDMUND REISDORFF, architect, has opened offices for the practice of his profession at 1123 Broadway.

THE NORTH SIDE BOARD OF TRADE will shortly issue a directory of Bronx manufacturers and merchants only.

ERNEST F. GUILBERT, of Newark, is to give a course of lectures at Teachers' College, Columbia University on "School Buildings and Their Equipment."

ARCHITECTURAL CORNICE & SKYLIGHT WORKS (A. Sommerfeld, president), formerly at 4121 Park av, have removed their offices and factory to 4077-4085 Park av.

APPLICATIONS for the position of engineer inspector, architect, grades engineer inspector, architectural grades C and D, will be received by the Civil Service Commission until four o'clock next Tuesday.

ROY E. GUARD, architect, Masonic Building, Norwich, N. Y., desires information at once on imitation marble and interior marble columns, kitchen equipment, steam tables, broilers, plate warmers and dish washers.

GENERAL ELECTRIC has entered the next to the last month of its 1914 fiscal year with virtually no improvement in business. Bookings are running about 70 per cent, of last year's average, which means for the present something like $6,500,00 a month.

THE MANUFACTURERS' AND DEALERS' PROTECTIVE ASSOCIATION has moved its headquarters from 20 Broad st to the Liberty Tower Building, 55 Liberty st, where is also located the offices of the secretary, Raymond Hull Noble.

BRICK MANUFACTURERS.—At the recent joint meeting of the Refractory Brick Manufacturers' Association, the National Paving Brick Manufacturers' Association and the American Face Brick Association, held in the Fort Pitt hotel, Pittsburgh, Pa., the subject of cost accounting was given much attention.

PIERCE, BUTLER & PIERCE MFG. CO. have purchased from the Colwell Lead Co., its jobbing houses at 32 Forster st, Worcester, Mass., 3103 3d av, Bronx, and 359 Pearl st, Brooklyn. All sales, contracts and orders previously placed with the Colwell Lead Co., will be carried out and filled without delay or confusion. The Colwell Lead Co. will continue as a manufacturing concern with plants at Elizabeth, N. J.; Detroit, Mich., and Windsor, Can.

C. S. RINDSFOOS, secretary-treasurer of the Foundation Company, and N. C. Failor, manager of the machinery department of the Canadian Fairbanks Morse Company, have resigned from these companies and they have now associated in the formation of the United States Purchasing Company, the object of which is to effect the economical purchase of machinery and supplies for large buyers, both domestic and foreign. They announce that, among other clients, they have arranged to continue to act for the Foundation Company and the Canadian Fairbanks Morse Company.

STEINWAY TUNNEL.—According to information given out by the Public Service Commission, the Steinway Tunnel, now being reconstructed, will not be ready for use until long after the contract time limit has expired. The contract for this work was delivered to the Rapid Transit Subway Construction Company, a subsidiary to the Interborough Rapid Transit Company, on April 13, 1914. The contract period within which the work is to be finished is nine months, which means that the completion of the job is set for January 13, 1915. Only forty per cent. of the work has been done.

THE KNICKERBOCKER PORTLAND CEMENT COMPANY has issued an interesting booklet, profusely illustrated, dealing with the results obtained by the company in the construction of the new Montefiore Home, on Gun Hill road and 210th st, Bronx. The operation consists of nine buildings, of modern construction covering several city blocks, including administration building, service building, synagogue, servants' pavilion, four patients' pavilions and medical director's home. Buchman & Fox and Arnold W. Brunner are the associated architects.

## OBITUARY

WILLIAM C. PARKER, a well-known building contractor, of Newark, N. J., died at his home 12 Miller st, Newark, N. J., aged 43 years. Mr. Parker was a member of the Eureka Lodge, F. & A. M. He is survived by a widow, three sons and one daughter; also a brother, John Parker, of Montclair, N. J.

PAUL PHILIPPE CRET, professor of architecture at the University of Pennsylvania, was killed recently in a recent battle in Northern France, while fighting as a reservist. Mr Cret was a former member of the Art Jury of Philadelphia and was the designer of the Valley Forge Soldiers' Memorial Arch. Professor Cret was 38 years old and is survived by his widow.

CLARENCE BURNS, for many years prominent in the iron and steel industry, died Monday afternoon at his home, No. 3 West 93d st. He was sixty-two years old and for many years was connected with the Gates Iron Works, in this city. When that firm was consolidated with the Allis-Chalmers Company he continued in the employ of the latter company.

JOHN MURRAY, a contractor and builder, who had charge of the construction of the sewer which was laid from the Battery to the city line many years ago, died Wednesday of a complication of diseases at his home, No. 2464 De Voe terrace. He was born in this city sixty-six years ago and was an Assemblyman during 1886 and 1887.

EMIL KUICHLING, a consulting civil engineer, died of heart disease Monday night at his home, No. 68 Irving place, aged sixty-six years. He had been engineer of the Rochester, N. Y., water works and sanitary engineer of the State Board of Health. He was a member of the American Society of Civil Engineers and the Engineers' Club of New York. His widow survives him.

U. S. SENATOR JOHN KEAN died at his home, Liberty Hall, Ursino, N. J., near Elizabeth, N. J., on November 4. Senator Kean was at different times vice-president of the Manhattan Trust Company, trustee of the Atlas Insurance Co., of London, director of the Chicago Junction Railways and the Union Stock Yards Company, Lawyers' Assurance Co., the Standard Rope & Twine Co., the Twin City Rapid Transit Co., the Equitable Securities Co., the North Hudson County Railway, president of the National State Bank of Elizabeth, director of the Elizabeth Port Banking Co. and owner of the Elizabeth Town Gas Co. His sister was Mrs. W. Emlen Roosevelt.


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# BUILDING MATERIALS AND SUPPLIES

## ANALYSIS OF EASTERN SITUATION SHOWS IMPROVED SENTIMENT REFLECTED IN BUILDING ORDERS—MONEY EASING

Some Startling Facts with Reference to Local Building

BIG thinkers in the business world are more unanimous in their belief that conditions are improving, especially during the last ten days. Collections are better because the average business man expects that the introduction of the Federal Reserve bank system next week will ease the general money situation and permit building operations that have been stalled since the outbreak of hostilities abroad, to proceed.

On the first of the month building operations east of the Mississippi were calling for materials as follows: Clay products, 58 per cent. of normal; cement, 70 per cent.; steel and iron, 43 per cent.; paints and oils, 52 per cent.; naval stores, 47 per cent.; lime and plaster, 68 per cent., and roofing material, 55 per cent. At the end of the first ten days clay products were moving at 60 per cent., largely through activity in the lakes section, cement 78 per cent.; steel and iron, 47 per cent., mainly through improvement in foreign orders for barbed wire and similar products; paints and oils, 59 per cent.; rope and other naval stores, 49 per cent.; lime and plaster, 70 per cent., and roofing material, 57 per cent.

In some of these lines sharp cuts in prices have been made. Notable among them are iron and steel and linseed oil. The cut in common brick prices has stimulated trade here only slightly. All through New Jersey, Connecticut, New York state and Pennsylvania brick prices are being held firmly and so is the 90 per cent. mill base in Portland cement. Natural cement is said to have an expanding market since the beginning of the war.

The most startling changes have been made in lumber, according to November lists. The spruce market in both Eastern and Virginia stock is under heavy competition and short spruce has eased off $1 to $1.50. Pacific coast lumber, while there is no particular change in price in full carload lots for Eastern delivery, larger orders and water schedules are lower in price and, in fact, some business is being booked at low prices. Long leaf yellow pine lumber has dropped off another 50 cents to $1 on certain items. Competition is keen on all business offered. Short leaf market rules on about the same basis as a month ago. Yellow pine flooring is fairly firm on A, B and A Heart rift and flat flooring, but other items have eased about 50 cents.

There has been no change in the base price of Hemlock, but prices fluctuate, depending upon the size of inquiries given out in the market.

Prices of hardwoods show a drop of $1 to $2 in thick ash. About $1 to $2 on certain grades of chestnut and maple. Plain oak is fairly firm, but common oak has eased off. As a matter of fact, No. 1 common lumber of all kinds is lower on all prices than thirty days ago. Mahogany is bringing about the same prices as a month ago. Maple flooring in clear and No. 1 has eased off $1 to $2. Factory flooring, 13-16 by 2-inch has stiffened about $1 to $2. Prices on cypress lumber show no change from a month ago. In regard to the supplies of cypress, some items are reported short, but others are as usual.

Plan filings in the five boroughs this week follow. In the corresponding week last year there were 172 new building plans filed, valued at $1,486,900.

| | Week ending Nov. 6 | | Nov. 13 | |
|---|---|---|---|---|
| | No. | Value. | No. | Value. |
| Manhattan | 1 | $2,000 | 4 | $205,800 |
| Bronx | 2 | 1,200 | 6 | 85,100 |
| Brooklyn | 36 | 261,600 | 60 | 451,796 |
| Queens | 47 | 127,066 | 54 | 487,721 |
| Richmond | 5 | 4,300 | 20 | 13,330 |
| Total | 91 | $396,166 | 144 | $1,243,747 |

### COMMON BRICK.

**Unloading Is Moderate, But Prospective Demand Good.**

WHILE unloading of common brick does not indicate any marked improvement in building construction in the week just closed the fact that 8,950 tons of structural steel requirements have come to the surface in the last few days indicates that an improvement in brick buying is not far distant. Such a tonnage insures requirements of at least 2,950,000 common brick. With the 42,000 tons now being fabricated for local delivery in the remainder of the year brick orders covering approximately 13,860,000 may be expected.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 12, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Friday A. M., Nov. 6—18.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Nov. 6 | 4 | 6 |
| Saturday, Nov. 7 | 5 | 3 |
| Monday, Nov. 9 | 7 | 9 |
| Tuesday, Nov. 10 | 3 | 4 |
| Wednesday, Nov. 11 | 9 | 3 |
| Thursday, Nov. 12 | 5 | 6 |
| Total | 33 | 31 |

Reported en route, Friday, Nov. 13—2.

Condition of market, weak. Prices: Hudsons, $5 to $5.25 (shaded); Raritans, $5.25 to — (wholesale dock, N. Y.); (for dealers' prices add profit and cartage): Newark, —— to $7.25 (yard). Nominal. Left over, Friday a. m., Nov. 13—20.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | | | | |
|---|---|---|---|---|---|---|
| Oct. 30 | 31* | $27,500 | Nov. 6 | 32* | $46,000 |
| Oct. 31 | 19 | 288,000 | Nov. 7 | 15 | 367,500 |
| Nov. 2 | 30 | 865,500 | Nov. 9 | 32 | 819,000 |
| Nov. 3 | 11 | 269,500 | Nov. 10 | 33 | 746,500 |
| Nov. 4 | 30 | 1,210,500 | Nov. 11 | 33 | 859,000 |
| Nov. 5 | 33 | 1,233,500 | Nov. 12 | 32 | 713,000 |
| Total | 154 | 4,794,500 | Total | 117 | 4,351,000 |

*Boats reporting.

1913.

Left over, Friday A. M., Nov. 7—71.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Nov. 7 | 7 | 11 |
| Saturday, Nov. 8 | 4 | 2 |
| Monday, Nov. 10 | 9 | 14 |
| Tuesday, Nov. 11 | 2 | 7 |
| Wednesday, Nov. 12 | 9 | 3 |
| Thursday, Nov. 13 | 6 | 8 |
| Total | 37 | 45 |

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Nov. 14—63.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Nov. 12, 1914 | 1457 |
| Total No. bargeloads sold Jan. 1 to Nov. 12, 1914 | 1437 |
| Total No. bargeloads left over Nov. 13, 1914 | 20 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Nov. 13, 1913 | 1922 |
| Total No. bargeloads sold Jan. 1 to Nov. 13, 1913 | 1859 |
| Total No. bargeloads left over Nov. 14, 1913 | 63 |

### HARDWARE.

**Low Price of Iron and Steel Keeps Cost of Manufacturing Down.**

HARDWARE manufacturers report a strengthening tone in import inquiry but no sign of immediate change in domestic business. Factory outputs are being maintained at approximately the capacity ruling for last year, especially since the low prices ruling in iron and steel have made the market attractive to equipment companies. Building hardware enters the winter in a dull market. Carpenters' tools are more in demand. In the equipment department radiators, fire escapes and architectural iron are reporting restricted business. Inquiry is extremely light. The trade, however, has noted the improved sentiment in business and hopes for a freer buying movement before long.

### BUILDING DEMAND.

**Manhattan and Bronx Show 49 Per Cent. Plan Filing Gain Over Last Year.**

STARTLING revelations regarding the buildings projected in the city during October are made in an analysis of the weekly October building statistics. Perhaps the greatest surprise is the discovery that Manhattan and the Bronx show together a gain in value over the new building plans filed in October a year ago. Manhattan alone shows a gain of 46 per cent. Bronx developed a gain of 60 per cent.

In Manhattan nineteen new buildings projected to cost more than did thirty-six buildings propected in the same month in 1913. There were no plans filed for dwellings in this borough.

Brooklyn filed 37 less plans for new buildings than in the same month last year, Queens dropped back 43 and Richmond 8. The fact that Brooklyn and Queens showed decreases will be no more surprising to the trade than the announcement that it fell away 30 per cent. from the value of buildings projected in October, 1913. In that year 273 buildings were projected to cost $2,172,360, as compared with 236 buildings costing only $1,510,300 last October.

Queens projected 343 new buildings in October, 1913, as against only 300 last month, representing a loss in the current year of 72 per cent. In October last year that borough's new building estimates ran up to $1,212,328, whereas they are scheduled to cost only $876,347 this year. The net decrease for October, 1914, was $335,981.

Richmond, in October, 1913, planned 68 new buildings and in the same month this year only planned 60. A year ago the value of the 27 buildings was estimated to be $1,790,237, whereas 60 buildings planned last month will cost only $61,422, a loss of 94 per cent.

In all the city the number of new buildings projected was 80 less than in the same month a year ago, October, 1913, brought out 748 new buildings valued at $7,560,215. Last month developed 668 new buildings valued at $7,161,578, or a loss of only 6 per cent.

### IRON AND STEEL.

**Inquiry Somewhat Livelier—Heavy Cast-Iron Pipe Buying.**

ASIDE from the fact that Boston was actively in the market for cast iron pipe to the extent of 7,000 tons of 60-inch size, and the Rupert Brewery came into the market for 1,200 tons of fabricated steel for a stock house, and apartment at 61 Park avenue and another at 409-413 Park avenue, requiring in all about 1,500 tons, there was a strong undertone which indicated early orders as soon as the financial strain is relieved.

The Bethlehem Steel Company will furnish 300 tons of steel shapes for the apartment house at 96th street and West End avenue, and Levering & Garrigues will supply 600 tons for additional terminal area structural work at the New York Central Terminal. The George A. Fuller Company announces that the Bowery Y. M. C. A. building will call for 300 tons of structural steel and Sanders & Barnett will furnish 150 tons of shapes for the Santine warehouse in this city. The American Bridge Company, through Post & McCord, will supply 800 tons of steel for the Rockefeller Institute, and the Hay Foundry & Iron Works will supply 400 tons of steel required for the subway approach in Newark.

Large contracts still pending include 1,100 tons for a high school in The Bronx, 200 tons for P. S. 100 in Brooklyn, 400 tons for the St. Giles Hospital in Brooklyn and about 2,000 tons pending on local apartment houses. This volume is said to be within thirty per cent. as large as that pending in the middle of November last year.

The total tonnage in sight up to Wednesday on current work was 8,950 tons, which will involve the use in actual construction of approximately 2,953,500 common brick.

### CLAY PRODUCT EXPORTS.

**Showing State of Foreign Business Prior To Outbreak of the War.**

ACCORDING to a Government report covering the fiscal year ending June 30, 1913, there was exported by American clay product interests 7,415,000 common building brick valued at $64,955, as against exports in the year ending June 30, 1914, of 5,294,000, valued at $66,240. There were exported by American face brick interests 58,525,000 building brick, the total value of which was $623,115. This was a decrease in value over brick exports for the fiscal year ending June 30, 1913, of $162,561. American fire brick manufacturers reported the fiscal year ending June 30, 1913, as being the best in the history of this type of brick. The total value was $1,098,893, representing 50,601,000 pieces.

Authoritative data concerning exports of clay products for building purposes since June have been received. Exports have been practically nil, especially since July. At the same time there is a growin inquiry not only for available bottoms, but also a desire on the part of foreign investors to know whether building material deliveries can be made at the close of the war. From the more authoritative source intimation is given that American manufacturers are as keen for possible business in the export line and are already keenly alive to any proposition that will cut the cost of manufacture.

### GLASS.

**General Assortments Broken—Factories Operating at Moderate Headway.**

WINDOW glass factories resumed operations on November 1 for their winter run. Factories have shown that stocks were badly broken and it is the intention of the manufacturing interests to even these up before the first of the year. Distributors here do not expect over production because the building market will not require heavy shipment of stock.

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 21, 1914

# UPWARD TREND OF MARKET STARTED

## Many Factors Which Hung Over Situation Dispelled and Big Business Interests Look for Greatest Boom in History of Country

"LAST month I was pessimistic, two weeks ago I saw a betterment in conditions, but now I am an optimist and feel that the turning point has come and that general business conditions throughout the country are on the mend." Roger W. Babson, the well known statistician, expressed himself in these terms last Thursday evening, and in so doing has reflected to a very large extent the general pulse of the mercantile field throughout the United States. There are a large number of people who have not the foresight and ability to realize that the turning point in the depression actually came and was passed last August, and others, while they realize that the lowest ebb may have been passed, still do not see any prospects for immediate improvement. The general, silent hope of most business men is for a steady, healthy and normal increase in the volume of business, without any dangerous upward rush, so that the after effect, when the reaction sets in, will not be too severe.

**Trade Fluctuations.**

It is a well defined principle that what goes up must come down, and in looking over the various trends during the last ten years this is very apparent. In 1904 there was a serious depression in general business conditions, but toward the latter part of 1905 the situation changed and the upward swing started and lasted until February, 1907, when another change occurred, the panic ensuing. In March, 1908, another upward movement started, lasting until 1910, after which two years and a half of normal conditions prevailed, followed by the decline, which culminated last August, after the declaration of war.

In speaking of the present situation and the outlook, Mr. Babson said: "Fundamental conditions show distinct improvement. There are several reasons to form this opinion: (1) The tremendous crops, together with the splendid prices paid abroad for grain, the increase in Kansas crops and in some other States since the war was declared. (2) The Federal Reserve law, which went into effect this week. Probably few realize that $400,000,000 in gold will be released as reserve. The loaning capacity will be enormously enhanced. For every dollar released, a borrowing capacity of five dollars is created, or, in other words, a total increase of about $2,000,000,000. Of course the time is coming when we must pay for this inflation, and pay dearly, but, in the meanwhile, I look for the greatest boom that the country has ever witnessed; (3) railroads are going to get their increases in rates. I could not get those in Washington to talk upon the subject until a few weeks ago, but it is now clearly known that the President and his Cabinet are going to do everything that is consistent to put the increase into effect.

"The question has been asked, 'What recourse has the President in the event of the Inter-State Commerce Commission refusing to grant the increase?' The President can go to Congress and ask that the Commission be augmented. (4) The last election was decidedly beneficial. The results will put both parties on their good behavior.

**During the last month the general business conditions throughout the country have so shaped themselves, that the "Big Business" interests are reversing their position and now consider that one of the biggest booms that the country has ever known is about to be launched. Real estate has been a sufferer during the depression, the financial situation being the principal influencing factor. With the easing of monetary conditions and renewed confidence on the part of the investment public, realty will once again come into its own.**

"While foreign export business is desirable and there is every chance of increasing the South America trade, still we must not lose sight of our own country. With one-sixteenth of the surface of the globe, the United States provides 60 per cent. of the total corn grown, 61 per cent. of the cotton, 63 per cent. of the petrol, 55 per cent. copper, 42 per cent. iron, 35 per cent. tobacco, 40 per cent. coal, 30 per cent. lead, 28 per cent. silver and 20 per cent. of the gold. The possibilities of developing these industries is stupendous. The decrease in idle cars is also most important and shows the trend. The passing of the English moratorium is another forward step. While that was in force, we had to pay, but could not collect. The reserve of the Bank of England has increased from £138,000,000 to £243,000,000.

**Uplift in Bonds.**

"During the last ten days, I am informed that there has been a more rapid increase in the price of bonds than at any time during the last twenty-two years. The tide has turned, and while it does not mean prosperity next week, still we have started to climb the hill."

During the period of commercial depression, real estate has also been a sufferer. During the week the Record and Guide canvassed the brokerage field and prints a number of interviews with leading brokers, who give their opinion on the outlook:

Charles Griffith Moses, of the J. Romaine Brown Company, said: "While the lack of funds for mortgage investment has had the effect of curtailing new building enterprises to a large extent, the result is not altogether unsatisfactory. We are usually pretty well supplied with enough residential and commercial space to take care of any normal renting demands in New York, and when this supply is ample the competition for tenants is so keen that owners and agents are forced to make concessions of one kind or another to fill up their buildings. The growth and expansion of the city, however, is so rapid that a very few months of inactivity in new building causes the demand to exceed the supply, resulting in a stiffening of rentals and a consequent benefit to the owners.

"The recent tremendous shrinkage of values and income on stocks and bonds has caused many investors to turn to real estate for safe and profitable investment, and with the opening of the stock market enabling people of means to dispose of such securities, there should be a very satisfactory real estate market. The chief business at present is largely exchanging of equities along the lines of consolidation of separate small and unimproved pieces for one modern apartment or commercial building to be held as a permanent investment. This form of trading is good for the market and shows a healthy condition of affairs. In spite of several months of comparative inactivity the prices and values of good properties are holding firm with strong indications of having a good market in the near future."

**In the Trade Districts.**

Frank B. Lord, vice-president of Daniel Birdsall & Co., Inc.: "We consider that the liquidation of over-mortgaged and under-rented property has about run its course, and that unsettled condition of the various trade districts of the city has nearly reached its end. We believe that within twelve months there will be abundant evidence that real estate has not lost its position as a premier investment. The public has learned that the old theory 'that stocks and bonds can be liquidated at an hour's notice' is more or less untrue at all times and especially so when a supply of money is most necessary. The prime requisites for a full return of confidence in real estate are that the public shall understand its socialistic attacks on realty (which includes the 'single tax' craze) stand no chance of succeeding in this state and that the municipal government is striving honestly to reform the tangled condition of its assets, its valuations and its expenses."

Wright Barclay: "I do not look for any great revival of business in real estate until the foreign situation is sufficiently improved to warrant the reopening of the New York Stock Exchange and the loaning institutions decide to place more money at the disposal of real estate owners for investment in mortgages. I then believe there will be a considerable demand for real estate, particularly of an investment nature, as much money heretofore invested in stocks and bonds will be diverted to real estate.

"A great deal depends, however, upon the new real estate tax rate for the year 1915, as most of the modern improved properties are carrying now all the taxes they can stand, and in order to have a great demand for such properties, the fixed charges and maintenance expenses must be kept down, so that the properties can be made to net from five to seven per cent., as no property will be

sought for investment, if it nets less. The rentals in all these properties seem satisfactory. It is the fixed charges that must be kept down. I further believe there will be plenty of money available for investment in first mortgages in the near future, and, therefore, all mortgagees holding past due mortgages at the present time should be lenient until the owners of real estate have a chance to refinance their properties."

T. Rodney Berg said: "Not the least important result of the opening of the federal reserve banks is the influence these banks will have on the real estate market. Succor is badly needed in this direction. Mortgage money has never been more difficult to obtain in this city than since the European catastrophe first threatened, and the natural result has been a serious stagnation of activities in this field. The federal reserve banks, while not directly benefitting real estate, nevertheless promise great relief to this commodity in the near future. Their really salient function being to create freer circulation, the badly clogged money channels leading into realty investment must soon be purged and put back in active service. No immediate result can be expected, as the plan itself will take several months to become thoroughly effective, but property interests are sure to feel the effects by early spring. Even the most conservative expert does not hesitate to make this prediction, and so a most welcome stimulant will be given in a quarter where it is much needed."

Charles F. Noyes: "All indications point towards a better real estate market. Property conservatively purchased at the present time is certain to show buyers large profits, and many investors will be attracted to mortgages and real estate. Comparatively few investors have heretofore put their money in real estate, the majority preferring railroad, industrial, or the so-called Wall street securities. Many of the large industrial corporations and railroads have passed or reduced their dividends, and many active stocks have depreciated 50 per cent. or more. This situation has been aggravated by the closing of the Stock Exchange. The future of this country and of New York City was never so bright from a commercial viewpoint as at the present time. With confidence renewed, I believe the profits from mercantile enterprises will largely be directed to real estate securities, at least to a much greater extent than in the past, particularly as property values are now admittedly at a low ebb."

J. Clarence Davies: "I look to see an easing up of the money situation after the first of year and look for mortgage money at 5½ to 6 per cent., which will help the situation in the Bronx to no small extent. The Bronx is ripe for a building movement of size. At the present time apartment houses are 98 per cent. filled and the demand far exceeds the supply. For the last two years there has been no building in the borough to amount to anything, as loans were hard to obtain. The result is that we cannot house the people who now desire accommodations."

Frederick M. Hilton, president of William A. White & Sons, said: "General business and the security market have materially improved within the last few weeks, and this recovery is bound soon to be reflected in real estate. Mortgage money, I believe, will be easier after Jan. 1. People are saving money and confidence will return. Then, there should be a revival of investment demand. Real estate has held as well, if not better, than other forms of investment and cases of distress largely can be traced to owners with small equities. In other words, people who purchased more heavily than their means permitted and trusted too much to easy money conditions were virtually the only ones to get into serious difficulties."

Wallace J. Hardgrove, manager of the Queensboro Corporation: "In Queens, the outlook in the real estate market is most satisfactory and I anticipate a general enhancement in values. The number of employees in factories employing more than one hundred operators increased 40 per cent. in two years and the number of structures, now under construction, which will be opened during 1915, will make this increase about 60 per cent., for three years. I believe the following reasons account for the growth: First, proximity to Manhattan, via the Queensboro Bridge; second, the splendid water and freight facilities, and third, the fact that cheaper land can be obtained than in any other section equi-distant from the heart of the city. The population has increased faster than the production of building, although many apartments and tenements have been erected in Queens in the last year. I have the greatest faith in this section of New York City and consider it a great field of opportunity for profitable and successful building."

**New Year's the Cynosure.**

Joel S. De Selding, of De Selding Brothers: "Conditions are better. The outlook is bright. Confidence is returning. The real estate market is improving. The basic reasons for these results lie in the return of banking confidence and the consequent increase in money circulation. After the first of the year I look for moderately increased activity in all branches of the realty market. The reduction in building operations during the last few years has had a tendency of nearly equalizing the supply with the demand. Investors should therefore find New York real estate, at present prices, the most attractive market for their consideration."

Albert B. Ashforth: "The improved sentiment, which is so evident in financial circles, has spread to real estate. Merchants and manufacturers have discovered that even under present conditions there is business to be done, not only on the old volume of trade, but on an increased basis in many commodities. This feeling has a potent effect on realty. I look for no boom, but believe that vacant space gradually will be rented."

# LIMITATIONS ON BUILDING HEIGHTS

## Will Be Contained in a Separate Ordinance Framed by Aldermanic Building Committee, After Recommendations of the Bassett Commission

It is reported that at next week's meeting of the Board of Aldermen an ordinance will be introduced by Alderman Hamilton regulating the height, size and arrangement of buildings hereafter to be erected. This ordinance will embody the recommendations of the Heights of Buildings Commission which were made to the Board of Estimate last spring, but it has been prepared by the Building Committee, with the assistance of ex-Superintendent Rudolph P. Miller, and eventually will form part of the Building Code.

Nothing in the ordinance has to do with setting apart building districts, as that is a matter exclusively within the jurisdiction of the Building Districts Commission, of which Edward M. Bassett is chairman. Under the terms of the Charter, it will be necessary for the new ordinance to receive the approval not only of the Board of Aldermen and the Mayor but also of the Board of Estimate, and it is expected that a joint public hearing will be arranged for.

**Maximum Height Limit.**

The ordinance will provide that any wall bordering on a street will be limited in height to twice the width of the street, but in no case to exceed three hundred feet, except that when a street is less than fifty feet in width such wall may go to a height of 150 feet. Church spires and the chimneys of power and manufacturing plants are exempted from the limitation.

When a single building is erected upon a corner facing upon streets of different widths, the limiting height of the street walls will be determined by the street of greatest width.

Any part of a building not exceeding twenty-five per cent. of the lot may be erected to any height, provided that it shall be distant at least twenty feet from all lot lines, other than one bordering on a street more than 150 feet wide, a public square, a park or marginal way. The set-back planes will start at the limiting heights for street walls and incline upwards from the street in the ratio of one foot horizontally for each four feet vertically.

In all buildings hereafter erected, except tenement houses, lodging houses and theatres, provisions for light and air shall be made by means of yards and courts.

**Yards and Courts.**

Every building must have a yard open from the floor level of the lowest story to the sky, except that when all rooms are otherwise adequately lighted and ventilated as prescribed by law, the yard may start at the level of the second-story floor beams. The least dimension of the depth of the yard will be ten per cent. of the depth of the lot (but not less than six feet) and the yard must contain ten per cent. of the area of the lot.

At any story above the first an additional one per cent. of the area of the lot is required to be provided in a yard for each story above the first, provided that such additional yard area may be reduced by the area of any setback or prescribed court at any story. When the building is situated on a lot fronting upon two or more streets, or on a corner, no yard will be required, but setbacks and courts will have to be provided. The least dimension of any court will be, at any specified point, not less than one and one-quarter inches for every foot of height such point is above the curb level, but not less than six feet. Nothing in the ordinance prevents the projection of a cornice beyond the street line or setback plane.

**Existing Buildings.**

No building now existing shall be altered or enlarged so as to be in violation of the ordinance, but nothing in the ordinance will require any change in existing buildings, or buildings for which permits have been issued, or the construction of which is being diligently prosecuted within a year of the date of the permit.

Violations of the ordinance will be dealt with in the same manner as violations of the building code. Parts of the existing code in conflict with the new provisions are to be repealed.

**An Elevator Ordinance Coming.**

An ordinance regulating the construction and maintenance of elevators, under the control of the Bureau of Buildings, will be introduced in the Board of Aldermen next Tuesday. It was prepared by ex-Supt. Miller and the Building Committee of the Board of Aldermen and eventually will form part of the Building Code. A public hearing will be held.

On Thursday of this week a final public hearing was held by the Industrial Board of the State Labor Department at the Fourth Avenue Building on the tentative rules for the construction, operation and maintenance of elevators in factory buildings. Changes have been made in the rules as a result of the previous hearing held in July. Real estate interests have been represented at the sessions of the committee on elevators by George W. Olvany, special council of the Real Estate Board.

# WELL POPULATED COMMUNITY ON HEIGHTS

## Fort Washington Avenue District, Sold at Auction in April, 1909, Now Improved With High Class Apartment Houses

IN April, 1909, the managers of the Fort Washington and Buena Vista Syndicates decided upon dissolution, and as a result fifty-five plots, each of sufficient size to commence the construction of substantial buildings, were offered at public auction. The property was located on Washington Heights. Twenty-nine were in the territory bounded by West 177th street, what is now Northern avenue, 181st street, and Fort Washington avenue, including also Pinehurst avenue. Within this area, at the time, there were only six apartment houses, five on Fort Washington avenue and one on Pinehurst avenue, at the northeast corner of 185th street. On the extensive building operations which have been going on since the auction sale. Of the twenty-nine unimproved plots in the above described area, which were sold in 1909, only three are vacant at this time.

With the 181st street subway station as the medium for connecting the district with the southerly section of the city, the Broadway surface line near at hand for less distant points, and the 181st street cross-town cars extending into the Bronx, the transit question has apparently been met, for today there are on Fort Washington avenue north of 177th street to 181st street, fourteen apartment houses. There are nineteen on Pinehurst avenue and ten on Northern avenue. To these will be added two five-story multi-family buildings on the east side of Pinehurst avenue, 100 feet north to 180th street, which are being erected by the Riverview Construction Co., Henry M. Bloch, president, from plans by Samuel Sass, architect, at an estimated cost of $100,000.

The two five-story apartment houses at the northwest corner of 179th street and Northern avenue, taking in 835 West 179th street, on plot 100x125, which are rapidly nearing compleion, figured in cash investment transactions last week. Deeds passed from the builders to the Minuet Realty Company, Bernard Naumberg, president, without the formality of a contract. They were erected from plans by B. W. Levitan by the Haven Construction Company, Charles Flaum, president, which bought the property, together with an adjoining plot at the corner of 180th street and Northern avenue, last spring. The four houses have since been erected from building and permanent loans made by the Germania Life Insurance Company. The sale of the 180th street and Northern avenue building, which is also being completed, was announced by the M. Morgenthau, Jr., Company late last week, and only the 50-foot house, in 180th street, remains to be sold to complete the disposition of the entire property by the builder. According to the broker, the three houses have been sold for cash, without any element of trade. Weschler & Cohen represented the seller.

The northwest corner of Northern avenue and 180th street, 125x125, was sold at the auction sale in 1909 to Maximilian Morgenthau for $36,000. These lots, as part of a plot 125x272, were assessed last year at $100,000. The southwest corner of Northern avenue and 181st street, 153.8x104, was bought at the same time by the Henry Morgenthau Company for $46,000. Today they form part of a plot 153.8x239 which is assessed at $112,000.

Elevator apartment prices range from $9 to $11 a room, while in the walk-ups owners receive about $8 a room.



FT. WASHINGTON AVE., SOUTH FROM 181ST STREET. PINEHURST AVE., SOUTH FROM 181ST STREET.

### TABLE SHOWING IMPROVEMENTS IN FT. WASHINGTON SECTION OF HEIGHTS.

| Location | Size | Auction Buyer | Price | Apartment Improv. | 1914 Assessed Unimprov. | 1914 Assessed Improv. | Cost of Construction |
|---|---|---|---|---|---|---|---|
| Fort Washington Av., N. W. C. 177th | 100x127.6 | Sykes Realty Corp. | 64,000 | six-story | $67,000 | $220,000 | $175,000 |
| Fort Washington Av., S. W. C. 178th | 100x127.6 | Sykes Realty Corp. | 64,000 | six-story | 67,000 | 220,000 | 175,000 |
| Pinehurst Av., e. s., 100 n 180th | 75x102.3x75x101.5 | Charles Lowen | 21,000 | course of c. | 31,500 | 31,500 | 100,000 |
| Pinehurst Av., N. E. C. 180th | 100x101.5x100x100.4 | J. Romaine Brown | 38,750 | six-story | 47,000 | 170,000 | 120,000 |
| Pinehurst Av., S. E. C. 180th | 100.2x100 | Leopold Weil | 37,750 | six-story | 45,000 | 170,000 | 150,000 |
| Pinehurst Av., N. E. C. 179th | 100.2x100 | Gutwillig Bros. & Hirsch | 36,750 | six-story | 45,000 | 170,000 | 150,000 |
| Pinehurst Av., S. E. C. 179th | 100x100.1 | Bendheim Constr. Co. | 37,250 | six-story | 43,000 | 165,000 | 175,000 |
| Pinehurst Av., N. E. C. 178th | 85x70 | Gutwillig Bros. & Hirsch | 23,100 | five-story | 29,000 | 83,000 | 60,000 |
| Pinehurst Av., S. E. C. 178th | 127.6x101.11x127.6x96.3 | Milton E. Oppenheimer | 44,000 | five-story | 50,000 | 150,000 | 200,000 |
| Pinehurst Av., N. E. C. 177th | 127.5x96.3x127.6x90.6 | W. H. Douglass | 39,000 | vacant | 48,000 | 48,000 | ..... |
| Pinehurst Av., N. W. C. 177th | 125x92.7x125.11x98 | Gutwillig Bros. & Hirsch | 39,250 | six-story | 48,000 | 195,000 | 200,000 |
| Pinehurst Av., S. W. C. 178th | 130x87.2x130.1x92.7 | Sonn Bros. | 35,500 | six-story | 48,000 | 195,000 | 175,000 |
| Pinehurst Av., N. W. C. 178th | 105x100 | Lowenfeld & Prager | 34,100 | five-story | 45,000 | 127,000 | 120,000 |
| Pinehurst Av., N. W. C. 179th | 100.2x106.4x100x100 | Gutwillig Bros. & Hirsch | 35,250 | five-story | 45,000 | 127,000 | 135,000 |
| Pinehurst Av., S. W. C. 180th | 100.2x112.8x100x106.4 | Gutwillig Bros. & Hirsch | 35,250 | five-story | 47,000 | 138,000 | ..... |
| Pinehurst Av., N. W. C. 180th | 100.1x111.1x100x106.7 | John F. Reid | 36,100 | five-story | 48,500 | 138,000 | ..... |
| Pinehurst Av., w. s., 100 n 180th | 100.1x115.6x100x111.1 | Noailles Realty Co. | 28,100 | vacant | 44,500 | 44,500 | ..... |
| Pinehurst Av., S. W. C. 181st | 109.7x117.9x114.9x112.8 | Henry Morgenthau Co. | 44,250 | six-story | 60,000 | 215,000 | 225,000 |
| Northern Av., S. E. C. 181st | 97.3x114.3x114.9x112.8 | Henry Morgenthau Co. | 50,000 | six-story | 52,000 | 195,000 | 180,000 |
| Northern Av., e. s., 100 n 180th | 100x110 | Sonn Bros. | 26,500 | five-story | 36,000 | 118,000 | 120,000 |
| Northern Av., N. E. C. 180th | 100x110 | D. Schackman & Co. | 33,750 | five-story | 40,000 | 131,000 | 100,000 |
| Northern Av., S. E. C. 180th | 100x100 | H. Raabe & Sons | 30,250 | six-story | 36,000 | 163,000 | 150,000 |
| Northern Av., N. E. C. 179th | 100x100 | Martin D. Fink | 30,500 | six-story | 36,000 | 163,000 | 125,000 |
| Northern Av., S. E. C. 179th | 92.5x100 | Sonn Bros. | 27,000 | six-story | 31,500 | 150,000 | ..... |
| Northern Av., N. E. C. 178th | 92.5x100 | Sonn Bros. | 27,000 | six-story | 31,500 | 150,000 | ..... |
| Northern Av., N. W. C. 179th | 100x125 | Hudson Realty Co. | 33,250 | five-story | 42,000 | 42,000 | 310,000 |
| Northern Av., S. W. C. 180th | 100x125 | Hudson Realty Co. | 33,250 | five-story | 42,000 | 42,000 | |
| Northern Av., N. W. C. 180th | 125x125 | Maximilian Morgenthau | 36,000 | course of c. | ..... | ..... | 185,000 |
| Northern Av., S. W. C. 181st | 153.8x104.5x123.3x100 | Henry Morganthau Co. | 46,000 | vacant | ..... | ..... | ..... |

# CONSTRUCTIVE WORK FOR PUBLIC WEAL

## What the Real Estate Board Intends Doing During the Coming Winter — Important Amendatory Legislation To Be Sought

THE Real Estate Board of New York announced yesterday a definite program upon which it is already at work. This program, which contemplates important constructive work with relation to city departments, the Legislature, Charter amendments and the Constitutional Convention, is a continuation of activities in which the board recently has been engaged.

The most important work already accomplished along lines looking to economy in city affairs and the protection of property owners and taxpayers throughout the city, includes certain reasonable amendments to the Labor Law; crystallizing sentiment for a simpler method of building supervision; specific recommendations looking to the reduction of the enormous city Budget of more than $210,000,000, as at first contemplated in the estimates of heads of departments.

The tentative budget forwarded to the Board of Aldermen by the Board of Estimate showed a reduction to $199,238,000, and the Real Estate Board has suggested further reasonable economies in view of the distressing conditions in real estate. These economies, if granted, would further reduce the budget by about $5,000,000. If these further reductions are not granted, the 1915 tax rate will not be far below the $2.00 mark.

The Real Estate Board, however, realizes that even if these reductions are granted, this work will have to be done over again next year and in succeeding years. The board's present aim is to correct radical defects in governmental processes, and to eliminate that large proportion of waste which could be avoided if certain methods now in vogue were changed. Unless this is done, taxes will be enormously high in 1916 and will reach increasingly high points in 1917 and 1918.

While this work is primarily for the relief of property owners, it is only to a slightly less degree an important contribution to civic progress and betterment; and for this reason the Real Estate Board looks for the support and cooperation of civic and taxpayer bodies, and of broad-minded and progressive city and state officials.

The program, which the board proposes to follow vigorously, is as follows:

### Before the Legislature.

The Constitutional Convention may provide certain remedies. Relief should also be looked for in the proposed new Charter. But both of these processes will be slow, while the need is for remedy at the earliest possible moment. The Legislature must therefore be asked to aid, and among the more important legislative efforts will be the following:

1—Secure legislation requiring that all salaries which must be provided for in the city budget be fixed by the Board of Aldermen and the Board of Estimate and Apportionment, and that all laws conflicting with such provision or fixing other than eight hours as a legal day's work be repealed.

2—Amend the State Labor Law so that the State Labor Department shall have jurisdiction only over the employees themselves and the housekeeping of the buildings in which they work.

3—Amend the tax lien law so that the interest due on a tax lien must be demanded in writing or by proper publication before the lien can be foreclosed, and limiting the cost of this notice to a fixed sum in foreclosure.

### Charter Amendments.

Charter amendments will be sought to provide:

1—For a central purchasing bureau, by enlarging the powers of the Board of City Record.

2—For a new Department of Buildings, to have entire jurisdiction over buildings and to take over the inspection functions now exercised by other departments including the State Department of Labor, its inspectors to be the only ones charged with the enforcement of the necessary regulations. In this work the board is co-operating with the State Factory Investigating Commission.

3—That all claims against the city be audited only by the Comptroller's office or, if in the form of a contract, by the Bureau of Contract Supervision as well as the Comptroller's office.

4—That water taxes be collected by the Comptroller at periods during the year when such collections will not interfere with the work of collecting other taxes.

5—For a Board of Education small in number, with paid members, to have absolute control over all educational matters, subject only to the State Board of Education, the Board of Estimate and the Board of Aldermen.

6—For the consolidation of the Department of Bridges and the Department of Docks and Ferries. The completion of the great construction work that made these two departments necessary no longer exists.

7—For the consolidation of the Department of Charities and the Department of Corrections.

8—That all hospitals be put under one administrative head.

9—That there be one administrative head for Parks.

10—That there be one administrative head for Public Libraries.

11—That all city employees, except administrative heads, work the legal eight-hour day and be paid only the prevailing rate of wages.

### Constitutional Amendments.

The Real Estate Board's program for proposals to the Constitutional Convention is less ambitious than some that have been suggested. Its work in this particular will necessarily be limited to such constitutional changes as intimately affect real estate, leaving it to other civic organizations particularly charged with that duty, to work out, other equally important problems. It recognizes, however, the importance of the following, which it will urge:

1—An amendment to provide for absolute home rule in cities of the first class.

2—An amendment to provide that all real estate taxes must be levied both on land and the improvements on land.

3—An amendment opposing any attempt to increase the debt limit now fixed in the constitution at 10 per cent. of the assessed valuation of real estate.

The present State constitution, and all proposed changes will be considered by a committee of which some prominent citizen will be chairman, and which will consist of business men, lawyers, real estate owners and others representing real estate interests.

The views of the committee, when adopted by the Real Estate Board, will be submitted to the Constitutional Convention by paid eminent counsel.

# ADVISORY COUNCIL AND THE CODE

## A Committee Appointed to Look After the Interests of Property While Building Ordinances Are Being Prepared

As many of the ordinances which are being incorporated into the new Building Code by Mr. Rudolph P. Miller are of vital interest to real estate owners, the Advisory Council of Real Estate interests has appointed a Building Code Committee to look after the interests of property owners as these ordinances are being drafted and promulgated. The members of this committee are Messrs. Henry W. Hodge, Otto M. Eidlitz and Julius Franke. The composition of this committee represents the best technical authority to be obtained in the city, i. e., engineering, architecture and building construction.

This committee will keep in close touch with all the building ordinances that are to be prepared by Mr. Miller for submission to the Board of Aldermen and inform the council, if, in its opinion, modifications can be suggested which will be of benefit to real estate, and at the same time providing the full measure of safety which is the first object of such a code.

Although the various real estate associations have their Building Code Committee, as yet there has been no committee appointed consisting of technical authorities which will exclusively look after the interests of property owners. The Citizens' Union has a committee upon which certain real estate associations are represented and this committee is doing excellent work, but the necessity of having a committee of technical experts to examine and analyze the various provisions of the code is responsible for the thorough consideration of the building by the Advisory Council.

The reports of this committee will be submitted to a sub-committee consisting of some of the large real estate owners and brokers. When the decisions of these two sub-committees are approved, every effort will be made by the council to have them incorporated into the code. It would appear as if several of the ordinances passed by the Board of Aldermen are rather stringent, and a very careful supervision of the sections must be maintained in order to preserve the proper counterbalance between safety and over-regulations of buildings. The importance of a proper Building Code which will meet with the approval of both the city and the real estate interests is very evident in the light of the proposed consolidation of building inspection departments into one central department, the principle of which the Advisory Council strongly favors.

The council is now devising a plan through its Law and Legislation Committee whereby it is hoped that the general principle of consolidation will be enacted into law during the next sessions of the Legislature. At the present time the council is disposed to regard the plan of having a Borough Building Department in each one of the separate boroughs as more possible of becoming law than one central department, inasmuch as the five Borough Presidents would be inclined to support and urge the passage of such a statute, although there are many commendable features to the plan of one central department.

# STANDARDIZATION OF LEGAL FORMS

## Register Hopper Calls Meeting In Effort to Minimize Work and Cost of Copying Old Documents Placed on Record

ON November 16, a conference was held at the office of the Register of New York County for the purpose of seeing if some method could not be devised for the standardization of forms used in the instruments pertaining to real property conveyancing and other documents which are placed upon record. Register John J. Hopper after calling the meeting to order, drew attention to several things that had become apparent to him, upon taking office, one in particular being the necessity of continually copying and recopying certain forms which appear in old documents.

"We have a department," said Register Hopper, "that is recopying some old records which have become faded and worn out because of their age. I commenced to study a more systematic and business-like way of copying these records. Among other things a young man in charge of the department devised a stand to keep the books upright and introduced typewriting instead of long hand. In order to make the pages and alignment agree with the old records he invented a little machine with a ratchet. The books varying from 46 to 50 lines necessitated different ratchets, and by the means of touching a button the ratchet is made to fit the number of lines on a page. We are now doing three to five times as much as was done under the old method and making a much better product.

### Linotype Tried.

"Linotypes were tried, but we found that the present cost would be exceeded at least two or three times. Photography was also considered, but serious defects immediately became apparent, so these two methods were abandoned. The ultimate result has been to endeavor to use the present method as economically as possible."

The Register drew attention that in recopying the old records all the printed matter which appears in every document must be transcribed, and in examining these printed forms a great similarity was found; yet there was a variance of a word here and there which created a difference, though the thoughts were identical. Close examination was made of a hundred and fifty of these instruments that came in during a single month, many with trivial differences. As an example, one document will read "nineteen hundred and nine," while another will contain the words "one thousand nine hundred and nine." Many other instances of similar nature appear. The contention was made that, if the forms could be made uniform and printed, a large percentage of the work of recopying would be eliminated.

### How Present System Works.

Attention was also drawn to the fact that during the month of June, 1914, 198 different instruments including mortgages, conveyances and miscellaneous papers came into the office for record. A booklet was compiled, for reference to those present, which indicated the variance in forms of documents dealing with the same class of records. The various title companies, law firms, and printers, who prepare legal documents have, to all intents and purposes, many clauses which are the same, though in many other instances the addition or substitution of one or more words create a condition in the Register's office which requires exhaustive clerical work.

During June the number of words inserted in the forms now printed amounted to about 769,000. Then appears a memorandum of the words not in form. Many papers are received which may not follow form, but assuming the latter to be true there are shown to be about 763,000 words and the total of those two items is about 1,532,000. In conveyances about 46 per cent. of the words are printed and 53 per cent. plus are inserted. In mortgages 66.4 per cent. are printed and 33.6 per cent. inserted. In miscellaneous 51 per cent. are printed and 49 per cent. inserted. It can be readily seen that if the printed words are in a standardized form a large percentage of the work of recopying will be eliminated and only those portions of documents dealing with descriptions and special clauses will have to be inserted.

### Forms for Mortgages.

The question of devising forms for mortgages presents a much more serious and difficult problem. Mr. Walter Lindner expressed an opinion that it would be a good thing if a sort of clearing-house was established, for the purpose of receiving suggestions from various sources about mortgage forms. In that way the best ideas could be taken out of all the forms and a new one made which would compose the differences.

Attention was directed to the methods employed in other communities in New York State. But little difficulty would be experienced in standardizing the forms for the Assignment of mortgages. It was considered feasible by those present that the real solution lay in having as many standard clauses as possible, and where changes are to be made that they appear at the end of the clauses, rather than having them inserted, as at present.

A resolution was presented and adopted that the standardization of forms should be attempted and the action of the Register in relation to the matter approved.

### Committee Appointed.

A general discussion of the situation followed with the result that a committee comprising Mr. Walter Lindner, of the Title Guarantee & Trust Company; Henry R. Chittick, of the Lawyers Title Insurance & Trust Company, and Cyril H. Burdett, of the New York Title Insurance Company was formed to see if some equitable solution of the problems could not be formulated. Another meeting will be held at a future date when the findings of this committee will be considered.

Among those present were: Hon. John J. Hopper, Register; William Halpin, Deputy Register; Walter Fairchild, Special Deputy Register; J. Charles Walton, Assistant Deputy Register; Judge James P. Davenport, Assistant Special Deputy Register; Samuel S. Lupschutz, Chief Clerk, Department Commissioner Public Records; F. Pecora, Chief Clerk; N. D. Reich, of the Committee of New York County Lawyers Association; J. H. Hutchinson, of the Bureau of Municipal Research; Franklin A. Coles, of Nassau County; George F. Butterworth, of the Committee of Association of the City of New York, and of Cadwalader, Wickersham & Taft; Frederic J. Middlebrook, of the Committee of the Association of the Bar of the City of New York, and of Bowers & Sands.

# GAIR COMPANY BUILDS NEW STRUCTURE




WITH the completion of Building No. 7 of the Gair group, located between the termini of the Brooklyn and Manhattan bridges, on the Brooklyn waterfront, another notable structure has been added to the industrial development in that section of the borough. The structure is twelve stories in height, occupying a plot 200 x 125 feet, and measures 275 feet from curb to roof. The building, which was erected by the Turner Construction Company, will be leased largely to manufacturers, although the Robert Gair Company will use a portion for its own occupancy. All the floor spaces are free, clear and unobstructed, and are rectangular in shape, affording the maximum amount of floor space. The floors in the tower, of which there are four, measure 50 x 50 feet, and are adapted to studio work. The building is fireproof throughout and all modern appliances have been installed. The property is a short distance from the New York Dock Company and the Jay street terminals, which connect all the railroad and steamship lines. Surface and elevated lines extend to all parts of Brooklyn, making transportation most convenient for labor. Loading platforms have been provided and a sheltered driveway where teams may unload under cover. Electrically-equipped trolleys operate between the elevators and trucks or freight cars. The driveway has also railroad tracks, which connect with the Jay street terminal.

REAL ESTATE RECORD AND BUILDERS GUIDE.

**Devoted to Real Estate Building Construction and Building Management in the Metropolitan District**

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**By THE RECORD AND GUIDE CO.**

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Important hearings will be held next Monday and Tuesday before the State Factory Investigating Commission. The tentative bill providing for the consolidation of State and city building departments, and the proposed revision of the Labor Law, will be up for criticism.

A pertinent suggestion is that the State Labor Department, which was organized to protect the interests of workmen, should be restricted to a supervision over the employees and to the housekeeping of the buildings in which they work, leaving to better qualified authorities jurisdiction over the construction of buildings.

The assurance from the subway contractors that they will comply with the statute forbidding the employment of alien labor on public works, removes the fear that the construction of the new rapid transit lines will be delayed by labor complications. This would have been too much to add to all the other troubles that real estate has been called upon to bear.

So many useless, obstructive and expensive commissions have been imposed upon the public that there is a nation-wide cry for the promised "new freedom." Every sort of business has suffered in every part of the land, not real estate in New York City alone. From the big railroads, enslaved by the I.C.C., down even to the small horticulturist, who is commanded to pack his apples in a certain manner, business has been completely dominated of late years by the uplifters and their imported ideas.

Optimism has been the prevailing feeling this week. The business sky looks brighter than before the war. The Federal Reserve banks opened and inaugurated a new banking system, the Cotton Exchange resumed business, the savings banks have loosened up, the export trade is bounding forward, steel mills are resuming operations, the security markets are gaining strength, and every man seems to be looking the world in the face with courage and confidence.

## Interest in the Constitutional Convention.

A most encouraging sign is the increasing interest which real estate men all over the State of New York are taking in the constitutional convention. They are beginning to realize that if some hard work is put in during the sessions of the convention and if consequently the new constitution contains certain general provisions in the interest of the economy of public expenditure and municipal autonomy, an enormous saving can be made in subsequent traveling expenses between Albany and Buffalo, Rochester or New York. At the present time delegations of citizens are, throughout the whole legislative session, making trips to Albany, usually in relation to legislative projects of exclusively local interest which ought to be settled by the municipal government without any interference from the Legislature; and these journeys are expensive in time and money and often entirely fruitless of corresponding results. The only way to reduce the amount of this legislative interference, and thus to do away with the necessity of periodic excursions to Albany, is to establish firmly in the new constitution the principle of home rule.

Inasmuch as a large majority of the delegates elected to the convention are Republicans, it is interesting to consider what kind of a constitution the Republicans as a party are likely to favor. A certain amount of light can be obtained upon this matter by the last Republican State platform, which devoted a good deal of space to the subject of the new constitution. In some respects this platform gives a perfectly clear indication of the kind of constitution which the Republicans, under the leadership of Senator Root, are likely to favor. In other respects the indications are more ambiguous; but on the whole the real estate interests can feel assured that the majority are pledged to the enactment of the right kind of changes in the fundamental law.

The text of the platform with which we are dealing begins by asserting that the increase in population, the changes in industry and manner of life and business, and the growth of cities, have created social problems with which the State government must be prepared to deal, but it goes on to say that the necessity of placing on the government increasing burdens in the interest of social welfare, should not cloud the principle that the common welfare is not distinguished from private rights and individual welfare. This view of the increasing social responsibilities which are being imposed upon the State government is not satisfactory. It has even more than the usual ambiguity of platform declarations, and it leaves the reader wholly in doubt whether in cases of conflict between individual rights and social welfare, the Constitution will be designed chiefly to protect the former or promote the latter. This is one important matter which should seriously be considered by property owners all over the State.

The clauses which relate to governmental economy and efficiency are very satisfactory and indicate that a real improvement may be expected in the administrative organization of the new State government. The majority are pledged to afford the voters of the State an adequate method of holding their elected officials accountable for their misdeeds. To this end they propose to reduce the number of elective officials, to vest the administrative functions of the State in a limited number of departments, and to establish a system of official budgets. The property owners of the State should be cordially and unanimously in favor of these changes. The length of the present ballot makes it impossible for the voters to fasten responsibility for their misdeeds upon those who have committed them, and if New York is to obtain a really responsible government, it is essential that the number of elected officials should be very much reduced and that the Governor should have the power to appoint the incumbents to these offices. It is extremely satisfactory also to know that a large number of the delegates have individually been pledged to the short ballot.

The platform unites an approval of the short ballot with the entire rejection of the machinery of direct government, and under their existing leadership the Republicans will undoubtedly keep out any suggestion of direct government from the new Constitution. In so doing they may well be justified on the ground that only a limited real demand for the initiative and the referendum exists in this state. On the other hand, it will be very interesting to see whether the voters will accept a Constitution which cuts down popular participation in the business of government in one direction without increasing it in any other direction. The minority could easily claim that the short ballot indicates lack of confidence in popular political intelligence, and it will not be easy to return an effective answer to this criticism unless the new Constitution does something to enlarge the scope of popular political activity.

The attitude of the Republican platform on home rule is more ambiguous and less satisfactory. It declares in general that the State must reserve for the central authority the determination of general policies equally applicable to every part of the State, but that consistently with this limitation the cities and counties should manage their own affairs without interference from Albany and should enjoy home rule to the widest practical extent. A declaration of this kind may mean anything or nothing. Of course, the Legislature must continue to legislate upon all matters connected with the general policy of the State; but the point is that it must no longer be allowed to legislate, as it now does, upon essentially local business. The Republican record has always been very bad in this essential matter. The party leaders have wished to retain the power of interference with the government of New York City because New York is normally under Democratic control, and because the Republicans can often use the power of the State Legislature to make it disagreeable for the local Democratic organization. In all probability they will wish to put in the Legislature the power to interfere in purely local affairs, and it is because they are liable to go wrong in this respect that the real estate organizations all over the State should be ready to insist upon the adoption of a sound policy. They should insist, that is, upon a real rather than a nominal increase in the control which a county or a municipality can exercise over its own affairs and they should have prepared specific provisions that will embody the measure of home rule which should, in their opinion, be granted.

## The American Way.

Two buildings of rare beauty and extraordinary costliness have just been completed that symbolize in an unmistakable manner the business and social supremacy of New York City. Nowhere else would a private firm of bankers think of building for their exclusive occupancy a comparatively small banking house to cost as much as $1,500,000, on land worth "in the neighborhood of $4,000,000." And not in our time in any other land than this has a private citizen ever erected so clostly a dwelling as Mr. Frick. By common report he paid $2,400,000 for his site, he has expended $2,000,00 on the building and will adorn it with art treasures worth millions more. In neither case was the building designed to outshine any other or to win public admiration. A very evident desire in each instance was not to be flamboyant or conspicuous. Mr. Morgan, as everybody knows, built his offices to suit himself—his personal needs and ideas. The cyclopean blocks of marble, weighing twenty and thirty or more tons each, cut and fitted so accurately that the joints are almost invisible, are not particularly beautiful to the masses, but they are real marble and as solid and collosal as they seem. Quarries were almost torn to pieces to produce units of such great size. That

was Mr. Morgan's way, and it is said that Mr. Frick was actuated by much the same feeling; his house was not built to please his architects, his neighbors or to make a show place for an admiring world. In a word, these masterpieces of construction were built in the real American way and they typify American solidity, efficiency and worth.

### Unremunerative Indebtedness.

*Editor of the* RECORD AND GUIDE:

Mr. Ernest Harvier's timely presentment of the burden of interest on city indebtedness may be somewhat extended. The total debt service for the ensuing year, according to Budget News Bulletin No. 6, just issued, will be $7,000,000 higher than Mr. Harvier states, or $59,832,000.

Moreover, the unproductive class of investments should include the expenditure on the Catskill water supply which is not, nor will be, productive of any new revenue. This $160,000,000, of which upwards of $135,000,000 have been already expended, will thus double the total presented by Mr. Harvier, and leaves the city with $300,000,000 or non-earning capital investment.

REGINALD PELHAM BOLTON.
55 Liberty street.

### Unpaid Real Estate Taxes.

*Editor of the* RECORD AND GUIDE:

Various alarming statements have been given out to the newspapers of this city in regard to the amount of unpaid real estate taxes. Most of these statements have been based upon a misunderstanding of the figures in the Comptroller's report, but their whole effect (if not their avowed intention) has been to make it appear that real estate in this city was in a precarious condition because of the general system of taxation in New York.

I have before me an editorial from the Times-Union, of Jacksonville, Florida, which begins with the statement that "about one-third of the people of Jacksonville have not yet paid their city taxes, or at least those who own one-third of the property have not paid;" and it appears from the remainder of the editorial that the date on which taxes become delinquent has passed. This is a far larger proportion of unpaid taxes than in the City of New York, and yet Jacksonville and the entire State of Florida still maintains the antiquated and discredited general property tax system, from which New York has gradually been freeing itself. So that the delinquency in Jacksonville cannot be ascribed to conscious efforts to "place all the burden of taxes upon real estate."

A. C. PLEYDELL.
29 Broadway.

### Mortgages Assessed to Make Concessions.

*Editor of the* RECORD AND GUIDE:

We would respectfully submit through the Record and Guide to the different interests which have money loaned on real estate mortgages in the Borough of Manhattan, a suggestion which we believe would greatly relieve the present depressed condition of such real estate, and would also prevent the necessity for lenders to take at foreclosure sales real estate which they do not want, and from the actual losses such as many of them have suffered. Forced sales of properties in this market have not brought, and are not likely to bring, the face of the incumbent mortgages, and once sold for less than the face of the mortgage, it is difficult to resell for enough to bring the lender out without a loss. We speak particularly of properties located in sections where the rental values have heavily declined, in many instances by not less than one-half.

We recently averted a foreclosure, and thereby benefitted all concerned, by inducing the mortgagee to reduce the interest rate from 5 per cent. to 4 per cent. The property was located south of 23d street, and was leased to one tenant for a long term. The enforcement of the full conditions of the lease meant bankruptcy to the tenant, and the vacancy of the building in a neighborhood where there were already 30 per cent. of vacancies. It was necessary for the owner to reduce the rent in order that the tenant might exist. The owner was unable to do this without help from the mortgagee, who, on presentation of the facts, agreed to reduce the interest rate on the mortgage to 4 per cent. In consequence of these concessions and arrangements, the property is today in a healthy condition. Without a doubt the tenant, landlord and mortgagee each has been saved a serious loss.

We have in mind at present a case wherein, on account of the reduction of the rent, the over-valuation by the city for taxes not only leaves no net income, but an actual deficit to the owner, who is paying 5 per cent. mortgage interest. The city has assessed the property for at least 25 per cent. more than its actual value. We hope to have the assessment reasonably reduced, and by getting the mortgagee to reduce the interest rate for a couple of years to 4 per cent, to save all concerned from serious loss. The co-operation of all is necessary to prevent this. If these efforts should not succeed and the property were forced to a foreclosure sale in this market, it would not bring within 20 per cent. of the amount of its encumbrances, unless protected.

Few lenders are willing to take over real estate, and we feel in citing these facts and making an appeal for concessions, that we are in the way of benefitting and not injuring, those whose favor we strongly desire to acquire or retain.

As an inducement to the mortgagee to make concessions, it might be well that in cases wherein mortgages are extended at the present time, or the interest rate reduced for three or five years, that the mortgagor should agree to pay off each year some portion of the principal of the mortgage, thus reducing the obligation against the property and increasing the security of the loan.

We believe such a course would do much to preserve values, and give heart and encouragement to the owners of real estate, who, during the last five years, have known nothing but worriment and loss, resulting from obligatory reduction of rents, the exactions of public departments, the heavy increases in taxes, and the high rates of interest.

All these conditions have caused many owners to receive from their agents statements, coupled with requests for remittance of checks to balance them, rather than with checks enclosed for net income.

GOODALE, PERRY & DWIGHT, Inc.
1133 Broadway.

### Tenement Law Too Restrictive.

*Editor of the* RECORD AND GUIDE:

While we would not for a moment rail against the Tenement House Law or the Tenement House Department, we do think the question of taking the three-family house out of the jurisdiction of the Tenement House Department is a matter worthy of due consideration. There may be good reasons advanced for keeping the little three-family house under the fostering care of this noble institution, for it certainly has done an immense amount of good in compelling the alteration and cleaning of a vast number of old filthy dwellings that were unfit for human habitation, as well as requiring more perfect conditions in all new tenement houses.

There are also many good reasons why the three-family house should be free from the requirements of the Tenement House Law, especially when we know the law is being interpreted technically and not liberally. As an illustration of this, we will cite a recent occurrence in our own office. A client of ours owning a three-story three-family semi-detached house occupied by only seven persons in all, wished to improve his property and give his tenants better accommodations, by building an extension containing a kitchen and bathroom on each story, but as this was a frame house within the fire limits, we told him the law would not permit it, so we filed for an extension with a bathroom on each story; and as they were short of closet-room, we put a dish closet in the extension, opening of course from the existing rear living-room, not from the bathroom. But this closet, not being a necessary part of the bathroom, was religiously struck out as an unpardonable sin. While technically this was right (the law permitting extension for bathroom purposes only), we believe these technical hair-splittings are unworthy of the noble institutions of our great city and State. There is no hope of a liberal interpretation. The only hope is by removing the control.

There are many hundreds of three-story and three-story and basement brick and brownstone houses in this borough, all private dwellings, that are not netting 4 per cent. on the investment. Many of them are for sale at considerably less than the assessed valuation. They are in good locations, but the people who have occupied them are moving to other parts of the borough, and there is no demand for them now as private houses. Now, if the law would permit us to turn them into three-family houses, they would become a comparatively good investment; and as many families these days consist only of a man, his wife and a brindle pup, they would not be overcrowded. The Bureau of Buildings could take care of these alterations as well as new three-family houses, that there should be reasonably good light, ventilation and proper fire exits. So we are certainly in favor of this change of jurisdiction.

PHILEMON TILLION.
381 Fulton street, Brooklyn.

### Keep Your Hall Lights Burning.

*Editor of the* RECORD AND GUIDE:

The law requires that in every house which is occupied as the residence of three or more families, lights shall be kept burning in all the halls from sunset to 10 p. m. From 10 p. m. until sunrise lights must be kept lit in the entrance hall and on the landing two flights up, where the house exceeds two stories in height. This requirement is intended to facilitate escape or rescue in case of fire.

In a recent night inspection of the Borough of Brooklyn only about one-fourth of the houses visited were lighted as required by law. Another inspection will be made soon, and if the houses are found dark a second time the Tenement House Department will be obliged to summon the owners of such houses to court and require a penalty in each case.

The publication of this notice in your paper may call some of your readers' attention to their duty under the law, and thus enable them to escape the consequences of continued violation of it.

JAMES J. MURPHY,
Tenement House Department.

### Who Will Say?

*Editor of the* RECORD AND GUIDE:

A discussion has arisen and the parties to the problem would ask the indulgence of your columns for your readers to settle.

"A" claims that the subways in progress of construction are a cost without compensatory value to Manhattan. "B" claims that the subways will make for added value to old New York (Manhattan). Will some of your well-informed readers decide?

A READER.

—Everybody is "rooting" for good times. The President says the future is clear and bright with the promise of the best things. The Merchants' Association advises its members to "say business is good or fair, or else say nothing." The Fifth Avenue Association has started a series of roundtable talks on prosperity. The cartoons of the day represent "Uncle Sam" handing out $460,000,000 of credit for business interests (through the Federal Reserve banks) with the commandment to "Start Something."

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# REAL ESTATE NEWS OF THE WEEK

**Brokerage Sales, Auctions, Foreclosure Suits**
**Together With Other Current Realty Items**

## FACTORY INVESTIGATION.

**Series of Public Hearings by State Commission Begins Next Week.**

The New York State Factory Investigating Commission announces a series of public hearings, to be held at the County Court House (Part 17) beginning next Monday. The commission is constituted as follows:

Robert F. Wagner, chairman; Alfred E. Smith, vice-chairman; Edward D. Jackson, Samuel Gompers, Mary E. Dreier, Charles M. Hamilton, Cyrus W. Phillips, Simon Brentano and Laurence M. D. McGuire; Abram I. Elkus, chief counsel; Bernard L. Shentag, assistant counsel; Howard B. Woolston, director of wage investigation; Albert H. N. Baron, assistant director; Frank A. Tierney, secretary.

November 23, Monday.—Consolidation of departments and bureaus making inspections of buildings in New York City. The erection of a Department of Buildings for the City of New York and a Board of Standards and Appeals therein. Discussion of tentative plan on the subject issued by the commission.

November 24, Tuesday.—Hearing on the administration of the labor law. Discussion of necessary changes in the proposed Recodification of the Labor Law issued by the commission.

December 1, Tuesday.—Wage problem. Submission of findings on wages and standard of living of employees in industries investigated by the commission. Testimony of director of investigation and the agents and investigators of the commission.

December 2, Wednesday.—The wage problem and minimum wage legislation. Constitutional amendment to permit enactment of minimum wage law for women and minors. Discussion by economists, social workers and those interested in the problem generally.

December 3, Thursday.—Same subject as preceding day. Discussion by employers and representatives of labor.

December 4, Friday.—Summary of arguments for and against a minimum wage law for New York State.

If you desire to be heard at any of these hearings, notify the chief counsel, Abram I. Elkus, 170 Broadway, New York City, promptly, stating on what day you wish to appear.

### A Conference on Constitutional Amendments.

In response to an invitation sent out by the Real Estate Association of the State of New York, a conference was held at the rooms of the Merchants' Association on Thursday afternoon, in pursuance to the program of the State Association for safeguarding real estate interests at the coming Constitutional Convention.

Representatives were present from the Advisory Council, the Real Estate Board, the Allied Interests, the United Owners, the Long Island Exchange, the Queens Chamber of Commerce, the Brooklyn Board of Brokers, the Harlem Property Owners, the Erie Basin Board of Trade and various other organizations.

The object of the meeting was to suggest possible amendments of a beneficial nature that could be made to the State Constitution. During the meeting the following topics were discussed.

1. Uniformity throughout the State in the selection and classification of objects of taxation and exemption.

2. Improvement in the system of equalization of taxation.

3. Objection to any changes in the Constitution which would operate to the detriment of real estate interests; in other words, a policy of watchful waiting.

4. Revision of present system of county government, particularly bearing on reduction of expenses and the correction of mal-administration of local tax authorities.

5. Opposition to any amendment to the Constitution which would serve as a basis for action along the line of single tax.

Mr. Allan Robinson, who is a vice-chairman of the Constitutional Convention Committee of the Real Estate Association of the State of New York, presided at the conference.

## BROOKLYN BROKERS.

**Elect Officers and Discuss Plans for the Future.**

The annual meeting of the Board of Real Estate Brokers at the Clarendon Tuesday night resulted in the re-election of Christopher C. Mollenhauer as president, Thomas Hovenden as vice-president. George H. Gray was elected treasurer and Isaac Cortelyou was elected secretary. There was a large attendance at the meeting of the board—in fact, much larger than at any meeting in the past five years, and in the speeches of the members it was indicated that a marked improvement in real estate has occurred.

William P. Rae stated that he had a conference with Controller Prendergast on the matter of disposing of the large quantity of real estate owned by the city, which at given times is sold. It was stated that the city at present has on hand about $2,000,000 worth of such realty. The Controller assured the committee that as soon as the realty market improved to such an extent that it would be advisable to place the holdings on sale, Charles O'Malley, the real estate expert for the Finance Department, would announce a date for the sale.

Howard C. Pyle, chairman of the committee on transportation, announced that he and his associates had made an investigation of the work being done on the new subways for this borough. He said that the committee wanted to report that each member was astonished at the progress being made, especially along the Sea Beach route.

Other reports were read by Frank Tyler, on taxation, and A. J. Waldron, on the tenement house situation.

### Subway Extension Urged.

Property owners and others interested in that section of the city between Yonkers and the 242d street subway station met on Wednesday to urge the extension of the subway from its present terminal to the city line. A number of prominent speakers, including Borough President Douglas Mathewson, Cyrus C. Miller and Congressman Joseph A. Goulden, addressed the meeting. H. Hudgins, a local owner, declared that if the city was not prepared at this time to undertake the project, he would arrange to finance it for the benefit of the property owners affected.

### The Fulton Street Improvements.

A communication has been sent by the Public Service Commission to the Board of Estimate and Apportionment, asking whether the city will have funds available to defray its part of the expense in the removal of the existing elevated tracks and structure from Fulton street, Brooklyn, to Adams street. The New York Municipal Railway Corporation recently applied to the commission for such relocation, and stated that it would be willing to devote an amount equiva-

lent to the sum it would otherwise spend for the third-tracking of the line from the Brooklyn Bridge to the Borough Hall. The change, if made, will be in line with other improvements that are being made in the vicinity of Borough Hall, and was recommended by the City Plan Committee.

### Mortgage Broker Re-enters Field.

Operators and builders on Manhattan Island and the Bronx will be glad to hear that Richard H. Gatling has returned to the mortgage field. After an extended trip to Europe, he comes back believing that financial conditions are fast beginning to mend. For fifteen years past, Mr. Gatling has been a recognized expert in the negotiation of mortgage loans. As a specialist in this line he has loaned millions of money on real estate throughout the entire city. Friends and clients can find him at his new office at 150 Broadway, where he will conduct a general real estate business.

### Accretion on Long Island.

Long Island yearly is a heavily patronized summer territory, and hundreds of the summer tourists are prospective permanent residents. "Because of its nautical advantages and easy accessibility southern Nassau County is making steady accretions to its population," said D. Maujer McLaughlin, president of the Windsor Land and Improvement Company. "Because of New York's variegated population there is a similar demand for real property. The next ten years will demonstrate more and more that the individual home for the average man is a suburban proposition.

"During the decade from 1900 to 1910, New York City added to its total of population a number of persons equal to the entire population of Philadelphia. New York is the commercial center of the universe; no city equals it in substantial and rapid growth. Before its subway system is completed, city officials are confronted with the necessity of adding more routes. Manhattan's growth has caused the increase of values, and is still causing steady increment throughout the suburban districts."

## PRIVATE REALTY SALES.

Coincident with the various important moves made this week in the effort to readjust the financial situation in the city there appeared to be a more noticeable tone of optimism among real estate men. Since it is too soon after the introduction and actual operation of the new banking methods, for the results on real estate to become evident, it can hardly be said that this week's business has been effected either one way or another. The fact remains that the small buyer who has not been especially active of late figured prominently in the business transacted this week.

In the Bronx particularly there was a fair demand for investment property. While there were few deals involving costly properties for large sums of money, there were, nevertheless, a number of good transactions consummated, and several of them lacked the element of exchange which has been the principal characteristic of real estate trading during the year.

Of interest in connection with recent activity on lower Fifth avenue was the announcement by a broker that an entire commercial building near 17th street had been filled with new tenants. This indication of improvement in a section which was formerly one of the most desirable in the city, but which latterly has not been particularly active, may also be taken as an encouraging development.

The total number of sales reported and not recorded in Manhattan this week was 10 as against 15 last week and 22 a year ago.

The number of sales south of 59th street was 3 as compared with 4 last week and 5 a year ago.

The sales north of 59th street aggregated 7 as compared with 11 last week and 17 a year ago.

The total number of conveyances in Manhattan was 115 as against 131 last week, 14 having stated considerations totaling $373,900. Mortgages recorded this week number 61, involving $1,039,408 as against 72 last week, totaling $2,852,774.

From the Bronx 17 sales at private contract were recorded, as against 11 last week and 11 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,704,100 compared with $631,837 last week, making a total since Jan. 1 of $37,427,240. The figures for the corresponding week last year were $636,650 and the total from Jan. 1, 1913, to Nov. 22, 1913, was $45,590,420.

### $375,000 Taxpayer in Trade.

Mrs. Clara S. Stanchfield has purchased through Arnold, Byrne & Baumann and Leo Solomon, from the Burkam Realty Co., Wolf Burland, president, the "Bronx Centre," one-story and two-story taxpayer at the southwest corner of 160th street and Westchester avenue, a plot 246 x 125 x 109 x 200. The property is fully leased for business purposes, and was held at $375,000. In part payment, Mrs. Stanchfield gave the five-story dwelling, 36 West 86th street, on plot 25 x 100, which has been held at about $85,000. She bought it from the builders in 1908, for a cash consideration of $80,000. Mr. Burland purchased the entire block on Westchester avenue from 158th to 160th street, in October, 1910, and built on the corner of 158th street a three-story building with stores, known as "The Burland Casino," which he still owns.

### Fifth Avenue-East 69th Street Exchange.

J. Harper Poor sold through William B. May & Co. the five-story residence, 33 East 69th street, to Carl D. Jackson. It was built about two years ago, after plans by Howells & Stokes. He gave in part payment the vacant lot in the south side of 89th street adjoining the residence of Benjamin N. Duke, on the Fifth avenue corner. The property has a frontage of 23 feet and a rear of 35 feet, with restrictions as to light and air between the owner of this plot and Fifth avenue property owners in this block. Mr. Jackson purchased the lot in June, 1913, from the Paterno Construction Co., intending to build a residence.

### Deal Pending on Seventh Avenue.

Negotiations are pending for the sale of the twelve-story loft building at the southeast corner of Seventh avenue and 14th street, on plot 100x106.11. Leslie R. Palmer, one of the owners, stated yesterday that the contracts had not yet been signed. Nothing could be learned regarding the indentity of the prospective purchaser or other details of the transaction.

### Cash Buyer for Bronx Apartment.

Richard H. Scobie sold for the P. J. Dwyer Building Company, the six-story apartment house with stores, on plot 54.9 x 128, at the northwest corner of Southern Boulevard, Crotona Parkway and Fairmount place. The structure will be completed about December 1, and has been held at $110,000. According to Mr. Scobie, the stores and apartments are all rented.

### Broadway Block Front Deal.

According to report yesterday a well-known operator has purchased from the Metropolitan Improvement Company, Francis M. Jencks, president, the block front on the east side of Broadway, from 88th to 89th streets, 201.5x100. It has been occupied for many years by the Thedford Coal Yards and is free and clear of encumbrances.

### Manhattan—South of 59th St.

16TH ST.—John Finck sold for Annie Dickerson Smith estate to William Lustgarten & Co. 19 West 16th st, a 3-sty building, on lot 25x98.

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## Manhattan—North of 59th St.

78TH ST.—Mrs. Winchester Fitch sold, through Slawson & Hobbs, the 5-sty dwelling, 320 West 78th st on lot 18x102.2.

115TH ST.—Herman Arns Co. sold for M. MacNamara the two 5-sty flats, 258-260 West 115th st, on plot 50x100.11.

133D ST.—Cross & Brown Company sold for Mary E. Miller to Percy Cole the 5-sty storage warehouse at 50 West 133d st. This property was recently obtained by Mrs. Miller in foreclosure proceedings and will now be used by Mr. Cole as a storage warehouse.

## Bronx.

BONNER PL.—Thomas D. Malcolm Construction Co. sold through Kurz & Uren, 5 Bonner pl, a 4-sty apartment house on plot 33.4x75.

MANIDA ST.—James F. Meehan sold to Frank Jewell 819 Manida st, a 2-sty dwelling, on lot 25x100.

WEIHER COURT.—The Airmor Co. has sold to Michael Alleman the dwelling 15 Weiher Court, which runs from 3d to Washington av, between 164th and 165th sts.

139TH ST.—Max Cohen sold to M. Schneider 695 East 139th st, a 5-sty tenement, on plot 37.6x100.

162D ST.—Edward Selter sold 862 East 162d st, a 2-sty dwelling, on plot 35x99.4.

163D ST.—Augusta Ruhl has sold to the Daily Realty Co. 426 East 163d st, a 5-sty new law tenement on a plot 50x100.

BAILEY AV.—The John T. Brook Co. has bought from Mrs. M. S. Claussen, 3496 Bailey av, a 3-sty house, on lot 20x85. In exchange the buyer gave a dwelling, 75x125, on Nyack av, Pelham Heights, N. Y.

BARNES AV.—George J. McCaffrey sold the northeast corner of Barnes and Morris avs, a plot 45x100.

COLLEGE AV.—W. E. & W. I. Brown, Inc., sold for F. Ashton de Peyster, et al, the vacant plot, 150x85, at the northwest corner of College av and East 168th st.

ELTON AV.—Patrick J. Connelly has contracted to exchange 810 Elton av, a 5-sty apartment house, on plot 50x100, for property in Montgomery and Princeton townships, N. J., owned by Mary A. Moriarity. The Bronx property figured in the trade at a valuation of $55,000.

GRANT AV.—Eugene J. Busher sold for the Dollar Savings Bank, the plot, 156x100, at the southwest corner of Grant av and McClellan st.

MAPES AV.—The Benenson Realty Co. purchased from Cornelius O'Keefe, No. 2120 Mapes av, a 5-sty structure, on plot 66x100. In part payment was given the plot, 43.6x116, in the north side of 151st st, 320 ft. east of Morris av. John A. Steinmetz was the broker.

SOUTHERN BOULEVARD.—Arnold, Byrne & Baumann have sold for Eberhardt & Podgur the southwest corner of Southern Boulevard and Tiffany st, a 5-sty apartment house, with stores, on plot 35x100. The property was held at $60,000.

ST. LAWRENCE AV.—Jacob Cohen sold through George J. McCaffrey the 2-family dwelling 1214 St. Lawrence av, on lot 25x100.

TIEBOUT AV.—Fred Oppenheimer sold for E. Erler the 4-sty flat 2478 Tiebout av, on plot 31.6x100.

## Brooklyn.

PRESIDENT ST.—Joseph C. Bonnadonna sold the 2-sty dwelling 623 President st to A. Rossomando and the dwelling, 666 Union st, for Mrs. M. Wheatley.

PULASKI ST.—James M. Hawley sold for the Columbia Trust Co., of Newburg, the dwelling 404 Pulaski st.

42D ST.—Tutino & Cerny have sold for the Armstrong Estate the 2-sty 2-fam. dwelling 727 42d st, on lot 20x100.

85TH ST.—Frank A. Seaver & Co. sold for William P. Hill, the two detached houses, 2422 and 2426 85th st; also for A. Shapiro to C. Drago, the 1-family house, 1269 80th st, and for the Gibraltar Construction Co., the plot, 60x100, in the south side of East 73d st, 140 ft. west of Av W.

McDONOUGH ST.—A. J. Waldron sold the 3-sty dwelling 602 McDonough st for E. Crawford Sandford; and the 3-sty dwelling 352 Macon st for the Dela-Hoyde estate through the office of S. Noonan.

BEDFORD AV.—McInerney-Klinck Realty Co. sold for the Elinor Realty Co. the apartment house at the northwest corner of Bedford av and Lincoln pl. The seller took in exchange the plot, 121x100; at the northeast corner of Dorchester rd and East 21st st, on which will be erected two 5-sty apartment houses.

## Queens.

COLLEGE POINT.—John Francis Smith resold the lot 50x120 at the northwest corner of Av F and 13th st.

RICHMOND HILL.—Sunset Development Co., Morris Bienenstock, president, bought from Emanuel G. Bullard, for about $50,000, the block front, 210x120, on the north side of Jamaica av, between Oxford av and Waterbury st, for improvement with 3-sty flats with stores.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Sterling pl to F. H. Benaon; 40x100, in Oxford pl to A. C. Hosimer, and 80x100, in Rose pl to J. C. Ross.

## Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., has sold for the Federal Building Land & Improvement Co., A. H. Hassinger, president, to Elias Berla, the dwelling, 226 and 228 Mulberry st, on plot 47x180, adjoining his present holdings, 75 and 77 Green st.

## Rural and Suburban.

BLOOMFIELD, N. J.—Edward P. Hamilton & Co. sold for George Spottiswoode the two dwellings and grounds at 76 and 84 James st.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Spruce av to O. Wetzel and 40x100 in East st to J. McFadden.

GREENACRES, N. Y.—Albert J Mohler bought from the Scarsdale Estate ½ acre to round out an acre plot at the corner of Berkeley rd and Claremont av, on which he will erect a residence from plans by Herbert M. Baer.

OCEANIC, N. J.—Howard S. Borden has purchased the estate of the late Cornelius N. Bliss, consisting of about 25 acres, adjoining the Borden property on the Shrewsbury River. The estate has been held at $150,000.

OYSTER BAY, L. I.—H. T. Gurney sold to William Loeb, Jr., the Colonel Robert Townsend place, a residence and about 5 acres, with a shore front.

PRINCETON, N. J.—The Batson Farm Agency sold to George Watson a 140-acre farm held at $40,000.

SCARSDALE, N. Y.—Ruddington Farm, the country estate of John A. McVickar, at Quaker Ridge, has been sold through Fish & Marvin to Dr. Miles J. Tierney, of New York. It contains 35 acres, with a dwelling and outbuildings and has been held at $150,000.

WESTBURY MANOR, L. I.—Henry Pierson & Co. sold for the Westbury Manor Co. the dwelling on plot 135x145, at Maple av, corner Henry st.

WESTCHESTER.—Allied Improvement Corporation has purchased four plots, each 75x150, on Berkeley rd and Claremont av, Hartsdale, three of which will be improved with dwellings; the Scarsdale Estates sold to Mrs. Edna D. Tooker 1¼ acres on Cooper rd, Murray Hill, on which she will build a 12-room house. Other sales at the Scarsdale Estates include the R. H. Meynicke residence in Gorham pl for about $9,000; a plot 90x140 adjoining the J. E. Powers residence on Greenacres av by L. Ward Prince; and the plot 110x160 on Berkeley rd adjoining the new home of Byron C. Guerin, purchased by Arthur T. Egner; at Nepperhan Heights, Yonkers, Simon Sutta bought the 7-room Orear bungalow on Morningside rd.

YONKERS, N. Y.—Lots at Nepperhan Heights have been purchased by Mrs. Helena Nitch and H. A. Brown.

## LEASES.

### $350,000 Picture Theatre Lease.

The Continental Motion Picture Company leased for twenty-one years, through Thomas P. C. O'Brien, from the Improved New York Property Corporation, Henry E. Coe, president, the two-story building, 2182-2186 Broadway, fronting 77 feet on Broadway, extending around the corner, with a frontage of 50 feet in West 77th street. The northerly and easterly lines measure 130.5 and 102.2 feet respectively. A moving picture theatre will be operated after the present structure has practically been rebuilt, with stores on Broadway. The aggregate rental is said to be about $350,000.

### Cigar Box Firm Enlarges Factory.

J. & F. Eifert, manufacturers of cigar box lumber, have leased through the Douglas Robinson, Charles S. Brown Co. from the Midcity Realty Corporation, recently formed to take over the holdings of Mrs. Mary L. Barbey, the four lots at 205-211 Avenue D. The present building on the site will be razed at once and a new three-story building erected by the owner to connect with the building, 199 to 203 Avenue D, occupied for many years by these tenants and leased from the same owner. The lease on 199 to 203 Avenue D has also been renewed.

### New Post Office Branch.

Cammann, Voorhees & Floyd leased for Amos F. Eno to the Buckhout Realty Company the buildings 73-77 Pine street and 163 Pearl street, surrounding the southwest corner of Pine and Pearl streets. A two-story post office building will be erected, which will be leased to the U. S. Government, for occupancy about May 1, 1915, by the Wall Street Branch, now at 60 Wall street. No architect has yet been selected.

### Hotel Metropole to Be Re-opened.

Rene E. Lepe and Albert C. Dulac have leased from the Berghoff Brewing Association of Fort Wayne, Ind., the 6-story building at 147-151 West 43d street, formerly known as the Hotel Metropole. The rental will be about $27,000 per annum for ten years and the building will be re-opened as a hotel and restaurant.

**Lease Before Building of Foundations.**

Douglas L. Elliman & Co. have leased from the plans for the Fullerton Weaver Realty Co. an apartment of 15 rooms and 4 baths in the new building now in course of construction at the northwest corner of Park avenue and 54th street, to Frederick Brooks, of Brooks Brothers. An unusual feature in the transaction is the fact that the old buildings on the plot have just been torn down and the foundation for the new building has not yet been built.

**Lower Fifth Avenue Leases.**

Bastine & Company have leased in 97 Fifth avenue, northeast corner of 17th street, the third loft to I. A. Asher & Company, dealers and importers of laces, through Fred'k Southack and Alvin Ball, Jr., the fourth loft to Freedgood & Sweetgall, manufacturers of rain coats, through B. Wurtenberg, the sixth loft to Rabinowitz & Berkman, manufacturers of cloaks and suits, through M. & L. Hess. This building is now all rented.

**Manhattan.**

HERMAN ARNS CO. leased for C. Eggens the store in 2548 8th av to the Massas Floral Co.; and for the McGovern Estate the store and basement in 241 West 42d st to "Wagner" for a lunchroom.

BARNETT & CO. leased the 3-sty dwelling at 1987 Madison av to Isidore Zeldin.

CARSTEIN & LINNEKIN, INC., leased for the Goelet Estate stores at 809 and 811 Broadway to I. Weinberg and Herman Halle; space in 45 East 17th st, to William Iselin & Co., of 357 4th av; offices in 347 5th av, to F. W. Tooken, of 1 Madison av, and Isaac N. Deitsch, of 16 West 32d st, and the store in 215 Lenox av, to Harry Brown.

CARSTEIN & LINNEKIN, INC., leased the 7th loft in 110 and 112 5th av to Benze Bros., of 419 Broome st; the 1st loft in 37 West 17th st to William Malberg; offices in 347 5th av to Coolidge & Roser, Gillman & Jacobs and Mary Desti; and offices in 320 5th av to H. A. Curtis, of 320 5th av, and A. C. Dodman.

CARSTEIN & LINNEKIN, INC., leased the 2d loft in 37 East 17th st to Robert Spear; in conjunction with Goodale, Perry & Dwight, about 7,000 sq. ft. in 242 4th av, to A. Sterbelbach Sons Co of 79 5th av; the 3d loft in 19 Madison av to A. E. Papazian of 221 4th av; offices in 1161-75 Broadway to C. R. Levy, and for Lewis E. Preston in 215 4th av, to Boutwell, Fairclough & Good, Inc., of 215 4th av.

CROSS & BROWN CO. leased to Burroughs, Wellcome & Co, of 35 West 33d st, the ground floor and mezzanine in the 20-sty building of Judson S. Todds, at 18 East 41st st. The space has been held at $15,000 a year and will be used as a salesroom.

CROSS & BROWN CO. leased a store in the 47th st side of the Strand Theatre Building to John DiPalma; the 2d floor of 212-6 West 48th st to C. J. Dryden & Co.; an apartment in 27 West 36th st to Harvey C. Sickler, and in conjunction with Pease & Elliman the 4th floor in 149 West 36th st, to Nunnally Co. of 154 West 14th st.

DUROSS CO. leased for Herman F. Eppel to John Magee the 6-sty building at 209 West 18th st for an automobile warehouse.

THE DUROSS CO. leased for Isabel K. Sone and Margaret A. Gaston the building at 44 West 15th st to the Erie Transfer Co. of New Jersey.

EARLE & CALHOUN leased the store in 387 Amsterdam av to the Sheffield Farms-Slawson Decker Co. for a branch dairy.

DOUGLAS L. ELLIMAN & CO. leased apartments in 830 Park av, furnished, for the season, for Arthur K. Bourne to Mrs. J. R. Busk of Newport, R. I.; in 875 Park av to Cleveland F. Bacon; in 901 Lexington av for Bernon S. Prentice to Mrs. J. L. Roegrs, and in 103 East 86th st to Louis H. Ingraham.

DOUGLAS L. ELLIMAN & CO. leased apartments in 969 Park av to Mrs. Richard Irvin; in 755 Park av, in conjunction with E. DeForest Simmons, to Paul A. Isler; in 375 Park av, to Mrs. O. W. Childs for Albert Rothbarth, and in 28 East 49th st to Miss Louise E. Dow.

DOUGLAS L. ELLIMAN & CO. leased 27 West 52d st, a 5-sty dwelling, for Harley T. Proctor to A. Holland Forbes, and with Pease & Elliman 125 East 38th st for Mrs. Prescott Hall Butler to Chester H. Aldrich.

DOUGLAS L. ELLIMAN & CO. rented for the Fullerton-Weaver Co. an apartment of 18 rooms and 6 baths, comprising an entire floor in the new building at 640 Park av, to R. A. C. Smith, Commissioner of Docks and Ferries.

J. ARTHUR FISCHER leased for Milwood Realty Co., Rohe & Bro., the 1st loft in 539 8th av, to Ridabock & Co. of 151 West 36th st.

HOMER FOOT, JR. leased for the estate of Joseph Milbank space on the ground floor in 6 to 10 East 43d st and connecting with 5 and 7 East 42d st, to the Corn Exchange Bank for its Grand Central branch.

FREDERICK FOX & CO. and Albert B. Ashforth leased for Tiffany & Co. the 2d loft, containing approximately 11,500 sq. ft. of space in the old Tiffany building, at the southwest corner of Union sq and 15th st. The lessees are Rieman, Seabury & Co., manufacturer's agents of American toys, who have been located for a number of years at 693 Broadway.

GOODALE, PERRY & DWIGHT, INC. leased to Brody & Funt, Inc., of 251 7th av, the 11th and 12th floors in 134 to 142 West 37th st.


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*Member of Board of Brokers*

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Auctioneer
31 NASSAU STREET

DE SELDING BROTHERS
Real Estate, Loans, Appraisals
Telephone Connection 128 BROADWAY

7 EAST 42d Street E. Nelson Ehrhart
Phone, Murray Hill 6561
Westchester County Realty
DEPOT SQUARE WHITE PLAINS
Phone 759

AUSTIN FINEGAN
Real Estate—Insurance—Appraisals
35 NASSAU STREET. Tel., 1730 Cortlandt

OGDEN & CLARKSON
Real Estate and Insurance
657-659 FIFTH AVENUE, Corner 52d Street

LOUIS SCHRAG
Agent, Broker and Appraiser
Real Estate
Established 1890
Tel. 1700-1 Chelsea
142 W. 23d St.

FRANK E. SMITH & SON
Inc.
Real Estate Investments
Telephone 6443 Gramercy 3 MADISON AVE.

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Real Estate
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**FRANK H. TYLER**
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Since 1835 at No. 191 NINTH AVENUE
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Make your advertisements talk—Just as your salesman must talk—Then, they will pull business.

# Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

MAN with 10 years' experience desires to take charge of Real Estate Property. Bond and highest references furnished. Will produce satisfactory results. Address Box 406, Record & Guide.

WANTED
AN EXPERIENCED ESTIMATOR
ON BUILDINGS.
Box 424, Record and Guide.

WANTED position as collector, 21 years, five years' experience, understand small repairs; can give references from former employers. Box 422, Record & Guide.

AMES & CO., INC.,
26 West 31st St.,
Wants first-class man in leasing department.

WANTED position by young married man, active, energetic, experienced in leasing, renting, collecting, attending to repairs; excellent references and bond. Address Box 426, Record & Guide.

SUPERINTENDENT with tact, intelligence, experience and references wants highest class apartment house (not a janitor or engineer position). F. ESSER, 4 Manhattan Ave. Riverside 3480.

REAL ESTATE—An experienced office renting man for high class down town office building; only those actively engaged and experienced need answer. Apply by letter only, stating experience and compensation desired. H. L. MOXLEY & CO., 320 Broadway.

## FOR SALE

**Pew No. 18 Trinity Church**
**Pew No. 24 Grace Church**

To settle estate

**STEUART & PERRY**

**60 Wall Street, New York City**

LOST: Excelsior Powder Manufacturing Company Trustee Certificate No. 21, for fifty shares, in the name of A. E. Stetson. Notice is hereby given to show cause why duplicate should not be issued.
(Signed) A. E. STETSON,
Care N. G. Taylor, Treasurer,
No. 131 Wyoming Avenue,
Scranton, Pa.

LOST: Excelsior Powder Manufacturing Company Trustee Certificate No. 23, for forty shares, in the name of Frank P. Gorman. Notice is hereby given to show cause why duplicate should not be issued.
(Signed) FRANK P. GORMAN,
Care N. G. Taylor, Treasurer,
No. 131 Wyoming Avenue,
Scranton, Pa.

# JANSEN'S Window and Office Cleaning Co.

**38-44 SULLIVAN STREET**

**Telephone Spring 878**

**Help (Men or Women) can be engaged on any work in our line by the hour, day or week. Residential window and house cleaning. Floor waxing, polishing and staining. Expert vacuum cleaners.**

## Murray Hill Window Cleaning Company

**331 Madison Ave.**

TELEPHONES
Murray Hill 1962 Spring 878

**Henry Jansen** **Mrs. A. Voshage**

ERNEST F. HAFNER leased to the Pacific Motor Car Co. of 10 West 62d st, 210 West 54th st; the corner loft in 1700 Broadway to Griffith Tire and Rubber Co. of 1625 Broadway, and the basement at the northeast corner of 53d st and Broadway.

HEIL & STERN leased for Eagle Improvement Co., 10th loft in 134 to 140 West 26th st to Hamburger Bros.; for Alexander Peacock, 9th loft in 137 and 139 West 25th st, to J. Rosenfeld Co., of 34 West 27th st; for 25th Construction Co., 8th loft in 24 and 26 West 25th st, to William Kerner, and for Alland Bros., 10th loft in 14 and 16 West 17th st, to Finkelstein & Salsberg, of 54 East 8th st.

M. & L. HESS, INC., leased the 5th loft in 23 East 20th st to A. & H. Rosenberg; the store and basement in 103 5th av to Atlas & Bluhm, and the 2d loft in 542 Broadway to Samuel Schaffer.

M. & L. HESS, INC., leased the store and basement in 34 to 38 West 27th st to Lin Fong & Co., dealers in Chinese and Japanese goods, for many years located at 29 West Houston st; the first loft in 105 East 16th st to Rice & Danziger, of 26 East 22d st; the 7th loft in 95 5th av to M. L. Brandt Mfg. Co., of 42 Hudson st.

THE HOLLAND CO. leased the 2d loft in 38 Vesey st for the Voorhees Rubber Manufacturing Co.

THE HOUGHTON CO. leased for Marie L. Denner the 4-sty dwelling at 24 West 68th st to Joseph N. De Winter.

THE HOUGHTON CO. leased for the Waunegan Realty Co. the two connecting 4-sty dwellings at 113 and 115 West 88th st to Esteban Ortega.

THE HOUGHTON CO. leased for William Curtis Otterson his residence at 331 West 34th st, furnished, to T. W. Hood.

HUBERTH & HUBERTH leased offices in the New York American Building, at Columbus Circle, to Charles Newman.

JACOB A. KING rented offices in 30 East 42d st to the Liberty Grape Fruit Co. and the Royal Citrus Groves Co., both of Miami, Fla., and to the Concrete Waterproof Paint Co., of Philadelphia.

SAMUEL H. MARTIN leased apartments in 18 West 65th st to George Johns; in 29 Columbus av to Mme. Ducolomb; in 33 West 65th st to P. F. Gilbert; in 43 West 61st st to Eugene Baldwin; in 14 West 65th st to Peter Maloney; in 37 West 61st st to G. F. Mullen; in 14 West 64th st to Elizabeth Klinhammer, and in 31 Columbus av to Christine Rogers.

McDOWELL & McMAHON leased a store at the southeast corner of St. Nicholas av and 191st st to Gustave Menkes for a bakery.

MOORE, SCHUTTE & CO. leased for Lillian S. Bopp 453 West 148th st, a 3½-sty dwelling.

THE MUTUAL LIFE INSURANCE CO. leased the ground floor offices in 32 Broadway to Furness, Withy & Co., steamship agents, now at 10 Broadway.

THE NEHRING CO. leased for the Schuylkill Realty Co. the store in 177 Wadsworth av.

PEASE & ELLIMAN leased, furnished, for Mrs. James Russell Soley, her 5-sty dwelling at 22 East 56th st, to Lucius K Wilmerding; furnished, for W. R. K. Taylor, his 4-sty dwelling at 122 East 40th st, to E. Kingsley; apartments in 116 East 58th st to Mrs. Anna M. Noyes, and for the E. A. L. Construction Co. a suite in its new apartment house at 72d st. and Lexington av to L. Herman, and furnished, for Morris R. Parkes, his apartment in 103 East 75th st to Robert T. McGusty.

PEASE & ELLIMAN leased for Charles M. Connfelt to L. K. Thorne the 3-sty furnished house at 119 East 81st st; for Mrs. Mary S. Perkins her dwelling at 65 East 52d st to Miss Ruth Chatterton; for Cross & Brown, as agents, a loft in 149-51 West 36th st to the Nunnally Co., candy manufacturers of 154 West 14th st; furnished apartments in 103 East 75th st for Mrs. Anna L. Thurston to Montaigu La Montagne, and in 27 East 62d st for Mrs. Eileen Boylan to Mrs. Harriet Chesebrough, and in 925 Park av for Dr. Henry S. Satterlee to W. B. Franklin.

PEASE & ELLIMAN leased for L. F. Rolston the 2-sty garage at 332 West 73d st to Ed. Schaefer; a store in 695 Lexington av to L. B. Bock and Joseph N. Capece; dwellings, Douglas Robinson, Charles S. Brown Co., as agents, for F. C. Trowbridge, at 114 East 38th st to Mrs. Murray Taylor; for Mrs. Frederick Edey, at 10 West 56th st to Mrs. Edward E. Hall; for Thomas J. McLaughlin to James N. Rosenberg, the 3-sty dwelling at 274 West 70th st; for Charles S. Butler to C. H. Aldrich, of Delano & Aldrich, the architects, 125 East 38th st, and the following apartments: For Mrs. Harriet Glover in 118 East 54th st to W. K. Brice; for F. W. Jones, Jr., in 103 East 75th st to Dr. H. S. Satterlee; in 246 West End av for Mrs. Edna V. Hutt to Alfred W. Booth, and in 151 Central Park West, for W. H. Rosenstein to Madame Margaret Ober, and in the "Rexford," at Broadway and 79th st, to Otto Goritz.

PEASE & ELLIMAN leased furnished for Mrs. William G. Fitch a 5-sty dwelling at 113 East 40th st to Henry B. Carhart; for Mrs. George G. DeWitt to Mrs. Joseph A. Flannery the 5-sty dwelling at 37 West 51st st; and apartments in 130 West 57th st to E. H. Fitch; in 200 West 58th st to Mrs. Esther G. McKeon, and in 111 East 62d st to Leland S. Briggs.

L. J. PHILLIPS & CO. leased to Emmet McLoughlin the dwelling at 510 West 149th st.

PORTER & CO. leased for D. & J. H. Tonjes to Emil Lifshitz his store in 306 West 125th st.

PORTER & CO. leased for Harry A. Grant to Paul Bishop Miraglia the 3-sty dwelling at 25 East 130th st.

PORTER & CO. leased for Albert Van Loan to C. E. Walsh the 4-sty dwelling at 30 West 123d st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Miss Ida E. Bliss and Justine A. Stafford the 4-sty dwelling at 301 Madison av to Edward H. Proudman.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space in the New York Produce Exchange building to Dr. Siegmund A. Dober, of 28 Whitehall st; N. J. Rudolph Co., Fogg & Taylor and Ralph W. Budd; in 30 Broad st to Crim & Wemple, the 1st loft in 53 Walker st to David Fenichel and the building at 641 Lexington av to Christopher Maxwell.

W. J. SCHOONMAKER leased the top loft in 104 to 112 East 25th st, containing 10,000 sq. ft., to J. H. Fithian & Co., dry goods merchants, now at 28 Greene st. This lease completes the rental of the building.

SHAW & CO. leased for Selina L. Bloch and Clarice Engel the store in 2366 8th av to Daniel Reeves, Inc.

THE LOTON H. SLAWSON CO. leased to Roger Williams, local representative of the Simplex Electric Heating Co., of Boston, showrooms on the 3d floor of 116 to 120 West 32d st.

SPACE IN THE ADAMS BUILDING, 61 Broadway, has been leased to the Fanning Charters Fruit Co., of 204 Franklin st; Bakers Mutual Insurance Co., Clarksburg Coal Mining Co. and Stein Hirsch & Co., of 358 Washington st.

SPEAR & CO. rented for A. L. Mordecai & Son the 5th loft in 61 and 63 West 36th st to the Diamond Tea Gown Co. of 459 Broadway; for the O. B. Potter Trust the 4th loft in 92 Bleecker st to the Flora Manufacturing Co. of 1181 Broadway; for B. Falkner the building at 61 Crosby st to Mutnick Bros. of 12 1st st; for John Best the building at 163 Mercer st to the Rapid Paper Co.

TUCKER, SPEYERS & CO. leased for the Forty-second Street & Madison Avenue Co. offices on the 20th floor in 42d st and Madison av to Lehigh Portland Cement Co. of 261 Broadway; and for Jackson & Stern the building at 55 West 38th st.

STEPHEN H. TYNG, JR., & CO. leased in the Fourth Av. Bldg. space on the 9th floor to Robert P. Lee, woolens, of 184 5th av; also in 331 5th av, for Martin & Martin, space on the 4th floor to the Mrs. Smith Co., ladies' neckwear, of 33 Union sq; at 19 Madison av, for Morimura, Arai & Co., the 9th floor to Max G. Cohn & Co., hair ornaments, of 693 Broadway; in the Vanderbilt Concourse Bldg. part of the 10th floor to the Pyrene Co., of Broadway and 36th st; at 470 4th av, for Hall & Bloodgood, the 12th floor to Reciprocal Jobbers, Inc.; and at 104-106 East 23d st the store and basement to Max Schlesinger, silks, of 373 4th av.

VAN NORDEN & WILSON leased for Emery L. Ferris his house at 18 East 37th st, and for the Oceanic Investing Co. space in 1 Dey st to Bernard Greenberg and Herman Pieper.

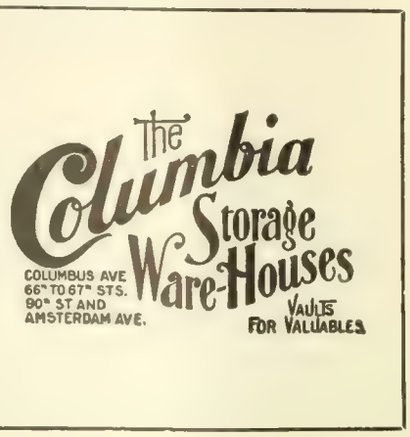
VAN NORDEN & WILSON leased in 203 Broadway, space to E. Brunel, Inc., photographic studios.

WILLIAM A. WHITE & SONS leased the store in 110 Bleecker st to Frischman & Blum; in 188 Reade st to the Fort George Express Co. of 526 West 153d st; in 34 North Moore st to Gabriel Nachman; in 390 Canal st to the Economy Ice Cream Freezer Co.; in 67 Barclay st to Mogi Momonoi & Co.; space in 132 Bleecker st to Rappaport & Rudnick and Shapiro & Goodman; in 100 Hudson st to Francis N. Giavi of 100 Hudson st, and in 10 Old Slip to the Haiti Coffee Co.

WILLIAM A. WHITE & SONS leased the store in 173 Madison av to Mrs. Mabel R. Dow.

WORTHINGTON WHITEHOUSE leased for Mrs. Charles R. Scott the residence at 34 East 52d st to Mrs. I. Townsend Burden for the winter, furnished.

THE F. R. WOOD-W. H. DOLSON CO. leased to Michael J. Drummond the 5-sty dwelling at 312 West 106th st to Oscar Arien, and the 4-sty dwelling at 124 West 75th st to Mrs. Marie Phillips.




### Bronx.

L. J. PHILLIPS & CO. leased for Schindler & Liebler the 5-sty apartment houses, 819-821 East 166th st.

### Brooklyn.

BURRILL BROTHERS leased the 3-sty house at 753 Carroll st for Robert Collier to Mrs. A. Tailor; the 3-sty house at 381 6th st for Mrs. Sarah J. Hovey to T. G. Cain; apartments in the new Cranston Court at 8th av corner 3d st to C. D. Seiver, and in 465 4th st for Mrs. J. O'Brien to F. G. Lunnon; also the store at 301 7th av for Dr. J. D. Shea to H. J. Carlson.

THE BULKLEY & HORTON CO. leased 1265 Dean st, a 3-sty residence, for Emma M. Bennett to Joseph A. Judd.

CHARLES E. RICKERSON leased 211 St. Johns pl, a 3-sty dwelling, to Samuel Z. Chesebro, and 842 Carroll st, a 3-sty dwelling, furnished, to David Leahy.

HENRY PIERSON & CO., INC., leased the following dwellings: 158 Sterling pl., 32 Prospect pl and 175 Prospect pl.

### Suburban.

FEIST & FEIST leased for the estate of Katherine A. Eheman to Mrs. Julia Kelly the 4-sty building at 191 Washington st, Newark, N. J.

FISH & MARVIN rented the property of H. Ward Leonard at Sagamore, Bronxville, N. Y., formerly occupied by J. W. Cowper.

PEASE & ELLIMAN rented a house and grounds at Morristown, N. J., for John C. Williams to Adrian H. Kiernan.

# REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

## MANHATTAN.

**Conveyances.**

| | 1914 Nov. 13 to 19 | 1913 Nov. 14 to 20 |
|---|---|---|
| Total No. | 115 | 143 |
| Assessed value | $6,184,862 | $14,329,200 |
| No. with consideration | 14 | 20 |
| Consideration | $373,900 | $533,565 |
| Assessed value | $575,600 | $307,600 |
| | Jan. 1 to Nov. 19 | Jan. 1 to Nov. 20 |
| Total No. | 6,293 | 6,911 |
| Assessed value | $415,035,557 | $435,124,761 |
| No. with consideration | 682 | 933 |
| Consideration | $27,827,345 | $37,952,176 |
| Assessed value | $29,480,721 | $41,154,362 |

**Mortgages.**

| | 1914 Nov. 13 to 19 | 1913 Nov. 14 to 20 |
|---|---|---|
| Total No. | 61 | 90 |
| Amount | $1,039,408 | $4,358,633 |
| To Banks & Ins. Cos. | 12 | 19 |
| Amount | $517,000 | $1,119,500 |
| No. at 6% | 29 | 35 |
| Amount | $746,484 | $1,190,233 |
| No. at 5½% | 2 | 4 |
| Amount | $17,000 | $73,000 |
| No. at 5% | 14 | 23 |
| Amount | $142,350 | $359,200 |
| No. at 4½% | 1 | 6 |
| Amount | $30,000 | $1,350,000 |
| No. at 4% | ..... | 1 |
| Amount | ..... | $180,000 |
| Unusual rates | ..... | ..... |
| Amount | ..... | ..... |
| Interest not given | 14 | 21 |
| Amount | $89,726 | $1,206,200 |
| | Jan. 1 to Nov. 19 | Jan. 1 to Nov. 20 |
| Total No. | 3,602 | 4,371 |
| Amount | $107,279,965 | $153,547,515 |
| To Banks & Ins. Cos. | 789 | 1,090 |
| Amount | $48,212,324 | $89,950,599 |

**Mortgage Extensions.**

| | Nov. 13 to 19 | Nov. 14 to 20 |
|---|---|---|
| Total No. | 25 | 34 |
| Amount | $1,428,000 | $6,698,250 |
| To Banks & Ins. Cos. | 11 | 9 |
| Amount | $553,500 | $5,932,750 |
| | Jan. 1 to Nov. 19 | Jan. 1 to Nov. 20 |
| Total No. | 1,760 | 1,695 |
| Amount | $97,837,730 | $74,959,668 |
| To Banks & Ins. Cos. | 634 | 561 |
| Amount | $61,805,810 | $45,892,550 |

**Building Permits.**

| | 1914 Nov. 14 to 20 | 1913 Nov. 15 to 21 |
|---|---|---|
| New buildings | 1 | 6 |
| Cost | $75,000 | $1,010,000 |
| Alterations | $260,338 | $113,140 |
| | Jan. 1 to Nov. 20 | Jan. 1 to Nov. 21 |
| New buildings | 376 | 521 |
| Cost | $42,596,065 | $54,151,715 |
| Alterations | $9,985,289 | $10,703,678 |

## BRONX.

**Conveyances.**

| | 1914 Nov. 13 to 19 | 1913 Nov. 14 to 20 |
|---|---|---|
| Total No. | 115 | 142 |
| No. with consideration | 17 | 18 |
| Consideration | $59,177 | $131,012 |
| | Jan. 1 to Nov. 19 | Jan. 1 to Nov. 20 |
| Total No. | 5,506 | 6,682 |
| No. with consideration | 480 | 663 |
| Consideration | $5,705,567 | $5,828,650 |

**Mortgages.**

| | 1914 Nov. 13 to 19 | 1913 Nov. 14 to 20 |
|---|---|---|
| Total No. | 59 | 77 |
| Amount | $435,099 | $471,568 |
| To Banks & Ins. Cos. | 1 | 8 |
| Amount | $40,000 | $134,000 |
| No. at 6% | 32 | 28 |
| Amount | $234,741 | $102,909 |
| No. at 5½% | 5 | 7 |
| Amount | $42,700 | $45,700 |
| No. at 5% | 6 | 23 |
| Amount | $121,950 | $186,630 |
| Unusual rates | ..... | 1 |
| Amount | ..... | $1,094 |
| Interest not given | 16 | 18 |
| Amount | $35,708 | $135,235 |
| | Jan. 1 to Nov. 19 | Jan. 1 to Nov. 20 |
| Total No. | 3,354 | 4,963 |
| Amount | $28,895,079 | $35,379,803 |
| To Banks & Ins. Cos. | 313 | 332 |
| Amount | $5,864,251 | $5,823,241 |

**Mortgage Extensions.**

| | Nov. 13 to 19 | Nov. 14 to 20 |
|---|---|---|
| Total No. | 13 | 13 |
| Amount | $193,600 | $273,300 |
| To Banks & Ins. Co. | ..... | 6 |
| Amount | ..... | $179,000 |
| | Jan. 1 to Nov. 19 | Jan. 1 to Nov. 20 |
| Total No. | 603 | 547 |
| Amount | $11,410,250 | $11,937,560 |
| To Banks & Ins. Cos. | 113 | 101 |
| Amount | $3,053,650 | $3,105,900 |

**Building Permits.**

| | 1914 Nov. 13 to 19 | 1913 Nov. 14 to 20 |
|---|---|---|
| New buildings | 12 | 9 |
| Cost | $144,900 | $111,500 |
| Alterations | $9,600 | $9,900 |
| | Jan. 1 to Nov. 19 | Jan. 1 to Nov. 20 |
| New buildings | 668 | 764 |
| Cost | $15,829,882 | $18,964,441 |
| Alterations | $982,350 | $1,174,068 |

## BROOKLYN.

**Conveyances.**

| | 1914 Nov. 12 to 18 | 1913 Nov. 13 to 19 |
|---|---|---|
| Total No. | 427 | 473 |
| No. with consideration | 32 | 38 |
| Consideration | $137,287 | $134,590 |
| | Jan. 1 to Nov. 18 | Jan. 1 to Nov. 19 |
| Total No. | 20,541 | 21,116 |
| No. with consideration | 2,091 | 1,985 |
| Consideration | $12,512,180 | $11,736,431 |

**Mortgages.**

| | 1914 Nov. 12 to 18 | 1913 Nov. 13 to 19 |
|---|---|---|
| Total No. | 306 | 335 |
| Amount | $911,781 | $1,364,033 |
| To Banks & Ins. Cos. | 38 | 69 |
| Amount | $185,775 | $425,550 |
| No. at 6% | 182 | 187 |
| Amount | $411,796 | $464,086 |
| No. at 5½% | 78 | 85 |
| Amount | $375,905 | $627,702 |
| No. at 5% | 19 | 42 |
| Amount | $63,112 | $149,345 |
| Unusual rates | ..... | 1 |
| Amount | ..... | $75,000 |
| Interest not given | 27 | 20 |
| Amount | $60,968 | $47,900 |
| | Jan. 1 to Nov. 18 | Jan. 1 to Nov. 19 |
| Total No. | 14,737 | 15,205 |
| Amount | $61,312,876 | $60,032,717 |
| To Banks & Ins. Cos. | 2,749 | 3,244 |
| Amount | $21,871,139 | $21,783,756 |

**Building Permits.**

| | 1914 Nov. 12 to 18 | 1913 Nov. 14 to 20 |
|---|---|---|
| New buildings | 49 | 115 |
| Cost | $223,400 | $879,320 |
| Alterations | $27,490 | $29,825 |
| | Jan. 1 to Nov. 18 | Jan. 1 to Nov. 20 |
| New buildings | 4,035 | 3,292 |
| Cost | $35,651,831 | $27,129,629 |
| Alterations | $2,602,531 | $3,259,444 |

## QUEENS.

**Building Permits.**

| | 1914 Nov. 12 to 18 | 1913 Nov. 14 to 20 |
|---|---|---|
| New buildings | 120 | 81 |
| Cost | $250,750 | $332,637 |
| Alterations | $16,470 | $30,331 |
| | Jan. 1 to Nov. 18 | Jan. 1 to Nov. 20 |
| New buildings | 4,101 | 3,894 |
| Cost | $17,599,846 | $13,951,668 |
| Alterations | $1,100,321 | $1,199,714 |

## RICHMOND.

**Building Permits.**

| | 1914 Nov. 12 to 18 | 1913 Nov. 14 to 20 |
|---|---|---|
| New buildings | 15 | 9 |
| Cost | $32,000 | $12,175 |
| Alterations | $1,147 | $11,025 |
| | Jan. 1 to Nov. 18 | Jan. 1 to Nov. 20 |
| New Buildings | 990 | 850 |
| Cost | $1,630,094 | $1,987,789 |
| Alterations | $238,091 | $280,708 |


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## REAL ESTATE NOTES.

HEIL & STERN have been appointed agents for the 12-sty loft building 43-47 West 24th st.

SAMUEL H. MARTIN has been appointed agent for the 5-sty apartment houses, 14-18, and 29-33 West 65th st.

DOUGLAS L. ELLIMAN & CO. announce that John A. LeBoutillier has been appointed manager of their Business Department.

SURREY INVESTORS has been incorporated with capital of $100,000, the directors being J. F. Fox, W. E. Mackey and D. V. Sullivan.

BRETT & GOODE CO. has been appointed agents for the 12-sty building, 344-348 West 38th st, which is now nearing completion.

WEST HOBOKEN INVESTMENT CO. has been incorporated at Newark for $100,000. The directors are Hugh C. Barrett, Roy F. Anthony and Michael Sugrue, Jr.

AUGUST HECKSCHER took title on Wednesday from Benjamin Stern to the block front on 5th av, from 104th to 105th st, 201.10x200, subject to a mortgage of $266,000. Bing & Bing conveyed the property to Mr. Stern last week.

DREAMLAND PARK.—After sitting for more than two years, the condemnation commissioners for Dreamland Park in Coney Island, acquired for park purposes, have recommended that the price be $2,179,701. for the 14 acres.

EUGENE S. BURKE, Margaret T. Burke and Catherine Pruden, are the directors of Pruden & Burke, Inc., capitalized at $100,000, for the transaction of a real estate business at Morristown, N. J.

BRONX TERMINAL CORPORATION, which is establishing a new industrial and shipping centre in the Bronx has taken title to a 4-acre tract on the east side of Hunt's Point rd, at the junction of South pl, extending 652 ft. to Causeway Creek.

O'REILLY & DAHN were the brokers in the sale of the 6-sty flat at the southeast corner of Bradhurst av and 151st st for the Flourish Realty Co. to Barbara Feiss, who gave in exchange the tenement 441 West 53d st, and a dwelling at Cranford, N. J.

CITY PLANNING COMMITTEE of the Board of Estimate has announced that it will hold a hearing on Friday, Dec. 4, at 2.30 o'clock, at the City Hall, Manhattan, on the widening of Broadway, Flushing, Long Island, from Cemetery lane to the city line.

METROPOLITAN LIFE INSURANCE CO. loaned $350,000 to the Broadway and 146th St. Corporation for the erection of a 10-sty elevator apartment at the northwest corner of Broadway and 146th st, from plans by Schwartz & Gross.

CITY COUNCIL OF YONKERS has passed an ordinance to take over and lay out Midwood av, Nepperhan Heights. The work was suggested and is being forwarded by City Engineer Fulton. It will be begun within a few weeks, along the lines suggested.

DANIEL L. REARDON, of the Reardon Trucking Co., took title on Wednesday from Sarah E. Sampson to the 4-sty building at 16 New Chambers st, near the proposed civic center. The property has belonged to the Sampson family since 1832.

HUGH P. SKELLY and James L. Walsh are the buyers of the 6-sty apartment house at the northeast corner of Southern Boulevard and Aldus, reported sold last week by the Podgur Realty Co. They gave in part payment the vacant plot, 80x100, on the west side of Edgecombe av, 150 ft. south of 150th st, and the 5-sty tenement at 697 1st av.

EUGENE J. BUSHER has placed the following mortgage loans: For Reinold Schultz, $5,000 on 808 Courtlandt av; for John Cook, $6,000 on 1531 Castle Hill av.; for Max Cohen, $35,000 on 493-495 East 165th st.; for the Kovacs Construction Co., $30,000 on the southwest corner of Grant av and East 165th st, and for the same company, $50,000 on the adjoining house in East 165th st.

A WEEKLY SALESMANSHIP SCHOOL along real estate lines for the benefit of the sales force of the various companies in the Robert E. Farley Organization, will be inaugurated at the Country Life Permanent Exposition in the Grand Central Terminal. An hour will be devoted each Thursday, commencing 5 o'clock, to the analysis and discussion of various features connected with suburban residential development, salesmanship, engineering and kindred subjects.

GREATER NEW YORK TAXPAYERS.—At a regular meeting of the Greater New York Taxpayers' Association held at Stuyvesant Casino, 140 and 142 2d av. on Nov. 16, the following officers were elected: Bernard Goodman, president; Elias Diamond, vice-president; Isidor Berger, second vice-president; Maxwell Kahn, financial secretary; Simion Greenfield, recording secretary, and Barnett Levy, treasurer. Regular meetings will take place on the first and third Mondays of every month at the Stuyvesant Casino.

COURT HOUSE SITE ACTION.—A lis pendens has been filed by the city against James K. Shaw and forty-two other owners to acquire the necessary property for the court house project. This prevents any transfer of title before the condemnation commissioners are appointed by the Supreme Court. The court is expected to name these commissioners in a few days. The property to be taken includes the entire block bounded by Park st, Pearl st, City Hall pl and Duane st. the building in the south side of City Hall pl from Pearl to Duane st, and a third parcel extending from the southwest corner of Worth and Baxter sts to Park st and Pearl st.

## OBITUARY

LEONARD ZIMMERMAN, a retired real estate operator, died, aged 81, at his home, 302 Bainbridge st, Brooklyn. He was born in Baden, Germany, and was for 60 years a resident of the Bushwick section. He is survived by three sons and seven daughters.

WILLIAM S. GREEN, Warden of the Borough and Assessor of Greenwich, Conn., died at his home on Greenwich av. He was 54 years old.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

MARIE KOEHLER.—65 West 89th st, 3-sty dwelling, 18x100.8½, $22,000.

ANNE SCHUTTE.—103 Washington st, 5-sty tenement, 25.4x91, $32,000.

LOUIS KAHL.—147 East 63d st, 3-sty dwg, 16x100.5, $18,500; 149 East 63d st, 3-sty dwg, 16x100.5, $18,500; 143 West 76th st, 3-sty dwg, 17x102.2, $21,000.

JOHN MORRISON.—358 West 30th st, 3-sty dwg, 18.4x98.9, $13,500.

GEORGE ERFF.—56 West 114th st, 3-sty dwg, 18.4x100.11, $12,300.

JOSEPH J. LITTLE.—425-435 East 24th st, 11-sty commercial building, 150x98.9, $394,245; 47 West 68th st, 4-sty dwelling, 25x100, $36,000; 473 Broadway through to 46 Mercer st, 8-sty leasehold, $25,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

To protect the light and air of its property at 41 to 49 West 35th street, the owners of the Collingwood Hotel contracted on Thursday to buy the four-story dwelling at 46 West 36th street on lot 16.8x98.9, which was scheduled for sale as a result of foreclosure proceedings. The broker in the deal was A. A. Hageman. They ratified their purchase at the auction sale by bidding in the property for $55,000. Several blocks to the north, the Continental Hotel property at the southeast corner of Broadway and 41st street, a nine-story building partly on leasehold and partly on fee holdings, was sold on a single bid of $750,000 to Florence L. Mabee, representing the Mabee family of Saratoga, N. Y., which sold the property about two years ago to the defendants in the present action. The encumbrances on the property amounted to $930,000. It is not expected that the sale will effect the present tenants which include the Cafe Boulevard occupying a part of the building.

### Manhattan.

**The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 20, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.**

JOSEPH P. DAY.

**Goerck st, 157-61** (*), swc 3d (Nos 390-6), 77.3x100.10x90x100, 4-sty bk loft & stable; due, $52,160.04; T&c, $1,500; Otto Gerdau. 45,000

**Greenwich st, 145-9,** see Liberty, 124.

**Liberty st, 124** (*), sec Greenwich (Nos 145-9), 44.4x54.8x35.1x53.9, 3-4-sty bk tnts & strs; due, $84,858.94; T&c, $3,688.71; N Y Life Ins Co. 86,500

**3D st, 390-6 E,** see Goerck, 157-61.

**22D st, 405 E** (*), ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; partition; Geo F W Poggenburg et al. 5,000

**36TH st, 46 W,** ss, 520.1 w 5 av, 16.7x98.9, 4-sty & b stn dwg; due, $41,792.90; T&c, $3,347.13; Collingwood Realty Co. 55,000

**41ST st, 138 W,** see Bway, 1450.

**56TH st, 50 W** (*), ss, 233 e 6 av, 20x100.5, 4-sty & b stn dwg; due, $57,857.73; T&c, $1,032.40; Seamen's Bank for Savgs in City N Y. 59,000

**57TH st, 245-7 E,** ns, 76.8 w 2 av, 33.4x100.5, 2-3-sty & b stn dwgs; due, $23,978.82; T&c, $886.54; adj Decl.

**62D st, 219 W** (*), ns, 300 w Ams av, 25x100.5, 5-sty bk tnt & strs; due, $15,640.74; T&c, $1,180.60; Cornelia B Schwartz. 10,000

**89TH st, 72 W** (*), ss, 63.8 e Col av, 36.4 x100.8, 5-sty bk tnt; due, $44,067.31; T&c, $854.40; Lily A G Coddington et al, trstes. 44,340

**106TH st, 127 E,** ns, 91.8 w Lex av, 16.8x100.11, 3-sty & b stn dwg; adj Dec2.

**117TH st, 236-8 E,** ss, 185 w 2 av, 50x100.11, vacant; due, $14,725.58; T&c, $333.-30; R C Baker. 13,000

**131ST st, 48-50 W** (*), ss, 235 e Lenox av, 37x99.11, 6-sty bk tnt; due, $43,971.27; T&c, $2,123; Wilson M Powell. 42,000

**Av A, 63,** ws, 48.1 n 4th, 16x100, 4-sty bk tnt & strs; due, $5,768.69; T&c, $315; sub to 1st mtg $11,000; Morris W Rouss, party in int. 17,500

**Broadway, 1448,** see Bway, 1450.

**Broadway, 1450** (*), sec 41st (No 138), 31.2x93.4x irreg; also BROADWAY, 1448, es, 30.11 s 41st, 22.11x78.9x irreg; leasehold; 9-sty bk hotel Continental; due, $918,807.15; T&c, $11,067.50; Florence L Mabee. 750,000

**Riverside Drive, 146** (*), es, 25 s 87th, 23x100, 4-sty & b bk dwg; due, $50,395.38; T&c, $567.80; County Holding Co. 48,000

SAMUEL MARX.

**Allen st, 200** (*), es, 97 s Houston, 25x87.6, 5-sty bk tnt & strs; due, $17,093.14; T&c, $2,416.91; Cicilie Namm. 19,932

**Madison st, 86** (*), ss, 172.8 e Cath, 25x100.8, 5-sty bk tnt & strs; due, $13,588.53; T&c, $596.60; sub to pr mtg $20,000; Betsy R Goldstein. 30,875

**122D st, 111 W** (*), ns, 156 w Lenox av, 19x100.11, 3-sty & b stn dwg; due, $14,-907.11; T&c, $296.30; Farmers Loan & Trust Co. 14,000

M. MORGENTHAU JR. CO.

**42D st, 201-7 W,** see Bway, 1481-3 or 7 av, 602-10.

**185TH st, 501-3 W** (*), nwc Ams av (No 2520), 100x53.4x100x49.4, 1-sty fr strs; due, $8,277.93; T&c, $2,442.77; Mary C Wilson. 11,000

**Amsterdam av, 2520,** see 185th, 501-3 W.

**Broadway, 1481-3 or 7th av, 602-10,** nwc 42d (Nos 201-77), 100.4x131, 2 & 6-sty bk theatre; leasehold; due, $312,054.16; T&c, $10,457.50; adj sine die.

BRYAN L. KENNELLY.

**25TH st, 516-24 W,** ss, 200 w 10 av, 125x98.9 ,5-sty bk loft & 4-sty bk rear loft (vol); B S Holman. 86,000

**123D st, 101 E** (*), nec Park av (No 1781), 35x100.11, 5-sty bk tnt; due, $25,-666.07; T&c, $1,155; Emigrant Indust Savgs Bank. 26,000

**Park av, 1781,** see 123d, 101 E.

HENRY BRADY.

**105TH st, 1 E,** see 5 av, 1240-8.

**106TH st, 2-10 E,** see 5 av, 1240-8.

**5TH av, 1240-8,** es, whole front bet 105th (No 1) & 106th (Nos 2-10), runs s201.10xe 100xn100.11xe50xn100.11xw150 to beg, vacant; adj Dec15.

JACOB H. MAYERS.

**177TH st W, nec Audubon av,** see Audubon av, 247-51.

**Audubon av, 247-51** (*), nec 177th, 107.11 x100, 6-sty bk tnt; due, $15,087.41; T&c, $3,382; sub to 1st mtg $152,500; Jeanette Goodrich. 158,453

| | |
|---|---|
| Total | $1,521,600 |
| Corresponding week 1913 | 543,600 |
| Jan 1, 1914 to date | 31,514,826 |
| Corresponding period 1913 | 35,357,826 |

## Bronx.

The following are the sales that have taken place during the week ending Nov. 20, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Hawkstone st** (*), ss, 51.2 e Walton av, 62.11x51.1x35, vacant; action 1; due, $643.-04; T&c, $476.49; David Wallace. 100

**205TH st E, sec Matthews av,** see Burke av, ns, 200 e Barnes av.

**Burke av** (*), ns, 200 e Barnes av, 100x47.3x102.8x70.7; also MATTHEWS AV, sec 205th, 100x42x100x40; due, $1,307.40; T&c, $503.17; sub to 2 pr mtgs aggregating $1,-800; Cath C Hill. 18,500

**Matthews av, sec 205th,** see Burke av, ns, 200 e Barnes av.

**Prospect av, 564-6,** es, 106.11 s Fox, 46.1 x158.3x37.6x131.5, 5-sty bk tnt & strs; due, $41,93[illegible].69; T&c, $504.78; Constantine Wagner. 41,000

**Southern blvd, 2321** (*), ws, 35.5 n 183d, 40.6x106.4x40x112.6, 5-sty bk tnt; due, $5,-986.36; T&c, $28,000; Adam Trillich et al. 33,000

HENRY BRADY.

**St Anns av, 598** (*), es, 402.10 s Westchester av, 25x121.8x25x117.11, 4-sty bk tnt; due, $5,533.65; T&c, $163.72; Jno Bossong. 18,000

GEORGE PRICE.

**175TH st, 668 E,** ss, 26.5 w Crotona av, 25x99.5, 2-sty fr dwg; due, $1,011.89; T&c, $150.38; Herman Veitz. 3,100

SAMUEL GOLDSTICKER.

**Hawkstone st** (*), ss, 111.11 e Walton av, runs ne15.9xnw150xne25xse175xne75xse 25xsw46.2xw85.8 to beg; vacant; action 3; due, $1,588.25; T&c, $1,262.78; David Wallace. 100

CHAS. A. BERRIAN.

**Morris Park av, 629,** ns, 1,431.11 e Walker av, 25.2x189.6x28.6x174.2; due, $4,793.82; T&c, $365.55; adj Dec18.

**Southern blvd, 1486-2** (*), es, 200 n Jennings, 50x100, 5-sty bk tnt & strs; due, $9,456.16; T&c, $371.70; sub to a mtg of $34,000; Alma Greenebaum. 34,350

**Southern blvd ,1484-6** (*), es, 250 n Jennings, 50x100, 5-sty bk tnt & strs; due, $9,443.76; T&c, $371.70; sub to pr mtg $34,-000; Lawrence P Goldstein. 34,350

| | |
|---|---|
| Total | $182,500 |
| Corresponding week 1913 | 93,050 |
| Jan 1, 1914 to date | 5,912,414 |
| Corresponding period 1913 | 6,025,672 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Nov. 18, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE CO.

EAGLE ST, ns, 350 e Oakland, 75x200; withdrawn

FULTON ST, ns, 370.1 s Patchen av, 25 66.3; Frank Spaeth et al, dets. 7,000.00

LORIMER ST, ws, 88 n Calyer, 17x75; withdrawn.

SUMPTER ST, ss, 375 e Patchen av, 25x66.3; Frank Spaeth et al, dets. 5,000.00

W 3D ST (*), ws, 730.1 n Neptune av, 40x130x irreg; Rudtke Kayser. 2,000.00

86TH ST, sws, intersec ses 3 av, 100x80; Matilda Lahm 7,186.00

MANHATTAN AV, ws, 25 n Clay, 25x100; withdrawn.

MONTROSE AV, ss, 125 e Graham av, 25x100; Andrea Polo 5,700.00

NEW LOTS RD (*), nes, lots 30 & 31, block 3621; 36 & 37, block 3622, and AMBOY ST, es, & HOPKINSON AV, ws, lots 29, 32, 33, 34, block 3599; Jacob Cohen 2,600.00

WILLIAMS AV, ws, 170 n Hegeman av, 60x100; Fannie Shulman 500.00

WILLIAM J. McPHILLIAMY & CO.

KOSCIUSKO ST (*), ss, 300 w Sumner av, 18.9x100; Jos A Burr 2,500.00

LEFFERTS ST, ss, 296.2 e Nostrand av, 20x100.6; A B Roberts 3,000.00

E 9TH ST (*), es, 280 s Av L, 40x100; Eliz Brown. 3,000.00

W 15TH ST, ws, 320 n Mermaid av, 40x118.10; withdrawn.

16TH ST (*), ss, bet 3 & Hamilton avs, lot 14; Donald Rathbun 200.00

W 35TH ST (*), ws, 600 n Canal av, 600x237.7x irreg; Annie E McManamy et al. 4,000.00

54TH ST (*), ss, 283 w 2 av, 17x100.2; Union Trust Co of N Y 1,000.00

82D ST (*), sec 10 av, 8.5x65x irreg to Kings Highway; City N Y 447.00

CANARSIE AV, ns, 20.1 e E 29th, 20x91.7; R C Baker 3,000.00

CANARSIE AV, ns, 40.1 e E 29th, 20.1x92.3; R C Baker 3,000.00

MYRTLE AV, sec Steuben, 25x100; Jas C Ryan 5,300.00

15TH AV, nws, 40 sw 73d, 40x90; August Von Hasseln 13,000.00

NATHANIEL SHUTER.

PARK PL, ss, 198.9 w Bedford av, 19.9x131; withdrawn.

15TH ST, ss, 445.3 e 8 av, 40x100; Jos Hartley 25,000.00

LOTS 129-32, map of prop Conklin, Henderson & Remsen at Canarsie; Nathan J Levy 6,300.00

JAMES L. BRUMLEY.

E 15TH ST, ws, 180 n Foster av, 20x100; Hopkins Security Co 13,200.00

| | |
|---|---|
| Total | $112,933 |
| Corresponding week 1913 | $252,480 |

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**NOV. 21.**
No Legal Sales advertised for this day.

**NOV. 23.**
CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; Frank M Tichenor et al, admrs—Lena Koransky et al; Appell & Taylor (A), 51 Chambers; Fredk R Rich (R); due, $19,953.56; T&c, $5,078.33; mtg recorded Jan 15, 1892; Samuel Marx.

LEWIS ST, 91, ws, 98.2 s Stanton, 24.1x100, 5-sty bk tnt & strs; Maer Pearl—Saml Stoopack et al; Weismann & Hertz (A), 391 Fulton, Bklyn; Henry A Friedman (R); due, $8,-317.50; T&c, $258.10; sub to 1st mtg $20,000; M Morgenthau Jr Co.

129TH ST, 110 W, ss, 97 w Lenox av, 26.6x99.11, 5-sty stn tnt; Gustavus Sidenberg—Moses Misch et al; Action 1; Lachman & Goldsmith (A), 35 Nassau; Jas A Lynch (R); due, $21,463.80; T&c, $231.40; Henry Brady.

129TH ST, 112 W, ss, 123.6 w Lenox av, 26.6x99.11, 5-sty stn tnt; Gustavus Sidenberg—Moses Misch et al; Action 2; Lachman & Goldsmith (A), 35 Nassau; Jas A Lynch (R); due, $21,463.80; T&c, $231.40; Henry Brady.

**NOV. 24.**
105TH ST, 312 E, ss, 423 w 1 av, 25x100.11, 4-sty bk tnt; City Real Estate Co et al—Bartolomeo Palumbo et al; Harold Swain (A); 176 Bway; Jno J Halpin (R); due, $12,046.62; T&c, $489.25; Joseph P Day.

**NOV. 25 & 26.**
No Legal Sales advertised for these days.

**NOV. 27.**
GRAND ST, 137-9, ss, 50 e Crosby, 35.11x80, 7-sty bk loft & str bldg; N Y Trust Co—Michl Wielandt, Sr, et al; M S & I S Isaacs (A), 52 William; Wm P Schoen (R); due, $64,547.39; T&c, $1,503.40; Joseph P Day.

12TH ST, 623 E, ns, 293 e Av B, 25x103.3, 6-sty bk tnt & strs; Louis G Hamersley—Jos Fine et al; Action 1; Emmet & Parish (A), 52 Wall; Jas A Donegan (R); due, $30,209.58; T&c, $1,-805.54; Joseph P Day.

12TH ST, 625 E, ns, 318 e Av B, 25x103.3, 6-sty bk tnt & strs; same—same; action 2; same (A); same (R); due, $30,199.58; T&c, $1,-831.21; Joseph P Day.

87TH ST, 207-9 W, ns, 162.6 w Ams av, 62.6x100.8, 2-5-sty bk tnts; Andw C Dittrich—Isaac Josephs et al, exrs; Russel H Kittel (A), 100 William; Jos Rowan (R); due, $7,792.88; T&c, $752.60; sub to 1st mtg $65,000; mtg recorded Dec 3, 1907; Joseph P Day.

96TH ST, 151 E, see Lex av, 1491-3.


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*Legal Sales, Manhattan, Continued.*

99TH ST 70 W, ss, 100 e Col av, 25x100.11, 5-sty bk tnt & strs; Annie C Cochran—Anna Galland et al; Saml T Carter, Jr, (A), 111 Bway; Peter B Olney, Jr (R); due, $20,038.27; T&c, $422.80; Joseph P Day.

121ST ST, 101 E, see Park av, 1741.

CLAREMONT AV, 140, es, 300 n 122d, 75x115.3x75.3x121.2, 6-sty bk tnt; Max Mandel—Eva Trop et al; Abr A Silberberg (A), 258 Bway;


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Mechanics' Liens
A Specialty


Alfred C B McNevin (R); due, $12,721.02; T&c, $1,500; Joseph P Day.

LEXINGTON AV, 1491-3, nec 96th (No 151) 100.11x26, 5-sty bk tnt & strs; Sarah A Jefferson—Albt J Adams et al; Hart & Tompkins (A), 35 Wall; Jos D Kelly (R); due, $48,501.29; T&c, $1,515.78; Joseph P Day.

PARK AV, 1741, nec 121st (No 101), 20.11x75, 4-sty bk tnt & str; U S Trust Co of N Y, trste—Anna C Larney et al; Stewart & Shearer (A), 45 Wall; Jas F Donnelly (R); due, $15,657.52; T&c, $173.46; Chas A Berrian.

**NOV. 28.**
No Legal Sales advertised for this day.

**NOV. 30.**
EAST BROADWAY, 183, ss, 78.3 w Jefferson, 26.1x100, 5-sty bk tnt & str; Wolf Cohen—Seward Park Holding Co et al; David Strausman (A), 170 Bway; Jas A Lynch (R); due, $8,361.21; T&c, $500; Henry Brady.

HENRY ST, 311, ns, 288.1 e Scammel, 23.6x70.8x23.6x71.4, 5-sty stn tnt; U S Trust Co of N Y—Julius Aberman et al; Stewart & Shearer (A), 45 Wall; Manton M Wyvell (R); due, $16,007.71; T&c, $429.17; Joseph P Day.

2D ST, 12 E, ns, 163.2 e Bowery, 25x65.3, 2 & 3-sty bk factory; Assignee's sale for the benefit of creditors of Herman Finkelstein, Inc; Julius H Reiter (A), 277 Bway; Max Schenkman, assignee; Charles Shongood at 10.30 a. m. at 539 Bway.

## Bronx.

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**NOV. 21.**
No Legal Sales advertised for this day.

**NOV. 23.**
COLLEGE AV, 1043, ws, abt 180 s 166th, 22x92.6, 3-sty bk dwg; Wm H Lefferts exr—Paul B Pugh et al; Brush & Crawford (A), 30 Broad; Jos R Truesdale (R); due, $9,378.31; T&c, $297; Joseph P Day.

RYER AV, 2092, es, 125 n 180th, 18.9x104.3x18.9x104.5, 3-sty bk dwg; Charlotte Trubenbach—Rebecca F Levin et al; Baldwin, Fisher & Potter (A), 31 Nassau; Edw F Moran (R); due, $7,250.33; T&c, $413.44; Henry Brady.

SOUTHERN BOULEVARD, 1480-2, es, 200 n Jennings, 50x100, 5-sty bk tnt & strs; Alma Greenebaum—Sonsin Wahlig Constn Co et al; Alex Greenebaum (A), 233 Bway; Jno J Hynes (R); due, $9,456.16; T&c, $371.70; sub to a mtg of $34,000; Chas A Berrian.

**NOV. 24.**
139TH ST, 594 E, ss, 327.9 e St Anns av, 37.6x100, 5-sty bk tnt; Wm Dannheim et al—Maurice H Zucker et al; Henry Meyer (A), 302 Bway; Edw F Moran (R); due, $9,995.01; T&c, $265.50; sub to mtg $24,500; Henry Brady.

ANTHONY AV, 2184, es, 249.4 n 181st, 25x130, 2-sty fr dwg; David A Tower et al—Hessie C Lord et al; Martin & Howe (A), 265 Bway; Willoughby B Dobbs (R); due, $5,570.24; T&c, $1,089.12; Henry Brady.

COLLEGE AV, 1267, ws, 400 s 169th, 20x85, 2-sty fr dwg; Mary A Kreuter—Wm L Phelan et al; Amend & Amend (A), 119 Nassau; Thos H Keogh (R); due, $1,670.06; T&c, $143; Henry Brady.

WASHINGTON AV, 1718, es, 135.1 s 174th, 41.3x109.9, 5-sty bk tnt; Isaac Leader—Harris Drusin et al; Oscar Englander (A), 302 Bway; Edw D Dowling (R); due, $4,153.29; T&c, $1,657; sub to 1st mtg $27,000; Joseph P Day.

**NOV. 25 & 26.**
No Legal Sales advertised for these days.

**NOV. 27.**
BECK ST, 822, es, 136.11 n Longwood av, 37.3x100, 4-sty bk tnt; Isidore Kassel et al—Beck St Realty Co et al; Willard Schwartz (A), 31 Nassau; Gilbert E Roe (R); due, $4,806.27; T&c, $478.94; sub to 1st mtg $18,000; Joseph P Day.

**NOV. 28.**
No Legal Sales advertised for this day.

**NOV. 30.**
CHESTNUT ST, es, 100 n Cornell av, 100x52.5 to 222d, x128.10x133.7; Walter W Taylor—Emilie Schmahl; De La Mare & Morrison (A), 140 Nassau; Jno J Halpin (R); due, $5,070.57; T&c, $112.85; Joseph P Day.

TRINITY AV, 686, es, 500 s 156th, 25x73.5x25.1x74.5, 4-sty bk tnt; Loretta Cowan extrx—Caroline A Weber et al; Tallmadge W Foster (A), 257 Bway; Michl B McHugh (R); due, $14,431.08; T&c, $376.75; Joseph P Day.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**NOV. 21.**
OXFORD ST, es, 472.6 s Hanson pl, 18.9x100; sheriff's sale of all right, title, &c, which Edw N Reser had on Oct 8, 1914, or since; Lewis M. Swasey, sheriff; Wm P Rae.

**NOV. 23.**
10TH ST, nwc 5 av, 95.9x50; Bertha Steinberg—Clarence D Quaid et al; K C & M V McDonald (A), 189 Montague; Gilbert H Thirkield (R); Chas Shongood.

74TH ST, ss, 163.7 e 6 av, 40x100; Nicholas J McCormack—Cath Taylor et al; Gross & Surpless (A), 189 Montague; Jas Gray (R); Wm P Rae.

**NOV. 24.**
NEVINS ST, es, bet Union & Sackett, Lot 6; Susan Cavanagh—Jane M Ogden et al; Van Alen & Dyckman (A), 215 Montague; Kinnie C McDonald (R); Wm J McPhilliamy & Co.

58TH ST, nes, 170 se 16 av, 40x100.2; Theresa M Bang—Ellenor J Gillam et al; Chas A Hitchcock (A), 46 Cedar, Manhattan; W Rossiter Redmond (R); Wm J McPhilliamy & Co.

70TH ST, ss, 200 e 14 av, 30x100; Jas Pirnie—Bonaventura Suriano et al; Jos H Breaznell (A), 26 Court; I W Jacobson (R); Wm J McPhilliamy & Co.

CHURCH AV, ss, Lots 35 to 39, map of land of Trustees of Reformed Dutch Church; St John's Roman Catholic Church in the City of Brooklyn—Edw McHugh et al; Owens, Gray & Tomlin (A), 189 Montague; Robt F Manning (R); Wm J McPhilliamy & Co.

GLENMORE AV, nec Euclid av, 80x94x irreg; Carsten H Offerman—Otto Kampfe et al; Wm Watson (A), 16 Court; Wm J Mahon (R); Wm J McPhilliamy & Co.

GLENMORE AV, nwc Pine, 80x94; same—same; action 2; same (A); Thos P Mulligan (R); Wm J McPhilliamy & Co.

JEFFERSON AV, ses, intersec sws Hamburg av, 100x100; Wm Hennemann et al—Irving B Clement et al; Jno M O'Neill (A); Ridgewood, Queens; Isidor Buxbaum (R); Nathaniel Shuter.

MYRTLE AV, ns, 64.8 w Prince, 16.2x100; Mary C Keenan et al—Delia Kelly et al; J Hunter Lack (A), 49 Court; Wm G Bushnell (R); Wm J McPhilliamy & Co.

NOSTRAND AV, ws, 100 n Av H, 20x90; Mary E Peck—Henry W Ellison et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm P Rae.

STONE AV, ws, 125 s Dumont av, 25x100; Sophie V Minasian—Saml Klein et al; Geo A Minasian (A), 132 Nassau, Manhattan; Wm Murray (R); Wm J McPhilliamy & Co.

STUYVESANT AV, nwc Jefferson av, 20x95; Louis L DeBost—Kate L McNevin et al; Ferriss & Storck (A), 165 Bway, Manhattan; Wm W Wingate (R); Jas L Brumley.

SUMNER AV, ws, 23 n Madison, 19.8x90; Wm G Wilson—Cook Realty Co et al; Chas S Taber (A), 189 Montague; Edw F Taber (R); Wm P Rae.

WYCKOFF AV, sws, 50 nw Starr, 75x96.8x75x93.3; Katharina Shleiermacher et al—Ludwig Butzgy et al; Kiendl, Smyth & Gross, 215 Montague; Albt Firman (R); Nathaniel Shuter.

3D AV, sec 39th, 25x100; Jas Lefferts—Mary A Cronin et al; DeWitt V D Reiley (A), 160 Bway; Benj Ammerman (R); Saml Shuter.

**NOV. 25.**
STATE ST, ns, 20 w 3 av, 20x100; Theophilus Olena—Mary A Kennedy et al; Merchant, Olena & Merchant (A), 149 Bway, Manhattan; Hector McG Curren (R); Wm P Rae.

**NOV. 26.**
No Legal Sales advertised for this day.

**NOV. 27.**
FLEET ST, swc Hudson av, 25x104.4x irreg; Julius Stern—Saml Berliner et al; Grover M Moscowitz (A), 189 Montague; Milton Hertz (R); Nathaniel Shuter.

MIDWOOD ST, ns, 105 w Rogers av, 20x100; Realty Associates—Mary A Hulett et al; Harry L Thompson (A), 175 Remsen; Harry G Anderson (R); Wm J McPhilliamy & Co.

1ST ST, sws, intersec ses 7 av, 97.10x25; David H Eisner—Fredericka L Franke et al; Jerome Eisner (A), 41 Park Row, Manhattan; Jos F Magure (R); Wm J McPhilliamy & Co.

7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Owen F Finnerty (R); Wm P Rae.

**NOV. 28.**
No Legal Sales advertised for this day.

**NOV. 30.**
CHRISTOPHER AV, ws, 150 s Riverdale av, 25x100; Jos P Slater—Gittel Katz et al; Hyman Lurio (A), 61 Thatford av; Isaac Seigmeister (R); Nathaniel Shuter.

HERKIMER ST, ss, 200 w Utica av, 25x185.6; Francis L Allyn—Henrietta Hall et al; Chas S Taber (A), 189 Montague; Geo Tonkonogy (R); Wm P Rae.

NEW JERSEY AV, nwc Pitkin av, 20x85; Sarah Wertheimer—Frances Beck et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; Jacob W Kahn (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

## Manhattan.

**NOV. 14.**
BLEECKER ST, 135-7; Henry B Ketcham—Howard P Denison et al; G E Kenna (A).

LEWIS ST, ws, adj land of Robt Carnley & Benj Brown, 43.7xirreg, & LEWIS ST, nwc 3d, 18.6x81.4xirreg; Metropolitan Savgs Bank—Abr Kassel et al; amended; A S & W Hutchins (A).

**NOV. 16.**
9TH ST, ss, 329 w 2 av, 21x75; Chas R Pelgram—Fannie Ungar et al; Thompson, Warren & Pelgram (A).

118TH ST, ss, 316 w Lenox av, 20x100.11; Lydia Lange—Saml A Diamond et al; H C Kudlich (A).

**NOV. 17.**
GREAT JONES ST, 35; Metropolitan Savgs Bank—Jno J Radley et al; A S & W Hutchins (A).

WATER ST, 502; Astor Trust Co—Elizabeth McNally et al; Cary & Carroll (A).

3D ST, ns, 275 w 2 av, 25x87; German Savgs Bank in the City of N Y—Amelia Hanford et al; M Auerbach (A).

42D ST, 229 E; Sarah A Kerr Henry Weiss et al; Woodford, Bovee & Butcher (A).

108TH ST, 52 E; Henry C Read, Jr—Florette Realty Corpn et al; Carrington & Pierce (A).

110TH ST, ss, 100 w 2 av, 16.8x100.10; Jean A Wilson—Annie M Jones et al; Cary & Carroll (A).

**NOV. 18.**
CANNON ST, 66 Abraham Goldinger—Nathan Bitzick et al; Weinberg Bros (A).

78TH ST, 156 E; Benj Welles et al—Jas R Keane et al; C Wood (A).

120TH ST, ss, 84 w 1 av, 16x50.5; Henry J S Hall et al—Lillie Furst et al; Bowers & Sands (A).

148TH ST, ss, 75 e Convent av, 100x99.11; Seaman's Bank for Savgs in the City of N Y—Nellie E Peck et al; Cadwalader, Wickersham & Taft (A).

**NOV. 19.**
33D ST, 311 W; Emigrant Industrial Savgs Bank—Robt E Walsh et al; R & E J O'Gorman (A).
131ST ST, 14 E; Emigrant Industrial Savgs Bank—Annie M Ivory et al; R & E J O'Gorman (A).
178TH ST, ns, 125 w Wadsworth av, 12.6x100; Emma E Odell—Mabel Power; amended; J C Gulick (A).
MADISON AV, ws, 43.11 s 100th, 38x100; Excelsior Savgs Bank of the City of N Y -Marcus Rosenthal et al; J C Gulick (A).

**NOV. 20.**
HOUSTON ST, swc Mangin, 20x75; Estelle Rymph—Ferdinand Frese et al; A J Westermayr (A).
20TH ST, 28 E; Conrad Stein Rough Rider Realty Co et al; Deyo & Bauerdorf (A).
134TH ST, 247 W; Charlotte M Leleu—Frances C Conway et al; Wells & Snedeker (A).

### Bronx.

**NOV. 13.**
SOUTHERN BLVD, ws, 184.2 s 180th, 30x149.6; Victor Stolte—Arthur G Muhlker et al; Wesselman & Kraus (A)
LOTS 28, 144, 145, 146, 147, 196, 197, 198, 199, 200, 209, 210, 211, 212, 78, 79, 176, 177, 178, 179 & 180, map of Adee Park, 24th Ward; 7 actions; Wm C Trull—Filomena Cipolla et al; L E French (A).

**NOV. 14.**
170TH ST, ns, 15.9 w Bristow, 23.8x91.3; Wm A Martin—Chas H Sproessig, Jr, et al; Lachman & Goldsmith (A).

**NOV. 16.**
183D ST, nec Prospect av, 50x100; Hannah Wilhelm—Wolf Burland et al; A A Silberberg (A).
220TH ST, ns, 50 w lot 213, on map of Wakefield, 25x114; Saml Martin—Marzian Lignoski et al; Gescheidt & Toomey (A).

**NOV. 17.**
12TH ST, swc Av C, 105x108.6; Ebling Brewing Co—Martha Buttner et al; E Cohn (A).

**NOV. 18.**
OAK TER, ss, 100 w Beekman av, 24x100; Mary E Elstner—Sigmund Honig et al; H C Kudlich (A).
179TH ST, nwc Clinton av, 25x100; Arthur Sammis—Lawrence Kronenberger et al; W Sammis (A).
CAULDWELL AV, 786; Theodore C Camp - Saml Grossman et al! Cary & Carroll (A).

**NOV. 19.**
EVADNA ST, ss, 100 w Blondell av, 50x100; Geo Hauser—Michl J Cooney et al; Neier & Van Derveer (A).
MACY ST, ss, 75 w Hewitt pl, 25x94.7; Mary Annie Robitzek—Nora Stanton et al; H Robitzek (A).
177TH ST, nec Davidson av, 30x90; Wm I Seaman—Jos P Fox et al; Speir & Bertlett (A).
LOT 30, parcel 4, map of sub-division of property of Wm B Ogden; Corporate Mtg Co—Aug Nelson et al; H D Patton (A).
PLOT 26, map of Villa Sites, Riverdale, 24th Ward; Ruby H Popper—Jas J Devaney et al; M W Monheimer (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 12.**
RIVINGTON ST, sec Lewis, 24.11x80; Robt L Roguet—Cora Kirschberg et al; Harold J Roig (A); Jno P Dunn (R); due ..... 38,478.00

**NOV. 13.**
40TH ST, 456 W; Margt Marx—Jacob J Vogel; Albt W Venino (A); Max Altmayer (R); due ..... 13,072.37
LEXINGTON AV, ws, 100.11 n 102d, 44.11x100.11; Ver Planck Estate—Tax Payers Realty Co et al; Byrne & Cutcheon (A); Frank Cochrane (R); due ..... 12,974.70

**NOV. 14.**
No Judgments in Foreclosure Suits filed this day.

**NOV. 16.**
CLINTON ST, 97; Philip Klein—Morris Mandelskorn et al; F E Klein (A); Cambridge Livingston (R); due.... 11,394.00
STANTON ST, 125; Philip Klein et al—Morris Mandelskorn; F E Klein (A); Cambridge Livingston (R); due.... 7,133.78

**NOV. 17.**
58TH ST, 211 W; Saml Wacht—59th St Real Estate Co et al; Arnstein & Levy (A); Max Altmayer (R); due..... 11,894.24
AMSTERDAM AV, 108; Lillian M Jauss —Anna C Erb et al; Cornelius Huth (A); Neilson Olcott 2d (R); due.... 3,868.53
CROMWELL AV, es, adj ss lot 358, map of Inwood, 86x100; Geo McCormack —Michl F Maher, Jr, et al; P Henry Delehanty (A); Jacob L Diamond (R); due ..... 7,663.85

**NOV. 18.**
No Judgments in Foreclosure Suits filed this day.

### Bronx.

**NOV. 13.**
LOT 228, map of Village of Mott Haven, in Manor of Morrisania; Frances H Bolton et al—Luigi Flora et al; J A Lane (A),; Max Bendit (R); due... 8,232.22

**NOV. 14.**
BROOK AV, 1528; Hyman Goldstein—Abr Goldstein et al; N H W Schutt (A); M J McCarthy (R); due..... 1,930.82
EDGEWATER RD, ws, 672.6 n Westchester av, 25x100; Bertha Beringer —Annie Nock et al; Lee & Fleischmann (A); Isaac F Cohen (R); due. 5,031.44

**NOV. 16.**
No Judgments in Foreclosure Suits filed this day.

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*Bronx Judgments in Foreclosure, Continued.*

**NOV. 17.**
LOTS 45, 46, 47 & 48, map of property of the New York Chartered Bond & Mtg Co; Charlotte A O'Shea—Ellen Mary Quinlan et al; W C Arnold (A); J H Radigan (R); due..... 2,073.03
LOT 119, on revised map of Seneca Park; Chas Glore et al—M Kempf Realty Co et al; Clocke, Koch & Reidy (A); W A Keating (R); due. 3,165.50

**NOV. 18.**
3D AV, swc 182d, 80x102.9; Regina Hyman—Corgil Realty Co, Inc, et al; Strasbourger, Eschwege & Schallek (A); Harry N French (R); due..... 7,905.00

**NOV. 19.**
BECK ST, ss, 100 w Av St John, 100x125; Gerson M Krakower—Ostro Constn Co et al; Krakower & Peters (A); M P Doyle (R); due ..... 7,158 67
184TH ST, ns, 128.6 w Washington av, 16.6x100; Johann C Hofmann et al—Unexcelled Sales Corpn et al; G Frey (A); W J McKeown (R); due ..... 2,132.66

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 14.**
CITY HALL PL, ss, bet Duane & Pearl, 380.10x119.5xirregx102.11; WORTH ST, swc Baxter, 30.4x207.4xirreg to Park, x424.8 to Pearl x 367.4xirreg; and BLOCK bounded by Park st, Pearl st, City Hall pl and Duane st; City of N Y—Jas R K Shaw et al; action to acquire title; F L Polk (A).

**NOV. 16.**
CITY HALL PL, ss, whole front bet Duane & Pearl sts, 380.10x119.5xirregx102.11; WORTH ST, swc Baxter, 30.4x207.4 xirreg to Park x 424.8 to Pearl x367.4xirreg, & BLOCK bounded by Park, Pearl, City Hall pl & Duane; City of N Y—Jas K Shaw et al; action to acquire title; F L Polk (A).
RIVINGTON ST, ss, 74.1 w Mangin, 25x75; Henry Nodell et al—Sarah Wheaton et al; partition; G P Foulk (A).
71ST ST, 67 W; Genevieve C Seely et al—Mary A Mortimer et al; amended action to vacate mtg; Clarke & Clarke (A).
AMSTERDAM AV, sec 106th, 47.10x100; W F Burns Realty Co—Postal Life Ins Co; counterclaim; C L Craig (A).

**NOV. 17.**
RENWICK ST, es, 267.1 s Spring, 20.6x60; City of N Y Margt J Monds et al; foreclosure of tax lien; F L Polk (A).
24TH ST, 236 E; Lena Citron—Pietrina Battaglina et al; amended action to admeasure dower, &c; M Schleimer (A).

**NOV. 18.**
ALLEN ST, 91; Manhattan Ry Co—Safety Holding Co et al; action to acquire title, &c; J L Quackenbush (A).
ALLEN ST, 94; Manhattan Ry Co—Jacob Lederer et al; action to acquire title, &c; J L Quackenbush (A).
ALLEN ST, 103; Manhattan Railway Co—Morris Jacoby et al; action to acquire title, &c; J L Quackenbush (A).
ALLEN ST, 128-30; Manhattan Ry Co—David Wasser et al; action to acquire title, &c; J L Quackenbush (A).
ALLEN ST, 179-81; Manhattan Ry Co—Moritz Muhlberg et al; action to acquire title, &c; J L Quackenbush (A).
ALLEN ST, 197-99; Manhattan Ry Co—Simon Shapiro et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 33-35; Manhattan Ry Co—Edward Winter et al; action to acquire title; J L Quackenbush (A).
1ST AV, 40; Manhattan Ry Co—Katherine Wagner et al; action to acquire title; J L Quackenbush (A).
1ST AV, 58; Manhattan Ry Co—Louis Giessler et al; action to acquire title; J L Quackenbush (A).
1ST AV, 66; Manhattan Ry Co—Louise Closins et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 68; Manhattan Ry Co—Geo G Gernannt et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 70; Manhattan Ry Co—Blima Goldberg et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 71; Manhattan Ry Co—Aug Zepf et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 76; Manhattan Ry Co—Wm E Sengens et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 78; Manhattan Ry Co—Estate of Jno Faeth, Inc, et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 83-85; Manhattan Ry Co—Jos Spektorsky et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 88; Manhattan Ry Co—Pauline Goldstein et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 90; Manhattan Ry Co—Isak Messer et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 109; Manhattan Ry Co—Heinrich F Brinckmann et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 111; Manhattan Ry Co—Christian Turck et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 112; Manhattan Ry Co—Louis Rosenswaike et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 115; Manhattan Ry Co—Margt J Koerner et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 117; Manhattan Ry Co—Pauline Nussbaum et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 118 & 120½; Manhattan Ry Co—Louis Rosenswaike et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 124; Manhattan Ry Co—Adolph Finkelstein et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 143; Manhattan Ry Co—Jno Munz et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 149; Manhattan Ry Co—Manuel B Berkowitz et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 153; Manhattan Ry Co—Wm Doerzbacher et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 157; Manhattan Ry Co—Jacob Finkelstein et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 160; Manhattan Ry Co—Aaron Wolgin et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 165-67; Manhattan Ry Co—Albt Valkenberg et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 175; Manhattan Ry Co—Chas A Kohl et al; action to acquire title, &c; J L Quackenbush (A).
1ST AV, 176; Manhattan Ry Co—Carmela De Benedictic et al; action to acquire title, &c; J L Quackenbush (A).
6TH AV, 169, 171 & 185; Oriental Fireproof Sash & Door Co—Rhinelander Real Estate Co et al; action to foreclose mechanic's lien; Krakower & Peters (A).

**NOV. 19.**
19TH ST, 546 E; also Av B, 318-26; Bklyn Structural Steel Corpn—Levy Dairy Co et al; foreclosure of mechanic's lien; Miller & Hartcorn (A).
112TH ST, 19-21 E, & 47TH ST, 258 W; Morris Jasper—Isidore L Berkowitz et al; action to declare deeds void, &c; Marcuson Bros (A).

**NOV. 20.**
BROAD ST, nec Water, 36.5x46.10xirreg; Gertrude A Vanderbeck—Gerard C Hegeman et al; partition; Stoddard & Mark (A).
ELDRIDGE ST, 17; Dora Sprung—Eva Hexter et al; amended partition; C L Hoffman & H A Friedman (A).
GRAND ST, 214-6, & 246 & property in Orange Co; Mary A Smith—Priscella Witt et al; partition; H C Barker (A).
49TH ST, ns, 500 e 1 av, —x—, to 51st; also BEEKMAN PL, es, 49th to 51st, —x—; Beekman Estate—Mary C Foster et al; amended action to cancel deed; H L Fordham (A).

### Bronx.

**NOV. 13.**
CORNELL AV, ns, 160 e Old rd, 25x100; Saml Hyman—Louise D Burke et al; action to foreclose lien; G A Moses (A).
ZULETT AV, ss, 450 w Mapes av, 25x100; Jacob Rodgiff—Louise D Burke et al; action to foreclose lien; G A Moses (A).

**NOV. 14.**
CORNELL AV, ns, 135 e Old rd, 25x100; Maurice S Hyman—Louise D Burke et al; action to foreclose transfer of tax lien; G A Moses (A).
LYON AV, sec Castle Hill av, 35.5x161; Thos F Walsh—Thos F Walsh et al; partition suit; T Daly (A).
UNIVERSITY AV, 1339; Wm H Caldwell, Jr—Geo Kammerer et al; action to foreclose mechanic's lien; A Knox (A).
ZULETT AV, ss, 425 w Mapes av, 25x100; Rose Hyman—Louise D Burke et al; action to foreclose transfer of tax lien; G A Moses (A).

**NOV. 16.**
No Lis Pendens filed this day.

**NOV. 17.**
OLD BOSTON RD, ws, 226.9 s Elizabeth, 25x103; Saul Domroe—Rose Gandolfi et al; action to foreclose transfer of tax lien; A Ferme (A).
UNIVERSITY AV, 1339 (**); Wm H Caldwell, Jr—Geo Kammerer et al; action to foreclose mechanic's lien; A Knox (A).

**NOV. 18.**
FURMAN AV, es, being lot 22; Saml Isaacs—Louis Hanson et al; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).
FURMAN AV, es, being lot 23; same—same; action to foreclose transfer of tax lien; same (A).

**NOV. 19.**
No Lis Pendens filed this day.
**Recorded in N. Y. County.

### Brooklyn.

**NOV. 12.**
BARBEY ST, ws, 196.8 s Dumont av, 19.4x100; Frederic W Norris—Max Goldman et al; H J Davenport (A).
BERGEN ST, ns, 215.6 e Rogers av, 20x100; Minnie Dewar—Mary E James; Weinberg Bros (A).
BERKELEY PL, ss, 275 w 8 av, 17.6x100; Ray E Richards Alice Sheridan et al; H L Thompson (A).
BOERUM ST, ss, 100 w Lorimer, runs s100xw50xn3xw25xn97xe75 to beg; David Shapiro—Saml Sheindelman et al; S H Kugel (A).
CONOVER ST, nws, 25 ne Sullivan, 25x100; Walter J Minns—Grazio Gentile et al; G W Sickels (A).
DENYSES LA, swc land Geo Van Brunt (decd), runs sw429.3xnw—xn—xw220xs130xw260xn120xw—xne—xse102.7xn19.7xse30xn100xse450.7 xse125 to beg; Louis Wechsler—Chas S Conklin et al; J H Wescott (A).
McDONOUGH ST, nwc Bway, 46.1x110.1; also McDONOUGH ST, swc Bway, runs w64.4xs100xe35xn29.11xne70.2xnw29.3 to beg; Fannie Moses—Moses H Moses et al; partition; Johnston & Johnston (A).
RUTLEDGE ST, 284; Ames Nostrand Realty Co—Zacharia Derschowitz et al; J A Kohn (A).
SACKMAN ST, es, 180 n Riverdale av, 95.8x100; Square Lumber Co—New Lots Constn Co et al; foreclosure of mechanics lien; A A Kotzen (A).
SUMPTER ST, ns, 125.8 w Rockaway av, 25x100; Caroline Reichert—Jno J Elfers et al; Kramer, Cohn & M (A).
E 4TH ST, es, 335.3 n Greenwood av, 25x100; Alfred G Reeves—Excelsior Bldg Loan Assn et al; W P Dalton (A).

68TH ST, swc 10 av, 20x80; Francis M Vibbard —Safe Realty Corpn et al; Hubbard & Rushmore (A).
GRAVESEND AV, ws, 439.11 n Av S, 19.6x75; Anne Mac Edward—Fanny Kahn et al; H M Bellinger, Jr (A).
SHEEPSHEAD BAY RD, ws, 174.7 n Av Y, runs w269.11xn259.11xs60 to beg; Chas E Paul—Alfred Brown et al; J M Kelly (A).
SHEPHERD AV, ws, 150 n Liberty av, 25x100; Atlantic Savgs Loan Assn—Antonio Perrotta et al; C K Terry (A).
18TH AV, ses, 40 sw 70th, 20x90.7x20x90.11; So Bklyn Savgs Instn—Jacob Kaiser Impt Co et al; Coombs & Whitney (A).
18TH AV, ses, 60 sw 70th, 20x90.7x20x90.4; same—same; same (A).
18TH AV, ses, 100 sw 70th, 20x90.1x20x90.9; same—same; same (A).
18TH AV, ses, 120 sw 70th, 20x89.9x20x59.6; same—same; same (A).
18TH AV, ses, 140 sw 70th, 20x89.6x20x89.3; same—same; same (A).
LOT 1106, map of Slocum Park; Oddeu V Sigurdson—Carl Johaneson & ano; J J Bakerman (A).

**NOV. 13.**
CANARSIE LA, nwc Bedford av, 72.10x100x70.4x100; Stephen Yates—Conrad Realty Co et al; G C Case (A).
CONSELYEA ST, ns, 225 w Manhattan av, 25x100; also N 8TH ST, ss, 175 w Bedford av, 20.10x80; Annie Manno—Jno Perasso et al; partition; Halbert & Quist (A).
DENYSES LA, swc land of Geo Van Brunt, runs sw429.3xnw—xn—xw—xs130xw260xn130xw—xne—xse102.7xn19.6xse60xn100xse450.6 xse 125 to beg; Louis Wechsler—Chas S Conklin et al; J H Westcott (A).
OAK ST ss, 277 w Franklin, 21.4x75; Mary E Des Caso—Jno W Stiles & ano; L S Goebel (A).
TEN EYCK ST, ns, 150 w Leonard, 25x100; State of N Y—Jennie Umberg & ano; to set aside deed; J C Cropsey (A).
VAN SICLEN PL, ws, 195.8 s Coney Island Plank rd, 20x100; Hyman Newman—Domenico Capone et al; H Newman (A).
WINTHROP ST, ns, 250.7 e Flatbush av, 55x 106; also WINTHROP ST, ns, 230.7 e Main rd, 20x106; Louis Janson—Kath R Cusick & ano; R C Humphreys (A).
E 31ST ST, ws, 80 s Clarendon rd, 20x100; Alex A Forman, Jr—Edw Alford et al; A A Forman, Jr (A).
E 49TH ST, es, 540 s Av L, 30x100; Honora Butler—Mary J Camp & ano; G Eckstein (A).
WILLOUGHBY AV, ns, 100 e Lewis av, 16.8x 100; Edw F Maloney—Regina Buchner et al; R W Maloney (A).

**NOV. 14.**
AMBOY ST, —c Blake av, runs s250xe—xn— to Hunterfly rd xnw—xw— to beg; Annie Kamerman—Max Resnick et al; L Rosenberg (A).
HART ST, ns, 185 w Throop av, 20x100; Mary N Scranton—Israel Goldklang et al; W H Garrison (A).
HOYT ST, es, 30.1 n 3d, 20x84x20x86.2; Mary E Lawrence—Gardner B Beecher et al; Sackett & Lang (A).
JUNIUS ST, ws, 200 s Blake av, 50x100; Homestead Bank—Golde Rabinowitz et al; Watson & Kristeller (A).
E 16TH ST, ss, 54.4 n Ditmas av, 60x75; Grace E Rupp—Henry J Armstrong et al; B R Duncan (A).
57TH ST, ss, 100 e 7 av, 20x100; Wilhelmina Bogemann—Edw M Duffy et al; Reynolds & Geis (A).
57TH ST, sws, 250 nw 15 av, 100x100.2; Gulian Ross—Mary J Drake et al; H A Ingraham (A).
61ST ST, sws, 95 se 15 av, runs sw20xse5xsw40 xnw5xsw40xse80xne100xnw80 to beg; Homestead Bank—Willmont Realty Corpn et al; Watson & Kristeller (A).
AV D, ns, 60 e E 39th, 20x90; Julius Lehrenkrauss—Nunzio Brusca et al; L Rayvid (A).
GREENE AV, ns, 104 w Patchen av, 18x100; Bklyn Hospital—Ida Casey et al; T F Redmond (A).
LEWIS AV, nec Vernon av, 25x80; Jas D Buxton—Wm H Weygardt et al; Smith, Doughty & W (A).
NOSTRAND AV, ws, 78.4 s East N Y av, 26.8x 100; Sara E Perry—Maria Franzese et al; E T Horwill (A).

**NOV. 16.**
CHAUNCEY ST, 241A-16; Henry Lutz—Daniel J Belloff et al; J Klein (A).
FRANKLIN ST, sec Freeman, 50x95; May E Brennan—Wm J Crawford; partition; C J Carroll (A).
18TH ST, ns, 200 e 10 av, 80x100.2; May A Quilty—Ellen Gibbons et al; partition; A G Steiner (A).
CENTRAL AV, sws, 100 se Troutman, 25x100; Victor Liota—Giovanni Tumminello et al; S J Liota (A).
3D AV, es, 20 n 51st, 27.8x100; Hamilton Trust Co—Jno Dobbin et al; Cary & Carroll (A).
3D AV, es, 47.8 n 51st, 27.8x100; same—same; same (A).

**NOV. 17.**
BUTLER ST, ns, 100 w Saratoga av, 175x110.1x 178.1x143.2; Martha Bierach—Commonwealth Impt Co et al; S A Telsey (A).
HOPKINS ST, ss, 150 e Throop av, 25x100; Minnie V Zechiel—Jacob Weiss etal; L C Wills (A).
QUINCY ST, ns, 123.4 e Classon av, 20.1x100; Eliz Scott—Thos A Scott; to correct a deed; R L Perry (A).
W 5TH ST, ws, 162 n Av T, 18x100; Zella K Dickinson—Mary J Cockle et al; Caldwell & Holmes (A).
14TH ST, nec 7 av, 40x87.10; also 12TH ST, sc 8 av, 24.6x97.10; Solomon Hyman—Louis Pellman et al; E Bittiner (A).
40TH ST, sws, 275 nw 8 av, 25x100; National Savgs Bank of Albany—Elvira Behneke et al; T F Redmond (A).
52D ST, sws, 300 se 15 av, 40x100.2; Eliz Myers —Gunder O Olsen et al; H L Thompson (A).
74TH ST, sws, 100 se 19 av, 20x100; N Y Mtg & Security Co—Herman Hassnar et al; H M Bellinger (A).
85TH ST, nes, 110 nw 10 av, 30x100; So Bklyn Savgs Inst—Mary McPartland et al; Coombs & Whitney (A).
85TH ST, nes, 140 nw 10 av, 30x100; same—same; same (A).
AV M, ns, 60 e Ryder av, 40x100; Clarence P Tompkins—Arthur L C Macconell et al; Clarke & Frost (A).
BUSHWICK AV, nes, 27.1 nw Myrtle av, runs e100.9xn24xw47.8 xn—xw 60.7 x se 28.2 to beg; Title G & T Co—Anna Berger et al; T F Redmond (A).
PARK AV, ss, 193.8 w Bway, 22x100; 1/3 part Helen M Higbee—Rudolph Laber; Caldwell & Holmes (A).
PUTNAM AV, ss, 179 e Bedford av, 21x100; Bond & Mtg Guar Co—Fredk H Bagnall et al; T F Redmond (A).
7TH AV, swc 8th, 22x80; also 12TH ST, sc 8 av, 24.6x97.10; Solomon Hyman—Louis Pellman et al; E Bittiner (A).

**NOV. 18.**
DECATUR ST, ns, 97.6 e Reid av, 17.6x100; Mary M Post—Petra de la Cova et al; G W Pearsall (A).
HEMLOCK ST, sec Ridgewood av, 20x100; August Schilpp—Mae Druck et al; C S Heidenreich (A).
56TH ST, sc 2 av, 40.2x100; Jno J Cunningham —Frank Cooper & ano; J C McEachen (A).
CATON AV, sec Stratford rd, 105.10x132.10x100 x98; Wood-Harman Warranty Corpn—Plandome Constn Co et al; I Roth (A).
MYRTLE AV, ss, 200 e Nostrand av, 25x100; Jno Hoffman—Andrew Schmitt et al; J Schauf (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**NOV. 14.**
GREENWICH ST, 398; Saml Plotnick —Bernard Karp; renewal (75)..... 177.00
27TH ST, 148 E; Halpern & Mestel, Inc—Fannie Levy; Feinors Constn Co (79) ..... 85.00
29TH ST, 39-41 W; W Y Jack Co—W J Caroline, S W & Jno O'Connor; Rockridge Realty Co (74) ..... 308.00
71ST ST, 342-44 W; Barnett Narotsky —Sadie Bonwit; Ernest Tribelhorn (78) ..... 277.00
71ST ST, 346-48 W; Barnett Narotsky —Edw H Litchfield; Ernest Tribelhorn (77) ..... 145.10
110TH ST, 9-11 W; Jacob Efron—Louis W Manson; Jos Beacher & Louis Levine (80) ..... 107.36
135TH ST, 14-28 E; Jacob Efron—Jas Everard; Jos Beacher & Louis Levine (81) ..... 488.91
CENTRAL PARK W, 265; Hoffman & Elias—Estate of Fredk W Jockel (73) 484.92
WADSWORTH AV, 124-28; Jos Starobin —Wm Hobson; Aldorf Constn Co, Inc (76) ..... 225.00

**NOV. 16.**
11TH ST, 25 E; Saml Zlot—Fredk W Whitridge; F R Weeks (87) ..... 3.70
88TH ST, 47 E; Louis Goldsmith—Julius Herman; Arenal Realty Co; Louis Korn & Adjustment Realty Co; renewal (84) ..... 151.50
90TH ST, 69-71 W; Frank E Wise & Son, Inc—69 West 90th St Corpn; Superior Cornice & Skylight Wks (86) ..... 124.11
152D ST, 610 W; Saml Robinson—Wm J Alexander; W P Anderson (88).. 31.73
163D ST, 549 W; Harry Farber—Morris W Levine; Louis Remey (85) ..... 193.30
MADISON AV, 1225; Louis Goldsmith—Nathan Hirsch; Louis Korn & Adjustment Realty Co; Arenal Realty Co; renewal (83) ..... 370.50

**NOV. 17.**
WILLETT ST, 2; David Weiner—Harry H. Ducker; Nathan Jankowitz (90). 85.00
122D ST, 230 W; Jacob Berson—Amelia Friedman; Victor Denny (89) ..... 134.00
PARK ROW, 194; David Kestin—David Rothschild; Jacob White (90)..... 65.00

**NOV. 18.**
MONTGOMERY ST, 35-37; Ludowici Celadon Co —Hebrew Kindergarten & Day Nursery; Philip Repatzky (93) ..... 200.00
WATER ST, nec Gouverneur, 100x75; Mildner & Wieber—Jackson Bros; Empervious Product Co (99) ..... 160.00
WILLETT ST, 2; Max Fleischer—H H Ducker; Nathan Jankowitz (96)..... 25.00
135TH ST, 14-28 E; Indiana Flooring Co—Jas Everard estate; Harper Richardson; Julius M Schwartz (95).... 1,053.07
AV B, swc 19th, 90x120; J L Mott Iron Wks—Levy Dairy Co; Rutan, MacAdam & Cooper ,Inc (97)..... 588.50
BROADWAY, 1676-84; 7TH AV, 808-16; S F Hayward & Co—Amos F Eno; Delta Theatre Corpn (98)..... 102.00

**NOV. 19.**
GOERCK ST, 71-73; Nassau Iron Wks, Inc—Weyler Constn Co (108)..... 45.00
HUDSON ST, 279-81; Wm Huenerberg —Estate of Eliza M Bailey & Edw C Cammann, exr; Wm Fischer (104) 10.00
LAFAYETTE ST, swc White, 120.8x 106.10x— to Franklin x75x80.11x28; N Fass & Co—Hallenbeck-Hungerford Realty Corpn; Wells & Newton Co; Alex Karpin (105) ..... 75.50
PECK SLIP, 43; Otis Elevator Co—General Fish Co; Comyns & Mayer; renewal (102) ..... 220.00
92D ST, 348 E; Levine & Posner, Inc—Israel D Schalchetzki (101)..... 125.00
115TH ST, 27-29 W; Harry Klein—Johanna Herrnstadt; B Goldberger & M Rosenbaum; N Goldberger (106) 150.00
AV B, swc 19th, 84x120; August T Brook—Levy Dairy Co; Bklyn Structural Steel Co; Rutan, McAdam & Cooper, Inc (103) ..... 121.00
AV B, 318-26; 19TH ST, 546 E; Herrmann & Grace Co—Levy Dairy Co; Rutan & Cooper, Inc (100)..... 281.50
BROADWAY, 3134; Saml Derfmer—N Y Real Estate Security Co; renewal (109) ..... 95.50
WADSWORTH AV, ws, 50 n 179th, 75x 100; Vita Comtessa & Co—Wm Hobson; Aldorf Constn Co, Inc (110).. 611.45
9TH AV, 681; Berger Mfg Co—Jos Swain, estate of Jos Swain; P C Eckhardt (107) ..... 52.00

**NOV. 20.**
23D ST, 155-9 E; E Smolka Plumbing Co—Fernando Wood, N Y College of Dentistry & L A Thole (119)..... 176.09
78TH ST, 101 W; Max Greenwald—Chas J Butterly; renewal (114) .... 451.75
148TH ST, 412-20 W; Robt Rosenberg —Nellie E Peck & H Holland (120). 250.00
187TH ST, 509-15 W; Geo H Storm & Co—Janpole & Werner Constn Co Co. (116) ..... 1,452.61
AV A, 363 to 379; also 22D ST, 415-39 E· H M Susswein & Co—Central Crosstown R R Co, Auto Track Garage Co, Inc & Eagle Concrete Arch Engineering Co (115) ..... 362.50
AV B, swc 14th, 120x84; Jos Tino & Co, Inc—Levy Dairy Co & Rutan, McAdam & Cooper, Inc (117)..... 99.74
AMSTERDAM AV, 1627-33; Saml Derfner—N Y Real Estate Security Co; renewal (113) ..... 330.50
BROADWAY, 3099; Saml Derfner—N Y Real Estate Security Co; renewal (112) ..... 591.50
BROOK AV, 1502; Saml Baxter—Jas S Bryant & J Wilson Bryant; renewal (118) ..... 125.00
WADSWORTH AV, 124-8; Lee Heating Co—Wm Hobson & Aldorf Constn Co, Inc (111) ..... 600.00

### Bronx.

**NOV. 13.**
No Mechanics Liens filed this day.

**NOV. 14.**
246TH ST, ns, 100 w Livingston av, 70x 130; Wm J Nichol—G D Strayer; T F Fraser & Co (46)..... 8.25
SAME PROP; Alexander Nichol—same. 11.00
PARK AV, es, 102.2 n 167th, 38x100; Evans Kaestner—Malcke Bldg Co., Inc (47) ..... 440.00

**NOV. 16.**
GUNTHER AV, ws, 200 s Edenwald av, 25x100; Gustav A Johnson—Louis Pugliese; Jno Marx (46)..... 50.00
VILLA AV (**), es, 171.6 s Van Cortlandt av, 50x92; Mulgers Iron Wks—Monaco Constn Co; Jos Monaco; renewal (92) ..... 459.85

**NOV. 17.**
246TH ST, ns, 100 w Livinsgton av, 70 x130; Ames Transfer Co—Geo D Strayer; F H Fraser Co (48)..... 438.87
3D AV, 4497; Wm M Ward—Chas Shapiro, Inc (47) ..... 100.00

**NOV. 18.**
CLINTON AV, nwc 179th, 25x100; Title Guarantee & Trust Co—Lawrence Kronenberger Constn Co; Lawrence Kronenberger (49) ..... 50.00

**NOV. 19.**
226TH ST, 828 E; Jno H Damm—Felicia Bernacchio (50) ..... 16.00
GUNTHER AV, ws, 200 s Edenwald av, 25x100; Clyde F Howes—Louis Pugliese & Jno Marx & Sons (51)..... 60.00
**Recorded in N. Y. County.

### Brooklyn.

**NOV. 12.**
BOERUM ST, 90; Kahn Bros—Mary Cohen ..... 1,000.00
HENDRIX ST, ws, 120 n Hegeman av, 40x100; Hartan & Hodge, Inc—Dave Bloom & Sam Nitzburg..... 110.00
HOPKINS ST, ns, 118 e Delmonico pl, 25x100; J Fetner—Estate Leo Geisman & Leo Geisman ..... 26.00
JEROME ST, swc Belmont av, 50x100; S Feinstein—Daniel Bldg Co..... 429.70
LINCOLN PL, swc Eastern pkway extn, 138.8x74.5x117; Empire City Lumber Co—Arenkay Amusement Co ..... 210.70
E 39TH ST, es, 400 s Linden av, 40x 100; R Musicant—Jos Grisler ..... 40.00
CLARENDON RD, sec E 35th, 100x 100; Jno Terrone—Comet Constn Co. 200.00
PARK AV, 704-6½; S Blum—Leonard & Lucy E Colson ..... 365.00
SAME PROP; P Balsam—same.....128.86
SAME PROP; S Schmalheiser—same.. 202.30
WILLIAMS AV, cs, 100 n Livonia av, 200x100; Empire City Lumber Co—Wallan & Hoffman, Inc..... 720.87
WILLIAMS AV, es, 200 s Dumont av, 100x100; Bushwick House Wrecking Co—Wallan & Hoffman, Inc..... 105.86

**NOV. 13.**
BARBEY ST, 619-25; Egel Light Co—Arvintz Bldg Co..... 51.24
BARRETT ST, es, 100 s Sutter av, —x —; M Amnenberg—Adolph Koeple.. 150.00
HENDRIX ST, ws, 120 n Hegeman av, 40x85.8; J Sklar—Dave Bloom, Sam & Celia Nitzberg ..... 150.50
HENDRIX ST, ws, 120 n Hegeman av, 40x86.4; R Nitzberg—Dave Bloom & Sam Nitzberg ..... 400.00
VERMONT ST, es, 65 n Glenmore av, 40x100; Frank Katz—Fanny & Philip Meyerowitz, Jacob & †Henry Klein.. 91.00
WARWICK ST, ws, 120 n Pitkin av, 40 x100; Egel Light Co—Solomon Agress 51.74
S 9TH ST, 1440-4; Grossman Bros—Keep Constn Co & Ideal Iron Works. 210.00
6TH ST, ns, 317.10 e 8 av, 30x100; Parshelsky Bros—I C S Realty Co & Ike Seid ..... 534.50

*Mechanics' Liens, Brooklyn, Continued.*

GRAHAM AV, 142; G A Drake Herman & Isidore Balmuth & Philip Repatzky ..... 185.00
ST MARKS AV, ns, 100 e Kingston av, 125x150; Turner Cont & Impt Co—Saratoga Impt Co. ..... 375.00
TROY AV, 159; A Chorost—Nass & Berg, Inc, & Isidor Ratner ..... 150.00
WILLIAMS AV, es, 100 n Livonia av, 100x100; Powell & Gurian—Wallan & Hoffman ..... 1,875.00
WILLIAMS AV, es, 200 n Livonia av, 100x100; Powell & Gurian—Wallan & Hoffman, Inc. ..... 1,025.00

**NOV. 14.**
NEW JERSEY AV, es, 90 s Stanley av, 60x200; Square Lumber Co—Nathan & Harry Katz ..... 383.85

**NOV. 16.**
CHAUNCEY ST, swc Ralph av, 100x100; B Bulonik—Jas Seedman ..... 521.00
COURT ST, nwc Union, x—; H Edmunds—Estate of E J Bowers; Thos Fisher as agent ..... 860.00
DECATUR ST, ns, 100 e Knickerbocker av, 50x80; Leslie Hackett—Gus A Wagner & Dr Isaac N Strap..... 208.00
E 29TH ST, ws, 250.2 n Beverly rd, 118.6x100; V Bottega—Tilden Constn Co, Chas Stein as pres, & M Ashk.. 360.00
39TH ST, ns, 320 w 13 av, 40x100; L Sockin—G C Bldg Corpn, H Goldberg as pres, & M Moscowitz as treas..... 185.00
BEDFORD AV, 1441; J Kops—Queens House & Home Co & Wm De Govie.. 69.00
MILLER AV, 463; J Keistern—Harry Scheer ..... 270.00
OCEAN PKWAY, es, 260 n E 7th, 40x250; Coney Island Constn Supply Co—Clifton Bldg Corpn & G F Bickford 430.81
OCEAN PKWAY, es, 260 n Av M, 40x250; Colonial Lumber Co—Clifton Bldg Corpn; C F Bickford..... 409.92
SUTTER AV, ss, 40 w Warwick, 40x100; S Churgin—Chas Weismeyer ... 116.00
PROP begins 250 w land of Chas Daus & Wm C Davis, 75x200; also LAND adj Canarsie Yacht Club, 55.10x106.9 x102.8x96.8; S Gass—Canarsie Yacht Club & T H Fraser Co ..... 438.20

**NOV. 17.**
POWELL ST, ws, 100 s Sutter av, 50x100; D Eisenberg—Max Kobre & Moses Ginsberg ..... 325.00
E 23D ST, ws, 460 s Av M, 40x100; also E 23D ST, es, 300 s Av M, 40x100; Ross & Snyder—Wm H Sawkins, Inc, & Wm H Sawkins ..... 494.00
39TH ST, es, 400 s Linden av, 40x100; M Long—Jos Gusler ..... 172.00
BELMONT AV, swc Jerome, 50x100; Natl Fireproofing Sash & Door Co Daniel Bldg Corpn & Danl Fidler.... 80.00
CATON AV, sec Stratford rd, 98x100x132x106.10; Eddy Glickman Bldg Co—Comet Constn Co, Jacob Auerbach as pres ..... 600.00
CHURCH AV, ns, 77 e Flatbush av, 165.11x97.4x155x95; Eddy Glickman Bldg Co—Borough Operating Corpn & A Newburger as pres..... 2,000.00
LEE AV, 22; Paul Glasner—Isaac & Janie Zimmerman & S Henderson & Son ..... 99.00
RIVERDALE AV, nec Osborn, 30x100; Turner Cont Co—Zigmund Koeppel, Inc ..... 239.00
SCHENCK AV, 573; A Klinefsky—Fanny & Max Liner & Morris Kotler..... 32.00
WILLIAMS AV, es, 100 n Livonia av, 100x200; Hyman Wolovitz—Wallen & Hoffman, Inc ..... 596.50
20TH AV, ns, 20 s 58th, 80x80; A Larson—Up-to-Date Bldg Co & Geo Van Ordan ..... 59.79

**NOV. 18.**
ERASMUS ST, ns, 100.10 e Bedford av, 39x134; S A Olson—Michl Henry.... 168.33
VAN BRUNT ST, sec Bowne, runs sw 100ns100ws100xnw400xne50 x n w 90 xne150 to beg; Thompson-Bonney Co—Potter Sloane O'Donohue Co, Terminal Supply Co & Hamilton Terminal Co ..... 1,196.88
75TH ST, ss, 202 w 17 av, 40x100; C I Constn Supply Co—David Sokolow Constn Co & David Sokolow ..... 713.49
BELMONT AV, swc Jerome, 50x100; Florence Marble Co—Daniel Bldg Co. 725.00
LEDFORD AV, 649; I Cohen Kesie Leibowitz & Legation Realty Corpn.. 238.50
BELMONT AV, swc Jerome, 50x100; C Baudo Daniel Bldg Corpn..... 420.00
EAST N Y AV, 1501; S Glazer David Lewis ..... 2,042.65
EASTERN PKWAY EXTN, swc Lincoln pl, —x—; Florence Marble Co—Ell Bee Cont Co & Arenkay Amusement Co. ..... 110.00
EVERGREEN AV, 700; D Carey—Jno J MacDonald ..... 10.00
STONE AV, 388; M Annenberg—Jno Gardner & Loshin ..... 41.08
SUTTER AV, ss from Amboy to Ames, 100x200; David Eisenberg—Westshore Constn Co & Jacob Goell ..... 4,800.00
VAN SICLEN AV, 537; M Annenberg—Max Sholder & Hartman ..... 15.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**NOV. 14.**
90TH ST, 322 W; Rudolph Oppel Adolph Busch et al; Sept30'14..... 220.00
97TH ST, 323-25 E; Sam Biller—Henry Frank et al; Sept15'14..... 90.00
125TH ST, 362-72 W; F W Geiler, Inc—West End Theatre Co et al; Sept11'14 ..... 216.73
SAME PROP; same—same; Sept9'14.. 216.73
[2]RIVERSIDE DR, sec 150th, Jamestown Mantel Co—Be Glad Constn Co et al; Nov10'14 ..... 3,798.05

**NOV. 16.**
VESEY ST, 39; Chas J Adams & Sons, Inc—Hugh L Fox et al; Aug10'14.... 933.00
AUDUBON AV, swc 181st; Nick Tangredi—Theodore W Myers et al; Oct 30'13 ..... 499.00
5TH AV, 1362 to 1366; Jos H Haynes—Sophie Maas et al; July30'14 ..... 250.00

**NOV. 17.**
DUANE ST, 118-120; H W Palens Sons—Danl P Morse et al; Sept26'14 423.46
126TH ST, 502 E; Max Pollack—Thos Nugent et al; Sept2'14 ..... 20.25
83D ST, 323 W; Fredk J Fleck—Jos R Savage et al; Nov16'14 ..... 39.00

**NOV. 18.**
36TH ST, 141-43 W; Robt F Ludwig—Edw W Browning et al; Aug4'14.... 30.00
57TH ST, 105-07 W; Pelham Operating Co—Freundschaft Society et al; Jan 27'14 ..... 104.00
97TH ST, 323-25 E; Jno A Philbrick & Bro—Henry Frank et al; Sept15'14.. 91.16
3D AV, 1520-22; Evans Bros, Inc—Jno Spies et al; Nov5'14 ..... 36.84

**NOV. 19.**
[3]37TH ST, 44-46 W; American Sheet Metal Lath Co—Estate of Jno McKeon et al; Nov22'13 ..... 111.50
[3]SAME PROP; Glenwood Sand & Gravel Co—Frances T Perry et al; Nov12'13 184.85
[3]SAME PROP; same Mary A Hecker et al; Nov15'13 ..... 184.85
[3]SAME PROP; Nathan Slater—Mary A Henshaw et al; Nov13'13 ..... 1,661.74
[3]SAME PROP; Moskowitz & Lindner—same; Nov18'13 ..... 190.00
[3]SAME PROP; Philip Grossman—Frances T Perry et al; Nov12'13..... 1,600.00
[3]SAME PROP; Isidore Shkolnik—Jno H Henshaw et al; Nov24'13 ..... 1,150.00
[3]SAME PROP; Union Cornice & Skylight Wks—Jno A Henshaw et al; Nov25'13 ..... 420.00
[3]SAME PROP; Abram Barkan—Francis H. Perry et al; Nov26'13 ..... 172.00
[3]SAME PROP; Philip Balsam—same; Nov20'13 ..... 150.00
SAME PROP; Benj H Becker—Mary Perry et al; Dec1'13 ..... 82.00
[3]SAME PROP; Louis Greenberg—Frances T Perry et al; Dec8'13..... 187.67
[3]SAME PROP; Phillip Balsam—44-46 W 37th St, Inc, et al; Dec23'13..... 235.00

**NOV. 20.**
[1]WHITE ST, swc Lafayette; N Fass & Co—Hallenback Hungerford Realty Corpn et al; Nov19'14 ..... 75.50
[1]49TH ST, 153-5 W; Hedden Iron Constn Co—Chas R Hopkins et al; Nov 18'14 ..... 779.15
90TH ST, 65 E; Evans Bros, Inc—Elise Ruckert et al; Nov5'14..... 27.90
[3]166TH ST, ns, 153.10 w Washington av; Jno Zitterer—Rafink Constn Co et al; Aug9'13 ..... 200.00

### Bronx.

**NOV. 13.**
No Satisfied Mechanics Liens filed this day.

**NOV. 14.**
PARK AV, 4077; S B Miller, Inc—Trabline Realty Co et al; Aug21'14.. 324.00

**NOV. 16.**
No Satisfied Mechanics' Liens filed this day.

**NOV. 17.**
No Satisfied Mechanics' Liens filed this day.

**NOV. 18.**
217TH ST, 715 E; Alfonso Sellitto & Hugo Strauss—Congregation Ansha Amas of Williamsbridge et al; Sept 18'14 ..... 132.75
217TH ST, 751 E; same same; Sept 19'14 ..... 132.75
VAN NEST AV,**, 510; Cahill & Cahill—Geo J Silva et al; Dec15-13..... 55.00

**NOV. 19.**
DAWSON ST, 820; Sam Klein—Max Reinitz et al; Nov5'13..... 285.00
166TH ST, swc Webster av, 194x100; Pelham Operating Co—Sheffield Farms Slawson Decker Co et al; Jan27'14.. 188.34
166TH ST, swc Webster av, 200x100; Lukens Iron & Steel Co—same; Feb 20'14. ..... 277.42
**Recorded in Brooklyn.

### Brooklyn.

**NOV. 12.**
FT GREENE PL, es, 277.10 n Fulton, 47 x100; Saml Weinberg & ano—Hartman Constn Co; Aug3'14 ..... 165.00
KOSCIUSKO ST, 557-59; Elias M Pilser—Ellie Arnold; Nov 9'14 ..... 140.00
KOSCIUSKO ST, ns, 299.7 w Reid av, x—; Cohen & Grau same; Nov4'14 800.00
KOSCIUSKO ST, ns, 299.7 w Reid av, 50.4x100; Chas Prensky—Kahn Bros & Ellie Arnold; Nov4'14 ..... 270.00
[1]LINCOLN PL, ss, & nws Eastern pkway ext; Cohn Cut Stone Co—Arenkay Amusement Co; Oct23'14 ..... 366.25
[1]SACKMAN ST, es, 180 n Riverdale av, 95.8x100; Square Lumber Co—New Lots Constn Co; Oct9'14..... 747.07
S 9TH ST, 105; Thos F McEnaney—Hugh T, John J & Jos Curry; Mar30 '14 ..... 42.57
59TH ST, ns, 320 e 11 av, —x—; R L Williams—Thos Pisarra; Oct7'14..... 25.00
CLERMONT AV, 466-68; Philip Lucks & ano—Jno R & Lavinia S Sanford, F N Lebanon & Leonard N Vaughan; Jan22'14 ..... 145.00
MYRTLE AV, nec Clinton av, 118x100; Peter Fraser—Slocum Amusement Co; Dec16'13 ..... 107.00
SARATOGA AV, nwc St Marks av, 100 x100; also SARATOGA AV, swc St Marks av, 100 x100; Isaac Reiss—David Isacovitz, Inc, & Eastern Painting & Decorating Co; Sept18'14..... 189.53

**NOV. 13.**
[1]OCEAN AV, es, 78 n Foster av, 200x 100; Michl Hellebrand—Hartman Bldg Co; Oct3'14 ..... 124.00

**NOV. 14.**
[2]ALBANY AV, nwc President, 100x 114.7; Sage Bros, Inc—Aldent Corpn Nov5'14 ..... 518.45
EASTERN PKWAY, nwc Lincoln pl, 117x138.8x75.5; triangular plot; Louis Shampan & ano—Arenkay Realty Co; Oct5'14 ..... 175.00

**NOV. 16.**
COLUMBIA PL, 25; Henry Newberger—James M Harrison; Oct26'14..... 65.00
COLUMBIA PL, 13; Patk Sullivan—same; Oct9'14 ..... 64.75
SAME PROP; Jos E Gould—Marcella Dooley & Jas M Harrison; Oct2'14.. 98.00
SAME PROP; Jno P Roache—Jas M Harrison; Oct9'14 ..... 71.80
E 95TH ST, es, 118 s Flatlands av, 127x—; United House Wrecking Co—Sol Cheifetz; Nov5'14 ..... 80.36
[2]ATLANTIC AV, ss, 80 e Eastern pkway, 40x100; Roma Contracting Co—Rosina Bonagura; Nov2'14..... 700.00
OCEAN PKWAY, es, 260 n Av M, 40x250 Bergen Street Co, Inc—Clifton Bldg Corpn & Somerset Lumber Co; Nov12'14 ..... 150.00
OCEAN PKWAY, es, 260 n Av M, 40x100; Colonial Lumber Corpn—Clifton Bldg Corpn; Sept29'14 ..... 300.00

**NOV. 17.**
KOSCIUSKO ST, 557-9; J S Sulsky—S Saloway, Ellie Arnold & I Appelbaum; Nov10'14 ..... 292.50
KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; Midwood Frame & Trim Cont Co—Ellie Arnold, Dime Savgs Bank & J S Sulsky; Nov11'14 ..... 292.50
59TH ST, ns, 320 e 11 av, —x—; Nathan Tilin—Pisarra Constn Co; Aug5'14.. 130.00
SAME PROP (40x100); Jacob Drasnin—same & J Lehrenkrauss & Sons; Aug3'14 ..... 275.00
[1]DeKALB AV, ss, 325.w Lewis av, 50 x89; Atlas Steel Column Mfg Co, Inc—Ideal Iron Wks, Inc, & W B Corpn; Oct28'14 ..... 50.00
FLATBUSH AV, 1504-6; David M Carr—Chas P & Henry G Schmidt & H F Charron; Nov19'13 ..... 26.50
WASHINGTON AV, ss, 500 w W 1st, ——x; Hudson Wrecking & Lumber Co—Francis A Morris Realty & Constn Co; Nov6'14 ..... 284.62
WILLIAMS AV, es, 280.10 s New Lots rd, 20x100; Standard Lime Co—Hyman Mendelowitz; Oct1'12 ..... 50.72
SAME PROP; Isidor Ladinsky—Hyman & Jacob Mendelowitz; Jan16'13..... 100.00

**NOV. 18.**
STEUBEN ST, 174-204; Igoe Bros—Pratt Institute, Baillie & Johnson & Edward Corning & Co; Oct29'14.... 1,722.97
59TH ST, ns, 320 e 11 av, 40x100, Fisher & Voorhies—Pisarra Constn Co & J Lehrenkrauss & Sons; Aug3'14... 525.00
OCEAN AV, es, 78.7 n Foster av, —x—; Fredk Dennington—Hartman Bldg Co; Sept21'14 ..... 55.00
STUYVESANT AV, 599-601; Grafton & Son—Grace A Walsh; June10'14.... 110.00
WILLIAMS AV, ws, 100 s Dumont av, 100x100; Progressive Realty & Impt Co—Revlis Realty Co; Oct16'14..... 2,000.00
WYTHE AV, swc S 1st, —x—; Igoe Bros—Fulton Bag & Cotton Mills & Baillie & Johnson; Oct29'14..... 120.87

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**NOV. 12.**
CULLINGFORD, Howard J; Maple Amusement Corpn; $1,612.07; S H Molleson.

**NOV. 13.**
CUTHBERT, Robt L; Wall St Exchange Building Ass'n; $450; A E Ommen.
NEWBURGER, Alfred; Jos B Smith; $1,000; A L Fullman.
PATHE FRERES; Helen F Gorey; $16,663.93; Horkimer & Cohen.
RADIO TELEPHONE CO; J Nelson Walter; $4,042.15; J B Wentworth.
MENDEL ARTHUR & JNO BAUER; Gross Engel & Co; $3,622; B Berger.

**NOV. 14.**
No Attachments filed this day.

**NOV. 16.**
VON SINGER, Leo; H B Marinelli, Ltd; $5,000; A L Fullman.
WESTERMAN, Chas H; Andean Commercial Co; $7,310.23; Wherry & Mygatt.

**NOV. 17.**
BROWN, J Stanford; Edw B Biblet; $50; D J Wagner.
SHEBBEARE, Robt A; Clement & Whitney; $1,778.69; Worcester, Williams & Saxe.

**NOV. 18.**
FISHER, Peter J, Jr; Benj S Jacoby; $500; G M Congdon.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

NOV. 13, 14, 16, 17, 18 & 19.

Bliss & Griffith. 16th st, 114-6 E..A B See Electric Elevator Co. Elevators ..... (R) 5,170.00

Corrado, Antonio. 8th av, 650..E Esposito. Barber Fix. ..... 243.00
Di Gregorio, Antonio. Christopher st, 119. E Esposito. Barber Fix. ..... 141.00
Tekalsky, Morris. 6th av, 389..Roeser-Sommer Co. Electric Fix. ..... 200.00

### Bronx.

NOV. 13, 14, 16, 17, 18 & 19.

Auditero, Giuseppe. 832 Jennings st.. Ermino Esposito. Barber Fix. ..... 365.00
Co Free Realty Co. Park av, nec 174th ..Benj Kaplan. Plumbing & Gasfitting, &c. ..... 7,900.00
Fram Bldg Co., Faile st, ws, 155 s Aldus ..Colonial Mantel & Refrigerator Co. Refrigerators. Statement that there is due ..... 87.50
Friedman & Rabinowitz. 1428-32 Longfellow st..H G Vogel Co. Automatic Fire Sprinkler. ..... 2,836.00
Lane, Jno E. 544-6 Westchester av.. Jacob Froehlich Cabinet Works. Store Fixtures. ..... 3,550.00
O'Rourke, Patk. 178th st, ns, 98.3 w Boston rd, —x—..Colonial Mantel & Refrigerator Co. Refrigerators..... 372.00
Panettieri, Chas V. 929 Freeman st.. Vinzenzo Panettieri. Fixtures, &c... 1,500.00
Poldow Constn Co. Washington av, e s, 90 s 183d..Colonial Mantel & Refrigerator Co. Refrigerators. Statement that there is due..... 110.00

### Brooklyn.

NOV. 12, 13, 14, 16, 17, & 18.

Autoribel Realty Co. Flatbush av, nr Dean..Realty Associates. Machy, additional security. Secures R E Mtgs. 50,500.00
Bell-Junius, Inc. Junius st, c Belmont av..Louis Greenberg. Plumbing Supplies, &c. ..... 750.00
Clifton Bldg Corpn. Ocean pkway, bet Avs L & M..Sage Bros. Radiators.. 450.00
Clifton Bldg Corpn. E 7th st, bet Avs L & M..Sage Bros. Boilers ..... 175.00
Comet Constn Co, Inc. Caton av & Stratford rd..Barney W Rod Co. Plumbing Supplies. ..... 4,300.00
Cortelyou Investing Co, Inc..Ocean av, c Cortelyou rd..General Iron Wks, Inc. Contract Iron Work ..... 4,700.00
Goverose, Giovanni (owner), Luigi Penna (contractor). 342 St Marks.. av..Louis Greenberg. Plumping Supplies. .....640 or 164.00
Generse, Giovanni (owner) Luigi Penna (contractor)..342 St Marks av.. Louis Greenberg. Plumbing Supplies. 600.00
Grossman, Philip. 200-2 Freeman st.. Geo B Jacobs. Baths, &c..... 550.00
I C S Realty Co, Inc. 6th av, bet 8 & 9 avs..Popkin Gas Fix Co. Gas Fix. 290.00
Kaiser, Jacob. 14th av, bet 77th & 78th..Hudson Refrigerator Co. Ice Boxes. ..... 256.00
Lepowsky, A M. Williams av, c Dumont av..Wm Kerby .....(R) 674.00
Lucke, Herman H. 73d st, nr 5 av.. Hudson Refrigerator Co. Consols.... 220.00
Maxberg Constn Co & Max Greenberg. 2328 Newkirk av..Baldinger & Kupferman Mfg Co. Gas Fix ..... 400.00
Schwartz & Golden. Atkins av, nr Pitkin av..Wm Kerby .....(R) 500.00
Schwartz, Aaron H. Blake av, c Warwick—Wm Kerby .....(R) 502.00
Schnitman, Geo & Max Silverstein. Chester st, nr Sutter av..Isaac A Sheppard & Co. .....(R) 175.00
Seid Bros. Sackman st, c Blake av.. Isaac A Sheppard & Co .....(R) 300.00
Wallan & Hoffman, Inc. Williams av, nr Livonia av..Colonial Mantel & Refrigerator Co. Consols ..... 180.00
Wallan & Hoffman, Inc. Williams av, nr Livonia av..Spatt Plumbing Supply Co. Plumbing Supplies..... 1,200.00
Williamsburgh Land Co. 222 Ross st.. Hudson Refrigerator Co. Ice Boxes. 198.00
Wolfinger & Lasberg Co. Ocean av, nr Church av..Colonial Mantel & Refrigerator Co. Refrigerators..... 520.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**NOV. 19.**
BROADWAY, nwc 146th, 99.11x100; Metropolitan Life Ins Co loans Broadway & 146th St Corpn to erect a 10-sty apartment; 13 payments.....350,000.00

### Bronx.

**NOV. 14.**
INTERVALE AV, es, 144.2 n 165th st, 50x100; Comity Mtg Co loans 182d St Realty Co to erect 5-sty brick bldg; 5 payments.....26,500.00
JACKSON AV, ws, 26.9 s 147th, 49.9 x100; Stephen G Thomas, as trustee, loans Flar Bldg Corpn to erect 6-sty apartment; 8 payments..... 30,000.00
STEBBINS AV, es, 563.3 n 165th, 52x 189; Morris Osmansky loans Louis E Kleban Co, Inc, to erect 1-sty bldg; — payments .....30,000.00

**NOV. 18.**
176TH ST, ss, 150 w Prospect av, 50x 190.3; Norma Realty Co loans Chas T Streeter Constn Co to erect 5-sty apartment; 13 payments .....37,500.00

**NOV. 19.**
LOT 188, map of lands of Estate of Jos Husson at Classon Point; Madeline Lindner loans Eliz Dietrich to erect 1-sty frame dwelling; 2 payments... 2,000.00

## ORDERS.

### Brooklyn.

**NOV. 12.**
75TH ST, ss, 220 w 17 av, 120x100; David Sokolow Constn Co on Lawyers Title Guar & Trust Co to pay Cohen & Grau ..... 500.00

**NOV. 14.**
E 23D ST, ws, 460 s Av M, 40x100; also E 23D ST, es, 300 s Av M, 40x100; Wm H Sawkins, Inc, on U S Title Guar Indemnity Co to pay Rilatt & Parker 155.00
NEWKIRK AV, sec Ocean av, 125x 157; Kirknew Realty Co on Williamsburgh Savgs Bank to pay Weisberg & Baer Co ..... 6,500.00

**NOV. 16.**
S 4TH ST, 252-4; Jos M Kandel on Ph Levy Cont Co to pay Kandel & Gayer, Inc. .....

**NOV. 17.**
ATKINS ST, es, 90 s Blake av, 100x 100; Atlake Bldg Co on East N Y Savgs Bank to pay Saml Leis..... 340.00

**NOV. 18.**
59TH ST, ns, 320 e 11 av, 40x100; Pisarra Constn Co on J Lehrenkrauss & Sons to pay Fisher & Voorhies ... 479.00
75TH ST, ss, 220 w 17 av, 120x100; David Sokolow Constn Co on Lawyers' Mtg Co to pay Cohen & Grau.. 700.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION,
### Municipal Building.
### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- Signifies, Auxiliary Fire Appliance.( prinklers,etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms.

Week ending Nov. 27.

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Middleton st, 133-37—Frank A Hannweber. W-DR
Moore st, 203 (rear)—Dr Morris Marcus.W-DR
Morton st, 22-30—Bklyn Factory & Power Co. DR-W
Moultrie st, 37-39—Santi C Palletto.....DR-W
Nassau st, 116-32—Cary Mfg Co.....W-DR
Oak, Noble & West sts—American Mfg Co.W-DR
Orange st, 91—Camermeyer Estate.....W-DR
Osborne st, 247-59—Herish Silverstein....DR-W
Pearl st, 56-60—Edw F Cole.....W-DR
Powell st, 225-27—Abraham Xoppel.....DR-W
Powell st, 233-35—David Kornfield.....DR-W
Powell st, 281-3—Hyman Aaron.....W-DR
Powell st, 285-7—N Y State Bank.....W-DR
Raymond st, 65-77—Nat'l Parlor Suit Co.W-DR
Rock st, 2-8—Nathan Siegel.....W-DR
Roebling st, 134-42—Estate Isaac B Krinsky DR-W
Roebling st, 198-204—Morris Montague...W-DR
Russell st, 42-46—John H Hemmindinger..DR-W
Ryerson st, 20-42 & 44-60—Mergenthaler Linotype Co. .....DR-W
Sackett st, 324—Bernt Benson.....H-A-G-C-D
St Edwards st, 74—John J Latterman....W-DR
Scholes st, 131—Chas Bernekopf.....W-DR
Smith st, 169-73—Mrs Gittle Kurtz.....C-SS
State st, 225-41—Mrs Bertha Ronalds....W-DR
Stockton st, 32-40—John Clarke Est, Inc..DR-W
Stockton st, 140-4 (rear)—S Werner & L Rabiner .....W-DR
Sullivan st, 137—Otto Wodischeck.....H-A
Summit st, 2-18—N Y Dock Co.....W-DR
Sutton st, 99-111—International Cork Co..DR-W
Taaffe pl, 52—Waterbury Estate.....W-DR
Taaffe pl, 282-98 -Joseph Boschman.....W-DR
Three Mile Mill rd, 150 s B'way Turnpike, Jamaica, So—Church Christian Endeavor Union Chapel .....A
Troutman st, 116-36—Castle Braid Co....DR-W
Wallabout st, 254-6—Lazerkowitz Rlty & Constn Co. .....W-DR
Walton st, 36-44—John Kissel.....DR-W
Walworth st, 234-38—John Albert & Son...DR
Warwick st, 307-13—L & M Druckerman.W-DR
Washington st, 21-27—Robt Gair Co.....W-DR
Washington st, 292-96—William Berri....W-DR
Watkins st, 1-5—Union Bank.....DR-W
Woodbine st, 86—John Spicer.....W-DR

*Numbered Streets.*

1st st, 242 So—John O Baldwin.....W-DR
7th st, 168-80—Royal Metal Furniture Co.DR-W
7th st, 187—Geo Carrizzo & Co.....H-A-D-C-G
9th st, 37-47 So—Wm H Vogel & Bro....DR-W
9th st, 41-61 N Y Tartar Co.....D
10th st, 167-73 No—Mrs D Chase Est....W-DR
44th st, 222-6—F H Levy & Co.....W-DR

*Named Avenues.*

Atlantic av, 2516-20—Gustave Lurie.....DR-W
Bedford av, 413-15—Est Edward Smith...W-DR
Blake av, 327-29—David Schneider.....DR-W
Blake av, 344-46—Mrs Ethel Lack.....W-DR
Blake av, 375—Louis Levinson.....W-DR
Blake av, 377-79—Pevil Co.....W
Blake av, 441-47—Curtis Bros.....DR-W
Broadway, 97-101—Atlas Assurance Co...DR-W
Broadway, 499-501—Jos Volkommer.....W-DR
Broadway, 640-44—Wm L Andrews.....DR-W
Broarway, 1752—Harry Goldberg.....A-G-D
Classon av, 65—J S & W R Eakins, Inc..H-A-E
Classon av, 95-107—Waterbury Estate..W-DR
Classon av, 345-53—Est Geo M Eddy.....DR-W
Dumont av, 300-06—Max Silverstein.....DR-W
Dumont av, 494-512—M Silverman & H Silver DR-W
East New York av, 334—Rubin Bros....W-DR
East New York av, 1660—Samuel Rottenberg W-DR
Flatbush av, 1107—John R Murchison....A-C
Flushing av, 309-37—J S Rockwell & Co.DR-W
Flushing av, 321-7—Theron Rockwell...W-DR
Flushing av, 342-8—Waterbury Estate..W-DR
Flushing av, 393-401—Shetland & Hedges. W-DR
Flushing av, 470-72—Sam'l Greenstein..W-DR
Flushing av, 529—Joseph Reiber.....W-DR
Flushing av, 919-21—Rose Mantell.....DR-W
Franklin av, 37-61—Gutta Percha Rubber Co. DR-W
Glenmore av, 18—Isaac Rudnick.....W-DR
Grand av, 98-100—Philip Langler.....W-DR
Greenpoint av, 260—Empire City Gerard Co. DR-W
Hudson av, 225-29—John Sahr.....H-A-C
Irving av, 159 James M Hawley.....C
Johnson av, 18-30—Est Louis A Bossert.W-DR
Kent av, 430-34—Anna A Ring.....DR
Manhattan av, 43—Mrs Sadie Skolietsky.DR-W
Manhattan av, 80-82—Jacob Caminez....W-DR
Manhattan av, 1155-1205—Chelsea Fibre Mills Co. .....W-DR
Metropolitan av, 573-75—Annie Lurie...W-DR
Montrose & Seneca avs—Robinson Bros...K-A
Morgan av, 653-9—George Davis.....DR-W
Mott av, 107-9—Defiance Button Machine Co. DR-W
Myrtle av, 587-9—Waterbury Estate....W-DR
Myrtle av, 2401-33—Wagner Comb Mfg Co. W-DR
Norman av, 225-37 -W H Whitney & C W Griffin .....W-DR
Norman av, 229-37—Colonial Paint Wks.W-DR
Norman av, 252-8—Kindel Bed Co.....W-DR
Norman av, 260-62—Leontine Klein.....DR-W
Norman av, 268-82—Amer Rattan & Reed Co. W-DR
Norman av, 288-96—Uptegrove Cigar Box & Lumber Co. .....W-DR
Park av, 248-52—F X Kuchler & Son...DR-W
Park av, 401-11—Waterbury Estate....W-DR
Pitkin av, 1884—Maurice Xappleman....DR-W
Rockaway av, 503-05—H & A Arkway..W-DR
Rockaway av, 580—Nathan Tabachincz.....A-D
St Marks av, 1614-18—Dean Realty Co..W-DR
Schenectady av, 54-60—Wishert & Gardiner Co. .....W-DR
Snediker av, 322-24 -Rachmiel Sohnen..W-DR
Stone av, 250—The Shetland Co.....DR-W
Stone av, 260-6—The Shetland Co.....W-DR
Sumner av, 106—Max Solomon.....A-D
Sutter av, 378-80—Kronheimer & Oldenbusch Co. .....DR-W
Thatford av, 159—Geo Tougonagy.....W-DR
Thatford av, 183-85—Jacob Napoesky..W-DR
Thatford av, 183-85—Jos Napolisky.....W-DR
Thatford av, 207-9 -Levi Mirowitz.....DR-W
Thatford av, 266-68 -Ida Klein.....W-DR
Throop av, 235 -Henry Roth.....W-DR
Tiffany rd, 26-34—F O Pierce Co.....W-DR
Washington av, 101-03—Wallace & Co...W-DR
Waverly av, 28-32—Empire Biscuit Co..DR-W
Williams av, 254-8—Morris Halpern....W-DR
Willoughby av, 270—Bemmer Bros.....DR-W
Wythe av, 746-60—Empire State Bag Co.DR-W

*Numbered Avenues.*

3d av, 699—Meyer Goldberg & Sons.....W-DR
3d av, 4412—Max Kurzvol.....W-DR
4th av, 117-19 Martha Heywood.....W-DR
7th av, 96-104—Desmond Dunne Co.....DR-W
9th av, 51-61—N Y Tartar Co.....DR-W

### QUEENS ORDERS SERVED.

*Named Streets*

Front st & Pidgeon st—N Y Refinery & Nat'l Sugar Refining Co.....W-DR

*Numbered Streets.*

10th st 73-9—Andrew J Bradley.....DR-W

*Named Avenues.*

Boulevard, 1015—Weisberg & Baer.....DR-W
Jamaica av, 2-12—Sohmer & Co.....W-DR
Sanford av, 281—Mrs W B Donnell.....H-A-G
Steinway av, 727-47—Astoria Soap Wks.DR-W

### RICHMOND ORDERS SERVED.

*Named Avenues.*

Board Walk (South Beach)—So Beach Land Imp Co. .....G
New York av, 980 (Rosebank)—Morris Cohen.C

Week ending Nov. 14.

### MANHATTAN ORDERS SERVED.

*Named Streets*

Attorney st, 161-5 (rear)—Ignatz Rudolph....G
Bleecker st, 17-19—Samuel & Harry Weltz.C-A
Bleecker st, 338—Jacob Wildfeuer.....A-O-K
Broome st, 334-6—Samuel M Berlin et al....G
Burling Slip, 19 -James Farrell.....A-H
Centre st, 239—Est of Augustus F Trenkman..C
Centre, Franklin & Leonard sts—Dept Correction .....SS
Chambers st, 94—St James Church.....G
Cherry st, 306—Hahnemann Hospital.....C
Cliff st, 291-331—Irvine & Wilcox, Inc.....DR
Cliff st, 291-331—Swift Slicing Machine Co..DR
Cliff st, 291-331—Chamberlain Supply Co...DR
Cliff st, 291-331—John W Griggs.....DR
Cliff st, 291-331—Knoepful & Bergland.....DR
Cliff st, 291-331—Garden & Berg.....DR
Crosby st, 137—Samuel B Berlin.....G
Dey st, 89 -Est John F Hayn.....B-C
Division st, 127—Katzen & Meyer.....E
East Broadway, 101—Florence K Greenbaum...C
Ferry st, 8—C W H Carter.....A-H

Frankfort st, 87—George Ehret.....SS
Front st, 100 Tolar, Hart & Co.....A
Front st, 229-31—Ilsley, Doubleday & Co...A-H
Goerck st, 71-3—Wyler Construction Co.....A
Greene st, 142-44—Carl Rosenbaum.....DR-W
Greene st, 158-60—John A Stewart et al..W-DR
Greene st, 169—Theresa D Browning.....W-DR
Greene st, 189-95—Lucy H Allyne.....DR-W
Greene st, 203-5—S Morel & Co.....C
Greene st, 213—John J Tully.....W-DR
Greene st, 225—Annie Brown.....W-DR
Greene st, 259—Sailors Snug Harbor.....W-DR
Greenwich st, 173—Central Trust Co.....DR-W
Greenwich st, 222—Joseph Bearns.....DR-W
Greenwich st, 366—Samuel Weil.....DR-W
Greenwich st, 370—Martin T Hart.....DR-W
Greenwich st, 470—Cleveland F Benton et al DR-W
Hester st, 25—Isaac Stark.....C
Hester st, 55—Theresa Feinberg.....DR-W
Hester st, 91-3 Morris Goldstein.....C
Hester st, 100-112—Frederick W Devoe Est. W-DR
Hester st, 156-60—Jacob Morris.....W-DR
Howard st, 22-26—Sidney Maddock.....DR-W
Lafayette st, 45-55—Comptroller, City of N Y.SS
Lafayette st, 256—Michele Albano.....A
Lispenard st, 54—Wm Colgate.....W-DR
Madison st, 333-5 Matilda Landsman.....C
Maiden la, 33—Helen Tomlison.....C
Maiden la, 33—Jas R MacDonald.....C
Maiden la, 33 Andrew Muller.....C
Monroe st, 90—Louis Blenderfsky.....C
Norfolk st, 34—Jacob Rexler.....I
North William st, 20—Jacob Feltman.....C
Pearl st, 450—Thomas F Connery, Jr....C-B-A
Pearl st, 536-40—Oberly & Newell.....G
Pearl st, 540—Harper Paper Co.....G
Ridge st, 119-27—Est Julia A Delafield.....E
Ridge st, 123—Meyer Zwickel.....A-G-C-L
Vandewater st, 17-27—Thomas E Greacen.W-DR
Vandewater st, 17-27—Henry W Cherouney.G-DR
Vandewater st, 17-27—Bernard Hazazin...DR-A
Vandewater st, 17-27—George Little.....C-DR-G
Vandewater st, 17-27—Wm B Stark.....DR
Vandewater st, 17-27—Wm Driscoll.....DR-G
Vandewater st, 17-27—Geo W Rodgers....DR-G
Vesey st, 46—Elbridge T Gerry.....B
Vesey st, nr Broadway—Frederick L Cranford..K
Walker st, 118-26—N Y Telephone Co.....SS
Warren st, 54—Eugene A Hoffman Est.....C
Washington pl, 4-6—Central Bldg Improvement & Investment Co.....C
Washington pl, 4-6—Williams, Syrett & Menkinick .....A
Washington pl, 4-6—Hyman Polskin & Son. G-A-C
Washington pl, 4-6—Landenheim Bros.....A
Washington pl, 4-6 Diker & Zilvitz.....A-C
Washington pl, 4-6—J Samuels & Son.....G
Washington pl, 4-6—Abr L Stone & Son.....A
Washington st, 576—Manhattan Sand Co.....A
Water st, 605—Morris Sidiansky.....C
West st, 359-60—N Y Clothing Co.....G
Wooster st, 155-7—Eastern Waist Co.....A-C-G
Wooster st, 155-7—Brand Bros.....G-C
Wooster st, 155-7—Minerva Cloak Co.....I
Wooster st, 155-7—Famous Paper Box Co...G-C
Wooster st, 155-7—Bee Hat Works.....C-G
Wooster st, 155-7—Cohen & Benjamin.....G

*Numbered Streets.*

3d st, 15-17 E—Est Dora Levy.....G-J
3d st, 81 W—Pietro Conte.....C
3d st, 174 E—Est Benj R Winthrop.....C
4th st, 15-19 W—N Y Life Ins & Trust Co....SS
9th st, 811 E—Swab Brothers Co.....A
11th st, 624 W—Harry B Berdau.....B
14th st, 25 E—Est Henry Spingler.....C
14th st, 37 W—George Schleicher.....G
14th st, 400 W—Cornelius V S Roosevelt.....F
16th st, 43-47 W—Louise C O'Reilly.....C-SS
17th st, 11 W—B Grossman & Bro.....G
17th st, 11 W—Olin & Moses.....C
17th st, 11 W—S J Hartsfeld Co.....C-G
17th st, 11 W—Gottfried Dress Mfg Co.....C
17th st, 11 W—Schlessel & Wilner.....I
17th st, 11 W—Ernest Bucker.....A-G
17th st, 11 W—Liebowitz & Kantrowitz...G-C-I
17th st, 11 W—Louis Rogers.....C-A-I-G
17th st, 11 W—Ever Right Dress Co.....I-C-G
17th st, 11 W—S H Fine Cloak Co, Inc...G-A-I
17th st, 11 W—Polonaise Waist & Dress Co.A-G
17th st, 11 W—Eagle Petticoat Co.....G-A
17th st, 11 W Zurlen & Zurlen.....G
17th st, 11 W—Majestic Costume & Dress Co.C-I
17th st, 11 W—B Grossman & Bro.....A-I
17th st, 17-19 W—Cora S Morse.....SS
17th st, 24 W—Samuel Sidwertz.....A
17th st, 24 W—Umanoff David.....A
17th st, 24 W—Solomon Weitz.....A-C
17th st, 24 W—Myer Kannack.....I
17th st, 50-4 W—Baruch Wolff Co.....D
17th st, 50-4 W—Metropolitan Life Ins Co. D-W-SS
19th st, 39 E—Geo Rubenstein.....C-G-D
19th st, 39 E—Est Thomas Adams, Sr.....D
19th st, 220-30 W—Tip Top Toy Co.....DR
21st st, 39 W—Lepold Wolfson.....DR-W
21st st, 531-37 W—Estate Clement Moore..W-DR
22d st, 20-26 W—G Robinson & Son.....DR
22d st, 20-26 W—T M James & Co.....DR
22d st, 20-26 W—Atlas Button Works.....DR
22d st, 20-26 W—Mutual Braid Co.....DR
22d st, 20-26 W—"Tokalon" Corporation.....DR
22d st, 26 E—Michael Kennedy.....A-C-SS
22d st, 26 E—Herz & Co.....A-C-I
22d st, 26 E—Michael E Schoening.....A
22d st, 26 E—Encore Hosiery Co.....A-G
22d st, 26 E—Rice & Danzinger, Inc.....G
22d st, 26 E—Petz, Oppenheimer Co.....A-G-L
22d st, 127 W—Max Weber.....C
23d st, 2-6 E—Susan W Grand de Hauteville..C
23d st, 122 W—Henry P Mendes.....DR-W
23d st, 133-37 W Edward Maag.....DR
23d st, 148-56 W—Chas Hirschhorn.....DR-W
23d st, 158 W—Mintor Realty Co.....DR-W
23d st, 240-42 W—Joseph W Cushman....DR-W
23d st, 256 W—John J Cavanaugh.....W-DR
24th st, 15-17 W—Emma Mayhew.....DR-W
24th st, 19-21 W—Andrew J Bastine.....DR-W
24th st, 49-51 W—Edmund Coffin .....DR-W
24th st, 53 W—Frank L Fromont.....W-DR
24th st, 114-28 W—Est John Laden.....W
24th st, 119-25 W—Graf Realty Holding Co. DR-W
24th st, 131 W—Elizabeth C Brown.....W-DR
24th st, 133 W—Albert Von Den Dreisch....DR
24th st, 138 W—Elmer E Darling.....W-DR
25th st, 133-5 W—Metropolitan Life Ins Co...G
25th st, 137 W—Frederick Beltz, Jr.....DR-W
25th st, 418 W—The Art Color Plate Eng Co.G-A
26th st, 15-17 W—Est Katherine I D Harnett. W-DR
26th st, 19 W—Wm W Astor.....DR-W
26th st, 106 W—Est Wm Scholls.....DR-W
26th st, 109-15 W—Est Henry W Boetteger. W-DR
26th st, 130 W—R A S Realty Co.....W-DR
26th st, 142-44 W—142 W 26th St Realty Co. DR-W
26th st, 158 W—Jeremiah W Dimick.....DR-W
27th st, 34-38 W—Realty Holding Co.....SS
27th st, 40-42 W—Louis Hirschowitz.....A-C
27th st, 40-42 W—Harry Scher & Co.....C
27th st, 40-42 W—Chambers Bros.....C
27th st, 40-42 W—Lipman & Myers.....C
27th st, 40-42 W—Hall & Arbes.....C
27th st, 40-42 W—Handel & Co.....C-A
27th st, 40-42 W—Gluck & Weingold.....C
27th st, 43 W—Jefferson De Mont Thompson..SS
30th st, 220 W—Martinique Auto Rtg & Gar Co. .....K-L-C
31st st, 112 W—Nathaniel B Beam's Sons....A
34th st, 33-39 W—Oppenheim, Collins Realty Co. .....SS
34th st, 46-48 W—Wm M Cruikshank et al....G
34th st, 317-23 E—Feibacher Chemical Works.L
34th st, 317-23 E—Albert H Davenport.....L
34th st, 317-23 E—Precision Machine Co.....L
34th st, 317-23 E—Vincent P Thomas.....L
35th st, 147-51 W—Geo Heiland.....G
37th st, 531-5 W—Jacques Kahn.....SS
41st st, 242-4 W—Dessery & Co.....D
41st st, 242-4 W—Ludin Realty Co.....D
42d st, 155-57 E—George Belehas.....D
42d st, 215-17 E—St Bartholomew's Church..SS
42d st, 320 W—Rose Sherry & May McCarthy..G
42d st, 635 W—Troy Metal Lath Co.....A
43d st, 47-49 W—Frederick Billings.....SS
43d st, 311-19 W—Robert Teller Sons.....DR
45th st, 509 W—General Platers Supply....C-H
50th st, 132 W—Charles Thiel.....A
50th st, 628-34 W—Francis Fitzpatrick.....A
52d st, 152 W—A M Lasser's Sons.....H-A-G
53d st, 104 W—Elizur V Foote.....C
54th st, 250 W—F W Wright.....A
54th st, 359 W—Mr Fisher.....K
55th st, 321-5 W—Stanwood Realty Co.....SS
60th st, 10 W—O C Arlitz.....C-G
64th st, 243-45 W—Amsterdam Garage.....C-L
68th st, 212 W—The Lurie Auto Co, Inc.D-G-K-C
72d st, 437 E—De Luxe Motor Cycle.....A
82d st, 246 E—Robert Muller.....C
83d st, 150-6 W—Bretton Hall Garage.....L
90th st, 152 W—Philip Lenter.....A-C-K-L
94th st, 215 E—John H Parker Co....C-G-K-O
111th st, 408 E—Consolidated Gas Co.....A
116th st, 100 W—William H Hall.....C
121st st, 519 E—Wm Levine & Co.....A-L
131st st, 74-78 E—Eastern Parkway Co...C-A-SS
137th st, 115 W—Lena Michelson.....C

*Named Avenues.*

Av A, 1559—Joseph Wimmer.....M
Bowery, 108—Emma G Townshend.....C
Bowery, 108—The M Propp Co.....G
Bowery, 111—Max Mandel.....B
Bowery, 257—J Schwartzman.....C-L
Bowery, 334-6—Nathaniel R Lyons.....C
Broadway, 253—Trinity Church Corpn....SS-A
Broadway, 529-33—Eagle Glove Co.....C-G-I
Broadway, 529-33—Abraham Steefel.....G
Broadway, 529-33—Family & Feigenbaum...C-G
Broadway, 529-33—Arthur Brower & Co.....C
Broadway, 529-33—Berger & Zeitler.....C
Broadway, 529-33—Henry Goodman.....C
Broadway, 529-33—Alfred Guggenheim.....G
Broadway, 529-33—Fishboin Bros, Inc.....C-G
Broadway 529-33—Samuel Mannel.....I
Broadway, 529-33—Hellinck Bros.....G
Broadway, 529-33—Adolph Hoffman.....C
Broadway, 529-33—Harris Schwartz.....C-G-I
Broadway, 529-33—Ida Levin.....C
Broadway, 580-2—Goodstyle Hat Works.....G
Broadway, 880—S W Long Co.....DR
Broadway, 880—Levi Simson & Co.....DR
Broadway, 880—The R & G Corset Co.....DR
Broadway, 880—Isidor Isaac.....DR
Broadway, 880—Royal Embroidery Works...DR
Broadway, 880—Theodore Price.....DR
Broadway, 880—Wm Meyer & Co.....DR
Broadway & 42d st—Holbrook, Cabot & Rollins Co. .....M-C
Madison av, 1295-1303—Union Dime Savings Bank .....D
West Broadway, 64—Woodhouse Mfg Co.....G
West Broadway, 537-9—A Wolf & Co.....DR
West Broadway, 537-9—Grau & Lehmann...DR
West Broadway, 537-9—Gillis & Geoghegan..DR
West End av, 600—West End Const Co.....SS

*Numbered Avenues.*

5th av, 99-101—U S Life Insurance.....W-SS
5th av, 414-20—Franklin Simon.....G
5th av, 580—Empire Trust Co.....SS-W
7th av, 90-98—Arnold, Constable & Co.....L-D
7th av, 191-95—Est Wm Nelson.....C
7th av, 291-3—Renrew Realty Co.....D-W-SS
7th av, 312-14—The Specialty Fur Co.....G
7th av, 312-14—Philip Richman & Jacob Fillit.G
7th av, 312-14—Max Kaplan & Louis Leishinsky .....G
8th av, 42—Sam Glazer.....A
9th av, 873—Lewis Bergson.....A

## BRONX ORDERS SERVED.

*Numbered Streets.*

150th st, 365 E—Joseph F Panzer.....A-C-L
154th st, 349 E—William Osterholz.....G-C

*Named Avenues.*

Bergen av, 675—Albert Blechner's Sons.....C
Boston rd, 1078—Chas Berkowitz.....A
Washington av, 1248—Harris Bernstein....C-G

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Ainslie st, 5-7—E S Belknap, McSherry, Moran & Co. .....C
Ainslie st, 5-7—Bklyn Union Gas Co.....C
Ainslie st, 5-7—Est James Moran & Chas W Allen .....C
Amity st, ft, Pier No 24—N Y Dock Co.....A
Ashford st, 220-28—Louis Moore Kornfield.....C
Ashland pl, 29-31—National Casket Co.....G
Baltic st, ft, Pier 27—N Y Dock Co.....A
Berry st, 228-32—Williamsburg Trust Co....C
Boerum pl, 29—Benjamin Kogan.....G
Bond st, 409-27—Leonhard Michel Brewing Co.M
Chester st, 250—L I Parlor Suit Co.....G-A
Clinton pl, 24—Jens Bros.....J
Concord st, 215—Sterling Place Home.....A
Dean st, 190—Samuel S Moore.....H-A-G
Delevan st, 21—Arthur Tickle.....H-A-K
Diamond st, 190-192—Wayne County Produce Co. .....H-A-F
Eldert st, 337-57—Leyser-Green Co.....C
Ferris st, s w c King st—N Y Dock Co.....D
Fleet st, 45-9—Fleet Pl M E Church.....A
Fulton st, 8-10—M B Berglas Mfg Co.....A
Grand st, 686-8—Adam Fehmel.....A
Grand st, 740-50—I S Remsen Mfg Co.....A
Harrison st, ft—N Y Dock Co.....A
Henry st, 427—Jos Goagan.....D-C
Henry st, 427—Jos David.....E
Jerome st, 488—Abraham Pintel.....G
Jerome st, 511—Aaron Nathenson.....G
Kenmore pl, 786—Elizabeth W Foster.....A-G
Leonard st, 520A —Max Rubin.....M-C
Locust st, 17 (rear)—Victor & Lichenstein....G
Madison st, 93—Arthur C Hewison.....C
Madison st, 97—Sarah O'Donnell.....C
Madison st, 99—Mrs Edith Daniels.....C
Madison st, 103—Frederick Buck.....C
Madison st, 109—Mrs Mary Parker.....C
Madison st, 111—Mrs Talbot Perkins.....M-C
Montague st, ft—N Y Dock Co.....A
Moore st, 143 (rear)—Solomon Sappertein....G
Moore st, 184—Weitz & Engel.....C-G
Moultrie st, 37-39—Santi C Pelletto.....D-DR
Powers st, 106-8—13th Dist Democratic Club..A
President st, 1—Jos Broom & J Newman.....C
Rapelye st, 81—Vincent Clement.....L-C
Rodney st, 26 Geo F Simpson.....C
Rodney st, 27-45—John Winelander & Jackson.M
Rockwell pl, 20-4—Wells-Fargo Exp Co.....C
Ross st, 155-57—Ross St Presby Ch Cong.....M
Sanford st, 11-15—Wm Oelrich.....M
Sedgwick st, 81-83—Lehn & Fink.....C-A
Shore Front, bet 44th & 47th sts, S H 55—Bush Terminal Co. .....C
Seigel st, 89 (rear)—Cong Brith Abraham....A
Seigel st, 89 (rear)—Henry Greenberg.....A
Seigel st, 89 (rear)—Emanuel Mintz.....A
Seigel st, 89 (rear)—Goldman & Davis.....A
Sterling pl, 619—Mary Kent.....M
Sterling pl, 621—Clara Winning.....M
Warren st, ft, Pier 26—N Y Dock Co.....A
Watkins st, 389—Joseph Sobelman.....D
White st, 82-100—F H Kalbfleisch Co.....M

*Numbered Streets.*

3d st, 141-51 So—Eastern District Industrial School Assn .....F
4th st, 1466 E—Louis Gigenheimer....H-A-G-D
5th st, W, w s, 200 n Surf av—Bklyn Rapid Transit Co. .....A
8th st, 315—Edmond Frougera.....C
9th st, 41-61—N Y Tartar Co.....SS
13th st, 423-25—Ansonia Clock Co.....C
14th st, 232—Mary Shaughnessy.....C
15th st, 2931 W—Henry Miller.....A-I-F
17th st, W, n e c Mermaid av—Mrs Marie Schaef .....I
22d st, W & Beach—Barne Silver & Sam'l Newwirth .....F-I
37th st, W & Mermaid av—Sea Gate Garage & Auto Corpn .....L
39th st, 1501—Sherman Holding Co.....M
44th st, 130-6 (rear), 138-44 (rear), 166-72 (rear), 156-64 (rear) & 156-54 (rear)—Bush Term Co .....A
50th st, Beach & Surf av——Helen W Biggs..I-A
84th st, 2019—St James Episcopal Church....A

*Named Avenues.*

Av J, 919—H C Beckman.....H-C
Bath av, 1931—Nathan Ferber.....A
Bedford av, 293-97—Mrs Fannie Klauber.....C
Bedford av, 1476—Ford Motor Co.....L
DeKalb av, 519—Hugh F Shields.....D-A
Evergeen av, 397-99—Elliott & Becker...K-A-C
Foster av, 1819—Ammiel F Decker.....H-A
Franklin av, 50—Michael Rothfleisch..A-F-G-H
Franklin av, 895-901—Wm C Maclin.....A
Glenmore av, 698-700—Louis & Max Druckerman .....G
Glenmore av, 698-700—Max Lack.....C
Greenpoint av, 114-16—Chas M Englis.....M
Hudson av, 272—Fred'k A Van Iderstein.....A
Kingston av, 76—Chauncey Real Estate Co...M
Lexington av, 12-14—Jas A Riggi.....A-C
Liberty av, 502—Herman Fortenbach.....J-D
Manhattan av, 59—Rubinson Bros.....M
Manhattan av, 389—Patsy Petrucello.....C
Montrose av & Seneca pl—Robinson Bros..H-A
Myrtle av, 362—H Kamener & J Wachsman.G-A
Park av, 187—Mrs Jas Amador.....M
Pennsylvania av, 249-51—J Schachnowitz & S Halper. .....G
Snyder av, 49-51—Frank A Lang.....L-A
Sumner av, 23 First Austria-Hungarian Cong. .....A
Willoughby av, 409-23—Antonio Chapel.....C
Wythe av, 604—George Coffey.....H-A-M-D

*Numbered Avenues.*

1st av, e s, bet 46th & 47th sts—Bush Terminal Co. .....A
1st to 2d avs, bet 44th & 47th sts—Bush Terminal Co. .....A-E
3d av, 4412—Max Kurzrok.....D
6th av, 298-302—St Matthew's Church.....C

## QUEENS ORDERS SERVED.

*Named Streets.*

Austin st, n e c Windsor pl—Geo Goetzelman..M
Crescent st, 826—Cong Mishakau Israel.....A
Temple st, 223-29—Church of the Redeemer..A
Syosset st, 94 (Union Course)—Alfred M Gerard .....H-A-G

*Named Avenues.*

Bayview av & Strand av (Far Rockaway)—A Stein .....H-A-G-K
Blackwell, Riker av—Steinway & Sons....D-DR
Boulevard, 110-12—Thomas Garmon.....C
Floral Park rd, nr Little Neck (Floral Park)—Philip Hoefner .....A
Flushing av, 354-6—Otto Henning, Wm Borhack & Wm Heyser .....A
Flushing av, 463-71—Edw Muller.....A
Hollywood av, bet Mott & Carlton (Far Rockaway)—F C McKenna.....H-A-G-K
Jackson av, 324 (L I City)—Clinton Hazen..L-A
Martin av e s, 180 n Baldwin av—Rev Jas M Foran. .....A
Remsen & Carlton avs (Far Rockaway)—Queens County Ice Mfg Co.....A-D
Van Alst av, e s, 3d st to Borden av—Amer-Druggists' Syndicate .....A

# BUILDING MANAGEMENT

## TO CHECK BUILDING OVER-REGULATION

By RUDOLPH P. MILLER

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

CONFLICT of jurisdiction over buildings of various city departments is a real one, and as an example the case of plumbing and drainage in buildings in which the Bureau of Buildings is directed by law to prepare rules and regulations for the installation of plumbing and to enforce the same can be cited. At the same time the Tenement House Law makes certain requirements as to plumbing in tenement houses and as a matter of fact, the Tenement House Department is issuing orders with respect to plumbing.

The Health Department in the Sanitary Code has a number of provisions affecting the plumbing, and it still assumes the right to regulate plumbing, as shown by the fact that they recently revised one of the sections of the code. The Labor Department also assumes certain jurisdiction over plumbing in factories. Similar conditions exist to some extent in matters of elevator installation, and other things.

### Present Situation.

The present situation seems to be somewhat similar to that which existed prior to 1892, in which year the Building Department was created by combining the functions previously exercised by the Health and Fire Departments. This, it will be recalled, was done at the instance of the building interests. Since that date, the Building Department has been gradually stripped of its powers, at one time by the passage of the tenement house law and the creation of the Tenement House Department. Later on provisions of the Labor Law were made covering construction and arrangements of factories; then the transfer of jurisdiction by the Hoey law over exit facilities from the Bureau of Buildings to the Fire Department.

The heads of the different departments now having jurisdiction over buildings report to different elective officials. There are, in the first place, five different Superintendents of Buildings who each report to an independent Borough President. There are the Fire and Tenement House Commissioners who report to the Mayor. There is the Labor Department, which reports to the Governor. With the best intentions, co-operation under the circumstances is difficult, if not impracticable. Two officials may differ honestly as to how certain provisions may be interpreted or enforced. If each feels his responsibility, one is unwilling to yield to the other anything that seems material. If, however, both of these men were under the jurisdiction of a single commissioner there would be a responsible head who could decide as to whose judgment was to prevail.

### Consolidation Solution.

The logical solution seems to be consolidation of these various different departments having jurisdiction over building into one city department and charging this department also with the enforcement of the provisions of the Labor Law within the city limits, so far as they affect buildings or building construction. This proposed department should consist of three great divisions, which I will call, for convenience sake, the Construction Division, Maintenance Division and Fire Extinguishment Division.

The Construction Division should have the supervision over all new buildings and alterations to existing structures and enforce requirements of the Building Code so far as they apply to new construction and such parts of the Tenement House and Labor Laws as affect new buildings for alterations.



RUDOLPH P. MILLER.

The Maintenance Division, the most important of the three, should look after the building when completed, alterations finished, the lawful conditions maintained and to see that exit facilities are adequate in old buildings, and that the newer ones are kept available at all times. It would also be in the province of this division to see that ordinary housekeeping conditions are properly observed. In this way the dangers from fire would be lessened. This division would also have the inspection force of the Tenement House Department, which now looks after old buildings; the inspection force of the Fire Prevention Bureau; the inspection force, so far as there is any, of the Department of Water Supply —meaning by this those inspectors who are sent around to see that there is no water waste and those who look after the electrical wiring of buildings.

The inspection work, so far as it applies to buildings, now under the Board of Health would also be included in the work of the Maintenance Division, which would also take care of the special inspection work, such as elevators, plumbing, boiler and the supervision over combustibles.

As a matter of administration, the inspectors of this division could be divided into groups, each unit limiting their work to the inspection of tenement houses, for instance, others theatres, factories, and so on. It may be found that such an arrangement would lead to a greater efficiency, but these details should be left to the departmental heads to arrange.

### Fire Division.

The Fire Extinguishment Division would be designed to look after putting out of fires. At the present time there is a very important division, and if the department were thoroughly organized and the other two divisions raised to a high standard of efficiency this third division would lose much of its importance, for if buildings are properly constructed and maintained the causes and chances of fires should be reduced materially.

One of the greatest advantages to accrue from a consolidated department would be the possibility of transfer of inspectors from one division to another as would be necessary. It has been maintained by many that the most efficient inspections for fire prevention can be obtained by the employment of firemen. I am not in accord with this idea. Firemen are employed and are trained primarily for the extinguishment of fires, and it does not make for efficiency to have their duty interfered with by requiring them to do inspection work. While there is an advantage in firemen becoming familiar with buildings through inspection, such work should be restricted to the lightest form, namely, merely to see that places are kept free from rubbish and matters of that kind. If, however, it is true that the firemen make better inspectors than others, as these men grow older in the service they could be transferred from the Fire Extinguishment Division to the Maintenance Division, where they could be utilized as inspectors. There they could act as a reserved force to be called upon by the Fire Extinguishment Division when there is a special stress, such as occurred at the time of the Equitable fire, when men were kept on duty for extended periods, day and night.

### Inspectors Transferable.

Within the Maintenance Division transfers of inspectors could be made from one group to another, as may be found desirable. In the Construction Division transfers of inspectors from one borough to another could be made as conditions warrant. Under the present arrangements this is practically out of the question. At the present time structural operations in Manhattan are at an ebb, while in Brooklyn and Queens the Building Department is not sufficiently well equipped. With the consolidated department it would be a simple matter to transfer some of the inspectors at a time like this from Manhattan to Queens. This adjustment of the inspection force should prove economical.

It is essential that the head of the proposed department be efficient in every respect. Any machine, no matter how well designed and constructed, would fail to give satisfactory results if in the hands of an incompetent. The New York Building Managers' Association might well consider it one of its functions to exercise its influence to obtain the appointment of satisfactory men to administer departments.

## IMPROVED CONDITIONS.

With the gradual improvement in general conditions witnessed during the last few weeks, realty brokers are taking a much more hopeful stand.

C. A. McDonald, who specializes in the Park Slope section: "An anomalous condition exists in the realty market today, owing to an abundance of well-rented properties of every description and paucity of buyers. Not for years has there been such a prolific renting season, a condition that the long-suffering landlord patiently has awaited, and one to which he is by right entitled. Probably never before was afforded such splendid opportunities to obtain choicely located, well-rented realty at absurdly low figures."

J. Archer Fischer: "When the small number of vacancies in the section between 30th and 50th streets is taken into consideration there is little to be said about the renting market. Applications for space during the last few months have been greater than the supply and rentals are maintained to a satisfactory point. From present indications the spring renting period should be an active one. There has been a good demand from investors during the last few months and several properties in this section have changed hands, and many applications have been filed for large properties on and adjacent to Sixth avenue, for the erection of structures for mercantile purposes."

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### A Space-Saving Bed.

HIGH cost of living and the necessity for many families, accustomed to moderate home comforts and luxuries, to retrench, combine to attract attention to a disappearing bed that is being introduced by the Johnson Metallic Bed Co., of 278 Johnson avenue, Jersey City. A glance at the accompanying cuts tell the story regarding this device.

The lower cut shows a living-room complete with bookcases and a curtained mantle. The next illustration shows the



same room with the curtain drawn back and a double bed set into the room. The smaller picture shows how the bed folded into its original position as a curtained mantel can be wheeled from one room to another. Plans are now under way to develop this idea still further, especially in apartment house construction. The bed in this case will be built into the concealed wall and in the day time the curtain or other covering will hang flush with the wall. It will appear in the daytime as an ordinary blind mantle, but at night the bed can be drawn from the wall and the sitting room made available for sleeping purposes.



The device is known as Wylie metal folding bed. Besides the ordinary sanitary features embodied in a metal bed it is an ornamental piece of furniture and lends to rather than detracts from the appearance of a room. The beds are 3 feet, 3 feet 6 inches, 4 feet and full width, and their lengths are in accordance with the standard sie mattress. They are put on the market complete with the spring, mantle and curtain rod.

The manufacturers claim for these beds that they are safe, as they cannot close up while occupied. The bed itself occupies a space of 15 inches when folded up.

### Fog Prevention.

LYONS, France, has set aside a certain sum to carry on experiments for preventing local fogs. George Onofrio, Director of the Fourviére Observatory of that city, who has devoted much study to the fogs that cover Lyons for many days during the cold season, has become convinced that these may be lessened, if not entirely obviated. Lyons, situated at the confluence of the two navigable rivers—the Rhone and the Saone—has a population of more than half a million, and, although containing with its suburbs many manufacturing establishments, can in no wise be considered smoke-infested. Frequently in winter the fog rises and filters through the streets, shutting out sunshine and causing discomfort to the inhabitants.

Various facts have been collected from different points, showing the efficacy of the oil coats in reducing the roughness of water, escape of unhealthy odors, and the prevention of rapid evaporation. Experiments have been made in Lyons on a small scale with a long vat, at the end of which very hot water was introduced. At the other end there was an opening, so that there was a rapid and regular current. From the entire surface thick steam constantly arose. At about one-quarter of the distance from the inlet a dividing partition was let down in the form of a double sieve, holding tow moistened with a small quantity of oil. Following the current, an oily coating extended over the lower three-quarters of the vat, and immediately vapor ceased to rise. It is estimated that a coating of oil of 1/1,000,000 millimetre (the millimetre = .039 of an inch) in thickness is sufficient to cause the disappearance of the vapor from the boiling water.

This experiment was carried out with water at the temperature of about 185 degrees F., whereas the temperature of the two rivers on which Lyons is situated averages about 59 degrees F.; so it is believed that an exceedingly thin sheet of oil will be still more efficacious when spread over a cold surface, even should it attain the thinness of 1/200,000 millimetre. The thickness proposed for the rivers is 1/150,000 millimetre, which will require about .8 of a gallon for about every 460,000 square metres (552,000 square yards). The oil best suited to this work has not yet been determined. Trials are being made with as many as fourteen different oils—animal, vegetable and mineral—to find one that will come nearest to fulfill the required conditions. It should be an oil that will spread rapidly and easily over the surface of the water, and at the same time it must be an oil with the strongest possible power of resistance and tenacity.

An oil film that will readily break on the water is of little value. These two qualities are more or less opposed, and it will require some study to find the oil that will spread most easily and still not break. It is thought that an animal or vegetable oil will be found preferable to a mineral oil, though the mineral oils would probably be a good deal cheaper. It is not possible to give the probable cost of keeping the entire city free of fog before an effective oil has been determined upon, although a rough estimate for both rivers puts the expenditure within $30 a day for the cold season. It is hoped, through the exhaustive experiments now beginning, to replace the average sixty-two days of fog with which Lyons is annually troubled by sixty-two days of normal weather.

### How Coal Is Wasted.

MORE than one-fourth of the yearly coal bill in factories is directly controlled by the firemen. A single fireman will burn $40 to $50 worth of coal a day in a 500-horse-power plant. That is $12,000 to $15,000 worth of coal a year. This man receives from $1.75 to $3.00 a day for his work. Depending upon the skill with which he handles his



shovel, he will waste or save $3,000 to $4,000 a year of his employer's money.

Forty-nine managers out of fifty are quite ignorant as to the disposal of this fourth part of their coal bill. A frequent attitude on their part is: "We employ 'good men' and we can't be losing much," and, "I guess you will find we are doing as well as the next fellow."

"In a recent case of this kind," says David M. Myers, in The Engineering Magazine, "I found one firm wasting over one-quarter of its fuel by wrong operation alone. When the matter was set right, which was quickly done, it expressed itself as undecided whether to be pleased with the saving or to be overcome with remorse that it had been losing such a large sum of money annually for so long a time.

"With the exception of the fireman, I know of no other class of worker who is intrusted with the expenditure of $12,000 to $15,000 a year of the firm's money who in the first place receives so little as $2 to $3 a day, and in the second place goes wholly unchecked as to the return he makes to his employers for the amount expended."

About 12,000,000 tons of soft and hard coal are handled annually in New York by 18,000 firemen.

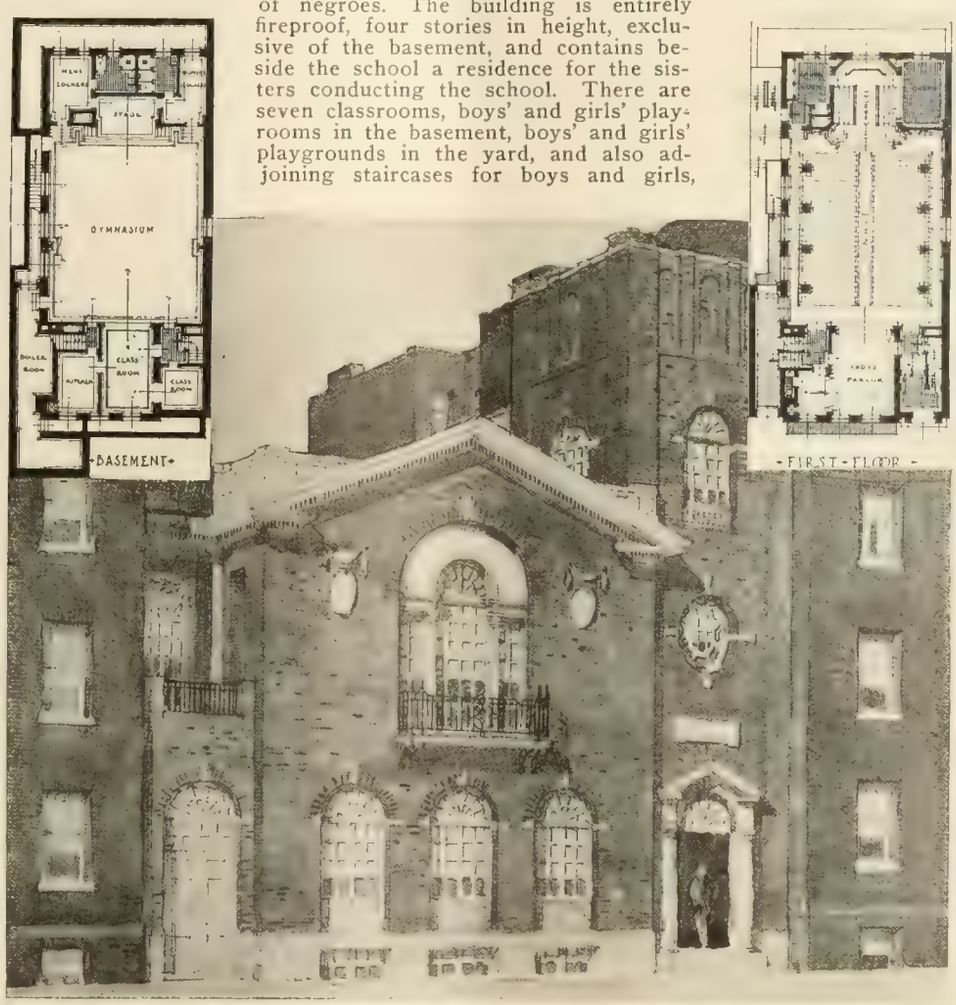
# CURRENT BUILDING OPERATIONS

## Modern School and Church Development in Course of Construction in Harlem—To Broaden and Take in Many Educational Features

DURING the last four months there has been a notable building development of an educational nature in 137th and 138th streets, west of Fifth avenue, and probably in no better way can the far-reaching effect of the movement be realized than by walking through these thoroughfares. Not so long ago the blocks were devoted entirely to residences and flat-houses, but now they are being supplanted rapidly by buildings of a modern educational tendency, such as schools and churches.

Situated in the central part of Harlem, in the midst of the negro population, these institutions will be devoted for the exclusive use of negroes. The tendency of modern church and school development in this district is to broaden and take in many features heretofore neglected.

The St. James Presbyterian Church for Negroes, with the assistance of the church extension committee of the Presbytery of New York, has broken ground at No. 59 West 137th street for a church building, to contain an auditorium and facilities for social work. The building is planned to fulfill the requirements of the modern church, which must attract and hold its people not only by services for worship, but also through classes for cultural work, by lectures, social gatherings, men's and women's clubs and gymnasium facilities. Besides the housing of all of these activities the roof will be utilized for a recreation garden for children, also for evening entertainments and open-air services.




Ludlow & Peabody, Architects.
ST. JAMES' PRESBYTERIAN CHURCH.

In establishing an architectural style, the architects, Ludlow & Peabody, of 101 Park avenue, felt that the traditions of the negro race in this country are affiliated perhaps more with the Southern colonial than with any other architectural mode. The materials employed are red brick laid with wide white joints, with stone and terra cotta trim. The auditorium is trimmed in white and mahogany and has a seating capacity of four hundred and fifty persons. The barrel-vaulted ceiling is supported on a double row of Corinthian columns which border the aisles. The chancel, with its lectern and pulpit, accommodates the choir, and over a reredos screen is a large muntin window with the typical colonial fan ribs and folding white blinds. The wall stones will be in light yellow, the glass of amber tone and the entire interior in accord with the colonial feeling. The basement is devoted to the gymnasium, which has at one end a stage, and in close connection are locker rooms, shower baths, etc., for men and women.

The women's rooms on the first story are connected with the kitchen in the basement by dumb-waiter and are fitted for social gatherings and classes. The rooms on the second story are devoted to men and comprise the club-room, reading-room, etc. These rooms will be used also, in the day time, for children.

In 138th street, at No. 61 West, between Fifth and Lenox avenues, the Sisters of the Blessed Sacrament of Cornwells, Pennsylvania, have just completed a school building for the welfare of negroes. The building is entirely fireproof, four stories in height, exclusive of the basement, and contains beside the school a residence for the sisters conducting the school. There are seven classrooms, boys' and girls' playrooms in the basement, boys' and girls' playgrounds in the yard, and also adjoining staircases for boys and girls, all entirely separated from each other.

The residence contains the living quarters in the upper stories, including a club-room on the fourth story and an infirmary on the second story; the chapel parlors and entrance hall are on the first story; and boiler room, refectory, kitchen and visitors' quarters are in the basement. This building is one of a group, which, when completed, will include the rectory and church of St. Mark's, St. Mark's Hall, and St. Mark's School and residence.

St. Mark's Hall is now in course of erection and will be located to the east of the school, between the residence and church. Mother Mary Katherine Drexel is Superior, Mother Mary Katherine is founder of the order and is the present Mother Superior. Ballinger & Perrot, of 1328 Broadway, are the architects for the residence and school at 57 West 138th street, and the hall at 61 West 138th street has been designed by N. Serracino, of 1170 Broadway.

The additions of these institutions to the negro colony is indicative of the tendency of these people to enlarge their educational activities whenever possible. That section of Harlem roughly bounded by 132d street, Eighth avenue, 138th street and Madison avenue, has become one of the most thickly populated negro districts in the city, and for their enlightenment, numerous institutions have sprung up, not only in 138th street, but also in the streets to the south. Throughout the district may be found many clubs, political organizations, theatrical associations, etc., indicating an intention to remain permanently located.

The colony is unique in many ways, not only on account of its location in a central section of the city, but because it is hemmed in on every side by white population. To the south is residential Harlem with block after block of dwellings and apartment houses. To the north and west are similar neighborhoods, while to the east, towards the Harlem river, there is the industrial and manufacturing development characteristic of nearly all waterfront districts. Residents of the colony gain their livelihood in other sections of the city and not in their own immediate locality. This may be considered unusual when it is noted that in most cases moderate-waged workers try to live as near as possible to the places where they work, in order to save carfare.

The rapid expansion of this section, particularly to the south, has resulted in the formation of an association which has for its purpose the improvement of the interests of owners and tenants in north Harlem. It will attempt an equitable and non-partisan solution.

### Plans for New Race Track Started.

Koehler, Spyr & Farrington, of 489 Fifth avenue, have been engaged to prepare plans for a new race track at Sheepshead Bay, Brooklyn, including a steel grandstand, affording a seating capacity of 90,000 people. The work contemplated is expected to be completed by June 1, 1915, and will cost approximately $1,000,000. Reports have been circulated for some months or more that the old Sheepshead Bay race track in all probability would be made over into a large motordrome. The owner is a syndicate, whose officers have not yet been elected.

## SUBWAY CRISIS.

### Ninety Per Cent. of Alien Labor Causes a Protest from Trade Unions.

With ninety per cent of the workmen employed in building subways aliens, while American workmen are left idle, it was inevitable that there should be a protest from the local trade unions. A State law, whether constitutional or not, prohibits the employment of aliens, under severe penalties. For two years the local unions have been protesting against this condition of affairs without definite results.

Responsibility for the discrimination against citizen workmen was disclaimed at every door where the union officers sought redress. They had no money to carry a case through the civil courts. They have charged from time to time that the contractors were not paying the prevailing rate of wages and were violating the law as to working hours, as well as employing alien union labor.

It was said at the office of the Building Trades Council that of all the carpenters employed on the works not one has a union card. Utility men instead of regular craftsmen were being largely employed. Fully ninety per cent. of the eighteen thousand total of workmen of all trades were aliens, it was said. Italians seemed to have the preference, and the post office money order records would show where their savings went to.

It was further said that the wage question was of course the fundamental one in the case. The Italian labor was cheaper than the American. There were plenty of the latter willing to do the work if they could get living wages, but they cannot live as the Italians do.

The contractors after a meeting on Wednesday evening announced their purpose to obey the law. None have followed the lead of the Oscar Daniels Company in shutting down their works. Hundreds of Italians are daily taking out naturalization papers, which proceeding may indicate what is likely to be the principal solution of the case.

### $4,000,000 Water Supply System.

The City of Yonkers, James T. Lennon, Mayor; T. A. Brogan, clerk, is having preliminary plans prepared by City Engineer Daniel Fulton, City Hall, for a new water supply system, including a reservoir, enlarging the present reservoir; also the construction of a storage reservoir at East View and pumping station on Saw Mill River Road. The cost of the operation is placed at $4,000,000.

### Erminio Parodi & Co., Inc., to Build.

Erminio Parodi & Company, Inc., importers, 161 Perry street, Manhattan, Marcelle M. Erminio, president; Dino U. Copello, secretary, will soon start the erection of a four-story (mill construction) brick cigar factory, 200 x 75 feet, at State and Grand streets, Jersey City. The owners will select an engineer about December 15.

### Montefiore Home Pavilion.

Buchman & Fox, 30 East 42d street, have plans in progress for a fireproof pavilion to be erected on Gun Hill Road, Bronx, for the Montefiore Home of Broadway and 138th street, to cost about $200,000. The construction will be of reinforced concrete and brick, The architects will call for estimates about Dec. 15.

### Twelve Apartments for the Bronx.

A. J. Schwarzler, builder, 1340 Brook avenue, contemplates the erection of twelve five-story apartment houses at the northeast corner of Morris avenue and 168th street, Bronx. Plans will be prepared by the Tremont Architectural company, 401 East Tremont avenue. Further details are not available for this issue.

### Architect for New Jersey Penitentiary.

The Board of Freeholders of Hudson County, New Jersey, have commissioned Joseph Lugosch, architect, of Kossuth street, Union Hill, New Jersey, to design plans for the new county penitentiary to be constructed at Snake Hill, Hudson county, New Jersey.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN.—The Elinore Realty Co., 44 Court st, contemplates the erection of two 5-sty apartments at the northeast corner of Dorchester rd and East 21st st. No architect selected.

HUNTINGTON, L. I.—Sammis & Downer Co., New York av, owner and lessee, is receiving competitive sketches for a 2-sty brick garage, 54x230 ft. and 54x100 ft., on New York av, to cost about $25,000.

LOCKPORT, N. Y.—The Harrison Radiator Co., O. M. Drall, general manager, 101 Elm st, contemplates making additions to the brick plant near 101 Elm st. No architect selected.

NORTH TONAWANDA, N. Y.—The North Tonawanda Firemen's Benevolent Association. Chas. Ray, president, contemplates the erection of a 2-sty brick firemen's hall at the corner of Oliver and Robinson sts, to cost about $20,000. No architect selected.

NEWBURGH, N. Y.—Joseph Chadwick & Sons, Lake st, contemplates the erection of another factory building. No architect has been retained.

AVON, N. Y.—Mrs. Herbert Wadsworth, Ashantee Farm, is receiving competitive sketches for a hotel near the old race track, to cost about $50,000.

ELMIRA, N. Y.—Chester E. Howell, 79-95 Penn. av, contemplates the erection of a 2½-sty frame residence here. No architect selected.

ELMIRA, N. Y.—Dr. F. W. Adriance, care of Adriance & Howland, 306 Lake st, contemplates the erection of a 2½-sty frame and stucco apartment here. No architect retained.

POMPTON, N. J.—Frank M. Taylor, 160 Main st, Hackensack, N. J., contemplates the erection of a residence here. No architect selected.

ROME, N. Y.—The City of Rome, Albert McMaster, Clerk, City Hall, contemplates the erection of a fire station here. No architect retained.

HILTONIA, N. J.—J. Dunn, 65 Clinton av, Jersey City, contemplates the erection of a residence here. Hiltonia is a suburb of Newark. No architect selected.

NORTH PELHAM, N. Y.—Thomas A. Spafford, 5th av, North Pelham, contemplates the erection of a 3-sty brick store and apartment building at 5th av and 2d st. No architect selected.

CALDWELL, N. J.—The Board of Education of Caldwell, Fred R. Cook, president, 303 Bloomfield av, Caldwell, is receiving competitive sketches for a brick school on Arlington av, to cost about $14,000. Competition will close about Dec. 12.

SCHROON LAKE, N. Y.—Hon. James S. Emerson and L. W. Emerson, Schroon Lake, contemplate rebuilding the frame hotel here (Essex County). No architect selected.

LYONS, N. Y.—Coffey Garage, Chas. Coffey, manager in charge, 59 Water st, contemplates the erection of a 2-sty brick tile and steel garage to cost between $12,000 and $15,000. No architect selected.

LINDEN, N. J.—The Board of Education of Linden, Thomas H. Keyes, clerk, contemplates the erection of a public school building at Cranford and Hackensack avs. No architect retained.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

WHITE PLAINS, N. Y.—Paterson & Dula, 15 West 40th st, Manhattan, architects, are taking bids for a 3-sty frame and stucco apartment, 40x70 ft., at Longview av and South Post rd for Dr. P. F. Hoffman, 26 South Lexington av, White Plains.

CHURCHES.

BROOKLYN.—Tandy & Foster, 1931 Broadway, Manhattan, architects, are taking bids for a 1-sty frame and stucco church, 50x71 ft., on the north side of Belmont av, 27 ft. east of Elton av, for the Protestant Episcopal Diocese of Long Island, St. Barnabas Church, care of architects.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Plans are being refigured for the 2½-sty brick residence and garage for Donald Scott, 9 East 9th st. Manhattan. Murphy & Dana, 331 Madison av, Manhattan, architects. Clark, MacMullen & Riley, 101 Park av, Manhattan, heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, landscape architect. Cost, about $125,000.

LONG BEACH, L. I.—Kirby & Petit, 103 Park av, Manhattan, architects, are taking bids for a 3-sty brick drug store and residence, 20x91 ft., on the Boardwalk, near Riverside Boulevard, for Dr. Julius Bierwith, Beach st. Cost about $10,000.

BROOKLYN.—Plans are being figured for the 6-sty rectory, 30x60 ft. at 296-298 Vanderbilt av, for the R. C. Church of All Saints, Bishop George W. Mundelein, 368 Clermont av. Gustave Steinback, 15 East 40th st, Manhattan, architect.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Dugan Bros., 287 Broadway, owners and lessees, are taking bids on the general contract for a 2-sty reinforced concrete bakery, 56x100 ft., in Rutledge st from plans by L. S. Beardsley, 38 West 32d st, Manhattan.

SANDY HOOK, N. J.—Bids will close Dec. 1 at 11 a. m. for a 1-sty brick frame and terra cotta warehouse, 150x50 ft. for the U. S. Government. Sheldon E. Townley, 32 State st, East Orange, N. J., architect. Cost, about $20,000.

MUNICIPAL WORK.

MANHATTAN.—The Department of Docks & Ferries, Pier A, foot of Battery pl, North River, is taking bids to close November 25 at 12 m. for extending Pier 43 and depositing rip rap thereat. Security $12,000.

MANHATTAN.—Bids will close at 10 a. m., November 25, at the Bookkeeper's office, New York City Police Department, 240 Centre st, for making and completing repairs at the 66th Precinct Station House. Security 30 per cent.

BROOKLYN.—The City of New York, Lewis H. Pounds, President Borough of Brooklyn, is taking bids to close Dec. 9, at 11 a. m., for mechanical equipment, storm water and sanitary sewers and pumping station, pump well and appurtenances, at Greenpoint av and Jewett st, North Henry st intersection of Greenpoint av and Jewell st.

MANHATTAN.—The U. S. Government, Navy Department, is taking bids to close Dec. 19 at 11 a. m., for the reinforced concrete, wood piling Pier C, 650x80 ft., at the N. Y. Navy Yard, to cost about $150,000. Private plans.

PUBLIC BUILDINGS.

TOMPKINSVILLE, S. I.—Bids will close at 2 p. m., November 24, at the office of the Light Inspector, Jos. Yates, Tompkinsville, for furnishing and delivering to the general lighthouse depot 10,000 pounds of brass castings and 2,000 of gun metal castings from January 2 to June 30, 1915.

MORRISTOWN, N. J.—Bids will close December 5 for the post office building here for the U. S. Government. Oscar Wenderoth, Washington, D. C., supervising architect. Cost, about $125,000.

PORT JERVIS, N. Y.—Oscar Wenderoth, Treasury Department, Washington, D. C., architect, is taking bids on substituting sand stone for ornamental terra cotta now required at the northwest corner of Sussex and Hammond sts. for the post office. Benidetto, Clark & Nugent, Inc., 423 East 115th st, Manhattan, general contractors. Cost about $65,000.

SCHOOLS AND COLLEGES.

NEWFANE, N. Y.—Bids will close Nov. 27 at 8 p. m. for the construction of a school on West av, for the Board of Education of Union Free School District No. 12, W. S. Brickell Swain Co., 595 Ellicott sq, Buffalo, N. Y., architect. Cost about $20,000.

HUDSON, N. Y.—Bids will close at 2 p. m., Dec. 19, for the construction, heating, plumbing and electric work of storehouse and for construction, heating, plumbing and electric work and equipment of refrigerating plant at the New York Training School for Girls, for the Board of Managers of the New York State School of Girls, Miss Mary Hinkley, president. Lewis F. Pilcher, Capitol, State architect.

KEW GARDENS, L. I.—The Board of Education, Park av and 59th st, Manhattan, and 69 Broadway, Flushing, L. I., is taking bids to close Nov. 30 at 3 p. m., for the general construction and for plumbing and drainage of a portable school building on the south side of Cuthbert pl, about 125 ft. east of Lefferts av.

STORES, OFFICES AND LOFTS.

NEWARK, N J.—Bruce P. Kitchell 207 Market st, architect, is taking bids on general contract for a 4-sty and basement or 12-sty and basement store and office building, 44x125 ft., at the southwest corner of Market and Halsey sts for the T. B. Peddie Estate, James E. Cressley, manager, on premises.

THEATRES.

JERSEY CITY, N. J.—E. C. Horn Sons, 1476 Broadway, Manhattan, architects, are taking bids on separate contracts for alterations to the moving picture theatre and dance hall at 57-59 Newark av for the Hill Arcade Realty Co., Union Trust Building, 75 Montgomery st. Cost, about $80,000.

JERSEY CITY, N. J.—Walter Hankin, 28 Del View av, Tremont, N. J., architect, is taking bids for a brick and reinforced concrete theatre on Fairmont and Monticello avs for the Fairmont Amusement Co., care of architect.

BROOKLYN.—Plans are being figured for the 1-sty brick moving picture theatre 55x103 ft. at the southeast corner of Wyckoff av and Bleecker st for Ray Riess, 612 Broadway. Goodman Amusement Co., corner Willoughby and Knickerbocker avs. lessee. W. B. Wills, 1181 Myrtle av, architect. Cost about $12,000.

CORONA, L. I.—William H. McIntyre, this place, architect, is taking preliminary estimates for a 2-sty brick theatre, 168x66 ft., on the south side of Kingsland av, 38 ft. east of Wey av, to cost about $25,000. Sheer Bros., this place, lessees.

MISCELLANEOUS.

BROOKLYN.—Plans are being figured for six elevated stations and two trainmen's buildings on the Liberty av line for the New York Municipal Railway Corporation, a subsidiary of Brooklyn Rapid Transit Railway Co., 85 Clinton st. Plans prepared privately.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Warren & Wetmore, 16 East 47th st, have completed plans for the 12-sty apartment house, 125x90.5 ft., at 400 Park av, through to 67-75 East 54th st, for the 400 Park Av. Co., Inc., 30 East 42d st. Cost, about $500,000.

THOMPSON ST.—Louis A. Sheinart, 194 Bowery, is preparing plans for a 6-sty tenement, at 101-103 Thompson st, to cost about $45,000.

HOTELS.

71ST.—Edward W. Browning, 110 West 40th st, contemplates the erection of a 13-sty hotel at 31 West 71st st, from plans by Buchman & Fox, 30 East 42d st.

MUNICIPAL WORK.

GOVERNOR'S ISLAND, N. Y.—Robbins Ripley Co., 50 Church st, Manhattan, is preparing plans for rebuilding the cut stone and concrete wharf at the Harbor Arsenal for the U. S. Government. Cost, about $20,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids November 16 for steel cases, etc., for the Auditing Bureau, in the hall of the Board of Education. The Watson Mfg. Co. was low bidder at $985.

MANHATTAN.—Bids were opened November 16 by the Board of Education for rebuilding cages over the roof playgrounds at P. S. 61 and P. S. 91. Lazere & Kaplan, low bidders at $2,833 and $2,889.

THEATRES.

MANHATTAN.—B. S. Moss, theatrical enterprises, 701 7th av, contemplates the erection of a brick and stone theatre in the Longacre Square section. Plans will be prepared by Thomas W. Lamb, 644 8th av.

BROADWAY.—Thomas W. Lamb, 644 8th av, is preparing sketches for a 2-sty moving picture theatre with stores at 2182-2186 Broadway, through to 227-231 West 77th st for the Coe Estate, 69 Wall st. Continental Motion Picture Co., lessee. Cost, about $15,000.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS.

GRANT AV.—William Koppe, 830 Westchester av, has been commissioned to prepare plans for a 5-sty flat at the northwest corner of Grant av and McClellan st for the Kovacs Construction Co., Sherman av and 163d st.

HOTELS.

CITY ISLAND.—Lewis R. Kaufman, 373 4th av, Manhattan, has been commissioned to prepare plans for alterations to the hotel and bath houses here for a syndicate, care of Julius Keller, 108 West 38th st, Manhattan. Figures will be called about January 15.

MISCELLANEOUS.

GUN HILL RD.—Buchman & Fox, 30 East 42d st, are preparing plans for a 4-sty pavilion, 150x150 ft., on Gun Hill rd for the Montefiore Home, Broadway and 138th st. Cost, about $200,000. Plans will be completed about December 15.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

GRAVESEND AV.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for ten 3-sty brick tenements, 37x69 ft., on the east side of Gravesend av, 337 ft. north of Av C, for the Brooklyn Heights Land Co., 44 Court st. Cost, about $100,000.

EAST NEW YORK AV.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for two 4-sty tenements at the southeast corner of East New York and Saratoga avs for A. Voletsky, Inc., 80 Amboy st, owner and builder. Cost, about $40,000.

56TH ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 40x89 ft., in the south side of 56th st, 140 ft. west of 7th av, for the Brooklyn Investors Corporation, 1336 40th st, George Schumer, president. Owner will handle general contract. Cost, about $35,000.

CHURCHES.

DUFFIELD ST.—Henry C. Pelton, 8 West 38th st, Manhattan, is preparing plans for a 1-sty brick church and Sunday school, 61x100 ft., in Duffield st, 125 ft. south of Myrtle av, for the Concord Baptist Church, Duffield st. Dr. W. M. Moss, pastor, 346 Grand av. Cost, about $35,000.

CLINTON AV.—Dodge & Morrison, 135 Front st, Manhattan, have been commissioned to prepare plans for rebuilding the 1-sty stone church and chapel, 150x200 ft., on the west side of Clinton av, between Fulton st and Atlantic av, for St. Luke's P. E. Church, Rev. H. C. Swentzel, pastor, 528 Clinton av.

DWELLINGS.

1ST PL.—Cannella & Gallo, 60 Graham av, are preparing plans for alterations and extensions to the 3-sty brick residence 98 1st pl for B. Bischoff, 90 1st pl, owner, who will take bids on general contract about November 26. Cost, about $3,500.

21ST ST.—Wortmann & Braun, 114 East 28th st, Manhattan, are preparing plans for four 2½-sty frame residences, 20x55 ft., at the northeast corner of East 21st st and 14th av for C. Alterie, builder, 2750 Ocean Parkway. Cost, about $4,000 each.

MUNICIPAL WORK.

BROOKLYN.—Bids were received by the City of New York Fire Department, Municipal Building, for the extension of the fire alarm telegraph system. Knight & De Micco., Inc., 4441 Park av, Manhattan, low bidders at $11,422.

STABLES AND GARAGES.

3D AV.—Raphael Coporale, 1929 63d st, Brooklyn, is revising plans for the 2-sty brick garage, 32x100x40 ft., on the west side of 3d av, 28 ft. north of 7th st, for Geo. Carrizzo, 200 6th st, Brooklyn. Cost, about $8,000.

THEATRES.

FLATBUSH AV.—Max Hirsch, 391 Fulton st, is preparing plans for a 2-sty theatre with stores, 50x145 ft., on the west side of Flatbush av, 36 ft. south of Parkside av, for the G. K. Z. Amusement Co., Sol. Goldberg, president, 120 Flatbush av. Cost, about $20,000.

## Queens.

DWELLINGS.

ROCKAWAY PARK, L. I.—J. J. Cromwell, Centre st, Woodmere, L. I., has completed plans and bids are about in for the 2½-sty hollow tile and stucco residence at Boulevard and 122d st for Antonia Zucca, Franklin av. Cost, about $9,000.

STABLES AND GARAGES.

FAR ROCKAWAY, L. I.—Excavating is under way for a 1-sty brick garage, 50x210 ft., on Atlantic av, opposite Norton's Dock, for Franklin C. Norton, Far Rockaway. Arne Dehli, 1368 President st, Brooklyn, architect. Peter Guthy, 926 Broadway, Brooklyn. Cost, about $15,000.

THEATRES.

ROCKAWAY PARK, L. I.—Axel Hedman, 367 Fulton st, Brooklyn, is preparing plans for a 1-sty frame moving picture theatre and open air theatre, 35x100 ft., on 5th av, 150 ft. from the Boardwalk, for the Matinecock Realty Co., William C. Ormond, president. Lubin & Wolf, 334 East 50th st, Manhattan, lessees. Cost, about $7,000.

## Richmond.

CHURCHES.

WEST BRIGHTON, S. I.—J. O. Johnson, 200 Lafayette av, Port Richmond, has completed plans for a 1-sty frame church, 24x40 ft., on the north side of Henderson av, 220 ft. west of Broadway, for the Shiloh Av. M. E. Zion Church, West Brighton, S. I. A. Haugland, West Brighton, general contractor.

DWELLINGS.

WEST BRIGHTON, S. I.—Plans have been prepared privately for a 2½-sty frame residence, 30x38 ft., on the west side of Oakland av, 228 ft. north of Forest av, for F. J. Nettleton, owner and builder. Cost, about $4,500.

CLIFTON, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, have completed plans for a 2½-sty tile block and stucco residence for Cornelius G. Kolff, 128 Stuyvesant pl, New Brighton. Cost, about $6,000.

MUNICIPAL WORK.

TOMPKINSVILLE, S. I.—Bids were received by the U. S. Government, Joseph Yates, Lighthouse Inspector for boilers, uptake and smokestack. John Baizley Iron Works, 514 South Delaware st, Philadelphia, Pa., low bidder at $10,756.

## Nassau.

CHURCHES.

LONG BEACH, L. I.—Gustave E. Steinback, 15 East 40th st, Manhattan, has been commissioned to prepare plans for a summer chapel for the R. C. Diocese of Long Island, Geo. W. Mundelein, bishop, 367 Clermont av, Brooklyn. Cost, about $10,000.

DWELLINGS.

WESTBURY, L. I.—Chas. Vogt, 9 West 45th st, has completed plans and will take bids at once for a 2½-sty brick and frame residence on Yale av, south of Jericho av, for John R. Hill, Post av, owner and builder. Cost, about $10,000.

## Suffolk.

DWELLINGS.

SHELTER ISLAND, L. I.—Walker & Gillette, 128 East 37th st, Manhattan, are preparing plans for a 2½-sty brick and frame residence, 40x75 ft., for Chas. Lane Poor, care of architects.

QUOGUE, L. I.—Delano & Aldrich, 4 East 39th st, Manhatan, are preparing sketches for a 1½-sty frame summer bungalow for George Stevens, care of architects. Cost, about $7,500.

EASTHAMPTON, L. I.—Harry T. Lindeberg, 2 West 47th st, Manhattan, is preparing sketches for a 2½-sty frame residence at Lilly Pond lane for William Thaw, 930 Lynndale st, Pittsburgh, Pa.

## Westchester.

DWELLINGS.

YONKERS, N. Y.—DeRose & Cavalieri, 2333 1st av, Manhattan, have completed plans for a 2-sty brick residence, 24x37 ft., at 82 Midland av, for Carlo Ferrari, 2350 1st av, Manhattan, owner and builder. Cost, about $5,000.


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*Contemplated Construction—Continued.*

HARTSDALE, N. Y.—Geo. H. Chichester, 30 East 42d st, Manhattan, is preparing plans for a 2½-sty residence at Greenacres for William Douglas Welsh, care of architect, who will be ready for estimates from a selected list of bidders about November 26.

BRONXVILLE, N. Y.—Herbert Godwin, 4 East 39th st, Manhattan, is preparing plans for a 2½-sty stone residence, 70x20 ft., on Dellwood rd for Dr. J. Roswell Hasbrouck, 171 West 71st st, Manhattan. Cost, about $15,000.

NEW ROCHELLE, N. Y.—Ludwig Lindenmeyer, 37 East 28th st, Manhattan, is preparing plans for a 2½-sty brick residence at Wykagyle Park for E. C. Wettlaufer, care of Wettlaufer Bros., 44 East 26th st, Manhattan. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

PEEKSKILL, N. Y.—The Fleischman Yeast Co., 701 Washington st, Manhattan, and Charles Point, Peekskill, contemplates the erection of a brick power house at Charles Point, from plans by Naylor Bros., 30 Church st, Manhattan.

HALLS AND CLUBS.

YONKERS, N. Y.—The Westchester Land Exchange, C. C. Mullaly, in charge, 4 Hudson st, contemplates the erection of a 1½-sty frame clubhouse, from private plans, at Nepperhan Heights.

YONKERS, N. Y.—George T. Kelly, 20 John st, Yonkers, was low bidder at $122,268 for the 6-sty brick Y. M. C. A. building, 148x75 ft., at the southwest corner of Riverdale av and Hudson st for the Y. M. C. A., Alfred Bunker, president. George H. Chamberlain, 18 South Broadway, Yonkers, architect. Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., consulting engineer. Cost, about $100,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—George Howard Chamberlin, 18 South Broadway, Yonkers, has been commissioned to prepare plans for a 4-sty brick high school, 175x200 ft., for the Board of Education of Yonkers. Site not selected.

THEATRES.

TARRYTOWN, N. Y.—Benton & Russell, Main st, are preparing sketches for a 3-sty brick moving picture theatre and meeting hall in Cortlandt st. Owner's name for the present withheld.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

CHURCHES.

CLIFTON, N. J.—Michael Conroy, Clifton, has received the general contract to erect a 1-sty frame church, 36x89 ft., at the northwest corner of Union av and 2d av for St. Paul's R. C. Church, Rev. Father Kiernan, pastor. John F. Kelly, P. O. Building, Passaic, N. J., architect.

DWELLINGS.

HARTSDALE, N. Y.—J. J. Kennedy, Riverdale, N. Y., has received the general contract to erect a brick veneer residence, 30x70 ft., on the east side of Greenacres av, south of Colvin pl, for Eleanor M. Stone, this place. Beverly S. King, 103 Park av, Manhattan, architect. George Pentecost, Darien, Conn., landscape architect.

FACTORIES AND WAREHOUSES.

CAMDEN, N. J.—(Sub.).—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has the concrete pile contract for the foundation of a power house for the Victor Talking Machine Co., Ballinger & Perrot, Marbridge Building, Manhattan, architects and engineers.

SPARROWS POINT, MD.—(Sub.).—The contract for the reinforced concrete ore trestle for the Maryland Steel Co. building has been awarded to the Raymond Concrete Pile Co., Manhattan. Quincy Bent, assistant to president.

BROOKLYN.—P. H. Palmer, 89 Powell st, has received the general contract to erect a 1-sty brick rendering building, 22x104 ft., at 358 Johnson av for Robert Plant & Son, 334 Johnson av. Joseph Himmelsbach, 90 West st, Manhattan, architect. Cost, about $6,000.

MANHATTAN.—J. J. Hearn Construction Co., 69 West 46th st, has received the general contract for alterations to the 7-sty brick factory and loft building, 40x100 ft., at 432-34 East 71st st for the Leissner Realty Co., Edward Leissner, 432 East 71st st. Gustave E. Steinback, 15 East 40th st, architect. Cost, about $15,000.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the contract to erect the warehouse for the Robertson Electric Construction Co. The building will be of reinforced concrete throughout, 115x40 ft. and 3-stys and basement. Work will go ahead at once.

HOSPITALS AND ASYLUMS.

ENGLEWOOD, N. J.—(Sub.).—Daniel McGrath, 185 Moore st, Hackensack, N. J., has received the steel metal work for two brick and terra cotta additions, 40x80 ft., in Engle st, to the Englewood Hospital Association, A. L. Mason secretary. Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, architects. Cost, about $50,000.

HOTELS.

SOUTHAMPTON, L. I.—(Sub.).—C. E. Smith, Jobs lane, Southampton, has received the roofing contract. Martin & Lefevre, Jobs lane, heating, and Herman Maurhard, Main st, wiring for the 3-sty frame and stucco hotel, 40x116 ft., at Rose Grove for William F. Jones, this place. E. Elmer Smith, Jobs lane, architect. Cost, about $20,000.

MUNICIPAL WORK.

CORNWALL, N. Y.—Oscar Daniels Co., Woolworth Building, Manhattan, has received the contract at $365,926 for contract 160 of the Catskill Aqueduct for the Board of Water Supply, Municipal Building, Manhattan. Private plans. The work consists of a shaft 400 ft. deep to be sunk from an existing tunnel 370 ft. from the surface of the ground. The tunnel, 900 ft. long, will be in solid rock lined with concrete and will have a finished diameter of about 14 ft.

STABLES AND GARAGES.

MANHATTAN.—John Kennedy & Co., 1133 Broadway, have received the general contract to erect a 3-sty brick, steel and concrete stable, 66x100 ft., at 356-360 West 11th st for Donovan & Son, 370 Washington st. James S. Maher, 431 West 14th st, architect. Cost, about $60,000.

STORES, OFFICES AND LOFTS.

BROOKLYN.—William Kennedy Construction Co., 215 Montague st, has received the general contract to erect a 1-sty brick shop, 200x100 ft., in the south side of 53d st, 75 ft. east of 1st av, for the E. W. Bliss Co., 1 Adams st. Walter Pfaendler, 75 Pineapple st, architect. Cost, about $35,000.

MANHATTAN.—(Sub.).—The Pietrowski & Konop Co., Inc., 418 East 91st st, Manhattan, has obtained the contract to install the Clinton Fireproofing System of floor and roof arches and finished floors in the new building at 6-8 West 40th st, Starrett & Van Vleck, architects, Geo. A. Fuller Co., general contractor.

MISCELLANEOUS.

OHIO.—The Stewart Engineering Corporation, 17 Battery Place, Manhattan, has received the general contract for the completion of the Perry Memorial Terrace and Parking of grounds at Put-in-Bay. Appropriations aggregating $800,000 have been made by the United States Government and by various State Legislatures for the completion of this memorial. The work comprises a raised terrace or plaza of reinforced concrete, resting on concrete piles; granite and sandstone masonry; brick paving; a large amount of dredging, excavating and filling, and all the landscape gardening necessary for the completion of this work. Work will be commenced at once. J. H. Freedlander and C. D. Seymour, Jr., 244 5th av, Manhattan, associate architects.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

CHURCHES.

114TH ST, 24-26-28 West, 1-sty brick synagogue, 53x93; cost, $75,000; owner, Congregation Kol Israel Anchai Poland, 24-26-28 West 114th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 355.

STORES, OFFICES AND LOFTS.

BROADWAY, 1140-1146, 16-sty brick loft, 105 x116; cost, $400,000; owner, Fredk. Ayer, Beverly, Mass.; architects, Maynicke & Franke, 25 Madison Sq North. Plan No. 356.

### Bronx.

DWELLINGS.

211TH ST, n s, 188.2 w Barnes av, 2-sty brick dwelling, slag roof, 21x34; cost, $2,300; owner and architect, Maria Colonna, 3529 Barnes av. Plan No. 533.

LIEBIG AV, e s, 100 n 259th st, 2-sty frame dwelling, 21x28, tin roof; cost, $1,500; owner and architect, Robt. H. Murphy, Fieldstone rd. Plan No. 540.

FACTORIES AND WAREHOUSES.

162D ST, n s, 341.9 e Melrose av, 1-sty brick storage, tin roof, 22x38.6; cost, $5,000; owners, Pierce, Butler & Pierce Mfg. Co., 3103 3d av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 534.

HARLEM RIVER, e s, 195 s 177th st, 2-sty brick shop, 50x105, tile roof; cost, $7,000; owners, The New York Yacht, Launch & Engine Co., J. A. Nickelsen, 16 East 177th st, president and architect. Plan No. 538.

STABLES AND GARAGES.

180TH ST, s s, 100 w Bronx Park av, 2-sty brick stable, tar and gravel roof, 125x100; cost, $35,000; owner, Louvaire Const. Corp., Arthur J. Peck, 27 William st, Sec.; architect, Frank A. Rooke, 489 5th av. Plan No. 536.

STORES AND DWELLINGS.

169TH ST, s s, 93.6 w Fox st, two 2-sty brick stores and dwellings, plastic slate roof, 30x77, 30x73.7; cost, $18,000; owner, A. Walkenburg, 764 Beck st; architect, G. F. Pelham, 30 East 42d st. Plan No. 535.

STORES AND TENEMENTS.

193D ST, s s, from Webster to Decatur av, 6-sty brick stores and tenement, 108.1 5/16x 75.11⅞, slag roof; cost, $65,000; owners, Wedgewood Co., Henry F. Keil, 401 East 163d st, president; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 542.

225TH ST, s s, 336.33 w Paulding av, 3-sty brick store and tenement, 25x56, tin roof; cost, $7,000; owner, Anna Covelli, 815 East 223d st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 541.

MISCELLANEOUS.

176TH ST, junction Tremont av, 1-sty frame gymnasium, 71x24, shingle roof; cost, $2,500; owners, Young Women's Christian Association, Miller Bldg.; architect, L. H. Parker, Miller Bldg. Plan No. 537.

OLINVILLE AV, e s, 250 n Rosewood av, 1-sty frame shed, 20x40; cost, $100; owners, O'Connell Cont. Co., 3320 Olinville av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 539.

CROMWELL AV, e s, 237.11 s 151st st, 1-sty frame shed, 36x80; cost, $1,000; owner, Vincent Astor, 23 West 26th st; architects, Marcy & Swartwout, 244 5th av. Plan No. 543.

### Brooklyn.

DWELLINGS.

COLERIDGE ST, w s, 280 s Oriental blvd, 2-sty frame dwelling, 26x47, shingle roof, 1 family; cost, $6,000; owner, Louis Schnibbe, 611 Quincy st; architect, Jos. F. McKennee, 1509 Emmons av. Plan No. 7875.

W 35TH ST, w s, 240 n Mermaid av, two 2-sty frame dwellings, 31x19, tar roof, 2 families each; total cost, $4,900; owner, Benj. Cohen, 8 West 19th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7882.

E 40TH ST, e s, 180 s Overbaugh pl, six 2-sty brick dwellings, 16.4x43, tin roof, 1 family each; total cost, $21,000; owner, Getahome Bldg. Co., 375 Fulton st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7881.

64TH ST, s s, 100 w 13th av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, $4,000; owner, Rocco Smonette, 6401 13th av; architect, Angelo H. Martin, 6005 14th av. Plan No. 7880.

WEST 15TH ST, e s, 560 n Neptune av, 2-sty frame dwelling, 19x50; gravel roof, 2 families; cost, $2,000; owner, Pasquale Balzano, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7933.

EAST 16TH ST, es, 100 n Av Z, two 2-sty frame dwellings, 21x56, composition roof; 2 families each; total cost, $8,000; owner, Francis E. Brady, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 7939.

ATLANTIC AV, s s, 150 n Beach 40th st, 3-sty brick dwelling, 34x44, tile roof, 1 family; cost, $9,000; owner, Emil F. Hemberger, Surf av and West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7932.

50TH ST, s s, 260 w 13th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, $6,000; owner, Morris Wolok, 1212 39th st; architect, S. Gardstein, 1268 45th st. Plan No. 7909.

CROPSEY AV, n w cor Bay 47th st, 2-sty brick dwelling, 19.4x50, gravel roof, 2 families; cost, $3,800; owner, Frank Fallotice, 33 East 105th st, Manhattan; architect, Domenick Salvati, 525 Grand st. Plan No. 7911.

CROPSEY AV, n s, 19.4 w Bay 47th st, three 2-sty brick dwellings, 19.4x50, gravel roof, 2 families each; total cost, $10,500; owner, Frank Fallotice, 33 East 105th st, Manhattan; architect, Domenick Salvati, 525 Grand st. Plan No. 7912.

78TH ST, n s, 204.4 e 17th av, four 2-sty frame dwellings, 14x44, slag roof, 1 family each; total cost, $12,000; owner, Ethel Brill, 132 Bay 31st st; architects, Kallich & Lubvath, 186 Remsen st. Plan No. 7914.

WEST 1ST ST, e s, 100 n Park pl, six 2-sty frame dwellings, 15.6x35, shingle roof, 1 family each; total cost, $15,300; owner, Paul Schmidt, 3044 Ocean parkway; architect, F. C. Mitschar, 2834 West 2d st. Plan No. 7999.

FACTORIES AND WAREHOUSES.

59TH ST, n s, 280 East 13th av, 1-sty brick storage, 60x50, slag roof; cost, $2,500; owner, Dennis Donegan, 5904 14th av; architect, Angelo Adamo, 1526 71st st. Plan No. 7886.

STABLES AND GARAGES.

COLERIDGE ST, s s, 280 s Oriental blvd, 1-sty frame garage, 12x20, shingle roof; cost, $500; owner, Louis Schnibbe, 611 Quincy st; architect, Jos. F. McKennee, 1509 Emmons av. Plan No. 7874.

PITKIN AV, s w c Fountain av, 1-sty brick garage, 20x20, tin roof; cost, $300; owner, Eliz Wedmyer, on premises; architect, Gottfried Eicholz, 266 Montauk av. Plan No. 7873.

NORWOOD AV, e s, 153 n Fulton st, 1-sty brick garage, 82.2x20, gravel roof; cost, $1,800; owners, Bernard Schuleck & Son, 155 Jamaica av; architect, L. Schillinger, 167 Van Siclen av. Plan No. 7950.

11TH AV, n w cor 50th st, 1-sty brick garage, 20x20, gravel roof; cost, $600; owner, Thos. Landingan, 4924 11th av; architect, F. W. Eisenla, 16 Court st. Plan No. 7948.

MALBONE ST, s s, 150 e New York av, 1-sty brick garage, 20x19.1, slag roof; cost, $500; owner, Jas. Cowel, 412 Malbone st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7910.

ATLANTIC AV, s s, from Cleveland to Ashford sts, 1-sty brick stable, 26x64.10, gravel roof; cost, $5,000; owner, Brooklyn Union Gas Co., 176 Remsen st; architect, same. Plan No. 7894.

WAVERLY AV, e s, 178 n Greene av, 2-sty brick garage, 45x22, tin roof; cost, $5,000; owner, Dr. Jas P. Warbasse, 384 Washington av; architect, Adam E. Fischer, 862 Bushwick av. Plan No. 8006.

STORES AND DWELLINGS.

LINCOLN PL, n s, 290 e Rochester av, 3-sty brick store and dwelling, 20x62, gravel roof, 3 families; cost, $5,000; owner, Hovard Investing Co., 1934 Prospect pl; architect, Morris Rothstein, 601 Sutter av. Plan No. 7992.

STORES AND TENEMENTS.

DIVISION AV, n s, 85 w Rodney st, 6-sty brick store and tenement, 40x93.5, tin roof, 23 families; cost, $28,000; owner, Victor Mishkin, 29 West 119th st, Manhattan; architect, Chas. M. Straub, 147 4th av, Manhattan. Plan No. 7891.

BARRETT ST, w s, 460 n Sutter av, 4-sty brick tenement, 50.5x88, slag roof, 23 families; cost, $28,000; owners, Slutsky & Brimberg, 1575 Eastern Parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7985.

BARRETT ST, w s, 510.5 n Sutter av, 4-sty brick tenement, 50.5x88.11, slag roof, 23 families; cost, $28,000; owners, Slutsky & Brimberg, 1575 Eastern Parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7973.

MISCELLANEOUS.

BLAKE AV, s w cor Rockaway av, 1-sty frame shed, 54x38.6, iron roof; cost, $600; owner, Bertha Frichtel, 598 Rockaway av; architect, Wm. S. Berres, 404 Saratoga av. Plan No. 7942.

CHESTER ST, e s, 80.7 s Pitkin av, 1-sty brick shed, 15x18, slag roof; cost, $500; owner, Barruch Perlman, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7916.

WYCKOFF AV, e s, 25 n Troutman st, 1-sty brick wagon house, 25x95, slag roof; cost, $4,000; owner, Frank Keim, 409 Troutman st; architect, John Burke, 372 Union st. Plan No. 7966.

### Queens.

CHURCHES.

ELMHURST.—Horton st, s s, 122 e Court st, 1½-sty brick church, 39x70, tar and gravel roof; cost, $13,000; owner, German Zion Reformed Church, premises; architect, C. Gebele, Maurice av, Elmhurst. Plan No. 3565.

L. I. CITY.—Grand av, e s, 100 e Van Alst av, 2-sty brick Masonic Temple, 34x100, slag roof; cost not given; owner, Advance Lodge, No. 635 Astoria, L. I. City; architect, G. M. Nelson, Jamaica av, Richmond Hill. Plan No. 3517.


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## PROPOSALS.

NOTICE TO CONTRACTORS: Sealed proposals for new sanitary work in the North Building at the Rochester State Hospital, Rochester, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 P. M., Dec. 4, 1914, when they will be publicly opened and read. Proposals shall be made on blanks and enclosed in an enevelope, all furnished by the State Architect, sealed and addressed, and shall be accompanied by certified check in the sum of five per cent. (5%) of the amount of bid. The contractor, to whom the award is made, will be required to furnsih surety company bond in the sum of fifty per cent. (50%) of the amount of contract within thirty (30) days after official notice of award of contract, and in accordance with the terms of specification No. 1956. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the following places: Rochester State Hospital, Rochester, N. Y.; New York office of the Department of Architecture, 1224 Woolworth Building; and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank form for proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to, and in the discretion of the State Architect, Lewis F. Pilcher.

NOTICE TO CONTRACTORS: Sealed proposals for Water Softening Plant at the Buffalo State Hospital, Buffalo, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3.00 p. m., December 4th, 1914, when they will be publicly opened and read. Proposals shall be made on blanks and enclosed in an envelope, all furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of Five per cent. (5%) of the amount of bid. Contractor, to whom the award is made, will be required to furnish surety company bond in the sum of Fifty per cent. (50%) of the amount of contract within Thirty (30) days after official notice of award of contract, and in accordance with teh terms of specification No. 1997. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Buffalo State Hospital, Buffalo, N. Y.; at the New York Office of the Department of Architecture, Room No. 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to, and in the discretion of the State Architect, Lewis F. Pilcher.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Oct. 31, 1914.—Sealed proposals will be received at this office until 3 p. m., Dec. 2, 1914, and then opened, for coal-handling apparatus, etc., in the United States Mint at Philadelphia, Pa., in accordance with drawing and specification, copies of which may be had at this office or at the office of the custodian, United States Mint, Philadelphia, Pa., in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.


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*New Buildings, Queens, (Continued).*

DWELLINGS.

BAYSIDE.—7th st, e s, 150 n Montauk av, 2½-sty frame dwelling, 22x30, shingle roof, 1 family; cost, $3,000; owner, Locust Building Co., Co., 12 Park av, Jamaica, South; architect, J. F. D. Beball, Jamaica. Plan No. 3538.

BELLE HARBOR. Dennison av, e s, 120 n Newport av, 2½-sty frame dwelling, 24x26, shingle roof, 1 family; cost, $3,200; owner, Mary Trass, Oceanus av, Rockaway Beach; architect, Wm. A. Hogan 116th st, Rockaway Park. Plan No. 3508.

DOUGLAS MANOR.—Beverly rd, n s, 150 e East drive, 2-sty frame dwelling, 27x54, shingle roof, 1 family, steam heat; cost, $6,500; owner, Jos. Gill, 770 Fairmont pl, Bronx; architect, R. R. Clark, 1031 Trinity av, Bronx. Plan No. 3516.

DUNTON. Ward st, e s, 90 s Broadway, three 2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, $6,600; owner Harry Konetzky, 545 Bushwick av, Brooklyn; architect, owner. Plan Nos. 3503-4-5.

DUNTON.—Otto pl, s s, 127 e Van Wyck av, two 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, $5,000; owner, L. A. Thompson, Dunton; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 3520-21.

EDGEMERE.—Rockaway av, w s, 120 n Boulevard, two 1-sty frame dwellings, 16x35, shingle roof, 1 family each; cost, $3,000; owner, L. H. Clark, 80 Maiden lane, Manhattan; architect, A. D. Hough, Edgemere. Plan Nos. 3543-44.

ELMHURST.—Gerry st, s s, 111 n Junction av, 2-sty frame dwelling, 21x30, shingle roof, 1 family, water heat; cost, $2,500; owner, J. M. Robinson, 78 Grand av, Corona; architect, I. P. Card, Corona. Plan No. 3548.

ELMHURST. 19th st, w s, 280 n Kensington terrace, 2-sty frame dwelling, 20x47, shingle roof, 2 families, steam heat; cost, $4,000; owner, A. G. Steiner, 716 Tinton av, Bronx; architect, I. P. Card, Corona. Plan No. 3595.

ELMHURST.—Gerry st, s s, 100 w Hanover av, 2½-sty frame dwelling, 22x48, tin roof, 2 families; cost, $3,800; owner, Herman Mertins, 101 Maurice av, Elmhurst; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 3588.

DURLAND PL. w s, 95 s Glenwood rd, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, $300; owner, John H. Schnelk, East 94th st and Av K; architect, C. Infanger, 2634 Atlantic av. Plan No. 7867.

WEST 31ST ST, w s, 180 s Mermald av, 1-sty frame dwelling, 24x24, shingle roof, 1 family; cost, $1,500; owner, Cath. Powers, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7859.

AV J, s s, 40 e East 26th st, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, $4,500; owner, Christian Muller, 467 Van Buren st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7865.

WILLIAMS AV, s e cor Newport av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, $4,000; owner, Herman Wisun, 635 Snediker av; architect, Morris Rothstein, 601 Sutter av. Plan No. 7849.

CORONA.—Edson st, n s, 300 w Myrtle av, 2½-sty frame dwelling, 19x33, shingle roof, 1 family, steam heat; cost, $2,800; owner, John Nelson, 80 Edson st, Corona; architect, W. C. Johnson, Corona. Plan No. 3566.

JAMAICA SOUTH.—Martha av, w s, 93 n Baisley st, 1½-sty frame dwelling, 18x26, shingle roof, 1 family; cost, $1,500; owner, Louis H. Pink, 44 Court st, Brooklyn; architect, G. Francis Leonard, 5 Beekman st, Manhattan. Plan No. 3547.

JAMAICA. Cottage av, e s, 278 n Jamaica av, 2½-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, $3,000; owner, A. Brenzinski, Cottage av, Jamaica; architect, Herman Spinken, 1 Fulton st, Jamaica. Plan Nos. 3561-62-63-64. Four houses cost $12,000.

JAMAICA.—Compton ter, n s, 91 e Warwick av, 2½-sty frame dwelling, 22x28, shingle roof, 1 family steam heat; cost, $2,200; owner, H. J. Fallesen, Welling st, Richmond Hill; architect, Benj. Farrell, Rockaway Park. Plan No. 3553.

KEW GARDENS.—Beverly rd, n w cor Richmond Hill av, 2-sty brick dwelling, 68x30; tile roof; cost, $12,450; owner, Robert L. Reeves, Penn. Station, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 3567.

MALBA.—4th av, e s, 540 n Boulevard, 2-sty frame dwelling, 23x37, shingle roof, 1 family, steam heat; cost, $4,000; owner, Malba Estates Corporation, 60 Liberty st, Manhattan; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 3568.

ROCKAWAY BEACH.—Washington av, n s, 50 e Center st, twenty-one 1-sty frame dwellings 15x19, shingle roof, 1 family each; cost, $10,500; owner, Mrs. N. Stanton, Bronx; architect, T. J. Applegate, Rockaway Beach. Plan Nos. 3570 to 3583.

ROCKAWAY BEACH.—Eldred av, n w cor Railroad av, six 2-sty frame dwellings, 10x30, shingle roof, 2 families each; cost, $7,500; owner, Oscar Lax, 44 Boulevard, Rockaway Beach; architect, P. Caplan, Rockaway Beach. Plan No. 3559.

WOODHAVEN.—Lott av, w s, 50 s Simpson st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each, steam heat; cost, $6000; owner, Wilmot D. Losee, 726 Hatch av, Woodhaven; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 3557-8.

FLUSHING.—Norwood av, s w cor 26th st, 2-sty brick dwelling, 20x40, tar roof, 2 families; cost, $2,900; owner, Kasimer Hrostoski, 14 Sylvester av, Jamaica; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3542.

FLUSHING.—Lawrence st, e s, 200 n Broadway, 2-sty frame dwelling, 18x36, shingle roof, 2 families, steam heat; cost, $3,000; owner and architect, M. O. Fowler, Flushing; architect, I. P. Card, Corona. Plan No. 3549.

HOLLINGSWOOD PARK.—Palerino av, w s, 350 n Palerino av, 3-sty brick dwelling, 28x33, shingle roof, 1 family; cost, $8,000; owner, Mrs. E. Promis, Kew; architects, Smith & Holler, 82 Wall st, Manhattan. Plan No. 3507.

MIDDLE VILLAGE.—Pulaski st, n s, 2,500 w Hinman st, 1½-sty frame dwelling, 20x46, tin roof, 1 family; cost, $1,500; owner, Sam Branberg, 28 Cooper av, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3519.

QUEENS.—Lynn av, n w cor Ascot pl, 2½-sty frame dwelling, 21x35, shingle roof, 1 family, steam heat; cost, $4,800; owner, Queens Court Realty Co., 200 Broadway, Manhattan; architect, J. D. Tillack, 50 Church st, Manhattan. Plan No. 3514.

QUEENS.—Queens blvd, n s, opp 4th av, three 2-sty frame dwellings, 17x40, tin roof, 2 families; cost, $6,000; owner, Gilbert S. Rhodes, Ithaca, N. Y.; architect, Gustave Brush, Queens. Plan No. 3540.

QUEENS.—Sherwood av, e s, 120 s Seymour av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, $2,100; owner, Robert Moffet, 65½ East 85th st, Manhattan; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3551.

QUEENS.—Sherwood av, s w cor Seymour av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, $4,800; owner, Jas. Nicoll, 65 East 85th st, Manhattan; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3550.

RIDGEWOOD HEIGHTS—Sandol st, n e cor Cooper av, five 2-sty brick dwellings, 25x50, tar and gravel roof, 2 families each; cost, $15,000; owner, New Kersey Realty Co., 819 Blake av, Brooklyn; architect, owner. Plan No. 3515.

ROCKAWAY BEACH. Ward av, e s, 43 n Boulevard, four 1-sty frame dwellings, 20x32, shingle roof, 1 family; cost, $2,800; owner, Maria Baggiano, 131 Vermont st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan Nos. 2499 to 2502.

ROCKAWAY BEACH.—70th st, e s, 678 s Boulevard, five 1-sty frame dwellings, 17x58, shingle roof, 1 family each; cost, $10,000; owner, Carlton Summerfield Co., 35 Nassau st, Manhattan; architect, W. T. Kennedy Co., Rockaway Beach. Plan Nos. 3531 to 3535.

ROCKAWAY BEACH.—71st st, w s, 460 s Boulevard, eight 1-sty frame dwellings, 17x58, shingle roof, 1 family each; cost, $16,000; owner, Carlton Summerfield Co., 35 Nassau st, Manhattan; architect, W. T. Kennedy Co., Rockaway Beach. Plan Nos. 3522 to 3530.

ROCKAWAY BEACH.—Ward av, e s, 96 n Boulevard, four 1-sty frame dwellings, 20x16, shingle roof, 1 family each; cost, $1,400; owner, Maria Baggiano, 131 Vermont st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan Nos. 3494 to 3497.

ROCKAWAY BEACH.—Ward av, e s e cor Boulevard, 2-sty frame dwelling, 97x40, shingle roof, 1 family; cost, $6,000; owner, Maria Baggiano, 131 Vermont st, Brooklyn; architect, Wm. Sandifer, Rockaway Beach. Plan No. 3498.

FOREST HILLS.—Continental av, w s, 116 s Queens boulevard, two 2½-sty brick dwellings, 22x43, tile roof, steam heat, 1 family; cost, $8,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City Plan No. 3586.

JAMAICA.—Fleming pl, n s, 181 e Rockaway rd, four 2-sty frame dwellings, 37x49, tin roof, 2 families; cost, $10,000; owner, H. A. O'Brien, 215 Rockaway rd, Jamaica; architect, H. T. Jeffreys, Lefferts av, Richmond Hill. Plan Nos. 3598-99

ROCKAWAY PARK.—Washington av, n e cor West End av, 2½-sty brick dwelling, 35x47, shingle roof, 1 family, steam heat; cost, $9,500; owner, Antonia Zucca, Woodmere, L. I.; architect, J. J. Cromwell, Woodmere. Plan No. 3594.

WHITESTONE.—7th av, e s, 150 n 22d st, 2-sty frame dwelling, 23x30, shingle roof, 1 family, air heat; cost, $3,000; owner, Harry D. Groot, 33 23d st, Whitestone; architect, M. Hein, 95 16th st, Whitestone. Plan No. 3590.

WHITESTONE.—9th av, e s, 75 s 11th st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,000; owner and architect, Peter Grotz, Whitestone. Plan No. 3589.

STABLES AND GARAGES.

RIDGEWOOD AV, s s, 82.8 w Richmond av, 1-sty brick garage, 12x10, gravel roof; cost, $300; owner, John Dieker, 310 Richmond st; architect, C. Infanger, 2634 Atlantic av. Plan No. 7866.

FLUSHING.—Central av, 176, 1-sty frame garage, 17x20, tin roof; cost, $295; owner, A. F. W. Wiggers, on premises. Plan No. 3556.

FLUSHING.—Burling av, w s, 300 n Forest av, 1-sty frame garage, 12x16, shingle roof; cost, $50; owner, T. Carlson, premises. Plan No. 3560.

DOUGLAS MANOR.—Ridge rd, s s, 250 e Central dr, 1-sty brick garage, 15x18; cost, $350; owner, F. C. Ward, Great Neck. Plan No. 3539.


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JAMAICA.—Church st, e s, 80 s Catherine st, 2-sty frame barn, 16x46, tar roof; cost, $800; owner, Guilford Construction Co, Fulton st, Jamaica. Plan No. 3545.

L. I. CITY.—Boulevard, w s, 104 n Camelia st, 1-sty brick garage, 22x20, metal roof; cost, $200; owners, Clonin & Messenger, 157 Boulevard, Rockaway Beach. Plan No. 3506.

COLLEGE POINT.- 4th av, n s, 50 w 16th st, 1½-sty frame stable, 28x37, tar and gravel roof; cost, $900; owner, John Hoffmann, premises; architect, H. T. Morris, 321 13th st, College Point. Plan No. 3591.

DUNTON.—Poplar st, s e cor Morris av, 1-sty frame garage, 16x16; cost, $100; owner, R. VonLehr, premises. Plan No. 3596.

RICHMOND HILL.—Vine st, n e cor Central av, 1-sty frame garage, 12x16, tin roof; cost, $250; owner, J. Johnston, premises. Plan No. 3587.

STORES AND DWELLINGS.

WINFIELD.—Woodside av, s e cor Arlington av, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, $6,000; owner, Harry Simon, 1481 Eastern pkway; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3554.

WINFIELD.—Woodside av, s s, 20 e Arlington av, 2-sty brick store and dwelling, 20x50, tin roof, 2 families; cost, $3,500; owner, Harry Simon, 1481 Eastern pkway, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3555.

MORRIS PARK.-Broadway, n s, 36 w Johnson av, 2-sty brick store and dwelling, 19x55, tin roof, 2 families; cost, $4,000; owner, Nicola Cemeranno, Atlantic av, near Lefferts av, Morris Park; architect, Louis F. Schillinger, 167 Van Siclen av, Brooklyn. Plan No. 3584.

JAMAICA.—Jamaica av, n w cor Waterbury av, 3-sty brick store and dwelling, 21x58, slag roof, 2 families; cost, $6,000; owner, Morris Bienenstock, 1258 47th st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. -Plan No. 3510.

JAMAICA.—Jamaica av, n w cor Prospect st, 3-sty brick store and dwelling, 21x51, tar and gravel roof, 2 families; cost, $6,000; owner, Morris Bienenstock, 1258 47th st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3511.

JAMAICA.—Jamaica av, n s, 21 w Waterbury av, eight 3-sty brick store and dwellings, 21x35, tar and gravel roof, 2 families each; cost, $28,000; owner, Morris Bienenstock, 1258 47th st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3513.

STORES, OFFICES AND LOFTS.

RIDGEWOOD HEIGHTS.—Sandol st, n e cor Cooper av, 1-sty brick store, 13x16, slag roof; cost, $400; owner, New Jersey Av Realty Co., 819 Blake av, Brooklyn. Plan No. 3509.

JAMAICA.—Hoffman boulevard, w s, 116 n Jamaica av, 1-sty frame store, 16x25, tin roof; cost, $400; owner, Albert Lips, 15 North Washington st, Jamaica; architect, J. F. D. Beball, Jamaica. Plan No. 3593.

MISCELLANEOUS.

L. I. CITY.—Railroad av and Howard st, 2-sty brick boiler house, 12x15, slag roof; cost, $500; owners, Holbrook Cabot & Rollins Co., 331 Madison av, Manhattan. Plan No. 3522.

L. I. CITY.—12th av, w s, 240 n Newtown av, 1-sty brick shop, 15x20, tar roof; cost, $900; owner, Mathews Building Co., 468 Grand av, L. I. City. Plan No. 3537.

QUEENS.—L. I. R. R., s s, 98 w Hempstead & Jamaica rd, 2-sty frame lumber shed, 59x21, tar and gravel roof; cost, $600; owner, Gilbert S. Rhodes, Ithaca, N. Y. Plan No. 3541.

RIDGEWOOD.—Silver st, n s, 63 w Forest av, 1-sty brick carriage shed, 20x18, tar roof; cost, $500; owner, Mary M. Golly on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3552.

L. I. CITY.—10th av, w s, 383 n Jamaica av, 1-sty frame shed, 13x28, tar roof; cost, $50; owner, C. Simon, premises. Plan No. 3597.

METROPOLITAN.—Metropolitan av, s s, 400 e Mt. Olivet av, 1-sty brick boiler house, 20x33, gravel roof; cost, $200; owner, Frank P. Lang, 1790 Metropolitan av, Metropolitan. Plan No. 3600.

RICHMOND HILL.—Compton terrace, n s, 100 e Warwick av, 1-sty frame shed, 12x16, paper roof; cost, $60; owner, H. J. Fallsen, premises. Plan No. 3592.

WOODHAVEN.—Jamaica av, s s, 152 w Suydam st, erect cesspool; cost, $50; owner, J. Gehan, premises. Plan No. 3585.

## Richmond.

CHURCHES.

RICHMOND TURNPIKE, e s, 140 s Grand av, Port Richmond, 1-sty frame Sunday school, 18x53; cost, $650; owner, Church Extension Committee, Port Richmond; builders, Hisse & Offerjost, Stapleton. Plan No. 922.

DWELLINGS.

ELM COURT, e s, 211 s Richmond terrace, Port Richmond, 2-sty frame dwelling, 24x29; cost, $3,200; owner, Mrs. Ingeborg Jensen; architect, John Davies; builder, H. Hermausen. Plan No. 925.

8TH ST, e s, 100 n Beach st, New Dorp, 2½-sty brick dwelling, 38x28; cost, $7,000; owner, J. M. Tolbott, New Dorp; architect and builder, E. H. Lockhart, New Dorp. Plan No. 928.

CLINTON AV, s s, 175 w Lafayette av, Port Richmond, 2-sty frame dwelling, 18x40; cost, $2,300; owner, architect and builder, J. O. Johnson, Port Richmond. Plan No. 927.

MAIN AV, s s, 658 e Virginia pl, Westerleigh, 2½-sty frame dwelling, 28x27; cost, $3,700; owner, architect and builder, Jas. Whitford, St. George. Plan No. 923.

STEWART AV, e s, 380 s Watchogue rd, Port Richmond, 2½-sty frame dwelling, 24x36; cost, $3,000; owner, Carl G. Nordstrom, 524 East 118th st, Manhattan; architect and builder, O. Carlson, Port Richmond. Plan No. 921.


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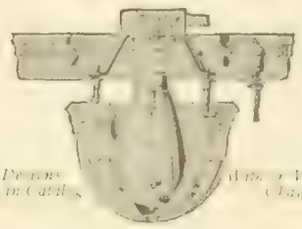
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*Plans Filed, Construction, Richmond, Continued.*

SUMMIT AV w s, 625 n Richmond rd; New Dorp, 2-sty brick dwelling, 22x28; cost, $1,200; owner, Albert Dreisch, New Dorp; architect, J. E. Grundert, New Dorp. Plan No. 929.

SUMNER AV, n s, 250 w Livingston st, Granite Park, 2-sty brick dwelling, 22x30; cost, $2,600; owners, Marc & Conte; architect, Nicola Vittacco. Plan No. 926.

STABLES AND GARAGES.

RICHMOND AV, e s, 75 n Cost av, Port Richmond, 1-sty brick stable, 10x25; cost, $400; owner, Vincent Portero, 11 Harrison av, Port Richmond; builder, R. H. Teadley, Port Richmond. Plan No. 931.

STORES AND DWELLINGS.

SHORE RD, s s, 150 e Winant av, Rossville, 1-sty frame barn, 18x22; cost, $150; owner, H. P. Heitmann, Rossville; builder, Jacob Poillon. Plan No. 919.

RICHMOND AV, e s, 75 n Cost av, Port Richmond, 2-sty brick store and dwelling, 25x41; cost, $6,950; owner, Vincent Portero, 11 Harrison av, Port Richmond; builder, R. H. Leadley, Port Richmond. Plan No. 932.

MISCELLANEOUS.

RICHMOND AV, e s, 75 n Cost av, Port Richmond, 1-sty frame wagon shed, 16x14; cost, $150; owner, Vincent Portero, 11 Harrison av, Port Richmond; builder, R. H. Leadley. Plan No. 930.

7TH AV, s s, 55 e Jersey st, New Brighton, 1-sty frame saloon, 28x40; cost, $650; owner, R. Newman, New Brighton; architect, John Davies, Tompkinsville; builder, W. A. Eadie, New Brighton. Plan No. 924.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BEACH ST, 11-13-15-17, openings providing communication between 10-sty brick warehouse and 10-sty brick addition to be erected; cost, $175,000; owner, Seth M. Milliken, 990 Madison av; architect, Charles P. H. Gilbert, 1123 Broadway. Plan No. 3989.

BLEECKER ST, 192, new store front to 6-sty brick tenement; cost, $300; owner, Giuseppe Macaroni, 192 Bleeker st; architect, Max Hirsch, 301 Fulton st. Plan No. 4024.

BOND ST, 20, remove staircase to 7-sty brick loft; cost, $68; owner, Estate of Emily F. M. Braem, F. M. Bacon, exr., 14 Wall st; architect, Ed. Cohen, 447 Canal st. Plan No. 4017.

BROOME ST, 54, cut skylight, rearrange partitions to 3-sty brick dwelling; cost, $100; owner, Estate of Adolphus Ottenberg, 23 Cannon st, L. D. Block, exec., 23 Cannon st; architect, H. L. Young, 1204 Broadway; lessee, Nathan Messing, 14 Lewis st. Plan No. 4029.

CLEVELAND PL, 23, stairs, door to 4-sty brick cafe and tenement; cost, $200; owner, Domenica Cario, 23 Cleveland pl; architect, Howard A. Welsh, 293 West 11th st. Plan No. 3980.

CROSBY ST, 78, remove elevator, build elevator shaft, fireproof doors to 5-sty brick loft; cost, $1,000; owner, Estate of T. Lewis, 299 Broadway, W. D. Bloodgood, 1 Madison av, trustee; architect, H. N. Paradies, 231 West 18th st. Plan No. 4013.

EAST HOUSTON ST, 319, reopen door to 5-sty brick tenement; cost, $20; owner, J. S. Eile, 319 East Houston st; architect, Otto Reissmann, 147 4th av. Plan No. 4007.

ELIZABETH ST, 194, mason work, fire-escape to 4-sty brick shop; cost, $250; owner, Happersberger Estate, 194 Elizabeth st; architect, Morris Schwartz, 194 Bowery. Plan No. 4020.

GRAND ST, 374, steel beams, plumbing, stairs, fireproof dumbwaiter (Bell plaster blocks), fireproof doors, steel lath, cement plaster to 3-sty brick bakery and dwelling; cost, $900; owner, Lulu A. Griffin, 401 Grand st; architect, Geo. Dress, 1436 Lexington av. Plan No. 3978.

GREENE ST, 72, stairs, partitions to 5-sty brick lofts; cost, $1,500; owner, Alfred R. Conkling, 14 Wall st; architect, Nash & Springsteen, 21 West 45th st. Plan No. 3976.

MADISON ST, 88, erect partitions, cut window opening to 3-sty brick tenement; cost, $150; owner, Alice Arnoldi, 88 Madison st; architect, Morris Schwartz, 194 Bowery. Plan No. 4030.

MULBERRY ST, 240, fireproof windows, toilet room to 5-sty brick tenement; cost, $400; owner, Thos. Farese, 2004 Washington av; architect, Ferdinand Saviguano, 17 Cleveland pl. Plan No. 3981.

MURRAY ST, 64-66, erect new fire-escapes, stairs, fireproofing windows and doors to 6-sty brick loft; cost, $1,500; owner, Wm. Engel, 119 West 96th st; architect, H. Regelmann, 133 7th st. Plan No. 4016.

NASSAU ST, 20-24, tanks, fireproof enclosures to two 6-sty brick office building; cost, $5,000; owner, Mechanics & Metals National Bank, G. W. McGarrah, Pres., 20-24 Nassau st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 3985.

NASSAU ST, 53, balcony to 4-sty brick stores and tenement; cost, $100; owner, Sarah Frank, 18 1st pl, Brooklyn; architect, Geo. Rainhard, 53 Nassau st. Plan No. 3988.

PRINCE ST, 159, erect steel partitions, coal bins and stairs to 5-sty brick tenement; cost, $300; owner, Strum Model Co., Inc., 409 Halsey st, Newark, N. J.; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 4028.

RUTGERS ST, 8, window, steel beams to 4-sty brick tenement; cost, $150; owner, Rev. Jas. McIntyre, 241 Henry st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3984.

ST. MARKS PL, 116, partition, c. i. ventilation box to 4-sty brick tenement; cost,, $1,000; owner, Herman Waldman, Arverne, L. I.; architects, Berger & Son, 121 Bible House. Plan No. 3977.

STUYVESANT ST, 15, new partitions, cut new scuttle opening to 4-sty brick tenement; cost, $300; owner, R. Stuyvesant, 30 East 42d st; architect, Otto Reissmann, 147 4th av. Plan No. 4006.

WASHINGTON ST, 34, stairs, stair enclosure (metal lath), metal-covered doors, fire escapes, fireproofing to 6-sty brick store and lofts; cost, $800; owner, Elbridge T. Gerry, Newport, R. I.; architects, Jno. E. Snook Sons, 261 Broadway. Plan No. 3990.

WASHINGTON ST, 38, erect new partitions, enlarge door opening, cut new doors in wall to 6-sty brick tenement; cost, $2,500; owner, The Stewart Estate, E. Leroy Stewart, exec., Beacon, N. Y.; architect, H. Regelmann, 133 7th st. Plan No. 4025.

WEST ST, 142, mason work, steel beams, c. i. columns, partitions, skylight, metal-covered store front to 3-sty brick store and tenement; cost, $1,000; owner, Isaac Charak, 142 West st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 4019.

WORTH ST, 114-116, fireproofing window frames and sashes, stairs to 5-sty brick loft; cost, $350; owner, A. & W. H. Dougherty, 43 Cedar st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 4003.

3D ST, 388 East, water closet compartments to 3-sty brick tenement; cost, $300; owner, Samuel Greenfield, 417 East Houston st; architect, Abraham Lipner, 20 East 2d st. Plan No. 4018.

4TH ST, 165 East, stair, mason work, fireproof door to 5-sty brick store and tenement; cost, $125; owner, Joseph Horner, 316 Etna st, Brooklyn; architect, Wm. Kurtzer, 192 Bowery. Plan No. 3991.

14TH ST, 30-32, wood platforms, bulkheads, tin roofing, mineral wool, stairways, plastering to 5-sty brick lofts; cost, $300; owner, Evelyn D. Rea, 15 East 14th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 4021.

26TH ST, 119 West, removal of partition to 5-sty brick stores and tenement; cost, $50; owner, Joseph Guffanti, 274 7th av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3999.

26TH ST, 125 West, flooring, removal of partition and stairs to 4-sty brick store and lofts; cost, $50; owner, John A. Weser, care Ames & Co., 26 West 31st st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4023.

31ST ST, 157 West, remove railing and encroachment to 4-sty brick tenement; cost, $150; owner, Jas. A. O'Gorman, 318 West 108th st, care Huberth & Huberth, 253 West 58th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 4014.

36TH ST, 161 West, terra cotta block curtain wall, enamel brick curtain wall, marble wainscot to 15-sty brick hotel; cost, $750; owner, Mills Hotel, Ogden Mills, trustee, 15 Broad st; architect, F. M. Wittemore, 161 West 36th st. Plan No. 3974.

38TH ST, 113 West, new partitions, new door frames and steel doors, new window frames and sash rails, cable hole opening to 7-sty brick fireproof telephone central office; cost, $10,000; owner, N. Y. Tel. Co., 15 Dey st; architect, E. A. Munger, 15 Dey st. Plan No. 4004 .

40TH ST, 3 East, partitions, iron work, store front to 5-sty brick store and show rooms; cost, $800; owner, Louise Inglis, Princeton, N. J.; architect, F. W. Ullman, 1431 Lexington av. Plan No. 3993.

58TH ST, 50 East, to enlarge base of 12-sty brick hotel by covering over yards and courts with new walls (to four additions); cost, $10,000; owner, Swetland Realty Co., Inc., Horace B. Swetland, president, 239 West 39th st; architects, Denby & Nute, 333 4th av. Plan No. 4001.

110TH ST, 62-64 East, to widen extension to 5-sty brick factory, store and tenement; cost, $250; owner, Sam Gordon, 62 East 110th st; architect, Wm. Huenerberg, 1114 Forest av. Plan No. 3996.

111TH ST, 107-111 East, windows, water closet compartments to three 3-sty brick dwellings; cost, $400; owner, Josephine Niccio, 107 East 111th st; architects, Cohen & Felson, 329 4th av. Plan No. 3987.

120TH ST, 3 West, cut window opening to 5-sty brick dwelling; cost, $40; owner, J. K. Levy, 161 West 86th st; architect, A. S. Wexler, 329 West 13th st. Plan No. 4011.

124TH ST, 271-75 West, store front, partition, entrance to 5-sty brick store and tenement; cost, $475; owner, Geo. Ehret, 235 East 92d st; architect, Hans P. Hansen, 321 West 16th st Plan No. 3986.

125TH ST, 149 West, reconstruct stairs, new trap doors to 4-sty brick hotel; cost, $35; owner, F. Hollander, 123 Lafayette st; architect, J. P. Voelker, 979 3d av. Plan No. 4009.

125TH ST, 211 West, remove walls, new fireproof floor and ceiling to 5-sty brick theatre; cost, $2,500; owner, Estate of E. Lichtenstein, A. Lichtenstein, exec., s e corner Willow av and 135th st; architect, Wm. H. McElfatrick, 701 7th av. Plan No. 4027.

148TH ST, 300 West, new store front to 4-sty brick tenement; cost, $250; owner, Jones Woods Realty Corpn., 535 East 68th st; architect, Ole Axelson, 542 45th st, Brooklyn. Plan No. 4015.

151ST, 740 West, partitions, fire-escapes to 6-sty brick tenement; cost, $800; owner, Raltan Realty Co., Ralph Stotts, 233 Broadway; architect, Christian H. Lang, 131 West 58th st. Plan No. 3979.

219TH ST, 416 West, toilet rooms, plumbing fixtures, skylight, concrete work to 4-sty brick tenement; cost, $1,200; owner, Emma C. Carroll, care Henry B. Riecke, 1737 Broadway; architect, Adrian L. Beineif, 432 West 160th st. Plan No. 4000.

BOWERY, 272, flues (terra cotta lining) to 3-sty brick lofts; cost, $250; owner, Emma B. Redfield, 796 6th av; architect, Max Muller, 115 Nassau st. Plan No. 3973.

BOWERY, 156, changing smoke and ventilation pipe to 4-sty brick residence; cost, $750; owner, L. Rankin, 124 East 62d st; architects, Duparquet, Huot & Moneuse Co., 43-45 Wooster st. Plan No. 4002.

BROADWAY, 648, erect steel tank support to 10-sty brick loft; cost, $500; owner, S. P. Tull, 309 Broadway; architect, F. H. Quinby, 99 Nassau st. Plan No. 4010.

BROADWAY, 2182-6, dividing front portion of building into stores and offices, erect new trusses to 2-sty brick moving pictures and stores; cost, $15,000; owner, Improved N. Y. Properties Corpn., 69 Wall st; architect, T. W. Lamb, 644 8th av. Plan No. 4012.

BROADWAY, 136 East, toilets fire escapes to 3-sty brick stores and lofts; cost, $300; owner, Meyer Vessel, 41 Division st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3998.

BROADWAY, 1327-39, change of door and windows to 5-sty brick store and theatre; cost, $100; owner, Bijou Realty Co., 52 William st; architect, August C. Deppe, 779 Curtis av, New Brighton, S. I. Plan No. 3994.

COLUMBUS AV, 90, erect new show window to 5-sty brick tenement; cost, $100; owner, Eli Green, 90 Columbus av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3972.

LENOX AV, e s, between 136th and 137th sts, two new openings cut in storage room to 1-sty brick power house and dormitory; cost, $6,000; owner, City of N. Y., Bellevue & Allied Hospitals, foot of East 26th st; architect, J. H. Freedlander, 244 5th av. Plan No. 4008.

LEXINGTON AV, 357, to install new area with iron grating to 4-sty brick club; owner, Mary L. Tonetti, 135 East 40th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 3997.

PARK AV, 1118-24, cellar stairway to 7-sty brick stores and apartments; cost, $50; owner, Herman Strauss, 73 East 90th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4022.

1ST AV, 1429, 1-sty brick and terra cotta extension, metal store front to 5-sty brick store and tenement; cost, $3,000; owner, Albert Winternitz, 237 East 72d st; architect, Adolph Balschun, 2678 Creston av. Plan No. 3992.

8TH AV, 500-14, arc lamp brackets to 4-sty brick furniture store; cost, $75; owner, Palmer Estate, 852 Broadway; architect, Richard H. Abbott, 197 Park Hill av, Yonkers, N. Y. Plan No. 3975.

8TH AV, 364, metal cornice, metal store front to 4-sty brick store and tenement; cost, $350; owner, Jas. Aspell, 375 West 56th st; architects, Seifert & Webb, 104 West 42d st. Plan No. 3982.

9TH AV, 332, shore up wall, remove lintels and columns, new columns, new store front and iron cornice to 4-sty brick tenement; cost, $500; owner, J. C. Smith, 332 9th av; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 4026.

12TH AV, 1297, galvanized iron skylight, steel work, mason work, terra cotta tile, to 1-sty brick gas producer room; cost, $1,000; owner, Geo. F. Hinrichs & Co., Inc., 33 Hewitt av; architect, J. G. Glover, 222 Navy st, Brooklyn. Plan No. 3995.

BLACKWELL'S ISLAND (Solarium), partition, waterproof floor covering to 1-sty frame hospital building; cost, $2,000; owner, City of New York, Dept. of Public Charities, John A. Kingsbury, Comm., Municipal Bldg.; architect, Sylvester A. Taggart, Municipal Bldg. Plan No. 3983.

BLACKWELL'S ISLAND, opposite East 70th st, new window cut in toilet tower to 2-sty brick hospital ward; cost, $9,000; owner, City of N. Y., Dept of Public Charities, Municipal Bldg; architect, S. A. Taggart, Municipal Bldg. Plan No. 4005.

## Bronx.

MAIN ST, w s, at Belden's Point, 1-sty frame extension, 51x9.6, new partitions to 3-sty and attic frame hotel; cost, $2,000; owner, Mrs. Archer Huntington, 1083 5th av; lessees, Monte Carlo Hotel & Restaurant Co., 110 West 38th st; architect, L. R. Kaufman, 373 4th av. Plan No. 565.

TACOMA ST, 1782, new partitions, new stairs, &c., to two 3-sty frame stores and dwellings; cost, $1,000; owner, Jas. A. Clynes, 27 Cedar st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 559.

161ST ST, s w cor Hewitt pl, new partition to 6-sty brick tenement; cost, $75; owners, Westchester Hewitt Realty Co., Geo. F. Johnson, Jr., 858 Westchester av, president; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 561.

162D ST, n s, 341.9 e Melrose av, 1-sty frame built upon 1-sty frame stable and dwelling; cost, $500; owners, Pierce, Butler & Pierce Mfg. Co., 3103 3d av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 558.

165TH ST, 693, enlarge show window to 3-sty brick store and dwelling; cost, $100; owner, Mrs. Karl Mildenberger, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 560.

165TH ST, s s, 45.3 e Kelly st, 1-sty frame extension, 5x8.6, to 3-sty frame stores and dwelling; cost, $400; owner, Morris Flasterstein, on premises; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 563.

ARTHUR AV, 2333, new partitions, new plumbing to 2-sty brick dwelling; cost, $500; owner, Louis Melillo, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 557.

ARTHUR AV, 2335, new partitions, new plumbing to 2-sty brick dwelling; cost, $500; owner, Frank Pitrone, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 556.

MORRIS AV, e s, from 143d to 144th sts, 1-sty brick extension, 22.4x4, new foundation walls, new partitions to 3-sty frame stores and dwelling; cost, $4,000; owner, Patrick Murphy, 371 East 144th st; architects, Moore & Landsiedel, 3d av and 149th st. Plan No. 555.

MORRIS AV, w s, 60 s Belmont st, 1-sty of frame built upon 1-sty frame extension of 2-sty frame dwelling; cost, $400; owner, Mollie Katzen, 1956 Crotona Parkway; architect, Frank P. Sciuaione, 4182 Park av. Plan No. 564.

HARLEM RIVER, e s, 150 s 177th st, 1-sty frame extension, 44.7x22.3, to 1-sty frame mill and shed; cost, $125; owners and architects, N. Y. Yacht, Launch & Eng. Co., on premises. Plan No. 562.

## Brooklyn.

ADELPHI ST, 490, exterior alterations to 4-sty tenement; cost, $500; owner, M. Di Clemente, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7920.

CHESTER ST, 272, extension to 2-sty dwelling; cost, $1,000; owner, Morris Glazer, on premises; architect, Benj. Cohen, 361 Stone av. Plan No. 7978.

CONOVER ST, 140, extension to 4-sty tenement; cost, $2,000; owner, Wm. Ulmer Bwg. Co., 31 Belvedere st; architect, C. C. Wagner, 26 Court st. Plan No. 7986.

COURT ST, 156, interior alterations to 4-sty tenement; cost, $350; owner, Wm. Ulmer Bwy., 31 Belvedere st; architect, Chas. C. Wagner, 26 Court st. Plan No. 7986.

HART ST, 168, interior alterations to 3-sty dwelling; cost, $300; owner, Jacob Demovitch, 322 Hart st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7964.

HAWTHORNE ST, 126, plumbing to 3-sty tenement; cost, $250; owner, Mary A. Timony, 163 Rutland rd; architect, Jas. R. Herzog, 359 Hawthorne st. Plan No. 7852.

HENRY ST, 561, interior alterations to 4-sty tenement; cost, $1,000; owner, Antonio Gallairi, 38 President st; architect, John Burke, 372 Union st. Plan No. 7897.

HINSDALE ST, 234, interior alterations to 2-sty dwelling; cost, $350; owner, Sam Wiener, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7957.

HOPKINS ST, 114, interior alterations to 3-sty tenement; cost, $200; owner, Ami Suiger, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7934.

HOOPER ST, 394, exterior alterations to 3-sty tenement; cost, $250; owner, J. & J. Realty Co., 790 Riverside Drive, Manhattan; architect, Geo. W. Springstein, 21 West 45th st, Manhattan. Plan No. 7854.

LEONARD ST, 19, interior alterations to 3-sty tenement; cost, $350; owner, Lena Kaminsky, on premises; architect, Hy M Entlich, 29 Montrose av. Plan No. 7962.

LOGAN ST, 50, extension to 2-sty dwelling; cost, $350; owner, Wm. Thurston, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 7968.

MADISON ST, 535, interior alterations to 3-sty dwelling; cost, $200; owner, Mrs. Mary H. Hahf, on premises; architect, W. C. Winters, 106 Van Siclen av. Plan No. 7857.

MORRELL ST, 70, interior alterations to 3-sty stores; cost, $200; owner, Jacob Muovitz, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 7949.

PACIFIC ST, 867, interior alterations to 3-sty dwelling; cost, $350; owner, Maria H. Wilcox, on premises; architect, John H. Knubel, 305 West 43d st, Manhattan. Plan No. 7853.

POWERS ST, 166, interior alterations to 3-sty dwelling; cost, $400; owner, Harry J. Werner, 717 Grand st; architect, E. J. Messenger, 394 Graham av. Plan No. 7938.

SCHOLES ST, 200, interior alterations to 3-sty tenement; cost, $400; owner, Rose Honig, 202 Scholes st; architects, Kalich & Lubroth, 186 Remsen st. Plan No. 7936.

TEN EYCK ST, s e cor Waterbury st, interior alterations to 2-sty stable; cost, $1,000; owner, Standard Assets Co., 45 Cedar st, Manhattan; architect, Nathan Langer, 81 East 125th st, Manhattan. Plan No. 7915.

TILLARY ST, 112, interior alterations to 4-sty school; cost, $700; owner, City of N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 7876.

TROUTMAN ST, 196, interior alterations to 2-sty dwelling; cost, $300; owner, E. Messini, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 8003.

WEST 15TH ST, 1427, extension to 2-sty dwelling; cost, $1,000; owner, Rosina Aldonelfi, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7860.

W. 15TH ST, ws, 288 n Neptune av, 1-sty frame dwelling extension; cost, $200; owner, Jos. Schiro, 2838 West 15th st; architect, Max Hirsch, 391 Fulton st. Plan No. 7887.

EAST 16TH ST, e s, 100 n Av Z, extension to 3-sty dwelling; cost, $1,500; owner, Francis E. Brady, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 7940.

WEST 36TH ST, 2941, move four 1-sty dwellings; cost, $1,200; owner, Anna Jacobs, Oceanic walk and Surf av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7895.

48TH ST, 1446, extension to 1-sty garage; cost, $500; owner, Sol Creder, on premises; architect, W. Rea, 1421 48th st. Plan No. 7998.

BROADWAY, 584, exterior alterations to 3-sty tenement; cost, $300; owner, H. C. Karpen, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 7855.

CENTRAL AV, 105, extension to 3-sty tenement; cost, $900; owner, Giovani Palermo, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 7862.

CHRISTOPHER AV, 287, extension to 2-sty dwelling; cost, $600; owner, Abr. Goldberg, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7917.

CHURCH AV, 2210, extension to 3-sty cafe; cost, $3,900; owner, Wm Oetjen, 636 East 26th st; architect, Jas. A. Elliott, 1043 Rogers av. Plan No. 7883.

DE KALB AV, 1089, plumbing to 3-sty dwelling; cost, $125; owner, Jenetti Musset, on premises; architect, Harry A. Kresch, 7505 13th av. Plan No. 7847.

HUDSON AV, 338, interior alterations to 3-sty tenement; cost, $400; owner, Rachel Rubin, 340 Hudson av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7919.

HUDSON AV, 301, plumbing to 3-sty tenement; cost, $200; owner, Serapina Ambriasi, 84 Navy st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7943.

LEE AV, 48, interior alterations to 3-sty dwelling; cost, $500; owner, Louis Rubenstein, 141 Rodney st; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 7900.

NOSTRAND AV, 1678, interior alterations to 3-sty tenement; cost, $100; owner, Angelo Tusa, 1678 Nostrand av; architect, Tobias Goldstone, 49 Graham av. Plan No. 8002.

PITKIN AV, 2234, interior alterations to 3-sty dwelling; cost, $200; owner, Carl Dudenreich, 2772 Fulton st; architect, W. C. Winters 106 Van Siclen av. Plan No. 7861.

PITKIN AV, 1655, extension to 2-sty dwelling; cost, $450; owner, Solomon Leibowitz, 1241 Eastern parkway; architect, Benj. Cohen, 361 Stone av. Plan No. 7980.

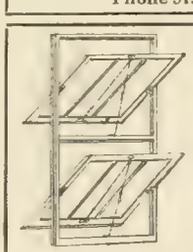
PITKIN AV, 1653, extension to 3-sty dwelling; cost, $1,000; owner, Solomon Leibowitz, 1241 Eastern parkway; architect, Benj. Cohen,


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*Plans Filed, Alterations, Brooklyn Continued.*

PROSPECT AV, 178, extension to 3-sty dwelling; cost, $500; owner, Wm. Hefferman, 398 4th av; architect, Joseph Harting, 548 2d st. Plan No. 7953.

RALPH AV, 407, interior alterations to 4-sty tenement; cost, $500; owner, Adolf Karp, on premises; architects, Farber & Markwitz, 189 Montague st. Plan No. 7941.

VAN SICLEN AV, 211, plumbing to 2-sty dwelling; cost, $175; owner, Richard Be Vere, Montgomery, Orange Co., N. Y.; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 7908.

WYTHE AV, 782, exterior alterations to 6-sty loft building; cost, $2,200; owner, Saml. J. Stanfield, 117 Rutledge st; architect, R. J. Mansfield, 135 Williams st. Plan No. 7961.

5TH AV, 380, extension to 3-sty dwelling; cost, $500; owner, Frederica Pruss, on premises; architect, E. J. Messinger, 394 Graham av. Plan 7885.

## Queens.

ARVERNE.—Boulevard, n w cor Gaston av, plumbing in dwelling; cost, $75; owner, S. Schnurmacher, premises. Plan No. 2640.

BAYSIDE.—1st st, w s, 150 n Lawrence blvd, plumbing to dwelling; cost, $200; owner, J. W. Cain, on premises. Plan No. 2597.

CORONA. 10th st, e s, 100 n Jackson av, gas piping in dwelling; cost, $10; owner, J. Deventer, premises. Plan No. 2626.

CORONA.—Fraench pl, s s, 200 e 51st st, new foundation under dwelling; cost, $300; owner, F. Bissenye, premises. Plan No. 2632.

DOUGLASTON.—Ridge rd, s s, 250 e Center dr, 1-sty frame extension, 14x9, rear dwelling, tin roof; cost, $100; owner, C. M. Basley, on premises; architect, G. Barne, Great Neck. Plan No. 2614.

EAST ELMHURST.—45th st, e s, 100 s Astoria av, 1-sty frame extension, 22x14, rear dwelling, tin roof, interior alterations; cost, $1,000; owner, Jas. Lynch, on premises; architect, S. Lindeblom, 1416 Broadway, Manhattan. Plan No. 2605.

EAST ELMHURST.—Bayshore ter, s s, 150 e Manhattan blvd, new foundation to dwelling; cost, $600; owner, H. A. Hansen, on premises. Plan No. 2613.

EVERGREEN. Weirfield st, s s, 300 e Irving av, new chimney to dwelling; cost, $75; owner, T. Brengel, on premises. No. 2585.

EVERGREEN. Covert av, s s, 450 w Cypress av, plumbing to dwelling; cost, $140; owner, James Burke, on premises. Plan No. 2620.

FAR ROCKAWAY. Remsen av, n s, 800 w McNeil av, plumbing to dwelling; cost, $50; owner, C. Mazzo, on premises. Plan No. 2595.

FAR ROCKAWAY.—Seneca av, e s, 175 n State st, plumbing to dwelling; cost, $230; owner, F. R. Smith, Far Rockaway. Plan No. 2591.

GLENDALE.—Sherman st, w s, 137 n Myrtle av, plumbing in two tenements; cost, $150; owner, H. G. Schaeskm, premises. Plan No. 2621.

HOLLIS.—Seminole av, w s, 200 s Fulton st, plumbing in dwelling; cost, $35; owner, P. J. Tague, premises. Plan No. 2628.

JAMAICA.—Napier av, n w cor Atlantic av, 2-sty frame extension, 20x20, rear dwelling, tin roof, interior alterations; cost, $1,500; owner, Julian Rose, 819 Benedict av, Jamaica; architect, H. M. Enthlich, 29 Montrose av, Brooklyn. Plan No. 2623.

JAMAICA.—New York av, e s, 160 n Pacific st, 1-sty frame extension, 16x16, front dwelling; cost, $800; owner, Aug. Koeppicus, on premises; architect, R. Kurz, Fulton st, Jamaica. Plan No. 2600.

JAMAICA.—South st, n s, 200 e Brenton av, 2-sty frame dwelling, 8x9, front, dwelling, new foundation, interior alterations; cost, $1,000; owner, C. Johnson, Thompson av, Rockaway Beach; architect, R. Kurz, Fulton st, Jamaica. Plan No. 2601.

JAMAICA.—Jamaica av, s s, 91 e Foley av, 2-sty frame extension, 25x15, side and rear dwelling, tin roof, general interior alterations; cost, $3,500; Frank Saviero, 667 Silkworth av, Richmond Hill; architect, T. Otto Thomas, Jamaica. Plan No. 2615.

L. I. CITY.—6th st, near Vernon av, new elevator factory; cost, $2,500; owner, F. Woodruff Co., on premises. Plan No. 2586.

L. I. CITY.—Flushing av, s s, 80 w 18th av, 1-sty frame extension, 14x15, side dwelling, slag roof; cost, $300; owner, E. S. Schneider, on premises. Plan No. 2607.

L. I. CITY. 10th av, 257, interior alterations to store; cost, $400; owner, N. Friedman, on premises. Plan No. 2616.

MIDDLE VILLAGE. Pullis av, e s, 300 n Metropolitan av, 1-sty frame extension, 16x12, rear dwelling, tin roof, interior alterations; cost, $800; owner, Mrs. Mary Rhodes, on premises; architect, W. Von Felde, 2190 Metropolitan av, Metropolitan. Plan No. 2602.

MIDDLE VILLAGE.—Furman av, w s, 200 s Juniper Swamp rd, 1-sty frame extension, 7?x 20, rear stable, tar roof; cost, $300; owner M Krouth, on premises. Plan No. 2604.

RICHMOND HILL.—North st, w s, 325 n Grant av, 1-sty frame extension, 9x16, rear dwelling, tin roof; cost, $150; owner, J. F. Haynes, on premises. Plan No. 2603.

RICHMOND HILL. Briggs av, e s, 160 s Ridgewood av, plumbing to dwelling; cost, $?30; owner, Thomas Hutchinson, on premises. Plan No. 2592.

RICHMOND HILL.—Jamaica av, s e cor Haven pl, erect new cesspool and new plumbing to dwelling; cost, $300; owner, Mrs. Anna Weiss, on premises. Plan Nos. 2611-12.

ROCKAWAY BEACH. 87th st, w s, 163 n L. I. R. R., alter roof of dwelling; cost, $300; owner, Thos. Corning, on premises. Plan No. 2584.

ROCKAWAY BEACH.—87th st, e s, 280 n R. R., 1-sty frame extension, 14x4, rear dwelling, tin roof; cost, $200; owner, F. Schmidt, premises; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 2622.

## Richmond.

BROAD ST, n e cor Riker st, Stapleton, frame barn alteration; cost, $160; owner, John Zschirner, Stapleton; builder, Thos. Cummings. Plan No. 489.

BROAD ST, n s, 300 w Brook st, Stapleton, alteration to frame store; cost, $150; owner, Worth Estate; architect, John Davies, Tompkinsville; builder, Hy. Langworthy. Plan No. 485.

JERSEY ST, 436, New Brighton, alteration to dwelling; cost, $100; owner, T. P. Baumar New Brighton; builder, A. Dimaio, Rosebank. Plan No. 486.

RICHMOND TURNPIKE, n s, 135 Old st rd, Bull's Head, alteration to frame dwelling; cost, $572; owner, Mrs. Bertha Hetzel, Stapleton; builder, Ben Beinert, Stapleton. Plan No. 488.

# NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in those counties for the week ending, Nov. 14. The location is given, but not the owner's address:*

NEWARK.—Connelly & Smith, 350 Warren st, 3-sty brick, $6,000; Harry Barkhorn, 337 Peshine av, 3-sty frame, $5,000; Louisa D. Askew, 20 Grand av, 3-sty frame, $6,000; Simon Lowy, 371 Springfield av, 3-sty frame, alteration, $800; Angelo Pennella, 478 Mulberry st, 3-sty frame, alteration, $400; Colagero Torre, 511 12th av, 3-sty frame, alteration, $800.

JERSEY CITY.—Nicholas DeAugust, 343 7th st, 3-sty frame, alteration, $500; Ross Panish & Benj. Winer, 366 Bergen av, 3-sty brick, $9,000.

PLAINFIELD.—Morris Rabinowitz, 538 West 3d st, 3-sty brick, $12,000.

ELIZABETH.—Enos H. Grupe, 538 Franklin st, 3-sty frame alteration, $400.

NEWARK.—Adolph F. Hensler, 417-419 Market st, 3-sty brick alteration, $3,000.

JERSEY CITY.—James Billington, e s Boulevard, 100 ft. s of Cottage st, 4-sty brick, $24,000; Rose Bargoff, 74 and 76 Van Wagenen av, 3-sty brick, $16,000; David Feingold, 43 Colgate st, 3-sty frame alteration, $400; Joseph Berkowitz, 7 Skillman av, 3-sty brick, $7,000.

EAST ORANGE.—Antonio Lannelli, 303 Shepard av, 3-sty brick, $9,000; I. Vanderen Van-Avedale, e s Midland av, near Dodd st, 2-sty frame, $5,000.

IRVINGTON.—Pauline Kramer, 555 20th st, 3-sty frame alteration, $200.

EDGEWATER.—Ferdinand Phitzner, 327 Underoliff av, 3-sty frame alteration, $600.

CALDWELL.—Giuseppe Prestofilippo, n e c Parasonette st and Kirkwood pl, 3-sty frame, $5,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Abraham Davis, 59 Newark av, is preparing plans for ten 3-sty brick tenements, 25x71 ft., on Skillman av for Joseph Berkowitz, 95 Cottage st. Cost, about $8,000. Owner will handle general contract and will soon take bids on subs and materials.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for two 3-sty brick and limestone flats, 32x62 ft., on Van Wagenen av, near Sip av, for Julius and Rose Bergoff, corner of Bergen and Claremont avs, Jersey City. Cost, about $10,000 each.

NEWARK, N. J.—J. B. Acocella, Union Building, Newark, is preparing plans for a 4-sty brick flat, 32x76 ft., at 303 Bank st, for Antonio Bruenza, on premises. Cost, about $16,000.

JERSEY CITY, N. J.—W. A. Tilton, 76 Montgomery st, is preparing plans for a 4-sty apartment, 24x75 ft., at Boulevard and Stuyvesant av for H. J. Wackerbart, 2709 Boulevard. Cost, about $30,000.

CHURCHES.

JERSEY CITY, N. J.—John T. Rowland, Jr., 2174 Boulevard, has been commissioned to prepare plans for fire repairs to the church at Summit and Jewett avs for the vestrymen of St. John's P. E. Church, Rev. Dr. Geo. D. Hadley, rector, 118 Summit av. Cost, about $12,000.

DWELLINGS.

RED BANK, N. J.—Jos Swannell, Broad st, will soon start new plans for a 2½-sty frame residence in Broad st for Mrs. Sarah Hadden, this place. Cost, between $10,000 and $12,000.

DUNELLEN, N. J.—John Fenner, Somerville, N. J., contemplates the erection of two 2½-sty frame residences here from private plans. Cost, about $4,000 each.

ELIZABETH, N. J.—Hans Petersen, Ege av, near Bergen av, Jersey City, contemplates the erection of two 2-sty frame residences on Hillside rd, from private plans.

ENGLEWOOD, N. J.—Carette & Foster, 30 East 42d st, Manhattan, are preparing plans for a 2½-sty brick residence for Reginald Holliday, care of architects. Cost, about $7,000.

RIDGEFIELD PARK, N. J.—T. M. Brewster, Little Ferry, N. J., contemplates the erection of two 2½-sty frame residences, about 22x35 ft., on Hackensack rd, from private plans. Cost, about $3,000 each. The owner will soon be ready for bids.

FACTORIES AND WAREHOUSES.

MORRISTOWN, N. J.—Walter B. Pierson, 72 Trinity pl, Manhattan, has been commissioned to prepare plans for rebuilding the 1 and 2-sty concrete and steel factory at 32 Woodland av for V. R. Wulff, 33 South st. Cost, about $50,000.

PASSAIC, N. J.—Brighton Mills, William Lysall, president, contemplates the erection of an addition to the 4-sty plant, 100x80 ft., on Brighton av from private plans. Cost, about $20,000.

NEWARK, N. J.—J. W. Beardsley's Sons, 474 Greenwich st, Manhattan, contemplate making alterations to the 4-sty plant, 125x550 ft., at 710 Frelinghuysen av, from private plans.

MUNICIPAL WORK.

UPPER MONTCLAIR, N. J.—E. S. Classon, City Hall, Montclair, engineer, is preparing plans for a sewer system and pumping station on Bellevue av for the city of Montclair. Cost, about $30,000.

WEST HOBOKEN, N. J.—Bids were received by the Town Council of the town of West Hoboken for steam heating boiler for the Friendship Fire House. J. S. Phillipps, West New York, N. J., was low bidder.

HACKENSACK, N. J.—Lemuel Lozier, Barker Building, is preparing plans for two sewage disposal plants for the Borough of Hackensack Improvement Commission. Cost, about $600,000.

PUBLIC BUILDINGS.

SNAKE HILL, N. J.—Joseph Lugosch, Kossuth st, Union Hill, N. J., has been commissioned to prepare plans for a brick county penitentiary for the Board of Freeholders of Hudson County, J. J. O'Melia, supervisor, Jersey City.

SCHOOLS AND COLLEGES.

WEST HOBOKEN, N. J.—Hensel & Weir, 809 Savoye st, are preparing plans for a 4-sty brick and terra cotta parochial school, 65x125 ft., at Traphagon st and Central av for St. Joseph's R. C. Church. Cost, about $75,000. Architects will take bids on separate contracts.

BELLEVILLE, N. J.—Chas. Granville Jones, 280 Broadway, Manhattan, has completed tentative plans for a brick high school on Washington av and Holmes st for the Board of Education of the town of Belleville. Cost, about $106,000. B. R. Bacon, 30 Church st, heating and ventilating engineer.

MISCELLANEOUS.

NEWARK, N. J.—The Wayne County Mausoleum Co., of Newark, contemplates the erection of a 1-sty granite, concrete and marble mausoleum at the Willow Av. Cemetery. Plans will be prepared by the owner.

## Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

SUFFERN, N. Y.—Neilson Kinnear, Tuxedo, N. Y., is preparing preliminary plans for a 3-sty brick store, apartments and lodge room, 61x75 ft., on the east side of Lafayette av. Owner's name for the present withheld.

CHURCHES.

ALBANY, N. Y.—S. Stuart Douglas, 100 State st, has completed plans and is taking bids for a 1-sty brick, hollow tile and stone church and Sunday school on Central av, opposite Main av, for the West End Presbyterian Church, Rev. L. F. Mayle, 132 North Pine av, owner. Cost, about $30,000.

DWELLINGS.

GREENWICH, CONN.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing plans for a 2½-sty terra cotta block residence, 40x58 ft., to cost about $12,000. Owner's name for the present withheld.

WILLIAMSVILLE, N. Y.—W. S. Brickell Swain Co., 595 Ellicott sq, Buffalo, is preparing plans for a 2-sty frame residence, 26x50 ft., for Mrs. M. Kleason, 186 Oxford st, Buffalo. Cost, about $4,000.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—The Ford Motor Co., Henry Ford, president, contemplates the erection of a reinforced concrete factory and store building at Hertel av and N. Y. C. H. R. R. R. Plans will be prepared privately.

JAMESTOWN, N. Y.—Freeburg & Fidler, 505 Chadakoin Building, Buffalo, are preparing preliminary plans for a 3-sty brick factory addition at Harrison and Foote avs for the Crescent Tool Co., Carl Peterson, manager. Cost, about $50,000.

HALLS AND CLUBS.

HARTWICK, N. Y.—Daniel Borst, 19 Maple st, Oneonta, N. Y., has completed plans for a 2-sty hollow tile and stucco clubhouse, 50x100 ft., for the Otsego & Herkimer Employers' Building Association, Chas. Keeler. Cost, about $10,000. The owner will take bids in February.

JAMESTOWN, N. Y.—C. C. Pederson, 119 Lakeview av, is preparing preliminary plans for a 3 and 4-sty brick lodge and office building at 4th and Pine sts for the B. P. O. E. Lodge of Jamestown, corner of Main and 3d sts. Cost, about $35,000.

HOTELS.

HORNELL, N. Y.—A. company, of which J. M. Chase is interested, contemplates the erection of a brick and steel hotel and moving picture theatre at 167-177 Main st, to cost about $125,000. Lee Chase, 388 Lafayette av, Buffalo, N. Y., architect; winter address, Miami, Fla.

LAKE GEORGE, N. Y.—Ludlow & Peabody, 101 Park av, Manhattan, have been commissioned to prepare plans for rebuilding the 4-sty frame and stucco hotel at Sagamore Landing, for the Green Island Improvement Co., J. B. Simpson, president, care of Estey Co., 23 West 42d st, Manhattan. Cost, about $50,000.

PUBLIC BUILDINGS.

HERKIMER, N. Y.—The U. S. Government contemplates the erection of a post office building here from plans by Oscar Wenderoth, Treasury Department, Washington, D. C. Cost, about $75,000.

STABLES AND GARAGES.

ROCHESTER, N. Y.—A. M. Zimbrick, at site, contemplates making fire repairs to the 2-sty brick garage, 80x152 ft., at 25 Plymouth av. No architect selected.

MADINA, N. Y.—The Bennett Sprayer Co., D. D. Bennett, 132 East Centre st, contemplates the erection of a 2-sty brick and stone garage in East Centre st near Church st, from private plans.

THEATRES.

WILSON, N. Y.—H. L. Treichler, contractor, and Arthur A. Housel, hardware, owners, are preparing plans for a 1-sty brick or frame moving picture theatre in Main st.

GENEVA, N. Y.—Leon H. Lempert & Son, Cutler Building, Rochester, have been commissioned to prepare plans for a brick, steel and stone moving picture theatre in Exchange st for T. H. Sweeney & Son, 81 Seneca st. Hooven & De Graff, Scranton, Pa., lessees. Cost, about $50,000.

## PERSONAL AND TRADE NOTES.

JANOVSKY & FALITZ, parquet and hardwood flooring of all description, have removed from 1406 Fulton st to 523 Nostrand av, Brooklyn.

WALKER & GILLETTE of 128 East 37th st, Manhattan, have completed plans for interior alterations in the yacht "Noma," owned by Vincent Astor.

WILLIAM H. COOKMAN, architect for the Pennsylvania Railroad Company, won the competition recently held for the new station at Wilkinsburg, Pa.

KENNETH M. MURCHISON, architect, 101 Park av, N. Y. C., recently won the competition held by the Pennsylvania Railroad Company for the new station to be erected at Johnstown, Pa.

ROBINSON & WEBBER, builders and general contractors of 1368 Broadway, have dissolved partnership owing to the ill health of Mr. Webber. The business will be continued at the same address under the name of Bernard Robinson.

BUREAU OF SEWERS.—The Board of Estimate has named three of its members—Mayor Mitchel, President Pounds and President McAneny—as a committee to formulate a definite policy for the betterment of the city's sewer system.

GEORGE W. RECTOR, INC., who conducts the restaurant at Broadway and 48th st, has won the right to use the name "Rectors." A decision just handed down from the Appellate Division of the Supreme Court favors the defendant and allows him to continue the restaurant under its present name.

NATIONAL SASH & DOOR CO., Inc., has removed its factory and office from New Lots and Hopkinson avenues to 137-139 Bayard street, Brooklyn, N. Y., where it will continue the manufacturing of kalamein doors, windows and mouldings, and also continue to specialize in standard fire doors and labor law windows.

EXHIBIT OF NORTH CAROLINA PINE.—Arrangements are being made for a permanent exhibit of North Carolina pine at the Country Life permanent exhibition, Grand Central Terminal. The exhibit will be in the form of a complete building of the bungalow type. Different styles of finish will be used in the several rooms—some being painted and others stained, while one or two will be finished in the natural color of the wood.

DAVID J. HAVENS, for eleven years vice-president and secretary of the Rapp Construction Company, of 30 East 42d street, erectors of patent fireproof floor arches, has withdrawn from the firm and organized a new company, known as the Jefferson Concrete Company, with offices at the same address. Mr. Havens will continue along the same line, the installation of reinforced concrete arches for hotels, loft buildings and apartment houses, etc.

STATE WORKMEN'S COMPENSATION COMMISSION announced that it intends to declare dividends averaging 15 per cent. on the first six months' business, and to reduce rates of the State Insurance Fund, effective January 1. The new rates will average 20 per cent. below present rates of the liability companies. The reduction will not be a general horizontal cut, but a systematic downward revision, based on the experience developed by the different classes of risks. As the present rates of the State fund are 8 1/3 per cent. lower than those of the companies the contemplated reduction will mean a net cut averaging 11 2/3 per cent., according to the State Commission's report.

M. TSCHERNER has resigned as president of the Clifton Porcelain Tile Company, of 51 Clifton st, Newark, N. J., and Henry A. Pike has been elected a member of the board. Mr. Tscherner remains as a director. Mr. Pike was formerly connected with the American Vanadium Company and the Flannery Belt Company of Pittsburgh. The Clifton Porcelain Tile Company has begun to market the non-lead glaze porcelain faced wall tile and vitrified floor tile under the Stegmeyer process which makes a non-crazing product at a lower cost than was possible, it is said, with lead.

## OBITUARY

GEORGE L. FELT, the contractor, and president of the Twenty-fifth Street Construction Company, died last Friday at his home, 485 Central Park West, of a complication of diseases. He was forty-seven years old and is survived by his widow. Mr. Felt was a member of Marble Lodge No. 702 F. and A. M., Knights Templar, Mecca Temple, Mystic Shrine and the Republican Club.

## TRADE AND TECHNICAL SOCIETY EVENTS.

THE EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

AMERICAN SOCIETY OF REFRIGERATING ENGINEERS. Annual meeting, New York City, November 30-December 1. Secretary, W. H. Ross.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Courtlandt st, N. Y. C.

THE ANNUAL RECEPTION AND BALL of the Master Plumbers of Manhattan will be held at Terrace Garden, 58th st, near 3d av, on November 30.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y., December 12 to 19, 1914.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

INTERNATIONAL EXPOSITION OF INVENTIONS will open at the Grand Central Palace, New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned, which will be delivered by competent authorities, on the interests of American inventors and patentees.

THE WEIGHTS AND MEASUREMENTS ASSOCIATION OF THE STATE OF NEW YORK has accepted an invitation from the Merchants' Association and Commissioner Jos. Hartigan of the Mayor's Bureau of Weights and Measurements, to hold its Eighth Annual Convention in this city next spring. Commissioner Hartigan arranged the conference in which ten states will be represented to discuss uniformity in rules, regulations and specifications with the idea of ultimately securing the passage of New York legislation in this subject.

NATIONAL BRICK MANUFACTURERS' Association will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

ARCHITECTURAL LEAGUE.—At a meeting of the League this week, with Cass Gilbert presiding, resolutions offered by Thomas Hastings were passed deploring the destruction of great architectural triumphs in the European war zone and further saying: That the Architectural League of New York voices its most profound regret for the dire misfortune which has already befallen the Cathedral of Rheims, as well as the library of Louvain and other noble edifices in the war zone; and, further resolved That we hereby make record of the hope that all belligerents will hereafter respect the master works of past generations which belong to the whole world, and which no indemnity can replace, and the ruins of which can stand only as a perpetual disgrace to their destroyers. Moving pictures taken in the war zone and photographs of the wrecked and ruined cities were shown.

## TRADE LITERATURE

### New Brick Catalogue.

If anybody wants to get a reliable and concise idea of the modern range of brick shapes, sizes and colors for facade or decorative purposes a perusal of the catalogue just coming from the press and soon to be issued by the Sayre & Fisher Co., 261 Broadway, at Warren street, will give all the information a prospective builder, owner or architect may desire. Incidentally figuring sizes of special types of moulded enamel brick shapes are given. One rather unique feature about this catalogue is the specific instances of where various types of brick manufactured by this concern have been used.

The value of this information in an architect's library consists in the fact that whenever a client comes in and asks for a building erected of a certain type, cut or shape of brick, he can be directed by the architect to a building already erected where that particular brick forms the facade surfaces. Many prospective builders decide regarding the type of brick they will use in seeing a panel or a single sample brick. The finished building with this type of brick employed may not agree with the conception the client had of his structure, but by the aid of this directory the architect easily can make sure that his client has a correct perspective of his finished building by looking at an actual structure so adorned.

The catalogue, which is illustrated, contains a short sketch of the brick company, which was established in Sayreville, on the Raritan river, near South Amboy in 1851. The company owns 2,500 acres of clay deposits and supplies this market direct. The company has shipping capacity of more than a million brick a day. Copies of this catalogue will be available about the first of the month.

# BUILDING MATERIALS AND SUPPLIES

## PARTIAL STIFFENING IN TONE OF MARKET FOLLOWS INCEPTION OF FEDERAL RESERVE BANKING SYSTEM—MONEY TO BE FREER

Talk of Bringing Newark Clay Products Exhibit Here to Encourage Domestic Buying

IT is too early to expect a change for the better in building material buying as a result of the introduction of the federal reserve banking system on Monday, but there are many signs that indicate an impending change for the better. Raritan brick has stiffened on winter deliveries. Quotations are being made at $6 bottom. Hudson common brick is bringing from $6 to — for covered winter supply. Current quotations were reported to firmer at $5 to $5.25. Raritan brick on current orders are at about the same level.

All materials closed the week in a firmer tone. The trend of prices were steady to stiffer rather than toward lower levels. Building money lenders said they were breathing more freely than they have been in nearly three months. They could see where the relinquishment of more than $150,000,000 for business purposes would soon make it possible to fulfill engagements and to permit building construction to proceed. Labor unions reported inquiries from contractors as to the number of men there were available as though they expected to be able to resume operations at an early date. Linseed oil advanced two cents. One Buffalo pig iron furnace withdrew its quotation of $12 on deliveries over the first half of 1915, but stood on its quotations for the first quarter. Certain lines of hardwood, hemlock, spruce and yellow pine are believed to have reached their lowest price levels.

Any change in current demand for materials will be immediately reflected in prices, according to the best sources of trade information. Building stone orders have reflected the general state of building construction in the past, but the activity injected into the marble trade by the practical shutting off of imports from the Italian marble quarries is spreading to other branches of the stone trade. Quarries are reported to be taking on more hands.

There was some talk in the trade this week of bringing the proposed Newark clay products exhibit to this city under the auspices of the Building Material Exchange in March when the Newark Museum Association starts it on its way around the country. It is to be hoped that something of this kind may be brought about. It should benefit building material interests here as it is hoped it will do elsewhere. There is no better organization to introduce the innovation than the Building Material Exchange. Vice-President Miller is a Newarker and will have a chance to study the success of the idea at close hand, so there is good ground for entertaining a hope that it will be brought to the Exchange in the Woolworth building or located in the Building Material zone in the Grand Central terminal district where architects and prospective home builders will find it conventient to drop in and look over the ideas presented.

The museum calls for modest, inexpensive exhibits of products from common brick plants, tile, architectural terra cotta, decorative building pottery and their components. It is a good opportunity for all building material interests to pull together for better and more attractive buildings.

Plan filings for the week just closed follow. In the corresponding week last year there were 220 new building plans filed, valued at $2,345,622.

| | Week Ending Nov. 13 | | Nov. 20 | |
|---|---|---|---|---|
| | No. | Value | No. | Value |
| Manhattan | 4 | $ 205,800 | 1 | $ 75,000 |
| Bronx | 6 | 85,100 | 12 | 144,900 |
| Brooklyn | 60 | 451,796 | 49 | 233,400 |
| Queens | 54 | 487,721 | 120 | 250,750 |
| Richmond | 20 | 13,330 | 15 | 32,000 |
| | 144 | $1,243,747 | 197 | $936,050 |

### COMMODITIES.

**Building Materials Had Part in Shrinking Index Number.**

THERE is nothing startling in the statement that building materials have had an important influence in the bear movement on commodity prices in the recent past. Builders and building material manufacturers have been fully aware of this fact, but the extent of it is illuminating, not so much for its volume as for its meagerness.

In an analysis of the entire commodity market Bradstreets shows that the price of basic building materials dropped from Index .0831 on November 1, 1913, to .0816 on November 1, 1914, that being the same level for October 1 of the current year. In August of this year the basic building material index figure was .0822, showing that since the war broke out the prices of building materials in this market have dropped .0006 points.

The only increase was in anthracite coal, a supply and not a building commodity. The decreases were brick, pig iron, steel beams, linseed oil, nails, hemlock timber and plate glass. Bituminous coal, lime, ordinary window glass, yellow pine and spruce timber are put down as unchanged.

One reason why building materials do not figure heavier in the detraction of general commodity values is because the market was weak and severely shaded on many lines when the war broke out. Materials are closing the weakest price year they have known since 1893. When the stock exchange closed and business became stagnated the prices of all building materials save only structural steel, were as low as it was profitable to sell and in the case of common brick sales were actually being made below cost of manufacture and towage. In certain lines quotations remained nominal as far as published lists and surface selling were concerned, but there were many instances reported of competition developing shading where good business was offered

### LUMBER.

**Despite Disturbed Conditions in Finance and Business Western Lumber Trade Is Developing.**

BUILDING lumber in the wholesale market shows signs of strengthening. The change in sentiment seen last week which seems to be permeating all lines of business, has made itself felt in the building lumber department. So far, however, it has not yet reached the point of heavier buying by consumers, the change being principally felt in the freer inquiry from dealers. The protracted spell of clear weather has permitted what little construction work contemplated to proceed without interruption, which has reduced dealers stocks further than they had expected.

### LINSEED OIL.

**Strengthening of Prices at Duluth for Flaxseed May Boost Oil.**

ADVICES from Duluth to the paint and oil trade yesterday morning indicated that the market for flaxseed there was strong and further advances in prices occurred over the gain of 2¾ to 3 cents per bushel reported on Thursday. The local market for linseed oil continued firm at 47 and 48 cents, but indications late yesterday afternoon were to the effect that an increase would be reported early next week in this city.

### PETROLEUM.

**Lubricants in Moderate Demand—Crude Petroleum at 1.45.**

OILS and lubricants are in a moderate market. Crude petroleum is quoted at $1.45 at the wells, whereas a year ago at this time it was listed at $2.50. All floor dressings are in moderate demand. Mineral lubricants are quoted at 13 and 13½ for black refined, while crude wax is selling at 3½@3¾c a pound.

### CLAY PRODUCTS EXHIBIT.

**Building Material Exchange May Bring Newark Museum Here.**

IF success crowns the attempt of the Newark Museum Association, of which former Governor Franklin Murphy, of New Jersey, who is also president of the Murphy Varnish Company, is the chief executive, and John Cotton Dana, the Newark librarian, is director, to arouse popular interest in the subject of more artistic, as well as safer and saner homes in city and suburbs, the Building Material Exchange may bring part of the museum to New York next spring.

Vice-President Thomas C. Miller of the Exchange is a Newarker and is active in the campaign for better buildings. This exhibit is designed primarily to lift an industry up to the level of art to study different materials from an ordinary common brick to an intricate piece of faience, in the light of an art object as well as its economic value in house construction, seems to open to building material interests of the metropolitan district a splendid opportunity to help in popularizing fire resistive materials not only in cities, but in the suburbs.

The idea, according to Secretary Dana, has been borrowed from Germany, where the Werbund, a union of artists, artisans and merchants, has done a similar thing in a small way for years. In the present case it is planned to send this museum to every city and district in the United States, to show what products can be "Made in America" and the poor economy of erecting homes that are not safe to live in and have high upkeep costs.

The clay products field has been selected for the first experiment because New Jersey is only second in value of pottery products for the whole country and because the clay and brick industries are so scattered from the north to the extreme south end of the State that a concentration of interest may do good. It is thought that such an exhibit will not only permit specifiers to see for themselves not only that as good and as artistic tile, architectural terra cotta and faience are made in this country as were formerly made abroad, but that it will give the consumer a chance to appreciate what artistic combinations can be effected in building construction and decoration by tile and its components like cement and lime, in bonds, stuccos, etc.

The disposition of the Building Material Exchange is to note what success the Newark museum meets with. It will open in February and continue for six weeks. At the end of that time the exhibits will be available to any city desiring their use.

A. Wilfred Tuthill, manager of the red brick department of the Sayre & Fisher Company, and a former president of the Exchange, said he thought the idea was a good one, especially at this time when improved merchandising systems were forcefully in the American business mind.

Vice-President Miller, James S. Higbee, of the James R. Sayre, Jr., Company of Newark, one of the members of the Newark Museum Association, and former Presidents A. W. Tuthill, of Sayre & Fisher Company of this city, and A. V. C. Genung, Jr., of Cook & Genung, and others, are interesting themselves in the project. Exhibits will be shown from some of the most prominent manufacturers of common brick, hollow tile and drain pipe in New Jersey. Exhibits from New York will also be received and listed as exhibits.

### BRICK.

**Unloading Drops Off and Wholesale Movement Declines.**

OPERATING under the impression that the brick manufacturers up the Hudson will soon be shipping down a large quantity of brick to be held on speculation under cover for a possible winter rise in the brick market, the dealers did not come into the buying market this week very actively. The arrivals totaled only 21 barges and the sales 25, an unusually low record. Even unloading fell off, although the distribution was apparently wider because 161 boats reported as against only 117 last week.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 19, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Friday A. M., Nov. 13—2.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Nov. 13 | 2 | 4 |
| Saturday, Nov. 14 | 6 | 5 |
| Monday, Nov. 16 | 8 | 5 |
| Tuesday, Nov. 17 | 2 | 5 |
| Wednesday, Nov. 18 | 2 | 5 |
| Thursday, Nov. 19 | 1 | 1 |
| Total | 21 | 25 |

Reported en route, Friday, Nov. 20—

Condition of market, weak. Prices: Hudsons, $5 to $5.25 (shaded); Raritans, $5.25 to —— (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to $6.75 (yard). Nominal. Left over, Friday a. m., Nov. 20—16

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | | | |
|---|---|---|---|---|---|
| Nov. 6 | 32* | $46,000 | Nov. 13 | 19* | 591,500 |
| Nov. 7 | 15 | 367,500 | Nov. 14 | 24 | 443,500 |
| Nov. 9 | 32 | 819,000 | Nov. 16 | 27 | 440,500 |
| Nov. 10 | 33 | 746,500 | Nov. 17 | 30 | 895,500 |
| Nov. 11 | 33 | 859,000 | Nov. 18 | 37 | 995,000 |
| Nov. 12 | 32 | 713,000 | Nov. 19 | 24 | 219,500 |
| Total | 117 | 4,351,000 | Total | 161 | 3,585,500 |

*Boats reporting.

1913.

Left over, Friday A. M., Nov. 14—63.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Nov. 14 | 9 | 3 |
| Saturday, Nov. 15 | 0 | 1 |
| Monday, Nov. 17 | 8 | 11 |
| Tuesday, Nov. 18 | 2 | 2 |
| Wednesday, Nov. 19 | 10 | 9 |
| Thursday, Nov. 20 | 9 | 4 |
| Total | 38 | 30 |

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Nov. 21—71.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Nov. 19, 1914 | 1457 |
| Total No. bargeloads sold Jan. 1 to Nov. 19, 1914 | 1462 |
| Total No. bargeloads left over Nov. 20, 1914 | 16 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Nov. 20, 1913 | 1960 |
| Total No. bargeloads sold Jan. 1 to Nov. 20, 1913 | 1889 |
| Total No. bargeloads left over Nov. 21, 1913 | 71 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, NOVEMBER 28, 1914

# FIRE ALARM SYSTEM OF NEW YORK CITY

## Its Past History and Present Plans for Radical Improvement— When Completed Will Be Most Modern One in Existence

By PUTNAM A. BATES, E. E., Chief Bureau Fire Alarm Telegraph

THE movement for an improved fire alarm system for the City of New York, which the present administration, through its Fire Commissioner, Robert Adamson, has actively taken in hand, was started in December, 1904, when the insurance companies urged that a committee be appointed and report. In February, 1905, the New York Board of Fire Underwriters, under the direction of Messrs. Carty and Miller, signaling experts, made a careful study of the problem in Manhattan, and reported the system beyond repair. The report stated that the only remedy lay in the installation of a new system, separate and distinct from the present one, and, when completed, the old one should be abandoned. In 1907 preliminary plans were prepared for a modern fire alarm system for Manhattan.

### Little Headway Made.

Practically nothing more was done for the next four years. Small appropriations of Corporate stock were set aside, but these funds were largely diverted to continually pressing needs incidental to keeping the old system in operation. In ten years the money set aside aggregated about $1,609,000.

Through the establishment by the present administration, of a definite policy with regard to "subway" construction, based upon the opinion of the Corporation Counsel, much misunderstanding and delay will hereafter be avoided. The agreement between the City and the Empire City Subway Company, in 1891, makes it mandatory upon that company to provide the city with such ducts as may be needed for the fire alarms in all streets where subways exist, or where there may be a demand for subways.

Thus the city will be able to install the modern fire alarm system, without constructing subways, which offers an advantage in the element of time, as well as in cost. This saving will not be confined to Manhattan, but will extend to the Bronx, Brooklyn, Queens and the built-up portions of Richmond.

### Disposition of Appropriations.

Following is the disposition made of outstanding appropriations and the extent of new work undertaken: A new central station building each for Manhattan, Brooklyn and the Bronx; underground service cables, for connection with 138 street boxes in Manhattan; also for 199 street boxes in Brooklyn; an important underground feeder line to southwest Brooklyn; bridge cable connecting Manhattan with Brooklyn; underground service cables for connection with 119 street boxes in the Bronx; also 8 in Queens; also 2,000 alarm post boxes; a supply of 300 cast iron manhole frames and concentrating subways leading to the new Manhattan Central office building and the similar structure in the Bronx, respectively.

The aggregate of these contracts amounts to about one-third of the total appropriations, all of which were found in an unfinished state, except four of the smaller items, representing a total of about five per cent. The unemcumbered



COMMISSIONER ADAMSON.

balances were about equal to the aggregate of the contracts placed, leaving a remainder of about one-third of the total appropriations diverted to other uses, principally that of maintaining the old system.

In 1865 the fire alarm plant consisted of twelve bell towers, or look-out stations, located at points of advantage, such as the cupola in the City Hall, Washington Market, Essex Market, Jefferson Market, 33rd street, 51st street, 85th street and what is now known as Mt. Morris Park. This latter tower is still in existence.

By means of spy glasses men watched from these towers for smoke or other indication of fire and by means of the Morse telegraph signaled directly to the central office and the message was communicated to the Department by the striking of bells at the twelve towers. The City Hall office was the terminus of four lines connecting the Post Office, Essex Market, Union Market, MacDougal, Jefferson and 51st street towers. It is an interesting fact that some of the fire telegraph apparatus installed at this time has performed its service until the present day, a period of almost fifty years. This primitive system was soon found inadequate and in 1870 a complete new installation was made, costing $450,000.

### Over-head Wires Costly.

"Over-head" wires are the most costly to maintain, as they are subject to injury by every storm that occurs. New work of this character hardly can be completed before defective conditions arise through interference from other over-head wiring systems. "Underground" systems are less costly to maintain and when properly installed, their life is several times the length of that of over-head service.

In a large city like New York the operation of the fire alarm is accomplished manually. Many attempts have been made to devise schemes whereby the full operation might be performed automatically, but so far nothing feasible has been evolved.

The present installation comprises two distinct classes of circuits, box and engine house circuits. The former connects the central office to a certain number of street boxes. but at present there is a great variety both in the length of box circuits and the number and type of boxes connecting the same. Some of the circuits in Brooklyn, for instance, have more than one hundred boxes, while the average throughout the city is approximately twenty-five. All street fire alarm boxes are operated on "closed circuits." In other words, current is constantly flowing and any interruption may be detected at once at the central office. Thus, operators always know the condition of their lines. The current used is drawn from storage batteries located at the central office and charged from the Public Service supply.

### Change of Location.

It was strongly emphasized in the preliminary plans that the new central office of the new fire alarm telegraph system should be afforded the maximum degree of protection against hazards of any nature. It was recommended that the structure for Manhattan should be erected on Transverse road, No. 1 in Central Park. The exact location was not defined and the final decision was made to locate this building on Transverse road, No. 2. This decision was made as a result of recommendation by the Department of Parks. The fact that the building is in the park is an unquestioned advantage, but unfortunately its exact location was surrounded by hazards which will necessitate additional constructive work to insure safety.

### Absolute Protection Necessary.

In planning such a building the aim must be to make it absolutely fireproof and, insofar as possible, immune from all hazards, such as earthquakes, wind storms, explosions, or floods. It is obvious that a serious hazard is created by the presence of a large body of water, such as now exists in the reservoir approximately 150 feet north of the site selected for the Manhattan central office, and also the presence of a 20-inch and 48-inch water main now resting on Transverse road, immediately in front of the fire alarm building. This is equally true of the gas main in the same street.

For Brooklyn and the Bronx the sites selected are all in public parks, but semblance of the hazardous condition in Manhattan does not exist. The interior plumbing systems are, however, and the installation of the main service electrical connecting will be restudied to avoid the possibility of interruption to electrical supply through any internal disorders.

### All Wires Underground.

It is the purpose of the present administration to place all new wires under ground as far as practical and the specification which has been adopted to these

tables requires that should be composed of solid conductors of soft copper of a size corresponding to No. 16 B. & S. gauge. Each conductor shall be tinned and insulated with a high grade vulcanized rubber compound. The thickness of the insulating wall not less than 3-64 of an inch and 30 per cent. fine Para rubber compound, with mineral base, will be required. The central office equipment, in the case of the three boroughs for which new buildings have been erected, is yet to be designed, but, in general, these installations shall be of such a nature as to operate properly and efficiently in all respects over the circuits they will control.

**Allowances for Growth.**

The new installation will be so designed as to enable it to operate in strict accordance with the present routine of the fire-fighting companies and officers of the department. It is the intention of the present administration so to plan the new system as to allow for sufficient flexibility as to its mode of operation so that it may be regularly adaptable to any future changes deemed advisable or necessary.

The fire alarm equipment in the outlying boroughs is a matter of no small importance, especially so in consequence of the enormous increase in the numbers of wires comprising electrical systems, the majority of which are still carried overhead on pole lines. The interference of electrical wires with those of the fire alarm telegraph is a source of constant menace. The only manner in which this difficulty permanently may be eliminated is by the laying of all conductors underground. This is the chief problem incidental to the completion of modernizing New York City's fire alarm plant, and measures must be taken to proceed with the extension of the underground system in such a manner as will enable the work to proceed under a uniform plan and not by a piece-meal.

**Maintenance Cost Large.**

The amount of labor and material expended upon the circuits to maintain the service has been unusually large year after year in consequence of the constant interference caused principally by the extensive removal of the poles and wires by workmen employed by the commercial service companies and by the continual deterioriation through ageing of the plant itself. The transfering of the circuits to subways, which was begun in Manhattan about 1888, has to some extent been continued each year, but at entirely too slow a rate. The work has been hampered and appropriations have been adequate only for extensions of small extent. The splicing of cables with many conductors must be made by expert workmen, with great care, and cannot be done in wet weather. The work has also been delayed on account of complete plans for the entire undertaking not having been prepared.

As a source of relief in a matter of dangers due to continued use of overhead circuits, the city has attached its wires and cables to the elevated railroad structure in Manhattan and Brooklyn, at best a make shift, not long to be continued. At the time it was regarded as the best and cheapest method of supplying support to cables and at the outset the cost of maintenance was small, due to their being less liable to mechanical damage. This, however, was during the period when the elevated train service was operated by steam engines. The dangers from the power current now in use on the roads and the excessive deterioration of the cables has caused this installation to be regarded as dangerous as well as the most unreliable element in the fire alarm system.

**Start in the Bronx.**

It is interesting to note the manner in which the fire alarm system in the Bronx came into being; namely, when the last thorough attempt was made to modernize the fire alarm system in New York City in 1870, covering at that time Manhattan, there were 700 boxes installed upon 50 circuits, and subsequently the same circuits were extended to the Bronx and some 300 boxes added. Since then from time to time new boxes have been erected until the circuits originally installed were carrying 1,350 alarm boxes. The result is some systems have too great a length are so overloaded as to militate against their efficient operation. This condition has been relieved in a measure, from time to time, through the increased construction of lines.

Brooklyn has suffered even greater through this difficulty of extending existing circuits and the placing of additional boxes, without regard to the limitations beyond which the circuits cannot be carried without militating against the operation of the system. The borough is in a serious condition at the present time. Queens and Richmond are in like condition.

Citizens of the outlying borough should be provided with better means of communication with the Fire Department and not be compelled to resort to the telephone with all its appending delays. The boxes should be arranged in numerical order and a modern type of lamppost containing the alarm box and equipped with red globes should be adopted as a standard.

**Extent of Mileage.**

The entire extent of the circuit mileage, including both the underground and overhead wires, make an aggregate in the five boroughs of between 3,500 and 4,000 miles. It will be seen that the more substantial is the method of installing these conductors, the less will be the yearly cost of maintenance. The desired end can be accomplished at this time at a minimum expense, owing to the existence of extensive lines of underground conduits, a large portion of which the public service subway companies have installed in the last few years.

The system in the various boroughs is at the present time so antiquated as to be virtually a disgrace to New York City. Some of the original apparatus installed between 1865 and 1870 is still in service and, in expert opinion, almost the entire telegraph system is obsolete. The line plant in the various boroughs is inadequate and unsatisfactory.

**Scope of the New Plans.**

The following is the scope of the new plans now being prepared for the several boroughs:

Manhattan: The plan of street box locations provided for 1,650 street stations so spaced that a person standing at any point need not travel more than 400 feet to the alarm box, and, in many cases, especially below Fulton street, this distance will be much less. All feeder and distribution wires will be in underground cables, thus insuring the greatest protection against interruption of service.

The Bronx: The new work will constitute a ten-year improvement. The majority of feeders will be underground cables and a large portion of the distribution circuits also will be placed underground.

**In Other Boroughs.**

Brooklyn: Permanent installation for one-third of the borough, as proposed, makes the planning of a modern fire alarm installation, difficult. The entire statement does not offer any unsurmountable problem, but it is my judgment as the final system should not be installed at one time, owing to the relatively undeveloped character of property in many sections. Water frontages, from Newtown Creek to and including Coney Island, include valuable property and many lives are at stake through inadequate fire alarm protection. The system should be modernized here as soon as possible. This installation as it is now being planned will be extended sufficiently to include practically one-third of the entire borough.

Richmond and Queens: These boroughs present a quite undeveloped aspect and except for those extensions which are needed to rectify unsafe conditions, it is not my intention to prepare plans, at this time, for extensive improvements. However, a considerable quantity of additional boxes will be installed in each of these two boroughs.

## ARTIFICIAL REGULATION.

**Four Hundred Violation Orders for One Real Estate Corporation.**

In the annual report of the directors of the Realty Associates there is contained a most severe arraignment of the inspection systems imposed by the city and State upon property owners. The report was issued to the stockholders this week in pamphlet form, and no doubt copies will find their way to the authorities who are responsible for the state of affairs complained of. The directors of the Realty Associates include Messrs. Frank Bailey, Charles S. Brown, Andrew D. Baird, Augustus D. Juliard, Clarence H. Kelsey, Charles A. Peabody, Frederick Potter and William M. Calder. Their report says in part:

**Over-zealous Administration.**

"To the burden of taxes is added the cost of compliance with the orders of departmental government administered according to the letter of the law. Public spirited men are busy devising new means for improving the housing of people, both in their homes and at their employment, but always at the expense of the realty owner. Over-zealous administration is responsible for a large part of the burden.

"This company was served with nearly four hundred orders during the year, notwithstanding that it employs a staff engaged in the continuous inspection of its properties and had expended over $80,000 in making the repairs which it thought necessary. The net return from rents dropped this year to five per cent., notwithstanding there was no decrease in the gross rents collected.

"An army of men are employed at the expense of the taxpayers in hunting up technical violations of the rules. We will mention some examples:

**Vindicating the Law.**

"A wooden 'For Sale' sign was erected on a vacant lot belonging to the company under a permit duly issued in January. The nearest building to this sign is seventy feet distant. In November the Bureau of Buildings served notice of a violation which stated, 'Sign is ten inches too high and not fireproof. You are required to have same cut down or covered with metal.' We had ten inches of earth placed underneath the sign, reducing its height above the ground level by that much, and the law was vindicated.

"Notice was received from the State Department of Labor stating that one of the stores of the company was used for manufacturing purposes. On examination the tenant and his wife were found making jam in the rear of the store, which was on the ground level. The order directed among other things that all doors should be altered and arranged to swing outwardly. The department was notified that the tenant would vacate on the first of the month and a request was made for a stay of the order. The extension of time was refused on the ground that the risk was extra hazardous.

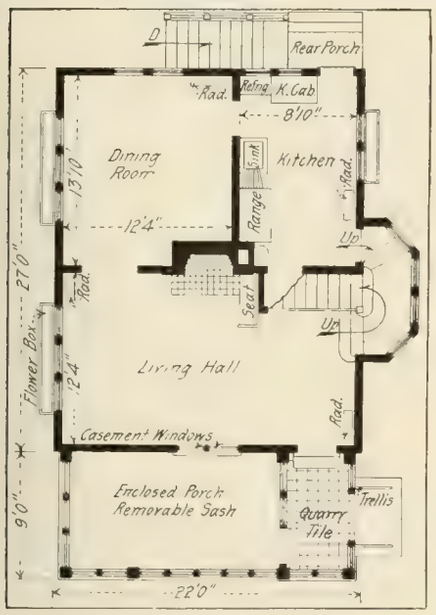
**A Hailstorm of Orders.**

"Some idea of the magnitude of the burden imposed upon owners may be formed from the number of orders issued by the various departments, as reported for the year 1913. The Bureau of Buildings issued 21,950 orders, the Board of Health, 12,700 orders affecting real estate; Bureau of Fire Prevention, 45,310 orders; State Department of Labor, 10,000 orders; Tenement House Department, 175,226 orders, together with an unknown number from the Bureau of Boiler Inspection, Department of Water Supply, Gas and Electricity, the License Bureau and the Bureau of Encumbrances. The cost to comply with these 265,186 orders of one year, if those served on this company represent an average cost, would amount to $11,500,000.

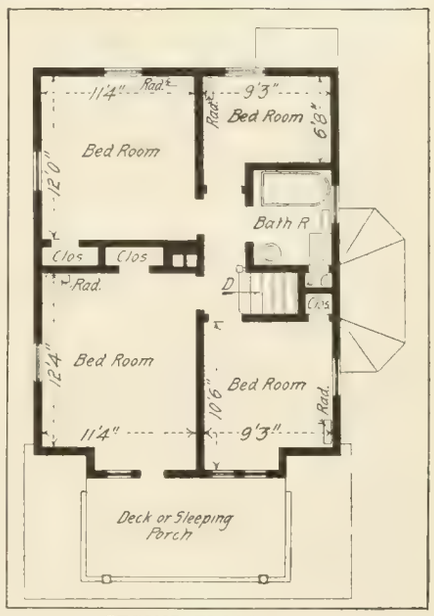
"From this overlapping of authority and conflict of rulings, the owner has no rest. Each new administration finds something new in the law with which to keep its force of employees and incidentally the owners busy. It is the real estate owners who pay the bills."

# SOLVING THE "SMALL HOUSE" PROBLEM

## Compact Arrangement of Interior as Well as Attractive Exterior, at an Outlay of $4,000—Many Unique Features Installed




FIRST FLOOR PLAN.




SECOND FLOOR PLAN.

THE small house problem is ever with us. A constantly increasing demand is reported by suburban realty dealers for houses of moderate size, containing say six and seven rooms, as distinguished from the demand a few years ago for houses with nine and ten rooms. Housewives are more perplexed with the servant problem and are casting about for the small house that will not become a burden in case of the departure of the servant. While looking at houses prospective tenants and purchasers alike usually linger in the living room, viewing it from every possible angle. They note its liveableness, its ventilation, its light, the fireplace or nook and the various "features" that speculative builders insist are so important.

The prospective lady of the house, however, soon makes her way to the kitchen to see how things are arranged there. She notes the arrangement of the sink, stove and the closets and decides on its workableness. She then proceeds to the bathroom in response to the popular belief that the economies in housekeeping are more easily detected there than elsewhere.

In modern suburban cottages a sleeping porch is now usually considered a necessity. It must be on the south side of the building to get the benefit of the summer breezes; also must be large and accessible enough to be worthy of the name.

To design a house that would embody in a large measure these requirements, and still be constructed within a cost of $4,000, was not the work of a moment, but required much thought and careful planning. The design presented is the work of Armstrong & De Gelleke, architects, 122 East 25th street, New York City.

The width of the house was limited by the owner to twenty-two feet, and he requested a living room the entire width of the house. Immediately the problem arose of how to enter this room indirectly, that is, how to arrange the vestibule, without occupying a part of the living room itself. It was finally decided to take full advantage of the wide porch and create an outside vestibule with a quarry tile floor, thus permitting the living room twenty-one feet long and twelve feet wide, which is much larger than many houses twice the size.

It was then planned to use the balance of the porch for an enclosed, heated sun room in winter, replacing removable sash with screens in summer. A generous outside room, nine by fourteen feet, was thus formed of what in most cases is a bleak and barren open space in winter. It provides not only a large living room, but an auxiliary sun room, thoroughly heated.

Attention is directed to the arrangement of the stairs accessible to both the kitchen and the living room, with a simplicity of construction not usually found even in larger houses. The stairway is nearly enclosed by a high railing permitting access to the kitchen without interruption to the living room.

The kitchen arrangement is after the most approved efficiency studies. All furniture and apparatus have been located near the door leading into the living room. The sink with dish closet above, is immediately accessible to the door, thus obviating long walks with dishes. Careful study is evident in the general layout of the kitchen, a much overlooked room generally, even in otherwise well-designed houses.

Planning the second floor was a problem in avoiding loss of space in hall and unused corners. The actual space that is taken up by the hall is less than twenty-five square feet, including stair landing. Three good-sized rooms with closets and one small room, so isolated that it can conveniently be utilized as a maid's room, or den, if desired, have been located on this floor.

Transforming a porch roof into an open-air sleeping room, awning covered, was achieved without loss to the general design. Entrance to the sleeping porch is through casement doors that correspond in appearance to the windows in the front.

Altogether a house has been constructed with three rooms and sun parlor on one floor, four rooms and bath on the second floor with sleeping porch, and embodying real architectural merit and constructed within a cost of $4,000.

Probably the best proof of the wisdom of careful planning and general good taste is that before the house was completed the owner had a number of offers both for rent and for purchase from visitors who were attracted by the exterior appearance of the house, and who further investigated the general arrangement of the interior, which was found to be an ideal one for the requirements of a small family. The decorations are harmonious throughout and the atmosphere of the house breathes of home.



AN ATTRACTIVE RESIDENCE IN THE SUBURBS.

### Map for Queens Boulevard.

The Topographical Bureau of Queens has forwarded through the Borough President to the Board of Estimate a map for that section of Queens boulevard from Grand street, Elmhurst to Hillside avenue, Jamaica.

The treatment adopted by the Topographical Bureau shows for the section between Grand street, Elmhurst, and the Union turnpike two sidewalks twenty feet wide, two service roadways twenty-eight feet wide, two parkways thirty feet wide and one central roadway forty-four feet wide. On the section between Union Turnpike and Hillside avenue the divisions are narower.

# WAR REVENUES FROM REAL ESTATE

## Stamp Tax on Deeds, Notes, Fire and Casualty Insurance Policies—Special Tax on Places of Amusement—Goes Into Effect December 1

UNDER the terms of the national war revenue law a stamp tax will be imposed on and after December 1 on all deeds and conveyances required by law to be recorded, and also upon all sales or transfers of stocks, bonds and certificates of indebtedness. The aim of the law is to provide additional revenue temporarily, to meet the loss of revenue from customs.

On deeds, instruments or writings whereby any lands, tenements or other realty shall be granted, assigned, transferred or otherwise conveyed when the consideration or value of the interest conveyed, exclusive of the value of any lien or incumbrance thereon exceeds $100, and does not exceed $500, the tax will be 50 cents; and for each additional $500 or fractional part thereof, the tax will be 50 cents.

The tax does not apply to any instrument or writing given to secure a debt. A writing giving the power of attorney to sell or lease real estate, or to receive or collect rents, or to sell or convey stocks, bonds or script, or for the collection of any dividends or interest thereon, must carry 25 cents worth of stamps.

### General Provisions.

The law imposes various taxes which may be classified as follows:

1. Special tax on bankers, brokers, places of amusement and tobacco dealers. Took effect November 1.
2. Stamp tax on promissory notes, legal and other instruments. Takes effect December 1.
3. Stamp tax on perfumery and other preparations. Takes effect December 1.
4. Liquor tax—stamps required on wines and liquors. Took effect October 23.

Persons making, signing or issuing promissory notes and various other taxable instruments are required to affix thereto tax stamps of the proper value. The several collectors of internal revenue will sell and deliver stamps at their face value. They may sell any quantity of not less than $100 of face value with a discount of 1 per cent. Stamps may also be obtained from designated U. S. depositories and the various postmasters.

### How to Cancel Stamps.

A person using or affixing stamps to promissory notes, legal or other taxable instruments or papers shall write or stamp thereupon the initials of his name and the date upon which the stamp shall be attached or used, so that such stamps may not again be used.

On and after December 31, 1915, the taxes levied under the Act shall no longer be levied and collected, but all taxes arising or accruing before said date shall continue to be collectible under the terms of the act. On and after January 1, 1916, the provisions of Section 3339 of the Revised Statutes, as amended by act approved April 12, 1902, imposing a tax on fermented liquors, shall not be affected by any limitation as to the levying and collecting of the additional tax imposed by this act on such fermented liquors, but shall then be in full force and effect on and after January 1, 1916. All unused stamps, after the expiration of the act, shall be redeemed from the holder thereof under Treasury regulations.

### Special Tax on Bankers and Others.

On and after November 1, 1914, special taxes are imposed annually on the businesses herein set forth. Various forms are now being prepared by the Internal Revenue Bureau. You should communicate at once with the Collector of Internal Revenue in your district and arrange to receive blank forms of application and other papers necessary to obtain a license and to fix the amount of the license tax.

**"PAY, PAY, PAY!"**

**When a real estate owner sells a piece of property and gives a deed, the instrument must carry revenue stamps at the rate of fifty cents for every five hundred dollars of equity.**

**When he gives his agent power of attorney to collect his rents, the instrument must carry twenty-five cents' worth of stamps.**

**Shippers of building material by railroad and other carriers must see that their bills of lading or other evidence of receipt and forwarding carries in every case a 1-cent revenue stamp.**

**Every policy of fire insurance and plate glass, employers' liability, steam boiler, elevator and sprinkler insurance must be stamped when newly issued. Also, stocks, bonds and certificates of indebtedness issued by any company or corporation. And bankers and stock brokers, commercial brokers and commission merchants must pay a license tax under the new law.**

### Places of Amusement Taxed.

Proprietors of theatres, museums and concert halls, according to the seating capacity as follows: 250 or less, $25; 250 to 500, $50; 500 to 800, $75; over 800, $100. This includes every edifice used for the purpose of dramatic or operatic or other representations, plays or performances where a charge for admission is made. Halls and armories, rented or used occasionally for concerts or theatrical representations are not included. If the edifice is under lease at the passage of the act, the tax shall be paid by the lessee unless otherwise stipulated between the parties to the lease.

Bowling Alleys and Billiard Rooms.—Proprietors shall pay $5 for each alley or table. Includes every building or place where bowls are thrown or where games of billiards or pool are played and that are open to the public with or without price.

Tobacco Dealers and Manufacturers.—This tax is based on the annual sales for the preceding fiscal year. Those whose business it is to sell, or offer for sale, manufactured tobacco, snuff, cigars or cigarettes, are deemed dealers in tobacco.

### Stamp Tax on Stocks and Bonds.

On and after December 1, 1914, a tax is imposed with respect to the following instruments, upon the person making, signing or issuing the same or for whose use or benefit the same is made, signed or issued. The tax on telephone messages, apparently, is not a stamp tax.

Five cents on each $100 of face value or fraction thereof, of bonds, debentures, or certificates of indebtedness issued on and after December 1, 1914, by any association, company or corporation. Five cents on each $100 of face value or fraction thereof of each original issue of certificates of stock, whether on organization or reorganization, and two cents on each $100 face value or fraction thereof on all sales or agreements to sell, or memoranda of sales or deliveries or transfers of shares or certificates of stock, whether made upon or shown by the books of the company or by any assignment in blank, or by any delivery, or by any paper or agreement or memorandum or other evidence of transfer or sale, whether entitling the holder in any manner to the benefit of such stock, or to secure the future payment of money or for the future transfer of any stock. No tax is imposed, however, on the deposit of stock as collateral security for money loaned, provided the stock certificates are not actually sold.

### Building and Loan Associations.

Stocks and bonds issued by co-operative building and loan associations, mutual ditch or irrigating companies, and building and loan associations that make loans only to their shareholders are exempt from the tax. The language of the act in point follows "That stock and bonds issued by co-operative building and loan associations or companies that make loans only to their shareholders shall be exempt from the tax herein provided." Solicitor Johnson holds that under this provision loan associations have no exemption except for their own stock and bonds.

Each policy of insurance or other instrument by which insurance shall be made or renewed upon property of any description (including rents or profits), whether against peril by sea or on inland waters, or by fire or lightning, or other peril, made by any person, association or corporation, upon the amount of premium charged, one-half of one cent on each dollar or fractional part.

Purely co-operative or mutual fire insurance companies or associations carried on by the members thereof solely for the protection of their own property and not for profit are exempted from the tax. Policies of reinsurance also are exempt from the tax.

### Insurance Policies.

Each policy of insurance, or bond or obligation of the nature of indemnity for loss, damage, or liability issued, or executed, or renewed by any person, association, company, or corporation, transacting the business of fidelity, employer's liability, plate glass, steam boiler, burglary, elevator, automatic sprinkler, or other branch of insurance (except life, personal accident and health insurance, and insurance described and taxed or exempted in the preceding paragraph and excepting also workmen's compensation insurance carried on by the members thereof, solely for their own protection and not for profit) and each bond, undertaking or recognizance conditioned for the performance of the duties of any office or position, or for the doing or not doing of anything therein specified, or other obligation of the nature of indemnity, and each contract or obligation guaranteeing the validity or legality of bonds or other obligations issued by any state, county, municipal or other public body or organiation, or guaranteeing titles to real estate or mercantile credits executed or guaranteed by any liability, fidelity, guarantee or surety company upon the amount of premium charged, one-half of one cent on each dollar or fractional part thereof. Policies of reinsurance are exempt from the tax.

Several banking houses, including the Broadway Trust Company and the Guaranty Trust, have prepared in pamphlet form clear, compact and all-informing digests of the law for more or less general circulation, and to which we are indebted.

# NO OPPOSITION TO UNITING DEPARTMENTS

## But a Difference of Opinion in Respect to Method—Borough Autonomy for Building Inspection Urged by Borough Presidents—Welfare Work Separate

A REMARKABLE degree of unanimity was developed at the hearing before the State Factory Commission on Monday in favor of the unification of all departments, State and municipal, having jurisdiction over the construction, alteration and maintenance of buildings, as proposed by the commission. The attendance was larger at the morning session than the courtroom could accommodate, and was of the most representative and impressive nature. Four of the Borough Presidents, the President of the Board of Aldermen, the heads of a number of municipal departments, and accredited delegates or spokesmen from probably every civic organization in the whole city having an interest in public affairs composed the most interesting audience we have seen at the seat of local government in years.

Up for consideration was the draft of a tentative bill for the creation of a department of buildings together with a board of standards and appeals therein. Lieut.-Governor Wagner presided, and Counselor Abram I. Elkus conducted the examination. The witnesses called at the first session were Messrs. Rudolph P. Miller, who is assisting the Board of Aldermen's Building Committee in revising the city Building Code; Henry Bruère, City Chamberlain; President McAneny, of the Board of Aldermen; Robert E. Simon, delegated by a conference of civic societies; Commissioner Adamson, of the Fire Department; President Matthewson, of the Borough of the Bronx; President Pounds, of the Borough of Brooklyn; President Connolly, of the Borough of Queens, and President McCormick, of the Borough of Richmond; Dr. Emerson, Deputy Commissioner of the Department of Health, and President Robert D. Kohn, of New York Chapter of Architects, who presented a brief which had received the endorsement of not only his own society but also of the Building Trades Association and the Board of Underwriters.

There was only one opinion expressed regarding the main principle contained in the proposed amalgamation of departments. No dissenting voice was heard on that point. An end would have to be put to the over-regulation of buildings in the City of New York. Whether it is better to have one central place of authority for the whole city, or to have, instead of this, borough autonomy, is a question to be settled, and from present appearances it will not be difficult to settle. Entrusting everything having to do with the maintenance or "housekeeping" of all kinds of buildings to a new central city-wide department, and leaving whatever has to do with the construction and alteration of buildings of all kinds to a department of buildings in each of the five boroughs, is the plan recommended by the Borough Presidents, as an alternative to the plan for one central authority, as proposed by the State Factory Commission, ex-Superintendent of Buildings Miller and others.

Borough President Matthewson discussed the advantages of the borough plan as distinct from the city plan, in an interesting manner. He maintained that governing the boroughs by means of deputy building superintendents had been tried and found to be a failure, and that the present form of government, which gives full authority to the Building Superintendent in each borough, had proved efficient and successful.

Counselor Elkus read an announcement that it was the present feeling of the commission that it would be unwise to include the Tenement House Department in any scheme for consolidation, but was open to suggestions.

President Kohn, speaking for the architects and builders of the city, repeated their previously recorded approval of the principal involved in the intended amalgamation. They believed the amalgamation should be complete; they could not see, President Kohn said, why the Tenement Department, for example, should be excluded.

Further, they believed that the new department should include all the powers of the city and State departments mentioned in the tentative bill, and in general should control only matters affecting the construction, alteration and fire prevention equipment of buildings in Greater New York. But they believed that, instead of a single board of standards and appeals, there should be two separate boards, one to be a board of standards, consisting of the commissioner of buildings, the five superintendents of buildings and three or five experts. The board of appeals (or board of examiners) should be distinct from the board of superintendents . It should be a non-political body with its members designated by the Mayor and nominated by the architectural and building and insurance societies of Greater New York. The Chief of the Fire Department should be a member, and there should be added members nominated by organizations most interested in tenement house protective legislation.

Mr. Kohn said the time allowed for a study of the draft was inadequate and he asked for a later opportunity to prepare a detailed criticism.

### A Formidable Resolution.

Robert E. Simon, representing a score of civic organizations which sent delegates to a conference at the rooms of the Real Estate Board of New York City read a resolution which had been passed at the meeting in favor of the general principle of consolidating all the departments and bureaus having to do with building inspection. As to the best way of bringing this about, Mr. Simon asked for more time for consideration, and agreed to submit a brief on or before the tenth of December.

President McAneney said he was strongly in favor of an amalgamation of departments, but he thought, in view of the approaching State Constitutional Convention and the new Charter legislation to follow in 1916, that the bill for the amalgamation of departments should not be introduced at the coming session of the Legislature, though it would be well to provide some measure of immediate relief.

City Chamberlain Bruère and Fire Commissioner Adamson advised an amalgamation of all building inspection departments into one central department eventually, but recommended that it be done gradually—first the departments having to do with construction, and then the departments having to do with maintenance, as the board of standards and appeals should decide. This was the opinion which the Mayor's committee had arrived at after a number of conferences.

### The Tentative Bill.

The draft prepared by the commission covers the consolidation of all the departments and bureaus outlined in the plan previously submitted. It is probable that an amendment to the Charter will be necessary to provide for complete co-operation between the new department of buildings and the Division of Fire Marshal, which under the plan is to remain in the Fire Department.

It establishes a department of buildings with jurisdiction throughout the city. The head of the department will be the commissioner of buildings, appointed by the Mayor. He will appoint a chief inspector for each borough. The commissioner may establish in the department such bureaus and divisions as he deems advisable. The bureaus and divisions in the Fire Department having jurisdiction over fire-prevention, and the bureaus and divisions in the Tenement House Department the functions and duties of which are transferred by this chapter shall continue as bureaus or divisions of the department of buildings until otherwise provided by the commissioner of buildings.

The main office will be in Manhattan with branches in each borough.

### Jurisdiction of Department.

The department will have exclusive jurisdiction and control of:

1. The construction, alteration and removal of all buildings and other structures, completed or in the course of construction, and the enforcement of laws and ordinances in respect thereof, except waterfront property, bridges, tunnels, subways and buildings and structures appurtenant thereto. (See § 406, Charter and Building Code.)

2. The enforcement of the provisions of the Labor Law in respect of the construction or changes in the construction of factories, factory buildings and mercantile establishments and the adequacy of exit therefrom and the limitation of the number of occupants therein. (See Labor Law, § 79, et seq.)

3. The enforcement of the tenement house law, the prevention of encumbrances on fire-escapes upon tenement houses, and the lighting and ventilation of tenement houses, and the premises connected therewith. (See §§ 1340-1341, Charter.)

4. The installation, inspection and approval of all gas and electric equipment, apparatus and appliances placed in any building or structure, to the extent that such jurisdiction and control is conferred by statute or ordinance upon the Department of Water Supply Gas and Electricity, and the enforcement of such statutes and ordinances, but not including the installation, inspection and testing of gas and electric meters. (See §§ 469, 519, Charter.)

5. Structural changes in bakeries, confectioneries and food product manufactories to the extent that jurisdiction and control to order such changes is conferred by statute or by ordinance upon the Health Department and the enforcement of such statutes and ordinances. (See Labor Law, article VIII.)

6. The inspection, testing and issuance of license certificates for steam boilers, and the issuance of certificates of qualification for the care and control of steam boilers, to the extent that jurisdiction and control thereof is conferred by statute or ordinance upon the Police Department and the enforcement of such statutes and ordinances. (See §§ 342, 343, Charter and laws 1901, chapter 733.)

7. The enforcement of all laws and ordinances in respect of:

a. The prevention of fires and danger to and loss of life and property therefrom.

b. The storage, sale, transportation or use of combustibles, chemicals and explosives.

c. The installation and maintenance of automatic or other fire alarm systems and fire extinguishing equipment.

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The U. S. government is able to find new sources of revenue in short order when it needs them, and why can't the city?

Restrictive legislation, national, State and municipal, is doing more than anything else to dampen down the fires of industry. Everybody is agreed as to this except the uplifters, who are mainly responsible for putting on the damper.

The traffic to and from Queens has become so heavy that the trolley company has been directed by the P. S. Commission to put on more cars. Have you ever stood on the bridge at evening and watched the army of homegoers?

Next Monday afternoon, or sometime before midnight, the Board of Aldermen will fix the total of the City Budget for the coming fiscal year. As the Finance Committee's report will not be ready before Monday, the time for its consideration will be brief. Taxpayers are hoping that the cuts will be numerous and reasonably deep ones.

In Wall street houses dealing in stocks and bonds every consideration is extended to the buyer of small lots, because he is recognized as the backbone of the market. In city real estate, on the contrary, it would seem as if there were a conspiracy to discourage the small buyer by making small holdings unprofitable through over-regulation and restrictive laws.

Judging from outbursts against "home rule" for New York City that are appearing in upstate newspapers, an educational campaign, with the object of explaining the real measure and kind of local government that in justice is owing to this city, would be a good work for the Real Estate Association of the State of New York. Nothing contrary to the spirit of American institutions will be asked for, so far as real estate and building interests are concerned. The most they pray for is protection from piratical bombardment from Albany.

## The Real Estate Outlook.

The sale of a block front on the West Side to the City Investing Company constitutes a hopeful variation from the monotonous insignificance of the ordinary real estate news. The transaction will result in a regular speculative building operation. The block front will be broken up and sold to builders for improvement. Not so long ago operations of this kind were as numerous as leaves on a tree, but recently money market and real estate market conditions have combined to make them as scarce as pacifists in Germany. A certain number of apartment houses are being built on Park avenue by unusually strong operators or wealthy private owners, but Park and Fifth avenues furnish exceptions to all rules. Broadway does not occupy any such peculiar position in the world of Manhattan real estate; and its reappearance as a scene of speculative building operations is a matter for encouragement. It must mean both that renting conditions in that important neighborhood are likely to be favorable next fall, and that fair prospects exist for an easier money market later in the winter.

During the next two months the number of this kind of real estate transactions is likely to increase steadily. An apartment house in order to be finished in time for ocupation next fall, must be started during the winter, and this property must be purchased within a comparatively short time. It is not to be expected that very many more Broadway and Park avenue operations will be disclosed, but a good deal of property should be purchased for improvement on the side streets in the better residential districts. During the past fall one of the most popular class of apartments was those situated on the side streets of the East Side which rented from $1,800 to $2,800. The city is under-supplied with this particular kind of living accommodations and it will always remain under supplied because of the extreme difficulty of piling together available sites. It is not easy to buy a 80 or 100 foot frontage on the East Side without paying a figure for the property which makes it necessary subsequently to charge excessively high prices for the apartments. Yet the insistent demand for this class of accommodations and the increasing unpopularity of private houses makes it necessary that they should be built. During the next few months a number of transactions of this kind are likely to be consummated, and as a result of the attempt to buy these sites a firmer tone is likely to develop in East Side residential property.

But the scope of speculative building operations in Manhattan and the Bronx will be restricted. A limited amount of new construction will take place on Washington Heights and beyond; but the whole of the central part of Manhattan will remain inactive. Occasionally a well-to-do owner will himself erect a new mercantile building, as is the case with the corner of 26th street and Broadway, which is just about to be improved; but these cases will be rare. Conditions in the mercantile district have not shown a sufficient improvement to warrant a resumption of speculative business. The vacancies created by the exodus of the retail trade have not yet been filled up, and until they are the work of speculative building cannot be profitably resumed.

## The Fulton Street Improvements.

Everyone who is interested in making the new subway system as useful as possible must sympathize with the effort which is being made by the Committee of One Hundred in Brooklyn to improve the plans of the part of the system operated by the Brooklyn Rapid Transit Company. The management of that corporation has itself proposed the destruction of the elevated structure in Fulton street from Boerum Place to the Bridge, and the substitution of a new structure in Adams street. The Committee of One Hundred propose a much more radical change. They want all the elevated roads in the business part of the borough pulled down and replaced by a subway.

The advantages of these proposed changes are incontestable and considerable. The subway plan of the committee, in addition to clearing the business part of Brooklyn from the ugly and inconvenient elevated structures, would bring all the trains which run over the Brooklyn Bridge into a subway. They will be reduced to the same level as the trains which use the Manhattan Bridge and the Montague street tunnel, and will consequently facilitate the transfer from one group of trains to the other. The whole system will, consequently, become very much more of a unit. People living along the lines of the elevated roads who constitute a majority of the population of Brooklyn will be brought into much closer relation with the Broadway subway in Manhattan. Business property in the larger borough will, consequently, benefit no less than residential property in Brooklyn. The great object of one-half of the dual subway sustem will be very much better served. Manhattan wage-earners will obtain an improved access to the cheaper residential area in Brooklyn. Brooklyn residents will be able to make their purchases and take their amusements on Broadway, Fifth avenue and the neighborhood with much less inconvenience than they can under the present plan.

There can be no doubt, consequently, as to the desirability of the proposed changes. Their adoption is entirely a matter of legal and financial practicability. The objections on this score are apparently very serious. The increase in expense will be heavy and some method must be found of meeting it which does not increase the immediate obligations of the city. New York has for all practical purposes reached the end of its ability to borrow; and even if it had not it would be hardly fair to saddle on the whole city the expense of this particular change in the subway plans. No doubt Manhattan would benefit, but the benefit which would accrue to Brooklyn is enormously greater. The greatest benefit of all would be reaped by people who own property along the line of the elevated roads in the business section of Brooklyn. The pulling down of the structure would very much improve the value of their holdings and they should contribute correspondingly to the expense of the change. After having collected damages from the company for the erection of the structure, they can hardly object to returning at least the equivalent of the damages for its removal. Final judgment upon the change must be postponed until a concrete practicable method of financing it is worked out.

## The Crisis in City Finances.

*Editor of the* RECORD AND GUIDE:

In considering the budget for the ensuing year as presented by the Board of Estimate and Apportionment ($199,233,286.52), I wish to call your attention to the fact that as a result of the new method of financing public improvements out of taxes and because of interest that must be paid on new subway, water and dock bonds, the budget for the next ten years must increase an average of $10,000,000 a year at least. This means that the budget for 1925 will be at least $100,000,000 more than the budget next year, unless extraordinary measures are taken to reduce the tax burden. New York City will be bankrupt long before this limit is reached—probably before the end of the present city administration. In order to prevent such a contingency I have proposed to the Finance Committee of the Board of Aldermen the following reductions in the budget for next year.

The salaries of city employes in excess of $3,000 a year should be reduced on a graded scale—ten per cent. should be deducted from all salaries between $3,000 and $5,000; 15 per cent. from all salaries between $5,000 and $10,000 and 20 per cent. from all salaries in excess of $10,000. These or similar reductions

should be made in order to effect a saving of $5,000,000 in the budget next year. Salary reductions have been made by all prudent business concerns where business has been curtailed through economic hardship or as a result of the war.

The city is spending $400,000 a year for the repair and maintenance of automobiles used by city employes and $200,000 a year for the hire of chauffeurs. The original cost of city automobiles exceeds one million dollars aside from automobiles used for fire fighting purposes. The city should dispense with most of the departmental automobiles, except those needed for engineering inspection and other necessary purposes, and employment should be provided for chauffeurs whose services are discontinued. Departmental automobiles are used largely for the convenience of city employes in moving to and from their home and place of business. The growing cost of automobile services was condemned by the present Mayor and Comptroller as members of the previous administration.

The 1915 appropriation for the Board of Estimate is $635,438, as compared with $385,851 this year, an increase of $249,587. This increase is wholly unwarranted and is due to the creation of new bureaus whose service in part is experimental. The city should dispense with the Committee on Social Welfare, the appropriation for which is $20.400. The work of the Bureau of Standards and of the Bureau of Contract Supervision should be performed by the Finance Department. These bureaus are composed mainly of former employes of the Comptroller's office and when they were transferred to the Board of Estimate the assertion was made by the Comptroller that a corresponding cut would be made in his budget next year. No such reduction appears in the appropriation for the Finance Department as compared with 1914 and the cost of these two bureaus, $252.560, should be deducted from the Finance Department appropriation. The work of the Committee on Education should also be incorporated in the Finance Department where it was previously done and a further reduction of $18,800 appropriated for this committee, should be made in the Finance Department budget. The appropriation for the Committee on City Plan and Taxation should be revised downward.

The budget for the Board of Education is one-quarter of the total sum to be raised by taxation next year and economy in these expenditures is imperative. The city spends more than one million dollars a year for summer and night school teachers. This sum can be saved if the summer vacation of half the force is curtailed from two and a half to two months, rotating the teachers whose vacations are thus curtailed, in the summer schools. The other half of the force whose vacations are not curtailed should be required in like manner, by rotation, to teach in the night schools during the winter, without extra pay. The city can also save several hundred thousand dollars a year by establishing part-time classes in all schools for children under seven years of age, each session to last three hours and one teacher to serve two part-time classes of 30 pupils each. No home work is necessary for children so young.

The deficiency in tax collection is about $25,000,000 a year, or about 15 per cent. of the total sum raised by taxation for purposes of government. At the end of three years these deficiencies are sold as tax liens. Increased taxation means depreciated real estate values, decreased city credit and final insolvency for the city and the property owners. Stern measures must be taken to prevent such a climax to the mismanagement of this city, and I have urged the adoption of measures for saving and economy herein outlined. The tax rate must rise at least ten points each year for the next ten years and an effort will soon be made to increase the debt margin from 10 to 15 per cent. of the total assessed value of real estate.

HENRY H. KLEIN.

154 Nassau street, City.

### Untaxing Improvements.

*Editor of the* RECORD AND GUIDE:

The reasons of your correspondent, E. A. Alexander, for dismissing as chimerical and impractical the proposition to untax improvements, after comparing it to the 16 to 1 heresy, are refreshing. But Mr. Alexander has reached several sound conclusions, one being that it makes no difference to the owner of improved property whether his tax is collected from the land and improvements, or from the land alone, if the amount be the same.

Some owners of improved property object to untaxing improvements through fear that the shifting of the tax from improvements to land will absorb or destroy the land value. They apparently do not see that exemption from taxation of improvements so encourage improvements that the demand for land upon which to place improvements—land being fixed in quantity—must increase the value of their land. Untaxing improvements, under economic law, necessarily increases the value of land. Now, if land continues to increase in value under a system that discourages improvements it must increase more rapidly when improvements are unhampered by taxation.

Mr. Alexander's statement that land increases in value because of the improvements is only partly true. The increase is caused by the presence of population engaged in the production and distribution of wealth. Population lives, and it produces and distributes wealth, in buildings, or improvements. And, as land is limited in quantity, every improvement removes available land from the market and causes the remaining marketable land to increase in value, the improved along with the vacant land. That land decreases in value in spots because of local conditions cannot be denied, and a proper system of taxation must recognize such decrease by lowering the assessed value. But decreases more often result from bad business conditions than from other cause.

The great question for the real estate owner to decide—and he should consider it without prejudice—is whether he will lose more as a land owner from having improvements untaxed and the tax placed entirely on the land, or from having the growth of population retarded and the production of wealth decreased. Many buildings to-day stand empty and many districts show marked decreases in value because population does not increase with sufficient rapidity and the production of wealth has decreased. If our system of taxation interferes with production of wealth and the increase in population, as the untaxers claim, real estate must suffer, because on wealth and population alone do real estate values stand. These economic laws are known to real estate men, as their prognostications of increased values contemplate increases in population and wealth production.

Improved real estate should bring ten per cent. gross to yield six per cent. net. The four per cent. should cover taxes, insurance and repairs, and the land value should increase somewhat to help make good the deterioration in improvements, though the difference between six per cent. net and the current interest rates will help provide a building fund for new improvements. A tax rate, limited to two per cent., yields to the owner a larger share of the increase in value than goes to the public, while every gain by the public, if properly expended, is reflected in further increases in the owners' holdings.

It seems clear, then, that untaxing improvements must greatly benefit the owners of real estate. Of course the untaxing of improvements will increase the burden of the vacant land owner and a few of them may be "caught short." But vacant land must increase in value under the impetus given to improvements by relieving them of taxes; and the vacant land owner, under untaxation, can figure larger profits from his contemplated improvements by reason of the fact that they would be untaxed. The change will cause the vacant land owner to improve or risk losing money, but as the change is to be gradual he will surely gain, as encouraged improvements must increase his values more than enough to offset his loss.

Instead of being a "discarded heresy" the proposed change should appeal strongly to owners of improved and unimproved realty. Indeed, it is safe to predict that our real estate interests will soon support the change they have so far opposed.

With business depression continuing and tenants "doubling up," to make ends meet, the owners of real estate will gladly consent to a change that will put general business on a sound basis that it may pay reasonable rents for the use of real estate.

JAMES P. KOHLER.

### Alterations in Tenant Factories.

*Editor of the* RECORD AND GUIDE:

A lease contains the following clause: "The tenant shall at his own expense comply with all orders, regulations or ordinances of all Municipal, County or State authorities affecting the premises hereby leased or the sidewalk in front of the same including alterations therein, and shall also comply with all orders, rules and requirements of the New York Fire Insurance Exchange and Board of Fire Insurance Underwriters affecting the same."

The Labor Department has recently placed an order upon the building requiring the installation of additional toilets, and the fireproofing of the stair enclosures.

Under the terms of the lease, as above quoted, is it incumbent upon the landlord or tenant to make these changes?

M. D. L.

The resposibility for complying with the orders of the State Labor Department is clearly stated in the Labor Law. See section 94. You can get a copy of the law at the department, Fourth avenue and 27th street. The owner whether or not he be one of the occupants is responsible for the observance and punishable for the non-observance of certain provisions of the law; "anything in any lease to the contrary notwithstanding." The owner of every tenant factory is required to provide each separate factory therein with water closets in accordance with the provisions of section 88. He is also responsible for observing the provisions of section 79-b, which requires that stairways in existing buildings shall be enclosed with partitions of fire-resisting materials.

### Demand for Trees.

Judging from the number of applications received from property owners and civic organizations, the recently announced plan of the Park Department to plant trees in Brooklyn is assured of success. Applications will be taken up in the order filed, but the number has reached such proportions that it is feared many will have to go over until the autumn planting season.

The Park Department furnishes the trees with all necessary accessories, such as soil, stakes, tree guards, etc., and performs all the necessary labor, such as cutting concrete or flagged sidewalks, digging holes, planting trees, staking and applying water to the roots, just after planting; clearing away the debris, rubbish, etc., and leaving the street in a clean, orderly condition—all for the sum of eight dollars, to be deposited with the department, when the application is made. A receipt will be furnished the depositor and a guarantee to replace the trees should they die, from natural causes, within three years.

—Indications are that it will be more difficult in the future than in the past to work restrictive local bills through the Legislature. So the offer of the real estate interests to co-operate with the local governing authorities comes with good grace.

—The city owns nearly 100 pieces of property available for playgrounds; Manhattan has twelve, Brooklyn and the Bronx each twenty-seven, Queens fourteen and Richmond eleven.

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# REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
Together With Other Current Realty Items

## THREE CITY PROBLEMS.

**The Advisory Council of Real Estate Will Seek Reasonable Solutions.**

The members of the Advisory Council of Real Estate Interests at their monthly meeting decided to co-operate with the various civic organizations, with a view to obtaining a reasonable solution of the three questions now upon the calendar of the council.

First: The establishment of a proper fiscal policy for the City of New York.

Second: The elimination of unnecessary and extravagant expenses from the city budget.

Third: New sources of city revenue, outside of real estate.

In order that each one of these topics might be thoroughly investigated and a proper report prepared, it is realized that work must be commenced at this time and be continued until the next city budget comes up for consideration. Therefore, a program of co-operation along these lines with the City Club, the Citizens' Union, the Bureau of Municipal Research, and the New York Tax Reform Association has been approved by the members of the council.

### City's Fiscal Policy.

With reference to the fiscal policy of the city, the question arises as to under what conditions it would be advisable for the city to issue corporate stock in the form of fifty year bonds, and under what conditions it would be advisable for the city to issue short term bonds. The recent fiscal policy of the city, which was agreed upon by the members of the Board of Estimate and the banking syndicate as a condition precedent to making the one hundred million dollar loan, is regarded as a good business transaction, and based upon good fiscal reasoning, but on the other hand, the weight of taxation necessary to meet our obligations as they fall due will press heavily upon real estate taxpayers. Under these circumstances, a definite fiscal policy must be worked out, in the opinion of the council. When finally decided upon as just to property owners and for the best interests of the city, then the approximately one hundred taxpayers' associations will be requested to endorse the policy and stand as a unit in its defense. If such a fiscal policy as recently approved by the city should become a permanent one, the tax rate must rise very high, to the serious inconvenience of property owners.

In order to relieve the burden upon the property owner, the subject of a new sources of revenue will receive thorough consideration. The Mayor's Committee on Taxation is now devoting considerable time to this subject, and with a view to co-operating with this committee the Advisory Council has decided to do all in its power to make reasonable recommendations along the lines of new sources of revenue, outside of real estate.

### Building Inspection.

With reference to the consolidation of the several building inspection departments into one central department the council believes that although there are many commendable features to the plan of having one central building inspection department, nevertheless, at the present time it would be more advisable to support a plan by which these building inspection departments could be centralized under the supervision of the Borough Presidents. In this manner the general principle of consolidation would be carried out.

The council has been advised by its law and legislation committee that it would be expedient also to have a central Board of Appeals, the duties of which would be similar to those exercised today by the Board of Examiners in the several Building Departments. With this end in view a committee will be appointed by the council to work for a bill in the Legislature which will consolidate these various building inspection departments into one Building Department in each borough, with a central Board of Appeals upon which real estate owners will be represented.

### Economies in Condemnation Proceedings.

An important subject was finally decided upon by the council with reference to the economies which might be affected through proper condemnation proceedings. In so doing the council commends the general principle to be embodied in the bill which will be prepared to be presented to the Legislature by the City Club, whereby condemnation proceedings will be taken out of the hands of special commissioners and referred back to the judges of the Supreme Court, thus entailing considerable economy in the expenditure of public moneys for the commissioners' fees, interest on dilatory payment of awards, and simultaneously permitting the judges to direct the entire proceedings in a far more effective and expeditious manner than is apparent today. The City Club has for the past few years endeavored to have such a bill passed through the Legislature, and the council believes that it would be advisable at this time that the real estate interests of New York throw their entire influence behind the City Club in its efforts to procure another passage of this bill.

## A SOLID FRONT.

**Every Taxpayer Society Asks for Departmental Amalgamation.**

An important conference was held recently at the offices of the Real Estate Board of New York, 115 Broadway, as the result of action taken by the board to secure co-operation of taxpayers and civic bodies with respect to the tentative plan for a building department, outline by the State Factory Investigating Commission. The object of the bill is to consolidate several departments having jurisdiction over buildings.

The object of the Real Estate Board's conference with other taxpayer bodies was to bring about joint action and decided on a policy with respect to the State Factory Investigating Commission's plan. The conference was attended by representatives of the Advisory Council of Real Estate Interests, Building Managers' Association, Citizens' Union, Fifth Avenue Association, Harlem Property Owners' Association, Merchants' Association, Real Estate Board of New York, 23rd Street Improvement Association, United Real Estate Owners' Association, Washington Heights Taxpayers' Association, Astoria Taxpayers and Business Men's Association, Flushing Business Men's Association, Queensboro Chamber of Commerce, Brooklyn Board of Real Estate Brokers, Bronx Chamber of Commerce, North Side Board of Trade, Staten Island Civic League.

The following have not yet been committed to the resolution: Citizens' Union, Harlem Property Owners' Association, Washington Heights Taxpayers'

Association. The following will probably join in the conference: Broadway Association, Forty-second Street Association, West Side Taxpayers' Association.

The conference after discussion adopted the following broad resolution:

"Resolved, That we favor the consolidation of all departments and bureaus now having jurisdiction over the construction, alteration, structural changes in and maintenance of buildings in New York City."

The resolution with a list of the confirming organizations was presented on Monday last, at the hearing before the State Factory Investigating Commission, by Robert K. Simon, chairman of the joint committee, and further time was asked in which to submit a brief. This was granted by the commission, the date set being December 10.

In the meantime the Real Estate Board will seek co-operation of all taxpayer organizations who are willing to act with the joint committee.

## A CO-OPERATIVE PROJECT.

### For the Purchase and Operation of Sixth Avenue Stores.

Posner & Company, of 111 Broadway, members of the New York Stock Exchange, are promoting the formation of the "Sixth Avenue Improvement Company." At a meeting held at their office last Saturday afternoon the plan was unfolded and the firm were directed to submit the names of three persons to act as trustees for contributions to be made to further the plan, which is described by Posner & Company to this effect:

"We propose through the advertising and individual canvassing to secure in ninety days, two hundred thousand or more persons, who will buy for ten dollars a certificate of membership in the Association to be formed. The association is planned to lease one or more of the big stores on Sixth avenue, now closed, and open them to the public for general business.

"The two stores recently closed last year did business to the extent of $7,300,000. Taking that amount for a basis, and adding the trade of 200,000 people who will be directly interested in the stores as members of the association, and each one of them only bought fifty dollars' worth of merchandise during the year, which is a low minimum to calculate upon, you have a business of $17,000,000 for the first twelve months.

"As a matter of fact, you can easily figure or count each member as at least being three customers for the store, because almost every family will contain three people, then the volume of business will expand in proportion and could be conservatively estimated at $30,000,000 without counting any business from the general public.

"It is an old system with new ideas. The average man of family spends for drygoods, furniture, groceries, meats, et cetra, at the very lowest estimate ten dollars a week, which is about $500 a year, and as a member of the association he gets back the net profits made on his purchases for the year, which is 10 per cent. on $500, or $50 in cash. Therefore, in the first place, he buys at a lower price; second, gets a 10 per cent. dividend on his share, and third a 10 per cent. dividend on his gross purchases during the year. The plan is broader than any now in existence anywhere and is purely and simply mutual in all its phases and ramifications."

### Hartsdale Station Now Stores.

The old railroad station at Hartsdale, which was taken over by the Scarsdale Estates, in order to beautify the architecture, is now being converted into an attractive structure to contain village stores. The building has been moved a short distance to the west of the artistic new station, and is being remodeled in such a way as to make three retail stores. The exterior of the building will be treated to harmonize with the new Hartsdale railroad station, and the larger stores, and the apartment building which adjoins it. These comprise all that there is of commercialism throughout the residential properties.

## RETIRING GOVERNORS DINED.

### The Real Estate Board's Vital Relation to Property Owners—A Large Affair.

Through the courtesy of the New York Athletic Club, the club's big dining-room was a scene of a dinner on Tuesday night, given by the members of the Real Estate Board to three retiring members of the board of governors, namely, Warren Cruikshank, E. A. Tredwell and W. J. Van Pelt, and to the re-elected president, Laurence M. D. McGuire. The dining-room was filled to capacity, some 250 persons being present.

President Page of the New York Athletic Club welcomed the guests and members of the Real Estate Board, and dwelt on the important place they filled in the activities of a city like New York.

John N. Golding acted as toastmaster and proved as such a great success. He enlivened the proceedings by a series of appropriate good natured sallies more or less at the expense of the speakers whom he introduced.

Mr. McGuire devoted most of the time allotted to him for speech-making to amusing the audience, but he took the opportunity to emphasize in no uncertain manner the position of the Real Estate Board; the importance of the place it holds in New York; its vital relation to property owners, and, above all, the need for loyal support of its members, and the necessity for impressing upon the property owners the need for united intelligent action on matters of wide public interest related to real estate. The fixed purpose of the board, he said, was to increase its efficiency to the highest power and to leave no question of its importance in this field.

Mr. Tredwell regretted more or less the fact that city administrations had not taken sufficiently into their counsel the expert and practical knowledge that necessarily resided in a body like the Real Estate Board composed of persons possessed of definite information on matters which come up in the administration of a great city. He felt, however, that the time was coming when the influence of the board would be fittingly recognized in this respect.

Other speakers were Mr. Van Pelt, Mr. Cruikshank, who suggested that Mr. McGuire's efficiency as president of the board warranted an amendment to the constitution to permit his election to another term; Congressman Jefferson M. Levy, Wm. H. Chesebrough, Joseph P. Day.

Mr. Chesebrough emphasized the remarkable progress that the Real Estate Board had made in the past year or two and expressed it as his opinion that its work warranted recognition as the efficient organ of property owners and taxpayers.

Congressman Levy pointed out the importance of the election of vigilant and well-informed persons as representatives in various branches of the State and Federal Legislatures.

The success of the dinner was particularly gratifying to those in whose honor it was given because of the fact that it was got together on what Elisha Sniffin, secretary of the board, would term a hurry call. What was intended to be a sort of small family gathering developed very rapidly, through Mr. Sniffin's efforts, into a very large affair.

The keynote of the dinner was the recent progress made by the board and the necessity for centralizing in the board itself, the work in behalf of taxpayers.

### Go, and Get Acquainted.

The New York City members of the Real Estate Association of the State of New York showed their calibre when they put through with flying colors New York City's First Real Estate Convention. There has been no falling off in the pace set by that convention.

They are going to have a "get-together smoker" at the Hotel Astor on the

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evening of Tuesday, December 1. President Morgenthau says: "We want our local members and their friends to become better acquainted with each other, and we want to get their individual ideas of how we can extend our usefulness to them and to every real estate man in the State. This means business."

## PRIVATE REALTY SALES.

That the financial depression is fast coming to an end and that a general revival of business is at hand, was the substance of assertions made this week by leading financiers at the luncheon held under the auspices of the Merchants' Association, on the occasion of the inauguration of the Federal Reserve Bank System. The confidence of the banking interests, coupled with the announcement that trading in bonds would be permitted today under certain limitations, on the Stock Exchange, reflects the tendency toward the gradual readjustment of conditions as they were before the outbreak of the war. Real estate men have cause for optimism with this state of affairs because of intimate connection between the local financial situation and that important branch of their own profession, mortgage loans. The clearing up of the money question may mean a loosening of the purse strings of lenders and the long expected real estate revival which has been temporarily halted.

This week's business cannot be taken as a criterion because the mid-week holiday effects were apparent in a falling off in practically all branches of the market.

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The total number of sales reported and not recorded in Manhattan this week was 8 as against 10 last week and 24 a year ago.

The number of sales south of 59th street was 3 as compared with 3 last week and 15 a year ago.

The sales north of 59th street aggregated 5 as compared with 7 last week and 9 a year ago.

The total number of conveyances in Manhattan was 100 as against 115 last week, 12 having stated considerations totaling $1,173,670. Mortgages recorded this week number 49, involving $753,292, as against 61 last week, totaling $1,039,408.

From the Bronx .. sales at private contract were recorded, 7 as against 17 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $585,917 compared with $1,704,100 last week, making a total since Jan. 1 of $38,013,157. The figures for the corresponding week last year were $985,466 and the total from Jan. 1, 1913, to Nov. 29, 1913, was $46,575,886.

### Madison Square Deal.

Henry C. Hallenbeck of the Wynkoop-Hallenbeck-Crawford Company, bought, from the St. John's Park Realty Company, James H. Cruikshank and William D. Kilpatrick, 208 Fifth avenue, a seven-story structure, through to 1128 Broadway, fronting 28.2 feet on Fifth avenue, and 30.2 feet on Broadway. The sellers also own 206 Fifth avenue, which is not included in this deal. In part payment the buyer gave 203 West 120th street, a five-story flat on lot 25x100.11; the dwellings each on plot 300x300, at 127 Fullerton avenue and 111 Gates avenue, Montclair, N. J.: a five-acre tract in Grove street, Upper Montclair, N. J.; the apartment house on plot 75x100 at the northwest corner of Fourth avenue and 19th street, East Orange, N. J., and the two four-story apartment houses at 1291 to 1293 Dean street, Brooklyn, each on a plot 37.5x100. The entire transaction involves about $1,000,000. The brokers were F. M. Crawley & Brothers and F. J. Reilly.

### Builder Enlarges Plot.

Duross Company has sold 159 West 13th street, a three-story dwelling, on lot 20 x 103.3, to Joseph L. Buttenweiser, the owner of the adjoining house, 161 West 13th street. The purchaser now owns a plot 40 x 103.3, 100 feet east of the corner of Seventh avenue, on which he contemplates erecting either a twelve-story mercantile building or an elevator apartment house.

### Columbus Circle Hotel Sold.

Brown-Weiss Realties sold, through Vasa K. Bracher, the five-story hotel, known as the "New York," at 22 West 60th street, on plot 37.6 x 100.5. Julius H. Zieser acted as attorney. The broker reports that it was an all cash transaction, with no element of trade.

### Manhattan—South of 59th St.

47TH ST.—William Wuest bought from Mary and Ellen Malloy the two 5-sty flats, on plot 38x100.5, at 220-222 East 47th st.

### Manhattan—North of 59th St.

89TH ST. Daniel L. Korn purchased 118 and 120 West 89th st, two 5-sty apartment houses, 50x100.8, from Rachel Rosenbaum, who took in part payment the Argyle apartments, at 142 West 131st st, a 7-sty structure, together with a dwelling on Hoe av, Bronx, reported sold last week.

109TH ST.—H. V. Mead & Co. sold for Rev. Findlay M. Foster, 106 West 109th st, a 5-sty flat on lot 25x100.

AMSTERDAM AV.—Morris H. Pettigor sold the 6-sty elevator apartment house, 2131 and 2133 Amsterdam av, on plot 52.4x100, at the southeast corner of 106th st.

### Bronx.

LORING PL.—E. Dusenbery sold to M. Merle the 3-sty dwelling, 2259 Loring pl on lot 21.3x100.

SIMPSON ST.—L. Davis sold 1076 Simpson st, a 5-sty flat on plot 40x100, to D. Sylvan Crakow, who gave in part payment a plot 200x108, in Elton st, 200 ft. from Fairfield av, Brooklyn.

EAST 194TH ST.—August Vollmer has sold for John M. Ruhl, 365 East 194th st, a 2-sty house, with stables in rear, on plot 37.5x92.5.

BAILEY AV.—Cahn & Pittman and James Browninshield sold for the Marcus Nathan estate 2876, 2888 and 2892 Bailey av, three 3-sty houses, each on lot 25x100.

DAVIDSON AV.—Herman Arns Co. sold for Henry Cleland, Inc., the northwest corner of Davidson av and North st, a 5-sty apartment house, on lot 37.6x100. The building was completed by the seller about Oct. 1, and is now practically entirely rented. The buyer is M. McNamara, who gave in part payment 258-260 West 115th st, reported sold last week.

SOUTHERN BOULEVARD. — The Schoen Westchester Realty Co. has sold to Louis Karika 878 Southern Boulevard, a 4-sty apartment house, on plot 33x100.

UNION AV.—Poundridge Realty Co. bought through S. & J. H. Albert the three 5-sty tenements, 970, 974 and 978 Union av, on plot 120x173, held at $150,000.

### Brooklyn.

McDONOUGH ST, ETC.—Everett Kuhn has sold 178 McDonough st, a 3-sty dwelling, for the estate of Margaret Looff; 376 McDonough st, a 3-sty dwelling for E. Black; 535 Halsey st, a 2-sty dwelling, for E. C. Huelle; and 2304½ Macon st, a 2½-sty dwelling, for C. H. & C. Schindler.

MADISON ST.—The G. X. Mathews Co. has sold 1878 Madison st a flat, on plot 27.6x100, to Mrs. Louise Gommert for about $11,500.

63D ST.—B. J. Sforza sold for C. M. Fulton, a lot 20x106, in the south side of 63d st, 220 ft. west of 14th av, to Domenico Cosenza, and adjoining lot 20x106, 240 ft. west of 14th av, to Joseph Palermo.

PUTNAM AV, etc.—James M. Hawley sold 1374 Putnam av for Gertrude Alfberg to Herman Holzapfel, 327 Knickerbocker av, for Isaac Bernheim to Louis Hussakof for about $20,000; and 714 Decatur st for Laura V. Carlisle to Christina Straub.

### Queens.

EDGEMERE.—The Lewis H. May Co. has resold for Morris Asinof two lots on the east side of Beach av. A 2½-sty bungalow will be erected.

FOREST HILLS.—The City of New York bought from the Cord Meyer Development Co. a plot of 24 lots, fronting 300 ft. in Livingston st, 200 ft. on Colonial av and 300 ft. in Meteor st, for $20,400 as a site for a school.

### Nearby Cities.

JERSEY CITY, N. J.—Brunton Realty Co. sold for Minnie Stebner to David Newman 184 Seaview av, a flat, 50x100. The buyer gave in part payment four 2-family houses at 47 Warner av, 301 and 303 Chapel av and 20 Sheffield st.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for David C. Carr to Sabatino Calello, 13 Nichols pl, a 3-sty dwelling, 30x90; and for George E. Russell to the Ampere Building Co. the vacant plot at the northeast corner of Mt. Prospect av and Coeyman st, which will be improved with an apartment house.

NEWARK, N. J.—Feist & Feist sold the former home of Joseph Feder, at 677 High st, to Dr. Louis Reich; also to Max Schiffenhaus, the residence 35 Hillside av; and to Morris Meltz a dwelling on Chester av, 100 ft. west of Washington av.

SECAUCUS, N. J.—The Fulton Land Co., which has been buying large tracts in the Secaucus meadows west of the Northern Railroad and north of the Paterson Plank rd, purchased from Samuel H. Greenleaf ten acres, from Mi-

chael F. Jobst five acres, from the estate of Charles H. Aschoff nine acres and from Katharine Ewing three acres.

### Rural and Suburban.

GREENACRES, N. Y.—Model Homes Co., Gerard Fountain, president, has purchased two plots on the west side of Walworth av from the Scarsdale Estates, on which two "model houses" will be erected.

RIDGEFIELD, CONN.—Frederic E. Lewis bought from Benjamin F. Watkins, "Silver Spring Ridge," a 252-acre estate, one of the most beautiful tracts in the section. It has been held at $400 an acre. Mr. Lewis is one of the heirs of the estate which recently sold the northeast corner of 5th av and 37th st.

## LEASES.

### Investor Increases Leaseholds.

Nelson, Lee & Green and Douglas Robinson, Charles S. Brown Co. leased for Lady Coventry, of England, to Samuel K. Jacobs, for twenty-one years, the six-story building, 141 Fulton street, on lot 25 x 90. The premises are to be immediately remodelled with an entire new front, etc., at an estimated cost of $15,000. In April of this year Nelson, Lee & Green leased to the same tenant, for a period of nineteen years, the eleven-story building at 3-5-7 West 35th street. Down town Mr. Jacobs also controls the leasehold southeast corner of Fulton and Church streets on a twenty-one-year term.

### New Sixth Avenue Restaurant.

Horn & Hardart Company leased from the William L. Berls Estate the property at 604-606 Sixth avenue, between 35th and 36th streets, on plot 29x100. The tenements will be demolished and a new building erected next May by the lessee for the establishment of another "Automat" restaurant. The owners were represented by Adolph and Henry Bloch, attorneys, associated with Fred V. Mayforth. Thomas L. Reynolds was the broker.

### Toy Firm Moves to 32d Street.

Steinfeld Brothers, toys and housefurnishings, of 584 Broadway, have leased through Loton H. Slawson & Co., and L. Tanenbaum-Strauss & Co., the store, basement and first floor in the Cuyler Building, 116-120 West 32d street, through to 119-123 West 31st street.

### Manhattan.

THE BRETT & GOODE CO. rented in 103 5th av the 1st loft to Sigmund Eisner and the 3d loft to the Magee Carpet Co.

THE FIRM OF LEONARD J. CARPENTER leased to Francis N. Carpenter an apartment in 102 West 93d st.

CARSTEIN & LINNEKIN, INC., leased the 1st loft in 465 Broome st to Philip Florin, of 465 Broome st; the 8th loft in 19 Madison av to Max G. Cohn & Co., of 693 Broadway; the 10th loft in 221 4th av to James Talcott, of 225 5th av; space in 112 East 19th st for Bastine & Co to J. L. Scheisser & Co, and offices in 3-0 5th av to Jacob J. Goldstein, Edward J. Bowen, of 320 5th av, and Simpson & Frey.

A. P. COBURN leased the 2d floor in 11 West 81st st to Edward M. Timmins, of Produce Exchange.

CORN & CO. leased for Klein & Jackson 15,000 sq. ft. in 36 to 44 West 24th st to Gutman Bros.; for Pease & Elliman, as agents, 5,000 sq. ft. in 31 and 33 East 32d st to Nathan Ginsberg, of 151 West 26th st, and for Marston & Co., as agents, 5,000 sq. ft. in 39 and 41 West 29th st to Gwortzman & Freyer, of 28 West 15th st.

CROSS & BROWN CO. leased the 2d floor in 245 West 55th st to Loyal Order of Moose of the World, offices in the U. S. Rubber Co. Bldg., at Broadway and 58th st, to Sydney Dalton, of 1600 Broadway, and in conjunction with Loton H. Slawson Co. offices in 18 East 41st st to National Pathological Laboratory.

CROSS & BROWN CO. leased for Chas. A. Gould, the store and basement in 830 Broadway to Maurice Cohen; offices in 14 East 33d st to R. B. Reed and R. R. Billington, of 115 Broadway, and additional space in the Bonwit-Teller Building, 38th st and 5th av, to Underwood & Underwood, of 417 5th av; for William A. White & Son, as agents, to Gaetano De Milita, an apartment in the "Newport," at Broadway and 52d st.

DUROSS CO. leased the 3-sty house at 111 Bedford st to Mrs. Antoinette Garbarini and for George Gunshor the basement store in 241 West 20th st to John Earley's Sons and the store in 238 West 14th st to Edward A. Meckel.

DOUGLAS L. ELLIMAN & CO. leased from the plans for the Horatio Realty Co., Samuel A. Herzog, president, a large apartment in the new building in course of construction at 399 Park av, to George Richards, and apartments in 405 Park av for John I. Waterbury to Walden Pell; and in 118 East 54th st for Mrs. Brookes Brown to Mrs. Jesse Hoyt.

DOUGLAS L. ELLIMAN & CO. and WILLIAM B. MAY & CO. leased 55 East 77th st, a 5-sty dwelling, for J. Magee Ellsworth to Thomas Crimmins.


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Pew No. 18 Trinity Church
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To settle estate

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60 Wall Street, New York City

LOST: Excelsior Powder Manufacturing Company Trustee Certificate No. 21, for fifty shares, in the name of A. E. Stetson. Notice is hereby given to show cause why duplicate should not be issued.
(Signed) A. E. STETSON,
Care N. G. Taylor, Treasurer,
No. 131 Wyoming Avenue,
Scranton, Pa.

LOST: Excelsior Powder Manufacturing Company Trustee Certificate No. 23, for forty shares, in the name of Frank P. Gorman. Notice is hereby given to show cause why duplicate should not be issued.
(Signed) FRANK P. GORMAN,
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TELEPHONES
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Henry Jansen Mrs. A. Voshage


DOUGLAS L. ELLIMAN & CO. leased for Mrs. M. Havemeyer Butt, 8 West 52d st, a 4-sty dwelling, to M. J. Buckley.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 10 rooms and 4 baths for the 400 Park Av. Co., S. Fullerton Weaver, president, at the northwest corner of Park av and 54th st to Catherine Price, apartments in 901 Lexington av to Mrs. S. C. Jennings; in 27 East 62d st for Miss Evelyn Ives Smith to Mrs. Daniel H. Morgan, in 128 East 54th st to Miss M. L. Morey, and in 144 East 56th st for Mrs. Elliott Schenck to Mrs. R. W. Hawkesworth.

EWING, BACON & HENRY leased space in 250 West 54th st to the H. M. Shock Absorber Co., the Consolidated Liquid Gas Co., and to H. W. Allers, Jr., and in 101 Park av to Rheinstein & Haas, Inc., of 101 Park av.

GOODWIN & GOODWIN leased the double store in 306 Lenox av for Thomas O'Reilly to Herman Singer.

M. & L. HESS, INC., leased the 6th loft in 29 Murray st, through to 33 Warren st, to the Bishop Calculating Recorder Co. of 233 Broadway, the 5th loft in 17 and 19 West 3d st to Elias Silberman; the 4th loft in 141 to 145 West 17th st to Snell & Suvoroff; the 2d loft in 119 East 18th st to Samuel Wolpert; the front part of the 6th loft in 142 to 146 West 24th st to Wiener Bros.

M. & L. HESS, INC., leased the front half of the 2d loft in 142 to 146 West 24th st to the Well Made Cloak Co., of 43 West 21st st, and the rear half of the same loft to M. Schwartz; the rear half of the 5th floor in 55 West 24th st to Kressel & Firstenberg, of 52 East 8th st; the 4th loft in 542 Broadway to L. Meyer & Bro., and offices in 1210 Broadway to Julius Ballin.

WEBSTER B. MABIE leased the 6th floor in 230 5th av to Mattie & Co., Inc., tailors, of 251 5th av; the 8th loft in 137 5th av to the Hut Neckwear Co., of 5 East 16th st, for Gaines & Brennan, and for F. & G. Pflomm the top loft in 9 West 31st st to Bablove & Ives, manufacturers of skirts, of 34 West 17th st.

SAMUEL H. MARTIN leased for Eliza J. Arkenburgh the 4-sty dwelling at 127 West 67th st to Margaret Bradley.

WILLIAM B. MAY & CO. leased 47 East 53d st, furnished, for Mrs. John Larkin to Augustus Van Cortlandt; 52 West 52d st, furnished, for Mrs. Walter Watson to Dr. William E. Wheelock and 44 East 35th st for Dr. V. P. Gibney to Theodore L. Van Norden; and apartments in 39 West 55th st for Mrs. Mary H. Soley to John H. Stoddart; in 801 Madison av for James Anderson Hawes to Robert Lee Keeling; in 57 West 58th st for Benjamin Johnson to Henry Rau; in 56 to 62 West 55th st to Mrs. William H. Boarman, Dr. Albert M. Beckary; Cyril F. Taylor, Beverly Ward and John C. McKeon; in 49 West 57th st to Fritz Von Briesen; in 58 West 57th st to Miss Beatrice Langton and to Harrison B. Hodges; in 252 West 51th st to Mrs. Mary A. Hays, Mrs. Elizabeth Cunningham and to E. N. Engelbarts, in 749 5th av to Edwin Bachman, and a loft in 25 West 57th st to Lucille, Ltd."

M. T. MEEHAN and T. P. C. O'BRIEN leased a loft in 794 to 798 10th av to Lewis C. Van Riper of the Vanoscope Co.

M. MORGENTHAU, JR., CO. leased for Christian Luckey, the top loft in 306 Broadway, to the Barton Manufacturing Co., rubber stamps, now at 365 Broadway. This completes the leasing of this property by the M. Morgenthau, Jr., Co., as rental agents.

CHARLES F. NOYES CO. leased offices on the 12th floor of 261 Broadway to H. Ascher, H. S. Goldstein and D. Ostro; space on the 5th floor to the Salem Manufacturing Co; an office on the 12th floor to Simon Russek; additional space in 81-3 Fulton st to Alphonse Weil & Bro.; an office in 130 and 132 Pearl st to the N. Y. & West Indies Trading Corp'n; and space to John H. Burgin; for F. & G. Pflomm the store in 86 Nassau st to Herbert B. Covert; also a portion of the store in 50 Maiden lane to Samuel Pinover; portion of the 18th floor in 15 to 19 East 26th st to H. Cantor & Co.; floor in 61 Ann st to Chas. A. Salisbury & Co.; space in 4 and 6 Cedar st to Frank L. Howe; and a loft in 124 Maiden lane to George Whigelt.

PEASE & ELLIMAN rented, furnished, for Robert Olyphant, his 5-sty dwelling at 16 East 52d st, to Benjamin L. Armstrong; furnished, for Vitali to Mrs. Mary Heaton O'Brien the 3-sty dwelling at 88 Grove st; furnished, for Mrs. Lindsley Tappin the 4-sty house at 165 East 71st st to Charles Astor Bristed, and apartments in 471 Park av for Mrs. Genevieve Peets to Mrs. Cord Meyer; in 829 Park av to George B. Sanford, and in 11 East 68th st to F. deR. Wissmann.

PEASE & ELLIMAN, as agents, leased the 3-sty dwelling at 622 West 147th st to Mrs. Mary L. Balfour; for the McMorrow Engineering & Construction Co., a large apartment in 35 West 81st st to Thomas C. Purdy; for Alexander Smith Cochran in 24 West 59th st to R. J. Fellner; and for 21 years to Samuel Geneen for the Postal Life Insurance Co., the basement in the southwest corner of Nassau and Liberty sts for a lunchroom.

PEASE & ELLIMAN leased, furnished for Stephen Baker, as trustee, the 4-sty dwelling at 40 East 70th st, to Arthur Mitchell and office space in 14 East 44th st for L. Pierre Valligny to Herbert Strong.

PEASE & ELLIMAN rented an apartment of 12 rooms and 4 bathrooms, occupying an entire floor at 636 5th av, to Eben Richards, and the following dwellings: for Frederick M. Hoyt 112 East 73d st to Mrs. George S. Choate, and for Mrs. Francis Winthrop, of London, 40 East 69th st to Charles G. Meyer.

L. J. PHILLIPS & CO. leased the building at 623 West 181st st to the Washington Heights Republican Club; the building at 625 West 181st st for C. C. Marshall to H. Rotnagil and the store in 3876 Broadway to J. & J. G. Wallach; to a Mr. Jungbans the dwelling at 871 St. Nicholas av; 873 St. Nicholas av to H. C. Eequemborg; 402 West 154th st to Allen McNaughten, for Henry W. Gledhill, trustee, and for W. W. Buckley the dwelling at 420 West 144th st.

GEO. R. READ & CO. leased 3,000 sq. ft. in the Whitehall Building for Kunhardt & Co. to the South American Investment Co. and South American Trading Co., of 149 Broadway; 1,200 sq. ft. in the same building for George P. Smith to Henry R Kunhardt; offices in the National Bank of Commerce Building to Charles L. Parmelee, of 149 Broadway, and Charles Fosberg; in 120 Liberty st to Bergoff & Bergoff and Andrew V. Chacon, and 3,000 sq. ft. on the 6th floor in 20 Exchange pl for the Farmers' Loan & Trust Co. to the New York Branch of the Standard Marine Insurance Company, Ltd., of Liverpool, England.

RICE AND HILL leased for Walter J. Salomon the store in 103 West 42d st to Harry Cohen and Tina Hirsch at an aggregate rental of about $25,000

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Albert Rathbone the 4-sty dwelling at 130 East 65th st to William H. Hamilton.

SCHIFFER & COE leased for Frederick Fox & Co., 10,000 sq. ft. in 45 West 25th st to M. W. Levine & Co., manufacturers of cloaks and suits, of 113 West 17th st.

EVERETT M. SEIXAS CO. leased furnished apartments in 471 Park av to E. N. Swartwout; at the Wyoming, 55th st and Broadway, to T. Martin; at 1 Lexington av, a duplex suite, to A. W. Sage; in 230 Central Park South to M. Parrish; at Harpley Hall, 64th st and Central Park West, to E. L. Adams, and at the Belnord, 86th st and Broadway, to M. Reizenbak.

WILLIAM A. WHITE & SONS rented space in 105 Water st for Celestino Fernandez & Sons to Judson S. Campbell; for Parke, Davis & Co., the building at 294 and 295 South st, with the exception of the top loft, to the Acme Burlap Bag Co., of 335 Cherry st; in conjunction with Wm. H. Whiting & Co., space in 102 Beekman st to Ritterband-Reed & Co, Inc., of 102 Beekman st; apartments in 77 Irving place to Mrs. Emily R. Burlingham; in 140 East 34th st to Albert Arnheim; in 43 West 52d st to Joseph F. Grever, and in 939 Madison av to Mrs. S. W. S. Zollner.

WORTHINGTON WHITEHOUSE leased for Joshua F. Tobin the 3-sty dwelling at 19 West 11th st to Miss Marion E. Fenton.

### Brooklyn.

BURRILL BROTHERS leased the 3-sty dwelling at 753 Carroll st for Robert Collier to Mrs. A. Taylor.

EVERETT KUHN leased houses at 450 Franklin av for Mary A. Robinson; 168-170 Decatur st for R. Koster; 6 Bainbridge st for V. Lambert; 400 McDonough st for H. Frazee; and 306 Halsey st for E. Henriquez.

THE McINERNEY KLINCK REALTY CO. leased the store at 1003 Flatbush av to Annie Nathans for ladies' waists and skirts.

LOUIS SCHLESINGER, INC., leased for Benjamin & Johnes the 4th floor in the building in Warren st, just west of Washington st, Newark, N. J., to Hays, Levi & Co., of New York, men's clothing.

### Suburban.

DOUGLAS L. ELLIMAN & CO. and GAGE E. TARBELL leased property at Garden City, L. I., to Edmund Quincy.

JULIA BEVERLY HIGGINS leased for Miss Augusta Wood her place, Bramblewort, at Mount Kisco, to William H. Fearing of New York and for Winthrop Cowdin his place, the Mellows, to W. Hunt Hall of New York for next summer.

KENNETH IVES & CO. leased for Ferdinand Witt his residence at Dobbs Ferry to F. T. Armstrong.

PEASE & ELLIMAN leased to Albert Blum the dwelling of Richard Wainwright at Rye, N. Y.

JOHN S. SCOTT rented for Frank Cotter Co. its new house at the southeast corner of George Boulevard and Browers Point Branch, Woodmere, L. I., to Edward S. Twining, Jr.

## REAL ESTATE NOTES.

CROSS & BROWN CO. has been appointed agent for 14-18 West 24th st.

WILLIAM B. MAY & CO. have been appointed agents of 11 West 47th st, 9 West 76th st and 31 East 77th st.

HUBERTH & HUBERTH have been appointed agents for 1836 Arthur av, 2010 Quarry rd, 4555-4559 3d av and 110-112 West 129th st.

E. S. WILLARD & CO. have been appointed agents for the 12-sty loft building at the southeast corner of 7th av and 14th st.

GEORGE F. LADUE has returned to his office at 55 Liberty st, where he will resume the transaction of a general real estate and mortgage business.

N. BRIGHAM HALL AND WILLIAM T. BLOODGOOD, INC., have been appointed agents for 54 West 22d st and 53-55 West 21st st by Higgins & Seiter.

JULIUS FLEISCHMANN, former mayor of Cincinnati, acquired title to the apartment houses at the northwest corner of Madison av and 89th st, 100.8x164.5, from the Century Holding Co, Lee & Fleischmann, which took title to the property last December.

TITLE GUARANTEE & TRUST CO. loaned $120,000 on first mortgage to F. N. Cowperthwait and others. This mortgage covers stores and flats at northeast corner of Park Row and Roosevelt street, and is for three years at 6 per cent.

CITY INVESTING CO. is the buyer of the block front on the east side of Broadway, from 88th to 89th sts, reported sold last week by Francis M. Jencks. In part payment the buyer gave the Hotel Earlington, 49 West 27th st. Frank E. Smith was the broker.

CONTRACTS have been closed by Leslie R. Palmer, president of the 14th St and 7th Av Co, for the sale of the new 12-sty loft build-

ing on the southeast corner of 7th av and 14th st to the Adams Land and Building Co. Negotiations for its sale were reported pending in last week's Record and Guide.

CENTRAL MERCANTILE ASSOCIATION is preparing a realty survey of Greenwich and Chelsea Village sections, which will shortly be published in booklet form. It will contain a map of the old wholesale district bounded by Canal st, 23d st, Broadway and Hudson st, and will describe the neighborhood from the point of view of the price of land, the title of buildings already standing, and the space available for future ones, the facilities for manufacturers, accessibility of labor supply, and paving conditions for transportation.

NET EARNINGS of the Realty Associates for the fiscal year were $343,147, about the same as for the three preceding years. Semi-annual dividends of three per cent. are paid. During the year the company acquired real estate costing $753,719, the largest investment being in land on Eastern Parkway Heights, now graded and available for improvement, and made convenient and attractive because of the Eastern Parkway subway now under construction. A group of twenty-five dwellings commenced the previous year have been completed and eleven others have been built, at a total cost of about $187,000. The total sales amounted to $1,143,800. The property of the company is 94 per cent. rented.

BRYAN L. KENNELLY sold at auction on Tuesday, the 2-family house, 65 Hammel av, 24.3x62.4, at Hammels, L. I., to A. S. Merkel for $3,250. At Belle Harbor five lots at the southwest corner of Beach Channel dr and Beach 139th st were knocked down to Walter D. Marony for $2,555; three lots at the northwest corner of Bayside dr and Beach 137th st went to R. L. Cleland for $1,650, and two adjoining on the drive to David Frey for $930; two lots in the west side of Beach 141st st, 60 ft. south of Bayside dr, were sold to William McDonald for $870, and two adjoining to J. Kleinert for $900; three lots in the east side of Beach 138th st, 140 ft. south of Newport av, were sold to Hatch Gozan for $1,320; a total of $11,435 was realized.

## REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

### MANHATTAN.

**Conveyances.**

| | 1914 Nov. 20 to 25 | 1913 Nov. 21 to 26 |
|---|---|---|
| Total No. | 100 | 100 |
| Assessed value | $8,082,000 | $6,328,600 |
| No. with consideration | 12 | 11 |
| Consideration | $1,173,670 | $348,223 |
| Assessed value | $1,539,000 | $360,500 |
| | Jan. 1 to Nov. 25 | Jan. 1 to Nov. 26 |
| Total No. | 6,393 | 7,011 |
| Assessed value | $423,117,557 | $441,453,361 |
| No. with consideration | 694 | 944 |
| Consideration | $29,001,015 | $38,300,399 |
| Assessed value | $31,019,721 | $41,514,862 |

**Mortgages.**

| | 1914 Nov. 20 to 25 | 1913 Nov. 21 to 26 |
|---|---|---|
| Total No. | 49 | 69 |
| Amount | $753,292 | $980,211 |
| To Banks & Ins. Cos. | 10 | 17 |
| Amount | $343,000 | $303,500 |
| No. at 6% | 20 | 24 |
| Amount | $79,171 | $155,486 |
| No. at 5½% | 3 | 4 |
| Amount | $22,000 | $37,000 |
| No. at 5% | 9 | 20 |
| Amount | $238,300 | $420,400 |
| No. at 4½% | 1 | 2 |
| Amount | $50,000 | $70,000 |
| No. at 4% | ..... | ..... |
| Amount | .... | .... |
| Unusual rates | 1 | 1 |
| Amount | $1,150 | $5,000 |
| Interest not given | 15 | 18 |
| Amount | $362,671 | $292,325 |
| | Jan. 1 to Nov. 25 | Jan. 1 to Nov. 26 |
| Total No. | 3,651 | 4,440 |
| Amount | $108,033,257 | $154,527,726 |
| To Banks & Ins. Cos. | 799 | 1,107 |
| Amount | $48,555,324 | $90,254,099 |

**Mortgage Extensions.**

| | Nov. 20 to 25 | Nov. 21 to 26 |
|---|---|---|
| Total No. | 26 | 32 |
| Amount | $974,500 | $2,353,250 |
| To Banks & Ins. Cos. | 8 | 8 |
| Amount | $407,000 | $1,763,000 |
| | Jan. 1 to Nov. 25 | Jan. 1 to Nov. 26 |
| Total No. | 1,786 | 1,727 |
| Amount | $98,812,230 | $77,312,918 |
| To Banks & Ins. Cos. | 642 | 569 |
| Amount | $62,212,810 | $47,655,550 |

**Building Permits.**

| | 1914 Nov. 21 to 27 | 1913 Nov. 22 to 28 |
|---|---|---|
| New buildings | 5 | 3 |
| Cost | $1,190,000 | $318,000 |
| Alterations | $35,938 | $277,890 |
| | Jan. 1 to Nov. 27 | Jan. 1 to Nov. 28 |
| New buildings | 381 | 524 |
| Cost | $43,786,065 | $54,469,715 |
| Alterations | $10,021,227 | $10,981,568 |


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## BRONX.

**Conveyances.**

| | 1914 Nov. 20 to 25 | 1913 Nov. 21 to 26 |
|---|---|---|
| Total No. | 93 | 137 |
| No. with consideration | 20 | 15 |
| Consideration | $160,145 | $91,094 |
| | Jan. 1 to Nov. 25 | Jan. 1 to Nov. 26 |
| Total No. | 5,599 | 6,819 |
| No. with consideration | 500 | 678 |
| Consideration | $5,865,712 | $5,919,744 |

**Mortgages.**

| | 1914 Nov. 20 to 25 | 1913 Nov. 21 to 26 |
|---|---|---|
| Total No. | 54 | 89 |
| Amount | $420,136 | $862,640 |
| To Banks & Ins. Cos. | 3 | 6 |
| Amount | $8,700 | $255,400 |
| No. at 6% | 32 | 28 |
| Amount | $81,136 | $184,350 |
| No. at 5½% | 5 | 9 |
| Amount | $45,029 | $115,000 |
| No. at 5% | 5 | 29 |
| Amount | $35,000 | $342,267 |
| Unusual rates | ..... | 4 |
| Amount | ..... | $7,273 |
| Interest not given | 12 | 19 |
| Amount | $58,971 | $213,750 |
| | Jan. 1 to Nov. 25 | Jan. 1 to Nov. 26 |
| Totol No. | 3,408 | 5,052 |
| Amount | $29,115,215 | $36,242,433 |
| To Banks & Ins. Cos. | 316 | 338 |
| Amount | $5,872,951 | $6,078,641 |

**Mortgage Extensions.**

| | Nov. 20 to 25 | Nov. 21 to 26 |
|---|---|---|
| Total No. | 26 | 9 |
| Amount | $974,500 | $163,500 |
| To Banks & Ins. Co. | 8 | 1 |
| Amount | $407,000 | $60,000 |
| | Jan. 1 to Nov. 25 | Jan. 1 to Nov. 26 |
| Total No. | 629 | 556 |
| Amount | $12,384,750 | $12,101,060 |
| To Banks & Ins. Cos. | 121 | 109 |
| Amount | $3,460,650 | $3,105,150 |

**Building Permits.**

| | 1914 Nov. 20 to 25 | 1913 Nov. 21 to 26 |
|---|---|---|
| New buildings | 9 | 5 |
| Cost | $169,400 | $18,900 |
| Alterations | $3,975 | $14,550 |
| | Jan. 1 to Nov. 25 | Jan. 1 to Nov. 26 |
| New buildings | 677 | 769 |
| Cost | $15,999,282 | $18,983,341 |
| Alterations | $986,325 | $1,188,618 |

## BROOKLYN.

**Conveyances.**

| | 1914 Nov. 19 to 24 | 1913 Nov. 20 to 25 |
|---|---|---|
| Total No. | 330 | 359 |
| No. with consideration | 226 | 55 |
| Consideration | $146,476 | $281,304 |
| | Jan. 1 to Nov. 24 | Jan. 1 to Nov. 25 |
| Total No. | 20,871 | 21,475 |
| No. with consideration | 2,117 | 2,040 |
| Consideration | $12,658,656 | $12,017,735 |

**Mortgages.**

| | 1914 Nov. 19 to 24 | 1913 Nov. 20 to 25 |
|---|---|---|
| Total No. | 233 | 274 |
| Amount | $879,454 | $1,146,758 |
| To Banks & Ins. Cos. | 28 | 59 |
| Amount | $287,100 | $428,250 |
| No. at 6% | 156 | 132 |
| Amount | $536,760 | $515,388 |
| No. at 5½% | 41 | 75 |
| Amount | $186,950 | $315,900 |
| No. at 5% | 22 | 53 |
| Amount | $123,444 | $287,820 |
| Unusual rates | 1 | 3 |
| Amount | $600 | $4,000 |
| Interest not given | 13 | 11 |
| Amount | $31,700 | $23,650 |
| | Jan. 1 to Nov. 24 | Jan. 1 to Nov. 25 |
| Total No. | 14,970 | 15,479 |
| Amount | $62,192,330 | $61,179,475 |
| To Banks & Ins. Cos. | 2,777 | 3,303 |
| Amount | $22,158,239 | $22,212,006 |

**Building Permits.**

| | 1914 Nov. 19 to 24 | 1913 Nov. 21 to 26 |
|---|---|---|
| New buildings | 39 | 58 |
| Cost | $82,100 | $312,520 |
| Alterations | $13,470 | $46,075 |
| | Jan. 1 to Nov. 24 | Jan. 1 to Nov. 26 |
| New buildings | 4,074 | 3,350 |
| Cost | $35,733,931 | $27,442,149 |
| Alterations | $2,616,001 | $3,305,519 |

## QUEENS.

**Building Permits.**

| | 1914 Nov. 19 to 24 | 1913 Nov. 21 to 26 |
|---|---|---|
| New buildings | 57 | 91 |
| Cost | $289,250 | $372,200 |
| Alterations | $10,985 | $12,445 |
| | Jan. 1 to Nov. 24 | Jan. 1 to Nov. 26 |
| New buildings | 4,158 | 3,985 |
| Cost | $17,889,096 | $14,323,868 |
| Alterations | $1,111,306 | $1,212,159 |

## RICHMOND.

**Building Permits.**

| | 1914 Nov. 19 to 24 | 1913 Nov. 20 to 26 |
|---|---|---|
| New buildings | 12 | 21 |
| Cost | $18,275 | $44,625 |
| Alterations | $4,870 | $2,435 |
| | Jan. 1 to Nov. 24 | Jan. 1 to Nov. 26 |
| New Buildings | $1,002 | 871 |
| Cost | $1,648,369 | $2,032,414 |
| Alterations | $242,961 | $283,143 |

## OBITUARY

ARTHUR N. BONYNGE.—Announcement is made of the death of Arthur N. Bonynge, an insurance broker, residing at the Hotel Cecil. He was forty-nine years old and a brother of former Congressman Robert W. Bonynge of Colorado.

THOMAS P. FITZSIMONS, retired real estate broker and operator, died on Monday at the Hotel Ansonia, of a complication of diseases. He was fifty years old. Mr. Fitzsimons retired last year when he sold his old established real estate business at 751 6th av to Jacob J. Tabolt. Soon after, Mr. Fitzsimons, accompanied by his wife and daughter, went to Europe on a pleasure trip, which was interrupted by the war. After great difficulty they managed to reach New York City and the physicians attribute his death to the illness which resulted from his experiences abroad. He was one of the best known Catholic laymen in this city, having been for more than twenty-five years a member of the Board of Managers of the Catholic Protectory and for more than ten years a member of the Executive Committee of that institution. He also was for many years one of the Board of Managers of the Catholic Club, and was a member of the Friendly Sons of St. Patrick.

RAYMOND C. KAYSER, aged seventy-five, a real estate broker of Fordham, died on Tuesday at his home at 673 East 216th st. He left a widow, four sons and three daughters.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

GEORGE A. ARCHER.—48 West 115th st, 3-sty dwg, 18x100.11, $9,000.

HENRY W. McMANN.—104-108 John st, through to 7-11 Platt st, about 8,450 sq ft., $210,000.

ARTHUR McCONNELL.—542-546 West 46th st, 5-sty ten, 75x100.5, $60,000; 252 West 115th st, 5-sty flat, 25x100.11, $24,000; 433 West 46th st, 5-sty ten, 26.3x100.5, $21,000.

SARAH H. WITTHAUS.—10-14 East 12th st, 12-sty loft building, 61x103.6, $310,000.

HERMAN F. L. ZIEGEL.—221 West 13th st, 3-sty dwg, 20.10x75, $13,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

Joseph P. Day will inaugurate another Special Sales Day on Tuesday, December 1, with a list of offerings, including a six-story apartment house, at Madison avenue and 91st street; a five-story loft building, in Barclay street, and the home of the late Mrs. Emily H. Moir, in West 53d street. Mr. Day will also offer a seven-story loft building, at 42 and 44 Bond street; the three-story office building, at 17 to 19 East 125th street; the nine-story apartment house, at 385 Central Park West, and a number of miscellaneous smaller properties. Bryan L. Kennelly will offer another of the Henry Corn properties, at 28 Waverly place, an eight-story mercantile structure which is being foreclosed by the Greenwich Savings Bank. D. Phoenix Ingraham will offer the seven-story loft building at 9 Jones street.

### Manhattan.

The folowing is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 27, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Grand st, 137-9 (*)**, ss, 50 e Crosby, 35.11 xNo, 7-sty bk loft & str bldg; due, $64,547.39; T&c, $1,503.40; N Y Trust Co. 60,000

**12TH st, 623 E (*)**, ns, 293 e Av B, 25x103.3, 6-sty bk tnt & strs; action 1; due, $30,209.58; T&c, $1,805.54; Louis G Hamersley. 25,000

**12TH st, 625 E (*)**, ns, 318 e Av B, 25x103.3, 6-sty bk tnt & strs; action 2; due, $30,199.58; T&c, $1,851.21; Louis G Hamersley. 25,000

**87TH st, 207-9 W**, ns, 162.6 w Ams av, 62.6x100.8, 2-5-sty bk tnts; due, $7,792.88; T&c, $752.60; sub to 1st mtg $65,000; withdrawn.

**96TH st, 151 E**, see Lex av, 1491-3.

**99TH st, 70 W (*)**, ss, 100 e Col av, 25x100.11, 5-sty bk tnt & strs; due, $20,038.27; T&c, $422.80; Annie C Cochran. 19,000

**105TH st, 312 E (*)**, ss, 425 w 1 av, 25x100.11, 4-sty bk tnt; due, $12,046.62; T&c, $489.25; City Real Estate Co et al. 8,000

**Claremont av, 140**, es, 300 n 122d, 75x115.3x75.3x121.2, 6-sty bk tnt; due, $12,721.02; sub to a mort of $115,000; Wm J Casey. 1 1,000

**Lexington av, 1491-3 (*)**, nec 96th (No 151), 100.11x26, 5-sty bk tnt & strs; due, $48,501.29; T&c, $1,515.78; Sarah A Jefferson. 30,000

HENRY BRADY.

**129TH st, 110 W,** ss, 97 w Lenox av, 26.6 x99.11, 5-sty stn tnt; Action 1; due, $21,-463.80; T&c, $231.40; Louis Haupt, party in int. 21,500

**129TH st, 112 W,** ss, 123.6 w Lenox av, 26.6x99.11, 5-sty stn tnt; Action 2; due, $21,463.80; T&c, 231.40; Otto F Meeske, party in int. 21,500

M. MORGENTHAU JR CO.

**Lewis st, 91 (*),** ws, 98.2 s Stanton, 24.1 x100, 5-sty bk tnt & strs; due, $8,317.50; T&c, $258.10; sub to 1st mtg $20,000; Maer Pearl. 23,500

BRYAN L. KENNELLY.

**2D av, 1557,** es, 20 s 81st, 18.10x80, 4-sty bldg & str; exr sale; Mary E Werner. 13,000

CHAS. A. BERRIAN.

**121ST st, 101 E,** see Park av, 1741.

**Park av, 1741 (*),** nec 121st (No 101), 20.11x75, 4-sty bk tnt & str; due, $15,657.52; T&c, $173.46; U S Trust Co of N Y trste. 16,150

SAMUEL MARX.

**Clinton st, 93,** ws, 175 s Rivington, 25x 100, 5-sty bk tnt & strs; due, $19,953.56; T &c, $5,078.33; Karl M Wallach Est. 29,850

| | |
|---|---|
| Total | $483,500 |
| Corresponding week 1913 | 821,546 |
| Jan. 1, 1914 to date | 31,998,326 |
| Corresponding period 1913 | 36,179,372 |

## Bronx.

The following are the sales that have taken place during the week ending Nov. 27, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Beck st, 822 (*),** es, 136.11 n Longwood av, 37.3x100, 4-sty bk tnt; due, $4,806.27; T&c, $478.94; sub to 1st mtg $18,000; Isidore Kassel et al. 19,142

**College av, 1043 (*),** ws, abt 180 s 166th, 22x92.6, 3-sty bk dwg; due, $9,378.31; T&c, $297; Wm H Lefferts, exr. 9,500

**Washington av, 1718,** es, 135.1 s 174th, 41.3x109.9, 5-sty bk tnt; due, $4,153.29; T &c, $1,657; sub to 1st mtg $27,000; Harris Drusin et al defts. 31,500

HENRY BRADY.

**139TH st, 594 E (*),** ss ,327.9 e St Ann's av, 37.6x100, 5-sty bk tnt; due, $9,995.01; T&c, $265.50; sub to mtg $24,500; Wm Dannheim et al. 25,000

**Anthony av, 2184 (*),** es, 249.4 n 181st, 25x130, 2-sty fr dwg; due, $5,570.24; T&c, $1,089.12; David A Tower et al. 7,175

**College av, 1267 (*),** ws, 400 s 169th, 20 x85, 2-sty fr dwg; due, $1,670.06; T&c, $143; Mary A Kreuter. 5,100

**Ryer av, 2092 (*),** es, 125 n 180th, 18.9x 104.3x18.9x104.5, 3-sty bk dwg; due, $7,-250.33; T&c, $413.44; Charlotte Trubenbach. 5,000

| | |
|---|---|
| Total | $102,417 |
| Corresponding week 1913 | 163,900 |
| Jan. 1, 1914 to date | 6,014,831 |
| Corresponding period 1913 | 6,189,572 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Nov. 24, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE.

OXFORD ST, es, 472.6 s Hanson pl, 18.9x100; American Natl Bank..... 200.00

YORK St, ss, 25.7 e Jay, 25x75; Jas Collins ..... 2,500.00

74TH ST (*), ss, 163.7 e 6 av, 40x100; Nicholas J McCormack ..... 5,500.00

HOWARD AV (*), —s, bet Dean & Bergen, Lot 4; Tax Lien Co N Y..... 250.00

NOSTRAND AV, ws, 100 n Av H, 20x 90; withdrawn ..... —

SUMNER AV, ws, 23 n Madison, 19.8x 90; withdrawn ..... —

VESTA AV, es, 140 s Dumont av, 120 x100; Van Sned Holding Co..... 3,909.00

WILLIAM J. McPHILLIAMY & CO.

NEVINS ST (*), es, bet Union & Sackett, Lot 6; Susan Cavanagh ..... 575.00

WINTHROP ST, ss, 219.8 e Flatbush av, 94x132.6; withdrawn..... —

58TH ST (*), nes, 170 se 16 av, 40x 100.2; Theresa M Bang ..... 5,000.00

70TH ST (*), ss, 200 e 14 av, 30x100; Jas Pirnie ..... 3,700.0

AV G, sec Schenectady av, 200x197.6x 200 to E 48th x197.6; Guy Loomis.. 5,400.00

CHURCH AV, ss, Lots 35 to 39, map of land of Trustees of Reformed Dutch Church; adj Dec 8..... —

GLENMORE AV, nec Euclid av, 80x94x irreg; Louis Levin & Abraham Belanowsky ..... 2,725.00

GLENMORE AV, nwc Pine, 80x94; Louis Levin & Abraham Belanowsky..... 2,250.00

MYRTLE AV (*), ns, 440 e Sumner av, 20x100; Chas R Price ..... 5,000.00

MYRTLE AV (*), ns, 64.8 w Prince, 16.2x100; Mary C Keenan et al..... 8,900.00

STONE AV (*), ws, 125 s Dumont av, 25x100; Sophie V Minasian ..... 300.00

NATHANIEL SHUTER.

CLAY ST (*), ss, 100 w Oakland, 25x 100; Fanny Stern ..... 120.00

JEFFERSON AV, ses, intersec sws Hamburg av, 100x100; Jno S Gilligan ..... 28,650.00

JAMES L. BRUMLEY.

ADAMS ST, es, 101.9 s Myrtle av, 26.9 x97.9; withdrawn ..... —

STUYVESANT AV, nwc Jefferson av, 20x95; Wm L De Bost..... 5,000.00

74TH ST, sws, intersec es New Utrecht av, 119.3x22.3; Robt Ward ..... 14,400.00

CHAUNCEY REAL ESTATE CO.

WALTON ST (*), ns, 220 w Marcy av, 20x71.10x21.7x76.8; Ellen A Borgstrom ..... 1,200.00

SAMUEL SHUTER.

3D AV, sec 39th, 25x100; adj Dec 8.... —

| | |
|---|---|
| Total | $95,379.00 |
| Corresponding week, 1913 | 150,818.00 |

## VOLUNTARY AUCTION SALES.

### Manhattan.

JOSEPH P. DAY.

**DEC. 1.**

BARCLAY ST, 28, ss, 49.3 w Church, 24.2x 101.10, 5-sty bk loft & str bldg (exrs).

53D ST, 42 W, ss, 295 e 6 av, 25x100.5, 4-sty & b stn dwg (exrs).

74TH ST, 120 W, ss, 200 w Col av, 22x100.2, 4-sty & b stn dwg (exrs).

100TH ST, 64 W, ss, 174.6 e Col av, 25x100.11, 5-sty bk & stn tnt (exrs).

AV C, 213, nwc 13th, Nos 649-51, runs n 22.9xw 63xn46xw25xs68.9xe88 to beg, 2-5-sty bk tnts (exrs).

COLUMBUS AV, 27, es, 75.5 n 60th, 25x100, 5-sty stn tnt & str (exrs).

MADISON AV, 1270, swc 91st, 100.8x62.2, 6-sty & b bk & stn tnt (trstes).

4TH AV, 108, ws, 98.8 s 12th, 25.1x115.6x25.1x 115.9, 4-sty & b bk loft bldg & str (exrs).

### Brooklyn.

JAMES L. BRUMLEY.

**DEC. 1.**

COLUMBIA HEIGHTS, 107, es, 80.10 s Orange, 20x101.6, 3-sty & b bk & stn dwg (trstes).

MIDDAGH ST, 11-13, ns, 58.7 w Willow, runs w43.5xn102.8xe24xs—xe19.5xs78.8 to beg; 2-4-sty bk & stn tnts (trste).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**NOV. 28.**

No Legal Sales advertised for this day.

**NOV. 30.**

HENRY ST, 311, ns, 288.1 e Scammel, 23.6x70.8 x23.6x71.4, 5-sty stn tnt; U S Trust Co of N Y—Julius Aberman et al; Stewart & Shearer (A), 45 Wall; Manton M Wyvell (R); due, $16,007.71; T&c, $429.17; Joseph P Day.

2D ST, 12 E, ns, 163.2 e Bowery, 25x65.3, 2 & 3-sty bk factory; Assignee's sale for the benefit of creditors of Herman Finkelstein, Inc; Julius H Reiter (A), 277 Bway; Max Schenkman, assignee; Charles Shongood at 10.30 a. m. at 539 Bway.

**DEC. 1.**

BOND ST, 42-4, ns, 216.9 w Bowery, 51.10x100.3 x52x100.3, 7-sty bk loft & stn bldg; Seamen's Bank for Savgs in City of N Y—Jonas G Goldsmith et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Wm C Arnold (R); due, $122,087.52; T&c, $5,131.33; Joseph P Day.

57TH ST, 245-7 E, ns, 76.8 w 2 av, 33.4x100.5, 2-3-sty & b stn dwgs; Caroline H Johnston—Chas E Neier et al; Curtis, Mallet-Prevost & Colt (A), 30 Broad; Robt L Luce (R); due, $23,978.82; T&c, $886.54; Joseph P Day.

109TH ST, 240 E, ss, 125 w 2 av, 25x100.10, 5-sty bk tnt & strs; Clarence Tucker et al, trstes—Threshold Realty Co et al (action 2); Chas P & Wm W Buckley (A), 141 Bway; N Taylor Phillips (R); due, $15,178.47; T&c, $762.42; Henry Brady.

109TH ST, 242 E, ss, 100 w 2 av, 25x100.10, 5-sty bk tnt & strs; Clarence Tucker et al trstes—Threshold Realty Co et al (action 1); Chas P & Wm W Buckley (A), 141 Bway; N Taylor Phillips (R); due, $15,166.32; T&c, $808.09; Henry Brady.

228TH ST, W, ns, 429.10 w Marble Hill av, 40x 70x46.10x70, vacant; Emma E Steele—Augustus S. Frazee et al; Reeves & Todd (A), 163 Bway; Martin L Stover (R); due, $4,-381.45; T&c, $374.03; Joseph P Day.

**DEC. 2.**

JONES ST, 9, ns, 95 w 4th, 25x100, 7-sty bk loft & str bldg; Jno L Tonnele, trste—Ferdinand W Fey et al; Jno N Tonnele (A), 45 Bway; Phoenix Ingraham (R); due, $31,708.-29; T&c, $1,497.07; D Phoenix Ingraham.

MADISON ST, 147, ns, 109.6 w Pike, 25.3x100, 5-sty bk tnt & strs; Max Kobre—Abr Lewis et al; Feltenstein & Rosenstein (A), 309 Bway; Geo W Clune (R); due, $5,005.85; T&c, $639.90; M Morgenthau, Jr., Co.

58TH ST, 227-9 E, ns, 230 w 2 av, 25x100.4, 2-3-sty & b bk dwgs; Robt L Fisher et al, exrs & trusts—Richard M Montgomery et al; Cary & Carroll (A), 59 Wall; Henry F Rabbe (R); due, $16,080.55; T&c, $428.54; mtg recorded Oct 15, 1911; Joseph P Day.

160TH ST, 127 E, ns, 91.8 w Lex av, 16.8x100.11, 3-sty & b stn dwg; Franklin Trust Co—Port Jervis Land & Impt Co, Inc, et al; McKeen, Brewster & Morgan (A), 20 Exch pl; Jno M Shedd (R); due, $8,634.61; T&c, $75.65; Joseph P Day.

106TH ST, 227 E, ns, 250 w 2 av, 25x100.11, 5-sty bk tnt & strs; Edw L Coster—Bertha Kaufmann et al; Anderson, Iselin & Anderson (A), 25 Broad; Middleton S Borland (R); due, $17,398.65; T&c, $542.45; Joseph P Day.

**DEC. 3.**

125TH ST, 17-9 E; ns, 130 e 5 av, 30x99.11, 3-sty bk office & str bldg; J Rutgers LeRoy et al—Peter Doerr et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Eugene F McGee (R); due, $68,945.46; T&c, $1,981.77; mtg recorded Apr 4, 1907; Joseph P Day.


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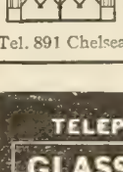
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*Legal Sales, Manhattan, Continued.*

EAST BROADWAY, 183, ss, 78.3 w Jefferson, 26.4x100, 5-sty bk tnt & str; Wolf Cohen—Seward Park Holding Co et al; David Strausmon (A), 170 Bway; Jas A Lynch (R); due, $8,561.21; T&c $500; Henry Brady.

29TH ST, 510 W, ss, 175 w 10 av, 25x98.9, 5-sty stn tnt & strs; Jacob Kaplon—Hearne Realty Co, Inc, et al; Cohen Bros (A), 64 Wall; Wm P Quinn (R); due, $7,103.05; T&c, $96.71; sub to 1st mtg $18,000; L J Phillips & Co.

64TH ST, 169 W, ns, 150 e Ams av, 25x100, 5-sty bk tnt; Josephine K Barber et al—Frances Morris et al; Henry M T Beekman (A), 111 Bway; Jno J Halpin (R); due, $21,-456.42; T&c, $493.25; Bryan L Kennelly.

112D ST, 327 W, ns, 70 e Manhattan av, 16.8x100.11, 3-sty & b bk dwg; Louis Stahl—Cath A Powers, indiv admtrx, et al; Salter & Steinkamp (A), 140 Nassau; Ewd A McShane (R); due, $9,655.69; T&c, $286.45; mtg recorded March 12, 1896; Henry Brady.

120TH ST, 109 W, ns, 170 w Lenox av, 20x100.11, 3-sty & b stn dwg; Seamen's Bank for Savgs in City N Y—Grace H Chappelle et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Bertram Winthrop (R); due, $17,101.34; T&c, $678.25; Joseph P Day.

125TH ST, 551 W, ns, 75 e Bway, 25x99.11, 5-sty bk tnt & strs; Bway Savgs Inst of City of N Y—Frank C Rose et al; Richard Kelly (A), 233 Bway; Edw F Lindsay (R); due, $28,670.10; T&c, $431.50; Joseph P Day.

135TH ST, 626-30 W, ss, 525 w Bway, 75x99.11, 6-sty bk tnt; Henry F Schutte—Alex Allen Realty Co et al; Wm B McNiece (A), 128 Bway; Theron G Strong (R); due, $19,-805.13; T&c, $1,112.50; sub to 1st mtg $93,-000; mtg recorded Nov. 17, 1906; Joseph P Day.

CENTRAL PARK W, 385-9, on map 385-6, ws, 25.2s 99th, 55.6x100, 9-sty bk tnt; Union Dime Savgs Bank—Geo W Worth et al; Woodford, Bovee & Butcher (A), 1 Madison av; Elek J Ludvigh (R); due, $157,807.39; T&c, $6,775.00; Joseph P Day.

**DEC. 4.**

MINETTA ST, 4, ws, 131.1 n Bleecker, 22.1x75x21.11x75, 2-sty fr dwg; Rudolph Wallach Co—Melvin G Palliser et al; August Weymann (A), 68 William; Arthur M Levy (R); due, $1,178.75; T&c, $323; Joseph P Day.

ST NICHOLAS TER, 41-7, nwc 129th (No 401), 99.11x143, 6-sty bk tnt & strs; Fernando Wood—Nellie E Peck et al; Benj Trapnell (A), 170 Bway; Marcel Levy (R); due, $15,881.30; T&c, $8,075.50; sub to 1st mtg $175,000; J H Mayers.

WAVERLY PL, 28 & 30, ss, 62.9 w Greene, 37.10 x80.6x37.10x80.9, 8-sty bk loft & str bldg; Greenwich Savgs Bank—Henry Corn et al; B Aymar Sands (A), 46 Cedar; Geo G Fry (R); due, $7,748.47; T&c, $4,952.54; Bryan L Kennelly.

14TH ST, 211 E, ns, 206 e 3 av, 20x103.3, 5-sty bk tnt & strs; Jacob Manheimer—Henrietta Allen et al; Wm R Hill (A), 141 Bway; Richard P Lydon (R); lue, $31,789.51; T&c, $765.20; Henry Brady.

99TH ST, 218 E; ss, 285 e 3 av, 25x100.11, 5-sty bk tnt & str; American Mtg Co—Theo I Jacobus et al; Bowers & Sands (A), 46 Cedar; Jas A Lynch (R); due $20,254.14; T&c, $366.10; mtg recorded May 23, 1907; Henry Brady.

122D ST, 102 E, ss, 90 e Park av, 22.6x100.11, 4-sty bk tnt; Chas W Dayton—Cornelia Kimball et al; Chas W Dayton (A), 27 William; Fredk C Hunter (R); due, $1,205.-44; T&c, $387.95; Henry Brady.

129TH ST, 401 W, see St Nicholas ter, 41-7.

**DEC. 5.**

No Legal Sales advertised for this day.

**DEC. 7.**

113TH ST, W, ss, 100 w 7 av, 50x100.11, vacant; Robt C Sands—Mathilda M Mertens et al; Bowers & Sands (A), 46 Cedar; Jas W Hyde (R); due, $24,523.04; T&c, $1,077; Bryan L Kennelly.

127TH ST, 126 W, ss, 275 w Lenox av, 25x99.11, 6-sty bk tnt; Equitable Trust Co of N Y, subtrste—Emma Barnett et al; Murray, Prentice & Howland (A), 37 Wall; Percival H Gregory (R); due, $31,036.48; T&c, $667; S Goldsticker.

1ST AV, 2123, ws, 25.11 n 109th, 25x75, 4-sty bk tnt & strs; Giuseppe D'Allesio—Michele Battiloro et al; Jacob I Berman (A), 346 Bway; Orson A Raynor (R); due, $2,357.36; T&c, $330.40; sub to prior mtg of $15,000; Henry Brady.

## Bronx.

The following are the sales that have taken place during the week ending Nov. 20, 1914, at the Bronx Salesrooms, 3208-10 3d av.

**NOV. 28.**

No Legal Sales advertised for this day.

**NOV. 30.**

CHESTNUT ST, es, 100 n Cornell av, 100x52.5 to 222d, x128.10x133.7; Walter W Taylor—Emilie Schmahl; De La Mare & Morrison (A), 140 Nassau; Jno J Halpin (R); due, $5,070.57; T&c, $112.85; Joseph P Day.

222D ST, E, ws, abt 110 n Cornell av, see Chestnut st, es, 100 n Cornell av.

TRINITY AV, 686, es, 500 s 156th, 25x73.5x25.1x 74.5, 4-sty bk tnt; Loretta Cowan extrx—Caroline A Weber et al; Tallmadge W Foster (A), 257 Bway; Michl B McHugh (R); due, $14,431.08; T&c, $376.75; Joseph P Day.

**DEC. 1.**

ITTNER PL, 413, ns, 90 w Park av, 90x102, 2-sty bk factory; Chas Jackson et al—Mary H Bell et al; A Stern (A), 31 Nassau; Louis O Van Doren (R); Geo Price.

JENNINGS ST, 806, ss, 75 e Chisholm, 50x95, 2-sty fr dwg; City Real Estate Co—Ferd W Fey et al; Harold Swain (A), 176 Bway; Emanuel Hertz (R); due, $6,682.38; T&c, $435; Joseph P Day.

185D ST, 780 E, nwc So blvd, 117.10x35x112.6x 35.5, 5-sty bk tnt; Jacob Ganefried et al—Sida Constn Co et al; Herman Gottlieb (A), 299 Bway; Phoenix Ingraham (R); due, $7,174.97; T&c, $376.13; sub to 1st mtg $32,-000, D Phoenix Ingraham.

ELLIS AV, 2340, ss, 405 e Havemeyer av, 33.4x 108; Arthur Cahn—Carrie Gibb et al; Eugene L Brisach (A), 391 E 149th; Harold C Knoeppel (R); due, $7509.91; T&c, $486.75; sub to pr mtg $2,000; George Price.

INTERVALE AV, 1353, ws, 227.10 s Jennings, 42.6x110, 5-sty bk tnt; Abr Dorb et al—Jacob Streifler Co et al; Herman Gottlieb (A) 299 Bway; Geo B Hayes (R); due, $5,609.67; T&c, $92.92; Joseph P Day.

INTERVALE AV, 1357, ws, 185.4 s Jennings, 42.6x110, 5-sty bk tnt; Max Moskowitz et al—Jacob Streifler Co et al; Herman Gottlieb (A), 299 Bway; Geo B Hayes (R); due, $5,607.67; T&c, $92.92; Joseph P Day.

JEROME AV, 2351, ws, 54 n North, 18x79.11, 3-sty bk tnt & str; Harlem Savgs Bk—Margt J Ellis et al (action 1); Edw S Clinch (A), 41 Park Row; Jos R Truesdale (R); due, $7,615.69; T&c, $130.98; M Morgenthau, Jr., Co.

JEROME AV, 2353, ws, 72 n North, 18x79.11, 3-sty bk tnt & str; same—same (action 2); same (A); same (R); due, $7,629.19; T&c, $126.25; M Morgenthau, Jr, Co.

SOUTHERN BLVD, nwc 183d, see 183d st, 789 E

TINTON AV, 1080, es, 60 s 166th, 20x80, 3-sty fr tnt; Wm C Heppenheimer—Jas Weston, indiv admr, et al; Todd & St John (A), 258 Bway; Jas C Brady (R); due, $4,481.39; T&c, $122.12; Henry Brady.

UNIVERSITY AV, 1492, es, 760.3 s intersec Featherbed la & Plympton av, 56.4x131.1x46.9x 136.11, 5-sty bk tnt; Michel Real Estate & Mtg Co—Towanda Constn Co et al; Wm Henkel, Jr (A), 64 William; Danl J Dunn (A); due, $17,348.69; T&c, $928.84; sub to pr mtg $54,975.00; Chas J Dunn.

WALNUT ST, es, 100 n Cornell av, 50x100; Walter W Taylor—Mary L Farrell et al; De La Mare & Morrison (A), 140 Nassau; Henry G K Heath (R); due, $2,866.74; T&c, $329..37; George Price.

**DEC. 2.**

CLARKE PL, 1, nwc Jerome av (Nos 1301-5), runs n50.6xnw12.8xsw103.9xnw75xsw25xse 76.10xe117.1 to beg, 2-2sty fr dwgs & strs; Wells Holding Co—Arline R Keirns et al; Wayland & Bernard (A), 258 Bway; Jacob E Salomon (R); due, $2,790.28; T&c, $415; sub to 1st mtg $9,000; Samuel Marx.

COSTER ST, 642, es, 340 s Spofford av, 20x100, 2-sty bk dwg; Kate L Bower—Hunts Point Estates et al (action 2); Louis B Hasbrouck (A), 257 Bway; Albt R Lesinsky (R), due, $5,981.13; T&c, $229.30; Henry Brady.

175TH ST, 534 E, ss, abt 35 e 3 av, 39x100, 6-sty bk tnt; Michael Piel—Codae Realty Co et al, Ashbel P Fitch, Mott & Grant (A), 32 Nassau; Harry Kempner (R); due, $37,-771.50; T&c, $853.30; Henry Brady.

EAINBRIDGE AV, nec 205th, 26.2x73.7x25x81.3; vacant; Tax Lien Co of N Y—Mary O'Reilly et al; Aug Weymann (A), 68 William; Wm J McKeoron (R); due, $1,592.26; T&c, $347.56; Jos P Day.

JEROME AV, 1301-5, see Clarke pl, 1.

OLINVILLE AV, 3744, es, 425 n 216th, 25x100.1; Mary K Owen—Florence E Hartling et al; R Waldo MacKewan (A), 55 John; Arthur A Henning (R); due, $4,961.00; T&c, $225.00; James J Donovan, Inc.

**DEC. 3.**

184TH ST, 208 W, ns, 6.1 e Fordham rd, 69x 46, 4-sty bk tnt; Carlton R Mabley, trste, et al—Central Holding Co et al; Blair & Rudd (A), 128 Bway; Harry N French (R); due, $25,048.19; T&c, $817.71; Henry Brady.

WALTON AV, 1015, ws, 154.5 s 165th, 25x 100, 2-sty & b fr dwg; Emily Stehr exr, &c,—Cath L Doran et al; Adolph & Henry Bloch (A), 99 Nassau; Edw F Moran (R); due, $6,373.94; T&c, $1,170.00; Henry Brady.

**DEC. 4.**

125TH ST, 228 & 230 E, ss, 89.3 w 3 av, runs s 35xw10.9xs65xw33.9xn100xe45 to beg, 4-sty fr tnt & strs & 3-sty fr tnt & str; Margt A Demarest—Mary F Deane et al; Merrill & Rogers (A), 100 Bway; Benj F Gerding (R); due, $2,408.60; T&c, $420.50; Chas A Berrian.

**DEC. 5 & 7.**

No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague street, unless otherwise stated:*

**NOV. 28.**

No Legal Sales advertised for this day.

**NOV. 30.**

HERKIMER ST, ss, 200 w Utica av, 25x185.6; Francis L Allyn—Henrietta Hall et al; Chas S Taber (A), 189 Montague; Geo Tonkonogy (R); Wm P Rae.

10TH ST, nwc 5 av, 95.9x50; Bertha Steinberg—Clarence D Quaid et al; K C & M V McDonald (A), 189 Montague; Gilbert H Thirkield (R); Chas Shongood.

CHRISTOPHER AV, ws, 150 s Riverdale av, 25 x100; Jos P Slater—Gittel Katz et al; Hyman Lurio (A), 61 Thatford av; Isaac Seigmeister (R); Nathaniel Shuter.

NEW JERSEY AV, nwc Pitkin av, 20x85; Sarah Wertheimer—Frances Beck et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; Jacob W Kahn (R); Nathaniel Shuter.

**DEC. 1.**

COMMERCE ST, sws, 56 nw Van Brunt, 17x70; Atlantic Savgs & Loan Assn—Eva Maresca et al; Chas A Webber (A), 44 Court; Leroy W Ross (R); Wm J McPhilliamy & Co.


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DEAN ST, ss, 175 e Rogers av, 20x114.5; Ernest Arnold—Jos G Kammerlohr et al; Reynolds & Geis (A), 359 Fulton; Jas M Fawcett (R); Wm P Rae.
HERKIMER ST, swc Saratoga av, 58x98; Caroline Smith—Caroline E Billhardt et al; Jno A Anderson (A), 68 William, Manhattan; Geo B Ackerly (R); Jas L Brumley.
HERKIMER ST, ss, 163 w New York av, 20.6x185.6; Adaline B Saddington—Clare Firestone et al; Fredk Cobb (A), 166 Montague; Jos F Maguire (R); Wm J McPhilliamy & Co.
PARK PL, ss, 150 w Kingston av, 21x125; Kings & Westchester Land Co—Pierce W Grace et al; Action 1; Wm H Orr (A), 350 Fulton; Maurice F Miller (R); Wm J McPhilliamy & Co.
PARK PL, ss, 129 w Kingston av, 21x125; same—same; Action 2; same (A); Russell H Robbins (R); Wm J McPhilliamy & Co.
PARK PL, ss, 108 w Kingston av, 21x125; same—same; Action 3; same (A); Algernon I Nova (R); Wm J McPhilliamy & Co.
PARK PL, ss, 45 w Kingston av, 21x125; same Builders Corpn of Kings County; Action 10; same (A); Martin H Latner (R); Wm J McPhilliamy & Co.
PARK PL, ss, 24 w Kingston av, 21x125; same—same; Action 11; same (A); Maurice F Miller (R); Wm J McPhilliamy & Co.
STERLING PL, nwc Kingston av, 100x25.7; same same; Action 6; same (A); Meier Steinbrink (R); Wm J McPhilliamy & Co.
STERLING PL, ns, 133.4 w Kingston av, 16.8x130.7; same—same; Action 7; same (A); Samuel J Reid, Jr (R); Wm J McPhilliamy & Co.
STERLING PL, ns, 116.8 w Kingston av, 16.8x130.7; same same; Action 8; same (A); Hunter L Delatour (R); Wm J McPhilliamy & Co.
STERLING PL, ns, 100 w Kingston av, 16.8x130.7; same—same; Action 9; same (A); Hector McG Curren (R); Wm J McPhilliamy & Co.
BAY 11TH ST, es, 280 s Benson av, 40x100; Jas J Nevins Nathan Edison et al; David Hirshfield (A), 44 Court; Wm A Ryan (R); Nathaniel Shuter.
41ST ST, ss, 210 e 13 av, 25x100.2; Home Title Ins Co of N Y—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Peter W Ostrander (R); James L Brumley.
41ST ST, ss, 235 e 13 av, 25x100.2; Walter L Douglas et al—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Edgar M Doughty (R); Wm J McPhilliamy & Co.
BROOKLYN AV, es, 177.6 n Av I, 40x100; Fannie T Packard—Page C Broadnax et al; Harry L Thompson (A), 175 Remsen; Wm W Butcher (R); Wm P Rae.
KINGSTON AV, ws, 25.7 n Sterling pl, 21x100; Kings & Westchester Land Co—Building Corpn of Kings County et al; Action 5; Wm H Orr (A), 350 Fulton; Geo C Buechner (R); Wm J McPhilliamy & Co.
KINGSTON AV, ws, 46.7 n Sterling pl, 21x100; same—same; Action 4; same (A); Geo C Buechner (R); Wm J McPhilliamy & Co.
TROY AV, es, 186.1 s Sterling pl, 26.4x100; Maddaline D'G Martorella—Mark Bridgeman; Jas H Gilvarry (A), 261 Court; Geo C Jeffery (R); Nathaniel Shuter.
WYCKOFF AV, sws, 50 nw Starr, 75x96.8x75x93.3; Katharina Shleiermacher et al—Ludwig Butzgy et al; Kiendl, Smyth & Gross, 215 Montague; Albt Firman (R); Nathaniel Shuter.

**DEC. 2.**

BALTIC ST, ss, 200 e Smith, 25x100; Jno F Addington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Koehl (R); Wm J McPhilliamy & Co.
HERBERT ST, ss, 191 w Humboldt, 20.6x51; Bertha Goldberg—Mary Carroll; K G & M V McDonald (A), 189 Montague; David Hirshfield (R); Wm J McPhilliamy & Co.
EAST 8TH ST, es, 110 n Av U, 40x100; Home Title Ins Co of N Y—Gabrielle Constn Co et al; Henry J Davenport (A), 375 Pearl; Mortimer W Byers (R); James L Brumley.
57TH ST, nes, 150 se 14 av, 50x100.2; Letitia J Miller—Numa Realty Co et al; Clarence F Corner (A), 375 Pearl; Alfred D Olena (R); Wm J McPhilliamy & Co.

**DEC. 3.**

BERRIMAN ST, es, 255 n Berriman, 20x100; City of N Y Frank W Kinington et al; Frank L Polk (A); Municipal Bldg, Manhattan; Horatio C King (R); James L Brumley.
LINDEN ST, nws, 400 sw Central av, 125x100; Gustav Regensberg et al—Fanny Gambert et al; Halbert & Quist (A), 1293 Myrtle av; Edw H Maddox (R); Wm P Rae.
SIDNEY PL, ws, 125.6 n State, 21.1x104.5; Jennie V H Laird—Mary L Van Slooten et al; Cary & Carroll (A), 59 Wall, Manhattan; Louis J Carruthers (R); James L Brumley.
WEST 36TH ST, es, 370 n Neptune av, 80x118.10; Lafayette Trust Co—Ralph Abbondanza et al; Carmody, Blauvelt & Kellogg (A), 61 Bway, Manhattan; James D Bell (R); Jere Johnson, Jr, Co.
ATKINS AV, es, 220 s New Lots rd, 140x100x irreg; Amanda S Carpenter—Teresa Spara et al; Clarke & Frost (A), 215 Montague; Almeth W Hoff (R); James L Brumley.
11TH AV, nws, 60.2 ne 49th, 20x100; Putnam County Savgs Bank—Gilbert C Shepard et al; Harry L Thompson (A), 175 Remsen; Isidor Auerbach (R); Wm J McPhilliamy & Co.

**DEC. 4.**

BOERUM ST, ns, 125 w Graham av, 25x100; Kings County Savgs Inst—Abr Jarashow et al; Wm W Taylor (A), 63 Wall, Manhattan; Thos Moore (R); Wm P Rae.
LEFFERTS ST, ss, 116.2 e Nostrand av, 20x102.6; Alfred C Hafely—Lefferts Constn Co et al; Bassett, Thompson & Gilpatric (A), 277 Bway; Chas H Fuller (R); Nathaniel Shuter.
PACIFIC ST, ns, 326.6 w Hopkinson av, 24.6x100; Brooklyn Trust Co—Lawrence C Carleton et al; Action 1; Dykman, Oeland & Kuhn (A), 177 Montague; Chas Tolleris (R); Nathaniel Shuter.

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*(Legal Sales, Brooklyn, Continued.)*

PACIFIC ST, ns, 351 w Hopkinson av, 24.6x [illegible]; Action 2; same (A); Harry [illegible] (R); Nathaniel Shuter.
QUINCY ST, s, 230 e Lewis av, 19x100; Hannah M Levitt; Jacob Eisenberg et al; Smith, Doughty & Weynberg (A), 44 Court; [illegible] (R); James L Brumley.
VAN BUREN ST, ss, 235.9 w Sumner av, 193x 100; Henry Kiechlin—Elisa Schmidt et al; Gustave J Goldberg (A), 790 Manhattan av; Jno L Mitchell (R); Wm P Rae.
EVERGREEN AV, es, 60.8 s Palmetto, 20x80; Emma B Lewis—Julia A Norton et al; Harry L Thompson (A), 175 Remsen; Chas A Ludlow (R); Wm J McPhilliamy & Co.
LINCOLN RD, sec Bedford av, 23.8x105; sheriff's sale of all rights, title, &c which Frank Lane had on Sept 15, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.
ROGERS AV, ws, 142.3 s Martense, 20x95; M E Realty Co, Inc—Emanuel Lieberman et al; David B Getz (A), 111 Bway; A I Nova (R); Nathaniel Shuter.

**DEC. 5.**
No Legal Sales advertised for this day.

**DEC. 7.**
EAST 2D ST, es, 140 n Av N, 26.8x113; Elizabeth R Lake et al—Caroline E Lacy et al; Hubbard & Rushmore (A), 26 Court; Thos C Whitlock (R); Wm J McPhilliamy & Co.
49TH ST, sws, 100 se 12 av, 40x100.2; Emil Reineking—Francis C Fry, Jr, et al; Kiendl, Smyth & Gross (A), 215 Montague; Howard E Greene (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 21.**
77TH ST, 12 W; Wilber A Bloodgood Francis J Reilly et al; T H Baskerville (A).
168TH ST, ss, 183.4 w Amsterdam av, 16.8x95; W Emlon Roosevelt et al—Kath Hoctor et al; amended; G C Kobbe (A).

**NOV. 23.**
13TH ST, ns, 193.4 w 1 av, 28.4x103.3; Julian G Buckley—Annie Brill et al; Bowers & Sands (A).
174TH ST, ss, 150 w Amsterdam av, 25x100; Geo C Marvin—Mary A Williams et al; H M Bellinger, Jr (A).
LEXINGTON AV, es, 68.2 s 75th, 17x55; Maurice M Sternberger—Jos F Tunney et al; amended; Cary & Carroll (A).
LEXINGTON AV, es, 85.2 s 75th, 17x55; Lawyers' Mtg Co—Jos F Tunney et al; amended; Cary & Carroll (A).
3D AV, sec 64th, 100.5x130; Kath S Galbraith et al—Jno H Bodine et al; J C Ten Eyck (A).

**NOV. 24.**
16TH ST, ss, 455 w 5 av, 25x103.3; Kate B Belmont—Mary Casey; Reeves & Todd (A).
49TH ST, 311 E; Jerome Rosenthal—Business Men's Realty Co et al; J J Frank (A).
54TH ST, 223 31 E; Mutual Life Ins Co of N Y—Jos Doelger et al; F L Allen (A).
120TH ST, ns, 299 w Lenox av, 20x100.11; Jane M Barron—Robt F Chapman et al; Cadwalader, Wickersham & Taft (A).
126TH ST, ns, 126.10 w 5 av, 16.4x99.11; German Savgs Bank in the City of N Y—Wm Hills et al; A H Mosle (A).
153D ST, ss, 150 w Bway, 100x99.11; Equitable Trust Co of N Y—Bernard Reich et al; Murray, Prentice & Howland (A).
LEXINGTON AV, 190; W Irving Glover—B W R Realties, Inc, et al; G F Allison (A).

**NOV. 25.**
44TH ST, 110 W; Federal Estates Corpn—Jos Kornhauser et al; amended; Wolf & Kohn (A).
95TH ST, ns, 100 e 2 av, 37.6x100.8; N Y Produce Exch—Ludine & Romm Realty Co et al; Baldwin, Fisher & Potter (A).
103D ST, 111 E; Anna Goldman—Jno H Bodine et al; Arnstein & Levy (A).
116TH ST, 207 E; Minna G Goddard—Beatrice S O'Connor et al; amended; F de P Foster (A).
138TH ST, 105 W; Mollie Hirshfeld—Lillian V Field et al; E A Isaacs (A).
MANHATTAN AV, sec 106th, 17.3x70; Eugenie J Smith et al—432 Convent Av Co et al; Cary & Carroll (A).

**NOV. 27.**
12TH ST, ns, 171 e Av A, 25x103.3; Evelyn de Cordova, extrx—Louis Schlesinger et al; Goldman, Heidenheimer & Unger (A).
47TH ST, 252 W; Hannah Cohen—S J Realty Co, Inc; Morrison & Schiff (A).
66TH ST, 58 E; Alice Sachs—Julia W Porges et al; H Swain (A).

### Bronx.

**NOV. 20.**
216TH ST, ss, 50 w Tilden av, 25x100; Michele Saracena—Tuoti, Hatch Co, Inc, et al; B S Vitale (A).

**NOV. 21.**
BEAUMONT AV, ses, 200 ne 183d, 100x115; Flora L Root—Mary A Keenan et al; Amend & Amend (A).
LOT 445, map of Van Nest Park, Ward 24; Chas H McBride—Chas Ringlestein et al; F Neilson (A).
LOT 1167 (north half), map of Village of Wakefield; Gertrude Mayer—North Bronx Realty Co; Clocke, Koch & Reidy (A).

**NOV. 23.**
261ST ST, ns, 47.1 e Fieldston rd, 45.7x101.9; City Real Estate Co—Blanche G Taylor et al; H Swain (A).
LOT 125, map of Arden prop; Helen E Kunkel—Julia Woodson et al; E Nothiger (A).

**NOV. 24.**
KELLY ST, ws, 100.4 s 165th, 25x100; Jacob Mendelsohn—Keilbert Constn Co et al; M Ariola (A).
LOTS 380, 381 & 382, map sec A, Vyse Estate; Wm R Rose-Sherpe Bldg Co et al; B G Paskus (A).

**NOV. 25.**
12TH ST, swc Av C, 105x200; Ebling Brewing Co—Albert Buttner et al; J C Stein (A).
LOT 59, block 29, map of Edenwald, 24th ward; Henry Isaacs—Geo A Mosher et al; Epstein & Rosenberg (A).
LOT 85 (westerly half), map of Village of Melrose, South; Mary O'Gorman—Chas L Schabl et al; W C Arnold (A).
LOTS 144 & 145, map of 211 lots, portion of Downing Estate; Gustav Grossman—Francis A Schmieder et al; Hottenroth & Chambers (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 19.**
PINE ST, 7; Seamen's Bank for Savgs in City N Y—Felix Bertine et al; Cadwalader, Wickersham & Taft (A); Livingston Platt (R); due.....155,794.44
64TH ST, 420-4 E; Flora N Brown—Mary E Norton; Rockwood & Haldame (A); Wm A Boyd (R); due..21,188.82

**NOV. 20.**
DIVISION ST, 223; also E BROADWAY, 234; American Savgs Bank—Augusta E Smith; Irwin & Orr (A); Robt L Stanton (R); due.....34,444.53

**NOV. 21.**
No Judgments in Foreclosure Suits filed this day.

**NOV. 23.**
133D ST, 115 W; Jno C Wilmerding et al—Rachel Lederer; R & E J O'Gorman (A); Theron G Strong (R); due..... 8,322.22
133D ST, 117 W; same—same; same (A); same (R); due..... 8,322.22

**NOV. 24.**
134TH ST, 227 W; Jos Reale—Saml L Conwell; Maurice J Dix (A); Eugene E Spiegelberg (R); due.... 1,195.40

**NOV. 25.**
82D ST, swc Madison av, 35x102.2; U S Trust Co of N Y—Henry Siegel et al; Stewart & Shearer (A); Abr Stern (R); due.....151,896.36
120TH ST, ss, 220 e Madison av, 99x 100.11; U S Trust Co of N Y—Mary J Crotty; Stewart & Shearer (A); Jno F McIntyre (R); due.....12,601.50

### Bronx.

**NOV. 20.**
LOT 508, map of Van Nest Park, 24th Ward; Bronx Borough Bank—Rosa Maurer et al; B F Gerding (A); J M Ryan (R); due..... 2,619.88

**NOV. 21.**
COURTLANDT AV, ws, 150 n 162d, 25x 149; Josephine Eoff—Mary F Reilly et al; King & Wilkinson (A); Chas H Friedrich (R); due.....17,963.16

**NOV. 23.**
BATHGATE AV, 1775; Carrie Westerfield—Sophie Miller et al; B E Rabell (A); Jno P Dunn (R); due.. 5,180.56

**NOV. 24.**
PROSPECT AV, es, 289.1 s 165th, 75x 160.6; Nathan A Eisler—Geo Keller Constn Co et al; J J Baker (A); C S Hayes (R); due..... 6,330.00
LOTS 7 & 8, parcel 1, map of subdivision of estate of Wm B Ogden, Highbridge; Emily O Wheeler—Jas A Hennessy et al; Murray, Prentice & Howland (A); E B Cohen; due..... 3,375.54

**NOV. 25.**
MORRIS AV, es, 281.3 n 179th, 18.9x 100; Anna C Stephens—Maria B Alschun et al; T F Keogh (A); P L Mullaly (R); due..... 6,992.91

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 21.**
8TH AV, 973-9; also 57TH ST, 301 W; Isaac Middleman—City Real Estate Improvement Corpn; action to foreclose mechanics lien; H W Fried (A).
PARCEL of land beg at a point 525 e Bway & 45 s 113th, runs s56xw25xn44.4xn27.7 to beg; Rachel Kafka—Nicholas S Cavour et al; foreclosure of transfer of tax lien; A S Aaronstamm (A).

**NOV. 23.**
No Lis Pendens filed this day.

**NOV. 24.**
33D ST, ss, 100 w 5 av, 200x98.9xirreg; Jos Tino & Co, Inc—White Fire Proof Constn Co et al; action to foreclose mechanic's lien; Foley & Martin (A).
94TH ST, 25 E; 147TH ST, 535 W; Eugene D Hays et al—Edwin H Hirst et al; partition; Bassett, Thompson & Gilpatric (A).

**NOV. 25.**
LUDLOW ST, ws, 125.4 s Stanton, 25.1x67.6; Saml Ershowsky—Stuyvesant F Morris et al; action to register title, &c; Reeves & Todd (A).

**NOV. 27.**
180TH ST, ss, 58.5 w Pinehurst av, 56.5x100.2; also PINEHURST AV, swc 180th, 100.2x56.5; also PINEHURST AV, nwc 179th, 100.2x50; also 179TH ST, n, 50 w Park av, 50x100; 4 actions; Cassel Franklin et al—Albt Goeser et al; 4 actions to foreclose mechanics liens; D C Podgrick (A).
CARTER AV, sec 176th, 255.7x27.11; Gilbert Francklyn—Northern Union Gas Co et al; foreclosure of tax lien; Shearman & Sterling (A).

### Bronx.

**NOV. 20.**
ELTON AV, es, 52 n 158th, 50x100; Checchina Carucci—Michl J Moriarty et al; action to compel specific performance of contract; A J Romagna (A).

**NOV. 21.**
LOT 40, blk 15, map of part of Section B, Edenwald; Lillian W White—Rufus R Randall, et al; action to foreclose transfer of tax lien; Williamson & Bell (A).
LOT 39, blk 15, map of part of Section B, Edenwald; Lillian W White—Rufus R Randall, et al; action to foreclose transfer of tax lien; Williamson & Bell (A).

**NOV. 23.**
No Lis Pendens filed this day.

**NOV. 24.**
158TH ST, nec Jackson av, 25x87.6; Morris Zimmerman—Paul Grathwohl et al; action to foreclose mechanic's lien; Lind & Pfiffer (A).
LOT NO 52, block 3401, sec 12; Mattie Hegt—City of New York, Geo E Buckbee et al; action to foreclose tax lien; J J Hegt (A).

**NOV. 25.**
No Lis Pendens filed this day.

### Brooklyn.

**NOV. 19.**
BUTLER ST, ns, 100 w Saratoga av, 110.1x175x 143x178.1; Martha Beirach—Commonwealth Impt Co; S A Telsey (A).
HENDRIX ST, ws, 105 n Vienna av, 20x103.1x 20x102.8; Eliz Kolb—Robt Kloiber et al; C S. Heidenreich (A).
LEONARD ST, 340-340½ & 342; also JACKSON ST, 94-96; Magdalena Rullo—Josie Di Candia et al; to set aside deed; C J Ryan (A).
SOMERS ST, ss, 40 e Sackman, 20x75; Mary Levine—Saml Glaser et al; partition; G A Rosen (A).
VAN BRUNT ST, swc Sullivan, 50x70; also DEGRAW ST, 456; also 5TH AV, es, 65 n 21st, 20x80; also PROSPECT PL, ss, 332.3 e Classon av, runs, s95.4xw21.11xn86.3xw20 to beg; Stephen Kookich—Jas J Cruse; J E Roeser (A).
S 4TH ST, ss, 157.10 nw Marcy av, runs se19.7x sw—xnw20xne— to beg; Benj Traktman—Wm S Hoyt et al; A A Weinstein (A).
E 19TH ST, 1971; Dietrich W Kaatze—Minnie Siegel et al; N D Shapiro (A).
51ST ST, sws, 260 nw 6 av, 20x101.3x20x102.1; Thos Johnston—Garret J Walsh et al; W A Fischer (A).
85TH ST, nes, 170 nw 10 av, 30x100; So Bklyn Savgs Instn—Mary McPartland et al; Coombs & Whitney (A).
BLAKE AV, nwc Miller av, 60x100; Jacob Goldstein—Blake-Miller Co & ano; foreclosure of mechanics lien; B Bloch (A).
CENTRAL AV, sc Willoughby av, runs sw88.3x se47.6xne101.9xnw49 to beg; Dietrich W Kaatze—Giacoma Tantery et al; N D Shapiro (A).
RIDGEWOOD AV, swc Cleveland, 85x100; Jos M Cohen—Isidore Teplitz & ano; J J Schwartz (A).
18TH AV, ws, 600 s 86th, 50x96.8; Nellie Connors—Danl Almond Co et al; H J Davenport (A).
LOT 7, map Sheepshead Bay; Jas Pirnie—Jonathan Elways et al; J H Breaznell (A).

**NOV. 20.**
MIDDLETON ST, 174; Louis Beers—Barnet E Rackoff; specific performance; H Zarnikaur (A).
PROSPECT ST, ns, 80 w Hudson av, 20.2x75; Mary N Scranton—Vincenso Molinari et al; W H Garrison (A).
RYERSON ST, es, 78.6 s Myrtle av, 33.6x131.6; Leopold Suessel—Solomon Gugenheim et al; Jonas Lazansky & N (A).
W 21ST ST, ws, 170 n Mermaid av, 60x118.10; Stephen E Jackman—Winifred Sullivan; Wilson & Wagoner (A).
AV D, ns, 60 e E 39th, 20x90; Julius Lehrenkrauss—Nunzio Brusca et al; L Rayvid (A).
CLARENDON RD, ns, 40 w E 26th, 20x80; Leo Bertsch—Wilhelmina Duerre et al; Weissmann & Hertz (A).
FLUSHING AV, ns, 100 e Vandervoort pl, 26.10 x125.11x25x119.2; Leonardo Maggio—Gaspare Randazzo & ano; J G Giambalvo (A).
GRAVESEND AV, es, 60 s Av L, runs e224xsw 231.7xn423.5 to beg; also E 2D ST, es, 185.6 s Av L, runs s223.4xne90.3xnw218.7 to beg; Julia H Young—Thos C Miller et al; H L Thompson (A).

**NOV. 21.**
HUNTINGTON ST, ns, 110 e Clinton, 20.1x100; Emma R Barnes—Wm Lane et al; partition; G M Bode (A).
WILLOUGHBY ST, ns, 20.4 e Hudson av, 40.8x 75; Marvin Mtg Co—Aniello Cirillo et al; H E Hojstad (A).
52D ST, sws, 199.6 nw 5 av, 20.6x100.2; Augusta Scheig—Clarence E Hopkins et al; E T Horwill (A).
81ST ST, ss, 180 w 3 av, 40x125; Wm F Wadsworth—Jas O'Hara et al; O G Esterbrook (A).
CATON AV, ss, 338.8 e Ocean av, 75x109.6x79.4 x135.7; Lawyers' Title I & T Co—P L Corpn et al; Dean, Tracy & Mc (A).
FLUSHING AV, ns, 100 e Vandervoort pl, 25 x119.2x25.10x125.11; Pietro Borberino—Gespare Randazzo et al; partition; Palmieri & Wechsler (A).
SCHENECTADY AV, ws, 265.6 s Av L, 24x100; Edw S Atwater—Lem W Pease et al; Hirsch & Newman (A).
SCHENECTADY AV, ws, 336.3 s Av L 23.9x 100; Al G Scott—Leon W Pease et al; Hirsch & Newman (A).
SCHENECTADY AV, ws, 313 s Av L, 27.2x100; Sarah A Bowne—same; same (A).

**NOV. 23.**
ESSEX ST, ws, 120 s Dumont av, 20x92.9x20x 92.10; Theodore Kiendl—Malvine Weltman et al; Kiendl & Sons (A).
ESSEX ST, ws, 140 s Dumont av, 20x92.7x20x 92.9; same—Bertha Komlos et al; same (A).
SHERMAN ST, ws, 195.3 n Greenwood av, 25x 100; Kate Travis—Alfred L Sweeney et al; partition; W L Durack (A).
STOCKTON ST, ss, 233.6 w Sumner av, 21x100; Saul Bergmann—Yetta Hittelman et al; Kramer, Cohn & M (A).

STOCKTON ST, ss, 254.6 w Sumner av, 20.6x100; same—same; same (A).
N 5TH ST, ns, 75 w Driggs av, 25x50; Annie A Quinn Julia T Burkitt & ano; partition; Gollmar, Smith & F (A).
15TH ST, ns, 510.10 e 8 av, 19x100; Dinah J Harris—Edw J Murphy & Wife; Elliott, Jones & F (A).
39TH ST, ss, 333.2 e 3 av, 16.8x100.2; Frank C Lang & ano as exrs, &c, Clara Griffin, decd—Geo W Heatley et al; Sackett & Lang (A).
39TH ST, ss, 216.5 e 3 av, 16.8x100.2; Nelson S Lang—same; same (A).
39TH ST, ss, 200 e 3 av, 16.5x100.2; same—same; same (A).
39TH ST, ss, 233.1 e 3 av, 16.8x100.2; same—same; same (A).
39TH ST, ss, 266.8 e 3 av, 16.7x100.2; same—same; same (A).
39TH ST, ss, 316.6 e 3 av, 16.8x100.2; Frank C Lang & ano as exrs, &c, Clara Griffin, decd—same; same (A).
39TH ST, ss, 299.11 e 3 av, 16.7x100.2; Carrie D Congdon—same; same (A).
39TH ST, ss, 283.3 e 3 av, 16.8x100.2; Sophy L McCann—same; same (A).
45TH ST, sws, 220 se 15 av, 80x100.2; 49TH ST, wc 16 av, 60x100.2; Rachel Buckman—State National Bank of Ft Worth et al; H L Thompson (A).
85TH ST, sws, 100 nw 13 av, 80x100; Chas V Strickland—Jno C Elder et al; to set aside deeds; F B Elgas (A).
GATES AV, ns, 200 w Patchen av, 20x100; Martha A Purdy—Chas Baron et al; E K Van Buren (A).
GREENPOINT AV, ss, 295 e Franklin, 25x95; Timothy Duryea—Wm A Smith et al; F F Briggs (A).
6TH AV, ws, 28 s 7th, 36x107.10; Kings Co Mtg Co—Ladislaus W Schwenk et al; Furst & Furst (A).

**NOV. 24.**
BERGEN ST, ss, 231.4 e Nevins, 18.7x100; Hannah M Singleton—Jane Hanrahan et al; H J Davenport (A).
BERGEN ST, ss, 150 e Nevins, 43.1x100; same—same; same (A).
BERGEN ST, ns, 110 e New York av, 55.6x113.11; Louis Cohen—Dominic Saladino et al; foreclosure of mechanic's lien; H Waton (A).
ST JOHN'S PL, nes, 125 se Underhill av, 25x123.6; Julius Mendelson G & M Realty Co et al; Jonas, Lazansky & N (A).
ST JOHN'S PL, nes, 850 se Underhill av, runs ne112.6xe27.3xs20.10xsw107.2x n w 50 to beg; Julius Mendelson—G & M Realty Co et al; Jonas, Lazansky & N (A).
VOORHEES LA, nwc land of O S Aumack, runs w147xn69.6xe152.7xs70 to beg; May F Randolph—Jno B Telesca et al; Dean, Tracy & McBarron (A).
S 9TH ST, nes, 181 se Berry, 20.10x109; Chas F Brown—Maria Murray et al; H L Thompson (A).
14TH ST, swc P P West, 60x100; Frank Szemko—Abr Levy et al; foreclosure of mechanics' liens; A Madeo (A).
CLASSON AV, es, 250 s Putnam av, 48.3x110x38.2x110.5; Chris W Wilson—Hamilton Trust Co et al; Coombs & Wilson (A).
DUMONT AV, nec Atkins av, 100x240; Jos Schindler—Jerome Bergen Inv Co et al; Kremer & Leavitt (A).
LEWIS AV, 19-21; Bertha Lurie—Rialto Realty Co et al; L & M Blumberg (A).
PITKIN AV, ss, 20 e Hendrix, 20x100; Adolph Hirsch—Eli B Conine et al; partition; London & Davis (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**NOV. 21.**
90TH ST, 69-71 W; Grossman Bros & Rosenbaum—69 W 90th St Corpn, Banks Laboratories, Inc & Wm S Jennings (123) ..... 150.00
110TH ST, 31 W; Dahlstrom Metallic Door Co—Young Womens Hebrew Association & Jacob A Zimmermann, Inc (125) ..... 715.83
119TH ST, ns, 150 e Amsterdam av, 150x61.10; Crystal & Gold Contracting Co—138 E 38th St Co, Inc; renewal (124) ..... 1,073.85
AV A, 361-75; Northern Waterproofing Co—Mid-Crosstown Ry Co & Auto Truck Storage & Exchange Co & Eagle Concrete Arch Engineering Co (121) ..... 512.44

**NOV. 23.**
STANTON ST, 134-36; Sam Boyarsky—Abraham Levin; Abraham M Cropper (128) ..... 280.00
113TH ST, 501 W; Andrew J Davis—Hannah Elias (127) ..... 128.94
148TH ST, 412-20 W; Adelson Bros—Nellie E Peck; Harry Holland (129). 179.22
155TH ST, ns, 125 w Bway, 225x199.10; Wm H Jackson Co—American Numismatic & Archaelogical Society et al; Jas C Udall (126) ..... 2,203.50
3D AV, 1161; Beni Giannalone et al—Kathryn B O'Reilly; renewal (130).. 420.00

**NOV. 24.**
ESSEX ST, 133; Empire Fire Proof Door Co—Felix Tausend; Abraham Grossman (135) ..... 210.00
23D ST, 155 E; Drum Elevator Co—Fernando Wood; Danl Moriarty (132) 87.15
142D ST, 146 W; Standard Plumbing Supply Co—146 West 142d St Corpn; Montrose Realty Co; & Saml Alkoff & Kramer Cont Co; renewal (131.... 1,184.60
180TH ST, 712-14 W; Louis Cantor et al—Cornelius W Butler Estate; E Morris Butler (136)..... 135.54
LEXINGTON AV, 1795; Isaac Cotler—Hugh Reilly & Zaharia Barasch; J Nathewson (133) ..... 38.90

**NOV. 25.**
PEARL ST, 534; Urban & Suburban Cont Co—Chas E Quackenbush et al; Jan20'14 ..... 300.00
SAME PROP; Norfolk Lumber Co—same; Jan7'14 ..... 304.90
owsky ..... 2,250.00
27TH ST, 148 E; Abraham Reisner et al—Fanny Levy; Fenrose Cont Co; Jos Feinberg & Louis Rosenberg (141)... 105.00
45TH ST, 311 E; Hyman Rosen—Moses Zimmerman; Bronx Roof Maintenance Co, Inc (138) ..... 16.00
49TH ST, 126-28 W; Chas Phelock—Carolyn M Sweeney; Edward Egenberger; renewal (137) ..... 1,109.00
104TH ST, 535-37 E; Northern Cornice & Roofing Co, Inc—Edwin Shuttleworth; Guiseppe Fusco (145) ..... 250.00
116TH ST, 236-38 W; Acme Metal Ceiling Co—Thompson J S Flint, Jesse F Morgan, Fredk W Flint & Wm H Flint; Rosen Bldg Co (139).. 130.00
SAME PROP; same—Thompson J S Flint, Jesse F Morgan, Fredk W Flint & Wm H Flint; Siff & Cohen (140). 100.56
180TH ST, 711-17 W; Louis Cantor—Alice R Tompkins; E Maurice Butler (142) ..... 105.98
RIVERSIDE DR, 448; Aug R Ackert—N Y Real Estate Security Co; renewal (144) ..... 1,302.45

**NOV. 27.**
E BROADWAY, 128-30; Noah Fells—A Sobel & L Levine (149)..... 66.50
45TH ST, 121 W; Frank Nahodyl—Jno Doe & Lawrence M Loeb (150)..... 65.00
176TH ST, 500 W; same—same; renewal (148) ..... 260.00
122D ST, 502-4 W; Herman B Selvin—May C Knowles & Hattie B Dinkelspiel (151) ..... 26.91
CONVENT AV, 470; same—same (152) 59.43
AMSTERDAM AV, 689; Jno Bradley—Anna McCrocker & Baas & Hyatt (147) ..... 1,015.00
CENTRAL PARK W, 448; same—same; renewal (148) ..... 300.00
MT MORRIS PARK W, 35; same—same; renewal (148) ..... 200.00
RIVERSIDE DR, 725; Stanislaus Golankie—Be Glad Constn Co & Jamestown Mantel Co (146)..... 286.63
ST NICHOLAS AV, nec 113th, 118.5x144; Otto Gordon—N Y Real Estate Security Co & McVickar-Gaillard Realty Co; renewal (148)..... 764.50
ST NICHOLAS AV, sec 114th, 131.2x118; same—same; renewal (148).... 276.00

### Bronx.

**NOV. 20.**
CLAY AV, 1331; Max Spitzberg—Jno Doe & Nathan Cohen (52) ..... 95.00
ROMBOUTS AV, 1704 to 1735; Benj Weiss—Truro Constn Co (55)..... 340.00
VALENTINE AV, ws, 210 n 183d, 100x100; Bronx Cut Stone Co—Valhalla Corpn (54) ..... 400.00
VILLA AV, es, 171.5 s Van Courtlandt av, 50x—; Muglers Iron Works—Monaco Constn Co & Jos Monaco (53) ..... 495.85

**NOV. 21.**
KELLY ST, ws, 100.4 s 165th, 25x100; Karl F Buchsbaum—Keilbert Constn Co (56) ..... 105.00
BROOK AV, 1502; Saml Baxter—Jas S S, J Wilson Bryant & J Wilson Bryant; renewal (58) ..... 125.00
GUNTHER AV, ws, 200 s Edenwald av, 25x100; Yonkers Woodworking Co, Inc—Louis Pugliese & Jno Marx (59) 240.00
VALENTINE AV, ws, 210 n 183d, 100x100; Bronx Cut Stone Co, Inc—Valhalla Corpn (57) ..... 400.00

**NOV. 23.**
KELLY ST, 1013; Morris Manacher & Jacob Zimmerman—Keilbert Constn Co; Francis X Kiel & E F Shubert (60) ..... 675.00
WESTCHESTER AV, 620 to 626; Chas & Jacob Greenberg—Eliz Wright; Fred Carl (61) ..... 54.00

**NOV. 24.**
HOLLAND AV, ws, 75 n 211th, 25x100; Robt Cerbone—Felicia Avella Quindo; Alfonso Bottino, Felicia Avella Quindo (62) ..... 300.00
S BLVD (**), ws, 200 n Barretto, 400x95; Pasqualo Adilotta et al—Baronet Realty Co; Austin Stone Works, Inc; renewal (134) ..... 85.25

**NOV. 25.**
173D ST, ns, 58.9 e Webster av, 50x95; Michl Cerussi—Simplex Impt Co (63) ..... 250.00
246TH ST, ns, — w Livingston av, —x —; Jno H Glancy— —— Sayer; T H Fraser Co (65)..... 74.42
ST ANN'S AV, 342; Michl Cerussi—Sol Schuback; Wm Murray (64)... 110.00
**Recorded in N Y County.

### Brooklyn.

**NOV. 19.**
BOERUM ST, 90; Waters Plumbers Supplies Co—Mary Cohen, David Stone & Kahn Bros..... 173.31
ATKINS AV, es, 90 s Pitkin av, 60x100; J Randazzo—Isaac Skulnick & Docket Impt Co. ..... 100.00
BELMONT AV, nwc Junius, 100x100; Carter, Black & Ayers—Bell-Junius, Inc. ..... 750.00
CHURCH AV, ns, 77.6 e Flatbush av, x—; Grosman Bros & Rosenbaum—Borough Operating Co.....10,059.76
CHURCH AV, ns, 77.6 e Flatbush av, 115x110; Dellon-Watnick Co—Borough Operating Corpn ..... 625.55
ORIENTAL BLVD, nwc Hastings, 100x100; W Niebrugge—Nellie H Vernon. ..... 545.00
RIVERDALE AV, nec Osborn, 30x100; Carter, Black & Ayers—Sigmund Koeppel, Inc. ..... 17.73

**NOV. 20**
BERGEN ST, 1131, 1137 & 1141; R Dodge, Jr—Bergen St Co ..... 716.73
DEAN ST, 1553-5; Waters Plumbers Supplies Co—Sebastian Miller & David Stone ..... 46.00
FREEMAN ST, 200-2; J Stark—Louis Raskin & Max Belinky..... 140.00
HERBERT ST, nwc Monitor, 50x125; Katz & Kanter—Jno Kroder, Harry Rubel Co & Concordier Cont Co..... 450.00
JUNIUS ST, nwc Belmont av, 100x100; Curtis Bros Lumber Co—Bell-Junius, Inc. .....2,979.30
PRESIDENT ST, nwc Albany av, 114.7x100; Colonial Mantel Co—Aldent Corpn. ..... 438.75
S 3D ST, 76; Waters Plumber Supplies Co—David Stone & Lazarus Harris. 40.59
E 13TH ST, ws, 520 s Av N, 20x100; R L Williams—J Levy..... 25.00
58TH ST, swc 20 av, 100x100; R L Williams—Up to Date Bldg Co..... 50.00
DITMAS AV, nec E 22d, 219.10x102.5; R L Williams—L Friedland..... 50.00
OCEAN AV, es, 78.7 n Foster av, 200x100; Empire City Lumber Co—Hartman Bldg Co. ..... 1,038.58
PROSPECT AV, swc Vanderbilt, 83x100; Coco Bros—Peller Amusement Co & Jos Freeman ..... 67.00
WILLIAMS AV, es, 100 n Livonia av, 200x100; Steinberg Steam Cut Stone Co—Wallan & Hoffman, Inc..... 720.00
WILLIAMS AV, es, 200 s Dumont av, 100x100; Sam Gilewitz—Wallan & Hoffman, Inc. ..... 225.00

**NOV. 21.**
KOSCIUSKO ST, 527.29; L & L Cornice Works—Ellie Arnold, Kahn Bros Inc & Saml Salaway..... 130.00
BAY 23D ST, 16; M Margulies—Regina Massoner ..... 85.00
E 34TH ST, ws, 120 s Snyder av, 80x100; A P Hogle Co—Julia & A B Nicholas ..... 235.00
EASTERN PKWAY EXTN, nws 117 sw Lincoln pl, 74.6x139; Benj Asen—Arenky Amusement Co & Ell Bee Cont Co. ..... 357.00
KNICKERBOCKER AV, ws, 60 s Himrod, —x—; M Schmelz—Saml Salz & Chas Schneider ..... 260.00
KNICKERBOCKER AV, 395-7; M Schmelz—Sola Roth & Chas Schneider. 313.00
LENOX RD, ss, 119 e E 49th, —x—; Middle Village Bldg Co—Vincent J Campisi ..... 2,450.00

**NOV. 23.**
ESSEX ST, 532; Morris Tashman—Philip Reitman ..... 58.00
VERMONT ST, es, 65 n Glenmore av, 40x106; Cohen Iron Wks Co—Fanny Mayrowitz & Jacob Klein ..... 100.00
72D ST, nec 3 av, 250x100; Antonio Primo & ano—Iba Bros, Inc, & Casper Iba .....907.22
BEVERLY RD, nec E 17th, 100x200; Clinton Wire Cloth Co—R C Church of the Holy Innocents & Cathcart & Meagher, Inc ..... 192.50
KNICKERBOCKER AV, 395 & 397; Lorenz Lengler & ano—Sola Roth & Chas Schneider .....214.70
KNICKERBOCKER AV, 416; same—Gussie & Saml Salz & Chas Schneider. 167.50

**NOV. 24.**
LINCOLN PL, swc E Pkway, —x—; A Krauss—Arenkay Amusement Co & Wolins & Brown Co & Ell Bee Cont Co ..... 550.00
PRESIDENT ST, nwc Albany av, —x—; Beaver Board Sales Co—Aldent Corpn & Percy Ansorge as pres..... 39.08
100; S Marceca—Getahome Bldg Co. 112.00
BEVERLY RD, nec E 17th, 100x172; G Ross—Roman Catholic Church of Holy Innocents & Hermanns Madden & Co & Cathcart & Meagher, Inc..... 92.45
KNICKERBOCKER AV, 416; W J Sutteres—Saml Salz & Chas Schneider.. 185.00
OCEAN PKWAY, es, 260 n Av M, 40x250; Smyth Donegan Co—Clifton Bldg Corpn, Geo T Bickford ..... 103.50

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**NOV. 21.**
No Satisfied Mechanics Liens filed this day.

**NOV. 23.**
52D ST, 79 & 81; Standard Lock Co—Philip Weeks estate et al; Oct28'14.. 75.00
134TH ST, 524 W; Gross & Herman, Inc—Chas E Jones Co et al; Aug15'14 351.25
3D AV, 1482; Peter J Ryan Bldg Co—Jas Foy et al; Oct1'14 ..... 356.00

**NOV. 24.**
45TH ST, 156 W; Triborough Marble & Tile Works—Jno Doe et al; Nov21'14 50.80
66TH ST, ss, 100 e Madison av; Heisler Roofing Co—Jackson Realty Co et al; Dec18'13 ..... 100.00

**NOV. 27.**
140TH ST, 151-9 W; J Patten Co—Simon Moore Holding Co et al; Nov 25'14 ..... 114.71

### Bronx.

**NOV. 20.**
3D AV, es, 52.8 s 153d, —x—; Apex Damp Resisting Paint Co—Harry Weaver et al; June20'14 ..... 10.00
3D AV, 2962-4; Stephen Upheil & Peter Seninger—same; June23'14... 150.00

**NOV. 21.**
UNION AV, 1232; Sam Burnstein—Gustav L Becker et al; Aug11'14..... 71.52

(Bronx Satisfied Mechanics Liens Continued.)

**NOV. 23.**
No Satisfied Mechanics' Liens filed this day.

**NOV. 24.**
No Satisfied Mechanic's Liens filed this day.

**NOV. 25.**
CHISHOLM ST, 1326 (**), Henry Ahr's Sons Iron Works—Hannah Sweeney (Trst) et al; Jan5'14 ..... 195.00
SAME PROP (**); H E Astheimer Co, Inc—same; Jan12'14 ..... 75.00
**Recorded in N. Y. County.

## Brooklyn.

**NOV. 19.**
LINCOLN PL, ss & nws Eastern Pkway Extension, 138.8 on Lincoln pl & 117 on Eastern Pkway Extension; Oscar W Hamilton—Ell Bee Contracting Co, Wolins & Brown Co & Arkenkay Amusement Co; Oct23'14 ..... 366.25
POWELL ST, es, 100 s Newport av, 6x100; Max Futurnick & ano—Isaac Goldstick; Oct13'14 ..... 126.88
SAME PROP; Louis Friedland same; Nov2'14 ..... 130.00
[2]STERLING PL, ns, 177 w Saratoga av, 150x ; Sun Fireproof Sash & Door Co—Commonwealth Impt Corpn; Aug20'14 ..... 75.00
UNION ST, sec Rogers av, 87.9x100.4; Hyman S Sulsky—Union & Rogers Co Inc; Aug12'14 ..... 275.00
N 1ST ST, 141-5; Levin, Kronenberg & Co Dora & Hyman Shapiro & Israel Max; Sept8'14 ..... 194.60
EASTERN PKWAY, ss, 120 e Franklin av, 100x134; Solomon Rosenberg—Wilson & Braman & Jos Lamberti; Oct1'14 ..... 49.00
RIVERDALE AV, nec Osborn, 30x100; Turner Contracting & Impt Co—Zigmund Koeppel, Inc; Nov17'14 ..... 239.00

**NOV. 20.**
CARROLL ST, 780; Frank T Thompson—Frank D Canavello & wife; Mar 25'14 ..... 117.55
[2]FREEMAN ST, ss, 250 w Oakland, 50x100; Raphael Preta—Louis Raskin & I Blinky; Nov10'14 ..... 425.00
LINCOLN PL, sec Washington av, 91.3x120.3x irreg; Salster & Weinsier—Herbert Amusement Co & Michl Meyerowitz; Oct13'14 ..... 259.50
62D ST, ns, 80 w 3 av, 200x100; Danziger Painting Co Boyd Realty Co; Sept18'14 ..... 685.00
62D ST, ns, 80 w 3 av, 145x100; same—same & Saml Adams Realty Development Co; Sept2'14 ..... 685.00

**NOV. 21.**
HENRY ST, swc Pineapple, —x—; Pelham Operating Co—Wm Tumbridge, Tumbridge Realty Co & Radley Steel Constn Co; Jan27'14 ..... 146.30
SCHENCK AV, 573; Aaron Klinofsky—Fanny & Max Liner & Morris Kotler; Nov17'14 ..... 32.00
20TH AV, es, 120 s Benson av, 72x100; Thos J Sinnott—Walter E Parfitt; Sept10'14 ..... 480.00

**NOV. 23.**
PACIFIC ST, 250; Elias Rothstein—250 Pacific St Co & Harry Brown; Oct15'14 ..... 110.00
STERLING PL, ns, 100 w Saratoga av, 178.1x143.2xirreg; Canadian Bldg Material Corpn—Commonwealth Impt Co, Inc; Popkin & Hyman Meyersohn; Aug14'14 ..... 268.55
6TH ST, ns, 317.10 e 8 av, 30x100; Parshelsky Bros I C S Realty Co; Nov19'14 ..... 300.00
SAME PROP; Parshelsky Bros—same; Nov13'14 ..... 534.50
SAME PROP; same—same & Ike Seid; Nov11'14 ..... 534.50
BAY 23D ST, nws 106.10 sw Bath av, 61.1x150.3x58.6x162; Edwin F Hurlbert Bay 23d St Constn Co; Nov 9'14 ..... 46.90
E 23D ST, ws, 400 s Av M, 40x100; E 23D ST, es, 300 s Av M, 40x100; Ross & Snyder, Inc Wm H Sawkins, Inc & Wm H Sawkins; Nov17'14.... 494.00
39TH ST, ns, 320 w 13 av, 40x100; Louis Sorkin & ano—G C Bldg Corpn; Nov 16'14 ..... 185.00
HIGHLAND BLVD, swc Miller av, 20x200; Jos E Steffens—Anna S Mayer; Dec1'13 ..... 317.58

**NOV. 24.**
DEAN ST, sec Rogers av, —x—; Spencer Heater Co—Unity Club of Bklyn & Jno S Scollay; Sept8'14 ..... 1,842.00
GRAND ST, 765; North Side Hoisting Co Thrall Constn Co & Julius & Henry Muller; Sept17'14 ..... 517.40
N 6TH ST, 100; Barnet Weinstein—Swift & Co & Midtown Contract Co; Aug29'14 ..... 550.00
ATKINS AV, sws, 260 S nw Hegeman av, 20x100; Jos Punia & ano—Peter Prusaitis; Oct29'13 ..... 909.50
E N Y AV, 1501; Saml Glazer & ano—David Lewis; Nov18'14 ..... 2,042.65

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**NOV. 19.**
No Attachments filed this day.

**NOV. 20.**
CRUSE, Jas J; Stephen Kookich; $1,047.40; J E Roeser.
PATHE FRERES (a N J corpn); Helen F Gobey; $14,301; Horkhrimrt & Cohen.
VALLEY BANK OF PHOENIX, Ariz; Thos G Wynne; $4,400; Breed, Abbott & Morgan.

**NOV. 21.**
COATES, Gerald A; Durell I Turtle; $6,268.89; Rollins & Rollins.
McCORD, Ira L; Surplus Assets Co; $10,611.36; Rollins & Rollins.

**NOV. 23.**
CAMPBELL, Mrs Patk; Frank H Wright; $1,126.64; Butler, Brown, Wyckoff & Campbell.

**NOV. 24 & 25.**
No Attachments filed these days.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

NOV. 20, 21, 23, 24 & 25.

Academy of Music & New England Theatres Co. 14th st & Irving pl..M P Moller. Organ. ..... 5,700.00
Broadway Varieties Co & Nemo Theatre. Broadway, 2834, sec 110th st.. M P Moller. Organ ..... 3,500.00
Cohen, Elias A. Wooster st, 73-75.. Automatic Sprinkler Co. Sprinklers, &c. ..... 4,200.00
Cuffari, Luigi. 36th st, 48 W..E Esposito. Barber Fix. ..... 364.00
De Lucia Fiore L. Westchester av, 555 Harriet E Gerken. Fixtures....(R) 1,500.00
Hammerstein, Oscar. Lexington av, 571 Lexington Av Opera House. ..M P Moller, Organ ..... 10,000.00
Nik Cost & Arris Kefas, 18th st, 246 W..E Esposito. Barber Fix..... 200.00
Ritz Realty Co & Robt M Catts. 46th st, 14 E..Robt Findlay Mfg Co. Fixtures. ..... 227.50
Rosenberg, Walter & Jerome, & Savoy Theatre. 34th st, 112 W & 33d st, 111 W..M P Moller. Organ. ..... 5,000.00
Solomon, Nathan C, 72d st, 42 W..Centrifugal Pump Co. Pumps..... 156.75
Same. 72d st, 118 W..same. Pumps.. 156.75
Same. 73d st, 126 W..same. Pumps.. 156.75
Wald, Joseph & Hotel Madison. 27th st, 21 E..Centrifugal Pump Co. Pumps 175.00

### Bronx.

**NOV. 20, 21, 23, 24 & 25.**
Crotona Parkway Amusement Corpn. Crotona pkway & Elsmere pl, —x—.. M P Moller. Organ ..... 1,900.00
Mitchell-McDermott Constn Co. 176th st, ss, 100 w Clinton av, —x—.. Hudson Refrigerator Co. Refrigerators.. 193.75
Nista Constn Co. Crotona av, nec 187th, —x—..Hudson Refrigerator Co. Mantels. ..... 560.00
Photo-Play Theatres Co of N Y. 161st st & Westchester av..M P Moller. Organ. ..... 3,000.00

### Brooklyn.

**NOV. 19, 20, 21, 23 & 24.**
Commercial Realty Co. 133 17th st.. Popkin Gas Fix Co. Gas Fix..... 65.00
Daniel Bldg Co. Jerome & Belmont avs ..New Century Gas & Elec Fix Co. Gas Fix. ..... 120.00
H M B Bldg Co. Livonia av, nr Douglas st..Oliver C Horton.....(R) 695.00
Felgenhauer, Frank J Co, Richardson st, nr Leonard st..Staines, Bunn & Tabar Co. Gas Fix..... 337.00
Foster Impt Co. E 2d st, nr Av J.. Colonial Mantel & Refrigerator Co. Consols. ..... 87.00
Lashinsky, Solomon. Dean st, nr Troy av..Isaac A Sheppard & Co.....(R) 1,000.00
Lirock, Inc, Rockaway av nr Livonia av..Eastern Mantel Co. Mantels.... 644.00
Rzesewicz, Deonizy. 1170 66th st.. Harry Kressh. Plumbing..... 185.00
Strongin & Friedland. 50th st, nr 6 av ..Isaac A Sheppard Co. Ranges, &c.. 864.00
Weisinger, Chas. 894-8 Sutter av.. Bklyn Gas Fix Co. Gas Fix..... 100.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**NOV. 27.**
PARK AV, es, 25.2 s 82d, 77x100; Metropolitan Life Ins Co loans Esthold Realty Co, Inc, to erect a 12-sty apartment; 12 payments. .....325,000.00
PARK AV, sec 92d, 116x150; same loans same to erect 12-sty apartment; 12 payments .....725,000.00

## ORDERS.

### Brooklyn.

**NOV. 19.**
6TH ST, ns, 317.10 e 8 av, 30x100; I C S Realty Co on Lawyers Mtg Co to pay Parshelsky Bros, Inc..... 300.00

# DEPARTMENTAL RULINGS.

**Old-Style Motor Starters Prohibited.**

Commissioner William Williams of the Department of Water Supply, Gas and Electricity, New York City, announces that on and after January 1, 1915, small-motor starting devices, more particularly those used in connection with commercial sewing machines, will be prohibited, unless they are of types which have been approved by the departments since July 1, 1914.

It has been proved that a number of fires have resulted from the use of the old-style starting boxes, and their elimination will be beneficial.

## BOARD OF EXAMINERS.

(Note.—Appeal No. 158 of 1914, new buildings, is addenda to Report appearing in Record and Guide of October 24.—Ed.)

APPEAL 158 of 1914, New Building 5656 of 1914, premises 263-265 Chauncey street, Brooklyn, Shampan & Shampan, appellants.
Walls, fore and aft partitions. Sec. 31.
APPROVED on the following conditions:
First: That the corridors in the cellar under fireproof floor construction shall be separated from the rest of the cellar space by means either of brick walls at least eight inches thick or self-closing fireproof doors.
Second: That all girders and columns supporting floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 178 of 1914, New Building 5911 of 1914, premises 572-574 39th street, Brooklyn, Maxwell A. Cantor, appellant.
Walls, fore and aft partitions. Sec. 31.
APPROVED on the following CONDITIONS:
First: That the space in the cellar under fireproof floor construction be separated from the balance of the cellar space by unpierced brick walls, or brick walls with openings protected with self-closing fireproof doors.
Second: That all girders and columns supporting the floor construction be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 179 of 1914, New Building 6131 of 1914, premises 472 Williams avenue, Brooklyn, S. Millman & Son, appellant.
Walls, fore and aft. Sec. 31.
Dismissed (papers irregular).

APPEAL 180 of 1914, Alteration 5623 of 1914, 2157 Bergen street, Brooklyn, S. Millman & Son, appellant.
Additional story frame structure. Sec. 142.
APPROVED.

APPEAL 181 of 1914, Alteration 3124 of 1914, 712 Fifth avenue, Manhattan, Albert Gottlieb, appellant.
Skylights.
APPROVED.

APPEAL 182 of 1914, New Building 5981 of 1914, 1320 DeKalb avenue, Brooklyn, W. T. McCarthy, appellant.
Walls, fore and aft partitions. Sec. 31.
APPROVED ON CONDITION
First: That an unpierced brick wall at least eight inches thick be built at the point marked "A" (instead of the brick wall marked "B") on the plan of the upper floors, extending from the second floor to the under side of the roof-boards.
Second: That all girders and columns supporting floor beams and walls or partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.
Third: That the space in the cellar under fireproof floor construction be separated from other cellar space by unpierced brick walls at least eight inches thick, or having the openings therein protected by self-closing fireproof doors.
Fourth: That that portion of the second floor between wall "A" and the brick wall of the first story vestibule and stairhall shall be of fireproof construction.

APPEAL 183 of 1914, New Building 6131 of 1914, 472 Williams avenue, Brooklyn, S. Millman & Son, appellants.
Walls, Sec. 31.
APPROVED ON CONDITION
First: That all columns and girders supporting floors, walls and partitions shall be fireproofed in accordance with the regulations of the Bureau of Buildings.
Second: That self-closing fireproof door be provided for opening marked "A" on cellar plan.

APPEAL 184 of 1914, New Building 6343 of 1914, premises 573 Elmore place, Brooklyn, Shampan & Shampan, appellants.
Walls, fore and aft partitions. Sec. 31.
APPROVED ON CONDITION
First: That an unpierced brick wall at least eight inches thick be built at the point marked "A" in the floor plan, extending from the cellar floor to the under side of the roof-boards.
Second: That all girders and columns supporting walls, floors and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 185 of 1914, New Building 6304 of 1914, 5558 12th avenue, Brooklyn, Arthur G. Carlson, appellant.
Walls, fore and aft partitions. Sec. 31.
APPROVED ON CONDITION, first, that a brick wall at least eight inches thick be built at the point marked "A," extending from the cellar floor to the under side of the roof-boards. This wall shall be unpierced except at point marked "B" in the first story; where self-closing fireproof door shall be provided.
Second: That all girders and columns supporting walls and partitions shall be fireproofed in accordance with the regulations of the Bureau of Buildings.
Third: That that portion of the second floor between wall "A" and the wall of the entrance hall shall be of fireproof construction.
Fourth: That the opening in the brick wall in cellar marked "C" shall be provided with self-closing fireproof door.

APPEAL 186 of 1914, New Building 5964 of 1914, premises northwest corner Avenue J and East 15th street, Brooklyn, A. White Pierce, appellant.
Walls, fore and aft partitions. Sec. 31.
APPROVED ON CONDITION, first, that an unpierced brick wall at least eight inches thick be built at the point marked "A," extending from the second floor to the under side of the roof-boards.
Second: That that portion of the second floor extending from the partition marked "A" to wall marked "B" on first story plan be of fireproof construction.
Third: That self-closing fireproof doors be provided in cellar at openings marked "C."
Fourth: That all columns and girders supporting floors, walls and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 187 of 1914, Alteration 438 of 1914, east side Bronx street, 357.90 feet north of 177th street, The Bronx, Henry Nordheim, appellant.
Frame extension. Sec. 2. Fire Limit Ordinance.
APPROVED.
APPEAL 188 of 1914, New Building 103 of 1914, premises northeast corner Fifth avenue and 41st street, Manhattan, Townsend, Steinle & Haskell, appellants.
Exits, fire walls. Sec. 75. (Rogers-Peet Building.)
APPROVED ON CONDITION that a fireproof partition, the openings therein equipped with self-closing fireproof doors, be provided in each story above the second, furnishing a space which may be used as a horizontal exit, the space on each side of said fireproof partition being served by at least one of the exit stairways shown on plans.

APPEAL 189 of 1914, New Building 274 of 1914, premises 1 to 11 Central Park West, West 61st street and Broadway, Manhattan, James C. Green, appellant.
Walls, skeleton. Sec. 36. (Hearst Building.)
APPROVED.
APPEAL 190 of 1914, New Building 6322 of 1914, 101 Stockholm street, Brooklyn, W. T. McCarthy, appellant.
Walls, fore and aft partitions. Sec. 31.
APPROVED on the following CONDITIONS:
First: That a brick wall be built at the point marked "A" at least eight inches thick, unpierced, except in the first story at the point marked "C," where a self-closing fireproof door shall be provided in the wall extending from the cellar floor to the under side of the second floor; and a brick wall at the point marked "B" on the plan of the upper floors at least eight inches thick, unpierced, extending from the second floor to the under side of the roof-boards.
Second: That that portion of the second floor extending from the dotted line marked "E" to the stairhall shall be of fireproof construction.
Third: That openings in the cellar wall marked "D" be either built up with brick not less than eight inches thick or provided with self-closing fireproof doors.
Fourth: That all girders and columns supporting floors, partitions and walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 191 of 1914, New Building 6323 of 1914, 1308-1316 DeKalb avenue, Brooklyn, W. T. McCarthy, appellant.
Walls, fore and aft partitions. Sec. 31.
APPROVED, subject to the same conditions which were imposed in Appeals 161 and 162 of 1914.

APPEAL 192 of 1914, New Building 6324 of 1914, premises 1304 DeKalb avenue, Brooklyn, W. T. McCarthy, appellant.
Walls, fore and aft partitions. Sec. 31.
APPROVED, subject to the same conditions which were imposed in Appeals 161 and 162 of 1914.

APPEAL 193 of 1914, New Building 6448 of 1914, 238 Linden street, Brooklyn, W. T. McCarthy, appellant.
Walls, fore and aft partitions. Sec. 31.
APPROVED on the following CONDITIONS:
First: That all girders and columns supporting floors, walls and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.
Second: That openings in cellar wall marked "A" be either built up with brick not less than eight inches thick, or provided with self-closing fireproof doors.

APPEAL 194 of 1914, New Building 6378 of 1914, premises 282-284 South 3d street, Brooklyn, Benj. Cohn, appellant.
Walls, Section 31.
APPROVED on the following CONDITIONS:
First: That self-closing fireproof doors be provided at the points marked "A" in the cellar.
Second: That all columns and girders supporting floors, partitions and walls shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 195 of 1914, New Building 6286 of 1914, premises, 2203 Ditmas avenue, Brooklyn, Benj. Cohn, appellant.
Walls, Section 31.
APPROVED on the following CONDITIONS:
First: That all girders and columns supporting floors, partitions and walls be fireproofed in accordance with the regulations of the Bureau of Buildings.
Second: That all openings in cellar wall marked "A" be built up with brick not less than eight inches thick or provided with self-closing fireproof doors.

APPEAL 196 of 1914, New Building 6287 of 1914, premises 2211-2217 East 22d st, Brooklyn, Benj. Cohn, appellant.
Walls, Section 31.
APPROVED on the following CONDITIONS:
First: That all girders and columns supporting floors, partitions and walls be fireproofed in accordance with the regulations of the Bureau of Buildings.
Second: That all openings in cellar wall marked "A" be built up with brick not less than eight inches thick or provided with self-closing fireproof doors.

APPEAL 197 of 1914, New Building 6311 of 1914, premises 249 Pacific street, Brooklyn, Benj. Cohn, appellant.
Walls, Section 31.
APPROVED ON CONDITION that all girders and columns supporting floors, walls and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 198 of 1914, New Building 5400 of 1914, premises 267-269 Clifton place, Brooklyn, Harry Dorf, appellant.
Walls, Section 31.
APPROVED on the following CONDITIONS:
First: That a self-closing fireproof door be provided at the point marked "A" on the cellar floor plan, and that an unpierced brick wall at least eight inches thick be built at the point marked "B," extending from the cellar floor to the underside of the first floor.
Second: That all girders and columns supporting floors, walls and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 199 of 1914, Alteration 2859 of 1914, premises 6 West 52d street, Manhattan, Warren & Wetmore, appellants.
Walls, dwelling. Section 31.
APPROVED ON CONDITION that the wall is found by the Bureau of Buildings of sufficient strength to carry the additional load to be imposed.

APPEAL 200 of 1914, New Building 6413 of 1914, premises 490 Delamere place, Brooklyn, Shampan & Shampan, appellants.
Walls, Section 31.
APPROVED on the following CONDITIONS:
First: That an unpierced brick wall at least eight inches thick be built at the point marked "A" in the first floor plan, extending from the cellar floor to the underside of the roof-boards.
Second: That all girders and columns supporting walls, floors and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 201 of 1914, New Building 315 of 1914, premises 310-320 West 86th street, Manhattan, Edgar J. Moeller, appellant.
Walls, twelve-inch. Section 36.
APPROVED ON CONDITION that the walls marked "A" on the cellar floor plan be made twenty inches (20") thick.

APPEAL 202 of 1914, New Building 342 of 1914, premises northwest corner Vanderbilt avenue and 44th street, Manhattan, James Gamble Rogers, appellant.
Parquet flooring in two rooms. Section 105.
APPROVED

APPEAL 203 of 1914, Alteration 6537 of 1914, premises 163 Barbey street, Brooklyn, Chas. Infanger & Son, appellants.
Frame extension. Section 142.
APPROVED.

APPEAL 204 of 1914, Alteration 6406 of 1914, premises 910 Manhattan avenue, Brooklyn, Farber & Markwitz, appellants.
Picture-theater and dance hall.
DISAPPROVED.

APPEAL 205 of 1914, New Building 321 of 1914, premises 1153-1159 Park avenue, Manhattan, Robt. T. Lyons, appellant.
Basement entrance; walls. Section 105. 36.
APPROVED.

APPEAL 206 of 1914, New Building 6820 of 1914, premises 349 Classon avenue, Brooklyn, Shampan & Shampan, appellants.
Walls, fore and aft partitions. Section 31.
Dismissed (papers irregular).

APPEAL 207 of 1914, New Building 6294 of 1914, premises southwest corner Railroad avenue and 32nd street, Coney Island, Geo. H Suess, appellant.
Frame bungalows.
Dismissed (papers irregular).

APPEAL 208 of 1914, Alteration 496 of 1914, premises northeast corner 187th street and Belmont avenue, The Bronx, M. W. Del Gaudio, appellant.
Area of lot covered. Section 8.
APPROVED ON CONDITION that the extension be no higher than the present first story.

APPEAL 209 of 1914, Alteration 3353 of 1914, premises southwest corner Chrystie and East Houston street, Louis A. Sheinart, appellant.
New doors, connecting theater with office building. Section 109.
DISAPPROVED.

APPEAL 210 of 1914, New Building 327 of 1914, northwest corner Madison avenue and 44th street, Manhattan, La Farge & Morris, appellants.
Walls. Section 36. Also 105.
APPROVED ON CONDITION that the basement walls (excepting in the boiler-room) be made not less than twenty inches thick, and that the first story walls be made not less than sixteen inches thick.

APPEAL 211 of 1914, Alteration 3696 of 1914, premises 5-7-9 West 37th street, Manhattan, Neville & Bagge, appellants.
Pent house.
Withdrawn by appellant.

APPEAL 212 of 1914, New Building 6674 of 1914, premises 4712 Fourteenth avenue, Brooklyn, Lorenz F. J. Weiher, appellant.
Frame garage. Section 142.
APPROVED ON CONDITION that the exterior walls be constructed of brick or hollow tile, not less than eight inches thick, and that the roof be covered with non-combustible material.

APPEAL 213 of 1914, New Building 6675 of 1914, premises 4712 Fourteenth avenue, Brooklyn, Lorenz F. J. Weiher, appellant.
Frame dwelling. Section 142.
APPROVED.

APPEAL 214 of 1914, New Building 320 of 1914, premises northwest corner 62nd street and Park avenue, Manhattan, Delano & Aldrich, appellants.
Walls (steel and terra cotta). New Colony Club.
Withdrawn by appellants.

APPEAL 215 of 1914, New Building 6294 of 1914, premises southwest corner Railroad avenue and 32nd street, Coney Island, Geo. H. Suess, appellant.
Frame bungalows, in Fire Limits.
DISAPPROVED.

APPEAL 216 of 1914, New Building 499 of 1914, premises 609 East 187th street, The Bronx, M. W. Del Gaudio, appellant.

APPEAL 217 of 1914, New Building 500 of 1914, premises 2462 Arthur avenue, The Bronx, M. W. Del Gaudio, appellant.

Appeals 216 and 217 WITHDRAWN by the appellant.

APPEAL 218 of 1914, New Building 346 of 1914, premises southeast corner Park avenue and 61st street, Manhattan, Schwartz & Gross, appellants.
Basement entrance, section 105.
APPROVED ON CONDITION that the height of the building, measured from the curb level at the center of the front of the building to the top of the highest point of the roof beams, shall not exceed 150 feet.

APPEAL 219 of 1914, New Building 2824 of 1914, premises east side Eleventh avenue 180 feet south of Grand avenue, Astoria, Queens, Ernest Mathews, appellant.
Frame construction in Fire Limits.
APPROVED.

## BUREAU OF FIRE PREVENTION, Municipal Building.
## ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms.

Week ending Nov. 21.

### MANHATTAN ORDERS SERVED.
*Named Streets.*

Allen st, 174—Blima Wittal.....DR-W
Attorney st, 43—Louis Levison.....DR-W
Baxter st, 118-22—Emil Hamburger et al.W-DR
Baxter st, 125-7—Lorence Realty Co.....W-DR
Bayard st, 21—Pauline A Wagner.....DR-W
Bayard st, 68—Jacob Rosenberg & Son..DR-W
Bedford st, 7-9—Edith Kane.....DR
Beekman st, 81—Effie P. Bartlett.....C
Bleecker st, 27-31—Frank A. Moore.....DR
Bleecker st, 53-7—Acorn Mfg Co.....DR
Broome st, 344-46—Christianna S. Wylie....C
Delancey st, 136—Sarah Crozcky.....L
Dock, Canal & N R—Dept Docks.....G-H-D-SS
East Houston st, 13—Benj Rosenbaum.....C
Elizabeth st, 46-50—Chas Culden.....G
Fulton st, 82-4—Daniel E Seybel.....C
Goerck st, 9-11—Louis F Dommerich.....W
Goerck st, 9-11—Cofree Realty Co.....DR-W
Goerck st, 22-24—Sam'l Rauch.....W-DR
Goerck st, 34—Louis B. Hasbrouck.....DR-W
Goerck st, 35—Hyman Rosenblum est..W-DR
Goerck st, 71-3—Wyler Constn Co.....W-DR
Goerck st, 79—321 Rivington St Corpn..W-DR
Goerck st, 144—Therese Weil.....DR-W
Gold st, 29-31—Chas S Platt.....W-DR
Gold st, 40-2—Josephine L Doolittle et al.W-DR
Gold st, 46—Eberhard Volk.....W-DR
Grand st, 78—Fred Kursheidt Est.....W-DR
Grand st, 135—Elbridge T Gerry.....W
Grand st, 142-44—Thos D Hogg Est.....W-DR
Grand st, 154-56—Wm F Christie.....DR-W
Grand st, 173-75—Louis Eisenberg.....W-DR
Grand st, 281—Mile Lapidos & Shulman..G-DR
Grand st, 281—Jacob H Schiff et al....W-DR-C
Grand st, 281—Abramson & Fienberg.....DR
Grand st, 281 Davis Levy.....G-DR
Grand st, 281—Nathan Schwartzberg.....DR
Grand st, 281—Mattman & Rapaport.....G-DR
Grand st, 281—Barnett Berger.....DR-C-G
Grand st, 281—Isaac Davis.....DR
Grand st, 281—Morris Ferry.....DR
Grand st, 281—Wolf Schwartz & Sons....DR-G
Grand st, 281—Abr Labachnik.....DR
Grand st, 313—Est of John D Wendel....W-DR
Grand st, 345-47—Nathan Abrams.....DR-W
Grand st, 504—R Hoe & Co.....DR-W
Grand st, 570-2—Samuel Hyman.....W
Grand st, 570-2—Sundal Hyman.....DR
Grand st, 589-99—A Goldberg, Inc.....DR-W
Great Jones st, 25—Anna S De Selding..W-DR
Great Jones st, 34—Eliz Chesbrough.....DR-W
Great Jones st, 46—Etagloc Holding Co..W-DR
Greene st, 57-9—Veit Son & Co.....DR
Greene st, 57-9—Ault & Wiborg Co of N Y..DR
Greene st, 57-9—Leo Schlesinger.....DR
Greene st, 91—Ray W Sunderlson.....DR-W
Greene st, 96—Lefferts Streibeigh et al..DR-W
Greene st, 100—Susan K Wright.....DR-W
Greene st, 137—Eugene Pechin.....W-DR
Greene st, 200½-02—Harry Tarnower.....G
Greene st, 200½-02—Abr Benerofe & Co....G
Greene st, 200½-02—Regent Hat Co.....G
Greene st, 225—Knoll & Bregman Skirt Co..G
Greene st, 225—Abr Mandel.....G
Greenwich st, 812—Victor Typewriter Co..DR
Greenwich st, 812—Jno W Ferguson.....DR-W
Howard st, 27—Solomon J Jacobs.....W-DR
Howard st, 30—Est Peter Lorillard.....W-DR
Hudson st, 111-113—Irving Savgs Institute. W-DR
Hudson st, 117-19—Est John Cartree.....C
Hudson st, 582-4—Jno Bradley Est.....W
Hudson st, 670-76—Helen R R Robinson.W-DR
Irving pl, 67-9—Chas Hirschhorn.....W-DR
Jacob st, 1-3—U S Leather Co.....C
Jefferson st, 80—Morris Azwolinsky.....W-DR
King st, 132-8—Wm S Pyle et al.....W-DR
Lafayette st, 49—Alfred P Gardiner.....DR-W
Lafayette st, 129-35—Medway Realty Co.DR-W
Lafayette st, 132-38—Amer Brass & Copper Co. .....W-DR
Lafayette st, 153-55—John A Weeks et al.W-DR
Lafayette st, 173-75—Wm F Christie....W-DR
Lafayette st, 180—Fredk C Woeher.....W-DR
Lafayette st, 182—Richard H Deeves.....W-DR
Lafayette st, 282—Herman W Hoops et al.DR-W
Lafayette st, 325-31—Anna R Morris.....DR-W
Lafayette st, 393-97—Roswell Smith Est..W-DR
Lafayette st, 417—John W Condit Est,..W-DR
Lafayette st, 432-34—Laura Delano Est..W-DR
Laight st, 3-5—John Partheymuller.....C-G
Leonard st, 48—Bates Bros Real Estate Co. W-DR
Leonard st, 75-77—Simon Liebovitz.....W-DR
Leonard st, 88—Elizabeth C Bentinck....W-DR
Leonard st, 109-15—Jaffray Realty Co....W-DR
Leonard st, 155-57—Simmons Rlty & Cons Co. W-DR
Lewis st, 56-58—Conrad R Schmitt.....W-DR
Lispenard st, 42—David Strauss.....DR-W

Department Rulings (Continued).

Lispenard st, 45-51—Tina D Delehanty..W-DR
Lispenard st, 50—J Aden Townsend.....W-DR
Lispenard st, 60-2—Lillius Grace et al...DR-W
Lispenard st, 181—Jacob L Karp.....W-W
Mercer st, 28½—Henrietta Rawitser.....DR-W
Mercer st, 10—Julius Myer.....W-DR
Mangin st, 29—Graham Siegel Co.....W-DR
Mercer st, 73-75—Rothstein, Inc.....W-DR
Mercer st, 103—Amelia F D Childs Co....DR-W
Mercer st, 113—Anne B C Hillis.....W-DR
Mercer st, 115—Annie B C Hillis.....W-DR
Mercer st, 117-19—Elise S Chalmers...DR-W
Mercer st 133—Central Trust Co.....DR-W
Mercer st, 149—Louise E Monnat.....W-DR
Mercer st, 151—Morris Feigel et al.....W-DR
Mercer st, 153—Ida B Cook.....W-DR
Mercer st, 169—Wm Rothschild.....DR-W
Mercer st, 171—James A Gilmour.....W-DR
Mercer st, 231—Isidor Reis.....W-DR
Mercer st, 233—Est Chas F Hitchings...W-DR
Mercer st, 235-119th St Holding Co....DR-W
Monroe st, 68-2 Henrietta A DeLong..W-DR
Mulberry st, 133-37—Brian C Hughes et al. W-DR
Mulberry st, 301—Cornelia Storrs Est....W-DR
New Chambers st, 24-34—Martin T Garvey. W-DR
New Chambers st, 46-48—Lanz Photo Engraving Co .....DR
New Chambers st, 46-48—Chas Eneu Johnson Co .....DR
New Chambers st, 46-48—Henry J Weber.DR-W
New Chambers st, 46-48—Poor's Railroad Manual Co. .....DR
New Chambers st, 46-48—Neff & Walz.....DR
New Chambers st, 46-48—General Engraving Co .....DR
New Chambers st, 46-48—Howard O Bullard. DR
New Chambers st, 46-48—Julius J Van Horne. DR
N Moore st, 38-40—Pettit & Reed.....DR-W
Orchard st, 17—Jacob Bernstein.....W-DR
Orchard st, 17—Pincus Kleinmetz.....L-C
Pearl st, 64—Gilbert C Halstead.....W-DR
Pearl st, 73—Elbridge T Gerry.....W-DR
Pearl st, 78—Henry Brewer.....W-DR
Pearl st, 221—Euler & Robeson Co.....W-DR
Pearl st, 409-15—Sam'l W Bowne.....W-DR
Pearl st, 410-12—Henry J Weber.....DR-W
Pearl st, 438—Frances E Woodbury.....W-DR
Pearl st, 441-47—Patterson Press.....G-C
Pearl st, 441-47—Thomas Russell & Son.C-A-G
Pearl st, 441-47—Fitz, Dana & Brown.....A
Pearl st, 441-47—Eraske & Co.....G-C-A
Pearl st, 441-47—Corlies, Macey Co.....G-A-C
Pearl st, 478—Thos R Jackson Est.....W-DR
Pearl st, 479—Benedetto Repetti.....W-DR
Pearl st, 497-503—Harry C Hallenbeck..W-DR
Pearl st, 541-47—Jenny Faber.....W-DR
Pelham st, 5—Harry Haltzberg.....DR-W
Pier 43, East River—Dept Docks & Ferries. G-H-D-SS
Pier 51, bet Stanton & Rivington sts, E R—Dept Dock .....G-H-D-SS
Pier 96, N R—Dept Docks & Ferries....H-D-SS
Pike st, 45—Michael Betreder.....C
Pike st, 45—Jacob Rosen & Son.....C
Pike st, 71-73—Wilhelmina B C Blatchford, et al .....W-DR
Prince st, 65—Solash & Tetensky.....C-G
Prince st, 65—Michael J Mahoney.....C
Prince st, 90—John S Hawley.....W-DR
Prince st, 100—Emerald Realty Co.....DR-W
Prince st, 101—Chas Lane.....DR-W
Prince st, 109-11—Helene McSmith.....DR-W
Prince st, 116—Francois Mermond.....DR-W
Prince st, 123—Brentmore Realty Co....DR-W
Prince st, 130-132—Wm H White.....DR-W
Prince st, 136—Saul Deichess et al.....W-DR
Prince st, 138-42—Sundel Hyman.....DR-W
P. S. 92, 11 and 95—Board of Education.....C
Reade st, 8-12—Max E Butler et al.....W-DR
Reade st, 16-18—Josephine Pfender.....W-DR
Reade st, 22-26—Paul E Vernon.....DR-W
Reade st, 28—John R Suydam et al.....DR-W
Bridge st, 89—Lazarus Levy.....W-DR
South st, 261-62—Lawrence Witsel et al..W-DR
Stanton st, 61-65—Max D Steuer.....DR-W
Stanton st, 80—Max Kimmerling.....F
Suffolk st, 155—Abr Steeman.....DR
Suffolk st, 155—Jonas Cohen.....E-DR
University pl, 13-19—Saml Rosenberg & Son.G
University pl, 13-19—Jerome Peavy.....G
University pl, 81-95—Sevilla Heineman..W-DR
Washington pl, 18-22—Samuel L Goldenberg, DR-W
Water st, 449-51—J S & D L Reardon....W-DR
Waverly pl, 10—Lizzie Goerlitz et al....W-DR
West st, 419—Josephine A Budke.....B
West Houston st, 57-61—Bernhard Trosky, DR-W
Willett st, 25—Abr Beekawitz & Carl Boello..C
Willett st, 25—Jacob Delman.....C
Willett st, 25—Meyer Boltman.....C
Willett st, 25—Henry C Reed.....W-DR
Willett st, 48—David Baum.....DR-W
William st, 251—J M Horton Ice Cream Co.DR
William st, 251—Est Joseph A Cozzino...DR-W
William st, 251—The Kulkoff Co.....DR
William st, 251—Empire City Electrotype Co, DR
William st, 251—Manhattan Photo Engraving Co .....DR
Wooster st, 46-50—Max Blitzer.....DR
Wooster st, 46-50—Newman H Borenstein..DR
Wooster st, 46-50—Leopold Gans.....DR
Wooster st, 46-50—Erhardt A Matthiessen..W
Wooster st, 64-8—Greene St Realty Co..DR-W
Wooster st, 64-8—Ault & Wiborg Co.....DR
Wooster st, 64-8—Leo Schlesinger & Co....DR
Wooster st, 135—Isaac Feigel et al.....DR-W
Wooster st, 141-45—Chisholm Realty Co.DR-W
Wooster st, 174—Henry Kaufman.....C
Wooster st, 176-8—Chas Devoe et al.....SS
Wooster st, 207-09½—Charles Schwartz..DR-W

*Numbered Streets.*

3d st, 17 W—Patrick Gallagher.....DR-W
3d st, 33 W—Harry H Herche.....DR-W
3d st, 36 W—Eliz Chesebrough.....DR-W
3d st, 47 W—Jacques Millot.....DR-W
3d st, 54 E W—Henry Phillips.....W-DR
3d st, 55 E—Society Music School.....W-DR
4th st, 5-11 W—David L Newborg.....DR-W
4th st, 37 W—Caplain & Goldman.....DR
4th st, 37 W—Deiter Bros .....DR
4th st, 37 W—Deitrich & Co.....DR
4th st, 37 W—Richard Siegelbaum.....DR
4th st, 37 W—Adele Guenthal Estate....W-DR
10th st, 89 E—Galchinsky Bros.....C-G
12th st, 16-20 E—The Bell Butler Co.....DR
12th st, 16-20 E—E Paully & Co.....DR
12th st, 16-20 E—The Glassburg Clo Co....DR
12th st, 16-20 E—Saml A Freedman.....DR
12th st, 16-20 E—Horowitz Bros.....DR
12th st, 16-20 E—The Astor Dress Co.....DR
12th st, 16-20 E—Gold Brand Waist Co....DR
12th st, 16-20 E—Block & Levy.....DR
12th st, 16-20 E—Silver Waist Co.....DR
12th st, 16-20 E—Frank Schwartz.....DR
12th st, 16-20 E—New England Raincoat Co, DR
12th st, 16-20 E—Primrose Waist Co.....DR
12th st, 16-20 E—Mrs Julia Fitzgerald.W-SS-C
12th st, 16-20 E—Julia Fitzgerald.....W
12th st, 106 W—Rhinelander Real Estate.W-DR
13th st, 42-48 W—Est Fanny J Searles..DR-W
13th st, 42-48 W—F J Newcomb Mfg Co....DR
13th st, 50 W—Mary E Lawson.....W-DR
13th st, 352 W—James R Roosevelt.....DR-W
13th st, 408-12 W—Giovanni B Raffetto..DR-W
14th st, 154-60 W—7th Av "J" 14th St Corpn, W-DR
14th st, 342 W—Newton Bldg Co.....W-DR
14th st, 420-22 W—Adeline S Fink.....DR-W
14th st, 430 W—James R Roosevelt, Jr..DR-W
15th st, 22-6 W—Edithe N Wharton.....DR-W
15th st, 28 W—Seaman Holding Realty Co, DR-W
15th st, 25 W—Grace D Litchfield.....DR-W
15th st, 29 W—Hermitage Co.....DR-W
15th st, 34 W—Francis Speir.....DR-W
15th st, 48 W—Louis Ottmann.....W-DR
15th st, 58 W—Artistic Waist & Dress Co..DR
15th st, 58 W—Textile Art & Embroidery Co, DR
15th st, 58 W—The Super Smith Cloak.....DR
15th st, 58 W—Est Marietta C Stewart..W-DR
15th st, 58 W—A A Solomon, Jr, & Co.....DR
15th st, 58 W—Everybody's Vacuum Cleaner Co .....DR
15th st, 58 W—The Gutman Novelty Co....DR
15th st, 58 W—S Mitchell & Co.....DR
15th st, 58 W—Economy Binding & Pleating Co .....DR
15th st, 58 W—Herman I Rose.....DR
15th st, 58 W—Fox & Frankel.....DR
15th st, 329-31 W—G B Seely's Sons....DR-W
16th st, 13 E—Edward V Z Lane.....DR-W
16th st, 13 E—Morris Mikola.....DR
16th st, 13 E—Emanuel Levy & Co.....DR
16th st, 13 E—United Embroidery & Novelty Co .....DR
16th st, 13 E—Kramer Fur Co.....DR
16th st, 13 E—Wm Schwarznaelder.....DR
17th st, 12 W—Charlotta Bassel.....DR
17th st, 12 W—Odz & Lustgarten.....DR
17th st, 12 W—Star Binding Co.....DR
17th st, 12 W—Meyer Horowitz.....DR
17th st, 12 W—Phillip N Gladstone.....DR
17th st, 12 W—Star Rubber Rain Coat Co..DR
17th st, 12 W—Hydeman & Lassmer.....DR
17th st, 12 W—Physical Culture Pub Co...DR
17th st, 12 W—Goldfarb Bros.....DR
17th st, 12 W—J Liberman Son & Co.....DR
17th st, 12 W—Brody, Adler & Koch Co.DR-W
17th st, 22 W—Chelsea Button Co.....G
17th st, 29 W—Richard I Brewster.....DR-W
17th st, 29 W—Gustave Buchman.....DR
17th st, 29 W—Philip Goldberg Co.....DR
17th st, 29 W—Norma Dress Co.....DR
17th st, 29 W—Benj Metz.....DR
17th st, 29 W—Silverman Bros.....DR
17th st, 29 W—Sperber & Zimmerman.....DR
17th st, 29 W—Schneider Bros.....DR
17th st, 29 W—Saml Bergmann.....DR-W
17th st, 34 W—S Citron, Inc.....DR
17th st, 34 W—Shaffer & Kaplin.....DR
17th st, 34 W—A Lewis & Co.....DR
17th st, 34 W—M & S Zucker.....DR
17th st, 34 W—Lipschitz & Friedman.....DR
17th st, 34 W—Samuel Bergmann.....C
17th st, 34 W—Adelman & Weilburg.....DR
17th st, 34 W—Nat Goldston & Co.....DR
17th st, 34 W—Pablove & Bahn.....DR
17th st, 34 W—Ellis & Lovett.....DR
17th st, 34 W—H & L Cloak Co.....DR
17th st, 40-2 W—Berch & Kirshner.....DR
17th st, 40-2 W—Aron Bendersky.....DR
17th st, 40-2 W—S Diamond & Silverman.DR
17th st, 40-2 W—Benj Levy.....DR
17th st, 40-2 W—Hochberg Bros.....DR
17th st, 40-2 W—Oltrogge Corp.....W-DR
17th st, 40-2 W—Singer & Son.....DR
17th st, 40-2 W—Herman Wolfert & Co...DR
17th st, 40-2 W—Warren Woolen Co.....DR
17th st, 40-2 W—Eagle Button Co.....DR
17th st, 40-2 W—Monahan Express Co.....DR
17th st, 114-18 W—John A Stewart et al....DR
17th st, 114-18 W—John A Stewart et al....W
17th st, 114-8 W—Coronet Costume Co, Inc.DR
17th st, 114-8 W—Nedwill Taylor Co.....DR
17th st, 114-8 W—Louis Rosenheim & Co..DR
17th st, 114-8 W—Henry Fisher & Co.....DR
18th st, 154-8 W—Chas Hellmuth Corp..DR-W
19th st, 220-30 W—Harry B Levine.....DR
20th st, 2-4 W—Methodist Book Concern et al, DR-W
20th st, 9 W—Chas Sandberg & Bro.....DR
20th st, 9 W—Bela S Black & Co.....DR
20th st, 9 W—Chas H Herbst.....DR-C
20th st, 9 W—Dr Marvin Co.....G-DR
20th st, 9 W—Cohen & Stessel.....G-DR
20th st, 9 W—Aesofrom & Gottfried.....C-DR
20th st, 9 W—Teich & Wesenfeld.....DR-I
20th st, 9 W—Edward P Slevin.....C
20th st, 9 W—Tabzer Morijo Co.....C-DR
20th st, 10-16 W—Louis Stern.....DR-W
20th st, 26 W—Est Franklin Bartlett....DR-W
21st st, 133-41 W—Joseph Hirsch & Son.....G
21st st, 133-41 W—David Zipkin et al.....G
21st st, 133-41 W—I Bailey & Co.....G
21st st, 133-41 W—Morris Wolgel Co.....G
21st st, 133-41 W—M Shidlowsky Co.....G
21st st, 133-41 W—Tip Top Waist & Dress Co .....A
21st st, 133-41 W—The Renowan Skirt Co....G
21st st, 133-41 W—Jacob Bernstein.....A-G
21st st, 133-41 W—Harry Gregor & Co.....G
21st st, 133-41 W—Max & Simon Horowitz....G
21st st, 133-41 W—Alexander Watterson.....G
21st st, 133-41 W—H Leibman & David Hurwitz .....G-C
21st st, 133-41 W—Anson Furtsch.....G
21st st, 133-41 W—Morris H Bob.....G
21st st, 136-40 W—Salinsky & Stukhart....DR
21st st, 136-40 W—Annette Waist & Dress..DR
22d st, 20-26 W—Normandy Waist Co.....DR
22d st, 29-31 E—Three Star Dress Co.....DR
22d st, 29-31 E—Kurtz & Maurer.....DR
22d st, 29-31 E—Wm H Konther.....DR
22d st, 29-31 E—Gottschalk Gartman Co...DR
22d st, 29-31 E—Hellenberg & Co.....DR
22d st, 29-31 E—N Stewart Pub Co.....DR
22d st, 29-31 E—Selkirk Realty Co.....DR-W
22d st, 29-31 E—Saltzman, Stahl & Berman.DR
22d st, 29-31 E—F A Hardy & Co.....DR
22d st, 29-31 E—L & E Levy.....DR
22d st, 29-31 E—Holton & Adams.....DR
22d st, 29-31 E—Francis R Niglutsch.....DR
22d st, 29-31 E—Outlook Co.....DR
22d st, 40-42 E—Aaron Stern.....G
22d st, 40-42 E—Wallace Ayers.....G
22d st, 40-42 E—Peerless Mfg Co.....G
22d st, 40-42 E—Rudolph Saenger.....G
22d st, 40-42 E—Wm Olson.....G
23d st, 114-20 E—Weinstein Bros.....DR
23d st, 114-20 E—Saml Eiseman & Co.....DR
23d st, 114-20 E—Demmerle Co.....DR
23d st, 114-20 E—A W Cowan & Bro.....DR
23d st, 114-20 E—Edelson & Shapiro.....DR
23d st, 114-20 E—Louis Greenberg & Bros...DR
23d st, 114-20 E—A L Eurt & Co.....DR
23d st, 114-20 E—Beach, Casper Co.....W-DR
23d st, 148-50 W—Herman Weber.....DR
24th st, 57 W—Michael P Rich.....C
24th st, 57 W—John Murgatroyd.....C-G
24th st, 57 W—Edwin Moody.....C
24th st, 57 W—Carl Dommler.....C
24th st, 142-46 W—District Realty Co....DR-W
24th st, 159 W—Charles A Winch.....W-DR
25th st, 41-3 W—Schulman & Grossman....DR
25th st, 41-3 W—Hannowitz & Goldberg.....DR
25th st, 41-3 W—Gray Rlty & Dev Co....DR-W
25th st, 41-3 W—Davidoff Cloak & Suit Co..DR
25th st, 41-3 W—Garfinkel & Hendler.....DR
25th st, 41-3 W—Herman Markowitz.....DR
25th st, 41-3 W—John J Mitchell Co.....DR
25th st, 41-3 W—Majestic Undergarment Co.DR
25th st, 107-13 W—Estates Jacob & Julius Fleischhauer .....C-W-DR
25th st, 107-13 W—Moschowitz Bros.....C
25th st, 107-13 W—Levines Famous Button Co .....G-DR
25th st, 107-13 W—United Sponging Co.....C
25th st, 107-13 W—Hoffman Bros.....DR
25th st, 107-13 W—Manhattan Furrier Supply Co .....G-DR
25th st, 107-13 W—Trenaman Dental Mfg Co.G
25th st, 119-25 W—Richard E Mount....W-DR
25th st, 151-55 W—Wiegold Realty Co...W-DR
25th st, 151-55 W—Alfred Hafner.....DR
25th st, 151-55 W—D & E Dress Co.....DR
25th st, 151-55 W—Isaac Sternberg.....DR
25th st, 151-55 W—B & S Cloak Co.....DR
25th st, 151-55 W—Isidore Daniel.....DR
25th st, 151-55 W—Samuel Silver.....DR
25th st, 151-55 W—Freed & Shore.....DR
25th st, 151-55 W—American Shirtwaist Co.DR
25th st, 151-55 W—Sanborn Mfg Co.....DR
25th st, 151-55 W—Consolidated Engraving Co .....DR
25th st, 152-6 W—Morris Bloch et al....W-DR
25th st, 159-63 W—Margueriete D Hellman, W-DR
25th st, 169 W—Lina Ettlinger et al.....W-DR
25th st, 146 W—Isabell H Cohen.....W-DR
26th st, 30-34 W—Chas Kaye.....DR-W
26th st, 55-7 W—Harriet G Coogan.....DR-W
26th st, 139 W—Loft Realty Co.....DR-W
26th st, 141-43 W—Anna E Leonard.....DR-W
26th st, 142-44 W—142 W 26th St Rlty Co..W
26th st, 147-9 W—Lawrence W Churchill.W-DR
26th st, 151-63 W—Fabian Constn Co....W-DR
26th st, 328-30 E—Edw Lieberman.....G
27th st, 15 W—Est Catherine I D Harnett, W-DR
27th st, 28-32 W—Harry Broder.....DR
27th st, 40-42 W—Lida B Gray.....W-DR
27th st, 113 W—Otto Wagner.....DR-W
27th st, 114-16 W Louis Levy.....W-DR
27th st, 121-7 W—Israel Unterberg.....W-DR
27th st, 129-33 W—Abraham Epstein et al, DR-W
27th st, 138-42 W—James McCreery Rlty Corp .....DR-W
27th st, 144-52 W—People's Co-operative Property Co .....DR-W
27th st, 150-6 W—David Steiner .....DR-W
27th st, 506-56 W—John Williams.....W-DR
28th st, 13-15 W—Sigmund Schmerzler.....G-C
28th st, 13-15 W—Stephano & Co.....G-A
28th st, 13-15 W—Samuel Berry.....G
28th st, 13-15 W—A J Engel, Inc.....G
28th st, 13-15 W—Fred F Canary.....DR
28th st, 13-15 W—A Bernstein & Co.....G
28th st, 37-9 W—Rexton Realty Co.....W-DR
28th st, 44 W—Regent Constn Co.....DR-W
28th st, 130 W—Alfred H Langjaha.....DR
28th st, 130 W—Jas Silverstein & Bro.....DR
28th st, 130 W—Isadore Zimning.....DR
28th st, 130 W—Workman & Silver.....DR
28th st, 130 W—Gottreich & Mirskin .....DR
28th st, 130 W—Silberfarb & Halprin.....DR
28th st, 130 W—The Bremas Co, Inc.....DR
28th st, 130 W—Hakalist Realty Co.....DR-W
30th st, 502-18 W—Hess Bros, Inc.....DR
30th st and E R (pier)—Dept Docks & Ferries .....G-H-D-SS
30th st, ft. W, N R (pier) Dept Docks & Ferries .....G-H-D-SS
32d st, 12-14 W—John Denne.....DR
32d st, 12-14 W—Jos Fristachi & E Geronimo, DR
32d st, 12-14 W—Mme Knopf, Inc.....DR
32d st, 12-14 W—Max Weisenfeld.....DR
32d st, 12-14 W—V E Wolf & Carl Moshiem, DR
32d st, 12-14 W—B Levy & Abr Newman..DR
32d st, 12-14 W—The Steel & Taylor Co....DR
32d st, 12-14 W—Samuel Blummer & Metzger, DR
32d st, 12-14 W—Louis Meyers.....DR
32d st, 12-14 W—Max Sweing.....DR
32d st, 12-14 W—Jacob Cappel & Max Grubman .....DR
32d st, 12-14 W—Story & Clark Piano Co..DR
32d st, 12-14 W—Pacific Realty Co.....W
32d st, 106-08 W—Louis & Alex Pincus.....C
32d st, 151-9 W—M G Picture Frame Co..DR
32d st, 151-9 W—Isaac Farle.....DR
32d st, 151-9 W—N Y Poster Mounting Co..DR
32d st, 151-9 W—James Jalon.....DR
32d st, 151-9 W—Cowdry & Son.....DR
32d st, 151-9 W—Julius C Krause.....DR
32d st, 151-9 W—Penn Term R E Co.DR-W-SS
32d st, 151-9 W—R H Holts & Co.....DR
32d st, 151-9 W—Colonial Mirror & Novelty Co .....DR
32d st, 151-9 W—Beck Contracting Co.....DR
32d st, 344-46 E—Franbro Realty Co....DR-W
32d st, 344-46 E—Dreadnought Flooring Co..DR
32d st, 344-46 E—Herter Looms.....DR
32d st, 344-46 E—Wm M Latham.....DR

34th st, 159 W—W & E Realty Co.....W
36th st, 28-32 W—Mary L Dana.....DR
36th st, 28-32 W—Fuller & Co.....DR
36th st, 28-32 W—Vogue Hat Co.....DR
36th st, 28-32 W—Fairchild & Co.....DR
36th st, 28-32 W—Edgar S Asch.....DR
36th st, 28-32 W—Wollner & Wronker.....DR
36th st, 28-32 W Chas Sturman, Inc.....DR
36th st, 28-32 W—Atkinson, Mentzer Co....DR
36th st, 28-32 W—Rudolph Simon & Co.....DR
36th st, 28-32 W—Bleet & Gable.....DR
36th st, 28-32 W—Womans Outer Garment Co, DR
36th st, 28-32 W—Herman Bisco.....DR
36th st, 28-32 W—Bronx Country Dress Co.DR
36th st, 28-32 W—Maxine Dress Co.....DR
36th st, 28-32 W—Amelia Zipser.....DR
36th st, 28-32 W—Retailers Commercial Agency .....DR
36th st, 28-32 W—Abraham Goodman.....DR
36th st, 28-32 W—J P D Shiebler Co.....DR
36th st, 28-32 W—Juliette Colmar.....DR
36th st, 28-32 W—A Wittnauer Co.....DR
36th st, 28-32 W—Rivoli Realty Co.....W-DR
43d st, 604-28 W—Continental Can Co..W-DR
46th st and E R (pier)—Dept Docks & Ferries .....G-H-D-SS
47th st, 243-5 W—Geo Bickelhaupt et al.D-R-W
47th st, ft, and N R (pier)—Dept Docks & Ferries .....G-H-D-SS
59th st, 430-32 E—Louis Ash & Co.....DR
59th st, 430-32 E—J Hronda Co.....DR
59th st, 430-32 E—Greater Eagle Wet Wash Laundry .....DR
59th st, 430-32 E—Comfort Sandal Mfg Co.DR
59th st, 430-32 E—Saml Heyman et al...DR-W
60th st and E R (pier)—Dept Docks.G-H-D-SS
63d st, 51 W—Findelson & Kopf Mfg Co....G
79th st, ft., and N R (pier)—Dept Docks & Ferries .....G-H-D-SS
80th st and E R (pier)—Dept Docks.G-H-D-SS
107th st, ft. E R (pier)—Dept Docks.G-H-D-SS
133d st, 500-08 E—The Champion Rlty Co, W-DR
134th st and E R (pier)—Dept Docks & Ferries .....G-H-D-SS

*Named Avenues.*

Av D, 64 Est John D Wendel.....C
Bowery, 96—Est Edward H Gillilan.....C
Bowery, 221—Jos A Schwartz.....C
Bowery, 300-02—Geo W Humphreys Est.....W
Broadway, 388—Subin & Wolfson.....DR
Broadway, 388—M Lippit & Co.....DR
Broadway, 388—Geo J Malloy.....DR
Broadway, 388—John E Parsons.....DR-W
Broadway, 449—Abr, Frank & Adolph Bauer, DR-G
Broadway, 449—Sarah Harris.....C-DR-W
Broadway, 452—Helen C Julliard et al.....W
Broadway, 462-4—Helen C. Julliard.....DR
Broadway, 462-4—Morris Levy & Co...DR-C-G
Broadway, 462-4—Guttman Bros.....DR
Broadway, 462-4—Star Ribbon Mfg Co.....DR
Broadway, 462-4—Bernard Lustgarten....DR-C
Broadway, 462-4—Columbia Knitting Mills..DR
Broadway, 462-4—Weiss & Klan Co.....G-DR
Broadway, 597—Jacob Marks.....C-G
Broadway, 611-21—Edward W Seidler.....DR
Broadway, 611-21—Louis Lowenstein.....DR
Broadway, 611-21—The Saunders Leather Goods Co .....DR
Broadway, 611-21—Morris Shapiro.....DR
Broadway, 611-21—Bella Jankilefsky.....DR
Broadway, 611-21—Bradford Dyeing Assn...DR
Broadway, 611-21—E G Williams & Co.....DR
Broadway, 611-21—Rudolph Lehincke.....DR
Broadway, 611-21—The Monarch Tag Co...DR
Broadway, 611-21—Simon Bruner.....DR
Broadway, 611-21—Max Friedberg.....DR
Broadway, 611-21—Mrs Jennie B Hickman.DR
Broadway, 611-21—United Garment Workers of America .....DR
Broadway, 611-21—United Paper Box Mfrs Assn .....DR
Broadway, 611-21—William Salmon.....DR
Broadway, 611-21—Max Spatz.....DR
Broadway, 611-21—Solomon Ginsburg.....DR
Broadway, 611-21—Consolidated Millinery Co, DR
Broadway, 611-21—Benjamin Moskovitz.....DR
Broadway, 611-21—Denzer & Nathan.....DR
Broadway, 611-21—Appel Importing Co.....DR
Broadway, 611-21—Henry Abeles.....DR
Broadway, 611-21—Jos S Alexander.....DR
Broadway, 611-21—Abraham Koerner.....DR
Broadway, 611-21—Charles Myers.....DR
Broadway, 611-21—Henry Gross.....DR
Broadway, 611-21—Union Novelty Braid Works .....DR
Broadway, 611-21—Louis Epstein.....DR
Broadway, 611-21—Weiss & Mayers.....DR
Broadway, 611-21—Julius Mayers.....DR
Broadway, 611-21—J Franklin Burke & Co.DR
Broadway, 611-21—Anna Romage.....DR
Broadway, 611-21—Boronov & Display Co..DR
Broadway, 611-21—Horowitz & Marks.....DR
Broadway, 611-21—Solomon Loewenstein....DR
Broadway, 611-21—William R. Denham.....DR
Broadway, 611-21—Diker & Zilevitz.....DR
Broadway, 611-21—A Polekoff.....DR
Broadway, 611-21—A A Lewis.....DR
Broadway, 611-21—J Solomon & Bro.....DR
Broadway, 611-21—Jeremiah Speier.....DR
Broadway, 611-21—Louis Schloss & Co.....DR
Broadway, 611-21—Picard Importing Co....DR
Broadway, 611-21—Weiss & Samish.....DR
Broadway, 611-21—William Mayers.....DR
Broadway, 611-21—R D Cahn & Co.....DR
Broadway, 611-21—The J G McCrory Co....DR
Broadway, 611-21—The Rosenthal-Sloan Co..DR
Broadway, 611-21—Horace A Kaplan.....DR
Broadway, 611-21—Chicago Mercantile Co..DR
Broadway, 611-21—Reed Bros & Co.....DR
Broadway, 611-21—S Feldman & Co.....DR
Broadway, 611-21—Max Eckstein.....DR
Broadway, 611-21—Park City Fabric Co....DR
Broadway, 611-21—Jacob Iverson.....DR
Broadway, 611-21—Arthur L Greenwald....DR
Broadway, 611-21—Schwartz Bros.....DR
Broadway, 611-21—C Kosumy.....DR
Broadway, 611-21—Max Bernstein.....DR
Broadway, 611-21—Elise L Peysson.....DR
Broadway, 611-21—Morris Goldstein.....DR
Broadway, 611-21—Joseph Ausorge.....DR
Broadway, 611-21—Michael Dunn.....DR
Broadway, 611-21—John H Van Arsdale....DR
Broadway, 611-21—Gluck & Raphael.....DR
Broadway, 611-21—Arthur Lipper & Co.....DR
Broadway, 61-21—Fuller E Jarbean.....DR
Broadway, 611-21—P A & M Lalor.....DR
Broadway, 611-21—Goldstein Bros.....DR
Broadway, 611-21—Lee Gideon.....DR
Broadway, 611-21—The Tighton Hat Elastic Co .....DR
Broadway, 611-21—Abraham Lips.....DR
Broadway, 611-21—The N Y Railways Co, DR-W
Broadway, 611-21—Krampner Syster.....DR
Broadway, 611-21—B & F Springer.....DR
Broadway, 611-21—South African Importing Co .....DR
Broadway, 611-21—Otto H L Deswatines....DR
Broadway, 611-21—Leo J Abt.....DR
Broadway, 611-21—Joseph Weiler.....DR
Broadway, 611-21—Jacob A. Rubenstein....DR
Broadway, 611-21—Morris Rosengardt.....DR
Broadway, 611-21—Barnet L Reitzman.....DR
Broadway, 611-21—I M Rosenwasser.....DR
Broadway, 611-21—William Mancik.....DR
Broadway, 611-21—August Hatry.....DR
Broadway, 611-21—Henisheimer Bros.....DR
Broadway, 611-21—U S Pants & Suit Co....DR
Broadway, 611-21—Harry Kalish.....DR
Broadway, 611-21—The Holyoke Covered Wire Co .....DR
Broadway, 611-21—Frank P Crome.....DR
Broadway, 611-21—William F. Taylor.....DR
Broadway, 611-21—The Halpern Hat Co...DR
Broadway, 611-21—L E Levy.....DR
Broadway, 611-21—Albert S Clements & Son, DR
Broadway, 611-21—Albert Myers.....DR
Broadway, 611-21—Ginnonseke Nakayanna.DR
Broadway, 611-21—John B Webb.....DR
Broadway, 611-21—The B L Trading Co....DR
Broadway, 611-21—Emil J Walter.....DR
Broadway, 611-21—J Krischner & Co.....DR
Broadway, 611-21—Morris Miller.....DR
Broadway, 611-21—Jacob Leiberman.....DR
Broadway, 611-21—Harry Bernstein.....DR
Broadway, 611-21—Abraham S Stark.....DR
Broadway, 611-21—Hyman Walwoff.....DR
Broadway, 611-21—Samuel Sinai.....DR
Broadway, 611-21—Buff & Co.....DR
Broadway, 611-26—Max Mayer.....DR
Broadway, 611-21—Goldstein & Levin.....DR
Broadway, 611-21—Max Alexander.....DR
Broadway, 611-21—Solomon Stern.....DR
Broadway, 611-21—Pye, Weinpfheimer & Co, DR
Broadway, 611-21—Ignatz Botstiber.....DR
Broadway, 611-21—Henry A Krubman.....DR
Broadway, 611-21—Martin Leibholz & Co....DR
Broadway, 611-21—Paul Bleiberg.....DR
Broadway, 611-21—Walter Thomas.....DR
Broadway, 611-21—Sigmund Lowenstein....DR
Broadway, 611-21—Joseph Lowenstein.....DR
Broadway, 611-21—Harry W Steele.....DR
Broadway, 611-21—Harris & Shulgaser.....DR
Broadway, 611-21—Robert J Howe.....DR
Broadway, 611-21—Wolff Bros.....DR
Broadwa 611-21—Arber & Co.....DR
Broadway, 611-21—Samuel J Mittleman....DR
Broadway, 611-21—H Rosenberg & Son....DR
Broadway, 611-21—J Newmark.....DR
Broadway, 611-21—Newark Button Works...DR
Broadway, 611-21—L W Tine.....DR
Broadway, 611-21—Ogus, Rabinovich & Ogus, DR
Broadway, 611-21—Hyman Koppel & Co....DR
Broadway, 682—Abr Adelson.....DR
Broadway, 682—M Strauss & Co.....DR
Broadway, 682—D Sheebine Sons & Co....DR
Broadway, 682—Patrick Britt.....DR
Broadway, 682—Alexander Bros.....DR
Broadway, 682—Lazarus Raincoat Co.....DR
Broadway, 682—Est Matthew H Beers....DR-W
Broadway, 701—Caroline A Grant.....DR-W
Broadway, 1200—Rube R Fogel.....DR-W
Broadway, 2080-94 Edelstein Bros.....G
Broadway, 2291-99 Baer Brothers.....D
Broadway, 3388—R & R Handkerchief Co.DR
Lexington av, 132—Jules Glorieux.....DR-W
Lexington av, 658—C Alfred Capen et al.W-DR
Madison av, 72—Madison Holding Co....DR-W
Madison av, 76-78—Otto Horowitz.....W-DR
Madison av, 112-16—Lee Holstein Const. Co, DR-W
Madison av, 605—Consolidated Gas Co.....I
Park av, 1881—Palmer Paina Co.....G-C
Park Row, 176—Bernard Golden.....W-DR
West Broadway, 431—Amos F Eno.....DR-W
West Broadway, 552-64—Carrie Moglia...DR-W
West Broadway, 570-6—The 3d St Realty Co, DR-W

*Numbered Avenues.*

5th av, 516 Rowan Realty Co.....DR-W
5th av, 516—Robert C Heinze.....DR
5th av, 516—Madam Irene Kann.....DR
5th av, 516—Natalie Tomlins.....DR
5th av, 516—Peggy Hoyt.....DR
5th av, 516—Jean Burnie.....DR
5th av, 516—John R Hoyt.....DR
5th av, 516—H Prescott Willcox.....DR
5th av, 516—Emil Brunel.....DR
5th av, 516—Dr John Blakeman.....DR
5th av, 516—Wm F Gardner.....DR
5th av, 516—Sam Einstein.....DR
5th av, 516—Madam Loie.....DR
5th av, 516—Maison Maurice.....DR
5th av, 516—"Edonard," Inc.....DR
5th av, 516—Weingarten & Pearl.....DR
5th av, 518—Henry G Trevor.....DR-W
5th av, 518—Irene Kann.....DR
6th av, 189-91—Rhinelander Real Estate Co..W
6th av, 189-91—Chas Meyer.....A-C-DR
6th av, 189-91—Jacob Jacoby.....DR
66th av, 189-91—Leo Feinberg.....DR-G-C-A
6th av, 189-91—Metropolitan Importing Mfg Co .....DR-L-C-G-A
6th av, 189-91—Abr Lubin & Liebin.....DR-C
6th av, 189-91—Consolidated Gas Co.....G
6th av, 189-91—Martin Grady & Horowitz.A-DR
6th av, 189-91—Rhinelander Real Estate....DR

**BRONX ORDERS SERVED.**

*Numbered Streets.*

138th st and Port Morris (pier)—Dept Docks, G-H-D-SS
139th st and Harlem River (pier)—Dept Docks .....G-H-D-SS
144th st, 480-502 E—Silk Finishing Co....DR

*Named Avenues.*

Lincoln av & Harlem River (Pier)—Dept Docks. .....G-H-D-SS

**BROOKLYN ORDERS SERVED.**

*Named Streets.*

Bowne & Imlay sts—Montgomery Ward & Co.L-G
Chester st, 1-11—Morris Levy.....N.....D-DR
Chester st, 1-11—Chas & Jacob Schwartz...DR
Chester st, 1-11—Jos & Louis Weinstock....DR
Chester st, 1-11—Fredk Gillman.....DR
Chester st, 1-11—A Cherry & J Voletsky....DR
Chester st, 1-11—Kaufmann Bros.....DR
Chester st, 1-11—Hoffman Weiss Co.....DR
Chester st, 1-11 Max Rapps.....DR
Chester st, 1-11—Max Kurzook.....DR
Court st, 483—S Eber.....H-A-G
Cumberland st, 2-24—Chas T Bainbridges Sons W-DR
Dock, ft 27th st—Dept Dock & Ferries.G-H-D-SS
Dump, 7th st & Gowanus Canal—Dept Docks G-H-D-SS
Dump, ft Fulton st—Dept Docks.....G-H-D-SS
Dump, Pier 1, Wallabout Market—Dept Docks G-H-D-SS
Dump, ft So 6th st—Dept Docks.....G-H-D-SS
Henry st, 93—Henry Platen & Son.....DR-W
Hope st, 53-65—National Filter Cloth & Weaving Co. .....DR
Hope st, 53-65—Friedelson Bros & Stoll.....DR
Hope st, 53-65—Samuel Peck.....DR
Hope st, 53-65—Wm M Levitan & Co.....DR
Hope st, 53-65—Metal Products Mfg Co.....DR
Hope st, 53-65—Specialty Knit Goods Co....DR
Hope st, 53-65—Solomon Fromm.....DR
Hope st, 53-65—Bob & Baskin.....DR
Hope st, 53-65—S E & M Vernon.....DR
Humboldt st, 109—Alex Diker & Barney Zilweitz .....W-DR
Humboldt st, 109—C H Medicus & Son.....DR
Livingston st, 352-4—Gertrude De Kober....DR
Livingston st, 352-4—David Dickson & Co..DR
Livingston st, 352-4—Wm Spence.....DR-W
Morton st, 22-30—U S Mfg Co.....DR
Morton st, 22-30—George Cowen.....DR
Morton st, 22-30—Premium Chocolate Co..DR
Morton st, 22-30—N Y Steel & Copper Plate Co. .....DR
Morton st, 22-30—Kay Mfg Co.....DR
Morton st, 22-30—Bklyn Factory & Power Co.DR
Oak, Noble, West sts & E R—Amer Mfg Co..DR
Powell st, 221-23—Leon Mann.....DR-W
Powell st, 229-31—Chas Kornfeld.....DR-W
Powell st, 229-31—Max Beatus.....DR
Powell st, 229-31—Samuel Wittkower.....DR
Powell st, 229-31—Samuel Ginsberg.....DR
President st, 1—J Broom & J Newman.....M
President st, 1301—Julius Strauss.....A-G
Roebling st, 141-53—Hope Press Co.....DR
Roebling st, 141-53—Joseph Lidsky.....DR
Roebling st, 141-53—Saml & Jacob Hyman..DR
Roebling st, 141-53—Jacob Schwartz.....DR
Roebling st, 141-53—Goodman Collar Co....DR
Roebling st, 141-53—Sweet-Orr Mfg Co.....DR
Roebling st, 141-53—Abraham Posner.....DR
Roebling st, 141-53—William Holland.....DR
Roebling st, 141-53—Jas Cavanagh Corp..W-DR
Stockholm st, 142-44—Katrina Ruefer.....DR
Stockholm st, 142-44—Meltzer Bros.....DR
Stockholm st, 142-44—Knit Goods Mfg Co....DR
Stockholm st, 142-44—Gottlieb J Keller.....DR
Stockholm st, 142-44—Jos Horowitz & Son...DR
Wallabout st, 80—Sam'l Kleirer.....DR
Wallabout st, 80—Louis Stein.....DR-W
Wallworth st, 234-38—John Albert & Son....W
Walton st, 36-38—Walton Pants Co.....DR
Walton st, 36-38—John F Blake.....DR
Walton st, 36-38—Christian Feigenspan.....DR
Walton st, 36-38—Samuel Wolf.....DR
Walton st, 36-38—Mrs Emma M Kissel.....DR
Walton st, 36-38—Abr Dennis.....DR
Walton st, 36-38—David Hallenberg.....DR
Walton st, 36-38—Max Gold.....DR
Walton st, 36-38—Frank Brewing Co.....DR
Walton st, 44—A Kulik & H Teitelbaum....DR
Walton st, 44—H Goodwilig & N Zimmerman.DR
Withers st, 270—Antonio Carrano.....H-A

*Numbered Streets.*

3d st, 67 W—Standard Animal Products Co..C-A
7th st, 168-80—Royal Metal Furniture Co....W
7th st, 168-80—Le Comte & Co, Inc.....DR
8th st, 125-37—Royal Metal Furniture Co..C-DR
10th st, 398—Harry Jonas.....H-A-G-O
15th st, 2922 W—Est Patrick Skelly.....W

*Named Avenues.*

Bedford av, 771-75—Atkinson & Co.....DR
Bedford av, 771-75—Clayton Nichols.....DR-D
Christopher av, 311-17—Aaron Leonard.....DR
Christopher av, 311-17—Saml Polinsky.....DR
Christopher av, 311-17—Jacob Yardin.....DR
Christopher av, 311-17—Harry Schultz.....DR
Christopher av, 311-17—Harry Moldofsky...DR
Christopher av, 311-17—Jacob Levine.....DR
Christopher av, 311-17—Morris Walter.....DR
Christopher av, 311-17—Elias Sued.....DR
Christopher av, 311-17—Abr Silverman.....DR
Christopher av, 311-17—Louis Harberle.....D
Christopher av, 311-17—Jacob Schuster.....DR
Christopher av, 311-17—Ph Mendelson & Harkavy .....DR
Christopher av, 311-17—Isidor Belsky.....DR
Christopher av, 311-17—Max Scholsberg....DR
Christopher av, 311-17—Sam'l Schwartz.....DR
Christopher av, 311-17—Abr Rosenberg.....DR
Christopher av, 311-17—Morris Krissoss.....DR
Christopher av, 311-17—Jacob Tabachnick..DR
Classon av, 54-60—Theron Rockwell.....D-DR
Classon av, 54-60—John R Donnelly & Co...DR
Classon av, 54-60—H Brennan & Co & E L White. .....DR
Classon av, 62-68—Sheron Rockwell.....W-DR
Classon av, 120-22—Theodoro Aubke.....DR-W
Classon av, 120-22—Central Metal Bed Co..DR
East New York av, 1423—Morris Mendelson & Louie Rosen .....DR
East New York av, 1423 Jos Levy & Saml Feinstein .....DR
East New York av, 1423—Joseph Levine....DR
East New York av, 1423—Samuel Portnoy..DR
East New York av, 1423—Morris Keritzmann.DR
East New York av, 1423—Harry Marcus.....DR
East New York av, 1596—Rubin Bros....W-DR
East New York av, 1596—Joseph Buchieri..DR
East New York av, 1596—Antonio Bettatico..DR
East New York av, 1596—Sigmund Feiner...DR
East New York av, 1596—Louie Kruzel.....DR
East New York av, 1596—Mike Mazurkty....DR
East New York av, 1596—Samuel Duorkin..DR
East New York av, 1596—Max Mittleman....DR
East New York av, 1596—Morris Seigler & Louis Gutenhabor.....DR
East New York av, 1596—Jos Brandsilver & Son .....DR
Franklin av, 39-61—Gutta Percha Rubber Co. W-DR
Grand av, 103—Patrick J Higgins.....H-A-F
Grant av, 433—Fred'k Huffer.....H-A-G
Throop av, 94-96—Louis Landsman.....DR

# BUILDING MANAGEMENT

## NEW REGULATIONS FOR ELEVATORS IN THE BUILDING CODE

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

THE ordinance introduced in the Board of Aldermen this week covering the construction, operation and maintenance of elevators, takes the place of Section 100 and 101 of the present Building Code, and includes several new matters suggested at various times for enactment into law. Some of the matters included are now provided for by the rules authorized under the present Building Code and are made a part of this ordinance because of their great importance.

The ordinance directs the Superintendent of Buildings to make rules for the construction, operation and maintenance of elevators with a view to safety. This is the same as the existing provision, except that it is made clear that the rules shall apply to the construction as well as to the operation and inspection of elevators, and their application is extended to all kinds of elevators and to amusement devices as well. While the present rules promulgated by the Superintendents become effective as soon as issued, under this new ordinance they would be required to be published for eight weeks before they would become operative, a safeguard against a too hasty adoption or change of rules. If a public hearing is requested such must be given before the rules go into effect.

A distinction is made in the ordinance between passenger elevators and freight elevators, it being understood by a passenger elevator any device such as an elevator or Escalator used for transporting persons other than those necessary for their safe operation or the handling of the freight on freight elevators. Provision is also made for amusement devices, such as roller coasters, "shoot-the-chutes," etc. The term including any such device operated wholly or in part by some mechanical means, on which persons ride or are permitted to ride as a form of amusement.

The requirement as to permits and repairs to elevators is practically the same as is now provided for in the existing rules.

### Certificates of Safety Required.

A new requirement, in Section 4 of this ordinance, is the issuance of a certificate by the Superintendent of Buildings of the safety of the elevator or amusement device. It is incorporated as a protection to the owner or operator of the elevator and as a safeguard to the public. It is made unlawful to operate an elevator or amusement device until such certificate has been issued. To prevent unnecessary delay in the issuance of such certificates, it is provided that the Superintendent of Buildings must make an inspection within a reasonable time after the completion of the work and must issue such certificate.

In Section 5, provision is made for the recording of new as well as existing passenger elevators. While at the present time the records of the Bureau of Buildings show what elevators are installed and while the periodical reports show the condition of such elevators, there is now no way of readily identifying ony one elevator. The record will also have the additional value of making it possible to get reliable statistical information concerning the passenger elevators of the city.

### Inspections.

Inspection of passenger elevators once in every three months is provided for as in the present Building Code, supplemented by a provision for inspection of other elevators and amusement devices at least once a year or when there is reason to believe that an unsafe condition exists.

The Superintendents of Buildings are authorized to accept inspections made by any properly accredited casualty company or inspection service, provided that they are satisfied that the company inspectors are competent and that such company will abide by the rules of the Bureau of Buildings and will file reports of all inspections made with their recommendations. This is intended to save owners considerable annoyance, by doing away with the duplication of inspections by the city inspectors and those of the casualty companies.

Practically every elevator in the city is insured by some company, and these companies for their own protection keep a force of competent men to see that the elevators are maintained in sate condition. While the companies' men will make the inspections at times that are convenient to the owner, the city inspectors would generally ask for the shutting down of the elevators during business hours, often inconveniencing the tenants as well as the owners.

Riding on any but passenger elevators is prohibited except for the elevator operator and those persons necessary to handle freight on a freight elevator. Every freight elevator must have posted on it a sign indicating that it is a freight elevator and that it is unlawful to ride on the same.

Provision is made also for placing the operation of elevators in the hands of competent persons. While it is understood that an ordinance is now pending for the licensing of operators of passenger elevators, the provisions herein do not in any way conflict with the provisions of that ordinance. In fact, it is intended by this to leave a certain measure of control over the operators in the hands of the Superintendents of Buildings. That is also the intention of the ordinance for licensing operators. The Superintendent of Buildings must necessarily be the best judge of the competency or carefulness of elevator operators.

### Reporting Accidents.

Another matter not heretofore provided for and now included is the reporting of elevator accidents. This is probably one of the most important innovations now proposed. It is only through accurate, complete and reliable information of accidents and injuries that provision can be made to prevent their recurrence. The value of this is well illustrated in the experience of the Bureau of Buildings of Manhattan a few years ago, when as a result of two accidents, due to the breaking of the old-style sheave straps in hydraulic elevators, a new rule was promulgated requiring the replacement of all such straps. Within the course of a year or a little more 1,000 elevators were altered to comply with this rule. During the course of the alterations it was found that quite a number of the straps in existing elevators were broken without a chance of discovery, as the straps were hidden by other parts of the machinery. It was only a matter of time when accidents would have occurred on these elevators, where the straps were found broken.

### Interlocking Devices.

The interlocking of cars and doors is a matter that has received considerable attention in the last few years. It is estimated from the limited information in the records of the Bureau of Buildings on accidents that fully eighty per cent. of the fatal accidents on passenger elevators would be avoided if the interlocking device here called for were in use. This interlocking device will prevent an elevator car from being moved from its landing as long as the shaft gate is open. The ordinance makes it unlawful to operate any elevator hereafter installed unless it is equipped with such interlocking device and provides for certain time limits within which existing elevators must be also equipped with such device.

The elevators having the higher rise, sixteen stories or more, which are naturally those of high speed also, are to be equipped first, the time limit for these is October 1, 1915. There are about 150 buildings in Manhattan which are sixteen stories and over and which therefore have elevators that would come under this provision. It is estimated that these elevators can be equipped in from three to six months. Allowance of six months is therefore made for the preparation necessary to undertake work of this kind on the scale required. Three months periods are provided after this within which the elevators in the following groups are to be equipped: Elevators having a rise of more than six stories and less than sixteen, occurring in office buildings and department stores; similar elevators located in hotels; next similar elevators located in lofts and factories; following these, elevators in apartment houses; then all other elevators having a rise of more than six and less than sixteen stories; and, finally, all other passenger elevators with a rise of six stories or less.

The requirement making it unlawful to operate any elevator without speed safeties is not a new one but appears in the present rules. It safeguards the public against accidents due to overspeeding of elevators.

As heretofore, the enforcement of the requirements as to elevators is left with the Superintendent of Buildings and the same penalties apply as apply now for violations of the elevator regulations.

The ordinance is made to take effect on January 1, 1915, leaving some time within which to prepare for the new requirements.

### $1,000,000 Textile Plant.

The Turner Construction Company, of 11 Broadway, Manhattan, obtained recently a contract amounting to nearly $1,000,000 for the new plant for the Naumkeag Steam Cotton Company. The structures will replace a group of sixteen buildings, almost entirely destroyed in the Salem conflagration last June. The ruined plant was regarded as one of the most up-to-date brick and mill construction establishments in the country, and contained every recognized form of fire protection and was considered by the fire insurance companies as a good risk. Despite this fact the fire wiped out fifteen of the buildings and left standing only one four-story concrete warehouse. As a result the directors of the company decided to build the largest textile manufacturing plant in the country. The Turner Construction Company's contract calls for a mill, four stories high, measuring 722x135 feet, with sixteen-foot story heights, to obtain maximum light: also a five-story cotton storehouse, 500x about 85 feet. These two buildings, together with a large concrete weave shed, are but a part of the plant which the Naumkeag company ultimately contemplate. The present units should be completed by September 1st.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### Real Porcelain Tile.

AS is generally the case with new things appearing on the market, various questions are asked by builders and architects relative to qualities of the new product. In the case of a real porcelain tile manufactured under the Stegmayer process by the Clifton Porcelain Tile Co., of 51 Clifton street, Newark, the question is what actual improvement is effected in the tile by the elimination of the health-menacing lead process in manufacture.

The new tile is porcelain faced, thereby differing from the present tile of commerce—the "Flint Tile." Flint tiles consist of a white porous body, easily cut with a knife, one surface of which is covered with a layer of a transparent lead glaze. Flint tiles absorb water. Owing to the porous character of the underbody the tiles become stained and are liable to check or craze the latter fault being due to the great difference in hardness of coating and body.

Heretofore, according to the manufacturers of this tile, it has been practically impossible to manufacture an all-porcelain tile on a commercial basis, as the temperature to which the porcelain composition of the tile must be submitted, in order to obtain the qualities of translucency and impermeability, makes it impossible to obtain tiles uniform in size and shape. This difficulty has been one of the reasons why the attempts to successfully manufacture porcelain tiles at a price comparable with that of the ordinary flint tile have failed, it is said.

Charles Stegmayer undertook to work out the problem, especially as to the elimination of lead glazes in ceramics. The use of glazes containing lead has always been dangerous to the health of the employees coming in contact with them and various legislatures, particularly in New Jersey, have during the last few years taken up the question of their elimination; and as porcelain is one of the ceramic products that does not require the use of lead, the perfection of a porcelain tile had an added interest.

The two greatest drawbacks in the manufacture of a porcelain tile can be put down as follows: First, the high cost of the materials entering into the composition of the tile, and second, the loss through warpage during firing. Both of these difficulties were overcome by Mr. Stegmayer by backing a thin layer of a porcelain with a thick layer of a cheaper stoneware body, the latter constituting 11/12ths of the tile. With one move he reduced the cost of the tile and gave to it a backing which prevents warpage during firing.

Mr. Stegmayer has been working on the problem for ten years. It was necessary to adjust three different bodies, a stoneware body, a porcelain body and a porcelain glaze, in such a way that the three different compositions would work uniformily together through the stages of drying and burning, both of which involve a shrinkage of the three bodies. For the success of the process it was absolutely necessary that the rate of shrinkage of the three units be absolutely uniform.

The actual procedure in the manufacture of the tile consists of compressing under great pressure a thin layer of a pulverized porcelain body and a thick layer of a pulverized common Jersey clay, suitably mixed with chemicals to insure vitrification. The layer of glaze with which the tile is coated can either be united with the two previous layers in one operation or be applied to the tile in a secondary operation.

The tile is then placed in the kiln and burned to a temperature at which all three layers become thoroughly vitrified, the finished tile being obtained in one firing.

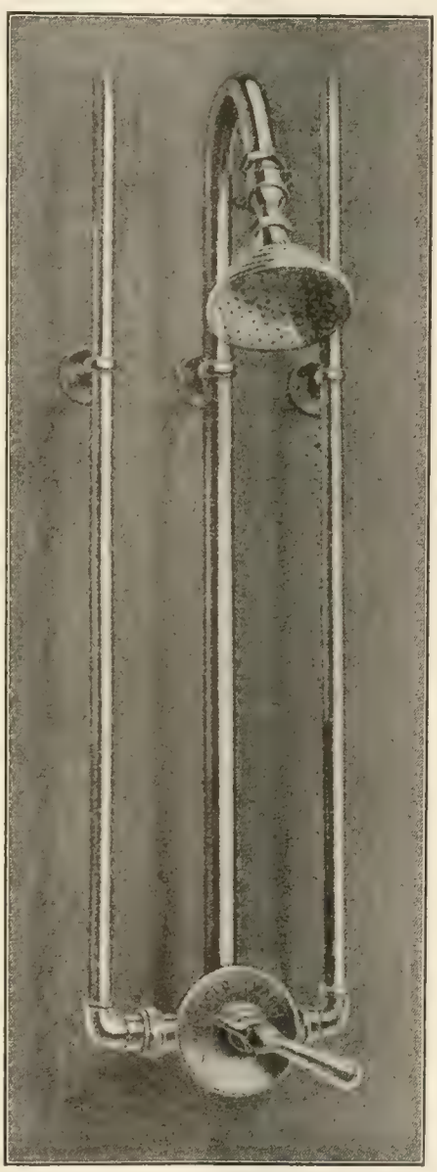
### Metal Batten Strips.

ONE of the latest instances where metal is replacing wood in building equipments is reported from the Milwaukee Corrugating Company of Milwaukee, Wis. In this case it is in the form of a metal batten strip designed to do away with the warping that frequently follows the use of wood for this purpose. The method of fastening prevents slipping away from the boards and at the same time permits necessary contraction and expansion.

### Novel Type of Mixer.

INVENTORS are constantly bringing out new devices for making the bath more luxurious and at the same time making it more pleasurable. One of the most notable novelties is the shower shown in the illustration. It combines the delightfulness of the ordinary fixture with some of the pleasures of the needle bath without the necessity of using a curtain of clingy, clammy mien.

This particular device is known as



the Niedecken shower and is made by the Hoffman & Billings Manufacturing Company of Milwaukee, Wis. The simple, though effective system of mixing water makes the shower perfectly safe. There is no chance whatever of the water becoming any hotter or colder than the bather desires. It is suitable for the modern home because it is not expensive and is easily applied. The temperature control is fixable and when operating no sudden drawing of water from either the hot or cold faucet in another part of the premises can affect the water being discharged upon the bather.

### Portland Cement Aggregates.

PRACTICALLY every specialist on concrete construction has a different code of concrete mixtures for different types of construction. With the idea of ascertaining the maximum density in concrete Albert Moyer of the Vulcanite Portland Cement Company, of 200 Fifth avenue, made investigations and found that arbitrary specifications without previous knowledge of the character of the aggregates that are used indicated as 1:2:4 or 1:3:6, etc., are meaningless.

It takes 110 lbs. of Portland cement to make 1 cu. ft. of paste. Opposed to the old plan of filling the voids in sand with cement, these voids must necessarily be filled with paste (cement and water), and that the study of the proportioning of aggregates must be based on the proper proportions of cement, water and sand to make a sufficiently rich mortar to bind together the large aggregates. The cement must be measured by weight, using 110 lbs. as equivalent to 1 cu. ft. of paste. If a 94-lb. bag is used as a unit for measurement, the proportions must be figured so that the same proportion of cement to sand is obtained as when based on 110 lbs. of cement per cubic foot of paste.

### Self Shut-Off Sprinkler.

SOMETHING like $75,000,000 a year is paid by the insurance companies for losses caused by water flowing from sprinkler systems after these have extinguished the fires which set them going, according to Fire Prevention News. But a sprinkler head that automatically shuts itself off after the fire has been extinguished has been invented. That the sprinkler system affords the most efficient protection against fire ever devised is not contestable. In New York, in fact, its installation in factory and loft buildings is compulsory. There is not a case on record of a fire getting beyond control where sprinklers were in use and were not prevented from operating by untoward causes.

Usually they extinguish the blaze before it has had a chance to do much damage—few fires start that could not be put out with a pint of water if applied early enough—but the stream flowing from them in a heavy downpour continues necessarily until it has been shut off, and in the great majority of cases considerable time must elapse before this can be done. The result is the flooding of the building and destruction of the merchandise or almost irreparable damage to the machinery in it.

Another serious drawback to the sprinklers at present in use is that the sprinkler heads once started are useless until they have been put together again, so that after each operation they have to be replaced, which involves expense to the owners of buildings.

The most common sprinkling device is closed in some form or other by fusible metal in such a way that when the temperature at which it is designed to melt is reached the water begins the spray. Owing to the tendency of heat to rise and spread along the ceiling, sprinkler heads remote from the place of origin of the fire frequently are set off. All continue to flood the floor, although the jet from a single head may have sufficed to put out the fire.

How to overcome these serious defects of an otherwise admirable and in any case indispensable fire protective system is a problem that has exercised engineers and inventors not only in the United States, but in Europe. This problem has been scientifically and most effectively solved by a thermostatic head devised to throw water at any predetermined temperature. It continues open until the fire is extinguished and the temperature falls to a safe point, say 140 degrees, when it closes automatically, thus obviating any further waste of water and consequent damage. Should the fire revive, the sprinkler head promptly opens up again, and it will repeat this operation indefinitely. So simple is its construction that it is practically impossible for it to get out of order.

The invention has been subjected to the most exhaustive tests. It has never failed to perform its work with scientific efficiency. It has the added advantage, we are informed, of costing no more than any sprinkler heads heretofore in use.

# CURRENT BUILDING OPERATIONS

## To Complete "Avenue A" Block Model Tenements—The Entire Group Comprises Nineteen Structures, Giving a Total of 1056 Apartments

INTERESTING among the building operations now under way is a group of model tenements which will occupy the block front on the west side of Avenue A, between 64th and 65th streets, having a frontage of 100 feet in each of the latter streets. The City & Suburban Homes Company, through P. H. Ohm, architect, 15 West 38th street, is back of the project and was also instrumental in the erection of buildings of similar type which occupy the remainder of the entire block square, having dimensions of 613 x 200 feet. Foundations are now being laid for the new operation and the first tier of beams will soon be placed.

The main front of the new buildings is directly opposite the Rockefeller Institute for Medical Research, and offers a good view of the East River. In type the buildings will be similar to those constructed by this company in various parts of the city, and a number of improvements and refinements over former buildings will be introduced. The facades will be of a light buff toned gray brick, trimmed with white marble, simple and substantial in outline and with the detail and trimmings suggesting California mission. There will be accommodations for 195 families in this extension, divided into two, three and four-room suites, each with its own bath, a complete and modern kitchen, hot water supply and steam heat; the power being supplied from a centralized plant of 1,150 H.P., already in operation on the block. Liberal closet space has been arranged in the apartments and locker space in the basement; also public laundry arrangements are provided in the basement, including steam clothes drying apparatus.

Light and air sanitation, permanency and economy of maintenance are the essentials which have been kept in mind in arranging the construction and detail of these buildings. Central court entrances on the ground floor are also to be a feature. Plumbing and drainage system will be of the best and the comfort and convenience of tenants have been well provided for. The number of buildings in the group, including operation No. 5, totals nineteen, which will furnish 1,056 apartments, a village in itself.



MODEL TENEMENTS IN AVENUE A. P. H. Ohm, Architect.

The City and Suburban Homes Company, which has a capital of $6,000,000, was organized under the laws of the State of New York, in July, 1896, with the object of supplying to wage-earners improved, wholesome homes at prevailing rentals. The company owns several large model tenement estates, accommodating about 13,000 people, and a working girls' hotel for 327 guests, on Manhattan Island, and also a suburban estate, "Homewood," in Brooklyn, comprising 250 individual houses, detached or semi-detached.

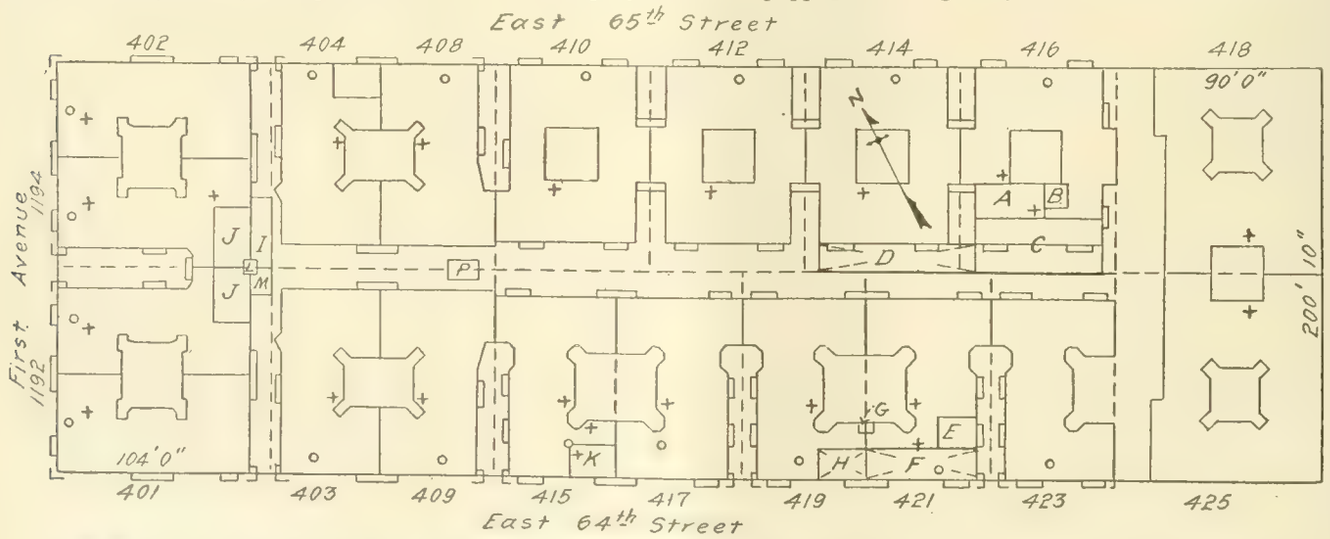
The company has well-equipped architectural and construction departments which are utilized for its own developments, and are available for similar services in this and other cities. Fitness and convenience in building are thus placed at the disposal of those desiring to duplicate this company's work, at standard rates of compensation.

Bad housing exists in some form or another in almost every community of 100,000 population and upwards and in the long run is exceedingly costly. Improved dwellings are the best guarantee of civilization. The greatest number of wage-earning heads of families receive less than $800 per year. During the last seven years, out of total rents collected from the company's model tenements, amounting to $2,901,426.11, the loss in bad debts has been just $6,287.55, or a little over one-fifth of 1 per cent.

The Junior League House, the company's hotel for working women, located at 78th street and the East River, showed 11½ per cent. of vacancies at the close of the fiscal year. Subscriptions to the capital stock of this company to construct this unique building were made by Mrs. Willard Straight and 117 other members of the Junior League. In the same way money from time to time is subscribed to build the model tenements. A committee of the Junior League co-operates with the management of the company in operating the hotel.

The Junior League House is in no sense a "home" or an "institution." It is simply a hotel run without any other restrictions upon its occupants than those which would characterize an ordinary hotel, and with the object of realizing a similar financial return to that which comes from the company's model tenements. Everything that could be done has been done to make the hotel a healthy and comfortable residence for guests, and it can be said without boast that no similar place in this city, or elsewhere, offers as much for the money. Moreover, it responds to a real need for working girls.

The building is a six-story, fireproof structure, with all modern improvements. The prices in the main run from $4 to $6 a week, including two meals on week days and three on Sunday.




A = Engine Room; B = Smoke Stack; C = Boiler Room; D = Coal Vault; E = Engine Room; F = Boiler Room; G = Smoke Stack; H = Incinerator Room; I = Incinerator Room; J = Boiler Room; K = Estate Office; L = Smoke Stack; M = Incinerator Room; O = Water Meter; X = Gas Meter; N = Machine Shop; P = Scales.

## NEW PLUMBING ORDINANCE PASSED.

### Defective Plumbing and Public Health, a Medical Opinion.

The new plumbing ordinance which has been the subject of consideration in the Building Committee of the Board of Aldermen and which has received the approval of the plumbing trade, was passed by the board November 11.

A statement having an important bearing upon the cost of constructing buildings, and especially upon the cost of installing plumbing systems, is contained in a recent number of the Journal of the American Medical Association (Chicago). In brief, this high medical authority states that neither typhoid fever nor any other kind of fever is caused by sewer gas, or by a bad smell of any description, and that "defective plumbing has about as much relation to public health as any other mechanical defect in house construction."

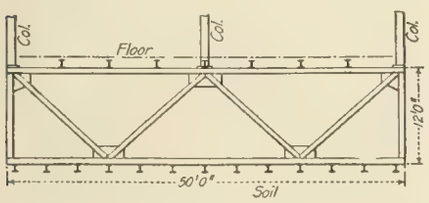
It is further charged by the Journal that city ordinances regarding plumbing are in this country drawn with no uniformity, and that what is required in one city may be prohibited in another. High authorities, we are told, maintain that the system of modern house-plumbing which is made legally obligatory on house builders in many places entails a large, needless and altogether unjustifiable expense, and that this is a barrier of cost which prevents progress toward better sanitation, and is a harm and not a help to public health.

In conclusion, the medical journal asks this question: "To what extent do the plumbing ordinances in our American cities represent the prevailing opinion of public health experts and trained health officials, and to what extent do they represent the efforts of commercially interested individuals or organizations to intrench themselves behind the active, if not always well-informed desire of the people to safeguard the public health?"

A new plumbing ordinance for New York City, heretofore discussed in these columns, was passed by the Board of Aldermen Nov. 11.

### A Reminiscence.

George A. Just, president of the Board of Examiners, calls our attention to the first attempt to eliminate eccentric loading on the foundations of a building in this city. Eccentric loading originated in the old type of wall-bearing buildings with stepped-up brick foundations (because of the limitation




TRUSS TO DISTRIBUTE FOUNDATION LOAD.

of city lot or property lines) and had become an accepted form of construction.

"It was, therefore, a marked departure from previous architectural practice," says Mr. Just, "when about 1890, in building an addition to the Western Union Telegraph Company's building just west of Broadway and Dey street, the architect, H. J. Hardenbergh, to secure a uniform pressure over the soil, introduced riveted, wrought - iron trusses, one story deep, extending entirely across the lot, as shown in the accompanying diagram. The demolition of this building has progressed to such an extent that these trusses are now exposed to view.

"This particular foundation is mentioned in the Transactions of the American Society of Civil Engineers, Vol. 27, September, 1892, in the discussion of a paper by H. H. Quimby on 'Wind Bracing in High Buildings.' The contractor for the work was the then well-known Jackson Architectural Iron Works, the writer being at the time chief engineer of the company."

## THE SUBWAY SITUATION.

### Work Going Ahead on All Sections—A Test Case Probable.

The Public Service Commission gave a hearing in the case of the Bricklayers' Union against the subway contractors and has reserved decision. The charge of employing alien labor was formally made by the bricklayers' delegate, John Gill, and substantiated by the admission of one of the contractors.

The Public Service Commission hesitates to take swift, drastic action. Intimations are heard that as a test case will be made and carried up to see if the law is constitutional the court's decision will be awaited. In the meantime aliens have been laid off from six construction sections of the subway, but work has not been suspended altogether on any section. Secretary Crane of the General Contractors' Association said it is hoped it will not be necessary to discharge any more men pending the test in the courts.

### Will Advise on City Planning.

The members of the advisory committee appointed to assist the City Plan Committee of the Board of Estimate in the consideration of plans, held their first meeting on Tuesday afternoon, at the Municipal Building, and organized for the work.

The members of the advisory committee are: Edward M. Bassett, Edward W. Brown, Arnold W. Brunner, Irving T. Bush, John M. Demarest, Michael Furst, Herbert F. Gunnison, J. Monroe Hewlett, Robert W. Higbie, Richard M. Hurd, Robert D. Kohn, C. Grant La Farge, E. E. Loomis, Milo R. Maltbie, Cyrus C. Miller, John J. Murphy, Charles D. Norton, E. H. Outerbridge, William Barclay Parsons, Frederick B. Pratt, William Allaire Shortt, F. De Hass Simonson, Daniel L. Turner and F. B. Williams. President McAneney is chairman of the City Plan Committee, which is charged with the work of formulating a general scheme of improvement with which all local improvements may be co-ordinated. George B. Ford is the consulting engineer.

### Bowery Y. M. C. A. Plans Finally Approved.

Jackson & Rosencrans, 1328 Broadway, have just completed plans for the new Bowery Branch Y. M. C. A. building, already illustrated in the Record and Guide, which will be located in East 3d street, just off the Bowery. Harry W. Hoot, secretary of the branch, has been promoting plans for the last five or six years, and it is now announced that building operations will be started at once. It will be among the first buildings for men to come from the receipts of the $4,000,000 campaign fund. The building will be 64x135 feet, containing a barber-shop, reading rooms, gymnasium, shower-baths, roof-garden, hall for public meetings, moving picture shows, elevator, and 153 bedrooms. The cost of the structure with land is placed at $400,000.

### Business Building for Scarsdale.

Laurence M. Loeb, of 37 East 28th street, Manhattan, has prepared plans for a bank and store building to be erected at Scarsdale, Westchester county, adjoining the postoffice on the south. The building will cover a plot 65x60 feet and will cost about $25,000. Estimates are now being received on all sub-contracts from a selected list of bidders. An unnamed syndicate is the owner.

### Another Automat Restaurant.

Stuckert & Sloan, Crosier Building, Philadelphia, have plans in progress for another automat restaurant building to be erected at 604-606 Sixth avenue, Manhattan, for the Horn & Hardard Company, of 600 West 50th street. Construction will probably begin about January 1.

### Masonic Temple at Elmhurst.

The Mizpah Lodge No. 738, F. & A. M., Elmhurst (Christopher Marsden, master), contemplates the erection of a Masonic temple in Grand street, near the Queens Boulevard, Elmhurst, Long Island. No architect has yet been selected.

## NEW CHURCH EDIFICE FOR BROOKLYN

PLANS are under way for the new Catholic Church, in Italian Renaissance, now being erected at the southwest corner of Knickerbocker avenue and Weirfield street, Brooklyn. The parish of St. Martin of Tours, Rev. James H. Lynch, pastor, is the owner of this structure and the plans and specifications were prepared by John Bagley Day, architect, 1265 Broadway, Manhattan. The building is 86 feet wide and 157 feet in extreme depth, with its main entrance on Weirfield street, the rear facing Halsey street. The exterior walls are of buff Indiana limestone upon a granite base and the roof is of Spanish tile. The basement will be used for Sunday School and lecture purposes and will seat 900 people, and the first floor, used exclusively for religious services, will contain 1,200 seatings. The main entrance facade is opposite Irving Park and stands 36 feet from the street. Walls, partitions and floors are fireproof, a feature which should be more generally adopted for churches. This structure is being erected at a cost approximating $140,000 by P. M. O'Brien, 22 East 42d street, Manhattan, general contractor.



John Bagley Day, Architect.

CHURCH OF ST. MARTIN OF TOURS.

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## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—John B. Schlessinger, 322 East 48th st, contemplates rebuilding the 4-sty brick and stone factory building at 318-320 East 48th st, to cost about $50,000. No architect selected.

RIVERHEAD, L. I.—The Board of Supervisors of Suffolk County, Milton Rogers, chairman, contemplates the erection of a tuberculosis hospital here, and will soon call for competitive sketches.

ELMHURST, L. I.—The Mizpah Lodge No. 738 F. & A. M., Master Christopher Marsden, contemplates the erection of a masonic temple in Grand st, near Queens Boulevard. No architect retained.

LOCKPORT, N. Y.—F. & A. Masons, Masonic Hall, Cottage and Main sts, Fred A. Ringueberg, 16 Main st, chairman of building committee, contemplates the erection of a clubhouse at 23 East av. No architect selected.

LANCASTER, N. Y.—F. & A. M. No. 823, Lancaster, Ambrose Waters, master, contemplates the erection of a Masonic temple here to cost about $20,000. No architect selected.

DOVER, N. J.—The Town of Dover, J. B. Baker, town clerk, contemplates the erection of a Carnegie public labrary here. A committee has been selected to consider the site at Blackwell and Bergen sts. No architect selected.

NORTH ARLINGTON, N. J.—The Borough of North Arlington, Wm. Brandenburg, mayor, contemplates the erection of a 2-sty brick firehouse here, to cost about $5,000. No architect selected.

SENECA FALLS, N. Y.—John T. McKeon, 58 Fall st, contemplates the erection of a business block and apartments in West Bayard st, near Ovid st, to cost about $8,000. No architect selected.

VERNON, N. Y.—The Board of Education of the Village of Vernon, L. L. Clarke, president, is receiving competitive sketches for an 8-room school near Oneida, to cost about $30,000.

AVOCA, N. Y.—George Spaulding, Avoca, N. Y., contemplates the erection of a 2-sty concrete mill here. No architect retained.

ALBANY, N. Y.—The Albany Girls' Club, 1 Madison pl, Albany, Miss Jean MacElwee, president, 4 Chestnut st, contemplates the erection of an addition and making alterations to the clubhouse on Madison pl. No architect retained.

GENEVA, N. Y.—The Geneva Glass Works, J. O. Jensen, president and manager, contemplates rebuilding the concrete glass plant here. No architect retained.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The 342 Madison Av. Co., care of Pease & Elliman, 340 Madison av, owner, is taking bids for alterations to the residence northwest corner of Madison av and 54th st for store and apartment purposes. Chas. B. Halsey and T. J. S. Flint, 7 East 42d st, lessees. Chas. Thain, 1181 Broadway, architect. Cost, about $10,000.

NEWARK, N. J.—Moses J. Nadel, Union Building, Newark, architect, is ready for bids for the 1-sty frame store and apartments, 50x65 ft., at 646-648 Springfield av, for Jos. Klein, 652 Springfield av. Cost, about $5,000.

CHURCHES.

ALBANY, N. Y.—Bids will close about December 5 for the 1-sty hollow tile, brick and stone church and Sunday school on Central av, opposite Main av, for the West End Presbyterian Church, Rev. L. F. Mayle, 132 North Pine av, Albany. S. Stuart Douglas, 100 State st, Albany, architect. Cost, about $30,000.

DWELLINGS.

HACKENSACK, N. J.—L. S. Beardsley, 38 West 32d st, Manhattan, architect, is ready for bids on general contract for a 2½-sty hollow tile and stucco residence at Union and Berry sts, for Henry Eckerson, president of Jersey City Dairy Co., Atlantic st, Hackensack. Cost, about $22,000.

EDGEMERE CREST, L. I.—Mrs. M. Gosz, 562 West 111th st, Manhattan, owner, is taking bids on general contract for a 2½-sty stucco and frame residence at the southwest corner of Edgemere av and Maple st, from plans by Benjamin J. Driesler, 153 Remsen st, Brooklyn.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, Newark, architect, is ready for bids for the 3-sty brick residence at 184 Clinton av, for Dr. Maurice Asher, 19 Court st. Cost, about $18,000.

GREENWICH, CONN.—Warren & Clark, 489 5th av, Manhattan, architects, are taking bids for a 2½-sty frame residence for Chas. Ingraham, this place. Cost, about $20,000.

PROSPECT HILL, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, architect, is ready for bids for alterations and additions to the 2½-sty frame and stucco residence at Prospect Hills, near White Plains, for L. A. Cushman, care of architect. Cost, between $9,000 and $10,000.

GARFIELD, N. J.—A. L. Vegliante, this place, architect, is taking bids for a 2½-sty brick and frame residence, 26x30 ft., at 231 Passaic av, for Jos. Kellerman, Passaic av, this place.

RYE, N. Y.—Plans are being figured for the 2½-sty frame residence, 30x102 ft., near Highland rd, for William J. Tingue, Jr., 118 East 25th st, Manhattan. S. E. Gage, 28 East 49th st, Manhattan, architect.

FACTORIES AND WAREHOUSES.

SANDY HOOK, N. J.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the general contract for the U. S. storehouse at Sandy Hook, N. J., for the U. S. Government. Architect, Ordnance Dept., U. S. A, bids to close Nov 30th. They desire bids on all subs at once.

NEWARK, N. J.—Salmond Bros., 526 Elm st, Arlington, N. J., general contractors, are taking bids on subs for a 1-sty hollow tile manufacturing plant, 32x52 ft., on Av R, between L. V. R. R. and Passaic R. R., for Maas & Waldstein, 437 Riverside av. Plans prepared privately. Cost, about $40,000.

LONG ISLAND CITY.—William Higginson, 13-21 Park Row, Manhattan, architect, is taking bids for a 4-sty reinforced concrete lithographic factory in Meadow st, for the Degnon Realty & Terminal Improvement Co., 30 East 42d st, Manhattan.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Bids will close December 4 at 3 p. m., for alterations to the Harlem Hospital, 136th, 137th sts and Lenox av, for the City of New York, Bellevue and Allied Hospitals, for excavation, masonry, carpentry, steel and iron work, metal work and roofing, painting and glazing, hardware, electric work, refrigerating and drinking water. Bids will aso be received at the same time for additions and alteration to steam and heating work in connection with same.

HOTELS.

MANHATTAN.—Walter H. Volkening, 186 Remsen st, Brooklyn, architect, is taking bids for the 5-sty brick, steel and reinforced concrete store and lodging house at 103-105 Bowery, for the estate of Chas. A. Chesebrough, Wm. N. Chesebrough, executor. Lyons Hotel Co., of Brooklyn, lessee. Cost, about $20,000.

MANHATTAN.—Denby & Nute, 333 4th av, are taking figures for alterations and additions to the 12-sty Hotel Blackstone at 50 East 58th st, for the Swetland Realty Co., Inc., Horace M. Swetland, president, 239 West 39th st.

STAMFORD, CONN.—Henry C. Pelton, 8 West 38th st, Manhattan, architect, is taking bids for a 7-sty apartment hotel in South st, for the Marlborough Realty Co., W. T. Reade, manager. Douglas Sprague & Chester Slocum, 39 Cortlandt st, Manhattan, engineers. Cost, about $100,000.

MUNICIPAL WORK.

PATERSON, N. J.—Bids will close December 29 for section 17 (central portion of Passaic Valley Sewer) for the Passaic Valley Sewerage Commission, John S. Gibson, clerk.

PATERSON, N. J.—Bids will close December 22 for Section 14, Passaic Valley Sewer, for the Passaic Valley Sewerage Commission, John S. Gibson, clerk, 31 Clinton st, Newark.

HOBOKEN, N. J.—Plans are being figured for the 3-sty fire house at the northeast corner of Jefferson and 2d sts, for the city of Hoboken. Briscoe & Fagan, 95 River st, architects. Cost, about $25,000.

NEWARK, N. J.—Bids will soon be taken for the 2-sty centre market, 127x505 ft., at Broad and Canal sts, for the Common Council of the City of Newark. Hooper & Co., 118 Market st, architects. Cost, about $662,500.

HOBOKEN, N. J.—Bids will close December 9 for the 3-sty firehouse, 50x50 ft., at the northeast corner of Jefferson and 2d sts, for City of Hoboken, Martin Cooke, mayor, City Hall. Briscoe & Fagan, 95 River st, architects. Cost, about $25,000.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—N. Serracino, 1170 Broadway, Manhattan, architect, is taking bids on general contract for a 1-sty brick parochial school in the north side of 241st st, east of Martha av, for St. Barnaba's R. C. Church, Rev. Father Michael A. Reilly, rector, 409 East 241st st. Cost, about $20,000.

STABLES AND GARAGES.

SOUTHHOLD, L. I.—J. L. Burley, 345 5th av, Manhattan, architect, is taking bids for a stable, garage and gardener's cottage, and residence on Mt. Buehla and Soundview avs, for A. H. Cosden, care of architect.

MANHATTAN.—John Donohue, 412 East 75th st, owner, is taking bids for additions and alterations to the shed and stable at 412-414 East 75th st, from plans by Edward Hahn, Bridge Plaza, L. I. City. Cost, about $20,000.

BROOKLYN.—Plans are being refigured for the 1-sty garage, 20x191 ft., on the west side of Albany av, 120 ft. south of Herkimer st, for J. W. Sullivan, 156 Howes st. Rhode & Harvie, 406 9th st, architects. Cost, about $18,000.

GREENPORT, L. I.—W. H. Reeves, this place, architect, is taking bids for a 2-sty frame stable, 30x40 ft., for Mrs. Lillian Reeves, this place. Cost, about $3,000.

BROOKLYN.—W. B. Wills, 1181 Myrtle av, architect, is taking bids for a 1-sty brick garage, 50x125 ft., in the east side of Logan st, 69 ft. south of Etha st, for Walter W. Dodd, 117 Shephard av, owner and lessee. Cost, about $12,000.

THEATRES.

JERSEY CITY, N. J.—E. C. Horn Sons, 1476 Broadway, Manhattan, architects, are taking bids on general and separate contracts for the 2-sty moving picture theatre and dance hall at 57-59 Newark av, for the Hill Arcade Realty Co. Strand Theatre Co., lessee. Cost, about $80,000.

BROOKLYN.—Albin Wagner, 421 Dill pl, Glendale, L. I., owner, is taking bids for a 1-sty open air moving picture theatre, 50x100 ft., from plans by J. M. Debus, 529 Gates av, Brooklyn. The theatre will be erected at the southeast corner of Webster and Myrtle avs.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV.—Samuel Sass, 32 Union sq, has completed plans for a 5-sty flat for the Aldus Construction Co., 605 West 186th st, to be erected at the northeast corner of Vermilyea av and 207th st, to cost $90,000.

THOMPSON ST.—Louis Sheinart, 194 Bowery, is preparing plans for a 6-sty tenement, 50x100 ft., at 101-103 Thompson st, for the Thompson Construction Co., Dominick Abbate, Jr., 226 Lafayette st, owner and builder. Cost, about $45,000.

MUNICIPAL WORK

LEONARD ST.—Plans have been approved by the Municipal Art Commission for extensions, alterations and additions to the Tombs Prison in Leonard st, for the City of New York, Department of Correction. F. B. & A. Ware, 1170 Broadway, architects. Cost, about $13,000.

PUBLIC BUILDINGS.

PINE ST.—Foster & Gade, 15 West 38th st, have been commissioned to prepare plans for a 2-sty brick, stone and steel postoffice building, at 73-77 Pine st, and 165 Pearl st, for the Buckhout Realty Co., care of F. C. Buckhout, president, foot of East 30th st. U. S. Government, lessee.

STORES, OFFICES AND LOFTS.

6TH AV.—Stuckert & Sloan, Crozier Building, Philadelphia, Pa., are preparing plans for a brick and terra cotta automat restaurant building at 604-606 6th av, for Horn & Hardard Co., 600 West 50th st. Cost, about $30,000. Bids will be received by architects about December 20.

NASSAU ST.—Plans will be started about December 24 for the 3-sty store and office building at the southeast corner of Nassau and Frankfort sts for the Sun Printing & Publishing Co., William C. Reick, president. David A. Schulte, World Building, lessee of new building. F. P. Platt, 1123 Broadway, architect.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS.

WEBSTER AV.—The Benenson Realty Co., Benjamin Benenson, president, 407 East 153d st, contemplates the erection of a 5-sty brick apartment on the west side of Webster av, near 201st st. Plans will probably be prepared by the Tremont Architectural Co., 401 East Tremont av. Owner handles general contract.

BRONX.—The Valhalla Corporation, Jacob C. Pederson, 3153 3d av, contemplates the erection of two 5-sty apartments on the east side of Ryer av, 210 ft. north of 183d st, to cost about $100,000.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

LAFAYETTE AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 50x89 ft., on the south side of Lafayette av, 250 ft. west of Nostrand av, for the Lanoor Realty Co., Jos. Shure, 539 Greene av, owner and builder. Cost, about $30,000.

POWELL ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 50x89 ft., in the west side of Powell st, 280 ft. south of Riverdale av, for the Danmore Improvement Co., 420 Van Siclen av, owner and builder. Cost, about $50,000.

SARATOGA AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 50x90 ft., at the northwest corner of Saratoga av and Pacific st for A. Kaplan, Inc., 1462 Eastern Parkway, owner and builder. Cost, about $25,000.

SUTTER AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 50x90 ft., at the northwest corner of Sutter and Schenck avs for Harry Rubin Building Co., 433 Miller av. Cost, about $25,000.

BUSHWICK AV.—The Benenson Realty Co., Benjamin Benenson, 407 East 153d st, Bronx, Manhattan, contemplates the erection of a 5-sty apartment at the corner of Bushwick av and Jefferson st to cost about $50,000. The Tremont Architectural Co., 401 East Tremont av, Bronx, will probably prepare plans.

FACTORIES AND WAREHOUSES.

PACIFIC ST.—Preliminary plans are being prepared privately for alterations to the 8-sty machinery building in Pacific st, between Columbia and Amity sts, for the New York Dock Co., 8 Bridge st, Manhattan. Cost, about $50,000; owner will call for bids about Dec. 15.

MISCELLANEOUS.

ATLANTIC AV.—Armour & Co., 137 South La Salle st, Chicago, Ill., Frank Lyman, New York manager, 52 10th av, Manhattan, contemplates the construction of a bridge and shed at Atlantic av, about 65 ft. east of Ft. Green pl, from plans by Robert G. Clerk, care of Armour & Co., Chicago, Ill. Cost, about $15,000.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, L. I. City, is preparing plans for a 4-sty tenement, 50x86 ft., on the west side of Hamilton av, 60 ft. north of Piers av, for Antonio Gangeni, 794 Vernon av, L. I. City, owner and builder. Cost, about $25,000.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for two 5-sty tenements, 37x100 ft., for Frank Zvanovec, 70 Wilson av, owner and builder. Total cost, about $50,000.

DWELLINGS.

CEDARHURST, L. I.—Leo Cestari, Lawrence, L. I., contemplates the erection of a 2½-sty stucco residence, 36x36 ft., here from plans by A. T. Ketcham, this place. Cost, about $4,500.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids Nov. 23 for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 91. Items 1 and 2 all bids were laid over.

## Richmond.

DWELLINGS.

PORT RICHMOND, S. I.—O. Carlson, this place, has completed plans for a 2½-sty frame residence on the east side of Stewart av, 380 ft. south of Watchogue rd, for Carl G. Wordstrom, 524 East 118th st, Manhattan.

## Nassau.

DWELLINGS.

LONG BEACH, L. I.—Revised plans have nearly been completed by Kirby & Petit, 103 Park av, Manhattan, for the 2-sty brick drug store and residence on the Boardwalk, near Riverside Boulevard, for Dr. Julius Bierwith, Beech st. Cost, about $10,000.

## Westchester.

CHURCHES.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, is preparing plans for a 1½-sty brick church, 40x50 ft., in Jackson st, for the Hungarian Presbyterian Church, Andrew Szilagyi, pastor, 62 Hawthorne av. Cost, about $8,500.

FACTORIES AND WAREHOUSES.

PORTCHESTER, N. Y.—Wilford Hall Laboratories, Wilford Hall, president, Fox Hall rd, contemplates the erection of a 2-sty brick factory addition, 200x75 ft., at Fox Island rd. Architects's name for the present withheld.

HALLS AND CLUBS.

YONKERS, N. Y.—Beersman, Vollmer and Evarts Tracy, 244 5th av, Manhattan, associated architects, are preparing plans for a Masonic temple at the southeast corner of Guion st and South Broadway, for the Masonic Guild, F. & A. M. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about $70,000. Plans will not be figured for some time to come.

HOSPITALS AND ASYLUM.

NEW ROCHELLE, N. Y.—Frederick Stevens, 9 Park st, Boston, Mass., is preparing sketches for a brick addition to the hospital in Guion st and Burling lane, for the New Rochelle Hospital Association, H. J. Parker, president. Cost, about $90,000.

STABLES AND GARAGES.

RYE, N. Y.—William H. Werner, Purdy av, contemplates the erection of a 1½-sty brick and stone garage, 75x64 ft., in the east side of 2d st, south of Depot sq, from plans by Howard Slater, 325 Irving av, Portchester, N. Y. Cost, about $7,000.

STORES, OFFICES AND LOFTS.

YONKERS, N. Y.—The Estate of Ethan Flagg, Inc., Chas. M. Butler, manager, 2 Hudson st, contemplates the erection of several buildings at New Main and John sts from plans by E. C. Heald, engineer, 2 Hudson st.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

DWELLINGS.

MANHATTAN.—Thos. J. Walters, 271 West 125th st, has received the general contract to erect a 3-sty brick rectory, 55x40 ft., at the southwest corner of Isham and Cooper sts, for




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## PROPOSALS.

NOTICE TO CONTRACTORS: Sealed proposals for Water Softening Plant at the Buffalo State Hospital, Buffalo, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3.00 p. m., December 4th, 1914, when they will be publicly opened and read. Proposals shall be made on blanks and enclosed in an envelope, all furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of Five per cent. (5%) of the amount of bid. Contractor, to whom the award is made, will be required to furnish surety company bond in the sum of Fifty per cent. (50%) of the amount of contract within Thirty (30) days after official notice of award of contract, and in accordance with teh terms of specification No. 1997. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Buffalo State Hospital, Buffalo, N. Y.; at the New York Office of the Department of Architecture, Room No. 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to, and in the discretion of the State Architect, Lewis F. Pilcher.

NOTICE TO CONTRACTORS: Sealed proposals for furnishing the finishing hardware for the Nurses' Home, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, New York, until 3 p. m., December 4, 1914, when they will be publicly opened and read. Proposals shall be made on blanks and enclosed in an envelope, all furnished by the State Architect, duly sealed and addressed. The right is reserved to reject any and all bids. Copies of specifications, proposal blanks and envelopes can be obtained upon reasonable notice at the Department of Architecture, Capitol, Albany, N. Y., and may be seen at the New York office of the Department of Architecture, Room 1224, Woolworth Building, New York City.

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## Contracts Awarded—Continued.

the Paulist Fathers Church, 60th st and Columbus av, Rev. Father Daly in charge. Maynicke & Franke, 25 East 26th st, architects. Cost, about $35,000.

HARTSDALE, N. Y.—Barzaghi Vought & Co., Inc., 299 Madison av, Manhattan, has received the general contract to erect three 2½-sty frame and stucco residences for the Allied Improvement Co., Scarsdale, N. Y. W. H. Jackson, 500 5th av, Manhattan, architect.

HARTSDALE, N. Y.—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty stone residence on the east side of Greenacres av, opposite Colvin pl, for Reginald C. Knickerbocker, 450 4th av, Manhattan. R. W. Gardner, 84 William st, Manhattan, architect. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Charles Wuttke, 15 Hull st, Brooklyn, has received the contract to erect the 1-sty brick factory, 100x115 ft., at the northwest corner of Atlantic av and Logan st, from plans by Chas. Infanger & Son. Kampfe Bros. are the owners. In issue of Nov. 14, Nevins & Perlman were incorrectly noted the contractors.

PROVIDENCE, R. I.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract to erect for the R. L. Greene Paper Co. at Providence a paper warehouse of reinforced concrete construction, with brick veneer, 5 stories and basement in height, ultimately to be 2 stories higher; the building is 85x82 in plan; F. P. Sheldon & Son, architects and engineers. Work to be undertaken at once.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—(Sub.).—Post & McCord, 101 Park av, Manhattan, have received the steel contract for the 2-sty addition to the refinery in Pidgeon st, west of Front st, for the National Sugar Refining Co., 129 Front st, Manhattan, James H. Post, president. Herman Engel, care of owner, architect. Leddy & Moore, 105 West 40th st, Manhattan, general contractors. Cost, about $20,000.

STAMFORD, CONN.—The Vuono Construction Co., Bank Building, Providence, R. I., has received the general contract to erect a 3-sty brick storage warehouse, stable and garage in Jefferson st, for S. J. Slawson, 417 Summer st. C. R. Makepeace & Co., 430 Butler Exchange Building, Providence, R. I., architects. Cost, about $30,000.

NEWARK, N. J.—Salmond Bros. Co., 526 Elm st, have received the general contract to erect the manufacturing plant here for Maas & Waldstein Co., 437 Riverside av, Newark. Plans prepared privately.

MANHATTAN.—C. T. Wills, Inc., 286 5th av, has received the general contract to erect the 10-sty warehouse at 11-17 Beach st, for S. M. Mulliken, 30-32 Varick st. C. P. H. Gilbert, 1123 Broadway, architect. Cost, about $175,000.

HALLS AND CLUBS.

BROOKLYN.—(Sub.).—The Pietrowski & Konop Co., Inc., 418 East 91st st, Manhattan, has secured the contract to install the Clinton fireproofing system of floor and roof arches and finished floors in the Brooklyn Y. M. C. A. building. Trowbridge & Ackerman, architects. The Whitney Co., general contractor.

HOSPITALS AND ASYLUMS.

BATH, N. Y.—The Warshaw Elevator Co., Main st, Warsaw, has received the contract at $4,169 for electric elevators for the New York State Soldiers' & Sailors' Home, Joseph A. Goulden, president. Lewis F. Pilcher, Capitol, Albany, state architect.

MUNICIPAL WORK.

BAYONNE, N. J.—Daniel Donovan, 586 Av A, Bayonne, has received the contract at $54,588.10 for paving Av A, for the Council of the City of Bayonne.

PUBLIC BUILDINGS.

NORTHPORT, L. I. (sub.).—The National Bridge Co., 1123 Broadway, has received the steel contract to erect the 1-sty brick library, 45x38 ft., at Woodside av and Main st, for the Board of Trustees of Northport, George Babcock. Harry W. Dennell, 225 5th av, Manhattan, architect. Vail & Call, Burt av, general contractors. Cost, about $10,000.

BUFFALO, N. Y.—Chas. Everitt, 424 White Building, has received the general contract to erect a 2-sty brick armory and stable in the south side of Delavan st, between Main and Harvard pl, for the New York State Armory Commission, Franklin W. Ward, secretary, 174 Lancaster st, Albany. Lewis F. Pilcher, Capitol, Albany, N. Y., state architect. Cost, about $150,000.

STABLES AND GARAGES.

NEWARK, N. J. (sub.).—David Henry Building Co., 207 Market st, Newark, has received the foundation contract for the blacksmith shop and stable at 722-740 Frelinghuysen av, for Jos. S. Mundy, 22 Prospect st. W. Orrin Bartlett, 738 Broad st, Newark, architect. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have received the general contract to alter the 5-sty buildings northwest corner of Broadway and 56th st, for O. B. Potter, 71 Broadway; Studebaker Corporation of America, 140 West 52d st, lessee. Kimball & Roosa, 71 Broadway, architects.

THEATRES.

BROOKLYN.—M. Ponemona, 835 Broadway, has received the general contract to erect a 1-sty brick moving picture theatre, 55x103 ft., at the southeast corner of Wyckoff av and Bleecker st, for Ray Riess, 612 Broadway. The Goodman Amusement Co., corner of Willoughby and Knickerbocker avs, lessee. W. B. Wills, 1181 Myrtle av, architect. Cost, about $12,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

160TH ST, n s, 271 & 396 w Fort Washington av, two 6-sty brick non-fireproof apartment houses, 125x86; cost, $300,000; owner, Hudson View Constn. Co., Henry Friedman, Pres., 169 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 358.

PARK AV, 409, s e cor 55th st, 12-sty brick fireproof apartment house, 98x75; cost, $400,000; owner, Park Av. & 55th St. Corporation, Irving S. Brown, Pres., 49 Wall st; architects, Cross & Cross, 10 East 47th st. Plan No. 357.

VERMILYEA AV, n e cor 207th st, 5-sty brick stores and tenement; cost, $90,000; owner, Aldus Constr. Co., Inc., Jacob Kahn, Pres., 600 West 186th st; architect, Samuel Sass, 32 Union sq. Plan No. 359.

### Bronx.

DWELLINGS.

VINCENT AV, w s, 175 n Layton av, two 2-sty frame dwellings, 21x48, tin roof; cost, $9,000; owner, Gabriele Del Gaudio, 1910 Webster av; architect, N. W. Del Gaudio, 401 Tremont av. Plan No. 551.

FACTORIES AND WAREHOUSES.

3D AV, w s, 47.9 s St. Paul's pl, 1-sty brick store and storage, slag roof, 26x75; cost, $2,000; owner, Michael Barinsky, 511 East 149th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 545.

SCHOOLS AND COLLEGES.

MARION AV, e s, 99.2¼ s Fordham rd, 4-sty brick school, slag roof, 109.2x66.2; cost, $90,000; owner, Church of Our Lady of Mercy, Rev. P. N. Breslin, 2496 Marion av, rector; architect, John V. Van Pelt, 381 4th av. Plan No. 547.

STABLES AND GARAGES.

237TH ST, n s, 275 w Martha av, 1-sty brick garage, 18x18; cost, $200; owners, Bunt & Kaiser, 329 East 237th st; architect, John F. Kaiser, Jr., 323 East 237th st. Plan No. 549.

STORES AND TENEMENTS.

GRAND CONCOURSE, e s, 24.10 n 187th st, 1-sty frame stores, plastic slate roof, 25x38.1; cost, $1,000; owner, Harry J. Douglas, 40 West 190th st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 546.

JEROME AV, e s, 51.7 n Mt Hope pl, 1-sty brick stores, tar and gravel roof, 77x69.3; cost, $12,000; owner, Rilma Bldg. Co., Samuel H. Raphiel, 409 West 129th st, Pres.; architect, Eugene Schoen, 25 West 42d st. Plan No. 544.

174TH ST, s s, 25 e Nelson av, 5-sty brick tenement, 50x85.10, plastic slate roof; cost, $55,000; owners, Henry Cleland, Inc., Henry Cleland, 176th st and Anthony av, president; architects, Trement Archt. Co., 401 Tremont av. Plan No. 550.

MISCELLANEOUS.

CLINTON AV, e s, 66 n Oakland pl, 1-sty brick carriage house, 27x12; cost, $200; owner, H. Reiner, 712 Oakland pl; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 548.

### Brooklyn.

DWELLINGS.

63D ST, s s, 220 w 14th av, 2-sty brick dwelliug, 20x46.8, slate roof, 1 family; cost, $3,500; owner, Dominick Cosenzo, 1365 63d st; architect, M. Del Gaudio, 401 Tremont av, Manhattan. Plan No. 8090.

MALTA ST, w s, 135 s Vienna av, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, $3,500; owner, Lena Kranser, 308 Thatford av; architect, Morris Whinston, 459 Stone av. Plan No. 8038.

MILFORD ST, e s, 310 s Blake av, two 2-sty brick dwellings, 20x44, — roof; 2 families each; total cost, $5,200; owner, Talman Tomkin, 307 Dumont av; architect, Morris Rothstein, 601 Sutter av. Plan No. 8035.

81ST ST, n s, 100 w Ft. Hamilton av, 2-sty brick dwelling, 18x34, gravel roof, 2 families; cost, $4,200; owner, August Weaden, Patterson, N. J.; architect, B. F. Hudson, 319 9th st. Plan No. 8045.

EMMONS AV, s s, 15 e Harring st, sixteen 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, $8,000; owner, Moe Cohen, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8054.

SHEFFIELD AV, e s, 107 n Fairfield av, 1-sty frame dwelling, 18x25, gravel roof, 1 family; cost, $600; owner, Harry Smith, 1237 Sheffield av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 8115.

FACTORIES AND WAREHOUSES.

HERMAN ST, 380, 1-sty brick shop, 25x47.5, slag roof; cost, $1,600; owner, Mrs. Annie Hoelzer, on premises; architect, Otto Thomas, 354 Fulton st. Plan No. 8092.

EAST 57TH ST, s of Av V, Mill Island, 1-sty brick storage, 154x185, — roof; cost, $20,000; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av. Plan No. 8075.

1ST AV, w s, 40 n 57th st, 2-sty brick factory, 42.2x93.4, slag roof; cost, $5,700; owner, Muse Dry Dock Co., ft. of 56th st; architect, Carpe Horford Corp., 1123 Broadway, Manhattan. Plan No. 8095.

STABLES AND GARAGES.

177TH ST, s s, 280 e 15th av, 1 sty frame garage, 15x17, shingle roof; cost, $500; owner, Ester Kornblum, 1323 46th st; architect, Fred W. Eisenla, 16 Court st. Plan No. 8018.

PRESIDENT ST, s s, 160 e Albany av, 1-sty brick garage, 16x20, gravel roof; cost, $450; owner, Sarah Fee, on premises; architect, Clarence L. Sefert, 110 West 40th st, Manhattan. Plan No. 8024.

EAST 3D ST, e s, 340 s Albermarle rd, 1-sty brick garage, 12x16, tin roof; cost, $500; owner, Louis Obermeyer, 317 East 2d st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8026.

DEAN ST, s s, 100 e Rockaway av, 2-sty brick stable, 25x16, gravel roof; cost, $1,000; owner, Francesco Briganti, on premises; architect, Morris Whinston, 459 Stone av. Plan No. 8056.

GRAND ST, n s, 245 w Gardner av, 1-sty frame garage, 67x30, felt roof; cost, $1,500; owners, Cross, Austin & Ireland Lumber Co., Grand st and Newtown Creek; architect, W. Higginson, 21 Park row, Manhattan. Plan No. 8059.

3D AV, ws, 28 n 7th st, 2-sty brick garage, 32x100, tin roof; cost, $7,500; owner, George Carrizzo, 200 6th st; architect, Raphael Caporale, 1929 63d st. Plan No. 8060.

STILWELL AV, e s, 620 n Neptune av, 1-sty frame garage, 60x24, shingle roof; cost, $1,000; owner, Topeka Asphalt Co., 147 4th av, Manhattan; architect, W. Richter, 4411 18th av. Plan No. 8043.

7TH AV, s w cor 58th st, 1-sty brick garage, 16x20, slag roof; cost, $250; owner, Geo. Capelino, 682 58th st; architect, Chas. Gallo, 65 Graham av. Plan No. 8044.

LOGAN ST, n w cor Etna st, 1-sty brick garage, 21x16, gravel roof; cost, $400; owner, Wm. V. Thurston, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 8112.

ATKINS AV, w s, 125 s Liberty av, 1-sty brick stable, 16x43.2, slag roof; cost, $1,000; owner, John C. Crayling, 793 Liberty av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 8099.

STORES AND DWELLINGS.

MONTAUK AV, w s, 120 s Liberty av, 2-sty brick store and dwelling, 18x39, tin roof, 1 family; cost, $2,500; owner, Hy Gundeman, 128 Atkins av; architect, Ernest Dennis, 241 Schenck av. Plan No. 8013.

STORES AND TENEMENTS.

EASTERN PKWAY, n e cor Schenectady av, 4-sty brick store and tenement, 33.7x59, gravel roof, 6 families; cost, $12,000; owner, Dennis F. Flynn, 216 Utica av; architect, Benj. Cohen, 361 Stone av. Plan No. 8055.

MISCELLANEOUS.

STILLWELL AV, e s, 620 n Neptune av, 1-sty frame office, 32x25, shingle roof; cost, $1,000; owner, Topeka Asphalt Co., 147 4th av, Manhattan; architect, W. Richter, 4411 18th av. Plan No. 8042.

ROCKAWAY AV, w s, 50 n Stanley av, 1-sty frame shed, 20x26, felt roof; cost, $200; owner, Empire City Lumber Co., 1047 Rockaway av; architect, Farber & Markowitz, 189 Montague st. Plan No. 8116.

## Queens.

DWELLINGS.

WOODSIDE.—3d st, w s, 375 n Anderson av, 2-sty frame dwelling, 21x46, tin roof, 2 families; cost, $3,000; owner, Adam Villhauer, 64 Stryker av, Woodside; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3619.

CORONA.—Cambridge av, w s, 300 n Pine st, two 1½-sty frame dwellings, 19x28, tin roof, 1 family; cost, $2,800; owner, Teresa Gallucci, 29 Grand av, Corona; architect, Wm. A. McIntyre, 27 Grand av, Corona. Plan Nos. 3621-22.

CORONA.—Elm st, n s, 350 e Central av, 1½-sty frame dwelling, 18x26, tin roof, 1 family; cost, $1,200; owner, Antonio DeSantis, 40 Lake st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 3623.

CORONA.—New av, e s, 25 s Willow st, 1½-sty frame dwelling, 18x26, tin roof, 1 family; cost, $1,200; owner, Mart A. Iaricci, 72 Roosevelt av, Corona; architect, Wm. A. McIntyre, 27 Grand av, Corona. Plan No. 3620.

EAST ELMHURST.—Bay 5th st, e s, 100 n Columbus boulevard, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, $4,000; owner, Ernest Radford, 92 Park av, Manhattan; architects, Smith & Ross, 15 East 40th st, Manhattan. Plan No. 3618.

FAR ROCKAWAY.—Rochester av, e s, 160 n Edgemere av, 2-sty frame dwelling, 20x43, shingle roof, 1 family; cost, $3,000; owner, Geraldine Githens, 340 St. Nichoas av, Manhattan; architect, H. G. Mero, Lawrence, L. I. Plan No. 3608.

FLUSHING.—Delaware st, n s, 180 w Murray st, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, $2,950; owners, Miller & Rubin, Inc., Nebraska av, Dunton; architect, L. Danancher, Jamaica. Plan No. 3607.

FLUSHING.—Elm st, n s, 180 w Murray st, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost $2,950; owners, Miller & Rubin, Inc., Nebraska av, Dunton; architect, L. Danancher, Jamaica. Plan No. 3606.

FLUSHING.—14th st, s e cor Mitchell av, 2-sty brick dwelling, 27x29, shingle roof, 1 family, steam heat; cost, $2,400; owner and architect, F. O. H. Fincke, 46 North Murray st, Flushing. Plan No. 3601.

FOREST HILLS.—Fairfield av, n w s, 103 n e Greenway South, 2½-sty tile dwelling, 27x28, tile roof, 1 family, steam heat; cost, $8,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3625.

HOLLIS.—William st, e s, 275 s Bryant av, 2-sty frame dwelling, 19x32, shingle roof, 1 family, steam heat; cost, $3,000; owners, Jacob & Josephine Muller, Flushing av, Hollis; architect, W. A. Finn, Jamaica. Plan No. 3613.

JAMAICA.—Edgemere av, s e cor Maple av, 2½-sty frame dwelling, 26x28, shingle roof, 1 family, water heat; cost, $5,000; owner, Mrs. Marg. Grosz, 562 West 113th st, Manhattan; architect, B. Driesler, 153 Remsen st, Brooklyn. Plan No. 3603.

JAMAICA.—Merrick rd, w s, 197 n Cumberland st, 2-sty frame dwelling, 20x31, shingle roof, 1 family, steam heat; cost, $2,500; owner, Nathaniel C. Hendrickson, 66 Clinton av, Jamaica; architect, J. H. Ramson, 684 Fulton st, Jamaica. Plan No. 3602.

L. I. CITY.—2d av, e s, 174 n Jamaica av, 3-sty brick dwelling, 24x55, tin roof, 2 families; cost, $7,500; owner, Theo. Bosch, 355 East 165th st, Manhattan; architect, Val. Schiller, 391 10th av, L. I. City. Plan No. 3617.

RAMBLERSVILLE.—Thadford av, e s, 300 s Flynn av, 1-sty frame dwelling, 26x28, shingle roof, 1 family; cost, $1,800; owner, J. J. McCulloch, premises. Plan No. 3614.


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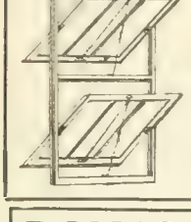
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*New Buildings, Queens, (Continued).*

ROCKAWAY BEACH.—Washington av, n s, 50 e Center st, twenty-one 1-sty frame dwellings, 16x34, shingle roof, 1 family; cost, $10,500; owner, Mrs. M. Stanton, Bronx, N. Y. C.; architect, F. G. Applegate, Rockaway Beach. Plan Nos. 3570 to 3585.

ROCKAWAY BEACH.—Eldert av, e s, 536 s Boulevard, 2-sty frame dwelling, 26x24, tin roof, 2 families; cost, $2,000; owner, M. Greenberg, 420 Boulevard; architect, Henry Hohauser, 5 Kneer av, Arverne. Plan No. 3626.

UNION COURSE.—Ruth pl, n s, 100 e Leggert av, 2½-sty frame dwelling, 16x50, shingle roof, 1 family, air heat; cost, $2,000; owner, Chas. Lehmann, Barbey st, Jamaica; architect, W. C. Winters, 166 Van Sicien av, Brooklyn. Plan No. 3605.

WOODHAVEN.—Shaw av, w s, 50 n 8th st, three 2-sty frame dwellings, 16x28, shingle roof, 1 family; cost, $6,000; owners, Fred & Geo. Ehrmann, 314 Manor av, Woodhaven; architect, C. Inlanger, 2634 Atlantic av, Brooklyn. Plan No. 3610.

OZONE PARK.—Thrall pl, w s, 100 s Grafton av, two 2-sty frame dwellings, 36x53, tin roof, 2 families, air heat; cost, $5,000; owner, Samuel Graziano, Bigelow pl, Woodhaven; architect, P. H. Deim, 802 Diamond av, Brooklyn. Plan No. 3628.

ROCKAWAY BEACH.—Beach 123d st, e s, 300 n Newport av, 2½-sty frame dwelling, 24x34, shingle roof, 1 family; cost, $4,000; owner, Mrs. E. Lippmann, Bayside pl, Rockaway Beach; architect, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 3629.

ROCKAWAY BEACH.—Beach 108th st, s e cor Boulevard, 2-sty frame dwelling, 33x18, shingle roof, 1 family, steam heat; cost, $2,000; owner, H. Link, Washington av, Rockaway Beach; architects, Colton Bros., Rockaway Beach. Plan No. 3631.

FACTORIES AND WAREHOUSES.

L. I. CITY.—5th and Webster avs, 1-sty brick storage, 50x15, gravel roof; cost, $1,000; owner, Arrow Motor Realty Co., 233 West 54th st, Manhattan; architects, Griffen & Wynkoop, 30 Church st, Manhattan. Plan No. 3615.

L. I. CITY.—Meadow st, s e cor Pearson st, 4-sty brick factory and garage, 80x80, slag roof; cost, $145,000; owner, Degnon Terminal & Realty Co., 30 East 42d st, Manhattan; architect, Wm. Higginson, 407 Hancock st, Brooklyn. Plan No. 3632.

STABLES AND GARAGES.

HOLLIS.—Fulton st, s s, 1,074 e Hamilton av, 1-sty brick garage, 29x28, slag roof; cost, $300; owner, Jas. H. Stansbury, Inc., Hollis; architect, W. A. Finn, Jamaica. Plan No. 3612.

STORES AND DWELLINGS.

UNION COURSE.—Eldert's lane, s e cor Lewis pl, 2-sty brick store and dwelling, 27x53, tin roof, 2 families, air heat; cost, $4,500; owner and architect, Geo. Forbell, 561 Grant av, Brooklyn. Plan No. 3627.

STORES AND TENEMENTS.

EVERGREEN.—Cypress av, w s, 22 n Norman st, two 3-sty brick stores and tenements, 27x73, slag roof, 6 and 4 families; cost, $17,000; owner, Blasius Wenzler, 873 Chaffe st, Brooklyn; architect, Frederick J. Dassau, 1373 Broadway, Manhattan. Plan Nos. 3633-34.

THEATRES.

CORONA.—Locust st, s s, 38 e Mulberry av, 2-sty brick theatre, 66x134, slag roof; cost, $25,000; owner, John Dobran, College av and Northern boulevard, College Point; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 3624.

MISCELLANEOUS.

RICHMOND HILL.—Willow st, e s, 200 n Hillside av, 1-sty frame shed, 16x12, paper roof; cost, $65; owner, S. J. McAuley, premises. Plan No. 3604.

SOUTH OZONE PARK.—Mesing av, w s, 463 s Rockaway Plank rd, 1-sty frame club house, 24x40, tin roof; cost, $1,000; owner, Regular Dem. Assn., South Ozone Park; architect, J. N. Makila, South Ozone Park. Plan No. 3609.

ARVERNE.—Boardwalk, n s, bet 70th and 71st sts, 1-sty frame store and bath house, 174x83, paper roof; cost, $8,500; owner, Carlton Summerfield Estate, 35 Nassau st, Manhattan; architect, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 3630.

COLLEGE POINT.—Flushing Creek and College Point Causeway, 1-sty frame tool house, 20x60, corrugated iron roof; cost, $500; owner, Phoenix Constn Co., 41 Park Row, Manhattan. Plan No. 3635.

SOUTH OZONE PARK.—Martin av, 114, 1-sty frame shed, 10x16, paper roof; cost, $70; owner, J. M. McGowan, premises. Plan No. 3636.

## Richmond.

CHURCHES.

RICHMOND TURNPIKE, ss, 140 w Grand av, Stapleton, 1-sty frame church, 18x54; cost, $1,500; owner, Board Domestic Missions; architect and builder, N. Y. Portable Bungalow Co. Plan No. 937.

DWELLINGS.

CONGRESS ST, n s, 80 e Button lane, Stapleton, 1-sty frame bungalow, 14x42; cost, $450; owner, Karl Moren; architect and builder, Adam Marks, Jr. Plan No. 944.

FOURTH ST, w s, 300 n Midland av, Midland Beach, 1-sty frame bungalow, 12x26; cost, $100; owner, architect and builder, O. Cecil, 5th st, Beach Park. Plan No. 934.

BRADLEY AV, w s, 150 n Willock rd, West New Brighton, 2-sty frame bungalow, 20x30; cost, $950; owner, William Frew, West New Brighton; architect and builder, John Racka, West New Brighton. Plan No. 935.

CHICAGO AV, s s, 40 e Columbia av, Arrochar Park, S. I., 1-sty brick artist's studio, 30x30; cost, $1,400; owner, H. Phaipas; architect, Frederick Hudson; builder, M. F. Nastose. Plan No. 943.

CLARK AV, w s, 180 s Center st, Rossville, 1-sty frame dwelling, 20x26; cost, $600; owner and architect, Wm. L. Flake; builders, Hesse & Ott. Plan No. 941.

CLIFTON AV, n s, 200 w New York av, Rosebank, 2-sty brick dwelling, 18x30; cost, $1,400; owner, Frank Caggiane, Rosebank; architect, P. Fiore, New Brighton. Plan No. 939.

CRESCENT AV, s w cor Bismarck av, New Brighton, 2-sty frame dwelling, 21x44; cost, $4,100; owner, Thos. V. Barry; architect, John Davis; builder, J. B. Hock. Plan No. 938.

LINCOLN AV, n e cor 5th st, Great Kills, two 2-sty brick dwellings, 22x32.6; cost, $2,600 each; owner, H. Hesse; architect, H. W. Putman; architect builds. Plan No. 942.

OAKLAND AV, w s, 173 n Forest av, West New Brighton, 3-sty frame dwelling, 28x29; cost, $3,500; owner, architect and builder, F. T. Nettleton. Plan No. 940.

FACTORIES AND WAREHOUSES.

ROOSEVELT AV, es, 320 n Delmont st, Great Kills, 1-sty frame storage, 12x15; cost, $75; owner and builder, Joseph Lemo. Plan No. 936.

STORES AND DWELLINGS.

ROOSEVELT AV, e s, 320 n Delmont st, Great Kills, 2-sty brick store and dwelling, 18x32; cost, $2,000; owner, Joseph Semo; architect, Chas. A. Mele; builder, R. H. Leadley. Plan No. 933.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

CANAL ST, 206-208 & 210-212, fireproof partitions, metal lath and cement mortar, kalamein doors, brick walls, bulkhead, skylight to two 6-sty brick factory buildings; cost, $5,500; owner, Graham Estate, Bale Kreilcheimer, trustee, 174 Centre st; architect, Jean Jeaume, 37 Sullivan st. Plan No. 4040.

DUANE ST, 14, terra cotta block partition, toilet rooms and fixtures, door, tile floors and bases to 5-sty brick store, studios and dwelling; cost, $500; owner, Divers Estate, 7 Madison st; architect, Adam E. Fischer, 373 Fulton st, Brooklyn. Plan No. 4055.

PEARL ST, 541-47, smokestack to 6-sty brick salesroom and factory; cost, $250; owner, Jenny Faber, 200 5th av; architect, Richard Berger, 309 Broadway. Plan No. 4053.

SOUTH ST, 29, install two new windows to 4-sty brick hotel; cost, $80; owner, Herman Heckman, 427 50th st, Brooklyn; architect, Geo. Bruno, 1223 67th st, Brooklyn. Plan No. 4037.

9TH ST, 64 West, fireproof passageway, partitions, fireproof windows, front wall, steel girders, cast iron columns to 4-sty brick stores and dwelling; cost, $3,500; owner, Chas. Percival, 4 9th av; architect, George M. McCabe, 96 5th av. Plan No. 4047.

24TH ST, 200½ West, door opening to 4-sty brick store and dwelling; cost, $15; owner, Moeller Estate, 151 West 34th st; architect, George M. McCabe, 96 5th av. Plan No. 4048.

27TH ST, 22-24 West, construct steel trusses and steel beams to 12-sty brick fireproof loft; cost, $2,300; owner, Ellmont Realty Co., 56 Worth st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4031.

29TH ST, 418 West, install new toilets, cut windows to 5-sty brick tenement; cost, $200; owner, Victor Beaver, 522 West 183d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4036.

32D ST, 116-20 West, staircase, t. c. block enclosure, f. p. door to 16-sty brick offices and lofts; cost, $150; owner, Cuyler Realty Co., 171 Madison av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 4094.

33D ST, 50 West, partitions, entrance door, store front to 3-sty brick dwelling; cost, $450; owner, Mary J. Odell, 48 West 33d st; architects, Seifert & Webb, 104 West 42d st. Plan No. 4046.

40TH ST, 642-44-46, addition to 2-sty brick coal pockets; cost, $350; owner, Burns Bros., Fulton and Church sts; architect, Guarantee Construction Co., 140 Cedar st. Plan No. 4060.

40TH ST, 343-45-47 West, terra cotta block film vault, fireproof film bins, fireproof doors to 8-sty brick lofts; cost, $100; owner, John Cruikshank, 55 Liberty st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 4039.

44TH ST, 210-26 West, steel, galvanized iron and wire glass marquise to 2-sty brick music hall and roof garden; cost, $400; owner, 44th St. Realty Co., 216 West 44th st; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 4042.

45TH ST, 548 West, windows, cast iron window boxes, steel beams, partitions, plumbing, brick extension to 4-sty brick store and tenement; cost, $2,500; owner, Frances Mensing, 548 West 45th st; architect, Otto Reissmann, 147 4th av. Plan No. 4050.

68TH ST, 62-64 West, connecting doorway to two 4-sty brick dwellings; cost, $20; owner, Emily S. Weed, Greenwich, Conn.; architect, D. P. Webster, 470 Amsterdam av. Plan No. 4052.

70TH ST, 286 West, fireproof windows to 5-sty brick dwelling; cost, $75; owner, Bertha Henchinger, 1 West 92d st; architect, Nicholas Collins, 106 Christopher st. Plan No. 4041.

82D ST, 6 East, reinforced concrete elevator shaft, elevator, kalamein doors, metal skylight, mason work to 4-sty brick dwelling; cost, $4,000; owner, Sarah T. Sturgis, 6 East 82d st; architect, Wm. C. Lauritzen, 31 East 27th st. Plan No. 4051.

98TH ST, 227 East, construct new rooms, cutting window and door opening to 6-sty brick tenement; cost, $800; owner, Jennie Kind, 227 East 98th st; architects, Cohen & Felson, 329 4th av. Plan No. 4033.

114TH ST, 349 East, change of partitions, sheet metal covering to 3-sty brick stores and hall; cost, $40; owner, Henry Stemme, 45 West 96th st; architect, Edwin Wilbur, 120 Liberty st. Plan No. 4056.

116TH ST, 91 East, partition, plaster boards to 5-sty brick stores and tenement; cost, $90; owner, Fredericka Zenker, 2382 8th av; architect, Jobst Hoffman, 188 St. Nicholas av. Plan No. 4045.

116TH ST, 151 East, remove stoop, stone coping and iron railing, install new steps to 4-sty brick dwelling; cost. $568; owner, Estate of A. G. Gutter, care Miller, King, Lane & Trafford, 80 Broadway; architect, Wm. R. Wright, 306 East 59th st. Plan No. 4035.

118TH ST, 506-508 East, moving to sidewalk level, foundations, front wall, steel beams, brick arches, concrete floor, cast iron columns, doorways, slag roof, galvanized iron cornice to 3-

sty brick and frame dwelling and stables; cost, $3,500; owner, Tietjen Brothers, 506 East 118th st; architect, John P. Walther, 147 East 125th st. Plan No. 4054.

140TH ST, 556 West, partition, plaster boards, doors to 6-sty brick stores and tenement; cost, $50; owner, Milton M. Silverman, 3432 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 4057.

176TH ST, 601 West, galvanized iron skylight to 6-sty brick stores and tenement; cost, $50; owner, Westmoreland Constn Co., 802 West 181st st; architects, Neville & Bagge, 217 West 126th st. Plan No. 4059.

AV C, 165, windows, steel beams, partitions, plumbing, removal of rear wall to 5-sty brick stores and tenement; cost, $2,600; owner, Adele Bakhouse, 152 East End av; architect, Otto Reissmann, 147 4th av. Plan No. 4049.

BENNETT AV, 21-29, partitions, plumbing to 6-sty brick tenement; cost, $175; owner, McNulty Bros., 549 West 52d st; architect, Bennett Av. Realty Co., 549 West 52d st. Plan No. 4091.

BENNETT AV, 31-39, partitions, plumbing to 6-sty brick tenement; cost, $175; owner, McNulty Bros., 549 West 52d st; architect, Bennett Av. Realty Co., 549 West 52d st. Plan No. 4092.

BROADWAY, 1989, partition, copper-covered store fronts to 2-sty brick stores; cost, $400; owner, Hamilton Carhardt, Detroit, Mich.; architect, Irving Kudroff, 210 West 35th st. Plan No. 4061.

LEXINGTON AV, 681-3-5, metal-covered store front, removal of piers to three 4-sty brick stores and dwelling; cost, $1,000; owner, Anna Hennessy, 799 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4058.

1ST AV, 360, brick partition, bluestone coping, door, stairway to brick garage; cost, $1,500; owner, Consolidated Gas Co., 130 East 15th st; architect, Wm. Cullen Morris, in care of owner. Plan No. 4093.

2D AV, 2137, metal-covered store front to 4-sty brick store and tenement; cost, $100; owner, Dina Beinhauer, care Chr. Volzing & Son, 208 East 57th st; architect, Otto Fisher, 405 West 44th st. Plan No. 4043.

2D AV, 1559, new show window to 4-sty brick dwelling; cost, $1,000; owner, I. H. Kampner, 1559 2d av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 4034.

3D AV, 1425-27, water closet compartments, windows to 4-sty brick store and dwelling; cost, $1,000; owner, Ella S. Flagg, 306 Lexington av; architects, Cohen & Felson, 329 4th av. Plan No. 4044.

3D AV, 1092, new store front, copper corner bars, galvanized iron cornice to 5-sty brick apartment; cost, $500; owner, Lena Bacharach, 20 Howard st, Newark, N. J.; architect, S. Levingson, 101 West 42d st. Plan No. 4032.

8TH AV, 817-829, doorway, fire-escapes to 3-sty brick car house and garage; cost, $2,000; owner, 8th Av. Railroad Co., Theodore P. Shonts, Pres., 1 Madison av; architect, Chas. E. Corby, 621 Broadway. Plan No. 4038.

### Bronx.

WEIHER COURT, s s, 128.9 w 3d av, 2-sty brick extension, 8.6x5 to 2-sty brick dwelling; cost, $600; owner, Michael Alleman, 15 Wieher court; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 567.

167TH ST., 448 East, 1-sty frame extension, 17.11x51, new girders, new columns, &c, to 2-sty frame factory; cost, $1,200; owner, Gussie Rubin, 1060 Findlay av; architect, Fred. Jaeger, 441 Tremont av. Plan No. 568.

170TH ST, 496-98, 1-sty brick extension, 8x 26.4, to 3-sty frame store and dwelling; cost, $500; owner, John Massimino, 17 West 177th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 570.

CLAY AV, 1392, 1-sty frame extension, 6x24, to 2-sty frame store and dwelling; cost, $400; owner, Isidor Weil, on premises; architect, Henry M. Weitzner, 1687 Bathgate av. Plan No. 566.

COLLEGE AV, e s, 50 s 145th st, two 1-sty brick and stone extensions, 12x15, to 2½-sty frame store and dwelling; cost, $1,000; owner, Antonio Della Penna, on premises; architect, T. J. Cunningham, 256th st and Fieldstone rd. Plan No. 571.

ST. ANN'S AV, 305, new chimney to 5-sty brick tenement; cost, $275; owner, John Willenbrok, 1906 Marmion av; architect, Anton Pirner, 2069 Westchester av. Plan No. 569.

### Brooklyn.

BALTIC ST, 471, interior alterations to 2-sty stable; cost, $400; owner, G. LaZiltre, 428 Baltive st; architect, Max Hirsch, 391 Fulton st. Plan No. 8114.

BOND ST, 316, interior alterations to 4-sty tenement; cost, $150; owner, Terence P. Smith, 53 Jay st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8036.

GRAND ST, 292, interior alterations to 3-sty dwelling; cost, $500; owner, Chas Cherry, on premises; architect, G. Harry Madigan, 243 Withers st. Plan No. 8062.

FOSTER AV, 2200, extension to 1-sty garage; cost, $200; owner, Alice B. Hall, 2200 Foster av; architect, A. D. Tomlinson, 15 Broad st, Manhattan. Plan No. 8082.

HICKS ST, 454, extension to 2-sty stable; cost, $200; owner, Pasquale Porezzo, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 8053.

INGRAHAM ST, 231, plumbing to 1-sty factory; cost, $250; owner, Eugene F. Trotter, 594 Johnson av; architect, R. Leichmann, 22 William st, Manhattan. Plan No. 8098.

MESEROLE ST, 291, extension to 1-sty garage; cost, $200; owner, Chas. Schaefer, 304 Meserole av; architect, T. A. Crawford, 1095 Lorimer st. Plan No. 8108.

SAND ST, 211, extension to 2-sty theatre; cost, $1,200; owner, Annie Popp, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 8113.

SCHOLES ST, 99, extension to 2-sty dwelling; cost, $500; owner, Sam Shingin, on premises; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 8119.

VAN BRUNT ST, 137, plumbing to 3-sty tenement; cost, $150; owner, Giovanni Schenge, 201 Columbia st; acrhitect,, F. P. Imperato, 356 Fulton st. Plan No. 8020.

WARREN ST, 582, interior alterations to 2-sty tenement; cost, $400; owner, Gennaro Anlino, 578 Warren st; architects, Brook & Rosenburg, 350 Fulton st. Plan No. 8106.

NORTH 1ST ST, 150, interior alterations to 3-sty garage; cost, $1,200; owner, Samuel Greenwald, 280 Bedford av; architect, Max Cohen, 280 Bedford av. Plan No. 8107.

SOUTH 9TH ST, 280, extension to 3-sty dwelling; cost, $1,500; owner, Wm. P. Gilfoy, 274 Marcy av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8037.

17TH ST, 158, interior alterations to 2-sty dwelling; cost, $200; owner, Frank Nahodyl, on premises; architect, E. A. Bessen, 764 Willoughby av. Plan No. 8015.

BEDFORD AV, 1215, interior alterations to 2-sty dance hall; cost, $200; owner, Wm. Pitt Rivers, 241 Park pl; architect, Chas. B. White, 375 Fulton st. Plan No. 8022.

BEDFORD AV, 543, plumbing to 3-sty dwelling; cost, $195; owner, Cath. Cortney, 292 Madison st, Manhattan; architect, Bennet Aronowsky, 826 St. Johns pl. Plan No. 8023.

EAST NEW YORK AV, 1638, extension to 2-sty storage; cost, $2,000; owner, Israel Segalowitz, 330 Sackman st; architect, L. Danancher, 370 Fulton st, Jamaica. Plan No. 8019.

HARRISON AV, 49, interior alterations to 3-sty dwelling; cost, $200; owner, Geo. Lybocker, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8050.

HARWAY AV, 8927, plumbing to picnic grounds; cost, $350; owner, Wm, Texter, on premises; architect, Jas. Cavanagh, Harway av and Bay 39th st. Plan No. 8025.


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*Plans Filed, Alterations, Brooklyn Continued.*

KENT AV, 334, interior alterations to 7-sty factory; cost, $1,600; owner, American Sugar Refining Co., Kent av and South 4th st; architect, Godfrey Engel, 126 Winthrop st. Plan No. 8081.

MASPETH AV, 41, interior alterations to 3-sty tenement; cost, $175; owner Paolina Garrone, on premises; architect, D. Salvati, 525 Grand st. Plan No. 8084.

SURF AV, 1226, exterior alterations to 3-sty hotel; cost, $850; owner, Louis Rogers, on premises; architect, L. E. Denslow, 44 West 18th st. Plan No. 8041.

THROOP AV, 109, interior alterations to 3-sty tenement; cost, $175; owner, Julius B. Brownstein, on premises; architect, Lew Koen, 9 Debevoise st. Plan No. 8028.

THROOP AV, 109, interior alterations to 3-sty tenement; cost, $175; owner, Julius B. Brownstein, on premises; architect, Lew Koen, 9 Debevoise st. Plan No. 8028.

3D AV, 9601, interior alterations to 2-sty factory; cost, $500; owner, Albert L. Bushman, 177 Lincoln rd; architect, F. C. Taylor, 161 97th st. Plan No. 8062.

### Queens.

ARVERNE.—Vernam av, e s, 100 s Ocean av, plumbing in dwelling; cost, $140; owner, M. Mathews, premises. Plan No. 2653.

FLUSHING.—Cypress av, n s, 216 e Central av, plumbing in dwelling; cost, $85; owner, N. Zoller, premises. Plan No. 2646.

L. I. CITY.—2d av, w s, 125 n Woolsey av, interior alterations to school to provide for M. P. machine; cost, $800; owner, Board of Education, Manhattan. Plan No. 2652.

L. I. CITY.—Vernon av, 169, frame fence, 50x9; cost, $125; owner, L. I. City Poster Adv. Co., 13 Queens st, L. I. City. Plan No. 2662.

L. I. CITY.—Jackson av and Honeywell st, install new elevator in factory; cost, $2,500; owner, Ford Motor Co., premises. Plan No. 2648.

L. I. CITY.—Harris av, Ely av and William st, elevator in factory; cost, $4,000; owner, Frederick Ayer, premises. Plan No. 2664.

L. I. CITY.—Clay av, e s, 400 n Brook av, plumbing in factory; cost, $750; owner, Nichols Copper Co., premises. Plan No. 2665.

QUEENS.—2d av, e s, 100 n Hugo st, interior alterations to dwelling to provide for 4 families; cost, $100; owner, A. H. Kammerer, Queens; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 2660.

RICHMOND HILL.—Beech st, e s, 125 n Beaufort st, plumbing in dwelling; cost, $75; owner, H. Schaeffer, premises. Plan No. 3647.

RIDGEWOOD.—Myrtle av, s s, 135 w Madison st, interior alterations to shed to provide for store; cost, $500; owners, Welz & Zerweck, premises. Plan No. 2645.

ROCKAWAY BEACH.—Fairview av, w s, 100 n Boulevard, interior alterations to provide for store, new plumbing; cost, $300; owner, Jos. Gill, premises. Plan No. 2634.

WHITESTONE.—9th av, e s, 30 s L. I. R. R., new plumbing in tenement; cost, $500; owner, Mrs. Annie Reynolds, 407 West 17th st, Manhattan. Plan No. 2644.

### Richmond.

CEDAR ST, s w cor Hudson st, Stapleton, alteration to brick dwelling; cost $800; owner, Mrs. A. E. Thompson, Stapleton; architect, Otto Loeffler, Stapleton; builder, Jos. Thompson. Plan No. 502.

ELEVENTH ST, s s, 100 n York av, New Brighton, alteration to frame wagon shed; cost, $80; owner, S. Benedetto, New Brighton; builder, Antonio Diminio, 184 Virginia av, Rosebank, S. I. Plan No. 503.

JERSEY ST, w s, 175 s Hill st, New Brighton, alteration to frame store and dwelling; cost, $200; owner, John Wesslock, New Brighton; builder, Louis Desaum, New Brighton. Plan No. 496.

KNOX ST, w s, 450 n Franklin st, West New Brighton, alteration to frame dwelling; cost, $10; owner and builder, E. Tribianna. Plan No. 506.

TYSEN ST, e s, 100 n 2d st, New Brighton, alteration to frame dwelling; cost, $150; owner and builder, W. H. C. Russell. Plan No. 499.

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AMBOY RD, n s, 90 w Sharrott av, Pleasant Plains, alterations to frame stable; cost, $600; owner, Shert Shuman, Princess Bay; architect, A. F. Dietz, Jr.; builder, H. R. Turner, Rossville. Plan No. 504.

BAY VIEW AV, cor Mansion av, Great Kills, alteration to frame boat house; cost, $100; owner, D. G. Whitlock, Eltingville; private plans; owner builds. Plan No. 501.

HERBERTON AV, n w cor Cost av, Port Richmond, alteration to frame dwelling; cost, $1,300; owner, W. H. Holt Estate, 324 College av, Ithaca, N. Y.; builder, H. A. Schneider. Plan No. 494.

JEWETT AV, w s, 100 s Cherry lane, Dongan Hills, alterations to frame dwelling; cost, $150; owner, Mr. Fritz; builder, John Racka. Plan No. 495.

MIDLAND RD, w s, n Cedar lane, Great Kills, alteration to frame dwelling; cost, $600; owner, A. Haddock, Great Kills; architects and builders, Depuy & Jensen. Plan No. 498.

SEAVIEW AV, s w cor Washington st, Rossville, alteration to frame tenement; cost, $150; owner, Mrs. C. Mellville; architect and builder, D. L. Mellville. Plan No. 507.

SINCLAIR AV, n s, 130 e Rossville rd, Rossville, alteration to frame dwelling; cost, $185; owner, Robt. T. Cone, Woodrow; builder, J. J. McFarlane, Princess Bay. Plan No. 500.

WILLARD AV, e s, 200 s Waters av, Westerleigh, alteration to frame dwelling; cost, $245; owner, C. D. Porterfield, Westerleigh; builder, C. W. Dimitt. Plan No. 497.

NEW DORP BEACH, 800 w Cedar Grove av, New Dorp, alteration to frame bath house; cost, $300; owner, architect and builder, Felix Boehm, New Dorp Beach. Plan No. 505.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Nov. 21. The location is given, but not the owner's address.*

JERSEY CITY.—Isaac Schutzberger, 218a Palisade av, 3-sty frame, alteration, $500; Louis Darison, s e cor Bergen av and Oak st, 4-sty brick, $16,000.

NEWARK.—Marguerite Ricigliano, 143 South st, 3-sty frame, alterations, $300; Charles & Joseph Gerber, 266 and 270 Pashine av, two 3-sty frame, $20,000; Antonio Gagliano, 383 Bergen st, 3-sty frame, alteration, $400; Gregorio Pignataro, 44 Madison st, 3-sty brick, alteration, $500; Isaac Riech, 309 West Kinney st, 3-sty frame, alteration, $200.

ATLANTIC CITY.—Aaron Levin, 117-119 South Missouri av, 4-sty brick, $15,000; Thomas Kilcourse, Tennessee and Adriatic avs and Center st, 3-sty brick, $11,000.

ELIZABETH.—Isaac Bigel and Jacob Weinstein, 803 2d av, 3-sty frame, $7,000.

NORTH BERGEN.—Joseph Degeogis and Charles Ecker, s side Demott st, 400 ft. w of Boulevard, two 3-sty brick, $22,000.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—James T. Mullins, 263 Beacon av, owner and builder, has completed plans for a 4-sty brick apartment at Hopkins av and Collard st, to cost about $30,000.

GARFIELD, N. J.—B. H. Mushinsky, care of architect, Frank Pirrone, Garfield, contemplates the erection of two 2-sty frame apartments with stores on Lonza av, near Jewell st. Cost, about $3,500.

CHURCHES.

BERGENFIELD, N. J.—J. J. Ferry, 2 Dean st, Englewood, N. J., is preparing plans for a 2½-sty frame and stucco Episcopal parish house for the Episcopal Church of Bergenfield, Arthur S. Cookman, Broad av, in charge. Cost, about $8,000. Bids will be received by architect about December 18.

DWELLINGS.

HIGHWOOD PARK, N. J.—Paul Grille, builder, 18 5th st, Weehawken, N. J., owner, is preparing plans for two 2½-sty brick residences at Hudson pl, to cost about $5,000 each.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Waverly Paper Box Board Co., Matthias Plum, Jr., on premises, contemplates rebuilding the storehouse on Weston av.

MUNICIPAL WORK.

PATERSON, N. J.—The Passaic Valley Sewerage Commissioners, John S. Gibson, Essex Building, Newark, secretary, will soon be ready for bids for Section 17 of the reinforced concrete main intercepting sewer at the intersection of East 43d st and Boulevard to point near Boulevard and 6th av. William M. Brown, chief engineer. Bids will be calle dabout Dec. 1, to be received December 29 at 2.30 P. M.

SEA SIDE PARK, N. J.—The Borough of Sea Side Park, care of C. N. Mathias, mayor, contemplates the construction of an intercepting sewer and disposal plant here to cost about $30,000. Plans will soon be started by Remington & Vosbury, 6th and Market sts, Camden, N. J., engineers.

SCHOOLS AND COLLEGES.

BELLEVILLE, N. J.—Plans will probably be completed about December 5 for the high school at Washington av and Holmes st, for the Board of Education of the Town of Belleville, John W. Depue, president. Chas. Granville Jones, 280 Broadway, Manhattan, architect. D. R. Eacon, 30 Church st, heating and electrical engineer. Cost, about $106,000.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing preliminary plans for a 2-sty brick public school, 180x190 ft., on Lexington av, between Delaware and Lee avs, for the Board of Education of New Brunswick. Herman Jackes, care of Public Service Co., 759 Broad st, Newark, heating and ventilating engineer. Cost, about $150,000.

KENILWORTH, N. J.—John N. Pierson & Son, 95 Smith st, Perth Ampoy, N. J., have been commissioned to prepare plans for a 2-sty frame public school, 39x70 ft., at Union County, for the Board of Education of Kenilworth, Wm. E. Antrobins, president. Cost, about $15,000.

GLEN ROCK, N. J.—J. O. Bunce, this place, has been commissioned to prepare plans for a 2-sty brick public school here for the Board of Education of the Borough of Glen Rock, Henry C. Smith, president. An appropriation will probably soon be voted on. Cost, about $20,000.

ROSELLE PARK, N. J.—D. C. Newmann Collins, 29 Broadway, Manhattan, is preparing preliminary plans for a high school here for the Board of Education of Roselle Park, William A. Bembridge, president. Cost, about $40,000.

THEATRES.

JERSEY CITY, N. J.—C. H. Ziegler, 75 Montgomery st, is preparing plans for a 1-sty brick moving picture theatre on Duncan av, near Westside av, to cost about $10,000.

### Other Cities.

DWELLINGS.

DEPEW, N. Y.—E. B. Rowley, Sawyer av, contemplates the erection of ten 2-sty frame residences in Warsaw st, from private plans. Total cost, about $25,000.

GOSHEN, N. Y.—Guy Lowell, 225 5th av, Manhattan, has been commissioned to prepare plans for a residence on Chester rd, for Roland White, 36 Central Park South, Manhattan.

THOUSAND ISLANDS, N. Y.—William A. Balch, Inc., 110 West 40th st, Manhattan, is preparing plans for a 2½-sty local stone residence about six miles northwest of Clayton, N. Y., for Mr. Woodward, care of architect.

FACTORIES AND WAREHOUSES.

ROCHESTER, N. Y.—Brewster Gordon & Co., 143 North Water st, E. F. Brewster, Jr., contemplates the erection of a reinforced concrete warehouse here. Architect has practically been selected.

HOTELS.

SCHROON LAKE, N. Y.—W. E. Lawrence, 116 Crandell st, Glens Falls, N. Y., is preparing plans for rebuilding the 3½-sty frame and stucco hotel, 173x40 ft., for Hon. James S. Emerson and L. W. Emerson. Cost, about $50,000.

MUNICIPAL WORK.

NYACK, N. Y.—The U. S. Government, Treasury Department, contemplates the erection of a post office building here, from plans by Oscar Wenderoth, Treasury Department, Washington, D. C. Cost, about $50,000.

ALBANY, N. Y.—Bids were received by the Trustees of Public Buildings, Executive Chamber, Capitol, for rebuilding the State Capitol. Lewis F. Pilcher, Capitol, Albany, State architect. Feeney & Sheehan Building Co., 164 Montgomery st, Albany, general contractor for finishing fifth floor. For repairs, furnishing and equipment of assembly chamber and for construction of work of finishing and equipping locker and document rooms, Keepsdry Construction Co., 145 West 18th st, Manhattan, at $13,000, low bidder, and for electrical work, Finch & Hahn, 108 State st, Albany, N. Y., at $537.

SCHOOLS AND COLLEGES.

AVOCA, N. Y.—Ingham Veazie Co., Inc., 114 Baldwin st, Elmira, N. Y., has been commissioned to prepare plans for a concrete school in School District No. 2 for the Board of Trustees of the Town of Avoca, M. H. Lee, president. Cost, about $30,000.

HARRIMAN, N. Y.—W. A. Dally, this place, and F. W. Wentworth, 140 Market st, Paterson, N. J., associated architects, are preparing plans for a 2-sty brick school here for the Board of Education of Harriman, I. H. Smith, clerk. Cost, about $45,000.

POUGHKEEPSIE, N. Y.—York & Sawyer, 50 East 41st st, Manhattan, have been commissioned to prepare plans for a solarium, an addition to the infirmary, at Vassar College, Henry Pelton, trustee. Cost, about $25,000.

HOLLAND PATENT, N. Y.—Walter G. Frank, 17 Clarendon Building, Utica, is preparing sketches for a 2-sty brick addition to the school here for the Holland Patent Board of Education, Frank Fear, president. Cost, about $10,000.

MISCELLANEOUS.

SARATOGA SPRINGS, N. Y.—Ludlow & Peabody, 101 Park av, Manhattan, have been commissioned to prepare plans for a 2-sty stone and brick trolley station at Lower Broadway Trolley Terminal, for the Hudson Valley R. R. Co., A. E. Reynolds, general manager, 4-6 Warren st, Glens Falls, N. Y.

MUNICIPAL WORK.

INTERTATE PARK, N. Y.—Tooker, Marsh & Barnett, 101 Park av, Manhattan, are preparing plans for a 3-sty local stone and frame headquarters building for the Palisade Interstate Park Commission, Bear Mountain, N. Y.

## PERSONAL AND TRADE NOTES.

ARCHITECTURAL CORNICE & SKYLIGHT WORKS, 4077 Park av, have opened a kalamien department.

E. L. BARBER, builder, Chichester av, Centre Moriches, L. I., desires estimates at once on 50,000 wood lathes.

HABIRSHAW WIRE COMPANY, Yonkers, N. Y., has removed its sales office to its general headquarters at the Yonkers works.

THE NIAGARA SPRAYER CO., Dr. Dosch in charge, Park av, Middleport, N. Y., contemplates installing a system of conveyors and desires information regarding same.

THE PRESENT OUTPUT of the Standard Sanitary Mfg. Co., as a whole, is about 95 per cent. mechanically molded bath tubs and from 75 to 80 per cent. of its other cast iron products.

CATHEDRAL CONTRACT.—The form of contract for the construction of the nave of the Cathedral of St. John the Divine, as prepared by the architects, will be the exclusive subject of consideration by the trustees at their next meeting.

JOHN BYRNS, the oldest living former president of the National Association of Master Plumbers, who was elected to the presidency in Chicago, Ill., some twenty years ago, was a guest at the "Old Guards'" night, given recently by the New York master plumbers.

J. C. NICKLE, of the Knights Tire & Rubber Company, 222 West 52d st, represents the syndicate which contemplates the erection of the motordrome track at Sheepshead Bay, announced in our issue of Nov. 21. It is expected that the names of the parties connected with the company will soon be available.

A BIRTHDAY PRESENT worth $1,000,000 was handed to Philip Corbin, Jr., grandson of the late hardware king. Mr. Corbin has just completed his thirtieth year, and, according to the terms of his grandfather's will, came into possession of forty shares of the Corbin estate, which had been divided into eighty parts for distribution by Probate Judge Gaffney.

ATLAS-PORTLAND CEMENT CO. has made a mortgage to the Bankers' Trust Co. and George A. Mahan as trustees, to secure an issue of $10,000,000 general and refunding mortgage sinking fund 25-year 6 per cent. bonds, dated October 14. Stockholders have already subscribed $4,000,000 of bonds to be issued at once for paying off maturing short-term notes. Of balance $4,100,000 will be reserved to pay off $4,018,020 first mortgage 6 per cent. bonds, due March 1, 1925, and $82,000 debenture bonds, due March 1, 1913, and also $1,900,000 will be reserved for future acquisitions and working capital.

## OBITUARY

HARRY HANSEN, a builder and member of the firm of Hansen & McHugh, in Manhattan, died of a complication of diseases on Sunday at his home, No. 2241 Homecrest av, Brooklyn. He was forty years old, and is survived by his widow and five daughters.

JOHN C. LOTT, manager of the New York office of the Fort Wayne Electric Company and an employe of the corporation for more than thirty years, died this week of heart disease at his home in Freeport, L. I. He was forty-nine years old. He was a member of the American Institute of Electrical Engineers, the Machinery Club of New York and the Long Island Automobile Club. His widow and two sons survive him.

## TRADE AND TECHNICAL SOCIETY EVENTS.

THE EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

AMERICAN SOCIETY OF REFRIGERATING ENGINEERS. Annual meeting, New York City, November 30-December 1. Secretary, W. H. Ross.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

THE ANNUAL RECEPTION AND BALL of the Master Plumbers of Manhattan will be held at Terrace Garden, 58th st, near 3d av, on November 30.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y., December 12 to 19, 1914.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

### Architectural League Exhibition.

The Thirteenth annual exhibition of the Architectural League of New York will be held in the building of the American Fine Arts Society, 215 West 57th street, opening Sunday, February 7, and continuing until Saturday, February 27, inclusive. The last day for the return of entry slips is Monday, January 4. The annual dinner is scheduled for Friday evening, February 5, and the league reception for the following afternoon.

The exhibition is illustrative of the architecture and allied fine arts. It will consist of drawings and models of proposed or executed work in structural, decorative and landscape architecture; sketches and finished examples of decorative paintings, sketches, models and monumental sculpture. Cass Gilbert is chairman of the committee of annual exhibition and jury of selection. The jury on architecture is composed of Richard M. Hunt, Edwin H. Blashfield, Cass Gilbert, Isidore Konti, Donn Barber, William M. Kendall, Charles A. Platt, Philip Sawyer and S. B. P. Trowbridge.

There will be competitions for the Henry O. Avery prize and a special prize of $300. The Avery prize is for sculpture and the special prize is for the best design by an architect sculptor mural in collaboration. The medal of honor of the New York Chapter, A. I. A., will be awarded as usual.

## TRADE LITERATURE

### Inspecting Fire Hazards.

The Committee on Field Practice of the National Fire Protection Association has completed its two years' work in the compilation of an inspection manual. The publication is called "Field practice," to distinguish it from an ordinary fire protection hand-book, from which it differs radically in function. It is not a mere compilation of fire protection standards, but a hand-book designed to educate and serve the man who is undertaking inspection work, and who, possibly, has had very little previous experience.

The increasing inspection of premises by uniformed members of the fire departments and by newly constituted municipal inspection bureaus has made such a hand-book imperative, covering not only standard equipments, but covering what may be called points of relaxation from the standard which the inexperienced inspector does not know how to look for. This book is designed to point out the common faults in equipments and those points of deterioration difficult for inexperienced persons to discover, with methods and suggestions for their remedy.

The association has published a list of its pamphlets, standards, bulletins, fire reports, etc., which will be sent on application to the secretary, 87 Milk street, Boston, Mass.

ARCHITEC-TONICS, the Tales of Tom Thumtack, architect. New York, the Wm. T. Comstock Company. Cloth, illuminated, 5x7, 175 pages, 100 illustrations. Price, $1.50 net.

These are a series of tales about the experiences of an architect. They tell his views of life in little stories, about the things which happen when buildings are built, lived in and torn down, the tales of the office and the architect's views of the client. There is humor and fun and pathos. They are little tales from real life and they are told briskly and with lightheartedness. Nothing since the days of Cruikshank has equaled the cleverness of the illustrative sketches. The book will furnish recreation for many besides the professional man, and every one who knows an architect ought to have a copy just to acquaint himself more fully with the species.

A lot of us can guess who the clever author is—who it is that can write, sketch, plan a skyscraper and direct the work of ten thousand artisans, or do anything else that pleases him, and never let you think there is anything wonderful about it. In this book he chooses to be only "Tom Thumtack," but his next work may be either the writing of a learned scientific volume or the financing and construction of the biggest building in the world, and in either case you would not think of "Tom Thumtack, architect."

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# BUILDING MATERIALS AND SUPPLIES

## REOPENING OF STOCK EXCHANGE TODAY PUTS NEW ENTHUSIASM INTO THE MARKET—NOVEMBER PLAN FILINGS FAIRLY STEADY

No Sign of Brick Dealers Stacking
Leads Manufacturers to Hold Back

BUILDERS enter December with more grounds for optimism than they have had since the first of the year. Things were bad enough as far as the pressure upon purse strings was concerned prior to the outbreak of the war, but since the first of August there has been no more dejected aggregation of business men than those who depend upon easy money and prompt payments of building loans to keep their organizations together. But the opening of the Stock Exchange today for the sale of bonds, after three months' stagnation, puts a new light upon the entire construction and building material markets and business finds itself not only getting out of the dark woods, but with the Federal Reserve banking system has in its possession an asset that it did not have before.

The change for the better comes at a time when the material market had about reached its lowest levels with respect to price. When good common brick brings only $6.25, and under, in yard, Newark; and the best grade of Hudson and Raritan common brick in New York brings only $5.25 and under, and structural steel sells for $1.21 and $1.26, when it ought to be nearer $1.50, there is evidence aplenty that there is either no money available for building purposes or there is no demand for new building operations or alterations.

In the present instance, there is no lack of demand for new buildings. Plan filing has continued fairly uniform throughout the metropolitan district as a whole. November in the five boroughs of New York will show a slight decrease in November in number and value when compared with October. The actual figures for the four complete weeks just closed are: November, 612 new buildings valued at $3,630,963, as compared with 665 valued at $7,181,669, a drop of approximately 50 per cent in value. Westchester and East Jersey, however, bring this loss down to only 14 per cent. The total for the district for the month indicates a total of 802 new buildings valued at $6,993,010, as compared with 911 new buildings in October valued at $8,211,119, a loss of only 14 per cent. in value for the district.

This tightness of money has been the retardant factor in keeping dealers from stacking for the winter. Absence of speculation has caused prices to drop to encourage building as well as general buying, but despite the change in the money market dealers, except in a few instances, are passing the burden right up to the builder himself. If construction for December shows signs of gaining over November's figures, there is reason to believe that they will buy in anticipation of spring needs.

Manufacturers, however, are counting upon a heavy winter to bring back their prices. The market at present is not inclined to be too optimistic and the manufacturers are not inclined to supply it too liberally. The result is sure to be a gradual, though steady, recovery in prices of structural steel, common brick, yellow pine, spruce, hemlock, hardware, glass and steel tools. Nails may also advance. The linseed oil market is leading the way. Pig iron is expected to be the next to move.

Plan filings for the week in the five boroughs follow: In the corresponding week last year there were 178 new building plans filed, valued at $1,066,245.

| | Week Ending Nov. 20 | | Nov. 27 | |
|---|---|---|---|---|
| | No. | Value | No. | Value |
| Manhattan | 1 | $ 75,000 | 5 | $1,190,000 |
| Bronx | 12 | 144,900 | 9 | 169,400 |
| Brooklyn | 49 | 233,400 | 39 | 82,100 |
| Queens | 120 | 250,750 | 57 | 289,250 |
| Richmond | 15 | 32,000 | 12 | 18,275 |
| Total | 197 | $736,050 | 122 | $1,749,025 |

### COMMON BRICK.

**Monthly Prices Averages for Last 24 Years Show Strength of Materials.**

COMMON brick is the basic building material. The rise and fall of its price is a barometer of the state of the building business. There have been reports to the effect that there has been no market for material, but the state of the common brick market for the eleven months just closed has not borne out this contention. The average price for the eleven months of this year as compared with twelve months in any year since 1887 is far higher than in 1911, 1910, 1908, 1907, 1903, 1902, 1901, 1900, 1899, 1898, 1897, 1896, 1895, 1894, 1893, 1892, 1891, 1890, 1889 or 1888. In 1894 the average monthly price went as low as $4.50 a thousand in this market. In this year it is $6.04 per M.

In none of these years, save in 1907, was this country in a war and at no time was the stock exchanges closed with the resultant tie-up of building loans. The accompanying table shows, perhaps, better than any other way how well the building and material business has held up under the most trying conditions that American business men have ever had to deal with.

### IRON AND STEEL.

**American Radiator Buys Heavily in Pig—Steel Output Light.**

WHILE there is not much improvement in steel, there is a better tone to the pig iron trade. This indicates future activity, although it now seems as though the steel interests will continue to sell freely in fabricating material, for the first quarter of 1915, at or about the prices now prevailing. If there is any upward change it will develop from unexpected sources, as there is not enough business in structural steel to promise more than 40 per cent. of mill capacity between now and the middle of next month. As November closes the capacity is somewhere near 30 per cent. The American Radiator Company has bought 110,000 tons of pig iron and other equipment interests have shown signs of coming in for first quarter supplies.

### CURRENT BRICK MARKET.

**Ten Covered Barge Loads Held for Special Call Taken Up.**

COMMON brick arriving and selling at the wholesale market was in much better tone this week than last, despite the holiday. Prices are still weak, although there were ten unlisted covered bargeloads of special brick that have been held here for call that went to purchasers. Covering has not been generally practiced by shippers, although there are only eleven left over bargeloads with seven en route, with freezing weather imminent. Registered unloading was heavier this week by almost a million. Had it not been for the holiday unloading probably would have been still heavier.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 26, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.
Left over, Friday A. M., Nov. 20—16.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Nov. 20 | 6 | 4 |
| Saturday, Nov. 21 | 11 | 9 |
| Monday, Nov. 23 | 12 | 12 |
| Tuesday, Nov. 24 | 4 | 5 |
| Wednesday, Nov. 25 | 3 | 9 |
| Thursday, Nov. 26 | 6 | 8 |
| Total | 42 | 47 |

Reported en route, Friday, Nov. 27—7.

Condition of market, weak. Prices: Hudsons, $5 to $5.25 (shaded); Raritans, $5.25 to —— (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to $6.75 (yard). Nominal. Left over, Friday a. m., Nov. 27—11. Covered sold 10.

HUDSON RIVER BRICK UNLOADED.
(Current and last week compared.)

| | | | | | |
|---|---|---|---|---|---|
| Nov. 13 | 19* | 591,500 | Nov. 20 | 32* | 886,500 |
| Nov. 14 | 24 | 443,500 | Nov. 21 | 29 | 378,500 |
| Nov. 16 | 27 | 440,500 | Nov. 23 | 37 | 1,104,000 |
| Nov. 17 | 30 | 895,500 | Nov. 24 | 35 | 903,500 |
| Nov. 18 | 37 | 995,000 | Nov. 25 | 31 | 791,500 |
| Nov. 19 | 24 | 219,500 | Nov. 26 | 1 | 51,000 |
| Total | 161 | 3,585,500 | Total | 165 | 4,115,000 |

*Boats reporting.

1913.
Left over, Friday A. M., Nov. 21—71.

| | Arrived. | Sold. |
|---|---|---|
| Friday, Nov. 21 | 8 | 5 |
| Saturday, Nov. 22 | 7 | 5 |
| Monday, Nov. 24 | 8 | 6 |
| Tuesday, Nov. 25 | 3 | 4 |
| Wednesday, Nov. 26 | 1 | 10 |
| Thursday, Nov. 27 | 7 | 0 |
| Total | 34 | 30 |

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Nov. 28—75.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Nov. 26, 1914 | 1520 |
| Total No. bargeloads sold Jan. 1 to Nov. 26, 1914 | 1509 |
| Total No. bargeloads left over Nov. 27, 1914 | 11 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Nov. 27, 1913 | 1994 |
| Total No. bargeloads sold Jan. 1 to Nov. 27, 1913 | 1919 |
| Total No. bargeloads left over Nov. 28, 1913 | 75 |

### GLASS.

**Window Grades in Light Demand—Quotations Hold Firm.**

GLASS of all kinds is in poor demand, but prices have remained steady at 90-10 per cent. on single thick and 90-15 per cent. discount on double thick from jobbers' list. The stocks here are not large because the demand has not warranted jobbers sending heavy orders, but time deliveries as of January subject to current manufacturers' quotations are said to be of large calibre. Producers are understood to be wary about making quotations later than Feb. 1, indicating that a change for the better is anticipated.

PRICES OF NORTH RIVER COMMON BRICK (GOOD QUALITY) BY MONTHS FOR THE PERIOD 1887-1914, AT DOCKS F.O.B. NEW YORK CITY. TAKEN FROM THE FILES OF THE RECORD AND GUIDE.

| | Jan. | Feb. | Mar. | Apr. | May. | June. | July. | Aug. | Sept. | Oct. | Nov. | Dec. | Average. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1887 | 6.75 | 6.75 | 6.75 | 6.75 | 7.00 | 6.50 | 6.50 | 6.25 | 6.00 | 5.70 | 5.75 | 6.75 | 6.45 |
| 1888 | 6.50 | 6.50 | 6.50 | 6.50 | 6.50 | 5.50 | 4.50 | 4.50 | 4.25 | 4.25 | 5.00 | 5.50 | 5.50 |
| 1889 | 6.50 | 6.50 | 6.50 | 7.50 | 7.50 | 4.25 | 5.50 | 5.25 | 5.25 | 5.50 | 6.50 | 6.00 | 6.06 |
| 1890 | 6.00 | 6.25 | 6.25 | 6.25 | 6.00 | 5.25 | 5.50 | 5.50 | 5.25 | 5.25 | 5.25 | 5.50 | 5.69 |
| 1891 | 5.50 | 5.50 | 5.50 | 4.75 | 4.25 | 3.50 | 5.00 | 5.25 | 5.00 | 5.00 | 4.75 | 4.75 | 4.90 |
| 1892 | 4.75 | 4.75 | 4.75 | 5.25 | 5.00 | 5.00 | 4.00 | 4.25 | 4.50 | 4.75 | 4.75 | 4.75 | 4.71 |
| 1893 | 4.75 | 6.50 | 6.50 | 5.00 | 4.75 | 5.50 | 5.25 | 5.00 | 4.00 | 4.00 | 4.25 | 4.25 | 4.98 |
| 1894 | 4.25 | 5.75 | 5.75 | 4.50 | 4.25 | 4.25 | 4.35 | 4.00 | 3.85 | 3.85 | 4.25 | 4.85 | 4.50 |
| 1895 | 5.50 | 5.50 | 5.50 | 5.50 | 5.25 | 4.75 | 4.65 | 4.35 | 4.00 | 4.50 | 5.00 | 4.85 | 4.95 |
| 1896 | 5.25 | 6.10 | 5.50 | 5.25 | 4.50 | 4.75 | 4.75 | 4.25 | 4.00 | 4.25 | 4.35 | 4.10 | 4.75 |
| 1897 | 4.50 | 4.75 | 4.35 | 4.35 | 4.50 | 4.50 | 4.35 | 4.25 | 4.25 | 4.25 | 5.00 | 5.25 | 4.53 |
| 1898 | 5.00 | 4.75 | 5.00 | 5.25 | 5.25 | 5.25 | 5.50 | 5.50 | 5.25 | 5.25 | 5.75 | 5.75 | 5.29 |
| 1899 | 5.35 | 5.35 | 6.50 | 5.50 | 6.00 | 6.00 | 5.50 | 5.25 | 5.00 | 5.00 | 4.75 | 5.25 | 5.45 |
| 1900 | 5.50 | 5.25 | 5.75 | 5.00 | 5.00 | 4.75 | 4.00 | 4.00 | 4.00 | 3.50 | 4.50 | 5.00 | 4.69 |
| 1901 | 5.25 | 5.50 | 5.75 | 5.50 | 5.25 | 5.50 | 5.50 | 5.50 | 5.50 | 5.50 | 5.60 | 5.75 | 5.51 |
| 1902 | 5.75 | 5.25 | 5.25 | 5.25 | 5.25 | 5.25 | 5.25 | 4.00 | 4.35 | 4.60 | 5.25 | 5.25 | 5.06 |
| 1903 | 5.00 | 5.50 | 5.25 | 4.75 | 5.25 | 5.25 | 5.25 | 5.75 | 5.50 | 5.75 | 6.00 | 6.00 | 5.44 |
| 1904 | 7.25 | 8.40 | 8.40 | 7.20 | 5.15 | 6.80 | 6.80 | 7.45 | 7.25 | 7.40 | 7.50 | 7.75 | 7.28 |
| 1905 | 8.25 | 7.90 | 8.90 | 9.00 | 9.50 | 7.75 | 6.90 | 8.15 | 7.50 | 8.60 | 8.90 | 9.75 | 8.43 |
| 1906 | 10.25 | 11.15 | 11.00 | 10.90 | 11.20 | 10.00 | 7.90 | 5.90 | 5.90 | 6.15 | 5.75 | 5.75 | 8.49 |
| 1907 | 5.50 | 5.50 | 5.50 | 5.25 | 5.50 | 7.00 | 6.25 | 6.75 | 5.75 | 6.00 | 5.75 | 5.25 | 5.83 |
| 1908 | 5.50 | 5.50 | 5.50 | 5.50 | 5.25 | 5.25 | 5.25 | 4.90 | 4.90 | 4.90 | 4.90 | 5.90 | 5.27 |
| 1909 | 6.50 | 6.50 | 6.80 | 7.50 | 6.60 | 6.25 | 5.90 | 4.75 | 5.75 | 5.50 | 6.40 | 5.75 | 6.19 |
| 1910 | 6.20 | 7.00 | 6.60 | 6.00 | 6.00 | 6.00 | 5.75 | 5.25 | 4.90 | 5.90 | 5.25 | 5.25 | 5.84 |
| 1911 | 4.75 | 5.40 | 5.55 | 5.00 | 5.60 | 5.90 | 5.90 | 5.75 | 6.00 | 6.25 | 6.60 | 7.00 | 5.81 |
| 1912 | 7.50 | 6.90 | 6.90 | 6.90 | 6.50 | 6.50 | 7.00 | 7.00 | 7.00 | 7.00 | 7.00 | 7.00 | 6.93 |
| 1913 | 6.90 | 7.25 | 7.15 | 7.15 | 7.00 | 7.00 | 7.00 | 6.60 | 6.25 | 5.75 | 6.25 | 6.15 | 6.70 |
| 1914 | 6.75 | 6.50 | 6.50 | 7.25 | 5.75 | 5.85 | 5.85 | 5.75 | 5.50 | 5.50 | 5.25 | .... | 6.04 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, DECEMBER 5, 1914

# CITY PLANNING IN NEW YORK CITY

## The City Controling Its Own Destinies—A Recent Charter Amendment Has Placed the Movement Under Official Auspices

By GEORGE B. FORD*

THE City of New York has officially recognized city planning. In fact, city planning work has become an integral part of the city government. A little over a year and a half ago, in March, 1913, Hon. George McAneny, then President of the Borough of Manhattan, took the first official step toward the recognition of city planning by the appointment of a commission of nineteen citizens to advise with the Board of Estimate and Apportionment on the regulation of the height, size and arrangement of buildings.

They presented suggestions for an ordinance limiting the maximum height of all buildings. This is now before the Board of Aldermen. Furthermore, they urgently recommended two amendments to the Charter of the City of New York. One of these charter amendments granted the Board of Estimate and Apportionment the power to district the city by different height and area regulations in different parts of the city, and the other amendment allowed them to district the city according to use of property. These amendments also provided that the Board of Estimate and Apportionment should appoint an advisory commission of citizens who would study the subject in detail, hold conferences and hearings, and report back to the Board of Estimate and Apportionment a plan for their consideration. These two amendments passed the Legislature at Albany and became a law in May, 1914.

### Inception of the Movement.

Meanwhile, when the new administration of New York came into power on January 1, 1914, Mr. McAneny, now President of the Board of Aldermen of New York, recommended that one of the standing committees of the Board of Estimate and Apportionment be a committee on the City Plan and that all larger matters which affected the map of the city, other than those relating to transit and port and terminal facilities, should be referred to this committee. It consists of Mr. McAneny, as chairman, and the five borough presidents as members.

Each of the five Borough Presidents has had since 1902 a topographical bureau in his own borough, and all matters of purely local improvement, or changes in the map of the borough, have been worked out and passed upon by the local bureau. Furthermore, the Board of Estimate and Apportionment has had since the consolidation of the city a Bureau of Improvements in charge of Nelson P. Lewis as chief engineer. He passes upon all the local improvements from the standpoint of the interest of the whole city and presents a plan for the distribution of the paying for the work. In addition, he has developed a broad plan of general thoroughfares for the whole city.

All of the above bureaus continue, but now all the more important improvements which are of more than local character are referred to the new committee on the City Plan. This committee has offices in the Municipal Building, where a staff is employed on its work with Robert H. Whitten, formerly librarian-statistician of the Public Service Commission, as secretary, and George B. Ford, secretary of the Heights of Buildings Commission of 1913, as its consultant.

Under the authority granted it by the charter amendments, the Board of Estimate and Apportionment appointed a commission called the Commission on Building Districts and Restrictions. This commission of sixteen members, of which Edward M. Bassett is the chairman, is the direct successor of the Heights of Buildings Commission of 1913, and its function is to continue the program of the former commission. An appropriation has been put at its disposal and when it has reached definite conclusions, it is to report back to the Committee on the City Plan of the Board of Estimate and Apportionment. Meanwhile the latter committee has placed at the disposal of the commission its staff and rooms and material in the Municipal Building.

### The New Advisory Commission.

The Committee on the City Plan has also appointed an advisory commission of twenty-four members, which is known as the Advisory Commission on City Planning. Charles D. Norton, who took a prominent part in the working up of the great plans for Chicago under the auspices of the Commercial Club there, is the chairman of this commission, and Frederic B. Pratt, of Brooklyn, who has been chairman for a number of years of the City Planning Committee of Brooklyn, is vice-chairman. The functions of this commission are to consider and report back to the Committee on City Plan on such matters as the latter committee may refer to them and also the commission is at liberty to consider and report upon such other city planning matters as it believes should be brought to the attention of the Committee on the City Plan. In other words, it is free to do creative city planning work.

As in the case of the Commission on Building Districts and Restrictions, the Committee on the City Plan has put its offices and staff at the disposal of the Advisory Commission on City Planning.

### Tendencies of City Growth.

Aside from the routine work, which is coming up constantly before the Committee on the City Plan of the Board of Estimate and Apportionment, the staff is devoting most of its attention to the collection and presentation in graphic form of fundamental data showing the tendencies of growth of the city. For example, they are taking the population data from the censuses of 1910, 1905, 1900 and 1895, in as small units as they exist, and are showing upon comparative maps by dots and otherwise the distribution of population at these periods with a view to showing the tendencies of change and growth.

On a corresponding series of maps they are showing from data obtained from real estate and insurance atlases of the city at different periods the trend of distribution of buildings by different kinds of use and size throughout the city. Again they are showing the distribution of transit and transportation facilities at periods corresponding to those of the building and population data with a view to showing the effect of transit on the growth of the city.

Again, they are making complete time zone and fare zone maps of the city to show the effect of the distance and the time people have to travel and the fare they have to pay on the character of development in any given district.

Again, they are showing the distribution of property values throughout the city on a series of maps based upon the assessed valuation per foot of property and, in conjunction with this, they are showing the relative value of improvements as compared with value of land in different parts of the city.

They are also showing the distribution of factories of different kinds and the distribution of the working or day population of the city from data secured from the Department of Labor. They are also showing the distribution and intensity of use of the various waterfront and terminal facilities of the city, and the facilities for the transportation of goods.

Again they are showing on a series of maps the distribution of buildings throughout the city by height; the distribution by percentage of lot occupied, and the distribution by character of construction.

### Usefulness of the Data.

It is felt that the preparation of data such as the above is of the greatest use not only to the Commission on Building Districts and Restrictions and the Advisory Commission on City Planning, but to a number of the other departments of the city in connection with the extension of their systems or work, and also to all such citizens or citizen bodies as are brought into contact with problems which are dependent on a knowledge of the tendencies of growth of the city.

In closing, I wish to say a word about the character of the above three commissions. In each case the members of these commissions are men of recognized standing, leaders and authorities in their respective lines. The commissions were intentionally made large, partly so that there could be representatives upon them from each of the five boroughs of the city and partly so that all of the leading types of professions and business and points of view could be amply represented.

The appointment of these commissions has been justified, for, at almost no expense to itself, the city has been and is securing the best thought and time of a number of its leading citizens.

*Consultant to the Committee on City Plan of the Board of Estimate.—Paper read at the annual meeting of the American Civic Association, at Washington, December 2.

# GRIEVOUS INJUSTICE TO NEW YORK CITY

## In the Over-Assessment of City Properties by the Adjacent Counties—Activities of the Real Estate Bodies—A New Secretary

DURING the summer a sub-committee of the Staff of Experts of the Advisory Council of Real Estate Interests made a very complete investigation into the assessments imposed upon the city's aqueduct property in the counties of the State, outside of Greater New York. As a result of the work of this committee, the Advisory Council has concluded that it would be wise for taxpayers to endeavor to obtain through the Legislature a more equitable assessment upon such property. In order to be thoroughly advised upon this question, William P. Burr, a member of the Board of Counsel of the Advisory Council, and former Assistant Corporation Counsel of the city, has prepared a comprehensive brief relative thereto. Because of Mr. Burr's knowledge of taxation problems, and his wide experience in the office of the Corporation Counsel, it was considered that a brief prepared by him upon the legal aspects of this question, as well as his advice, would be the best that could be obtained in the city.

Apparently there is a very grievous injustice done to the city of New York by many of the up-State towns through which the aqueducts of the city pass, in assessing this aqueduct property at not only an extremely high rate, but also including within the assessment the value of the property on the surface, as well as dams, and also aqueducts and tunnels beneath the surface, in taking the actual cost of construction to the city as a basis for the assessment. The increased assessment due to this standard of valuation rises almost as high as thirty million dollars, and consequently makes a large item in the tax budget of the city.

There has been considerable legislation from 1840 to 1901 relating to exemption from taxation of property belonging to the City of New York, situated outside of the municipal limits, and used for the introduction and maintenance of a water supply. The general Tax Law of 1896 took away this exemption, which had theretofore existed by right of Common Law. In 1897 the Legislature restored to the city such exemption from taxation and in 1901 the Legislature withdrew the exemption from taxation, and left municipal property not within the city limits subject to assessment from taxation, exclusive only of the aqueducts. Consequently, it is evident that merely the land through which these aqueducts run is legally subject to taxation, and not the property upon it, or the aqueducts through it.

### High Tax Rates.

But within recent years it has even been the custom for many of the up-State towns to charge a very high tax rate on this city aqueduct property compared to the tax rates on similarly situated property belonging to their local taxpayers. For example, in the town of Southeast the assessment of the city aqueduct property was increased immediately after its acquisition by the City of New York from $100 per acre to $612 per acre, with a result that the City of New York owning in that town in 1910 but 16½ per cent. of the total area of the town (most of it acreage property lying outside of the thriving village of Brewster) paid, nevertheless, 45 per cent. of the taxation of the entire town.

In the town of Mt. Pleasant there is a plot of ground now included within the city's aqueduct property that is assessed at an average of $500 an acre, but a year before the city acquired it the rate was $100 an acre. In the town of Cortland the average assessment per acre is approximately $700, while the assessment against the City of New York is $4,348. In the town of Gardiner the assessment was $18.74 per acre, but after the City of New York took title to the property the assessment increased to $275 per acre. In Phillipstown an assessment of $68,803 was increased to $303,203 after the city acquired the property. In the City of Yonkers the assessment increased from $750,000 in 1913 to $19,000,000 in 1914. The city owns 5 per cent of the land and pays 50 per cent of the taxes in the town of Kent. In the town of North Salem the city owns 10 per cent. of the land and pays 55 per cent. of the taxation. In the town of Olive parcels were assessed before the city acquired the property at $1,500 and after the city acquired it at $17,700.

### Co-operation Urged.

The United Real Estate Owners' Associations have been planning to effect some readjustment in the inequalities of assessment of the city property outside of Greater New York. The Advisory Council feels that it would be advisable for every association to re-enforce the work of the United Real Estate Owners' Associations in this respect. If amendments to the General Tax Law are obtained, as indicated in the report and brief of Mr. Burr, to the Council, the tax budgets of the City of New York and three hundred other municipal corporations will be vitally affected.

Such amendments will also eliminate the costly litigation which is pending in the courts with reference to a review of these inequalities and over-valuations of assessments of the lands of the City of New York in fifteen different tax districts. To-day one town finds its tax burden cut in two by its ability to raise the assessment on the dams and structures of the City of New York, while a neighboring town in which there are no structures, tries to achieve the same result by assessing the land of the City of New York at abnormal and ridiculous valuations, in comparison with adjacent and similar lands.

Thus, we have an unusual spectacle of municipal corporations, creatures of the State government, and controlled by the Legislature, engaged in bitter and costly litigation at the expense of the taxpayers of each community, all of whom are citizens and residents of this State, and each of whom is entitled to exact and equal justice at the hands of the Legislature. The question is simply this: Shall the villages and cities of the State which, by reason of the growth of population within their boundaries, are obliged to go into neighboring tax districts for a sufficient supply of water, be compelled to pay more than their just proportion of the tax burdens in such tax districts?

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### The State Association.

The first smoker of the New York City members of the Real Estate Association of the State of New York was held at the Hotel Astor this week. About fifty members attended and brought with them friends who they thought would be interested in the work of the association. The meeting was of an informal character, and the members grouped themselves around small tables and enjoyed the tobacco provided by one of their thoughtful colleagues.

The meeting was opened with an allegorical skit in the form of a dialogue between a real estate broker and an investor who had wandered into the land of "Topsy-Turvy," otherwise known as the Real Estate World. This skit was read by its author, Arthur M. Bier.

The president, M. Morgenthau, Jr., made a report on the work of the association to date and said that he had adopted as his motto, "Deeds, not words." He said that there had been some misunderstanding as to the character of the State Association and its purposes, and that this had led to a certain amount of opposition on the part of certain local organizations, which he felt was entirely unjustified. He made it clear that there is no desire on the part of the Real Estate Association of the State of New York to encroach on the province of the local real estate boards, whether in New York City, Rochester, Albany, or elsewhere in the State. He said:

"We have such a vast amount of work to do of a state-wide character that it is getting almost impossible to do it all and do it right. On such matters as are primarily of local concern, such as matters of particular interest to this city, which, however, require action by the State Legislature, our association would very much prefer to have the local organizations take the initiative, and we merely lend our assistance when the matters come up for legislative action."

President Morgenthau stated that he had had two meetings with Mr. McGuire, president of the Real Estate Board of the City of New York, this week, and had made the position of the State Association clear to him. He said further that the stronger the State Association becomes, the better it will be for the Real Estate Board; and the stronger the Real Estate Board, the better it will be for the State Association. Each must, therefore, assist the other in its development. Mr. Morgenthau said that he had received assurances from Mr. McGuire that this met with his earnest approval.

The work of the association was explained by Mr. Morgenthau. He said he felt that the most important work to be done at the present time is along the line of devising additional sources of revenue, so as to relieve real estate of the tremendous burdens under which it is laboring. No active canvass for members in New York City had been made, but in spite of this the membership in New York City had grown since his election to the presidency last month from about twenty to nearly one hundred. He explained "if the work of the association is to be carried forward, a very large membership is absolutely necessary, especially as the dues are only $5 per annum."

Other speakers were Clifford B. Harmon, Judson G. Wall, Tax Commissioner; Joseph M. Brody, of the firm of Brody, Adler and Koch, H. Fred Silleck, president of the Erie Basin Board of Trade, and State Senator J. F. Duhamel.

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### New Secretary for the United Owners.

J. Bleecker Miller has accepted the position of executive secretary of the United Real Estate Owners' Associations, with headquarters at 170 Broadway. Mr. Miller is a member of the bar and is an authority on real estate titles. Years ago he was connected in a prominent way with one of the title companies. As secretary of the League to End Death Avenue he was prominent in the campaign for West Side terminal improvements.

# TWENTY-THIRD STREET ENTERS NEW ERA

## Wholesale Houses Supplant Retail Dry Goods Concerns—Projected Market a Unique Operation, Which Should Attract New Line of Buyers

WITH the filing of plans this week another step was taken in the new market operation, to occupy the building for many years tenanted by Stern Brothers, prior to the removal to West 42d street. As announced last July in the Record and Guide, Starrett & Van Vleck, Fourth avenue and 17th street, were commissioned to prepare the designs, which call for an entire remodeling of the old structure, so as to make it practical for the sale of foodstuffs. The top floor will be glassed over and converted for the use of those selling plants and cut flowers. If the present scheme is carried out the floor will be occupied for restaurant purposes. A seating capacity of 2,500 has been provided for. The cost of the alteration is $300,000.



WEST FROM SIXTH AVENUE.



LOOKING TOWARD FIFTH AVENUE.



HOME OF NEW MARKET.

"While Twenty-third street has lost its prestige as a retail dry goods centre," said Albert B. Ashforth last week, "still a new era has commenced which should bring this thoroughfare once again into its own. During the last year or so several important leases have been closed which assure the future of the section for many years to come. Large mercantile structures, which were occupied in their entirety by large merchants, have been sub-divided and are being taken by wholesalers. On the site of the old Stern Brothers' establishment a unique operation is about to be undertaken, which should have the tendency of drawing to the section an entirely new class of trade. I speak of the market project, already announced. Unless all present signs fail, work will be started in the near future and the altered structure ready for occupancy by May 1, 1915. At the present time a large number of leases have been signed and there is every indication of the success of the enterprise.

### Unique Floor Arrangement.

"The floor arrangement is unique and has been so laid out that the tenants will obtain the maximum amount of space for the minimum rental. Wide aisles have been provided and as many 'corners' laid out as practical. On the first floor it will be possible for one tenant to lease more than one booth space, should necessity warrant. On the second floor practically all the space has been so divided that each tenant has four frontages, or a small block square. The advantage of this is two-fold. (1) That a larger amount of display space has been provided, and (2) that more customers can be handled at a single time. I feel that the project will be successful."

A. M. Cudner, real estate broker, summed up the situation when he said: "The exodus of several firms in one particular line of business has not taken away its value as a commercial center, and the time will come when there will be a turn. Best evidence of the fundamental strength of the district lies not only in recent important trade removals into the street, but also in the confidence which the local owners still retain. They refuse to acknowledge that present business conditions are anything but temporary and they are holding their property at what they consider good commercial values in both the selling and renting branches."

A notable phase in 23d street's new development, particularly between Fifth and Sixth avenues, is the tendency for the creation of a center of the glassware and crockery trades. The five-story building at No. 14, occupied for many years by the linen firm of James McCutcheon & Company, was leased last February for a term of fourteen years by the china and glassware firm of Lazarus & Rosenfeld, who moved from Murray street. The old Scribner Building, at 155 Fifth avenue, had already been taken over by L. D. Bloch & Company, in the same line of business. In 23d street, just west of Lazarus & Rosenfeld, are Bates & Ledden, pottery. On the same side of the street is the Colonial Cut Glass Company.

### Glass Concern's Lease.

On the opposite side, the entire building at No. 37 is taken up by cut glass and crockery firms, the store being occupied by the S. Herbert Cut Glass Company. Just east, at No. 23, another entire building has become tenanted by similar firms, with the exception of the store, which is used by the Tower Brothers Stationery Company. In this building are located the Stewart Glass Company, the Irving Cut Glass Company and the Peters & Reed Pottery Company.

The Loeb & Schoenfeld Company, a prominent lace firm, now at 451 Broadway, has taken large space further west, at No. 31. S. Steinfeld & Company, jobbers and importers, also leased, several weeks ago, from the estate of William C. Schermerhorn, the store, basement and the first three lofts in 43 and 47 West 23d street, through to 24th street, formerly occupied by the furniture firm of George C. Flint Company. The lessees are now located at 600 Broadway and have been identified with the old wholesale district for over thirty years. At No. 49, in the new twelve-story loft building occupied by firms dealing in ladies' wearing apparel, there is only one loft vacant. The store and two upper floors houses the furniture firm of Geiger & Braverman.

That section of 23d street which lies between Sixth and Seventh avenues has apparently not been affected as much as the section to the east. Both sides of the street are filled with a miscellaneous assortment of retail establishments typical of all New York's East to West thoroughfares with crosstown trolley lines. The buildings are in the main old-fashioned dwellings which have been remodeled into stores, with the upper floors utilized for loft and light manufacturing purposes. Furniture firms are conspicuous, among them being the Cowperthwaite's Furniture Company, Lennon Company, Manges Brothers and the L. W. Ott Manufacturing Company. Other firms on this block are Weser Brothers, pianos; the Basket Importing Company, and Cassidy & Son, manufacturers of lighting fixtures.

### Good Shipping Facilities.

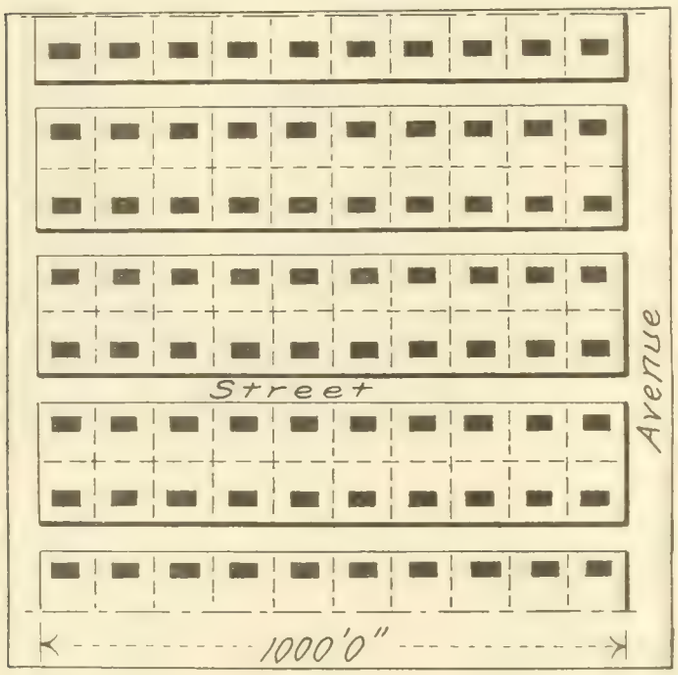
One of the advantages of property in 23d street is that a large number of the holdings have frontages in 22d and 24th streets. This condition is specially favorable to the wholesale trade, as it affords splendid shipping facilities and relieves congestion. Another good feature is that the frontages are large and can be subdivided, should the occasion demand. There are also a large number of office buildings in the immediate neighborhood, such as the Fifth Avenue Building, the Flatiron Building and the Metropolitan Tower, which bring a vast army of people daily to the neighborhood. This in itself should create a demand and provide a purchasing power.

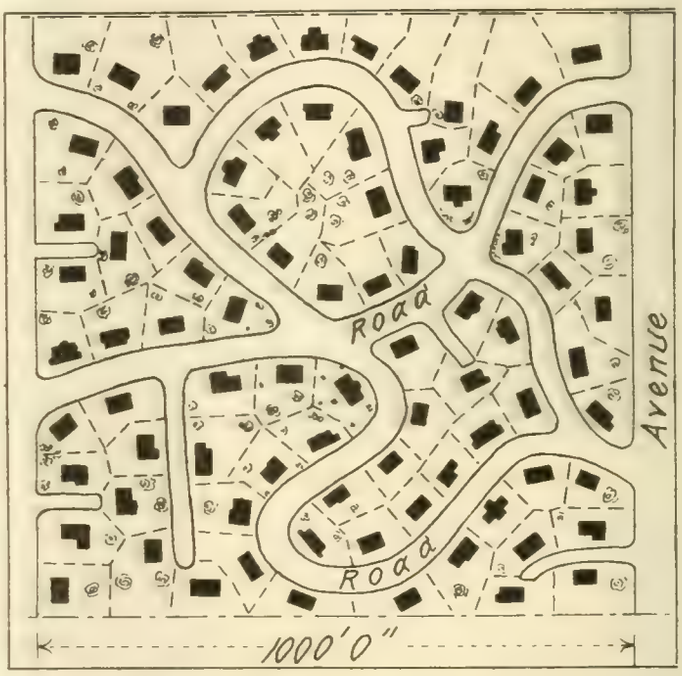
# PROBLEMS IN DEVELOPING TRACTS

## Relative Merits and Demerits of the "Checkerboard" and "Park" Plans Discussed—Architect Favors Latter Scheme

PROBLEMS relative to the proper subdivision of suburban tracts into building sites are continually facing the developer and upon the proper solutions hang the success or failure of the undertakings. Roughly speaking, the methods of improvement are divided into two classes, called for convenience sake, the checker-board and serpentine or park systems. Of course the size of the property must be considered and in some instances it is possible to combine both arrangements, though this is rather an isolated case than the general rule.

John Theodore Hanemann, the architect, has prepared two sketches of a property measuring 1,000 by 1,000 feet, which explains the typical problems usually to be overcome by the developers. The small tract has been taken rather than a large one, as all the principles




are involved. This tract has been laid out in both ways and the advantages and disadvantages shown.

"That any development is a modest undertaking financially," said Mr. Hanemann last week, "should not necessarily mean that everything must proclaim it so, by poorly designed and second-rate habitations. The eternal dividing of property into oblong lots, with avenues at right angles, stretching to infinity is unfortunate and short-sighted. Yet, in many sections of the suburbs, this is the rule rather than the exception.

"The chief cause for this in the development schemes scattered about, is the lack of proper expert opinion at the outset. Due to the fear that this consultation of expert opinion is prohibitive for their finances, the course adopted seems to be to design and lay out tracts without the aid of men trained for the purpose, or where conditions seem insurmountable to employ a young professional man of unestablished reputation. For the sake of what? Economy.

"It seems extremely difficult, almost impossible, to dispel the prevailing opinion that the 'checker-board' lay-out is the most economical for the small property development. Personally I hold a contrary opinion. I believe where a settlement is grouped in a picturesque manner, where all mechanical and monotonous repetition is avoided, better results are accomplished.

"In answer to the usual complaint that a serpentine development involves too much outlay of money I will attempt to settle the question, for the benefit of the future unplanned developments and the conservation of the rapidly disappearing scenic beauty along our suburban railways.

"Given a tract 1,000 by 1,000 feet, I have prepared two plans. In the checkerboard scheme lots 25 by 100 feet have been laid out, so that it may be seen how many lots can be disposed of. For the sake of argument, I have imposed the condition that no owner may build under a certain sum and also that no structure can be erected on a site less than 100 by 100 feet in size, for the desire is to keep the development at least semi-urban in character. Fifty-foot roadways have also been provided. Highways are laid out and eighty houses can be built, row upon row, rigid, uninteresting and extremely monotonous. This scheme will always be unsatisfactory from the aesthetic standpoint no matter how much money is invested in shade trees, concrete walks, gate posts and all the other 'fixings and findings.'

"On the other hand the same property can be made much more attractive. Winding roads gracefully leading to all corners are built and cottages are erected along the roadside to the best advantage. In the scheme eighty-five dwellings are possible, an increase of five over the 'checker-board' plan, which in itself is a consideration. Picturesqueness, privacy, character and individuality are assets which also must be considered.

"In the first plan 4,000 feet of roadway fifty feet wide must be built, while in the second, though there is some increase in the amount of roadways, still the cost can be equalized, as all the roads need not measure fifty feet wide. Sidewalks are not essential in the latter plan, which is an additional saving.

"The planting and landscape possibilities are distinctly in favor of the 'park' plan, because the individuality of each cottage adds materially to the appearance of the whole park. There is no endless repetition or killing of individual effort. The increased expenditure necessitated by the longer line of sewers, seems to be the only disadvantage that the second scheme possesses. Much more could be said about the moral effect due to environment, etc., but the best results will be obtained by careful individual study—the question of dollars and cents and common sense. The two plans have equal restrictions and are drawn to the same scale, to facilitate comparison, the only dissimilarity being their respective treatment."

### Conditions in the Suburbs.

Many observers of real estate conditions within the city declare that one of the most salient features of municipal growth is that the city is now rounding its growth instead of extending it lengthwise. Their concensus of opinion is borne out by the rapid growth of Queens borough, which six years ago hardly knew the presence of an apartment house or a two-family house; whereas now, there are hundreds of them built or in course of construction. Previous to the opening of the Queensboro bridge there was but fragmentary construction in Queens; here and there an improvement was made; but, now, the borough is rife with construction. The immense industrial establishments that have come into Long Island City, too, have augmented residence in the borough, as well as house building operations in order to meet the demand for living space.

Brooklyn is also a strong factor in the rounding process. Its suburban area is fast being abridged by urban living demands. The borough has grown in all directions. Its eastward boundary is so completely built up with homes that there is no structural line of demarcation between Brooklyn and Queens; and, when the extension of the Kings County elevated railroad is finished and in operation to Woodhaven, early next year, the southerly part of Queens will sink its structural identity with Brooklyn almost completely.

Since the subway routes through Queens and Brooklyn were determined upon, and the Queens trolley roads had their mileage extended, the perfect rounding of the city has been hastened.

# THE LATE JOHN G. WENDEL

**Prominently Identified With Manhattan Realty—Had Unbounded Faith in Future of City**

JOHN G. WENDEL, prominently identified with real estate in Manhattan and the Bronx, died last Monday at Santa Monica, Cal., at the age of eighty years. Mr. Wendel was a large holder of property on Broadway, and, when taken together with other parcels under his control, ranked among the foremost property owners on this thoroughfare. It has been estimated that his holdings aggregated about $55,000,000.

Born in the residence of his father, John D. Wendel, in Maiden Lane, near William street, Mr. Wendel received his early education in private schools, and subsequently went to Columbia College, graduating from that institution in 1855. He also was a student at the University of Heidelberg and completed his education at Goettingen, Germany.

Following his return from Europe, Mr. Wendel went into the real estate business, and continued in this line until the time of his death. Following the rule established by his father and grandfather, Mr. Wendel never sold a piece of property, and continually added to his holdings as opportunity offered. Among the holdings in which he was interested was the block front on Broadway, between 38th and 39th streets, extending west to Seventh avenue. Half of the Broadway block front to the south was also under his control.

**Playground for Dog.**

Mr. Wendel's country residence was at Irvington-on-Hudson, and his town house was at the northwest corner of Fifth avenue and 39th street. Adjoining the residence on the north is a plot 50 feet front, enclosed by a board fence, which prevents people from looking in. The lot, valued at almost $1,000,000, was kept as a playground for his pet dog. The stock answer that Mr. Wendel gave realty brokers who desired to buy this plot was to the effect that while the breed of the dog was uncertain, still it was absolute that his playground never would be disposed of. Almost $20,000 a year in taxes was paid to maintain this playground.

Mr. Wendel would not have a telephone either in his residence or at his office, at 175 Broadway. Sixteen or so safes line the walls of his office, and opposite the main entrance is a sign, "No Property for Sale." It was a standing joke among real estate brokers to send some new and uninitiated clerk to call on Mr. Wendel and offer large sums for his holdings. Mr. Wendel invariably took the jest good-naturedly and gave the young man some good advice about real estate in general and Manhattan in particular.

**Opposed to Concessions.**

One of the things that Mr. Wendel was strongly opposed to was the free rent concessions, and all his leases were dated from the time of signature. Many interesting anecdotes are related in this connection. Friendship and fair dealing played a large part in his business transactions. In one instance he rented a store in Maiden Lane to a merchant who paid $5,000 annually. When the lease expired, an offer was received for the same store, at $10,000 a year. Mr. Wendel called upon the old tenant and asked him how his business affairs were progressing, and upon hearing that he was barely making a living the offer of $10,000 was refused and the old lease renewed.

It was Mr. Wendel's boast that neither he, his father, nor his grandfather ever sold a piece of property voluntarily, and at the time of his death he was engaged in litigation with the Hudson Terminal Company over condemnation proceedings, successfully begun, against the property at 40 Dey street, which he owned at one time, and which is now a portion of the Hudson Terminal Building.

When the company's officers asked his price, it is said that Mr. Wendel offered to dispose of the property providing that it was to be used for railroad purposes. When the condemnation commission awarded the property to the Terminal company, the matter was taken into court, Mr. Wendel contending that instead of it being used for railroad purposes it was occupied as part of an office building. He said recently that, if he could, he would take the matter to the Supreme Court of the United States. It is said that the award, $75,000, is deposited in gold in a safe deposit box, Mr. Wendel refusing it when tendered.

The grandfather of Mr. Wendel, who bore the same name, and the first John Jacob Astor were young men together in New York City. The elder Mr. Wendel also was in the fur business, as was his son, father of the late Mr. Wendel. It is related that whenever Mr. Astor would buy a parcel the elder Mr. Wendel would acquire as much property as possible in the same locality. Both had faith in the future of the city, and this trust has been handed down in both families for several generations.

**Wendel Properties.**

The following is a list of properties the owners of record of which are members of the Wendel family:

Georgianna G. R. Wendel, 27 Carmine st., 53 Spring st., 118 Sullivan st.; Georgianna G. R. Wendel, et al, 119 Mulberry st., 1393 Broadway, 133-9 West 38th st., 477 Sixth ave.;

John D. Wendel Estate, 235 Lafayette st., 39 Bedford st., 51-3 Beekman st., 51-7 Carmine st., 225 Grand st., 313 Grand st., 815-7 Greenwich st., 287-9 Hudson st., 213-7 Lewis st., 8-20 Little West 12th st., 8 Maiden Lane, 73-5 Maiden Lane, 61 Spring st., 298-300 Spring st., 37 Spruce st., 99 William st., 188 William st., 357 East 3d st., 352 and 6 West 11th st., 331-7 West 26th st., 136-50 West 38th st., 7 East 37th st., 529-31 West 50th st., 60-4 Ave. D, 79-87 Ave. D, 78 Ave. D, 703-5 Broadway, 711 Broadway, 1625 Broadway, 513-19 Seventh Ave., 1-7 Ninth Ave.; John G. Wendel, 562 Seventh ave., 49-51 Ann st., 45 Bond st., 235 Centre st., 83 Division st., 147 Fulton st., 93 Grand st., 158-62 Grand st., 405-7 Grand st., 144 Hester st., 55 Maiden Lane, 378 Pearl st., 77-9 Tompkins st., 379 West 63d st., 101-3 West 47th st., 211-13 West 50th st., 136-44 West 39th st., 87-9 William st., 223-7 West 50th st., 218-32 West 51st st., 1385-91 Broadway, 1401-9 Broadway, 246 West Broadway, 344-8 West Broadway, 386 Columbus ave., 182 Third ave., 529-35 Seventh ave., 560-2 Seventh ave., 13 Essex st., 3-5 Bleecker st., 1 Bleecker st., 322-4 Bowery;

Josephine J. S. Wendel, 81 Division st., 15 Essex st., 38-40 Grand st., 69 Washington st., 322 East 3d st., 141-51 West 38th st., 47 West 63d st., 783 Lexington ave., 327 West Broadway; Mary E. A. Wendel, 435 Grand st., 67 Washington st., 324 East 3d st., 59 Spring st., 203 East 37th st., 329 West Broadway, 784 Lexington ave.;

Mary E. A. Wendel, et al, 95 Grand st., 442-4 Fifth ave.; Mary E. A. Wendel, et al, trustee, 561-63 Third ave., 567 Third ave., 77-79½ Maiden Lane, 31-3 Mercer st., 70 West 51st st., 1395 Broadway, 457-61 West Broadway, 17 Avenue D;

Philip Wendel, 359 East 3d st.; Rebecca A. D. Wendel, 127 Division st., 138 East Broadway, 26-8 Thompson st., 489 West st., 1-3 East 3d st., 1900-6 Broadway, 785 Lexington ave. and 584-6 Eighth ave.

# NEW "MOVIES" IN UPPER BROADWAY




Gaetan Ajello, Architect.

AS time goes on, more and more moving picture theaters are erected and leased, and, judging from the attendance, it would seem that the projects are profitable. Among the latest of these structures is the "Claremont," occupying the block front in the east side of Broadway, between 134th and 135th streets. The building extends 199.11 feet on the avenue and 90 feet in each of the streets. The theater proper will seat 1,500 people, occupying 52x165 feet. It has just been leased to the Wallington Amusement Company, for ten years, at an annual rental of $30,000. The dance hall, on the second floor, including the roof garden, and store, in 135th street, has been leased to Ira Lester Wood, for ten years, at an aggregate rental of about $130,000. Gaetan Ajello, the architect, has provided a facade of the Italian Renaissance type, of limestone and white enamel brick. The building is absolutely fireproof, and should prove one of the safest structures of its type in the city. The land is owned by the Riverside Drive Realty Company. A. C. & H. M. Hall, and is held free and clear. It has been leased, for twenty-one years, to the Wayside Realty Company, which has a renewal privilege for a similar period. Slawson & Hobbs are the agents for the property.

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Civil service employees accustomed to make educational tours to Europe every summer have imported many ideas that appealed to them and which have proved more or less expensive to New York City taxpayers. But the great and predominating idea in the civil service of foreign cities, namely, economy, they have not attempted to transplant.

The daily papers are beginning to take cognizance of the great economic movement among the taxpayers for relief from the consequences of misgovernment in the past and over-regulation in the present. The Sun says the city is trying to do too much. The Mail declares the government is over-manned. The Telegram observes that the people are paying an awful lot of money to legislators to make trick laws.

Everybody knows the real cause of the financial difficulties of the corporation of New York City. The government is over-manned. There are too many departments, commissions and committees; too many clerks, statisticians, inspectors, managers and foremen; and most of them receiving inordinate wages. That there are too many is apparent to every citizen visiting a municipal building. Many have hard work to keep busy. But there is one good thing in their favor; they are courteous and patient with the inquiring public.

Commenting on a remark by Cyrus C. Miller, of New York, that the United States is on the eve of the greatest real estate movement in its history, the Detroit Free Press says: "It is certain as any proposition can be that farm lands must steadily enhance in value, and perhaps within a decade the owner of 160 acres of tillable soil will be considered an enviable man." If we get our marketing conditions in the cities changed as they should be, it will have a very good effect on farm values. We wish the outlook were as good for New York City property.

### Unemployment in New York City.

Although indications still point to a steady and general business improvement, the immediate effect of its improvement is not so widespread and considerable as could be wished. The improvement depends chiefly on three factors. In the first place, the financial system of the country has recovered its balance, capital has resumed its normal process of accumulation and of being invested, and by the middle of the winter the wastes of the war will not prevent money from being obtainable for all legitimate business purposes.

In the second place, certain branches of manufacturing have been enormously stimulated by the foreign demand, and as the war continues the volume and exigencies of this demand will be likely to increase.

Finally, American food products are being sold and will continue to be sold in large quantities, and at high prices. All of these sources of increasing business will eventually react favorably upon general trade conditions; but up to date they have not had time to do so. As a consequence of the war many particular industries which depended on foreign markets or foreign materials have been very much injured. Other industries have felt severely the effects of a diminution of demand, due to a prevailing disposition to economize.

For these and other reasons a great many people have been thrown out of employment, and the unemployed from all over the East have tended to drift to New York. The situation in this city is extremely serious. The charitable societies have an enormously increased number of cases with which to deal, while at the same time their resources have been curtailed.

Let us hope that it will not be an unusually severe and rigorous winter. The suffering will be great in any event, but intense cold will largely increase it. The emergency is one which calls for the exhibition of self-denial and an active desire to help others on the part of those who have the money to do so. Landlords who can afford to carry deserving tenants should avoid the alternative of eviction, except as a last resort. Families who are turned out on the streets just at the beginning of the winter are in a peculiarly pitiable and desperate condition. Everybody should contribute to relief funds according to his means; and if his means are small, he should keep the money for his own countrymen rather than for the Belgians'.

Finally, good citizens should not become panic-stricken in case the unemployment leads to anti-social agitation and even to disorder. The people who are suffering from want of employment will have a real grievance. They are thrown out of work, because of no fault of their own, and the State has neglected to adopt any sufficient measures which might distribute over a larger area the burden of loss and deprivation. The negligence of the State is no sufficient reason for anti-social agitation, but the existence of a real grievance should make good citizens look with tolerance upon any orderly expression of discontent. As long as such expressions are not stifled, they do little harm and may do some good, but if they are repressed they merely encourage agitators to adopt more violent tactics. Fortunately, the present Mayor of the city and the head of its Police Department can be depended upon to treat this dangerous question with a proper mixture of toleration, good nature and firmness.

### Cheapening the Food Supply.

Several years ago the person who predicted that 23d street would soon become the home of the largest private market in the city would have been considered crazy. This most improbable event is, however, coming to pass, and everybody who appreciates the importance of the arrangement of a better and cheaper food supply for Manhattan will watch the success of the experiment with keen interest. What is being started is a big co-operative provision store, which should be able both to obtain its supplies at a smaller cost, handle them with a less amount of waste, and deliver them promptly and economically. It would have been difficult to secure a much more central location without the investment of a considerable larger sum of money. This aspect of the matter must have been carefully considered by the managers of the enterprise, and they must have figured out a practical method of attracting customers by supplying a better service at the same or a smaller cost than the local dealer could. It is very much to be hoped that such is the case.

Every successful attempt to cheapen the food supply of New York adds just so much to the industrial efficiency of the city and serves to check the rising tide of discontent at the increasing cost of living. In the end the city will have to create a system of municipal markets, situated in the vicinity of railway terminals which bring the producer of food more directly in touch with the consumer. The success of the new East Side markets shadows what can be done on a vastly larger scale as soon as better sites are secured and a more efficient method of collection and distribution devised. But market sites which are convenient for the producers are not equally convenient for the consumers. A producer's market is naturally situated somewhere on the margin of the city, so that it will be accessible by rail, steamboat or trucks. The buyer of provisions often prefers to pay somewhat more for his purchases in case he can make them at some convenient location.

Doubtless the originators of the 23d street market are counting on a motive of this kind. It will have to compete with the small local dealers in residential sections, on the one hand, and with the public markets on the other. The small local dealers have the advantage of being very accessible, but they are also very high in price. The public markets are cheap, but they are inaccessible for the majority of people and it is not easy to secure prompt and cheap delivery. The provision market in 23d street will probably have to charge more than the public markets and less than the local dealers, but it should have an enormous variety and an attractive display of its products, and it should be able to deliver with unusual efficiency. If it succeeds, it should have the same effect on the local dealers as the opening of the public markets have had. It should force them to meet the competition with cheaper prices.

### On New Sources of Revenue.

President Morgenthau of the Real Estate Association of the State of New York has received from a lady who did important work for the City Economy League during Mr. Chesebrough's presidency, a letter containing among other matters suggestions as to other sources of taxation than real estate, from which the Record and Guide has permission to quote:

"As for other sources of taxation than realty, the most obvious and the one that has been proven thoroughly effective in many States is by a tax on merchandise. Throughout the South and West merchandise is taxed at the same rate and proportion as realty, regardless of debts, just as realty is taxed regardless of mortgages. Under the personal tax in New York, merchandise is supposed to be taxed, but as debts are offset results are negligible. It is as obviously fair to tax merchants for the privilege of doing business in New York and obtaining the splendid advantages of terminal facilities, subways, etc., that brings the world to their doors, as it is to tax realty for city improvements. And if the tax were placed on the whole stock it would be fair, as merchants do business with this stock in advance of payment, thereby giving them the same advantage the realty owner has through mortgages.

"Some of the objections to taxing merchandise are that the consumer will

have to pay, thereby increasing the cost of living. But the tax on realty works the same way, by raising rents and thereby increasing the cost of commodities. Another objection is that the merchant pays rent, but so does the realty owner, mechanic, professional man, etc. Then the merchant is an expense to the city in police and fire protection and wear and tear of city streets through delivery wagons, and he pays the city nothing in return. According to statistics the combined profits of the merchants of New York State during a normal year amounts to between three and four billions of dollars, not one cent of which goes towards local taxation. Special legislation has guarded certain interests that come under the personal tax. But merchandise is as tangible and visible as real estate and should pay its proportionate share for benefits derived.

"It would need an act of the Legislature to change the law taxing merchandise in full and properly enforcing it, but it would need legislative action to introduce any of the reforms suggested in order to raise revenue from other sources than real estate. For instance, the repeal of the "Secured Debts Law" sounds splendid, but if you study it closely, there is every possibility that should this be done, an annual tax would be imposed on mortgages, as it would be hard to differentiate and know where to draw the line. Then the standardization and equalization of taxation throughout the State would require legislative action. A tax on occupation is being considered, which would also have to be legislated. This latter suggestion would, I believe, be experimental, whereas the tax on merchandise has been rigidly enforced for many years throughout the South and West with excellent results. Instead of working in the dark on such a tax it would be an easy matter to find out from the tax commissioner of Denver and Galveston or other Western cities how the tax is applied in those cities. It is an absolutely just tax. And if the people of other cities pay for the privileges of doing business why should not the merchants of New York, who have wonderful advantages found nowhere else, do the same?

"RACHEL ELLISON."

### Why Not Untax Farm Buildings as Well as City Buildings?

*Editor of the* RECORD AND GUIDE:

It is claimed by the advocates of the proposed Single Tax law that the untaxing of improvements will be an inducement to owners to improve their property. In other words, if an owner of vacant property knows that if he makes an improvement on it, no tax will be levied on the improvement, but a tax will be levied on the value of the land alone, it will furnish him with an incentive to improve his vacant property.

This is a specious argument, for the reason that there is always an incentive, without any law, to improve vacant property, providing the contemplated improvement will pay when made. There can never be an incentive to improve vacant property, where the property will not pay after the improvement has been made.

To illustrate: Let us assume that one owns some vacant land in one of the streets of the Borough of Manhattan, where the locality is changing from a residential into a business section. Let us assume that the erection of a private residence on this property would not pay, because it could not be rented after it was erected. Would anyone think of erecting a private residence on the property in question, knowing that it could not be rented after it was erected, and knowing that his property would thereby sustain a very great loss in value? Unquestionably, he would not.

Nor would he erect a suitable business structure on the property until the time became ripe for it.

As soon as the time became ripe for the erection of a suitable business structure, which, when erected, would pay the owner handsomely on his investment, he would erect this structure, regardless of whether there was any law untaxing improvements or not. He would do this, because the very object of owning vacant land is to sell it to someone who will improve it. Land itself is of no value. It cannot be eaten or carried around with one. The rents, issues and profits arising from the land are what the owner desires to obtain.

No man buys land with the intention of just holding it. He buys it either to sell it at a profit to someone who can utilize it and obtain profits out of it, or to improve it himself. Therefore, the incentive to improve vacant land always exists when the owner can see that he can make a profit out of it, by erecting a suitable improvement.

The untaxing of this improvement would not alter the case one iota.

No owner of vacant property desires to hold the property for any great length of time in its unproductive state, and to pay out taxes, and to lose the interest on his investment, as well as the carrying charges and the interest on these outlays. No human being is fond of holding the bag. The inducement or incentive to improve all vacant land exists as soon as one can see a profitable investment from the improvement.

This proposed law, if extended to its logical conclusion, as it must be, will be seen to be absurd, for the reason that if it applies only to improvements in cities, it should also apply to improvements in the country.

The planting and raising of forests, for the purpose of obtaining timber, the labor and expense of agriculture in planting and raising vegetables and farm produce, are as much improvements on country property, as the erection of buildings from which profits may be obtained is on city property. Why, then, should not the value of the growing timber on forest lands, which timber was planted, cared for and raised at the expense, and through the labor of the owner, be untaxed, as well as an improvement on a city lot?

Why should not all vegetables planted by the hand of man, for the purpose of improving agricultural property, be untaxed? Is not this timber and these vegetables, regarded in law as being real estate, and improvements to the land on which they are grown?

Could a constitutional law be passed which would untax one kind of improvements on real estate and not untax another kind, both kinds of improvements being part of the real estate?

If permanent improvements on land are regarded as real estate, why should one part of an owner's real estate be exempted from the payment of a tax, and the other part be subjected to the tax? If these permanent improvements be regarded as personal property, for the purpose of argument, why should this part of an owner's personal property be exempted from the payment of a tax, when all of his other personal property (with certain exceptions, based on reason, such as secured debts) be subjected to a tax?

Above all, a tax should be uniform. Uniformity in taxation is equity. The property of one man should not be taxed either more or less than identically similar property of another man. To untax the improvements on real estate would be to levy no tax on part of an owner's real estate (assuming these improvements to be real estate) and to levy the same tax on another part of a man's property; also, real estate. No valid reason has yet been advanced for such an arbitrary discrimination.

E. A. ALEXANDER.

165 Broadway.

### Why the City Has a $200,000,000 Budget.

Henry Bruêre contributes an article to the December Bulletin of the Real Estate Board, giving reasons for New York City's $200,000,000 budget. The principal reason stated is that New York is a city of five million, developing necessary public improvements to serve a vast territory; that it is constructing the largest water system and the largest municipal transportation system that have ever been built in the world; and that it wants the best of everything, and this costs money. Furthermore, the annual budget does not represent merely the running expenses of the city, it represents as well each year's part payment on costly public improvements which have been bought on the installment plan.

The reader will get the idea early that the author's attitude is more defensive than critical. Mr. Bruère's point of view has changed since he wrote his series of articles on city expenditures in the Record and Guide. It will not be possible to make a material reduction in the city debt, with its enormous annual interest charge, for ten or fifteen years, he plainly says. But there are possible economies, and to some of the least known of these he alludes. When the Gary system is in full operation in the public schools, it may be possible to cut a million or two from the budget. Under the Gary system, school buildings are made to render a larger service; the hours during which they are in use are extended, and space heretofore little used in assembly-rooms, libraries, playgrounds and shops is utilized to the full for purposes of instruction. But Mr. Bruère agrees that it will never be possible to hold school expenditures down to a thoroughly efficient basis until it is somebody's business to give a continuous attention to the business side of spending $40,000,000 annually for education.

Mandatory legislation has cost the City of New York during the last few years a great deal of money. The largest item was the increase in teachers' salaries. The erection of the new county of the Bronx, for which Mr. Bruère can see no justification, cost the city $600,000. An effort should be made during the coming winter, Mr. Bruère advises, to obtain from the Legislature home rule powers for the City of New York that will be as unequivocal and as broad as the home rule powers granted the second and third class cities. The City of New York should be privileged to prepare its own charter. Concerted action by taxpaying and civic bodies urging their distinction during the coming session should bring about home rule for the City of New York by 1915; failing this, the next constitution, if taxpayers are vigilant and active, should bring this relief.

Mr. Bruère points out that never before has anything resembling the present effort of the city to bring about economy been put forth. In 1915 the administrative budget of the city, exclusive of education, will be $1,604,000 less than for 1914 for the departments under the jurisdiction of the Mayor; $33,000 less for the combined Borough President's offices, and $14,000 less for the Department of Finance under the Comptroller.

The year 1916 may see still further reductions in the budgets of these departments. To bring them about, however, it will be necessary to continue salary standardization of department methods, to eliminate present waste in supply purchases, all of which are recognized and are being effected, and to check for the time being postponable expansions in government service. In this program taxpayers can be of best help and mighty influence, in the City Chamberlain's opinion, if they will take the pains to acquaint themselves with any outline inaugurated and will support sincere effort to make these plans effective. No amount of personal invective, no general opposition to city social activities, will effect the retrenchment that the taxpayers' organizations demand. The city must continue to care for the sick, it must operate its hospitals, it must care for its poor. It must complete its subway construction and waterworks extension. It must have schools. From his experience of 8 years in the Bureau of Municipal Research, and nearly a year in the city government, Mr. Bruere says that the best plan which taxpayers as such can produce for themselves is the support of some such agency as the bureau to co-operate continuously and effectively with officials with their coats off and their sleeves rolled up, in the work of pulling government out of the morass of inefficiency up to the efficient levels achieved by the finest and cleanest American business enterprise.

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# REAL ESTATE NEWS OF THE WEEK

**Brokerage Sales, Auctions, Foreclosure Suits**
**Together With Other Current Realty Items**

## SIXTH AVENUE EXTENSION.

### Taken Under Advisement by the City Plan Committee.

A hearing was held on Friday afternoon by the Committee on City Plan of the Board of Estimate and Apportionment at City Hall, on a petition for the extension of Sixth avenue southerly to Varick street (or Seventh avenue extended). Two principal plans are under consideration. The first contemplates extending Sixth avenue through Carmine street to the junction of Carmine with the new Seventh avenue, which would be accomplished by widening Carmine street. There would be an elbow at the intersection of Sixth avenue and Carmine, and another at the intersection of Carmine with (new) Seventh avenue. Estimates of cost exceed one million dollars.

The other principal plan provides for cutting a straight course in a southerly direction through all the blocks now intervening between the present terminus of Sixth avenue to Varick street (Seventh avenue extended) coming out at the intersection of Broome street. The estimated cost runs into the millions. The Central Mercantile Association, an organization of West Side merchants, favors this route, which would affect about two hundred real estate parcels. Many short and irregular blocks would be created by following this line.

The matter was referred to the City Plan Committee by the Board of Estimate last June, and hearings were appointed and postponed at different times until July 9, when it was postponed indefinitely.

At yesterday's hearing, J. E. Kean, representing the Central Mercantile Association, stated that while the organization was interested in the project, it did not consider this an opportune time. It would be preferable, he said, to either entirely dismiss the proposition or lay it over indefinitely.

A representative of Trinity Corporation expressed the same sentiment.

In opposition C. C. Hickok stated that through a canvass which he had made, he had learned that 90 per cent. of the affected owners were in favor of the improvement and no good could be accomplished by withholding action further.

Mr. McAneny, for the committee, said that they would hold the matter under advisement and consider it in executive session. The same action was taken with reference to the proposed opening of the southerly end of Crotona Parkway in the Bronx.

## QUEENS AND BRONX.

### Where They Have Transportation Interests in Common—The Connecting Railroad.

The next regular meeting of the Chamber of Commerce of the Borough of Queens might almost be termed a "Bronx Meeting," for both Douglas Mathewson, President of the Borough of the Bronx, and Hon. Robert C. Wood, the new Public Service Commissioner, who resides in the Bronx, will be the guests of the Chamber on Wednesday afternoon, December 9th, and speak in regard to important improvements that will be of benefit to both boroughs.

The most pretentious railroad project that is now under way in New York City will give direct railroad connections between Queens and the Bronx. This is the New York Connecting Railroad, which will connect the New York, New Haven and Hartford R. R. system in the Bronx with the Pennsylvania-Long Island R. R. system in Queens. The massive bridge across Hell Gate, with its approaches, is over three miles long, and will cost approximately $25,000,000 to complete. This work is scheduled to be completed in July, 1916. The concrete archways ranging in height from 50 to 100 feet are finished, and the steel is now being placed on them. The massive abutments for the bridge are all completed, and the big steel arch, 140 feet above the East River, is now being started. This railroad will be a very important factor in the industrial growth of both Brooklyn and Queens.

The Dual Subway System will also give rapid transit connections between the two boroughs for a 5-cent fare on both the subway and elevated lines of the Interboro Rapid Transit Co. Travel between the two boroughs as a result will be made very convenient, and bring the residents of same in closer touch.

An important improvement of interest to both boroughs is the ferry service that has been established between College Point in Queens, and Classon Point in the Bronx. The Twin City Ferry Co. operates during the Summer months a ferry service between these points, and many employees of the large industrial plants in College Point go back and forth to their homes in the Bronx by this ferry, this being a shorter route than taking trolley cars into Long Island City, crossing the Queensboro bridge, and then traveling many miles northward to the Bronx. The ferry, however, stops operation during the winter months, as there is but very little auto service to help make it profitable. The Queens Chamber of Commerce believes that the city should make some annual payment to keep this ferry in operation throughout the entire year, just as the city pays an annual deficit for the operation of ferries between Manhattan and Staten Island.

### Title Company's Calendar.

Following its usual custom, the Title Guarantee & Trust Company has distributed a calendar containing many features designed to appeal to the real estate broker, owner and others interested in realty. Red letter days are indicated on the calendar—those days which are of importance, for the property owner, to keep in mind. On the face of the calendar is a picture representing the embarkation of the Princess Amelia on August 16, 1647, an ill-fated ship. The subject was chosen because it was possible to group so many of the pioneer investors in Manhattan real estate. On the back of the calendar is a complete story of the incident, and subsequent events. The picture is reproduced from the painting by John Ward Dunsmore, owned by the Title Guarantee & Trust Company.

### New Station Project.

Because of the active real estate movement at Baldwin, L. I., for several years past and a consequent building movement and increase in the number of commuters, the Long Island Railroad has prepared plans for a new station building at that place, composed of brick and stone, and surrounded with a concrete promenade. The crossing for passengers will be through a subway so as to eliminate accidents to passengers, while vehicles will pass under a viaduct carrying the tracks over the highway. The present station at Baldwin has long outlived its usefulness.

Running through the place is the large water main of the Brooklyn waterworks which extends from Queens to the Suf-

folk County line. Three blocks of the land under which this water course extends will be transformed into a public park, from Milburn avenue to Grand avenue.

Within the last two years seventy-five detached dwellings have been built at Baldwin Harbor alone; and plans are in course of completion for the building of seventy-five more suburban homes. An unusual feature of the new houses will be the installation of salt water for bathing.

Baldwin Harbor comprises both sides of Milburn Creek which is being deepened and straightened to Merrick road —while Parsonage Creek also penetrates the property. More than ten miles of streets and parkways are built through the property, while a bathing beach affords aquatic sports for residents.

### W. R. Messenger a Delegate.

Governor Glynn recently appointed W. R. Messenger, of New York City, a delegate to represent the State of New York at the National Rivers and Harbors Congress to be held in Washington, December 9 to 11. Mr. Messenger was also appointed a delegate to represent the Atlantic Deeper Waterways Association.

—There are 7,202 vacant parcels in Manhattan, 34,337 in the Bronx, 50,381 in Brooklyn, 82,065 in Queens, and 19,092 in Richmond.

## PRIVATE REALTY SALES.

Last Tuesday the first part of the Federal War Tax for raising additional revenue, was levied. Every deed now recorded has to be stamped to the equivalent of fifty cents for every $500 equity in the property to be conveyed. There was a considerable increase in the number of documents recorded at the Register's office on last Monday, the day before the new law went into effect, 103 transfers having been filed in Manhattan and 46 in the Bronx. A number of the deeds were dated back several years, and included documents drawn in 1905, 1908, 1911, 1912 and one in 1901.

Among the properties conveyed during the week was the four-story dwelling at 16 East 69th street, by Alice G. Vanderbilt to Cettie G. Shepherd, and the five-story dwelling at 1071 Fifth avenue, by the Charter Realty Company to Herbert T. Parsons.

The largest transaction of the week was an exchange aggregating about $2,500,000, and involving the twelve-story apartment house at the northeast corner of Broadway and 81st street, and the Law Building, at 259 Fifth avenue, and a loft building at 35 West 31st street. An interesting lease was consummated durthe week in the Herald Square section. A firm of jewelers leased a small store, 16 x 65, at the southwest corner of Broadway and 37th street, for $8,000 a year, or about $7.50 a square foot.

The total number of sales reported and not recorded in Manhattan this week was 16 as against 8 last week and 18 a year ago.

The number of sales south of 59th street was 8, as compared with 3 last week and 6 a year ago.

The sales north of 59th street aggregated 8, as compared with 5 last week and 12 a year ago.

The total number of conveyances in Manhattan was 262 as against 100 last week, 21 having stated considerations totaling $2,220,000. Mortgages recorded this week number 95, involving $5,577,319, as against 49 last week, totaling $753,292.

From the Bronx 8 sales at private contract were recorded, as again 7 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,323,385, compared with $585,917 last week, making a total since Jan. 1 of $39,336,542. The figures for the corresponding week last year were $715,001 and the total from Jan. 1, 1913, to Dec. 6, 1913, was $47,290,887.

### $2,500,000 Exchange.

Tucker, Speyers & Company have sold for the Brogan Building Company, which is controlled by Klein & Jackson, to William Flinn, the Pittsburgh, Pa., capitalist, the twelve-story apartment house, with stores, at the northeast corner of Broadway and 81st street, fronting 102.2 feet on Broadway and 182.7 feet in 81st street. Mr. Flinn gives in part payment the Law Building at 259 Fifth avenue, a five-story commercial building on a plot 49.4 x 100, and the Standard Building at 35 to 37 West 31st street, and eleven-story mercantile structure on plot 33.4 x 98.9. The apartment house was erected by the sellers from plans by Gaetan Ajello at an estimated cost of about $1,000,000. There is a court on the 81st street side and a large entrance hall decorated with tapestry panels and Caen stone. An impressive archway leads into a reception room. The apartments are arranged in suites of 4, 5, 6, and 7 rooms and one, two and three baths. The transaction invoves about $2,500,000 and is the largest deal since the outbreak of the war. Title passed to all the parcels on Monday.

### Private Sale of Auction Offering.

M. Morgenthau, Jr., Company, and Joseph P. Day, sold at private contract for the estate of Wolf Kronethal, Hugh C. Murray, trustee, the elevator apartment house at the southwest corner of Madison avenue and 91st street, a seven-story building, with two stores, on plot 100.8x66.8. The property was advertised to be sold at auction by Joseph P. Day on Tuesday. The reported buyer is Angelo A. Cole. The property is located in the block where Andrew Carnegie's mansion occupies the Fifth avenue block frontage.

### Greenwich Village Deal.

J. Irving Walsh sold for Josephine A. Budke the northeast corner of West and Perry streets, known as 417, 418 and 419 West street, and 173 Perry street, three three-story buildings and a two-story frame house, having a frontage of 73 feet in West street and 86.3 feet in Perry street, to the St. John's Park Realty Company, of James H. Cruikshank and W. Douglas Kilpatrick. In exchange the company gave 315 to 323 West 69th street, three six-story new law houses, each on plot 41.6x100.5. Messrs. Cruikshank and Kilpatrick acquired the houses last July from the Greenwich Savings Bank.

### Loft Building in Trade.

W. Emlen Roosevelt and others have bought from the Rexton Realty Co., through William B. May & Company, the modern seven-story loft building at 110 West 17th street. In part payment the buyers gave the property at 131 Maiden lane, which, until quite recently had been in the Newgass family since 1894.

### Sale near Longacre Square.

J. B. English and S. Albert sold for George Bickelhouse the five-story loft building on plot 50x100.5 at 243-245 West 47th street, to Ambrose Hill who gave in part payment the four-story dwelling, 52 West 37th street, on lot 21.6x98.9.

### Manhattan—South of 59th St.

THOMPSON ST.—Amos F. Eno sold, through E. H. Ludlow & Co., the 5-sty building, 101-103 Thompson st, on plot 50x100. It is reported that the buyer will erect a 6-sty model tenement.

28TH ST.—William H. Archibald sold the 5-sty flat, 319 West 28th st, on lot 20x98.9. Herman F. Bauer is the owner of record. Last month Mary A. O'Gary acquired from Catherine B. Cleary the adjoining house at 321.

44TH ST.—Martin P. Lodge bought from the estate of Lawrence Hughes, the vacant lot, 25 x100, at 530 West 44th st. The buyer owns the adjoining three parcels at 532 to 536, and now controls 100 feet frontage near the middle of the block.

### Manhattan—North of 59th St.

68TH ST.—Rev. Nathan A. Seagle, as executor of the estate of Anna J. Dode, sold the 4-sty dwelling, 61 West 68th st, on lot 18x100.5, to Dr. Shirley E. Sprague.

78TH ST.—F. R. Wood, W. H. Dolson Co. sold for Mrs. Blanche P. Flanagan, 221 West 78th st, a 3-sty dwelling, on lot 20x102.2, to Susan Daly.


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166TH ST.—[illegible] Realty Co., Sigmund Levy, president, has purchased from Morris Williams et al. the East 166th st, a 6-sty tenement, on plot 8, 6x100.11.

122D ST.—Mrs May Knowles is reported to have sold the 6-sty apartment house at 502 West 122d st, on plot 50x99.11.

144TH ST.—Perkins Realty Co. of New Jersey sold 104-106 West 144th st, two 6-sty apartment houses, on plot 75x99.11, to J. B. Smith of Montclair, who gave in part payment 140 lots on West End av, Newark.

184TH ST.—Ennis & Sinnott have bought the two Morrison & McMahon from the Aldus Construction Co. for 6-sty apartment house, 649 West 184th st, on plot 50x100.

COLUMBUS AV.—The estate of R. O. Iver is reported to have sold 629 Columbus av, a 5-sty flat on plot 20.8x75.

## Bronx.

BONNER PL.—Kurz & Uren, Inc., sold for the Thomas D. Mahon Construction Co., 7 Bonner pl, a 6-sty apartment house, on plot 33.4x75.

160TH ST.—Dr. O. Weissman sold 419-421 East 160th st, 3 and 4-family dwellings, on plot 47.6x100, to Emil Deschwander.

FULTON AV.—John W. Cornish Construction Co. sold through John F. Fetzer the 6-sty apartment house now nearing completion on the east side of Fulton av, 206 ft. north of 169th st, on plot 50x203. The building will be finished about Dec. 15.

JEROME AV.—B. H. Weisker has sold for the Hartford Realty Co., to Henry U. Singhi, the southeast corner of Jerome av and 183d st, 68 ft. on Jerome av and 100 ft. in 183d st. The southerly lot of the plot has a depth of 195 ft., and runs through to Walton av. This is a station corner for the Lexington av subway and the 6th and 9th av elevated railroads. Mr. Singhi will improve with a tax-payer.

RIVERDALE AV.—M. Hannigan is reported to have sold the 3-sty dwelling, on lot 25x100, on the west side of Riverdale av, between 250th and 260th sts.

ST. ANN'S AV.—John S. Fetzer has sold for C. Goll to Harry Silber 479 St. Ann's av, a 5-sty flat, on lot 25x100.

SOUTHERN BOULEVARD.—The Ebling Co., Louis St. Ebling, president, has purchased from the Wilmot Realty and Construction Co. the 5-sty apartment at the corner of 183d st, on plot 40.8x100, at the northeast corner of Southern Boulevard and Tiffany st.

VYSE AV.—The Mott Av Realty Co., Hyman Barnett president, purchased a plot 50x125 ft. on the west side of Vyse av, 94 ft. north of 180th st. Recently the same company acquired from the Avenue Realty Co. six lots on the adjoining corner of 180th st. Three apartment houses will be erected on the combined site, which has a frontage of 144 ft. on the av and 150 ft. in the st.

## Brooklyn.

HAMBURG AV.—Frank Jewell has sold for Hyman Morris Bell 150 Hamburg av, a 3-sty store [illegible], on plot 20x100.

PUTNAM AV.—Bauer & Stier, builders, sold seven 6-family houses at 1701, 1711, 1715, 1717, 1719 [illegible] Putnam av to Herman Frederie, Fred Meyer, Charles Wegenthal, Charles and Fred Huttmuth, Henry E. Grein, Gustave Markert and Rosa Ehinger respectively.

12TH AV.—Frank A. Seaver & Co. sold for Henry Finch the plot 120x100 at the northwest corner of 12th av and 79th st.

13TH AV.—Frank A. Seaver & Co. sold for E. R. Norwood the 1-family cottage, 7710 13th av.

## Queens.

BAYSIDE.—John D. Runeke has purchased a plot 100x100, at the northeast corner of 4th st and Lamartine av, adjoining his residence.

LONG ISLAND CITY.—The Long Island City Lodge, Fraternal Order of Eagles, has bought 50x100 on the east side of Steinway av, 100 ft. south of Wilson av, as a site for a 3-sty club house.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on President st to C. H. Yates; 40x100 on Union av to D. C. Potter; and 60x100 on Park av to J. F. Curly.

## Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Pine av to E. Pritchard; 40x100 on Hemlock av to John Greene, and 20x100 on Willow av to R. A. Linden.

HARTSDALE, N. Y.—Fish & Marvin have sold a portion of the Dickel property to Otto Meyer, adjoining his holdings.

IRVINGTON-ON-HUDSON, N. Y.—Nichols & Hobbie have sold for the heirs of the Worthington estate property the southerly cottage and several parcels on Broadway to Dr. O'Neill. The property was sold subject to a lease expiring next May.

MANHASSET, L. I.—L'Ecluse, Washburn & Co. sold to Dr. L. A. Van Kleeck about an acre on the south side of the North Hempstead turnpike; also a plot of the same size adjoining to James M. Gehrig.

MONTCLAIR, N. J.—T. J. Hughes bought from the estate of Susan Geddes, for about $35,000, the residence in Christopher st.

VALLEY STREAM, L. I., ETC.—The Windsor Land and Improvement Co. sold to Martin Mullaney the plot 64x110x60x125 at Franklin av, Corona av and St Marks pl; at Rockville Centre to M. T. Regan 60x100 on Columbus av; at Hempstead to Matthew Durand, Herman Olsen, M. O'Rourke and Andrew Vincent each 40x100 on Homan boulevard.

WHITE PLAINS, N. Y.—Fish & Marvin sold a plot on Lester Hill to William H. Whitall, a New York architect.

YONKERS, N. Y.—Through the Westchester Land Exchange Caleb Hyatt bought 6 building lots in Block 19 at Nepperhan Heights; William Jackson bought 2 lots; Henry Brown 2 lots on Fairview av, and Maurice Fitzgibbon 2 on Morningside rd.

## Nearby Cities.

JERSEY CITY, N. J.—The Jersey City Lodge of Elks has sold the old De Mott homestead, on plot 75x192, at the southeast corner of Bergen av and Bergen sq, to the United States Theatre Co. of Hoboken. A theatre with a seating capacity of 1,800 will be erected.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. Mary E. Jenkinson, the 3-sty residence, 57 Avon av; also sold for the Clinton Realty & Improvement Co., 24 lots in Demarest and Hobson sts, between Hawthorne and Nye avs, to George J. Edwards, who gave in exchange, four 1-family dwellings, 86-92 Broad st. Mr. Edwards was represented by Charles W. Beardsley.

# LEASES.

## Bronx Apartment Houses Leased.

Joseph Schenck leased through Leo. M. Mosauer, from George F. Johnson, twenty-one apartment houses in the vicinity of the Prospect avenue subway station, at an aggregate rental of about $350,000. The properties include 871, 879, 883, 913 and 917 Longwood avenue; the northwest corner of Longwood avenue and Hewitt place; the northeast corner of Longwood avenue and Hewitt place; the northwest corner of Dawson street and Longwood avenue, and 814-862 Hewitt place, inclusive. The properties were later subleased for the same term of five years to Cohen & Klionsky.

## Printer in $100,000 Lease.

Lipshitz Press, of 49 Lafayette street, has leased through M. & L. Hess, Inc., and Charles F. Noyes Company, from the Hallenbeck-Hungerford Realty Company, a floor in the seventeen-story structure now in course of construction at 80 Lafayette street, which has been constructed to meet the requirement of the printing and allied trades. The Lipshitz Press will occupy about 20,000 square feet and will pay an aggregate rental of about $100,000.

## Victoria Building Tenant.

Strawbridge & Clothier, dry goods merchants of Philadelphia, have leased through Daniel Birdsall & Company a space in the Victoria Building, at Broadway and 27th street, built on the site of the old Victoria Hotel, where they will establish a branch. The selection of this part of the city, not only by this firm, but by a number of others in the same business, seems to indicate that it will be the location for the wholesale trade of the city.

## New Broadway Dance Hall.

Slawson & Hobbs leased for the Salle de Danse to Ira L. Wood the dance hall and roof garden occupying the second floor of the Claremont Theatre Building, on Broadway between 134th and 135th streets, for ten years. The same tenant has also taken the store on the first floor, and the store and basement which will be connected with the dance hall by a staircase. The aggregate rental will be about $130,000.

## Antique Furniture Firm Moves.

N. Brigham Hall & William D. Bloodgood, Inc., and Elwood O. Roessle, leased for Mrs. Josephine H. Coggeshall, of London, England, the five-story building at 1 East 40th street to the Antique Furniture Exchange. The lessees are now located at Nos. 6-8 East 40th street, which will shortly be demolished for the new establishment of Arnold, Contable and Company.

## Broadway Store Lease.

Nelson, Lee & Green and Corn & Co. leased for Sarnoff Brothers, the store they formerly occupied in the Regal Building, at the northwest corner of Broadway and 37th street, to Misel & Warshaw, jewelers, at an annual rental of about $8,000. The store adjoins the entrance to the building, the corner being occupied by the Regal Shoe Company.

### Manhattan.

BARNETT & CO. leased the dwelling at 64 East 124th st to L. Hendke.

DANIEL BIRDSALL & CO. leased for the Alan Realty Co. the store, basement and 1st loft at 134 to 142 West 37th st to Morris, Mann & Reilly, of Chicago, fancy and notion goods, at an aggregate rental of about $150,000. This completes the renting of the building.

C. C. BOHN leased to Dr. G. E. Marshall, of 100 West 46th st, one-half of the 2d floor and the 3d floor in 829 6th av.

THE BRETT & GOODE CO. leased the easterly store in 416 West 33d st for Albert B. Ashforth, representing the Liggett Drug Co., to the Munro & Harford Co., printers, of 416 West 33d st.

CARSTEIN & LINNEKIN, INC., leased at 37 West 17th st the 6th loft to I. W. Marmelstein, of 44 West 14th st; and in conjunction with Spear & Co., the 4th loft to Weinstein Bros.; in 85 East 10th st, the 5th loft to the Uneeda Art Embroidery Co., of 474 Broadway; in 1161 to 1175 Broadway offices to Louis Haber and Samuel Meyers; in 221 4th av to the Beck Engraving Co. and H. A. Caesar & Co.

CARSTEIN & LINNEKIN, INC., leased offices in 347 5th av to David J. Campbell and Thomas E. Smith; in 1161 to 1175 Broadway offices to S. & M. Shapiro and E. A. Schwerdtfeger & Co.; in 229 4th av space to the Harris Bros. Corporation; apartments in 100 West 121st st to Max Kaplan; in 21 West 8th st to Miss Eleanor Wood; in 12 West 12th st to Harford T. Marshall and Marion Powys.

CROSS & BROWN CO. leased to Kleine & Nussbaum the 4th and 5th floors in 11-13 West Houston st; to Jenny Johnston, milliner, the 4th floor in 12-14 West 37th st, and space on the 7th floor to Leon J. Schiller.

CROSS & BROWN CO. leased the store in 1765 Broadway to Hopkins & Rutland; the 3d floor in 242 West 41st st to S. Pozarik, of 15 East 8th st, and for Stephen S. Johnston, as agent, the 2d floor in 14 and 16 Wooster st to Wallace Novelty Co., of 18 East 41st st, and for Tucker, Speyers & Co., as agent the westerly half of the 10th floor in 25 and 30 West 38th st, to the Paris Importing & Manufacturing Co.

WILLIAM CRUIKSHANK'S SONS leased offices in 112 Front st to Philip D. Clark.

THE DELAFIELD ESTATE leased 604 West 114th st to Miss Mary Heinsohn.

DOUGLAS L. ELLIMAN & CO. have leased apartments furnished for the season, in 850 7th av for Mrs. H. V. C. Homans to Daniel E. Seybel; in 122 East 82d st, furnished, for E. H. Wands to Col. Henry L. Harris; in 103 East 86th st to David Kass; in 26 East 49th st to Edgar B. von Glatz, and in 128 East 57th st to John Heath.

DOUGLAS L. ELLIMAN & CO. leased the house portion of 216 Madison av for the Billings estate to Dr. Henry M. Silver.

DUFF & BROWN CO. leased for Geo. D. Sherman to the T. J. Murray Van Co. the 3-sty loft buildings at 411 and 413 West 150th st, and for William Hobson to James Cossman the store in 1723 Amsterdam av.

DUFF & CONGER leased for Mrs. Alice D. Conger to Frederick Henry the 3-sty dwelling at 441 East 84th st.

THE DUROSS CO. leased the building at 203 West 16th st to Louise Porter.

THE DUROSS CO. leased the 1st loft in 106-108 6th av to A. Hollander for 3 years.

J. ARTHUR FISCHER leased for the Hygrade Wine Co. the basement store in 663 6th av to A. Connor, and the 4-sty building at 204 West 40th st to B. Bergue for a restaurant.

JULIUS FRIEND, EDWARD M. LEWI CO., leased for 32d-33d Street Corporation, a floor in 2 to 16 West 33d st, and 5, 7 and 15 West 32d st, to Adler & Ast, of 13 East 22d st.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Antler Realty Co. the 8th floor in 57-61 West 38th st to John Trimner, of 59 West 38th st; for Francis Stiebel, store and basement in 158 Wooster st to Liebowitz Wool Stock Co; for B. Crystal & Son, 8th floor in 143-145 West 17th st to Jacob Sonn; for B. Jaffin & Co., 8th floor in 145-149 West 30th st to Seader Bros., of 129 West 22d st; for the 32d-33d Street Corporation, space on the 12th floor in 2-16 West 33d st, and 5, 7 and 15 West 32d st to Edwin Potosky, of 31 West 26th st; and space on the 12th floor to the Hartman Trunk Co.; for Cuneo & Fogliasso, 2d floor in 80 University pl to Public Dress & Waist Co; store in 350 6th av to S. Miller & Sons, of 127 West 26th st, and in conjunction with Bastine & Co., part of the 8th floor in 15 and 17 West 26th st to the Jonas Wolff Co.

HECKSCHER & DE SAULLES rented for the Barney estate an apartment in 777 Madison av, to H. I. Judson; and in conjunction with Albert B. Ashforth, an apartment in 124 West 55th st to Frederick Herreshoff.

SETON HENRY & DOUGLAS GIBBONS and WORTHINGTON WHITEHOUSE leased the Todd dwelling, furnished, at 23 East 73d st, for the winter to Charles E. F. McCann.

M. & L. HESS. INC., leased the 9th loft in 147 and 149 West 25th st to L. Rubin & Co., of 130 West 37th st; the 2d loft in 36 East 22d st, to Shavelson & Jacobson; the front part of the 11th loft in 143 and 145 West 20th st, to Heller & Co., of 35 East 12th st.

JULIA BEVERLEY HIGGENS leased for Reginald Fincke his house at 21 East 81st st to William Sloane.

C. F. W. JOHANNING leased for A. Silverstine to Ferd. Elingshausen the store in 2098 8th av for 5 years; for A. King to Moritz Herz the store in 2072 8th av for 5 years; for Louis S. Brush to the Central Shoe Repairing Co the building at 2134 8th av; for Mary T. Casey to Mrs. Dempsey the store in 2083 8th av, and sub-


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leased for Washington Market Co., A. Andre & Co., to M. Engel the southwest corner of 8th av and 114th st.

JAMES KYLE & SONS leased apartments in 128 to 130 East 51st st to J. M. Richmond, C. J. Gallagher, W. J. Stanley, Anna Kay, Nancy Butler, Adaline De Selding and Richard Copley and the building at 147 East 40th st. It will be converted into an automobile school and garage.

EDGAR A. MANNING leased to I. Epstein, millinery, the 1st loft in 57 West 38th st, and the 3d floor in 365 Lexington av to Mrs. Alfred de Villers.

SAMUEL H. MARTIN leased apartments in 16 West 65th st to George Robinson; in 20 West 65th st to Theodore Bain; in 14 West 64th st to Lillian McGregor; in 33 West 65th st to Miguel Beressa and John Johns; in 9 West 64th st to Francis Frineser; in 33 Columbus av to J. J. Barry, and in 105 West 77th st to Hamlin & Van Volse.

WILLIAM B. MAY & CO. leased for Mrs. F. H. Markoe, 15 East 49th st to Helena Rubenstein, of London, where she will open a branch of her London and Paris establishments also leased apartments in 60 West 58th st to J. D. Trenholm and Mrs. C. M. Fox.

J. HERBERT MORGANSTERN and SOL. STERN leased for Arthur Tooth & Sons, of London, England, the store, basement and rear of 1st loft in 537 5th av to Florette, of 453 5th av, millinery.

THE NEHRING CO. leased for the Stratford Avon Co. the store in 1274 St. Nicholas av.

PEASE & ELLIMAN rented, furnished, for Philip Lehman, as attorney for Mrs. Isidor Wormser, Jr., to George V. Coe, the 4-sty dwelling at 26 West 54th st; furnished, to Colonel Frederick Newbold Lawrence for Bayard Tuckerman the 4-sty house at 118 East 37th st; apartments for the E. A. L. Construction Co., in its new house at 72d st and Lexington av, to Mrs. Isabel Valle Austen and to Mrs. Jessie V. Ewing; and furnished, for J. F. B. Mitchell in 20 Washington sq to John P. Munn.

PEASE & ELLIMAN leased, furnished, for Mrs. W. Adams to Mrs. Warren S. Crane the 4-sty dwelling at 114 East 30th st; apartments for the Jekyll-Walker Corporation in 829 Park av to Mrs. Grace G. McCarroll; in 130 West 57th st for John Mead Howells of Howells & Stokes, architects, to Louis V. Ledoux; furnished, for Potter & Brother, in the Wyoming, at 7th av and 55th st, to John C. Haxton; for Mrs. K. R. Welch in 330 West 95th st to a Mrs. Mola, and 40 East 62d st to W. R. Farquhar.

PEASE & ELLIMAN rented for the Aeolian Co. offices in 29-33 West 42d st to Dr. F. N. Davenport; furnished apartments in 24 West 59th st for F. H. Fayant to Mrs. Mary K. Miller; furnished for Mrs. James T. Leavitt in the "Knickerbocker," at 5th av and 28th st, to Mrs. Jean L. Milholland; and in 200 West 58th st to Miss Suzanne Carpentier; and the 4-sty garage 532 West 30th st for Mrs. M. E. Hammill to W. T. Fenety.

PEASE & ELLIMAN rented apartments for H. Seaton Frank in 222 Riverside dr to William Newell; for W. H. Fain in 340 West 86th st to Mrs. F. B. Sheffield; in 829 Park av for the Jekyll-Walker Corporation to Lowry Gillette, and for Mrs. K. R. Welch in 330 West 95th st to a Mrs. Mola.

PEASE & ELLIMAN rented the 12th floor apartment, furnished, in 540 Park av, for William J. Matheson to James A. McCrea; also apartments in 830 Park av to Cecil Lyon; in 465 Central Park West to J. B. Crockett; in 116 West 59th st to Arthur H. Betts, and for the E. A. L. Construction Co. one in the new house at Lexington av and 72d st to Mrs. Mary A. Benedict.

PEPE & BRO. leased for Cleveland Morfett, space in 43 West 9th st, recently altered, to the following tenants: Allen Dunn, William J. Scott, Lucy E. Gilbert, M. C. Parr and Miss Stranton, 4th floor rear.

PEPE & BRO. leased for Cleveland Moffett 43 West 9th st to C. Heflin, the 4-sty building that has recently been altered into sutdio apartments.

L. J. PHILLIPS & CO. leased the dwelling at 522 West 149th st for the Union Real Estate Co. to C. M. Barrows.

PORTER & CO. leased for John H. Van Tine to Slemer J. Peterson the store in 121 West 125th st.

LEWIS B. PRESTON, INC., leased to Ess-Arr Knitting Mills space on the 8th floor in 377 Broadway.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and Harris & Vaughan rented for the Goelet Realty Co. the store and basement at 8 East 47th st to Miss A. V. Stevenson, interior decorator.

WALTER SHERWOOD leased the store in 52 Broadway to the H. C. Dann Corporation and for Charles B. Van Valen as agent the store in 50 John st to Thomas & Eron, Inc., for 10 years.

WILLIAM A. WHITE & SONS rented the store and basement in the 10-sty building owned by John Armstrong Chanler at 298 Broadway, to the United Cigar Stores Co. A new store front will be installed and the premises occupied by the cigar stores company.

WORTHINGTON WHITEHOUSE rented for the estate of Warner Van Norden the 5-sty dwelling at 8 East 62d st for the winter, furnished, to Edwin A. Macpherson.

### Brooklyn.

T. A. BAFFA & CO. leased space to the Greater New York Metal Bed Co. in the factory building at 661 to 667 Norman av; to the John J. Beyerle Co. in the new building being erected by the Gretsch Co. at the corner of South Fifth and Berry sts; to the Realty Paper Co. a loft at the corner of Kent av. and Rodney st. and to the F. & T. Transportation Co. a plot in Rutledge st, near Wythe av.

THE BULKLEY & HORTON CO. leased 316 Greene av, a 3-sty dwelling to Phoebe Mulready.

CHARLES E. RICKERSON leased 49 Montgomery pl, a 3-sty dwelling, and 22 Sterling pl, a 2-sty dwelling to Oscar Wentzel.

### Suburban.

HUGHES & WHITBY leased at Montclair, N. J., the house at 75 Elm st to Mrs. Margaret Fitzpatrick for Mrs. Ruth Tiemann; and to Frank S. Harold the dwelling at 92 Midland av.

NICHOLAS & HOBBIE leased for the Abram Hyatt estate house and 3 acres at Ossining-on-the-Hudson to George E. Roberts of Washington, O. C.

BURKE STONE rented for Carl H. Kreig his country place, The Pines, on Desmond and DeWitt avs, Bronxville, to Myron Holmes.

## REAL ESTATE STATISTICS

**The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

### MANHATTAN.

**Conveyances.**

| | 1914 Nov. 27 to Dec 3 | 1913 Nov. 28 to Dec. 4 |
|---|---|---|
| Total No. | 262 | 170 |
| Assessed value | $24,430,300 | $12,617,600 |
| No. with consideration | 21 | 15 |
| Consideration | $2,105,182 | $630,950 |
| Assessed value | $2,220,000 | $676,000 |

| | Jan. 1 to Dec. 3 | Jan. 1 to Dec. 4 |
|---|---|---|
| Total No. | 6,655 | 7,181 |
| Assessed value | $447,547,857 | $451,070,961 |
| No. with consideration | 715 | 959 |
| Consideration | $31,106,197 | $38,931,349 |
| Assessed value | $33,239,721 | $42,190,862 |

**Mortgages.**

| | 1914 Nov. 27 to Dec. 3 | 1913 Nov. 28 to Dec. 4 |
|---|---|---|
| Total No. | 95 | 88 |
| Amount | $5,577,319 | $2,222 877 |
| To Banks & Ins. Cos. | 12 | 34 |
| Amount | $3,167,500 | $585,000 |
| No at 6% | 45 | 38 |
| Amount | $2,663,272 | $570,950 |
| No. at 5½% | 3 | 4 |
| Amount | $812,000 | $67.000 |
| No. at 5% | 19 | 25 |
| Amount | $689,500 | $749,350 |
| No. at 4½% | 7 | .... |
| Amount | $452,747 | .... |
| No at 4% | ..... | 1 |
| Amount | ..... | $225,000 |
| Unusual rates | ..... | ..... |
| Amount | ..... | ..... |
| Interest not given | 21 | 20 |
| Amount | $959,800 | $610,577 |

| | Jan. 1 to Dec. 3 | Jan. 1 to Dec. 4 |
|---|---|---|
| Total No. | 3,746 | 4,528 |
| Amount | $113,610.576 | $156,750.603 |
| To Banks & Ins. Cos. | 811 | 1,041 |
| Amount | $51,722,824 | $90,839,099 |

**Mortgage Extensions.**

| | Nov. 27 to Dec. 3 | Nov. 28 to Dec. 4 |
|---|---|---|
| Total No. | 57 | 24 |
| Amount | $7,153,500 | $1,009,500 |
| To Banks & Ins. Cos. | 29 | 3 |
| Amount | $6,338,500 | $325,000 |

| | Jan. 1 to Dec. 3 | Jan. 1 to Dec. 4 |
|---|---|---|
| Total No. | 1,843 | 1,751 |
| Amount | $105,965,730 | $78,322 418 |
| ToBanks & Ins. Cos. | 671 | 572 |
| Amount | $68,551,310 | $47,980,550 |

**Building Permits.**

| | 1914 Nov. 28 to Dec. 4 | 1913 Nov. 29 to Dec. 5 |
|---|---|---|
| New buildings | 5 | 5 |
| Cost | $134,000 | $960,000 |
| Alterations | $203,468 | $143,173 |

| | Jan. 1 to Dec. 4 | Jan. 1 to Dec. 5 |
|---|---|---|
| New buildings | 386 | 529 |
| Cost | $43,920.065 | $55,429,715 |
| Alterations | $10.224,695 | $11,124,741 |

### BRONX.

**Conveyances.**

| | 1914 Nov. 27 to Dec. 3 | 1913 Nov. 28 to Dec. 4 |
|---|---|---|
| Total No. | 140 | 277 |
| No. with consideration | 23 | 11 |
| Consideration | $310,225 | $100,575 |

| | Jan. 1 to Dec. 3 | Jan. 1 to Dec. 4 |
|---|---|---|
| Total No. | 5,739 | 7,096 |
| No. with consideration | 523 | 689 |
| Consideration | $6,175,937 | $6,020,319 |

**Mortgages.**

| | 1914 Nov 27 to Dec. 3 | 1913 Nov. 28 to Dec. 4 |
|---|---|---|
| Total No. | 65 | 215 |
| Amount | $487,656 | $891,730 |
| To Banks & Ins. Cos. | 3 | 9 |
| Amount | $54,000 | $161,000 |
| No. at 6% | 28 | 35 |
| Amount | $210,150 | $132,962 |
| No. at 5½% | 4 | 9 |
| Amount | $84,000 | $64,450 |
| No at 5% | 12 | 153 |
| Amount | $118,000 | $604,437 |
| Unusual rates | 2 | 1 |
| Amount | $2,000 | $1,856 |
| Interest not given | 19 | 17 |
| Amount | $72,906 | $88,025 |

| | Jan. 1 to Dec. 3 | Jan. 1 to Dec. 4 |
|---|---|---|
| Total No. | 3,473 | 5,267 |
| Amount | $29,602,871 | $37,134,163 |
| To Banks & Ins. Cos. | 319 | 347 |
| Amount | $5,926,951 | $6,239,641 |

**Mortgage Extensions.**

| | Nov. 27 to Dec. 3 | Nov. 28 to Dec. 4 |
|---|---|---|
| Total No. | 13 | 13 |
| Amount | $141,360 | $266,000 |
| To Banks & Ins. Co. | 1 | 1 |
| Amount | $4,500 | $6,000 |
| | Jan. 1 to Dec. 3 | Jan. 1 to Dec. 4 |
| Total No. | 642 | 569 |
| Amount | $12,526,110 | $12,367,060 |
| To Banks & Ins. Cos. | 122 | 110 |
| Amount | $3,465,150 | $3,111,150 |

**Building Permits.**

| | 1914 | 1913 |
|---|---|---|
| | Nov. 27 to Dec. 3 | Nov. 28 to Dec. 4 |
| New buildings | 8 | 9 |
| Cost | $21,600 | $207,875 |
| Alterations | $1,700 | $5,000 |
| | Jan. 1 to Dec. 3 | Jan. 1 to Dec. 4 |
| New buildings | 685 | 778 |
| Cost | $16,020,882 | $19,191,216 |
| Alterations | $988,025 | $1,193,618 |

## BROOKLYN.

**Conveyances.**

| | 1914 | 1913 |
|---|---|---|
| | Nov. 25 to Dec. 2 | Nov. 26 to Dec. 3 |
| Total No. | 691 | 520 |
| No. with consideration | 36 | 56 |
| Consideration | $444,487 | $248,258 |
| | Jan. 1 to Dec. 2 | Jan. 1 to Dec. 3 |
| Total No. | 21,562 | 21,995 |
| No. with consideration | 2,153 | 2,096 |
| Consideration | $13,103,143 | $12,265,993 |

**Mortgages.**

| | 1914 | 1913 |
|---|---|---|
| | Nov. 25 to Dec. 2 | Nov. 26 to Dec. 3 |
| Total No. | 400 | 332 |
| Amount | $1,499,777 | $1,409,585 |
| To Banks & Ins. Cos. | 41 | 83 |
| Amount | $194,300 | $683,300 |
| No. at 6% | 238 | 177 |
| Amount | $610,145 | $481,574 |
| No. at 5½% | 85 | 80 |
| Amount | $612,950 | $432,780 |
| No. at 5% | 45 | 60 |
| Amount | $161,415 | $431,100 |
| Unusual rates | 3 | 2 |
| Amount | $2,187 | $23,400 |
| Interest not given | 29 | 13 |
| Amount | $113,080 | $40,731 |
| | Jan. 1 to Dec. 2 | Jan. 1 to Dec. 3 |
| Total No. | 15,370 | 15,811 |
| Amount | $63,692,107 | $62,589,060 |
| To Banks & Ins. Cos. | 2,818 | 3,386 |
| Amount | $22,352,539 | $22,895,306 |

**Building Permits.**

| | 1914 | 1913 |
|---|---|---|
| | Nov. 25 to Dec. 3 | Nov. 28 to Dec. 4 |
| New buildings | 49 | 64 |
| Cost | $474,175 | $857,000 |
| Alterations | $71,959 | $74,137 |
| | Jan. 1 to Dec. 3 | Jan. 1 to Dec. 4 |
| New buildings | 4,123 | 3,414 |
| Cost | $36,208,106 | $28,299,149 |
| Alterations | $2,687,960 | $3,379,656 |

## QUEENS.

**Building Permits.**

| | 1914 | 1913 |
|---|---|---|
| | Nov. 25 to Dec. 3 | Nov 28 to Dec. 4 |
| New buildings | 54 | 109 |
| Cost | $179,550 | $328,402 |
| Alterations | $22,845 | $16 810 |
| | Jan. 1 to Dec. 3 | Jan. 1 to Dec. 4 |
| New buildings | 42,12 | 4,094 |
| Cost | $18,068,646 | $14,652,270 |
| Alterations | $1,134,151 | $1,228,969 |

## RICHMOND.

**Building Permits.**

| | 1914 | 1913 |
|---|---|---|
| | Nov. 25 to Dec. 3 | Nov. 26 to Dec. 3 |
| New buildings | 15 | 14 |
| Cost | $26,805 | $29,275 |
| Alterations | $2,085 | $5,435 |
| | Jan. 1 to Dec. 24 | Jan. 1 to Dec. 3 |
| New Buildings | $1,017 | 885 |
| Cost | $1,675,174 | $2,061,689 |
| Alterations | $245,046 | $288,578 |

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

STEPHEN UPSON.—85 Chambers st and 67 Reade st, 5-sty loft building, 25.8 in each street x150, $110,000.

MARIE F. ULRICH.—145 East 116th st, 3-sty dwg, 18x80, $22,500.

## OBITUARY

CHARLES J. CANDA, aged seventy-six, president of the Canda Real Estate Co., of 11 Pine st, and former business associate of Samuel J. Tilden, died on Sunday at his home in Summit, N. J. Mr. Canda, who was born in Paris, began his business career in this country with Arnold, Constable & Co. In 1865 he entered the foreign banking business in Chicago, after which he became interested in railroad enterprises. He became a Rapid Transit Commissioned in this city in 1875, and later became president of the Cleveland, Akron and Columbus Railroad Company. For many years he was treasurer of the Democratic National Committee, and was appointed Assistant United States Treasurer at New York city in 1886.

JOHN MILLER, a real estate broker, with an office at 767 Lexington av, died on Wednesday of a complication of diseases, at the Presbyterian Hospital. Mr. Miller was a member of the 7th Regiment Veterans' Association. He was sixty-three years old and unmarried.

EUGENE F. TERPENY, who retired six months ago as a battalion chief of the New York Fire Department, after a service of thirty-four years, died on Monday at Jamesport, L. I., aged fifty-five. He was appointed to the department in March, 1880, became a lieutenant in 1886, a captain in 1896 and was appointed a battalion chief in March, 1900.

GEORGE C. TILYOU, head of the corporation which operates a number of amusement enterprises along the Atlantic coast, died on Monday, aged fifty-three, at his home, 37 Prospect Park West, Brooklyn. He was prominent in the development of Coney Island, as the founder of Steeplechase Park.

CHARLES E. WHARTON, aged forty-five, an insurance adjuster, at 85 Maiden la, and residing at 500 West 150th st, died at the Hudson Street Hospital on Sunday.

## REAL ESTATE NOTES.

HEIL & STERN have been appointed agents for 36-40 West 29th st.

NEHRING CO. has been appointed agent for 605 West 177th st.

LEO M. MOSAUER has moved his office from 951 Westchester av to 1165 Broadway.

HEIL & STERN have been appointed agents for the 11-sty loft building, 520-522 Broadway.

SCHINDLER & LIEBLER have combined their Washington Heights and Yorkville branches at their new offices, 1393 3d av, at 79th st.

WILLIAM A. WHITE & SONS have been appointed agents for 703-705 West 180th st, 50 West 56th st, 390 Broadway and 242 Canal st.

CHARLES F. NOYES CO. has been appointed agent for the 8-sty building at the northwest corner of White and Centre sts.

GAINES & DRENNAN CO. placed a loan of $14,500 at 5 per cent for 5 years on 13 West 90th st for J. C. Forster; also $14,000 at 5 per cent for 3 years on 237 Broome st for I. Cohen.

HENRY WACKER was the broker in the recently-recorded sale of 54 West 106th st, a 10-family flat, on lot 25x100, for George and John Kraus to John H. Muller. The sellers have held the property for twenty years.

HOME OF THE SONS AND DAUGHTERS OF ISRAEL has bought 230 East 10th st, a 4-sty building, on lot 25x92.2, adjoining its property at No. 232, and now controls a frontage of 50 feet.

CITIZENS of Boonton, N. J., have decided to exercise, in January, their option to purchase the plant of the United Water Supply Company, which now provides the town with water. The town officials are authorized to take over the plant at a cost not to exceed $175,000.

YOUNG WOMEN'S CHRISTIAN ASSOCIATION has taken title to the plot fronting 204.1 in the north side of 176th st, 169 ft. east of Anthony av, subject to a mortgage of $44,500. It is said that the Bronx headquarters of the association will be established in a new building to be erected on the site.

GARFIELD REAL ESTATE CO., of Rochester, has issued Bulletin No. 35, "Farms for Sale in New York State," a twelve-page illustrated pamphlet. It gives the locations, sizes, prices and describes the features of a hundred different farms in a concise and informing manner.

HARVEY R. LINBARGER bought from John H. McCullough the real estate and insurance business at 197 North av, Plainfield, N. J. Mr. Linbarger formerly conducted an office at 146 Park av, and for fifteen years was manager of Elston M. French's real estate and insurance office.

EASTERN WAREHOUSE & REALTY CO., which has a 63-year lease on the McClure factory building in Long Island City, near the Queensborough Bridge plaza, has been acquired by new interests, the new officers being Jacob Freeman, president; Morris Rosenwasser, vice president, and Harry Rosenwasser, secretary-treasurer. The majority of stock of the company was owned by the late Colonel William De Hertburn Washington, whose estate has now disposed of it.

THE VAN SICKLEN TAXPAYERS, at a meeting held December 1 at their headquarters, favored the appointment of one examination or inspection bureau to replace the work of the various State and city departments in the inspection of buildings. It was the opinion of the members that one inspector assigned to a building, making periodic investigations, would do better work than that which is now accomplished by the separate inspections conducted by each department. Secretary David Gross was instructed to write to the State Insurance Department requesting that all territory from Sea Breeze av to Sheepshead Bay rd and from West 5th st to Ocean parkway be omitted from the conflagration zone. The purpose of the organization is to reduce the insurance rates.


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## AUCTION SALES OF WEEK.

[illegible] held, the properties [illegible] Adjournments for the week are noted under Advertised Legal Sales.

In the following list of property described as [illegible] amount.

### The Auction Market.

Sixty-two properties were offered for sale at the Manhattan and Bronx Exchange Salesrooms this week and there were several interesting developments. While a majority of the offerings went to plaintiffs or other parties in interest there were enough outside bidders and buyers present to inject some of the old-time interest into the proceedings. The properties were of a wide and varied character and included a number of desirable investment holdings which attracted a large and representative crowd of well-known operators and speculators.

Among the holdings scheduled for sale by Joseph P. Day was the seven-story elevator apartment house owned by the Wolf Kronethal Estate, at the southwest corner of Madison avenue and 91st street, in the block where the Andrew Carnegie mansion occupies the Fifth avenue frontage. The M. Morgenthau, Jr., Company announced that the property had been sold at private contract. The property is assessed at $180,000 and rumor had it that the buyer was Andrew Carnegie. Among the outside buyers who made purchases were Jacob J. Tabolt, who paid $17,100 for the tenement at 64 West 100th street, and Augustus S. Frazee, who bought a Marble Hill plot for $4,900.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 4, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Barclay st, 28,** ss, 49.3 w Church, 24.2x101.10, 5-sty bk loft & str bldg (exrs), bid in at $90,000.

**Bond st, 42-4 (*),** ns, 216.9 w Bowery, 51.10x100.6x50.3x[illegible], 7-sty bk loft & str bldg, due, $122,[illegible]; T&c, $5,[illegible]; Seamen's Bank for Savgs in the City of N Y. 125,000

**Henry st, 311 (*),** ns, 288.1 e Scammel, 25.9x70.8x25.6x74.4, 5-sty stn tnt, due, $10,-007.71; T&c, $4[illegible]; U S Trust Co of N Y. 15,000

**Minetta st, 4,** ws, 131.1 n Bleecker, 22.1x75x21.11x76, 2-sty fr dwg; due, $1,175.70; T&c, $[illegible]; adj sine die.

**53D st, 42 W,** ss, 295 e 6 av, 25x100.5, 4-sty & b stn dwg (exrs), Emily H Mott Est Inc. 62,000

**57TH st, 245-7 E,** ns, 76.8 w 2 av, 36.4x100.5, 2-3-sty & b stn dwgs, due $[illegible]; T&c, $[illegible]; withdrawn.

**581H st, 227-9 E,** ns, 230 w 2 av, 25x100.5, 2-3-sty & b bk dwgs, adj Dec30.

**74TH st, 120 W,** ss, 200 w Col av, 22x100.5, 4-sty & b stn dwg (exrs), bid in at $50,000

**106TH st, 64 W,** ss, 174.6 e Col av, 20x100.11, 5-sty bk & stn tnt (exrs); Jacob J Tabolt. 17,100

**106TH st, 127 E,** ns, 91.8 w Lex av, 16.8x100.11, 5-sty & b stn dwg; due, $5,0[illegible]; T&c, $[illegible]; Chas L Huston for a client. 5,350

**106TH st, 227 E (*),** ns, 250 w 2 av, 20x100.11, 5-sty bk tnt & strs; due, $17,398.65; T&c, $[illegible]; Wm L Coster. 5,000

**1201H st, 109 W (*),** ns, 170 w Lenox av, 20x100.11, 3-sty & b stn dwg; due, $17,-[illegible]; T&c, $[illegible]; Seamen's Bank for Savgs in City N Y. 17,800

**125TH st, 17-9 E (*),** ns, 130 e 5 av, 30x99.11, 3-sty bk office & str bldg; due, $68,-945.46; T&c, $1,981.77; J Rutgers LeRoy et al. 77,000

**125TH st, 551 W (*),** ns, 75 e Bway, 25x99.11, 5-sty bk tnt & strs; due, $28,670.10; T&c, $431.50; Bway Savgs Instn of City N Y. 27,000

**135TH st, 626-30 W (*),** ss, 525 w Bway, 75x99.11, 6-sty bk tnt; due, $19,805.13; T&c, $1,[illegible]; sub to 1st mtg $93,000; Henry F Schutte. 103,000

**228TH st W,** ns, 429.10 w Marble Hill av, 40x70x46.1x70, vacant; due, $4,381.45; T&c, $374.03; Augustus S Frazee et al. 4,900

**Av C, 213,** nwc 13th (Nos 649-51), runs n 22.9xw63xn46xw25xs68.9xe88 to beg, 2-5-sty bk tnts (exrs); bid in at $27,000.

**Central Park W, 385-9, on map 385-6 (*),** ws, 25.2 s 99th, 55.6x100, 9-sty bk tnt; due, $157,807.39; T&c, $6,775.00; Union Dime Savgs Bank. 125,000

**Columbus av, 27,** es, 75.5 n 60th, 25x100, 5-sty stn tnt & str (exrs); adj sine die.

**Madison av, 1270,** swc 91st, 100.8x62.2, 6-sty & b bk stn tnt (trstes); withdrawn.

**4TH av, 108,** ws, 98.8 s 12th, 25.1x115.6x25.1x115.9, 4-sty & b bk loft bldg & str (exrs); bid in at $40,000.

HENRY BRADY.

**East Broadway, 153 (*),** ss, 78.3 w Jefferson, 26.1x[illegible], 5-sty bk tnt & str; due, $9,[illegible]; T&c, $[illegible]; Wolf Cohen. 38,000

**109TH st, 240 E (*),** ss, 125 w 2 av, 25x100.10, 5-sty bk tnt & strs, due, $15,178.47; T&c, $762.42; Clarence Tucker et al trstes. 14,000

**109TH st, 242 E (*),** ss, 100 w 2 av, 25x100.10, 5-sty bk tnt & strs, due, $15,166.32; T&c, $[illegible]; Clarence Tucker et al trstes. 14,000

**112TH st, 327 W (*),** ns, 70 e Manhattan av, 16.8x100.11, 3-sty & b bk dwg; due, $[illegible]; T&c, $[illegible]; Louis Stahl. 9,000

**114TH st, 211 E (*),** ns, 200 e 3 av, 29x103.3, 5-sty bk tnt & strs; due, $31,789.51; T&c, $[illegible]; Jacob Mannheimer. 30,000

**122D st, 110 E,** ss, 90 e Park av, 22.6x100.11, 4-sty bk tnt; due, $1,205.44; T&c, $[illegible]; Knollwood Park Co. 3,550

BRYAN L. KENNELLY.

**Waverly pl, 28 & 30 (*),** ss, 62.9 w Greene 51.10x80.6x31.10x80.9, 3-sty bk loft & str bldg, due, $7,745.47; T&c, $4,952.54; Greenwich Savgs Bank. 65,000

**641H st, 109 W (*),** ns, 150 e Ams av, 25x100, 5-sty bk tnt, due, $21,456.42; T&c, $456.25; Josephine K Barber et al. 20,000

D. PHOENIX INGRAHAM.

**Jones st, 9 (*),** ns, 95 w 4th, 25x100, 7-sty bk loft & str bldg; due, $31,705.29; T&c, $1,497.01; Jno L Tonnele, trste. 35,000

L. J. PHILLIPS & CO.

**29TH st, 510 W (*),** ss, 175 w 10 av, 25x98.9, 5-sty stn tnt & strs; due, $7,103.05; T&c, $[illegible]; sub to 1st mtg $18,000; Jacob Kaplon. 19,680

M. MORGENTHAU, JR., CO.

**Madison st, 147 (*),** ns, 109.6 w Pike, 25.3x100, 5-sty bk tnt & strs, due, $5,[illegible]; T&c, $639.90; Max Kobre. 28,150

J. H. MAYERS.

**St Nicholas ter, 41-7 (*),** nwc 129th (No 401), 99.11x143, 6-sty bk tnt & strs; due, $[illegible]; T&c, $[illegible]; sub to 1st mtg $175,000; Fernando Wood. 188,750

**129TH st, 401 W,** see St Nicholas ter, 41-7.

| | |
|---|---|
| Total | $1,075,880 |
| Corresponding week 1913 | 454,901 |
| Jan 1, 1914 to date | 33,074,206 |
| Corresponding period 1913 | 36,634,273 |

### Bronx.

The following are the sales that have taken place during the week ending Dec. 4, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Chestnut st (*),** es, 100 n Cornell av, 100x52.5 to 222d, x128.10x133.7; due, $5,070.57; T&c, $[illegible]; Walter W Taylor. 3,000

**Jennings st, 806 (*),** ss, 75 e Chisholm, 50x85, 2-sty fr dwg, due, $6,682.38; T&c, $450; City Real Estate Co. 5,000

**222D st, E, ws, abt 110 n Cornell av,** see Chestnut st, es, 100 n Cornell av.

**Bainbridge av,** nec 206th, 26.2x73.7x25x81.3, vacant, adj to be readvertised.

**Intervale av, 1353 (*),** ws, 227.10 s Jennings, 42.6x110, 5-sty bk tnt; due, $5,609.67; T&c, $92.92; sub to mort $30,000; Abr Dorb et al. 35,000

**Intervale av, 1357 (*),** ws, 185.4 s Jennings, 42.6x110, 5-sty bk tnt; due, $5,607.67; T&c, $92.92; sub to mort $30,000; Max Moskowitz et al. 35,000

**Trinity av, 686 (*),** es, 500 s 156th, 25x73.5x25.1x74.5, 4-sty bk tnt; due, $14,431.08; T&c, $376.75; Loretta Cowan extrx. 12,000

HENRY BRADY.

**175TH st, 534 E (*),** ss, abt 35 e 3 av, 39x100, 6-sty bk tnt; due, $37,771.50; T&c, $853.30; Michael Piel. 35,000

**184TH st, 208 W (*),** ns, 6.7 e Fordham rd, 69x46, 4-sty bk tnt; due, $25,048.19; T&c, $817.71; Carlton R Mabley trste et al. 18,000

**Coster st, 642 (*),** es, 340 s Spofford av, 20x100, 2-sty bk dwg; action 2; due, $5,-981.13; T&c, $229.40; Kate L Bower. 5,000

**Tinton av, 1080,** es, 60 s 166th, 20x80, 3-sty fr tnt; due, $4,481.39; T&c, $122.12; Annie L Freyman. 4,850

**Walton av, 1015,** ws, 154.5 s 165th, 25x100, 2-sty & b fr dwg; withdrawn.

GEORGE PRICE.

**Ittner pl, 413,** ns, 90 w Park av, 90x102, 2-sty bk factory; Morris Robinson. 16,400

**Walnut st,** es, 100 n Cornell av, 50x100; due, $2,866.74; T&c, $329.37; Walter Dean. 3,450

**Ellis av, 2340 (*),** ss, 405 e Havemeyer av, 33.4x108, due, $750.91; T&c, $486.75; sub to pr mtg $2,000; Arthur Cahn. 2,100

M. MORGENTHAU, JR., CO.

**Jerome av, 2351 (*),** ws, 54 n North, 18x79.11, 3-sty bk tnt & strs; action 1; due, $7,615.69; T&c, $130.98; Harlem Savings Bank. 7,000

**Jerome av, 2353 (*),** ws, 72 n North, 18x79.11, 3-sty bk tnt & strs; action 2; due, $7,629.10; T&c, $126.25; Harlem Savings Bank. 7,000

D. PHOENIX INGRAHAM.

**183D st, 789 E,** nwc So blvd, 117.10x35x112.6x35.5, 5-sty bk tnt; due, $7,174.97; T&c, $376.13; sub to 1st mtg $32,000; Pollack & O'Neill. 41,000

**Southern blvd, nwc 183d,** see 183d, 789 E.

SAMUEL MARX.

**Clarke pl, 1 (*),** nwc Jerome av (Nos 1301-5), runs n50.6xnw12.8xsw103.9xnw75x sw25xse76.10xe117.1 to beg, 2-2-sty fr dwgs & strs; due, $2,790.28; T&c, $415; sub to 1st mtg $9 000; Wells Holding Co. 12,480

**Jerome av, 1301-5,** see Clarke pl, 1.

JAMES J. DONOVAN, INC.

**Olinville av, 3744 (*),** es, 425 n 216th, 25x100.1; due, $4,961.00; T&c, $225.00; Mary K Owen. 5,225

CHAS. A. BERRIAN.

**135TH st, 225 & 230 E (*),** ss. 89.3 w 3 av, runs S89xW10.9xS60xW89.3xN100xE45 to beg, 4-sty fr tnt & strs & 3-sty fr tnt & sti; due, $2,405.99; T&c, $420.00; Margt A Demarest. 6,600

| | |
|---|---|
| Total | $247,505 |
| Corresponding week 1913 | 260,100 |
| Jan 1 ,1914 to date | 6,262,536 |
| Corresponding period 1913 | 6,449,672 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Dec. 2, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM J. McPHILLIAMY & CO.

BALTIC ST, ss, 200 e Smith, 25x100; withdrawn ——

COMMERCE (*) sws, 56 nw Van Brunt, 17x40; Atlantic Savgs & Loan Assn 2,000.00

HERBERT ST, ss, 191 w Humboldt, 20.6x81; withdrawn ——

HERKIMER ST (*), ss, 163 w New York av, 20.6x185.6; Adaline B Sad dington 5,750.00

MIDWOOD ST, ss, 105 w Rogers av, 20 x100; withdrawn ——

PARK PL, ss, 129 w Kingston av, 21x125; Action 1; Geo H Crowder...12,600.00

PARK PL, ss, 87 w Kingston av, 21 125; action 10; Geo H Crowder.....12,600.00

PARK PL, ss, 87 w Kingston av, 21 x125; Action 3; Geo H Crowder.....12,600.00

PARK PL, ss, 66 w Kingston av, 21x 125; action 4; Geo H Crowder.....12,600.00

PARK PL, ss, 45 w Kingston av, 21x 125; action 10; Geo H Crowder....12,600.00

PARK PL, ss, 24 w Kingston av, 21x 125; Action 11; Geo H Crowder.... 12,600.00

STERLING PL, nwc Kingston av, 100 x25.4; Action 6; Geo H Crowder....18,100.00

STERLING PL, ns, 133.4 w Kingston av, 16.8x130.7; Action 7; Geo H Crowder 4,600.00

STERLING PL, ns, 116.8 w Kingston av, 16.8x130.7; Action 8; Geo H Crowder 4,600.00

STERLING PL, ns, 100 w Kingston av, 16.8x130.7; Geo H Crowder..... 4,600.00

1ST ST (*), sws, intersec ses 7 av, 97.10x25; David H Eisner .....25,000.00

41ST ST, ss, 235 e 13 av, 25x100.2; Toluca Incorporation..... 6,200.00

57TH ST (*), nes, 150 se 14 av, 50 x100.2; Letitia J Miller ..... 5,100.00

KINGSTON AV, ws, 25.7 n Sterling pl, 21x100; action 5; Geo H Crowder...11,100.00

KINGSTON AV, ws, 46.7 n Sterling pl, 21x100; Action 4; Geo H Crowder....11,100.00

KINGSTON AV, ws, 109.7 n Sterling pl, 21x100; action 1; Geo H Crowder...11,100.00

KINGSTON AV, ws, 88.7 n Sterling pl, 21x100; action 2; Geo H Crowder..11,100.00

KINGSTON AV, ws, 67.7 n Sterling pl, 21x100; action 3; Geo H Crowder..11,100.00

WILLIAM P RAE.

DEAN ST (*), ss, 175 e Rogers av, 20x 114.5; Ernest Arnold .....11,000.00

HERKIMER ST, ss, 200 w Utica av, 25x 185.6; Julius Warborg ..... 3,253.00

STATE ST (*), ns, 20 w 3 av, 20x100; Theophilus Olena..... 7,250.00

BROOKLYN AV, es, 177.6 n Av I, 40x 100; A B Roberts ..... 3,000.00

GLENMORE AV, ss, 50 w Bradford, 50x100; Agnes Greener ..... 2,175.00

NATHANIEL SHUTER.

FLEET ST (*), swc Hudson av, 25x 104.4x irreg; Julius Stern..... 4,000.00

BAY 11TH ST (*), es, 280 s Benson av, 40x100; Jas J Nevins..... 1,000.00

CHRISTOPHER AV (*), ws, 150 s Riverdale av, 25x100; Jos P Slater.. 6,150.00

NEW JERSEY AV (*), nwc Pitkin av, 20x85; Sarah Wertheimer ..... 4,125.00

TROY AV (*), es, 186.1 s Sterling pl, 26.4x100; Maddaline D'G Martorella. 8,500.00

WYCKOFF AV (*), sws, 50 nw Starr, 75x96.8x75x93.3; Katharina Schleiermacher et al ..... 3,000.00

JAMES L. BRUMLEY.

COLUMBIA HEIGHTS, 107, es, 80.10 s Orange, 20x101.6, 3-sty & b bk & stn dwg (trstes); Ella M Lane..... 7,400.00

HERKIMER ST (*), swc Saratoga av, 58x98; Caroline Smith ..... 5,000.00

MIDDAGH ST, 11-13, ns, 58.7 w Willow, runs w43.5xn102.8xe24xs—xe19.5 xs78.8 to beg; 2-4sty bk & stn tnts (trste); Mary Torre .....18,000.00

E 8TH ST, es, 110 n Av U, 40x100; withdrawn. ——

41ST ST, ss, 210 e 13 av, 25x100.2; Toluca Incorporation. ..... 6,500.00

CHAS. SHONGOOD.

10TH ST, nwc 5 av, 95.9x50; withdrawn ——

| | |
|---|---|
| Total | $307,400.00 |
| Corresponding week 1913 | 450,179.00 |

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**DEC. 5.**
No Legal Sales advertised for this day.

**DEC. 7.**
113TH ST, W, ss, 100 w 7 av, 50x100.11, vacant; Robt C Sands—Mathilda M Mertens et al; Bowers & Sands (A), 46 Cedar; Jas W Hyde (R); due, $24,523.04; T&c, $1,077; Bryan L Kennelly.

127TH ST, 126 W, ss, 275 w Lenox av, 25x99.11, 6-sty bk tnt; Equitable Trust Co of N Y, subtrste—Emma Barnett et al; Murray, Prentice & Howland (A), 31 Wall; Percival H Gregory (R); due, $51,036.48; T&c, $667; S Goldsticker.

1ST AV, 2123, ws, 25.11 n 109th, 25x75, 4-sty bk tnt & strs; Giuseppe D Allesio—Michele Battiloro et al; Jacob I Berman (A), 346 Bway; Orson A Raynor (R); due, $2,357.36; T&c, $350.40; sub to prior mtg of $15,000; Henry Brady.

**DEC. 8.**
861H ST, 538 E, ss, 198 w East End av, 20.3x 102.2, 3-sty stn tnt; W Wilton Wood—Jost Habermacher et al; Harrison, Elliott & Byrd (A), 30 Wall; Lewis J Conlan (R); due, $9,097.14; T&c, $666.84; Joseph P Day.

1161H ST, 556 E, ns, 100 w 1 av, 16.8x100.11, 3-sty & b bk dwg; Hanny Rosen—Jos P Zurla et al; Lindsay, Kalish & Palmer (A), 27 William; Jos V Mitchell (R); due, $8,468.96; T&c, $90; Henry Brady.

1281H ST, 119 E, ns, 232 e Park av, 16x99.11, 3-sty & b stn dwg; Emilie J Murray—Michl K O'Neil et al; Olcott, Gruber, Bonynge & McManus (A), 140 Bway; Edw L Parris (R); due, $8,916.55; T&c, $412.07; Joseph P Day.

1351H ST, 11 W, ns, 216.8 w 5 av, 18.4x99.11, 4-sty & b bk dwg; Clarence Tucker et al trste—Louis Rosner et al; Chas P & Wm W Buckley (A), 141 Bway; Jas C Connell (R); due, $9,792.81; T&c, $457.95; mtg recorded May 8, 1905; Henry Brady.

3D AV, 2356, ws, 49.11 s 127th, 24.11x100, 4-sty bk tnt & strs; Jno D Hass adm—Adolf H Landeker et al; Chas A Flammer (A), 51 Chambers; W S Keiley (R); due, $31,424.31; T&c, $890.03; M Morgenthau Jr Co.

8TH AV, 464, es, 49.4 n 33d, 24.8x100, 4-sty stn tnt & strs & 4-sty bk rear tnt; Jas A Trowbridge—Wm J Connors et al; Thos H Baskerville (A), 46 Cedar; Macdonald De Witt (R); due, $11,250.16; T&c, $6,865.60; sub to 1st mtg $45,000; Joseph P Day.

**DEC. 9.**
22D ST, 28-30 W, ss, 441.9 w 5 av, 50.1x98.9, 6-sty stn loft & str bldg; Bank for Savgs in City N Y—Leo Silver et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Phoenix Ingraham (R); due, $188,985.62; T&c, $6,-888.20; Joseph P Day.

32D ST, 128 E, ss, 80 w Lex av, 20x89.8, 2-sty bk stable; Maimie E Cohen et al exrs—Yosta Rosenberg et al; Elkus, Gleason & Proskauer (A), 149 Bway; Jno H Rogan (R); due, $24,-952.64; T&c, $525.10; Joseph P Day.

1171H ST, 508 E, ss, 98 e Pleasant av, 25x 100.10, 3-sty bk loft & str bldg & 3-sty bk rear loft bldg; Helen H Steele—Annie M Keenan et al; Jas L Barger (A), 45 Bway; Jas M Donohue (R); due, $16,120.64; T&c, $1,989.77; Henry Brady.

1291H ST E, nwc Madison av, see Madison av, 2034.

MADISON AV, 2034, nwc 129th, 18x75, 3-sty & b stn dwg; Lee W Groves trste et al—Dominion Trust Co, Pittsburgh, Pa, et al; Henry T Randall (A), 149 Bway; Carl Ehlermann, Jr (R); due, $13,015.41; T&c, $377.65; Joseph P Day.

**DEC. 10.**
163D ST, 442 W, ss, 200 e Ams av, 25x112.6, 5-sty bk tnt; Emigrant Industrial Savgs Bank—Johanna Strack et al; R & E J O'Gorman (A), 51 Chambers; Henry F Rabbe (R); due, $21,218.79; T&c, $1,205.40; Joseph P Day.

5TH AV, 1489, es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & strs; Jas R Roosevelt et al trste—Inter-City Land & Securities Co et al; Cary & Carroll (A), 59 Wall; Jos M Edelson (R); due, $48,303.88; T&c, $1,077.50; Joseph P Day.

**DEC. 11.**
351H ST, 29-33 W, ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; Union Mortgage Co—Arnel Realty Co et al; Merrill & Rogers (A), 100 Bway; Isidor D Morrison (R); due, $567,001.91; T&c, $4,597.35; Joseph P Day.

99TH ST, 218 E; ss, 285 e 3 av, 25x100.11, 5-sty bk tnt & str; American Mtg Co—Theo I Jacobus et al; Bowers & Sands (A), 46 Cedar; Jas A Lynch (R); due $20,254.14; T&c, $366.10; mtg recorded May 23, 1907; Henry Brady.

LEXINGTON AV, 1626-8, ws, 100.11 n 102d, 44.11x100, 6-sty bk tnt; Ver Planck Estate—Tax Payers Realty Co et al; Byrne & Cutcheon (A), 24 Broad; Frank Cochrane (R); due, $13,344.52; T&c, $458.35; sub to 1st mtg $30,000; mtg recorded Nov 16, 1912; Joseph P Day.

2D AV, 1911, ws, 42 s 99th, 28x100, 5-sty bk tnt & strs; Excelsior Savgs Bank of City N Y—Israel Jacobson et al; Jno C Gulick (A), 132 Nassau; Chas J Carroll (R); due, $19,389.43; T&c, $406.79; Henry Brady.

**DEC. 12.**
No Legal Sales advertised for this day.

**DEC. 14.**
CLINTON ST, 97, ws, 225.4 s Rivington, 25.4x 100, 5-sty bk tnt & strs; Philip Klein et al exrs—Rachel Melzer et al; F E Klein (A); Cambridge Livingston (R); due, $11,790.34; T&c, $1,182.91; sub to mtg $32,000; Samuel Marx.

STANTON ST, 125, ss, 50 e Essex, 25x75, 5-sty bk tnt & strs; Philip Klein et al exrs—Bernard Kohn et al; F E Klein (A); Cambridge Livingston (R); due, $7,538.17; T&c, $747.60; sub to mtg $22,000; Samuel Marx.

AMSTERDAM AV, 108, ws, 100.2 n 64th, 25.3x 100, 5-sty stn tnt & strs; Lillian M Jauss—Anna C Erb et al; Cornelius Huth (A), 34 Nassau; Neilson Olcott 2d (R); due, $4,-418.82; T&c, $300; sub to 2 mtgs aggregating $28,000; mtg recorded Feb 24, 1909. Joseph P Day.

## Bronx.

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**DEC. 5 & 7.**
No Legal Sales advertised for these days.

**DEC. 8.**
219TH ST, 643 E, ns, 205 e Carpenter av, 50x 114; Rose Frey—Andw Braun et al; J Sidney Bernstein (A), Woolworth Bldg; Phoenix Ingraham (R); Samuel Marx.


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*(Legal Sales Brooklyn—Continued.)*

ARNOW AV, nwc Eastern blvd, 3x715.10x280.3x irreg; Isidore Rosenberg—Saml Cohen et al; Hellman Joseph (A), 115 Bway; Cornelius J Burley (R), etc; $6,452.10; T&c, $1,000; sub to 1st mtg $15,000; Joseph P Day.
EASTERN BOULEVARD, nwc Arnow av, see Arnow av, nwc Eastern blvd.
ELTON AV, 580 e, 100.8 s 162d, 31.10x105.4x25 x124.8, 6-sty bk tnt; Sarah E Furnald et al—Jas C Colgate et al; Richd Kelly (A), 2 W 13th; Mortimer P Doyle (R); due, $26,-000.01; T&c, $1,100; Jas J Donovan.
FULTON AV, 1149, ws, 96.10 s 174th, 18x86.3x 18.1x86.11 2-sty bk dwg; Addie B Seligman et al—Jno Jacob Robbins Barr et al; Sigmund Wechsler (A), 2nd Bway; Edw D Dowling (R); due, $5,926.49; T&c, $274.27; Samuel Marx.

**DEC. 9.**
LORING PL, 2226, es, 387.8 n Hall of Fame ter, 79.4x127.11x77.11x113.5, 2-sty fr dwg; Franklin Savgs Bank in City N Y—Wm E Smith et al; Wilson M Powell, Jr (A), 7 Wall; Ernest Hall (R); due, $8,383.40; T&c, $1,-806.81; Jas J Wells.
GLEASON AV, ss, 555 e Olmstead av, 49.11x 103.1; Fred Judge—Chas Heimstadt et al; Eugene L Brisach (A), 391 E 149th; Francis X Kelly (R); due, $663; T&c, $473.63; Geo Price.

**DEC. 10.**
HALL PL, 1069, on map 1077, ws, 124.11 s 167th, 25x102.2x28.2x103.5, 2-sty fr dwg; Chas A Willets—Nellie O'Connell et al; Wm C Roe (A), 375 Fulton, Jamaica, L I; Bernard H Sandler (R); due, $2,646.06; T&c, $327.61; Joseph P Day.
179TH ST, 641 E, nec Hughes av (No 2014) 96.1 to Belmont av (No 2013) x80.9x95x66.5 two 5-sty bk tnts; Jos Rosenzweig—Wm Seidman et al; Fredk D W Searing (A), 99 Nassau; Wm H Steinkamp (R); due, $5,123.25; T&c, $5,714.41; sub to 1st mtg $6,500; Joseph P Day.
ANDREWS AV, 2229, ws, 161.8 s 183d, 75.11x 100x27.11x100.11; Anna M Hobbs trste—Eliz J Wellwood et al; Ronald K Brown (A), 320 Bway; Phoenix Ingraham (R); due, $16,-355.57; T&c, $1,062.17; D Phoenix Ingraham & Co.
BELMONT AV, 2013, see 179th, 641 E.
HUGHES AV, 2014, see 179th, 641 E.
POWELL AV, ns, 178.11 w Olmstead av, 49.11x 103.1; Sidney B Hickox—Alice F Browne et al; Eugene L Brisach (A), 391 E 149th; Francis X Kelly (R); due, $619.01; T&c, $15.61; Jas J Donovan.

**DEC. 11, 12 & 14.**
No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**DEC. 5.**
No Legal Sales advertised for this day.

**DEC. 7.**
EAST 2D ST, es, 140 n Av N, 26.8x113; Elizabeth R Lake et al—Caroline E Lacy et al; Hubbard & Rushmore (A), 26 Court; Thos C Whitlock (R); Wm J McPhilliamy & Co.
49TH ST, sws, 100 se 12 av, 40x100.2; Emil Reineking—Francis C Fry, Jr, et al; Kiendl, Smyth & Gross (A), 215 Montague; Howard E Greene (R); Nathaniel Shuter.

**DEC. 8.**
HICKS ST, ws, 75 s Union, 25x75; Jos Martiniano—Gelsomina Valentine et al; Robt V Mathews (A), 30 E 42d, Manhattan; Robt H Koehler (R); Wm J McPhilliamy & Co.
NAVY ST, es, 100 s Lafayette, 25x100; Ottille Moser et al—Ferdinando Russo et al; Gustavus S Smith (A), 134 Bway; Harris G Eames (R); Wm P Rae.
PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x 100; Brooklyn Trust Co—Lawrence C Carleton et al; Dykman, Oeland & Kuhn (A), 177 Montague; Geo C Buechner (R); Wm P Rae.
PENN ST, ss, 265.4 w Lee av, 20x100; Saml Newman—Yetty Scharf et al; Stewart Engel (A), 197 Havemeyer; Ira L Rosenson (R); Nathaniel Shuter.
UNION PL, ns, 147.4 w Locust, 50x203.5; Gertrude E Clarkson et al—Thos F Connelly et al; Lewis C Grover (A), 44 Court; Wm J Mahon (R); Wm J McPhilliamy & Co.
BAY 39TH ST, nws, 201 sw Bath av, 86.2x96.8; Title Guarantee & Trust Co—Emma A Mayhew et al; Harry L Thompson (A), 175 Remsen; Baker & Leon (R); Wm P Rae.
48TH ST, sws, 220 nw 13 av, 20x100.2; Jno Nolty—Conrad Carlson et al; Henry A Ingraham (A), 189 Montague; Warren I Lee (R); Jere Johnson Jr Co.
E 48TH ST, es, 536 s Av L, 18x100; Stephen D Pyle et al—Jacob D Ranck et al; Harvey O Dobson (A), 189 Montague; Calvin McClelland (R); Wm J McPhilliamy & Co.
58TH ST, ns, 180 w 4 av, 26.8x100.2; Marketable Title Co—Jno E Sullivan et al; Watson & Kristeller (A), 100 William, Manhattan; Augustus J Koehler (R); Wm J McPhilliamy & Co.
58TH ST, ns, 233.4 w 4 av, 26.8x100.2; Marketable Title Co—Bridget Rice et al; Watson & Kristeller (A), 100 William, Manhattan; Abr H Kesselman (R); Wm P Rae.
BAY RIDGE AV, nwc Bay, —x290 to 68th x irreg; Dime Savgs Bank of Brooklyn—Jeremiah E Tracy et al; Dykman, Oeland & Kuhn (A), 177 Montague; Almet R Latson (R); Wm P Rae.
CHURCH AV, ss, Lots 35 to 39, map of land of Trustees of Reformed Dutch Church; St John's Roman Catholic Church in the City of Brooklyn—Edw Mc Hugh et al; Owens, Gray & Tomlin (A), 189 Montague; Robt F Manning (R); Wm J McPhilliamy & Co.
CLARENDON RD, sec E 29th, 20x100; Spencer Aldrich—Geo Potts et al; Frank D Wynn (A), 29 Bway; DeWitt V D Reiley (R); Wm P Rae.
JOHNSON AV, ns, 100.8 e Scott av, 37.1x131.7x irreg; Patk J McEnroe et al—Jno O'Grady et al; Robt M Johnston (A), 375 Fulton; Jno C L Daly (R); Wm J McPhilliamy & Co.
3D AV, sec 39th, 25x100; Jas Lefferts—Mary A Cronin et al; DeWitt V D Reiley (A), 160 Bway; Benj Ammerman (R); Saml Shuter.

**DEC. 9.**
FULTON ST, sws, 25.2 nw Henry, 14.6x59.11x irreg; Cyrus V Bunce et al—Chas G Cronin et al; Brussel & Beebe (A), 41 Wall, Manhattan; Alex McKinny (R); Wm J McPhilliamy & Co.
PACIFIC ST, nwc Hopkinson av, 100x100; Jennie S Blair—Waverly Associates et al; Henry M Bellinger Jr (A), 135 Bway; Frank H Field (R); Wm J McPhilliamy & Co.
ROSS ST, nws, 72.4 sw Wythe av, 18.6x38; Williamsburgh Savgs Bank—Frances A Drew et al; S M & D E Meeker (A), 217 Havemeyer; Wm J Smith (R); Wm J McPhilliamy & Co.
11TH ST, sws, 62.3 nw 6 av, 15x100; Rector, Churchwardens, &c, of St Luke's Church of the Borough of Brooklyn in the City of N Y—Annie Fleming et al; Cary & Carroll (A), 59 Wall, Manhattan; Francis J Sullivan (R); Wm J McPhilliamy & Co.
44TH ST, ss, 358.8 e 3 av, 16.8x100.2; Geo P Griffing—Cornelius Keaven et al; Harry L Thompson (A), 175 Remsen; Chas H Fuller (R); Nathaniel Shuter.
18TH AV, nwc 81st, 182.5x102x irreg; Wm S Pendelton—Wm P Bennett et al; Henry J Davenport (A), 375 Pearl; Geo Eckstein (R); Wm J McPhilliamy & Co.

**DEC. 10.**
BARNEY ST, sec Belmont av, 100x25; Roth Beli Inc—Barnell Building Corp et al; Jos J Schwartz (A), 361 Stone av; Amy Wren (R); Nathaniel Shuter.
61ST ST, ns, 380 w 11 av, 20x100; Equitable Co-operative Building & Loan Ass'n et al—Wm L Anderson et al; Jas P Judge (A), 189 Montague; Jas P Collins (R); Jas L Brumley.
EASTERN PARKWAY EXTENSION, ses, 416.1 ne Sterling pl, 40x110; Ida T Handler—Louis M Lipshitz et al; Jos J Schwartz (A), 361 Stone av; Abr Rockmore (R); Nathaniel Shuter.
NEW LOTS RD, ss, 21.2 w Williams av, 21.2x 82.9x20x89.10; Ray Lashewitz—Vermont Bldg Co et al; Alex Sachs (A), 366 Stone av; Harris G Eames (R); Wm J McPhilliamy & Co.
LOTS 230 to 235, 260 to 265, map of land of Asa W Parker at Bath Beach; Geo D Gilmore—Jno H Richman et al; Wm E Buckley (A), 391 Fulton; Morris A Vogel (R); Wm J McPhillfamy & Co.

**DEC. 11.**
LAWRENCE ST, ns, 200 e 3d, 100x100; Edw F Gundrum—Emma L Robinson et al; Harrison C Glore (A), 391 Fulton; Jas Gray (R); Nathaniel Shuter.
LOGAN ST, ws, 110 n Sutter av, 40x100; also MILFORD ST, es, 190 s Glenmore av, 40x 100; Sinclair Tousey et al—Nathan Drucker et al; Harry L Thompson (A), 175 Remsen; Jno H Donlan (R); Wm J McPhilliamy & Co.
WEST ST, es, 180 n Av C, 36x100; Boyd H Wood Co—Bristol Bldg Co et al; Matthew W Wood (A), 233 Bway; Meier Steinbrink (R); Wm P Rae.
WEST ST, es, 91.5 s Av U. —x120.8xirreg; also ROAD from Gravesend Beach to Gravesend Village, cl intersec nes 86th, 670.5x615.5x 967.10; also HIGHWAY from Gravesend Beach to Gravesend Village, intersec highway along the west of the said village, 183 x349.6x313.11x383.3; also ROAD from Gravesend Beach to Gravesend Village, cl, adj ws lot 1, 503.9x504.11x515.10x313.11; also AV V, nwc Van Siclen, 85.3x17.6x irreg; United Cities Realty Corpn—Wm B Lake Constn & Supply Co et al; Isaac Roth (A), 261 Bway; Fredk A Drake (R); Wm J Philliamy & Co.
67TH ST, nec 13 av, 100x20; Josephine J Viering—Margt Petersen et al; Geo Eckstein (A), 44 Court st; David Hirshfield (R); Nathaniel Shuter.
7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Owen F Finnerty (R); Wm P Rae.

**DEC. 12.**
No Legal Sales advertised for this day.

**DEC. 14.**
DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7 x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P. Rae.
4TH AV, ws, 58 n President, 56x80; Sheriff's sale of all right, title, &c, which Giuseppe Radosta had on July 21, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 28.**
107TH ST, 67 W; Gustavus Sidenberg et al—Ethel R Orager et al; Lachman & Goldsmith (A).
112TH ST, ns, 400 e Lenox av, 25x100.11; Valentine E Macy et al—Sadie S Birnbaum et al; Davison & Underhill (A).
WEST END AV, es, 82.4 n 76th, 19.10x90; Greenwich Savgs Bank—Mary E Gardiner et al; B A Sands (A).
5TH AV, 85; Greenwich Savgs Bank—Walter D Lewisheim et al; B A Sands (A).
8TH AV, ws, 28.3 n 21st, 22.6x100; Geo H Smyth et al—Martha Jauncoy et al; H Baer (A).

**NOV. 30.**
BROAD ST, 46-52; also NEW ST, 48-50; N Y Life Ins Co—Tubes Realty & Terminal Co; amended; G W Hubbell (A).

CANNON ST, es, 125 s E Houston, 25x100; Isabella Schwab et al—Louise Fox et al; Hirsch, Scheuerman & Limburg (A).
NORFOLK ST, 180; Jonas Weil et al Jennie Jatz et al; I S Heller (A).
39TH ST, ns, 275 e 2 av, 25x98.9; J Henry Alexandre, Jr, et al—Chas Rosentover et al; R K Brown (A).
239TH ST, swc Katonah av, 105x100; Harry Lippman—Josie Bevans et al; amended; S H Schwarz (A).
ST NICHOLAS AV, swc 178th, 94.11x100; Jos E Marx—Brendan Trading Co et al; Lese & Connolly (A).
LOT 229, map of North Marble Hill; Chas Himmel—Chancey A Frees et al; A & H Bloch (A).

**DEC. 1.**
7TH ST, 270 E; Caroline Hurry et al David Shapiro et al; L S Hulse.
36TH ST, ss, 200.2 w 5 av, 24.10x98.9; Equitable Trust Co of N Y—12 West 36th St Corpn et al; Murray, Prentice & Howland (A).
119TH ST, 8 E; Caroline M Child et al—Margo Gordon et al; S Riker, Jr (A).
132D ST, 132 W; Jos Ziskind & Margaret E Napier et al; T A Keppler (A).
134TH ST, 50 E; Kathn R Jackson et al—Wm R Appleby et al; M S Borland (A).
138TH ST, 105 W; Thomas F O'Brien et al—Moses Hess et al; A H Mittlemann (A).
CENTRAL PARK W, nwc 99th, 25.2x100; Benj C Faulkner et al Fredk Van Wyck et al; Thompson, Koss & Warren (A).

**DEC. 2.**
SUFFOLK ST, 18; Janet L McVickar et al—Esther Salzman etal; G N Whittlesey (A).
8TH ST, 30 W; Blanche W Meyer—Wm F Donnelly et al; Weed, Henry & Meyers (A).
71ST ST, 58 W; East River Savgs Inst—Jas L Woodend et al; O F Hibbard (A).
107TH ST, 67 W; Gustavus Sidenberg et al—Ethel R Prager et al; amended; Lachman & Goldsmith (A).
112TH ST, 314-16 E; Edwin C E Lord et al—Barnet Weinberg et al; E Lord (A).
113TH ST, 306 E; Henry Roes—Raphael Vanacore et al; Bowers & Sands (A).

**DEC. 3.**
MADISON ST, 145; Susan D Griffith—Abr Lewis et al; Duer, Strong & Whitehead (A).
50TH ST, ns, 250 w 9 av, 25x100.5; Reinhard Seidenberg—Abr J Benaim et al; Cary & Carroll (A).
57TH ST, ns, 83.4 e 11 av, 16.8x100.5; Rutger B Miller—Fredk Van Wyck; A W Clement (A).
167TH ST, ss, 175 w Amsterdam av, 50x85; Saml Bloch—Chas Meisel et al; Weschler & Kohn (A).
WEST END AV, 485; Evangeline Rockhill—483 West End Av Co et al; Miller & Bretzfelder (A).
1ST AV, 1843; Bertha M Johnson—Aschel Sigalov et al; Wells & Snedeker (A).
5TH AV, 85; Greenwich Savgs Bank—Walter D Lewisheim et al; B A Sands (A).

**DEC. 4.**
10TH ST, 13-9 E; Columbia Trust Co—Mayfield Constn Co et al; amended; Zabriskie, Murray, Sage & Kerr (A).
39TH ST, ss, 275 e 2 av, 25x98.9; Jas H Aldrich et al—Moses Feinberg et al; J L Berger (A).
29TH ST, 39-41 W; Michl J O'Connor et al—Rockbridge Realty Co et al; H Swain (A).
61ST ST, 207 W; Morris Jaffe—S & J Realty Co et al; S S Kegan (A).
111TH ST, ns, 100 w 7 av, 50x100.11; German Savgs Bank in City of N Y—United Boros Real Estate Co; M Auerbach (A).
AMSTERDAM AV, swc 188th, 94.10x100; Edmund J Levine et al—Napoleon Constn Co et al; S C Steinhardt (A).
OLD BROADWAY, 2340-42; also 7TH AV, 2525-35; also 154TH ST, 248-60 W; also 106D ST, 320 E; also 8TH AV, sec 145th, 40x100; Farmers Loan & Trust Co, trste—Fleischmann Realty Co et al; Geller, Rolston & Horan (A).
PARK VIEW AV, ws, 176.7 n St Vincent av, 160.11x200 to Suydam av x irreg; Douglas Mathewson et al—Esther A Wheaton et al; R C Brikhahn (A).

### Bronx.

**NOV. 27.**
CEDAR ST, ws, 150 s Chester av, 25x100; Charlotte Recke M Kempf Realty Co et al; J Eisner (A).
CEDAR ST, ws, 125 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; J Eisner (A).
CEDAR ST, ws, 175 s Chester av, 25x100; Charlotte Recke—M Kempf Realty Co et al; J Eisner (A).
CEDAR ST, ws, 200 s Chester av, 25x199; Rebecca Fuhr—M Kempf Realty Co et al; J Eisner (A).
175TH ST, swc Eastburn av, 9.3x126.7; Geo W Dibble et al—Nathan B Levin Co; T F Keogh (A).
176TH ST, sec Crotona av, 50x80; State Investing Co—Barnet Levy et al; Bowers & Sands (A).
176TH ST, ss, 80 e Crotona av, 40x91.1; State Investing Co—Jacob Gordon et al; Bowers & Sands (A).
BRIGGS AV, 2576; Jno Allen—Florence I J Mayes; C B Augustine (A).
LOT 19, parcel 17, map of Estate of Wm B Ogden; Commonwealth Savgs Bank—Plympton Constn Co et al; G H Hyde (A).
LOT 94, map 2, of Olinville; Sadie Kramer—Cath Reilly; Kramer & Bourke (A).
LOT 119, map of Section A, Vyse Estate; Jessie Neil—Patk J Tierney et al; Blandy, Mooney & Shipman (A).

**NOV. 28.**
BEACH AV, ws, 101.5 s 156th, 13.6x41.1; Herman C Kudlich—Morris Holstein et al; C Putzel (A).
JACKSON AV, 600-2; The Public Bank of N Y—Brocavel Realty Co et al; Stroock & Stroock (A).
PERRY AV, ses, 139.6 sw 205th, 20x100; Jacob Marx—Mary Lee et al; A O Ernst (A).
PERRY AV, ses, 159.6 sw 205th, 20x100; Jacob Marx—Mary Lee et al; A O Ernst (A).

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(Foreclosure Suits Bronx Continued.)

WASHINGTON AV, ws, 70 s 165th, 50x93; Emma C Linson—Louis Schwitzer et al; Stoddard & Mark (A).

**NOV. 30.**

238TH ST, ns, 125 w Keppler av, 25x100; North New York Savgs & Loan Association—Ridgefield Constn Co et al; J H Hildreth (A).

MACLAY AV, es, 96.9 n Zerega av, 18.6x92.6; Rafael Diez de la Cortina Dani J Daily et al; Williamson & Bell (A).

MACLAY AV, es, 115.6 n Zerega av, 18.2x92.6; Smith Williamson—Dani J Daily et al; Williamson & Bell (A).

WEBSTER AV, es, 43.8 s 171st, 18.8x95.6; Wm H Schumacher—Ella Weiss et al; J Kadel (A).

WHITLOCK AV, es, 353 s Tiffany, 39x90; Jno M King—Lockwhit Co et al; King & Williamson (A).

**DEC. 1.**

KELLY ST, ws, 100.4 s 165th, 25x100; Jacob Mendelsohn et al—Keilbert Constn Co, Inc; M Arens (A).

CEDAR AV, 1799; Annie C Haley—Plympton Constn Co et al; M S Marden (A).

PROSPECT AV, 980; Anna Scheer—R G Realty Corpn et al; Straus & Dworsky (A).

**DEC. 2.**

TIFFANY ST, ws, 243.7 s 167th, 23x100; Bertha C M Johnson—Jos Klapholz et al; A L Bragaw (A).


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**DEC. 3.**

TIFFANY ST, 941; York Constn Co—Narragansett Wine & Liquor Co, Inc, et al; Siegeltuch & Silverman (A).

WASHINGTON AV, ws, 103.4 s 175th, 25x100; Thos H Keck—Dora Wiebke et al; Creevey & Rogers (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 27.**

68TH ST, 45 W; National Savgs Bank of City of Albany—Clarence E Anderson, exr, &c; Rosendale, Hessberg & Haines (A); Edgar H Rosenstock (R); due ..... 18,872.50

104TH ST, 312 E; Casimir de R Moore—Vincenza Messuri et al; Frank L Holt (A); Jno F McIntyre (R); due ..... 6,275.00

**NOV. 28.**

WEST ST, es, 43.10 n Vesey, 37.5x60.11; Bowery Savgs Bank—Cath Steljes et al; Cadwalader, Wickersham & Taft (A); Herman Joseph (R); due ..... 25,912.50

10TH ST, ns, 154 e University pl, 24.10x94.9; Greenwich Savgs Bank—Martin M Maze et al; B Aymar Sands (A); Wm C Arnold (R); due..... 58,411.87

73D ST, 228 E; Edw Ridley et al—Leopold Kaufman et al; Uterhart & Graham (A); Saml Strasbourger (R); due. ..... 17,833.47

**NOV. 30.**

FORSYTH ST, 39-39½; Saml Wacht—Dora Frankenstein et al; Arnstein & Levy (A); Albert Ritchie (R); due. 7,972.50

**DEC. 1.**

111TH ST, 86 E; Franklin Savgs Bank in City of N Y—Belle Bloch; Wilson M Powell, Jr (A); Isidor Cohn (R); due ..... 6,763.61

137TH ST, 178 W; Rebecca S Jacobus Dora Oppenheimer et al; Wilson M Powell, Jr (A); Chas A Runk (R); due ..... 21,061.11

10TH AV, sec 211th, 99.11x100; Jno M Rice Apthorp Co et al; Clark B Augustine (A); Rudolph A Seligmann (R); due ..... 17,892.00

**DEC. 2.**

No Judgments in Foreclosure Suits filed this day.

### Bronx.

**NOV. 27.**

No Judgments in Foreclosure Suits filed this day.

**NOV. 28.**

187TH ST, ss, 26 e Prospect av, 34.2x70; Matilda A Bucking—Mary Peterson et al; E P Orrell, Jr (A); H N French (R); due ..... 15,652.08

**NOV. 30.**

LOT 227, map of Ryer Homestead, 24th Ward; Grant Squires—Giosue Galiani et al; J M Rider (A); J J O'Brien (R); due ..... 2,271.37

**DEC. 1.**

CITY ISLAND AV, es, adj land of Sarah Boulle at City Island, 25x100; also LOT 13, map of prop of Levina E Bell, on City Island; Edw Robitzek—Mary L Roeder et al; H Robitzek (A); F S McAvoy (R); due..... 7,227.50

SOUTHERLY boundary line of King Estate, 1043 s Ditmars, 170.6x253; Edw Robitzek—Mary L Roeder et al; H Robitzek (A); F S McAvoy (R) due. ..... 2,065.00

**DEC. 2.**

LOTS 503 & 504, map of Van Nest Park, 24th Ward; Bronx Borough Bank—Rosa Maurer et al; B F Gerding (A); E A McShane (R); due ..... 4,533.80

**DEC. 3.**

HUGHES AV, ws, 41.9 n 179th, 32.8x85.7; Chas P Buckley—Mary E John et al; W W Buckley (A); Jas C Brady (R); due ..... 16,931.10

LOT 568, map of Gleason prop, 24th Ward; Camille Zurla—Christina Ringsinger et al; Stoddard & Mark (A); Jno Davis (R); due ..... 3,731.29

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**NOV. 28.**

No Lis Pendens filed this day.

**NOV. 30.**

1ST AV, 235; Manhattan Ry Co—Morris Selinger et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 229; same—Jacob Weinberg et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 231; same—Harris Lurnie et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 259; same—Johanna Martin et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 271; same—Henriette Frank et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 273; same—Herman H Boehling et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 275-7; same—Max Carno et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 300; same—Lizzie Kreutner et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 798; Manhattan Ry Co—Sarah Hirsch et al; action acquire title, &c; J L Quackenbush (A).

2D AV, 2423; same—Mayer Jacobs et al; action acquire title &c; J L Quackenbush (A).

2D AV, 2449; same—Chas J Kroehle et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 106-8; Manhattan Ry Co—Morris Weinstein et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 123; same—Morris Morsky et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 126; same—Congregation Tefereth Israel of N Y et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 131; same—Sol Henig et al; action acquire title; J L Quackenbush (A).

ALLEN ST, 161; same—Conrad Konig et al; action acquire title; J L Quackenbush (A).

ALLEN ST, 169-71; same—Fulton Av Realty Co et al; action acquire title, &c; J L Quackenbush (A).

ALLEN ST, 182-4; same—Yetta Green et al; action acquire title, &c; J L Quackenbush (A).

34TH ST, 123 E; Saml B Dewsnap—Geo G Dewsnap et al; partition; Hirsh & Ehrhorn (A).

NEW BOWERY, 17; Manhattan Ry Co—Jno Taylor et al; action acquire title, &c; J L Quackenbush (A).

NEW BOWERY, 18-22; same—Jno Taylor et al; action acquire title, &c; J L Quackenbush (A).

NEW BOWERY, 13-5; same—Bartholomew Mitchell et al; action acquire title, &c; J L Quackenbush (A).

NEW BOWERY, 15; same—Jno Taylor et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 93; Manhattan Ry Co—Saling Simon et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 181-7; same—De Witt Fox et al; action acquire title, &c; J L Quackenbush (A).

PARK ROW, 227-9; also NEW BOWERY, 66-8; Manhattan Ry Co—Nickitas P Economder et al; action acquire title; J L Quackenbush (A).

1ST AV, 1-3; Manhattan Ry Co—Israel Wein et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 5-9; same—Arabella D Goulet et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 13-5; same—Israel Rotkowitz et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 22; same—Elizabeth McColgan et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 25; same—Mary Houser et al; action acquire title; &c; J L Quackenbush (A).

1ST AV, 32-8; same—Wilhelmina Miller et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 47-9; same—Thomas R Sager et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 49½; same—Morris Freedman et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 54; same—Jno V Kleemann et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 69; same—Edw C Schmidt et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 102-4; same—Fredk Flaccus et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 116; same—Eliz McColgan et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 128; same—Jno V Klemann et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 147; same—Saml E Jacobs et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 181; same—Pietro Fiumefreddo et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 185-7; same—Henry C Reed et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 190; same—Wm Goetz et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 189-91; same—Jacob Safran et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 202-4; same—Frances Volkenberg et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 206-8; same—Louis Goldstein et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 209; same—Grazia F Giglio et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 220; same—Max Carno et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 228-32; same—Morris Dworetzky et al; action acquire title, &c; J L Quackenbush (A).

1ST AV, 223-7; same—Isaac Stiegerwald et al; action acquire title, &c; J L Quackenbush (A).

**DEC. 1.**

HAMILTON ST, 15; Bessie Schwartz—Jno Beekman et al; foreclosure of transfer of tax lien; T I Schwartzman (A).

137TH ST, 521 E; Sigmund Hornichter et al—Abr Kame et al; partition; J Manheim (A).

CONVENT AV, 470; Saml Fishkin et al—May C Knowles; action to foreclose mechanic's lien; B S Deutsch (A).

**DEC. 2.**

13TH ST, 209-33 E; also 14TH ST, 214 E; Michl Nocenti Co, Inc—Irvington Constn Co et al; action to enforce lien; W F Kimber (A).

22D ST, 237 E; Ford Roof Constn Co—Geo H Kelly et al; action to establish mechanic's lien; Atwater & Cruikshank (A).

33D ST, 42-52 W; Lydia H Kane et al—Mary J Odell et al; action to remove cloud, &c; Pressinger & Newcombe (A).

45TH ST, ns, 210 e 3 av, 16.8x100.5; Chas O Robitaille—Alice J Robitaille et al; partition; H McKennis (A).

158TH ST, ss, 400 w Amsterdam av, 50x99.11; 158TH ST, ss, 350 w Amsterdam av, 50x99.11; Marie Steinberg—Rose Simon et al; accounting, &c; J Rosenzweig (A).

BROADWAY, nec 146th, 99.11x225xirreg; Michl Nocenti Co, Inc—Bradhurst Amusement & Bldg Co et al; action to enforce lien; W F Kimber (A).

**DEC. 3.**

GRAND ST, 43-45; Edw T Harmon—Nancy H Hitchcock et al; partition; Strouse & Strauss (A).

CENTRAL PARK W, nwc 90th, 201.5x100; Clarence F Birdseye—Henry G King et al; action to recover amount; C F Birdseye (A).

**DEC. 4.**

122D ST, 502-4 W; Dave Lager—May C Knowles action to foreclose mechanics lien; I Witkind (A).

### Bronx.

**NOV. 27.**

CONCORD AV, es, 51.3 n 151st, 50x94; Anna Sasma—Antoine Bohaty et al; action to declare conveyance void; Hymes, Woytisek & Schaap (A).

LOTS 39 & 40, blk 3221; Lots 74 to 81, 112 to 114, blk 3228, map of 134 lots at University Heights, 24th Ward; Jno F Kaiser et al—Forbes J Hennessy et al; action to compel sale of premises; Todd & St John (A).

**NOV. 28.**

228TH ST, E, ns, being lot 25 on tax map; Saml H Kupferman—J C Cameron et al; action to foreclose transfer of tax lien; E Jacobs (A).

**NOV. 30.**

LOT 3, plot 417, map of Unionport, 24th Ward; Danl J White—Anna B Buckley et al; action to foreclose transfer of tax lien; W C Daly (A).

**DEC. 1.**

176TH ST, sec Carter av, 27.1x255.6; Gilbert Francklyn—Northern Union Gas Co et al; action to foreclose tax lien; Sherman & Sterling (A).

BRONX BLVD, ws, 167.2 n Becher av, 50x100; Danl London—Mary Crotty et al; action to foreclose transfer of tax lien; J Gans (A).

GRANT AV, ss, bet Garfield and Unionport rd, known as Lot 530, district of Van Nest, 24th ward; Land & Lien Co Carrie Scheer et al; action to foreclose transfer of tax lien; M Frank (A).

**DEC. 2.**

No Lis Pendens filed this day.

**DEC. 3.**

No Lis Pendens filed this day.

## Brooklyn.

**NOV. 25.**

BERGEN ST, ss, 100 e Howard av, 20x100; Ethel B Weston—Magdelene T Younghaus et al; Gould & Wilkie (A).

HERKIMER ST, ss, 37 w Ocean pl, 17x89.6; G X Mathews Co—Henrietta Steimann et al; F F Adel (A).

MACON ST, ss, 84 w Ralph av, 18x100; Farmers' Loan & Trust Co—Annie Turner; Geller Rolston & H (A).

MADISON ST, nc Irving av, 20x80; Henry V Sand—Fredk Schoenemann et al; to set aside deed; C T Kunkel (A).

ST JOHN'S PL, ss, 487 w 6 av, 19x130.7x19x131.1; Geo Sletcher—Fredk A Ecks; specific performance; Jones, McKinny & S (A).

SULLIVAN ST, ss, 200 w Conover, 50x100; Margt McNerney—Annie Sullivan; to set aside deed; E F Flanagan (A).

UNION ST, ns, 336.6 e Buffalo av, 100x120x77x51; Emil Heikel—Marion B Cothren & ano; Reynolds & Geis (A).

68TH ST, sws, 100 nw 16 av, 20x100; Bklyn Trust Co—Lillian La Moyne et al; Dykman, Oeland & K (A).

GLENMORE AV, nec Railroad av, 20x80; Lawyers' Mtg Co—Examiners Realty Co et al; Cary & Carroll (A).

**NOV. 27.**

BRISTOL ST, ws, 362.1 s Livonia av, 20x100; Francis T Ingraham—Frederic M P Pearse et al; H L Thompson (A).

MONROE ST, ss, 325 e Patchen av, 16.8x100; Lizzie E Flower—Almira E White et al; E Van Beuren (A).

18TH ST, nc 3 av, 25x100; 3D AV, es, 25 n 18th, 25x100; Chas Hoerschgen—Bertha Peterson et al; partition; J Zurn (A).

E 26TH ST, ws, 132 n Newkirk av, 34x100; Foreman Stella—Flatbush Constn Co et al; Davison & Underhill (A).

E 28TH ST, ws, 240 s Av L, 40x100; Louis Lindenmeyer, Jr—Rosalie Baurhyte et al; J M Lipschitz (A).

39TH ST, ns, 100 w 6 av, 25x100.4; Simon Shapiro—Harris Nevin et al; Kugel & Saxe (A).

CHURCH AV, ns, 77.6 e Flatbush av, 91.4x155.7 x x165.11; Grossman Bros & Rosenbaum—Borough Operating Co et al; foreclosure of mechanic's lien; S B Pollak (A).

KNICKERBOCKER AV, 416; Chas Kaufman—Saml Salz et al; foreclosure of mechanic's lien; A Levitt (A).

**NOV. 28.**

HERKIMER ST, ns, 116.8 w Hopkinson av, 16.8x100; Anna W Woodbridge—Pauline F Madden & ano; H L Thompson (A).

ALABAMA AV, es, 100 s Dumont av, 100x100; Morris Dubroff—Domicile Realty & Constn Co et al; foreclosure of mechanic's lien; I Solomon (A).

CATON AV, sec Stratford rd, 105.10x132.9x100x98; Wood-Harmon Warranty Corpn—Plandome Constn Co et al; I Roth (A).

**NOV. 30.**

BEAVER ST, nos, 582.2 se Flushing av, 20x100; Henry Blossy—Fannie Piatoff; J G Snyder (A).

BERGEN ST, ss, 391.8 e Kingston av, 33.4x125.3; Ulster Co Savgs Inst—Nellie S Barker et al; T F Redmond (A).

CLARK ST, nwc Willow, 100x101.1; National Savings Bank of Albany—Willow Court Holding Corpn et al; H L Thompson (A).

DECATUR ST, 596; Barbara Bierach—Johanna H Garth et al; partition; E J Fandrey (A).

ELDERT LA, ws, 160 n Blake av, runs n100xw163.7xs50.4xs50.2xe120.7 to beg; also BLAKE AV, nwc Eldert la, runs n120xw108.4xse54.11xs67.5xe90 to beg; Mary F Hammond—Emma L Robinson et al; to set aside deed; Baruth & Goodman (A).

JEROME ST, ws, 200 n Dumont av, 20x100; Gabriel Debany—Jas Grand et al; C C Clark (A).

OSBORN ST, es, 100 s Blake av, 25x100; Chas Rebholz—Isaac Lasko & wife; C S Heidenreich (A).

17TH ST, nes, 350 nw 8 av, 28x90.2; Sadie Campbell -Mary L Behrens et al; T F Redmond (A).

E 32D ST, es, 107.6 s Av G 50x102.6; N Y Investors' Corpn—Emily E Riordan et al; H L Thompson (A).

47TH ST, ss, 100 e 6 av, 20x100; A Evans Swartnout Antonio Dalessandro et al; H L Thompson (A).

72D ST, 104; Nathan Friedman—Max Aufrecht et al; S Bitterman (A).

79TH ST, ns, 192.6 w 14 av, 18.6x100; Jennie S Mason—Sim Realty Co et al; Stett & Phillips (A).

79TH ST, ns, 174 w 14 av, 18.6x100; same—same (A).

HOWARD AV, es, 250.5 s Pitkin av, 50x100.7; Jas D Sory, Jr—Mornat Realty Co; foreclosure of mechanic's lien; Chilton & Levin (A).

NOSTRAND AV, ws, 20 n Fenimore, 26.8x100; Maria F Ogden—Maria Franzese et al; E T Horwill (A).

LOT 26, block 328, assessment map; Barney Zirinsky—American Steel Barrel Co et al; D Zirinsky (A).

**DEC. 1.**

GATLING PL, ws, 180 n Atlantic av, 20x100; Jennie Simon—Josie Lundequist et al; G M Moscowitz (A).

GATLING PL, ws, 140 n Atlantic av, 20x100; same—same; same (A).

GATLING PL, ws, 160 n Atlantic av, 20x100; same—same; same (A).

HEMLOCK ST, sec Ridgewood av, 33x100x20x100.11; Aug Schilpp—Moe Druck et al; C S Heidenreich (A).

S 4TH ST, ss, 137.10 nw Marcy av, runs se19.7 xsw—xnw20xne— to beg; Benj Traktman—W G Hoyt et al; A A Weinstein (A).

16TH ST, ss, 185.4 e 5 av, 22x100; Patk J Tully—Michl J Tully et al; partition; T M Simartar (A).

BEDFORD AV, nes, 45.2 se Ross, 22x100; Israel Feinstein—Bernatto Thomasso et al; J Burnstone (A).

BEVERLY RD, ns, 68 w E 4th, 32.x100; Flora L Davenport—Kath Perez et al; H J Davenport (A).

NOSTRAND AV, ws, 201.3 n Myrtle av, 19.1x100; Mortimer N Newman—Frank Krefetz, Inc., et al; S Rosenthal (A).

**DEC. 2.**

SIEGEL ST, ss, 265 e Bushwick av, 50x100; Natl Savgs Bank of Albany—Sarah Barfeld et al; H L Thompson (A).

TROUTMAN ST, nws, 275 sw Hamburg av, 25x100; Rosa Campiciano—Felice Rotolo et al; partition; H C Glore (A).

WYONA ST, es, 350 s Fulton, 50x100; Christian Loeffler—Jacobina Howatt; C S Heidenreich (A).

E 4TH ST, es, 460.3 n Greenwood av, 25x100; Jas Ritchie—Phebe J Ritchie; J Logomasini (A).

49TH ST, sws, 212.10 nw New Utrecht av, 20x100.2; Jas W Teets—Wm MacBain et al; H L Thompson (A).

CLARENDON RD, sec E 35th, 100x100; Eltoma Realty Co—Comet Constn Co; J Stewart (A).

HOPKINSON AV, ws, 100.3 s Livonia av, runs s150xw100xn23.3xne—xe46.11 to beg; Brownsville Assn Veneer Bldg Co et al; H L Thompson (A).

HOPKINSON AV, ws, 100.3 s Riverdale av, 100x150; same—same; same (A).


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SARATOGA AV, es, 103.3 s Dumont av, 21x100; Essex & Lee Co Elm City Impt Co et al; G Elliott (A).

13TH AV, wc 75th, 60x100; Fannie Oestreicher—Chadwick Constn Corpn et al; Cary & Carroll (A).

13TH AV, ses, 40 sw 75th, 20x80; Mary D Buxton Collective Holding Co et al; Smith, Dougherty & W (A).

15TH AV, ses, 16.4 ne 65th, 20.11x100; Alice M Mennie—Anna C Grady et al; Cary & Carroll (A).

PARCEL 5, 6 & 11a; on map of land of heirs of Anthony R Schenck, in Canarsie; Diedrich H Behrmann—Optimus Co & ano; H P Burr (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**NOV. 28.**

93D ST, 4 W; Louis H Apirian et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (156) 548.75

111TH ST, 136-42 W; Benj Malat—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (155) 129.36

111TH ST, 507-9 W; Hyman Ruech et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (153) 211.25

111TH ST, 521 W; Hyman Urach et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (153) 743.00

115TH ST, 620 W; West Star Roofing Co, Inc—M & P Realty Co (159) 143.00

116TH ST, 236-8 E; Acme Metal Ceiling Co—J S Thompson, Fredk W & Wm H Flint, Jesse F Morgan & Rosen Bldg Co (160) 160.00

136TH ST, 528-30 W; Benj Malat—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (155) 920.25

136TH ST, 522 W; same—same; renewal (155) 600.93

BROADWAY, 262; Sterling Ceiling & Lathing Co—Estate of Maillard F Smith et al, Truly Warner, Jno Vogel & C Tinchetti (157) 102.00

BROADWAY, nec 162d, 100x99.11; Benj Malat—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (155) 75.00

CENTRAL PARK W, 385; Louis H Apirian et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (156) 274.80

CENTRAL PARK W, 448; Louis H Apirian et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (156) 203.50

CLAREMONT AV, 190; Hyman Urach et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (153) 138.50

CLAREMONT AV, 182; same same; renewal (153) 163.50

CLAREMONT AV, 180; Hyman Urach et al—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (153) 276.00

PINEHURST AV, swc 181st, 108x117; Geo Colon et al—Comfort Realty Co; renewal (158) 1,350.00

**NOV. 30.**

60TH ST, 108 E; Abr Miller—Milton J Ballin & Saml Abramowitz (163) 260.00

110TH ST, 207 E; Jos Warm—H Ames Gudelman, Abr Bedeck, Philip Elterman, Jno Sherwin, Gussie Sherwin, Fannie Bedeck & Annie Elterman or Alterman (162) 285.00

113TH ST, 501 W; Theo Thylstrup—Hannah Elias (164) 173.25

140TH ST, 600 W; David Hamburger—N Y Real Estate Security Co; renewal (161) 1,171.75

141ST ST, 601 W; David Hamburger—N Y Real Estate Security Co; renewal (161) 716.75

142D ST, 605 W; David Hamburger—N Y Real Estate Security Co; renewal (161) 1,411.25

5TH AV, 429; Hyman Zerman—Henry Willie C & Marie D Bergh, exrs, &c, & Thos Coulson & Sons; renewal (165) 450.00

**DEC. 1.**

23D ST, 449 W; C Edward Reid—Agnes D Cloud (4) 1,872.00

29TH ST, 219 E; David Bleier—Julia Singer (2) 438.45

136TH ST, 677-81 E; Louis Guerr—Jos Buellesbach Constn Co, Inc; renewal (3) 2,200.00

**DEC. 2.**

27TH ST, 148 E; Louis Baronoff et al—Fanny Levy; Jos Feinberg & Louis Rosenberg (6) 355.00

30TH ST, 131 E; Jacob Klein—Henry R Carse; Jane Bou Durant (10) 210.00

55TH ST, 24 E; Vito Silvester et al—Larimore & Co; Breines & Reiner (9) 154.15

136TH ST, ns, 100 w So blvd, 100x105; Murray & Hill Co—Jos Buellesbach Constn Co; renewal (7) 2,400.00

PINEHURST AV, swc 181st, 110x118; Lee Heating Co—Comfort Realty Co; renewal (5) 1,250.00

2D AV, 104-6; Twinvolute Pump & Mfg Co—Annie Rosen (8) 202.50

**DEC. 3.**

BROAD ST, sec Wall, 113.5x82.7; Yale & Towne Mfg Co—J P Morgan & Co; Marc Eidlitz & Son; U S Metal Products Co (15) 421.17

CATHEDRAL PKWAY, ns, 400 e Lenox av, 100x100; Weisz & Co, Inc—Young Women's Hebrew Assn; Jacob Zimmerman, Inc (27) 216.24

43D ST, 241-47 W; Chas Steiber—48th St Co; Courtlandt Iron Wks, Inc (22) 238.00

59TH ST, 208 W; Jos Cordani et al—Ida E Daly; estate of Ida E Daly, Michl J O'Connor & Jno O'Connor; E L Gorman (21) 370.00

66TH ST, 118 E; Adin G Pierce Co—estate of Theodore Schumacher; 66th St Garage Co, Inc; Sandhop Cont Co, Inc; renewal (19) 700.00

86TH ST, 144-46 E; Henning Minte—Aschendroedel Verein; Jos Field & Edward Nussbaum (11) 220.00

110TH ST, 9-11 W; Louis Fishman—Louis W Morrison; Rosewin Amusement Co, Inc; Joe Bicher & Louis Levine (12) 155.00

122D ST, 502-4 W; Dave Lager—May C Knowles; Mrs H B Dinkelspiel, agent (13) 362.25

125TH ST, 211 W; I A Adler Co—B Lichtenstein estate; Jos Freiman; renewal (18) 285.00

126TH ST, 240-58 W; I A Adler Co—Jno Cromwell estate; Saml D Lit; Stumpf & Langhof; Jos Freiman (20) 250.00

133D ST, 5 & 7 E; Acme Metal Ceiling Co—Jas Everards Brewery; Genl Cont Co & Julius M & Katie Schwartz (26) 280.00

AMSTERDAM AV, 206-8; Jacob Heller Cont Co—Bessie T Houghton; Kodak Theatre Co; Theodore Beple (25) 3,660.00

BROADWAY, 1651-65; 51ST, 215 W; 52D ST, 224 W; Jno McKiernan et al—Gerard Trust Co, trsts; Albany Apartments Corpn; renewal (14) 245.00

CENTRAL PARK W; 447 & 448; Saml Tessler—N Y Real Estate & Security Co; McVickar Gaillard Realty Co; renewal (24) 150.00

MADISON AV, 180; Sam Gartner—Jane Lang; Jno J Campbell (23) 51.00

8TH AV, 342-44; Muglers Iron Wks—Dorothy A Conklin, Wm I Roe; Homer B Chace (16) 146.75

**DEC. 4.**

73D ST, 182 E; Benj Smith et al—Bella Kayton & Acme Wood Carpet Flooring Co (30) 55.00

110TH ST, 515 W; S Wolf's Sons—St Albans & Dartmouth, Inc & Jos A Conzonery (32) 437.56

124TH ST, 62 W; S Desowitz, Inc—N Y Real Estate Security Co, McVickar Gaillard Realty Co; renewal (29) 323.00

ANTHONY AV, 1640-42; Raisler Heating Co—Marie Davis & Bernard Davis; renewal (31) 90.00

MADISON AV, 180; Morris Levin—W W Astor, Mrs Jane Lang & Jno J Campbell (28) 68.00

RIVERSIDE DR, 431; S Wolf's Sons—Cabot Real Estate Co Jos A Conzonery (34) 819.57

3D AV, 801-3; City Kalamein Co, Inc—Estate Geo A Hagerty & Thos J Brady, Jr (32) 927.00

### Bronx.

**NOV. 27.**

149TH ST, 428-30 E; Michl Cerussi—Christian Kuhner & Wm G I Roeder (66) 125.00

**NOV. 28.**

144TH ST, 560 E (**); Nathan L Strauss—N Y Real Estate Security Co & McVickar Gaillard Realty Co; renewal (155) 248.00

INTERVALE AV, ws, 293.8 n Westchester av, 50x100; Title Guarantee & Trust Co—Angel Constn Co, Inc & Chas Lopard (67) 25.00

**NOV. 30.**

UNDERCLIFF AV, 1521-3; Louis Cantor & Sol Sussman—Constn Mtg Co & E Maurice Butler (68) 61.90

**DEC. 1.**

173D ST, ns, 59 e Webster av, 50x92; Corpn (1) 83.34
Superior Glass Co, Inc—Simplex Impt

173D ST, ns, 58.9 e Webster av, 50x100; G Goldberg & Sons, Inc—Simplex Impt Corpn (2) 157.35

**DEC. 2.**

DAWSON ST, 820; David Goros—Max Reinitz (4) 31.79

149TH ST, 428-30 E; Jno S Di Pace—Christian Kuhner; Wm G I Roeder. 110.00

185TH ST, 771-75 E; City Kalamein Co, Inc—Nicol Bldg Corpn & Ferdinand Cioffi (3) 150.00

**DEC. 3.**

136TH ST, 677-81 E; Louis Gueer—Jos Buellesbach Constn Co, Inc; renewal (6) 2,200.00

136TH ST, 677 & 681 E;** Gus Schlaler Eagle Wrought Iron Wks—Jos Buelleshbach Constn Co; renewal (17) 1,827.90

185TH ST, ns, 120.1 w Southern blvd, 80x130; Gersman & Lozner, Inc—Nicol Bldg Corpn & Ferdinand Cioffi (7) 200.00

SHAKESPEARE AV, 1260; Dominick Salvatom—Bell Realty & Constn Co, Inc & Thos H Bell (5) 60.00

WESTCHESTER AV, sec Park, 62x58; Henry Heil—Eliz Wright & Fred Carl (8) 140.00

WESTCHESTER AV, 620-26; Salvatore Naccarato—Eliz Wright & Fred Carl (9) 176.25

SAME PROP; same—same (10) 300.00

**1Recorded in N. Y. County.

### Brooklyn.

**NOV. 25.**

PARK PL, ss, 125 e Rogers av, 75x112; O M Greiner—Walter Ryan 275.45

CYPRESS AV, nwc 37th, 100x100; G O'Shea—Maud E Kimball 493.00

KNICKERBOCKER AV, 395-99; C Meyer—Sola Roth & Chas Schneider.. 1,370.90

KNICKERBOCKER AV, 416; C Meyer—Chas Schneider & Saml Salz & Gussie Salz 347.49

5TH AV, 5304; Kawneer Mfg Co—Jno Blohn & Jas Larkin 315.00

**NOV. 27.**

E 7TH ST, ws, 260 n Av M, 40x100; M Moscavelli—Clifton Bldg Co 23.75

9TH ST, 289; Bloomfeldt & Rapp Co—Jno H E Sand 700.00

E 17TH ST, nec Beverly rd, 100x200; Expanded Metal Eng Co—Jos M Cathcart & Thos J Meagher 104.59

39TH ST, ns, 40 e 14 av, 40x95; S & S Woodworking Co—F & R Realty Co.. 205.05

ALABAMA AV, es, 100 s Dumont av, 100x100; M Dubroff—Domecile Realty Co; Abr Rothfeld & Jacob Berman & David Senft 140.00

ALABAMA AV, es, 100 s Dumont av, 50x100; M Dubroff—Domecile Realty & Constn Co, David Senft, Abr Rothfeld & Jacob Berman 140.00

**NOV. 28.**

BARBEY ST, es, 60 s Dumont av, 80x100; J Goldstein—Arvintz Bldg Corpn; Abr Arvintz 140.00

DEAN ST, ss, 140 w Kingston av, 60x100; S Dorf—H L Devel Co 107.00

E 28TH ST, sec Newkirk av, 50x100; Colonial Art Glass Co—St Stephens Evan Luth Church & Luther D Gable as pastor 400.00

CLASSON AV, 635; F W Morgenthaler—Tony Prudent & Walter Ryan 501.00

GATES AV, sec Patchen av, 19x80; E F Warurck—Premier Realty Corpn 700.79

**NOV. 30.**

DECATUR ST, nwc Knickerbocker av, 50x100; V Grimm—Ray Streip & Gus A Wagner 900.00

UNION ST, sec Rogers av, 100.4x87.9; H Glassman—Union Rogers Co 122.25

VAN BRUNT ST, 147; V Scala—Concetta Paolillo 1,476.00

WARREN ST, 493; H Gash Emma Krevulin & Jos A McGarry 83.00

E 18TH ST, 150; J Egan—Edw W Irwin & Franklin Sanders 99.00

CLARENDON RD, nec E 35th, 100x100; J Di Accardo—Comet Constn Co 160.00

KNICKERBOCKER AV, 416; P Balsam—Gussie Salz & Chas Schneider 135.00

KNICKERBOCKER AV, 416; A Blatheshofer—Saml Salz & Chas Schneider. 135.00

OCEAN PKWAY, es, 100 n Beverly rd, 100x150; B Goetz—O P & B Co 250.00

OCEAN PKWAY, es, 100 n Beverly rd, 100x150; C Carratino—O P & B Co... 1,975.00

**DEC. 1.**

STOCKTON ST, 167; H Godick—Saml J Jaffe 190.00

VERMONT ST, 247; J Klein—Fannie Mirowitz & Jacob Klein 80.11

VERMONT ST, es, 65 n Glenmore av, 40x100; Gustav Rader Co Fanny Mirowitz & Jacob Klein 80.11

CATON AV, sec Stratford rd, 195.10 x100; R Purvis—Comet Constn Co... 1,350.00

CLARENDON RD, sec E 35th, 100x100; B G Hitchings, Inc—Comet Constn Co 1,332.03

GRAVESEND AV, 2345; G Rodolico—Rebecca Sable & Antonio Aspromonte 49.00

OCEAN PKWAY, es, 100 n Beverly rd, 100x150; Bell Fireproofing Co—O P & B Co 103.58

**DEC. 2.**

BOERUM ST, 18-22, Clinton Wire Cloth Co—Saml Sheindelman Co & Eddy Glickman Bldg & Concreting Impt Co 548.30

DECATUR ST, 1327-9; G A Wagner—Isaac N & Ray Streep 3,653.75

BAY 17TH ST, 209; S Hochman—Borska De Ujfalusey 109.00

52D ST 757; I Cohen—Andrew Rorig. 43.60

CLARENDON RD, sec E 35th, 100x100; Brodkin Bros—Comet Constn Co 225.00

KNICKERBOCKER AV, 416; V Grimm—Chas Schneider & Gussie Salz 475.00

TOMPKINS AV, 185; N Baskin—Jacob Panemone & Isaac Price 131.85

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**NOV. 28.**

78TH ST, 258 E; Alex Glatter—Jennette Rogers et al; Apr28'14 147.00

RIVERSIDE DR, 725; Stanislaus Colankie—Be Glad Constn Co et al; Nov27'14 286.63

**NOV. 30.**

MONTGOMERY ST, 35-7; Louis Levine, Inc—Hebrew Kindergarten Day Nursery et al; Aug21'14 510.00

28TH ST, 42-6 E; Mauro Pizzutiello—Borough Realty Co et al; Nov11'14.. 84.43

75TH ST, 331 E; Aaron Schonberger—Friedman Bros & Son et al; July23'14 274.00

97TH ST, 323-5 E; National Sash & Door Co—Henry Frank et al; Oct 13'14 87.00

CENTRAL PARK W, 236; Thos Costello—Hannah Elias et al; Oct31'14. 222.00

**DEC. 1.**

44TH ST, 243 E; Marcus Schlossman—Jno W Phillips et al; Aug26'14 35.05

140TH ST, 151-9 W; Louis Napolean—Moore Simon Realty Holding Corpn; June22'14 175.00

163D ST, 549 W; Harry Farber—Morris W Levine et al; Nov16'14 193.30

HAVEN AV, ws, 375 n 170th; Joe Dollan—Filrose Constn Co et al; Nov 9'14 177.50

VAN NEST AV, 510; Wm J Keough—Geo J Silva et al; Dec15'13 100.00

**DEC. 2.**
157TH ST, 329 W; Jacob Efron—Real Realty Co et al; Oct14'14 ..... 115.05
119TH ST, 37 W; Henry Depue—Congregation Mount Zion of City of N Y et al; July30'14 ..... 154.00
155TH ST, ns, 125 w Bway; Wm H Jackson Co Museum of the Hispanic Society of America et al; Nov23'14.. 2,203.50
17TH AV, swc 59th; Berger Mfg Co—Sol Bloom et al; Dec1'14..... 334.00
19TH AV, 736; J H Levin—Julia Coberg et al; May13'14 ..... 29.65

**DEC. 3.**
355TH ST, 421-25 E; Chesebro Whitman—Peter Doelger Brewing Co et al; Apr16'14 ..... 225.00
[3]SAME PROP; Colonial Sand & Stone Co—same; Apr15'14 ..... 225.64
[3]SAME PROP; Adam Vorndran—same; Apr17'14 ..... 432.18
[3]SAME PROP; Edw E Buhler Co—same; Apr15'14 ..... 70.00

**DEC. 4.**
5TH AV, 230; Superior Cornice & Skylight Works, Inc—230 5th Av Corpn et al; Nov5'14 ..... 1,900.00

## Bronx.

**NOV. 27.**
No Satisfied Mechanics Liens filed this day.

**NOV. 28.**
FOX ST, 1074; Barnett Brolnitsky—Martha Perna et al; Feb28'14..... 85.00
FREEMAN ST, 952; Barnett Brolnitsky—Martha Perna et al; Feb28'14..... 35.00
173D ST, 560 E; Barnett Brolnitsky—Martha Perna et al; Feb28'14..... 669.65
SOUTHERN BLVD, 1239; Barnett Brolnitsky—Martha Perna et al; Feb28'14 8.50
SOUTHERN BLVD, 1239; Barnett Brolnitsky—Martha Perna et al; Feb28'14 10.85

**NOV. 30.**
No Satisfied Mechanics Liens filed this day.

**DEC. 2.**
246TH ST, ns, 100 w Livingston av, 70x130.3; Jas P Brady, Robt B Miller—Geo D Strayer et al; Nov5'14 ..... 123.00
NO CHESTNUT DR, ss, 460 e Barnes av, 40x100; Anthony Polzella—Vita D'Armore & Frank D'Armore et al; Jan19'14 ..... 215.00

**DEC. 3.**
No Satisfied Mechanics Liens filed this day.

## Brooklyn.

**NOV. 25.**
HINSDALE ST, ws, 175 n Liberty av, 25x100; Wm Natbony—Louis Kelmansky, Ida Goldberg & John Goldstein; Oct27'14 ..... 63.00
[2]UNION ST, nec Albany av, 100x100; Herman Hochhausen & ano—Kellner Constn Co & Lupa & Jacob Greenblatt; Oct1'14 ..... 183.70
9TH ST, 327; Morewood Standard Safety Exit Door Co, Inc—B F Keith New York Theatres Co, B F Keith & W W Brady Standard Lock Co; Oct 26'14 ..... 140.00

**NOV. 27.**
17TH ST, ss, 140 e 4 av, 20x100.2; Martin Behrer—Henry J Cohen & Frank Hogan; Feb6'14 ..... 151.85

**NOV. 28.**
MACON ST, 69; McLoughlin & Donovan, Inc—Philip M Knight; Sept4'14..... 77.15
BUSHWICK AV, 1180; Jno Lyon—Aug W Zeiss; April 17'14..... 30.41

**NOV. 30.**
[1]FREEMAN ST, ss, 250 w Oakland, 50x100; Jno Stark—Max Belinsky & Louis Raskin; Nov20'14 ..... 140.00
PRESIDENT ST, nwc Albany av, —x—; Beaver Board Sales Co—Aldent Corpn, Percy Ansorge, pres; Nov24'14 39.08
S 4TH ST, ss, 95 w Havemeyer, —x—; Louis Greenberg—Philip Levy Cont Co & Jos M Kandel; Sept18'14. 870.00
E 40TH ST, es, 80 s Overbough pl, —x—; Salvatore Marceca & ano—Getahome Bldg Co; Nov24'14 ..... 112.00
ATKINS AV, es, 90 s Blake av, 160x100; Saml Less—Atlake Bldg Co & East N Y Savgs Bank; Nov17'14..... 340.00
CLARENDON RD, ws, 40 s E 26th, 20x80; Harold Hanson—Valentine & Ida Ebel & Valentine Kelly; Feb3'13.... 60.00
GEORGIA AV, ws, 175 s Fulton, 25x100; Steinberg Steam Cut Stone Co—Felimina Jannant & Saverino Mason Cont Co; Nov6'14 ..... 50.00

**DEC. 1.**
HERBERT ST, nwc Monitor, 50x129; Katz & Kanter, Inc—Concordia Cont Co & Jno Kroder & Harry Reubel Co; Nov20'14 ..... 450.00
MAPLE ST, sec Albany av, 50x129; R L Williams—C Beckman & Fahie Berkely; Oct7'14 ..... 30.00
WYCKOFF ST, 225A; J Lyon—Margt Kelly; Apr17'14 ..... 130.00
NOSTRAND AV, c Tilden av, 100x100; C Schneider—Mary Wainwright & Veronica Grupp; Aug24'14 ..... 596.33
PUTNAM AV, sec Classon av, 100x100; Realty Supply Corpn—Bklyn Auto Co, E T Feldenhauer & Simonelli & Sammese; Nov6'14 ..... 349.95
STONE AV, c Riverdale av, —x—; Jno Lally et al—Stone Av Bldg, Hyman Kotler as pres, & Chervon Iron Wks; Nov20'14 ..... 200.00
[2]STONE AV, es, 105 s Livonia av, 62.6x100; Atlas Steel Column Eng Co—Frank Rabinowitz; Rachel Melnick & Stone & Powell Impt Co; Aug20'14... 315.00
STONE AV, es, 105 s Livonia av, 62.6x100; Pfotenhauer-Nesbit Co—Rachel Melnick, Harry Topp & Stone—Powell Impt Co; Oct29'14 ..... 436.00
STONE AV, es, 105 s Livonia av, 62.6x100; Pfotenhauer-Nesbit Co—Stone-Powell Impt Co; Sept8'14; release from lien ..... 295.30

**DEC. 2.**
HINSDALE ST, es, 100 s Blake av, 100x100; Progressive Realty & Impt Co—W F S Constn Co; Oct13'14.... 1,000.00
SAME PROP; Interborough Sash & Door Co—W F S Constn Co & Third United Cities Realty Co; Nov25'14 .. 600.00
SAME PROP; Pirozzi & Son—W F S Constn Co; Oct31'14 ..... 255.00
HOPKINS ST, 161; Jos Felner—Estate of Leon Geisman & Leon Geisman; Nov12'14 ..... 26.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**NOV. 27.**
CAROLINA & YADKIN RIVER RY; Jno Peyton Clark; $3,006.68; Brown, Cooksey & Myers.
FORSTER & GREGORY, Ltd; Import Chemical Co; $3,028.02; Niles & Johnson.
VALLEY BANK; Margarite L Ames; $2,217.48; Parsons, Closson & McIlvaine.
VINCENTE BARLETTA & CO; Samstag & Hilder Bros; $2,327.12; N Lieberman.

**NOV. 28.**
AUGUSTA-AIKEN RY & ELECTRIC CORPN; Utilities Securities Co, Ltd, trste; $10,600; Noble, Estabrook & McHarg.
SAME; same; $11,700; same.
ORANGEBURG MFG CO; Hanover National Bank of City of N Y; $14,218.93; P S Dudley.

**NOV. 30.**
No Attachments filed this day.

**DEC. 1.**
ILLINOIS SURETY CO; Jane Carter; $3,000; Alex A Mayer.

**DEC. 2.**
BARQUET, JUAN & NARCISCO; Samstag & Hilder Bros; $3,179.16; N Lieberman.
FELT, Geo A; Polack Tire & Rubber Co; $930.06; M Dammann.
LATTA, Wm J; Walter T Bradley; $10,604.54; T M Rowlette.
TABARD CIGARETTE & TOBACCO CO, Ltd; Jas A Cook; $6,665.12; Ward, Wilson & Hayden.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

NOV. 27, 28, 30, DEC. 1, 2 & 3.

Alexion, Tom. 8th av, 415..E Esposito. Barber Fix. ..... 559.24
Brown Bros, Inc. 6th av, 782-86..Teran Mahoney & Munro, Inc. Steam Heating Plant. ..... 3,925.00
Pagano, Emilio. 2d av, 125..E Esposito. Barber Fix. ..... 145.00
Pagano, Emilio. 2d av, 125..E Esposito. Barber Fix. ..... 60.00

### Bronx.

NOV. 27, 28, 30, DEC. 1, 2 & 3.

Ostra Constn Co. Beck st, ss, 100 w Av St John, 200x125..Eureka Chandelier Co. Chandeliers. ..... 3,850.00

### Brooklyn.

NOV. 25, 27, 28, 30 & DEC. 1, 2.

Barrow, I. Barrett st, nr Sutter av.. Louis Greenberg. Plumbing Supplies. 2,585.00
Bel-Junius, Inc. Junius st, nr Belmont av..Louis Greenberg. Plumbing Supplies. ..... 750.00
Bon Ton Constn Co. Bath av, nr Bay 12th..Elsie E Kerby as extrx....(R) 387.00
Dellon-Watnik Co. 111-3 S 3d st.. Louis Greenberg. Plumbing Supplies. 1,640.00
Hartman Bldg Co, Inc. Ocean av, nr Foster av..Audley Clark. Doors, &c. 2,000.00
Heights Bldg Corpn. 189 Montague st.. McElreavy & Hauck Co. Plumbing Supplies. ..... 400.00
I C S Realty Co, Inc. 6th st, nr 8 av ..General Iron Wks. Iron Work..... 700.00
Levinson & Kaiser Realty Co. Benson av c Bay 14th..Elsie E Kerby as extrx. ..... (R) 377.00
Levinson, Louis. Bay 21st st, c Benson av..Elsie E Kerby as extrx.(R) 1,450.00
Lirock, Inc. Rockaway av, nr Livonia av..Eastern Mantel Co. Consols.... 644.00
Manning & D'Alossia. Liberty av & Cleveland st..Wm Kerby Estate..(R) 182.00
Moskowitz Bldg Co. E 23d st, nr Av D. Leibovitz & Stark East N Y Cornice Wks, Inc. Marquise..... 75.00
Purvis & Shelton. 241 Plymouth st.... Natl Radiator Co. Radiators..... 516.00
Ralphs, Inc, Ralph Cohn. 133 Sands st ..Ely J Rieser & Co. Doors, &c.... 2,550.00
Saladino, Jos. New York av, c Martense st..Elsie E Kerby as extrx..(R) 1,035.00
W F S Constn Co, Inc. Hinsdale st, nr Blake av..Frank Katz, Inc. Bath Tubs 2,050.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**NOV. 30.**
41ST ST, ss, 260 w 6 av, 40x98.9; Metropolitan Life Ins Co loans West 40th & 41st Sts Realty Co to erect a 4-sty store & lofts; 6 payments.....130,000.00
BROADWAY, nwc 84th, 102.5x133.5; Metropolitan Life Ins Co loans Paterno Constn Co to erect a 13-sty apartment; 11 payments .....750,000.00
WEST END AV, nwc 97th, 126.2x100; Metropolitan Life Ins Co loans Princeton Constn Co to erect a 12-sty apartment; 14 payments. .....525,000.00

**DEC. 1.**
PARK AV, sec 61st, 100.5x99; Metropolitan Life Ins Co loans E A L Park Av Co, Inc, to erect a 12-sty apartment; 12 payments .....600,000.00

### Bronx.

**NOV. 30.**
COTTAGE PL, es, 171 n 170th, 57x127; Jacob Sobel loans Jos & Eliz Brinkworth to erect 2-sty brick stable; 3 payments. ..... 6,000.00

**DEC. 1.**
WEBSTER AV, ws, 129.8 n Fordham rd, 25x80.7; James G Wentz loans Hitchcock Bldg & Constn Co, Inc, to erect 2-sty brick building; 3 payments .....12,000.00

## ORDERS.

### Brooklyn.

**NOV. 25.**
HINSDALE ST, es, 100 s Blake av, 100x100; W F S Constn Co on 3d United Cities Realty Co to pay Interborough Sash & Door Co ..... 250.00
SAME PROP; same on same to pay same ..... 350.00
OCEAN AV, es, 78.7 n Foster av, 200x100; Hartman Bldg Co on Lawyers' Mtg Co to pay Globe Sash & Door Co. 3,500.00
ST MARK'S AV, 342; Jno Generosa on Title Guar & Trust Co to pay Realty Supply Corpn ..... 567.86

**NOV. 27.**
LIBERTY AV, sec Van Siclen av, —x—; Diaz Bldg Co on Williamsburgh Savgs Bank to pay Aaron Benjamin.. 1,500.00

**DEC. 2.**
E 40TH ST, es, 80 s Kings Highway, 120x100; Getahome Bldg Co on Home Mtg Inv Co ta pay Benj G Hitchings, Inc ..... 1,900.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION,

### Municipal Building.

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms.

Week ending Nov. 28.

**MANHATTAN ORDERS SERVED.**

*Named Streets.*

Barclay st, 34—Protestant Episcopal Society..B
Barclay st, 35—Columbia College Trustees...E
Beekman st, 29—Potter & Brother.....C
Broome st, 201—Est Francis O'Callaghan....F
Broome st, 591—Est John T Pyle.....G-C
Canal st, 198-200—Cohen & Lifshitz.....A-C
Canal st, 198-200—Boderman & Goldberg...A-C
Canal st, 219—Est Catherine O'Neill.....F
Chatham Square, 10—Louis E Larocque Est..SS
Cherry st, 41-43—Ferdinand A Webb.....C
Cherry st, 484—Max Greenberg.....A-G-C
Columbia st, 65—Ignatz Schneider et al.....C
Columbia st, 81—Max Spiser.....C
Courtlandt st, 66—James Bieler.....E
East Broadway, 123—Chas Lipschinsky.....I
East Broadway, 185-87—Ezekiel Sarasohn & Leon Kamaiky .....D
Eldridge st, 236-44—Phillip Weilman.....C-I
Eldridge st, 236-44—Morris Glickman....C-A-I
Eldridge st, 236-44—Solomon Goldstein.....C-I
Eldridge st, 236-44—Obeloff Zukerman.....A
Eldridge st, 236-44—Consolidated Gas.....C
Eldridge st, 236-44—Zedi Stainer.....C
Eldridge st, 236-44—Isidore Masch.....A
Eldridge st, 236-44—Elias Rosch.....A
Eldridge st, 236-44—Wm Schulman.....G
Eldridge st, 236-44—Nathan Cohen.....A
Eldridge st, 236-44—Tobias Blatter.....A
Eldridge st, 236-44—Menasche Schaeckter....A
Eldridge st, 236-44—Meyer Finkelstein.....A
Eldridge st, 236-44—Jacob Eisenberg.....C-I
Eldridge st, 236-44—Samuel Shapiro.....I
Eldridge st, 236-44—Harry Edelstein.....A

Eldridge st, 236-44—Abraham Ackman.....A-I
Eldridge st, 236-44—Sam Starobinsky....C-A-I
[illegible] 236-44 Alta Zama howsky.....C-I
[illegible] 236-44 Alex Oestreich.....C-I
Eldridge st, 236-44 Max November.....C-A-I
Eldridge st, 236-44 Chas Sukulnik.....C-I
Eldridge st, 236-44—Benard Oestreich.....C-I
[illegible] 241 Frederick Dermer.....A-G
[illegible] 244 Wm E Treadwell.....C
Fulton st, 60 William Barclay.....A-G
[illegible] 32 Angelino Sartmano.....C
[illegible] 220 Agnes Hall.....C
[illegible] 2 Duke Robeson.....C
Jacob st, 5-7-9 The U S Leather Co.....C
John st, 41—Taners C Colgate.....SS
Lafayette st, 318-22 Louis Ettlinger.....SS
Lafayette st, 419-21 William Rau et al.....SS
Ludlow st, 67 Kalmin Sommer.....C G A I
Maiden lane, 145—Albert G Beldin.....G
Marginal st, bet 18th & 19th sts—Carroll Box & Lumber Co.....G
Mercer st, 217-19—Wolfe, Greenberg & Co..G-C
Mercer st, 217-19—Friedman & Gottlieb....C-G
Mercer st, 217-19—Louis Rosenbluth.....C-G
Montgomery st, 39-41—Jacob R Schiff.....C
Morton st, 82-92—Edward P Meany.....SS
Mulberry st, 5-9 (rear)—Est Wm Nelson....C
Norfolk st, 80 Max Salzstein.....A-F
Norfolk st, 80—Simon Cohen.....F
Municipal Ferry Terminal Dept Docks & Ferry.....SS
Orchard st, 17—Max Seidman.....C
Orchard st, 126-30—New York Telephone Co..F
Pearl st, 441-47—Daniel F Mahoney....SS-C-E
Pearl st, 446 Catherine Viemeister.....C
Pearl st, 460—Henry Riscimnan.....C
Prince st, 109-11—Helen McSmith.....SS
South st, 47—South Street Corporation.....F
South st, 183—Joseph Diaz.....F
Stanton st, 334-40—Zodekon Frame Co.....C-G
Stanton st, 334-40—Louis Lampel & Son....C-G
Stanton st, 334-40—Wm Leiberman & P Scheir.C
Stanton st, 334-40—Morris & David Mulz..C-G
Stanton st, 334-40—Schumer, Neadle & Kanofsky.....C-G
Stanton st, 334-40—Samuel H Lehrer.....C
Stanton st, 334-40—S Blatt & Co.....C-G
Stanton st, 334-40—Gutterman Press.....C
Stanton st, 334-40—Graff Realty Co.....C
Suffolk st, 155—Abraham Steeman.....C-G
Suffolk st, 155 Jones Cohen.....A-C-G
Sullivan st, 121-23—Moses Baumgarten.....B
Union Square, 10 Isaac C Delaplaine.....C
Vesey st, 32-34—Chas M Russell.....B
Vesey st, 38—St Michael's P E Church.....B
Vesey st, 48—Corporation of Trinity Church.B
Vesey st, 58—Adam W Spies Estate.....E-B-C
Walker st, 24—New York Telephone Co.....E
Washington sq, 100—New York University..SS
Washington st, 328—Frederic W Rhinelander.F
Washington st, 336-R B Shimer & Co.....G
Washington st, 336 Chas E Rhinelander....F
Waverly pl, 3-5—W Bourke Cochran.....C
West Houston st, 29-35—Henry Brunner Est. SS
Wooster st, 64-68—Greene St Realty Co....SS
Wooster st, 64-68—Veit Son & Co.....G
Wooster st, 64-68—Leo Schlesinger & Co...C-G
Wooster st, 186-88 Steffen Dieckmann.....C

*Numbered Streets.*

3d st, 53 E—Society Music School Settlement. C-B-F
3d st, 106 W Abraham Rappapolt.....G
3d st, 106 W Paul Lauria.....G-C
4th st, 340-56 W—Elmer A Darling...W-DR-SS
10th st, 34-36 E—Friedlander & Serin.....C-G
10th st, 89 E—Galchinsky Bros.....A-C
12th st, 16-20 E—The Bell Butler Co.....L-C-G
12th st, 16-20 E—E Pauly & Co.....A
12th st, 16-20 E—Glassburg Clothing Co.....G
12th st, 16-20 E—Samuel A Friedman.....C
12th st, 16-20 E—Horowitz Bros.....A-G
12th st, 16-20 E Astor Dress Co.....I-C-G
12th st, 16-20 E—Gold Brand Waist Co....G-C
12th st, 16-20 E—Silver Waist Co.....C
12th st, 16-20 E—Frank Schwartz.....G
12th st, 16-20 E Primrose Waist Co.....G
12th st, 16-20 E—Julia Fitzgerald.....C
12th st, 32 E—Ida Kempner.....C
16th st, 420-22 W Adeline S Fink.....C
16th st, 5-7 E—Walter D Lewisheim.....DR-W
16th st, 629 E—F Rudnick, Inc.....L-G-C
17th st, 12 W—Brody, Adler & Koch Co.....SS
17th st, 24 W Louis L Delafield.....C
17th st, 34 W—Samuel Bergmann.....SS
17th st, 54 W—Metropolitan Life Insur Co...SS
17th st, 114-18 W—John A Stewart et al.....C
17th st, 243-7 W—Philip Lewisohn.....SS
18th st, 7-9 W—Slafkes & Toskar.....C
18th st, 7-9 W—Michael Feldman.....G-C
18th st, 7-9 W—Allwin Dress Co.....C
18th st, 7-9 W—Consolidated Gas Co.....C
18th st, 7-9 W—Menczer & Nadler.....A
18th st, 7-9 W—Seasonwein & Rabinowitz.A-C-G
18th st, 7-9 W—Louis Stern.....SS-C
18th st, 30 W—John M Bowers.....G
18th st, 255 W—Gertrude Gunshor.....G-C
19th st, 139 E—City Real Estate Co.....C
20th st, 254 W—H A Collins.....G
21st st, 33-35 E—George D Wick.....SS
22d st, 29-31 E—Selkirk Realty Co.....C
22d st, 313-23 E Jacob Michaelowitz.....G
22d st, 313-23 E—David Diamond.....G
22d st, 313-23 E—Lorenz Licht.....G
22d st, 313-23 E—Suitef & Co.....G
22d st, 313-23 E—Benard Cowan.....G
22d st, 313-23 E—Joseph Simke.....G
22d st, 313-23 E—Rocco A Mango.....G
22d st, 313-23 E—Angelo Piano.....G
23d st, 114-20 E—Weinstein Bros.....G-A
23d st, 114-20 E—Beach Casper Co, Inc.....SS
23d st, 114-20 E—Edelson & Shapiro.....A
23d st, 114-20 E—Louis Greenberg & Bros....G
23d st, 133-35 W—Elmer A Darling.....SS
23d st, 151-53 E—East 23d St Realty Co.....C
25th st, 41-3 W—Gray Realty & Dev Co...SS-C
25th st, 247 W—Helen Walter.....C
26th st, 331-3 E (rear)—August E Erhsam...A
28th st, 357 W—A J Ferguson.....A
27th st, 40-2 W—Gray Realty & Dev Co.....SS
27th st, 142 W—Manhattan Photogravure Co..A
28th st, 130 W—Hakalist Realty Co.....C
29th st, 163 W—A Bernstein & Co.....A
29th st, 541-47 W—W & J Sloane.....G-D-L
32d st, 1 W—Egerton L Winthrop Estate....SS
32d st, 14-18 E John J Geraty.....SS
32d st, 151-9 W—M G Picture Frame Co...G-A
32d st, 151-9 W—Isaac Farle.....A
32d st, 151-9 W—N Y Poster Mounting Co.A-G-C
32d st, 151-9 W—James Jalon.....A-C-G
32d st, 151-9 W—Cowdry & Son.....G-A
32d st, 151-9 W—Julius C Krause.....A-G
32d st, 151-9 W Penn Terminal Real Estate Co.....C
32d st, 151-9 W—R H Holts & Co.....A-G
32d st, 151-9 W Colonial Mirror & Novelty Co.....G-C-A
32d st, 151-9 W—Beck Contracting Co...C-A-G
32d st, 151-9 W New York Poster Co.....G
35th st, 25-29 W Maria L Fahys.....SS
35th st, 29-33 W Whiting Development Corpn D
35th st, 157 W—Innovation Realty Co.....G
36th st, 260-6 W—F M B Realty Co.....SS
37th st, 232 W—Louis Bochet.....C
38th st, 221 W Mario Gesidino.....C
40th st, 224 E—Hannah Kempner.....C-G
42d st, 19 E—James J Belden.....SS
42d st, 351 W F W Merk.....G
42d st, 643 W—Harry Fredericks.....A
43d st, 3-7 E—Henry Phipps et al Estate....SS
44th st, 47-49 W—Iroquois Realty Co.....SS
45th st, 65-67 W Wm & Frank E Rafel.....SS
45th st, 1070-71 W Thomas B Hidden.....C
47th st, 243-5 W—Columbia Lamp Works....C
47th st, 243-5 W—Geo Bickelhaupt et al.....C
47th st, 243-5 W—John N Rapp.....C-G
47th st, 243-5 W—Kelly, Springfield Tire Co..A
47th st, 243-5 W—Zimmerman & Seber...A-C-G
47th st, 436 W—Est Daniel Lavery.....C-G
49th st, 220-22 W—The Towell Realty Co....C
49th st, 329-331 W—Equitable Auto Machine. D-H-A-G
49th st, 536-38 W—Patrick J Frawley.....J
50th st, 116-18 W—Singer Sewing Machine...G
50th st, 341-47 W—N Y Polyclinic Medical School & Hospital.....F
51st st, 247 E—Augusta Push.....A
56th st, 230 W—Times Square Automobile..G-H
57th st, 31 W—Jacob Rothschild.....DR
57th st, 31 W—Dunstan, Inc.....DR
58th st, 225-7 W—Cutting Larson Co.....C
59th st, 430-32 E—Samuel Heyman et al.....C
59th st, 430-32 E Greater Eagle Wet Wash Laundry.....G
59th st, 430-32 E—Comfort Sandal Mfg Co...G
64th st, 243-45 W—Minerva Motors Co..A-H-G
72d st, 446 E—Associate Alumnae of Normal College, City of New York.....C
83d st, 46-8 W—Hennessy Realty Co.....SS-A
83d st, 165 W—The Wesley Realty Co.....SS
90th st, 130 W—Siegfried Willerhausen.....C
96th st, 36 W—Frankie E Herman.....G-C
112th st, 118 E—Jacob Anschlowitz.....A-C
113th st, 6-8 W—Samuel Williams et al.....W
115th st, 111½ W—Isaac J Greenwood et al..C
116th st, 96-102 W—B Lenox, Inc.....D
116th st, 100-02 W—Wurtzberger & Saffir.A-I-C
116th st, 100-102 W Sam Rudner.....E-C
116th st, 100-02 W—Louis Panama.....C
116th st, 100-02 W—Stell Markontonia.....C
116th st, 100-02 W—Robert E Crall et al.G-F-C
119th st, 86 W—Mayer L Halff.....SS-A
125th st, 223 E Charles Neukirch.....B
133d st, 12 W—Ellen McGuire.....C
176th st, 100 ft from Haven av—Roxton Realty Co.....L

*Named Avenues.*

Av A, 1559—Otto Hille et al.....C
Amsterdam av, 318-32—Est Wm T Walton...C
Bowery, 19—John Cipriano.....C
Bowery, 19—Estate Chas A Chesebrough.....C
Bowery, 20—Hyman Schnitzer.....C
Bowery, 21—Sidney J Colford.....C
Bowery, 25—Estate Wm H Burr.....C
Bowery, 42—Jacob Goldfiam.....A-C-G
Bowery, 88 Chas H Shulman.....C
Bowery, 100—Michael Flynn et al.....C
Bowery, 108-08½—Emma G Townshed.....E
Bowery, 125-7—Estate Sylvester Brush.....C
Bowery, 171—Estate Ann L Underhill.....C
Bowery, 173—George Homer.....D
Bowery, 212 Anna R Morris.....C
Bowery, 219—Margaret A Jackson et al.....B
Bowery, 221—Joseph H Schwartz.....B
Bowery, 268—Wm H Lyons.....C
Bowery, 269—Michael J Adrian, Inc.....SS
Bowery, 274—Estate Martin Herman.....B
Bowery, 289—Mt Aetna Realty Co.....G
Bowery, 289—Western Job House.....G
Bowery, 300—Jacob Nusbaum.....A-G
Bowery, 354-58—Charles Schlang.....C
Broadway, 170—Broadway Building Co.....SS
Broadway, 336—Estate George Bliss.....SS
Broadway, 398—R & R Handkerchief Co.....A
Broadway, 398—M Lippit Co.....C-G
Broadway, 398—Geo J Molloy.....G
Broadway, 398—John E Parsons.....SS
Broadway, 529-33—Ray State Corporation....C
Broadway, 653-55—Robert Lindheim.....C
Broadway, 653-55—Roggen Bros.....G
Broadway, 682—Abraham Adelson.....G
Broadway, 2080-94—Edelstein Bros.....A
Broadway, 2080-94—Hannah J Hull Estate...A
Central Park West, 33-39—Ethical Culture Society.....L
Columbus av, 474—Gabriel Lloyd & John McCahan.....G-A
West Broadway, 396—Chas A Gould.....B
West Broadway, 510—Est Catherine C Stevens.C

*Numbered Avenues.*

1st av, 850—John Skalla.....C
2d av, 1936—Isaac Lerman.....G
3d av, 131—Katherine Sherwood.....F-A
3d av, 131—Rutherford Stuyvesant Est.....B
3d av, 1398—Jacob Wertheim.....F
4th av, 80-2—Margaret H Green et al.....SS
5th av, 71 A Rosenberg & Co.....C
5th av, 71—Stein, Heineman & Huff.....C
5th av, 84-90—Beerman & Frank.....C
5th av, 506—Est Louise M Livingston....W-DR
5th av, 506—A Simonson.....A-H
7th av, 528-30—John Chevelier.....A-D
8th av, 501 Andrew Murphy.....L
10th av, 441—Jos Kaplon & Son.....A-H

## BRONX ORDERS SERVED.

*Numbered Streets.*

156th st, 499 E—Gustav W Beck.....C
158th st, 466 E—J Archibald Murray.....B
159th st, 451 E—Henry L Phillips.....B
259th st & Liebig av—Wm L Purcell....A-G-H

*Named Avenues.*

Anthony av, 2090—Bartelstone Bros.....H-G-A
Concord av, 631—Levi Brenner.....L-G
Elton av, 843—Peter Daly.....B
Lincoln av, 146—Adolph Muller.....C
Marion av, 2983—August Ganzemuller...A-G-D
Morris av 2763—Wm T Trand.....A-G
Rhinelander av, 685—Garvey Bros.....A-G
University & Tremont avs—Henry A Dewey..G
Valentine av, 2968—Louis Joeck.....A-G-D
Westchester av, 2126—J B Braithwart.....O

*Numbered Avenues.*

3d av, 2502 Samuel Held.....G-A

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Anslie st, 5-7—E S Belknap, McSherry & Moran Co.....A-C
Bayard st, 100-102—A Guerrierre & J Seguino H-A-G
Bergen st, 480—Gabb Bros.....H-A-G
Emerson pl, 35-7—Rudolph Vagt.....C
Enfield st, 432—Chas Fremdling.....H-A
Fulton st, 2586—Morris Miller.....G
Harts pl, w of W 17th st—Coney Island Construction Supply Co.....H-A-G
Hope st, 53-65—Jas Cavanagh Corpn.....W
Hunts Alley, 11—Jas H Mairs.....M
Kosciusko st, 141—S & L Shoe Co.....DR
Kosciusko st, 141—Alex Bernstein.....DR
Kosciusko st, 141—Philip Garfinkel.....DR
Livingston st, 352-4—Richard Ready.....C-G
Livingston st, 352-4—Wisconsin Milk Co.....G
Lupton st, 651½ Jacob Byali k.....A
McKibbin st, 67—Morris N Ratzan....H-A-G-C
Moore st, 188—Louis Richnitz.....DR
Moore st, 188—J Marcus.....DR
Moore st, 188 Harry Silverburg.....DR
Moore st, 188—B & S Underwear Co.....DR
Moore st, 188—Chas Fello.....DR
Morton st, 22-30—Bklyn Factory & Power Co.W
Nassau st, 16-20—Brauntworth & Co.....DR
Nassau st, 16-20—Barnes Real Ass'n Co..DR-W
Navy st, 56-60—Patrick Leary.....O-G-A-C
Navy st, 218-24—John G Glover.....H-A
Pierrepont st, 113—Church of the Saviour...A
Rodney st, 28-30—Henry Simon.....L-C
Roebling st, 132—Samuel Grand & Co...H-A-E
Sands st, 148-58—American Chicle Co...W-DR
Sands st, 148-58—Frederick Bischoff.....DR
Siegel st, 196-8—A Zelanowsky.....DR-W
Stockholm st, 142-44—Kasper Ruefer.....W
Russell st, 42-46—John H Hemmendinger.W-DR
Union st, 745—Simon Cohn.....H-A-G

*Numbered Streets.*

6th st, 58 N—Vilo Brancato.....A
6th st, 192-200—George Carrizzo.....C
31st st, 325 E—L Breckheimer.....H-A-G
50th st, 1324—A J Diamon.....H-A-G
54th st, 1434—Leon Blower.....H-A-G
57th st, 154 H C Grannerman.....A-G

*Named Avenues.*

Argyle rd, 511—Hadley Hilborn.....H-A-G
Atlantic av, 337—Warner E Randall....L-G-C
Broadway, 34—Max Brown.....A-H
Broadway, 499-501—Jennie & Chas Kotin...DR
Broadway, 499-501—Chas Goldberg.....DR
Bushwick av, 358—Rose Mantell.....W-DR
Caton av, 202—John J McGrath.....L-A-C
Coney Island av, 712-14—Kensington Garage.D
DeKalb av, 518—John R Woods.....H-A-D
Drew av, 37—George Lott.....H-A-G
Dumont av, 356—Julius Freedman.....A
Flushing av, 529—Joseph Reeber.....W-DR
Glenmore av, 350—A P Stagg.....C-G
Greenpoint av, 260-8—Empire City Gerard Co. DR
Kent av, 99—Amer Kalamein Works, Inc...H-A
Lenox rd, 82—C G Ruckett.....H-A
Manhattan av, 1155-1205—Chelsea Fibre Mills Co.....W-DR
Marcy av, 595—Isidor Stark.....A-H-G
Park av, 574-84—Morgan Casket Co.....C-G
Prospect Park W, 221—Joseph Kenner.....G
Ridgewood av, 260—Valentine Noe.....H-A-G
Rockaway av, 503-5—Joseph Zwerling.....C-DR
Rockaway av, 503-5—Max Weingast.....DR-G
Rogers av, 1295—Adolph Anderson.....H-A-G
Sheepshead Bay, Boat "Baltic"—Standard Oil Co of New York.....H-A-L-G
Throop av, 94-96—Herman Kaminester....W-C
Throop av, 335—Long Island Knitting Mills Co.....DR
Union av, 227—J Corcione & Co.....H-A-M-D
Willoughby av, 270—Allison Co.....DR
Willoughby av, 270—M Gootman & Co.....DR
Willoughby av, 270—Montague City Rod Co..DR
Willoughby av, 270—Gleason Peters Air Pump Co.....DR
Willoughby av, 270—Wetter Numbering Machine Co.....DR

*Numbered Avenues.*

7th av, 260-62—Greenwood Baptist Church....C
15th av, 5520—Hans Johansen.....H-A-G

## QUEENS ORDERS SERVED.

*Named Avenues.*

Boss av, 17 (So Ozone)—J G Howard. M.D. H-A-G
Burnside av, 52 E (Corona)—L Kaminski. H-A-G
Forest Parkway, 10 (Woodhaven)—Dorothy Anderson.....H-A-G
Jackson av, 72 E (Corona)—Paul Gianio.H-A-G
Lott av, 81 S (Union Course)—Gustave Eich. H-A-G
Myrtle av, 2401-33—Sackman Bros Co.....DR
Myrtle av, 2401-33—Fannie Bessin.....DR
Myrtle av, 2401-33—Arctic Knitting Mills...DR
Myrtle av, 2401-33—Peerless Silk Mills....DR
Myrtle av, 2401-33—Isaac Gleitman & H Cohen DR
Myrtle av, 2401-33—Wagner Comb Mfg Co.W-DR
Polk av, 103 E (Corona)—Chas Rye....H-A-G
Queens blvd, n w c Hull st (Elmhurst)—J S Schneider.....H-L-K-J-C
Shaw av, 92 (Union Course)—John Schnetzer H-A
Sound View Terrace, nr Manhattan blvd (East Elmhurst)—Hjalmar V Barclay.....H-A-G

## RICHMOND ORDERS SERVED.

*Named Streets.*

Cedar st, 3-5-7-9 (Stapleton)—Rubsam & Horrmann.....G-L
Jersey st, 327 (New Brighton)—Isaac Morris.C
Richmond Terrace, 466 (New Brighton)—Chas Rosenberg.....G

*Named Avenues.*

Fingerboard rd, 146 (Rosebank)—Jacob Koch.L
Hugenot av, 668 (Hugenot)—B K Ellis.....C
New York av, e s, opp Belair rd (Rosebank)—St John's Episcopal Church.....A-F

# BUILDING MANAGEMENT

## INTERIOR ILLUMINATION OF TODAY

By CHARLES W. MacMULLEN, Consulting Engineer

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

INTERIOR illumination represents a realization of the value of ceremonial and decorative use of light sources. When, a quarter of a century ago, the carbon-filament incandescent lamp came into general use, there followed a period characterized by an increasing tendency to flood everything with light. With the advent of the wire-drawn tungsten lamp, however, came an opportunity to demonstrate the value of decorative interior illumination. The undesirable effects due to the high intrinsic brilliancy, the glare, of excessive direct light had become recognized; also that suitably diffused and softened light produced a favorable psychological reaction on the individual under its influence. As a result of the development based on this theory there are in use today three systems of interior illumination: Direct (open and enclosed); Semi-Indirect and Indirect.

### Direct Light.

Direct light is obviously that obtained from the light units (the lamps and their equipment) directly, without reflection from the ceilings or walls. This will be recognized at once as a most efficient form of lighting. The open direct lighting fixture as supplied to industrial plants or business buildings is often made up of a single tungsten unit ranging in size from 60 to 500 watts. For general lighting, the ceiling fixture is usually hung with a short stem and the illumination is figured at from half a watt to 1.3 watts per square foot of floor area, depending on the conditions.

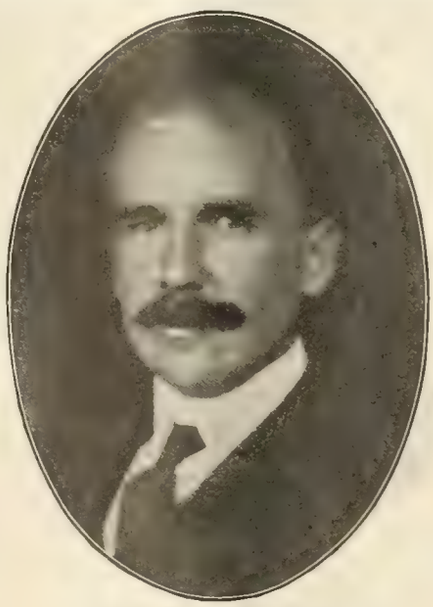
Reflectors have been developed principally in two types, the prismatic glass diffuser, and the steel reflector with an aluminum or porcelain reflecting surface or with corrugated silvered-glass to break up and diffuse the light. The reflectors are usually of sufficient depth to hide the lamp from side view and to control and direct the light at the most useful angles.

### Enclosed Fixtures.

A further modification of the direct light is secured by the enclosed direct fixture, where the lamp is surrounded by an envelope of ground or art glass, the upper part being in some cases a prismatic reflector. The enclosing glass is made up in a one or two-piece design of varying forms. The fixture, which is of dustproof design, serves to soften and diffuse the light, at the expense of an increased loss of efficiency over the direct open fixture, varying in proportion to the nature of the envelope. Mere efficiency is not, however, the final desideratum, and direct lighting even with the enclosed fixture has failed to meet entirely the aesthetic requirements of modern illumination.

In the department store, for example, there is an increasing demand that the complete interior scheme shall present a refined and attractive setting. The prospective customer must not be met by a concentrated light. The psychological reaction produced on the individual should be rather that due to a refined and harmonious blending of soft illumination and decoration.

To meet this requirement there have been developed lighting fixtures from which the light is directly thrown wholly or in part against a light-colored ceiling, and reflected to the floor. In the semi-indirect fixture, the lamp is placed back of a bowl of ground or art glass, a small portion of the light coming through the glass to the floor, the rest being thrown upon the ceiling, to be



CHARLES W. MacMULLEN.

redistributed. The effect produced is that of a softened and thoroughly diffused light. The shadow projections are less pronounced and the visual depression of the observer reduced. The artistic quality of the illumination is heightened and a number of effects are made possible through varied designs of bowl. There is, of course, a loss in efficiency as compared with the direct lighting fixture.

### Semi-Indirect Lighting.

The light from a semi-indirect fixture can, however, be so effectively distributed that the actual increase in wattage for a given space need not be more than 25 per cent. to 50 per cent. greater than for direct lighting, in semi-indirect lighting the number of lamps per fixture may vary with the proportions of the bowl. With the high-intensity non-vacuum tungsten lamps, which will be referred to later, it is possible in many instances to use one lighting unit per fixture even in cases where large spaces are to be illuminated.

It is not easy to fix the relative proportions of the direct and indirect components of light from a semi-indirect fixture. It is usually considered that from 10 per cent. to 20 per cent. of the light should constitute the direct illumination, the remainder being cast upon the ceiling and redistributed. The obvious advantage of the semi-indirect design is that it combines the attractive features of direct lighting with the advantages of reflected distribution from the ceiling.

### Indirect Fixtures.

The indirect fixture as originally designed, allowed for no direct component of light. The increase in wattage required for the indirect fixture as compared with the direct for the same conditions, may run as high as 60 per cent., depending on the conditions. An opaque bowl entirely shuts off from view the light source. The interior of the bowl may be white porcelain enamel or silvered glass, the surfaces being so designed as to break up and diffuse the light which is cast on the ceiling. The characteristic effect produced by the indirect form of light is that of uniform illumination, the absence of brilliancy, and excellent diffusion which eliminates sharp shadows and the glare from glossy surfaces. This form of lighting lends itself to soft and restful effects.

The indirect lighting fixture has been criticized because of the dark under surface of the bowl, which stands out disproportionately black against the light on the ceiling. To meet such criticism the so-called Luminous-Bowl, indirect fixture has been produced. In this fixture, the bowl is designed with a metal band to which is attached a translucent glass bowl. If the light source is simply one tungsten lamp, its end-on light is utilized to illuminate the bowl, the opaque reflector being so designed as to include an opening for this purpose, directly under the lamp. If several lamps make up the light source, a separate opaque reflector is provided under each lamp and a single, small-wattage lamp is placed in a central position under these, to provide illumination for the bowl.

### Cove Lighting.

The success of this design draws attention to the fact that the gap between the semi-indirect and the indirect types is gradually closing. The possibilities and limitations of each form are being more clearly recognized and the conditions imposed by modern decorative standards cause the designer to lean now to one type and now to the other. Before leaving the field of indirect illumination, mention should be made of what is called cove lighting. The lamps in this case are concealed in a cove which runs around the room usually at the level of the cornice, the light being thrown from individual or continuous reflectors back of the lamps, to the ceiling of the room and thence to the floor. This design is applicable to a corridor or to a banquet hall.

The consumption of energy by an indirect light source is, other things being equal, greater than in the other forms of fixture. Approximations indicate that in the neighborhood of fifty per cent. or more of the light thrown on the ceiling is redistributed depending on the color of the ceiling. In allowing the necessary watts per square foot of floor area for indirect lighting, it is necessary to assume from .75 to 2.5 watts per square foot of floor area, the lower figure being suitable for lobby and corridor lighting, and the high figure applying to special display rooms. Owing to the collection of dust in the bowls, the semi-indirect and indirect fixtures should be cleaned at short intervals in order to avoid a material loss in efficiency of the reflecting surfaces.

### Non-vacuum Lamps.

A factor of considerable importance in the success of the most recent indirect or luminous bowl installations has been the use of the non-vacuum tungsten lamp. In seeking a remedy for the black deposit from the filament which forms on the inside of the tungsten bulb after it has burned for five or six hundred hours, manufacturers discovered that a lamp of large wattage with a concentrated filament could be burned at very high temperature and efficiency in a gas such as nitrogen, without perceptible disintegration of the filament. A lamp of this type will show a life of 1,000 hours with but a negligible deposit on the inside of the bulb. These lamps are now produced commercially in certain sizes from 200 watts to 1,000 watts and with efficiencies ranging from .8 watts per candle-power to .55 watts per candle-power. The filament of this lamp is so wound that the light is concentrated in a small space. The lamp

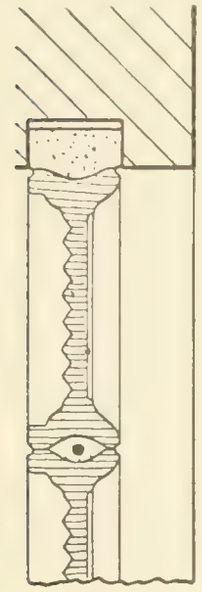
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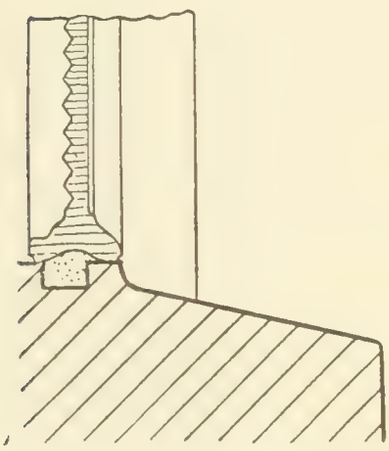
## USEFUL APPLIANCES

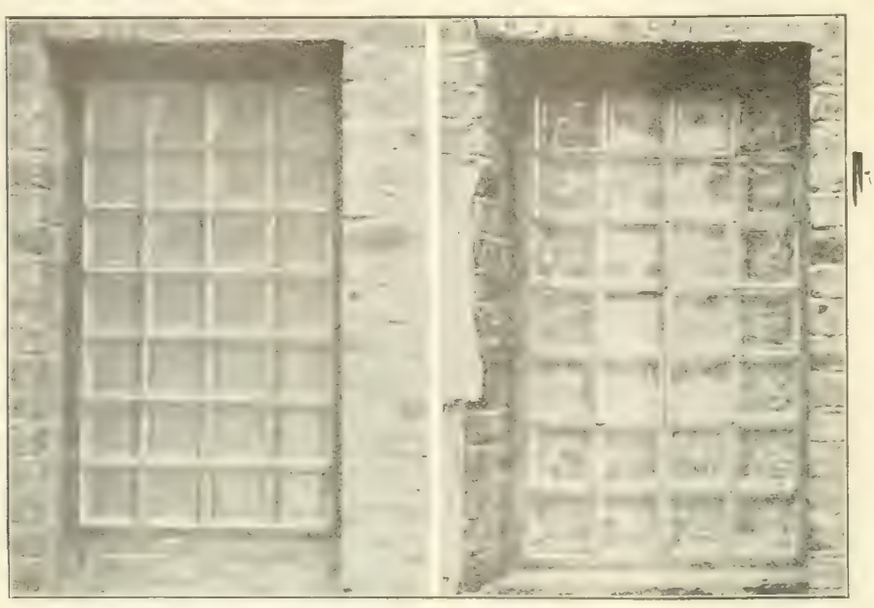
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### Fireproof Wall Windows.

WINDOWS that are fireproof in a larger sense than has generally been known in this country prior to the war are now being introduced by Frederick L. Keppler, 101 Park avenue. They are shown in the accompanying illustrations, one of which show the fire resistive ability of this system. One side indicates the window as installed and the other after a hot fire had been applied to it for a considerable period. It will be seen that there was no positive fracture of the glass, although it checked. It was not possible for the fire to penetrate this frame.

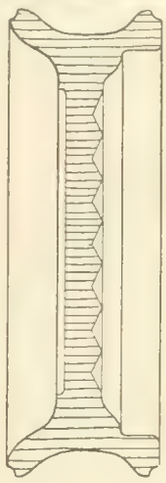




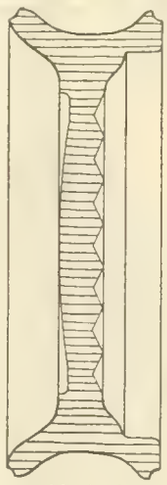


The system of glazing now being introduced here has been in actual practice for some time in Russia, Paris and Berlin. It has been installed in the Chase National Bank of this city, of which R. B. Bowles was architect. The principal somewhat resembles that employed in making ferro-glass sidewalk vaults, being built up with cement and reinforcing rods. The lights are translucent and admit a maximum of light, but it takes the idea and makes it into walls and partitions and even goes so far as to make floors of lofts light carrying. But the application of the idea in exterior window glazing is somewhat new, especially in congested districts where the fire-spreading hazard is particularly great.

The concrete in the window frame protects the iron and keeps it from warping, thus retaining the glass and gives full protection even under extreme conditions. At the same time more and better light is said to be obtainable because the glass plates are prismatic. The sketch shows how the light is intensified.



Smooth.



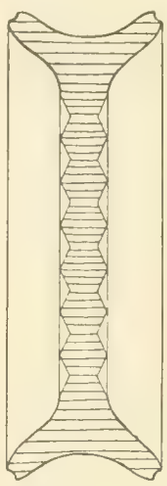
Vaulted curved one side.

### Tilting Base for Flagpoles.

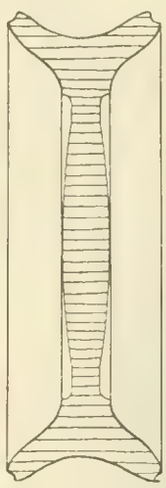
STEEPLE JACK services usually are costly and when the cloud-scraping job is done who is there to inspect the work to see how well it has been executed? With the idea in mind of saving this maintenance cost, a Chicago inventor has perfected a flagpole base that, counterweighted, permits the flagpole itself to be lowered and raised into position again with little effort. It has especial virtue in tall buildings where the danger is always great of high winds breaking off poles far above the sidewalk.

The socket is in two parts, bolted together so as firmly to clamp the butt of the pole for its entire length. It carries counterweights at its lower end, as stated, which are mounted by trunnions in the base which consists of a pair of castings. The pole is secured in vertical position by a flat bar running through holes in the socket and the base castings, and secured by a pin at the end and a key at the other. To lower the pole, the key is removed and the bar withdrawn, the pole being then readily swung down by hand. It can be secured in horizontal position if desired, to carry a flag in front of the building.

The device is made in several sizes, for poles 25 to 50 feet high, and weighs from 1,800 to 2,000 pounds. For a 40-foot pole, the side castings are 5 feet high, and the socket casting is nearly 6 feet high, with 3-inch trunnions and three sets of clamp bolts. The counterweights are cast-iron plates of suitable weight, bolted to the flat ends of the socket castings.



Diamonded.



Vaulted curved on both sides.

Considerable merit exists in the character of the base. It is so reinforced that the weight of the pole and the pull of the flag when aloft in a gale is perfectly distributed so that the anchorage is better and less destructive to the roof than rigid flagpole anchorages.

### INTERIOR ILLUMINATION.

(*Continued from previous page.*)

is an admirable auxiliary to the indirect fixture because of the concentration of large candle-power in a short filament.

It is not easy to lay down a set of rules governing the selection of fixtures for varying conditions of illumination. It is, however, possible to indicate some of the cases where the different types may be used to advantage. Direct lighting finds its greatest field of usefulness in loft buildings and in industrial work. The lighting of factories, of warehouses and yards, also highly localized work, such as printing, the lighting of show cases, garages and shops can be satisfactorily accomplished by the direct system. In general, direct lighting may be considered suitable in utilitarian surroundings, where the prime object is to secure highly efficient illumination.

The indirect forms of lighting find their use where aesthetic and decorative requirements are the deciding factors. Churches, department stores, hotels and clubs, theatres and the living rooms of residences offer a field for the indirect and semi-indirect light.

#### No Fixed Rule Can Apply.

A decision as to the use of semi-indirect or indirect is not easily reached by the application of a general rule. The conditions surrounding each case must determine the question. It can be said, however, that the indirect fixture with opaque bowl may be used with propriety for the illumination of churches where subdued light is desired, also in class rooms, draughting rooms and places where decorative display is not essential. The semi-indirect and the luminous bowl fixtures meet the demand for the lighting of theatres, fine department stores, hotels, clubs, places where there is a need for artistic effects with the impression of cheerful illumination.

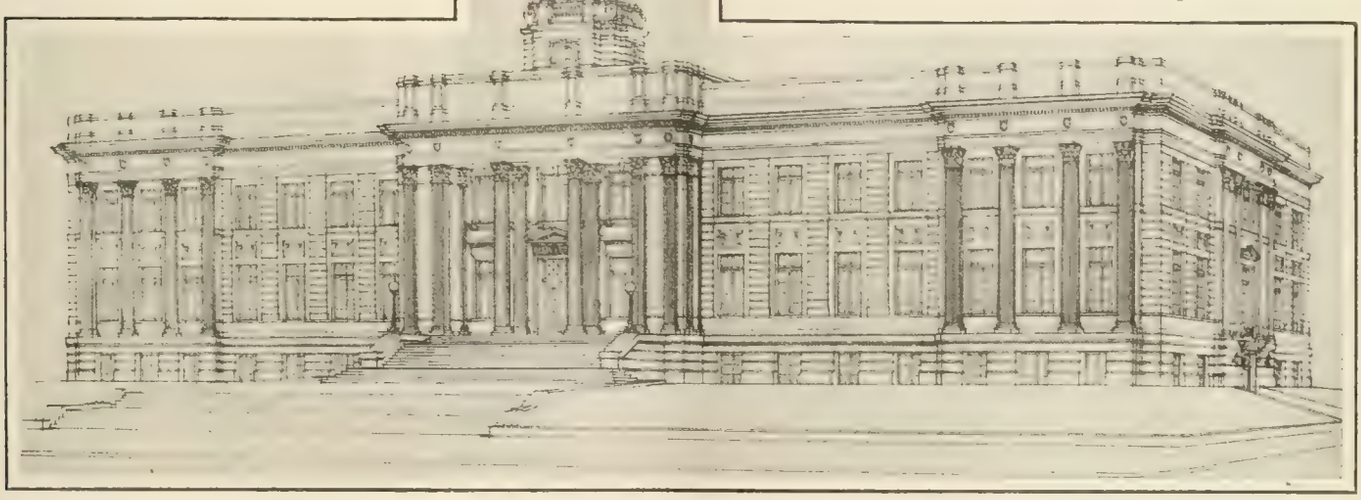
There is every reason to anticipate great advance in future interior lighting for there is today an appreciative realization by the architect and the owner of the results secured by the illuminating engineer. They have encouraged the expert and are co-operating with him, which should bring valuable results.

# CURRENT BUILDING OPERATIONS

## New City Hall Project, at Bayonne, N. J., to be Thoroughly Modern Structure, Involving Cost of About $400,000

BAYONNE as a community is growing rapidly and many improvements of different types, both public and private, have recently been completed, or are contemplated for the near future. The business activities of the city have completely outgrown the present facilities of the old City Hall and has made necessary the erection of a new and modern home for the city government and its various branches and departments.

John H. and Wilson C. Ely, architects, Fireman's Building, Newark, N. J., have been retained to prepare plans and specifications for the proposed new Municipal Building. Their preliminary plans were approved some time ago by the City Hall Commission, D. J. Murphy, president. It is proposed to erect this building within an appropriation of $400,000, which has already been voted upon and approved. Bayonne's new Municipal Building will occupy the block front on Avenue C, between 27th and 28th streets. The general dimensions of the plot allow for the recessing of the building on the front and both sides and affords ample space for lawns and landscape effects. The structure will be set back about seventy-five feet from the building line on Avenue C and will leave about thirty feet in both the 27th and 28th street sides.



PROPOSED CITY HALL FOR BAYONNE, N. J. John H. & Wilson C. Ely, Architects.

According to the preliminary plans the structure has been designed in strict accordance with the modern school of classic architecture and without excessive ornamentation of the facades, which will be faced with Indiana limestone or white marble. Much space, in the facades, has been devoted to windows, thus assuring an abundance of natural light and ventilation. To the general proportions of the building have been given much thought, with the fundamental idea of obtaining a thoroughly symmetrical treatment. The structure, rectangular in form, covering a plot 200 x 80 feet, will be two stories and basement in height, with a central clock tower. In general, the arrangement of the building consists of a central lobby, from which branch corridors lead to the different departments and business offices. Especial attention has been given to the location of each division or sub-division of the various departments, making them readily accessible to both employees and citizens. The stairway is centrally located and the elevator so placed that all departments may be reached with the utmost dispatch.

The basement contains quarters for the Board of Health, Poor Master, Playground and Park Commissioner, Sealer of Weights and Measures, and the Department of Water Supply, the Document room, storage, boiler, pump, and engine rooms, coal bunkers and public toilet rooms. The first story is devoted mainly to the administration departments of the city government, the business of which largely requires direct contact with the general public. The offices of the Collector of Revenue have been placed on the left of the main entrance, thus furnishing them with the best facilities for the entrance and exit of those having business in that office. The Tax Assessor's department is located in close proximity to the office of the Revenue Collector. The offices of the Comptroller have been placed at the north corner of the building, and the Treasurer's offices have been located so as to be as convenient as possible for the rapid transaction and administration of the city's finances. On this floor also have been placed the offices of the Water Department, the Building Department, Board of Education, and the City Engineer.

Upon the second floor the space is almost exclusively devoted to the executive and legislative branches of the city government. The Mayor's offices have been given the most important position and consist of large and well-lighted administrative and clerical offices with entrances from the main lobby. Directly adjacent to these and on the right are the quarters of the law department, with a private lobby, providing direct communication between the City Council Chamber and the office of the Mayor. The Excise Commissioners and the City Clerk have offices in the southwest corner of this floor, with ample fireproof vault space for storage of books, records and other documents. The north end of this floor is devoted exclusively to the legislative branch of the city government and consists of a large chamber and other necessary rooms for the deliberations of the Common Council. The District Court, with Judges' room, jury rooms, clerk's room, toilet rooms, etc., occupy the south end of this floor. The court and other assembly rooms have ceiling heights of fifteen feet and are particularly well ventilated and lighted. There will be one electric elevator, which will operate from the basement to the top floor.

## SUBWAY PROGRESS.

### How the Work Stands on Various Contracts—19,000 Men Employed.

There are now 19,223 men employed by the contractors for the Dual System. The construction work to be done by the city is divided into 83 contract sections. The report shows that contracts have been awarded for 64 of these sections, leaving only 19 yet to be awarded. The total contract prices of the 64 sections on city-owned lines already let is $146,253,346.59. In addition, the Interborough Rapid Transit Company has under way the third-tracking of the Manhattan and Bronx elevated lines, which, it is estimated, will cost from $8,000,000 to $10,000,000; and the New York Municipal has under way elevated third-tracking and extension contracts involving about $6,000,000, so that the grand total of work now going on in different parts of the Dual System involves an expenditure of about $162,000,000 contracted for up to date.

The commission is now advertising for bids for two additional contracts, one for the construction of Section No. 4 of Routes Nos. 4 and 36, a part of the Broadway subway lying in Seventh avenue between 51st and 59th streets, and the other for the reconstruction of the DeKalb avenue station on the Fourth avenue subway in Brooklyn. Bids for the former will be opened December 11 and for the latter on December 1. It is expected that two or three additional contracts will be advertised before the close of the year.

Last year the disbursements by the city to contractors on this work averaged about $1,600,000 per month. The average is now about $2,000,000 per month, and for the next year it is estimated payments will run from $2,500,000 to $3,000,000 per month.

### Status of Work.

Lexington Avenue Line.—Contracts for the work north of 53rd street were awarded two or three years ago and the work on these sections is from 80 to 95 per cent. completed. The stretch from 43rd to 53rd street was awarded

last July and the diagonal station connection across 42nd street in September last.

Jerome Avenue Line.—The subway section is 98 per cent completed. The elevated section has been under contract only since last winter, and the two contracts are respectively 18 and 16 per cent. completed.

White Plains Road Line.—A three-track elevated railroad, all under contract, and on its two sections work was begun respectively last December and last March. The former section, which is the northerly one, is 29 per cent., and the other 7 per cent. completed.

Southern Boulevard Line.—The underground portion is all under contract, and that part south of 147th street is 39 per cent. completed. The contract north of 147th street is 20 per cent. completed.

Seventh Avenue Line.—This line is entirely under contract. The different sections range from 3 to 37 per cent. completed.

Queens Lines.—Two separate lines of elevated railroad are being constructed in Queens for operation by the Interborough, but with trackage rights also for the New York Municipal Railway Corporation. They begin at the Queens end of the Queensboro Bridge, one running north through Second avenue to Ditmars avenue, Astoria, and the other northeasterly through Queens Boulevard and Roosevelt avenue to Alburtis avenue, Corona. The commission has agreed to extend the latter line to Main street, Flushing, as soon as the Board of Estimate can supply funds for the work. The Astoria and Corona lines are both under contract and well advanced toward completion. The structure on the former is entirely up and the work on the Corona line is about 84 per cent. completed. This line is 20,650 feet long, and the structure will be of reinforced concrete for 4,271 feet in Queens Boulevard.

### Company-Owned Lines.

All the preceding lines are to be owned by the City of New York. In addition the Interborough Company will build at its own expense third tracks on the Second, Third and Ninth avenues elevated lines, an extension of the Second avenue elevated to connect with the Queensboro Bridge and the new lines in Queens, an extension of the Ninth avenue line from 155th street across the Harlem River and through 162nd street to the new line in Jerome avenue, and an extension of the Third avenue line from its present terminus through Webster avenue and Gun Hill Road to a junction with the new elevated road in White Plains Road. The contract has been let for the third-tracking work, which has been going on for several months. The company is now employing more than 1,600 men on this work. The contract calls for its completion in August, 1915. The company has submitted to the Public Service Commission a contract which it proposes to make for the construction of the extensions above named, but this contract has not yet been approved by the Commission.

### New York Municipal Lines.

Broadway Line, Manhattan.—The line is entirely under contract with the exception of the stretch in Broadway and Seventh avenue between 38th and 59th streets.

## AMERICAN ARCHITECTS.

### Annual Meeting of the Institute at Washington—The Octagon House.

Washington.—Urgent recommendations for the complete restoration and preservation of Octagon House were made by the house committee Wednesday morning at the opening session of the forty-eighth annual convention of the American Institute of Architects, held in the ballroom of the Shoreham Hotel. In its report the committee stated that the property is in a poor condition.

### Officers Elected.

The report of the committee on the nomination of officers showed the choice of the following, who were subsequently voted on: R. Clipston Sturgis, Boston, president (re-elected); Thomas R. Kimball, Omaha, first vice-president (re-elected); D. Knickerbocker Boyd, Philadelphia, second vice-president; Burt L. Fenner, New York, secretary, and J. L. Mauran, St. Louis, treasurer (re-elected).

The gold medal of the institute was presented to Jean Louis Pascal, in absentia, at 8.30 o'clock Thursday night, at the annual banquet, at the Pan-American Union Building. The French ambassador, Jules J. Jusserand, received the medal, in the absence of Mr. Pascal. Among those who made addresses were Secretary Bryan, Charles S. Hamlin of the Reserve Board and Charles A. Prouty.

## MECHANICAL ENGINEERS.

### Meeting of the American Institute a Notable Professional and Social Event.

The thirty-first annual meeting of the American Society of Mechanical Engineers was held in the Engineering Society Building, 29 West 39th street, December 1 to 4, inclusive. The attendance was large. The programs prepared for each day were both interesting and instructive, and the social events held in connection with this convention were well attended.

The first session was held in the auditorium at 8.30 p. m., Tuesday, and opened with an address by James Harkness, president of the society, his subject being "The Human Element, the Key to Economic Problems." This address was followed by the report of the tellers of election of officers which was followed by the introduction of the president-elect, John A. Brashear, of Pittsburgh. An informal reception was held after the opening session to the president, president-elect, ladies, members and guests of the society.

The first business meeting was held in the auditorium at 10 a. m., Wednesday, which was followed by a professional session at which a number of interesting papers were read. At the afternoon session papers were read by H. L. Gantt, on "Measuring Efficiency;" C. B. Auel, "Standardization in the Factory;" George I. Orvin, "Operation of Grinding Wheel in Machine Grinding;" P. F. Walker and W. J. Malcolnson, "Friction Losses in the Universal Joint." On Wednesday afternoon the ladies' committee held a reception and The Dansant in the rooms of the society from 4 to 6 p. m., which was well attended by the members and their guests.

The chief feature of the Wednesday evening session in the auditorium was the award of the John Fritz medal to Prof. John F. Sweet, honorary member and past president of the society. Addresses were made by Dr. James Douglas, honorary member and past president of the American Society of Mining Engineers, and Dr. S. W. Stratton, director of the Bureau of Standards. Thursday, December 3, a public service session was held in the auditorium at 10 a. m. The opening address at this session was made by Hon. John Purroy Mitchel. Henry Bruere spoke on "The Future of the Police from an Engineering Standpoint." Andrew Carnegie was also a speaker.

Papers were read by Morris L. Cooke, on "Some Factors in Municipal Engineering," Edward Flad, and C. E. Drayer.

At 1 p. m. Mrs. Harrington Emerson acted as hostess at a luncheon which was held at the Hotel Astor in honor of the visiting ladies. At 2 o'clock the second part of the public service session was continued, at which papers were read by Frederick W. Ballard, on "The Cleveland Electric Light Plant;" George S. Webster, on "The Handling of Sewer Sludge;" Clyde Dyndon King, on "Municipal Service in Germany," and Sanford E. Thompson, on "Cleaning Filter Sands."

Thursday evening at 7 p. m. a dinner-dance which was the main social event of the meeting was held in the grand ball room of the Hotel Astor, and the last professional session of the meeting Friday evening reunions were held by the Engineering Alumni of Brown University, Cornell University, Kentucky State University, Massachusetts Institute of Technology, Yale University and other colleges and schools.

### Bronx Institute and Free School.

The Young Folks Circle of the Bronx and Forest Avenue Synagogue, of which Charles A. Miller, vice-president of the synagogue, is in charge, is having plans prepared by B. H. & C. N. Whinston, 148th street and Third avenue, for a Bronx Hebrew institute and free school, to be erected in the Bronx, exact location for which has not been selected. The building will be of fireproof construction, five stories in height, 50x100 feet, and cost about $50,000. It is undecided just how soon operations will be started.

### A. C. & H. M. Hall to Build.

The Riverside Drive Realty Company, A. C. & H. M. Hall, 2789 Broadway, owners of the block front on the east side of Broadway, between 133d and 134th streets, expect to start work shortly on a nine-story fireproof storage warehouse, covering the entire plot. Each compartment will be fireproof, thoroughly ventilated and there will be a complete vacuum system in use so that all articles will be thoroughly cleaned before being stored, as well as disinfected.

### Mrs. W. K. Vanderbilt, Jr., to Build.

Mrs. W. K. Vanderbilt, Jr., of 666 Fifth avenue, Manhattan, is having preliminary plans prepared by John R. Pope, 527 Fifth avenue, Manhattan, for a timber and stone residence, 2½ stories in height with dimensions of 35x75 feet, to be erected at Westbury, Long Island, at a cost of approximately $60,000. Definite details have not been decided, although it is expected that bids will be received by the architect from a selected list of contractors about December 10.

### Disposal Plant at Great Neck.

The Watson Engineering Company, of 38 West 32d street, Manhattan, has preliminary plans in progress for a new sewerage system and disposal plant to be erected by the Great Neck Sewerage Commission at Great Neck, L. I., at a cost of $150,000. Further details are not available at this time, but it is expected that work will be undertaken by spring. Officers of the commission are J. Gillier, chairman; G. H. Kenahan, treasurer, and Benj. L. Coffin, secretary, all of Great Neck.

### Nine-Story Warehouse in 107th St.

Wortmann & Braun, of 114 East 28th street, have been selected architects for a nine-story fireproof warehouse and garage structure to be erected in the south side of 107th street, 225 feet west of Columbus avenue, for the Chelsea Storage Warehouse Company, of which Louis Shram, 426 West 26th street, is president. The building will cover a plot 100x100 feet.

### Astor Estate Plans Uptown Store.

The Estate of W. W. Astor, 23 West 26th street, Manhattan, is having plans prepared privately for a two-story brick and limestone store building, 50x100 feet, to be erected at the southeast corner of Broadway and 92d street. The general contract will be awarded to John J. Downey, Inc., of 410 West 34th street.

### To Improve Brooklyn Block.

The Kraslow Construction Company, 188 Montague street, will improve the square block bounded by 63d and 64th streets, 21st to 22d avenues, Brooklyn, with apartment and store buildings. Plans will be prepared by Cohn Brothers, of 361 Stone avenue, and work will be started by Spring.

### 72d Street and Lexington Avenue Hotel.

The 137 East 72d Street Corporation, care of Van Wyck Thorne, 150 Broadway, contemplates the erection of an apartment hotel at the northwest corner of 72d street and Lexington avenue. No plans have yet been prepared.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN.—Frank Grossbard, proprietor of Somers Hall, contemplates the erection of an addition to the hall at 126 Rockaway av. No architect selected. Cost, about $15,000.

ROCKVILLE CENTRE, L. I. The Board of Education, W. T. Corbett, chairman, is ready to receive competitive sketches, which will close December 10, for a brick school to be erected here to cost about $40,000.

BRONXVILLE, N. Y.—Samuel Potter, Cassilis av, Armour Villa Park, Bronxville, contemplates the erection of a residence at Armour Villa Park to cost about $8,000. No architect selected. Project will probably go ahead about February 1.

MAYVILLE, N. Y.—The Town of Mayville, Pratt E. Marshall, superintendent of schools, Sherman, N. Y., contemplates the erection of a high school here. No architect selected.

CHATHAM, N. Y.—Henry O'Brien, Payne av, contemplates rebuilding the residence on Payne av recently destroyed by fire. No architect selected.

BINGHAMTON, N. Y.—Sons of Israel, S. A. Friedlander, care of Lion Store, 127 Clinton st, chairman of building committee, contemplates the erection of a 1-sty. brick synagogue and school at 73 Susquehanna st, to cost between $15,000 and $18,000. No architect selected.

KINGSTON, N. Y.—De Mork O'Meara, 574 Broadway, Kingston, contemplates the erection of a residence at Broadway and Delavan av. No architect selected.

UTICA, N. Y.—Henry and Arthur J. Lux, proprietors of the Alhambra Theatre, 108 Bleecker st, contemplates the erection of a brick moving picture theatre at Oneida Square. No architect selected.

ENDICOTT, N. Y.—The Board of Education of the Towns of Endicott and Union, George J. Ames, Endicott, president, contemplates the erection of a 2-sty brick and steel grade school, to cost between $15,000 and $20,000. No architect selected.

AUBURN, N. Y.—The Board of Education of Auburn, Henry D. Hervey, this place, superintendent, contemplates the erection of a new high school building to accommodate 2d, 3d and 4th years' classes. Nothing definite has been decided.

ELBERON, N. J.—The Elberon Hotel, care of Harry Smith, of T. P. Howell & Co., New st, Newark, contemplates rebuilding the Elberon Hotel on Ocean av. No architect selected.

ALBANY, N. Y.—The City of Albany Board of Contract & Supply, Isadore Wachsman, secretary, City Hall, contemplates the erection of a brick police station. No architect selected.

BINGHAMTON, N. Y.—St. Joseph's R. C. Church, Rev. Father J. J. McLoughlin, 9 Leroy st, temporary pastor, contemplates the erection of church here. No architect selected.

HANNIBAL, N. Y.—C. A. Cox, Hannibal, N. Y., contemplates the erection of a 1-sty cement block garage, 30x60 ft. No architect selected.

ALBANY, N. Y.—St. John's German Evangelical Lutheran Church, Rev. Oscar Krauch, pastor, 166 Central av, contemplates the erection of a 2-sty brick and stone parish hall in Robin st, near Central av, to cost about $30,000.

CORTLAND, N. Y.—The Board of Education of Cortland, J. R. French, city clerk, 19 Main st, Cortland, is receiving competitive sketches for a 2-sty brick and stone school at District 5, to cost about $20,000.

NEWARK, N. J.—The Consolidated Cork Specialty Co., on premises, contemplates the erection of a manufacturing plant of reinforced concrete construction, probably 2-stys in height, 100x150 ft., at 43 Barbara st, to cost between $100,000 and $150,000. No architect selected.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN (sub).—The Hudson View Construction Co., Henry Friedman, president, 189 Broadway, owner and builder, is taking bids on carpentry for three apartments in the north side of 160th st, west of Fort Washington av, from plans by Harold L. Young, 1204 Broadway. Total cost, about $430,000.

CHURCHES.

RIDGEFIELD PARK, N. J.—Bids will close about January 1 for the 1-sty church and 2-sty school at Mount Vernon st, for St. Francis R. C. Church, Rev. John M. McDonald, rector, 114 Mt. Vernon st. F. J. Schwarz, 113 Ellison st, Paterson, N. J., architect. Cost, about $30,000.

ELMHURST, L. I.—Frank A. Collins, 24 Locust st, Flushing, architect, is taking bids for alterations to the brick and stone church at the Queens blvd and Weimer st, for the First Presbyterian Church of Newton, L. I. F. D. Simonson, Elmhurst, architect.

DWELLINGS.

MANHATTAN.—Louis E. Jallade, 37 Liberty st, architect, is taking tentative bids for a 1-sty addition to the residence at 118 East 70th st, to cost about $8,000.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, Newark, architect, is ready for bids for a 3-sty brick residence, 27x65 ft., at 184 Clinton av, for Dr. Maurice Asher, 19 Court st, Newark. Cost, about $18,000.

BRONXVILLE, N. Y.—Dr. J. Roswell Hasbrouck, 171 West 71st st, Manhattan, owner, is taking bids for a 2½-sty stone residence, 70x20 ft., at Dellwood rd, from plans by Herbert Godwin, 4 East 39th st, Manhattan. Cost, about $15,000.

HACKENSACK, N. J. L. S. Beardsley, 38 West 32d st, Manhattan, architect, is taking bids on general contract for a 2½-sty hollow tile and stucco residence at the corner of Union and Berry sts for Henry Eckerson, president Jersey City Dairy Co., Atlantic st, Hackensack. Cost, about $22,000.

FACTORIES AND WAREHOUSES.

PASSAIC, N. J.—Morris & David Levine, 114 Columbia st, Passaic, owners, are taking bids for a 1-sty brick storage and grain elevator at the corner of Monroe st and Dayton av, from plans by A. Preiskel, Hobart Trust Co. Building, Passaic. Cost, about $10,000.

LONG ISLAND CITY.—Plans are being figured for the 4-sty reinforced concrete lithographing factory in the south side of Meadow st, from Pearson st to Anable av, for the Degnon Realty & Terminal Improvement Co., 30 East 42d st, Manhattan, Michael J. Degnon, president. Breet Lithographing Co., 613 West 129th st, Manhattan, lessee. William Higginson, 13-21 Park Row, Manhattan, architect.

LONG ISLAND CITY.—The Standard Oil Co. of New York, Pratt Works, Blissville, L. I., owner, is taking bids on general contract for a 3-sty brick and steel storage building, 376x90 ft., in the south side of Duryea st and Newton Creek, from private plans. Cost, about $125,000.

MUNICIPAL WORK.

MANHATTAN.—The U. S. Government, Navy Department, H. R. Stanford, Washington, D. C., owner, is taking bids to close at 11 a. m., Dec. 19, for the reinforced concrete, wood piling, Pier C, 650x80 ft., at the N. Y. Navy Yard, from private plans. Cost, about $150,000.

BROOKLYN.—The City of New York, Department of Water Supply, Gas and Electricity, William Williams, commissioner, is taking bids, to close December 11 at 2 P. M., for transporting and re-erecting one boiler in the Woodhaven pumping station and one in Agawan pumping station with new stacks, piping and other appurtenances.

HOBOKEN, N. J.—Bids will close Dec. 9 for the 3-sty fire house at the northeast corner of Jefferson and 2d sts, for the City of Hoboken, Martin Cooke, City Hall, Hoboken, mayor. Briscoe & Fagan, 95 River st, architects. Cost, about $25,000.

NORTH PLAINFIELD, N. J.—The Borough of North Plainfield, Jas. T. MacMurray, clerk, Council Chamber, 149 North av, Plainfield, is taking bids on separate contracts for a sewerage system here to cost about $200,000. George W. Fuller, 170 Broadway, Manhattan, engineer.

PUBLIC BUILDINGS.

MANHATTAN.—The City of New York Armory Board, John P. Mitchel, Mayor, is taking bids, to close December 16, at 2.30 P. M., for plumbing work in the 12th Regiment Armory at 62d st and Columbus av.

ST. GEORGE, S. I.—Bids will close December 22 at 12 m. for the general construction of a 4-sty additional county court house in DeKalb, Wall, Stuyvesant, Jay and Hamilton sts for the City of New York, Chas. J. McCormack, presi-


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*Plans Figuring, Continued.*

dent Borough of Richmond. Carrere & Hastings, 225 5th av, Manhattan, architects. Cost, about $350,000.

SCHOOLS AND COLLEGES.

MARCELLA, N. J.—Bids will close December 16 at 7 p. m. for the general construction of the 1½-sty frame school here in Morris County for the Board of Education of the Township of Rockaway, County of Morris. O. Winfield Hall, district clerk, Town Hall, Rockaway, N. J. J. J. Vreeland, Jr., 16 West Blackwell st, Dover, N. J., architect. Cost, about $5,000.

PLAINFIELD, N. J.—Bids will close December 9 at 8 p. m. for the 2-sty brick school on Evergreen av for the Board of Education of the City of Plainfield. B. Van D Hedges, secretary. Wilder & White, 50 Church st, Manhattan, architects. R. D. Kimball Co., 15 West 38th st, Manhattan, heating and ventilating engineers. Cost, about $125,000.

STABLES AND GARAGES.

BROOKLYN.—W. B. Wills, 1181 Myrtle av, architect, is taking bids for a 1-sty brick garage, 50x125 ft., in the east side of Logan st, 69 ft. south of Etna st, for Walter W. Dodd, 117 Shepard av, owner and lessee. Cost, about $12,000.

RYE, N. Y.—S. E. Gage, 28 East 49th st, Manhattan, architect, is taking bids for a 2-sty brick garage, 21x50 ft., for William J. Tingue, 118 East 25th st, Manhattan.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Howell & Howell, 1182 Broadway, architects, are taking bids for alterations to the department store at the southwest corner of 6th av and 31st st, for store and loft purposes. Mahler Bros., on premises, owners; Bernhard Jacobson, president. Cost, about $20,000.

MANHATTAN.—The N. Y. Telephone Co., Union N. Bethell, president, 15 Dey st, is taking bids on general contract for alterations to the telephone building at 346-352 West 17th st, from plans by E. A. Munger, care of owners. Cost, about $20,000.

MANHATTAN.—The Libman Contracting Co., 126-132 West 46th st, is figuring the general contract for converting the old Stern store in 23d st into a market building from plans by Starrett & Van Vleck.

LONG ISLAND CITY.—Dr. Julius Bierwith, Beech st, owner, is taking bids for a 2-sty brick drug store and residence, 20x91 ft., on the Boardwalk, near Riverside Boulevard, from plans by Kirby & Petit, 103 Park av, Manhattan. Cost, about $10,000.

THEATRES.

JERSEY CITY, N. J.—C. H. Ziegler, 75 Montgomery st, architect, is taking bids on general contract for a 1-sty brick moving picture theatre on Duncan av, near Westside av, for John McCluskey, care of architect. Cost, about $10,000.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 6-sty apartment, 44x93 ft., at 144-146 West 19th st for Chas. I. Weinstein Realty Co., 17 West 120th st, to cost about $50,000.

THOMPSON ST.—L. A. Sheinart, 194 Bowery, has completed plans for a 6-sty tenement at 101-103 Thompson st for the Thompson Construction Co., 226 Lafayette st. Cost, about $40,000.

10TH AV.—Otto Reissmann, 147 4th av, has completed plans for alterations to two 5-sty tenements 628-30 10th av for Golda Kaufman, 628 10th av.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, have completed plans for alterations to the 12-sty apartment at the southeast corner of 116th st and Riverside Drive for the Collosseum Realty Corp., 601 West 115th st.

HOSPITALS AND ASYLUMS.

MADISON AV.—Figures will probably not be called until the early part of 1915 for the four hospital buildings at Madison to 5th avs, and 99th to 100th sts, for the Mount Sinai Hospital, 5th av and 100th st, George Blumenthal, president. Arnold W. Brunner, 101 Park av, architect. C. W. Knox, 101 Park av, electric engineer. Nygren, Tenny & Ohmes, 101 Park av, steam engineers.

WARD'S ISLAND, N. Y.—Lewis F. Pilcher, Capitol, Albany, is preparing working drawings for a hospital to accommodate 200 patients for the State Hospital Commission, J. H. B. Hanify, Capitol, Albany.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education November 30 for installing electric elevator in P. S. 62. Gurney Elevator Co. low bidder at $5,425.

STORES, OFFICES AND LOFTS.

3D ST.—C. B. Meyers, 1 Union Square, is preparing plans for converting the theatre at 15-17 East 3d st into a store and loft building for Levy & Herzog, 220 Broome st, owners, who will take bids on separate contracts. Cost, about $12,000.

25TH ST.—Louis A. Sheinart, 194 Bowery, has completed plans for a 9-sty loft building, about 80x100 ft., at 235-243 West 25th st, to cost about $140,000.

5TH AV.—Housewreckers started work on Thursday demolishing the old Vanderbilt House at the southeast corner of 5th av and 40th st, which is to be replaced with the new store for Arnold, Constable & Co., from plans by T. Joseph Bartley, 15 Broad st, illustrations of which appeared in issue of October 5.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

COLLEGE AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for four 5-sty apartments, 36x78 ft., at the southwest corner of College av and 168th st. Bids will be received about Dec. 8. Cost, about $140,000.

MORRIS AV.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for ten 5-sty apartments, 39x72 ft., on the east side of Morris av, 95 ft. south of 169th st, for A. J. Schwarzler, builder, 1340 Brook av, owner. Also two apartments at the southwest corner of Morris av and 168th st. Bids will be received about Dec. 8. Total cost, about $430,000.

SCHOOLS AND COLLEGES.

MARION AV.—John J. Van Pelt, 381 4th av, architect, will take bids on general contract about December 9 for the 4-sty brick school on the ease side of Marion av, 98 ft. south of Fordham rd, for the Church of Our Lady of Mercy, Rev. Father P. N. Breslin, 2486 Marion av. Cost, about $100,000.

### Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

LIBERTY AV.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 50x90 ft., at the southwest corner of Liberty and Christopher avs for A. Koeppel, 608 Stone av, owner and builder. Cost, about $25,000.

NOSTRAND AV.—Laspia & Salvati, 525 Grand st, are preparing plans for eight 3-sty apartments on the west side of Nostrand av, near Sterling st, for the T. & B. Leslie Construction Co., Thos. Leslie, president, 1592 President st, owner and builder. Cost, about $4,500 each.

15TH AV.—Maxwell A. Cantor, 373 Fulton st, Brooklyn, is preparing plans for six apartments on the east side of 15th av, from 42d to 43d sts, for the J. J. Lack Construction Co., owner and builder. Cost, about $120,000.

DWELLINGS.

92D ST.—Chas. Mele, 37 Liberty st, is preparing plans for six 2-sty brick residences, 20x50 ft., at the southeast corner of East 92d st and Av K, to cost about $4,500 each.

63D ST.—B. F. Hudson, 319 9th st, is preparing plans for five 2-sty frame residences, 15x65 ft., at the northwest corner of 63d st and 16th av, for August Wieden, R. F. D. No. 1, Paterson, N. J., owner and builder. Cost, about $15,000.

CONEY ISLAND AV.—B. F. Hudson, 319 9th st, is preparing plans for five 2-sty brick residences, 18x36 ft., on the south side of Coney Island av, 25 ft. east of Greenwood av, for William Schuhman, 239 East 5th st, owner and builder. Cost, about $15,000.

HOSPITALS AND ASYLUMS.

6TH ST.—Frank Helmle, 190 Montague st, is preparing plans for a brick nurses' home in 6th st, near 8th av, for the Methodist Episcopal Hospital on premises, Rev. J. M. Buckley, president. Cost, about $150,000.

MISCELLANEOUS.

BROOKLYN.—Bids were received by the City of New York Public Service Commission for the 1st district, Edw. E. McCall, chairman, for the Brooklyn division of the tri-borough subway. Alfred Craven, 154 Nassau st, chief engineer. B. J. Arnold, 154 Nassau st, consulting engineer. Samuel Beskin, 277 Broadway, low bidder at $134,085.

### Queens.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids November 30 for the general construction and for plumbing and drainage of a portable school at Kew Gardens. For item 1, general construction, The Consolidated Cont. Co. low bidder at $4,043, and for item 2, sanitary, D. L. Delaney, Inc., at $956.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, Long Island City, is preparing revised plans for a 1-sty brick shop, 50x100 ft., at the northeast corner of Ridge st and Sherman st, for J. Kleine Steel & Iron Works, 82 Broadway.

### Nassau.

STABLES AND GARAGES.

LAWRENCE, L. I.—Maximilian Zipkes, 405 Lexington av, Manhattan, has been commissioned to prepare plans and specifications for three garages and living quarters for caretakers, including a 2-sty and stucco building, 30x70 ft., for David Weingerten, of this place. Architect will have charge.

### Suffolk.

HOSPITALS AND ASYLUMS.

CENTRAL ISLIP, L. I.—Lewis F. Pilcher, Capitol, is preparing sketches for the construction of an extension, 40x80 ft., to the laundry at the State Hospital Commission, Capitol, Albany. J. H. B. Hanify, secretary. Cost, about $20,000.

### Westchester.

PUBLIC BUILDINGS.

YONKERS, N. Y.—Working drawings are in progress for the 2-sty armory, 120x150 ft., at North Broadway and Quincy pl for the New York State Armory Commission, Franklin W. Ward, 174 State st, Albany, owner. Lewis F. Pilcher, Capitol, Albany, N. Y., State architect. Cost, about $100,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

96TH ST. (Sub.)—The Rapp Construction Co., 30 East 42d st, has received the contract for reinforced concrete arches for the 13-sty apartment house northeast corner of 96th st and West End av. Essie Construction Co., Marcus Brown, president, builders. Schwartz & Gross, 347 5th av, architects.

DWELLINGS.

EAST ELMHURST, L. I.—George Robinson & Son, 121 Linden st, Yonkers, have received the general contract to erect a 2½-sty frame residence, 20x36 ft., in the east side of Bay 5th st, 100 ft. north of Columbus Boulevard, for E. F. Raiford, 92 Park av, Manhattan. Smith & Ross, 15 East 40th st, Manhattan, architects. Cost, about $5,000.

CLINTON CORNERS, N. Y.—Rogers & Blydenburgh, Babylon, L. I., have received the general contract to erect a 2½-sty frame residence at Dutchess County for J. Griswold Webb, 149 Broadway, Manhattan. Edward Burnett, 11 East 24th st, Manhattan, architect. Cost, about $30,000.

KEW GARDENS, L. I.—J. V. Williams, Kew Gardens, has received the general contract to erect a 2-sty brick residence and garage, 33x62 ft., at the northwest corner of Beverly rd and Richmond Hill av for R. L. Reeves, care of architect, Penna. Station. N. M. Woods, Marbridge Building, 47 West 34th st, Manhattan, architect. Cost, about $14,000.

FACTORIES AND WAREHOUSES.

HARRISON, N. J.—Salmond Bros.' Co., 526 Elm st, Arlington, N. J., has received the general contract to erect a 2-sty reinforced concrete factory, 50x100 ft., at 3d and Sussex sts, for the Calculagraph Co. of New Jersey, 9 Maiden Lane, Manhattan, Henry Abbott, president. Charles P. Baldwin, 45 Clinton st, Newark, architect. Cost, about $20,000.

HALLS AND CLUBS.

LONG BEACH, L. I.—George A. Fuller Co., 111 Broadway, Manhattan, has received the general contract to erect a clubhouse and links for the Lido Corporation, care of Rudolph Hecht, of Sweet & Co., 34 Pine st, Manhattan. Cross & Cross, 10 East 47th st, Manhattan, architects. Westinghouse, Church, Kerr & Co., 37 Wall st, Manhattan, steel engineers.

YONKERS, N. Y.—George T. Kelly, 20 John st, Yonkers, has received the general contract to erect a 6-sty brick Y. M. C. A. building, 148x75 ft., at the southwest corner of Riverdale av and Hudson st for the Young Men's Christian Association, Alfred Bunker, president. George H. Chamberlain, 18 South Broadway, architect. Shattuck & Hussey, 19 South La Salle st, Chicago, consulting engineer. Cost, about $100,000.

SCHOOLS AND COLLEGES.

PASSAIC, N. J.—The Schaefer Construction Co., 5 West 31st st, Manhattan, has received the general contract; Alvord & Swift, 25 West 42d st, Manhattan, the heating and ventilating, and the Beaver Engineering Co., 59 Mechanic st, Newark, electric work for the 3-sty brick and stone industrial public school on Watson av, between Madison, Lydia and George sts, for the Board of Education of Passaic. J. Kelly & Co., P. O. Building, Passaic, architects. Runyon & Carey, 815 Broad st, Newark, steam and electrical engineers.

KEW GARDENS, L. I.—The Consolidated Contracting Co., 706 Fairmount pl, Manhattan, has received the general contract to erect a portable school building on the south side of Cuthbert pl, about 125 ft. east of Lefferts av, from plans by C. B. J. Snyder, Park av and 59th st, Manhattan.

STABLES AND GARAGES.

MANHATTAN.—H. & I. Feldman Contracting Co., 121 Nassau st, have received the general contract for additions and alterations to the 5-sty brick shed and stable at 412-414 East 75th st, for John Donohue, 412 East 75th st, owner and lessee. Edward Hahn, Bridge plaze, L. I. City, architect. Cost, about $20,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.).—Bethlehem Steel Co., 111 Broadway, has received the structural steel contract for the 12-sty business building, 2Nx 207x87 ft., on the west side of Broadway, from 35th to 36th sts, for William Henry Barnum and William Everdell, Jr., Longacre Building, Broadway and 42d st. Clinton & Russell, 32 Nassau st, architects. The Thompson Starrett Co., 49 Wall st, general contractor.

MISCELLANEOUS.

BROOKLYN.—George F. Driscoll Co., 548 Union st, has received the general contract to erect a 1-sty brick bath house, 52x25 ft., at the southwest corner of West 29th st and Surf av for John A. Cook, Jr., 2235 78th st, Brooklyn. B. F. Hudson, 319 9th st, architect. Cost, about $10,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

FACTORIES AND WAREHOUSES.

54TH ST, 216 East, storage, 1-sty, brick, 19x95; cost, $3,000; owner, Jacob Hoffman Brewing Co, 211 East 55th st; architect, Otto Fisher, 448 Amsterdam av. Plan No. 362.

STORES, OFFICES AND LOFTS.

MADISON AV, 77, s e cor 28th st, 6-sty brick, fireproof stores, offices and lofts, 24x100; cost, $40,000; owner, Estate of Elizabeth M. Bailey, Hermann H. Camman, trustee, 84 William st; architects, Jno. B. Snook Sons, 2610 Broadway. Plan No. 363.

STORES AND TENEMENTS.

111TH ST, 66-68-70 East, s s, 120 e Madison av, 6-sty brick tenement, 50x86; cost, $55,000; owner, Gerson B. Citron, 66 East 111th st; architects, Cohen & Felson, 329 4th av. Plan No. 364.

THOMPSON ST, 101-103, 176 s Prince st, 6-sty brick store and tenement, 50x85; cost, $35,000; owner, Thomson Constn. Co., Dominick Abbate, Jr., president, 226 Lafayette st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 360.

1 ELDRIDGE ST, s e s, Forsythe st, e s, 31 s w of Division st, 1-sty brick and terra cotta block store, 40x18; cost, $1,000; owner, Louis Adelson, 452 Riverside dr; architect; Chas M Straub, 147 4th av. Plan No. 361.


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*New Buildings, Manhattan, Continued.*

## Bronx.

DWELLINGS.

EASTCHESTER RD, w s, 285 n Pelham parkway, 1-sty frame dwelling, rubberoid roof, 24x24; cost, $900; owner, Pasquale Cicarelli, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 553.

211TH ST, n s, 52 e Carlisle pl, 2-sty brick dwelling, slag roof, 22x45; cost, $6,000; owner and architect, Antonio Jesto, 213th st and Barnes av. Plan No. 558.

FACTORIES AND WAREHOUSES.

177TH ST, s s, intersection Harlem river, 1-sty frame shop, 25x75; cost, $1,500; owner, Olin J. Stephens, Inc., Olin J. Stephens, 220 East 138th st, president; architect, H. V. Gormsen, 2555 3d av. Plan No. 555.

STABLES AND GARAGES.

215TH ST, n s, 300 e Bronxwood av, 1-sty frame garage, 21x21; cost, $100; owner Constantina Bertone, 830 East 214th st; architect, Anthony J De Pace, 854 East 217th st. Plan No. 557.

LAFONTAINE AV, e s, 165.9 s 179th st, 2-sty brick stable, tin roof, 25x40; cost, $3,500; owner, Rasalinda Santini, 4387 3d av; architect, Anton Pirner, 2069 Westchester av. Plan No. 556.

STORES AND TENEMENTS.

MORRIS PARK AV, s s, 70 w Barnes av, 1-sty frame stores, tin roof, 25x50; cost, $1,500; owners, C. & J. Lanzendoen, 782 Morris Park av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 554.

214TH ST, n s, 130.96 e White Plains av, 2-sty brick store and tenement, slag roof, 25x 73.8; cost, $8,000; owners and architects, Eliza & Maria Cristentiello, 706 East 214th st. Plan No. 559.

MISCELLANEOUS.

135TH ST, s s, 275 e Lincoln av, 1-sty frame shed, 8x18; cost, $100; owner, Patrick Goodman, 133d st and Alexander av; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 552.

## Brooklyn.

DWELLINGS.

HENDRIX ST, e s, 320 n Hegeman av, 1-sty frame dwelling, 10x50, tin roof, 1 family; cost, $1,000; owner, Arron Byarsky, 371 Schenck av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 8245.

WEST 32D ST, w s, 280 s Mermaid av, 1-sty frame dwelling, 18x26, shingle roof, 1 family; cost, $500; owner, Jas Rowe, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 8228.

81ST ST, n s, 237 w 5th av, four 2-sty brick garages and dwellings, 20x55, slag roof, 2 families each; total cost, $10,000; owner, Edw. Edwards, 426 81st st; architect, Wilson H. Harrington, 510 57th st. Plan No. 8145.

EAST 88TH ST, n w c Bay View av, 1-sty frame dwelling, 17x25, slag roof, 1 family; cost, $800; owner, Pierpont Davenport, 13 Willoughby st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8150.

AV D, s e cor New York av, five 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, $15,000; owner, John Montelcone, 121 Noll st; architect, A. W. Pierce, 59 Court st. Plan No. 8152.

WEST 9TH ST, e s, 177 s 86th st, 2-sty brick dwelling, 20x35, gravel roof, 1 family; cost, $2,500; owner, John Brimo, on premises; architect, Geo. H. Suess, 2066 West 29th st. Plan No. 8215.

76TH ST, n s, 390 e 6th av, eight 2-sty brick dwellings, 20x32, slag roof, 1 family each; total cost, $36,000; owner, Patk J Carley, 6th av and 76th st; architect, Fred W. Eisenla, 16 Court st. Plan No. 8201.

FOUNTAIN AV, w s, 350 n Hegeman av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, $2,500; owner, Ciro Bravatre, 601 East 14th st, Manhattan; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 8198.

16TH AV, n e cor 63d st, seven 2-sty frame stores and dwellings, 16x14, gravel roof, 2 families each; total cost, $24,000; owner, August Weaden, Paterson, N. J.; architect, Benj. F. Hudson, 319 9th st. Plan No. 8208.

58TH ST, s s, 100 w 20th av, six 2-sty frame dwellings, 13x45, gravel roof, 1 family each; total cost, $12,000; owner, Up to Date Bldg. Co., 154 Nassau st, Manhattan; architect, R. E. Archibald, 12 Mitchell pl, Manhattan. Plan No. 8268.

58TH ST, ss, 80 w 20th av, 2-sty frame dwelling, 20x68, gravel roof, 2 families; cost, $3,250; owner, Up to Date Bldg. Co., 154 Nassau st, Manhattan; architect, Randolph E. Archibald, 12 Mitchell pl, Manhattan. Plan No. 8267.

HIGHLAND AV, e s, 50 n Lyme av, 2-sty frame dwelling, 26.8x39.4, shingle roof, 1 family; cost, $3,000; owner, Hill Section Co., 193 Montague st; architect, Robt. I. Dodge, 233 Broadway, Manhattan. Plan No. 8251.

FACTORIES AND WAREHOUSES.

JAMAICA AV, s s, 106.6 e Euclid av, 1-sty brick storage, 50.8x75, — roof; cost, $2,500; owner, George W. Howell, 128 Eckford st; architect, G. H. Madigan, 243 Withers st. Plan No. 8252.

HOSPITALS AND ASYLUMS.

6TH ST, s s, 77.7 w 8th av, 5-sty brick home, 151.8x86, slate roof; cost, $125,000; owner, Meth. Epis. Hospital on premises; architect, F. J. Helmle, 195 Montague st. Plan No. 8190.

STABLES AND GARAGES.

ATLANTIC AV, s s, 350 e Brooklyn av, 1-sty brick garage, 83x99, slag roof; cost, $5,000; owner, Henry D. Bristol, 917 Greene av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8195.

STORES AND DWELLINGS.

40TH ST, n w cor 14th av, 3-sty brick store and dwelling, 20x80, gravel roof, 2 families; cost, $6,000; owner, Isaac Klepper, 188 Montague st; architect, Benj. Cohen, 361 Stone av. Plan No. 8160.

STORES AND TENEMENTS.

NOBLE ST, n s, 200 w Manhattan av, 4-sty brick tenement, 42.8x81.8; slag roof, 13 families; cost, $25,000; owner, Annie T. McGarry, 143 Noble st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 8184.

RALPH AV, e s, 75 s Park pl, four 3-sty brick stores and tenements, 20x63, gravel roof, 3 families each; total cost, $20,000; owner, Howard Inv. Co., 1934 Prospect pl; architect, Morris Rothstein, 601 Sutter av. Plan No. 8130.

PACIFIC ST, n w cor Saratoga av, 4-sty brick tenement, 50x90 gravel roof, 21 families; cost, $30,000; owner, Abr. Koplan, 1462 Eastern pkway; architect, Benj. Cohen, 361 Stone av. Plan No. 8237.

SCHENCK AV, n w cor Sutter av, 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, $38,000; owner, Harry Rubin, 433 Miller av; architect, Benj. Cohen, 361 Stone av. Plan No. 8240.

EAST NEW YORK AV, s s, 36.11 n Saratoga av, 4-sty brick store and tenement, 46x102.7, gravel roof, 16 families; cost, $20,000; owner, Abraham Volitsky, 80 Amboy st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8158.

SARATOGA AV, s e cor East New York av, 4-sty brick store and tenement, 36.11x98, gravel roof, 15 families; cost, $20,000; owner, Abraham Volitsky, 80 Amboy st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8157.

GRAVESEND AV, e s, 337.2 n Av C, 3-sty brick tenement, 27.8x69, — roof, 6 families; cost, $70,000; owner, Brooklyn Heights Land & Mortgage Co., 44 Court st; architect, Deitrich Wortmann, 114 East 28th st. Plan No. 8217.

MISCELLANEOUS.

POWELL ST, 422, 1-sty frame shed, 12x20, — roof; cost, $250; owner, Isadore Liebman, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8224.

MASPETH AV, s w cor Gardner av, brick cesspool; cost, $750; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av, Manhattan. Plan No. 8246.

TILDEN AV, 2523, 1-sty frame shed, 25x30, gravel roof; cost, $350; owner, Thos. F. Healy, on premises; architect, R. F. Schaeffer, 1526 Flatbush av. Plan No. 8227.

STAGG ST, n s, 60 w Leonard st, 1-sty frame, shed, 41x43.6, tar roof; cost, $275; owner, Otto Kuhn, 1350 Bushwick av; architect, H. M. Entlich, 29 Montrose av. Plan No. 8180.

DIAMOND ST, e s, 75 s Calyer st, 1-sty brick fence, —x—, — roof; cost, $500; owner, Al Neri, on premises; architect, D. Salvati, 525 Grand st. Plan No. 8199.

## Queens.

DWELLINGS.

ARVERNE.—Remington av, w s, 34 s Amstel boulevard, two 2½-sty frame dwellings, 22x40, shingle roof, 1 family, steam heat; cost, $6,000; owner, Minnie Friedmann, 616 Boulevard, Rockaway Beach; architect, J. E. Moore, 225 Remington av, Arverne. Plan Nos. 3672-73.

EDGEMERE.—Hudson av, w s, 100 s Edgemere av, 2-sty frame dwelling, 24x35, shingle roof, 1 family, steam heat; cost, $4,500; owner, C. Kempner, care architect, Harry J. Sprung, 17 No. Fairview av, Rockaway Beach. Plan No. 3671.

ELMHURST.—Flushing rd, n s, 168 w Bay 3d st, 2-sty frame dwelling, 20x30, shingle roof, 1 family, steam heat; cost, $2,500; owner, J. Wechlesbaum, 137 National av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 3668.

GLEN MORRIS.—Briggs av, w s, 100 s Hawtree av, 2½-sty frame dwelling, 22x34, shingle roof, 1 family, steam heat; cost, $4,500; owner, Emil Quehl, 454 Lincoln av, Brooklyn; architect, Lawrence J. Frank, 206 Crescent st, Brooklyn. Plan No. 3665.

WOODHAVEN.—Fulton st, n s, 100 w Thrall av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, $5,000; owner, Alfred J. Cobb, Syosset and Ferry sts, Woodhaven; architect, C. J. Wessel, 1118 Av J, Brooklyn. Plan Nos. 3676-77.

ELMHURST.—Britton av, s s, 150 e Broadway, two 2-sty frame dwelling, 19x39, slag roof, 2 families; cost, $7,000; owners, Johnston & Gundrey, 75 Kingsland av, Corona; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 3662-63.

JAMAICA.—Railroad av, e s, 260 s Cedar st, two 2-sty brick dwellings, 17x43, slag roof, 2 families; cost, $2,500; owner, C. Cannella, Railroad av and Water st, Jamaica; architect, V. N. Baldus, Railroad av, Jamaica. Plan No. 3651.

RAMBLERSVILLE.—Egan av, n s, 40 e Deer st, 2-sty frame dwelling, 26x29, shingle roof, 1 family; cost, $2,900; owner, Howard Estates Co., Ramblersville; architect, J. C. McCulloch, Ramblersville. Plan No. 3638.

RICHMOND HILL CIRCLE.—Walnut st, n e cor Malcolm av, 2½-sty frame dwelling; 16x34, shingle roof, 1 family; cost, $1,500; owner and architect; Thos. Pazus, Nelson av, Richmond Hill Circle. Plan No. 3654.

RICHMOND HILL.—Curtis av, w s, 150 s Central av, three 2-sty frame dwellings, 16x 38, shingle roof, 1 family, steam heat; cost, $6,000; owner, W. H. Wafe, Elm st, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 3656-57-58.

MIDDLE VILLAGE.—Hinman st, e s, 100 s Pulasky st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $2,000; owner, Jos. Kurlander, 45 Hinman st, Middle Village; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3640.

MIDDLE VILLAGE.—Morton av, w s, 35 s Steuben st, two 2-sty frame dwellings, 18x50, tin roof, 2 families; cost, $5,000; owner, Andrew Hendel, Morton av, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village. Plan No. 3664.

UNION COURSE.—7th st, s s, 100 e Snediker av, two 2½-sty frame dwellings, shingle roof, 1 family, steam heat; cost, $6,000; and Snediker

av, e s, 50 s 7th st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $3,000; owner, Wilmot D. Losee, 726 Hatch av, Woodhaven; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 3682-83-84.

FACTORIES AND WAREHOUSES.

L. I. CITY.—East av, w s, 50 n Nott av, 1-sty brick factory, 25x61, slag roof, $4,000; owner, Defiance Button Co., Nott av, L. I. City; architect, J. M. Baker, 9 Jackson av, L. I. City. Plan No. 3641.

STABLES AND GARAGES.

L. I. CITY.—Hoyt av, s s, 123 e Crescent st, 1-sty brick garage, 45x60, slag roof; cost, $2,500; owner, Geo. Claus, 940 Crescent st, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 3650.

RICHMOND HILL.—Beech st, n e cor Belmont av, 1-sty frame garage, 10x16, shingle roof; cost, $100; S. Witz, on premises. Plan No. 3652.

RICHMOND HILL.—Vine st, w s, — s Jamaica av, two 1-sty brick shed and garage, 20x45, slag roof; cost, $2,000; owner, Keiner-William Co., Vine st, Richmond Hill; architect, E. H. Fellows, Jamaica av, Richmond Hill. Plan No. 3659.

RICHMOND HILL.—Manor av, w s, 60 n Brandon av, 1-sty brick garage, 12x12, tin roof; cost, $500; owner, W. Chappelle, 20 Vandeveer av, Woodhaven. Plan No. 3670.

RICHMOND HILL.—Manor av, n w cor Brandon av, 1-sty brick garage, 15x17, tin roof; cost, $500; owner, W. Chappelle, 20 Vandeveer av, Woodhaven. Plan No. 3669.

OZONE PARK.—Chester av, w s, 120 n Byrne pl, 1-sty brick garage, 40x25, slag roof; cost, $1,500; owners, L. & M. Druckmeyer, 100 Hendrix st, Brooklyn; architect, Charles Infanger, 2634 Atlantic av, Brooklyn. Plan No. 3685.

STORES AND DWELLINGS.

CORONA.—Jackson av, n s, 80 e 48th st, two 3-sty brick store and dwellings, 20x53, slag roof, 2 families; cost, $10,000; owner, Rosaria Giaimo, 94 East Jackson av, Corona; architect, A. De Blasi, East Jackson av, Corona. Plan Nos. 3645-46.

JAMAICA.—Fulton st, n e cor Homer Lee av, four 3-sty brick stores and dwellings, 25x38, slag roof, 2 families; cost, $20,000; owner, Morris Biennenstock, 1258 47th st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan Nos. 3679-80.

STORES AND TENEMENTS.

L. I. CITY.—13th av, w s, 300 s Wilson av, three 4-sty brick tenements, 41x90, slag roof, 20 families; cost, $78,000; owner, Julius Weiss, 149 Lincoln pl, Brooklyn; architect, Edw Hahn, Bridge plaza, L. I. City. Plan Nos. 3643-42-44.

MISCELLANEOUS.

JAMAICA.—Jamaica av, n s, 21 e Barrett st, 1-sty brick bakery, 19x35, tin roof; cost, $500; owner, Sophia Cozine, Van Wyck av, Jamaica; architect, E. Jackson, Fulton st, Jamaica. Plan No. 3660.

L. I. CITY.—Ely av, w s, 78 n Jane st, 1-sty concrete storage, 12x18, tin roof; cost, $250; owner, E. Conklin, 98 Smart av, Flushing. Plan No. 3661.

METROPOLITAN.—John st, 30, 1-sty frame open shed, 13x59, tin roof; cost, $500; owner, H. Hahn, on premises. Plan No. 3655.

ST. ALBANS.—L. I. R. R., w s, 501 n Locust st, three frame signs, 24x8; cost, $75; owner, E. H. Brown, 141 Broadway, Manhattan. Plan Nos. 3647-48-49.

CORONA.—Buena Vista av, s s, 150 w Myrtle av, 1-sty frame shed, 12x12, paper roof; cost, $75; owner, L. Lotato, premises. Plan No. 3667.

L. I. CITY.—Boulevard, e s, 85 n Bodine st, 1-sty frame tool house, 12x20, paper roof; cost, $200; owner, Captain Sanders Estate, premises. Plan No. 3675.

BROOKLYN HILLS.—Freedom av, n e cor Atlantic av, frame sign board, 8x90; cost, $150; owner, Wm. Lenihan, 68 East 131st st, Manhattan. Plan No. 3681.

## Richmond.

DWELLINGS.

MARGARET ST, s s, 110 w Gilbert st, Richmond Park, 1½-sty brick dwelling, 22x24; cost, $800; owner, Peter Stracklick, Richmond; architect and builder, John Schroll, Richmond. Plan No. 951.

5TH ST, w s, 140 n Monroe av, Midland Beach, 1-sty frame bungalow, 14x51; cost, $175; owner, J. McD. Johnstone, Vanderveer st, Woodhaven, L. I.; architect and builder, John Stewart, 580 Vanderbilt av, Brooklyn. Plan No. 948.

5TH ST, w s, 120 n Monroe av, Midland Beach, 1-sty frame bungalow, 14x35; cost, $150; owner, architect and builder, John Stewart, 580 Vanderbilt av, Brooklyn. Plan No. 949.

DOUGLASS RD, s e s, Emerson Hill, Stapleton, 2½-sty tile dwelling, 44x30; cost, $11,000; owner, Geo. A. Crurtzburg, Stapleton; architect, Wm. H. Hoffman, West New Brighton; builder, H. Spruck & Son, Stapleton. Plan No. 952.

LOCUST AV, e s, 51 n Railroad, New Dorp, 2-sty frame dwelling, 24x28; cost, $2,500; owner, Grace E. Archibald, 12 Melehill pl, Orange, N. J.; architect and builder, R. E. Archibald, Orange, N. J. Plan No. 959.

RENSELEAR AV, s e cor Foster rd, Princess Bay, 2-sty frame dwelling, 20x26; cost, $1,600; owner, Giuseppi Sparagona, Hugenot Park; architect, O. H. McGeehan, Princess Bay; builder, Geo. B. Carr, Tottenville. Plan No. 955.

RICHMOND AV, e s, 50 n Grand st, Port Richmond, 2-sty brick dwelling, 20x44; cost, $3,500; owner, P. Levine, 337 East 173d st, Manhattan; architect, August Lup, 98 Weirfield st, Brooklyn. Plan No. 946.

CAST AV, s s, 29 e Hill st, West New Brighton, 2-sty frame dwelling, 20x28; cost, $1,600; owner, Fred Booth, West New Brighton; architect, John Davies; owner builds. Plan No. 947.

ROOSEVELT AV, w s, 260 s Willow Brook rd, Willowdale, 1-sty frame bungalow, 15x28; cost, $300; owner, A. Fortorella, 6222 Atlantic av, Brooklyn; owner builds. Plan No. 950.


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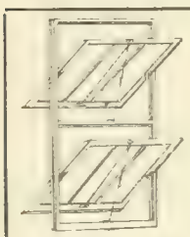
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*Plans Filed, Construction, Richmond, Continued.*

1ST AV, n e cor Hudson st, Stapleton, two 2-sty frame dwellings, 21x44; cost, $2,000 each; owner and builder, Jos. Siegler; architect, John Davies, Tompkinsville. Plan No. 954.

STABLES AND GARAGES.

BREHOUT AV, w s, 737 s Amboy av, Tottenville, 1-sty frame stable, 14x24; cost, $200; owner, Wm. Palmer, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 958.

DOUGLAS RD, s s, Emerson Hill, Stapleton, 1-sty tile garage, 19.10x12.4; cost, $300; owner, Geo. A. Crurtzburg, Stapleton; architect, Wm. H. Hoffman, West New Brighton; builder, H. Spruck & Son, Stapleton. Plan No. 953.

RICHMOND TURNPIKE, s s, 100 e Maner rd, Castleton Corners, 1-sty frame stable and shed, 16x18; cost, $100; owner, H. Scharbet, Castleton Corners; builder, J. Dickeman. Plan No. 945.

MISCELLANEOUS.

HARBOR VIEW RD, n e cor N. Y. av, Fort Wadsworth, S. I., 1-sty frame gate lodge, 15.10x40.6; cost, $2,500; owner, Cornelius G. Kolff, 45 Broadway, Manhattan; architects, Delano & Aldrich, 4 East 39th st, Manhattan. Plan No. 957.

HUGHES AV, e s, 300 e Decker av, Bloomfield, 1-sty frame chicken house, 15x20; cost $80; owner, Augustus McIntyre, Bloomfield. Plan No. 956.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BLEECKER ST, 170, construct stairs, cutting and framing floor beams to 6-sty brick loft; cost, $100; owner, estate of N. Low, 208 Bleecker st; architect, Robert Teichman, 22 William st. Plan No. 4144.

CHERRY ST, 428, windows, partitions, columns and beams, lowering of beams to 3-sty brick store and dwelling; cost, $1,500; Mary Gorman, 401 Grand st; architect, Jacob Fisher, 25 Av A. Plan No. 4122.

COENTIES SLIP, 21, partitions, bath room and fixtures, tile floor, marble base, plumbing fixtures to 5-sty brick store and tenement; cost, $300; owner, Donald A. Manson, 114 Milton st, Brooklyn; architect, plans by owner. Plan No. 4100.

DIVISION ST, 5, steel beams, c. i. columns, metal-covered store front, stairs, removal of brick walls, stairs and partitions to 4-sty brick store and tenement; cost, $1,500; owner, A. Epstein, 5 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4125.

FORSYTH ST, 103, build extension, erect stairway, erect partitions to 4-sty brick tenement; cost, $1,200; owner, India Wharf Brewing Co., 60 Hamilton av, Brooklyn; architect, Jacob Fisher, 25 Av A. Plan No. 4145.

GREENWICH ST, 750, partitions, window to 4-sty brick store and tenement; cost, $200; owner, Elsie Miller, 703 Lexington av; architect, John Ph. Voelker, 979 3d av. Plan No. 4107.

GREENWICH ST, 329, stair extension, bulkhead (plaster block and galvanized iron), kalamein door to 5-sty brick lofts; cost, $125; owner, Wallace estate, Jas L. Fling, exr., 1790 Broadway; architect, John Cox, Jr., 30 East 42d st. Plan No. 4131.

LISPENARD ST, 45-51, stairs, platform, door, iron stairs, fireproof doors and windows, iron and wire glass elevator enclosure, terra cotta blocks, plastering to two 9 and 4-sty brick stores and lofts; cost, $1,475; owner, Tina D. Delehanty, care Wm. J. Reid, Woolworth Bldg.; architect, A. M. Schwartz, 162 West 20th st. Plan No. 4103.

LISPENARD ST, 60-62, stairs, fireproof passage, steel platform, cinder concrete floor, terra cotta walls, fireproof windows and doors to 7-sty brick stores and lofts; cost, $1,950; owner, Grace Estate, Wm. R. Grace, exr., 7 Hanover sq; architect, A. M. Schwartz, 162 West 20th st. Plan No. 4102.

MORRIS ST, 19, partitions, plumbing, windows, fire-escapes to 6-sty brick tenement; cost, $2,000; owner, Stewart Estate, E. Leroy Stewart, exr., Beacon, N. Y.; architect, Henry Regelmann, 133 7th st. Plan No. 4101.

RIVINGTON ST, 163, metal-covered store front to 6-sty brick stores and tenement; cost, $250; owner, Annie Goldstein, 79 Clinton st; architect, Jacob Fisher, 25 Av A. Plan No. 4120.

RIVINGTON ST, 273, 1-sty brick extension, windows, partition to 3-sty brick dwelling; cost, $700; owner, Isidor Greenbaum, 273 Rivington st; architect, Jacob Fisher, 25 Av A. Plan No. 4119.

STATE ST, 4 & 5, removal of building, 6-sty brick fireproof extension, rear extension, new front wall, fire doors, stair bulkhead (angles and terra cotta block), removal of partitions to 6-sty brick, fireproof office building; cost, $50,000; owner, South Ferry Realty Co., Wm. H. Chesbrough, president, 115 Broadway; architects, Starrett & Van Vleck, 45 East 17th st. Plan No. 4166.

WILLIAM ST, 198, iron and glass canopy to 6-sty brick store and restaurant; cost, $70; owner, Garnet Realty Co., Jacob F. Levy, president, 102 Flatbush av, Brooklyn; architect, Adolf Meyersburg, 902 Eagle av, Bronx. Plan No. 4164.

WOOSTER ST, 212-18, automatic fire doors to 6-sty brick factory; cost, $240; owner, Author H. Ely, Ely court, Greenwich, Conn.; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 4130.

3D ST, 87 East, terra cotta block, metal-covered tank enclosure to 5-sty brick tenement; cost, $75; owner, Josephine Werckle, 87 East 3d st; architects, Berger & Son, 121 Bible House. Plan No. 4170.

4TH ST, 23-31 West, platform, fireproof door, fire-escapes, stairs, fireproof windows, partitions, metal lath and plaster, to three 4-sty brick stores and lofts; cost, $985; owner, Isabel Anderson, care John E. Harlow, 81 Mason Bldg., Boston, Mass.; architect, A. M. Schwartz, 162 West 20th st. Plan No. 4104.

8TH ST, 103½ East, staircases, plumbing fixtures, bathroom, marble, tile to 6-sty brick store and tenement; cost, $365; owner, Henry Newgass, 1075 Rockaway av, L. I.; architect and contractor, R. Isaacson, 250 East 125th st. Plan No. 4162.

14TH ST, 120-22 East, stair extension, fire escapes to 6-sty brick store and lofts; cost, $400; owner, Caroline E. B. Condit, 141 Broadway; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 4154.

14TH ST, 20 West, wooden bandstand, metal ceiling, sprinklers to 6-sty brick store and lofts; cost, $300; owner, Laura F. Hearn, 20 West 14th st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 4097.

22D ST, 400 West, brick piers, steel girders, c. i. columns, brick extension, metal store fronts, cornice, partitions, lowering of floor beams, removal of front walls and partitions to 4-sty brick stores and dwelling; cost, $3,000; owner, Mildon Realty Co., Wm. F. Donnelly, president, 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 4116.

22D ST, 23-35 West, and 23d st, 32-46 West, removal of 1-sty iron and glass green house enclosure to 4-sty fireproof stairways, terra cotta block partitions, escalator, stairs, framing, entrance doors, elevators, fireproof metal-covered doors, brick wall (enclosing machine room, pent houses, angle iron and terra cotta block), removal of elevators to 5-sty brick retail store; cost, $100,000; owner, estate of Isaac Stern, Louis Stern, exr., 41 West 42d st; architects, Starrett & Van Vleck, 45 East 17th st. Plan No 4139

24TH ST, 347 East, water closet compartments, stairway, windows to 5-sty brick saloon and tenement; cost, $1,500; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4095.

25TH ST, 146-50 West, gravity and pressure tanks, steel supports to 12-sty brick lofts; cost, $2,200; owner, Isabel A. Cohen, 146-50 West 25th st; architect, Royal J. Mansfield, 135 William st. Plan No. 4128.

25TH ST, 137-9 West, pressure tanks, enclosures and steel supports to 12-sty brick store and lofts; cost, $2,700; owner, Rolland Realty Co., Inc., Clarence N. Peacock, president, 137-9 West 25th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4156.

28TH ST, 146-48 West, gravity tank, steel supports to 7-sty brick lofts; cost, $763; owner, Parlor Constn. Co., Henry Edelmuth, president, 119 West 40th st; architect, Royal J. Mansfield, 135 William st. Plan No. 4129.

29TH ST, 143-45 West, gravity tank, steel supports to 12-sty brick lofts; cost, $735; owner, Aaron Coleman, 360 7th av; architect, Royal J. Mansfield, 135 William st. Plan No. 4126.

32D ST, 11 & 13 East, change stairs, entrance steps to be moved back to 12-sty brick fireproof hotel; cost, $1,500; owner, Albert Herter, 130 East 67th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 4146.

34TH ST, 18 West, partition (U. S. gypsum block and adamant plaster), flooring (terra cotta arch and tile), removal of partition to 8-sty brick stores and offices; cost, $550; owner, Wm. Vincent Astor, 23 West 26th st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 4132.

39TH ST, 139 East, alter extension, remove wall to 4-sty brick dwelling; cost, $500; owner, F. M. Bacon, 135 East 39th st; architect, Wm. S. Miller, 141 East 40th st. Plan No. 4148.

43D ST, 147-49 West, iron marquise to 6-sty brick hotel; cost, $450; owner, Bercroft Brewing Co., Fort Wayne, Ind.; architect, T. P. Kruger, 448 East 165th st. Plan No. 4163.

50TH ST, 233 East, plumbing, change of partitions to 3-sty brick store and lofts; cost, $800; owner, Chas. Brauneck, 1905 Vyse av; architect, W. D. Brauneck, 1905 Vyse av. Plan No. 4098

54TH ST, 210 West, connecting runway to two 8-sty brick automobile salesrooms and offices; cost, $500; owner, Mendel Rosensweig, 10 West 62d st; architect, Udo S. Baudessen, 7136 Clinton av. Plan No. 4159.

54TH ST, 27 West, tank, steel supports to 4-sty brick dwelling; cost, $500; owner, Chauncey M. Depew, 27 West 54th st; architect, John H. Knubel, 305 West 43d st. Plan No. 4112.

75TH ST, 535-39 East, fire-escapes, fireproof windows to 5-sty brick storage lofts; cost, $200; owner, John Blumers, 535-39 East 75th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 4106.

76TH ST, 10 East, tank, steel supports to 5-sty brick dwelling; cost, $500; owner, Jas. C. Brady, 10 East 76th st; architect, Jobst Hoffmann, 188 St. Nicholas av. Plan No. 4141.

76TH ST, 18 West, tanks, steel supports to 5-sty brick residence; cost, $200; owner, Chas. A. Wimpfheimer, 18 West 76th st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 4138.

85TH ST, 219 East, brick piers, iron columns & girders, lowering of beams, plumbing fixtures, entrance door and vestibule, removal of walls, conversion of 1st sty into stores to 5-sty brick tenement; cost, $1,500; owner, Bernard Lang, 219 East 85th st; architects, Gross & Kleinberger, Bible House. Plan No. 4118.

86TH ST, 424 East, tank, steel supports to 4-sty brick stores and tenement; cost, $125; owner, Independent Realty Co., 2076 2d av; architect, Harold Bleiberg, 244 East Houston st. Plan No. 4110.

91ST ST, 407-13 East, door openings, steel beams, fireproof doors, stairway, fireproof windows to 5-sty brick loft building; cost, $700; owner, Sigmund Orbach, 1093 Bergen st, Brooklyn; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 4158.

93D ST, 102 West, skylights, partitions, cement and wire lath, fireproof dumbwaiter doors to 5-sty brick tenement; cost, $500; owner, David Y. Swainson, 194 Riverside Drive; architect, Arthur Anderson, 201 East 68th st. Plan No. 4109.

109TH ST, 106 West, install new window to 5-sty brick tenement; cost, $75; owner, Finley M. Foster, 305 West 29th st; architect, P. J. Murray, 2 Mitchell pl. Plan No. 4150.

116TH ST, 257 West, partition to 5-sty brick stores and tenement; cost, $100; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4096.

119TH ST, 9 West, fire escapes, bath room compartments and fixtures, plumbing, partitions, gas fixtures to 5-sty brick stores and tenement; cost, $3,000; owner, S. Winter, 1513 Av A; architect, Frank Braun, 585 9th av. Plan No. 4155.

120TH ST, 504 East concrete footings, smoke flue, terra cotta lined, to 6-sty brick stores and tenement; cost, $500; owner, Eugene L. Richard, 61 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 4121.

AV A, 5, brick piers, columns, girders, metal-covered store front, iron sidewalk covers, removal of front walls and columns to 4-sty brick stores and tenement; cost, $2,000; owner, Egerton L. Winthrop, 242 East Houston st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 4123.

AV D, 127, new iron stairs, new fire escapes, new wooden stairs, ventilating skylight to 5-sty brick loft; cost, $1,000; owner, estate of Abner Mills, Major Clarence Ewen, exec., 381 East 8th st; architect, Henry Regelmann, 133 7th st. Plan No. 4151.

AMSTERDAM AV, 1315, metal-covered store front, plumbing, cabinet partition, sidewalk grating to 6-sty brick tenement; cost, $500; owner, Carlos L. Henriquez, 13 West 88th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 4135.

BROADWAY, 1313, remove cornice, raising parapet to 5-sty brick office; cost, $2,500; owner, Robt. W. Smith, 54 West 14th st; architect, Homer A. Reid, 315 5th av. Plan No. 4153.

BROADWAY, 2640, new entrance, cut window, erect brick walls to 5-sty brick tenement; cost, $300; owner, Leopold Barzaghi, 2640 Broadway; architect, P. J. Murray, 2 Mitchell pl. Plan No. 4149.

BROADWAY, 1628-30, store front, iron and glass marquise to 3-sty brick stores and offices; cost, $250; owner, Jacob Werthein, 1016 2d av; architect, Geo. J. Froelich, 690 Whitlock av. Plan No. 4165.

BROADWAY, 2560-66, water closet compartment, window to 7-sty brick stores and apartments; cost, $100; owner, Bernheimer Co., 2566 Broadway; architect; Samuel A. Davis, 2564 Broadway. Plan No. 4113.

BROADWAY, 2601-09, partitions, plumbing to 7-sty brick stores and tenement; cost, $300; owner, William R. Rose, 309 West 81st st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 4111.

BROADWAY, 644-46, steel balcony, doorways, steel work, fireproof doors to two 8 and 13-sty brick loft buildings; cost, $350; owner, Chas. T. Wills, 286 5th av; architects, Jas. E. Ware & Sons, 1170 Broadway. Plan No. 4168.

BROADWAY, 1572-76, metal-covered store front, partition to 3-sty brick stores and restaurant; cost, $300; owner, Publicity Leasing Co., Inc., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 4169.

EAST END AV, 48, mason work, windows, partitions to 5-sty brick stores and tenement; cost, $500; owner, Gottlieb Kenerleber, 48 East End Av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 4127.

LEXINGTON AV, 172, doorway, steps to 3-sty brick dwelling; cost, $100; owner, Maud F. Kimball, 172 Lexington av; architect, Otto Reissmann, 147 4th av. Plan No. 4114.

MADISON AV, 149, steps, iron grating, metal covering to 3-sty brick dwelling; cost, $650; owner, Elizabeth V. Cockcroft, 147 Madison av; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 4099.

MANHATTAN AV, 505, retaining wall, cement floor to 3-sty brick dwelling; cost, $200; owner, Anna Kutsukian, 505 Manhattan av; architect, Leo. Ford, 316 West 112th st. Plan No. 4124.

PARK AV, 812, wind shield to 2-sty brick dwelling; cost, $75; owner, Fredk. T. Van Buren, 60 East 75th st; architect, Edw. L. Angell, 117 West 90th st. Plan No. 4152.

1ST AV, 1428, flooring, partitions, removal of portion of dumbwaiter shaft to 5-sty brick stores and tenement; cost, $300; owner, Wallach estate, Brienchen Wallach, ex., 130 East 79th st; architect, Louis E. Kramer, 372 Miller av, Brooklyn. Plan No. 4160.

1ST AV, 1693, metal store front to 5-sty brick store and tenement; cost, $200; owner, Anna Cinyburg, 1693 1st av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 4108.

1ST AV, 273, metal store front, galvanized iron cornice to 4-sty brick tenement and stores; cost, $500; owner, Herman A. Boehling, 572 76th st, Brooklyn; architect, Henry Regelmann, 133 7th st. Plan No. 4115.

1ST AV, 510-14, fire escapes, fireproof windows to 3-sty brick woodworking plant; cost, $235; owner, Frank C. Buckhout, Ryer and Burnside avs; architect, Wm. P. Carl, Baldwin, L. I. Plan No. 4117.

1ST AV, 1314, metal-covered store front to 5-sty brick store and tenement; cost, $200; owner, Frank Beck, 1790 Amsterdam av; architect, Geo. Dress, 1436 Lexington av. Plan No. 4142.

1ST AV, 2060, to convert 2-sty brick moving picture theatre into store and loft, beams, store front, toilet; cost, $500; owner, G. Cannatta, 2060 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4105.

2D AV, 1573, board partition to 4-sty brick tenement; cost, $25; owner, Conrad Ludwig, 1833 3d av; architect, Harry Zlot, 63 Grand st. Plan No. 4134.

3D AV, 1111-1125, window to 3-sty brick carbarn; cost, $25; owner, 3d av Railway Co., 2396 3d av; architect, Edw. H. Schirmer, 842 East 228th st. Plan No. 4140.

3D AV, 1524-26, fire escapes, fireproof door and windows to 5-sty brick stores and lofts; cost, $500; owner, Spies estate, Henry Spies, exr., 1524 3d av; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 4133.

3D AV, 801-3, gravity tank, pressure tank, enclosure, steel supports to 6-sty brick store and lofts; cost, $2,500; owner, Anita H. H. Morrell, 801-3 3d av; architect, The Rusling Co., 39 Cortlandt st. Plan No. 4157.

3D AV, 969, new store front, new cornice to 4-sty brick tenement; cost, $200; owner, Herman Joveshof, 258 West 136th st; architect, John H. Knubel, 305 West 43d st. Plan No. 4143.

3D AV, 1231, install new columns, new store front and window to 4-sty brick dwelling; cost, $800; owner, estate of Wm. C. Schermerhorn, Chas. L. Carpenter, exec. 25 Liberty st; architect, H. J. Hardenbergh, 47 West 34th st. Plan No. 4147.

5TH AV, 425-27, metal skylight to 5-sty brick stores and offices; cost, $150; owner, Henry A. Siebrecht, 619 5th av; architect, Theodore C. Visscher, 299 Madison av. Plan No. 4167.

6TH AV, 447, to cut opening in brick wall & construct store front to 5-sty brick store and dwelling; cost, $1,200; owners, I. Blynn & Sons, 447 6th av; architect, Edw. J. Clark, 110 East 121st st. Plan No. 4137.

8TH AV, 944, metal-covered store front, plumbing, cabinet partitions to 5-sty brick store and tenement; cost, $500; owner, Jacob Michaels, 170 West 74th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 4136.

8TH AV, 2492, partitions, plumbing, skylight to 5-sty brick store and tenement; cost, $500; owner, Fred C. Scheels, 715 9th av; architect, Otto Reissmann, 147 4th av. Plan No. 4161.

## Bronx.

SIMPSON ST, e s, 149.12 s Home st, new toilet to two 3-sty brick stores and dwellings; cost, $500; owner, Michele Barone, 1156 Simpson st; architects, Toelberg & Son, 1167 Fox st. Plan No. 572.

219TH ST, s s, 79.06 w White Plains av, move 2-sty frame store and dwelling; cost, $1,400; owner, Mrs. Luke Butler, 3743 White Plains av; architect, Anthony J. De Pace, 854 East 217th st. Plan No. 573.

## Brooklyn.

CALYER ST, 231, interior alterations to 3-sty tenement; cost, $100; owner, Cornelius Dillon, 951 Manhattan av; architect, Jas. McKillop, Jr., 154 India st. Plan No. 8155.

CHAUNCEY ST, 639, interior alterations to 3-sty home; cost, $5,000; owner, German Evan. Church, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 8124.

CHAUNCEY ST, 290, interior alterations to 2-sty dwelling; cost, $1,000; owner, Salvatore Anastasia, on premises; architect, Domenick Salvati, 525 Grand st. Plan No. 8271.

CHESTER ST, 340, repair fire damage to 3-sty tenement; cost, $300; owner, Abr. Bernstein, on premises; architect, F. J. Dassau, 1373 Broadway. Plan No. 8250.

COURT ST, 252, exterior alterations to 4-sty store; cost, $350; owner, Saml. T. Show, 280 West End av, Manhattan; architect, F. R. Hirsch, 406 Homestead av, Manhattan. Plan No. 8211.

DOOLEY ST, 39, extension to 2-sty dwelling; cost, $1,800; owner, Milton Newman, 2780 East 23d st; architect, Edw. Long, 2769 East 23d st. Plan 8133.

EMMONS ST, 2011, new porch to 2-sty hotel; cost, $2,000; owner, Philip H. Rica, Voorhees av and East 21st st; architect, Edw. E. Payne, Voorhees av and East 21st st. Plan No. 8212.

ETNA ST, 275, extension to 2-sty shed; cost, $800; owner, Peter J. Dehler, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8134.

FULTON ST, 2783, interior alterations to 1-sty dwelling; cost, $600; owner, Herman Weingarten, 53 Sunnyside av; architect, A. E. Kunzie, 182 Hamon st. Plan No. 8219.

GRAND ST, 659, extension to 2-sty dwelling; cost, $2,500; owner, Harry Schwartz, 632 Grand st; architect, Henry M. Entlich, 29 Montrose av. Plan No. 8187.

HART ST, 217, extension to 1-sty store; cost, $250; owner, Kalrien Ress, 666 Willoughby av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8241.

HOPKINS ST, 124, interior alterations to 3-sty dwelling; cost, $500; owner, Moses Brody, 194 Graham av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8243.

JAVA ST, 30-58, exterior alterations to 5-sty storage; cost, $11,709; owner, Eberhard Faber Co., 39 Greenpoint av; architect, F. Kilgus, 13 So. 6th st, Newark, N. J. Plan No. 8249.

MARION ST, 94, extension to 3-sty tenement; cost, $150; owner, Cath. Rebahm, on premises; architect, C. M. Bampton, 915 Gates av. Plan No. 8260.

MONITOR ST, 252, exterior alterations to 1-sty shop; cost, $250; owners, S. H. & H. Realty Co., on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8248.

MONTAGUE TERRACE, 9, exterior alterations to 4-sty dwelling; cost, $12,000; owner, Wallingbord Realty Co., 44 Court st; architects, Slee & Bryson, 154 Montague st. Plan No. 8265.

NASSAU ST, 126, interior alterations to 7-sty school; cost, $1,000; owner, Carey Mfg. Co., 126 Nassau st; architect, H. M. Devoe, 131 Livingston st. Plan No. 8147.

SANDS ST, 211, extension to 2-sty theatre; cost, $2,000; owner, Adolf Bopp, on premises; architect, F. W. Eisenla, 16 Court st. Plan No. 8202.

SCHERMERHORN ST, 83, interior alterations to 2-sty garage; cost, $500; owner, Alex Adam, Bernardville, N. J.; architect, W. A. Gorman, 110 Roosevelt av, Queens. Plan No. 8151.

SKILLMAN ST, 177, extension to 2-sty store and dwelling; cost, $500; owner, Angela Gallo, on premises; architect, Domenick Salvati, 525 Grand st. Plan No. 8153.

STAGG ST, 47, interior alterations to 2-sty tenement; cost, $150; owner, Jacine Rubin, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8225.

SOUTH 4TH ST, 337, interior alterations to 3-sty tenement; cost, $300; owner, Barnet Rosenblum, 50 Allen st, Manhattan; architect, L. V. Spinaport, 681 Bedford av. Plan No. 8244.

SOUTH 4TH ST, 160, repair fire damage to 3-sty dwelling; cost, $250; owner, John Bardesky, 162 South 4th st; architect, Jas. McKillop, 154 India st. Plan No. 8214.

EAST 7TH ST, 1659, interior alterations to 2-sty dwelling; cost, $800; owner, Abr. Jacobs, on premises; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 8163.


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*Plans Filed, Alterations, Brooklyn Continued.*

58TH ST, 1127, interior alterations to 2-sty dwelling; cost, $1,500; owner, Salvatore Bonello, 1866 61st st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8139.

BROADWAY, 1746, extension to 1-sty theatre; cost, $5,000; owner, Julius Hilder, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 8257.

FLATBUSH AV, 817, interior alterations to 1-sty theatre; cost, $3,000; owner, Carlton Amusement Co., on premises; architect, A. G. Carlson, 157 Remsen st. Plan No. 8210.

HUDSON AV, 285, extension to 4-sty tenement; cost, $300; owner, Michell De Meo, 291 Hudson av; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 8197.

JOHNSON AV, 189, interior alterations to 3-sty tenement; cost, $2,000; owner, Leonardo Guardino, 226 Lynch st; architect, Charles Gallo, 60 Graham av. Plan No. 8188.

KENT AV, 563, exterior alterations to 3-sty dwelling; cost, $500; owner, Louis Rosenblum, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8242.

LEWIS AV, 24, extension to 3-sty tenement; cost, $2 500; owner, Abr. J. Markel, 130 Graham av; architect, John C. Gorman, 1282 Sutter av. Plan No. 8178.

MANHATTAN AV, 1085, interior alterations to 3-sty factory; cost, $3,000; owner, Peter Heidelberger, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 8172.

NASSAU AV, n e cor Newell st, interior alterations to 3-sty dwelling; cost, $1,200; owner, Mrs. Hannah Benson, 68 Newell st; architect, Gustave Erda, 826 Manhattan av. Plan No. 8218.

NICHOLAS AV, 285, extension to 2-sty dwelling; cost, $500; owner, Fredk. Schneider, 297 Nicholas av; architect, H. M. Entlich, 29 Montrose av. Plan No. 8128.

NORMAN AV, 252, exterior alterations to 4-sty factory; cost, $1,350; owner, Kindel Bed Co., 236-40 Monitor st; architect, The Rusling Co., 39 Cortland st. Plan No. 8146.

NOSTRAND AV, 97, interior alterations to 3-sty tenement; cost, $900; owner, Jones Wood Realty Co., 535 East 68th st, Manhattan; architect, Ole Axelsen, 542 45th st. Plan No. 8138.

PITKIN AV, 1751, extension to 3-sty dwelling; cost, $5,000; owner, Leo Coner, 319 Pearl st; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 8189.

TOMPKINS AV, 16, interior alterations to 3-sty tenement; cost, $400; owner, Saml. Goldinger, 492 Green av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8174.

### Queens.

ARVERNE.—Cedar av, w s, 185 s Boulevard, new brick foundation to dwelling; cost, $2,000; owner, Wm. Scherer, premises. Plan No. 2741.

BAYSIDE.—16th st, w s, 150 n Lawrence boulevard, 2½-sty frame extension, 4x12, rear dwelling, tin roof, interior alterations; cost, $2,000; owner, Arthur Cushman, Bayside; architect, C. W. Ross, 376 Woodland av, Woodhaven. Plan No. 2743.

CORONA.—55th st, 35, 2-sty frame extension, 22x12, rear dwelling, tin roof; cost, $400; owner, J. A. Moore, premises; architect, A. W. Nelson, 200 Astoria rd, Corona. Plan No. 2735.

CORONA.—Corona av, w s, 45 s Shopoler av, 1-sty frame extension, 12x33, rear dwelling, tin roof; cost, $600; interior alterations; owner, R. Abbott, on premises. Plan No. 2691.

CORONA.—Albertus av, w s, 26 n Corona av, 1-sty frame extension, 18x10, front dwelling; cost, $300; owner, F. Milano, on premises. Plan No. 2716.

FAR ROCKAWAY.—Central av, 262, electric sign, theater; cost, $150; owner, Wm. Willett, Jr., Far Rockaway. Plan No. 2692.

FLUSHING.—27th st, e s, 140 n Annadale av, plumbing in dwelling; cost, $100; owner, R. Harris, 964 Kelly av, Bronx. Plan No. 2734.

GLENDALE.—William st, s s, 215 w Woodhaven av, 2½-sty frame extension, 17x20, rear dwelling, tin roof, interior alterations; cost, $500; owner, W. J. Fowler, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2707.

HOLLIS.—Fulton st, n e cor Flushing av, new store front to dwelling; cost, $400; owner, J. Bolindt, premises. Plan No. 2738.

JAMAICA.—Globe av, e s, 100 s Pacific st, interior alterations to dwelling; cost, $125; owner, W. F. Bebell, Jamaica. Plan No. 2733.

JAMAICA.—Fulton st, 347, electric sign, store; cost, $75; owner, Jas. Dunn on premises. Plan No. 2718.

L. I. CITY.—Newton rd, 156, new foundation to dwelling; cost, $250; owner H. Mertling, on premises. Plan No. 2722.

L. I. CITY.—Greenpoint av, 295, interior alterations to dwelling; cost, $200; owner, Kate McGough, on premises. Plan No. 2708.

L. I. CITY.—Flushing av, 336, electric sign, store; cost, $60; owners, Straus & Co., 209 West 48th st, Manhattan. Plan No. 2726.

L. I. CITY.—6th av, 209, 1-sty frame extension, 16x12, rear dwelling, interior alterations; cost, $800; owner Frank Conway, on premises; architect, P. H. Woesthoff, 83 7th st, L. I. City. Plan No. 2727.

L. I. CITY.—Jackson av, s e cor Honeywell st, interior alterations to loft building; cost, $150; owner, Goodyear Rubber Co., 1972 Broadway, Manhattan. Plan No. 2720.

L. I. CITY.—8th av, 46, plumbing to dwelling; cost, $75; owner, D. Harrison, on premises. Plan No. 2719.

L. I. CITY.—Vernon av, w s, 361 n 13th st, 6-sty brick extension, 21x23, side of factory, slag roof, interior alterations; cost, $8,000; owner, Atlantic Macorni Co., premises; architect, A. Mertine, 34 West 28th st, Manhattan. Plan No. 2736.

METROPOLITAN. John st, 5, plumbing in dwelling; cost, $75; owner, M. Jintz, premises. Plan No. 2739.

OZONE PARK.—Jamaica av, w s, 100 n Hatch av, new store front; cost, $250; owner, C. Baumann, on premises. Plan No. 2703.

OZONE PARK.—Wyckoff av, n e cor Broadway, interior alterations to shed; cost, $175; owner, J. D. Bessetta, on premises. Plan No. 2717.

RICHMOND HILL.—Nostrand pl, w s, 100 and 125 n Brandon av, plumbing to two dwellings; cost, $100; owner, H. Arnold, on premises. Plan Nos. 2695-96.

RICHMOND HILL.—Woodmere pl, s s, 200 w Herald av, 1-sty frame extension, 15x28, rear dwelling, interior alterations; cost, $4,000; owner, H. E. Mixer, 231 Lexington av, Manhattan; architect, J. N. Koford, 2710 Jamaica av, Richmond Hill. Plan No. 2709.

RIDGEWOOD.—Putnam av, n s, 50 w Prospect av, interior alterations to store; cost, $120; owner, B. Billrath, on premises. Plan No. 2712.

ROCKAWAY BEACH.—Undine av, e s, 380 s Boulevard, new foundations to dwelling; cost, $125; owner, J. McWalters, on premises. Plan No. 2710.

ROCKAWAY BEACH.—Kane av, e s, 227 s L. I. R. R., new post foundation to dwelling; cost, $100; owner, Chas. A. Janis, premises. Plan No. 2742.

WHITESTONE.—7th av, e s, 75 n 19th st, 2-sty frame extension, 20x12, rear dwelling, interior alterations; cost, $800; owner, Mrs. Chas. Walters, on premises. Plan No. 2721.

WINFIELD.—Shell rd, n e cor Thompson av, 1-sty frame extension, 12x28, rear barn, tar roof; cost, $100; owner, Fred. Little, premises. Plan No. 2740.

### Richmond.

HAMILTON ST, s s, 254 e Richmond rd, Stapleton, alterations to frame dwelling; cost, $1,500; owner, Marie Hilderbrand, 290 East 201st st, Manhattan; architect, Jos. Whitford, St. George; builder, Thos. Cummings, Stapleton. Plan No. 512.

RICHMOND TER, 501, alterations to brick theatre; also for electric sign; cost, $200; owner, Florence Lee, William st, New York; builder, I. Welt, New Brighton. Plan No. 508.

JEFFERSON AV, e s, 175 n Central av, Grant City, Dongan Hills, alterations to frame dwelling; cost, $150; owner, Clemente Mastia, Dongan Hills. Plan No. 510.

RICHMOND AV, n s, 100 e Richmond ter, Port Richmond, electric sign for brick hotel; cost, $60; owners, Leimbeck & Betz Brewing Co., Jersey City. Plan No. 511.

RAILROAD, cor Lincoln av, Grant City, electric sign for frame hotel; cost, $55; owner, Ed. G. Marks. Plan No. 509.

WATERFRONT, 1100 n e New Creek, South Beach, alterations to frame club house; cost, $100; owner, Camp Comedy Club; builder, Wm. Schmidt, 466 Bleecker st, Brooklyn, N. Y. Plan No. 514.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Nov. 28. The location is given, but not the owner's address.*

JERSEY CITY.—Joseph Barnero, 275 Newark av, 3-sty brick, alterations, $100. Jacob Ammer, 41 Thorne st, 3-sty frame, $7,000. Modern Building Company, 107-111 Baldwin av, two 3-sty brick, $14,000.

ELIZABETH.—Fannie Zimmerman, northwest Corner Wall and 6th sts, 3-sty frame, $10,000.

NEWARK.—Nicola & Saverio Villanova, 13½-15 14th av, 2-sty brick, $9,000. Morris Goldstein, 12-14-18-20 Speedway av, four 3-sty frames, $24,000. Joseph B. Levin, 48 Belmont av, 3-sty frame, alterations, $200.

HARRISON.—F. J. McEvory & A. L. Freely, 431 Hill st, 3-sty frame, $7,000.

WEST HOBOKEN.—Raphael A. Capone, 441 Summit av, 4-sty brick alterations, $200.

GLEN RIDGE.—Benjamin D. Meakebee, southeast corner Ridgewood av and Windsor pl, 4-sty brick, $35,000.

APARTMENTS, FLATS AND TENEMENTS.

PLAINFIELD, N. J.—M. Rabinowitz, this city, contemplates the erection of an apartment house at 538 West 3d st, from plans by George H. Fisher, Jr., 224 Manson pl. The building will be of hollow tile with pressed brick front.

NEWARK, N. J.—John B. Cella, 738 Broad st, is preparing plans for a 4-sty tenement, 68x79 ft., at the southeast corner of Crane and Stone sts, for Ralph Arace, care of architect. Cost, about $35,000.

CHURCHES.

ASBURY PARK, N. J.—E. C. Benner, Appleby Building, is preparing plans for alterations and additions to the frame and brick veneer church, 40x76 ft., at Grand and Monroe avs, for the Evangelical Lutheran Church of the Atonement, Louis Van Gilluwe, chairman, Central av, Ocean Grove. Cost, about $10,000.

BAYONNE, N. J.—Eugene Reilly, 63 West 34th st, is preparing plans for a 1-sty brick church, 75x100 ft., at the southeast corner of 24th st and Boulevard for the Russian Orthodox Greek Catholic Church, Rev. Paul Stepanowitch, pastor, 534 Broadway.

DWELLINGS.

CALDWELL, N. J.—Samuel Hawk, builder, 21 Brookside av, contemplates the erection of two 2-sty frame residences here from private plans.

NEWARK, N. J.—William Allen Balch, 110 West 40th st, Manhattan, is preparing sketches for a 2½-sty hollow tile, stucco and frame residence at Park Hill, to cost about $8,000. Bids on general contract will be taken the latter part of February.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Purdy & Henderson, 45 East 17th st, Manhattan, are preparing plans for the superstructure of the 1-sty steel and corrugated iron warehouse, 250x350 ft., on the west side of Westside av, near Central Railroad, for Joseph T. Ryerson & Son, 30 Church st, Manhattan. Cost, about $20,000. David Henry Building Co., 207 Market st, Newark, contractor for foundations and grading.

SANDY HOOK, N. J.—Bids were received by the U. S. Government for the 1-sty brick, frame and terra cotta warehouse, 150x50 ft., from plans by Sheldon E. Townley, 32 State st, East Orange, N. J. Cost, about $20,000. The Altoria Realty & Construction Co., 3 East 44th st, Manhattan, was the apparent low bidder at $12,454.

PUBLIC BUILDINGS.

NEWARK, N. J.—Bids were received by the Committee of Public Buildings of the Common Council of the City of Newark for the public bath house and recreation building in the west side of Paterson st, between Hamburg pl and Alyea st, from plans by James S. Pigott, Union Building, Newark. The apparent low bidders were: For general construction, excluding heating, plumbing and electric work, E. M. Waldron & Co., 84 South 6th st, Newark, at $64,316; for heating and power, Jas. F. Kelly, South 14th st, Newark, at $23,939; electric work, Schenck Bros., 61 Bryant st, Newark, at $1,009; for plumbing, A. Taaffe & Co., 94 Plane st, Newark, at $10,756.

THEATRES.

JERSEY CITY, N. J.—Percy A. Vivarttas, 110 4th st, Union Hill, N. J., has been commissioned to prepare plans for a 2-sty theatre, 75x150 ft., at the southeast corner of Bergen av and Bergen sq, for the U. S. Theatre Co., 95 River st and 617 Washington st, Hoboken.

## Other Cities.

CHURCHES.

SPENCERPORT, N. Y.—J. T. Comes and J. E. Kausor, 9th floor, Renshaw Building, Pittsburgh, Pa., are preparing plans for a stone, granite or marble church, 40x110 ft., for St. John's Evangelist Church, Rev. Father Kelly, pastor. Chas. Wm. Eldridge, 316 Cutler Building, Rochester, N. Y., supervising architect. Cost, about $20,000.

FACTORIES AND WAREHOUSES.

JAMESTOWN, N. Y.—Freeburg & Fidler, 505 Chadakoin Building, Buffalo, N. Y., are preparing plans for a 3-sty addition to the factory, 50x186 ft., at Harrison and Foote avs, for the Cresent Tool Co., Carl Peterson, at site. Cost, about $50,000.

HOSPITALS AND ASYLUMS.

NEW HARTFORD, N. Y.—Thos. P. Barnett Architectural Co., 924 Central National Building, St. Louis, Mo., is preparing plans for a 3-sty brick and stone hospital building for St. Elizabeth Hospital, Mother Superior Sister Ambrosia, in charge, 722 Columbia st, Utica, N. Y. Cost, about $350,000.

MISCELLANEOUS.

ALBANY, N. Y.—Arnold W. Brunner, 101 Park av, Manhattan, has completed plans for a pier, freight shed and office building, at the foot of State st, for the Hudson Navigation Co., Pier 32, North River, Manhattan. Cost, about $100,000.

## PERSONAL AND TRADE NOTES.

F. W. FORNFINNE, 80 Rockaway av, Brooklyn, plumbing contractor, desires catalogues on plumbing and steam fitting specialties, fixtures and equipment.

CHARLES PETERMAN, master plumber, has opened an office at 503 West 141st st, and desires catalogues and price lists from manufacturers.

E. R. NORTH & BRO., Madison Building, Montclair, N. J., and 30 Church st, Manhattan, architects, desire information and catalogues on school equipment.

THOMAS O'REILLY, formerly manager of Norcross Brothers, general contractors, has opened offices at 30 East 42d st, where he will conduct a general building business.

THE KNICKERBOCKER ROOFING COMPANY has moved to 555 1st av, corner of 32d st. The firm's specialty is repairing of roofs, putting new roofs over old tin or composition roofs, using Barrett's Specification materials.

HAROLD VAN BUSKIRK, 2500 Newkirk av, Brooklyn, a senior in the architectural school of the University of Pennsylvania, was recently awarded first mention in a competition held among the students for "A Plant for the Manufacture of Arms."

THE HIGGIN MANUFACTURING COMPANY'S New York sales office has moved from 1133 Broadway to the Craftsman Building, 6 East 39th street, where it has on exhibition all its metal weather strips. James A. Jesty is the New York salesmanager.

ALVIN A. CALLENDER and FRED D. PARHAM have formed a partnership for the practice of architecture under the firm name of Callender & Parham. The firm has opened offices in the City Bank Building, New Orleans, La., and desire catalogues and samples from manufacturers interested in the building trades.

WILLIAM B. GRAY, consulting engineer and contractor, 2 Rector st, was recently appointed by Governor Glynn as a delegate to represent New York State at the seventeenth annual convention of the American Mining Congress, to be held at Phoenix, Ariz., beginning December 7.

THE CORNERSTONE of the Notre Dame Chapel of the Church of St. Vincent de Paul, Morningside av and 114th st, was laid Sunday, November 29, with appropriate ceremonies. Cardinal Farley officiated. The new church will cost nearly $500,000, when completed, and will be a noteworthy addition to the number of fine edifices in this city used for religious purposes. Cross & Cross are the architects.

THE RAPP CONSTRUCTION CO., of 30 East 42d st, erectors of reinforced concrete arches for buildings, has recently been reorganized, David J. Havens, formerly vice-president and secretary, retiring. The present officers are F. B. Rapp, president; J. F. Rapp, vice-president, and W. J. Rapp, secretary and treasurer. Associated with the company as general superintendent will be George H. Kunneke, who held a similar position with the National Fireproofing Company. The company has recently installed the system in the following apartment houses: southeast corner 98th st and West End av; northeast corner of Broadway and 94th st; southeast corner 72d st and Lexington av; and Riverside Drive, 141st to 142d sts.

## OBITUARY

JAMES J. EGAN, prominent as an architect of Roman Catholic churches in Pittsburgh and other cities, died in Chicago of a complication of diseases, Wednesday, December 2. He was seventy-five years old.

FRANZ BACK, a retired general contractor, died at his home, 18 Ingraham st, Brooklyn, Saturday, November 28. He was seventy-four years of age and had been a resident of the Williamsburgh section of Brooklyn for forty-five years.

ARNOLD BREUER, a retired carpenter and general contractor, died after a long illness at his home, 628 Humboldt st, Brooklyn, Sunday, November 29. He was born in Germany fifty-four years ago and had lived in the Eastern District for about thirty years.

THOMAS T. MORE, treasurer of the H. & D. Folsom Iron Company, of New York City, died of a complication of diseases at his home, 38 Mount Pleasant av, West Orange, N. J., Monday, November 30. He was eighty-six years of age and is survived by his widow, a son and two daughters.

RICHARD BRIGGS, a retired building contractor, died after a brief illness at his home, 474 Prospect av, Brooklyn, Wednesday, November 25. Mr. Briggs was born in Lincolnshire, England, in 1836. He had been a resident of South Brooklyn for forty-seven years. Four sons survive him.

JOHN H. WILSON, formerly a well-known builder of Queens County and for sixty years a resident of Flushing, died of apolexy at the home of his son, 186 Washington st, Flushing, Monday, November 30. He was seventy-nine years of age and had always devoted much time to public affairs in the old village of Flushing.

JOSEPH H. GLAUBER, general manager of the Glauber Brass Mfg. Co., Cleveland, Ohio, died of pneumonia following an operation for appendicitis, Friday, November 27, in Seattle, Wash., while on a combined business and pleasure trip to the Pacific coast. Mr. Glauber was born in Cleveland forty-three years ago. He is survived by his widow, two sons and two daughters.

TRUMAN I. LACEY, one of the leading architects of Central New York and senior member of the firm of T. I. Lacey & Son, Binghamton, died at his home in that city Wednesday, November 25. He was eighty years of age and had lived in Binghamton for forty-three years. Mr. Lacey was the architect of many buildings of note in Binghamton and vicinity, the chief of which are perhaps the two Kilmer Buildings, Security Mutual Building and the Arlington Hotel. Some of the leading churches and schools of Binghamton and nearby towns were designed by him. Mr. Lacey was formerly Park Commissioner and was prominent in religious circles. He is survived by his widow, two sons and two daughters. Arthur T. Lacey, who has been associated in business with him for a number of years, will continue the practice.

## TRADE AND TECHNICAL SOCIETY EVENTS.

THE EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK RETAIL HARDWARE ASSOCIATION will hold its annual convention in Syracuse, N. Y., February 16-19, 1915. Headquarters will be at the Yates Hotel.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y., December 12 to 19, 1914.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

INTERNATIONAL EXPOSITION OF INVENTIONS will open at the Grand Central Palace, New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned, which will be delivered by competent authorities, on the interests of American inventors and patentees.

NATIONAL BRICK MANUFACTURERS' Association will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

## RECENT INCORPORATIONS.

INDUSTRIAL IRON COMPANY, general structural and ornamental iron and steel work, has been chartered with $10,000 capital stock, with offices in Manhattan. The directors are Elizabeth T. Sample, John C. Sample, both of 74 Elm st, Queens, and Harry T. Kehr, Ridgewood, N. J. Gilbert W. Brothers, 63 Wall st, attorney.

THE MODEL HOUSE COMPANY is a $25,000 company chartered with $25,000 capital stock to do a realty and construction business, with offices in Manhattan. The directors are Robert E. Farley, 29 Greenridge av, White Plains, Gideon E. Fountain, 318 West 88th st, Manhattan, Gerard Fountain, Scarsdale, N. Y., and one other. The attorneys are Farley & Rumsey, White Plains, N. Y.

CHARLES PARKINSON has filed incorporation papers with a capitalization of $10,000 as contractors, builders, dealers in supplies and hardware, with offices in Manhattan. Jas. H. Parkinson and Chas. W. Parkinson, 583A 6th st, Brooklyn, Jas. A. Gleeson, Jersey City, N. J., and one other, are the directors. Frost & Nieman, 220 Broadway, attorneys.

C. E. HOMAN REALTY CO. has been incorporated with $10,000 capital stock, with offices in Brooklyn, to do a realty and construction business. The directors are Jonathan L. Brassington, 2006 East 47th st, Chas. E. Homan, 15 Clark st, and Sue S. Aufenger, 149 Herkimer st, all of Brooklyn. The attorney is the United Realty Co., 350 Fulton st, Brooklyn.

HAMILTON WRECKING & LUMBER CO. OF BROOKLYN has been chartered, with offices in Brooklyn, to deal in building materials and metals and wreck and demolish buildings. The directors are Abraham Freedman, 33 Henry st, Max Feinberg, 371 Rodney st, and Benjamin Blackman, 469 7th av, all of Manhattan. The attorney is J. S. Solomon, 346 Broadway.

J. M. KNOPP has filed incorporation papers with offices in Manhattan to do a general contracting, construction, cabinet work, decorating and furnishing business. Benjamin Frank, 967 Whitlock av, Bernard Knopp and Jos. M. Knopp, 1030 Hoe av, all of the Bronx. Robinson & Lauber, 115 Broadway, attorneys.

VELY REALTY CORPORATION is a $10,000 company chartered to do a realty and construction business with offices in Brooklyn. The directors are William H. Logan, 554 Eastern Parkway, Jas. Clark and Mary Clark, both of 550 Eastern Parkway, Brooklyn. The attorney is J. Weil, 30 Broad st.

THE ALLIED IMPROVEMENT CORPORATION, realty and construction, has been chartered with a capitalization of $10,000 with offices at Scarsdale, N. Y. The directors are Arthur J. Narzaghi, 299 Madison av, Pompeo M. Maresi, Harold S. Schultz, both of 52 Broadway, and one other. Maresi & Schultz, 52 Broadway, attorneys.

REXLITE COMPANY is a $50,000 company, chartered with offices in Manhattan, to manufacture roofing materials, skylights, vault lights and ventilator systems, etc. J. Layng Mills, 103 West 55th st; Alan B. Mills, 15 Ivy Court, Orange, N. J., and Aldus B. Squire, 586 Scotland rd, Orange, N. J., are the directors. Parker, Davis & Wagner, 34 Nassau st, attorneys.

### Buildings in Greater New York.

There are 375,037 buildings of various kinds in New York City, divided as follows: Manhattan, 84,849; Bronx, 35,163; Brooklyn, 172,380; Queens, 62,525, and Richmond, 20,120. Brooklyn has the most one- and two-family dwellings, 62,080 and 49,505, respectively, and the most tenements without elevators, 45,956. Manhattan has 2,155 elevator apartment houses and hotels, as compared with 70 for the Bronx, 209 for Brooklyn, 231 for Queens, and 82 for Richmond.

Manhattan has 813 office buildings, as against 69 for the Bronx, 145 for Brooklyn, 95 for Queens, and 47 for Richmond. Brooklyn leads in class 7, with 2,364 factories, whereas Manhattan has 1,428, Bronx, 250; Queens, 621, and Richmond, 627. Manhattan has 7,964 warehouses, loft buildings and department houses (class 5), as compared to Brooklyn, 1,551; the Bronx, 142; Queens, 40, and Richmond, 85. There are 229 theatres (not including moving picture theatres) in all the boroughs, of which Manhattan boasts 128, Brooklyn, 68, Bronx, 12; Queens, 18, and Richmond, 3.

# BUILDING MATERIALS AND SUPPLIES

## PRICES WEAKER THAN A MONTH AGO—STEEL, BRICK AND LUMBER DULLEST FACTORS—MANY SIGNS OF IMPROVEMENT

Current Demand in Metropolitan District About the Same as Last Month—Plan Filings

NOVEMBER will have few equals as a month of mingled despair and hope for building material and investing interests. It opened with plan filings almost negligible and closed with building projections fairly numerous. It began with a feeling of indefinite hope, born of a feeling of uncertainty, regarding legislative programs. Before it was a week old the turning point of extreme pessimism was reached. There were signs in the election returns that business men had no trouble in reading and understanding. On the 16th about two hundred millions of dollars were released, in the New York reserve banking district, and twelve days later the New York Stock Exchange reopened, for bond trading.

December dawns with a large amount of money, that has been hoarded, going out into the retail channels, which is the quickest way for money to get back into circulation. Business, outside of building construction, began to feel tangible evidence that the financial situation was improving. In the textile lines, in table staples, silk and jewelry departments, freer buying and selling developed. No better time could have been picked out for the rehabilitation of the business world than the month of November, followed as it was by the heavy retail buying that always characterizes the month of September.

In the building material department, December opens with the pig iron producers offering their wares freely at the practically prevailing quotations for delivery during the first quarter, but rigidly refusing to make any quotations on pig iron for deliveries into the second and third quarters. Remembering that pig iron, after all, is the barometer of all the basic building commodities, there is significance in the fact that the producers are safeguarding themselves against a rise in price, after April 1, when the building season begins, and by which time the gigantic financial problems hurled upon this country, by the European war, will have been more fully solved.

Another significant factor about the current market is the attitude of the brick manufacturers in the Hudson district, in holding back their supplies right up to the very eve of closing of navigation, without even covering their brick or making provision for winter supply. This attitude is not surprising in view of the fact that prices are low and their stocks up the river are considerably reduced from the quantity usually carried into the winter. Cement producers are following practically the same tactics and the best advices received from lime centers indicate that there is not an over supply in this market and neither will there be during the winter.

Plan filings in the five boroughs for the week follow: In the corresponding period last week there were 201 new buildings, estimated to cost $2,382,552.

| | Week Ending Nov. 27 | | Dec 4 | |
|---|---|---|---|---|
| | No. | Est. Value | No. | Est. Value |
| Manhattan.. | 5 | $1,190,000 | 5 | $134 000 |
| Bronx..... | 9 | 169 400 | 8 | 21,000 |
| Brooklyn.. | 39 | 82,100 | 49 | 474,175 |
| Queens..... | 57 | 289 250 | 54 | 179,550 |
| Richmond.. | 12 | 18,275 | 15 | 26,805 |
| Total..... | 122 | $1,749,025 | 131 | $836,130 |

### COMMON BRICK.

**First Listed Covered Brick Reported—Prices $6 and Up.**

BRICK continues dull. Registered unloading showed some improvement over last week, but wholesale market arrivals were in excess of sales. The first of the winter's covered barges were listed and some sales are reported, five being the total for the week. Prices are running over $6 for the best grades.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 3, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Friday A. M., Nov. 27 11

| | Arrived. | Sold. | Covered. |
|---|---|---|---|
| Friday, Nov. 27.. | 13 | 13 | 3 |
| Saturday, Nov. 28.. | 1 | 1 | 1 |
| Monday, Nov. 30... | 5 | 3 | 1 |
| Tuesday, Dec. 1 ... | 4 | 3 | 0 |
| Wednesday, Dec. 2 | 7 | 5 | 1 |
| Thursday, Dec. 3... | 3 | 2 | 0 |
| Total..... | 33 | 27 | 6 |

Reported en route, Friday, Dec 4—8.

Condition of market, weak. Prices: Hudsons, $5 to $5.25 (shaded); Raritans, $5.25 to —— (wholesale dock, N. Y.); (for dealers' prices add profit and cartage), Newark, —— to $6.75 (yard). Nominal. Left over, Friday a. m., Dec. 4, 27. Cameron sold 5.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | | | |
|---|---|---|---|---|---|
| Nov. 20 | 32* | 886,500 | Nov. 27 | 30* | 749,500 |
| Nov. 21 | 29 | 378,500 | Nov. 28 | 30 | 487,000 |
| Nov. 23 | 37 | 1 104,000 | Nov. 30 | 38 | 949,500 |
| Nov. 24 | 35 | 903,500 | Dec. 1 | 37 | 990 000 |
| Nov. 25 | 31 | 791,500 | Dec. 2 | 30 | 880,500 |
| Nov. 26 | 1 | 51,000 | Dec. 3 | 36 | 1 066,000 |
| Total. | 165 | 4,115,000 | Total. | 201 | 5,122,500 |

*Boats reporting.

1913.

Left over, Friday A. M., Nov. 28 75

| | Arrived. | Sold. |
|---|---|---|
| Friday, Nov. 28 ... | 4 | 8 |
| Saturday, Nov. 29 ... | 1 | 3 |
| Monday, Dec. 1..... | 7 | 8 |
| Tuesday, Dec. 2..... | 2 | 8 |
| Wednesday, Dec. 3..... | 7 | 7 |
| Thursday, Dec. 4 ... | 4 | 6 |
| Total..... | 25 | 40 |

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Dec. 5, 60.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914..... | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 3, 1914 ..... | 1553 |
| Total No. bargeloads sold Jan. 1 to Dec. 3, 1914 ..... | 1536 |
| Total No. bargeloads left over Dec. 4, 1914 ..... | 17 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 4, 1913..... | 2019 |
| Total No. bargeloads sold Jan. 1 to Dec. 4, 1913 ..... | 1959 |
| Total No. bargeloads left over Dec. 5, 1913 ..... | 60 |

### SAND AND GRAVEL.

**Former Prices Steady—Latter Lower, But With Demand Greater.**

SAND and gravel are in a contradictory market. The former is being held strongly at fifty cents a cu. yd. dock with demand only moderate. Gravel is off five cents from quotations of Nov. 1. The demand for large size is keen and increasing. Subway requirements are responsible for this condition. The mines will operate all winter, weather permitting. Sand is in liberal supply here at present.

### LIME.

**Manufacturers Lightly Stocking—Prices Steady—Demand Dull.**

IN the absence of any effort on the part of building material dealers to stock in lime and other basic building commodities, the lime manufacturers are putting aside moderate stocks for winter requirements and are barely keeping their kilns going. There is some figuring reported, but actual buying, like other materials, is off.

### LINSEED OIL.

**Prices a Cent Higher Than Last Month—Buying Light.**

LINSEED oil is a cent higher than it was a month ago, due to condition of the flaxseed market at Duluth rather than to any improvement in buying at this point. Forty-seven cents seems to be the prevailing card quotation today, but there are few takers, indicating conservative action on the part of paint and floor dressing manufacturers.

### LUMBER.

**Few Lines Holding Firm—Building Grades Slack—Prices Weak.**

AUTHORITIES do not seem to agree as to the selling prices for standard building grades of lumber. There is a quoted list, but actual market transactions do not adhere strictly to it.

## CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to noon, Dec. 6, 1914.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide, Nov. 7, 1914.

BRICK—

Hudson common .....$5.00@$5.25
Covered Hudson ..... **6.00 to ——**
Raritan common ..... 5.25@ ——
2d hand common..... **2.50@ 3.00**
Newark (yard) ..... **6.25@ 7.00**
Front or face .....18.00@36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):

Domestic Portland ..... ——@$1.58
10c. bag; returns on bags.
Con. Rosendale Nat..... 90@ ——
7½c. bag; returns on bags.
Alsen's German.....No. quot.
Dyckerhoff German....No quot.

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

Trap rock, 1½ in..... **$1.00**
Trap rock, ¾ in..... **1.10**
Bluestone, 1½ in..... **.90**
Bluestone, ¾ in.....$1.15@ **1.00**

GLASS, Windows— Discounts.

Single thick .....90-10 & 90-15
Double thick .....90-10 & 90-20
Plate ..... 90-30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in. ..... **$0.85**
¾ in. ..... **.95**

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—

4x12x12 in..... $0.06
6x12x12 in..... .084
8x12x12 in..... .102
10x12x12 in..... .12
12x12x12 in..... .15

Interior—

2x12x12 in..... $0.048
3x12x12 in..... .048
4x12x12 in..... .054
6x12x12 in..... .072
8x12x12 in..... .096

LIME (Standard 300 lb. bbls. wholesale, select finishing):

Farnham Cheshire, finishing... —@$1.55
Eastern, common .....$1.25 nominal

LINSEED OIL—

American Seed City Raw.....**$0.47@$0.48**
American Seed City Boiled.... **.48@ .49**

LUBRICANTS (Mineral):

Black, refined, summer.....13 @13½
Black, reduced, 27 gravity, 35@30 c. t. .....13½@14
Wax, crude .....per lb. 3½@ 3¾
Cylinder, light filtered.....21½@23
Cylinder, dark, steam, refined..15½@25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 in.....$21.00@$25.00
14 to 16 in..... 27.00@ 31.00
Heart face siding 4-4 & 5-4 ..... 28.00@ ——
Flooring, 13-16x2½ & 3 ins. ..... **14.50@ 27.00**
Hemlock, Pa., f. o. b. N. Y. base price, per M..... ——@ 24.50
Hemlock, W. Va. base price per M. ..... ——@ 24.00
Hemlock, Eastern mixed cargoes ..... 20.00@ 22.00
(To mixed cargo price add freight $1.50.)
Spruce Canadian .....$24.00@$25.00
Spruce (W. Va. f. o. b. N. Y., lighterage limits):
2x4, 18 and 20 ft..... **$26.50**
8x8 and under, 16 ft. and under... **23.00**
9 in., 16 ft. and under..... 28.00
2x6, 10 and 14 ft..... **21.50**
2x8, 12 and 14 ft..... **22.00**
2x10, 3x10, 10 to 16 ft..... **26.00**
4x10 to 10x10, 16 ft. and under.... 29.00
2x12 and 3x12, 16 ft. and under.... 29.00
12 in., 18 and 20 ft..... **29.00**
Add $1.00 per M. for each inch over 12 ins.
Add $1.00 per M. for every 2 ft. over 20 ft. in length.
1x2 shingling lath, rough or dressed one side ..... **$25.00**
4-4x6" merchantable quality..... 26.00
4-4x8" merchantable ..... 24.00
4-4x10" merchantable ..... **26.00**
4-4x12" merchantable quality..... 30.50

LATH (Eastern spruce f. o. b. N. Y.):

1½-in. round wood .....——@ ——
1½ in. slab ..... **$3.40@** ——

PLASTER—(Basic dealer prices, at yard, Manhattan):

Masons finishing in 100 lb. bags, per ton.....——@$10.00

BLOCKS—

2 in. (solid) per sq. ft.....——@$0.06
3 in. (hollow) .....——@ .06½
4 in. (hollow) .....——@ .07¼
Boards ⅝ in. thick, per sq. yd.——@ .16

SAND—

Screened and washed Cow Bay, 500 cu. yd. lots, wholesale..... $0.50

SLATE (Per Square, N. Y.):

Penn. Bangor ribbon.....$4.10@$4.75
Munson, Maine, No. 1..... 5.50@ 7.75
Munson, Maine No. 2..... 4.50@ 6.75
No. 1 red.....10.00@12.00
Unfading green ..... 4.00@ 6.00
Genuine Bangor ..... 4.75@ 6.75
Pen Argyle ..... 4.00@ 6.00
Vermont, sea green..... 3.00@ 4.20

STRUCTURAL STEEL (tidewater) Spot:

Beams and channels up to 14 in. 1.21@ 1.26
Beams and channels over 14 in. 1.21@ 1.26
Angles 3x2 up to 6x8..... 1.21@ 1.26
Zees and tees..... 1.21@ 1.26
Steel bars, half extras..... 1.21@ 1.26

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, DECEMBER 12, 1914

# WILLIAM STREET SUBWAY A MIGHTY WORK

## The Underpinning of Giant Buildings Will Be the Prominent Feature—This Will Cost $465 a Front Foot in Cases—Construction Methods Described

MORE publictiy has attended the various steps leading up to the construction of the subway through William Street than any other section. Almost every step has been a hesitating one. William street is only forty feet wide, divided almost equally between sidewalks and roadway. Seven thousand people pass one of its busy corners in a normal hour. Fearful that damage would be wrought to the buildings that line the street, many property owners were opposed for a time to the construction of the subway there, and latterly they entered a protest against the erection of trestles in front of stores and office buildings to carry gas mains and other conduits while the road is under construction.

The so-called "William street subway" will connect the Seventh avenue subway with the downtown business district of Manhattan, and with Brooklyn. The route leaves the Seventh avenue line at West Broadway and Park place and runs through under the Post Office property to Beekman street and thence into William. Then the route is down William to Old Slip and under the East River to Clark street and Fulton street, Brooklyn, to make a junction with the existing subway there.

The value of the property along the William street section is estimated at $40,362,000, as the lower portion of the street is flanked by some of the largest and most expensive buildings in the city. Most of them are built on quicksand, but the Public Service Commission, on the advice of its engineers, takes the position that the buildings can be adequately shored up, and if necessary caissons will be sunk to secure their safety.

The closeness of the excavation to the buildings, the unstable character of the soil, and the great property values at stake, are elements in one of the most difficult problem that the engineers have had to contend with. At stations the width of the excavation will be full forty feet between building lines, in order to provide for island platforms, and elsewhere the width will be twenty-nine feet. The gas mains will be carried in the gutters, except at street intersections, when they must be elevated to trestles.

The depth to subgrade will vary from twenty-five to thirty-one feet, through coarse sand, with some gravel, grading into fine sand which, below the waterline, becomes quicksand. At Pearl street the subgrade will be twenty feet below mean high water, and sixteen feet at Maiden Lane. Floor and sidewalls will be built with brick and mastic waterproofing, as a matter of course.



WILLIAM STREET, SOUTH FROM WALL.

Showing nature of buildings to be underpinned—National City Bank on the left; the Bank of America, Atlantic Building, Land's Court and Corn Exchange Bank on the right.

The great feat required of the engineers will be to keep the "swimming sand" quiescent and confined, when it possesses a high bearing value, but when released it becomes dangerous in a high degree.

Stations will be built to extend between John and Ann street, and between Cedar and Wall. The entrances will be, one on the east side of Fulton street, for the first-named station, and for the other station there will be one entrance on the west side, at Pine street, and one on each side at Wall. Some anxiety has been expressed by owners and tenants over the location of the Pine street station. The possibility of a kiosk six feet wide occupying a sidewalk nine feet eight inches wide has been apprehended, but this is something that will never eventuate, the Record and Guide is officially assured. The precise location of the stairway will be determined after negotiations with the owners of adjacent property, and it is highly improbable that it will be in a position where it will block traffic or injure private business.

A very difficult and trying part of the construction work will be the underpinning of buildings, it is almost unnecessary to say. The proposed method will be decided on by the contractor, but must, by the terms of the contract, receive the approval of the commission, because primary responsibility has, by the courts, been placed upon the city, for the first time in any contract for subway construction. At the same time the contractor has not been relieved of the usual full responsibility.

The established practice for work of this character is to provide adequate temporary support and then build permanent supports for the existing foundations from rock or hardpan beneath the piers or other points of load concentration. Between the piers there will be continuous bulkhead walls (either of tight sheeting or solid concrete), to stop any tendency of the quicksand to flow. Similar walls will protect buildings having adequate foundations, if unimpaired by the subway work. There are ten buildings of thirteen to twenty stories in height; twenty buildings ten to twelve stories high, and forty-five that have less than seven stories each, but all with foundations below the subway subgrade.

Assistant Division Engineer John H. Madden, in a report which is printed in the Survey (the official bulletin of the P. S. Commission), says the construction will probably be conducted from three working shafts, situated (1) at the southwest corner of Beekman street, (2) the northwest corner of Maiden

lane, (3) and the northwest corner of Pearl street and Hanover square. A building is being razed to provide a site for the first shaft, and for the latter two the work will be prosecuted from overhead structures, which offer the minimum of obstruction to street conditions. The trucking will be done mostly outside of normal business hours.

Following the usual practice, says Engineer Madden, the pavement will first be removed in sections, the street decked over, and the excavating begun underneath. After ground water has been encountered an effort will probably be made to drain off the water through the face of the bank and lead it by gravity to a sump, or cistern, which will be sealed to prevent the inflow of surrounding material and from which the water will be pumped in the usual manner. The work offers a combination requiring careful prosecution, attention to detail, the exercise of ingenuity, but presents no features that have not already been successfully performed.

The lowest bid for doing the work was submitted by Smith, Hausser & MacIsaac at a total price of $2,254,670, based on the preliminary estimate of quantities. The cost per lineal foot of subway is estimated at $850. On the basis of this bid price the underpinning of the buildings along the section averages $160 per front foot, or $229 per lineal foot of subway, which represents about 27 per cent. of the total cost of the contract. The cost of underpinning a four-story building will be about $100 per lineal foot, and for a twenty-story building the cost will be $465 a lineal foot.

# FACTORY BUILDING CODE PROMULGATED

## Goes Into Effect November 15—Plans Must Be Filed With Labor Commissioner as well as With the Superintendent of Buildings

RULES defining fireproof and fire-resisting material, and prescribing certain specifications relating to construction and tests, were promulgated by the Industrial Board of the New York State Labor Department and will take effect November 15. They will apply to all factory buildings hereafter erected and to the alteration of existing ones, but not to any building in which no manufacturing is carried on.

The Labor Law requires that no factory shall be conducted in any building hereafter erected, more than one story in height, unless the building shall conform to certain requirements. If more than four stories high, it must be built "fireproof," and the roofs of "incombustible material." In existing buildings more than five stories high, interior stairways must be enclosed with "fire-resisting material."

At once, upon the enactment of the law, the Industrial Board was called upon by owners and builders to define what was meant by these terms. The rules under consideration constitute the answer which the board will make to all questions of this kind. A great number of old buildings will have to be altered, at considerable expense in each case, and a great deal of work will be provided for the corps of inspectors from the State Labor Department.

### Examination of Plans.

In effect the rules constitute one more building code to which attention will have to be paid. They supersede all provisions inconsistent therewith in any special law or local ordinance. The duty of enforcing them lies with the Commissioner of Labor, who will, through his examiners, pass upon plans for the construction and alteration of buildings and issue certificates of compliance. The local Superitendents of Buildings will also examine the plans, as heretofore, to see that the provisions of the local building ordinances are complied with. At the same time, the Commissioner of Labor has power (see section 79d) to ask the assistance of the local Superintendents of Buildings in examining plans and making inspections of buildings. Architects will accordingly file copies of plans for factory buildings both at the Labor Department and at the Building Bureau, as in fact they have been doing in practice for some months past.

### Fireproof Construction.

The law itself sets forth that "fireproof construction" means walls of brick, stone, concrete or terra cotta, and floors of brick, terra cotta or reinforced concrete between steel or reinforced concrete beams and girders. The regulations go a step farther and technically prescribe (a) for segmental brick arches certain curvature and thickness; (b) for terra cotta blocks, the thickness of shells and webs; (c) for reinforced concrete the proportions of the aggregate and the size of the crushed stone, and (d) finally permit any form of construction not less than four inches thick in the case of floors, and not less than three and a half inches thick in the case of roofs, which can pass a standard fire, load and water test.

The law on which the regulations are based require that stairways, elevator and dumbwaiter shafts shall be enclosed on all sides with partitions made of fireproof material. The new rule (501) permits any form of construction (as well as brick, terra cotta or concrete) which can pass a standard fire and water test.

All openings in such enclosures must, under the law, be provided with fire-doors, and the new rule (502) is that the doors may be tin-clad, or of plate iron, composit or any form of construction that can pass a standard fire and water test.

Rule 503 provides that any form of frame and sash that can pass a standard fire and water test will be acceptable to the department, as well as certain forms specifically described in detail. The name of the manufacturer must be placed on every fireproof window.

### Stairway Enclosures.

Special authority was given to the Industrial Board to permit as a substitute for the forms of stairway enclosures elsewhere required, the use of partitions heretofore constructed of such fire-resisting materials as have heretofore been approved by the local authorities. Rule 504 therefore permits stairway enclosures to be constructed of wood studs lathed each side with metal lath and plastered with Portland cement mortar.

"Or, wood studs not less than 2 inches by 4 inches properly bridged to support filling and filled in with mineral wool, asbestos, gypsum, or other similar incombustible material, packed to density of at least 25 lbs. per cubic foot, or cinder fill one to ten mix, covered on each side with plaster board, or asbestos board, at least ⅜ inch thick, and plastered with Portland cement mortar, finishing at least 1⅛ inches thick, including board thickness, or covered on each side with metal lath or wire netting nailed directly to the studs, and plastered with Portland cement mortar, finishing at least ¾ inch thick;

"Or, wood studs not less than 2 inches by 4 inches filled in with masonry four inches thick, and plastered on each side with Portland cement mortar finishing at least ¾ inch thick;

"Or, existing wood stud, lath and plaster partitions, stripped of all wood base and other trim and covered with at least No. 24 U. S. standard gauge metal lath on each side, firmly secured to the studs by staples through the existing lath, and plastered on each side with Portland cement mortar, finishing at least ¾ inch thick.

"Any form of partition construction that has successfully passed a standard one-hour fire test."

### A Wall of Protection.

Rule 505 says that fire-resisting partitions must be continued through wood floors or shall extend from the upper side of the wood floor in any story to the underside of the wood floor and timbers in the story above to which they shall be safely secured, and shall form, with the fire-resisting doors, floors and ceilings, an unbroken fire-resisting protection, separating the stairway and exit passageways from the non-fire-resisting portions of the building. In unfilled wood stud partitions, the space between the beams shall be fire stopped by approved fire-resisting materials.

In general, fire-resisting partitions must be self-supporting or safely supported on fireproof steel or reinforced concrete beams, girders and columns, or upon wood beams, girders and columns made fire-resisting by approved fire-resisting materials.

In special cases, in existing buildings, where the fire-resisting partitions are not in a vertical line, they may rest upon wood beams and girders, provided, that all the header and trimmer beams supporting said partitions are made fire-resisting by approved fire-resisting materials on that portion where the extreme fibre stress exceeds three-quarters of the safe allowable working stress.

### Existing Partitions.

Fire-resisting partitions, now in place, constructed in such manner and of such fire-resisting material, as have heretofore been approved by the local authorities, will be accepted when complying with the following requirements (Rule 506):

"Each side of existing partition covered with ½-inch approved plaster board protected by not less than 26 U. S. standard gauge metal, both nailed to the woodwork.

"Each side of the existing partition covered with 2 thicknesses of ¼-inch approved asbestos board with staggered seams, provided that where in the opinion of the Commissioner of Labor protection is necessary against mechanical injury, such protection shall be provided.

"And in building not over 6 stories in height existing wooden partitions, double thickness, ⅞-inch board covered on both sides with 20 U. S. standard gauge metal, or with 26 U. S. standard gauge metal with lapped seams."

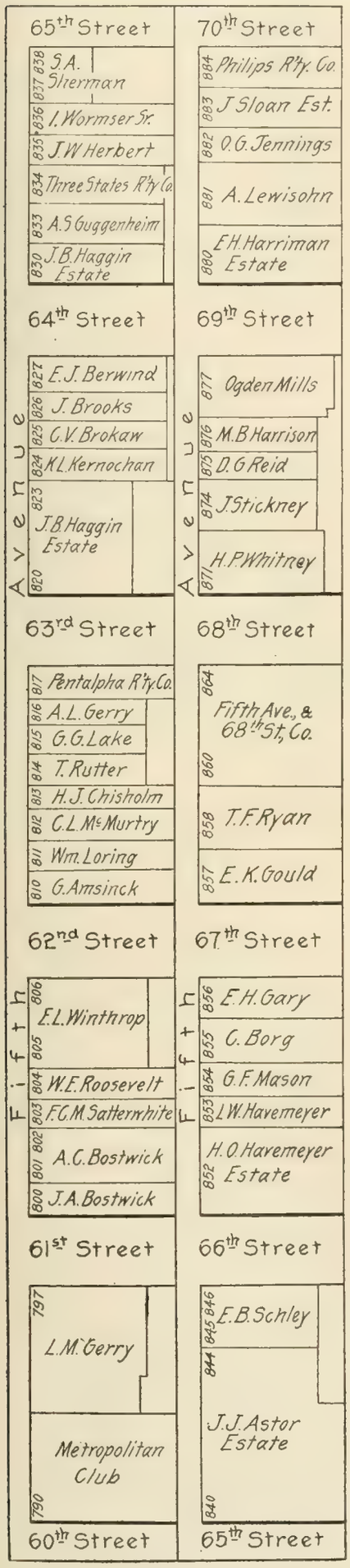
In an appendix are given the methods of conducting tests to determine the fire-resisting qualities of various materials and forms of construction used in building practice. These methods are stated in full detail, as to the construction of the test huts or chambers, the method of conducting the tests and recording the results, in order to fully set forth for immediate use the course of procedure to be followed for the purpose of obtaining the approval of any new material or form of construction.

### Opening East 162d Street.

William Waldorf Astor owns all the land to be taken under condemnation proceedings for the opening of East 162d street between Sheridan and Sherman avenues, Bronx, a distance of one block. The preliminary report of the commissioners shows that the total expense involved in the proceedings will be $22,096; that Mr. Astor will receive an award of $19,712, and that he will be assessed the sum of $20,893.05; the remaining cost, or $1,202.95, is to be assessed upon an area comprising a strip 100 feet wide in the adjoining blocks to the east and west. Mr. Astor, through an attorney, asked to have the area of assessment enlarged, but the Board of Estimate decided as above.

# ONE MILE OF RESIDENTIAL NEW YORK

## Assessments on Fifth Avenue, Between Sixtieth and Eightieth Streets, Total $51,171,000—H. C. Frick's Residence Still Unfinished




WHAT is probably the most valuable mile of real estate, devoted to residential purposes, lies on Fifth avenue, between 60th and 80th streets, known as Millionaires' Row. Only seven parcels remain unimproved, and these are situated north of 71st street. The total assessed valuation of the mile stretch is $51,171,000, while the land value is placed at $37,735,000.

The north corner of 77th street, owned by Senator William A. Clark, bears the highest assessment of any corner, in fact, when the improvement is taken into consideration, the property is assessed for more than any single block front in the zone. The holding carrying with it the next highest assessment is the Henry C. Frick property, occupying the block front between 70th and 71st streets. The land is assessed at $2,650,000 and with the structure totals $3,100,000. The improved valuation is on the unfinished building and probably will be increased next year.

### Three Important Blocks.

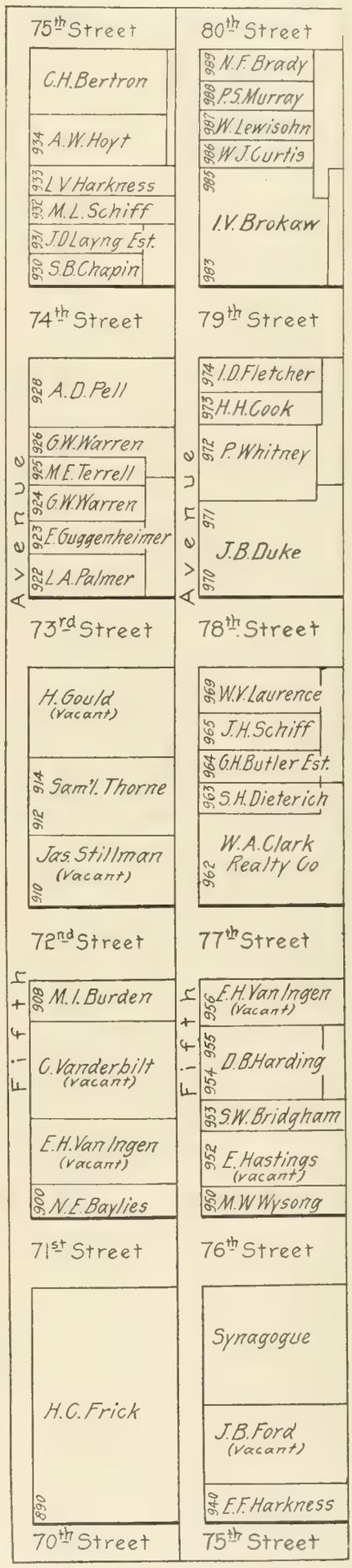
The block front, between 60th and 61st streets, occupied by the Metropolitan Club and the residence of Mrs. Louise M. Gerry, are assessed at $3,400,000, while the two block fronts, running from 67th to 69th streets, figure at almost the same figures, the former being $3,075,000 and the latter $3,010,000.

There is not a single block front in this mile that the assessment of the land is less than $1,460,000. The residence of Samuel Thorne, at 912 and 914 Fifth avenue, is the only improvement on the block front, between 72d and 73d streets, the south corner being owned by James Stillman, while Howard Gould is the owner of record of the north corner. Other vacant parcels along the "Row" include those owned by E. H. Van Ingen, at 904; Cornelius Vanderbilt, adjoining on the north; J. B. Ford, at 944; E. Hastings, at 952, and E. H. Van Ingen, at 956, south corner of 77th street.

One of the unique features of realty buying in this section is the fact that the owners, almost to a man, acquired their properties for their own occupancy, and not for speculation. It is one of the few sections of the city where rapid transit facilities are not essential, as all the residents have their private vehicles, which transport them to the nearest subway or elevated station.

### Assessment List.

The following is a list of the assessments placed upon some of the principal corners: Metropolitant Club, $2,000,000; Mrs. Louise M. Gerry, $1,400,000; E. L. Winthrop, $775,000; J. B. Haggin Estate, $840,000; same estate (64th street), $530,000; S. A. Sherman, $575,000; J. J. Astor Estate, $2,175,000; E. B. Schley, $585,000; H. O. Havemeyer estate, $975,000; E. H. Gary, $660,000; E. K. Gould, $775,000; Fifth Avenue & Sixty-eighth Street Company, $685,000; Thomas F. Ryan, at 858, $1,550,000; Henry P. Whitney, $1,300,000; Ogden Mills, 69th street, $700,000; E. H. Harriman Estate, $875,000; Philips Realty Co., $515,000; H. C. Frick, $3,100,000; N. E. Baylies, $385,000; M. I. Burden, $500,000; James Stillman (vacant), $540,000; Howard Gould (vacant), $660,000; L. A. Palmer, $375,000; A. D. Pell, $650,000; S. B. Chapin, $285,000; C. H. Bertron, $775,000; E. F. Harkness, $540,000; Synagogue, $1,300,000; M. W. Wysong, $400,000; E. H. Van Ingen (vacant), $330,000; W. A. Clark Realty Co., $4,000,000; W. V. Laurence, $320,000; J. B. Duke, $1,585,000; I. D. Fletcher, $465,000; I. V. Brokaw, $560,000, and N. F. Brady, $300,000.



# CONFERENCE FAVORS BOROUGH SYSTEM

## For Consolidation of Building Departments, As More Certain to be Obtained Through Legislation—A Bill to be Introduced

THE Committee on Consolidation of Building Inspection Departments of the Advistory Council of Real Estate Interests, consisting of Cyrus C. Miller, chairman, and Messrs. Albert G. Milbank, Walter Linder and Henry W. Hodge, believes it advisable for all taxpayers' organizations and real estate associations to unite for the consummation of a plan to consolidate all building inspection departments into unified building departments in each borough, by affiliating themselves immediately with the concerted movement for this purpose, directed by Messrs. Robert E. Simon, George T. Mortimer and Warren Cruikshank, representing the Real Estate Board.

The Committee on Consolidation of Building Inspection Departments of the Advisory Council, has been for some time engaged in the difficult task of formulating a plan whereby it would be possible to unify the various building inspection departments under the separate borough heads, without simultaneously solidifying the opposition to the general principle of consolidation. Such a task is one of extreme delicacy and progress can be made but slowly.

### The Easier Way.

Although there were many commendable features to the tentative bill recently drafted for public discussion, nevertheless the testimony at the public hearings devoted to the consideration of the merits of this particular tentative draft conclusively demonstrated, in the opinion of the committee as well as the affiliated bodies, that the principle of consolidation can best be accomplished at the present time by reserving to the separate borough presidents the supervision and control over the building departments which they possess today. They agree with President McAneny who observed, when testifying at this public hearing, that the principle of consolidation would be more feasible through borough departments than one central department.

However, it is the concensus of opinion of the members of the Committee on Consolidation of the Advisory Council that the principle of consolidation through borough departments should be supported by real estate bodies not merely because a fortuitous chain of circumstances assures the co-operation of the borough presidents themselves, in the accomplishment of such a program, nor simply because by a process of elimination it is evident that a consolidation through borough departments is alone certain of a chance of success in the coming Legislature. There are many forceful and practical arguments in behalf of unified borough building inspection departments in contra-distinction to one central building department.

### Its Advantages.

For example, property owners, architects, builders, and engineers to obtain an opinion and decision from the central commissioner of buildings, do not have to journey to Manhattan continually, as they were forced to do under the central building department of 1898. Again, building is perhaps the most important local business. In every borough the best class of men should be chosen for Building Superintendents—a thing hardly possible when the borough representative of the department is only a deputy, as proposed in the plan for one central department. Such deputies do not have the authority to grant modifications or make unusual rulings so that the builders and others requiring such action must go to the commissioner as previously stated. These examples are but a few of the instances that can be cited as facts favorable to the installation of building inspection departments in each borough, and which commend this principle of consolidation in the several boroughs to the members of the Advisory Council.

### Conference of Real Estate Bodies.

An important meeting of representatives of more than thirty real estate, civic and professional organizations was held at the Real Estate Board of New York on Monday last for the purpose of working out a practical plan to consolidate the various departments and bureaus having jurisdiction over buildings in New York City.

The conference was the second of the kind held recently with the object of focusing the efforts of various organizations that have been working independently along the same lines on securing some practical plan which might as nearly as possible meet the needs of the situation.

At the preceding meeting held on November 19 about twenty organizations were represented. In the interval the special committee on organization (Louis Schrag, chairman) brought into the conference several new associations.

As now constituted the conference includes Robert E. Simon, chairman; Richard O. Chittick, secretary; George W. Olvany, counsel. Executive Committee (for Manhattan): Stewart Brown, United Real Estate Owners' Association; Alfred R. Kirkus, Merchants' Association; Laurence M. D. McGuire, Real Estate Board of New York; Cyrus C. Miller, Advisory Council of Real Estate Interests; Allan Robinson, Allied Real Estate Interests; Robert E. Simon, Real Estate Board of New York; George H. Stege, West Side Taxpayers' Association. (For Brooklyn): W. B. Greenman, Brooklyn Builders' Association; Charles Partridge, Brooklyn Board of Real Estate Brokers. (For the Bronx): P. J. Reville, Builders' Protective Association; Clarence S. Shumway, North Side Board of Trade. (For Queens): Clinton T. Roe, Chamber of Commerce Borough of Queens; John J. Halleran, Flushing Business Men's Association. (For Richmond): Cornelius G. Kolff. (For New York State): Mortimer J. Fox, Real Estate Association of the State of New York.

At the meeting on Monday the various phases of the subject of how best to combine the inspection functions of various State and City Departments was discussed for more than two hours. The discussion turned on the State Factory Investigating Commission's tentative plan, which provides, chiefly, for a central Building Department under the jurisdiction of the Mayor. The various aspects of the subject were gone over, the point over which most discussion took place being whether the practical requirements of the situation and the convenience of the greater number of those who come in contact with the various departments did not demand a plan which would serve borough convenience and preserve borough autonomy, rather than the plan providing for a central Building Department in Manhattan.

### The Borough Plan Decided on.

The sense of the meeting is expressed in two resolutions adopted:

"First, that the conference favors the consolidation within each Borough of all departments and bureaus now having jurisdiction over the construction, alteration, structural changes in and maintenance of and occupancy of buildings in New York City.

"Second, that the chairman appoint a committee of at least ten to confer with the Borough Presidents, the State Factory Investigating Commission and the various real estate interests, to get suggestions from them looking to the consolidation of the various departments and report their findings at the next meeting of the Conference Committee; this report, if found desirable, to be in the form of a tentative bill.

The executive committee and counsel met on Friday with representatives of the Mayor, the Borough Presidents and the State Factory Investigating Commission and started the important work assigned to it. The Conference Committee invites the co-operation of all organizations interested, and suggestions for working out the problem of securing effective jurisdiction over buildings, such suggestions to be forwarded to the secretary.

### The Representatives.

The Conference Committee includes the following, represented at one or both of the recent meetings, one or two having communicated in writing their approval of the plan for a conference and nearly all of them being represented at the meeting on Monday.

American Institute of Architects, New York Chapter.—Julius Franke.

Advisory Council of Real Estate Interests.—Cyrus C. Miller, Birch Helms.

Allied Real Estate Interests.—Allan Robinson.

Central Mercantile Association.—J. E. Kean.

Citizens' Union.—Albert S. Bard, Mansfield Ferry, W. A. Youker.

Broadway Association.—Nathan J. Ottinger.

Bureau of Municipal Research.—Dr. F. A. Cleveland.

Fifth Avenue Association.—B. M. Falconer.

42nd Street Association.—Walter J. Salomon.

Harlem Property Owners' Association.—Dr. Abraham Korn.

Merchants' Association.—Alfred R. Kirkus.

New York Building Managers' Association.—B. E. Martin, Raymond F. Roberts, A. C. Bang.

Real Estate Board of New York.—Laurence M. D. McGuire, Robert E. Simon, Warren Cruikshank, George T. Mortimer.

Twenty-Third Street Improvement Association.—Louis Schrag, Joseph W. Cushman.

Washington Heights Taxpayers' Assn., Reginald Pelham Bolton; West Side Taxpayers' Assn., Frank Demuth, P. P. Chappel, C. H. Stege; United Civic Assn., Lucien Knapp; United Real Estate Owners' Assn., Stewart Browne; Bedford Park Taxpayers' Assn., Max Just; Builders' Protective Assn., P. J. Reville; North Side Board of Trade, C. S. Shumway, D. A. Trotta; Brooklyn Board of Real Estate Brokers, Charles Partridge, A. J. Murphy; Builders' Assn. of Brooklyn, W. B. Greenman; Citizens' Assn. of Bay Ridge & Ft. Hamilton, Arthur D. Constant, Jacob S. Glaser; Astoria Taxpayers' Assn., Henry Martin; Chamber of Commerce Borough of Queens, Clinton T. Roe; Flushing Business Men's Assn., John J. Halleran; Hillside Real Estate Assn., Thomas J. Dixon; Morris Park Citizens' Assn., A. J. Cisney; Staten Island Civic League, Mark Wiseman; Taxpayers' Alliance of Richmond, Edward P. Doyle; Real Estate Assn. of the State of New York, James J. O'Brien, Mortimer J. Fox.

The Board of Building Examiners was represented at Monday's meeting by Lewis Harding.

# FACTORY COLONY ON NEWARK MEADOWS

## Bush Terminal Idea to Cover Vast Areas of Jersey Waste Land — City to Lease, Not Sell, Sites for Long Terms

FEW cities have gone into the real estate business with profit. Newark, New Jersey, however, has attempted the problem by the adoption of big business methods. More than 400,000 people live within an area of 23½ square miles, one-quarter of which is waste meadow land. This population finds its sustenance mainly from its 252 distinctive branches of manufacture, making the city rank eleventh among those of the United States in the value of manufactured products. It has many trunk line railroads, all of which traverse practically six miles of city land that, until recently, did not even boast of a shanty.

In the next ten years Newark intends that this meadow land shall be as thickly populated with factories as are the Bush Terminals in Brooklyn. Railroads will bring the products of the country up to tidewater at Newark and freighters will load and pass cut through Staten Island Sound and Perth Amboy. This is not a fiction of the imagination, but a fact. What was once swamp land is now high above water. Factory buildings are beginning to locate there, the Guggenheim smelting establishment being one of many.

Active work was begun early this year on this project and has progressed to such an extent that $336,324.79 has been expended in the purchase of approximately 930 acres of meadow land lying within the development zone, this zone having a frontage of 4,000 feet on Newark Bay and a depth of 13,000 feet. The first contract, awarded in February of this year, was for dredging a channel 200 feet wide at the bottom and 20 feet deep at mean low water from the Government channel in Newark Bay to the shore line, and continuing 2,500 feet into the meadows, a total length of 7,000 feet. The excavated material, placed behind dykes on the meadow, will reclaim 156 acres of this marsh land, and the finished fill will be 6 feet above the present level of the meadows. Work under this contract was begun in March and should be finished within one year from that date. It is now about 60 per cent. completed. The amount of the contract was $153,402.86.

The second contract, awarded in September, was for the construction of a dock 4,500 feet in length, extending along the north edge of the channel, now being excavated, from the westerly or inshore end to the city bulkhead line. The third contract, also awarded last September, called for the bulkheading of an area in Newark Bay directly in front of and connected with the section being reclaimed under the first contract, and also for the dredging of an additional 200 feet bottom width for the entire length of the channel being made under the first contract. The city of Newark has shown faith in this project by expending and contracting for work to the amount of $1,473,258.99 prior to September 1, 1914.

Basing the statement upon results already accomplished, it is safe to assert that before December 31, 1915, the city of Newark will have added to its assets the following items:

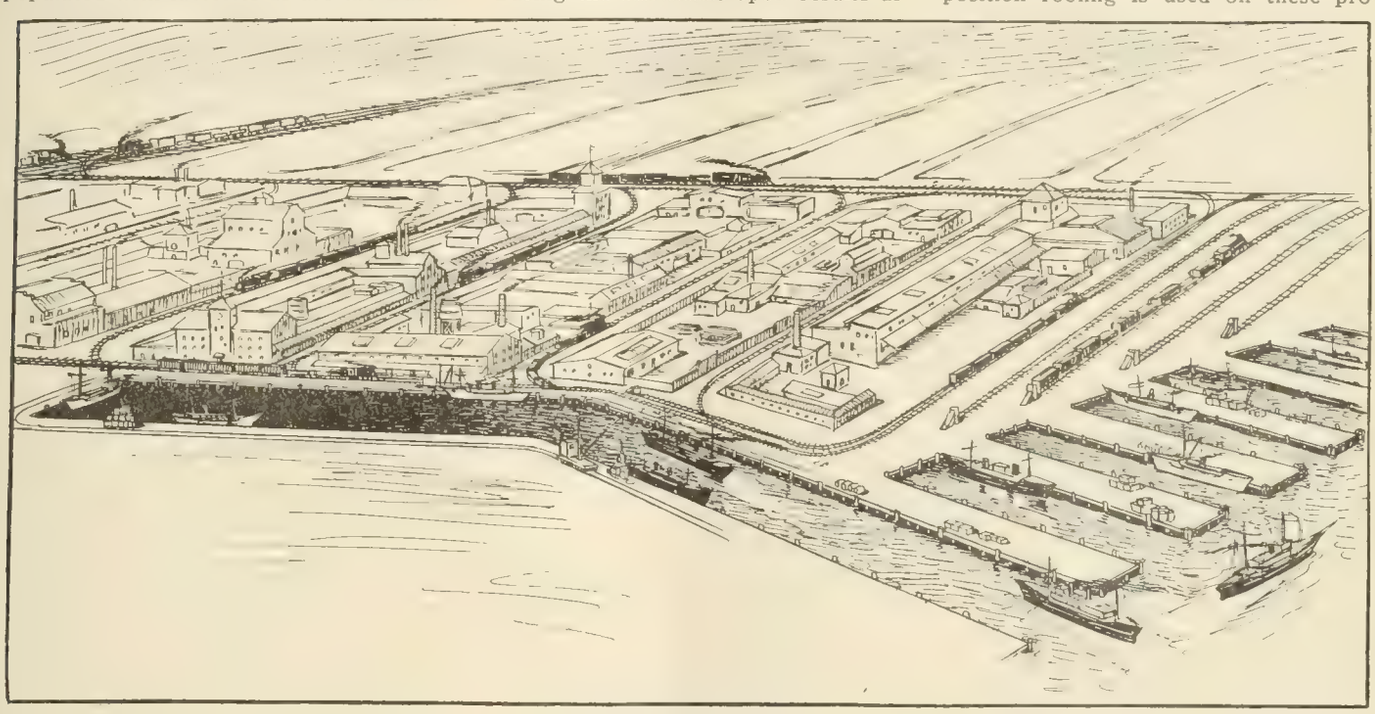
A ship channel 7,000 feet long, 400 feet wide at the bottom and 20 feet at mean low water; a dock frontage of 4,500 feet, with the necessary derricks, tracks, etc., for handling freight; a pier 1,200 feet long and 150 feet wide, extending into the bay from the end of the dock or the city bulkhead, also equipped with tracks, etc.; a reclaimed area of at least 300 acres, available for factory sites with a system of improved streets; a railroad distributing and transfer system covering the reclaimed area and having connections with at least three trunk lines; at least one wide avenue of approach from the built-up section of the city; an undeveloped meadow land area of 870 acres, and a construction plant available for the reclamation of the remaining meadow land.

The total cost of these items will be approximately the $2,000,000 which has been authorized by the State Legislature of New Jersey for this work. This development is on the west shore of Newark Bay, with deep water approaches through the Kill von Kull and Arthur Kill, and approximately the same distance from the Narrows in New York Bay as in West 33d street, New York City, at its end on the North River. The work is being prosecuted under the direction of the Board of Street and Water Commissioners of the city of Newark, consisting of Charles F. Kraemer, president; Arlbert H. Biertuempfel, chairman Docks and Meadows Committee; Arthur R. Denman, Patrick H. Ryan, Charles P. Gillen; Morris R. Sherrard, chief engineer, and James C. Hallock, engineer-in-charge.

What this development means to building material interests may be shown by the fact that approximately 40,000 tons of structural steel will be required in the construction of this great factory district, involving a total of 30,000,000 common brick, about 22,000 barrels of Portland cement, 8,000 tons of wire lath and something like four square miles of window glass. If composition roofing is used on these proposed new buildings, the total quantity required will be in excess of four square miles, and about 8,000 piles for wharf purposes.

This is one of the biggest developments in progress in the vicinity of New York. Persons leasing factory buildings and space in lofts on the Newark meadows will eliminate entirely the cost of lighterage and trucking. Raw material will be brought direct to the mill by boat at tidewater and by the Baltimore & Ohio, Lehigh Valley, New Jersey Central, Philadelphia & Reading, Lackawanna, Erie, Susquehanna & Western, Pennsylvania, the New York Central and the New York, New Haven & Hartford via the Hell Gate Bridge and the Pennsylvania Railroad. This development will have direct rail connection with every railroad reaching every part of the country, cars being loaded in the factory and shipped through to destination.

In leasing this land no set rules regarding type of building will be encountered, save that of fire prevention in the use of materials selected. Frame structures will not be permitted. The whole plan has been designed to give ideal locations to all sorts of manufacturing interests from drop-forging plants to makers of gas mantles. The plot has been laid out solely with the idea of making manufacturing conditions ideal for the big shipper.



WHAT $2,000,000 IS DOING IN MAKING NEW JERSEY MEADOW LAND PRODUCTIVE.

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Building Construction and Building Management
in the Metropolitan District

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If ignorance of the whereabouts of fire-escapes is largely responsible for the loss of life in tenement fires, then it is clearly a duty devolving upon the inspectors of the Tenement House Department, when making their regular rounds, incidentally to instruct the tenants, so that there shall be no fatalities where adequate means of escape have been provided by the owners of the property.

Both Brooklyn and Queens, encouraged by subway extension, are erecting more buildings than in recent years. Brooklyn especially has been ornamenting her streets with a notable variety of architecture, possessing merit and value much beyond the ordinary speculative work, and comprising fine churches, institutions and large apartment houses. Brooklyn is, in a word, going ahead decidedly.

Two more giant buildings have been set into the majestic structural mosaic of which the Grand Central Station is the centerpiece. The Yale Club and the Vanderbilt Concourse Building complete the setting for the west side of the "Gateway" proper. Millions upon millions of dollars in masonry are being piled up at this terminal, in one of the noblest building operations ever carried out by man.

Borough President Mathewson stated in open meeting that the plan of the Bureau of Standards for uniform salaries in city departments was, in his opinion, a scheme to wrap all the functions of the city government around itself. He further intimated his belief that no one but a member of the University Club would, under the standards of the bureau, be able to get a position under the city government. This information adds a new name to the list of social and professional bodies known to have designs on city jobs for their members. The political club as a job-getter is evidently less efficacious than of old.

## The Over-Supply of Theaters.

One interesting fact connected with the real estate development of New York is the steady increase in the number of play houses, in spite of the fact that there are too many theaters already in existence. At the present time the theatrical business is exceptionally bad. While there are a small number of most emphatic successes, the proportion of failures is unusually large. Yet it is proposed to construct an additional theater in the Times square district. There can be little doubt that the huge number of the places of amusement is, in itself, an impediment to increasing public patronage. When there were not more than a dozen first-class theaters in the city, a person who was interested in the drama could follow them with discrimination and could pick out the plays, which were worth going to see; but now, that there are between thirty and forty theaters at which expensive entertainments are being offered, the labor of picking out preferred plays is excessive.

A confused impression is made upon the customers of the theaters who do not go as often as they used to go, and whose preferences, when they do go, are more likely to be determined by accidental reasons. The managers of theaters are alleged to spend much larger sums in advertising in order to attract public attention, and any play which does arouse popular interest draws such large crowds that anybody who wishes to see it from a good seat is obliged to pay an additional sum to the ticket agencies. Theaters are built in such large quantities, not because they are immediately profitable, but because managers need them in order to make productions in New York, which may subsequently be remunerative on the road. If they are willing to lose money in New York in the hope of getting it back from other parts of the country, that is their business. Probably theaters will pay very much better as soon as the new subway system gets into operation. Improved means of communication will do more for the business of providing amusements in Manhattan than it will do for any other class of business. It should eventually result in a substantial increase in prices throughout the whole amusement district—that is, from Greeley square to the Circle. Brooklyn and Bronx people, who want to shop, often have plenty of time and use the existing means of communication. But the same people are not so willing to be bored by a long and tedious journey at night. They will swarm to the theater district in much larger numbers as soon as they can obtain rapid transit.

## The Uselessness of the Board of Aldermen.

Whatever else it contains the new city charter should certainly do away finally with the Board of Aldermen. Its existence has been continued in the last two charters, in spite of the fact that it was performing its meagre remaining functions very badly, but there is no excuse for keeping it any longer. It continues to be an excuse for supporting a few local politicians at the expense of the city, and the city not only does not get anything for its money, but its interests suffer because the money is spent for the maintenance of such a useless body. The Board of Aldermen tries, indeed, to justify its existence by lopping off a few hundred thousand dollars from the Budget every year; but a taxpayer should not be deceived into believing that he really saves anything by such economies.

The Board of Aldermen has used its power over the Budget chiefly for the purpose of vetoing appropriations whose expenditure promised to effect a really substantial saving in the city's expense account. During the late Mayor Gaynor's administration they prevented the organization of an economy commission whose activity would have saved the city far more than it cost. Recently they have shown a renewed disposition to hamper the Board of Estimate and the Mayor in carrying out a similar plan. Their interference is an embarrassment to the really responsible part of the city government without being of any help to the city.

Another of its major functions is that of passing ordinances regulating the construction of buildings. For years the building interest has been needing and demanding the enactment of a code, adapted to the changes which have taken place in the technique of building construction. The aldermen have proved to be incompetent to meet this need. They have made several attempts to do so, but every attempt has been unsuccessful and has had to be withdrawn, because of the opposition it encountered. The sooner the board is abolished and its work transferred to other departments, the better it will be for the city.

## Business Claiming Madison Avenue.

The declared purpose of the church at Madison avenue and 57th street to sell its property may afford an interesting indication of the future development of that part of Madison avenue. At present the streets immediately north of 42d street have assumed a preponderously business character and of late years they have been attracting business of a very superior quality. In all probability there will, in a few years, be little to distinguish this part of Madison avenue from the corresponding blocks on Fifth avenue, north of the Ritz-Carlton Hotel. However, very little impression has been made by business upon the former residential occupation of the avenue, and this remains the case until the neighborhood of 59th street is reached. But the business which has been attracted to this part of Madison avenue is comparatively inferior. It consists of small shops, which cannot afford very high rentals and which consequently have not been increasing very rapidly. They are being built in larger numbers, not because they are very much needed, but because the property is becoming less desirable for residential uses; and its owners seek to attract trade to the vicinity. Under these conditions the occupation of the region between 48th and 56th streets by business is likely to be slow. There are many residences and apartment houses on these blocks, which are too valuable to be "scrapped" until their sites become worth more for business purposes than they are at present. Nevertheless, it seems written that Madison avenue will eventually become exclusively devoted to business from 42d to 62d streets. It may take fifteen years to accomplish this result, but it is coming. The avenue has been made undesirable for residences by the cars and it is undesirable for speculative apartment houses, because it is too narrow. The residences will yield quickly to business as soon as business really wants them. It will be interesting to see whether the 57th street corner can sell for a good quality of business improvement.

## Is He Going Too Far?

The recent decision of the Appellate Division of the Supreme Court, First Department, in the case of the Fire Commissioner against the Greenwood Cemetery Co., is novel, rather than important to property owners. The Fire Commissioner brought suit against the cemetery company for reimbursement for the expense incurred by his department in extinguishing a fire in the building numbered 212-214 East 99th street, Borough of Manhattan, which had resulted disastrously because of the alleged failure of the defendant to obey a fire order requiring the installation of automatic sprinklers in the building.

In support of his claim the Commissioner relied upon two sections of the City Charter—section 773, which provides that a person who shall fail to comply with an order of the Fire Commissioner shall be liable for any costs or expenses that may be incurred by such non-compliance, and section 761, which provides that any person, for any fire resulting from his willful or culpable negligence, or criminal intent or design shall be liable for the payment of all costs and expenses of the Fire De-

partment "incurred in and about the use of employees, apparatus and materials in the extinguishment of any fire resulting from such cause."

The cemetery company pleaded, by way of a demurrer, that the complaint of the Fire Commissioner disclosed no cause of action, which raised merely an issue of law, the allegations of the Commissioner as to the facts being conceded for the argument. Upon this issue, the decision of the Appellate Division upholds the law and remands the case for a jury trial to determine the facts. Two courses are open to the defendant corporation—it may take the case to the Court of Appeals for a review of the decision of the Appellate Division, or it may submit issues of fact for determination by jury. To warrant a judgment against the property owner the jury must find that the expense for which reimbursement is claimed was due to the defendant having wilfully disregarded a valid fire order, or that it was occasioned as a result of his wilful or culpable negligence.

The technicalities of legal procedure have obscured somewhat the real issue for laymen, but essentially the case is one wherein the City of New York is trying to bring home to the defendant the full responsibility for the spread of the fire in his premises, somewhat after the manner in which the City of Paris holds an owner responsible for damages if a fire, spreading from his premises, communicates to the premises of his neighbors. Our Fire Commissioner estimates that through the negligence of the defendant the city incurred an expense of $1,500 in extinguishing the flames, which sum he is trying to collect. It is a test case, inasmuch as the courts have never before been asked to pass upon the validity of the two sections of the charter on which the action is based, as the city evidently has never believed that public sentiment would support an attempt to enforce them; or, in other words, that a jury of citizens would do so. Here in America the people have been inclined to take their own view of things, and to hold fast to certain old-fashioned ideas of personal and political liberty, irrespective of what may be done in foreign cities under sterner forms of government. By the final decision in the present case we shall know if New York is to be stricter in enforcing fire-prevention laws than heretofore.

### One Way to Employ Labor.

*Editor of the* RECORD AND GUIDE:

The most practical way of relieving the keen distress among the unemployed is for the committee on unemployment recently appointed by the Mayor to go about the matter in a skilful way and create work and a demand for labor. This is the self-respecting plea of Labor. The average workman with a family to support does not seek charity. How can work be provided?

The situation is so serious that whatever is done should be done quickly and intelligently; and if it is to be on the line of a business venture, the committee should figure on some ultimate benefit that would accrue to the city on capital invested and labor provided.

To this end we appeal to the civic pride of the committee to recommend to the Board of Estimate and Apportionment to pass a resolution to finance and build the extension of the Broadway subway from 242d street, and open up the Riverdale section. If unable, through lack of available funds, then allow private capital, which stands ready, to do so. This would not only give work to worthy men in the building of a much needed public improvement, but 5,000 individuals and estates, who have (by mass meetings and otherwise) been pleading for proper transit facilities and who pay annually $226,000 in taxes, would have the incentive immediately to start building along the route mentioned. Their improvements would employ nearly every kind of labor. The final result from the city's point of view would be a tax budget greatly increased by the necessary improvements made and, strictly speaking, a successful philanthropic and business venture.

In order to enlighten the Committee on Unemployment, would state that the property owners of the Riverdale section have been entitled to this much-needed improvement for years past, to open up what is conceded by all to be the most beautiful part of our greater metropolitan city, which, unfortunately, has been long neglected by the Public Service Commission. Why, then, further delay, when it can be done so opportunely now?

Will rival railroads, political or selfish interests, prevent the unemployed from working now? It is a mystery why the city decided to build a Jerome avenue subway to a graveyard, a White Plains road subway to a cornfield, and stop the Broadway subway at a swamp, overlooking the fact that the fine Riverdale populated section lay just beyond!

RIVERDALE.

### "One Dollar in the Hand."

*Editor of the* RECORD AND GUIDE:

The present condition of the laboring classes, about which so much is printed in the daily papers, the "Save-a-Home-Plan," and Municipal Employment Agency, and the other means devised to alleviate the present deplorable condition give rise to a great deal of thought. That the situation at present is bad and promises to be worse, must be admitted, but if we all go in and **all** give it earnest, determined and **intelligent** help, it must and will succeed.

I am interested particularly in the Building Industry. I was in a branch of it for years—have built several buildings—meet the contractors and sub-contractors every day, and consequently am familiar with the business. In that line things are as gloomy as in any other. Owners with property and money are afraid to build; speculator builders (and they are a very important factor) cannot get loans and are timid, and altogether the outlook for future buildings is very poor.

Now, how can that be helped? Today any owner who wants to build can find any number of good contractors who will take a contract to erect a building at cost (cost meaning cost of material and labor plus their overhead charges), sacrificing their profit for the benefit they would have in keeping their organization together, but apparently this is not enough. The cost of materials and the cost of labor and the additional cost of insurance under the new Compensation Law have made the cost so great that an owner can see no profit, especially so when the chances of renting are so slim.

Now, if we can show the owner and the speculator builder that by building now he can save enough to pay him a year's rent and can easily afford to carry his building idle a year, I believe a great amount of building would be started and a great amount of work provided for a large number of men who would and will otherwise be idle. This can be done if the labor unions, which control every branch in the construction of a building, will help.

The bricklayers now get $6 a day; the hoisting engineer, $6; carpenters, $5; iron erectors, $5; plasterers, $5.50; steam-heating men, $5.50; plumbers, $5.50, and so on. If these unions (for they are all controlled by unions) will modify their agreements so that for the next year they will work for $4 a day, you can readily see what a great saving in cost it would make, and the owner or builder would quickly figure out, that if he builds now and even has to carry the building idle for six months or a year, he could charge the rent against the construction cost and still be ahead. And why not?

The contractor is ready to sacrifice his profits to keep a-going—the price of steel has been reduced, brick, cement and other materials are low. Every one has cut his prices and sacrificed his profits, and why not labor? It requires no argument to show that $6 a day is better than $4, but five days a week at $4 a day is better than no work and no pay.

Contractors have told me that men are coming to them asking for work and saying, "Never mind the union wages, give us a job." All praise to them; they need work and individually are ready to sacrifice some of their wages, but this won't help. Just as soon as the job is started, the delegate comes around, starts a muss and trouble follows, and now is no time to be seeking trouble. But if the unions announce a reduction to last for only one year, so that a contractor can figure the reduction price without fear of delegates or other disturbances, he will go ahead.

This, of course, will start a row—"Capital crushing Labor"—and all that, and the delegate who draws his $35 a week, in good times as well as bad, will howl, but what about the men? This is what I mean by intelligent help, and I feel that if this is done a great stimulus will be given to the building industry and thousands of men will be earning some pay, enough to keep them, whereas they face a very sad future.

Very few plans for new buildings have been filed in the past six months, and most of these for large buildings have been filed to anticipate the new Building Code and the expected law to limit the height of buildings. If these half dozen large buildings, which the owners feel ought to be built but which they are afraid to go ahead with now, could by this inducement in cost be started next year, three or four millions of work would be provided, and just think how that would help. And then how many more are there that we have not heard of?

There will be thousands of good mechanics in the building trades out of work this winter and next spring and many will need help. Are they willing and brave enough to help themselves now? Our big business men tell us that prosperity is near. Good, the nearer the better, but it takes a full year of prosperity before the building interests feel it. Men do not spend their money for new and enlarged quarters or larger rents until they are sure they have made it, so even if we have good times from now on the building business for next year will be very poor. So let us get together; the supply man and the employers are ready to help and all that is needed is for the employees to do their share to help themselves. The unions are all united and can vote on it and act on it before Christmas, and the quicker the better. Will they help themselves?

JOHN J. RADLEY.
34 W. 33rd street.

### Building Code Hearings.

The Building Committee of the Board of Aldermen granted a hearing yesterday on the ordinance setting apart the Suburban Fire Limits. Within these limits it will be allowable to erect only such frame houses as are detached and occupy less than a certain percentage of the lot. In the Record and Guide of September 19 (page 485) the limits are outlined. The ordinance was prepared by the Building Committee and will eventually become part of the Building Code. In its preparation the counsel of representative citizens and real estate interests in the four boroughs affected was sought, and at the hearing little or no opposition developed to the essential principle, which is to prevent the erection of frame buildings in rows. A few speakers asked that the restriction should leave 85 per cent. of the lot free for utilization by the building, instead of 80 per cent.

At the same time a hearing was granted on the pending ordinance for the regulation of elevators.

### Subway Contracts Delayed.

Owing to the situation which has resulted from the contention of labor unions against the employment of alien labor by contractors for city work, and the decision of Justice Newburger of the Supreme Court that the alien labor clause is constitutional, the Public Service Commission has decided to defer the opening of bids for section No. 4 of the Broadway-Seventh avenue subway until December 29. This action of the commission is in order to give the bidding contractors an opportunity to revise their bids.

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# REAL ESTATE NEWS OF THE WEEK

**Brokerage Sales, Auctions, Foreclosure Suits Together With Other Current Realty Items**

## ELEVATED RAILWAY CASE.

### Only Nominal Damages for New Station at 38th Street.

The value of the improved elevated railroad facilities, the erection of which is now rapidly progressing through the Boroughs of Manhattan and the Bronx, is shown by the refusal of commissioners appointed by the court to determine the effect of the construction of the new elevated station erected within the past year on Sixth avenue at 38th street to award other than nominal damages to the owners of abutting property.

A test case was made on the question of damages from that station structure to the abutting premises, Nos. 642, 661 and 666 Sixth avenue, one property in each of three blocks immediately adjoining that station. The commissioners find that the railroad benefits rather than injures the abutting properties by furnishing new facilities for rapid transit, and made an award of ony six cents or nominal damages to the property owners. The ticket sales at this station in October, 1914, were 178,825, and by the increase of traffic at this station since it was opened for the public, in January last, of approximately 50 per cent. shows that the public is quick to recognize and use these improved facilities and that property in the neighborhood of these improvements is greatly benefited.

Following is the report of the commission: "The commissioners in the matter of Manhattan Railway Company against Ughetta, et al., met at the premises at 38th street and Sixth avenue, Monday morning, November 30, and had an executive session on December 3, and after carefully going over all the documentary and other proof, and as a result of the investigation made by the commissioners, they have decided to award six cents, or nominal damages, in the case of each of the owners in fee of the premises affected by this proceeding."

### For a State Canal Terminal.

At a meeting of the State Canal Board held at Albany December 4, a site on Flushing Bay was approved for the location of a Barge Canal Terminal. On account of opposition from the Astoria Taxpayers' Association to the proposed site on the East River just north of the Queensboro Bridge the approval of this site was laid over one week.

Borough President Maurice E. Connolly led a delegation consisting of William J. Hamilton, treasurer; Walter I. Willis, and Clinton T. Roe, of the Chamber of Commerce of the Borough of Queens; George W. Pople and Ira L. Terry, of the Flushing Business Men's Association, and presented the argument for the committee, stating that inasmuch as the total cost of the Barge Canal and Terminals would amount to $120,000,000 and as the assessed valuation of the Borough of Queens is 5 per cent. of the total assessed valuation of the State, that Queens should receive its proportionate share for the construction of terminals inasmuch as it would pay 5 per cent. of the cost of the canal. President Connolly pointed out the remarkable industrial growth that has taken place in Queens during the last five years, and proved to the satisfaction of the Canal Board, both the necessity and the justice of locating terminals in Queens Borough.

Although President Connolly, the Chamber of Commerce of the Borough of Queens, and more than thirty civic organizations of the Borough of Queens favored the location of a terminal on the East River at the foot of Rogers street, representatives from the Astoria Taxpayers' Association argued in favor of a location at Halletts Cove, and requested that the matter be laid over for a week in order to present a brief on the subject. President Connolly stated that if two terminals were to be located in Long Island City he favored Halletts Cove as the second one, but the site at the foot of Rogers street should be given preference in view of the fact of its being more centrally located to the vast numbers of factories in that section.

The location approved on Flushing Bay is on the west side of Flushing Creek, and on the north side of Jackson avenue, between Harper street and Delavel street, and comprises an area of about 400x400 feet.

### Contracts for Elevated Stations.

The Public Service Commission has approved the award by the New York Municipal Railway Corporation to the P. J. Carlin Construction Company, the lowest bidder, of a contract for the construction of six stations on the Liberty avenue elevated railroad extension. The contract price is $232,000, and the Carlin bid was made in open competition at the solicitation of the company. There were eight other bidders.

The Public Service Commission will hold a public hearing on December 22 at 12.15 p. m. on the form of contract for the station finish construction upon the several elevated lines of the Dual System of rapid transit. The elevated lines in Queens are rapidly approaching completion, and the New Utrecht avenue road in Brooklyn and the roads in the Bronx are all under contract, except the Westchester avenue portion of the Pelham Bay Park line. The commission has prepared one form of contract to cover the station finish work on all such stations, and the public hearing will be held upon contracts for all elevated lines, including those upon which work has begun and those for which no contracts have yet been awarded. The station finish includes the stairways, rails, lamp standards, gates, turn-stiles, plumbing, etc.

### Realty Interests Meet.

Last Thursday afternoon the annual meeting of the Allied Real Estate Interests was held in the rooms of the Board of Trade and Transportation, 203 Broadway, and the following directors were elected for the ensuing year: Edmund L. Baylies, Nicholas Biddle, Edward B. Boynton, Joseph L. Buttenwieser, William B. Cardozo, Charles A. Cone, Warren Cruikshank, G. Richard Davis, Joseph P. Day, William C. Demorest, Edward L. Devlin, Robert E. Dowling, Robert Goelet, Randolph Hurry, Walter Lindner, Alfred E. Marling, Lewis H. Pounds, Allan Robinson, Noah C. Rogers, B. Aymar Sands, William Shields, Robert E. Simon and Walter Stabler. The directors have not met, as yet, to elect officers.

### The Unsightly Elevated.

Brooklyn is not likely to get rid of her unhandsome elevated roads for awhile. President Williams of the B. R. T. told the Committee of One Hundred that to substitute subways for elevated structures in central Brooklyn would be to upset the dual system plans and to insure tremendous expense without adequate return. P. S. Commissioner McCall and William R. Willcox said they knew of no source from which the funds necessary for this work could be obtained.

### On the South Shore.

Because of the heavier traffic on the trolley road running through the southern part of Queens and Nassau counties, from the old Brooklyn city line to Hempstead, more frequent headway of cars has been put in operation. The last five years has witnessed a steady accretion of population in the territory that this line serves, especially in Nassau County. Oceanside, Baldwin Harbor and Hempstead are the salient instances of growth and structural improvements.

Rockville Centre and Freeport are on either side of Baldwin Harbor and they are logical retail shopping centers for household necessities for residents of Baldwin Harbor and neighboring communities because of the trolley service.

The entire area from Rosedale to Freeport is a chain of villages whose growth has been spelled by a five-cent fare for a ride between them. It is the old story of easy accessibility causing growth of population with a consequent increment in fee values.

Public meetings are being held in all of these south shore communities urging the federal government to build the proposed channel through the confluent bays of the inner coast line. Its sponsors point out that the heavy seas which have pounded the Long Island coast during the last week emphasize the necessity of an inside course for small merchant vessels.

### Street Closing Proceedings.

For the year ending April 1, 1914, the Board of Estimate discontinued and closed two streets in Manhattan, twelve in the Bronx, and three in Queens.

## PRIVATE REALTY SALES.

Whether the opening of the Stock Exchange today, permitting dealing under several limitations will be another important move in the direction towards the resumption of normal business conditions was the subject of comment this week. Just what the effect will be upon the real estate market is largely a matter of conjecture, although the optimism of investors and brokers was not reflected in any increased reports of business transacted. Several interesting transactions, however, were consummated this week, one of the more important ones involving the Hotel Continental, at the southeast corner of Broadway and 41st street, which was acquired by a new syndicate of hotel owners. The sellers acquired this property, as plaintiffs in foreclosure proceedings, several weeks ago. Other sales involved a valuable business property on Fifth avenue, and a loft building in the old wholesale silk district in Broome street. An important building operation is said to be pending affecting holdings in West 25th street, dependent upon the sale of an old church property. The important leases concerned a floor and a half in the new Equitable Building, a floor in the Lewisohn Building and the acquisition of a property in Broadway, near Canal street, by a large office equipment company which may indicate another trade center shift.

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The total number of sales reported and not recorded in Manhattan this week was 17 as against 16 last week and 31 a year ago.

The number of sales south of 59th street was 5, as compared with 8 last week and 8 a year ago.

The sales north of 59th street aggregated 12, as compared with 8 last week and 23 a year ago.

The total number of conveyances in Manhattan was 102 as against 262 last week, 20 having stated considerations totaling $730,400. Mortgages recorded this week number 69, involving $870,612, as against 95 last week, totaling $5,577,319.

From the Bronx 16 sales at private contract were recorded, as against 8 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $653,770, compared with $1,323,385 last week, making a total since Jan. 1 of $39,990,312. The figures for the corresponding week last year were $587,909 and the total from Jan. 1, 1913, to Dec. 13, 1913, was $47,878,796.

### Hotel Continental Sold.

The Hotel Continental, at the southeast corner of Broadway and 41st street, has been sold by Florence L. Mabee and others of Saratoga Springs, N. Y., who recently acquired it at auction for $750,000, as plaintiffs in a foreclosure action. The new owner is the 1450 Broadway Company, in which H. S. Duncan, present manager of the hotel, James McCullough, D. Howard Thurber, W. B. Franklin and Howard Hendrickson of Albany are interested. In the present sale is included the hotel furnishings. The new owners have renewed the leases of the Cafe Boulevard, I. H. Rosenfeld, and of the Schulte cigar store. The Continental Hotel, originally known as the Vendome, is nine and ten stories high and occupies a plot part fee and part leasehold. The corner proper, 31.2x93.4 ft., is the leasehold portion, while the adjoining fee property has a frontage of 80 ft. in 41st street and 23 ft. on Broadway, giving the entire property a frontage of 54 ft. in Broadway and 173 ft. in 41st street.

### Carll Tucker Buys Residence.

Carll Tucker, son-in-law of the late Anthony N. Brady, bought through Joseph P. Day and William B. May & Company, from Eugene Meyer, Jr., the five-story dwelling, on plot 100.5x42.6, at the southeast corner of Park avenue and 71st street. The property was formerly owned by Senator Elihu Root, who acquired the site in May, 1903, and in the same year erected the dwelling from plans by Carrere & Hastings. Shortly after his appointment to the United States Senatorship, Mr. Root rented the dwelling to the late Paul Morton, while he was president of the Equitable Life Assurance Society and it was occupied by him until he removed to 844 Fifth avenue in 1909. Two years later, Mr. Root sold the property to Mr. Meyer.

### Plot Under Negotiation.

Negotiations are pending for the sale of the old church property, at 235 to 243 West 25th street, owned by Hugo Distlehurst, to a firm of builders, which contemplates tthe erection of an eight-story store and loft building on the site. L. Sheinart is the architect who has prepared the plans. No papers have been signed as yet, though negotiations are well advanced. The building concern has obtained one tenant for the store, basement and two lofts, while two other floors in the structure are leased, provisionally. Only four lofts remain to be rented.

### Three-Cornered Exchange.

The Benenson Realty Company bought from John Eggers the five-story building with stores at the southwest corner of Intervale avenue and 166th street, on plot 145x110. In exchange the buyer gave 366 to 368 East 154th street, a five-story new law tenement on plot 50x100. The Intervale avenue corner was later resold for the Benenson Realty Company to a client of Eugene J. Busher, who gave in exchange 311 and 313 East 149th street, through to 308 and 310 East 150th street, three and four-story buildings on plot 150x 180. The brokers in the other trade were Smith & Phelps.

### Sale in New Retail District.

A. L. Mordecai & Son have bought from Daniel H. Morgan through the Douglas Robinson-Charles S. Brown Company the five-story building at 557 Fifth avenue on lot 25x100, which has been held at $400,000. The property is just south of 46th street and was acquired by the seller in 1906 from George Necklas, who had bought it earlier in the year from Henry H. Benedict. The block in which it is located has shown comparatively little changes in ownership in the last forty years.

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### Church Property on Market.

Trustees of the Madison Avenue Reformed Church voted on Wednesday night to place the church property at the northeast corner of Madison avenue and 57th street on the market for sale. The property measures 75 feet on Madison avenue by 150 in 57th street. The action resulted through the diminished activities of the church, owing through deaths or removals of the members of the congregation. The property is said to be worth in the neighborhood of $1,000,000.

### $650,000 Apartment House Sold.

Realty & Commercial Company, Solomon H. Schatzkin, president, has sold the "Netherland," a twelve-story apartment house, on plot 100x102.2, at 340-346 West 86th street. The buyer is reported to be an out-of-town resident, who gave in part payment a tract in Long Island. The apartment house has been held at $650,000. It was built by Harry Schiff about six years ago.

### Broome Street Loft Deal.

Pasquale Margarella, a candy manufacturer, now located at 61 Varick street, bought from the estate of Jacob W. Cornwall the two six-story store and loft buildings at 477 and 481 Broome street, on plot 75x99.5. The property has been in the same ownership for more than forty years. It was occupied by the silk firm of Cheney Brothers before their removal to the present Fourth avenue location.

### Manhattan—South of 59th St.

RIVINGTON ST. The Benson Construction Co., Louis Norman president, sold 116 Rivington st, a 6-sty loft building on plot 40x100, at the northeast corner of Essex st, to Meyer Vesell, who gave in exchange 2153 Amsterdam av, a 6-sty tenement on plot 50x100.

VANDEWATER ST.—Mrs. K. B. Murray sold to the Airmor Co. the old Munro Publishing Co. building, at 24-26 Vandewater st, an 8-sty structure, on plot 50x96.6x irreg., near the Brooklyn Bridge. The seller acquired it in foreclosure proceedings last month for $70,000.

### Manhattan—North of 59th St.

74TH ST.—William C. Schmidt sold through Leroy Coventry 134 West 74th st, a 4-sty dwelling, on lot 20x100.

92D ST.—Lowenfeld & Prager have sold the 5-sty flat 54 West 92d st, on plot 26.8x100.8, which they bought last August.

102D ST.—A. H. Levy sold for the Christopher-Pitkin Co. 316-318 East 102d st, a 6-sty flat, on plot 50x100, to Guiseppe Lovaglio, the lessee of the property, who gave in part payment the 5-sty flat, 65 East 100th st. The latter house was later resold to Lena Katz.

166TH ST.—Mrs. Julia Dunphy sold 465 West 166th st, a 5-sty flat, on lot 25x100, to John W. Fraser, who gave in exchange a 1-fam house in Jamaica.

BROADWAY.—The Brown-Weiss Realties has bought from the Birmingham Holding Co. the 6-sty elevator apartment house, the Continental, at the northeast corner of Broadway and 177th st, on an irregular plot, which fronts 91.2 on Broadway and 100.2 in 177th st.

3D AV.—E. Loewenthal & Son bought from Stephen H. Jackson 1763 3d av, a 5-sty tenement, on lot 25x75.

5TH AV.—Edward A. New sold the two 5-sty flats 2049-2051 5th av, on plot 49.11x100.

### Bronx.

LYMAN PL.—The Airmor Company purchased from an estate 1346 to 1350 Lyman pl two 4-sty flats on plot 67x84.

169TH ST.—Smith & Phelps have sold for the Benenson Realty Co. 5-sty apartment house with stores at the southwest corner of 169th st and Brook av, on a plot 40x100. The brokers report that it was a cash transaction.

179TH ST.—Cahn & Pittman sold for Mrs. L. Williams the southwest corner of 179th st and Bryant av, a 3-sty dwelling, on lot 25.5x117.4.

CEDAR AV.—Isaac Miller, of Newark, purchased through A. S. Cox from Harry B. Davis 1810 and 1812 Cedar av two 3-family houses.

CROTONA AV.—Cosenza Building Co., Savario Scalzo, president, bought from H. Globe and Louise Gerger the vacant plot, 75x80, at the northwest corner of Crotona av and 187th st. The same company recently purchased the southeast corner of the same streets, which has been improved with apartment houses.

PROSPECT AV.—Smith & Phelps sold for Robert J. Moorehead the 5-sty apartment house, on lot 25x100, at the southwest corner of Prospect av and Oakland pl, to Herman Steinkamp, who gave in part payment the 12-room dwelling on plot 75x101 in the north side of 200th st, 40 ft. west of Perry av.

RYER AV.—Lawyers' Mortgage Co. has sold 2084 Ryer, a 2-sty, 2-fam. dwelling, on lot 25x105.

SOUTHERN BOULEVARD.—Mrs. I. O'Connell sold to L. W. Miller 1239 and 1241 Southern boulevard, two 3-sty 3-family houses, on plot 50x100. Mr. Miller resold the property to William B. Kiehnle, who will install stores.

SOUTHERN BOULEVARD.—Cedar Construction Co. has sold the 4-sty flat at the southeast corner of Southern Boulevard and Barrett st, on lot 25x100.

VALENTINE AV.—The D. H. Jackson Co. has bought from Alexander Gray a plot of 8 lots on the east side of Valentine av, 88 ft. south of Fordham rd, fronting 100.8 ft. on Valentine av, and 235 ft. deep, through to Tiebout av, with old mansion and garage on the property. Negotiations are reported pending for the resale to a builder, who will erect 5-sty apartment houses.

### Brooklyn.

CHARLES PL.—James M. Hawley sold for William Bruss to John C. Dietz, the 6-family house, 18 Charles pl, on lot 25x100. The buyer gave in part payment to 2-sty dwelling, 59 East 10th st.

PLAZA ST.—Charles E. Rickerson sold for the estate of Elihu Dwight Church the 3-sty dwelling, 47 Plaza st, on plot 157.2x134.5, at the corner of Union st.

WEIRFIELD ST.—Friday & Lehmann have sold 69 Weirfield st, a 2-sty, 2-fam dwelling for the estate of Margaretta Greningen; and 414 Stanhope st, a 3-sty flat, for Martin Dur mann.

18TH ST.—James B. Fisher sold a private garage, 50x100, in the east side of East 18th st, 100 ft. south of Tennis Court, for Mrs. Frieda Faehrmann to William B. Baker.

49TH ST.—F. C. Fry, Jr., has sold 1216 49th st, an 11-room cottage, on plot 40x100.

61ST ST.—Frank A. Seaver & Co. sold the 2-fam house 242 61st st for Helen Fendrich.

OCEAN PARKWAY, ETC.—Harry B. Davis sold 13¼ lots on Ocean parkway, near West 1st st, Brighton Beach, to Lewis F. and A. B. Dey; also 2 lots in West 1st st to Sarah A. Richardson, and 2½ lots and dwelling adjoining to Lizzie J. Waugh.

NOSTRAND AV, ETC.—M. C. O'Brien reports the following recent sales through his office: frontage on the west side of Nostrand av, between Sterling and Lefferts sts, for the Brady estate; resale of the same plot to the T. & B. Leslie Co., who will improve with business property; the plot, 75x100, in the south side of Sterling st, 317 ft. east of Nostrand av, for the Brady estate; 1756 Bergen st, a 2-sty house, for Fannie F. Quinn; the plot 30x127 ft. in Dean st, 128 ft. east of Albany av, for Grace Crane to Fannie F. Quinn; resale of the same; plot in the east side of Butler pl, 50 ft. west of Sterling pl, 100x133, for C. K. Doyle to the Aldent Corporation, which will improve with two 4-sty houses; 1105 Lincoln pl, 2-sty house for William C. O'Brien to the Borine Realty Co.; plot 40x131 in Sterling pl, 220 ft. east of Classon av, for the Donnelly estate; 1307 Union st, 2-sty house, for the T. & B. Leslie Co.; 196 Utica av, a 3-sty store property, for Sophie Wilhelm; 795 St. John's pl, a 3-family house, for Andrew F. Gunther; the plot on the southeast corner of President st and Schenectady av 50x120.7, for Lillian C. Owens; 1565 President st, a 2-sty house for Frederick Rowe; plot 100x100, northeast corner of Av N and East 46th st, 40x100, east side of East 46th st, 480 ft. north of Av N; 40x100 southwest corner of East 49th st and Av O; 80x130 north side of Av M, 43 ft. east of Schenectady av; 40x100 west side of Schenectady av, 480 ft. north of Av N; 40x100 west side of Flatbush av, 320 ft. south of Av R. These lots were sold for the estate of Robert Martin.

17TH AV.—Meister & Bache Realty Co. resold the 2-family house 8639 17th av, Bath Beach, on lot 20x100.

### Queens.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Oxford pl to E. P. Lehr and 40x100 on Park av to P. Fowler.

### Richmond.

WESTERLEIGH.—J. Sterling Drake has sold for the Richmond County Savings Bank to John E. Hall of St. George the 8-room cottage on plot 40x90, on the northeast corner of Waters and Wooley avs for occupancy.

### Nearby Cities.

NEWARK, N. J.—Feist & Feist resold for Charles T. Shipman to Walter W. Giveans the 3-sty residence 57 Avon av, on plot 27x126. The new owner will erect a private garage on the rear of the property.

NEWARK, N. J.—Feist & Feist sold to Benjamin Newman 151 Washington st, on plot 30x100, and to Littleton Kirkpatrick the 3-sty factory and 3-sty dwelling, 46x150, at 88-90 McWhorter st.

### Rural and Suburban.

BAYPORT, L. I.—Regis H. Post, formerly Governor of Puerto Rico, has sold 10 acres on the west side of Snedicor av to Charles R. Purroy.

DOBBS FERRY, N. Y.—Kenneth Ives & Co. have sold for Jerome Bradley to Sarah E. Russel a house and ½ acre in Ogden Park.

FLORAL PARK, L. I., ETC.—Windsor Land and Improvement Co. sold in Floral Park to Edward Evans 60x100 on Acacia av to Martin Cribbs; 72x100 on the Parkway, and to A. D. Bailey 60x100 at Acacia av and Marigold st; in Hempstead, to A. K. Redmond 40x120 on Strong av to G. M. Ostermayer 40x100 at Kane and Kennedy avs; in Valley Stream, to Benjamin Cauley 40x100 in Oxford st.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Hazel av to E. Campe and 40x100 on 4th av to S. Pitou.

LITCHFIELD, CONN.—John Crawford sold the Highland Stock and Dairy Farm for Harry C. Shaw to a New York merchant. It consists of about 600 acres and a main house containing 16 rooms.

MT. KISCO, N. Y.—Arthur H. Scribner, of Charles Scribner's Sons, publishers, has purchased the Howland farm on Bedford road and

Forbes st, consisting of about 130 acres of land and 30-acre lake. Mr. Scribner owns the adjoining 100-acre estate.

PURCHASE, N. Y.—Mrs. Whitelaw Reid has bought through Bryan L. Kennelly, agent for Charles Haviland, 37 acres in Purchase st, near Harrison av. The property adjoins the residence of Ogden Mills Reid and is directly opposite the estate of the late Whitelaw Reid, deceased.

SCARSDALE ESTATES, N. Y.—R. C. Coleman bought the corner of Walworth and Greenacres avs, on which he will build a residence, and Dr. Ralph R. Ryan, a plot on Walworth av, adjoining the residence which he recently erected.

SMITHTOWN BRANCH, L. I.—Laurenz P. Rider has purchased the lands of the Rassapeague Club, on the Nissequogue River, south of the boundary.

WEST NEW YORK.—John H. Sherman bought from the Moore-Simon Realty Holding Corporation 634 and 636 Bergenline av, two 5-sty apartment houses, 61x100; also 633 Harrison pl and 364 Newark st, Hoboken, a store building, 27x116. The transaction involved about $105,000.

## LEASES.

### Office Equipment Firm Lease.

Charles F. Noyes Co. has leased for the 412 Broadway Company the building No. 412 Broadway, through to Cortlandt Alley, to Cobb-Macey-Dohme, Inc., one of the largest furniture, office equipment and filing system firms in the country. The leasing company and its predecessors have been located for sixteen years at 343 Broadway. The Cobb-Macey-Dohme Co. is a recent combination, having taken over the business of George W. Cobb, Jr., Adolph F. Dohme with the Macey Filing System Agency, which department is managed by Harry S. Langdon, secretary of the company. In addition to its present quarters at No. 343 Broadway, this company now occupies a large warehouse in Front street, several floors in White street and the ground floor and basement at Nos. 47-49 Liberty street. After February 1st all these departments will be located at No. 412 Broadway.

### Times Square Operation Pending.

If an option held by a company in which Lewis C. Van Riper, of Chicago, is said to be interested, is exercised before January 1st, a new Times square theater project will be undertaken, according to current report. The Record and Guide learned from a reliable source that the plan was still in its early stages and as yet involved only an option to lease part of the property, although Thomas W. Lamb, the architect, filed plans this week for Leonard L. Hill and others, owners, for a twenty-story office and theater building. The site is on the west side of Broadway, 93.4 feet north of 48th street, surrounding the northwest corner of 48th street and Broadway, and taking in the 119 feet frontage at 215 to 225 West 48th street, the Broadway frontage being 30.4 feet.

### Motor Company in Lease.

The New York Electric Vehicle Association leased from Thomas Morgan and others the entire building at the southwest corner of Central Park West and 62d street. The Central Park West frontage will be used as a sales room for Rauch & Lang, Baker Electric and Detroit Electric cars, and the balance of the building will be occupied as a central electric garage for the storing and care of electric vehicles. Cross & Brown Company and F. & G. Pflomm negotiated the lease.

### $1,250,000 Lease in Equitable.

The American Smelting and Refining Company, of 165 Broadway, has leased through the Douglas Robinson, Charles S. Brown Company the entire 34th floor and half of the 35th floor in the new Equitable Building, now nearing completion at 120 Broadway, for ten years at an aggregate rental of about $1,250,000.

### McAlpin Hotel Store Lease.

"Rollins," the tailor, for many years in the Hotel Albemarle, has subleased through Edward Margolies, the Broadway store, 27x47, adjoining the corner in the Hotel McAlpin, for five years at an aggregate rental of about $75,000. At this rate, the annual rental is about $12 a square foot.


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### $100,000 Lewisohn Building Lease.

Philip Lewisohn has leased to the Palmer & Embury Manufacturing Company, manufacturers of upholstered furniture and importers of tapestry, the second floor containing 14,000 square feet in the Philip Lewisohn Building at 113 to 119 West 40th street, through to 114 to 118 West 41st street, for ten years at an aggregate rental of about $100,000. The space is to be used for executive offices and show rooms. Mr. Lewisohn has succeeded in renting practically the entire building to prominent firms, on ten-year leases.

## Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

**REAL ESTATE BROKER, about thirty, having wide acquaintance, and nine years' active experience, Fifth Avenue and mid-town section, wishes to form association with well established concern where there would be opportunity later to purchase interest in the business. Can really be of value to office having business requiring attention. Unquestionable references. Box 438, Record and Guide.**

YOUNG MAN, 30, seeks position, eight years' experience managing real estate office in N. Y. City; bookkeeping and executive business ability; consider any business, city or elsewhere. Box 436, Record and Guide.

POSITION desired by young man experienced in management of property; excellent references and bond. Address Box 434, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Dec. 17 ,1914. Record and Guide Company, 119 W 40th Street.

ANNUAL MEETING.

The annual meeting of the stockholders of the L. Best Co. will be held at 45 Vesey Street, New York, on January 13th, 1914, at 11.00 A. M.

GEORGE SIMON,
Secretary.

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## Manhattan.

AMES & CO. leased apartments in 137 East 34th st to M. Sammon, D. Chatfield, M. Whitman and J. Price; in 140 East 34th st to Thomas V. Hall; in 130 West 34th st to M. H. De Perez, W. Camp, L. Sichel, W. Comkrite and A. Fry; in 128 West 34th st to F. Palmer, W. Ferguson, C. Bunker, E. Gibney and A. Barone.

BASTINE & CO. leased for the Hudson Realty Co. the 6th loft in 160 5th av, to Jacob Auslander, of 243 West 17th st, manufacturer of baby bonnets; for A. D. Juilliard & Co., through E. W. Barnes, the 5th lott in 140 5th av to the M. H. Pulaski Co., of 124 5th av, importers of laces and embroideries.

BASTINE & CO. leased for Ed. Jansen the 2d loft in 113 to 119 West 17th st to the German Novelty Co., of 161 Grand st, toy manufacturers; in 112 East 19th st space on the 6th floor to the Acorn Button Co., of 42 West 29th st, and space on the 8th floor to W. J. Jenkins & Co., of 377 Broadway, importers of handkerchiefs.

LOUIS BECKER CO. leased for two years, with the option of purchasing, the 3-sty dwelling at 828 West 175th st to Dr. Arnold G. Leo.

DANIEL BIRDSALL & CO. leased to Weber & Heilbroner, haberdashers, the store at 345 and 347 Broadway, formerly occupied by William G. White, haberdasher. A new store front will be installed and Weber & Heilbroner expect to open by February 1.

WILLIAM D. BLOODGOOD & CO., INC., leased space in 52 Vanderbilt av to the Sand Mixing Machine Co., of 220 Broadway; and sub-leased for the Edelsack Ladies' Garment Co. the 4th loft in 132 and 134 West 21st st; and the store, basement and mezzanine floor in 471 5th av for Schotz & Co. to Himebaugh & Browne of 417 5th av.

HENRY BRADY leased for the estate of Louis Simon the store in 337 8th av; for Charles Beckman the 2d and 3d lofts in 624 West 24th st for 5 years, and in conjunction with Douglas L. Elliman Co., the 4-sty dwelling at 47 East 57th st.

GUSTAVE BRITT leased the 3-sty dwelling at 112 Charles st for A. D. Moran to Mary Hughes, and 3-sty dwelling at 291 West 4th st for Hoffman estate to John Kelly.

THE BRETT & GOODE CO. leased apartments in 29 East 48th st to Miss Jean Newcombe, Mrs. Ben Ali Haggin, Jr., and Mrs. Rosalind Epstein.

CAMMANN, VOORHEES & FLOYD leased to the Germania Fire Insurance Co. the 3d loft in 80-82 Fulton st, and with the Ruland & Whiting Co. the store and basement at 164 Pearl st to Ventura Borras, of 169 Pearl st.

CAMMANN, VOORHEES & FLOYD leased for John F. Doyle & Sons the building at 161 Pearl st to Angelo Calcagnini, of 165 Pearl st, for a restaurant.

THE FIRM OF LEONARD J. CARPENTER leased the dwelling at 120 East 76th st for Cordelia S. Steward to Bradley Stoughton.

CORN & CO. sub-leased for Misel & Warshaw part of the north store in 1367 Broadway to Joseph Meltzer, of 1355 Broadway.

CORN & CO. leased for 63 West 36th St. Co. the top floor containing 5,000 sq. ft. in 61 and 63 West 36th st to Charles Isaacs Co. and for Jos. M. Harris, as receiver, 5,000 sq. ft. in 132 and 134 West 21st st to the Union Raincoat Co. of 66 East 8th st.

THE CROSS & BROWN CO. leased for Peter Duffy to R. M. Owen & Co., of 735 7th av, the 3-sty building at the northwest corner of 5th av and 142d st; for Arthur S. Lewis to Mme. Estalla, the 2d floor in 22 West 46th st, and to O. M. Shannon offices in 15 and 17 West 44th st.

CROSS & BROWN CO. leased offices in 18 East 41st st to George C. Metzger, of 18 East 41st st; and in the U. S. Rubber Co. Building at the southeast corner of Broadway and 58th st offices to Charles W. Matheson; and offices in 396 Broadway to H. R. Hopkinson, of 396 Broadway; and in 80 5th av to the Catholic Film Association, of 30 East 42d st; and with W. G. Schoomaker the 4th floor in 14 and 16 East 33d st for the Lisle Realty Co. to James B. Flaherty.

JOSEPH P. DAY leased to Mrs. Anna Sharkey, for the Marie L. Ulrich estate, 145 East 116th st.

DUFF & BROWN CO. leased for John C. Rodgers to James J. Doyle the 2-sty garage at 419 West 150th st.

DUROSS CO. leased the 5th loft in 10 West 18th st to the National Wrapper Co., of 10 West 18th st; store and basement in 211 and 213 Wooster st to F. Richman and the 1st loft in 97 to 101 Reade st to John Barberie, of 99 Warren st, and the following dwellings: 217 West 11th st to M. A. Breman, 136 West 12th st to George F. Morrison, 320 West 14th st to Charles Moewes, 330 West 15th st to Edward J Keller, 334 West 15th st to Joseph M. Griffin and 258 West 22d st to S. Hollander.

DOUGLAS L. ELLIMAN & CO. leased apartments in 116 East 58th st to Dr. George Cerio, of Rome, Italy; in 122 East 82d st, for Arthur J. McKenna, to Miss Janet W. Flagg; in 128 East 57th st to Wolf von Igel, and in 287 Lexington av to Miss Jessie M. Mann.

DOUGLAS L. ELLIMAN & CO. leased apartments in 405 Park av to William M. Baldwin; in 26 East 49th st to Miss A. M. Walker; in 930 Madison av to Dr. Frederick M. Levenson, and in 24 West 59th st to Miss Mabel Norman.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 18 rooms and 6 baths in the New Fullerton-Weaver Realty Co. building at 640 Park av to Stephen C. Millet.

J. B. ENGLISH leased for John S. Spencer the dwelling at 236 West 49th st to W. R. & M. L. Fletcher, and offices in the Astor Theatre Building to Abraham Bloom and the Astor Producing Co.

EDWARD S. FOLEY & CO. rented the basement store in 209 West 14th st to E. Lambert; the store in 154 West 20th st to the Public Service Window Cleaning Co, and the 1st floor of 254 West 19th st to Mrs. James Tomner, and the dwellings at 217 West 22d st for Mrs. Costello to Mrs. Norcross and 122 West 12th st for Miss M. Brown to Mrs. G. Evart.

FOLSOM BROTHERS, INC., leased the following houses: 20 East 35th st for 5 years to K. Kavanaugh for Mrs. Sarah C. Goodhue; 66 West 96th st for Mrs. Caroline A. Lane for 5 years to Mrs. Minnie Hogan; 7 West 8th st for Mrs. Hannah E. Walke for 3 years to Frederick and Annie Bellamy; 64 and 66 West 11th st for H. Siddons Mowbray for 5 years to Enrico & Paglieri; 230 East 33d st for the estate of Thomas Mathews for 2 years 7 months to William Polinski; and 162 East 37th st for William P. O'Connor for 5 years to Hans Max Weber; also the following apartments: in 119 Waverly pl for Mrs. Julia L. Allen to Cornelius W. Owens; in 14 5th av for estate of William H. Gebhard to Wallace Irwin and David T. Wells; and Mrs. Anna C. Smith; and in 113 East 34th st for estate of Pauline K. Taylor to Henry S. Watson and Edmund T. Quinn.

FREDERICK FOX & CO. leased for Cammeyer, Inc., the 1st loft, containing 20,000 sq. ft., in the building at the southeast corner of 6th av and 20th st to the Progressive Leather Goods Co., of 93 Prince st; the 8th loft at 30 to 34 West 26th st to the J. Sternstein Co., of 151 West 26th, for the Adrem Construction Co.; the 5th loft in 35 to 39 West 35th st to the Royal Manufacturing Co., Inc.; the 6th loft in 16 to 20 West 32d st to M. S. Shulman, and large space in 39 and 41 West 32d st to Max Rubenstein, of 16 East 18th st.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the 32d-33d Street Corporation about 9,000 sq. ft. of space in 2 to 16 West 33d st and 15 West 32d st to A. Adler Co., of 13 East 22d st.

GAINES & DRENNAN CO. rented for Hyman & Oppenheim to Mogi Momonoi & Co. the store, basement and 2d loft in their new building at 105 and 107 East 16th st for 10 years. The lessees have been located at 25 Barclay st for the past 15 years, and their removal to their new quarters is another addition to a district which has lately become the centre for toys and Japanese novelties. This completes the rental of the building.

GOODWIN & GOODWIN rented for Charles G. Kass to Israel Krakower the 3-sty dwelling at 111 West 119th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Katharine A. Kingsland the store and basement in 897 8th av to Sigmund Gabler of 411 East 91st st.

JOHN J. HALLERON leased the following dwellings: 226 West 136th st to Felix Keiser, 2366 7th av to Miss Kathryn R. Mulderig, 218 West 138th st to Dr. J. Walter Stiles, 203 West 138th st to Louis C. Jacob and 216 West 139th st to Mrs. Julia Roth and space in 395 Broadway to the General Fireproofing Co., of 395 Broadway; Samuel Frank and the Peerless Automatic Machine Co., of 395 Broadway.

HEIL & STERN leased for Leonard J. Carpenter, store and basement in 24 and 26 Waverly pl, to Morse Bros. & Ehrlich, of 30 West 3d st; for Michael Coleman, store in 34 West 24th st, to Eisenstark & Plesser; for Antler Realty Co., 5th loft in 57 to 61 West 38th st, to P. Grossman Co.; for Roland Realty Corpn, 8th loft, in 137 and 139 West 25th st, to M. & W. Waist Co.; for Ralph Wilson, 8th loft in 12 East 33d st, to Jacob L. Friedman; for Edward Rubin, 2d and 3d lofts in 36 and West 25th st to I. Storch & Co., of 104 West 27th st; and Levay Bros., of 14 West 17th st; and for Lowell Construction Co. 10th loft in 135 and 137 West 27th st to I. N. Siegel & Rubinstein, of 34 West 27th st.

M. &. L. HESS, INC., leased the 9th loft in 57 to 61 West 38th st to Spooner & Young, of 22 West 27th st; the 3d loft in 105 and 107 East 16th st to H. Gottfried, of 722 Broadway; the 3d loft in 27 East 21st st to I. David Wolfson, of 27 East 21st st, and the 8th loft in 13 and 15 East 22d st to Bruck Knitting Mills, of 90 Prince st.

M. & L. HESS, INC., leased the store and basement in 32 and 34 East 31st st to Charles Brown & Co.; the 2d loft in 743 and 745 Broadway to Quinto, Cohen & Leavitt, of 779 Broadway; the 1st loft in 26 to 30 Bleecker st to the Gaiety Waist Co, of 31 West 27th st, and the 6th loft in 55 West 16th st to Harris Sklar.

EDWARD J. HOGAN leased to the Union Pacific Railroad Co. the store in the Woolworth Building, at 236 Broadway, for a ticket office.

THE HOUGHTON CO. leased for Annie Howell the 3-sty dwelling at 141 West 71st st to Esther A. Land.

A. W. JACKSON leased the store in 236 West 48th st for A. McKeever to L. I. Moore.

CHARLES S. KOHLER leased to Harris Glass and Abraham Quaker for about 10 years a store in the new building at the northwest corner of 84th st and Broadway, now in the course of construction.

LEAVITT REALTY CO. leased the store, basement and mezzanine floors in 126 and 132 West 46th st to the World Film Corporation, which also occupies the 3d floor in the same building.

THE PAYSON McL. MERRILL CO. leased the 2d floor in 9 East 44th st to Jeremiah Skidmore's Sons, dealers in coal and wood, whose offices have been located at 4th av and 13th st for 68 years.

SAMUEL H. MARTIN leased for the estate of John McNamee the store and basement at 35 Columbus av to the Daniel Reeves Co. for 3 years.

A. W. MILLER & CO. leased for Ex-Inspector William W. McLoughlin 246 West 52d st, a 4-sty dwelling; the 1st loft in 312 West 54th st to Albert E. Scott & Co., of 312 West 54th st, and the 2d loft to Louis Berman, of 852 9th av, for furniture display rooms; for Jacob Mattern to the Pope Hartford Parts Co., the 3d loft in 238 and 240 West 53d st and the store in 266 West 53d st to the Rothschild Tire Co.

NELSON, LEE & GREEN and CROSS & BROWN leased for the Mitchell H. Mark Realty Corporation in the Strand Theatre, a Broadway store to LeBihan, the umbrella house, as a branch store. This completes the renting of the Broadway frontage of the property.

PEASE & ELLIMAN leased for the Misses Cockcroft the 2-sty building at 30 East 32d st, to the furniture firm of Amos S. Hill, of 159 Madison av; also leased the 5-sty apartment house, at 85 Old Broadway, for Mrs. Eva L. Day; for Douglas L. Elliman & Co., as agents, an apartment in 103 East 86th st to Dr. Ira J. Kaplan, and a large apartment in the new house at Park av and 77th st to Aaron W. Bastido.

PEASE & ELLIMAN leased for the Modern Fireproof Tenement Co. the 5th floor in the building at the northwest corner of 11th av and 47th st to the Saxon Motor Car Co. for a service station; a store in 402 Madison av for Ralph Armstrong to Joseph Villari; furnished for Edward B. Willetts, Jr., an apartment in 12 West 12th st to Alexis Gregory; and apartments for Paterno Brothers in the "Sanford," at the northeast corner of 78th st and Broadway to Mrs. Sarah E. Holland; in 601 Madison av to Charles Bowes; and for C. C. Bull in 130 East 67th st to J. N. H. Slee.

PEASE & ELLIMAN leased for Max Rosenblum, of the Edwin Cigar Co., the southerly store in 60 Nassau st to the United Carvat Co.; space in 123 Liberty st to Regal Sachet Co., Superior Hygienic Co., S. Duhrenheimer and Elias Baba; in 90 Nassau st to J. F. Jeaneret, Robert Surdez and John J. McGovern; and in 55 Liberty st offices to George Lester Lewis of 42 Broadway; Secured Holdings Corporation of 50 Church st; James C. Nugent; V. Lindsley; and additional space to Daniel E. Moran, White Investment Co. and Blair & Nathan; and to Nicholas Attanasio for the Phipps Estates the 4-sty dwelling at 9 East 43d st.

PORTER & CO. leased for D. &. J. H. Tonjes to Abraham Sobel the store in 310 West 125th st.

MARK RAFALSKY & CO. leased for the 21st St. and Fifth Ave. Corporation the 5th loft, containing 10,000 sq. ft., in 160 5th av, to the Daniel Osterweis Co., ladies' neckwear, who have been for a number of years at 237 Lafayette st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Herbert C. Pell of Tuxedo, N. Y., the building at 632 8th av, a 5-sty building. The new tenants are Razzetti & Cella, now at 630 8th av, adjoining, where they have conducted a restaurant for a number of years. The property just acquired will be used as an addition.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Ferdinand J. Fullayter the store and basement in 53 West 45th st to E. & V. Ludwig, "the Pot Luck Tea Room."

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the parlor floor store at the southwest corner of 46th st and Madison av for Max Williams to Miss Ella Borland; space in 23 and 25 East 26th st to John R. Bray; at 27 William st to Joseph Levy, Jacob S. Rosenthal and Leon Stern; in the New York Produce Exchange to Lorenz G. Spindler; 2d loft in 30 Howard to A. Tabachnik, and the store and basement at 506 Broadway to the Eagle Hosiery and Glove Co.

WILLIAM I. ROSENFELD leased lofts in 135 to 139 West 17th st to A. Leipzig, of 127 West 17th st; Inslee Photografic Co., of 135 West 17th st; Wilkenfeld & Wench and the Deck Co.

LOUIS SCHRAG leased for George G. Powell the store and basement in 69 West 23d st for 10 years.

LOUIS SCHRAG leased for the Amco Realty Co. the 6th loft in 158 and 160 West 29th st to Berkowitz & Trenhaft, of 142 West 26th st; in 121 West 22d st the 2d loft to E. & J. Heurtzberg; for Samuel Heyman the 3d loft in 158 West 23d st to Herman L. Flam, of 60 Grand st; and for Johnson & Fleischhauer, the top loft in 107 to 111 West 25th st to Youngman & Knauer.

THE EVERETT M. SEIXAS CO. leased, furnished, apartments in the Idaho, at 55th st and Broadway, for Mr. Horner; in the Victoria, at 97th st and Riverside dr, for Mrs. Kirby Thomas; at 150 West 80th st for Mr. A. Baron; at 251 West 95th st for Mrs. Lewis, and in the Nevara, at Broadway and 69th st, to Lillian Duke.

SIMON SINDEBAND leased for Jacob Gordon to Hershkowitz & Raynes the southeast corner of Lenox av and 115th st; southwest corner of Lenox av and 115th st; northeast corner of Lenox av and 115th st, and the southeast corner of Lenox av and 112th st, 5 and 6-sty flats. The leases are for three years at an annual rental of about $45,000.

E. E. THOMAS leased the 3-sty dwelling, 885 St. Nicholas av, to Frederick Allen

HENRY TRENKMANN leased the 12th floor in 37-39 West 28th st to Miller & Karduner, of 10 West 13th st; the 9th floor in 40 East 21st st to F. Newman; 3d floor in 34 West 15th st to Glick and Mensch; 3d floor in 180 Lafayette st to the Besco Novelty Co.

HENRY TRENKMANN leased additional space in the Waldorf Building to M. & H. Rentner, the 9th floor in 126 to 130 West 22d st to the International Cloak Manufacturing Co., of 110 West 14th st; and the 6th floor in the same building to May Goldstein.

TUCKER, SPEYERS & CO. leased apartments in 219 West 81st st to Mrs. Raymond Crosby and Miss Berna Collen.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased the front of the 3d floor in 115 Broadway to Sidney Spitzer & Co., of Chicago, Cincinnati and Toledo, dealers in municipal bonds; space to Raymond W. Marshall, M. L. Hewitt, H. A. Feder, James E. Schuyler, Samuel Blum and Green & Zimmerman; front of the 20th floor in 111 Broadway to the firm of Elkus, Gleason & Proskauer, of


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which Abram I. Elkus is senior member; and space in the Trinity Building to Wendel P. Hammon, United Painters' Factories, Inc., Eastern Gravel Corporation, Thomas J. Brooks, Francis S. van der Veer, estate of J. Langeloth, Kisselburgh & Leller, and Walter G. Oakman and William Henry Barnum.

CHARLES B. WALKER leased for J. Huntley lott in 394 Canal st to Louis Schanz; for R. Victorius the 2d loft in 48 Howard st to the Iluminum Foundry Co. and space in the new Marcus fireproof building at 121 and 123 Canal to st M. B. Pohs Co., C. Mendenhall, and Friedman Co.

WILLIAM R. WARE leased the following houses: For Dr. Francis W. Davis, 153 West 94th st, to Dr. John Lamson; for Benjamin F. Romaine, 67 West 97th st, to Arnold Steiner, and for James Campbell, 333 West 85th st, to Ida Terwilliger.

SIDNEY L. WARSAWER leased the 4-sty loft building at 218 West 137th st to the Green Motor Trucking Co. and the store in 356 West 42d st to John Blankenhorn.

WM. A. WHITE & SONS leased to Matthew Bender & Co. an entire floor in 26 John st for a branch. The lessees are law publishers and have recently completed their new building at Albany, N. Y.

THE F. R. WOOD, W. H. DOLSON CO. leased for Judge Joseph F. Mulqueen the 3-sty dwelling at 153 West 91st st to Lansing Walsh.

### Bronx.

O'HARA BROTHERS leased following apartments: In 2975 Briggs av to Albert Geisinger; in 2974 Briggs av to Mrs. John McCann; in 2656 Decatur av to G. Hoffman, L. A. Morrison and F. W. Dowling; in 2763 Webster av to Patrick Boylan; in 3254 Decatur av to Charles Conley; in 247 Bedford Park Boulevard to Mrs. Schnauder; in 243 Bedford Park Boulevard to R. Hutchinson; in 243 Bedford Park Boulevard to F. B. Coigne; in 2985 Briggs av to Blake A. Hoover; in 3255 Parkside place to Mrs. D. Ryan; in 2674 Briggs av to Hugh Dolan; at northwest corner Pond place and 197th st to Dr. Paul Quedenfeldt, and in 3153 Decatur av to Mrs. M. Rooney; and the dwellings southeast corner 205th st and Concourse to S. Frank; 2260 Aqueduct av to Samuel Lord; 365 East 194th st to George E. Farless; 328 East 239th st to B. W. Ronzone; 340 East 235th st to R. S. Stantial; at northeast corner 201st st and Briggs av to D. Lordi; at southwest corner of 201st st and Marion av to John B. Malatesta; 2578 Eriggs av to K. Loonan, and at 1980 Morris av to R. Brickelmaier and Malvina Hoeland.

### Brooklyn.

THE BUCKLEY & HORTON CO. leased for 5 years the 4-sty building at 408 Park av to the F. W. Lenye Trucking Co., of Manhattan.

JOHN J. HALLERON leased apartments in 68 Columbia Heights to Samuel De Lisser and to Thomas H. Montgomery, and in 72 Columbia Heights to Mrs. Catherine L. Darby and Robert S. Armstrong.

### Queens.

THE LEWIS H. MAY CO. leased for Miss A. J. Barker the "Britain," a summer hotel on Meredith av, facing the Atlantic Ocean, Arverne, L. I., to Benjamin Shapiro.

### Suburban.

MISS LOUISE BOWER leased to Mrs. K. M. Kane the residence and grounds at 32 Cathedral av, Garden City, L. I., for the present tenant, Ambassador Walter H. Page and the owner, Silas F. Potter.

FEIST & FEIST leased for the Groebe-McGovern Realty Co. to Israel Jackson and Saul Young the ground floor and basement of the factory building at 226 Sherman av, Newark, N. J., for a steam laundry.

PEASE & ELLIMAN rented for Norman deR. Whitehouse to George J. Whelan his country estate at Westbury, L. I.

JOHN F. SCOTT rented for Mrs. Betz Taylor her house at the corner of Burton av and Chapman rd, Woodmere, L. I., to Howard S. Cullman; for Mrs. Hannah N. L. Sherman her cottage, Ingleside, in Breezy Way, Lawrence, L. I., to J. Howland Auchincloss, and for W. H. Schiffer his cottage, Winona, at Lawrence Beach, L. I., to Robert W. Gifford.

ARTHUR STEWART, of the Stewart Publishing Co., rented his home at Murray Hill, Scarsdale Estates, to H. J. Davis of Manhattan.

FEIST & FEIST leased for Oscar Michael to the Theta Pi the upper part of the studio building 17 West Park st for a club room.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

HENRY BATTERMAN.—116 Hillside av, 50x200, vacant, $12,000; 118 Hillside av, 2½-sty dwelling, 50x20, $14,700; 120 Hillside av, 50.5x202.6, irreg, vacant, on the north side of the hill leading to Fort George, $3,000.

ELLA G. BOGARDUS—204 Front st, 4-sty building, 24x74, $22,000; 209 Front st, $29,000.

SAMUEL LEVISON—368-370 Madison st, 6-sty tenement, 50.2x94, $55,000.

ABBY AUSTIN POTTER.—108 South st, 4-sty loft, 16.10x79.6, 1/7th undivided interest, $1,750; 42 Warren st, 5-sty loft, 25x100.3, 1/7th undivided interest, $7,000.

JOSEPH SLEVIN, JR.—29 Murray st, northeast corner Church st, through to 33 Warren st, 5-sty loft, 25.6x175.10, $250,000; 47 Murray st, 5-sty loft, 25x100.4, $67,000.

FLEMING SMITH.—128 Front st, 5-sty loft, 23.4x70.2, $32,000; 168 Duane st, 5-sty loft, 30.6x126.3, $66,000; 405-407 Lafayette st, 4-sty building known as Lafayette Baths and Hotel, 54.2x150, $112,500; 451-453 Lafayette st, 6-sty loft, 50x99.11, $80,000.

## OBITUARY

ISAAC METZGER, of the old firm of Oppenheimer & Metzger, active building loan operators from 1885-1905, died this week, in his 87th year.

PHILIP SCHUPBACH, a real estate operator, died on Tuesday at his home, 1144 Nostrand av, Brooklyn, aged fifty.

THEODORE D. WARREN, aged seventy-eight, formerly in charge of the loan department of the Fourth National Bank of New York, died at his home in Orange, N. J., on Sunday. He was a graduate of Brown University.

# REAL ESTATE STATISTICS

**The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly tables is a resume from January 1 to date.

### MANHATTAN

**Conveyances.**

| | 1914 Dec. 4 to 10 | 1913 Dec. 5 to 11 |
|---|---|---|
| Total No. | 102 | 112 |
| Assessed value | $5,219,400 | $7,990,000 |
| No. with consideration | 20 | 11 |
| Consideration | $730,400 | $755,650 |
| Assessed value | $752,000 | $874,500 |
| | Jan. 1 to Dec. 10 | Jan. 1 to Dec. 11 |
| Total No. | 6,757 | 7,293 |
| Assessed value | $452,767,257 | $462,060,961 |
| No. with consideration | 735 | 970 |
| Consideration | $31,836,597 | $39,686,999 |
| Assessed value | $33,991,721 | $43,064,762 |

**Mortgages.**

| | 1914 Dec. 4 to 10 | 1913 Dec. 5 to 11 |
|---|---|---|
| Total No. | 69 | 81 |
| Amount | $870,612 | $1,170 462 |
| To Banks & Ins. Cos. | 10 | 14 |
| Amount | $302,500 | $378,500 |
| No. at 6% | 30 | 46 |
| Amount | $186,866 | $333,072 |
| No. at 5½% | ..... | ..... |
| Amount | ..... | ..... |
| No. at 5% | 14 | 21 |
| Amount | $466,200 | $593,300 |
| No. at 4½% | ..... | 1 |
| Amount | ..... | $11,000 |
| No. at 4% | ..... | ..... |
| Amount | ..... | ..... |
| Unusual rates | ..... | ..... |
| Amount | ..... | ..... |
| Interest not given | 25 | 13 |
| Amount | $237,546 | $233,090 |
| | Jan. 1 to Dec. 10 | Jan. 1 to Dec. 11 |
| Total No. | 3,815 | 4,609 |
| Amount | $114,481.188 | $157,921,065 |
| To Banks & Ins. Cos. | 821 | 1,055 |
| Amount | $52,025,324 | $91,217,599 |

**Mortgage Extensions.**

| | Dec. 4 to 10 | Dec. 5 to 11 |
|---|---|---|
| Total No. | 29 | 45 |
| Amount | $962,700 | $1,726,000 |
| To Banks & Ins. Cos. | 5 | 6 |
| Amount | $167,500 | $181,000 |
| | Jan. 1 to Dec. 10 | Jan. 1 to Dec. 11 |
| Total No. | 1,872 | 1,796 |
| Amount | $106,928,430 | $80,048,418 |
| To Banks & Ins. Cos. | 676 | 578 |
| Amount | $68,718,810 | $48,161,550 |

**Building Permits.**

| | 1914 Dec. 5 to 11 | 1913 Dec. 6 to 12 |
|---|---|---|
| New buildings | 2 | 6 |
| Cost | $353,500 | $35,500 |
| Alterations | $190,802 | $129,996 |
| | Jan. 1 to Dec. 11 | Jan. 1 to Dec. 10 |
| New buildings | 388 | 535 |
| Cost | $44,273,565 | $55,465,215 |
| Alterations | $10,415,497 | $11,254,737 |

### BRONX.

**Conveyances.**

| | 1914 Dec. 4 to 10 | 1913 Dec. 5 to 11 |
|---|---|---|
| Total No. | 61 | 115 |
| No. with consideration | 16 | 17 |
| Consideration | $155,899 | $113,310 |
| | Jan. 1 to Dec. 10 | Jan. 1 to Dec. 11 |
| Total No. | 5,800 | 7,211 |
| No. with consideration | 539 | 706 |
| Consideration | $6,331,836 | $6,133,629 |

**Mortgages.**

| | 1914 Dec. 4 to 10 | 1913 Dec. 5 to 11 |
|---|---|---|
| Total No. | 41 | 66 |
| Amount | $200,197 | $606,700 |
| To Banks & Ins. Cos. | 4 | 9 |
| Amount | $33,500 | $185,700 |
| No. at 6% | 20 | 27 |
| Amount | $83,167 | $143,083 |
| No. at 5½% | 4 | 12 |
| Amount | $16,250 | $193,360 |

| | | |
|---|---|---|
| No. at 5%..... | 4 | 8 |
| Amount..... | $39,130 | $44,757 |
| Unusual rates..... | ..... | ..... |
| Amount..... | ..... | ..... |
| Interest not given..... | 13 | 19 |
| Amount..... | $61,650 | $225,500 |

| | Jan. 1 to Dec. 10 | Jan. 1 to Dec. 11 |
|---|---|---|
| Total No..... | 3,514 | 5,333 |
| Amount..... | $29,803,068 | $37,740,863 |
| To Banks & Ins. Cos... | 323 | 356 |
| Amount..... | $5,960,451 | $6,425,341 |

**Mortgage Extensions**

| | Dec. 4 to 10 | Dec. 5 to 11 |
|---|---|---|
| Total No..... | 10 | 18 |
| Amount..... | $242,000 | $292,150 |
| To Banks & Ins. Co..... | 2 | 7 |
| Amount..... | $37,000 | $152,000 |

| | Jan. 1 to Dec. 10 | Jan. 1 to Dec. 11 |
|---|---|---|
| Total No..... | 652 | 587 |
| Amount..... | $12,768,110 | $12,659,210 |
| To Banks & Ins. Cos.... | 124 | 117 |
| Amount..... | $3 502,150 | $3,263,150 |

**Building Permits**

| | 1914 Dec. 4 to 10 | 1913 Dec. 5 to 11 |
|---|---|---|
| New buildings..... | 5 | 11 |
| Cost..... | $75,550 | $304,900 |
| Alterations..... | $3,200 | $10,900 |

| | Jan. 1 to Dec. 10 | Jan. 1 to Dec. 11 |
|---|---|---|
| New buildings..... | 690 | 789 |
| Cost..... | $16,096,432 | $19,496,116 |
| Alterations..... | $991,225 | $1,204,518 |

## BROOKLYN.

**Conveyances.**

| | 1914 Dec. 3 to 9 | 1913 Dec. 4 to 10 |
|---|---|---|
| Total No..... | 314 | 488 |
| No. with consideration.. | 30 | 76 |
| Consideration..... | $119,836 | $271,082 |

| | Jan. 1 to Dec. 9 | Jan. 1 to Dec. 10 |
|---|---|---|
| Total No..... | 21,876 | 22,483 |
| No. with consideration.. | 2,183 | 2,172 |
| Consideration..... | $13,222,979 | $12,537,075 |

**Mortgages.**

| | 1914 Dec. 3 to 9 | 1913 Dec. 4 to 10 |
|---|---|---|
| Total No..... | 268 | 333 |
| Amount..... | $992,230 | $1,554,615 |
| To Banks & Ins. Cos.... | 44 | 72 |
| Amount..... | $276,000 | $688,350 |
| No. at 6%..... | 156 | 180 |
| Amount..... | $368,635 | $434,910 |
| No. at 5½%..... | 71 | 78 |
| Amount..... | $497,650 | $553,150 |
| No. at 5%..... | 29 | 55 |
| Amount..... | $99,225 | $355,570 |
| Unusual rates..... | 1 | 5 |
| Amount..... | $4,000 | $32,100 |
| Interest not given..... | 11 | 15 |
| Amount..... | $22,720 | $178,885 |

| | Jan. 1 to Dec. 9 | Jan. 1 to Dec. 10 |
|---|---|---|
| Total No..... | 15,638 | 16,144 |
| Amount..... | $64,684,337 | $64,143,675 |
| To Banks & Ins. Cos.... | 2,862 | 3,458 |
| Amount..... | $22,628,539 | $23,583,656 |

**Building Permits.**

| | 1914 Dec. 4 to 10 | 1913 Dec. 5 to 11 |
|---|---|---|
| New buildings..... | 79 | 90 |
| Cost..... | $386,900 | $1,427,725 |
| Alterations..... | $61,400 | $48,005 |

| | Jan. 1 to Dec. 10 | Jan. 1 to Dec. 11 |
|---|---|---|
| New buildings..... | 4,202 | 3,504 |
| Cost..... | $36,595,006 | $29,726,874 |
| Alterations..... | $2,749,360 | $3,427,661 |

## QUEENS.

**Building Permits.**

| | 1914 Dec. 4 to 10 | 1913 Dec. 5 to 11 |
|---|---|---|
| New buildings..... | 58 | 70 |
| Cost..... | $143,495 | $551,700 |
| Alterations..... | $9,105 | $13,875 |

| | Jan. 1 to Dec. 10 | Jan. 1 to Dec. 11 |
|---|---|---|
| New buildings..... | 4,270 | 4,164 |
| Cost..... | $18,212,141 | $15,203,970 |
| Alterations..... | $1,143,256 | $1,242,844 |

## RICHMOND.

**Building Permits.**

| | 1914 Dec. 4 to 10 | 1913 Dec. 4 to 10 |
|---|---|---|
| New buildings..... | 16 | 14 |
| Cost..... | $17,892 | $27,620 |
| Alterations..... | $3,450 | $3,200 |

| | Jan. 1 to Dec. 10 | Jan. 1 to Dec. 10 |
|---|---|---|
| New Buildings..... | $1,033 | 899 |
| Cost..... | $1,693,066 | $2,089,309 |
| Alterations..... | $248,496 | $291,778 |

## REAL ESTATE NOTES.

WILLIAM A. WHITE & SONS have been appointed agents for the 6-sty manufacturing building, 42-44 Bond st.

ALBERT B. ASHFORTH, INC., has been appointed agent for 85 5th av, 42 West 15th st and 28-30 West 23d st through to 9-19 West 22d st.

HUBERTH & HUBERTH have been appointed agents for 121-123 East 126th st, 689-691 East 132d st, 960 East 178th st, 910-912 East 178th st and 539-543 East 184th st.

J. EDGAR LEAYCRAFT & CO. have been appointed agents for 764-766 8th av, 264 West 47th st, 71-73 East 128th st, 16 East 17th st, 635 West 42d st, and 424 7th av.

BRONX COUNTY PROPERTY OWNERS' ASSOCIATION will have a dinner in Ebling's Casino on Thursday evening, the 17th inst., for which the tickets will be $2 each.

J. B. ENGLISH announces that he was the sole broker in the recent sale of the 5-sty loft building 243-245 West 47th st for George Bickelhaupt to Leonard L. Hill, who gave in part payment the 4-sty building 52 West 37th st.

ELECTUS T. BACKUS has moved his office to 2457 Broadway. He has been appointed agent for the "Continental" apartment house at Broadway and 177th st and for 605 West 155th st.

CITY OF NEW YORK has contracted to purchase 10 to 14 Lexington av, three or four properties at the northwest corner of 22d st, on which will be erected a vocation school, as was announced a few months ago.

NEHRING CO. has been appointed agent for the 4 new apartment houses at the northeast corner of St. Nicholas av and 175th st and the northwest corner of Audubon av and 175th st, by the 175th St. Holding Co., David Zipkin, president.

A. J. MADDEN was the broker in the sale for William McVeigh to the Mott Aveneu Realty Co. of a vacant plot 50x125 on the west side of Vyse av, adjoining the property recently bought by them, making a plot 150x144. Buyers will improve with 5-sty apartments.

SMITH & PHELPS negotiated the exchange recorded last week involving the 5-sty flat at 743 East 182d st and the plot 100x90 on the west side of Anthony av, 135.7 ft. north of 174th st. The sellers were the 182d and Garden Sts. Co. and Edward M. Clarke, respectively. The same brokers also negotiated the recently-recorded sale of the 5-sty apartment house, 743 East 182d st, for A. H. Mittleman to the 182d and Garden Sts Co.

JAMES L. WELLS, State Treasurer-elect, has been elected to serve the twenty-second term as president of the Real Estate Auctioneers' Association. Other officers will be D. Phoenix Ingraham, vice-president and secretary; William F. Redmund, treasurer. The executive committee comprises Bryan L. Kennelly, Joseph P. Day, Hugh D. Smyth, Samuel Goldsticker and Lewis Phillips. The Association decided to begin a movement to make its position better known to lawyers, referees and judges of the court regarding public sales of real estate, the idea being to eliminate irresponsible auctioneers.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

### The Auction Market.

In contrast to the results of auction sales held in the Manhattan and Bronx Exchange Sales Rooms, for the last few months a great number of which have not brought the amount of encumbrances, was the sale of two Bronx properties this week to outside buyers for prices that not only exceeded existing liens but even returned a considerable sum to the defendants. The six-story apartment house at 899 Elton avenue was sold to Gustave Weil for $37,500, which was $10,000 above existing claims. Oscar T. Mackey paid $23,800 for the two-story dwelling at 2226 Loring place. Encumbrances on this property aggregated about $10,000.

Among the important offerings next week will be the block front on Fifth avenue, between 105th and 106th streets, one of the properties of the New York Real Estate and Security Company. This property was originally scheduled to be sold at auction on Nov. 17, but the sale was postponed until next Tuesday. The seven and eight-story office building at the southwest corner of Wall and Pearl streets will also be one of the offerings, as a result of an action brought by the Equitable Life Assurance Society to recover $292,307.

### Manhattan.

The folowing is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 11, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**22D st, 28-30 W** (*), ss, 441.9 w 5 av, 50.1 x98.9, 6-sty stn loft & str bldg; due, $188,385.62; T&c, $6,888.20; Bank for Savgs in City N Y. 190,000

**32D st, 128 E** (*), ss, 80 w Lex av, 20x 89.8, 2-sty bk stable; due, $24,932.64; T&c, $525.10; Maimie E Cohen et al, exrs. 24,000

**86TH st, 538 E** (*), ss, 198 w East End av, 20.3x102.2, 3-sty stn tnt; due, $9,097.14; T&c, $655.84; W Wilton Wood. 9,000

**128TH st, 119 E** (*), ns, 232 e Park av, 16x99.11, 3-sty & b stn dwg; due, $8,916.55; T&c, $472.07; Emilie J Murray. 7,500

**129TH st E, nwc Madison av,** see Madison av, 2034.

**163D st, 442 W** (*), ss, 200 e Ams av, 25x 112.6, 5-sty bk tnt; due, $21,218.79; T&c, $1,203.49; Emigrant Indust Savgs Bank. 21,500

**Lexington av, 1626-8** (*), ws, 100.11 n 102d, 44.11x100, 6-sty bk tnt; due, $13,344.52; T&c, $458.35; sub to 1st mtg $30,000; Ver Planck Estate. 31,062

**Madison av, 2034** (*), nwc 129th, 18x75, 3-sty & b stn dwg; due, $13,015.41; T&c, $377.65; Lee W Groves, trste, et al. 1,000

**5TH av, 1489** (*), es, 63.2 s 120th, 37.8x 100, 6-sty bk tnt & strs; due, $48,303.88; T&c, $1,077.50; Lawyers Mtg Co. 46,000


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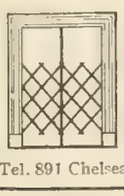
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*Auction Sales, New York, Continued.*

**5TH av, 464,** es, 49.4 n 33d, 24.8x100, 4-sty stn tnt & strs & 4-sty bk rear tnt; due, $11,250.16; T&c, $3,565.60; sub to 1st mtg $45,000; Emma Ellsworth. 45,025

HENRY BRADY.

**99TH st, 218 E (*),** ss, 285 e 3 av, 25x100.11, 5-sty bk tnt & str; due, $20,254.14; T&c, $366.10; American Mtg Co. 19,000

**116TH st, 353 E,** ns, 100 w 1 av, 16.8x100.11, 3-sty & b bk dwg; withdrawn. ——

**117TH st, 508 E (*),** ss, 98 e Pleasant av, 25x100.10, 3-sty bk loft & str bldg & 3-sty bk rear loft bldg; due, $16,120.64; T&c, $1,989.77; Helen H Steele. 18,000

**135TH st, 17 W (*),** ns, 216.8 w 5 av, 18.4 x99.11, 4-sty & b bk dwg; due, $9,792.81; T&c, $457.95; Clarence Tucker et al, trstes. 8,000

**18T av, 2123 (*),** ws, 25.11 n 109th, 25x75, 4-sty bk tnt & strs; due, $2,357.36; T&c, $330.40; sub to pr mtg of $15,000; Giuseppe D'Allesio. 16,000

**2D av, 1911 (*),** ws, 42 s 99th, 28x100, 5-sty bk tnt & strs, due, $19,389.43; T&c, $456.79; Excelsior Savgs Bank of City N Y. 15,000

BRYAN L. KENNELLY.

**113TH st W (*),** ss, 100 w 7 av, 50x100.11, vacant; due, $24,523.04; T&c, $1,077; Robt C Sands. 24,000

M. MORGENTHAU JR. CO.

**3D av, 2336 (*),** ws, 49.11 s 127th, 24.11x100, 4-sty bk tnt & strs; due, $31,424.31; T&c, $890.03; Jno D Hass, admr. 31,100

SAMUEL GOLDSTICKER.

**127TH st, 126 W (*),** ss, 275 w Lenox av, 25x99.11, 6-sty bk tnt; due, $31,036.48; T&c, $667; Equitable Trust Co of N Y, sub trste. 30,000

| | |
|---|---|
| Total | $536,187 |
| Corresponding week 1913 | 369,601 |
| Jan 1, 1914, to date | 33,610,393 |
| Corresponding period 1913 | 37,003,874 |

## Bronx.

The following are the sales that have taken place during the week ending Dec. 11, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Hall pl, 1069 on map 1077 (*),** ws, 124.11 s 167th, 25x102.2x28.2x103.5, 2-sty fr dwg; due, $2,646.06; T&c, $327.61; Chas A Willets. 2,000

**179TH st, 641 E,** nec Hughes av (No 2014), 96.1 to Belmont av (No 2013) x80.9x 95x66.5, 2 5-sty bk tnts; due, $5,123.25; T&c, $5,714.41; sub to 1st mtg $6,500; Stephen H Jackson. 11,933

**Arnow av** (*), nwc Eastern blvd, 3x 715.10x280.3x—; due, $6,452.10; T&c, $1,000; sub to 1st mtg $10,000; Barbara Rosenburg. 14,500

**Belmont av, 2013,** see 179th, 641 E.

**Eastern blvd, nwc Arnow av,** see Arnow av, nwc Eastern blvd.

**Hughes av, 2014,** see 179th, 641 E.

SAMUEL MARX.

**219TH st, 643 E (*),** ns, 205 e Carpenter av, 50x114; Rose Frey. 3,700

**Fulton av, 1719 (*),** ws, 36.10 s 174th, 18x86.3x18.1x86.11, 2-sty bk dwg; due, $5,-926.49; T&c, $274.27; Audie B Seligmann et al, admrs. 6,300

GEORGE PRICE.

**Gleason av,** ss, 555 e Olmstead av, 49.11 x103.1; due, $663; T&c, $473.63; S B Hickox. 1,950

JAMES J. DONOVAN.

**Elton av, 899,** ws, 63.8 s 162d, 31.10x105.4 x25x124.8, 6-sty bk tnt; due, $26,602.61; T &c, $1,106; Gustav Weil. 27,500

**Powell av (*),** ns, 178.11 w Olmstead av, 49.11x103.1; due, $619.01; T&c, $443.67; Sidney B Hickox. 1,900

JAMES L. WELLS.

**Loring pl, 2226,** es, 387.8 n Hall of Fame ter, 79.4x127.11x77.11x113.5, 2-sty fr dwg; due, $8,383.40; T&c, $1,806.87; Oscar T Mackay. 23,800

D. PHOENIX INGRAHAM.

**Andrews av, 2229 (*),** ws, 161.8 s 183d, 75.11x100x27.11x110.11; due, $16,353.57; T&c, $1,062.17; Anna M Hobbs, trste. 14,000

| | |
|---|---|
| Total | $117,583 |
| Corresponding week 1913 | 345,400 |
| Jan. 1, 1914, to date | 6,379,979 |
| Corresponding period 1913 | 6,795,072 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Dec. 9, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE CO.

BOERUM ST, ns, 125 w Graham av, 25x100; withdrawn ——

LINDEN ST (*), nws 400 sw Central av, 125x100; Gustav Regensberg et al. 6,500.00

NAVY ST, es, 100 s Lafayette, 25x100; Peter Cumurullo 5,650.00

PACIFIC ST (*), n, 375.6 w Hopkinson av, 24.6x100; Brooklyn Trust Co. 11,500.00

VAN BUREN ST (*), ss, 235.9 w Sumner av, 19.3x100; Henry Kiechlin 4,600.00

BAY 29TH ST, nws 201 sw Bath av, 86.2x96.8; A E Roberts 4,250.00

58TH ST, ns, 233.4 w 4 av, 26.8x100.2; withdrawn ——

CLARENDON RD (*), see E 29th, 20x 100; Spencer 5,000.00

LINCOLN RD, see Bedford av, 23.8x 105; Jno Plunkett 430.00

BAY RIDGE AV, nwc Bay, 50x200 to 68th x irreg; withdrawn ——

WILLIAM J. McPHILLIAMY & CO.

FULTON ST (*), sws, 25.2 nw Henry, 14.6x39.11x irreg; Cyrus V Bunce et al 2,000.00

PACIFIC ST, nwc Hopkinson av, 100x 100; withdrawn ——

ROSS ST (*), nws, 72.4 sw Wythe av, 18.6x38; Williamsburgh Savgs Bank. 1,850.00

UNION PL, ns, 147.4 w Locust, 50x 203.5; Jas F McElduff 6,750.00

E 2D ST (*), es, 140 n Av N, 26.8x 113; Eliz R Lake et al 3,000.00

11TH ST, sws, 62.3 nw 6 av, 15x100; Gustave Voelcker 1,760.00

58TH ST, ns, 180 w 4 av, 15x100.2; withdrawn ——

CHURCH AV, ss, Lots 35 to 39, map of land of Trustees of Reformed Dutch Church; withdrawn ——

EVERGREEN AV, es, 60.8 s Palmetto, 20x80; Johannah C Monger 2,700.00

10TH AV, nws, 60.2 ne 49th, 20x100; Chas C Fuchs 5,110.00

18TH AV, nwc 81st, 182.5x102x irreg; Gottfried J Kohlhepp 16,025.00

NATHANIEL SHUTER.

LEFFERTS ST (*), ss, 116.2 e Nostrand av, 20x102.6; Alfred C Hafely. 3,700.00

PACIFIC ST (*), ns, 326.6 w Hopkinson av, 24.6x100; Brooklyn Trust Co; action 1. 11,600.00

PACIFIC ST (*), ns, 351 w Hopkinson av, 24.6x1; action 2; Brooklyn Trust Co. 11,600.00

PENN ST (*), ss, 265.4 w Lee av, 20x 100; Saml Newman 4,582.00

44TH ST, ss, 358.8 e 3 av, 16.8x100.2; Thos H Doring 3,200.00

49TH ST, sws, 100 se 12 av, 40x100.2; withdrawn ——

ROGERS AV (*), ws, 142.3 s Martense, 20x95; M E Realty Co, Inc. 8,250.00

3D AV, sec 39th, 25x100; North American Brewing Co. 9,100.00

JAMES L. BRUMLEY.

BERRIMAN ST, es, 255 n Wortman, 20 x100; Margt A Roberts 136.00

QUINCY ST (*), ss, 230.8 e Lewis av, 19x100; Hannah M Lovett. 4,000.00

E 28TH ST, sec Av D, 29.6x100; City N Y. 1,500.00

ATKINS AV (*), es, 220 s New Lots rd, 140x100x irreg; Amanda S Carpenter. 2,000.00

JERE JOHNSON, JR., CO.

W 36TH ST (*), es, 370 n Neptune av, 80x118.10; Lafayette Trust Co. 1,600.00

48TH ST, sws, 220 n 13 av, 20x100.2; adj Dec 22 ——

| | |
|---|---|
| Total | $138,393.00 |
| Corresponding week 1913 | 195,050.00 |

## VOLUNTARY AUCTION SALES.

### Manhattan.

GEORGE G. BAKER.

DEC. 12.

To be held on premises at 1.30 P. M.

164 LOTS & 6 dwellings of Edgehill Terrace, on Arlington, Netherland, Edgehill & Johnson avs & Spuyten Duyvil rd, Johnson av ter & 227th & 230th sts.

### Brooklyn.

NATHANIEL SHUTER.

DEC. 17.

VERNON AV, 169, ns, 237.6 e Tompkins av, 18.9x100, 2-sty & b stn dwg (exrs).

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**DEC. 12.**

No Legal Sales advertised for this day.

**DEC. 14.**

CLINTON ST, 97, ws, 225.4 s Rivington, 25.4x 100, 5-sty bk tnt & strs; Philip Klein et al exrs—Rachel Melzer et al; F E Klein (A); Cambridge Livingston (R); due, $11,790.34; T&c, $1,182.91; sub to mtg $32,000; Samuel Marx.

STANTON ST, 125, ss, 50 e Essex, 25x75, 5-sty bk tnt & strs; Philip Klein et al exrs—Bernard Kohn et al; F E Klein (A); Cambridge Livingston (R); due, $7,538.17; T&c, $747.60; sub to mtg $22,000; Samuel Marx.

AMSTERDAM AV, 108, ws, 100.2 n 64th, 25.3x 100, 5-sty stn tnt & strs; Lillian M Jauss—Anna C Erb et al; Cornelius Huth (A), 34 Nassau; Neilson Olcott 2d (R); due, $4,-418.82; T&c, $300; sub to 2 mtgs aggregating $28,000; mtg recorded Feb 24, 1909. Joseph P Day.

**DEC. 15.**

MANHATTAN ST, 107-13, ns, 100 e Old Bway, 72x100x64x100.2, 6-sty bk tnt & strs; Albany Savings Bank—Edgar Construction Co et al; Tracey, Cooper & Townsend (A), Albany, NY; Edw L Parris (R); due, $101,857.69; T&c $4,119.66. Joseph P Day.

23D ST, 403-7 E, ns, 81.6 e 1 av, 75x98.9, 6-sty bk stable; General Theological Seminary of the Protestant Episcopal Church in the U S—Thos J Mooney et al; Murray, Ingersoll, Hoge & Humphrey (A), 16 William; Myron Sulzberger (R); due, $64,325.66; T&c, $3,620.-23. Joseph P Day

40TH ST, 456 W, ss, 100 e 10 av, 25x98.9, 3-sty bk tnt & str, 1-sty ext; Margaret Marx—Jacob J Vogel et al; Albert W Venino (A), 59 Wall; Max Altmayer (R); due, $13,400.87; T&c, $144; mtg recorded July 8, 1907. Joseph P Day.

65TH ST, 325 E, ns, 335 w 1 av, 20x100.5, 3-sty & b bk dwg; Theodore W Rockwell - Ferdinand J Kunkler et al; Chas A Deshon (A), 258 Broadway; Percival H Gregory (R); due, $5,708.72; T&c, $180. Joseph P Day.

105TH ST, 1 E, see 5 av, 1240-8.

106TH ST, 2-10 E, see 5 av, 1240-8.

118TH ST, 157 E, ns, 260 w 3 av, 25x100.11, 5-sty stn tnt & strs; Cortlandt de Peyster Field et al, exrs—Chas E F McCann et al; Harold Swain (A), 176 Broadway; Eugene F McGee (R); due, $16,129.81; T&c, $365. Henry Brady.

5TH AV, 1240-8, es, whole front between 105th st (No 1) and 106th st (Nos 2-10), runs n 201.10xe150xs100.11xw50xs100.11xw100 to beg, vacant; N Y Life Ins Co—Edw Fagan et al; Geo W Hubbell (A), 346 Broadway; Michael J Scanlan (R); due, $221,228.62; T&c, $8,981; mtg recorded Feb 7, 1911. Henry Brady.

**DEC. 16.**

No Legal Sales advertised for this day.

**DEC. 17.**

115TH ST, 420 E, ss, 195 e 1 av, 25x100.10, 4-sty bk tnt & strs; Caroline A Lane -Marianino Bonagur et al; J Albert Lane (A), 320 Broadway; Edw H Finch (R); due, $11,092.52; T&c, $1,150.85; mtg recorded June 29, 1911. Joseph P Day.

115TH ST, 612-4 W, ss, 225 w Broadway, 50x 100.11, 8-sty bk tnt; Henry L Scheuermann—Carab Realty Co et al; Harry F Mela (A), 160 Broadway; Lyttleton Fox (R); due, $23,-126.45; T&c, $2,670. Joseph P Day.

176TH ST, 517-9 W, see Audubon av,

AUDUBON AV, 219, nec 176th (No 517-9), 99.11 x100, 6-sty bk tnt & strs; Jos E Marx—Shelburne Realty Co et al; Lese & Connolly (A), 35 Nassau; Geo W Collins (R); due, $10,-448.38; T&c, $1,811.80; sub to a mort of $145,-000; Chas A Berrian.

**DEC. 18.**

LEWIS ST, 68, sec Rivington (No 307), 80x 24.11, 6-sty bk tnt & strs; Robt L Hoguet et al, comm—Cora Kirschberg et al; Harold J Roig (A), 27 William; John P Dunn (R); due, $38,804.82; T&c, $1,807.47; mtg recorded July 14, 1909. Henry Brady.

RIVINGTON ST, 307, see Lewis, 68.

35TH ST, 29-33 W, ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; Union Mortgage Co—Arnel Realty Co et al; Merrill & Rogers (A), 160 Bway; Isidor D Morrison (R); due, $567,001.97; T&c, $4,597.35; Joseph P Day.

**DEC. 19.**

No Legal Sales advertised for this day.

**DEC. 21.**

WALL ST, 71-5, swc Pearl, runs w70.4xsw60.9x sel9 to Beaver (Nos 93-5) xe61.6 to Pearl xn 22.5 to beg, 7 & 8-sty bk office & str bldg; Equitable Life Assur Soc of U S—Cath H B Smith et al; action 1; Alexander & Green (A), 165 Broadway; Enos S Booth (R); due, $292,307.28; T&c, $11,700.25; mtg recorded May 9, 1905. Henry Brady.

134TH ST, 227 W, ns, 266.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jos Reale—Saml L Conwell et al; Maurice J Dix (A), 529 Courtlandt av; Eugene E Spiegelberg (R); due, $1,411.-29; T&c, $555.80; sub to a mtg of $7,000. Joseph P Day.

LEXINGTON AV, 1736, ws, 51 n 108th, 25x75, 5-sty stn tnt & strs; Chas G Moller et al exrs—Isaac J Danziger et al; Bowers & Sands (A), 46 Cedar; Jos D Kelly (R); due, $18,-789.94; T&c, $537.41. Henry Brady.

2D AV, 1888, es, 75.2 s 98th, 24.9x100, 4-sty bk tnt & strs; Wm H Beam trste—Sarah Katz et al; John Theall (A), 45 Wall; J Philip Berg (R); due, $11,702.96; T&c, $132.61. Bryan L Kennelly.

### Bronx.

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**DEC. 12 & 14.**

No Legal Sales advertised for these days.

**DEC. 15.**

AUSTIN PL, ws, 422.8 n 144th, 100x100, vacant; Charlotte A O'Shea—Ellen M Quinlan et al; Wm C Arnold (A), 165 Broadway; Joseph H Radigan (R); due, $2,253.45; T&c, $3,081.45. Joseph P Day.

BARTHOLDI ST, ns, 75.9 e Rosewood av, 25x 100; Lillian W White—Francesco Mascolo et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due $274.01; T&c, $457.96. James L Wells.

146TH ST, 236-8 E, ss, 300 w Morris av, 50x 100, 3-sty bk tnt & strs & 2-sty fr dwg; Frances H Bolton et al exrs—Luigi Flora et al; J Albert Lane (A), 320 Broadway; Max Bendit (R); due $8,575.16; T&c, $564.95. George Price.

BROOK AV, 1465, ws, 77.9 n St Pauls pl, 22.2x 36.2x22.2x35, 3-sty bk tnt & strs; Isabella Dennis—Lucio Rugulo et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, $4,356.52; T&c, $266.93. James L Wells.

BROOK AV, 1528, es, 275 n 171st, 25x100.11, 4-sty bk tnt & strs; Hyman Goldstein—Abr Goldstein et al; N Henry W Schutt (A), 30 Church; Maurice J McCarthy (R); due, $2,-302.51; T&c, $455.39; sub to a first mtg of $13,000. Chas A Berrian.

MORRIS PARK AV, 629, ns, 1431.11 e Walker av, 25.2x189.6x28.6x174.2; Ellen Fitzgerald—Lizzie Reese; Clarence K McGuire (A), 15 William; Henry A Forster (R); due, $4,-793.82; T&c, $365.55. Chas A Berrian.

PROSPECT AV, 970-2, es, 73.6 s 164th, 75x 182.10x78.3x160.6, 6-sty bk tnt & strs; Nathan A Eisler—Geo Keller Constn Co et al; Jos J Baker (A), 34 Nassau; Chas G Hayes (R); due, $6,961.37; T&c, $2,896.10; sub to two mtgs aggregating $122,000 Joseph P Day.

**DEC. 16.**

BECK ST, 582, ss, 100 w Av St John, 100x125, 2-6-sty bk tnts; Gerson M Krakower—Ostro Constn Co et al; Krakower & Peters (A), 309 Broadway; Matthew P Doyle (R); due, $15,-921.04; T&c, $1,923.69; sub to a mtg of $90,-275. Jas J Donovan.

184TH ST, 463 E, ns, 128.8 w Washington av, 16.8x100, 3-sty fr tnt; Johann C Hofmann et al—Unexcelled Sales Corpn et al; Gustave Frey (A), 3429 3 av; Wm J McKeon (R); due, $2,320.73; T&c, $229.50; sub to a mtg of $4,500; Jas J Donovan.

**DEC. 17.**
No Legal Sales advertised for this day.

**DEC. 18.**
ALEXANDER AV, 126, es, 100 s 134th, 20x89.6, 4-sty bk tnt & strs; College Point Savings Bank—Frederic Bierhoff et al exrs & trstes (Action 2); Fredk S Rauber (A), 145 Nassau; Alex Karlin (R); due, $7,681.75; T&c, $200. Joseph P Day.
ALEXANDER AV, 128, es, 80.6 s 134th, 19.6x89.6, 4-sty bk tnt & strs; same—same; (Action 3); same (A); same (R); due, $7,678.85; T&c, $200; Joseph P Day.
ALEXANDER AV, 130, es, 61 s 134th, 19.6x89.6, 4-sty bk tnt & strs; same—same; (Action 4); same (A); same (R); due, $7,668.02; T&c, $200. Joseph P Day.
ALEXANDER AV, 132, es, 41.6 s 134th, 19.6x89.6, 4-sty bk tnt & strs; same—same; (Action 5); same (A); same (R); due, $7,668.02; T&c, $200. Joseph P Day.

**DEC. 19.**
No Legal Sales advertised for this day.

**DEC. 21.**
BATHGATE AV, 1775, ws, 293.1 s 175th, 22x62.5, 2-sty fr dwg; Carrie Westerfield—Sophie Miller et al; Burlock E Rabell (A), 38 Park Row; John P Dunn (R); due, $5,480.93; T&c, $90. Chas A Berrian.

### Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**DEC. 12.**
No Legal Sales advertised for this day.

**DEC. 14.**
DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7 x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P. Rae.
4TH AV, ws, 58 n President, 56x80; Sheriff's sale of all right, title, &c, which Giuseppe Radosta had on July 21, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

**DEC. 15.**
DEAN ST, sec Stone av, 49.9x57.2x irreg; Excelsior Brewing Co—Carlo Corrado et al; Holm, Whitlock & Scarff (A), 35 Nassau, Manhattan; Manhasseh Miller (R); Nathaniel Shuter.
FULTON ST, ss, 420 e Brooklyn av, 20x100; Denis O'Brien—Potter & Decker Realty Co et al; Jno L Danzilo (A), 119 Franklin av; Chas Y Van Doren (R); Wm J McPhilliamy & Co
HICKS ST, ws, 75 s Union, 25x75; Jos Martiniano—Gelsomina Valentine et al; Robt V Mathews (A), 30 E 42d, Manhattan; Robt H Koehler (R); Wm J McPhilliamy & Co.
NOLL ST, nws, 175 sw Hamburg av, 25x100; Sheriff's sale of all right, title &c which Jos Tambury had on Dec10'13 or since; Lewis S Swasey, Sheriff; Wm P Rae.
UNION ST, ns, 282.6 w Clinton, 27.6x100; Henry D Bultman—Lillian Hegeman et al; Reynolds & Gale (A), 359 Fulton; Wm H White (R); Wm J McPhilliamy & Co.
E 7TH ST, es, 300 n Av J, 40x120.6; Geo Freifeld—Charity E Van De Water et al; Jeremiah Wood (A), 291 Broadway; Almeth W Hoff (R); Wm P Rae
E 48TH ST, es, 536 s Av L, 18x100; Stephen D Pyle et al—Jacob D Ranck et al; Harvey O Dobson (A),, 189 Montague; Calvin McClelland (R); Wm J McPhilliamy & Co.
ATLANTIC AV, ns, 20 w Andrews pl, 20x64.6; Marguerite F Hammill—Ralph Underhill et al; Johnston & Johnston (A), 256 Bway, Manhattan; Almeth W Hoff.
CENTRAL AV, sws, 100 se Troutman, 25x100; Sheriff's sale of all right, title &c which Giovanni Tumminello had on June 12, 1913 or since; Lewis S. Swasey, Sheriff; Wm P Rae.
JOHNSON AV, ns, 100.8 e Scott av, 37.1x131.7x irreg; Patk J McEnroe et al—Jno O'Grady et al; Robt M Johnson (A), 375 Fulton; Jno C L Daly (R); Mm J McPhilliamy & Co.
THATFORD AV, sec Glenmore av, 20x50; Mary E Heath—Jos Levin et al; Harry L Thompson (A), 175 Remsen; Edw H Maddox (R); Wm P Rae.
3D AV, swc Degraw, 100x170; Margaret E Armstrong et al—Jno J Cusick et al; Niebrugge & Maxfield (A), 233 Bway; Geo J S Dowling (R); Nathaniel Shuter.

**DEC. 16.**
HART ST, ns, 414 w Lewis av, 16x100; Jos Stoopack et al—Harris H Feinstein et al; Henry Salent (A), 200 Bway, Manhattan; Horatio C King (R); Jas L Brumley.
WEST ST, es, 180 n Av C, 36x100; Boyd H Wood Co—Bristol Building Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Meier Steinbrink (R); Wm P Rae.
N 5TH ST, ns, 100 W Havemeyer av, 25x100; Anna Catalano—Wm A Thompson et al; Jos G Giamblavo (A), 26 Court; Harry S Lucia (R); Nathaniel Shuter.
70TH ST, sec 12 av, 600x700 to 71st; also 71ST ST, sec 12 av, 100x100x irreg; also 71ST ST, ss, 580 e 12 av, 20x200; also 11TH AV, sec 72d, 200x700 to 12 av; Percy G Williams—Wm K Dickerson et al; Harry L Thompson (A), 175 Remsen; Ralph K Jacobs (R); Nathaniel Shuter.
GLENMORE AV, swc Elton, 27.6x100; Giovanni Brunetti—Fannie L Silcia et al; Angelo Mignone (A), 375 Fulton; Jno T Eno (R); Wm J McPhilliamy & Co.

**DEC. 17.**
CORNELIA ST, ses, intersec nes Central av, 84 x25; Christian Schlamp—Paul Mogwitz et al; Jas A Blanchfield (A), 2 Rector; Jacob M Peyser (R); Nathaniel Shuter.

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*Legal Sales, Brooklyn, Continued.*

BEDFORD AV, sws, intersec ses Morton, 26.10 x92; Kings County Savgs Instn—Louis Marx et al; Wm W Taylor (A), 63 Wall, N Y; Fredk S Fisher (R); Wm P Rae.
BROADWAY, sws, 123.3 se Bartlett, 20.6x80.4; Sidney H Weinberg et al—Max Manes et al; Isidor Nimer (A), 160 Bway; David Hirshfield (R); Nathaniel Shuter.
MYRTLE AV, 15, ns, 100 w Adams, 20.2x85; also LIVINGSTON ST, 140-2; ss, 125 w Smith, 25x70; Mary Ryder et al—Meta A Kennedy et al; Jno F McFarland (A), 186 Remsen; Otto F Struse (R); Wm J McPhilliamy Co.
16TH AV, ses, 436 sw 86th, 19x108.4; Wm G Wood et al - Koloke Realty Co et al; action 1; J Albert Lane (A), 320 Broadway; Chas Harwood (R); Wm P Rae Co.
16TH AV, ses, 398 sw 86th, 19x108.4; same—same; action 2; same (A); same (R); Wm P Rae Co.

**DEC. 18.**
SACKETT ST, ss, 57.9 e Hicks, 19.3x100; Sheriff's sale of all right title, &c, which Rosaria Buccafusca et al had on July 16, 1913, or since; Lewis S Swasey, Sheriff; Wm P Rae.
BUFFALO AV, es, 152.9 n Park pl, 25x100; Sheriff's sale of all right, title, etc, which John Le Roso had on Oct 9, 1913, or since; Lewis S Swasey, Sheriff; Wm P Rae.

**DEC. 19.**
No Legal Sales advertised for this day

**DEC. 21.**
RALPH ST, es, 300 n Hamburg av, 20x100; Herman Preifer et al—Sophie Bremer et al; Winne & Frey (A), Jamaica, LI; Gaston F Livett (R); Wm P Rae.
WALWORTH ST, ws, 290 s Willoughby av, 20x100; Caroline M Lord—Delia L Collins et al; John A Warren (A), 175 Remsen st; Thomas H Troy (R); Wm J McPhilliamy & Co.
RUGBY RD, es, 325.5 s Ditmas av, 50.8x109.7; Carrie E Hosford—agt Lizzie McTammany et al; Chas A Ogren (A), 149 Bway, Manhattan; Algernon I Nova (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**DEC. 5.**
24TH ST, 316 E; Bond & Mtg Guarantee Co—Emil Ofizer; H Swain (A).

**DEC. 7.**
55TH ST, 327 E; Pronick—Chas W Mark et al; Cary & Carroll (A).
116TH ST, ss, 260 w Madison av, 50x100.11; Archibald H MacD Sinclair—Eva Fine et al; F F deRham (A).
128TH ST, ns, 410 e Lenox av, 12.6x99.11; Mathilda A Moller—Narsuc Nasanowitz et al; Miller & Bretzfelder (A).
PINEHURST AV, nwc 179th, 150.3x100; Anne E Benjamin—Raymond E Appemzeller et al; F I Haber (A).

**DEC. 8.**
22D ST, ss, 183.4 e 4 av, 66.8x98.9; Benj Mordecai—Esron Realty Co, Inc, et al; S B Cardozo (A).
40TH ST, 450 W; Clarence J Carroll—Patk J Costello et al; amended; W F Clare (A).
102D ST, 209 E; Jas W Newton—Davis Skrilow et al; C E Fiske (A).
120TH ST, 58 E; Helen D Clark—Margt E Weill et al; E J West (A).
ST NICHOLAS AV, — s, and Hillside st or av, — s, part of plot 147, map of estate of Isaac Dyckman; N Y Mtg & Security Co—Mary A Moriarty et al; H M Bellinger, Jr (A).

**DEC. 9.**
ELDRIDGE ST, 113; Jeruchim H Simpson—Morris Lipschitz et al; J A Michel (A).
29TH ST, 125 W; Ethel C Bigelow, admx—Aaron Coleman et al; Woodford, Bovee & Butcher (A).
116TH ST, 350 E; Saml Frankenheim et al—Josephine Clauter et al; Kantrowitz & Esberg (A).

**DEC. 10.**
116TH ST, ns, 85 e 3 av, 15x100.10; Linus Keating—Jos Liebling et al; J B Harrison (A).
100TH ST, ss, 199.6 e Columbus av, 25x100.11; Mary V Durfy—Geo Dambacher et al; Montgomery & Peabody (A).
157TH ST, ns, 450 w Amsterdam av, 125x99.11; Leopold Marcus et al—Wm S Duncan et al; Lese & Connolly (A).
MT MORRIS PARK W, 35-38; German Savgs Bank in the City of N Y—N Y Real Estate Security Co et al; M Auerbach (A).
1ST AV, nwc 119th, 25x100; Chas W Young—Anna Tietjen; L Karasik (A).

**DEC. 11.**
BROOME ST, 95; Saml L Goldenberg—Julius H Gross et al; Wise & Ottenberg (A).
HOUSTON ST, 76 W; Geo Lowther, Jr, et al—Marcus B Tidey et al; C H Dilley (A).
55TH ST, 234-6 E; Metropolitan Savgs Bank—Jos Doelger; amended; A S & W Hutchins (A).
115TH ST, ns, 260 e 5 av, 25x100.11; Saml A Goldschmidt et al—Jos Liebling et al; amended; E Goldschmidt (A).
131ST ST, ss, 276.6 e 8 av, 17.6x99.11; Jno S Bussing—Chas A Lock et al; Stitt & Phillips (A).

### Bronx.

**DEC. 4.**
188TH ST, ss, 152 w Bathgate av, 25x95; Farmers' Loan & Trust Co—Mountain Constn Co et al; Geller, Rolston & Horan (A).
ANTHONY AV, es, 178.8 s 173d, 96.6x101.6; Realty Operating Co—Associate Contractors & Builders, Inc, et al; M S Borland (A).
CAULDWELL AV, 691; Mary Ambrose—Mollie Malnick et al; T Hooker (A).
ROMBOUTS AV, ws, 100 s Light, 270x100.4; Dyre av Realty Co—Truro Constn Co et al; W A Howell (A).
3D AV, ss, 254.6 w 1st, 25x100; Warren B Sammis—Eugene H Hammond et al; W E Sammis (A).

**DEC. 5.**
LOT 178, map of St Raymonds Park; Elizabeth Shaub et al—Fredka Sellner et al; F X Kelly (A).

**DEC. 7.**
4TH AV, ws, 73.8 n 211th, 26.1x99.6; Emma E DeVinne et al—Frank McGarry et al; Clocke, Koch & Reidy (A).
178TH ST, nec Crotona pkway, 78.3x36.2; Malvina Friedman—Antonio Sutera et al; M Britwitz (A).
WASHINGTON AV, 962-66; The Bowery Savgs Bank—Workingmen's Educational Assn of the Bronx Borough et al; Cadwalader, Wickersham & Taft (A).

**DEC. 8.**
ECHO PL, ss, 100 e Grand blvd & Concourse, 70x125.1; Robt A Powers—Wm A Cameron et al; A S Mapes (A).
GRAND BLVD & Concourse, sec Echo pl, 71.7x100; Robt A Powers—Wm A Cameron et al; A S Mapes (A).

**DEC. 9.**
WHITLOCK AV, es, 392 s Tiffany, 39x90; Cath Wolfe Loney—Lockwhit Co et al; E J West (A).

**DEC. 10.**
MORRIS AV, es, 137.6 n 164th; Wm Rankin—David Holstein et al; W R Adams (A).
MORRIS PARK AV, ns, 990 e White Plains rd, 50x95; Sadie B Clocke—Geo H Stiel et al; Clocke, Koch & Reidy (A).
VYSE AV, 1157; J Henry Alexander, Jr, et al as exr—Wm T Park et al; R K Brown (A).
LOTS 144-145, map of 211 lots, being portion of Downing Estate at Van Nest; Gustav Grossman—Francis A Schmieder et al; Hotenroth & Chambers (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**DEC. 3.**
83D ST, 166 E; Wm McBrien—Lena Holl; Archibald C Weeks (A); Ashton Parker (R); due ..... 9,166.89

**DEC. 4.**
93D ST, 19 W; Theo Hansen—Chas de Rham et al; Middleton S Borland (A); Maurice J McCarthy (R); due.10,476.30

**DEC. 5.**
No Judgments in Foreclosure Suits filed this day.

**DEC. 7.**
ST NICHOLAS AV, swc 192d, 100x100; Henry Morgenthau Co—Almeda Constn Co; Simon T Stein (A); Roswell C Otheman (R); due.....32,361.52
ST NICHOLAS AV, nwc 191st, 100x100; Henry Morgenthau—same; same (A); same (R); due .....32,361.52

**DEC. 8.**
3D AV, 2422; Gustav A Brandt—Geo W Gaffney; Harold Swain (A); Arthur M Levy (R); due ..... 2,813.75
AV A, ws, 50.10 s 91st, 25x94; Edw Ridley et al;Jno Volz et al; Uterhart & Graham (A); Jno T McGovern (R); due .....12,605.00

**DEC. 9.**
No Judgments in Foreclosure Suits filed this day.

### Bronx.

**DEC. 4.**
LOT 758, map of Wakefield; Philip A Sondheim—Anna A Owen & City of New York; Schwartzman & Schwartzman (A); E D Dowling (R); due... 8,933.32

**DEC. 5.**
LOT 45, map of Adee Park, 24th Ward; Nathan Kurtzka—Dongan Realty Co; T I Schwartzman (A); E D Dowling (R); due ..... 214.34

**DEC. 7.**
LOT 21, map of New Village of Jerome, formerly Williamsbridge; Robt C Schlegel—Pietro Serrilli et al; M B McHugh (A); F S McAvoy (R); due ..... 1,065.00
LOTS 157 & 158, blk D, map of property of Hudson P Rose, known as Mapes Estate; Arthur F Probst—Jas J Cahill et al; Friend & Friend (A); E F Moran (R); due ..... 2,065.05

**DEC. 8.**
No Judgments in Foreclosure Suits filed this day.

**DEC. 9.**
187TH ST, ns, bet Bathgate & 3 avs, known as Lot 38, blk 3057, sec 11; Rudolph Wallach Co—Eliz T Maloney et al; A Weymann (A); Jno A McEveety (R); due ..... 2,278.42

**DEC. 10.**
CROTONA AV, es, 150 n 183d, 50x100; Rudolph Schreiber et al—Rutherford Realty Co et al; B Hess (A); Edw F Moran (R); due ..... 8,680.97

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**DEC. 5.**
69TH ST, ss, 225 w Central Park W, 25x100.5; Hermann H Cammann et al—Annie B Mackay et al; H L Morris (A).
98TH ST, ss, 250 e 2 av, 50x100.11; Abr Oppenheimer Michael Breen et al; action to declare trust, &c; B S Deutsch (A).

**DEC. 7.**
No Lis Pens filed this day.

**DEC. 8.**
83D ST, 40 E; Mansad Constn Co, Inc—Wm M Brown et al; specific performance; A W Levy (A).
8TH AV, nec 55th, 18.11x62.6; Richard S Brown—Walter Von Erlenbell et al; action to foreclose mechanic's lien; J B Haviland (A).

**DEC. 9.**
GRAND ST, 214-16; Geo A Jewell—Priscella Witt et al; partition; H Goldstein (A).
3D AV, swc 42d, 50x100; Albert Blechner's Sons, Inc—Henry Hollerith Constn Co et al; action to foreclose mechanic's lien; H A Blumenthal (A).

**DEC. 10.**
No Lis Pendens filed this day.

**DEC. 11.**
BARCLAY ST, 10; Jacob Sadowsky—Wm W Astor; notice of attachment; Bershad & Gossett (A).
50TH ST, 365 West; also 9TH AV, 752; also 52D ST, 327-9 W; also 9TH AV, 775, 773 & 769; also 52D ST, 408 W; also 53D ST, 411, 409, 407 & 405 W; Jos M L Striker—Marie Farrington et al; amended partition; G R Hawes (A).

### Bronx.

**DEC. 4.**
172D ST, nwc Seabury pl, 100x100; Morris Lubetkin—173d St Impt Co et al; action to foreclose mechanic's lien; H Lubetkin (A).
BAKER AV, es, bet Penfield av & De Milt av, known as lot No 140, map of Penfield, 24th ward; Geo J Puckhafer—Fredk J Schalek et al; action to foreclose transfer of tax lien; G A Moses (A).

**DEC. 5.**
CASTLE HILL AV, nec Newbold av, —x—; Anna A Byrne—Mary M Henning, Jr, et al; action to foreclose transfer of tax lien; J L Goodwin (A).
LOT 67, plot 29, Rattlesnake Creek, near Holler's Pond; L Josephine Moses—Phebe L Willis et al; action to foreclose transfer of tax lien; G A Moses (A).

**DEC. 7.**
UNIVERSITY AV, 1339 (**); Wm H Caldwell, Jr—Geo Kammerer et al; action to foreclose mechanic's lien; A Knox (A).

**DEC. 8.**
BATHGATE AV, ss, bet 3d av & 183d, known as lot No 5, block 3,052, sec 11; Clement S Parsons—Richard Pierce et al; action to foreclose transfer of tax lien; R A Dayton (A).

**DEC. 9.**
177TH ST, E, ns, being lot 84; Adelaide A Wabst—Josephine Murray et al; action to foreclose transfer of tax lien; G A Moses (A).
236TH ST, ss, bet White plains av & Carpenter av (known as lot 66, block 4,996, sec 17); Adelaide A Wabst—Jas E Pyle et al; action to foreclose transfer of tax lien; G A Moses (A).
VILLA AV, es, 171.6 s Van Cortlandt av, 50x122.4; Luigi Torregiani et al—Monaco Constn Co et al; action to foreclose mechanic's lien; Menken Bros (A).

**DEC. 10.**
No Lis Pendens filed this day.
**Recorded in N Y County.

### Brooklyn.

**DEC. 3.**
FULTON ST, ss, 100 w Van Siclen av, 25x100; Mae Lyons—Emanuel F Wagner & ano; specific performance; A Sachs (A).
STAGG ST, ns, 205.4 e Waterbury, runs n58.4x nw66.7xne25.9xse65xs65xw25 to beg; Jos Huber—Louis Daeschler et al; J F Clark (A).
WYCKOFF ST, ns, 200 e Troy av, 25x127.9; Marie Zoellner—Annie P Mills; Reynolds & Geis (A).
3D ST, 97; Cath A Lambert—Hugh Lee et al; H Wandmacher (A).
4TH ST, ss, 340 w Bond, 40.11x107.8x40x116.4; City Natl Bank—Natalo Maiorino et al; H J Davenport (A).
AV K, nwc Ocean av, 70x151.7; Frank Weilbacher—Geo F. Haight et al; Davison & Underhill (A).
CLARENDON RD, sec E 35th, 100x100; Eltoma Realty Co—Comet Constn Co et al; J Stewart (A).
SNEDIKER AV, ws, 166.8 n Glenmore av, 16.7x100; also OSBORN ST, es, 125 s Pitkin av, 25x100; Morris Grotenstein—Louis Baumann et al; partition; I M Silberman (A).
THROOP AV, es, 20 n Jefferson av, 20x90; Augustus Trowbridge—Michaelis Kaplan et al; F G Wild (A).
THROOP AV, es, 40 n Jefferson av, 20x90; same—same; same (A).

**DEC. 4.**
PROSPECT PL, ns, 100 w Ralph av, 41x127.9; Saml Gordon—Henry Steinhard & ano; to create a lien; I Solomon (A).
VAN SICLEN ST, ws, 304.3 w Av T, runs w—xs 127.10xe—xn122.8 to beg; Wilbur F Rockwell—Selena M Lakeland et al; H L Thompson (A).
WEST ST, ws, 63.4 s Tehama, 21.1x98.7x20x105.7; Wm G Wood—Eva Hopcraft et al; J A Lane (A).
S 3D ST, nes, 204.4 se Keap, runs ne50xse.05x ne70xse50xsw120xnw50.5 to beg; Ulster Co Savgs Inst Managerial Corpn et al; T F Redmond (A).
E 8TH ST, ws, 110 n Av P, runs n260xw120.6x s200xw120.6xs80xe120.6xn20xe120.6 to beg; AV R, nec E 14th, 100x160; LOTS 508-9, map "Lindens"; E 23D ST, ws, 440 s Av O, 40x100; S & H Holding Co—Paramount Constn Co; W V Burke (A).
10TH ST, nwc 5 av, 50x95.9; also 11TH ST, ss, 167.10 w 7 av, 16.7x100; Ellen T Nevins—Jno J Quaid et al; partition; Watson, Daniel & H (A).
LIVONIA AV, ns, 40 e Barbey, 20x40; Nicholas Luhrs—Wm Harker et al; Kiendl & Sons (A).
LIVONIA AV, ns, 20 e Barbey, 20x40; Agnes Jones—Wm Harker et al; Kiendl & Sons (A).
LIVONIA AV, ns, 60 e Barbey, 20x40; Belinda Roberts—same; same (A).
LIVONIA AV, ns, 80 e Barbey, 20x40; Louis H Stagg—same; same (A).
MANHATTAN AV, es, 25 n Ten Eyck, 25x100; also MAUJER ST, ss, 150 e Humboldt, 25x100; Geo Staats—Chas Staats et al; partition; C H Haubert (A).

4TH ST, es, 50 s 12th, 16.8x97.10; Bklyn Home for Aged Colored People—Katie G Brown; Wood, Cooke & S (A).
5TH AV, sec 75th, 20.6x103.8x21.11x95.9; Jno M Heidelberger—Jno E Sullivan Co et al; Weismann & Hertz (A).

**DEC. 5.**
BARBEY ST, ws, 332 s Dumont av, runs w100x s19.4xe100xn19.4 to beg; Harry Garfinkle—Isaac Garfinkle et al; partition; S Marion (A).
BOERUM ST, wc Pacific, 40x50; Francis B Doyle—Hugh S Doyle et al; partition; McGuire & Delaney (A).
BUTLER ST, nes, 100 w Saratoga av, 143.2x175x 110.1x178; Harry R Roux—Commonwealth Imp Corpn & ano; H C Brooks (A).
BUTLER PL, ss, 50.3 w Sterling pl, 134.11x 102.4x128.6x100; Aldent Corpn—Chas K Doyle; specific performance; M Sulzberger (A).
E 12TH ST, es, 560 s Av I, 40x100; Alfred Yankauer—Sarah Koller et al; H L Thompson (A).
15TH ST, ss, 38 w 10 av, 19x85; Benj Martin—Geo Hearle, Jr, et al; Gans Davis & O (A).
E 18TH ST, es, 400 s Av Q, 40x100; Mathilda S Charleton—Lucia G Kimber & ano; A W Burlingame, Jr (A).
E 21ST ST, nec Av D, 80x121.8x86.8x87.4; Albert Berry—Geo W Travis et al; G C Case (A).
NEPTUNE AV, sec Ocean pkway, runs e309.6x s104.2xw300.7xne140.5 to beg; Lavina Sawyer—Selina M Lakeland et al; H L Thompson (A).
OCEAN PKWAY, es, 80 s Av L, 40x250; Christian J Straub—Glenwood Hawkins et al; J C Kindel (A).
WESTMINSTER RD, ws, 150 n Av P, 40x100; Jas Sweeney—Ida N Fentrick et al; H L Thompson (A).

**DEC. 7.**
STERLING PL, ns, 246.8 w Kingston av, 16.8x 80; Annie K Lamb—Lillian Reichenbacher et al; H L Thompson (A).
E 7TH ST, es, 90 n Av P, runs e120.6xn20xe120x n260xw120.6xs200xw120.6xs80 to beg; Wm H Bolton -Paramount Constn Co et al; H M Bellinger, Jr (A).
67TH ST, ns, 260 w 14 av, 20x100; Jno J Butler—Michael J Grady et al; A F Van Thum, Jr (A).
BLAKE AV, ss, 100 e Schenck av, 25x100; Carl A Windisch—Nora J Hunt et al H L Thompson (A).
FLUSHING AV, ns, 125 e Kent av, 64.6x200x 73.8x209.1; Mechanics' Bank—Wm A Ballance et al; E T Horwill (A).
SNEDIKER AV, ws, 110 s Hegeman av, 20x100; A S Underhill—Esther Wallin et al; A W Hendrickson (A).
SNEDIKER AV, ws, 90 s Hegeman av, 20x100; same—same; same (A).
VAN SICKLEN AV, es, 82.5 n 86th, 58.7x74; Adelaide M Rushmore—Gesson Frank et al; Hirsh & Newman (A).

**DEC. 8.**
DEGRAW ST, sec Washington av, runs s91.3xe 102.2xne41.4xnw130.3 to beg; Chestnut Ridge White Brick Co—Herbert Amusement Co et al; foreclosure of mechanic's lien; T C Hughes (A).
GREEN ST, ss, 275 e Manhattan av, 25x100; GREEN ST, ss, 250 e Manhattan av, 25x 100; INDIA ST, ns, 150 e Oakland, 50.2x100; also OAKLAND ST, ws, 75 n Huron, 50x100; also GREEN ST, ss, 200 w Oakland, 25x100; also GREEN ST, ns, 250 e Manhattan av, 25x 100; Bessie Volkman—Edw Volkman et al; partition; S Widder (A).
HEMLOCK ST, es, 20 n Pitkin av, 20x100; May Stevenson—Mary Urtz et al; R K Jacobs (A).
HEYWARD ST, 8, 10 & 12; also PROP in Pennsylvania; Louis C Wills—Venus Silk Glove Mfg Co et al; F L Gross (A).
HUMBOLDT ST, nec Engert, 26.6x83.6; Jos McConaghy—Jennie J Callahan et al; prtition; M Reizenstein (A).
JACKSON ST, ns, 250 e Humboldt, runs n100xe 24xs25xe20.6xs26.6xe.06xs48.6xw45 to beg; Eliza J O'Reilly—Daniel J Carroll et al; J P Judge (A).
KOSCIUSKO ST, ns, 150 e Reid av, 50x100; Meserole Masons' Material Co—Tinton Impt Co et al; foreclosure of mechanic's lien; V S Lippe (A).
MADISON ST, ns, 42 w Throop av, 19x100; May H De Silver—Leah Beebe et al; H L Thompson (A).
SUTTON ST, 58; Jos McConaghy—Jos G Callahan et al; partition; M Reizenstein (A).
43D ST, nec 13 av, 20.2x80; Gussie Bashist—Isidore Bashist et al; to set aside deed; M E Lehman (A).
49TH ST, ec 15 av, 100x100.2; Paul W Connelly Bldg Co—Louis H Rose et al; J H Fleury (A).
54TH ST, sws, 195 nw 4 av, 30x100.2; Geo W Conselyea Mary A Conklin et al; C O Grim (A).
60TH ST, nes, 70.1 w Ft Hamilton pkway, 25x 100.2; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & S (A).
72D ST, ss, 234.6 e 5 av, 20x100; Oneida Savgs Bank Bridget Rice et al; H L Thompson (A).
79TH ST, ss, 151 e 2 av, runs e30.4xs67xn64 to beg; Smith Students' Aid Soc—Jno E Sullivan Co et al; H L Thompson (A).
79TH ST, ss, 215.1 e 2 av, runs e33.2xs73.6xw—xn73.3 to beg; Levina M Loper—Jno E Sullivan Co et al; H L Thompson (A).
80TH ST, ns, 100 e 13 av, 100x160; Leah Premisler—Assets Realties Corpn et al; N D Shapiro (A).
CLARENDON RD, sec E 35th, 100x100; Eltoma Realty Co—Comet Constn Co et al; J Stewart (A).
NEW JERSEY AV, 240-2; Kessler Realty Co—Eltoma Realty Co et al; M M Black (A).
SCHENECTADY AV, sec Eastern pkway, 100x 100; United Plumbing & Cont Co—Luke A Burke & Sons Co et al; foreclosure of mechanic's lien; E J Flannagan (A).
10TH AV, ws, 52.6 n 74th, 17.6x100; Louise A S Allen—Wm Laemmel & ano; M S Allen (A).

**DEC. 9.**
OSBORN ST, ws, 375 s Hegeman av, runs w70.3x s94.19xse50.11xn115.1 to beg; Jacob Wiener—Sol Wolf et al; G Wiener (A).
OVERBAUGH PL, 106; Morris Book—Annie R Towne et al; Barnett & Jablow (A).
UNION ST, nes, 502.3 nw Van Brunt, 21.3x 97.5x17x97.10; H B Scharmann & Sons—David Benigsohn et al; F Obernier (A).
WEBSTER ST, ss, 109.3 e Albany av, 40x100; Mary L Boyson—Nuziata C Petrizzo et al; E F Taber (A).
E 18TH ST, ws, 100 n Av N, 40x100; also E 18TH ST, es, 200 n Av N, 40x100; Mary R Lee—Marietta G Ewell & ano; F C Mebane (A).
73D ST, ns, 95 e 15 av, 75x100; Cecelia R Dimmick—Anna C Grady et al; McGuire, Delany & N (A).
80TH ST, ns, 100 w 13 av, 100x160; Leah Premisler—Assets Realties Corpn et al; N D Shapiro (A).
AV L, ec E 88th, runs ne60xse100xne40xse300x sw100xnw100 to beg; also E 88TH ST, sws, 140 se Av L, 100x160; Everett H Osborn—Eday Realty Co et al; to set aside deed; C P Hallock (A).
BROOKLYN AV, es, 495 n Glenwood rd, 40x100; Saml T Maddox—Homesborough Realty Co et al; Cary & Carroll (A).
LIVONIA AV, 903; Ashwick Bldg Corpn—Peter Poberesky et al; H Koppelman (A).
McKINLEY AV, sec Sheridan av, 25x100; Ida M Terry—Chas H Ohlau et al; E B Thompson (A).
NICHOLS AV, 116; Jacob Weitzman—Laura Frailey et al; foreclosure of mechanic's lien; N Tonkin (A).
PAERDEGAT AV, sws, 290 se Ralph av, 80x 120; Morris L Miner—Paerdegat Hts Co; to create a lien; Gross & Surpless (A).
PITKIN AV, nec Howard av, runs e20.4xne57.11 nw95xnc97.7xw96.5xs165.7 to beg; State Bank—A R & L Palmer Holding Co et al; J Schwartz (A).
VERNON AV, 354; Jacob Weitzman—Ethel Balleisen & ano; to foreclose a mechanic's lien; N Tonkin (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**DEC. 5.**
24TH ST, 58-62 E; also 6TH AV, 392; Paul Scherbner Iron Wks—Estate of Andrew Rust; Murray Hill Constn Co, Inc (37) ..... 162.00
78TH ST, 101 W; Jonas Wieser—N Y Real Estate Security Co; renewal (38) ..... 193.88
133D ST, 5-7 E; Pietrowski & Konop Co—Jas Everard's Breweries; General Cont Co (36) ..... 582.00
145TH ST, ns, 100 w Lenox av, 175x 99.11; Murray & Hill Co—Wm Slattery Constn Co (35) ..... 792.00

**DEC. 7.**
14TH ST, 104-6 W; Jno Taylor—David J Havens; Saml M Fox (43) ..... 90.00
68TH ST, 62 W; Israel Ackelsberg—Emily S Weed (46) ..... 115.00
145TH ST, ns, 100 w Lenox av, 175x 99.11; Murray & Hill Co—Wm Slattery Constn Co (41) ..... 984.00
BROADWAY, 1680-84; also 7TH AV, 808-14; Jno C Brady et al; Amos F Eno; Delta Theatre Corpn (42) ..... 1,700.00
CENTRAL PARK W, 300-2; Saml Serman et al—Secured Holdings (39).. 680.00

**DEC. 8.**
2D ST, 79 & 81; J H Taylor Constn Co, Inc—Phillips Weeks Estate; Henry J Hanigan (44) ..... 11,934.23
14TH ST, 104-6 W; Jno Taylor—Alexander M & Jno A Hadden; Sam M Fox (45) ..... 90.00

**DEC. 9.**
WALL ST, 23; BROAD ST, 1; Yale & Towne Mfg. Co—Morgan Bldg Corpn; U S Metal Products Co; Marc Eidlitz & Sons (46) ..... 421.17
72D ST, 127 E; Barnet Kurla Kurland—125-133 East 72d St Co; Jno R Hoytl (51) ..... 80.00
110TH ST, 243 W; 111TH ST, 244 W; Fiske & Co, Inc—S & R Amusement Co; M Longo, Longo Constn & Realty Co; (50) ..... 125.00
AV A, 370; Empire Carting Co—Mid Crosstown Ry Co & Auto Storage & Exchange Co; Eagle Concrete Arch Engineering Co (49) ..... 75.00
PINEHURST AV, swc 181st, 114.11x 112.9; Gallo & Laguidara—Comfort Realty Co; renewal (47) ..... 1,750.00

**DEC. 10.**
33D ST, 2-16 W; 32D ST, 5 & 7 & 15 W; Geo Fox—Estate of Wm Astor; 32d & 33d St Realty Co; Concrete & Foundation Co (76) ..... 1,888.89
114TH ST, 122 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (66) ..... 74.50
114TH ST, 609 W; Franklin & Walsh N Y Real Estate Securities Co; renewal (61) ..... 176.25
133D ST, 5-7 E; Oriental Fire Proof Sash & Door Co—Jas Everard's Brewery; General Cont Co, Julius M & Kate Schwartz (75) ..... 250.00
135TH ST, 502 W; National Fuel Saver Corpn, Chas Kimmelman (74) ..... 50.00
136TH ST, 522 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (65) ..... 44.30
136TH ST, 530 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (71) ..... 63.35
140TH ST, 601 W; Franklin & Wash-N Y Real Estate Securities Co; renewal (68) ..... 72.30
141ST ST, 600 W; Franklin & Walsh N Y Real Estate Securities Co; renewal (69) ..... 44.40
142D ST, 605 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (58) ..... 87.40
144TH ST, 560 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (57) ..... 61.90
150TH ST, 408 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (59) ..... 47.55
162D ST, 615 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (62) ..... 129.55
162D ST, 565 W; Franklin & Walsh—N. Y. Real Estate Securities Co; renewal (63) ..... 41.40
163D ST, 549 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (56) ..... 186.90
BROADWAY, 1482; Howell, Field & Goddard, Inc—Mary A Fitzgerald; American Drug Syndicate & Broadway & 43d St Bldg Corpn; Geo W Lithgow & Sons (53) ..... 943.00
BROADWAY, 1562; City Kalamein Co, Inc—Geo B Burnett; Thos J Brady Jr, & Sol Bloom (73) ..... 160.00
BROADWAY, 3099; Franklin & Walsh—N Y Real Estate Securities Co, renewal (67) ..... 69.25
CENTRAL PARK W, 418; Franklin & Walsh—Chas J Butterly; renewal (72) ..... 221.45
RIVERSIDE DR, 222; Franklin & Walsh—N Y Real Estate Securities Co; renewal (60) ..... 89.05
RIVERSIDE DR, 445; Franklin & Walsh—N Y Real Estate Securities Co; renewal (54) ..... 183.91
RIVERSIDE DR, 448; Franklin & Walsh—same; renewal (55) ..... 215.50
RIVERSIDE DR, 583; Franklin & Walsh—Chas J Butterly; renewal (52) 52.85
ST NICHOLAS AV, 60; Franklin & Walsh—N Y Real Estate Securities Co; renewal (64) ..... 125.05
ST NICHOLAS AV, 961; Franklin & Walsh—N Y Real Estate Securities Co;; renewal (70 ..... 123.30

**DEC. 11.**
90TH ST, 62 E; Steinman & Krasner—Sadie L Bonwit, Adjustment Realty Co, F R Wood & W H Dolson Co (78) 150.00
90TH ST, 64 E; same—same (79)..... 126.00
111TH ST, 507-11 W; Michl J Hanner et al—N Y Real Estate Security Co (81) ..... 70.64
BROADWAY, 182-4; also JOHN ST, 4-10; Kawneer Mfg Co—Eliz Chesebrough et al, Convent Park Constn Co & Elias A Cohen; renewal (80).... 1,953.00
PARK AV, 1126; Steinman & Krasner—Sadie L Bonwit, Adjustment Realty Co, F R Wood & W H Dolson Co (77) 100.00

### Bronx.

**DEC. 4.**
No Mechanics' Liens filed this day.

**DEC. 5.**
136TH ST, 677-81 E; Gus Schaier Eagle Wrought Iron Wks—Jos Buellesbach Constn Co; renewal (11) ..... 1,827.90
185TH ST, ns, 120.1 w Southern blvd, 80x130; Murray & Hill Co—Nicol Bldg Corpn; Ferdinand Cioffi & Nicol Bldg Corpn (12) ..... 1,500.00

**DEC. 7.**
185TH ST, ns, 120 w Southern blvd, 80x 130; Peter Sinnott—Nicol Bldg Corpn; Ferdinand Cioffi & Nicol Bldg Corpn (13) ..... 750.00
246TH ST, ns, 150 e Fieldston rd, 300x 300; Irving A Bogan—Geo D Strayer (15) ..... 100.00
ANTHONY AV, 1040-42; Raisler Heating Co—Marie Davis; Bernard Davis (14) ..... 90.00

**DEC. 8.**
DAWSON ST, 820; Aaron Rosenberg—Mary Kirsch (16) ..... 87.50
188TH ST, ns, 50 e Belmont av, 50x95; Indelli & Conforti Co—Maiche C Marino (17) ..... 2,000.00
188TH ST, ns, 50 e Belmont av, 50x95; Thos Alteri and Luigi Castaldo—Maiche C Marino, Tony Marino (18)..10,850.00

**DEC. 9.**
136TH ST (**), 100 w So blvw,—x—; Ossian Johnson—Buellesbach Constn Co, Inc; renewal (48) ..... 756.55
CONCORD AV, 470 or 474; Wimpie Electric Co, Inc—B & B Constn Co (19) ..... 250.00

**DEC. 10.**
173D ST, ns, 58.9 e Webster av, 50x95; Hertsch Bros, Inc—Simplex Improvement Co (23) ..... 90.00
188TH ST, ns, 50 e Belmont av, 50x95; Tobias La Rocca et al; Maicke Marino, Thos Altierix & Luigi Castaldo (22) ..... 200.00
231ST ST, ns, 445 w Paulding av, 50.1x 114.8; Yonkers Woodworking Co—May H Collins & Jno P Collins (21)..... 237.15
231ST ST, ns, 445 w Paulding av, 50.1x 114.8; Wright Ogden Co, Inc—May H Collins & Jno P Collins (20)..... 825.00

**Recorded in N. Y. County.

### Brooklyn.

**DEC. 3.**
ADELPHI ST, ws, 84 s Myrtle av, 100 x103.9; F White—Hartman Bldg Co & Isaac Hauber ..... 260.00
FULTON ST, nec Throop av, 40x100; L Le Vine Max Reisenburger & Altkrug & Panemone Bros ..... 85.00
KOSCIUSKO ST, ns, 150 e Reid av, 50x 100; Meserole Masons' Material Co—Tinton Impt Co; Isaac & Hyman Schaufler ..... 1,582.87
MAGENTA ST, 95; Hudson Boiler Mfg Co, P G Coleman & Henry Dederick. 114.80
MOORE ST, 170-2; S Blum—Jeremiah Krevivlin ..... 235.00
SIEGEL ST, 258; K Katz—Madeline J Oswald & Eastern Dist Iron Wks... 105.00
S 9TH ST, 142-4; M Bloomberg Keap Constn Co & Louis Marx & Son..... 347.00
E 14TH ST, es, 100 s Av X, 40x100; S Blum—Francisco Elia & Orsola Gelsomino & Jno Elia ..... 150.00

*Mechanics' Liens, Brooklyn, Continued.*

OCEAN AV, es, 78 n Foster av, 200 x100; F White—Hartman Bldg Co & Isaac Hauber ..... 600.00
WASHINGTON AV, es, 102.2 n Degraw, x ; M Fraser—Herbert Amusement Co ..... 660.00

**DEC. 4.**
CATON AV, sec Stratford rd, 98x100; J Barba—Comet Constn Co..... 1,550.00
GLENWOOD RD, 3316; P Lille—Jno C Levy ..... 228.40
NOSTRAND AV, 1825; P Lille—Jno C Levy ..... 139.00
OCEAN PKWAY, es, 100 n Beverly rd, 100x100; J Barba—P & B Co ..... 2,800.00
OCEAN PKWAY, es, 100 n Beverly rd, 100x125; J Shampan—Comet Constn Co ..... 450.00

**DEC. 5.**
HALSEY ST, 1113; G Auslander—Mary & Margaret Braun ..... 54.00
KOSCIUSKO ST, 126; J Levin—Rose Davis & Jos Kessler ..... 70.00
VAN BRUNT ST, 147; I Esposito—Concetta Paolillo ..... 295.00
E 17TH ST, 1369; A Sobel—Guy B Aldrich & C M C Cont Co..... 20.00
E 17TH ST, 1369; A Sobel—Wm Toole & C M C Cont Co..... 20.00
E 17TH ST, 1373; A Sobel—Wm McQutorch & C M C Cont Co ..... 18.50
E 17TH ST, 1377; A Sobel—Antonio Palmito & C M C Cont Co ..... 5.50
E 17TH ST, 1379; A Sobel—Sami Smith & C M C Cont Co ..... 8.50
E 17TH ST, 1387; A Sobel—Jno Crockford & C M C Cont Co..... 8.50
BAY 19TH ST, 75-81; J Gutrman—Benj F Parliman ..... 30.25
FLATBUSH AV, es, from Rutland rd to Fenimore, 100x200; J Levin—Slutzky Corpn & Severn Realty & Constn Co. 100.00
THATFORD AV, 132; J Munsky—Minnie Hoffman ..... 734.00

**DEC. 7.**
CONGRESS ST, 94; L Brooks—Isaac W Rushmore Co & H A Rutan ..... 200.00
8TH ST, sws, 145 nw 5 av, —x—; Edw C Vail, Jr—Jno H E Sand .... 937.85
E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; S Posen—Dorchester Bldg Co & Jno Schaeffer ..... 105.00
CLINTON AV, ws, 134 n Gates av, 66x200; Gowanus Wrecking Co—Peru Realty Co & Saml Hauben ..... 1,552.30
PARK AV, 704-6½; H Meiler—Leonard & Lucy E Colson ..... 300.00
SAME PROP; same—same..... 450.00

**DEC. 8.**
BARBEY ST, es, 60 s Dumont av, 80x100; J Goldstein—Arvintz Bldg Corpn & Abr Arvintz ..... 140.00
BOERUM ST, 24; Globe Automatic Sprinkler Co—Saml Sheindelman..... 4,950.00
JEROME ST, swc Belmont av, 50x100; B Jackson—Daniel Bldg Co & Danl Fidler ..... 42.50
W 27TH ST, ws, 100 s Mermaid av, 20x118; I Rosenberg—Eliz Febr & Albert Mayhew ..... 85.00
37TH ST, ss, 160.4 e 4 av, 18.x100.2; L McGuire—Mrs C F Becker ..... 15.00
CLASSON AV, 635; P J McAuliffe—Tony Piugent & Haviland & Sons.... 632.75
EASTERN PKWAY, nwc Lincoln pl, x ; Natl Sash & Door Co—Arenkay Amusement Co & Ell Bee Cont Co ..... 123.00
GREENE AV, ns, 200 e Throop av, 20x100; J Shapiro—Ethel Spilker ..... 1,150.00
OCEAN PKWAY, es, 100 n Beverly rd, 100x100; B & R Cencrete & Constn Co—O P & B Co & J Auerbach, as mgr ..... 1,025.00
RAILROAD AV, 373-87; N Kinkel—Mariner Impt Co & Edw Tunney ..... 145.75
WOODRUFF AV, swc St Paul's pl, —x—; Colonial Mantel & Refrigerator Co—Marcus Bldg Co..... 439.00

**DEC. 9.**
JOHNSON PL, es, 73.9 s Church av, 21 x50; Rockefeller Co—Robt A Holcke & B Stern ..... 179.00
EASTERN PKWAY, 1403; J Beck—Arenky Amusement Co & Ell Bee Cont Co ..... 130.00
WASHINGTON AV, sec Lincoln pl, 41.3x130; J Terrone—Harnold C Stowe, Thos A Clarke & Herbert Amusement Co ..... 50.01

## SATISFIED MECHANICS' LIENS.

First names that of the owner, the second that of the lessee and the third that of the contractor.

### Manhattan.

**DEC. 7.**
BROAD ST, 1; Yale & Towne Mfg Co—Estate of J P Morgan et al; Dec3'14. 421.17
110TH ST, 31 W; Dahlstrom Metallic Door Co—Young Women's Hebrew Assn et al; Nov21'14 ..... 714.83
133D ST, 5-7 E; Acme Metal Ceiling Co—Jas Everard's Brewery et al; Dec 3'14 ..... 280.00

**DEC. 8.**
[2]AMSTERDAM AV, nec 136th; Underpinning & Foundation Co, City of N Y et al; Sept11'14 .....11,035.39
AUDUBON AV, 228; Larkin Lumber Co—Real Estate & Security Co et al; Dec4'13 ..... 22.73
3D AV, sec 175th; Colonial Mantel & Refrigerator Co—Codae Realty Co et al; Apr29'11 ..... 209.00

**DEC. 9.**
ORCHARD ST, 18; Grossman Bros & Rosenbaum—Isidore Abraham et al; Nov12'14 ..... 240.00
55TH ST, 421-25 E; M & W J Peck Co—Peter Doelger Brewing Co et al; Apr 14'14 ..... 1,733.75
133D ST, 5-7 E; Pietrowski & Konop Co—Jas Everard's Breweries et al; Dec5'14 ..... 582.00
UNIVERSITY AV, 1339; S Weingarten—Ernst Keller Con Co et al; (published Dec. 8; was an error)..... 715.00

**DEC. 10.**
[2]45TH ST, 121 W; Architects & Builders Co, Inc—Jas Hebron et al; Mar27'14. 2,000.00
3D AV, swc 42d; Albert Blechner Sons, Inc—Bartow S Weeks et al; Dec10'13 1,225.00

**DEC. 11.**
54TH ST, 100-8 E; Gelband Contracting Co, Inc—Hortaio Realty Co et al; July30'14 ..... 236.30
110TH ST, 515 W; S Wolfs Sons—St Albans & Dartmouth, Inc, et al; Dec 4'14 ..... 437.56
137TH ST, 259 W; Louis L Goldbaum—Laura Opper et al; June 24'14.... 49.50
BROADWAY, 262; Sterling Ceiling & Lathing Co—Truly Warner et al; Nov28'14 ..... 102.00
RIVERSIDE DR, 431; S. Wolfs Sons—Cabot Real Estate Co et al; Dec4'14 819.57

### Bronx.

**DEC. 4.**
215TH ST, ss, 275 e Paulding av, 25x100; Jno Tedeschi—A Suozzi et al; Sept29'14 ..... 25.00

**DEC. 5.**
No Satisfied Mechanics' Liens filed this day.

**DEC. 7.**
194TH ST, nec Decatur av, 20x100; Richard G Hoch—Liederman Realty Co et al; March3'14 ..... 80.78
INTERVALE AV, es, 144 n 165th, 50x100; Francesco Perez—182d St Realty Co et al; Sept15'14 ..... 44.38
INTERVALE AV, es, 144 n 165th, 50x100; Salvatore Perez—182d St Realty Co et al; Sept15'14 ..... 40.63
UNIVERSITY AV, 1339 (**); Saml Weingarten—Ernst Keller Constn Co et al; Dec10'13 ..... 715.00

**DEC. 8.**
No Satisfied Mechanics' Liens filed this day.

**DEC. 9.**
VALENTINE AV, ws, 210 n 183d, 100x100; Bronx Cut Stone Co, Inc—Valhalla Corpn et al; Nov19'14 ..... 400.00
VALENTINE AV, ws, 210 n 183d, 100 x100; Bronx Cut Stone Co, Inc—Valhalla Corpn et al; Nov20'14..... 400.00

**DEC. 10.**
NORTH ST, nwc Davidson av, 37.6x100; Benj Silverman—Henry Cleland, Inc et al; Oct13'14 ..... 157.02
175TH ST, sec 3 av, 113x138; Colonial Mantel & Refrigerator Co—Codae Realty Co et al; Apr21'14..... 209.00
176TH ST, nwc University av, 36x120.6; Benj Silverman—Henry Cleland, Inc et al; Oct13'14..... 121.57
**Recorded in N. Y. County.

### Brooklyn.

**DEC. 3.**
BOERUM ST, ss, bet Manhattan av & Leonard, —x—; Bushwick House Wrecking Co—Harry Cohen & Kohn Bros; Oct1'14 ..... 67.50
NEWKIRK AV, sec Ocean av, runs s 124.11xe106.2 x n — x w 45.11 to beg; Square Lumber Co—Kirknew Realty Co; Nov10'14 ..... 342.24

**DEC. 4.**
HINSDALE ST, es, 100 s Blake av, 100x100; Standard Lime Co—W F S Constn Co; Oct7'14 ..... 220.22
WASHINGTON ST, es, 22 n High, 49.9 x99.2; Realty Supply Corpn—Harmanus B Duryea & Jacob Sommer; June5'14 ..... 2,145.25
WASHINGTON ST, es, 26.1 n High, 49.9x99.2; Isidor Krasnor—Harmanus B Duryea & Sand Amusement Co; Oct16'14 ..... 115.00
PITKIN AV, nwc Powell, 50x100; Abr Glickman—Brein Amusement Co, Inc; Aug3'14 ..... 75.00
SAME PROP; B Goetz & Bro—same; July21'14 ..... 79.63
SAME PROP; Jos Levin & ano—same; June12'14 ..... 352.98
SAME PROP; Cohn Cut Stone Co—same; Aug11'14 ..... 260.00
SAME PROP; Louis P Itzler—same; Sept4'14 ..... 260.00
SAME PROP; J Goldstein & Son—same; July2'14 ..... 250.00
SAME PROP; Thorne Hold-Fast Metal Bar Co, Inc—same & Chas Brein; Aug29'14 ..... 230.00
SAME PROP; same—same; Sept16'14. 240.00

**DEC. 5.**
KOSCIUSKO ST, ns, 150 e Reid av, 50 x100; Gowanus Wrecking Co—Tinton Impt Co; Sept25'14 ..... 745.64
S 9TH ST, 149-51, Grossman Bros—Keap Constn Co & Ideal Iron Wks; Nov13'14 ..... 210.00

**DEC. 7.**
330 ST, 1055; Jno Brunale & ano—Jos Parascandola; July8'14..... 74.42
ALABAMA AV, es, 100 s Dumont av, 100x100; Harold Dubroff & ano, Domicile Realty & Constn Co, David Senft, Isaac Rothfeld & Jacob Berman; Nov 27'14 ..... 140.00
LIBERTY AV, sec Van Siclen av, —x—; Aaron D Betesman, Diaz Bldg Co; Nov27'14 ..... 1,500.00
PITKIN AV, nwc Powell, —x—; Acme Metal Ceiling Co—Brein Amusement Co, Inc; June13'14 ..... 315.00

**DEC. 8.**
[2]FLATBUSH AV, nwc Newkirk av, 125 x80; Jos Gordon & ano—Albert Jaret & H F Miestrell Heating Co; Nov4'14 76.50
FLATBUSH AV, nw Newkirk av, 79.6x120; Michael Hellebrant—Hanabel Constn Co; Nov11'14 ..... 100.00
PITKIN AV, nwc Powell, 50x100; Square Lumber Co—Brein Amusement Co, Inc, & Brein Plumbing Co; June 19'14 ..... 108.50

**DEC. 9.**
MALTA ST, 43-45; Jos G Scharff—Jno Kashner or Kessner, Louis Wallin; June2'14 ..... 131.43
SAME PROP; Louis Wallin—Morris Keshner; June27'14 ..... 460.00
41ST ST, swc 4 av, 60.2x140; Joe Harris—Wayfourth Constn Co; Sept3'14.. 120.00
66TH ST, nwc 6 av, 50x122.1; Aaron Osipowitz & ano—Wm F Ahrens & M Armbruster & Son; Sept10'14..... 80.00
ALABAMA AV, es, 100 s Dumont av, 50x100; Morris Dubroff & ano—Domicile Realty & Constn Co, David Senft, Abr Rothfeld & Jacob Berman; Nov 27'14 ..... 140.00
ROGERS AV, 1137-55; Michael Cirillo—Michael Salit & I B Maiter; Oct24'14. 90.24

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**DEC. 3.**
CAPTAIN BESLEY MOTION PICTURE CO. Inc; Jas W Bailey; $693; T De Moulin.
MACK, Willard; Jacob J Rosenthal; $2,000; House, Grossman & Vorhaus.

**DEC. 4.**
BARNABY, Kenneth R; Thos Sanders, Jr; $16,300; S S Myers.

**DEC. 5, 7 & 8.**
No Attachments filed these days.

**DEC. 9.**
COHEN, Saml; La Belle Novelty Mfg Co, Inc; $1,632; J S Bernstein.
SEQUERRA, Semtob R; Habitch, Braun & Co; $6,354.73; Rounds, Hatch, Dillingham & Debevoise.
OPPENHEIM, Louis M; Jacobs Marks; $514.54; H I Barnett.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

DEC. 4, 5, 7, 8, 9 & 10.

Alessi, Nicholas. Park av, 375..E Esposito. Barber Fix ..... 351.40
Beth Hamedrosh Hogodol Synagogue. Norfolk st, 60-4..Raisler Heating Co. Steam Heating Apparatus.....(R) 500.00
Cunard, Edw. 20th st, 6-8 W..Automatic Sprinkler Co. Sprinklers, &c.. 4,550.00
Loudon Constn Co & Louis Loudon. . 129th st, —s, 125 e Riverside dr.. Sanders & Barnett, Inc. Iron Work. .....(R) 4,100.00
Saranac Constn Co. Ft Washington av, 36-42..Otis Elevator Co. Elevator .....(R) ——

### Bronx.

DEC. 4, 5, 7, 8, 9 & 10.

B & B Constn Co. Concord av & 147th st..Anton Larsen & Son, Inc. Refrigerators ..... 270.00

### Brooklyn.

DEC. 3, 4, 5, 7, 8 & 9.

Comet Constn Co. Clarendon rd & E 35th st..Herman Langson. Bath Tubs, & ..... 304.00
Domecile Realty Constn Co. Alabama av, nr Dumont av—New Century Gas & Elec Fix Co. Gas Fix..... 350.00
Itzberg & Blum. 760-2 Hendrix st.. International Gas & Elec Fix Co. Store Fix ..... 90.00
Kahn, Noah. Ames st, nr Sutter av.. Isaac A Sheppard Co (R)..... 175.00
Kandel & Gayer, Inc. 252-4 S 4th st.. Louis Greenberg. Plumbing Supplies. ..... 1,490.00
Kayfetz Bros. Prospect pl, nr Grand av..Louis Greenberg. Plumbing Supplies. ..... 680.00
M D Constn Co. Nostrand av, nr Tilden av..American Mantel Co. Mantels. ..... 700.00
Marcus Bldg Co. Woodruff av, c St Pauls st..Daru & Huffman. Gas Fix. ..... 2,200.00
O P B Co, Inc. Ocean pkway, nr Beverley rd..Szemko & Gaydica. Iron Beams. ..... 3,850.00
Potts, Geo, Jr. Utica av, c Union av.. Colonial Mantel & Refrigerator Co. .....(R) 180.00
Tinton Impt Co. Kosciusko st, nr Reid av..R M Rodgers & Co. Dumb Waiters. ..... 50.00
Up-to-Date Bldg Co, Inc. 20th av, c 58th st..Graff Furnace Co. Ranges. 225.00
W F S Constn Co, Inc. Hinsdale st, bet Blake & Dumont avs..New Century G & E Fix Co. G s Fix..... 320.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Bronx.

**DEC. 5.**
JEROME AV, es, 51.5 n Mount Hope pl, 77.2x112.7; Edmund Coffin loans Rilma Bldg Co, Inc, to erect —sty bldg 5 payments .....12,500.00

**DEC. 7.**
169TH ST, ss, 93.4 w Fox, 60x97.1; Matilda Landsman loans Brandt Bros Bldg Co to erect two 2-sty brick and stone dwellings; 2 payments..... 3,000.00

## ORDERS.

### Brooklyn.

**DEC. 3.**
KOSCIUSKO ST, ns, 299 w Reid av, 50x100; Ellie Arnold on Dime Savgs Bank of Williamsburgh to pay Cohen & Grau ..... 620.00

**DEC. 8.**
59TH ST, ns, 320 e 11 av, 40x100.2; Pisarra Constn Co on J Lehrenkrauss & Sons to pay Frank O Kalin ..... 802.00

NEWKIRK AV, ec Ocean av, runs s 121.9xe106.2xnw153.5xsw46 to beg; Kirknew Realty Co on Williamsburgh Savgs Bank to pay Raisler Heating Co ..... 1,000.00

# DEPARTMENTAL RULINGS.

**FOR KEY SEE RECORD AND GUIDE DEC. 5.**

Week ending Dec. 5.

**MANHATTAN ORDERS SERVED.**

*Named Streets.*

Allen st, 155—Adolph Lucker.....E
Ann st, 61 Chas. W. Gandineer.....H-G
Ann st, 21-23—Isabella Squire, Goff Estate....E
Barclay st, 33—Columbia College Trustees....C
Bleecker st, 2—Jacob H. Schiff.....C
Bleecker st, 92-96—O. B. Potter Properties, Inc.....DR-W
Bleecker st, 92-96—Samuel & Harry Cohn....DR
Bleecker st, 92-96—Louis Robinson.....DR
Bleecker st, 92-96—Barney Schapero.....DR
Bleecker st, 92-96—Isaac Briedman.....DR
Bleecker st, 92-96—Joseph W. Goodard.....DR
Bleecker st, 111-13—Ruben Sidenberg.....SS
Bond st, 40—Estate Geo. E. Kitchings.....DR-W
Bond st, 40—Conrad Mayer .....DR
Bond st, 40—Albert Segall .....DR
Bond st, 40—Isidor Moss .....DR
Bond st, 40—Isaac Sussman .....DR
Bond st, 40—Greenberg & Pearl.....DR
Bond st, 40—John Johannis .....DR
Bond st, 40—Strawgate & Lotenberg.....G-DR
Bond st, 40—Samuel Horowitz .....DR
Broome st, 389—Mary B. Reeve et al.....W-DR
Broome st, 419-21—Wilkinson Bros. Co....W-DR
Broome st, 567—Est. Henry Yates.....J-G
Canal st, 83—Est Samuel J. Silberman....W-DR
Canal st, 125-31—Elizur V. Foote.....W-DR
Canal st, 206-08—Minen-Zisk Co.....DR-C-A
Canal st, 206-08—G. C. Chemical Co.....DR-A
Canal st, 264—Mary R. J. DuBois et al....W-DR
Chambers st, 85—Stephen Upson .....DR-W
Chambers st, 130—Acker, Merrill & Condit.....A
East Broadway, 2-6—Lawrence Holding Co...SS
East Houston st, 431—Jacob Fass .....A
East Houston st, ft—Nassau Ferry Co.....A
Grand st, 71-77—Broad St. Holding Co.....SS
Grand st, 281—Davis Levy .....A-C
Grand st, 281—Barnet Berger .....C-I
Grand st, 281—Isaac Davis .....F-E
Grand st, 281—Morris Ferry .....A
Grand st, 281—Wolf Schwartz & Sons.....C
Grand st, 281—Abraham Tabachnik .....C
Greenwich st, 35-54½—Andrew Davey.....E
Greenwich st, 563-65—Gordon & Dilworth...H-A
Harrison st, 41—Frederick W. Rheinlander....F
Henry st, 142-4—Garfield Development Co. SS-C-A-G
Irving pl, 14-16—Walter Wolcott.....L
Jefferson st, 82-84—Lily Wolfsen.....E
John st, 75—South Manhattan Realty Co.....SS
Lafayette st, 149-51—J. Archibald Murray.W-DR
Lafayette st, 150-56—Farmer-Zehr Engraving Co. .....A-C
Lafayette st, 150-56—Aberdeen Realty Co..DR-W
Lafayette st, 187-93—August F. Trenkmann Est. .....W-DR
Laight st, 71—Union Pacific Tea Co.....A
Leonard st, 56—C. H. Selick.....A-O
Lispenard st, 33—Est. Jacob Gattgen.....W-DR
Maiden la, 14—Alfred D. Pell.....C
Maiden la, 80—Ricketts & Banks.....A-K
Mercer st, 227-9—Aaron Appell .....G-A-L
Mercer st, 227-9—L. R. Fisher Co.....G-A-L
Mercer st, 227-9—Patrick Durnin .....A
Mercer st, 227-9—Joseph Piero .....A-C-G
Mercer st, 227-9—Sam Harris .....A-C
Mercer st, 227-9—Est. Robert Goelet.....C
Mercer st, 227-9—John Hayes .....A
Monroe st, 86-88—Isaac Daniel .....DR-W
Monroe st, 94—Jacob Furgath .....DR-W
Mott st, 92—John Bade et al.....W-DR
Mulberry st, 161—Vincendo De Luca.....W-DR
Nassau st, 80—Jacob Corday .....C-G
Nassau st, 80—James B. Colgate.....C-B-G
New Chambers st, 24-34—Jacob New Rlty Co. DR-W
New Chambers st, 24-34—Chambers Print. Co. DR
New Chambers st, 24-34—Geo. M. Gattler....DR
New Chambers st, 24-34—Reid Ice Cream Co.DR
New Chambers st, 24-34—Meyer Sender .....DR
New Chambers st, 24-34—Patrick J. Gallagher DR
New Chambers st, 24-34—Geo. W. Miller.....DR
New Chambers st, 24-34—Schwartz Print Co.DR
Park pl, 114—Wm. R. Stewart.....W-DR
Pearl st, 214—Robert B. Roosevelt.....C
Pearl st, 356—Frank Cella .....A-C
Pearl st, 465—Est. Peter S. Titus.....DR-W
Pearl st, 538-40—Horace F. Peyser.....W-DR
Perry st, 161-65—Anna E. Carroll.....DR-W
Pine st, 56-58—Emily B. Hopkins.....A
Pitt st, 53—Nathan Garfield.....W-DR
Prince st, 94—Mary S. Martin et al.....DR-W
Prince st, 106—Dons Eckhoff .....DR-W
Sheriff st, 48—Herman M. Kaplan.....DR-W
Spring st, 145—Est. Mary A. Post.....DR-W
Spring st, 157—Chas. B. Prettyman.....DR-W
Stanton st, 52—Louis Leavitt .....W-DR
Stanton st, 179—Est. Yetta Lapides.....W-DR
Suffolk st, 178—Est Geo Folsom.....W-DR
Thomas st, 84—Est Erastus Titus.....DR-W
Thompson st, 91-3—Katherine F Wadsworth.DR
Thompson st, 91-3—Consolidated Gas Co.....C
Thompson st, 91-3—Frank E Hatch Co.....DR
Thompson st, 91-3—Nicholas Schroeder ...G-DR
University pl, 2—Elizabeth L Goodnow..W-DR
University pl, 66-68—Hazelton Bros.....H
Walker st, 10—Est A Morton Ferris.....DR-W
Walker st, 16—Wm Patterson.....DR-W
Walker st, 27-29—John L Lawrence.....W-DR
Walker st, 57—Est Laura Conkling.....W-DR
Walker st, 78-80—Chas Lane .....DR-W
Walker st, 81—Chicago Spring Butt Co.....DR
Walker st, 81—Sarah McMarsh .....W-DR
Walker st, 81—Hanson & Van Winkle Co....DR
Walker st, 81—Acorn Leather Spec Co....C-DR
Walker st, 85—Etagloc Holding Co.....W-DR
Warren st, 33—Jane W Slevin.....DR-W
Warren st, 60-62—Robert L Morrell et al.W-DR
Washington pl, 12—Thos Morgan et al....W-DR
Washington pl, 21—Est Elizabeth Bradford W-DR
Washington st, 81-85—Daniel J Faour et al DR-W
West st, 205—Pruden & Thompson Co.....A-H
West st, 260—P J Carlin Construction Co..W-DR
West Houston st, 11-13—Chas A Gould...W-DR
West Houston st, 17—Frederick Ayer.....W-DR
West Houston st, 19—Thornton Woodbury et al W-DR
West Houston st, 69-71—Ristori Leerberger W-DR
West Houston st, 77-83—Mary H Smith et al W-DR
White st, 9-11—Mary J Kingsland.....W-DR
White st, 77—Est John M Dodd.....W-DR
Willett st, 25—Jacob Stein.....A
William st, 68—City Investment Co.....A
William st, 214-16—Metropolitan Rlty Co..W-DR
William st, 257-59—W H Taylor.....W-DR
Wooster st, 116-18—Bryant R E Co.....W-DR
Wooster st, 136 N Jacorus .....W-DR
Wooster st, 146—Elizabeth V Cockroft....W-DR
Wooster st, 147—Meyer J Wohlgemuth....W-DR
Wooster st, 148—Elizabeth V Cockroft....W-DR
Wooster st, 149-53 R F Kilpatrick.....W-DR
Wooster st, 158—Estate Isabel Stiebel....W-DR
Wooster st, 160-62—Ernest L Kahn.....W-DR
Wooster st, 203-05—D A Cushman Rlty Co W-DR

*Numbered Streets.*

1st st, 3-5 E—Joseph Bordaky .....A
3d st, 28-32 W—New York Lap Robe Co.....G
3d st, 28-32 W—Geo H Schumann Est et al DR-W
3d st, 28-32 W—Martin Steinthal Co.....G
3d st, 55-57 W—Livingston Holding Co.....SS
4th st, 405-11 E—Cyrus H Fay.....F-DR-W
4th st, 405-11 E—Forest Box & Lumber Co.C-DR
4th st, 405-11 E—James Lake's Sons..DR-C-G-A
4th st, 405-11 E—Morris Lichenstein..DR-C-G-A
10th st, 28 E—406 W 31st St Co..DR-W-SS-C-A
11th st, 543-45 E—Methodist Episcopal Corpn..E
11th st, 726-28 E—Wm L Marshall.....SS
12th st, 17 E—Julia C. S Grant.....C-W-DR
12th st, 17 E—Samuel Weisberg .....A-C-I-G
12th st, 17 E—Goldman & Dancis.....G-A-I-C
12th st, 17 E—Hechtman & Giffler.....A-G
12th st, 17 E—Bergman & Guberman.....C-A
12th st, 17 E—Standard Trucking Co.....C-G-A
12th st, 17 E—Abraham Montag .....A-G
12th st, 17 E—Lieberman & Lieberman...A-C-G
12th st, 36-38 E—Clara A M Creer.....B
14th st, 12-16 E—Est Henry Spingler.....C-DR
14th st, 12-16 E—Vogel & Sconwrby.....DR
14th st, 12-16 E—Arthur L Brouse.....DR
14th st, 12-16 E—Spero-Michael Co.....DR
14th st, 132 W—Acme Gas & Elec Co.....C-A-K
15th st, 31-5 W—Augusta Katz et al.....C
16th st, ft of—Willard Parker Hospital.....SS
17th st, 13 E—Mrs Lizzie Armstrong.....W-DR
17th st, 13 E—Dickes & Block.....DR
17th st, 15 W—Wohl Raeder Co.....C
17th st, 15 W—Duberstein & Levine.....C-G
17th st, 15 W—Ludwig Hahn .....DR
17th st, 15 W—Edgar Co.....I-C
17th st, 15 W—Rosenstein & Wachtel.....C-I
17th st, 15 W—Frederick Hacker Co.....DR
17th st, 15 W—Benjamin Brannheim Co.....G
17th st, 20 W—The 20 West 17th St Co.....C
17th st, 20 W—Fisher & Walsh.....DR
17th st, 20 W—Louis R Engleman, Inc....DR-C
17th st, 20 W—Antonio Griffean Co.....DR-C
17th st, 20 W—Trubin Bros.....DR
17th st, 20 W—Hymen & Binder.....DR
17th st, 20 W—Moses Galpeer .....DR-C
17th st, 20 W—Louis Felsenheld .....DR-I
17th st, 20 W—Max Singer & Co.....DR-I-C
17th st 20 W—Pinas & Kimmel.....DR-G-C-I
17th st, 20 W—N Y Dress Costume Co. DR-G-A-C-I
17th st, 20 W—Colgan Engraving Co.....DR-A
17th st, 33-35 W—The Ormond Rlty Co.DR-W-C
17th st, 33-35 W—The Bedell Co.....G-C-DR
17th st, 33-35 W—Jacob Klein .....DR
17th st, 33-35 W—Jacob Klein .....G-C
17th st, 33-35 W—Post & Co.....G-C-DR
17th st, 33-35 W—L Jacobson & Son.....G-DR
17th st, 33-35 W—Louis Frank .....DR-C
17th st, 33-35 W—Consolidated Gas Co.....C
17th st, 55-61 W—Hubert De Stuers et al.DR-W
17th st, 40-42 W—Oltrogge Corporation.....SS
17th st, 121-25 W—The Reffon Rlty Co..C-DR-W
17th st, 121-25 W—George P Williams.....DR
17th st, 121-25 W—Merle, Boemerwald & Reichmand .....DR
17th st, 121-25 W—Hananer, Arnstein & Siegel, Inc. .....DR
17th st, 121-25 W—Isaac Ginsberg & Bro....DR
18th st, 10 W—Morris Hirson-Jersey Cloak Co. .....DR
18th st, 12-14 W—B & L Construction Co.....C
18th st, 12-14 W—Chas Seiffert & Kopel Bloom.G
18th st, 12-14 W—Adelman & Luchs.....G
18th st, 12-14 W—Washington Auto Coat Co..A
18th st 12-14 W—Emil Deutsch .....G
18th st, 12-14 W—Morris Scherer .....G
18th st, 12-14 W—George N Heller.....G
18th st, 12-14 W—Schwartz Skirt House.....G
19th st, 39 E—Ernest de Grandmont....DR-G-L
19th st, 39 E—Louis Gidding .....A-DR
19th st, 39 E—The Caprice Dress Co..G-C-I-DR
19th st, 39 E—Jonas Finger .....DR
19th st, 39 E—Schechter & Metz....DR-A-I-G-C
19th st, 39 E—Ginsburg & Cohen.....G-DR
19th st, 39 E—Est Thomas Adams Sr.....DR-SS
20th st, 9 W—Sandberg & Brother.....L
20th st, 9 W—Dr Marvin Co.....A
20th st, 9 W—Cohen & Stessel.....C
20th st, 9 W—Edward P Slevin.....C
20th st, 19 W—Nathan Lamb .....DR
20th st, 19 W—Paris-American Dress Co....DR
20th st, 19 W—Wilhelmina C Blatchford..DR-W
20th st, 28-30 W—Est Thomas D Holland..C-DR
20th st, 28-30 W—Consolidated Gas Co.....C
20th st, 28-30 W—Barnet Savitch .....DR
20th st, 28-30 W—Scher & Winkelman....C-DR
20th st, 28-30 W—New Toy Mfg Co.....C-DR-A
20th st, 28-30 W—Levy & Auerbach.....G-DR-C
20th st, 28-30 W—George Herbert .....DR
20th st, 28-30 W—King & King.....DR
21st st, 24-26 E—Chas R Hayes Co.....DR
21st st, 24-26 E—Finn Press .....DR
21st st, 24-26 E—M Rosenthal Co.....DR
21st st, 24-26 E—Bernhardt Wirtschafter ...DR
21st st, 24-26 E—C A Gosford Co.....DR
21st st, 24-26 E—Paul Overbage, Inc.....DR
21st st, 24-26 E—Jake Giniger .....DR
21st st, 24-26 E—E Oppenheimer Co.....DR
21st st, 24-26 E—S Glass Fur Co.....DR
21st st, 24-26 E—Stacey & Sharpe.....DR
21st st, 24-26 E—Onyx Button Co.....DR
21st st, 24-26 E Schaller & Syring.....DR
21st st, 24-26 E—Royden Marble .....DR
21st st, 24-26 E—Pearl Waste Co.....DR
21st st, 24-26 E—Hobart Mfg Co.....DR
21st st, 24-26 E—D J Roberts.....DR
21st st, 24-26 E—Chas H Lawrence.....DR
21st st, 24-26 E—Max Wassermann .....DR
21st st, 24-26 E—Abraham Beller .....W-DR
21st st, 24-26 E—Baldwin & Ritser Co.....DR
21st st, 24-26 E—Drucker Bros .....DR
21st st, 24-26 E—The Bruno Works .....DR
21st st, 24-26 E—Kuhlmann & Borchert.....DR
21st st, 24-26 E—Beattie-Delve Co.....DR
21st st, 24-26 E—Dora Herman .....DR
21st st, 24-26-E—Coleman & Co.....DR
21st st, 24-26 E—Miller & Mantague.....DR
21st st, 24-26 E—Leo M Lowenthal.....DR
21st st, 24-26 E—Elm Mfg Co.....DR
21st st, 24-26 E—The Art Ornament Co.....DR
21st st, 24-26 E—Cohen Bros .....DR
21st st, 24-26 E—Naunn & Singer.....DR
21st st, 24-26 E—Jos Friedman Button Co...DR
21st st, 40 E—Edelsa Dress Mfg Co.....DR
21st st, 40 E—Monagram Negligee Co.....DR
21st st, 40 E—F Newman .....DR
21st st, 40 E—Doernberg & Stein.....DR
21st st, 40 E—Cartoon & Marcus.....DR
21st st, 40 E—Ideal Costume Co.....DR
21st st 40 E—Newell Mfg Co.....DR
21st st, 40 E—Bloch & Cohen.....DR
21st st, 40 E—Fairchild Advertising Co.....DR
21st st, 40 E—O L Cushman Co.....DR
21st st, 40 E—Gertrude V Morgan.....DR-W
21st st, 133-41 W—Tip Top Waist Co.....G
21st st, 133-41 W—Harry Greger & Co.....C-I
21st st, 133-41 W—Louis Hochstein .....E-G
21st st, 133-41 W—Alexander Watterson .....I
21st st, 133-41 W—H Leibman & D Hurwitz...G
21st st, 133-41 W—Israel & Max Lidz.....G
22d st, 28 E—L H Cohen Co.....A-C-G-DR
22d st, 28 E—Crown Raincoat Co.....I-G-DR
22d st, 28 E—Chess Brand Neckwear Co. G-C-DR-I
22d st, 28 E—Ralph Gordon .....C-G-DR
22d st, 28 E—Contential Fail Importing Co. A-G-DR
22d st, 28 E—Slatter & Appel Co.....G-DR
22d st, 28 E—New York Shield Co.....DR
22d st, 28 E—George Wellcomb Co.....DR-A
23d st, 159 W—C & B Zettler.....A-O
23d st, 312-16 E—J F Fradley Co.....K-A
23d st, 318-26 E—American Lithograph Co....A
24th st, 57 W—Ignatz Wasserman .....A-C
24th st, 57 W—Edwin Moody .....A
24th st, 57 W—Carl Demmler .....A
24th st, 57 W—Consolidated Gas Co.....C
24th st, 57 W—C E Stevens Co.....A-C
24th st, 57 W—John Murgatroyd .....A-C-I
25th st, 107-13 W—Altman & Dickman.....C
25th st, 107-13 W—Louis Stein & Co.....C
25th st, 107-13 W—Hoffman Bros .....G
25th st, 107-13 W—Manhattan Furrier Supply Co. .....G
27th st, 13-15 W—Meebra Realty Co.....SS
27th st, 27 W—American Button & Die Co....A
27th st, 27 W—Joseph Hodler & Eisenberg....A
27th st, 133-37 W—Lowell Construction Co.SS-A
27th st, 142 W—Manhattan Photogravure Co..A
28th st, 13-45 W—Sigmund Schmerzler.....I
29th st, 541-47 W—W & J Sloane.....G-D-I
32d st, 11 W—Morris Freundlich .....DR
32d st, 11 W—Wm Jackmans Sons.....DR
32d st, 11 W—Doubleday Page & Co.....DR
32d st, 11 W—Cage Bros & Co.....DR
32d st, 11 W—Julius Frank .....DR
32d st, 11 W—R Wallace & Sons Mfg Co....DR
32d st, 11 W—Ducheim & Co.....DR
32d st, 11 W—John R Keim.....DR
32d st, 11 W—Est Eva Deutsch.....W-DR
32d st, 14-18 E—Aaron B Morgenstein.....H-A
32d st, 153-55 W—Penn Terminal R E Co.....C
34th st, 317 E—Precision Machine Co.....G-A
35th st, 507-9 W—B & L Auto Lamp Co..K-A-G
36th st, 28-32 W—Rivoli Realty Co.....C-SS
39th st, 51-53 W—Consolidated Gas Co.....C
39th st, 51-53 W—Elize Bachman.....DR
39th st, 51-53 W—Wm F Paris.....DR-W
39th st, 51-53 W—Kate Strack .....DR
39th st, 51-53 W—Prince Pierre Troubetsky DR-F-A
39th st, 51-53 W—Kate Wragge .....DR-G
39th st, 51-53 W—Catherine Carlisle.....DR
39th st, 51-53 W—John F Paris.....DR
39th st, 51-53 W—Carl C Ulmach.....DR
39th st, 110-12 W—Andre & Jacques Bustanoby.F
40th st, 14 W—Chas Banks Estate.....F
40th st, 123 W—Edward H Van Ingen.....J
42d st, 128 W—Jennie E Thorley.....E
43d st, 38-40 W—Pentalpha Realty Co.....SS
43d st, 311-19 W—Arthur H Scribner.....W-DR
45th st, 44-50 W—Seaboard Realty Co.....SS
50th st, 116-18 W—Singer Sewing Machine....G
55th st, 139-41 W—John Thevenet .....L-G-C
57th st, 31 W—Est Jacob Rothschild.....W
58th st, 221 E—Walter S Sullivan.....H-A-G
58th st, 225-7 W—Cutting-Larson Co.....C
59th st, 430-32 E—Samuel Heyman et al.....C
61st st, 3-7 W—Columbus Circle Realty Co....A
61st st, 16 W—U S Light & Heating Co.H-A-L-K
64th st, 243-45 W—Minerva Motors Co.A-H-G-C
65th st, 172 W—John Corner & Son.....G-A-H
69th st, 338 E—Joseph Heiman.....B-C-F-E
69th st, 338 E Women's Mutual Benefit Society .....J

69th st, 338 E -Joseph Heiman .....D-W-J
72d st, 503-07 E—D S Hess.....H-G-O
75th st, 310 E—Otto F Becker.....A-L
82d st, 439 E -Albert Thiele .....G-A
83d st, 614-16 E -Joseph Galati .....G
89th st, 403 E—Henry Schroeder .....A-C-H
102d st, 431-37 E—Geo T Diefenthaler.....SS-W
102d st, 431-37 E—Harlem Market Warehouse Co. .....A-DR
102d st, 431-27 E—Nicholas Mack & L Fiore.DR
102d st, 431-37 E—Max Cohn .....A-DR
119th st, 86 W—Maison Bergere .....F
124th st, 264 W—Fred Wappers .....G
146th st, 424 W—Carl J Stein.....G

*Named Avenues.*

Av C, 48—Elizabeth Donovan.....C-B
Av D, 79—F Debski.....G
Bowery, 171—Nathan Schulman.....E
Broadway, 392—Estate Charles Baudoine..DR-W
Broadway, 404—Mary L. Barbey.....W-DR
Broadway, 427-29—John M Hayward Estate...B
Broadway, 434-38—Metropolitan Life Ins Co. W-DR
Broadway, 512—Eliza W Perkins Estate.....SS
Broadway, 524-28—Interstate Land Holding Co. W-DR
Broadway, 536—Jacob Kaplan .....DR
Broadway, 536—Samuel Krohnberg .....DR
Broadway, 536—Samuel Mendelsohn .....DR
Broadway, 536—Eclipse Silk Waist Co.....DR
Broadway, 536—Joseph & N Horowitz.....DR
Broadway, 536—David & E L Mayer.....DR
Broadway, 536—Postal Life Ins Co.....DR-W
Broadway, 653-5—Roggen Bros & Co.....G
Broadway, 1263—Chas E Riker.....A
Broadway, 1263—French, Shriner & Urner.....A
Broadway, 4859 -Wm C Moir.....L-A-H
Herald sq—New York Herald Co.....C-G
Lexington av, 105—John McDermott .....B
Lexington av, 658—C Alfred Capen et al..W-DR
Lexington av, 1303—A Nierenberg .....A-H
Madison av, 95—Pomeroy & Fischer.....H
Madison av, 928-30—Frank W Bruns.....E-B
Madison av, 1295-1303—Morris Newgold ..G-A-F
Madison av, 1295-1303—Union Dime Savings Bank .....SS-B
Madison av, 2060—Wm H Borman.....H-A-G
Park av, 1105—Max Carmel.....A
Park row, 211—Robert Kommel.....DR-W
West Broadway, 378—Mary N Perkins....DR-W
West Broadway, 410—Josephine Brooks...W-DR
West Broadway, 460—Est Alfred Rigny..W-DR
West End av, 2-8—National Gum & Mica Co. DR-W
West End av, 310—Consolidated Gas Co.....C
West End av—530—Frank M. Lockman.....SS

*Numbered Avenues.*

1st av, 769—Wm Ladew Feed Co.....H
1st av, 1110—Plaza Machine Co.....DR
1st av, 1110—Susan F Buse et al.....DR-W
2d av, 362-72—Hamilton Fish Corp.....DR-W
2d av, 386-88—E W Bliss Bldgs, Inc.....W-DR
2d av, 637—Caroline Haas .....K-A
2d av, 1406—Abraham Cohen .....A
3d av, 2315-17—Morris J Mallinson.....F
3d av, 2315-17—Estate Julia Elkus.....C-B
5th av, 503—Levi P Morton.....C-B
6th av, 429—J Gordon Robinson.....W-DR
6th av, 510-12—Louisa Appell .....W-DR
7th av, 172—J Henschel & Co.....A-G-O-K
7th av, 245—7th Av Property Corp.....W-DR
8th av, 113—L Feldman .....O-G-A
10th av, 441—Joseph Kaplon & Son.....H-A
10th av, 496—Moses Loewenstein & Son.....A-G
11th av, 589—Leon Cohen .....G

### BRONX ORDERS SERVED.

*Named Streets.*

Ritter pl, 823—Dept Education .....C-F-A

*Numbered Streets.*

134th st, 213-21 E—Frank Westergreen ..DR-W
134th st, 829-41 E—Phillips, Jones Co....DR-W
139th st, 250-58 E—Edward Gustavesen ..DR-W
144th st, 480-502 E—Silk Finishing Co of Amer. DR-W
167th st, ss 200 w Bryant av—Protestant Episcopal Diocese of N Y.....F
176th st, 796 E—Biograph Co.....W-DR
213th st & Jerome av—Chas Volk .....A-H-G
237th st, 420 E—Wm Schmitt .....A-H-G
259th st & Liebig av—Wm L Purcell.....A-G-H

*Named Avenues.*

Beach av, 1122—John Rohrbach.....A-H-G
Bedford av, 351—Wm H. Bolton.....D
Crotona pk N, 779—Harris Ratner.....A-G-H
Courtlandt av, 792—Benj Mandelkorn.....K-G-C
Jerome av, 1898—Lillian Zwirrman.....D
Morris av, 2763—Wm T Trand.....A-G
Park av, es, n of 138th st—Amer Express Co.L-G
Rhinelander av, 685—Garvey Bros.....A-G
St Anns av, 270—L Levenstim & Son..H-A-G-D-O
Stebbins av, 1344-46—Zion Hebrew Institution.G
Stebbins av, 1344-46—Central Union Gas.....C
Trinity av, 740—Frank J Beck.....C
Trinity av, 836—J Brunnings .....O-A-G
Union av, 604—Jacob Weinberg .....H-G-O
Union av, 843—Hebrew Free School.....J
Union av, 843—Josephine Isilei....W-C-J-B-F-D
Valentine av, 2968—Louis Joeck .....D-A-G
Westchester av, 2126—J B Braithwart.....O
Westchester av, 2323—Benj Belincoff ....A-H-O
Westchester sq, 15—Frank Van Riper.....O
West Fordham rd, 128—Edw Hurley .....A-G
West Fordham rd, 128—Wm Eiseman ....A-H-G
White Plains av, 4706—Lilian Weiss...A-G-K-O

*Numbered Avenues.*

3d av, 2733-35—Jacob Schiller.....A-G

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Adams st, 142-6—Hamilton Bank N Co....DR-D
Ainslie st, 39-45—Julius Levy.....G
Bergen st, 500—John J Gammell.....L-A-G
Bergen st, 1643—Baptist Church .....A
Boerum st, 46 (rear)—Chas Carmel.....A
Calyer st, 278-80—Otto Schwartz & Co.....C
Columbia st, 81—Philip Meagher .....M
Columbia st, 537-55—H Kohnstamm & Co.....C
Cook st, 103—Success Trousers Mfg Co....G-C
Cook st, 103—H Ganz & Wm Dufman.....G-C
Decatur st, 463-76—St Marks Cong Ch.....A
Eldert st, 337-57—Seyser, Green Co.....D-DR
Emerson pl, 35-7—Rudolph Vagt.....C
Essex st, 291-3 (rear)—Bernard Davidson.....C
Floyd st, 133-43 (rear)—Greater N Y Metal Bed Co.....C
Fulton st, 361—Bklyn Union Gas Co.....C
Fulton st, 361—Stephen S Pettit.....C
Fulton st, 361—J Davis & M Weiss....A-C-D-G
Fulton st, 1352—Joseph F Ryan.....E
Grand st, 326-8—Samuel Goldstein.....C
Havemeyer st, 122-30—Max Finkelstein ....G-C
Havemeyer st, 217—Est Mrs Emily Huber.....A
Hicks st, 284—Amer Veneziani Paint Co..H-A-G
Humboldt st, 785-97—Solomon Kahn & German Kahn .....A
Java st, 16-48—S Weissglass & Co.....G
Livingston st, 352-54—William Spence.....C
Lorimer st, 347—Morris Waltzer .....C
Lorimer st, 347—Wm Juskowski .....C
McDonough st, 644—Presbyterian Church.....A
Madison st, 105—Evan Griffitch .....M
Madison st, 107—Wm S Williamson.....M
Marion st, 294—Noble A Weir.....G-A
Meserole st, 128—Meserole Av Church.....A
Moore st, 39—Morris Goldstein .....G-A-C
Moore st, 39—Samuel Arbeit .....A
Moore st, 39—David Gurshman .....G-A-C
Moore st, 39—A & M Bromberg.....A-C-G
Moore st, 39—Bklyn Union Gas Co.....C
Moore st, 58—A Reisenberger & J Altkrug.....G
Moore st, 60—A Reisenberger & J Altkrug....G
Morrill st, 37-9—Abr Rasenkranz.....C
North Henry st, 263-7—Thos Gregory Galvanizing Works .....A
Pacific st, 772-4—Wm H Rich & Son.....A-G
Palmetto st, 272—St Paul's Lutheran Church..A
Park pl, 1328—Reorganized Ch Jesus Christ..A
Pearl st, 359—Pierce, Butler & Pierce Mfg Co. B-E
Powers st, 12—Joseph Madwany .....A
Powers st, 230 (rear)—Mrs Mary Kramer.....C
Raymond st, 148—A I Namm & Son.....C
Raymond st, 151-3—Cowperthwait Co.....G
Richardson st, 70—Albert Eckstein.....A
Rodney st, 28—A & Z Mfg Co.....C
Rodney st, 470-2—N Y Bottle Box Co.....A
Roebling st, 141-53—Joseph Lidsky .....C
Roebling st, 141-53—Saml & Jacob Hyman.....C
Roebling st, 141-53—Jacob Schwartz .....C
Roebling st, 141-53—Goodman Collar Co.....C
Roebling st, 141-53—Bklyn Union Gas Co.....C
Russell st, 131-33—Evangelical Luthern Church Messiah .....A
Sackman st, 284—Jos Freemerman .....A
Sackman st, 284—Samuel Meyerson & Son.....A
Schermerhorn st, 61-65—German Evangelical Church of Brooklyn .....A
Schermerhorn st, 67-9—Blyn Bureau Charities.A
Schermerhorn st, 335—Bklyn Storage Warehouse Co. .....A
Schermerhorn st, swc Flatbush av—Y W C A..SS
Sidney pl, 23—Bklyn Union Gas Co.....C
Siegel st, 121—Maxwell Freund.....G
Stagg st, 36-40—Samuel Weiner.....A
Sterling pl, 613—Arthur H Waterman.....C-G
Van Brunt st, 150-68—Cobb Estate.....C
Varet st, 59—Louis Levy.....C
Walton st, 36-38—Walton Pants Co.....C
Walton st, 36-38—John F Blake.....C
Walton st, 36-38—Samuel Wolf .....C
Walton st, 36-44—Bklyn Union Gas Co.....C
Walton st, 36-44—Mrs Emma M Kissel.....C-W
Walton st, 40-42—Max Gold .....C
Walton st, 40-42—Abraham Dennis .....C-G-A
Walton st, 40-42—David Hallenberg .....C
Walton st, 44—H Goodwillig & N Zimmerman.C
Walton st, 44—A Kulik & H Tietelbaum....C-G
Walton st, 44—Frank Brewing Co.....A
Wallabout st, 116-19—Meyers Garage, Inc. L-G-A-O
Wallabout st, 233-35—Frank Brewing Co.....A
Wallabout st, 233-35 (front)—Isaac Berkowitz.A
Wallabout st, 237-9—Max Edelstein .....C
Wallabout st, 237-9—Bartolo Cresmanio .....C
Wallabout st, 237-9—Mrs Emma M Kissel....C
Willoughby st, 100-4—Joseph Ruppert.....E

*Numbered Streets.*

3d st, 17-27 S—August Kreamer .....D-DR
3d st, 106-12 S—Bklyn Eastern District Dispensary & Hospital .....C
3d st, 794 E—Oscar Markowitz .....H-A-G
5th st, 141-51 S—Samuel W Farber.....C
6th st, 38 S—Bklyn Union Gas Co.....C
6th st, 38 S—Haas Wood Stock Co.....A-D
6th st, 285-7 N—Diamond Candy Co.....A
8th st, 186 S—Pauline Price .....G
9th st, 32-4 S—Levine Bros.....C
9th st, 376 Wm A Middleton.....C
10th st, 240-46 N—Bellis & Co.....A
10th st, 240-46 N—E Z Hebberd & H. Wentz..A
11th st, 431—Elbert Y Haviland.....A
12th st, 430-32—Ansonia Clock Co.....A
13th st, 126-42—Mrs Mary Barth.....DR-D-C
13th st, 126-42—Adolph & Samuel Treines...DR
13th st, 126-42—Kasebier-Chatfield Shellac Co. DR
15th st, 732-43 (rear)—James Burns & Wm R Hurley .....A
19th st, 125 E—Harry A. Fogg.....H-A-G
19th st, 251 E—Albert H Dollard.....H-C
20th st, 151—John Kanauga .....C
20th st, 151—John Voslek .....C
20th st, 151—John Bopkie .....C
20th st, 151—Paul Avon .....C
20th st, 151—Joseph Bock .....C
20th st, 151—Andrea Giragino .....C
20th st, 151—Pete Parstinock .....C
20th st, 151—Mike Warpkoop .....C
50th st, 1511—Phillip Glickstein .....C
53d st, 5302-4—Kings County Lighting Co.....C
55th st, 1374—Kings County Lighting Co.....C
94th st, 367-9—Kings County Lighting Co.....C

*Named Avenues.*

Av J, 1805—Chas L Huisking.....H-A-G
Av R ns 75 w E 17th st—Cong Kings Highway.A
Atlantic av, 543—Salvation Army.....A
Bedford av, 293-7—Mrs Fannie Klauber.....G
Bedford av, 514—Bessie Graboys.....G-D
Bedford av, 1537—Sudella Co., Inc.....L
Broadway 628-30—Jos H Storch.....C
Broadway, 628-30—Morris Blumberg .....G-A
Broadway, 668—Max Rubinson .....M
Broadway, 1480-86—Lefstein & Rosenfeld Co...A
Broadway, 1720-8—Frederick Mills Bros.....E
Bushwick av, 1057 -Turn Verin Club.....A
Central av, 587—Chas F Bates.....E
Classon av, 54-60—H Brennan & E L White...G
DeKalb av, 470 Methodist Episcopal Church..A
DeKalb av, 1031—O K Express Co.....A
DeKalb av, 1368-70—M A & M H Friedman...A
Driggs av, 855—Chas Voelkening.....F
Flushing av, 321-27—H Brennan & E White...G
Flushing av, 350-62—Hon J T Fetherston, Comm Dept Street Cleaning.....A
Flushing av, 394-404—Franklin Brewing Co...C
Flushing av, 664—Samuel Goodman.....C
Flushing av, 716—Harris Zoberg .....E-G-A
Fort Hamilton pkway, 5904—Isaac J Rosenstein .....G
Fort Hamilton pkway, 6518-22—Robt A Hill H-A-G-C
Franklin av, 403—J E & C G Simpson.....C
Franklin av, 403—Edw Stretzel.....A
Glenmore av, 467—Aronoff & Bernstein.....G-D
Graham av, 95—Bklyn Phonograph Co.....G
Graham av, 308—Savicinas & Co.....A
Greene av, 283-89—Bklyn Met Cl Co...C-G-A-M
Greene av, 283-89—Bklyn Union Gas Co.....C
Greene av, 824-8—Greene Av Bap Ch.....A
Jefferson av, 1382-4—1st German New Church.A
Kent av, 826—Tony Turtie .....G
Kent av, 954-76—Julius Kayser & Co.....A
Knickerbocker av, 590—St Paul's Evang Cong.A
Lawrence av, 192-4—Ridley Memorial M E Ch..C
Lexington av, 12-14—Jos A Riggi.....A
Liberty av, 59—Philip Rosenthal .....DR
Liberty av, 59—Cohen Bros. .....DR-D
Manhattan av, 834-44—Greenpoint M E Church.A
Metropolitan av, 244-46—Joseph Adler .....G-A
Metropolitan av, 374-6—Stevens Express & Trucking Co. .....A
Metropolitan av, 374-6—Anton Murle .....G
Metropolitan av, 374-6—Frank A. Yankus.....G
Metropolitan av, 374-6 (rear)—Antony Belin..G
Myrtle av, 1463-65—Frank Eller.....A
New Lots rd, 620—New Lots Reformed Church.A
Nostrand av, 796—Isaac Blumberg.....G
Nostrand av, 986—James Clark.....D-A-H
Ocean pkway, ws nr Park pl—Paul Schmidt..W
Park av, 574-84—Morgan Casket Co.....C
Patchen av, 43-5—Trinity Baptist Ch.....A
Pennsylvania av, 140-2—Y M C A.....A
Pitkin av, 1738—Mrs Isaac Gross.....D-DR
Pitkin av, 1738—Max Engel .....DR
Pitkin av, 1738—Kalman Altman .....DR
Pitkin av, 1738—Harry & Morris Schneidman..DR
Pitkin av, 1738—Jacob Bernstein .....DR
Pitkin av, 1738—Kalman Stein .....DR
Pitkin av, 1738—Aaron Freed .....DR
Pitkin av, 1738—Jos Schonerman .....DR
Pitkin av, 1738—Isaac Langer .....DR
Rockaway av, 503-5—Joseph Zwerling.....C
St Marks av, 637-41—Ernest Tschantre.....A
St Nicholas av, 200—St Andrews Lutheran Ch.A
Saratoga av, 17-19—Christian F Keller.....A
Throop av, 94-6—Bklyn Union Gas Co.....C
Throop av, 94-6 -Louis Landsman .....G
Throop av, 94-6—Samuel Adenbaum .....G-C
Throop av, 94-6—J Breslow & H Goldstein....G
Throop av, 94-6—Samuel L Berland.....C-G
Throop av, 232-36—H Simon & Son.....C
Throop av, 377-81—John Grogan .....A
Tilden av, 2222—Flatbush Auto Co.....L-A
Troy av, 230—Chas Angelback.....G
Utica av, 92-4—The Pentecostal Church.....A
Washington av, 246—Frank W Robbins..H-A-G

*Numbered Avenues.*

3d av, 64-70—Svenska Lutheran Bethlehemskrkan .....A
3d av, 6923—Harry Schultz.....D-A
3d av, 7607—Bluestone Bros.....A-M-D
3d av, swc Schermerhorn st—Baptist Temple A-C-E-F
4th av, 9119-9924—Kings County Lighting Co..C
5th av, 4902—Paul G Wolff.....H-A-C
7th av, 226-28—Valentine Newburger .....G
7th av, 5206—Isidor Cohen .....A
8th av, 1012-14—Prospect Heights Pres Ch.A-C
12th av, 4521—Morris Dieblatt .....H-A-G
14th av, 5202-4—Kings County Lighting Co....C

### QUEENS ORDERS SERVED.

*Named Streets.*

Chestnut st, 16 (L I C)—Thomas Pallante...G
Ibis st, 55 (Forest Hills)—John Miller..H-A-G-D
Jamaica Creek (Springfield)—Alex Schubert L-A-C
Union Hall st, 15 (Jamaica)—L I Bond & Mtge Guar Co. .....H-A-G

*Numbered Streets.*

3d st, Bay (E Elmhurst)—Jno W Starkie.H-A-G
4th st, 161 (Elmhurst)—John H Walsh...H-A-G
25th st, 1 (Elmhurst)—Albert Barends...H-A-G
46th st, 214 (Corona)—James M Miles....H-A-G
46th st, nr Astoria av (E Elmhurst)—Lionel G Skillman .....H-A-G

*Named Avenues.*

Baxter av, 45 (Elmhurst)—J Bourguignon A-G-H
Broadway, 139 (L I C)—M D'Simone....H-A-G
Dennington av, 10 (Woodhaven)—Chas A Peffers .....H-A-G
Drew av, 68 (Union Course)—Fred Catapano H-A-G
Eastern av, 100 s blvd (Rockaway Pk)—Gus Hallen .....A-C
Floral Pk rd (Little Neck)—Samuel Weeks H-A-G
Flushing av, 272 (L I C)—Amer Apothecaries Co. .....A
Fulton av, 3117 (Richmond Hill)—O C Meyer A-G
Jackson av, 143 (L I C)—Aug Froschauser H-A-G
South Chase av, 98-100 (Hammels)—Amanda Hamilton .....A
Trains Meadow rd, nr Jackson av (Elmhurst) —Queens Borough Corpn.....A-G
Van Alst av, 943-45—Italian M E Church....C
Vernon av, 401 (L I C)—N Y Archt'l Terra Cotta Co. .....A
Wave Crest av, nwc Wat Jean ct (Far Rockaway)—Queens Borough Gas & Elec Co.....C
Wave Crest av, nwc Wat Jean ct—Eisenberg Catering Co. .....A-F

### RICHMOND ORDERS SERVED.

*Named Streets.*

Livingston pl, 2—Carl W Walser.....G-A
Theresa pl, 38 (Tompkinsville)—Frank C Howland .....H-A

*Named Avenues.*

Hope av, (Ft Wadsworth)—Michael Berardini A-G
Maple av, 166 (Rosebank)—Richmond Borough Dairy .....A-H
Myrtle av, 177 (W N Brighton)—Henry W Grassmeyer .....A-H-G
St Mary's av, 166 (Rosebank)—J Rosso..A-G-H
Wadsworth av, 81 (Ft Wadsworth)—Peter P Falco .....A-G-H

# BUILDING MANAGEMENT

## SUBDIVISION OF SPACE FOR TENANTS

By WILLIAM MILLER KNIGHT

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

IS there an owner or manager who has not at one time or another longed for an ideal building? As one who has for a number of years watched the development of the office building and who has had some share in its erection, care and management, I have often tried to picture to myself the ideal building, a structure perfectly adapted to meet the needs of tenants, which lends itself most readily and economically to subdivision, needs no alterations and where remodeling is nominal; a building in which the plumbing and electric light outlets are always just where they are required to be, and in which the elevators are grouped and adjusted so as to meet successfully all traffic conditions; where radiators are never in the way, where the heating arrangements keep everybody satisfied and local renting conditions are the very best. Given such conditions, however, the position of manager of the building would be a sinecure; the veriest tyro could fill it, and some of us would be looking for a new job.

**Old Construction Crude.**

Looking backward, many of the older forms of construction, methods and ideas seem more or less crude when compared with present day standards. I refer to such features as heavy masonry piers and mullions and the deference shown by designers in subordinating space and utility to architectural effects. The store floor, which now pays taxes or ground rent, was frequently sunk below the street level or boosted three or four feet up in the air, creating either a subterranean chamber, damp and gloomy, or a high basement of doubtful value. Partition walls were seven or eight inches thick (a foot or more measured through the casings), doors were high and unwieldy, and corridors were vast, dim caverns containing dark unexplored recesses. Piers, buttresses and mullions cut off the daylight and deeply recessed windows suggested the embrasures of a fortress. The elevator service was slow, inadequate and insufficient and the hardware and plumbing and lighting fixtures nondescript in character.

Successful office building management is largely a matter of pleasing tenants by smoothness of operation and a readiness to comply with reasonable requests for improvements and alterations, having due regard for safety and reasonable cost. Whenever, therefore, an agreement, including alterations of leased premises, is entered into, the building manager in carrying out his part of the obligation, has to meet the following conditions: (a) Promptness of execution, entailing the best facilities for rapid work; (b) safety; (c) neatness; (d) minimum cost.

**Division of Space.**

First, perhaps, among the essential things demanded by tenants is a suitable division of office space. Time was when a mediocre stained pine or lath and plaster partition would fill the bill, but the necessity for economizing space, as rentals increased, and the imperativeness of maintaining and extending fireproof conditions led to the introduction of various forms of tile partition covered with plaster.

This question of subdividing offices is a most important one, involving, as it does, relatively large initial expenditures and, if not carefully planned with due regard to future possibilities, becomes an exceedingly extravagant proposition. It is customary in planning new buildings to estimate on a subdivision fund or set aside an amount in excess of the regular construction account and which also includes the cost of a certain amount of partitioning for leases arranged for during the construction period. A new building contract should contain, among other things, unit prices covering additional partitioning, wiring, plumbing, etc., and allowance prices for omissions. In this way the renting man can figure very closely the cost of any deviation from the original plan and estimate very nearly the cost of dividing up space additional to that provided for under the contract. Adherence, where possible, to typical divisions of space is most desirable and departure from these lines means future annoyance and expense. To arbitrarily subdivide a floor of a new building is too speculative a proposition to be entertained by any owner or manager.

**IDEAL buildings are few and far between, but Mr. William Miller Knight, who has made the subject of building management a study, points out several instances where the ordinary structure can be improved and shows how mistakes can be avoided at the time the plans are drawn. The accompanying article is an excerpt from a paper read before the Seventh Annual Convention of the National Association of Building Owners, at Duluth, and deals principally with the subdivision of office space, lighting and plumbing.**

**To Get Maximum Depth.**

It is generally conceded that a building planned to give a maximum office depth of not over twenty-six feet is a good rentable proposition, because there is no dark space and an inner and outer office or a typical "T" division can be arranged at a minimum expense and with due regard to economy of tenant's space. For spaces leased to large organizations a private corridor effect, for ready communication between the various departments, is often required. For this class of tenants it is desirable to use corridor end space on the lower floors where the inner offices are apt to be dark and are therefore regarded as more or less wasteful space.

Very generally the arrangement of office partitioning is a compromise between the manager and the tenant, although I believe there are but few, relatively, space seekers who really know their own needs. Perhaps not more than ten per cent. of prospective tenants have any adequate idea about laying out a working plan. It is right here that a careful renting man can save both client and customer money and earn, if not the gratitude at least the respect and admiration of his tenants by his suggestions and methods of handling the deal. All these things a renting man, who has studied his business and who studies his tenants, may do with advantage to all parties concerned.

In existing buildings as a rule no alterations should be made on a one year's lease, other than possibly the removal of a partition, the installation of a light, the furnishing of a movable vault or cabinet and some necessary plumbing. In such offices, renting for from $25.00 to $40.00, not more than half of one month's rent should be expended for decoration and the cost should be charged to repairs or upkeep. On leases of two, three and five years it is not unusual to spend for alterations sums varying from two months' to four months' rental.

Placing this question of expenditure on the square foot comparative basis the average cost of alterations in two of the older office buildings was, for a period of three years, eight and sixty-seven hundredths cents, and in a new building five and ninety-six hundredths cents per square foot of rentable area per annum.

**Materials for Partitions.**

Consult carefully the regulations of your local building department and of the fire underwriters, as to the nature of material and forms of partitioning which are acceptable under the rules of the various codes.

As to the material best suited for fireproof partitioning, there is in my mind only one material which most nearly meets office building requirements, and that is a tile constructed largely of gypsum with or without longitudinal reinforcement. I do not advocate this tiling for column coverings, corridor, stair and similar enclosing walls, generally referred to as permanent partitions, although I believe it may, with safety, be used for such purposes.

Gypsum tile numbers among its advantages the following valuable features in addition to its excellent fire-resisting qualities: (1) its lightness as compared with other materials; (2) ease of handling including rapid setting up; (3) quick drying; (4) absence of saltpetre or similar salts, which spoil decorations; (5) becomes, when plastered, a unit which in the future can be moved around intact within certain limits and in which door and other openings can be cut with ease without fracturing the plaster and with little or no "muss;" (6) when torn down it can be removed in large blocks which means less handling of rubbish, etc. The reasonable mobility of plaster tile partitioning I regard as a most valuable feature, as I have, during the past seventeen years, successfully moved thousands of square feet of it in units ranging from twenty square feet up to two hundred square feet and for distances varying from a few inches to fifty or sixty feet, at a cost of not exceeding the price of tearing them down.

**Setting Up the Tile.**

In setting up tile of this description the use of patent cement plaster in place of lime mortar is to be recommended. It is handy to cart around, sets quickly and is durable when set. Minimum quantity can be used, the same material being employed both for setting and plastering. The bottom row of tile should be well and evenly bedded on the concrete or tile floor and the cement slushed well into the openings, if any, between the adjacent wooden floor and the supporting medium below. This is done to prevent unequal settlement and to close openings which would cause draughts, thus encouraging creeping fires under the floors.

The use of studding partition, even when covered with plaster-board, is to be avoided unless specifically countenanced by city and insurance authorities. This form of partition, however, is valuable for use in older semi-fireproof buildings, being lighter than tile, reasonably efficient as a fire retardent and, moreover, it can be removed without serious injury to its structure.

### Inner Office Partitions.

The question of inner office partitions should be studied very carefully, as a great deal of money and space can be wasted by erecting wrong types of partition. The standard type of office partition, having a tile base and the upper portion of wood framing and glass, holds its own in a majority of places. It is a more elastic arrangement than one, at first sight, would suppose and for initial layouts in the life of a building for long-lease tenants is excellent despite the thickness of its walls, mullions and other members. It is, however, more expensive, less adaptable or elastic, than the wooden sectional partition and occupies more floor space and obstructs more light. For upwards of twelve years I have equipped our sectional partitions with a paneled base of asbestos or transite lumber one-quarter of an inch thick which not only decreases the amount of combustible matter but also provides a surface closely resembling plaster which is easily decorated to match adjacent wall surfaces. In large offices occupied by insurance companies, corporations, and the like, where it is desirable to exercise a general supervision of the working force, departments may be economically and satisfactorily separated by railings in lieu of partitions. With this method of subdivision narrower aisles can be used, as the height of the railing as compared with a partition affords more passing room for employees and, in addition, facilitates transaction of business between departments. Moreover, the cost of this is low compared with standard forms of partitioning. More recently, steel sectional partitions have come into use.

### Lighting of Offices.

The lighting of offices has been revolutionized and at the same time simplified by the advent of the tungsten lamp and the development of new systems of direct, indirect and semi-direct lighting. In buildings erected within the past two years the lighting problem has been simplified by the introduction of the newer methods of lighting. The side bracket has fallen into disrepute and a constant repair expense reduced accordingly. In its place we favor the flush wall socket or base receptacle, the tenant providing his own desk connection.

The laying out of ceiling lights is still a problem, but the introduction of single large candle-power high efficiency lamps in indirect and semi-indirect fixtures goes a long way towards solving it. With the exception of businesses requiring drafting and close application to detail work, which require drop or desk lights, the illumination afforded by the indirect type of lighting is amply sufficient for all purposes.

### Types of Fixtures.

It is a mistake, I believe, to be too conservative or arbitrary in the matter of types of fixtures to be used. It is wise to have a building standard, but an occasional departure from a set rule appeals to a tenant as a great concession and often wins favor and patronage.

If you own or operate one of the older buildings erected twelve or more years ago, the problems of wiring, incident to revision work, will be numerous, difficult and, perhaps, serious ones. Rubber covered and braided conductors cleated to the fireproofing of the older buildings have fallen, somewhat unjustly, into disrepute. The ban of the fire underwriters, the civic inspection bureaus and the national electric code has also been placed, most unjustly and blindly, upon the use of rubber covered and braided lead-sheathed conductors for revision work. This official embargo has forced upon owners and managers of office buildings the alternative propositions of (1) using unsightly molding or a high-priced patented conduit, supposedly thin enough to be concealed under the plastering, or (2) doing serious and often irreparable damage to fireproofing of the buildings by installing iron pipe conduit in an endeavor to comply with the arbitrary requirements of the various codes.

Careless methods, poor material and workmanship are always to be decried; ultra-expensive and useless plans are equally foolish; and unwise restrictions and narrow interpretation of regulations are harmful to business expansion and progressive movement. The wiring of a suite of offices for electric lights, therefore, apart from what is known as "original outlets," is temporary in character and is substantially changed, in many instances, as often as once a year. For the past twelve years in Chicago we have used lead-sheathed wire extensively for revision purposes, finding that it can be (1) buried in plaster of minimum thickness, (2) is easy of manipulation, i. e., can readily be adjusted to any condition on walls or ceilings and requires no special tools, (3) the cost of installation is relatively very much less than the various forms of armored conduit. By careful original planning much of the cutting, patching and rewiring for alteration may be avoided, but as long as no two men have identically the same ideas, the location of lights, plumbing, etc., must, of necessity, be changed from time to time.

Roughly speaking, the number of "watts" to be allotted to a given space having a ceiling height of not over ten feet six inches is one watt to each square foot of space and, providing the walls and ceiling are covered with a reasonably good reflecting medium, this proportion may be reduced to one and one-fifth feet to each watt. In other words, an indirect fixture having one one-hundred watt lamp burning at full voltage affords ample general illumination for each one hundred and twenty square feet of floor space or good illumination for each one hundred square feet of floor space.

### Plumbing Problems.

Any building which originally was insufficiently supplied with plumbing stacks is in poor shape to meet future conditions such as excessive subdivision of space or a change in the character of tenancy which requires a corresponding increase in the number of lavatories and changes in their location.

Modern plumbing is both complicated and expensive and ideas in regard to the same, particularly as to types of bowls and other fixtures, are constantly changing. Consequently, it is, I believe, the right policy to select a moderate priced stock fixture which one can afford to "scrap" at the end of a five-year lease, if the new tenant does not care to accept "damaged goods." Long plumbing runs are to be shunned, also the multiplication of lavatories in any one place, having, however, proper regard to the requirements of tenants having an unusually large working force.

With age faults develop in connection with waste and vent pipes, either clogging, rusting out or cracking from strains. The maintenance of vent pipes especially is a serious problem due to their deterioration from the action of damp, chemically active gases which are constantly present in these pipes.

### Decorations Count as Repairs.

Decorations are properly repairs or upkeep unless they are of an unusual character. The practice followed most generally, I think, in Chicago, is to paint the walls and ceilings of our public spaces and calcimine the leased spaces, unless, of course, these latter spaces are more or less open to the public, such as a bank. This is done for two or more reasons. First, the atmosphere is laden with dirt, coal, gas and other active properties which rapidly discolor any type of decoration. Second, the settlement and vibration of buildings, many of them on clay foundations, combined with unequal structural strains and shrinkage of materials, inflicts constant damage upon plastered surfaces. The resultant cracks and scaling rendered annual decoration almost imperative in order to present a good appearance.

One word as to varnish; use, within reason, the best that can be procured and when making alterations take advantage of the opportunity to look over and renew the coating of the permanent woodwork, sills, etc.

### Recapitulation.

Summing up briefly the foregoing remarks:

(a) Study your tenant and his business, with a view first of all to doing everything within reason to advance his interests.

(b) Combat, with argument founded on experience, any unwise ultra expensive or unreasonable requirements he may demand of you.

(c) Promise nothing but what you know practical men can carry out in a reasonably practical and inexpensive manner.

(d) Organize a shop or repair department and do your own alterations, if possible, but a reliable contractor with not too large a business will save you money. He will also take the risk. In using a contractor, you gain the benefit of his wider experience and have a comparison check on the work of your own employes.

(e) Give as much personal supervision as you can to the work in hand. You will yourself learn much in addition to checking waste of time and material and prevent many false and unnecessary moves.

(f) If you have charge of an established building, endeavor to simplify such building trim as forms part of your office partitioning. Cut out mitered and coped joints and use butt joints and fewer members and moldings. This remark applies equally as well to the method of wiring, plumbing, etc., originally established in the building.

### Shop Floors.

Floors of wood block do not disintegrate or pulverize into grit which injure the bearings of machines and where impregnated with creosote oil they have an antiseptic property which adds to their value from a sanitary point of view and further makes them free from the action of acids and oils and impervious to moisture. Floors of this material have the same advantage of noiselessness that wooden paved streets enjoy.

Sharp-edged tools are continually being dropped on factory floors and in this way are often dulled and broken. Such is not the case with wood block flooring, because of its resiliency.

Factories which use the wood block flooring find that it has advantages when it is necessary temporarily to take up a portion of the floor in order to make repairs to underlying portion of the structure.

The ideal method of laying a wood block floor is to provide room for any possible expansion between each block. Specifications often call for a quarter-inch space left between the ends of each block to take care of this expansion element, but in actual practice it is often difficult to enforce its compliance.

One method of attaining proper spacing is the use of end lugs on the blocks which provide an automatic spacing between them, making it impossible for a workman to allow any closer spacing of the blocks than that which is called for in the specifications.—"Factory."

### How to Sell Property.

1. Get a reliable broker. The one who is located nearest the property, all things being equal, is presumably the best for your interest.

2. Have him put a sign on the property. Buyers or renters like to first inspect the neighborhood they fancy or desire, and they approach the broker with the sign on the property with confidence.

3. Tell your broker to advertise liberally and back him up in the expense to be deducted from the real estate commission when paid.

4. In a large property extra printing, booklets, plans, etc., at owner's expense are necessary. Tell your agent to go ahead and do it right.

5. Never butt in on the agent's work. —Real Estate Board's Bulletin.

—Taxes are the price we pay for the privilege of being able to mind our own business.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

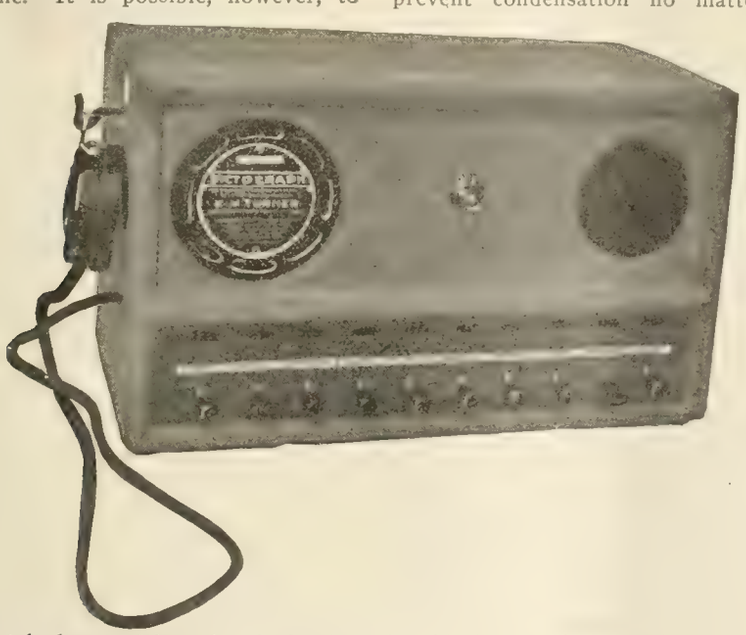
### The Man With a Thousand Eyes.

MODERN invention has annihilated distance, made speed a play toy of man and now it gives him a multitude of eyes, ears and hands. The instrument that does all this is the dictograph, being introduced and put upon the market by the General Accoustic Company, of 220 West 42d street. It is not a fable but a fact. The efficient manager is one who not only can conserve his own time but make the time of others productive. It has been heretofore obviously impossible for a manager to call to his side all the heads of departments.



The dictograph makes this possible. According to K. M. Turner, president and inventor of the dictograph, the system works out in this way: The manager has many departments under his control. In the division of the day's work the time allotted to planning and creating new business is crowded into a small space by time spent in conference with others, dictating, telephoning and giving verbal directions. Another part is consumed by waiting to get attendance, or the attention of other people. By the use of the dictograph the time consumed on waiting on others is cut in half, confering with others requires less time and more than half of the day may be devoted to planning and creating work or business.

The two accompanying illustrations show the old and the new way of handling large organizations. The dictograph is entirely unlike an ordinary telephone. It is possible, however, to use the telephone wiring already in the building. Before the manager sets a box apparatus as shown. The circular space above is the dictograph receiving and sending. The keys connect with the various departments.



Each department head has a substation dictograph on his desk. It differs from the ordinary house telephone in that it has no mouthpiece and is permanently fixed to an out-of-the-way corner of the desk. The man answers the manager's call either by ringing a bell indicating that he has received the call or by simply speaking out his name. The turn of a switch permits the manager to hear his superintendent's reply just as though he should poke his head in the door and speak to him. It is not necessary for the manager to hold the trumpet to his ear. If the manager wants a foreman on any floor he merely speaks into his dictograph in an ordinary tone of voice and the name is spoken distinctly in every department of the building. The superintendent merely steps into the nearest station, lifts off the hook and holds a conversation with the manager, without any action whatever on the part of the executive. This is true where the man is talking in a noisy packing room or machinery hall, because a special apparatus is provided so that the man may shut out all sounds but his own voice. Still another advantage of the dictograph is that it helps to sort out and handle callers, with tact and dispatch. When a visitor hands his card to the girl at the door she simply presses the key, repeats his name and message through her substation instrument. The manager can either have her send the visitor in or talk to him through the dictograph. Or if the manager prefers he can hear what the caller has to say to the girl without the visitor's knowledge.

### Wood Insulation for Steam Pipes.

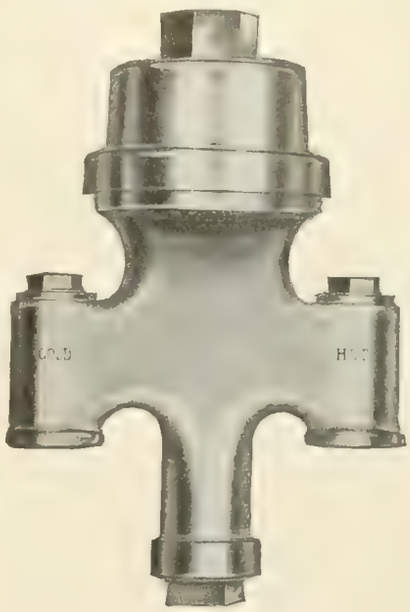
HEAT radiation from steam pipes under pressure is great. The most eminent authorities on fire-prevention say that it constitutes an actual menace, not only in ordinary buildings, but in so-called fireproof structures for rapid changes in temperature within walls frequently causes quick oxication of metal, where dampness finds access. Architects, builders and owners, therefore, have for years been trying to find some method whereby positive insulation can be obtained, and yet reserve the heat radiation within the pipe itself and not diffuse it through a thick coating of heat absorbing material.

There are some who assert that there is no saving in heat when much of it is lost through absorption in insulation and that is why the idea has been worked out of using wood for insulating material, but first lining it with zinc where it comes into direct contact with the pipe itself.

In underground or basement work this type of insulation is said to absolutely prevent condensation no matter how humid the weather conditions may be. It has a special virtue in carrying hot water pipes because none of the heat usually lost through absorption can get beyond the tin or zinc lining so that the hot water first heats the pipe and the pipe, in turn, acts as a sort of inverted thermos bottle and keeps the hot water hot. The wood is white pine, entirely inexpensive, the coarser grained the better. The material is now on the market.

### Automatic Thermostatic Mixer.

NO matter how small or how large the water system may be, a temperature equalizer is now possible to obtain, according to the Lawler Fire Prevention Equipment Company, Inc., 51 Chambers street. The accompanying illustration shows a device now on the market that was patented on Oct. 21, 1913.



This device is simple in design and is operated on a scientific basis with great accuracy. It will adjust water temperatures to any predetermined degree of heat and is equally applicable to lavatory, shower or bath tub. It makes scalding impossible, according to the manufacturers, and it is of such simple construction that it cannot get out of order. Furthermore it is said to reduce loss of heat through radiation to a minimum. There is nothing about it that can be tampered with.

### Wax for Electrical Fittings.

TWO grades of wax, one having a melting temperature in excess of 100 degrees F. and the other having a melting point in excess of 200 degrees F., either grade furnished in red, brown, black or white, is being manufactured by the Insulating Materials Company, 805 Wesson avenue, Detroit, Mich. This product is manufactured under the requirements of the Underwriters' Laboratories as standard for ceilings, screw heads, nuts and other live metal parts of electrical fittings, wherever such ceiling is required by the rules of the National Electric Code. In the Underwriters' tests these waxes were subjected to severe examinations as to their electrical, moisture-proof and adherence properties, which points are of the utmost importance to the makers of electrical fittings requiring such wax. The company is prepared also to manufacture waxes specially designed to meet exceptional requirements.

### A Good Policy.

HERE is a practical hint for the manager who is keen on meeting competition from other buildings and who wants to keep his tenants and make a good impression upon the strangers who pass in and out of his building by the management of the Hotel McAlpin: In every elevator in the building, freight as well as passenger, appears this sign, either illuminated by electric lights or in plain black letters on a white celluloid back ground:

> The only rule in this hotel is that the patron must be pleased under all circumstances.

Change the word "Hotel" to "Building" and you have the recipe for a successful property if you live up to it.

# CURRENT BUILDING OPERATIONS

## Suggested Designs for New Municipal Building for the Bronx—Unique Structure on Fifth Avenue

WHILE there is no possibility of anything being done at the present time, still, looking toward the future, there is little doubt but that there will have to be erected in the Bronx a new municipal building to care for the housing of the city and county officials. Many sections have been suggested, including Tremont, where the present building is located, at the north end of Crotona Park.

Plans of elaborate design have been prepared by B. H. & C. N. Whinston, architects, for a municipal building calling for the expenditure of about $900,000. The structure, as designed, is classic Roman in type and consists of a main building of stone and granite, about 175x80 feet in size, rising twelve stories above the street, and surmounted by a circular clock tower, 50 feet in diameter at the base and about 140 feet high, making a total height of the structure from the street to the top about 300 feet. The clocks in the tower will be visible for a long distance, on account of the high altitude of this section of the borough.

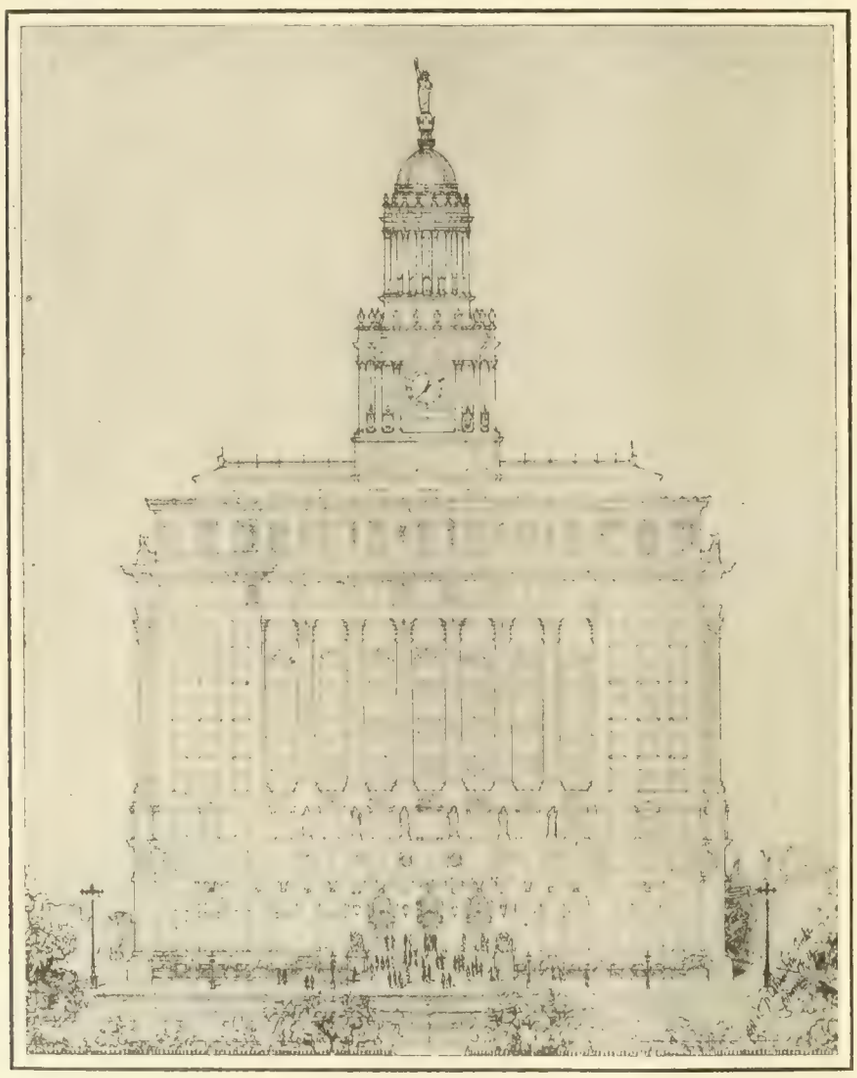
The building will contain, among other features, several court rooms, relieving the new, but overcrowded, County Court House, a spacious auditorium on the main floor for public assemblages, a restaurant for public employees and officials, space for a branch of the Public Library and an observation balcony from which the surrounding country for many miles around would be visible.

The total available space for the city and county offices would be approximately 160,000 square feet, which should be sufficient for the needs of the municipality and county for many years to come. It has been suggested that in the meanwhile the surplus space could be leased to private concerns, which would help to reduce, somewhat, the cost of maintenance for the building.

B. N. Whinston, speaking of the project, said: "The structure could be built for about $900,000 and a site near the present municipal building obtained for $200,000, making a total expenditure of about $1,100,000. These I consider conservative figures and might be reduced.

"This amount might be raised by a bond issue, the interest being borne by the city and county jointly. The entire interest on the issue, together with the cost of maintenance, would be about $85,000 annually. The city now spends about $112,000 on rentals, so this project would mean a saving of about $25,000 a year.

"The realization of this project would create a civic center for the Bronx which would be a noteworthy one. With the northern end of Crotona Park as the central motive, later public buildings could be grouped so as to produce a combination at once beautiful and stately. It is well worth noting that the borough is practically devoid of any civic centres, and, as we now stand, the Bronx is far behind Brooklyn in the number of our public buildings."



B. H. & C. N. Whinston, Architects.
PROPOSED BRONX MUNICIPAL BUILDING.

### Home for Edison Disc.

In the construction of the new home for the Edison Diamond Disc Phonograph at 473 Fifth avenue, the endeavor has been to make it the equal of any structure on Fifth avenue. To attain the desired end there have been employed a wide latitude in architectural form,



Shape & Bready, Archts.
NO. 473 5TH AVENUE.

a choice of unusual and beautiful structural material, and the free use of color. The plans were prepared by Shape & Bready, architects, 220 West 42d street.

The general style is Italian, with a facade of structural and ornamental terra cotta to the cornice line, and the character of the ornament, generally, is Byzantine—the latter chosen as lending itself most perfectly to the cream and gold terra cotta of the screen or insert carried from second to fourth-floor levels.

Granite terra cotta was used as the structural material to enhance the entrance and display window; particularly is this true in respect to the texture achieved in the sculptured and ornamented panels of the arch. Sober and dignified this treatment is, and was meant to be in order that relief by the cream and gold of the screen above might be finished out in moulded facia and cornice done in color.

The reception room on the first floor has been treated in American walnut, a somewhat neglected wood. Color is used in the decoration of the ceiling and the tapestries and hangings in this room (as throughout the building) were specially woven for this purpose. The furniture and furniture coverings were designed and made to preserve the effect of general harmony. In this room, which is of unusual ceiling height, the note of simplicity and dignity has been emphasized without oppressive formality.

On the second floor is the record room, a beautiful rest room and many booths for the trying of records. On the third floor are three private demonstration rooms, richly treated.

## BRONX OPERATIONS.

### Spending More Money Per Capita Than Any Other City.

It is generally conceded that the progress and development of a community are reflected in its building operations and its prosperity increases or diminishes in proportion to its activity in building construction.

The past ten years have marked an era in the building industry throughout the country and a tremendous activity has been prevalent. The Borough of the Bronx has been signally fortunate in this respect and during the priod cited over $300,000,000 have been invested within its territory for the construction of buildings, which proportionately is a better showing than any other city or community in the United States has made.

The following table has been prepared, showing the operations during the past ten years, 1904 to 1914, in the Borough of the Bronx and in the nine largest cities in the United States (exclusive of Boston, whose operations are unobtainable at this time):

| | Pop. July 1, 1914 | Bldg. Opers. 1904 to 1913 inclusive | Opers. per capita |
|---|---|---|---|
| Bronx | 641,980 | $305,257,317 | $475 |
| Chicago | 2,393,325 | 769,608,190 | 321 |
| Philadelphia | 1,657,810 | 358,363,145 | 222 |
| St. Louis | 734,667 | 207,953,618 | 283 |
| Cleveland | 639,431 | 142,859,581 | 223 |
| Baltimore | 579,590 | 81,699,790 | 141 |
| Pittsburgh | 564,878 | 140,863,447 | 249 |
| San Francisco | 448,502 | 285,114,950 | 635 |
| Buffalo | 454,112 | 91,730,267 | 202 |
| Cincinnati | 402,175 | 89,134,285 | 221 |

The building operations per capita are given as a basis for comparison. The record of the Borough of the Bronx is a remarkable one, which no other city approaches, excepting San Francisco, which is to be expected, as that city has been practically rebuilt during the past ten years.

There has been a little depression in the building industry during the past year, a condition which has prevailed generally throughout the country, but the depression in The Bronx has been relatively less than in any other section. This condition has been due to the tightening up of the mortgage market, which has temporarily stagnated building, but all indications now point to more liberality by the loaning interests, and a healthy revival of business in the early spring may be confidently expected.

ROBERT J. MOOREHEAD,
Superintendent of Buildings,
Borough of The Bronx.

## INSURANCE RATES LOWER.

### Substantial Reductions for Compensation Insurance by the Rating Committee.

Employers of labor in the State of New York will be interested to know that substantial reductions in rates charged for compensation insurance are being promulgated from time to time by the rating bureau having control of rates charged. The new Workmen's Compensation Law effective in the State of New York is gradually getting on a practical working basis, and the underwriters responsible for the creation of rates to be charged for insurance protection are daily compiling new data which enables them to decide the reductions to be allowed.

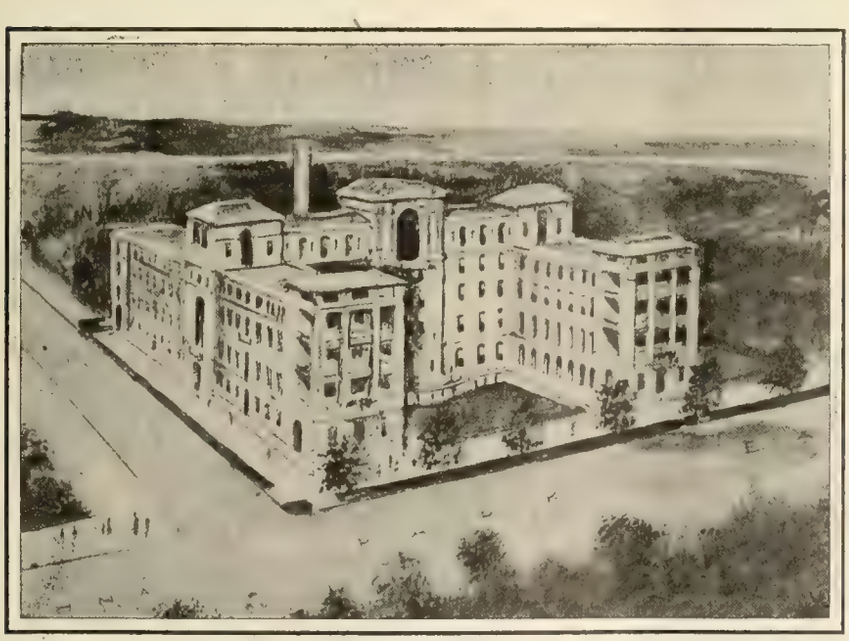
A general reduction of all rates has not been effected, but the experience on each Schedule of Operations is being considered, and where the experience justifies, reductions are allowed. In some instances the rates have been reduced more than 40 per cent., and it is the purpose and intention of the Rating Board to continue along the lines of their investigation until all rates are based on actual experience.

When reductions in rates are promulgated, the stock companies are allowing the new rates to apply on all wage expenditure on and after the date on which the new rate was given out. It is important and necessary that the schedules showing the reductions are watched carefully, and that employers have their policies amended to show the new rates so they will receive full credit.

The following table, showing the new rates, has been compiled and is being distributed by the Ritch-Hughes Company, of 101 Park avenue:

| | |
|---|---|
| Steam heating—laying of mains and connections | 4.05 |
| Dredging—excavation by means of suction dredges only including loading and unloading | 4.05 |
| Elevated railroad "iron work"—erecting steel and iron frame structure (no bridge building). Payroll to include drivers and drivers' helpers | 13.77 |
| Fireproof construction—by means of wire lathing and concreting, excluding roofs, floors and horizontal surfaces | 6.16 |
| Fireproofing—plaster block partitions—erection inside of buildings (not fireproof tiles) | 4.05 |
| Fireproofing—tile construction and repair | 6.16 |
| Electrical light and power companies—operation, etc. | 7.29 |
| Mosaic work—floors only within buildings; payroll to include shop work preparatory to the laying of mosaic floors | 1.30 |
| Portable buildings, erection | 2.43 |
| Refrigerators, erection, installation and repair | 2.43 |
| Sewer cleaning | 6.48 |
| Theatre stage rigging, setting up ornamental architectural and theatre iron work and all mechanical effects over stages of theatres, including hanging of signs, setting stairways, iron beams and lintels all included in the operation of stage rigging | 6.48 |
| Wirework, interior erection only | 1.62 |
| Plasterers | 2.27 |
| Metal ceiling work—installation away from shop | 2.27 |
| Metallic lathing | 2.27 |
| Plaster block partitions—erection inside of buildings (not fireproof tile) | 2.27 |
| Plaster board—erection away from shop. | 2.27 |
| Waterproofing cellars and foundations.. | 2.27 |
| Lathers | 2.27 |
| Waterproofing in or on structures by means of felt, paper, burlap or pitch (no roofing or subaqueous work). (Not available for division of payroll) | 2.27 |
| Hod hoists, installation, operation and removal, etc., 50 cts. per day of time per hoist, etc. | |
| A blanket policy may be issued requiring that all hod hoists used by the assured be covered during the time that the policy is in force. | |
| Cesspool cleaners | 3.24 |

## NEW BRONX HOSPITAL IN PROSPECT



LEWIS ALLAN ABRAMSON, Architect, 220 Fifth avenue, Manhattan, is preparing plans and specifications for the new hospital buildings to be erected by the Bronx Hospital Association at the southeast corner of Charlotte street and Crotona Parkway, the Bronx. The structure will be four or five stories in height, built of brick and terra cotta, with limestone trimming. It will occupy a plot 50x127 feet and will be semi-fireproof. The hospital when entirely completed will consist of a very complete hospital group, capable of the treatment of many patients in its various departments and will represent a total expenditure of nearly $300,000. At the present time, however, it is proposed only to erect one wing at a cost of $50,000, and the balance of the group will be erected when additional funds are secured.

### Edison Works to Be Rebuilt.

Active plans are under way to immediately start the work of rebuilding the plant of Thomas A. Edison Company at West Orange, N. J., which was practically destroyed by the disastrous fire on Thursday last. The buildings which were entirely destroyed were for the most part one-story and two-story frame structures which were an easy prey for the flames, while the buildings which were gutted or only partially destroyed had concrete walls and floors, window frames, sash and doors of wood.

The following buildings were entirely destroyed: Tool room, carpenter shop, puncture press department, record stock room, cabinet wood-working department and cabinet finishing department. It is planned to erect in the place of these buildings modern structures of reinforced concrete which will be fireproof in every respect. The record building, office and works building, approximately 300 and 400 feet long, six stories in height, were partially destroyed.

Chief Engineer Hutchinson, in speaking of the fire, stated that a number of important things had been demonstrated by the catastrophe, the principal one being that concrete buildings are the most practical for a plant of the Edison type.

H. I. Meyer, 375 Fulton street, Brooklyn, the engineer, who designed and superintended the erection of a number of buildings at the plant, will probably have charge of the rehabilitation of the plant, which according to a preliminary estimate will cost $1,250,000.

### Rumor of New Theater.

The Hoffman Company, Globe Theater Building, Juniper and Market streets, Philadelphia, Pa., announce that they are preparing plans for a theater of brick, hollow tile and steel construction, one story high, 150x100, to be erected in 42d street, near Fifth avenue, having a seating capacity of 2,200 people, and to cost about $200,000. No details as to exact location are available. Walter J. Salomon, who is the lessee of the majority of the Hoffman holdings in that neighborhood, said to a representative of the Record and Guide yesterday that none of the parcels under his control were involved in the deal.

### For a $1,000,000 Court House.

The Board of Supervisors of Westchester County, E. P. Barrett, chairman, 2 Grand street, White Plains, has appointed a special committee to investigate requirements for a new court house to be situated in the south side of Main street, between Court and Grand streets, White Plains, to cost $1,000,000. The construction will probably be of granite. There will be court rooms and offices of the various departments of the county and a county jail. Operations will not be undertaken for some time yet. No architect has yet been selected.

### Taxpayer for Jerome Avenue.

H. M. Singhi, Jerome avenue and Fordham road, will soon start the erection of a two-story taxpayer, 68x100 feet, at the southeast corner of Jerome avenue and 183d street, Bronx. Plans have not been prepared and no architect has been selected.

# Geo. A. Fuller Company

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## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—Ambrose Hill, care of J. B. English, 1531 Broadway, contemplates altering the loft building at 243-245 West 47th st. No architect selected.

LONG ISLAND CITY.—Dr. J. J. Kindred, Wolcot av, contemplates the erection of an apartment house on the north side of Ditmars av, between Goodrich and Merchant sts. No architect selected.

RED BANK, N. J.—George H. Patterson, Monmouth st, contemplates making fire repairs to the store and office building at 60-62 Broad st. No architect selected.

SCHOHARIE, N. Y.—Fire Co. No. 6, T. D. Vroman, Chief, contemplates the erection of a 2-sty brick or concrete block opera house, 120x70 ft. here. No architect retained. Cost, between $15,000 and $18,000.

NEWARK, N. J.—The Young Men's Catholic Institute and Knights of Columbus, Harry Henegan, on premises, contemplate making alterations and additions to the brick clubhouse, 76 New st, to cost about $10,000. No architect selected.

ONEIDA, N. Y.—Coles Tool & Machine Co., William H. Merrill, manager, Cedar st, contemplates the erection of a 1 and 2-stry hollow tile, steel and stucco garage, 164x64 ft., in Main st, to cost about $15,000. No architect selected.

NEWARK, N. J.—The Consolidated Cork Specialty Co., on premises, contemplates erecting a reinforced concrete manufacturing plant at 43 Barbara st to replace the one recently destroyed by fire. Cost, between $100,000 and $150,000.

OSWEGO, N. Y.—Oswego County Fruit Growers' Association, Ralph M. Pierce, chairman of building committee, Fruit Valley, contemplates the erection of a reinforced concrete cold storage between D. L. & W. R. R. and N. Y. C. R. R. tracks, near East 6th st, to cost about $10,000. No architect selected.

DUNKIRK, N. Y.—The Knights of Columbus, C. M. Harrison, 303 Lyons st, contemplates the erection of a 2-sty frame club house at East 4th st and Park av. No architect selected.

ALBANY, N. Y.—Elini Home for Negro Girls, on premises, Mrs. Mary H. Halicons, contemplates the erection of a brick training school at 333 Orange st, to cost about $25,000. No architect selected.

NEWARK, N. J.—Christ Episcopal Church, Rev. Frank H. Hollock, rector, 81 Congress st, contemplates the erection of a parish house in Congress st. No architect selected.

WESTFIELD, N. Y.—St. James' R. C. Church, care of Rev. Father Monihan, this place, is raising funds for the erection of a church here. No architect selected.

ROCHESTER, N. Y.—The Knights of Pythias, care of Maurice Ellenbogen, 34 Trust Building, Rochester, contemplates the erection of a $45,000 temple. No architect selected. Maurice Ellenbogen, 34 Trust Building, is chairman temporary building committee.

BUFFALO, N. Y.—Frederick Ulman, 606 Mutual Life Building, contemplates the erection of a theatre here. No architect seletced.

DOLGEVILLE, N. Y.—The village of Dolgeville and town of Manheim, Warren Bacon, village clerk, Dolgeville, N. Y., contemplates the erection of a village hall on Helmer av, to cost about $10,000. No architect selected.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—The East River Building Co., 57 East 111th st, is taking bids on carpenter work for the 4-sty apartment in Barclay st, between McClellan st and Ditmars av, for John Katzman, 790 Riverside Drive, Manhattan. Edward Hahn, Bridge Plaza, architect. Mason Construction Co., 661 Tinton av, Bronx, mason. Cost, about $150,000.

THOMPSON ST.—The Thompson Construction Co., 226 Lafayette st, owner and builder, is taking bids on subs for a 6-sty tenement with store, 50x100 ft., at 101-103 Thompson st, from plans by Louis Sheinart, 194 Bowery. Cost, about $35,000.

CHURCHES.

ELMHURST, L. I.—Frank A. Collins, 24 Locust st, Flushing, architect, is taking bids for alterations to the church corner of Queens Boulevard and Weimer st for the First Presbyterian Church of Newtown, L. I., F. D. Simonson, chairman.

RIDGEFIELD PARK, N. J.—Bids will close about January 1 for the 2-sty school and 1-sty church in Mount Vernon st for St. Francis R. C. Church, Rev. John M. McDonald, 114 Mt. Vernon st, rector. F. J. Schwarz, 113 Ellison st, Paterson, N. J., architect. Cost, about $30,000.

DWELLINGS.

HACKENSACK, N. J.—Bids will close December 15 at the office of L. S. Beardsley, 38 West 32d st, Manhattan, architect, for a 2½-sty hollowe tile and stucco residence at the corner of Union and Berry sts, for Henry Eckerson, president Jersey City Dairy Co., Atlantic st. Cost, about $22,000.

ELIZABETH, N. J.—Robert P. Smith, 498 Summit av, Jersey City, N. J., has completed plans for two 2½-sty frame residences, 22x30 ft., on Westfield av, Elmora section, to cost about $4,000 each. Harry A. Smith, Westfield av, agent in charge, is taking bids on mason and carpenter work.

HARTSDALE, N. Y.—John F. Rowley, architect and owner, is taking bids on general contract for a 1½-sty frame residence at Greenacres, to cost about $6,000.

GREENWICH, CONN.—Slee & Bryson, 154 Montague st, Brooklyn, architects, are taking bids for a 2½-sty terra cotta block residence for W. C. Parsons, 357 Ovington av, Brooklyn. Cost, about $12,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The Independent Wet Wash Laundry Co., Nathan Boslefsky, 207 Thatford st, owner, is taking bids on revised plans for a 4-sty laundry and stable, 65x100 ft., in the east side of Ames st, near Riverdale av, from plans by E. M. Adelsohn, 1776 Pitkin av. Cost, about $15,000.

PUBLIC BUILDINGS.

ST. GEORGE, S. I.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for the Richmond Court House from plans by Carrere & Hastings. Sub bids are desired prior to December 18.

ST. GEORGE, S. I.—Additional figures are being received for the 4-sty court house, 150x150 ft., at DeKalb to Wall sts, Stuyvesant to Jay sts and Hamilton st, for the City of New York, Charles J. McCormack, Borough President. Carrere & Hastings, 225 5th av, Manhattan, architects. Cost, about $350,000.

SCHOOLS AND COLLEGES.

BRONX.—John J. Van Pelt, 381 4th av, architect, is taking bids for a 4-sty brick parochial school at 2506 Marion av for the Church of Our Lady of Mercy, rector, Rev. Father P. N. Breslin, 2496 Marion av. Cost, about $100,000.

BRONX.—The City of New York, Department of Education, Park av and 59th st, is taking bids on general construction and plumbing and drainage to close December 21 at 3 p. m. for the 5-sty P. S. 54 to be erected on the west side of Intervale av, from Chisholm st to Freeman st from plans by C. B. J. Snyder. Cost, about $320,000.

THEATRES.

MANHATTAN.—Fred Lang, on premises, owner, is taking bids for alterations to the two residences 266-268 East 78th st into a moving picture theatre and loft, from plans by Otto Spannhake, 233 East 78th st. Cost, about $6,000.

MANHATTAN.—Thomas W. Lamb, 644 8th av, architect, is taking bids on masonry for alterations to the garage 2182-2186 Broadway for a moving picture theatre and stores for the Coe Estate, 69 Wall st. Continental Motion Picture Co., care of architect, lessee. Cost, about $15,000.

SCRANTON, PA.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for the Stand Theatre here from plans by Thomas W. Lamb, Manhattan. Sub bids are desired prior to December 7.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

32D ST.—Axel S. Hedman, 371 Fulton st, Brooklyn, is revising plans for alterations to the 5-sty residence 19 East 32d st, for store and apartment purposes, for the 19 East 32d St. Co., Thos. E. Rhinehard, president, 62 Cedar st. Cost, about $10,000.

10TH AV.—Otto Reissmann, 147 4th av, has completed plans for alterations to two 5-sty apartments 628-30 10th av for G. Kaufman, 628 10th av, owner, who will take bids. Total cost, about $4,000.

RIVERSIDE DRIVE.—Harold L. Young, 1204 Broadway, has completed plans for the 6-sty apartment at the southeast corner of Riverside drive and 161st st for the Melvin Construction Co., 189 Broadway. Cost, about $300,000.

BROADWAY.—Jas. S. Bush, 239 Broadway, has completed plans for alterations to the 4-sty apartment 1231 Broadway for E. D. J. Finney and B. J. Sutton, 24 West 59th st. Cost, about $8,000.

106TH ST.—A. L. Kehoe, 1 Beekman st, has completed plans for alterations to two 5-sty tenements at 166-68 East 106th st for Pauline Moskowitz, 1990 7th av. Cost, about $7,000.

DWELLINGS.

5TH AV.—Plans are nearly completed for the 4-sty brick and foreign stone residence, 100x110 ft., at the northease corner of 5th av and 91st st for Otto Kahn, 52 William st. C. P. H. Gilbert, 1123 Broadway, architect. Rene Sargeant, Paris, France, consulting engineer. Thompson Starrett Co., 49 Wall st, general contractor.

80TH ST.—C. P. H. Gilbert, 25th st and Broadway, has about completed plans for two 6-sty residences at 4 and 8 East 80th st for F. W. Woolworth, Woolworth Building.

HOSPITALS AND ASYLUMS.

AMSTERDAM AV.—William Keegan, 108 Milton st, Brooklyn, has completed plans for alterations to the home at the southwest corner of Amsterdam av and 104th st for the Home of the Relief of Destitute Blind, on premises. William Crawford, 5 East 42d st, general contractor. Cost, about $10,000.

LENOX AV.—Bids were received by Bellevue & Allied Hospitals for alterations to the power house and ambulance station at Lenox av, 136th and 137th sts, from plans by J. Freedlander, 244 5th av. F. A. Burdett & Co., 16 East 33d st, consulting engineers. Pattison Bros., 1182 Broadway, ventliating and electrical engineers. For construction the Tower Construction Co., Inc., 1 Madison av, low bidder at $39,577. For alterations to the hospital building, A. W. King, 1511 Bryant av, was low bidder at $14,871 for masonry, carpentry, etc.

WARDS ISLAND.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 3-sty hospital, 75x115 ft., at the Manhattan State Hospital for the New York State Hospital Commission. Cost, about $110,000.

BLACKWELLS ISLAND.—Chas. B. Meyers, 1 Union sq, is revising plans for alterations to the city hospital building opposite East 53d st for the City of New York, Department of Public Charities, John A. Kingsbury, commissioner, Municipal Building. Cost, about $50,000.

WARD'S ISLAND.—Lewis F. Pilcher, Capitol, Albany, is preparing final plans for the 3-sty hospital, 175x200 ft., for acute diseases, at the Manhattan State Hospital, to cost about $215,000.

MUNICIPAL WORK.

MANHATTAN.—Bids were received by the Department of Parks for paving Riverside Drive from about 120th st to Grant's Tomb and from about 112th st to about 120th st and west of Grant's Tomb to the Viaduct at 128th st. The low bidders for paving with asphaltic concrete on cement foundation are Asphalt Construction Co., Madison av and 137th st for item 1 at $32,438.30; item 2, $31,686.30; item 3, $34,-134.10; item 4, $33,300.60, and for item 5, $30,-674.30; Sicillian Asphalt Paving Co., 41 Park Row, item 6 at $29,781.40.

MANHATTAN.—Bids were received by the City of New York, Department of Water Supply, Gas & Electricity, William Williams, Municipal Building, for water main and appurtenances at 3d, Madison and Park avs, in 42d and East 53d sts. Beaver Engineering & Contracting Co., 51 Chambers st, low bidder at $10,-887.33.

PUBLIC BUILDINGS.

PINE ST.—Foster & Gade, 15 West 38th st, are preparing preliminary sketches for the 2-sty post office building at 73-77 Pine st for the Buckhout Realty Co., foot of East 30th st. U. S. Government, lessee. Final plans will be completed early next year.

STABLES AND GARAGES.

40TH ST.—Nast & Springsteen, 21 West 45th st, are preparing plans for remodeling the 2-sty brick and stone garage and salesrooms at 147 East 40th st for Duncan Phyfe, care of Jas. Kyle & Sons, 421 Lexington av. Hahn & Rosenfeld, 147 East 40th st, lessees.

NORFOLK ST.—Horenburger & Bardes, 122 Bowery, have completed plans for alterations to the brick stable, 22x76 ft., at 134 Norfolk st, for Nathan Cohn, 140 East Broadway. Cost, about $5,000. Bids on general contract will be taken about December 17.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Razeth & Cella, 630 8th av, contemplate remodeling the restaurant, 25x100 ft., at 632 8th av, to cost about $10,000. No architect selected.

MADISON AV.—John B. Snook Sons, 261 Broadway, are preparing plans for a 6-sty store, office and loft building at 77 Madison av, southwest corner of 28th st, for the Estate of Eliza M. Bailey, Hermann H. Camman, 84 William st, trustee. Cost, about $40,000.

PARK AV.—Mrs. Ella Delarge, 101 East 55th st, contemplates making alterations to the building southeast corner of Park av and 56th st for a dressmaking establishment. Patrick H. Smith Estate, care of Duross Co., 155 West 14th st, owner.

THEATRES.

42D ST.—Thomas W. Lamb, 644 8th av, has completed preliminary plans for alterations to the 3-sty theatre at 201-207 West 42d st, northwest corner of Broadway, for Oscar Hammerstein, 201-207 West 42d st. Cost, about $40,000.

BROADWAY.—Thomas W. Lamb, 644 8th av, is preparing preliminary plans for a 2 and 20-sty theatre, offices and mercantile building at 1599-1601 Bradway and 215-225 West 48th st for Leonard I. Hill et al, 221-225 West 48th st. Cost, about $350,000. Architect superintends.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MARMION AV.—Maximilian Zipkes, 405 Lexington av, has been commissioned to prepare plans for a 5-sty apartment at the southwest corner of Marmion av and 179th st to cost about $50,000. Eifel Construction Co., on premises, owner.

FREEMAN ST.—Excavating is under way for the 6-sty apartment, 43x100 ft., at the southwest corner of Freeman st and Stebbins av, to cost about $60,000. Owner's name for the present withheld.

CROTONA AV.—Lucian Pisciotta, 391 East 149th st, is preparing plans for a 5-sty apartment, 75x80 ft., at the northwest corner of Crotona av and 187th st, to cost about $70,000. Owner's name for the present withheld.

VYSE AV.—Goldner & Goldberg, 391 East 149th st, are preparing revised plans for three 5-sty apartments, 94x150x50x125 ft., at the northwest corner of Vyse av and 180th st for the Mott Avenue Realty Co., 145th st and Southern Boulevard, owner and builder, who will take bids about February 1. Cost, about $160,000.

HOSPITALS AND ASYLUMS.

CHARLOTTE ST.—Lewis A. Abramson, 220 5th av, will take bids about January 15 for the 4-sty hospital, 50x127 ft., for the Bronx Hospital Association, Dr. Alexander Goldberg, 1385 Fulton av, president, to be erected at the south east corner of Charlotte st and Crotona parkway, at a cost of $300,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids December 7 for flooring, slate, carpenter and iron work, hardware and painting; also plumbing fixtures and connections and private sewers for the fitting up of pupils' toilets and teachers' room in P. S. 47. All bids were laid over.

STORES, OFFICES AND LOFTS.

187TH ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for five 1-sty stores, 100x38x13 ft., at the southeast corner of 187th st and Valentine av, for Russo-Iodice Co., 2364 Lorillard pl, owner and builder. Cost, about $5,000.

SOUTHERN BOULEVARD.—William V. Klehnle Co., 1034 Prospect av, contemplates installing two stores in the two 3-sty residences 1239-1241 Southern Boulevard. Owner will build.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ARLINGTON AV.—Herman E. Funk, 1008 Gates av, is preparing plans for a 3-sty tenement, 25x75 ft., on the south side of Arlington av, 50 ft. east of Miller av, East New York, for Alfret Nussle. Owner and architects will call for bids.

12TH AV.—M. A. Cantor, 373 Fulton st, is preparing plans for two 4-sty apartments, 20x100 ft., at the northeast corner of 12th av and 43d st for the N. & S. Realty Co., 1255 40th st, owner and builder.

CHURCHES.

CLINTON AV.—Dodge & Morrison, 135 Front st, Manhattan, are preparing plans for rebuilding the church and chapel on the west side of Clinton av, between Fulton st and Atlantic av, for St. Luke's P. E. Church, Rev. H. C. Swentzel, pastor, 528 Clinton av. Bids will be called about December 15 on the chapel.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education, Park av and 59th st, for installing electric elevator in the Manual Training High School. C. B. J. Snyder, 500 Park av, architect. Gurney Elevator Co., 62 West 45th st, Manhattan, low bidder at $6,400.

LEONARD ST.—Bids were received by the Board of Education December 7 for the general construction of additions and alterations to P. S. 18. Frymier & Hanna Co., 25 West 45th st, Manhattan, low bidder at $102,271. Also for plumbing, Edward J. Belford low bidder at $9,358. C. B. J. Snyder, 59th st and Park av, Manhattan, architect.

BROOKLYN.—Bids were opened by the Board of Education December 7 for installing electric elevator in the Manual Training High School. Gurney Elevator Co., low bidder at $6,400.

BROOKLYN.—The Board of Education opened bids December 7 for installing heating and ventilating apparatus and for installing temperature regulation in new P. S. 169. For item 1, Blake & Williams, low bidders at $43,484. For item 2, Johnson Service Co. at $3,975.

BROOKLYN.—Bids were opened by the Board of Education December 7 for additions, alterations and repairs to electric equipment in the Boys High School, Commercial Construction Co., low bidder at $6,639; P. S. 82 and P. S. 141, Eugene Frank at $721 and $2,848; P. S. 126, Commercial Construction Co. at $2,800.

BROOKLYN.—Bids were opened by the Board of Education December 7 for installing prevocational shop equipment in P. S. 5 and P. S. 158, Frank Tracy low bidder at $895 and $845.

STABLES AND GARAGES.

3D AV.—Raphael Coporale, 1929 63d st, has about completed plans and will call for bids about December 12 for the 2-sty brick garage, 32x100x40 ft., on the west side of 3d av, 28 ft. north of 7th st, for George Carrizzo, 200 6th st, Brooklyn. Cost, about $8,000.


# A Case Worth Considering

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*Contemplated Construction—Continued.*

THEATRES.

BROADWAY. — Louis Allmendinger, 926 Broadway, is preparing plans and will take bids on general contract about December 16 for alterations and extensions to the 1-sty brick moving picture theatre, 50x60 ft., on the south side of Broadway, 122 ft. west of Chauncey st, for Julius Hilder, Hotel Astor, Broadway and 44th st, Manhattan. Henry Mayer, 1746 Broadway, Brooklyn, lessee. Cost, about $8,000.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA, L. I.—Edward Hahn, 7 Skillman pl, L. I. City, is preparing sketches for a 4-sty apartment on the east side of 7th av, 240 ft. north of Broadway, for Peter Connelly, builder, care of James B. Thomas, 7 Skillman pl, L. I. City. Cost, about $20,000.

ROCKAWAY BEACH, L. I.—Philip Caplan, 477 Boulevard, is preparing plans for a 3-sty apartment, 50x55 ft., on Eldert av, near Boulevard, for P. M. Lynch, 42 Waverly av. Cost, about $12,000.

QUEENS, L. I.—J. M. Grady, Corn Exchange Bank Building, 1 Bridge Plaza, L. I. City, has been commissioned to prepare plans for three apartments on the south side of Nelson av, 25 ft. south of Carolyn st, for the First Ward Building Co., care of J. A. Walker, president, Tarrytown, N. Y.

LONG ISLAND CITY.—J. M. Grady, 1 Bridge Plaza, has completed plans for a 4-sty brick tenement, 25x75 ft., on 6th av, 331 ft. north of Webster av, for Michael Dalvano, care of architect. Cost, about $10,000.

CORONA, L. I.—R. W. Johnson, 10 Grove st, has completed plans for three 3-sty tenements, 20x54 ft., at the southeast corner of Jackson av and McKinley st for James Callan, 107 51st st, Corona, owner and builder. Total cost, about $27,000.

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LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, is preparing plans for a 4-sty tenement, 50x75 ft., on the west side of Steinway av, 239 ft. south of Graham av, for Jere F. Ryan, 1 Bridge Plaza, owner and builder. Cost, about $20,000.

DWELLINGS.

CORONA, L. I.—Eugene A. Ohmes & Co., 341 5th av, Manhattan, have completed plans for a 2½-sty hollow tile and stucco residence on Ditmas av for Dr. M. Dolot, 89 Av C, Manhattan. Cost, about $10,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for ten 2-sty frame residences, 18x49 ft., on Fleming pl, near Rockaway rd, for Herbert A. O'Brien, Rockawy rd, owner and builder. Total cost, about $30,000.

QUEENS, L. I.—Robert Kurz, Jamaica, L. I., has completed plans for a 2-sty frame residence, 18x32 ft., on the north side of Queens Parkway, 40 ft. east of Euclid av, for Grace R. Stewart, corner of Euclid and Hollis avs. Cost, about $5,000. Thos. Gerus, Jamaica, L. I., general contratcor.

RICHMOND HILL, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, have completed plans for two 2-sty frame residences in the west side of Ward st, 140 ft. south of Liberty av, for Charles Holmes, this place, owner and builder. Total cost, about $6,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, Morris Park, L. I., has completed plans for six 2½-sty brick residences, 20x55 ft., on Harriman av, near Sheldon av, for Max Gross, Chas. Steiner and Ignatz Wohl, this place, owners and builders. Total cost, about $35,000.

QUEENS, L. I.—Robert Kurz, Jamaica, L. I., has completed plans for a 2-sty frame residence, 18x32 ft., at the northeast corner of Queens Parkway and Euclid av, for George Curth, 789 Herkimer st, Brooklyn. Thos. Gerus, Jamaica, general contractor. Cost, about $5,000.

RICHMOND HILL.—H. T. Jeffrey & Son, 923 Lefferts av, have completed plans for a 2-sty frame residence, 18x40 ft., on Hillside av, east of Union av, for Mrs. Sarah Ryder, Lefferts av, owner. Architects build. Cost, about $5,000.

MASPETH, L. I.—E. Rose & Son, Elmhurst, L. I., have completed plans for six 2-sty brick residences in Linden st, near Fiske av, for Henry J. Pase, Calmus rd, Elmhurst, owner and builder. Total cost, about $25,000.

ELMHURST, L. I.—E. Rose & Son, Elmhurst, have completed plans for a 2-sty frame residence, 46x21 ft., in 3d st, near Anderson av, for Adam Villhauer, 64 Strycker av, Woodside, L. I. Cost, about $4,000. Owner will handle general contract.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Steel work is up to the 2d tier on the 5-sty factory in Williams st, Harris and Ely avs, for Frederick Ayer, 141 Milk st, Boston, Mass. Sterling Gum Co., 111 5th av, Manhattan, lessee. J. O'Dell Whitenack, 231 West 18th st, Manhattan, general contractor. Evergreen Construction Co., 244 Jackson av, Hunter's Point, contractor for foundations. Cost, about $150,000.

HALLS AND CLUBS.

LONG ISLAND CITY.—The Long Island City Lodge of Fraternal Order of Eagles, 1509 Fetlers Hall, Steinway and Woolsey avs, Frank Chmelik, architect, 796 2d av, L. I. City, chairman of building committee, contemplates the erection of a 3-sty clubhouse on the west side of Steinway av, 100 ft. south of Wilson av, to cost about $30,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education December 7 for installing prevocational shop equipment in P. S. 85. Frank Tracy, low bidder at $1,235.

QUEENS.—The Board of Education opened bids December 7 for alterations and additions to the electric equipment in the Jamaica Training School, Eugene Frank, low bidder at $5,650.

STABLES AND GARAGES.

FAR ROCKAWAY, L. I.—J. P. Powers & Co., 558 Boulevard, Rockaway Beach, are preparing plans for a 1-sty concrete private garage, 100x106 ft., at the southeast corner of Carnaga av and Grove st for Edward Moran, care of architects. Cost, about $15,000.

## Richmond.

DWELLINGS.

CLIFTON, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are revising plans for a 2½-sty frame residence, 34x36 ft., for Cornelius G. Kolff, 128 Stuyvesant pl, New Brighton, S. I. Cost, about $6,000.

SCHOOLS AND COLLEGES.

RICHMOND.—The Board of Education opened bids December 7 for alterations and additions to the electric equipment in P. S. 15. New York Construction Co. low bidder at $2,463.

## Nassau.

DWELLINGS.

GREAT NECK, L. I.—F. L. DuBosque, care of John O. Powers, 11 West 25th st, contemplates the erection of a 3-sty frame and shingle residence, 40x30 ft., from private plans.

MANHASSET, L. I.—J. Wilford Kirst, 12 North Broadway, Yonkers, has completed plans for a 2½-sty frame residence, 24x39 ft., for I. F. Cunningham, 139 Woodworth av, Yonkers, owner, who will take bids on separate contracts. Cost, about $5,000.

STABLES AND GARAGES.

MILL NECK, L. I.—Excavating is under way for the 2-sty garage and cottage, 40x100 ft., near Oyster Bay, for Irving Brokaw, 985 5t hav, Manhattan. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Tredennick Co., 1123 Broadway, Manhattan, general contractor.

## Suffolk.

HOSPITALS AND ASYLUMS.

CENTRAL ISLIP, L. I.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 2-sty addition to the laundry at the State Hospital for the New York State Hospital Commission, H. B. Hanify, secretary. Cost, about $20,000.

## Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—The American Real Estate Co., Park Hill, has completed plans for a 3-sty frame and stucco apartment, 64x30 ft., on Riverdale av for Miss Edna B. Lewis, 117 Radford st. Cost, about $12,000.

CHURCHES.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, has completed plans for a 1½-sty brick church, 40x50 ft., in Jackson st for the Hungarian Presbyterian Church, Andrew Szilagui, 62 Hawthorne av, pastor. Cost, about $8,500.

DWELLINGS.

OSSINING, N. Y.—T. F. Dunn, Palisade, N. J., has completed plans for a 2½-sty residence, 33x30 ft., at Narragansett and Ridgewood avs, for Jas. A. O'Neil, care of architect, who is taking bids on general contract about December 17. Cost, about $6,000.

SCARSDALE, N. Y.—Ernest Greene, 5 Beekman st, Manhattan, has been commissioned to prepare plans for a residence on Edgemont rd for C. F. Bond, 479 East 17th st, Brooklyn.

HALLS AND CLUBS.

WHITE PLAINS, N. Y.—The Women's Club, Mrs. J. L. Lockwood, 36 South Broadway, president, contemplates the erection of a clubhouse here to cost about $40,000. Funds are being raised and it will probably be a year before any action is taken. No architect selected.

NEW ROCHELLE, N. Y.—B. P. O. Elks, No. 756, Dr. J. H. Brennan, master, 65 North st, contemplates the erection of a rear addition, probably of stone and concrete, to the lodge building 25 Bank st, from plans by Wm. M. Ferguson, care of H. J. Hardenbergh, 47 West 34th st, Manhattan. Cost, about $20,000.

STABLES AND GARAGES.

YONKERS, N. Y.—George S. Cowles, 4-6 Warburton av, has completed plans for 2-sty brick city stables, 60x126 ft., in Alexander st, for the city of Yonkers, Ed. Walsh, secretary Board of Contracts, City Hall. Cost, about $38,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—(Sub.).—Chas. A. Frommeyer, 5904 14th av, has received the plumbing contract for a 4-sty brick tenement southwest corner of 50th st and 12th av for Paul J. Connelly, 5107 New Utrecht av, from plans by A. G. Carlson, 157 Remsen st. Owner will handle general contract. Cost, about $28,000.

MANHATTAN.—Cruikshank & Fraser, 103 Park av, have received the general contract to alter the residence at the northwest corner of Madison av and 54th st, into a 4-sty store and apartment house for the 342 Madison Av. Co., care of Pease & Elliman, 340 Madison av. Chas. C. Halsey and T. J. S. Flint, lessee. Chas. Thain, 1181 Broadway, architect. Cost, about $10,000.

DWELLINGS.

BROOKLYN.—Miller-Reed Co., 103 Park av, Manhattan, has received the general contract to erect a 6-sty rectory at 296-98 Vanderbilt av for the R. C. Church of All Saints, Bishop George W. Mundelein, 368 Clermont av. Gustave Steinback, 15 East 40th st, Manhattan, architect.

BROOKLYN.—Saches Bros., 657 East 32d st, Brooklyn, have received the general contract to erect a 2½-sty shingle and stucco semi-bungalow in the east side of East 18th st, 100 ft. south of Tennis court, for William B. Baker, 219 East 17th st. Slee & Bryson, 154 Montague st, architects. Cost, about $7,500.

HUNTINGTON, L. I.—Dickerson Bros., Huntington, L. I., have received the general contract to erect a 2½-sty frame and stucco residence and garage for Gilbert Scudder, Park av. D. M. Dusenbury, Main st, architect. Cost, about $6,000.

SOUTH ORANGE, N. J.—(Sub.).—Richard & Clark, 25 Condit terrace, West Orange, have received the mason work, and Frank V. Hays, 15 Whittlesey av, West Orange, the carpentry for the 2-sty frame residence on the south side of Melrose av for O. S. Thompson, Jr., 334 South Valley rd, Orange, N. J. Jos J. Marsh, 17 Cone st, Orange, N. J., architect. Cost, about $7,000.

HARTSDALE, N. Y.—A. A. Johnson, 58 Davis av, White Plains, has received the general contract to erect a 2½-sty frame residence at Greenacres for Jos. F. Duffy, 1 Broadway, Manhattan. Louis Petry, Depot square, White Plains, N. Y., architect. Cost ,about $8,500.

CLIFFSIDE PARK, N. J.—Eugene Brunner, 5134 Boulevard, West New York, N. J., has received the general contract to erect a 2½-sty frame bungalow, 18x26 ft., on the west side of Commercial av, for William Penn Realty Co., care of general contractor. Plans prepared privately. Cost, about $4,000.

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FACTORIES AND WAREHOUSES.

MANHATTAN.—W. G. Jones, 165 Broadway, and Rohdenburg & Co., 110 West 40th st, have received the general contract for alterations to the offices and factory at 8-14 West 38th st for the J. J. Steindler Co., 8 West 38th st, Wurzburger & Hecht, 142 5th av, lessees. John J. Klaver, 225 5th av, architect.

ILION, N. Y.—(Sub.).—The Lackawanna Bridge Co., 2 Rector st, Manhattan, has received the steel contract for three 4-sty factory buildings in Otsego st for the Remington Arms Union Metallic Cartridge Co., 299 Broadway, Manhattan. H. M. Wharton, 30 Church st, Manhattan, engineer. James Stewart & Co., Inc., 30 Church st, Manhattan, general contractor.

LONG ISLAND CITY.—American Concrete Steel Co., Locust av, Brooklyn, has received the general contract to erect a 4-sty reinforced concrete lithographing factory in the south side of Meadow st, from Pearson st to Anable av, for the Degnon Realty & Terminal Improvement Co., 30 East 42d st. Brett Lithographing Co., 613 West 129th st, lessee. William Higginson, 13-21 Park Row, Manhattan, architect. Cost, about $145,000.

HOSPITALS AND ASYLUMS.

BATH, N. Y.—The New York Construction Co., 1328 Broadway, Manhattan, has received the contract for alterations to the electric plant and underground piping, steam, etc., to the New York State Soldiers' & Sailors' Home. Lewis F. Pilcher, Capitol, Albany, architect. Cost, about $10,500.

HOTELS.

MANHATTAN.—Rhodenberg & Jones, Inc., 110 West 40th st, have received the general contract to make alterations and additions to the Hotel Blackstone, 50 East 58th st for the Swetland Realty Co., Inc., Horace M. Swetland, 239 West 39th st, owner. Denby & Nute, 333 4th av, architects.

SCHOOLS AND COLLEGES.

SOUTH NORWALK, CONN.—H. W. Mather, Norwalk, Conn., has received the general contract to erect a 2-sty brick and local stone school on Prospect av for the city of Norwalk, Dr. J. Milton Coburn, chairman School Board, 55 South Main st. J. A. Jackson, 1123 Broadway, Manhattan, architect. Cost, about $40,000.

BROOKLYN.—Frymier & Hanna Co., 25 West 45th st, Manhattan, has received the general contract to make additions and alterations to P. S. 18 at Leonard and Maujer sts for the Department of Education, 59th st and Park av. C. B. J. Snyder, 59th st and Park av, architect. E. J. Belford, 323 Smith st, Brooklyn, plumbing contract. Cost ,about $270,000.

STORES, OFFICES AND LOFTS.

KEANSBURG, N. J.—Hart & Lloyd, Church st, Keansburg, have received the general contract to erect eight 1-sty frame stores and open air moving picture theater at Beachway and Highland av for Geo. C. Rubino and William E. Burkhart, care of Herman V. Rubino, 50 Broad st, Manhattan. Cost, about $5,000. Plans prepared privately.

MANHATTAN.—(Sub.).—Albia Gustafson, 34 East 29th st, has received the wiring contract for alterations to the telephone building 111-115 West 38th st for the New York Telephone Co., 15 Dey st. E. A. Munger, care of owner, architect. Gillies Campbell Co., 101 Park av, general contractor. Cost, about $10,000.

MANHATTAN.—Rheinstein & Haas, 101 Park av, have received the general contract for alterations to the department store 28-30 West 23d st st, for loft and store purposes, for the Stern Estate, Louis Stern, 569 5th av. Starrett & Van Vleck, 45 Union sq, architects. Cost, about $20,000.

MISCELLANEOUS.

BROOKLYN.—P. J. Carlin Construction Co., 1123 Broadway, Manhattan, has received the general contract to erect six frame elevated stations and two trainmen's buildings on the Liberty av line for the New York Municipal Railway Corporation, subsidiary of Brooklyn Rapid Transit Railway Co., 85 Clinton st. Plans were prepared privately.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

FACTORIES AND WAREHOUSES.

GRAND ST, 256, store and work room, 2-sty, brick, 25x60; cost, $3,500; owner, Herman Goetze, 412 West 146th st; architect, Chas. H. Dietrich, 529 East 138th st. Plan No. 366.

STORES, OFFICES AND LOFTS.

BROADWAY, 1599-1601, and 48th st, 215-225 West; 2 and 20-sty brick fireproof theatre, offices and mercantile building, dimensions irregular; cost, $350,000; owners, Leonard Hill and others, 221-225 West 48th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 365.

### Bronx.

DWELLINGS.

224TH ST, s s, 341.6 e Paulding av, 1-sty frame dwelling, 22x20, tar and gravel roof; cost, $400; owner, Buonaventuro De Lea, 1034 East 224th st; architect, Geo. P. Crosier, 223d st and White Plains ave. Plan No. 562.

FACTORIES AND WAREHOUSES.

CROMWELL AV, e s, 237.11 s 151st st, 1-sty brick storage, asbestos roof, 36x80; cost, $1,500.-00; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 564.

STABLES AND GARAGES.

BOSTON RD, e s, 199.9 s 169th st, 1-sty brick garage, 60x95, slag roof; cost, $10,000; owner, A. C. Grossman, 1262 Boston rd; architect, Fred Hammond, 391 East 149th st. Plan No. 563.

STORES AND TENEMENTS.

183D ST, n e cor Andrews av, 5-sty brick tenement, 50x90, plastic slate roof; cost, $50,-000; owners, West 183d St Bldg. Co., John H. Beckman, 2322 Loring pl, president; architect, Andrew J. Thomas, 2526 Westchester av. Plan No. 560.


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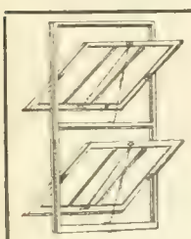
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MISCELLANEOUS.

STORY AV, n s, 280 e Castle Hill av, 1-sty frame shed, 24x20; cost, $150; owner, Margaret Olson, on premises; architect, Fred. Hammond, 391 East 149th st. Plan No. 561.

## Brooklyn.

DWELLINGS.

WEST 29TH ST, e s, 220 s Mermaid av, 1-sty frame dwelling, 14x60, gravel roof, 1 family; cost, $800; owner, Chas. Mann, 2939 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8322.

47TH ST, n s, 60 e 14th av, two 2-sty frame dwellings, 20.6x48, shingle roof, 2 families each; total cost, $11,000; owner, John H. Connelly, 5107 New Utrecht av; architect, M. Rosenquist, 5314 13th av. Plan No. 8319.

CONEY ISLAND AV, w s, 25 s Greenwood av, 2-sty brick dwelling, 13x32, gravel roof, 1 family; cost, $3,000; owner, Wm. Schuman, 239 East 5th st; architect, B. F. Hudson, 319 9th st. Plan No. 8321.

CONEY ISLAND AV, w s, 38 s Greenwood av, four 2-sty brick dwellings, 18x36, — roof, 1 family each; total cost, $12,000; owner, Wm. Schuman, 239 East 5th st; architect, B. F. Hudson, 319 9th st. Plan No. 8320.

OCEAN PKWAY, n e cor Neptune av, 2-sty frame dwelling, 29x32, shingle roof; cost, $2,000; owner, Wm. Johnson, 186 Prospect Park West; architect, A. D. Hinsdale, 96 Coney Island av, Plan No. 8290.

EAST 18TH ST, e s, 360 n Av O, 2-sty frame dwelling, 27.2x31.8, shingle roof, 1 family; cost, $4,000; owners, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 8381.

WEST, 24TH ST, e s, 220 s Mermaid av, 1-sty frame dwelling, 16x32, gravel roof, 1 family; cost, $1,200; owner, Antonio Esposito, 234 Hamilton av; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 8345.

OCEAN AV, e s, 84.11 n Ditmas av, 2-sty frame dwelling, 30x46.6, shingle roof, 1 family; cost, $10,000; owner, Jos Balzarine, 2715 Surf av; architect, John C. Wandell, 4 Court sq. Plan No. 8378.

OCEAN AV, e s, 134 n Ditmas av, 2-sty frame dwelling, 30x46.6, shingle roof, 1 family; cost, $10,000; owner, Fredk. Magola, 17th st and Surf av; architect, John C. Wandell, 4 Court sq. Plan No. 8377.

WEST 33D ST, w s, 260 s Mermaid av, 1-sty frame dwelling, 18x35, shingle roof, 1 family; cost, $1,150; owner, Miss J. McManus, Surf av and West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8403.

WEST 33D ST, w s, 260 s Mermaid av, 1-sty frame dwelling, 18x85, shingle roof, 1 family; cost, $1,250; owner, M. McManus, Surf av and West 20th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8404.

82D ST, n s, 114.1 w 5th av; six 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, $27,000; owner, Edw. Edwards, 422 81st st; architect, Wm. H. Harrington, 510 57th st. Plan No. 8410.

CHURCH AV, s s, 213.9 e Flatbush av, five 2-sty brick dwellings, 16x52, slate roof, 1 family each; total cost, $25,000; owner, Erasmus Bldg. Co., 134 Broadway; architect, Adam Fischer, 373 Fulton st. Plan No. 8384.

CHURCH AV, s s, 294.6 e Flatbush av, 2-sty brick dwelling, 20x52, slate roof, 1 family; cost, $5,000; owner, Erasmus Bldg. Co., 134 Broadway; architect, Adam Fischer, 373 Fulton st. Plan No. 8385.

EAST 18TH ST, e s, 100 s Tennis court, 2-sty frame dwelling, 24x39.8, shingle roof, 1 family; cost, $5,000; owner, W. B. Baker, 530 Coney Island av; architects, Slee & Bryson, 154 Montague st. Plan No. 8441.

FACTORIES AND WAREHOUSES.

HERZL ST, e s, 120 n Riverdale av, 2-sty brick laundry, 77x95, — roof; cost, $15,000; owner, Independent Wet Wash Laundry Co., 207 Thatford av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8277.

44TH ST, n s, 260 w 17th av, 1-sty brick storage, 14x18, — roof; cost, $250; owner, Arthur W. Cherrington, on premises; architect, Ernest C. Thios, 66 Lawrence av. Plan No. 8270.

STILWELL AV, e s, 720 n Neptune av, 2-sty frame shop, 41x73.10, slag roof; cost, $5,000; owner, Topeka Asphalt Co., 147 4th av, Manhattan; architect, W. Richter, 4411 18th av. Plan No. 8372.

53D ST, n s, 1,088 w 1st av, 1-sty brick factory, 67x100, concrete roof; cost, $8,000; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfalender, 75 Pineapple st. Plan No. 8411.

FLEEMAN AV, s e cor C st, 2-sty brick storage, 25x40, slate roof; cost, $4,000; owner, A. Callora & Co., on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 8432.

FLEEMAN AV, e s, 25 s C st, 2-sty brick store and storage, 25x40, slate roof; cost, $3,500; owner, A. Callora & Co., on premises; architect, Henry Holder, Jr., 242 Franklyn av. Plan No. 8433.

STABLES AND GARAGES.

81ST ST, n s, 207 w 5th av, two 1-sty brick garages, 12x18, slag roof; total cost, $400; owner, Edw. Edwards, 422 81st st; architect, W. H. Harrington, 510 57th st. Plan No. 8282.

EAST 57TH ST, e s, 260 s Linden av, 1-sty frame stable, 18x52, gravel roof; cost, $400; owner, Charles McGiodden, on premises; architect, Geo. Martin, Kings highway and Ryder's lane. Plan No. 8283.

80TH ST, 159, 1-sty frame garage, 15x20, shingle roof; cost, $300; owner, Chas. H. Jacobus, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 8327.

CHESTER ST, e s, 50 s Blake av, 1-sty brick stable, 12x18, gravel roof; cost, $200; owner, Bessie Feinstein, 243 Chester st; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 8371.

EAST NEW YORK AV, n s, 180 e Troy av, 2-sty brick stable, 30x80, gravel roof; cost, $3,000; owner, Thos. E. McCormack, 810 Lincoln rd; architect, R. T. Rassmussen, 999 Bergen st. Plan No. 8367.

EAST 2D ST, w s, 140 s Av M, 1-sty frame stable, 15x12, shingle roof, cost, $300; owner, Harry Perry, 1550 East 2d st; architect, Ludwig Pearson, Ocean pkway and 18th av. Plan No. 8397.

EAST 7TH ST, e s, 260 s Av J, 1-sty brick garage, 15x22, tin roof; cost, $400; owner, Nelson B. Hadler, on premises; architect, Robert S. Paris, 3625 Av J. Plan No. 8386.

82D ST, n s, 117.1 w 5th av, six 1-sty brick garages, 12x18, slag roof; total cost, $1,200; owner, Edw. Edwards, 422 81st st; architect, Wm. H. Harrington, 510 57th st. Plan No. 8407.

CARROLL ST, n s, 446 e Kingston av, 1-sty brick garage, 16x20, gravel roof; cost, $450; owner, J. K. Cole Co., 1407 Carroll st; architect, Clarence L. Sefert, 110 West 40th st. Plan No. 8422.

57TH ST, n s, 410 e 16th av, 1-sty frame stable, 26x14, rubberoid roof; cost, $250; owner, Chas. W. Wimill, on premises; architect, Harry Olsen, 1633 51st st. Plan No. 8455.

STORES AND DWELLINGS.

LIVONIA AV, n e cor Hinsdale st, 3-sty brick store and dwelling, 20x60, gravel roof, 2 families; cost, $5,000; owner, Simon Halperin, 1414 Lincoln pl; architect, C. Infanger, 2634 Atlantic av. Plan No. 8334.

LIVONIA AV, s s, 20 e Hinsdale st, four 3-sty stores and dwellings, 20x45, gravel roof, 2 families each; total cost, $20,000; owner, Simon Halperin, 1414 Lincoln pl; architect, C. Infanger, 2634 Atlantic av. Plan No. 8335.

NOSTRAND AV, n w cor Lefferts av, 3-sty brick store and dwelling, 20x43.4, gravel roof, 2 families; cost, $4,800; owner, T. B. Leslie Co., 1592 President st; architect, D. Salvati, 425 Grand st. Plan No. 8415.

NOSTRAND AV, s w cor Sterling st, 3-sty brick store and dwelling, 20x43.4, gravel roof, 2 families; cost, $4,800; owner, T. B. Leslie & Co., 1592 President st; architect, D Salvati, 525 Grand st. Plan No. 8413.

NOSTRAND AV, w s, 20 s Sterling st, eight 3-sty brick stores and dwellings, 20x38.3, gravel roof, 2 families each; total cost, $16,000; owner, T. B. Leslie & Co., 1592 President st; architect, D. Salvati, 525 Grand st. Plan No. 8414.

STORES AND TENEMENTS.

BERGEN ST, s s, 100 w Howard av, two 4-sty brick tenements, 50x94.6, gravel roof, 20 families each; total cost, $50,000; owner, Max Applebaum, 76 Sutter av; architect, Benj. Cohn, 361 Stone av. Plan No. 8418.

HINSDALE ST, w s, 200 s Livonia av, two 4-sty brick tenements, 25x77, gravel roof, 8 families each; total cost, $28,000; owner, Wm. Robb, 325 Snediker av; architects, S. Millman & Son, 1780 Pitkin av. Plan ..o. 8342.

POWELL ST, w s, 280 s Riverdale av, two 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, $56,000; owner, Dammore Impt. Co., 2420 Van Siclen av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8343.

72D ST, s s, 90 w 5 av, 1-sty frame store, 13x32, tin roof; cost, $900; owner, Michael Agrest, 1339 73d st; architect, John C. Wandell, 4-5 Court sq. Plan No. 8376.

MISCELLANEOUS.

ROCKAWAY AV, s w cor Schenck av, frame roller coaster, 120x500; cost, $10,000; owner, Louis Berni, 216 West 26th st, Manhattan; architect, Jos. A. McKee, 6402 Germantown av, Philadelphia, Pa. Plan No. 8279.

GREENPOINT AV, n s, 109 w Provost st, 2-sty brick stable, 18.6x95, slag roof; cost, $3,500; owner, Empire City Gerard Co., on premises; architect, John C. Dryer, 75 Oakdale st. Plan No. 8357.

STILWELL AV, e s, 720 n Neptune av, 1-sty brick garage, 60x24, slag roof; cost, $1,000; owner, Topeka Asphalt Co, 147 4th av, Manhattan; architect, W. Richter, 4411 18th av. Plan No. 8374.

CHESTER ST, e s, 50 n Blake av, 1-sty frame shed, gravel roof; cost, $150; owner, Bessie Feinstein, 243 Chester st; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 8370.

PRESIDENT ST, n s, 80 w Brooklyn av, 3-sty brick dwelling, 28x66, — roof, 1 family; cost, $13,500; owner, Louis Cohen, 234a Vernon av; architect, J. S. Kennedy, 157 Remsen st. Plan No. 8316.

15TH AV, n w cor 46th st, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, $6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 8350.

15TH AV, n e cor 47th st, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, $6,000; owner, John H. Connelly, 5107 New Uterecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 8350.

## Queens.

DWELLINGS.

COLLEGE POINT.—13th st, e s, 275 w Av D, 1-sty frame dwelling, 20x20, tin roof, 1 family; cost, $900; owner and architect, M. Mulcahey, on premises. Plan No. 3686.

DUNTON.—Shore av, s w cor Dean st, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $3,000; owner, Max Gross, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 3700.

GLENDALE.—Clar pl, w s, 300 s Cooper av, 2-sty frame dwelling, 14x36, shingle roof, 1 family, steam heat; cost, $2,000; owner, Geo. Handley, 53 Dry Harbor rd, Glendale; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 3702.

JAMAICA.—Fleming pl, n s, 181 e Rockaway rd, two 2-sty frame dwellings, 37x49, tin roof, 2 families; cost, $5,000; owner, H. A. O'Brien, Rockaway road, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 3694-95-96-97. Eight houses cost, $20,000.

JAMAICA.—George st, e s, 140 n Dewey av, 2-sty frame dwelling, 18x34, shingle roof, 1 family; cost, $2,000; owner, Jamaica Home Providing Co., 16 North Washington st, Jamaica; architect, M. M. Wohl, P. O. Box No. 274, Jamaica. Plan No. 3689.

JAMAICA.—Herriman av, e s, 354 s Hillside av, two 2-sty brick dwellings, 40x55, tin roof, 2 families; cost, $8,000; owner, Max Gross, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 3699.

MASPETH.—Linden st, n s, 125 e Fisk av, six 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, $18,000; owner, Henry J. Pase, Calmus rd, Elmhurst; architect, E. Rose & Son, Grand st, Elmhurst. Plan No. 3688.

OZONE PARK.—Shattuck av, s w cor Hatch av, 2½-sty frame dwelling, 30x28, shingle roof, 1 family; cost, $1,700; owner, Wm. Gladding, 1140 Hatch av, Ozone Park; architect, Daniel Lauer, 800 Elmore pl, Brooklyn. Plan No. 3693

RICHMOND HILL.—Ward st, w s, 140 s Liberty av, two 2½-sty frame dwellings, 34x40, shingle roof, 1 family; cost, $5,000; owner, Chas Holmes, Richmond Hill; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 3698.

ST. JAMES PARK.—Sedgwick st, e s, 100 s Hughes st, eight 2-sty frame dwellings, 27x67, tin roof, 4 families each; total cost, $36,000; owner, Frank J. Weidner, 194 Forest av, Ridgewood; architect, Chas. H. Pfaff, 673 Enfield st, Brooklyn. Plan No. 3690.

EDGEMERE.—Ocean av, n s, 220 w Meredith av, 2-sty frame dwelling, 24x30, shingle roof, 1 family; cost, $2,500; owner, L. H. May, 18 West 27th st, Manhattan; architect, Paul S. Jargon, 56 West 45th st, Manhattan. Plan No. 3707.

EDGEMERE.—Frank av, e s, 1,960 n Boulevard, two 1-sty frame dwellings, 14x35, shingle roof, 1 family; cost, $3,000; owner, Rockaway Coast Realty Co, 351 Greenwood av, Richmond Hill; architect, owners. Plan Nos. 3715-16.

ELMHURST.—Horton st, n s, 225 w Chicago av, 2-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat; cost, $2,500; owners, Schneider & Schierloh, 29 Albertus av, Corona; architect, Edw. Schneider, 29 Albertus av, Corona. Plan No. 3704.

FAR ROCKAWAY.—Rochester av, e s, 200 n Edgemere av, 2-sty frame dwelling, 20x43, shingle roof, 1 family; cost, $3,000; owner, Geraldine Githens, 370 St. Nicholas av, Manhattan; architect, H. G. Mero, Lawrence, L. I. Plan No. 3711.

FAR ROCKAWAY.—Broadway, w cor St. Mary's court, 2½-sty frame dwelling, 21x40, shingle roof, 1 family, steam heat; cost, $4,000; owner, Mrs. E. Muhlbach, Far Rockaway; architect, J. J. Muhlbach, Far Rockaway. Plan No. 3714.

JAMAICA.—Union av, w s, 203 s Hillside av, 2-sty brick dwelling, 19x53, tin roof, 2 families; cost, $4,200; owner and architect, N. Rappoport, 36 North Washington st, Jamaica. Plan No. 3709.

LITTLE NECK.—Queens av, n w cor Hillside av, 2-sty frame dwelling, 23x25, shingle roof, 1 family, steam heat; cost, $3,500; owner, John M. Reihl, 68 William st, Manhattan; architect, W. E. Moore, 30 East 42d st, Manhattan. Plan No. 3706.

WHITESTONE.—20th st, n s, 150 w 6th av, 2-sty frame dwelling, 20x48, tin roof, 2 families, steam heat; owner, $3,850; owner, Henry Reigelhoff, Whitestone; architect, F. H. Grotz, Whitestone. Plan No. 3713.

MASPETH.—Clinton av, n s, 150 e Remsen st, 1-sty frame dwelling, 24x27, tin roof, 1 family; cost, $600; owner, Rowan A. Lucas, 198 Hull st, Maspeth. Plan No. 3723.

MIDDLE VILLAGE.—Pullis av, e s, 300 n Metropolitan av, 2-sty frame dwelling, 20x26, tin roof, 1 family; cost, $1,600; owner, Margaret Rhode, Metropolitan av, Middle Village; architect, Wm. Von Felde, Metropolitan av, Middle Village. Plan No. 3722.

QUEENS.—Queens parkway, n e cor Euclid av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, $2,200; owner, George Curth, 780 Herkimer st, Brooklyn; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3719.

QUEENS.—Queens parkway, n s, 40 e Euclid av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, $2,200; owner, C. G. Stewart, Hollis and Euclid avs, Queens; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3720.

STABLES AND GARAGES.

RICHMOND HILL.—Garfield av, e s, 95 s Brandon ave, 1-sty frame garage, 15x19, tin roof; cost, $300; owner, Chas. E. Buckstuhl, on premises. Plan No. 3691.

STORES AND DWELLINGS.

ELMHURST.—Woodside av, n s, 40 w Arlington av, two 2-sty brick dwellings and stores, tin roof, 2 families; cost, $4,000; owner, Mary Lettle, Linden av, Flatbush; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3701.

JAMAICA.—Norris av, e s, 275 s State st, 2-sty brick store and dwelling, 20x43, slag roof, 2 families; cost, $3,000; owner, C. DiPaola, Morris av, Jamaica; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan No. 3703.

MISCELLANEOUS.

GLENDALE.—Madison av, w s, 80 s Myrtle av, 1-sty frame wagon shed, 14x25, tin roof; cost, $125; owner, John Borschard, 149 Olmstead av, Glendale; architect, Walter E. Wills, 1181 Myrtle av, Brooklyn. Plan No. 3692.

ELMHURST.—Chicago av, w s, 137 s Purcell st, 1-sty frame shed, 12x18, tin roof; cost, $55; owners, Farrell Bros., on premises. Plan No. 3710.

ELMHURST.—Dinson st, s s, 375 e Warren st, 1-sty frame coop, 16x100, paper roof; cost, $500; owner, Walter Fitzgibbon, 10 Justice st, Elmhurst; architect, owner. Plan No. 3708.

WINFIELD.—Prospect st, n s, 125 e Fisk av, 1½-sty frame barn, 16x17, paper roof; cost, $350; owner, C. Kiefer, on premises. Plan No. 3712.





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*New Buildings, Queens, (Continued).*

COLLEGE POINT.—6th av, n s, 50 e 19th st, frame shed, 18x35, gravel roof; cost, $150; owner, G. Jench, 19th st, College Point. Plan No. 3721.

L. I. CITY.—Jackson av, n s, bet 6th and 7th avs, two frame billboards, 125x12; cost, $250; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan Nos. 3717-18.

## Richmond.

DWELLINBS.

CENTER ST, n s, 140 e Britton la, Richmond, 1-sty frame bungalow, 24x38; cost, $450; owner, Agnes N. Hunt; builder, H. A. Wilkes, Midland Beach. Plan No. 972.

CARROL PL, n e cor Westervelt st, West Brighton, 2-sty frame dwelling, 39x23; cost, $3,000; owner, Dr. A. H. Thomas, New Brighton; architect and builder, Thos. Cummings, Stapleton. Plan No. 963.

PROSPECT ST, n s, 164 w Bement av, Livingston Place, 2½-sty frame dwelling, 22x48; cost, $4,000; owner, Rubeana Walser, Livingston Place; architect, O. O. Odegard, Port Richmond. Plan No. 970.

BEMMENT AV, w s, 300 n Castleton av, West New Brighton, 2-sty frame dwelling, 27x30; cost, $2,500; owner, Timothy Santry, West New Brighton; builder, John C. Haabstad, Port Richmond. Plan No. 967.

GUYON AV, w s, 1,000 s Boulevard, Great Kills, 1-sty frame bungalow, 16x30; cost, $425; owner, Joseph Mollo, Great Kills; architect and builder L. E. Decker, Great Kills. Plan No. 966.

LIBERTY AV, n s, 525 e Linden st, Dongan Hills, two 1½-sty frame dwelling, 18x26; cost, $1,150, total; owner, architect and builder, T. E. Butler, Dongan Hills. Plan No. 971.

MORNINGSTAR RD, e s, 165 s Innis st, Port Richmond, 2-sty frame dwelling and storage, 30x15; cost, $400; owner, Chas. Lange, Stapleton; architect, A. L. Muttermark; builder, W. S. Lynch, Port Richmond. Plan No. 968.

WIMAN AV, w s, 875 s Boulevard, Great Kills, 1-sty frame bungalow, 18x28; cost, $492; owner, T. Apel, 721 East 11th st; builder, Wm. Peters, Great Kills. Plan No. 965.

WIMAN AV, w s, 900 s Boulevard, Great Kills, 1½-sty frame bungalow, 18x28; cost, $900; owner, T. Apel, 721 East 11th st; builder, Wm. Peters, Great Kills. Plan No. 964.

1ST AV, s s, 170 e Penn st, New Brighton, two 2-sty frame dwellings, 42x46; cost, $2,800 each; owner, Max Ginsberg, New Brighton; architect and builder, Jos Keenan, New Brighton. Plan No. 973.

SHORE, ½ mile from Mill rd, Oakwood, 1-sty frame bungalow, 22x22; cost, $300; owner, Anna A. Sargent, Oakwood Heights; owner, builds. Plan No. 960.

FACTORIES AND WAREHOUSES.

AMBOY RD, s s, 400 w Manee av, Vance Bay, 1-sty frame workshop, 14x18; cost, $100; owner, N. Jacklin; builder, Henry L. Boley, Prince Bay. Plan No. 974.

STABLES AND GARAGES.

RICH ST, w s, 125 n Cast av, West Brighton, 1-sty frame stable, 26x16; cost, $125; owner, Sarah Attridge, West Brighton; builder, John Attridge, West Brighton. Plan No. 961.

STORES AND DWELLINGS.

BRADLEY AV, w s, 280 n Delmont st, Willowdale, 2-sty brick store and dwelling, 18x32; cost, $1,000; owner, Guiseppi Santino, 45 Oak st, Manhattan; architect, Chas. A. Mele, 37 Liberty av, Brooklyn. Plan No. 969.

MISCELLANEOUS.

MANOR RD, e s, 40 s Villman st, West New Brighton, 1-sty frame store, 18x40; cost, $250; owner, Peter Huybers, West New Brighton; architect, John Davies, Tompkinsville. Plan No. 962.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

BARROW ST, 75, fire-escapes, fireproof door to 6-sty brick factory and lofts; cost, $1,600; owner, Helen L. Major, care Wm. R. Brinkerhoff, 68 William st; architect, Chas. Brady, 171 Madison av. Plan No. 4237.

CANAL ST, 335-341, fire escapes to 5-sty brick stores and lofts; cost, $500; owner, Neptune Realty Co., 36 Wall st; architect, Samuel J. Stammers, 500 5th av. Plan No. 4222.

CENTRE ST, 208, and Baxter st, 140, connecting fire-escapes to two 3 and 5-sty brick office and loft buildings; cost, $200; owners, Radway & Gardiner, 208 Centre st; architect, Fredk. P. Platt, 1123 Broadwy. Plan No. 4172.

CHARLTON ST, 72, partitions to 3-sty brick tenement; cost, $100; owner, Guiseppe Saverese, 72 Charlton st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4226.

CROSBY ST, 61, fireproof elevator shaft, galvanize iron skylight to 4-sty brick lofts; cost, $1,000; owner, Benjamin Faulkner, 914 St. Marks pl; architect, Harry N. Paradies, 231 West 18th st. Plan No. 4218.

EAST BROADWAY, 173-5, new vault, partitions, thin iron plates to 10-sty brick fireproof loft; cost, $800; owner, The Forward Ass'n, 173-75 East Broadway; architects, Geo. A. & Henry Boehm, 7th av and 42d st. Plan No. 4212.

GREENWICH ST, 262-64-66, doorways, mason work, steel beams, cast iron columns, automatic sliding doors to 4-sty brick store and tenement; cost, $1,900; owner, Robt. Ferguson, 18 Mercer st; architect, Jean Jeaume, 137 Sullivan st. Plan No. 4237.

HOUSTON ST, 497-501 East, general restoration, fire-escapes, fireproof stair, elevator shaft and hallway enclosures (terra cotta block and steel), roof covering, painting to 7-sty brick factory lofts; cost, $14,000; owner, City of New York, Henry Bruere, Chamberlain; architect, Frank H. Hines, Supt. of Public Bldgs. and Offices. Plan No. 4184.

HOUSTON ST, 26-32 East, smoke-proof tower to 6-sty brick store and lofts; cost, $1,500; owner, Havemeyer Real Estate Co., Wm. B. Duncan, president, 39 Cortlandt st; architects, Maynicke & Franke, 25 Madison sq, N. Plan No. 4220.

MACDOUGAL ST, 68-70, partition to 6-sty brick store and tenement; cost, $250; owner, Anita Clark, care Collins & Rowe, 283 Elizabeth st; architect, Otto Reissmann, 147 4th av. Plan No. 4186.

MERCER ST, 297-303, stairways to two 6-sty brick stores and lofts; cost, $600; owner, Sailors' Snug Harbor, 61 Broadway; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 4189.

PEARL ST, 73, fireproof stair enclosure, fireproof doors, iron stairways to 6-sty brick lofts; cost, $600; owner, Elbridge T. Gerry, Newport, R. I.; architects, Jno. B. Snooks Sons, 261 Broadway. Plan No. 4231.

UNION SQ, 24, erect stair, fireproof door and skylight to 4-sty brick loft; cost, $500; owner, Mrs. Grace R. Johnson, 21 Liberty st; architect, Otto Reissmann, 147 4th av. Plan No. 4215.

WARREN ST, 96, metal-covered store front, partition to 4-sty brick stores and offices; cost, $100; owner, Fancher Leasing Co., Inc., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 4196.

WAVERLY PL, 32, sewer basin, mason work, waterproofing, steel to 10-sty brick lofts; cost, $250; owner, N. Y. University, 32 Waverly pl; architects, Cady & Gregory, 40 West 32d st. Plan No. 4207.

3D ST, 15-17 East, kalamein windows, toilet compartments, bulkhead, steel girders, cast iron columns, partitions, metal-covered store fronts to 5-sty brick theatre and meeting rooms, to be used as stores and factory building; cost, $3,500; owner, Jacob Levy, 220 Broome st; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 4182.

6TH ST, 521 East, partitions, water closet compartments, mullion windows to 5-sty brick stores and tenement; cost, $600; owner, Christian Fleissner, 521 East 6th st; architect, Otto Reissmann, 147 4th av. Plan No. 4187.

9TH ST, 23 East, to convert 3-sty brick dwelling into store, studios and two apartments, store front, entrance, steel beams, fireproofing, bathrooms, vent shaft, angle irons and terra cotta block, skylights, bulkheads, hollow plaster blocks, tin covered, kalmein windows, interior hoist, fireproof doors, brick enclosure; cost, $7,000; owner, Rosenstein Estate, Inc., Benj. Rosenstein, Pres., 48 East 9th st; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 4193.

10TH ST, 413 East, steel trusses to 3-sty brick stable; cost, $300; owner, N. Y. Railway Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 4199.

11TH ST, 58 East, extend stairway, erect bulkhead, skylight, copper flashings, raise tank, plastering to 8-sty brick fireproof loft; cost, $1,050; owner, Met. Life Ins. Co., 1 Madison av; architect, D. Everitt Waid, 1 Madison av, Plan No. 4214.

16TH ST, 15-17 East, gravity tank, pressure tank, steel supports to 12-sty brick lofts; cost, $2,181; owner, George Holding Co., Philip N. Aronson, Pres., 15-17 East 16th st; architect, Royal J. Mansfield, 135 William st. Plan No. 4202.

17TH ST, 346 West, tera cotta partitions, brick partition wall, steel beams to 6-sty brick telephone central office; cost, $15,000; owner N. Y. Telephone Co., Union N. Bethel, Pres., 15 Dey st; architect, Edw. A. Munger, 15 Dey st. Plan No. 4197.

19TH ST, 112-114 East, gypsum fibre block partitions to 16-sty brick lofts and offices; cost, $100; owner, A. R. Bastine, 112-114 East 19th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 4204.

20TH ST, 32-34 West, gravity tank, pressure tank, steel supports to 11-sty brick lofts; cost, $2,181; owner, David Price, 286 6th av; architect, Royal J. Mansfield, 135 William st. Plan No. 4203.

20TH ST, 39 East, iron stairway, bulkhead to 10-sty brick store and lofts; cost, $300; owner, J. Cleveland Cady, 40 West 32d st; architects, Cady & Gregory, 40 West 32d st. Plan No. 4225.

25TH ST, 417-19 East, toilet compartments, plumbing, partitions, windows to 4-sty brick tenement; cost, $3,000; owner, New York University, Geo. W. Alexander, Pres. Bd. of Directors, 15 West 38th st; architect, Elwood Williams, 15 West 38th st. Plan No. 4190.

33D ST, 6-8 East, build mezzaninne floor, construct toilet rooms, alter store fronts to 5-sty brick fireproof loft; cost, $1,500; owner, Wm. Waldorf Astor, London, England; C. W. Baldwin, attorney in fact for owner, 21 West 26th st; architect, J. F. Burrowes, 410 West 34th st. Plan No. 4216.

34TH ST, 455 West, general repairs, rubberoid roof to 1-sty frame shed; cost, $25; owner, Dr. Robt. S. Bickley, 455 West 34th st; architect, W. G. Clark, 232 West 40th st. Plan No. 4174.

39TH ST, 62-64 West, fireproof partitions, kalamein doors to 12-sty brick store and factory lofts; cost, $200; owner, Colony Constn. Co., 35-37 West 39th st; architect, Fredk. C. Zobel, 35-37 West 39th st. Plan No. 4221.

40TH ST, 147 East, connecting extension, skylight, concrete floor, metal ceiling, terra cotta partition, iron balcony to two 1 and 2-sty brick garages; cost, $2,500; owner, Duncan Phyfe, Hotel Manhattan; architects, Nast & Springsteen, 21 West 45th st. Plan No. 4229.

42D ST, 49 East; 43d st, 44-46 East; brick passageway extension, doorways, steel beams to two 2-sty brick stores and offices; cost, $1,000; owner, Milbank Estate, Jos. Milbank, exr., 40 Wall st; architect, Chas. I. Berg, 331 Madison av. Plan No. 4228.

42D ST, 137 East, metal-covered store front to 5-sty brick stores and offices; cost, $100; owner, John Nugent, 137 East 42d st; architect, George, Hof, Jr., 371 East 158th st. Plan No. 4205.

42D ST, 201-207 West, and Broadway, 1481-83, n w cor, to install stores and offices in 3-sty brick theatre, new balcony, removal of present balcony and gallery; cost, $40,000; owner, Oscar Hammerstein, 201-7 West 42d st; architect, Thos. W. Lamb, 644 8th av. Plan No. 4194.

60TH ST, 28 West, metal-covered store front to 4-sty brick dwelling and laundry; cost, $200; owner, Max Aureach, 28 West 60th st; architect, Otto Reissmann, 147 4th av. Plan No. 4188.

62D ST, 22 East, 2-sty brick addition, elevator installed, lowering and raising of floors, fireproof partitions, plumbing, wiring, steam heating, kalamein doors to 4-sty brick dwelling (to be used as bachelors' apartments); cost, $40,000; owner, Edward Simmons, 2 East 58th st; architect, Samuel R. T. Very, Grand Central Terminal. Plan No. 4219.

69TH ST, 308 West, new partitions, removal of partition to 5-sty brick store and tenement; cost, $300; owner, Rebecca Barsky, 204 Henry st; architect, Jacob Fisher, 25 Av A. Plan No. 4206.

87TH ST, 177½ East, store fronts, lowering of vault lights, removal of stairs, plaster block and steel partitions to four 4 and 5-sty brick stores and lofts; cost, $5,000; owner, Henry D. Greenwald, 1550-56 3d av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 4179.

103D ST, 315-17 East, iron stairs, concrete treads, wooden stairs, enclosure, bulkhead to 4-sty brick factory; cost, $1,200; owner, David Miller Co., John E. Miller, Pres., 325 East 103d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 4200.

106TH ST, 158 East, water closet compartments, windows to 5-sty brick stores and tenement; cost, $750; owner, Irving Bachrach, 74 East 92d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4171.

125TH ST, 253-59 West, partitions to 3-sty brick store and offices; cost, $250; owners, Stumpf & Langhoff, Milwaukee, Wis.; architect, Geo. Keister, 56 West 45th st. Plan No. 4232.

156TH ST, 553 West, fireproof door to 3-sty frame dwelling; cost, $10; owner, Wm. M. Grinnell, 727 7th av; architect, Wm. H. Meyer, 535 West 155th st. Plan No. 4223.

BOWERY, 276-78-80, stairways, bulkheads, metal-covered partitions, fire escapes to two 4-sty brick lodging houses; cost, $5,000; owner, Vincent Astor, 23 West 26th st; architect, Peter J. McKeon, 13-21 Park Row. Plan No. 4230.

BROADWAY, 1255-1261, partitions, plaster blocks and concrete arches to 11-sty brick offices and lofts; cost, $450; owner, Alfred E. Marling, 47 West 34th st; architect, Irving Kudroff, 452 West 38th st. Plan No. 4191.

BROADWAY, 3200, metal-covered store front, steel beams, partitions, plumbing to 6-sty brick store and tenement; cost, $500; owner, Carlos L. Henriquez, 13 West 88th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 4201.

BROADWAY, 291-3-5, move stairs, build brick wall, automatic doors to 19-sty brick fireproof office; cost, $2,100; owner, East River Savings Bank, 291 Broadway; architect, John H. O'Rourke, 137 East 47th st. Plan No. 4217.

BROADWAY, 2568-74, erect dumbwaiter shaft, plaster partitions to 7-sty brick fireproof tenement; cost, $300; owner, Sam Borchardt, 349 West 86th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 4210.

BROADWAY, e s, 134th to 135th sts, stairs to 2-sty brick fireproof theatre; cost, $600; owner, The Wayside Realty Co., Inc., 2789 Broadway; architect, Gaetan Ajello, 1 West 34th st. Plan No. 4208.

LENOX AV, 322-24, partitions to two 5-sty brick stores and dwelling; cost, $100; owner, Poillon Estate, Wm. D. Peck, exr., 376 Lenox av; architect, Sidney Diamant, 15 East 40th st. Plan No. 4195.

LEXINGTON AV, 170, doorway, stone steps to 3-sty brick dwelling; cost, $25; owner, Wm. J. McMichael, 332 East 30th st; architect, Wm. E. White, 235 East 35th st. Plan No. 4183.

MADISON AV, 291, tank, steel supports to 4-sty brick club; cost, $105; owner, Mrs. Frieda F. Thompson, n e cor Madison av and 40th st; architect, Joseph Isseks, 83 Pike slip. Plan No. 4192.

MADISON AV, 301, metal-covered store front, galvanized iron cornice to 4-sty brick dwelling; cost, $200; owner, Ida E. Bliss, Plaza Hotel; architect, John H. Knubel, 305 West 43d st. Plan No. 4181.

MADISON AV, 1-7, terra cotta partitions, fireproof doors to 11-sty brick office building; cost, $1,000; owner, Metropolitan Life Insurance Co., John R. Hegeman, Pres., 1 Madison av; architect, J. A. Pinchbeck, 1 Madison av. Plan No. 4176.

PARK AV, 1344, 1-sty brick extension to 5-sty brick stores and tenement; cost, $200; owner, Schlesinger Realty Co., 7 Stanton st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 4175.

PARK AV, 103, cut window to 12-sty brick fireproof office; cost, $50; owner, 103 Park Av. Co., 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 4209.

RIVERSIDE DRIVE, 725, galvanized iron covered roof shed to 10-sty brick apartments; cost, $500; owner, Robt. M. Silverman, 725 Riverside Drive; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 4235.

1ST AV, 2060, to convert 2-sty brick moving picture theatre into store and dwelling, partitions, steel beams, store front; cost, $1,000; owner, Guisseppe Cannatta, 2060 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4227.

1ST AV, 1636-50, fire-escape repairs to 5-sty brick public school; cost, $700; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 4233.

2D AV, 219, two 2-sty brick additions, 1-sty glass enclosure to 4-sty brick dwelling, offices and stores, additions to be used as studios; cost, $8,000; owner, Eberhard Schneider, 219 2d av; architect, Lewis Leining, Jr., 160 5th av. Plan No. 4180.

2D AV, 1871, galvanized iron covering, waterproofing, bathroom and fixtures, marble, tile to 5-sty brick stores and tenement; cost, $500; owner, Aaron Fertig, 1871 2d av; architects, Gross & Kleinberger, Bible House. Plan No. 4178

5TH AV, 303-305, doorway, mason work, toilet compartment, fireproof partitions to 20-sty brick offices and lofts; cost, $500; owner, Philipse Manor Co., 303 5th av; architect, Raleigh C. Gildersleeve, 303 5th av. Plan No. 4185.

5TH AV, 1465-67, partitions to 6-sty brick stores and tenement; cost, $75; owners, Danzig & Eisenberg, 97 Bleecker st; architect, Harold L. Young, 1204 Broadway. Plan No. 4177.

5TH AV, 84-90, stair extension, terra cotta block enclosures, skylights, steel framing to 11-sty brick factory lofts; cost, $1,000; owner, Leon Malraison, care Mitchel & Mitchel, 46 Wall st; architect, Chas. Volz, 2 West 45th st; g. c., Samuel H. Potter, 132 West 16th st. Plan No. 4198.

5TH AV, 2034, take out window to 4-sty brick dwelling; cost, $50; owner, Kath. H. Truax, 23 West 73d st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 4211.

5TH AV, 516 & 518, fire escapes, stairway, terra cotta enclosure to two 14 and 8-sty brick loft buildings; cost, $5,000; owner, Henry G. Trevor, 11 Wall st; architects, Schwartz & Gross, 347 5th av. Plan No. 4224.

5TH AV, 2038, partitions, general repairs to 4-sty brick office and dwelling; cost, $1,000; owner, Richard K. Fox, 338 Pearl st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 4234.

6TH AV, 209, widen show window, cut out brick work, insert girder to 4-sty brick hotel; cost, $200; owner, Estate of Thos. G. Wetmore (Thos. J. Wetmore and Cecil J. Lockwood, trustees), 209 6th av; architect, E. A. Lynde, 663 East 165th st. Plan No. 4213.

10TH AV, 219, copper store fronts to 4-sty brick stores and tenement; cost, $500; owner, Jacob Appell, 271 West 23d st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 4236.

11TH AV, 166-68, partitions, coal vault, boiler room, stairway, steam heating plant, ventilating apparatus, plumbing fixtures, concrete sidewalk to 2-sty brick reading room and auditorium; cost, $9,000; owner, New York Port Society, Jas. Yereance, Pres., 166 11th av; architect, Eli Benedict, 1947 Boadway. Plan No. 4173.

### Bronx.

FREEMAN ST, s w cor Stebbins av, new toilets to 3-sty frame store and dwelling; cost, $100; owner, John R. Fraser, 2493 Valentine av; architect, Frank Massaru, 29 West 34th st. Plan No. 578.


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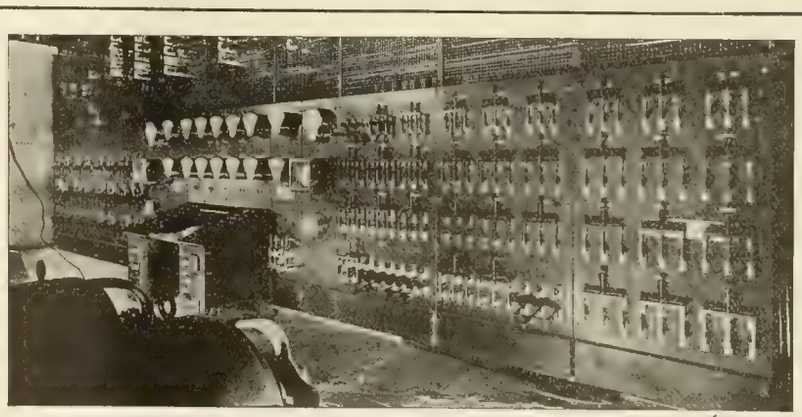
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LONG ISLAND CITY, NEW YORK, N. Y.

MAIN SWITCHBOARD AT
THE LORD AND TAYLOR STORE



*Built "The Metropolitan Way"*

*(Plans Filed, Alterations, Brooklyn, Cont.)*

LORILLARD PL, e s, 50 n 3d av, new store front, new partitions to two 2 and 3-sty frame stores and dwellings; cost, $500; owner, Jos. Kurzman, 261 Broadway; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 580.

141ST ST, n w cor Rieber av, new steel stairs to 4-sty brick factory; cost, $2,000; owner, Geo. Haiss, 205 Alexander av; architect, Haiss Mfg. Co., on premises. Plan No. 575.

GRAND AV, 42, new partitions to 5-sty brick stores and tenement; cost, $200; owners, A. L. Guidone Co., 131 East 23d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 577.

LAYTON AV, n e cor Waterbury av, move 1½-sty frame boat house; cost, $100; owner, Rosa Kirschbein, 702 Melrose av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 579.

OVERING AV, e s, 217 s Frisby av, move 1-sty frame school; cost, $300; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 574.

## Brooklyn.

BOGART ST, 49, tank to 4-sty factory; cost, $900; owner, Nat'l Cork Co., on premises; architect, Stephen Gill, 146 24th st. Plan No. 8295.

BRADFORD ST, 245, interior alterations to 2-sty dwelling; cost, $250; owner, Cornelius Van Wycklin, on premises; architect, Louis F. Schillinger, 167 Van Sicien av. Plan No. 8312.

CLINTON ST, 754, interior alterations to 1-sty stable; cost, $350; owner, Texas Corp., 17 Battery pl, Manhattan; architect, L. C. Oakly, 633 Park pl. Plan No. 8323.

COURT ST, 62, interior alterations to 4-sty store and dwelling; cost, $500; owner, John Garvey, 67 Livingston st; architect, W. J. Harrison, 230 Grand st, Manhattan. Plan No. 8398.

CUMBERLAND ST, 109, interior alterations to 4-sty hospital; cost, $5,000; owner, City of New York; architect, S. A. Taggart, 860 Bushwick av. Plan No. 8304.

DELMONICO PL, 36, interior alterations to 3-sty dwelling; cost, $1,000; owner, Dave Danziger, 730 Park av; architects, Shampan & Shampan, 772 Broadway. Plan No. 8442.

FERRIS ST, 33, interior alterations to 1-sty stable; cost, $150; owner, Standard Charcoal Co., 27 Ferris st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8317.

FLOYD ST, 310, interior alterations to 3-sty tenement; cost, $1,400; owner, Louis Amelkin, 244 Boerum st; architect, Lew Kem, 9 Debevoise st. Plan No. 8286.

GOLD ST, 378, interior alterations to 4-sty tenement; cost, $175; owner, M. Rushmore, 26 Court st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8331.

GRAND ST, 779, interior alterations to 4-sty store and tenement; cost, $600; owner, Anna J. Doyle, 277 Gates av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8416.

HALSEY ST, 869, interior alterations to 1-sty theatre; cost, $800; owner, Morris Franklin, 132 Nassau st, Manhattan; architect, F. W. Eisenla, 16 Court st. Plan No. 8417.

HINSDALE ST, 77, exterior alterations to 3-sty dwelling; cost, $300; owner, Sam Rappaport, 75 Hinsdale st; architect, E. M. Adelsohn, 1780 Pitkin av. Plan No. 8340.

LEFFERTS PL, 86, exterior alterations to two 3-sty frame offices; cost, $12,000; owners, Fairchild & Sons, Inc., 702 Fulton st; architect, Chas. L. Elliott, 601 West 182d st, Manhattan. Plan No. 8402.

MESEROLE ST, 200, interior alterations to 3-sty dwelling; cost, $200; owner, Chas. Ginsberg, 954 Eastern parkway; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8329.

MONTAGUE ST, 142, exterior alterations to 5-sty offices; cost, $1,500; owner, Mrs. T. G. Sellen, Montclair, N. J.; architect, W. F. Birmingham, 57 Ann st, Manhattan. Plan No. 8401.

NAVY ST, 156, interior alterations to 3-sty tenement; cost, $300; owner, Caetano Di Nicola, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 8300.

OAKLAND ST, 216, interior alterations to 2-sty stable; cost, $1,000; owner, Wayne Co. Produce Co., 221 Newell st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 8427.

ROCKWELL PL, 79, interior alterations to 3-sty restaurant; cost, $150; owner, Val Schmidt, 12 8th av; architect, Chas. Werner, 362 Flatbush av. Plan No. 8429.

SCHOLES ST, 196, interior alterations to two 4-sty tenements; cost, $300; owner, Mary Singer, 42½ Tompkins av; architect, Tobias Goldstone, 49 Graham av. Plan No. 8400.

STARR ST, 214, extension to 1-sty stable; cost, $1,000; owner, Benj. Epstein, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 8301.

STERLING PL, 962, extension to 3-sty dwelling; cost, $550; owner, Patrick Foley, on premises; architect, Fredk. L. Hine, 189 Montague st. Plan No. 8362.

WEST 1ST ST, 2739, plumbing to 2-sty dwelling; cost, $400; owner, Eliz. Waugh, 208 Neptune av; architect, Thos. H. Cullen, 2826 West 1st st. Plan No. 8314.

SOUTH 2D ST, 54, extension to 2-sty factory; cost, $6,000; owner, Abr. Gottlieb, on premises; architect, Fred. Horenburger, 122 Bowery. Plan No. 8291.

33D ST, 123, extension to 2-sty dwelling; cost, $250; owner, Frank Borgia, on premises; architect, W. J. Conway, 400 Union st. Plan No. 8293.

50TH ST, 5001, iron stairs to 3-sty dance hall; cost, $300; owner, P. H. McCormack, on premises; architect, W. A. German, 110 Roosevelt av, Queens. Plan No. 8341.

ALBANY AV, 173, interior alterations to 4-sty tenement; cost, $250; owner, John H. Munderl, 495 Bainbridge st; architect, E. Holmgren, 371 Fulton st. Plan No. 8353.

BEDFORD AV, 1150, interior alterations to 3-sty dwelling; cost, $500; owner, Jas. K. Alkinson, 390 Smith st; architect, Chas. B. White, 375 Fulton st. Plan No. 8392.

BEDFORD AV, 1555, interior alterations to 1-sty brick garage; cost, $10,000; owner, Arthur S. Leland, 50 Broad st, Manhattan; architect, Wm. E. Lehard, 738 Broad st, Newark, N. J. Plan No. 8436.

DRIGGS AV, 482, extension to 1-sty engine house; cost, $900; owner, Williamsburgh Power Co., on premises; architect, F. R. Ashfield, 933 East 15th st. Plan No. 8395.

LAFAYETTE AV, 604, plumbing to 2-sty dwelling; cost, $125; owner, Henry E. Stillman, 500 West 114th st, Manhattan; architect, Robert Young, Jr., 249 Nostrand av. Plan No. 8354.

MERMAID AV, 2512, move three 1-sty frame dwellings; cost, $600; owner, Crementa Tremilli, 2805 Surf av; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 8344.

NOSTRAND AV, 172, exterior alterations to 2-sty dwelling; cost, $1,500; owner, Saml. Goldinger, 482 Grand av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8337.

PITKIN AV, 1699, interior alterations to 3-sty theatre; cost, $450; owner, David Shapiro, Snediker and Glenmore avs;, architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8330.

ROCKAWAY AV, 452, extension to 3-sty tenement; cost, $1,000; owner, Mana Laugbein, 62 Chester st; architect, Benj. Cohen, 361 Stone av. Plan No. 8408.

ROCKAWAY AV, 27, interior alterations to 1-sty theatre; cost, $2,000; owner, Julius Hilder, 1746 Broadway; architect, Louis Allmendinger, 926 Broadway. Plan No. 8387.

ROCKAWAY AV, 1433, interior alterations to 1-sty theatre; cost, $1,500; owner, Philip Ketchum, 16 Court st; architect, F. W. Eisenla, 16 Court st. Plan No. 8389.

STONE AV, 527, repair fire damage to 2-sty dwelling; cost, $200; owner, Jacob Topper, 525 Stone av; architect, E. M. Adelsohn, 1780 Pitkin av. Plan No. 8339.

SUTTER AV, 291, extension to 2-sty dwelling; cost, $350; owner, Morris Kanafsky, 303 Sutter av; architect, S. Millman, 1780 Pitkin av. Plan No. 8281.

TILDEN AV, 2202, extension to 2-sty dwelling; cost, $300; owner, Gus Guam, on premises; architect, R T. Schaeffer, 1526 Flatbush av. Plan No. 8364.

TOMPKINS AV, 37, extension to 3-sty tenement; cost, $1,000; owner, Saml. Goldinger, 482 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8274.

2D AV, 657, interior alteratiosn to 1-sty storage; cost, $600; owner, N. Y. & M. R. R. Corp., 85 Clinton st; architect, H. J. Kolb, 85 Clinton st. Plan No. 8437.

4TH AV, 5401, extension to 3-sty dwelling; cost, $1,000; owner, Saml. Perlstein, 6922 5th av; architect, W. H. Harrington, 510 57th st. Plan No. 8405.

## Queens.

BAYSIDE.—11th st, w s, 140 n Lawrence boulevard, 2½-sty frame extension, 4x7, rear and side dwelling, tin roof, interior alterations; cost, $2,000; owner, Arthur Cushman, Bayside; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 2743.

COLLEGE POINT.—11th st, 122, 1-sty frame extension rear dwelling; cost, $350; owner, J. Marino, premises. Plan No. 2745.

CORONA.—55th st, w s, 95 s Astoria rd, plumbing in dwelling; cost, $125; owner, J. A. Moore, premises. Plan No. 2758.

DUNTON.—Chestnut st, n s, 100 e Washington av, 2-sty frame extension, 6x12, rear and side dwelling, tin roof; cost, $600; owner, Chas. Kuchs, premises. Plan No. 2754.

EDGEMERE.—Fulton st, n s, 190 e Rochester av, erect porte cochere in dwelling; cost, $175; owner, G. & L. Realty Co., 75 Av B, Manhattan. Plan No. 2747.

ELMHURST.—Johnson av, s s, 145 w Dry Harbor rd, 1-sty frame extension, 15x25, side milk house, tin roof; cost, $200; owner, S. Schwartz, premises. Plan No. 2749.

ELMHURST.—Queens boulevard, n w cor Reeder st, foundation to store; cost, $1,000; owner, Chas. Simonson, Chicago av, Elmhurst. Plan No. 2756.

FLUSHING.—20th st, e s, 360 s Cypress av, plumbing to dwelling; cost, $55; owner, P. Wurtz, on premises. Plan No. 2768.

L. I. CITY.—Ridge st, 54, new foundation to tenement; cost, $650; owner, Domineck Orefice, on premises. Plan No. 2766.

L. I. CITY.—Beebe av, 109, new store front to dwelling; cost, $100; owner, J. Brentrager, on premises. Plan No. 2760.

L. I. CITY.—Jackson av, 393, electric sign on store; cost, $150; owner, Cat. Langjahr, premises. Plan No. 2752.

MASPETH.—Grand st, n s, 400 e Fisk av, electric sign on store; cost, $150; owner, John Murphy, premises. Plan No. 2753.

MASPETH.—Hull av, s s, 275 e Clermont av, plumbing to dwelling; cost, $75; owner, Thomas Walchak, on premises. Plan No. 2759.

RICHMOND HILL.—Broadway, n e cor Wyckoff av, 1-sty frame extension, 14x26, rear barn, tin roof; cost, $100; owner, J. H. Bessetti, on premises. Plan No. 2760.

RICHMOND HILL.—Jamaica av, n s, 185 e Chestnut st, interior alterations to theatre; cost, $500; owner, H. J. Cullingford, Maplewood, N. J. Plan No. 2755.

RIDGEWOOD.—Fresh Pond rd, 853, electric sign on store; cost, $75; owner, E. E. Broomer, premises. Plan No. 2746.

ROCKAWAY BEACH.—Division av, 31, 1-sty frame extension over present extension of dwelling; cost, $100; owner, Wm. Bahan, premises. Plan No. 2748.

WINFIELD.—Fisk av, e s, 56 s Chestnut st, 1-sty frame extension, 25x16, front dwelling, tin roof, interior alterations; cost, $2,200; owner, Jacob Wirth, Thompson av, Winfield; architect, E. Leo McCracken, College Point. Plan No. 2744.

WOODHAVEN.—Manor av, n w cor Elmwood st, erect new sun parlor on dwelling; cost, $150; owner, Gascoyne Realty Co., premises. Plan No. 2751.

## Richmond.

ROOSEVELT ST, n s, 320 e Garretson av, Port Richmond, alteration to frame dwelling; cost, $500; owner, Chas. Holterman, Richmond; builder, John Schroll, Richmond. Plan No. 517.

BAYVIEW AV, n e cor Mansion av, Great Kills, alteration to frame dwelling; cost, $800; owner, D. G. Whitlock, Eltingville. Plan No. 516.

CAST AV, 1254, West Brighton, alteration to frame dwelling; cost, $450; owner, Mr. Osner; builder, Gus Erickson, Port Richmond. Plan No. 520.

HATFIELD AV, s w cor Lafayette av, Port Richmond, alteration to frame dwelling; cost, $900; owner, Mr. Blumberg, Port Richmond; architect, John Davies, Tompkinsville. Plan No. 515.

HUGUENOT AV, w s, 100 4th st, Huguenot, alteration to frame dwelling; cost, $100; owner, Mrs. E. P. Stewart, Huguenot. Plan No. 519.

RICHMOND RD, e s, 350 s Buel av, Dongan Hills, alteration to frame church; cost, $500; owner, St. Ann's R. C. Church, Dongan Hills; architect and builder, J. J. Sullivan. Plan No. 521.

ST. MARY'S AV, n s, 75 w Fletcher st, Rosebank, alteration to frame dwelling; cost, $200; owner, Frank Parcello, Roseband. Plan No. 518.

# NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Dec. 5. The location is given, but not the owner's address.*

GLEN RIDGE.—Benjamin D. MecKabee, e side Ridgewood av, 104 ft. s of Windsor pl, four 4-sty brick, $35,000.

PASSAIC.—Bernard F. Kline, 202 Dayton av, 3-sty frame alteration, $1,200; Fichel Vanifsky and Saml. Jaffe, 70 Hope av, 3-sty frame alteration, $1,000.

KEARNY.—Arthur A. Sauer, 273 Chestnut st, 3-sty frame, $5,000.

JERSEY CITY.—Harris Schneider, 58 and 62 Winfield av, two 3-sty brick, $16,000; Louis Goldberg, 444 Monmouth st, 3-sty frame alteration, $400; Rynier Wertendyke, 196 Boyd av, 2-sty frame alteration, $500.

HOBOKEN.—Anthony J. Raffo, 112 14th st, 5-sty brick alteration, $2,400.

NEWARK.—Benjamin Shanerman, n w cor Woodside av and Coeyman st, 3-sty frame, $10,000.

WEST NEW YORK.—Alexander DeSantis, s w cor 16th and Madison sts, 3-sty brick, $12,000.

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APARTMENTS, FLATS AND TENEMENTS.

PALISADE, N. J.—T. F. Dunn, Palisade, N. J., is preparing plans for a 4-sty apartment, 50x112 ft., near Palisade av, to cost about $30,000. Owner's name for the present withheld.

NEWARK, N. J.—George E. Jones, Union Building, is preparing plans for a 4-sty flat, 54x80 ft., in Elm st, near Union st, for Morris Rachlin, Union Building, owner and builder. Cost, about $30,000.

DWELLINGS.

PASSAIC, N. J.—Abram Ginsburg, 225 Main st, is preparing plans for a 2½-sty hollow tile and stucco residence on Ascension st, near High st, for Chas. Claff, care of architect. Cost, about $5,000.

SUMMIT, N. J.—Vitale & Rothery, 527 5th av, Manhattan, have been selected as landscape architects for the 2¼-sty brick and stone residence on Hillcrest rd and Summit av for Frederick Shipman, 346 Broadway, Manhattan. Graham King, 50 Church st, Manhattan, architect. Halsey Construction Co., I. W. Halsey, Elmwood av, South Orange, general contractor. N. H. Thatcher, 164 Alden st, Orange, N. J., mason. Cost, about $40,000.

RED BANK, N. J.—Jos. Swannell, Broad st, has completed plans and will soon be ready to take bids on the 2½-sty frame residence in Broad st, for Mrs. Sarah Hadden, Red Bank. Cost, between $10,000 and $12,000.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has completed plans for a 2½-sty brick and marble residence, 40x55 ft., on the north side of Duncan av, near the Boulevard, for Louis H. Washburn, care of architect, and is taking bids on separate contracts. Cost, about $20,000.

PUBLIC BUILDINGS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is preparing sketches for the county jail in Willow st, between Newark and Pavonia avs for the Board of Chosen Freeholders of Hudson County. T. J. Wasser, Court House, Jersey City, county engineer.

SCHOOLS AND COLLEGES.

CLIFFSIDE PARK, N. J.—The Board of Education of Cliffside Park contemplates the erection of a 12-room public school here, to cost about $102,000, from plans by Ernest Sibley, Palisade Park, N. J.

FORT LEE, N. J.—Ernest Sibley, Palisade Park, N. J., is preparing plans for alterations

and additions to the 3-sty brick school in Whiteman st for the Board of Education of Fort Lee. Edward J. Kaufer, president, Borough Hall. Bids will be called on general contract about February 1. Cost, about $30,000.

STABLES AND GARAGES.

NEWARK, N. J.—Work has not been started on the city stables on Elizabeth av for the Common Council of the city of Newark. Hughes & Backoff, Essex Building, 21 Clinton st, architects. E. M. Waldron, Inc., 207 Market st, general contractor. Cost, about $60,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The Common Council of the City of Newark Public Market, A. Bierguempfel, commissioner, will take bids about December 22 for the 2-sty centre market at Broad and Canal sts, from plans by Hooper & Co., 118 Market st, Newark. Cost, about $662,500.

THEATRES.

JERSEY CITY, N. J.—Percy A. Vivarttas, 110 4th st, Union Hill, N. J., is preparing sketches for a 2-sty brick, terra cotta and reinforced concrete moving picture theatre, 75x150 ft., at the southeast corner of Bergen av and Bergen sq, for the U. S. Amusement Co., Frank G. Hall, 517 Washington st, Hoboken, president. Cost, about $90,000. Estimates will be taken about Jan. 1.

JERSEY CITY, N. J.—William K. Benedict, 527 5th av, Manhattan, is preparing plans for a 1-sty brick and terra cotta moving picture theatre, 44x100 ft., at Hudson Boulevard and Manhattan av. Bids will be taken about January 15 by architect.

## Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

GREENWICH, CONN.—D. H. Ponty. Westchester av, Portchester, is preparing plans for four 2-sty brick stores and apartments in Greenwich st for Joseph Christiano, general contractor, 21 LeGrand st.

ROCHESTER, N. Y.—H. B. Nurse, 305 Cutler Building, has completed plans for a 3-sty brick apartment, 49x90 ft., on Plymouth av, between Adams and Atkinson sts, for Held & Tierney, 312 North st. Leo J. Held, 1331 Clifford av, general contractor. Cost, about $20,000.

CHURCHES.

BUFFALO, N. Y.—The Jefferson Street Church of Christ, Rev. B. F. Farrell, 243 Landen st, owner, will take bids on general contract about December 31 for the 2-sty brick or stone church and Sunday school in Ferry st, Hamlin Park section, from plans by George W. Kramer & Son, 1 Madison av, Manhattan, architects. Cost, about $60,000.

DWELLINGS.

BUFFALO, N. Y.—Plans have been prepared privately for two 2½-sty frame residences, 26x56 ft., at 565-569 Crescent av for W. H. Burke Co., 375 South Park av, owner and builder. Cost, about $5,000.

HAVANA, CUBA.—Arthur Lobo, 105 West 40th st, Manhattan, is preparing plans for a 2-sty and tower brick and reinforced concrete residence, 60x100 ft., for H. Lobo, Havana, Cuba.

FACTORIES AND WAREHOUSES.

ROCHESTER, N. Y.—Foster & Gade, 15 West 38th st, Manhattan, have been commissioned to prepare plans for a 4-sty reinforced concrete warehouse in Carroll st, near B. R. T. R. R., for the Brewster Gorden Co., 43 North Water st, this place.

POUGHKEEPSIE, N. Y.—William J. Beardsley, 49 Market st, has been commissioned to prepare plans for a 2-sty brick factory of three buildings, each 50x120 and two connecting wings of 50x40 ft., for Smith Bros., A. G. Smith, president, 13 Market st. Cost, about $60,000. The buildings will be erected in the north side of Church st, east of Market st.

HOSPITALS AND ASYLUMS.

ROME, N. Y.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 3-sty additional building, 100x300 ft., to the hospital at the Rome State Custodial Asylum, to cost about $150,000.

NEWARK, N. Y.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 2-sty hospital, 125x150 ft., for the New York State Custodial Asylum, for the Board of Managers of New York State Custodial Asylum. Cost ,about $60,000.

NEWARK, N. Y.—Lewis F. Pilcher, Capitol, Albany, is revising plans for a 2-sty brick and stone cottage, 100x150 ft., at the New York Custodial Asylum, to cost about $60,000.

MUNICIPAL WORK.

BUFFALO, N. Y.—Esenwein & Johnson, 781 Ellicott sq, are preparing plans for 1-sty brick and terra cotta gate house and storage building at Black Rock Locks for the U. S. Government, care of U. S. Engineering Department, Col. J. G. Warren, in charge, Federal Building. Plans will probably be completed February 1. Cost, about $75,000.

NEW YORK STATE.—The State of New York, Schenectady County, Harry W. Cregier, Court House, Schenectady, superintendent of highways, contemplates the erection of a bridge over the Mohawk River at Dunsbach Ferry. Cost, about $100,000.

NEW YORK.—John A. Bensel, Capitol, Albany, State engineer, is preparing plans for a reinforced concrete barge canal terminal at Flushing Bay, north of Blackwell's Island, for the State of New York, Duncan W. Peck, Capitol, Superintendent of Public Works.

STORES, OFFICES AND LOFTS.

LYONS, N. Y.—The Marshall Barrick Hardware Co., Canal st, Lyons, contemplates remodeling the front of a business building in Canal st. Plans will be prepared privately.

## PERSONAL AND TRADE NOTES.

THE ALTMAN department store, in its new and enlarged form, is valued by the Tax Department at $14,450,000.

PRESIDENT SHONTS of the Interborough says the Steinway Tunnel will be ready for a shuttle service not later than April 1.

THE CERESIT WATERPROOFING CO. of Chicago has opened a New York office at 35 Nassau st, under the management of Royal E. Clark.

NEWARK CORNICE & SKYLIGHT WORKS, 9-15 17th av, Newark, N. J., has opened a New York office at 30 Church st, room 508. Telephone Cortlandt 1198.

HENRY W. HODGE, of the firm of Boller, Hodge & Baird, consulting engineers, has been chosen as chairman of the recently formed building code committee of the Advisory Council.

C. T. S. GARWOOD, for a number of years office manager for J. Gamble Rogers, architect, 470 4th av, has resigned to accept a position as superintendent of construction for the U. S. Treasury Department, Washington, D. C.

JULIUS COHEN, for many years connected with Saltzer & Weinser, plumbing supplies, Brooklyn, has opened a plumbing supply business under his own name at 795 Flushing av, Brooklyn.

AMERICAN BRIDGE CO., which is fabricating the steelwork, will also erect the arch of the Hell Gate Bridge and is at present erecting the temporary backstays, which are needed for the erection of the arch by the cantilever method.

N. SERRACINO, architect, 1170 Broadway, N. Y. C., has returned from an extensive trip abroad made for the purpose of making an exhaustive study of the art and architecture of the European cities.

GENERAL ASBESTOS & RUBBER CO., of Charleston, N. C., recently opened a branch store at 58 Warren st, New York City, where they will carry a complete line of packings, brake linings and asbestos textile materials. R. S. Sanders is in charge of the branch office.

BUREAU OF FOREIGN AND DOMESTIC COMMERCE, Washington, D. C., has received copies of programme and regulations governing the forthcoming Australian Parliament House competition, which may be examined at its main office in Washington, or at its branches.

A DELEGATION from the North Side Board of Trade leaves on the "Congressional Limited," from the Pennsylvania Station, at 3.30 on Tuesday, to attend the National Rivers and Harbors Congress, at Washington, to urge the needs of the Bronx in the matter of waterways improvements. They will return on Sunday.

HON. ROBERT ADAMSON will address New York Chapter of the National Fire Protective Association on next Monday evening at the City Club, 55 West 44th st, on "The Fire Alarm System of New York." Chief Bates will give an illustrated lecture on the same subject. Rudolph P. Miller is president of the chapter.

WILLIAM BARCLAY PARSONS, consulting engineer, was recently appointed a member of the Advisory Commission of City Planning, which is to assist the committee on city plan of the Board of Estimate and Apportionment of New York City. Daniel L. Turner, deputy engineer of subway construction, Public Service Commission, has also been appointed to serve on the same committee.

MICHAEL FRIEDSAM now assumes control of the entire management of B. Altman & Co. and also is president of the Altman Foundation. Mr. Friedsam is the largest individual owner of shares of stock and bonds of the corporation and has been the controlling force since the firm became a corporation on February 16, 1909. Mr. Friedsam has also for years been a large operator in real estate.

DEPARTMENT OF ARCHITECTURE OF NEW YORK STATE has opened a branch office in the Woolworth Building, 233 Broadway, N. Y. C., to take care of the local business of the department. Announcement was recently made from this office that Edward Metzger will assume charge of all work in the western part of the State formerly supervised by A. C. Browne. A. H. McPhee will have charge of construction work at the Long Island State Hospital. J. H. Verbach will assume charge of all work, now under construction, at Bedford Hills.

PATRICK MURRAY, oldest employe of the Building Bureau, was retired on a pension from the Bureau of Buildings, Manhattan, by the Board of Estimate at its meeting yesterday. He was born in Kings County, Ireland, in 1839, and came here when a child. At the outbreak of the Civil War he enlisted with the 22d Regt., N. G. N. Y., which was called to repell the Confederate attack on the National Capitol. He has been a member of Veteran Post, G. A. R., No. 436 for thirty years. From 1869 to 1872 he filled a position in the Register's Office under Register Connolly. In 1885 he was appointed a clerk in the Custom House under President Cleveland and continued there until Dec. 10, 1895, when he was certified for the position he now so reluctantly leaves. Extensive preparations have been made by the younger members of the office staff for a pig roast to be held as soon as Mr. Murray receives official notification that his working days are over.

OTTO SINGER, one of the best known builders in Brooklyn, filed a petition in bankruptcy, declaring his liabilities to be $92,503.97 and his assets but $500. In the petition, Mr. Singer names 166 creditors, and of these the largest amount is owed to Colonel Andrew D. Baird & Sons, for material figured at $30,000. Notable among the activities Mr. Singer was interested in was the erection of an entire block of stone buildings at Park pl and Nostrand av, in the St. Mark's section, valued at more than half a million dollars, and on the Park Slope, where he erected forthy-three model American basement houses in 4th st, near Prospect Park West. He has also been active in the Stuyvesant Heights and Bedford sections. In recent years he was very active in the Kings Highway and Sea Beach sections, erecting hundreds of fine homes. It is said that he has built close to 1,500 buildings.

## OBITUARY

STEPHEN WARREN, a retired painting and interior decorating contractor, died of old age at the home of his daughter, 326 Eldert st, Brooklyn, Thursday, December 3. He was born in Ireland seventy-eight years ago, and had been a resident of Brooklyn for about five years. He is survived by two sons and two daughters.

KOSEN M. TAKAHASI, Japanese artist, architect and writer, died in the Christian Hospital, St. Louis, Friday, December 4. Mr. Takahasi was thirty-seven years old and had lived in America for fifteen years. His home for the greater part of that time was in New York City, where he became well known as an artist and landscape architect. Many Japanese gardens and fine country houses throughout the United States were designed by him. One of the notable works of Mr. Takahasi was the "Tekko Gate," designed for the World's Fair in St. Louis. This gate is still standing.

## TRADE AND TECHNICAL SOCIETY EVENTS.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK RETAIL HARDWARE ASSOCIATION.—Annual convention at Syracuse, N. Y., February 16-19, 1915. Headquarters will be at the Yates Hotel.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y., December 12 to 19, 1914.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

INTERNATIONAL EXPOSITION OF INVENTIONS will open at the Grand Central Palace, New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned, which will be delivered by competent authorities, on the interests of American inventors and patentees.

THE AMERICAN SOCIETY OF Engineers, Architects and Constructors at its monthly meeting held in the United Engineering Societies Building on Thursday, Dec. 10, passed the following resolution: That in view of the complex nature of modern engineering and architectural construction, which demand practical knowledge far in excess of the limits of one man, that it is desirable in the interests of our cities that their municipal authorities should at times call in the assistance of experts for consultation with their own engineers.

BUILDING TRADES ATHLETIC ASSOCIATION will hold its second annual ball at Palm Garden, Lexington av and 58th st, Friday evening, December 18. The association was organized for the purpose of creating better social relations among the employees of the various concerns represented through competitions in baseball, bowling, etc. The following concerns active in the building trades in this city are represented in the association: Post & McCord, N. Y. & Queens Electric Light & Power Company, Levering & Garrigues, John Simmons Company, General Vehicle Company, W. H. Jackson Co., Turner Construction Co., Cauldwell-Wingate Company, National Bridge Works, Wm. Bradley & Son, Lord Electric Company, John W. Rapp, Thompson-Starrett Co., and C. T. Wills.

## TRADE LITERATURE

### New Cement Booklet.

The Atlas Portland Cement Company, of New York, Chicago, Philadelphia and Minneapolis, has just published a special limited edition, covering a description of the material, the various mixtures and their uses. The volume is handsomely compiled and contains profuse illustrations of buildings in which the company's output was used.

Special emphasis is placed upon the Atlas-White Portland cement, a white, non-staining product, which has been used successfully for decorative purposes. This particular cement has been on the market since January 1, 1910, and since that time has been used widely. The volume, just off the press, should prove of value to architects, builders and contractors.

# BUILDING MATERIALS AND SUPPLIES

## CURRENT PRICES WEAK AND LOW, BUT QUOTATIONS ARE GUARDEDLY GIVEN ON EARLY 1915 REQUIREMENTS

Money Situation Expected to be Helped by Christmas Retail Buying

MONEY continues to be the retarding factor in building material consumption, but the tendency is toward an easier condition. At the same time, alteration work is progressing more favorably in Manhattan and the Bronx, where new operations are the most inactive, and inquiries for future requirements like steel are of larger size and show signs of becoming more numerous.

Staples, however, are passing through what promises to be the dullest month of the year, according to the leaders in the various departments of the market. Common brick is in light demand, purchasing being of the hand-to-mouth order and practically all other commodities are not only low in price, but even those quotations are being shaded. Equipment items like pipe can be bought in quantity below trade lists, the reputed price of $17 having been accepted from a large purchaser, according to trade rumor. Portland cement has been quoted according to similar reports, as low as seventy cents mill by minor interests, and leading grades of building lumber are reported to be easing on lists for immediate specification. Some grades, like African mahogany, the source of supply of which has been shut off by hostilities have advanced and probably will lead the pace for higher prices for some time. Circassian walnut, which comes from Turkish provinces, also is dearer.

Builders offer hope to skilled artisans for relief before the winter is over, because they expect that the great volume of money released during December in Christmas buying will throw some of the money that has been hoarded in the past back into circulation. In and adjacent to New York there is something like $7,000,000 to be released, by banks, in payment of Christmas savings funds, practically all of which will be thrown into immediate circulation through payment of taxes, purchasing of gifts or permanently deposited in banks. Such an amount of money placed in circulation, at one time, is prolific of much good in helping to free investors and mortgage interests of the ultra conservatism that seems to have settled upon them since the war began.

Builders say that by the middle of February, at the latest, the real beneficial effects of the new Federal reserve law will begin to be felt in the building department. By that time business interests, which have been trying to obtain financial help in order to enable them to meet the exigencies of the foreign trade already beginning to develop, probably will have met with more encouragement.

Building material manufacturers are anticipating this possibility, at any rate. They are quoting low on immediate delivery, so low as to leave little profit for themselves, but they are extremely careful about tying up on contracts at current prices calling for delivery into the third second quarter. Some are even going so far as to limit operation of present quotations to sixty days, showing that the trade is looking for better things with the turn of the year.

Plan filings in the five boroughs for the week ending noon Friday follow. In the corresponding week last year there were 192 new building plans filed of value estimated at $2,347,445.

| | Week Ending Dec. 4 | | Dec. 11 | |
|---|---|---|---|---|
| | No. | Est. Val. | No. | Est. Val. |
| Manhattan | 5 | $134,000 | 2 | $353,500 |
| Bronx | 8 | 21,600 | 5 | 75,550 |
| Brooklyn | 49 | 474,175 | 79 | 386,900 |
| Queens | 54 | 179,550 | 58 | 143,495 |
| Richmond | 15 | 26,805 | 16 | 17,892 |
| Total | 131 | $836,130 | 160 | $977,337 |

### IRON AND STEEL.

**Buying of Former Slackens After Brisk November Market.**

IRON has weakened after a promising November business. There seems to be an impression in equipment centers that it will drop a little lower or that prices now being quoted for first quarter deliveries will be extended into the second on immediate orders. So far the companies have held firmly to their determination to quote only on January, February and March business at the low levels now ruling.

Structural steel has a little better outlook. Outside of New York there is more inquiry and some contracts have been taken by such firms as the McClintic-Marshall Company and other large operators. Railroad work seems to be predominating, although this is said to be confined only to such cases where repairs are imperative. There has been no change in quotations on either steel or iron in this market and none of the big companies reported any improvement in local inquiry.

### HARDWOODS.

**Veneer Interests Hard Pressed for High Grade Woods.**

WAR is playing havoc with some of the fine veneer woods. Circassian walnut, which comes from Turkish provinces, can no longer be obtained and the same is particularly true of South African mahogany. Mexican mahogany is also extremely scarce. Some of the hardwoods of central Europe are also shut off—woods that have been used to imitate mahogany of the finer grades. Whole forests have been destroyed because they were in the way of gun fire, or have been accidentally fired by soldiers in camp. The prospects are that some woods, like mahogany and circassian walnut, will be extremely scarce for many years, according to lumber men interviewed this week.

As for our domestic hardwoods, there is a possibility that a handsome export business will be developed by manufacturers before long and naturally they are not inclined to sell too cheaply. That is said to be the real reason why hardwoods have held their price levels, and in some cases even have stiffened during the recnt slump in building construction. One big hardwood firm has sent its representative into England and France to look over the situation with respect to possible trade opportunities after the war ends. It was said by a man in this lumber house this week that if his house could get the contract for supplying American hardwoods in the public buildings that have been damaged during the war, he would be satisfied.

"We are not worrying," he said, "regarding the outcome of the building situation in New York, or anywhere else for that matter. Our eyes are centered upon possible trade fields abroad, and believe me, we are not the only ones that are looking with interest across the pond. Hardwoods are going to be in demand after this war is over. Europe cannot resurrect its destroyed lumber industry at once. Transportation lines must be opened and reforesting must be started because great hardwood producing areas have been devastated in Europe and in Africa."

### CRUSHED STONE.

**Prices Slightly Lower—Quarries Working Nearly Full.**

QUARRIES stand out conspicuously among building materials manufactories as practically the only branch that is working at or nearly full capacity. This activity, however, is not due to building construction, but to subway requirements which are increasing rather than diminishing. Prices in both trap rock and blue stone are lower. See December quotations adjoining.

### WHOLESALE COMMODITY PRICES.

**Iron and Steel Among Items That Dropped During Last Year.**

WHOLESALE price trend in leading articles of building consumption and staple articles of various kinds in 1913-1914 down to the period of the European War had a decided downward tendency. Simultaneously there was a rapid rise in the price of food stuffs, according to a pamphlet just issued by the Department of Commerce through the Bureau of Foreign and Domestic Commerce.

The booklet is published under the title of "Wholesale Prices of Leading Articles in United States Markets"—Miscellaneous Series No. 19—and may be obtained from the Superintendent of Documents, Government Printing Office, Washington, D. C., for the nominal sum of five cents. It contains a weekly record of the price fluctuations of the principal basic articles of industry, such as iron and steel, petroleum, cotton, wool and tin, and of leading foodstuffs, including wheat, corn, sugar, coffee, tea, rice, pork and beef.

Cottonseed oil, manila rope, pig iron, steel billets and blooms petroleum, copper, silk, tin, spelter and silver were in each case at a lower price level in the closing week of July last than in the corresponding period a year ago, and this was also true of sugar, coffee and rice. Wheat, corn, cattle, cotton, leather and domestic wool ruled somewhat higher than in the preceding year. Australian wool showed a precipitate decline immediately following the date at which wool was transferred to the free list, the average price drppoing from 82 cents per pound on Dec. 5, 1913, to 61 cents on Dec. 12 of that year. The range of prices of these numerous other articles by weeks from Jan. 1, 1913, to Oct. 31, 1914, is shown in the pamphlet.

### LUMBER.

**Producers Waiting for Marked Demand Before Cutting Stock Further.**

RELIABLE reports from lumber manufacturing districts indicate little movement in soft pine, a decided curtailment in the production of yellow pine and only moderate call for hard woods.

Hemlock is stagnant, cypress has little call, and shingles and lath are practically without a market. Plain oak is moving fairly well and there is no further depression reported, prices being regarded as at a fair buying point. Quartered white oak is hardly to be reported as active. There is some demand for both red and sap sum, on which prices are quoted that are attractive. Advices from Memphis are that there is likely to be a falling off of nearly 50 per cent. in the lumber production of that section this winter, as logs are being moved in slowly.

The red cedar shingle market is still in the dumps and no immediate prospect of recovery is held out. Quotations are the same as quoted a month ago.

According to recent reports the quantity of dry hemlock on hand is uncomfortably large. However, many of the mills have shut down for the season. Many of those that are accustomed to run through the winter will not do so this year. Prices may be quoted at something like $4 or better off the list.

There has been much curtailment of production at the yellow pine mills and this has resulted in many broken stocks, so that buyers are not having the easy picking they have enjoyed at times in the past few months. In fact, there is no continued depression in the market, nor, can it be said, is there much of an advance. The only certain thing is a gain in sentiment and a more hopeful prospect for values than has been displayed for some time.

### BRICK.

**Raritans Stiffer at $5.75 to $6—Hudsons Steady.**

RARITAN river common brick is strong at $5.75 to $6, few companies refusing to load for delivery under that figure. Hudson river brick prices are practically unchanged.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 10, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Friday A. M., Dec. 4—17.

| | Arrived. | Sold. | Covered. |
|---|---|---|---|
| Friday, Dec. 4 | 10 | 5 | 0 |
| Saturday, Dec. 5 | 1 | 2 | 0 |
| Monday, Dec. 7 | 14 | 11 | 4 |
| Tuesday, Dec. 8 | .. | 4 | 0 |
| Wednesday, Dec. 9 | 1 | 0 | 0 |
| Thursday, Dec. 10 | 7 | 8 | 2 |
| Total | 33 | 30 | 6 |

Reported en route, Friday, Dec. 11—None reported.

Condition of market, weak. Prices: Hudsons, $5 to $5.25 shaded); Raritans, $5.75 and $6.00 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to $6.75 (yard). Nominal. Left over, Friday a. m., Dec. 11—20. Covered sold, 0.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | | | | |
|---|---|---|---|---|---|---|
| Nov. 27 | 30* | 749,500 | Dec. 4 | 30* | 889,000 |
| Nov. 28 | 30 | 487,000 | Dec. 5 | 22 | 480,000 |
| Nov. 30 | 38 | 949,500 | Dec. 7 | 10 | Rain |
| Dec. 1 | 37 | 990,000 | Dec. 8 | 18 | 6,000 |
| Dec. 2 | 30 | 880,500 | Dec. 9 | 24 | 283,500 |
| Dec. 3 | 36 | 1,066,000 | Dec. 10 | 31 | 865,000 |
| Total | 201 | 5,122,500 | Total | 135 | 2,723,500 |

*Boats reporting.

1913.

Left over, Friday A. M., Dec. 5—60.

| | Arrived. | Sold. | Covered. |
|---|---|---|---|
| Friday, Dec. 5 | 6 | 4 | .. |
| Saturday, Dec. 6 | 3 | 3 | .. |
| Monday, Dec. 8 | 7 | 5 | .. |
| Tuesday, Dec. 9 | 0 | 4 | .. |
| Wednesday, Dec. 10 | 3 | 7 | .. |
| Thursday, Dec. 11 | 19 | 10 | 9 |
| | 38 | 33 | 9 |

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Dec. 12 65.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 10, 1914 | 1586 |
| Total No. bargeloads sold Jan. 1 to Dec. 10, 1914 | 1566 |
| Total No. bargeloads left over Dec. 11, 1914 | 20 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 11, 1913 | 2057 |
| Total No. bargeloads sold Jan. 1 to Dec. 11, 1913 | 1992 |
| Total No. bargeloads left over Dec. 12, 1913 | 65 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, DECEMBER 19, 1914

# CITY HEALTH DEPARTMENT UNDER FIRE

## Two Views Expressed Before the Society of Medical Jurisprudence—Held that Property Interests are Jeopardized by System

**Last Monday evening, at the annual meeting of the Society of Medical Jurisprudence, at Hosack Hall, 17 West 43d street, the activities of the Department of Health were dwelt upon at length, Laurence M. D. McGuire, president of the Real Estate Board of New York, taking the viewpoint of the householder; Dr. E. Eliot Harris, president of the American Society of Medical Economics, that of the physician, and Dr. Haven Emerson, Deputy Commissioner of Health of the City of New York, that of the Department of Health.**

THE activities of the Department of Health were discussed at the annual meeting of the Society of Medical Jurisprudence, last Monday night, both sides of the question coming up for consideration. Laurence M. D. McGuire, president of the Real Estate Board, took the part of the householder, and said in part:

"Few know and perhaps still fewer realize the tremendous power of the Board of Health, originally organized for the purpose of making and enforcing sanitary regulations. Although from the first it was contemplated that its extraordinary powers were only to be used in times of plague or pestilence, it has become, by legislative enactment and by judicial interpretation, the most powerful department of the city government. It has, in fact, become the personification of the police power of the State, and as this vague and indefinite power has never been clearly established and defined by constitutional limitation, it may accurately be said that the department may, at any time, by majority vote of its members, suspend all constitutional guarantees of individual and property rights.

### Legislation Proposed.

"Two years ago two lives were lost by elevator accidents. It was seriously proposed, in consequence, to enact legislation to compel a safety automatic closing device on all elevator doors at a cost of many millions of dollars, although there was no possible way of connecting either accident with any failure on the part of elevator doors as equipped to properly close. In fact, the expenditure of millions has been forced from property owners and rent payers of the city.

"The Board of Health may imprison or may fine individuals and order the destruction of property and yet is subject to no court review and its resolutions, when adopted, have always the force of law. One cannot enjoin the Board of Health, as other departments of city government, and no suit can be brought against it or against its officials. It has the power to remove and imprison any person suspected of having disease deemed by it to be contagious or infectious. It has the power to order buildings vacated, to close streets, avenues, even whole sections of the city. It can isolate New York from other sections of the country and impede commerce to the injury of business and do all by a resolution of its own board, either by the adoption of sanitary regulations or by a declaration of imminent peril.

### Power of the Board.

"It is neither entirely a city or State body. One member is Health Officer of the Port of New York, appointed by the Governor; another the Police Commissioner, and the third and executive member the City Commissioner of Health. Therefore, the Board of Health has practically behind it the power of the State, the city, and naturally the police force.

"The constantly increasing budget appropriations will partly illustrate the growing activities. In 1905 the department expended $1,763,873.89; in 1906, $1,889,321.15; in 1907, $2,079,413.40; in 1908, $2,507,212.89; in 1909, $2,584,603.27; in 1910, $3,768,115.41; in 1911, $3,830,243.68; in 1912, $3,076,343.47; in 1913, $3,366,365.39; in 1914, $3,534,240.50, and in 1915 the department requested $3,621,738.58.

"In a period of ten years the expenditures have increased approximately $2,000,000, which increase has added about three points to the tax rate throughout the whole city. Each year there has been a substantial increase in its expenditures and there is expended for administrative purposes alone, in the main office, $144,000 yearly.

### Work of Department.

"The department maintains a Bureau of Education, of Statistics, of Public Health, of Infants' Milk Stations, of Infectious Diseases, of Sanitary Inspection and of Food Inspection, a Laboratory, a Bureau of Drugs and a Hospital Service. In addition to the hospitals supervised, it operates a tuberculosis sanitarium at Otisville, N. Y. It is the largest employer of physicians, surgeons and nurses in the city, and I am informed employs more than 1,200 physicians. In the Bureau of Public Health there are 154 medical inspectors. In the Bureau of Infants' Milk Stations there are 23 medical inspectors; Bureau of Infectious Diseases, 74; Bureau of Sanitary Inspection, 11; also 11 dentists, 15 veterinarians, 2 surgeons, 588 nurses, a large number of sanitary and food inspectors, chemists, bacteriologists, bacteriological diagnosticians and a pathologist, many clerks and stenographers.

"There are 3 captains of boats, 7 boatmen, and deckhands, a number of pharmacists, 6 laboratory assistants and a dietitian. All these are in addition to the forces required in the various hospitals.

### Justification of Expense.

"The justification for this enormous expense is the claim and popular belief that the department has succeeded entirely by itself in reducing the death rate in the city. Credit unfortunately is not given the advance of modern science, or skill of outside physicians or to better housing facilities, or the greatly improved means of living, all of which in some measure must be responsible for the lengthening of life, though I am informed that there is no betterment as to human life above the age of 40.

"The Bureau of Child Hygiene cost last year $501,000; Infants' Milk Stations, $125,000; laboratory service, $166,914, and the cost for salaries in the drug and chemical departments, $30,876. I am unable to ascertain the cost of drugs supplied but the cost of supplies for laboratory service was $68,000.

"There is no objection to the city's furnishing medical service to those who, physically or mentally, are unable to take care of themselves, or to those who through misfortune are unable financially to pay for such service. The objection to these activities is that they ought to be either entirely charitable or at the disposal of every citizen. If in the latter case, then all surgeons, physicians, dentists and druggists would be in the employ of the city, and all citizens would receive equal benefit. This would savor of the socialist and would mean the confiscation of private property, but what the city is doing will ultimately lead to that and yet do the rankest injustice to those who have to pay, without receiving the benefit."

### From the Physician's Standpoint.

Dr. E. Eliot Harris, president of the American Society of Medical Economics, in speaking for the physician, said:

"Public health is a branch of medicine and as a specialty it should have to do largely with that form of health, protection and disease prevention that may be classified as sanitation, vital-statistics, food and drugs, contagious and infectious diseases, and the necessary laboratory service.

"From the viewpoint of the medical profession, public health is a reasonable ideal of the heart and soul of every true physician. Public health service is a part of medical ethics, it is an aim of the County Medical Society, it is one of the objects of the State Medical Society, and it has a large place in the organization of the national body of medical men. Even to this day you are sure to find physicians laboring hard to born a national board of health, with a secretary of public health as its head.

"All these creatures of the physician's altruistic endeavors are the most vital opponents of his economic interests; yet he supports faithfully the cause which produces the largest reduction in his income. The people have saved and the physicians have lost millions of dollars through the work of the boards of health, in lessening the contagious and communicable diseases, known as typhoid, malaria, smallpox, diphtheria, tuberculosis and diarrhoeal diseases.

### The Board's Activities.

"The board's activities are not limited to public health. They are actually engaged in individual and personal practice of medicine and surgery. This invasion in the field of medicine is a forerunner, the socialization of the practice of medicine and should be plucked at its birth. The shadow of socialism in medicine is exhibited in the growing activities in the Department of Health in their

relation to poverty as a factor in disease and in preventive medicine.

"From the Board of Health the individual is entitled to the medical care, as a right, without regard to his ability to pay, but his medical care should be limited to diseases that are dangerous to the public on account of being contagious and communicable. The Department of Public Charity is organized to give medical, surgical or other care to all who are too poor to pay for it. The physicians and surgeons serve this department without pay, except in the Department of Child Hygiene, where the remuneration ranges from $1,200 to $1,500 a year. To duplicate this work in the Department of Health will encourage a growing abuse of the practice of medicine and a needless increase in the budget appropriation.

"In looking over the reports of the Department of Health, I find that the last book published bears the date for two years, 1911 and 1912, and the reports are worthy of many hours of examination. As the 1913 report is not yet published, by reference to the Eagle Almanac for 1914, a statement of appropriations for the Bureau of Child Hygiene and the Bureau of Infectious Diseases (which was formed in 1913 by the Union of the divisions of contagious and communicable diseases).

**Interesting Comparisons.**

| Bureau Child Hygiene. | | Bureau Infectious Diseases. | |
|---|---|---|---|
| 1 med. inspector. | $3,000 | | |
| 1 med. inspector. | 2,500 | 1 med. inspector. | $3,000 |
| 161 med. insprs.. | 1,200 to 1,500 | 17 med. insprs. | 1,200 to 1,800 |
| 17 clerks ..... | 300 to 1,500 | 18 clerks..... | 300 to 1,200 |
| 14 nurses..... | 900 to 1,200 | 158 nurses (salaries not given). | |

"The appropriations for the Bureau of Child Hygiene in 1914 was for salaries, $629,771, and for supplies, $25,563, making a total of $655,334. The salaries and supplies for the Bureau of Infectious Diseases for the same period was $623,-793. The appropriation for Child Hygiene exceeds that for contagious and communicable diseases by $31,541. In the same budget sanitary inspection cost $259,065, and food inspection, $202,220, making a total appropriation for 1914 of $1,740,412, of which the Bureau of Infectious Diseases has $625,793; sanitary inspection, $259,065; food inspection, $202,220, and Child Hygiene, $655,334.

"In the infancy of Child Hygiene I find, in 1898, for Greater New York, with a population of 3,272,418 (Board of Health census), an appropriation of $175,000. It was then called school inspection. The total appropriation for the Health Department for that year was $958,496 (Health report 1899). The total amount reported as appropriated for 1915 (taken from the City Record of November 10, 1914) is $3,443,492.22. The population of Greater New York (Health report, 1912) is 5,173,064.

"The Health Department is the personification of the police power of the State. It is three in one. It has legislative power in creating the law of the Sanitary Code — the Department of Health is the executive branch, with sanitary police, and inspectors carrying shields of authority; the Board of Health is the judicial branch and sits in judgment, deciding whether your property or liberty is in violation of its Sanitary Code. Such power is wisely placed in dealing with the pestilence of contagious and communicable diseases, but not for the work of the Department of Child Hygiene, which in 1912 gave 10,344 nose and throat treatments, 4,907 non-contagious eye treatments.

"Our present Commissioner and his able Deputy Commissioner should initiate the ridding of the department of the activities which are foreign to the powers and functions of the Health Department. The Bureau of Child Hygiene should be disbanded and its parts distributed between the Board of Education, where the physical and mental records of the school children should be kept, and the Department of Charities, which cares for the poor, medically, surgically, and in other ways.

# A LARGER SERVICE FOR STATE BOARD

## Meeting of the Executive Committee of Real Estate Association Develops New Lines of Work and Extends its Membership

WHEN the members of the executive committee of the Real Estate Association of the State of New York met at Utica last Saturday there was an important discussion at the noonday luncheon on the subject of State and county taxation. President Morgenthau outlined the views of the New York City men for a revision of our system of taxation through the revision of the Constitution at the State Constitutional Convention to be held next April, and through legislation which it is hoped to secure at the next session of the Legislature.

It was the opinion of the Utica men that the time was ripe for a revision of our present methods of taxation throughout the State, and they offered their hearty support in any movement looking to this end. They told President Morgenthau that as far as the taxation of real estate was concerned, the present system was archaic and expensive. Thus, there are over 1,000 people assessing property in their county, most of whom are inefficient, and hardly paid enough for a year's work to cover a careful appraisal by a real estate expert for one piece of property.

Major Cookinham expressed the view that all this duplication and inefficiency could be eliminated by having one small board of assessors for each county, these men to be selected under stringent civil service examinations from those properly qualified as real estate experts.

Guests at the luncheon were: Major H. J. Cookinham, of repute as a taxation expert; R. M. Sherman, son of the late vice-president of the United States; E. C. Clark, president of the Utica R. E. Board; Don R. Siddles, secretary of the Utica Chamber of Commerce; Frank E. Dolan, secretary of the Utica R. E. Board, and R. L. Borland, of Norwich.

The members of the executive committee are: M. Morgenthau, Jr., president; E. D. Woodworth, 1st vice-president; W. Jay Russell, 2d vice-president; William D. Bloodgood, 3d vice-president; C. A. Hills, treasurer; William H. Moffitt, Charles F. Warner, William H. Mills, Ten Eyck T. Mosher, Jr.

**A More General Membership Invited.**

The most important subject at the meeting of the committee was a proposed revision of the constitution of the association to permit of the affiliation of local boards throughout the State with the State association. Communications from several boards, including the Real Estate Board of New York, were presented, expressing the view that the State association, in order to be truly effective, should be representative of the local boards as bodies, in addition to being representative of the professional real estate men in sections of the State where there are no boards, and of a real estate interest outside of the professional real estate men.

The executive committee voted unanimously in favor of changing the constitution of the association in order to meet this situation. It was the sense of the committee that three classes of membership should be established.

Class A, composed of local boards, which desire to have the State association represent them in State matters, which will be represented in the association by duly elected delegates.

Class B, composed of individual professional real estate men in sections where there are no local boards.

Class C, composed of real estate interests throughout the State, not real estate brokers or dealers, but rather owners, savings bank depositors, life insurance policyholders, builders, architects, and others who have important real estate interests.

A committee composed of President Morgenthau, William D. Bloodgood and William H. Mills was appointed to confer with a committee of the Real Estate Board of New York City on the subject of proper affiliation.

A committee composed of Vice-President L. D. Woodworth, of Rochester; Secretary H. L. Reed, and William D. Bloodgood, of which the president was to be an ex-officio member, is to draft Constitutional amendments and arrange for a meeting of the association to pass on these. It is proposed to hold this general meeting of the association at Albany, if possible, in January.

**New Committees.**

It was found necessary to increase the number of active committees in order to properly care for the increased activity of the association along different lines. The following were formed, with chairmen as indicated:

Building Laws, M. L. Morgenthau, Mortimer Fox, New York City; Manufacture, M. L. Morgenthau, New York City; Inter-City Business, F. R. Wood, New York City; Taxpayers, Jacob Wertheim, New York City; Constitutional Convention, L. D. Woodworth, Rochester; Erie Canal, H. L. Reed, Amsterdam; Rural Affairs, W. J. Russell, Ogdensburgh; Mortgage Loans, W. E. G. Gaillard, New York City; Finance and Audit, C. W. Hill, Utica; Taxation, Charles F. Warner, Buffalo; Ethics, James Frank, Long Island; Local Organization, Daniel Donahue, Rochester; Publicity, William H. Mills, New York City; Membership, William D. Bloodgood, Queens; Regulation of Brokerage, Alwyn Ball, Jr., New York City; Legislation, Fenton M. Parke, Buffalo; Advertising, George A. Coleman, Poughkeepsie; Fraudulent Practices, A. J. Baechle, Utica; Arbitration and Conciliation, C. F. Garfield, Rochester.

The association went on record in favor of the enactment of a law to compel those who offer real estate securities to state plainly their exact nature. Some second mortgage bonds and promissory notes are advertised so cleverly that the impression is created that they are first mortgage real estate bonds. In this campaign the association will no doubt have the co-operation of the Association of Advertising Men, who are endeavoring to stamp out fraudulent advertising.

The formal meeting of the committee was followed by an informal dinner tendered it by the Utica Real Estate Association. President Morgenthau after emphasizing the importance of the work of the Real Estate Association said that he brought good news from the easterly end of the State. He said: "Real estate conditions in New York City are showing a decided improvement. It will only be necessary to convince investors that the heckling of real estate owners is at an end, and that a scientific system of taxation is to be introduced which will properly distribute the burdens of government, and you will see the greatest real estate market we have ever had in this State.

"Whereas, in August, September and October, it was almost impossible to obtain money on first mortgages, we have recently found no difficulty in obtaining ample money. While rates are still high, there is a decided tendency in a downward direction, and savings banks and insurance companies assure us that they will have plenty of money to loan at low rates after the middle of January. Several large investment deals have been closed in New York during the last two weeks, and some high-class residential property has changed hands. All this indicates that business has turned the corner, and is now on the up grade."

Secretary H. L. Reed, of Amsterdam, announced that nearly 100 new members had joined the association during the last month.

# NEW ELEVATOR ORDINANCE CRITICISED

## It Will Require Interlocking Doors and Speed Safeties, and Entail a Large Aggregate Expenditure—Advisory Council's Recommendations

THREE ordinances which embody amendments to the Building Code are pending in the Board of Aldermen at the present time. No. 1,071 regulates the construction, operation and maintenance of elevators. No. 1,072 regulates the heights of buildings, and the third ordinance established limitations in the nature of fire limits in suburban sections. While the ordinances were in preparation by the Building Committee, with the assistance of ex-Superintendent Miller, the fullest expression of views on the part of the public was sought, and the fullest publicity given, it being the policy of the committee to consult at every stage whatever interests are concerned, so that the legislation will not be unnecessarily opposed and delayed.

**Nature of the Elevator Ordinance.**

The hearing on the elevator ordinance before the committee, last Friday afternoon, with Alderman Hamilton presiding, developed some new views. The main thought running through the ordinance is safety, and especially safety in operation. There are but thirteen sections, and practically all are directed to this one end.

Section 1 gives open definitions. Section 2 authorizes the Superintendent of Buildings to make rules regulating with a view to safety the construction, maintenance and operation of elevators and amusement devices now existing or hereafter installed. The ordinance does not apply to elevators in factory buildings. Section 4 requires a certificate from the Superintendent of Buildings before any elevator can be operated lawfully. The Superintendent shall within a reasonable time cause the inspection to be made, but in the meantime the elevator may be operated, provided a notice is conspicuously posted to the effect that it has not yet been officially approved. Section 5 provides for keeping a proper record of all passenger elevators in each borough.

Section 6 requires an inspection of every elevator quarterly by the Superintendent of Buildings, but he may accept inspections made by any properly accredited insurance or casualty company, or an inspection service engaged by the owner or lessee. Upon notice from the Superintendent of Buildings any repairs found necessary shall be made without delay by the owner or lessees; after every inspection showing the elevator to be safe a certificate will be issued to the owner to that effect.

Section 7 prohibits passengers riding on freight elevators. Section 8, providing for competent operators, authorizes the Superintendent to discontinue the operation when the operator is found incompetent. Under section 9 the Superintendent of Buildings is to be notified immediately in case of accidents, and he is to make an investigation.

**Interlocking Cars and Doors.**

All passenger elevators now existing and in use or hereafter installed shall have, under section 10, some device that will automatically prevent the elevator car from being moved in either direction while the shaft door is unlocked. Certain dates are fixed after which it will be unlawful to operate elevators without these safety devices. October 1, 1915, is the date for elevators having a rise of 200 feet or more; January 1, 1916,for elevators with a rise above 90 and less than 200 feet in department stores and office buildings; April 1, for elevators in hotels; July 1, 1916, for elevators in any other business building; October 1, 1916, for elevators in any building coming under the provisions of the Tenement House Law; for April 1, 1917, for any elevator having a rise of less than 90 feet.



ALDERMAN HAMILTON,
Chairman of the Building Committee.

Section 11 provides for the installation of speed safeties on passenger elevators, and section 12 contains the enforcement provisions and the penalties. Section 13 puts the law into effect on January 1, 1915.

**Advisory Council's Suggestions.**

The members of the Building Code Committee of the Advisory Council, consisting of Henry W. Hodge, Otto M. Eidlitz and Julius Franke, have been studying the new ordinance and have recommended that section 7 be so worded as to allow persons to ride on any elevator fitted to carry passengers, even if mainly used for freight.

In respect to section 10, it is said on the part of the Advisory Council's committee that it has been estimated by the Superintendent of Buildings that there are ten thousand passenger elevators now in use in this city, and that it will cost, in round numbers, two million dollars to fit such present elevators with such device. It is understood that there is no difference in the liability insurance rates on elevators with and without such device, so that the insurance companies apparently do not place much value on such devices, as a means of preventing accidents. These devices appreciably decrease the speed of operation, and must be fitted with an emergency switch allowing the operator to move the car in case of necessity, which is liable to be used at any time. In case of panic, a crowd might easily block the door and thus prevent the operation of the car, except by use of the emergency switch.

**Entails Large Expense.**

The committee of the Advisory Council therefore, while not opposing the device, calls attention to the large expense which it will impose on owners, and leaves it to the judgment of the Board of Aldermen whether such expense is justified by the possibility of reduction in the number of preventable accidents, which the Superintendent of Buildings estimates to be about forty per year.

The committee is now sitting weekly to consider ordinance 1072, which regulates the height, size, and arrangement of buildings in the City of New York. It is this ordinance upon which the members of the committee desire particularly to learn the opinions and views of real estate owners of the city, as well as engineers, architects, and builders, and all suggestions addressed to the Advisory Council will receive the careful attention of the Building Code committee.

At the public hearing the Superintendent of Buildings in Brooklyn, P. J. Carlin, through one of his division chiefs, took exception to section 6 of the proposed ordinance. Among other things, this provides that he may accept inspections made by any properly accredited insurance or casualty company, or an inspection service retained by the owner or lessee of the building. This the Brooklyn Superintendent of Buildings contended was conferring a function which the charter imposes on the Building Bureau of each borough into the hands of private individuals.

Objections were made to section 10 by President Browne of the United Real Estate Owners, W. E. D. Stokes and others, principally on the ground that it imposed an unnecessary financial burden on owners. Accidents, they insisted, could only be prevented by the employment of careful men.

**The Board of Standards and Appeals.**

A bill which the State Factory Investigating Commission has in preparation establishes in a new Department of Buildings a board of standards and appeals, to consist of the commissioner of buildings, the Fire Commissioner and three other persons appointed by the Mayor. In making such appointments the Mayor shall consider nominations, if any, made to him by the following organizations: The New York Chapter of American Institute of Architects, the New York Board of Fire Underwriters, the Mechanics' and Traders' Exchange, the Society of Architectural Iron Manufacturers and the Real Estate Owners' and Builders' Association.

The board shall:

1. Have power to make investigations concerning all matters relating to the enforcement and effect of the provisions of this chapter, and the rules and regulations made by the board thereunder;
2. Make, amend and repeal rules and regulations for carrving into effect the provisions of this chapter, and of laws or ordinances in respect of a subject or matter jurisdiction whereof is conferred upon the department of buildings, applying such provisions to specific conditions and prescribing means and methods of practice to effectuate such provisions;
3. Have the powers of the Industrial Board of the Labor Department under the Labor Law to make, amend or repeal rules and regulations in respect of factories, factory buildings and mercantile establishments within the city of New York.
4. Have power to permit variations from law or ordinance, or rules or regulation of the board, as authorized by this chapter;
5. Hear appeals from a decision or order of the commissioner of buildings.

**The State Housing Law.**

Public sentiment in the second-class cities of the State which have been visited by the New York State Housing Commission has been found to be almost unanimous for home rule. It is expected that the report of the commission will be in accordance with this desire, with the understanding that the cities where housing conditions are really unsanitary will amend their building codes so as to improve these conditions. The operation of the bill has been suspended until February next.

# ACCESSIBILITY OF McKINLEY SQUARE

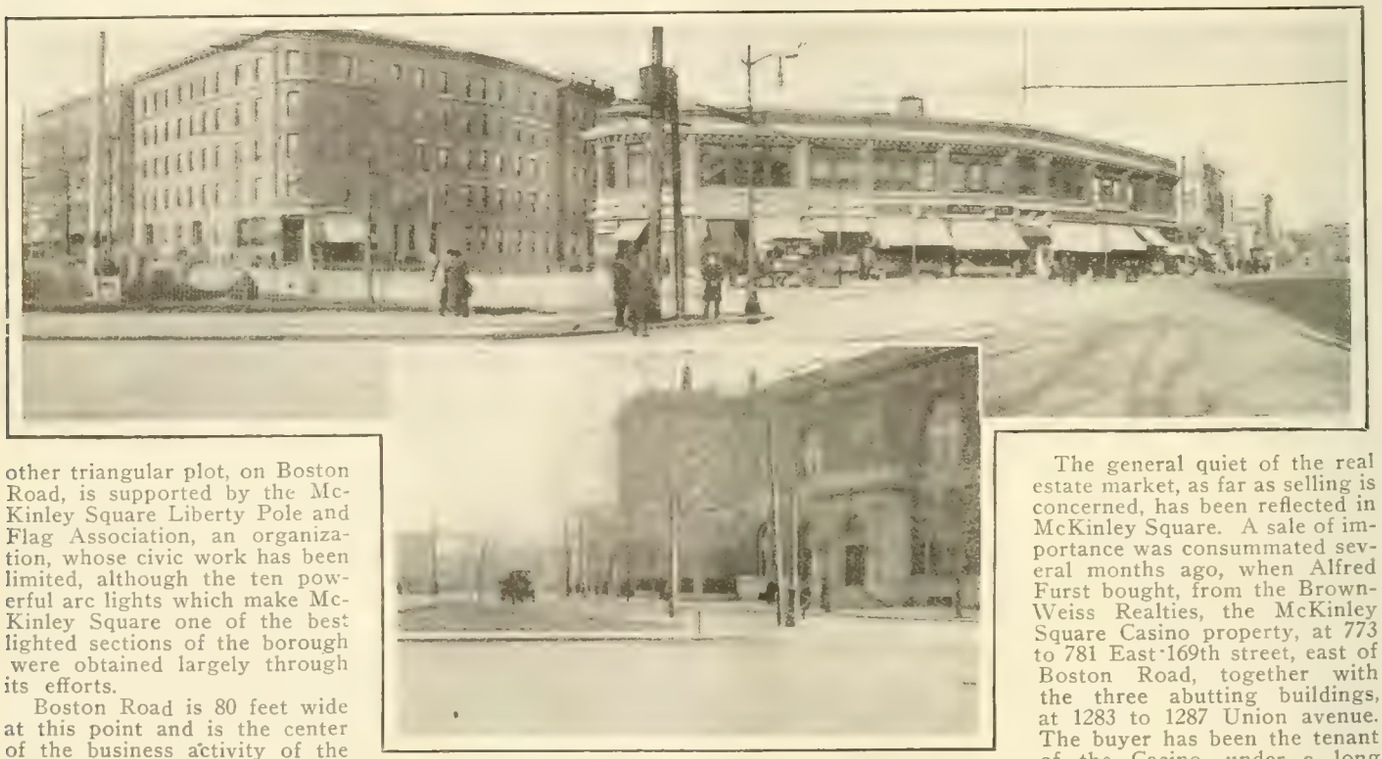
## Reached From Twelve Directions, the District Has Become a Retail Shopping Center—New Transit Advocated

TRAFFIC pours into McKinley Square, the junction of Boston Road and 169th street, from twelve directions; from Boston Road, north and south, 169th street east and west, 168th street east and west, Franklin avenue north and south, Tinton avenue north, Clinton avenue south, Union avenue north and Jennings street west. With this situation the development of a retail shopping district was inevitable. But curiously the growth along these lines has progressed only at the Boston Road end of the Square. East McKinley Square is residential, such properties flanking and facing the New York Public Library branch, which is opposite one of the two small triangular public places. The other triangular plot, on Boston Road, is supported by the McKinley Square Liberty Pole and Flag Association, an organization, whose civic work has been limited, although the ten powerful arc lights which make McKinley Square one of the best lighted sections of the borough were obtained largely through its efforts.

Boston Road is 80 feet wide at this point and is the center of the business activity of the section. The Union Railway Co. operates its surface cars along the avenue, connecting with practically all sections of the Bronx by virtue of the transfer system. It meets the 167th street crosstown line at the junction of these two thoroughfares. Among the firms which are established on McKinley Square are James Butler and F. W. Woolworth & Company, while further north Acker, Merrill & Condit maintain a branch establishment. The west side of Boston Road is improved with taxpayers, most of the block on the Square being taken up by the two-story McKinley Building. Stores are located also on the opposite side of the avenue, on the street floors of a row of four-story flats.

The McKinley Square theatre, built about three years ago just north of the McKinley Building, seats 1,800 people and offers moving pictures and vaudeville. It does not, however, depend upon local trade, the surface cars bringing patrons from other sections of the Bronx. Surrounding the Square is the residential territory, which supports the various retail stores on Boston Road. It is built up with one, two and three-family dwellings and walk-up apartment houses which, according to local agents, return from $5 to $7 per room to their owners. There is one elevator apartment house at 168th street and Boston Road, where rents range as high as $9 a room.

Emil Loewenthal, an old established real estate man of the neighborhood, in discussing the renting situation said: "The apartment houses built in the neighborhood of McKinley Square have been successful from the point of view of renting. The owners are realizing an average of about $6.50 a room in structures which have all modern improvements and those builders who have been fortunate enough to obtain building loans have had no difficulty in filling their houses. New apartment houses on Fulton and Franklin avenues, north of 169th street, are completely rented. The six-story house, known as the Cornishire Dwellings, on the east side of Fulton avenue, 206 feet north of 169th street, was sold recently in a cash deal."



VIEWS OF McKINLEY SQUARE.

According to Mr. Loewenthal and others in the district, a great need of McKinley Square is additional transit facilities. Although it is one of the oldest developed sections of the Bronx it will not be benefited by any of the new subway lines now being constructed. Local owners have been working for years to obtain additional transit for the Square, which lies peculiarly situated with reference to Third avenue elevated and the West Farms subway, being from 8 to 10 minutes' walk to the nearest stations on either of the two systems. The tendency for people to settle in the immediate vicinity of transit lines has drawn some of the McKinley Square population to other sections, and these are being supplanted by a new class of residents.

Several years ago the Bronx Central and Transit Improvement Association made a study of the transportation situation and submitted a map and plan which they stated would benefit not only McKinley Square but also other parts of central Bronx, not included in the territory affected by the proposed new subways. Part of that plan provided for an extension of the subway, from 149th street through Union or Prospect avenues, crossing Boston Road, near McKinley Square, thence going under Crotona Park to the Tremont section and north to Pelham Bay Parkway.

The association was successful, however, in obtaining the service of the 167th street crosstown line which was placed in operation about two years ago. It connects the Westchester station of the New York, New Haven and Hartford Railroad, with the subway at Broadway and 181st street and traverses practically the entire width of the borough of the Bronx. The establishment of this car line undoubtedly helped McKinley Square. Its benefits were more marked in the district between Third and Jerome avenues where, according to real estate men, lots have risen in value from about $1,500 to twice that amount.

The general quiet of the real estate market, as far as selling is concerned, has been reflected in McKinley Square. A sale of importance was consummated several months ago, when Alfred Furst bought, from the Brown-Weiss Realties, the McKinley Square Casino property, at 773 to 781 East 169th street, east of Boston Road, together with the three abutting buildings, at 1283 to 1287 Union avenue. The buyer has been the tenant of the Casino, under a long term lease.

William F. Olpp, of Kahn & Olpp, local real estate brokers, in discussing this phase of the situation, said: "While there has been little selling on McKinley Square within recent years it cannot be attributed wholly to a dull market, or a lack of interest in the neighborhood, but rather to the attitude of owners who are not particularly anxious to sell. They do not wish to dispose of their property because, all things considered, the store rentals are good and values remain on a stable basis. Stores with a frontage of sixteen feet are bringing as high as $100 a month. I understand that the cigar store in the McKinley Building which measures 15 feet front by 40 feet deep pays the owner $1,200 a year. F. W. Woolworth & Company have leased the property at 1328 Boston Road, corner of Union avenue, for 15 years, at an average rental of about $4,000 a year."

Since time has shown that the growth of the city has been northward, it is not unreasonable to assume that McKinley Square, applicable as it is for business purposes, will some day receive the benefits of this northward development. While from the local standpoint additional transit is desirable it is doubtful whether this will be realized for some time to come because the city would hardly undertake, at this time, another railroad building project.

# BRONX CHAMBER OF COMMERCE

## New Organization Formed to Care for Civic Welfare of the Borough

THERE has been organized recently in the Bronx a new civic and commercial organization to be known as the Bronx Chamber of Commerce, which will look after and keep in touch with civic matters pertaining to that Borough. In the selection of the name, instead of referring the subject to a committee each member was asked to write on a slip of paper, the one which he thought most appropriate, the result being that the present name was chosen.

The Chamber will hold its meetings on the fourth Saturday of each month, in the Walworth Building, Bergen avenue and 149th street. The following officers were elected for 1915: Albert E. Davis, president; John C. Walworth, 1st vice-president; H. Gerald Chapin, 2d vice-president; Charles Ullman, 3d vice-president; Joseph M. Taylor, secretary; Joseph E. Dobbs, treasurer, and Louis F. Stumpf, counsellor.

### By-Laws Adopted.

The spirit, which actuates the promoters of the organization, may be judged from the by-laws adopted, which embrace, in part, the following: Freedom from corporate control. Corporations may not join as such. Each member on an equal footing. No plural voting, nor voting by proxy. Moderate dues—ten dollars a year. Direct nominations from the floor for all officers. No self-perpetuating board of officers. All nominations printed on a single ballot. No separate ticket of different size and color to advertise how members are voting. Chairmen of standing committees elected by the members and authorized to appoint their own associate committeemen, affording no opportunity for favoritism by the president or discrimination against working members as a punishment for their activities outside the organization. The treasurer must make a monthly report in detail to the members. No secrecy in financial management nor high-salaried officials of whose compensation the members are kept in ignorance.

### Special Meetings.

Should the president and secretary fail to call a special meeting, when requested to do so, then any nine members making the call shall issue the notice to the members. Any member attempting to use the chamber for political or partisan ends shall be subject to suspension or expulsion. The officers and chairmen of standing committees constitute the Council of the Chamber and all of the acts of the Council are subject to the approval of the Chamber, thus preventing the close-corporation methods of a self-seeking directorate. Every officer is subject to recall for dereliction of duty, misrepresenting the Chamber, at public hearings, or the use of his office to the prejudice or detriment of any other member of the Chamber.

Should the wisdom or representative character of any action taken by the Chamber at any meeting be questioned by any nine members asking for a referendum over their signatures, the question at issue shall be referred back to the full membership for a vote by attached return postal card either for or against the action already taken. If against by at least double that of the original votes, such resolution or action shall be repealed, annulled and made void and so entered on the records and shall be the final action of the Chamber on that question.

At the Tremont Branch of the New York Public Library, Washington avenue and 176th street, on Thursday evening of last week, Albert E. Davis, chairman of the Council of the Bronx Society of Arts and Sciences, delivered an address on "Bronx Art Needs." Mr. Davis drew attention to the needs of the borough for better art opportunities and quoted Longfellow as saying "Art is the gift of God and it must be used unto His glory." He dwelt upon the fact that paintings of merit might possibly be found in private houses, in the Bronx, but, in those places opened to the public, they were as scarce as the unicorns that old Van der Donck said he found roaming the woods of Riverdale in 1665. As to Bronx architecture, Mr. Davis said: "If architecture is frozen music, I shudder to think what horrible discord there will be when some of our buildings burn down."

"These are not the words of pessimist," continued Mr. Davis, "for on last New Year day I resolved to be an optomist. But the best way to arrive at this conclusion, especially relative to fine arts in the Bronx, is for one to begin and measure up to what is reasonably to be expected of a highly civilized community.

"Because the art treasures of Manhattan are opened to us, we have been content to go there to satisfy our artistic yearnings; but a community of 640,000 people should be big enough to stand on its own feet in matters of art as well as matters utilitarian. If the Bronx Society of Arts and Sciences can bring this about, it will have justified its existence. We have tried to make a start in the Lorillard mansion, in Bronx Park, but are handicapped for lack of funds. We are endeavoring to enlist the interest of the Metropolitan Museum of Art to loan us some of the paintings and sculpture for which there is not sufficient room in the Museum in Central Park. We have the assurance of its president, Robert W. de Forrest, that the matter is under consideration.

### Season's Work.

"The January meeting of the Society will be devoted to Music and subsequent meetings to Natural Sciences, Industries and Applied Sciences, Books and Literature, and the Preservation of Historic Sites and Objects. The season's work will be concluded with a Joseph Rodman Drake celebration on Saturday, May 29, 1915. A bronze tablet will be dedicated in the gorge in Bronx Park and another one at the Poet's tomb in the park bearing his name at Hunt's Point. Another tablet will be dedicated bearing the touching tribute of his fellow poet, Fitz-Greene Halleck, while in the Morris High School poets and authors of a national repute will discourse on 'A Literary Analysis of the Culprit Fay,' 'Drake, the Poet,' 'Drake, the Physician,' 'The Family of Drake," and 'the Bronx in Drake's Time and To-day.'"

Mr. Davis wound up his address with an appeal to architects, sculptors, and painters to join and help the society in its work, and asked all possessors of art treasures to loan or donate them for the benefit of the population at large in the Bronx.

## SAFETY ON GOOD ROADS.

At the American Road Builders' Association Convention, held on December 14 to 18, Mr. T. Hugh Boorman, Con. En., spoke on the "Safety Always on Good Roads." He said in part:

"The importance of avoiding all possible risks of accidents to pedestrians, drivers and automobilists in connection with the construction and maintenance of roads and the providing of the proper signs and signals along the line of traffic, in addition to those given by railroads, cannot be too deeply considered by road makers and good road enthusiasts. This is an era of education and we are getting alive to the fact that we must reach the entire community from the kindergarten to the post graduate college student in any proposition for the moral or physical uplift of our nation.

"On the line of education Colonel Sidney Suggs, Commissioner of Highways of the State of Oklahoma, recently stated: 'There is a wide field of useful work for all highway departments along educational lines. In this connection I am pleased to report that, in Oklahoma, we have taken this proposition to the rural and high-school pupils, both boys and girls, and, since December 12, we have carried the message of 3,000 pupils, and have organized the good roads and civic clubs in four counties."

### Pupils Build Roads.

"On October 11 and 17, the high-school pupils of Seminole county built the first mile of educational road in the State. So much interest was manifested by the pupils on this occasion in the construction of the road that a scheduled football game was abandoned in order that they might do the work. The construction work was done by the student body, including the paying of the expenses of the engineer, the driving of the grade stakes and the carrying of the chain and levelling rod. The width of this road is 20 feet from curb to curb, leaving a parkway on either side.

"The high-school girls, who have charge of the civic department of the work, assisted the boys in setting out nut and fruit trees along this educational mile of road. In Stevens county there have already been organized 1,500 pupils, and plans have been made to build a mile of educational road in each of the three county commissioners' districts. The county school superintendent, A. L. Morton, is taking a lively interest in this work, and declares that the pupils of Stevens county, 8,623 in number, will build one mile of educational road in each of the 75 school districts in the county. All work is done under the direction of a competent engineer, who holds a commission from the department of highways and at the expense of the organization."

"In a movement among 'the children of an older growth' may be mentioned that, at Bothell, Washington, D. C., most of the farmers and automobilists residing near there have formed an organization which is called the 'Chuck Hole Club.' Each member of the club pledges himself to boost the good roads movement in every way and to personally see that at least one chuck hole is filled up once a month. A few such organizations are needed badly in nearby territory in Virginia.

"During the winter months when the farmer has more time than in summer and the horses need exercise it would be a splendid idea to repair a short section of the road adjoining his property. It would not take many weeks before the road would be in good shape and provide easy hauling for the teams when spring sets in.

### Tremendous Field.

"Through our State Officials, we must look for their interest in promoting the general idea of looking for safety in connection with road building and maintenance, and it must be borne in mind that this question covers a tremendous field, from the welfare of the convicts employed on our public work to the sign for children, and teaching the pecuniary loss to cities from building election bonfires in the street by the younger members of our population.

"This trouble was to a great degree mitigated in New York city last month by the diffusion of the knowledge of the unfortunate results by the teachers in our public schools at the suggestion of the order through the President of the Borough of Manhattan."

—The practice of inserting a nominal consideration in deeds has become so universal that about one deed in twenty contains the actual consideration for transfer.

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in the Metropolitan District

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All property owners, and every good citizen having a stake in the country, are to be invited to join the Real Estate Association of the State of New York, and gladly should they avail themselves of the chance to have the benefits which will come from having somebody to speak for and defend them in the councils of the State.

When a law operates to lessen the chance of a man ever being able to make the basic investment which every man should make for the welfare and stability of his family, through the ownership of a house, then that law is inimical to the best form of social and material development of the city where it applies.

In the 1914 session of the Legislature bills were introduced that involved an increase of approximately $2,325,000 in the city's yearly payroll. The Citizens' Union will join with other civic bodies in advocating at Albany this winter legislation which will give the city complete control over salaries paid by the city. As this is the least it could ask for under the head of local self-government, taxpayers will think that other relief measures should also receive its support.

For the first time in years the allowances in the River and Harbors bill for improving the navigable waters in and around this harbor are somewhat comparable with the needs. It was unfair that reefs and bars easily removable should be permitted to interdict the use of natural channels and waterfront by shipping. Particularly was it wrong that the deep waters of the central Hudson should be shut off from the ocean trade by recently formed mudbars in the lower reaches of the river, while millions of dollars were being spent on unimportant streams and unfrequented harbors elsewhere.

### Useful Lines of Motor "Buses."

If the plans of the Franchise Bureau of the Board of Estimate are carried out, Manhattan will have two new and extremely valuable lines of motor "buses." Both of them would start at 14th street, one penetrating the East Side and the other the West Side. The former would run up Irving place to 23d street, thence along Madison avenue to 39th street and by Park avenue to 125th street. This will be an extremely valuable route to residents of the East Side, and particularly to residents of Park avenue. It will enable them to reach destinations in the shopping and amusement sections with more celerity and less inconvenience than they can by either the Lexington or Madison avenue cars. The West Side line will follow Broadway from 14th street to Columbus Circle, and from thence north probably by Central Park West to 72d street. From 72d street it would turn into Amsterdam avenue and continue thus on until it reached 86th street. Then it would make use of West End avenue and up a straight line until it reached Fairview avenue at 194th street.

In addition there are proposed several extremely useful diagonal and crosstown lines. One of these would run from East 57th street to the Pennsylvania Station via Seventh avenue and Longacre square; and would be most convenient, particularly in case passengers on the Park avenue line could transfer to it. There seems to be no good reason why this route should not be prolonged down Seventh avenue to Canal street. Crosstown routes are also proposed on 31st, 36th, 37th, 39th, 40th, 46th and 47th streets and on the three transverse roads across Central Park. If these routes are approved by the Board of Estimate they will be offered for public competition; and it is very much to be hoped that they will be secured by one company, and that the successful bidder will be the existing Fifth Avenue Omnibus Company. There is nothing to be gained by creating competition in a service of this kind, because competition, so far as effective, is disastrous.

On the other hand, the ownership of all the routes by one company has the great advantage of facilitating unified operation. The system as laid out by the Franchise Bureau is essentially a unit. If transfers are provided among its several parts it will be extremely useful and efficient. If they are not provided, it will be far less useful. Its chief purpose is to provide people to whom a ten-cent fare is no deterrent a means of transit from their residences on the East and West Sides to shops and places of amusement in central Manhattan. Its value largely depends upon the ability of inhabitants of the upper East Side to reach destinations on the middle West Side and for the residents of the Upper West Side to reach destinations on the Middle East Side. Of course it would be possible to arrange for transfers between independent companies, but an arrangement of that kind, fair to both companies, is not easy. Furthermore, it is just as important that the existing "buses" should transfer to its new lines as that the new lines should transfer one to another. It is very much to be hoped, consequently, that the Fifth Avenue Company will put in an acceptable bid. It will have an initial advantage over its possible rivals in that it can offer transfers to its existing lines, and this advantage ought to make the difference.

### The Park Avenue Route.

The proposed new "bus" route on Park avenue will have one merit as compared with the routes on other avenues. Vehicles can be run over it with comparatively little delay. They will, indeed, have an almost unimpeded roadway except when running in 23d street and in the neighborhood of the Grand Central Station. On the other hand, the Broadway route on the West Side will be embarrassed on a narrow roadway, by the trolley cars and by having to pass through the excessively congested areas at Greeley and Herald squares. The vehicles on Broadway will probably make poorer time than those on Fifth avenue, while the vehicles on Park avenue should be able to make considerably better time. The West Side line will increase the traffic congestion much more than will that on the East Side. This is a serious consideration and should be sufficient to prevent the making of any subsequent additions to the omnibus system of Manhattan. The city's street lay-out is too inconvenient to accommodate a great increase in the number of moving vehicles. The Police Department has accomplished wonders of recent years in relieving the congestion and making this flow of traffic more smooth, but there are limits to what it can accomplish, and the promise of a large increase in the number of vehicles which must pass through Greeley and Herald squares is decidedly disconcerting. Unless they travel very slowly and are driven very carefully, there are likely to be accidents. Any further increase in vehicular traffic should so far as possible be avoided, and as regards "buses" it probably will be avoided. The omnibus can never become the popular means of conveyance in New York that it is in Paris and London. The ten-cent fare confines its use to a comparatively limited number of people. It would be absurd to run them except through prosperous residential and retail districts. When the new subway and the new "bus" systems are all in operation, Manhattan will not, with one exception, need any additional means of communication for a long time to come. The one exception concerns the extended Seventh avenue. There ought to be a surface transit line on the new avenue from Canal street north; and for this district trolley cars would be preferable to motor "buses."

### Opening of the Stock Exchange.

The re-opening of the Stock Exchange will mean a great deal for business in Manhattan. It immediately restores to remunerative employment a great many thousand people. The number is estimated as high as 15,000, and the average of their salaries is probably more rather than less than $100 a month. The open stock market means, consequently, that the people of New York have fully $1,500,000 more to spend than they had one month ago; and, of course, this sum would be largely increased by the profits which the partners will derive from their business. Perhaps the result will be a revival of the local retail trade. The volume of buying by ordinary citizens has been exceptionally small throughout the fall. Consumption has been cut down much more drastically than has been admitted in published reports.

It is well known that in spite of the recent diminution in the number of department stores transacting business in Manhattan, some of those which remain are having only a precarious existence. They need an enlarged power of consumption on the part of the public and an increased willingness to consume. If this can only be brought about, the suffering and the unemployment, instead of becoming more acute as the winter advances, may well become less acute. The revival of Stock Exchange business will contribute most effectively to this end. Stock brokerage is an essentially local industry and a very remunerative one. Its complete cessation had much to do with the peculiarly acute depression which is characteristic of the situation in New York.

### An Unwarranted Aspersion.

Deplorable economic conditions prevail in some quarters of the city today. Many tenants are unable to pay their rent, and there are title holders to property who are unable to meet their mortgage engagements. There have been evictions of tenants that have aroused the sympathies of the daily press, and there has been an inference drawn that property owners are heartless and exacting to the last degree. In fact, the assertion was distinctly made at the "eviction meeting" at the Hotel Astor that landlords would take advantage of any new charitable movement to evict their tenants. In fairness and justice to thousands of good

men and women, who instead of discussing their good works publicly, are assisting their tenants in a very unselfish and practical manner, this misapprehension should be dispelled. We venture to say that no class of people are scattering more seeds of kindness this winter than property owners, and particularly those who possess residential or tenement property. They are not only paying taxes for the support of the poor and contributing of their means to various benevolent institutions and agencies, but a great many are doing more; they are ministering to deserving families in their own houses.

Out of 1,250,000 families in this cosmopolitan city, where there is necessarily in dull times more unemployment than in any other American city; there were only 882 evictions last year, or only one in every 1,400 families. We doubt if there is a city in the land that had fewer in proportion. And it is estimated that the total number of evictions in New York City for the current year will be still smaller. The worthy cases have all doubtless been amply provided for by charitable societies. As was remarked at the eviction meeting by the secretary of the Advisory Council of Real Estate Interests, in answer to the perhaps unconsidered and only half-meant allegation that "landlords would take advantage of any new charitable movement to evict their tenants," most of the property owners on the East Side are energetic, honest and thrifty. , Believing that real estate was the most conservative and secure of all investments, they had purchased small properties with the accumulated savings of a lifetime. Although tax rates were increasing and laws affecting real estate becoming more stringent, yet these so-called landlords had in innumerable cases permitted their tenants to remain for months without paying rent. Many of them, possessing but a single house, lived therein with their tenants, and so were doing an effective charitable work in an inconspicuous manner.

With the foregoing observations every reader of this paper will agree, as being in accordance with his own knowledge, and yet some persons seem to be trying through the daily papers to inspire an opposite belief. True, it may be with the object of stimulating private benevolence, or of making the work of the public charity agencies seem more heroic, but it may also be that some political fraternity is pulling wires in order that there may be set up with public acquiescence another expensive municipal commission with a regiment of inspectors. Whatever the object of the attacks on property owners which imply heartlessness to the poor, they are as untrue in the large as they are unkind and unmanly. Not only in their private capacity but through their organized connections as well, the men and women who have interest and taxes to pay are trying as best they can to moderate to the deserving the severities of a period of economic distress.

### A Senseless War on Existing Property.

*Editor of the* RECORD AND GUIDE:

New elevator regulations have been introduced to the Board of Aldermen which, if passed, will become a city ordinance. I do not propose to criticise the efficacy of these regulations as applied to new construction, but I do intend to hit at what I consider the "senseless war" waged by lawmakers and non-property holders against existing property. Not being a property holder nor a lawmaker, and having spent many years in fields of work where I had ample opportunity to observe this "war," I believe that I can give an unbiased opinion about the matter.

The courts, the workmen's compensation law and political economy place a definite value on a human life, and this will be the basis of my arguments. Statistics are available to show how many persons are killed or injured through various causes, with their occupations, etc., given, so that an economic value can readily be given to the value of lives lost through any cause.

Holding as I do that an economic value can be placed on the loss of life due to any cause, it becomes a simple matter to figure the amount of money that the lawmakers are justified in asking the owners of existing property to spend to prevent loss of life from a given cause.

As an example, let us assume the case of interlocking devices required by the proposed regulations for existing elevators. These devices are to be placed on all doors of elevators used to carry passengers, and their purpose is to prevent the starting of the car before the door is closed. Statistics available in the Bureau of Buildings, Manhattan, appear to show that during the last five years the number of deaths in Manhattan per year due to lack of interlocking devices was nineteen. Then how much money are the lawmakers justified in demanding that the owners of existing property spend to save these lives. The figures used are not exact, but will illustrate my methods of procedure.

Assume an average value of $10,000 per life, of $190,000 per year as the economic value of lives lost. If we capitalize the amount at 5 per cent., then the amount to be spent should be $3,800,000, if these devices should last throughout the life of the building. Being mechanical, suppose we assume their life at ten years, in which case the $3,800,000 must be divided into two parts, the initial cost of the devices, and a sum of money which at 5 per cent. compound interest would permit the renewal of the devices at ten-year intervals. This would mean that about $1,450,000 should be spent for interlocking devices, and the compound interest on the remainder ($2,350,000) would amount to this initial cost at ten-year intervals.

Assuming that there are 100,000 elevator door openings in Manhattan that are affected by the regulations, my figures show that each device should cost not more than $14.50 erected. If the cost appreciably exceeds this amount, then the property owners should see that this part of the regulations is voted against.

Fire protection, exits, safety devices, etc., should be examined in the same critical manner and if this is done, perhaps we would be able to prevent or repeal a vast amount of legislation that I personally believe has been a detriment to real estate, and has helped to produce general depression in business. Indiscriminate regulation should stop.

SAMUEL N. POLISHOOK,
Civil Engineer.

### The Single Tax in City and Country.

*Editor of the* RECORD AND GUIDE:

"Why Not Untax Farm Buildings as Well as City Buildings?" is the head line on Mr. E. A. Alexander's letter in your issue of December 5.

Why not untax farm buildings? The Single Taxer argues for the abolition of all taxes except a tax on the bare land, or a tax on the exclusive possession or monopoly possession of a given piece of earth, regardless of any improvement in, on or over it.

Mr. Alexander says: "No man buys land with the intention of just holding it"—"land itself is of no value." Every Single Taxer will agree with Mr. Alexander. Mr. Alexander, however, answers himself quite neatly when he says that, "He buys it either to sell it at a profit to someone who can utilize it and obtain profit out of it, or to improve it himself." The Single Taxer, agreeing with Mr. Alexander that "land in itself is of no value," goes further and says that it (land) never of itself should have value—and should have only a user's value. To perpetuate the "no value of itself" to the earth he proposes to take into the public treasury in the form of taxation all of the value that may attach to land which is not user's value, i. e., increment or monopoly value—which attaches to the earth by the presence of population, a high state of civilization, public improvements, etc.

If there is a profit in building houses which, under the present system are taxed, surely there ought to be more profit in them for the owner if they are untaxed—and a profit, at least, as large as the remitted tax upon the building, minus whatever slight increase that might accrue in the tax on land made necessary because of the abolition of the improvement tax.

Let me, categorically, answer Mr. Alexander's questions.

First—Single Taxers agree with him that the untaxing of all improvements should apply alike to city and country.

Second—The value of growing timber on forest land, which timber was planted, cared for and raised at the expense and through the labor of the owner, should not be taxed. Every Single Taxer will subscribe to this exemption, and many of the States of the Union, having seen that the untaxing of growing timber would encourage reforestization, have exempted such timber from taxation by constitutional provision.

Third—Single Taxers believe that all vegetables, including wheat, corn, etc., should be tax exempt.

Fourth—The Constitution prohibits the untaxing of some property and not others in the same class; that is to say, a statute exempting some homesteads and not others would be unconstitutional; a statute exempting homes but not office buildings would not be unconstitutional if all homes were so exempted, and not only some of them.

Fifth (a)—Permament improvements in, on or over land are regarded by law as real estate, but actually are only labor applied to nature's products and assembled in, on or over a given piece of earth; improvements are not a part of real estate, except as a legal fiction; change the law to conform to the actual facts.

(b) Improvements are really personal property and, should, like other personal property, be exempt from taxation, is the claim of the Single Taxer. Thus, Single Taxers agree that all taxes should be uniform in class and, therefore, would untax all improvements. They would only tax property of one class, to wit: monopoly value which attaches to the exclusive possession of the earth—that earth which Almighty God gave to all the Children of Men, and not to a privileged few.

The question that has been often put to Single Taxers in the columns of your paper is "May I not rightfully sell that which I have purchased with my money." and that is apparently bothering Mr. Alexander. There are two classes of property which we may not morally trade in (I am not speaking of legality); first, human beings; second, the earth upon which all must live and from which they must draw their sustenance.

WM. LUSTGARTEN.
68 William street.

### A Possible Source of Revenue.

*Editor of the* RECORD AND GUIDE:

Your paper has taken great interest in the movement to find new sources of taxation to relieve overburdened real estate. Having read numerous suggestions, I wish to offer mine, as follows: That everyone conducting business in the city, or drawing a salary of $1,200 per year or over and residing outside of the city limits, be taxed $25 per year.

JOHN J. HOECKH.
650 Ninth avenue.

### Inspected to Death.

(From the World.)

In one specific instance that has come to the knowledge of The World, a manufacturer's building was visited by an inspector who posed in a certain place the notice, "This is a fire exit." Later another inspector came along and posted the notice, "This is not a fire exit." Both of the notices are up. When the manufacturer asked one of the inspectors what he should do, the answer he received was that the inspector did not know, but that if the manufacturer took down this inspector's sign he would be arrested. Unless something is soon done to adjust the various inspection laws according to a sound and sane plan, the annoyances to which property-owners are exposed will become intolerable.

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# REAL ESTATE NEWS OF THE WEEK

**Brokerage Sales, Auctions, Foreclosure Suits**
**Together With Other Current Realty Items**

## DIARY AND MANUAL.

### The Real Estate Board's Year Book for 1915 Is Out.

Copies of an invaluable reference book for real estate brokers, the Real Estate Board's Diary and Manual, for the year 1915, are being distributed. In outward appearance the new book is much the same as last year's edition, except that it is larger. The diary contains a full page for every business day in the year, except a half-page each for Saturday, and another half-page for Sunday. The appendix is rich in information for real estate men and property owners. It contains a synopsis of the Building Code, the Tenement House Law, the Factory laws, water regulations, much technical information for real estate experts and a variety of other matters. For all having to do with real property, the book is a valuable thing to have in his desk.

The diary committee consists of Pierre M. Clear, chairman; Frank D. Ames, W. L. De Bost, A. N. Gitterman, William C. Lester, C. Wheaton Vaughan and Walter H. Warren. The book is on sale at the board rooms for $1.

### New Mausoleum Discussed.

Last Thursday evening there was a meeting of the Staten Island Chamber of Commerce in the local board rooms of Borough Hall, Richmond. The special order of business was the discussion of the plan of the New York Community Mausoleum Company, for the erection of a large mausoleum on the Amboy road, between Oakwood and Great Kills. Representatives of the company were present and stated that the structure would involve the expenditure of about $400,000, and would care for about 1,500 remains, and that a fund of $25,000 would be deposited with a title company to insure the future upkeep of the building and surrounding grounds. The company proposes to sell crypts at about $200 each.

While no definite action was taken by the Chamber of Commerce, still, it was pointed out that the exact location selected was unwise, but that were a less conspicuous spot chosen, further removed from the public highway, less opposition might be expressed. It was contended that the interest on the $25,000 fund was insufficient to care for the upkeep, for a four per cent. interest, only $1,000 a year would be available, which was little more than the salary of one attendant. The Chamber of Commerce will consider the project at its next meeting, early next January.

### Morris Park Owners Meet.

About 800 owners of Morris Park lots, members of the Morris Park Taxpayers' Association, met on Thursday evening, at the Hunts Point Palace, to discuss a proposed arrangement with the city for the installation of municipal improvements in the tract. The need for sewers was particularly dwelt upon and every owner present consented to sign an agreement to pay for the cost of their installation within sixty days after the assessments were levied. Among the speakers were John C. Tomlinson, John J. Elkins, James R. Murphy and Dr. B. A. Kantrowitz.

### Queens Chamber to Dine.

Hon. William C. Redfield, secretary of the Department of Commerce of the United States, and a member of President Wilson's Cabinet, will be the guest of honor of the Chamber of Commerce of the Borough of Queens at its fourth annual dinner to be held in the grand-ball room of the Waldorf-Astoria Hotel on Wednesday evening. Hon. Burt Jay Humphrey, chairman of the dinner committee, also announces that W. Morgan Chester, former Treasurer-General of Persia, who was recently sent to South America by the National City Bank of New York to study banking and trade possibilities, will speak on the subject of the development of the commerce of the United States with South America. Justice Frederick E. Crane, of the Supreme Court, has also accepted an invitation to speak.

## PRIVATE REALTY SALES.

Upper West Side, Bronx and midtown properties figured prominently in the trading this week, which showed a marked tendency toward improvement. Not only was there an increase in the number of reported sales, as compared with last week's record, but the transactions involved widely diversified classes of property in a number of sections of the city.

The Grolier Club, for more than a quarter of a century in East 32d street, has been compelled to seek another location by the ever-encroaching expansion of trade into residential districts. The clubhouse property has been sold and will probably be improved for business purposes. Farther north a Fifth avenue leasehold transaction furnished interesting figures illustrating the unusual rise of values on that avenue since the private houses have been taken over for commercial purposes. The twenty-one year lease involved an aggregate rental which was $150,000 in excess of the price paid for the property in fee, ten years ago, by the lessor. Another lease added a large firm which has been for thirty-three years on Union square to the new publishers' colony on upper Fourth avenue.

Important sales of the week concerned the accumulation of a building site on Lenox Hill evidently influenced by the progress of subway construction; a Dyckman block front acquired by builders and a Trinity place office structure.

The total number of sales reported and not recorded in Manhattan this week was 27 as against 17 last week and 30 a year ago.

The number of sales south of 59th street was 8, as compared with 5 last week and 14 a year ago.

The sales north of 59th street aggregated 19, as compared with 12 last week and 16 a year ago.

The total number of conveyances in Manhattan was 124, as against 102 last week, 18 having stated considerations totaling $800,650. Mortgages recorded this week number 58, involving $2,837,921, as against 69 last week, totaling $870,612.

From the Bronx 20 sales at private contract were recorded, as against 16 last week and 10 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,300,850, compared with $653,770 last week, making a total since Jan. 1 of $41,291,162. The figures for the corresponding week last year were $887,311 and the total from Jan. 1, 1913, to Dec. 20, 1913, was $48,766,107.

### Jacob J. Tabolt Sells.

Jacob J. Talbot has resold the five-story flat, 64 West 100th street, on lot 25x100, which he bought at auction for $17,100 on December 1. It is assessed by the city at $21,000. Mr. Tabolt writes regarding the sale: "I have had three offers from different people, and each was willing to give me a substantial profit. This proves to me that there is always a chance to sell a piece of prop-

erty, in the central part of Manhattan Island, if the price asked is reasonable and a little below the actual value. This is the fourth piece of property I have disposed of since the first of the year. In February I sold 343 West 52nd street to Michael J. Callahan, who has since altered the building for his contracting business. On February 11th I bought at auction from the Blair Estate, 414 West 41st street, and sold same to the Yuodonald Realty Company, who intend to alter the building for their own use. April 22nd I bought at auction 412 West 35th street, and sold same to Thomas Hinton, who resold the property to St. Mary's Hospital, owners of the adjoining property."

### Flushing Acreage Deals.

Adolph Lewisohn has purchased from the Broadway-Flushing Company about 90 acres, surrounding the 55 acres purchased by him, last June, from the Inter-Borough Realty Company. The Broadway-Flushing Company has purchased from Peter B. Olney, as referee, and William R. Wilcox, as trustee of the Inter-Borough Realty Company, 95 acres, known as the Handley tract, adjoining, on the north, the holdings of the Boardway-Flushing Company. Upon part of the tract just purchased is the race track now used by the Queens Borough Driving Club. The combined ownership of Mr. Lewisohn and the Broadway-Flushing Company is now 345 acres. It is contemplated when the new transit facilities are completed, to develop this entire property with improved housing facilities. L. J. Phillips & Company were the brokers in the latter transaction.

### W. V. Astor Trades Dwelling.

Harris & Vaughan and the A. N. Gitterman Corporation sold to William Vincent Astor for the Belle Hazen Realty Co., Inc., Edward W. Nestell, president, 9 West 32nd street, a five-story business building on lot 25x100. Mr. Astor gave in part payment the four-story dwelling, 13 East 65th street, on lot 22x100.5, located between Fifth and Madison avenues, just east of the Astor residence, and adjoining the residences of Mrs. Louise H. Moore and Mrs. Elizabeth Brown. The 32nd street property is under lease for a term of twenty-one years to one tenant. This property was held at $150,000 and immediately adjoins the other Astor holdings in 32nd and 33rd streets.

### Grolier Club Sold.

Pease & Elliman have sold No. 29 East 32d street, owned and occupied for the past twenty-five years by the Grolier Club, the Book-Lovers organization. The late William F. Havemeyer was the former president of this club and there appears on its membership roster the names of many famous authors, publishers and literary men. The Grolier Club has practically concluded negotiations for a piece of ground situated uptown, on which will be erected a fireproof building. The buyer of the site just sold is the Meany Realty Corporation, which owns the adjoining twelve-story loft building, at 31 East 32d street. It is reported that the club-house will be demolished and a structure erected which will protect the light and air of the loft building.

### Heights—Bronx Exchange.

H. M. Construction Company, Morris Herman and Samuel Minckoff, sold, through Arnold, Byrne & Baumann, to Henry Morgenthau Company, Robert E. Simon, president, the six-story elevator apartment house, on plot 92.7 x 125, at the southeast corner of Fort Washington avenue and 179th street. The buyer gave in part payment two free and clear vacant plots, one at the southeast corner of Walton avenue and 179th street, 50 x 100, and the other on the west side of Morris avenue, 93 feet south of 183d street, 50 x 200, through to Walton avenue.

### Builders Buy In Dyckman Section.

The Aldus Construction Company bought from Max Marx the block front on the west side of Vermilyea avenue, between Isham and 211th streets. The site contains about six lots and has frontages of 148.2 feet on Vermilyea avenue, 75 feet in Isham street, 91.7 feet in 211th street, with a rear line measuring 95.6 feet. The buyer will erect a five-story apartment house. About six weeks ago, the company also purchased the plot, 100 x 100, at the northwest corner of Vermilyea avenue and 207th street, for a similar improvement.

### New East Side Operation.

Julius Tishman & Sons bought from the estate of Virginia Zabriskie, 122, 126 and 128 East 76th street, and from Simon Levi, 124 East 76th street, four private houses on plot 69 x 102.2. The site will be used for the construction of a nine-story apartment house, with suites arranged to meet the recent popular demand in that locality. The brokers were Douglas L. Elliman & Company and Hughes & Hammond.

### Trinity Court Re-sold.

The Alliance Realty Company, William H. Chesebrough, president, has purchased from the Mutual Life Insurance Company, through Goodale, Perry & Dwight, Trinity Court, a six-story office building, at 70-76 Trinity place, on plot 112.6 x 52 x 109 x 42. The sellers acquired the property recently, as plaintiffs in a foreclosure sale, for $90,000.

### Manhattan—South of 59th St.

CHURCH ST.—According to a rumor yesterday, negotiations are advanced for the sale of 274-276 Church st, a 6-sty store and loft building, on plot 50.9x100.3, owned by Sonn Brothers.

LAFAYETTE ST.—Claude M. Boland sold through Frederick Fox & Co. the 4-sty building, 208 Lafayette st, on lot 21.2x100.

PERRY ST.—Duross Co. sold for Fanny H. von Schmid and Edward H. and Adrian B. Herzog the 3-sty house, 25 Perry st, 78 ft. from the junction of 7th av extension and Waverly pl.

FORT CHARLES PL.—The A. N. Gitterman Corporation has sold for the Marble Hill Real Estate Company a 50-ft plot in the east side of Fort Charles pl, Marble Hill, to Joseph Sinsheimer, who acquired the adjoining house in 1894. The combined site measures 80x75. The resale of this property to a builder is being deferred pending the placing of his building loan.

1ST ST.—A. H. Levy sold for the Christopher Pitkin Co. to Mrs. Sarah Sweiger, 56 1st st, a 6-sty tenement with stores on lot 20x100, with a rear line of 25 ft.

### Manhattan—North of 59th St.

72D ST.—A. C. Marks sold for Dr. John F. Erdmann the 4-sty dwelling 126 West 72d st, on lot 25x102.2, to Edward H. Raynolds, who owns the adjoining house at 124.

73D ST.—The Wm. M. Benjamin Co. sold for E. D. Curtis 223 East 73d st, a 5-sty tenement on lot 25x102.2. The property is to be delivered free and clear. It was an all cash transaction.

88TH ST.—O'Reilly & Dahn have sold for Terence Smith, 109 East 88th st, a 5-sty flat on plot 25.6x100.

104TH ST.—The 5-sty flat, 66 West 104th st, on plot 31.4x100.11, has been sold through Charles S. Kohler. The owner of record is Adeline C. Wilcox.

120TH ST.—James H. Cruikshank and William D. Kilpatrick have resold 203 West 120th st, a 5-sty flat, on lot 25x100.11. The sellers recently secured the house in an exchange with Henry C. Hallenbeck for 208 5th av. The buyer is Mary N. Agnew, who gave in exchange 333 West 69th st, a 5-sty tenement, on lot 25x100.

128TH ST.—The D. H. Jackson Co. has bought from Paula Wright, 71 West 128th st, a 5-sty flat, on lot 18.9x100. The buyers recently bought the adjoining houses, 73 to 77 West 128th st, from Conrad Stein estate and resold them to J. Maleno and D. Sylvan Crakow.

137TH ST.—West Side Savings Bank sold to the St. Johns Park Realty Co., W. D. Kilpatrick and J. H. Cruikshank, the two 5-sty flats, 257-259 West 137th st, on plot 36x99.11.

FORT WASHINGTON AV.—The 114th st and 7th av Co. (Max Weinstein), has sold the 6-sty apartment house, on plot 95x111, at the northwest corner of Fort Washington av and 169th st. to Isidor Reis.

MADISON AV.—Pease & Elliman have sold for the Mutual Life Insurance Co. 812 Madison av., southwest corner of 68th st., a 4-sty. dwelling on lot 100.5x20.6. The purchaser is James Anderson Hawes, who will remodel it for stores, apartments and studios. It formerly was the property of Eric Dahlgren and is assessed at $135,000. The seller acquired it at foreclosure in October for $50,000.

SEAMAN AV.—Dr. Wesley Wait of Newburgh has sold through John R. and Oscar Foley, the plot 165x150 on the west side of Seaman av, 162 ft. south of 207th st. The buyer is reported to be Enoch C. Bell and it is also reported that a resale to an apartment house builder is pending.

SHERMAN AV.—The St. Clair Realty Co., George R. Coughlan, president, sold to James Livingston the plot, 50x100, on the east side of Sherman av, 100 ft. south of Dyckman st. The buyer has obtained a building loan from the St. Clair Realty Co. to cover the erection of a 5-sty apartment house from plans by Neville & Bagge.

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## Bronx.

COSTER ST.—The 2-fam. house, 624 Coster st., on lot 20x100, has been resold through the Nehrung Co.

FORDHAM RD.—Richard Carroll, who last week took title from Margaret M. Carroll to the triangular block between Fordham rd, Creston av and 188th st, is reported to have sold it to builders. The property, containing about 2½ lots, fronts 117 ft. on Fordham rd, 81.9 ft. on Creston av and 96 ft. on 188th st.

LORING PL.—Phi Gamma Delta of N. Y. U. has purchased from Mrs. Winifred McCarthy, the 3-sty dwelling and garage, at the northeast corner of Loring pl and 183d st, on plot 40.6x105.10, a block north of the university grounds. It has been held at $25,000.

SIMPSON ST.—The Nehring Co. has sold for James Murray and Robert Hill 989 Simpson st., a 5-sty. apartment house on a plot 42x107. The buyer, Rose Rosenbaum, gave in part payment a plot 49.11x100 at the southeast corner of 189th st. and Audubon av. The transaction involves about $100,000.

163D ST.—Constantin Wagner bought through Arnold, Byrne & Baumann from the Podgur Realty Co. the recently completed 6-sty. apartment house at the northest corner of 163d and Simpson sts. The structure was held at $275,000. In part payment Mr. Wagner gave 564 and 566 Prospect av., a 5-sty, new law house, on plot 46.2x133x irreg.

176TH ST.—The Benenson Realty Co. has purchased from George Mathewson the plot 50x100 in the south side of 176th st, 62.2 ft. east of Marmion av.

AVENUE ST. JOHN.—The Normal Construction Co., John Brown, president, sold the recently completed 5-sty apartment house, on plot 58x100, at 973 and 975 Av St. John, to William Gladstone. The seller took a lease on this building for 5 years, and in part payment took the vacant plot, 125x110, at the northeast corner of Fox st and Av St. John.

CLINTON AV.—James T. Barry bought from the Hargton Building Co. the 5-sty apartment house on the west side of Clinton av, 57 ft. south of East 176th st, on plot 50x100.

CROTONA PARK NORTH.—F. J. Muhlfeld bought from the Benenson Realty Co. through William J. Gabel, the 5-sty flat, 857 Crotona Park North on plot 50x95. He gave in part payment the plot 50x95 in the north side of Crotona Park North, 250 ft. west of Marmion av.

GRAND BOULEVARD AND CONCOURSE.—Richard H. Scobie sold to the P. J. Dwyer Building Co. for Mrs. Grace Joyce and Mrs. Reilly, who acquired same at a partition sale about one year ago, a plot of 10 lots having a frontage of 130 ft. on Grand Boulevard and Concourse, covering the entire block in 184th st., 177 ft. and 125 ft. on Creston av. There is a residence on the property recently built at an estimated cost of $30,000. The property has been in the family of the sellers for the last 35 years and has been held at $60,000. It will probably be improved with apartment houses.

PROSPECT AV.—P. N. Gladstone has purchased from the Nagrom Realty Corporation, A. M. Bauman, president, the 3-sty business building on plot 25x100, on the southeast corner of Prospect av and 162d st. Four lots on Williamsbridge rd near Pelham Parkway were given in exchange.

STEBBINS AV.—The Sinai Congregation of the Bronx has purchased from Lowenfeld & Prager the plot, 78x114x137x75, on the west side of Stebbins av, 104 ft. north of 163d st, for a temple.

TRATMANN AV.—Kurz & Uren, Inc. and D. Thomas Coster sold for the J. W. R. Realty Co. the 6½ lots on the south side of Tratmann av, 97 ft. west of Zerega av, plot 167.6x110.

VALENTINE AV.—The D. H. Jackson Co. sold to the Eberhardt Podger Co. 8 lots with buildings and garage on the east side of Valentine av, running 235 ft. deep into Tiebout av, 100.8 ft. on Tiebout av, 100.8 ft. on Valentine av, 88 ft. south of Fordham rd. In part payment the buyer gave 8 and 10 West 115th st, two 5-sty flats, 50x100. The buyers of the Valentine av property, it is reported, are about to file plans to erect four 5-sty apartment houses.

WEST TREMONT AV.—E. Osborne Smith has sold for the Emigrant Industrial Savings Bank, 79 West Tremont av, a 2-sty dwelling on plot 50x145, facing 177th st, to Mrs. Winifred C. McCarthy, who sold her residence at the northeast corner of Loring pl and 183d st to the Phi Gamma Delta Society of the New York University this week.

## Brooklyn.

UNION ST.—John Pullman sold for Frank Forman, 819 Union st, a 3-sty dwelling on lot 20x100.

UNION ST., etc.—Henry Pierson & Co. sold 850 Union st, a 2-family dwelling, on lot 20x95, for B. H. Plate to John Scanlon; also 509 8th av, a 4-sty apartment house, on lot 20x100, to Anna G. Fox.

MANHATTAN AV ETC.—H. P. Schmidt & Sons sold for the estate of R. K. Parker, northeast corner of Manhattan av and Powers st, plot 50x75; also 250-252 Manhattan av for John Seedorff; 924 Metropolitan av for V. E. Dessart and resold same to A. Blanculli and others; 361 Graham av for M. B. Eisenhauer to R. Pugliese; 94 Kingsland av to F. Shiraldy; 160 Withers st to F. D. Croce; 158 Withers st for Wm. Kronheim and others; and 390 Graham av for the estate of B. C. Storm.

12TH AV.—Frank A. Seaver & Co. sold for Fannie F. Quinn the 6 lots at the northwest corner of 12th av. and 79th st.

## Queens.

ROSEDALE.—New York Suburban Land Co. sold 80x100 in Rose pl. to A. Alton and 40x100 on President av. to Albert Setzer.

## Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 20x100 on Myrtle av. to W. Krentzler and 60x100 on Willow av. to F. McKenna.

HOBOKEN, N. J.—The Surbrug Co. tobacco has bought from the W. H. Jones Realty Co. the 4-sty factory at the southwest corner of Jefferson and 4th sts, on plot 100x200.

# LEASES.

### $350,000 Fifth Avenue Operation.

Albert B. Ashforth has leased for Mrs. Marie Heye Clemens, to Edward Margolies, her former residence at No. 603 Fifth avenue, between 48th and 49th streets, for twenty-one years, at a reported rental of about $350,000. The property is a six-story building, on lot 22.5 x 100, altered for business purposes. The property lies between the new building of Charles Scribner's Sons, publishers, and the six-story building erected at 605 Fifth avenue by the Peerless Investing Company, and was purchased by Mrs. Clemens in 1902 for about $200,000, which is $150,000 less than she is to receive in rent, although she still retains the fee.

### Profit in Broadway Lease.

Ritchie & Cornell, tailors, have subleased the four-story building, 1562 Broadway, to Herman H. Moss, for twenty-one years at a reported rental of about $13,000 a year. If the reported rental for the property is true, it would indicate a profit of $4,000 a year for the lessors. Last September, Ritchie & Cornell sub-leased the building from Sol Bloom and William Hepner, at a rental of about $9,000 per annum. The fee is owned by George B. Burnett. According to report, Mr. Moss will improve the site with a new five-story office building, with a restaurant on the street floor.

### Printers Join Uptown Colony.

An interesting lease in the Fourth avenue section was closed through Wm. A. White & Sons by their leasing to the Century Company, the publishers, for the Hanover Corporation, the top floor of the Armory building, which covers the entire block on Fourth avenue, between 25th and 26th streets. The floor contains 20,000 square feet, and this rental completes the leasing of the building. The Century Company has occupied its present quarters on Union square since September 1, 1881, making this its first change in thirty-three years.

### Old Wholesale District Lease.

The Autosales Gum & Chocolate Company, the factory of which is located in Long Island City, has leased from the United States Realty & Improvement Company, through the Gaines & Drennan Company, the store, basement, and four lofts in the building at the southeast corner of Spring and Mercer streets, for use as general offices.

### Manhattan.

AMES & CO. leased for S. McGirr the dwelling at 356 West 29th st. to E. J. Malley, the building at 118 West 28th st. to the New York Florists Supply Co. of 127 West 28th st., the building at 115 West 28th st. to the Kerwan Co., and parlor floor in 13 East 35th st. to L. Sassmore.

AMES & CO. leased the store in 455 7th av to Nickola & Co., a loft in 285 8th av. to Reliable Poster Co., and the stable at 154 East 27th st for the estate of D. I. Thomas to M. Friedman.

THE BRETT & GOODE CO. leased from the plans, the store and 1st loft containing about 15,000 sq. ft. in the building now in the course of erection at 344 to 348 West 38th st for George Kern to the Trade Bindery of 350 West 38th st, for 10 years at an aggregate gross rental of about $65,000.

CARSTEIN & LINNEKIN, INC., leased the 12th floor in 19 Madison av. in conjunction with Stephen H. Tyng, Jr., & Co. to Folkard & Lawrence of 817 Broadway; and the 9th loft to Charles J. Dela Croix; in 874 Broadway a suite of offices on the 7th floor to the Pioneer Pearl Button Co. of 50 Union sq., and in 456 4th av. space to the S. & S. Silk Mills of 215 4th av.

CARSTEIN & LINNEKIN, INC. leased in 874 Broadway, offices to the Automatic Button Co. of 50 Union sq; in 320 5th av offices to J. D. Posner; and Greenwald & Friedman; in 1161 Broadway space to the Peerless Spool Silk Co. of 116 5th av, and office to Rose Atlas; in 15-17 West 26th st for Bastine & Co., part of the 1st loft to Osterman & Kupferberg.

CROSS & BROWN leased the top floor in 22 East 41st st. to the Wallace Novelty Co. of 18 East 41st st. for executive offices, space in the United States Rubber Building, Broadway and 58th st., to P. H. Senior of 250 West 54th st. and H. P. Morrow, the 5th floor in 245 West 55th st. to Benz Automobile Sales Corporation of 1696 Broadway.

CROSS & BROWN CO. leased the 6th floor in 16 West 45th st to the Knickerbocker School of Secretaries, of 489 5th av, offices in the Strand Theatre Building at Broadway and 47th

st to Maurice Levi; offices in 396 Broadway to H. K. Hopkinson, of 396 Broadway, offices in 80 5th av, to the Catholic Film Association, of 30 East 42d st; and in conjunction with Homer Foote, Jr., space on the 5th floor in 245 West 55th st to Oscar Farkasch.

CROSS & BROWN CO. leased the 4th floor in 305 to 309 East 43d st to L. H. Costikyan, of 12 East 40th st; space on the 9th floor in 15 West 44th st to Thomas A. Cantrell, and in conjunction with Myer Bondy the 5th loft in 129 and 131 West 22d st to Myer Goldstein.

WILLIAM CRUIKSHANK'S SONS leased to Daniel M. Enright, of 107 Front st, the ground floor in 112 Front st.

DOUGLAS L. ELLIMAN & CO. leased 30 East 75th st., a 4-sty. dwelling, for Mrs. Dudley Phelps to Julien A. Ripley, and apartments in 500 Madison av. for Douglas Robinson, Chas. S. Brown Co., agents, to James E. Miller; in 34 and 36 East 58th st. for Miss K. O. Peterson to Charles L. Johnson, and in 116 East 63d st. to Mrs. Paulding Fosdick.

DOUGLAS L. ELLIMAN & CO. leased apartments in 969 Park av. for Mrs. I. M. Cammann to Mrs. E. C. Mossman; in 103 East 86th st. to F. Sherman Chipman, and in 274 Madison av. to Miss H. F. H. Ried.

DOUGLAS L. ELLIMAN & CO. leased the last apartment in 640 Park av for the Fullerton Weaver Realty Co. to Mrs. Benjamin Thaw.

J. B. ENGLISH leased for The Alland Realty Corporation the 4-sty. dwelling at 228 West 52d st. to M. Donegan.

EWING, BACON & HENRY leased the store in 36 West 40th st. to Luckhardt & Belder, music publishers of 10 East 17th st., and in conjunction with Huberth & Huberth, the store in 250 West 54th st. to the Westinghouse Electric & Manufacturing Co. of 165 Broadway.

J. ARTHUR FISCHER leased for M. V. T. Keer the 5-sty. loft building at 248 West 27th st for 15 years to J. Devoluy, warehouseman of 210 West 28th st. The aggregate rental is about $75,000.

FREDERICK FOX & CO. leased for John J. Gibbons 20,000 sq. ft. in 45 to 51 West 25th st., the ninth loft being leased to M. W. Levine & Co. and the 4th loft to the Yorke Wedst, Inc.; also for Isreal Unterberg the 5th loft in 104 to 108 West 27th st. to the Trouville Waist Co.

FREDERICK FOX & CO. leased for the O. B. Potter Properties, Inc., the 6th loft in 43 and 45 East 12th st. to P. Shapiro Son & Co.; for Daniel Birdsall & Co. the 3d loft in 27 and 29 West 4th st. to the New England Panama Hat Co.; for H. C. Hallenback the 7th loft in 64 and 66 East 11th st, to Perfect Clothing Co., of East 12th st., and for Meyer Auerbach the 6th loft in 7 Great Jones st. to Harry B. Dawes.

GOODWIN & GOODWIN leased the apartment in 55 East 76th st. to G. P. Vernon; in 309 West 93d st. to E. C. Bird, Brian Hooker and Walter J. Wright; in 2 West 94th st. to Samuel Bayer; in 317 West 93d st. to Mrs. A. Bullwinkle; in 330 West 95th st. to Nathaniel Fields; in 56 West 112th st. to Jacob Kuschner; in 371 West 116th st. to Paul Grimm and Mrs. A. Jacobs; in 26 Lenox av. to David Baruchson; in 330 West 95th st to Mrs. E. Knight and M. J. Crimmins; in 29 East 124th st. to S. Machlin and H. Peters; at the northeast corner of Broadway and 144th st. to George Looser and M. Burnett and in 566 West 162d street to L. Weiss.

GOODWIN & GOODWIN rented for Gertrude A. Pettigrew to Morris S. Friedman the 3-sty. dwelling at 112 West 116th st.

A. A. HAGEMAN leased 61 West 39th st to Frank P. Hynes, and the basement store in 608 6th av to Joseph Rosdal.

M. M. HAYWARD & Co. leased for J. F. Alpaugh the 5-sty apartment house at 17 West 103d st, and have been appointed agents for the property; for the Broadway & Fifty-Third Street Co., the store in 1692 Broadway to Leon Spilo for an automobile salesroom; and for William Lhoew the store in 2628 Broadway to Busse Bros., novelties.

HEIL & STERN leased for the estate of Eugene A. Hoffman, Inc., the 7th loft in 122 and 124 5th av., comprising about 20,000 sq. ft., to H. Kuhn & Sons, Inc., manufacturers of boys' clothing, who have been in the lower Broadway section for many years.

HEIL & STERN leased for M. Cohen & Bros. Realty Co. 31 to 37 West 27th st., the 1st loft, containing 10,000 sq. ft. of space, to Edwin A. Hochstadter of 7 Great Jones st.; in 134 to 140 West 29th st. a loft containing 10,000 sq. ft. of space to Uhr & Schneider of 50 West 17th st.; and for Philip Braender in 26 to 32 West 17th st. a loft containing 9,000 sq. ft. of space to Mirkin & Levitman of 130 West 17th st.

M. & L. HESS, INC., leased to the Belfast Linen Handkerchief Co., Ltd., of 43 White st., the 7th floor in 432 4th av., northwest corner of 29th st., which completes the renting of the entire floors; offices 1307, 1308 and 1314 to Capt. Frank E. Webb; offices 1310 and 1311 to L. Hecht & Co.; offices 1401 to 1404 to the Hudson Special Agency, completing the renting of the entire office space.

M. & L. HESS, INC. leased the 3d loft in 1686 Broadway, to the M. & L. Millinery Co.; of the fifth loft at 25 West 15th st to F. & S. Brand; tenth loft at 8-10 West 19th st., to Samuel Altholz; third loft at 69 West Houston st, to the W. & S. Ruching Co.; at 49-53 East 21st st, room 1005 to the Iroquois Fabric Co.; room 905 to John F. Dwyer, and Room 901 to L. Simon & Co.

EDWARD J. HOGAN leased to the Lehigh Valley Railroad the Broadway front of the 18th floor of the Woolworth Building for their freight traffic department. This is the fourteenth railroad to locate their freight traffic department in the Woolworth Building.

THE HOUGHTON CO. leased for Hester Virginia Montgomery, Edna M. Crane and Addie W. Adams the 4-sty. dwelling at 5 West 74th st. to Mesdames Quonce and Duggan.

MOORE & WYCKOFF leased space in 440 4th av. to O'Jaffe & Pinkus, Ltd., linen importers, located for the past 12 years at 103 Franklin st.


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THE NEHRING CO. has leased for the Esalmo Amusement Co. the "St. Nick" Theater at 174th st. and St. Nicholas av. for 10 yrs. at an aggregate rental of about $60,000.

O'REILLY & DAHN leased for the Henry Gerken Estate the store and basement in 1498 3d av. for 10 years at an aggregate rental of about $30,000.

PEASE & ELLIMAN leased for the Century Holding Co., Lee & Fleischmann, a large amount of space in 25 West 45th st. to the Societe de Rochambeau; furnished for R. Fulton Cutting to G. H. Kinnicutt Co. the 4-sty. dwelling at 154 East 71st st.; apartments in 850 Park av., in conjunction with S. Morrill Banner, to Irving I. Bloomingdale; furnished for Miss Georgine Campbell in 922 Madison av. to Arthur H. Billing; for the Dimock Estate in 66 West 37th st. to F. Nicolet; in 43 East 27th st. to J. C. Drayton, B. F. Yost and Dr. F. J. C. Fitzgerald; in 116 East 58th st. to Frederick Muller-Schall, bankers, and furnished in 3 Washington Square for Benjamin T. Cable to Mrs. William J. Gaynor.

## Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

YOUNG man, college graduate, wants position; real estate concern; experienced in efficient management; qualified for general real estate; highest reference. Box 442, Record and Guide.

WANTED—By an established midtown Real Estate firm, a man of about 30 (Christian) who is thoroughly acquainted with outside work in Renting and Sales Department. State experience, salary expected and references. Box 440, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Dec. 24, 1914. Record and Guide Company, 119 W 40th Street.

**ANNUAL MEETING.**

The annual meeting of the stockholders of the L. Best Co. will be held at 45 Vesey Street, New York, on January 13th, 1915, at 11.00 A. M.

GEORGE SIMON,
Secretary.

**DIVIDEND NOTICE.**

FULTON TRUST COMPANY OF NEW YORK,
149 Broadway, New York City,
December 17, 1914.

45TH CONSECUTIVE SEMI-ANNUAL DIVIDEND AND 5TH EXTRA DIVIDEND.

By Resolution of the Board of Trustees, a Semi-Annual dividend of FIVE PER CENT., and an Extra Dividend of TWO PER CENT. is payable on January 2, 1915, to stockholders of record at the close of business 3 P. M., December 21, 1914.

CHARLES M. VAN KLEECK,
Secretary.

The Columbia Storage Ware-Houses
COLUMBUS AVE 66th TO 67th STS. 90th ST AND AMSTERDAM AVE.
VAULTS FOR VALUABLES

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GLASS AND GLAZING
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Glass for New Buildings and Alterations Wired Glass. Colored and Fancy Glass GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE. MIRRORS MADE TO ORDER OR RESILVERED. If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORNAMENTAL AND LOW PRICED.
J. H. WERBELOVSKY, 66 Meserole St., Brooklyn

PEASE & ELLIMAN rented for Mrs. John S. Radway to Mrs. Abby H. Bartlett the furnished 5-sty. dwelling at 58 East 67th st.; for T. J. S. Flint and Charles B. Halsey in the building which they are altering at the northwest corner of Madison av. and 54th st. the store and parlor floor in the street side to Mrs. Catherine W. Halpen; and a furnished apartment in 40 East 83d st. to Gardiner W. Millett.

RULAND & WHITING CO. and WILLIAM A. WHITE & SONS leased the top loft in 153 to 157 Hudson st. for 5 years to the Robbins & Myers Co. of Springfield, Ohio, electric fans and motors.

LOUIS SCHRAG leased for the Victoria Building & Construction Co. the 3d loft in 132 West 22d st. to M. Orlarsky; the store in 121 West 22d st. to the Sperber Printing Co. of 183 Rivington st.; for the Mentor Realty Co. the 2d loft in 158 West 23d st. to M. Cohen & Co., and the 5th loft to the Welrose Dress & Suit Co., and for Morris Hotkiss space in 109 and 111 West 27th st. to Friedfeld & Kressel.

TUCKER, SPEYERS & CO. leased an apartment in the building at the northeast corner of 81st st and Broadway to Miss Elizabeth M. Scheland.

E. A. TURNER leased for Mrs. Jeanette Le B. Parsons and J. Cooper Mott, the residence at 20 East 55th st for 10 years, with renewal privilege for 11 years more at a net rental of about $8,000 a year. The tenant is to have immediate possession and extensive alterations will be made. Mr. Turner has been appointed agent.

FRANK VOLZ leased the store in 504 West 207th st. to Annete Levy, milliner.

WILLIAM A. WHITE & SONS rented 7,000 sq. ft. of space in 245 to 251 7th av. to Wallach Bros., and apartments in 183 Madison av. to A. M. Tweedy, P. M. Adams and Pearl G. Creelman.

WILLIAM A. WHITE & SONS rented space in 87 Warren st to the Rowe Press; office space in 10 and 12 Old Slip to Frederick F. Hunt, of 77 Pine st, and in 153 Hudson st, in conjunction with Asbury Lester, to White, Washburne Co. of 100 Hudson st, and the building at 521 Broome st to F. C. Linde & Co., of 84 Beekman st, for the Canebrake Realty Co.

WOOD, HARMON & CO., located for many years at 315 Madison av, leased large space in 51 East 42d st.

WORTHINGTON WHITEHOUSE rented for Carl D. Jackson the dwelling at 17 East 82d st to William Meyer.

### Bronx.

THE AMERICAN LAND & SECURITY CORPORATION leased to I. Fleck and Louis Klinger the three 5-sty. flats at 676 to 686 Beck st. for 3 years.

JOHN A. EVANS leased for the Adams Realty Co. for 10 years the stores in 282 and 284 East Fordham road at an aggregate rental of $30,000; for Arthur L. Page the 3-sty. hotel at 993 Westchester av. for 5 years; the 1-sty. building at 970 Westchester av. for 5 years and the northwest corner of Westchester av. and Kelly st. for the Henry Morgenthau Co. for 5 years.

JOSEPH A. WASSERMAN leased 819 East 180th st., a moving picture theatre and airdome extending through to the Southern Boulevard, for Edwin C. Spear to Frank Tobias for 5 years at an aggregate rental of $10,000; 2171 Southern Boulevard, known as the Zoo Tavern, for the Ebling Brewing Co. to Samuel Goldstein for 5 years at an aggregate rental of about $10,000.

### Brooklyn.

CHARLES E. RICKERSON leased 851 Carroll st, a 4-sty dwelling, to Edward F. DeBeixedon, and 582 4th st, a 3-sty dwelling, to Ed. C. Moore, Jr.

### Queens.

THE CROSS & BROWN CO. leased for Chauncey Marshall the entire 2d floor, containing over 20,000 sq. ft. in the fireproof building at the southeast corner of Webster and 2d av., Long Island City, to the Fickling Enameling Co.

THE CROSS & BROWN CO. leased for the Degnon Realty & Terminal Co. the 1st and 2d floors in the fireproof factory building at the southwest corner of Creek and Meadow sts, Long Island City, to the Operaphone Manufacturing Corporation, manufacturers of phonograph records.

## REAL ESTATE STATISTICS

**The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly tables is a resume from January 1 to date.

### MANHATTAN

**Conveyances.**

| | 1914 Dec. 11 to 17 | 1913 Dec. 12 to 18 |
|---|---|---|
| Total No. | 124 | 145 |
| Assessed value | $6,897,000 | $9,362,800 |
| No. with consideration | 18 | 14 |
| Consideration | $800,650 | $380,700 |
| Assessed value | $845,000 | $368,500 |
| | Jan. 1 to Dec. 17 | Jan. 1 to Dec. 18 |
| Total No. | 6,881 | 7,438 |
| Assessed value | $459,664,257 | $471,423,761 |
| No. with consideration | 753 | 984 |
| Consideration | $32,637,247 | $40,067,699 |
| Assessed value | $34,836,721 | $43,433,262 |

**Mortgages.**

| | 1914 Dec. 11 to 17 | 1913 Dec. 12 to 18 |
|---|---|---|
| Total No. | 58 | 86 |
| Amount | $2,837,921 | $2,699,118 |
| To Banks & Ins. Cos. | 8 | 21 |
| Amount | $579,000 | $1,762,000 |
| No. at 6% | 28 | 40 |
| Amount | $878,361 | $923,026 |
| No. at 5½% | 2 | 2 |
| Amount | $8,000 | $145,000 |
| No. at 5% | 14 | 18 |
| Amount | $1,769,500 | $393,000 |
| No. at 4½% | 2 | 1 |
| Amount | $14,000 | $25,000 |
| No. at 4% | 1 | ..... |
| Amount | $2,680 | ..... |
| Unusual rates | ..... | ..... |
| Amount | ..... | ..... |
| Interest not given | 11 | 25 |
| Amount | $165,380 | $1,213,082 |
| | Jan. 1 to Dec. 17 | Jan. 1 to Dec. 18 |
| Total No. | 3,873 | 4,695 |
| Amount | $117,319,109 | $160,620,183 |
| To Banks & Ins. Cos. | 829 | 1,176 |
| Amount | $52,604,324 | $92,979,599 |

**Mortgage Extensions.**

| | Dec. 11 to 17 | Dec. 12 to 18 |
|---|---|---|
| Total No. | 29 | 54 |
| Amount | $529,650 | $4,459,140 |
| To Banks & Ins. Cos. | 5 | 19 |
| Amount | $128,000 | $3,694,000 |
| | Jan. 1 to Dec. 17 | Jan. 1 to Dec. 18 |
| Total No. | 1,901 | 1,850 |
| Amount | $107,458,080 | $84,507,558 |
| To Banks & Ins. Cos. | 681 | 597 |
| Amount | $68,846,810 | $51,855,550 |

**Building Permits.**

| | 1914 Dec. 12 to 18 | 1913 Dec. 13 to 19 |
|---|---|---|
| New buildings | 4 | 9 |
| Cost | $284,000 | $1,030,000 |
| Alterations | $115,362 | $86,415 |
| | Jan. 1 to Dec. 18 | Jan. 1 to Dec. 19 |
| New buildings | 392 | 544 |
| Cost | $44,557,565 | $56,495,215 |
| Alterations | $10,530,859 | $11,341,152 |

### BRONX.

**Conveyances.**

| | 1914 Dec. 11 to 17 | 1913 Dec. 12 to 18 |
|---|---|---|
| Total No. | 99 | 125 |
| No. with consideration | 11 | 17 |
| Consideration | $73,450 | $146,050 |
| | Jan. 1 to Dec. 17 | Jan. 1 to Dec. 18 |
| Total No. | 5,899 | 7,336 |
| No. with consideration | 550 | 723 |
| Consideration | $6,405,286 | $6,279,679 |

**Mortgages.**

| | 1914 Dec. 11 to 17 | 1913 Dec. 12 to 18 |
|---|---|---|
| Total No. | 43 | 65 |
| Amount | $311,955 | $380,667 |
| To Banks & Ins. Cos. | 7 | 4 |
| Amount | $40,250 | $87,500 |
| No. at 6% | 20 | 37 |
| Amount | $50,855 | $153,996 |
| No. at 5½% | 5 | 4 |
| Amount | $28,000 | $28,750 |
| No. at 5% | 8 | 5 |
| Amount | $87,000 | $15,040 |
| Unusual rates | ..... | 1 |
| Amount | ..... | $666 |
| Interest not given | 10 | 18 |
| Amount | $146,100 | $182,215 |
| | Jan. 1 to Dec. 17 | Jan. 1 to Dec. 18 |
| Total No. | 3,557 | 5,398 |
| Amount | $30,115,023 | $38,121,530 |
| To Banks & Ins. Cos. | 330 | 360 |
| Amount | $6,000,701 | $6,512,841 |

**Mortgage Extensions**

| | Dec. 11 to 17 | Dec. 12 to 18 |
|---|---|---|
| Total No. | 7 | 24 |
| Amount | $94,000 | $438,000 |
| To Banks & Ins. Co. | 2 | 2 |
| Amount | $34,500 | $68,000 |
| | Jan. 1 to Dec. 17 | Jan. 1 to Dec. 18 |
| Total No. | 659 | 611 |
| Amount | $12,862,110 | $13,097,210 |
| To Banks & Ins. Cos. | 126 | 119 |
| Amount | $3,536,650 | $3,331,150 |

**Building Permits**

| | 1914 Dec. 11 to 17 | 1913 Dec. 12 to 18 |
|---|---|---|
| New buildings | 8 | 20 |
| Cost | $123,550 | $295,873 |
| Alterations | $6,435 | $33,900 |
| | Jan. 1 to Dec. 17 | Jan. 1 to Dec. 18 |
| New buildings | 698 | 809 |
| Cost | $16,219,982 | $19,791,989 |
| Alterations | $997,660 | $1,238,418 |

### BROOKLYN.

**Conveyances.**

| | 1914 Dec. 10 to 16 | 1913 Dec. 11 to 17 |
|---|---|---|
| Total No. | 361 | 438 |
| No. with consideration | 49 | 59 |
| Consideration | $188,781 | $247,091 |
| | Jan. 1 to Dec. 16 | Jan. 1 to Dec. 17 |
| Total No. | 22,237 | 22,921 |
| No. with consideration | 2,232 | 2,231 |
| Consideration | $13,411,760 | $12,784,166 |

**Mortgages.**

| | 1914 Dec. 10 to 16 | 1913 Dec. 11 to 17 |
|---|---|---|
| Total No. | 244 | 280 |
| Amount | $807,083 | $1,025,160 |
| To Banks & Ins. Cos. | 19 | 85 |
| Amount | $192,950 | $541,450 |
| No. at 6% | 165 | 152 |
| Amount | $327,637 | $338,126 |

| | | |
|---|---|---|
| No. at 5½% | 47 | 63 |
| Amount | $354,200 | $288,450 |
| No. at 5% | 22 | 48 |
| Amount | $70,916 | $347,850 |
| Unusual rates | ..... | 2 |
| Amount | ..... | $4,830 |
| Interest not given | 10 | 15 |
| Amount | $54,330 | $45,904 |
| | Jan. 1 to Dec. 16 | Jan. 1 to Dec. 17 |
| Total No. | 15,882 | 16,424 |
| Amount | $65,491,420 | $65,168,835 |
| To Banks & Ins. Cos. | 2,881 | 3,543 |
| Amount | $22,821,489 | $24,125,106 |

**Building Permits.**

| | 1914 Dec. 11 to 17 | 1913 Dec. 12 to 18 |
|---|---|---|
| New buildings | 44 | 76 |
| Cost | $318,475 | $909,000 |
| Alterations | $23,100 | $42,740 |
| | Jan. 1 to Dec. 17 | Jan. 1 to Dec. 18 |
| New buildings | 4,246 | 3,580 |
| Cost | $36,913,481 | $30,635,874 |
| Alterations | $2,772,460 | $3,470,401 |

**QUEENS.**

**Building Permits.**

| | 1914 Dec. 11 to 17 | 1913 Dec. 12 to 18 |
|---|---|---|
| New buildings | 57 | 66 |
| Cost | $156,400 | $167,125 |
| Alterations | $20,355 | $26,955 |
| | Jan. 1 to Dec. 17 | Jan. 1 to Dec. 18 |
| New buildings | 4,327 | 4,230 |
| Cost | $18,368,541 | $15,371,095 |
| Alterations | $1,163,611 | $1,269,799 |

**RICHMOND.**

**Building Permits.**

| | 1914 Dec. 11 to 17 | 1913 Dec. 5 to 17 |
|---|---|---|
| New buildings | 17 | 24 |
| Cost | $100,735 | $82,150 |
| Alterations | $5,436 | $2,435 |
| | Jan. 1 to Dec. 17 | Jan. 1 to Dec. 17 |
| New Buildings | 1,050 | 923 |
| Cost | $1,793,801 | $2.171,459 |
| Alterations | $253,932 | $294,213 |

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens;

ALICE BRANTINGHAM.—117 East 26th st, 3-sty dwelling, used as restaurant, 14.3x65, $20,000.

JOSEPH D. CARROLL.—Shares of stock in Centaur Realty Co. owning, 155-163 East 24th st, 7-sty loft, 110x197.6, $540,000; shares in Taurus Realty Co., owning 330-332 3d av, 5-sty tenement, 45x84, $65,000; 334 3d av, 5-sty tenement, 21x84, $34,000; and 322-328 3d av, two 5-sty tenements, 99x84, leasehold for 7 years with renewal privileges aggregating 35 years from March 1, 1913, ground rent being $5,000 per annum and taxes, leasehold valued at $61,500; shares in the Stanton Co. owning 317 3d av, 3-sty tenement, 18.6x97, $21,000, and 319 3d av, 3-sty tenement and 1-sty extension 18.6 x97.3, $33,000; shares in Ess-Eff Realty Co. owning 138-140 East 25th st, 3-sty stable, 44x 98.9, $48,000, and 150 East 23d st, 3-sty building, 25x98.9, $48,000.

JENNIE GEAGEN.—36 Dominick st, 3-sty dwelling, 20x85, $12,500.

JULIUS HARBURGER.—338 East 49th st, 5-sty flat, 25x100, $19,500.

MATILDA I. MESSER.—328 East 11th st, 5-sty tenement, 25x94, $28,500; 550 West 165th st, 2-sty dwelling, 16x104, $12,286; Dyckman st, south side, 150 ft. east of Sherman av, plot 100x200, $10,000.

WALTON C. PECKHAM.—186 5th av, 7-sty building, 28.6x100, $400,000; 57 West 21st st, 4-sty dwelling with store, 23x98.9, $45,000; 718 Madison av, 4-sty dwelling with store, 20.5x 82, $52,000; 127 East 104th st, 3-sty dwelling, 16.8x100.11, $6,000; 129 East 104th st, 3-sty dwelling, 16.8x100.11, $6,000; 133 East 104th st, 3-sty dwelling, 16.8x100.11, $6,000; 46 Howard st, old building, 24.7x75, $40,000.

JOSEPH F. PRENDERGAST.—144 Waverly pl, 4-sty dwelling, 22.3x97, $18,000; 966 East 156th st, 2-sty dwelling, 18.7x96, $6,000.

EMMELINE SINCLAIR.—130 East 38th st, 4-sty dwelling, 20x24.9, $16,500.

## REAL ESTATE NOTES.

GEO. R. READ & CO will move on Jan. 1, from 20 Nassau st to 30 Nassau st.

E. K. RAMEE has been appointed agent for 1506 Gates av and 2902 Clarendon rd, Brooklyn.

A. A. HAGEMAN has been appointed agent of 36 to 40 West 67th st; 232 West 48th st; and 46 West 36th st.

M. M. HAYWARD & CO. have been appointed agents for the apartment houses, 1690-1696 Broadway.

J. B. ENGLISH has been appointed agent for the 6-sty. loft building, 243-245 West 47th st. also for 785-787 8th av.

WILLIAM A. WHITE & SONS have been appointed agents for 109 West 120th st, by the Seamans Bank for Savings.

HERMAN ARNS CO. has negotiated a 1st mortgage loan of $25,000 at 5 per cent. on the "Cragmere Court," an apartment house recently erected at 1640 Macombs rd by Julius Schork.

CROSS & BROWN CO. has been appointed agent for the Bonwit-Teller Building at the southeast corner of 5th av. and 38th st., which includes the new addition in course of construction; also for 14-16 West 24th st.

M. MORGENTHAU, JR., CO. has been appointed appraisers in transfer tax proceedings for the estates of Samuel Frank, Charles Mann,


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Edward Koch, Catherine A. F. Casanova, Augusta A. Taintor and Henry L. Rosenthal.

A. L. MORDECAI & SON announce that they have completely rented the store, basement and all the lofts in the new building, 63 West 36th st, the construction of which was started last August.

JOHN M. THOMPSON announces his resignation as vice-president of the M. Morgenthau, Jr., Co. He has opened an office at 115 Broadway for the selling and appraising of real estate. C. Walter Cushier will be associated with him in the sales department.

UNION SQUARE is interested in a report that the Van Beuren estate has leased the new 12-sty building at the northwest corner of Union sq and 15th st which has yet to find a tenant. No definite information could be obtained this week at the offices of the estate at 65 5th av.

WILLIAM H. ARCHIBALD was the broker in the recently recorded sale of the 4-sty building, 319 West 28th st to Thomas Lynch, who owns the three houses adjoining on the east. This gives Mr. Lynch a plot 80x98.9. No immediate improvement is contemplated.

SMITH & PHELPS have placed for the A. J. Schwarzler Co. a first mortgage loan of $20,000 at 5 per cent. for 5 years on the 5-sty apartment at 1114 Findlay av.

REAL ESTATE OWNERS' PROTECTIVE ASSOCIATION will meet at the Hotel Majestic on Monday for the installation of the newly-elected officers. Martin Saxe and Mark Eisner will address the members. They have been elected delegates to the 1915 Constitutional Convention. Among the commitees which are expected to report are those on the Central Park Subway Building and on Track Removal and Adjustment of Central Park West.

DIRECTORS of the M. Morgenthau, Jr., Co. elected Franklin T. Seaman, a director and secretary of the company this week. Mr. Seaman, who was formerly with William A. White and Sons and the A. H. Ivins Co., will have charge of the mortgage department. He will be assisted by Guy L. Nelson. Joseph Halberstadt will succeed John M. Thompson as vice-president. He will also be treasurer. The company will celebrate the close of the year with a dinner at the City Athletic Club on Tuesday evening.

COMMISSIONERS in condemnation have been appointed to determine the amount to be paid for a permanent and a temporary easement under a section of the old Stevens House, and just how much the Mairs estate is to be paid for that and similar damages to other of its properties in lower Broadway which stand in the way of building the new Brooklyn Rapid Transit subway. The commissioners are Henry A. Gildersleeve, Thomas W. Churchill and Charles E. Heydt.

ARMORY HILL REALTY CORPORATION has acquired title from Anton Friedrich to the 5-sty flat, 25.2x100, at 1224 Park av, for a consideration of $40,000. The company owns the adjoining house at 1226, and now controls a plot 50.4x100. Both purchases were made through John J. Kavanagh as broker.

## OBITUARY

LUKE KOUWENHOVEN, descendant of one of the first Long Island settlers, and owner of a large estate, died on Thursday at his home on the Shore rd, in the Steinway section of Queens, aged eighty-five. He was unmarried. His direct ancestor, Wolfert van Kouwenhoven, came to this country from the Netherlands in 1630, and the family settled in the Flatlands section of Brooklyn. The grandfather of Mr. Kouwenhoven purchased several hundreds of acres in what is now the northern part of Long Island City, including North Beach.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties sold were at foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* In this sale the property described was bid in for the plaintiff's account.

### The Auction Market.

Several properties sold this week to outside buyers at prices in excess of existing encumbrances, indicate a continued improvement in the auction branch of the real estate market. In one instance the plaintiff acquired a Fifth avenue block front for $235,000, which was about $4,000 above the liens. This may be considered a rarity in recent times, since properties that have been sold as the result of foreclosure proceedings have been invariably bid in by parties in interest for prices below the encumbrances. An auction offering of Spuyten Duyvil holdings last Saturday resulted in the sale of eighty-eight lots and two dwellings for a total of $120,707, or an average of about $1,140 a lot.

Next Monday Henry Brady will offer for sale the seven-story office building at the junction of Wall, Pearl and Beaver streets, as a result of a foreclosure action brought by the Equitable Life Assurance Company against Catharine H. Smith, and others. This is the first foreclosure sale of Wall street property in a number of years, and the result will no doubt occasion considerable comment among owners and real estate men who are interested in that locality.

### Manhattan.

The folowing is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 18, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**Manhattan st, 107-13** (*), ns, 100 e Old Bway, 72x100x64x100.2, 6-sty bk tnt & strs; due, $101,857.69; T&c, $4,119.66; Albany Savgs Bank. $0,000

**23D st, 403-7 E** (*), ns, 81.6 e 1 av, 75x 98.9, 6-sty bk stable; due, $64,325.66; T&c, $3,620.23; General Theological Seminary of the Protestant Episcopal Church in the U S. 60,000

**40TH st, 456 W** (*), ss, 100 e 10 av, 25x 98.9, 3-sty bk tnt & str, 1-sty ext; due, $13,400.87; T&c, $144; Margt Marx. 13,500

**65TH st, 325 E,** ns, 335 w 1 av, 20x100.5, 3-sty & b bk dwg; due, $5,708.72; T&c, $180; Mary M Murthaugh. 6,050

**115TH st, 420 E** (*), ss 195 e 1 av, 25x 100.10, 4-sty bk tnt & strs; due, $11,092.52; T&c, $1,150.83; Caroline A Lane. 10,000

**115TH st, 612-4 W** (*), ss, 225 w Bway, 50x100.11, 8-sty bk tnt; due, $23,126.45; T&c, $2,670; sub to a pr mtg $110,000; Henry L Scheuerman. 130,000

**Amsterdam av, 108,** ws, 100.2 n 64th, 25.3x100, 5-sty stn tnt & strs; due, $4,418.82; T&c, $300; sub to 2 mtgs aggregating $28,000; Isidor Abraham. 33,275

HENRY BRADY.

**Lewis st, 68 (*),** sec Rivington (No 307), 80x24.11, 6-sty bk tnt & strs; due, $38,804.82; T&c, $1,807.47; Robt L Hoguet et al comm. 25,000

**Rivington st, 307,** see Lewis, 68.

**105TH st, 1 E,** see 5 av, 1240-8.

**106TH st, 2-10 E,** see 5 av, 1240-8.

**118TH st, 157 E** (*), ns, 260 w 3 av, 25x 100.11, 5-sty stn tnt & strs; due, $16,129.81; T&c, $365; Wm H Kirschner. 15,500

**5TH av, 1240-8** (*), es, whole front bet 105th (No 1) & 106th (Nos 2-10), runs n 201.10xe150xs100.11xw50 xs 100.11 xw 100 to beg, vacant; due, $221,228.62; T&c, $8,981; N Y Life Ins Co. 235,000

SAMUEL MARX.

**Clinton st, 97** (*), ws, 225.4 s Rivington, 25.4x100, 5-sty bk tnt & strs; due, $11,790.34; T&c, $1,182.91; sub to mtg $32,000; Philip Klein et al, exrs. 38,000

**Stanton st, 125** (*), ss, 50 e Essex, 25x 75, 5-sty bk tnt & strs; due, $7,538.17; T&c, $747.60; sub to mtg $22,000; Philip Klein et al, exrs. 22,100

CHAS. A. BERRIAN.

**176TH st, 517-9 W,** see Audubon av, 219.

**Audubon av, 219** (*), nec 176th (Nos 517-9), 99.11x100, 6-sty bk tnt & strs; due, $10,448.38; T&c, $1,811.80; sub to mtg of $145,000; Jos E Marx. 145,700

| | |
|---|---|
| Total | $814,125 |
| Corresponding week 1914 | 635,511 |
| Jan. 1, 1914 to date | 34,424,518 |
| Corresponding period 1913 | 37,639,385 |

### Bronx.

The following are the sales that have taken place during the week ending Dec. 18, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Austin pl** (*), ws, 422.8 n 144th, 100x100, vacant; due, $2,253.45; T&c, $3,081.45; Charlotte A O'Shea. 5,000

**Alexander av, 126,** es, 100 s 134th, 20x 89.6, 4-sty bk tnt & strs; adj sine die.

**Alexander av, 128,** es, 80.6 s 134th, 19.6x 89.6, 4-sty bk tnt & strs; adj sine die.

**Alexander av, 130,** es, 61 s 134th, 19.6x 89.6, 4-sty bk tnt & strs; adj sine die.

**Alexander av, 132,** es, 41.6 s 134th, 19.6x 89.6, 4-sty bk tnt & strs; adj sine die.

**Arnow av** (*), nwc Eastern blvd, 3x 715.10x280.3x—; due, $6,452.10; T&c, $1,000; sub to 1st mtg $10,000; Barbara Rosenberg (corrects error in last issue, when consideration was $14,500). 44,500

**Prospect av, 970-2,** es, 73.6 s 164th, 75x 182.10x78.3x160.6, 6-sty bk tnt & strs; due, $6,961.37; T&c, $2,896.10; sub to 2 mtgs aggregating $122,000; Hugo Bulowa. 126,000

JAMES. L. WELLS.

**Bartholdi st (*),** ns, 75.9 e Rosewood av, 25x100; due, $274.01; T&c, $457.96; Lillian W White. 500

**Brook av, 1465** (*), ws, 77.9 n St Pauls pl, 22.2x36.2x22.2x35, 3-sty bk tnt & strs; due, $4,356.52; T&c, $266.93; Isabella Dennis. 4,000

CHAS. A. BERRIAN.

**Brook av, 1528** (*), es, 275 n 171st, 25x 100.11, 4-sty bk tnt & strs; due, $2,302.51; T&c, $455.39; sub to 1st mtg of $13,000; Hyman Goldstein. 15,600

GEORGE PRICE.

**146TH st, 236-8 E** (*), ss, 300 w Morris av, 50x100, 3-sty bk tnt & strs & 2-sty fr dwg; due, $8,575.16; T&c, $564.95; Frances H Bolton et al, exrs. 8,000

JAMES J. DONOVAN.

**Beck st, 582,** ss, 100 w Av St John, 100x 125, 2-6-sty bk tnts; due, $15,921.04; T&c, $1,923.69; sub to mtg of $90,275; Jno H Stoubenburgh. 96,275

**184TH st, 463 E** (*), ns, 128.8 w Washington av, 16.8x100, 3-sty fr tnt; due, $2,320.73; T&c, $229.50; sub to mtg of $4,500; Johann C Hofmann et al. 4,900

GEO. G. BAKER.

(* Sale of 164 lots of Edgehill Terraces.)

**Arlington av,** nec 227th, 85x105; E A Jacobs. 9,000

**Arlington av,** es, 145 n 227th, 75x125; M S Squires. 6,000
**Arlington av,** es, 125 s 230th, 50x125; Jos Palir. 4,100
**227TH st W,** nwc Netherland av, 70x115; Walter Swett. 4,200
**Netherland av,** ws, 115 n 227th, 50x125; New York Land Securities Co. 3,100
**Netherland av,** ws, 240 n 227th, runs w 125xn40xe15xn35xe110xs75 to beg; Mrs C J Fairchild. 4,200
**Edgehill av,** es, 523 s 230th, runs s86.10 xe16.6 to es Edgehill av xn90xw87.7 to beg; J A Wilbur. 2,300
**Edgehill av,** es, 370 s 230th, 99.2x58.9x 69x68.1; Wm A Dooling. 2,000
**Netherland av,** es, 162.1 s 230th, 59.11 x99.2x60x100; J W Doolittle. 10,300
**Arlington av,** nwc 227th, 75x145.6; Rose M Linden. 6,450
**Arlington av,** ws, 234 s 230th, 70x145.6; A C Wallin. 10,000
**Arlington av,** ws, 75 n 227th, 50x145.6; M S Squires. 3,950
**Netherland av,** es, 255.1 s 230th, 50x 100; Jos Palir. 2,900
**Netherland av,** ws, 257.1 s 230th, 100x 110; A C Wallin. 5,600
**Netherland av,** ws, 207.1 s 230th, runsw 110xn27.2xw15xn22.10xe125 to beg; Mrs I A Lurie. 2,900
**Netherland av,** ws, 157.1 s 230th, 50x 125; C R Leonard. 3,000
**Netherland av,** ws, 107.1 s 230th, 50x 125; S T Stewart. 2,950
**Netherland av,** swc 230th, 107.1x125x 79.8x127.11; J A Wilbur. 5,400
**Edgehill av,** nec 227th, 50.3x87.5x51.3x 80.7; Mrs I A Lurie. 1,500
**Edgehill av,** es, 50.3 n 227th, 51.7x86x 51.3x87.5; B W Anderson. 1,600
**Edgehill av,** ws, 186.10 s 230th, 50x86.3; Jos A Palir. 2,400
**Netherland av,** es, 100 n 227th, 50x82x 51x94; New York Land Securities Co. 2,600

*The remainder of this sale will be published next week.

CHAS. A. BERRIAN.

**Morris Park av, 629,** ns, 1431.11 e Walker av, 25.2x-89.6x28.6x174.2; adj sine die. ——

| | |
|---|---|
| Total | $486,725 |
| Corresponding week 1913 | 251,800 |
| Jan. 1, 1914 to date | 6,866,644 |
| Corresponding period 1913 | 7,046,872 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Dec. 16, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE CO.

NOLL ST, nws, 175 sw Hamburg av, 25x 100; withdrawn ——
WEST ST (*), es, 180 n Av C, 36x100; Boyd H Wood Co 52,475.00
THATFORD AV, sec Glenmore av, 20x 50; Wm Perlman. 6,200.00
4TH AV, ws, 58 n President, 56x80; withdrawn. ——

WILLIAM J. McPHILLIAMY & CO.

FULTON ST (*), ss, 420 e Brooklyn av, 20x100; Denis O'Brien 8,100.00
UNION ST (*), ns, 282.6 w Clinton, 27.6x100; Henry D Bultman 12,500.00
WEST ST, es, 91.5xs Av U, —x120.8x irreg; also ROAD from Gravesend Beach to Gravesend Village, cl intersec nes 86th, 670.5x615.5x967.10; also HIGHWAY from Gravesend Beach to Gravesend Village, intersec highway along the west of said village, 183x349.6x313.11x383.3; also ROAD from Gravesend Beach to Gravesend village, cl, adj ws lot 1, 503.9x504.11x515.10x313.11; also AV V, nwc Van Siclen, 85.3x17.6x irreg; withdrawn. ——
E 48TH ST, (*), es, 536 s Av L, 18x100; Stephen D Pyle et al 2,000.00
GLENMORE AV (*), swc Elton, 27.6x 100; Giovanni Brunetti. 3,700.00
JOHNSON AV, ns, 100.8 e Scott av, 37.1x131.7x irreg; withdrawn ——
LOGAN ST, ws, 110 n Sutter av, 40x 100; also MILFORD ST, es, 190 s Glenmore av, 40x100; A B Roberts.. 2,700.00
NEW LOTS RD (*), ss, 21.2 w Williams av, 21.2x82.9x80.10; Ray Lashewitz 5,550.00
LOTS 230 to 235, 260 to 265, map of land of Asa W Parker at Bath Beach; Caroline Richmond 3,710.00

NATHANIEL SHUTER.

BARNEY ST (*), sec Belmont av, 100 x25; Roth Bell Inc 3,600.00
DEAN ST (*), sec Stone av, 49.9x57.2x irreg; Excelsior Brewing Co. 5,000 over mtgs
N 5TH ST, ns, 100 w Havemeyer av, 25x100; adj sine die. ——
67TH ST, nec 13 av, 100x20; adj sine die ——..
70TH ST, sec 12 av, 600x700 to 71st; also 71ST ST, sec 12 av, 100x100x irreg; also 71ST ST, ss, 580 e 12 av, 20x200; also 11TH AV, sec 72d, 200x 700 to 12 av; A B Roberts 45,000.00
EASTERN PARKWAY EXTENSION (*), ses, 416.1 ne Sterling pl, 40x110; Ida T Handler 18,000.00
LAWRENCE AV, ns, 200 e 3d, 100x 100; Hyman Heimbinder 5,200.00
WILLOUGHBY AV, ns, 94 e Wyckoff av, 240x100; Emma Brickman 17,000.00
3D AV, swc Degraw, 100x170; Jno R Ryan 12,900.00

JAMES L. BRUMLEY.

HART ST, ns, 414 w Lewis av, 16x 100; Morris Feinstein. 4,725.00
61ST ST (*), ns, 380 w 11 av, 20x100; Equitable Co-operative Building & Loan Assn et al 500.00

| | |
|---|---|
| Total | $208,860.00 |
| Corresponding week 1913 | 252,049.00 |

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**DEC. 19.**
No Legal Sales advertised for this day.

**DEC. 21.**
WALL ST, 71-5, swc Pearl, runs w70.4xsw60.9x se19 to Beaver (Nos 93-5) xe61.6 to Pearl xn 22.5 to beg, 7 & 8-sty bk office & str bldg; Equitable Life Assur Soc of U S—Cath H B Smith et al; action 1; Alexander & Green (A), 165 Broadway; Enos S Booth (R); due, $292,307.28; T&c, $11,700.25; mtg recorded May 9, 1905. Henry Brady.

134TH ST, 227 W, ns, 266.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jos Reale—Saml L Conwell et al; Maurice J Dix (A), 529 Courtlandt av; Eugene E Spiegelberg (R); due, $1,411.29; T&c, $555.80; sub to a mtg of $7,000. Joseph P Day.

LEXINGTON AV, 1736, ws, 51 n 108th, 25x75, 5-sty stn tnt & strs; Chas G Moller et al exrs—Isaac J Danziger et al; Bowers & Sands (A), 46 Cedar; Jos D Kelly (R); due, $18,789.94; T&c, $537.41. Henry Brady.

2D AV, 1888, es, 75.2 s 98th, 24.9x100, 4-sty bk tnt & strs; Wm H Beam trste—Sarah Katz et al; John Theall (A), 45 Wall; J Philip Berg (R); due, $11,702.96; T&c, $132.61. Bryan L Kennelly.

**DEC. 22.**
GRAND ST, 61, ns, 75 w Wooster, 25x100, 7-sty bk loft & str bldg; Metropolitan Life Ins Co—Hyman Horwitz et al; Woodford, Bovee & Butcher (A), 1 Madison av; Roger Sherman (R); due, $37,103.65; T&c, $1,129.10; Herbert A Sherman.

12TH ST, 39 W, ns, 425 w 5 av, 25x103.3, 4-sty bk tnt; Susan Van Pragg—Jacob Hirsh et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Chas L Hoffman (R); partition; Joseph P Day.

12TH ST, 41-3 W, ns, 450 w 5 av, runs n54.6x w32.3xs6.9xsw13.8xse45.5xe26.6 to beg, 2-4-sty bk tnts; Doretha S Warsawer—Jacob Hirsh et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Chas L Hoffman (R); partition; Joseph P Day.

12TH ST, 44-8 W; ss, 454.7 w 5 av, 41.5x103.3, 2-4-sty stn tnts; Sadie Roth—Jacob Hirsh et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Chas L Hoffman (R); partition; Joseph P Day.

12TH ST, 47 W, ns, 402 e 6 av, 21.7x49.6x—x 92, 4-sty bk tnt; Franklin S Keller—Jacob Hirsh et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Chas L Hoffman (R); partition; Joseph P Day.

30TH ST, 106 W, ss, 77 w 6 av, 25.8x90.8x26.3x 85.5, 2-sty bk garage; Bertha R Fox—Jacob Hirsh et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Chas L Hoffman (R); partition; Joseph P Day.

30TH ST, 128-32 W, ss, 363.7 e 7 av, 82.7x98.9, 3-3-sty bk tnts & strs; Helen O Zurich—Jacob Hirsh et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Chas L Hoffman (R); partition; Joseph P Day.

35TH ST, 29-33 W, ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; Union Mortgage Co—Arnel Realty Co et al; Merrill & Rogers (A), 100 Bway; Isidor D Morrison (R); due, $567,001.97; T&c, $4,597.35; Joseph P Day.

85TH ST, 120-2 E, ss, 235.6 e Park av, 40.2 x102.2, 6-sty bt tnt; Anna D Bliss—Jos Toch et al; Coudert Bros (A), 2 Rector; Peter Gatens (R); due, $56,030.19; T&c, $2,150; mtg recorded Aug 6, 1890; Joseph P Day.

94TH ST, 62 E, ss, 234.6 w Park av, 20.6x100.8, 5-sty stn tnt; Dawson C Glover—Rachel Rosenblum et al; Albert Handy (A), 140 Nassau; Elek J Ludvigh (R); due, $21,264.05; T&c, $1,166.25; Joseph P Day.

113TH ST, 103 E, ns, 20 e Park av, 16x100.11, 3-sty & b bk dwg; Margt W Burdsall—Michl Kelly et al; Wilson, Barker & Wager (A), 48 Wall; Chas D Donohue (R); due, $5,633.79; T&c, $281.25; Henry Brady.

131ST ST, 157 W, ns, 174 e 7 av, 17x99.11, 3-sty & b stn dwg; Chas Salomon—Lillie J Lippmann et al; Sigmund Wechsler (A), 233 Bway; Harry M Levy (R); due, $8,762.86; T&c, $174.20; Saml Marx.

5TH AV, 400, ws, 65.4 s 37th, 27.7x120, 3 & 5-sty bk loft & str bldg; Jno P H Rieper—Marx Ottinger et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Chas L Hoffman (R); partition; Joseph P Day.

**DEC. 23.**
10TH ST, 27 E, ns, 154 e University pl, 24.10x 94.9, 7-sty bk loft & str bldg; Greenwich Savgs Bank—Martin Montgomery Maze admr et al; B Aymar Sands (A), 46 Cedar; Wm C C Arnold (R); due, $58,790.08; T&c, $2,653.25; mtg recorded Nov 22, 1901; Joseph P Day.

13TH ST, 509-11 E, ns, 121 e Av A, 37.6x103.3, 6-sty bk tnt & strs; N Y Trust Co—Giovanni Parisi et al; M S & I S Isaacs (A), 52 William; Alfred Steckler, Jr (R); due, $42,608.91; T&c, $1,078.03; Joseph P Day.

131ST ST, 53 W, ns, 260 e Lenox av, 25x98.11, 5-sty bk tnt; Manuel A Gonzalez et al, exrs—Lillian E Reed et al; Dean, Tracy & McBarron (A), 160 Bway; Jno J Hynes (R); due, $21,178.69; T&c, $419.40; Joseph P. Day.

142D ST, 452 W, ss, 100 w Convent av, 18x99.11, 4-sty stn dwg; F Bianchi Tompkins et al, exrs—Caroline L Weaver et al; Foley & Powell (A), 206 Bway; Wm F Unger (R); due, $14,022.61; T&c, $598.45; Bryan L Kennelly.

148TH ST, 540 W, ss, 324.11 e Bway, 17.1x 99.11, 3-sty & b bk dwg; Emeline Roffe—Jacob Ehrich et al; Morris Jacobs (A), 56 Pine; Matthew P Doyle (R); due, $17,453.65; T&c, $322; Jas J Donovan.


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*(Legal Sales, Manhattan, Continued.)*

2D AV, 2270, es, 75.5 s 117th, 25.6x84.10, 4-sty bk tnt & strs; Theresa Nickemper—Louis Lesse et al; Henry C Botty (A), 140 Nassau; Saml J Wagstaff (R); due, $13,705.87; T&c, $142.40; sub to a transfer tax lien amounting to $1,856.59; Joseph P Day.

**DEC. 24.**

104TH ST, 312 E, ss, 100.6 e 2 av, 24.6x100.11; 4-sty bk tnt & strs; Casimir deR Moore—Vincenza Messuri et al; Frank L Holt (A), 220 Bway; Jno F McIntyre (R); due, $6,661; T&c, $62.74; Henry Brady.

106TH ST, 160 W; see Amsterdam av, 933-5.

AMSTERDAM AV, 933-5, sec 106th (No 160 W), 47.10x100, 6-sty bk tnt & strs; Postal Life Ins Co—W F Burns Realty Co et al; Chas C Lockwood (A), 35 Nassau; Geo F Harriman (R); due, $172,858.48; T&c, $1,385.13; Bryan L Kennelly.

BOLTON RD, ws, 60 n 208th, 199.11x533 to Hudson River x203.2x485.2; also PARCEL of land beg at a point 112.10 n 208th, runs w—


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to Bolton rd xse e, and ne—xnw— to beg, 2-sty fr dwg & vacant; Postal Life Ins Co—Ursula C Burns et al; Chas G Lockwood (A), 35 Nassau; Geo F Harriman (R); due, $118,480.99; T&c, $2,185.70; Bryan L Kennelly.

MADISON AV, 1493-5, es, 50.11 n 102, 50x100, 6-sty bk tnt & strs; Rose Amsterdam et al—Bella Amsterdam et al; partition; Ignace I Apfel (A), 1 W 34th; Phoenix Ingraham (R); due, $55,000; T&c, $——; D Phoenix Ingraham.

**DEC. 26.**

No Legal Sales advertised for this day.

**DEC. 28.**

FORSYTH ST, 39-39½, on map 39, ws, 92.8 n Canal, 32.9x100, 5-sty bk stable; Saml Wacht—Dora Frankenstein et al; Arnstein & Levy (A), 128 Bway; Albert Ritchie (R); due, $8,346.48; T&c, $91.60; mtg recorded April 10, 1907; Bryan L Kennelly.

PARK AV, 929-31, es, 51.1 s 81st, 53.3x100, 12-sty bk tnt; Pollack & O'Neill—929 Park Ave Co et al; Francis A O'Neill (A), 2 Rector; Phoenix Ingraham (R); due, $75,848.06; T&c, $5,948.90; sub to a mtg of $265,000; D Phoenix Ingraham.

ST NICHOLAS AV, swc 177th (No 600), 99.11x100, vacant; Wm Rankin—Octav Land Co et al; Wm B Adams (A), 25 Broad; Abr Stern (R); due, $50,192.87; T&c, $1,145; Joseph P Day.

## Bronx.

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**DEC. 19.**

No Legal Sales advertised for this day.

**DEC. 21.**

BATHGATE AV, 1775, ws, 293.1 s 175th, 22x62.5, 2-sty fr dwg; Carrie Westerfield—Sophie Miller et al; Burlock E Rabell (A), 38 Park Row; John P Dunn (R); due, $5,480.93; T&c, $90. Chas A Berrian.

**DEC. 22.**

134TH ST, 400 E; see Willis av, 130-6.

181ST ST, E, 40.3 e Belmont av; see Belmont av, es, 100.7 s 181st.

BELMONT AV, es, 100.7 s 181st, runs e40.3xn 100.9 to 181st xe45.5xs140.2xw68.4xn40.6 to beg, vacant; Jacob Bernstein—Crownhill Constn Co et al; Selig Edelman (A), 132 Nassau; Wm J McKeown (R); due, $2,556.52; T&c, $106.20; sub to a 1st mtg of $5,000; Jas J Donovan.

MORRIS AV, 2028, es, 281.3 n 179th, 18.9x100, 2-sty bk dwg; Anna C Stephens—Maria Balschum et al; Thos F Keogh (A), 90 W Bway; Peter L Mullaly (R); due, $7,290.23; T&c, $594.21; J H Mayers.

TINTON AV, 591.7, ws, 100 n 150th, 75x95.2x 75x94.11, 2-5-sty bk tnts; Jno A Murray—Tinton Av Constn Co et al; Edw Herrmann (A), 261 Bway; Geo F Weller (R); due, $5,250.85; T&c, $6,223.28; sub to a mtg of $55,000; Joseph P Day.

WALLACE AV, 1932, es, 1,170 n Morris Park av25x100; Nellie Brennan—Giovanni Malpiedi et al; Burns & Fenno (A), 2 Grand, White Plains, N Y; Wm L Rumsey (R); due, $2,154.57; T&c, $200; sub to prior mtg $3,250; Jas J Donovan.

WILLIS AV, 130-6, sec 134th (No 400), 100x 40, 6-sty bk hotel; Atlantic Dock Co—Geo H Pigueron et al; Snedeker & Snedeker (A), 164 Montague, Brooklyn; Phoenix Ingraham (R); due, $52,709.20; T&c, $1,350.68; D Phoenix Ingraham.

**DEC. 23.**

BELMONT AV, 2096, es, 78.7 s 180th, 32.6x102.6 x23.2x106.6, vacant; Grant Squires—Giouse Galieni et al; Jno M Rider (A), 44 Cedar; Jno J O'Brien (R); due, $2,482.94; T&c, $112.46; Henry Brady.

EDGEWATER RD, 1503, ws, 672.7 n Westchester av, 25x100, 2-sty bk dwg; Bertha Beringer—Annie Nock et al; Lee & Fleischmann (A), 1182 Bway; Isaac F Cohen (R); due, $5,302.03; T&c, $253.89; Joseph P Day.

**DEC. 24.**

PERRY AV, 3330, es, 400 s Gun Hill rd, 25x 100, 2-sty fr dwg; Lillie Sanger—Albert Guissart et al; Niles & Johnson (A), 11 Wall; Alex Karlin (R); due, $2,295.41; T&c, $461.04; sub to mtg of $4,750; Jas L Wells.

**DEC. 26 & 28.**

No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**DEC. 19.**

No Legal Sales advertised for this day

**DEC. 21.**

RALPH ST, es, 300 n Hamburg av, 20x100; Herman Preifer et al—Sophie Bremer et al; Winne & Frey (A), Jamaica, LI; Gaston F Livett (R); Wm P Rae.

WALWORTH ST, ws, 290 s Willoughby av, 20x 100; Caroline M Lord—Delia L Collins et al; John A Warren (A), 175 Remsen st; Thomas H Troy (R); Wm J McPhilliamy & Co.

RUGBY RD, es, 325.5 s Ditmas av, 50.8x109.7; Carrie E Hosford—Lizzie McTammany et al; Chas A Ogren (A), 149 Bway, Manhattan; Algernon I Nova (R); Nathaniel Shuter.

**DEC. 22.**

HICKS ST, ws, 75 s Union, 25x75; Jos Martiniano—Gelsomina Valentine et al; Robt V Mathews (A), 30 E 42d Manhattan; Robt H Koehler (R); Wm J McPhilliamy & Co.

SEELEY ST, es, 50 s 19th, 25x100; City of N Y—Wm V Becker et al; Frank L Polk (A), Municipal Bldg, Manhattan; Edgar M M Doughty (R); Wm J McPhilliamy & Co.

E 7TH ST, es, 300 n Av J, 40x120.6; Geo Freifeld—Charity E Van De Water et al; Jeremiah Wood (A), 291 Bway; Almeth W Hoff (R); Wm P Rae.

26TH ST, ws, 362.6 n Av M, 37.6x100; Annie Gamble—Otto Nelson et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm J McPhilliamy & Co.

37TH ST, nes, 100 nw 15 av, 100x100.2; Andw F Wilson—White House Lunch Wagon Mfg Co et al; Clarke & Frost (A), 215 Montague; Wm Watson (R); Wm J McPhilliamy & Co.

48TH ST, sws, 220 nw 13 av, 20x100.2; Jno Nolty—Conrad Carlson et al; Henry A Ingraham (A), 189 Montague; Warren I Lee (R); Jere Johnson Jr Co.

81ST ST, ns, 236 w 17 av, 240x100; Eliz A Demund—Milton S Kistler et al; Robt O'Byrne (A), 6 Wall, Manhattan; Patk E Callahan (R); Wm J McPhilliamy & Co.

AV C, ns, 20 e E 3d, 20x80; Jno P Hoffman—Bien Realty Co et al; Jno D Prince Jr (A), 164 Montague; Herbert S Worthley (R); Wm J McPhilliamy & Co.

ATLANTIC AV, ns, 20 w Andrews pl, 20x64.6; Marguerite F Hammill—Ralph Underhill et al; Johnston & Johnston (A), 256 Bway, Manhattan; Almeth W Hoff (R); Wm P Rae.

BEDFORD AV, es, 240 s Farragut rd, 200x100; Geo M Henderson—Renslaw Realty Co Inc et al; Wilmot Y Hallock (A), 189 Montague; Jas Mac G Smith (R); Jas L Brumley.

BEDFORD AV, ws, 300 s Farragut rd, 200x 100; same—same; action 2; same (A); same (R); Jas L Brumley.

CLINTON AV, sec Greene av, 47.6x140x irreg; Savings Bank of Utica—Jno C Kluber et al; Miller & Fincke (A), Utica, N. Y; Jas M Fawcett.

MANHATTAN AV, es, 75 n Clay, 25x100; Chas R Sargent—Patk Sullivan et al; Seley & Levine (A), 215 Montague; David Senft (R); Nathaniel Shuter.

PITKIN AV, ss, 80 e Hendrix, 20x100; Robt T Davidson—Mary Terminl et al; Frank G Wild (A), 277 Bway, Manhattan; Wm A Mathis (R); Wm J McPhilliamy & Co.

WORTMAN AV, ss, 60 w Linwood, 20x100; City of N Y—Augusta Garnier; action 1; Frank L Polk, Municipal Bldg, Manhattan; Wm H Raferty (R); Wm J McPhilliamy & Co.

WORTMAN AV, ss, 80 w Linwood, 20x100; same—same; action 2; same (A); same (R); Wm J McPhilliamy & Co.

**DEC. 23.**

50TH ST, nes, 20 se 19 av, 20x80; Geo T Mortimer—Brody Bldg Co et al; action 1; Chas H Lott (A); 206 Bway; Chas F Moody (R); Wm P Rae.

50TH ST, ns, 40 e 19 av, 20x80; same—same; action 2; same (A); same (R); Wm P Rae.

57TH ST, ns, 160 e 7 av, 20x100.2; Chas T Branch—Alfonsina R Drago et al; Chas C Branch (A), 149 Bway, Manhattan; David Blitzer (A); Wm P Rae.

FRANKLIN AV, es, 172.9 n Park av, 25x100; Jno F Saddington—Chas F Forsman et al; Henry J Davenport (A), 375 Pearl; A J Koehler (R); Wm J McPhilliamy & Co.

IRVING AV, sws, 140 nw Cornelia, 20x95; Williamsburgh Savgs Bank—Max H Speer et al; S M & D E Meeker (A), 217 Havemeyer; E G Nelson (R); Wm J McPhilliamy & Co.

LAFAYETTE AV, ss, 302.6 w Lewis av, 20x100; Bushwick Savgs Bank—Frank H Bray et al; Rufus L Scott (A), 93 Nassaau, Manhattan; Wm E Warland (R); Wm J McPhilliamy & Co.

**DEC. 24.**

CROWN ST, sec Franklin av, 31x100; Benoit Wasserman—Annie J Cameron et al; Ira L Bamberger & Sidney Lowenthal (A), 309 Bway; C Elmer Spedick (R); Wm P Rae.

DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7 x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P. Rae.

HARMON ST, ses 175 ne Irving av, 25x100; Chas Ebert et al—Hermine Mueller et al; Levy, Gutman & Goldberg (A), 816 Bway; Myles Purvin (R); Nathaniel Shuter.

HEMLOCK ST, ses, intersec nes Atlantic av, runs se203.3 to Railroad av xne113.7xnw100 xsw40xnw100xse109.11 to beg; Isaac W Rushmore—Jas Florenzo et al; Harry L Thompson (A), 175 Remsen; Bernard J Becker (R); Wm P Rae.

CENTRAL AV, sws, 100 se Troutman, 25x100; Sheriff's sale of all right, title &c which Giovanni Tumminello had on June 12, 1913, or since; Lewis S Swasey, sheriff; Wm P Rae.

EASTERN PKWAY, ns, 75 w Warwick, 50x 100; Andw Gray—Henry G Miller et al; Grover M Moscowitz (A), 189 Montague; Jos A Solover (R); Nathaniel Shuter.

5TH AV, es, 54.7 s 72d, 24x88.3; Michl T Reilly—Jno E Sullivan Co et al; Jno J Bakerman (A), 5204 5 av; Sidney F Strongin (R); Nathaniel Shuter.

5TH AV, es, 68.7 s 72d, 20.7x93.5; Henry F Mally—same; same (A); same (R); Nathaniel Shuter.

7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg & Constn Co et al; Washburn, Ruston & Koehler (A), 51 Chambers, Manhattan; Owen F Finnerty (R); Wm P Rae.

LOT 49, blk 7344, sec 22; Bessie Mutterperl—Wm J Sullivan et al; Schwartzman & Schwartzman (A), 44 Court; Jas M Gray (R); Nathaniel Shuter.

**DEC. 26.**

No Legal Sales advertised for this day.

**DEC. 28.**

GRAND ST, nes, Lot 18, map of Village of Williamsburgh; Lizetta Schnibbe—Edw Schumann et al; Bernhard B Christ, Jr (A), 391 Fulton; Rippey T Sadler (R); Nathaniel Shuter.

MORRELL ST, ws, 50 s Moore, 25x100; Sheriff's sale of all right, title, &c., which Ella Puritz had on Dec 28, 1912, or since; Lewis M Swasey, sheriff; Wm P Rae.

RODNEY ST, ws, 100 ne S 3d, 40x61.11x irreg; Fundy Co—Ridgewood Realty Associates et al; Jonas, Lazansky & Neuburger (A), 115 Bway, Manhattan; Howard E Greene (R); Nathaniel Shuter.

5TH ST, ns, 157.10 e 8 av, 20x100; Hyman Alexander—Haft Constn Co et al; Maurice S Hyman (A), 55 Lilberty, Manhattan; Henry Marshall (R); Wm P Rae.

NEPTUNE AV, sec W 12th, 171x865xx irreg; also NEPTUNE AV, swc W 1st, 102.7x98.9; also 86TH ST, ss, 572 w Shell rd, —x—; also PARCEL of land opposite third parcel, adj lands of Brooklyn Rapid Transit & N Y &

Brighton Beach R R, —x—; Mtg Holding Co —Sarah V Tremper et al; Armstrong & Brown (A), 21 Cedar, Manhattan; Bernard J Becker (R); Jas L Brumley.
TROY AV, ws, 127.9 n St Marks av, 27.9x100; Bedford Co-operative Bldg Loan Asso—Peter McNeaney et al; Martin S Cohen (A), 302 Bway; Leroy W Ross (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**DEC. 12.**
CANAL ST, 67-71; Saml Wacht—Harris Youdelman et al; S Wacht, Jr (A).
47TH ST, 258 W; Saml Wacht—Dora Nadel et al; S Wacht, Jr (A).
113TH ST, 501 W; Charwyn Realty Co—Hannah Elias et al; L Schafran (A).
118TH ST, ns, 200 e 2 av, 50x100.11; Lawyers Mtg Co—Jos Edelstein et al; amended; Cary & Carroll (A).

**DEC. 14.**
CLINTON ST, 177; Sol H Kohn—Darnet Lerner et al; Baylis & Sanborn (A).
25TH ST, 230 W; Jno C Wellwood—Emil Fraad et al; Rounds, Schurman & Dwight (A).
59TH ST, 22 W; Harry S Ford—59th St Real Estate Co et al; H H Gibbs (A).
128TH ST, 270 W; Society for the Relief of Poor Widows with Small Children—Helen D W Haight et al; Miller, King, Lane & Trafford (A).
AMSTERDAM AV, es, 75 n 164th, 25x100; Mary J Mondorf—Arthur Otten et al; amended; W F Clare (A).

**DEC. 15.**
31ST, 120-22 W; County Holding Co—120 West 31st St Corpn et al; Merrill & Rogers (A).
64TH ST, 108 W; Alvin F Johnson—Susie S Hall et al; Knox, Sender & Deignan (A).
71ST ST, 328 W; Elizabeth J Haynes—Patrick J Costello; J B Weil (A).
128TH ST, 47 W; Mathilde A Moller—Marcus Nasanowitz et al; amended; Miller & Bretzfelder (A).
130TH ST, ss, 200 w Amsterdam av, 144.9x99.11 xirreg; Peters Realty Co—Selma Alexander et al; Bowers & Sands (A).
5TH AV, sec 127th, 49.11x100; German Savgs Bank in the City of N Y—Martin Frank et al; M Auerbach (A).

**DEC. 16.**
SUFFOLK ST, 12; Wm M Martin—Morris Simon et al; Cadwalader, Wickersham & Taft (A).
WEST ST, 420; Excelsior Savgs Bank of the City of N Y—Wm F Donnelly et al; J G Gulick (A).
26TH ST, 322 E; Helen C Brown—Emma A Mayhew et al; Butler, Brown, Wyckoff & Campbell (A).
50TH ST, 335 E; Adelgunde Weissmann—Raygold Realty Co et al; E V Daly (A).
148TH ST, ns, 276.6 w Amsterdam av, 15.6x99.11; Kath B Hicks—Earle P Carman et al; Pressinger & Newcombe (A).
158TH ST, 524 W; Saml Wacht—Isidor Bear et al; S Wacht, Jr (A).
ST NICHOLAS AV, swc 178th, 94.11x100; Jos E Marx—Brenden Trading Co et al; Lese & Connolly (A).
ST NICHOLAS AV, 448-50; Baron de Hirsch Fund—Ellen Cohalan et al; M S & I S Isaacs (A).

**DEC. 17.**
58TH ST, ss, 124 w 1 av, 18x80; New Jersey Title Guar & Trust Co—Chas W Mark et al; Cary & Carroll (A).
113TH ST, 501 W; Charwyn Realty Co—Hannah Elias et al; amended; L Schafran (A).
AMSTERDAM AV, 1491; City Real Estate Co—Herrmann Realty Co et al; H Swain (A).
BROADWAY, 598; Wm Ziegler, Jr——Thos A Howell et al; Swan & Moore (A).
1ST AV, ws, at c 1 of block bet 36th & 37th, runs w80xs24.8xe80xn24.8 to beg; Jos W Dougan—Martha Casner et al; Holm, Whitlock & Scarff (A).
5TH AV, 257; Windham Realization Co, Inc—Bryan L Kennelly et al; Alexander & Green (A).

**DEC. 18.**
55TH ST, 237-43 E; Wm Burroughs—Ambrose Realty Co et al; Lese & Connolly (A).
93D ST, ns, 250 w Columbus av, 18.9x72.5; also 93D ST, 125 W; Gotham Mtg Co—David N Carvahlo; G Y Bauchle (A).
119TH ST, sec Lenox av, 85x100; Bank for Savgs in City of N Y—Harris Pomerantz et al; Cadwalader, Wickersham & Taft (A).
137TH ST, ns, 80 e 8 av, 45x99.11; Mary J Kingsland—Bassy Block et al; C P & W W Buckley (A).
138TH ST, ns, 187.6 w Amsterdam av, 37.6x99.11; V Everitt Macy et al—Levy & Weinstein Realty & Constn Co et al; amended; Davison & Underhill (A).

### Bronx.

**DEC. 11.**
179TH ST, ss, 136 w Prospect av, 36x95; Therese Wolff—Ernst Keller et al; A Erdman (A).
PARK AV, sec 181st, 25x91; Alice M Cordier—Saml Weiss et al; H M Bellinger, Jr (A).
TREMONT AV, ns, 100 w Prospect av, 25x100; Saml Bitterman—Libia Realty Co, Inc et al; N Friedman (A).
TREMONT AV, ns, 100 w Prospect av, 25x100; Estates Setlement Co—Alex Anderson et al; Carrington & Pierce (A).

**DEC. 12.**
233D ST, E; ns, 130 e Carpenter av, 25x114; Albt Lefurgy—Amalie Huber et al; I N Tompkins (A).
154TH ST, ns, 300 w Courtlandt av, 50x100; Gaetano Colon—Maria Alliegro et al; Gettner, Simon & Asher (A).
LOTS 895 to 915 inclusive, map of Laconia Park; Adam Kerner et al—Ellen Smyth et al; E P Orrell, Jr (A).

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(*Foreclosure Suits, Bronx, Continued.*)

**DEC. 14.**
VAN BUREN ST, ws, 250 s Columbus av, 25x100; Cyrus Hitchcock—Buscarelli V Baroncini et al; F D Arthur (A).

**DEC. 15.**
240TH ST, nwc McLean av, 75x113; W Herbert Beach et al—Jas T Doyle et al; C J McDermott (A).

**DEC. 16.**
TIFFANY ST, sec Oak Point av, 100x100; East Bay Land & Impt Co—Bronx Artificial Stone Works et al; R C Dorsett (A).
CAMBRELLING AV, es, 125 n Bayard, 75x151.1; Benj Cohen —Martin S. Kelly et al; A D Levin (A).
MORRIS AV, es, 130 n 165th, 20x92.6 Imogene Whittlesesey—Meyer Harrison et al; D Burke (A).
MORRIS AV, es, 350 n 165th, 20x95; Emma D Rodman—Adelphine Hymes et al; E H Miller (A).
LOT 13, block 2929, map 176 lots of Bathgate estate; Wm A Peters—Martha Graham Perna et al; J P Hennessy (A).

**DEC. 17.**
LOTS 19 & 20, map of Cebrie Park, 23d Ward; Theo J Chabot—Sarah A Lockwood et al; M J Sullivan (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**DEC. 10.**
9TH ST, ns, 105 e Av C, 100x108, Bronx; Jennie G Buckley—Colorado Realty Co et al; Eugene Berry (A); Jos Kaufman (R); due ..... 11,250.00
103D ST, ss, 287.6 e 2 av, 37.6x100.11; Equitable Trust Co of N Y—Eli M Cohen; Cary & Carroll (A); Cambridge Livingston (R); due..... 32,520.90
170TH ST, ns, 100 w Audubon av, 75x100; Margt Cameron—Bright Realty Co; Thos J Meehan (A); Isaac F Cohen (R); due ..... 12,654.79

**DEC. 11.**
120TH ST, nec Madison av, 83x17.9; Eversley Childs—Hirsh B Alper; Edw E Mercelis (A); Percival H Gregory (R); due ..... 18,761.92
131ST ST, 12 E; Annie Diehl—Sarah McCormick, admtrx; Guggenheimer, Untermyer & Marshall (A); Henry Hofheimer (R); due ..... 7,921.44

**DEC. 12.**
No Judgments in Foreclosure Suits filed this day.

**DEC. 14.**
18TH ST, 116 E; Emily S Dow—Thornton N Motley et al; Lewis R Conklin (A); Jno H Rogan (R); due ..... 31,379.10
136TH ST, 102 W; Morris E Weber—Exr or admr of Estate of Bella Cole et al; M S Borland (A); Walter A Hirsch (R); due ..... 8,474.22
AV B, 792; Sara Cohn—Max E Bloch et al; Saml Hoff (A); Robt M Miller (R); due ..... 10,683.31
BELMONT AV, nws, 200 sw 177th, 50x100; Mary T Hughes—Wm A Wallace et al; Coudert Bros (A); Geo W Collins (R); due ..... 3,500.00
3D AV, ws, 25.11 s 101st, 25x100; Mayer Katzenberg—Abr Storch et al; Sidney Nordlinger (A); Sampson H Winbarder (R); due..... 18,500.00

**DEC. 16.**
ORCHARD ST, 24; Marks Kirsbaum - Israel D Schlachetski et al; Strous & Dworsky (A); Wm C Arnold (R); due ..... 4,956.23
21ST ST, 459 W; Frank Dunning et al—Ann E Snyder et al; Speir & Bartlett (A); Morton Stein (R); due. 10,708.03
104TH ST, ns, 66.10 e 9 av, 16.6x100.1; N Y Bible & Common Prayer Book Society—Edw Bendheim et al; Nash & Jones (A); Frank A Spencer, Jr (R); due ..... 15,774.38
106TH ST, ss, 283 e Riverside dr, 17x100.11; Edw J O'Gorman -McKeon Realty Co et al; Halsey, Kiernan & O'Keefe (A); Peter L Mullaly (R); due ..... 32,404.17
117TH ST, ns, 98 e Pleasant av, 30x100.10; Edw Keale—Margt La Falce; Anderson, Iselin & Anderson (A); Edw L Parris (R); due..... 20,720.50
5TH AV, 137; Eugene Higgins—Henry Corn et al; leasehod; Duer, Strong & Whitehead (A); Jos R Truesdale (R); due ..... 109,281.14

### Bronx.

**DEC. 11.**
178TH ST, ns, 90 e Anthony av, 26.3x153.1; Susan E Sammis—Wm Schmitz et al; S T Carter, Jr (A); Geo B Hayes (R); due ..... 10,407.22

**DEC. 12.**
LOT 249, map of Village of Wakefield; Saml Martin—Marzian Ligonski et; Gesscheidt & Toomey (A); Max Bendit (R); due ..... 1,453.44

**DEC. 14.**
HEATH AV, 2866; Frances L Scott University Heights Realty Co et al; Geo B Class (A); Jos R Truesdale (R); due ..... 9,310.68

**DEC. 15.**
No Judgments in Foreclosure Suits filed this day.

**DEC. 16.**
HEATH AV, 2864; Margt E Scott—University Heights Realty Co et al; Geo B Class (A); Jos R Truesdale (R); due ..... 9,215.79

**DEC. 17.**
236TH ST, ns, 125 w Kepler av, 25x100; Arnold J D Heins –Therese Kripholder et al; Salter & Steinkamp (A); Harry Bijur (R); due..... 3,695.79
WOODYCREST AV, sec 165th, 50x100.8; Jno F Kaiser—Dunloe Holding Co et al; Todd & St John (A); J P Hennessy (R); due ..... 24,770.29

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**DEC. 12.**
55TH ST, ns, 189.6 e Madison av, 16.6x100.5; Braddin Hamilton—Howard A Stevenson; partition; C DeK Townsend (A).
BROADWAY, ws, 100.11 n 99th, 60.3x220.4x irreg; Leslio Bros Engineering Co—Quincy Amusement Co et al; action to foreclose mechanics lien; Hardy, Stancliffe & Whitaker (A).

**DEC. 14.**
No Lis Pendens filed this day.

**DEC. 15.**
CHATHAM SQ, 13; Manhattan Ry Co—J Stanley Foster et al; action acquire title; J L Quackenbush (A).
PEARL ST, 361-67; same—Elizabeth McColgan et al; action acquire title; J L Quacken bush (A).
BOWERY, 11; same—Jos H Schwartz et al; action acquire title; J L Quackenbush (A).
BOWERY, 15; same—Sol Haas et al; action acquire title; J L Quackenbush (A).
BOWERY, 15½ & 17; same—Morris Jacoby et al; action acquire title; J L Quackenbush (A).
BOWERY, 28 & 28½; Manhattan Ry Co—Max Nandel et al; action acquire title; J L Quackenbush (A).
3D AV, 360-62; same—Louise Gucker et al; action acquire title; J L Quackenbush (A).
3D AV, 363-65; same—Sol Haas et al; action acquire title; J L Quackenbush (A).
3D AV, 369-73; same—Eureka Realty Co et al; action acquire title, &c; J L Quackenbush (A).
3D AV, 375-77; same—Alfred Lehman et al; action acquire title; J L Quackenbush (A).
3D AV, 390; same—Geo Ehret et al; action acquire title; J L Quackenbush (A).
3D AV, 395; same—Geo H Mosher et al; action acquire title; J L Quackenbush (A).
3D AV, 398; same—Emma L Stanley et al; action acquire title; J L Quackenbush (A).
3D AV, 400; same—Annie E Chase et al; action acquire title; J L Quackenbush (A).
3D AV, 402-6; same—May Nudorf et al; action acquire title; J L Quackenbush (A).
3D AV, 408-12; same—Annie E Chase et al; action acquire title; J L Quackenbush (A).
3D AV, 415; same—Henry Reese et al; action acquire title; J L Quackenbush (A).
3D AV, 424; same—Wm R Denham; action acquire title; J L Quackenbush (A).
3D AV, 427-29; same—P H J Daly et al; action acquire title; J L Quackenbush (A).
3D AV, 438; same—Hannah Kempner et al; action acquire title; J L Quackenbush (A).
3D AV, 443-47; same—Thos J McCahill et al; action acquire title, &c; J L Quackenbush (A).
3D AV, 451; same—Wm Lemken et al; action acquire title; J L Quackenbush (A).
3D AV, 455-7; same—Jno J Schmitt; action acquire title; J L Quackenbush (A).
3D AV, 458-60; same—same; action acquire title; J L Quackenbush (A).
3D AV, 533; same—Louise Zucker et al; action acquire title; J L Quackenbush (A).
3D AV, 536; same—Henry C Schaff et al; action acquire title; J L Quackenbush (A).
3D AV, 538-40; same—Edw H Coster et al; action acquire title; J L Quackenbush (A).
3D AV, 551-53; same—Julius Hebald et al; action acquire title; J L Quackenbush (A).
3D AV, 562; same—Henry Falk et al; action acquire title; J L Quackenbush (A).
3D AV, 569; same—Mathilda E Beirhauer et al; action acquire title; J L Quackenbush (A).
3D AV, 568-70; same—Jno J Pfeifer et al; action acquire title, &c; J L Quackenbush (A).
3D AV, 589; same—Katie Moscher et al; action acquire title; J L Quackenbush (A).
3D AV, 592; same—Michael MacNamara et al; action acquire title; J L Quackenbush (A).
3D AV, 1905-7; same—Jno D F Hinners et al; action acquire title; J L Quackenbush (A).
3D AV, 1912; same—Anna Epstein et al; action acquire title; J L Quackenbush (A).
3D AV, 1914; same—Moses Sulzberger et al; action acquire title; J L Quackenbush (A).
3D AV, 1922; same—Isaac Freidenheit et al; action acquire title; J L Quackenbush (A).
3D AV, 1915-23; same—Jas T Pangburn et al; action acquire title; J L Quackenbush (A).
3D AV, 1933-35; same—Chas E McManus et al; action acquire title; J L Quackenbush (A).
3D AV, 1937-39; same—same; action acquire title; J L Quackenbush (A).
3D AV, 2310; same—Julia A Agnew et al; action acquire title; J L Quackenbush (A).
3D AV, 2323-25; same—Dorothy F Duggan et al; action acquire title; J L Quackenbush (A).
3D AV, 2327-29; same—Pauline Krauss et al; action acquire title; J L Quackenbush (A).
3D AV, 2332; same—Otto Stahl et al; action acquire title; J L Quackenbush (A).
3D AV, 2334; Manhattan Ry Co—Marguerett B Hotaling et al; action acquire title; J L Quackenbush (A).
3D AV, 2343; Manhattan Ry Co—Pauline Krauss et al; action acquire title; J L Quackenbush (A).
3D AV, 2358; same—Marcus Batavia et al; action acquire title; J L Quackenbush (A).
3D AV, 2374; same—Henry Hunneke, Jr. et al; action acquire title; J L Quackenbush (A).

**DEC. 16.**
49TH ST, ss, 100 w 6 av, 43x100.5xirreg; Louis Levine—Nathan C House et al; action to set aside deed; S S Marcus (A).

**DEC. 17.**
115TH ST, ns, 98 w 5 av, 27x100.11; 113TH ST, ss, 100 e 5 av, 25x100.11, & 149TH ST, ss, 309.6 w St Ann's av, 40x100; Albert Neil—Jessie Neil et al; action to set aside deed, &c; R L Phillips (A).
PARK AV, 1870-76; Burlock E Rabell—Susie B R Robinson et al; partition; C V Gabriel (A).

**DEC. 18.**
56TH ST, 70 E; Mutual Life Ins Co of N Y—Fredk S Pinkus et al; action to set aside deeds; F L Allen (A).

### Bronx.

**DEC. 11.**
143D ST, ss, 231.6 e Alexander av, 25x100; Lewis Tenore—Teresa Tenore; partition; C D Ridgeway (A).
LOT 35, part of same, map of Norwood, 24th Ward; Anselmo Belotti—Andw Bickhardt et al; action to recover possession; C P Hallock (A).

**DEC. 14.**
No Lis Pendens filed this day.

**DEC. 15.**
No Lis Pendens filed this day.

**DEC. 16.**
KIRKSIDE AV, ws, 551.7 n Wellesley av, 51.3x96.1; also PARK VIEW TER, nec Kirkside av, 106.4x113.6; 2d National Bank of Hoboken—Jennie N Reid et al; partition suit; Rabe & Keller (A).

**DEC. 17.**
JEROME AV, nec 172; Simeon M Barber—Elbert Osborne Smith et al; action to foreclose tax lien; H Swain (A).
LOT 17, blk 27, map of Edenwald, 24th Ward, Aron Altman—Alvina Bolz et al; action to foreclose transfer of tax lien; T I Schwartzman (A).

### Brooklyn.

**DEC. 10.**
LEFFERTS PL, 119; Melville H Bearns—Jas A Bearns et al; partition; J G Snyder (A).
RUTLEDGE ST, ss, 120 w Marcy av, 20x100; Wm B Jacobs—Ida F Harrison et al; partition; J G Snyder (A).
E 8TH ST, es, 260 n Av D, 30x100; Henry W Chadeayne—Bertha Esselman et al; H L Thompson (A).
40TH ST, sws, 80 nw 8 av, 20x50.2; Michael Heller—Morris Daniels & ano; foreclosure of mechanic's lien; M H Mandel (A).
52D ST, nes, 140 se 3 av, 20x100.2; Ellen A Borgstrom—Cath Seeger; J C Danzilo (A).
72D ST, sws, 145.10 nw 6 av, 20x100; Bank for Savgs—Bridget Rice et al; H L Thompson (A).
HAMILTON AV, nes, 82.6 nw Bush, runs ne60.2x ne10xnw24.10xsw2.8xsw48.1xs21.10 to beg; Elvira Behncke—Victor Pasternak et al; Cook & Benjamin (A).
MYRTLE AV, ss, 75 e Steuben, 50x100; Eliz C Graumann—Jas E Conley et al; W H O'Hare (A).

**DEC. 11.**
BUTLER ST, ns, 350 w Classon av, 50x131; Frances McCormick—Daniel Quinn et al; Hirsch & Newman (A).
DWIGHT ST, 175; Jos Lindner—Louisa Hubner et al; G M Moscowitz (A).
HARRISON ST, ss, 175.3 w Columbia, 75x118.3x75x117; Wm K Remsen—Jas Scotta et al; Dawson & Underhill (A).
HENRY ST, 478; South Bklyn Savgs Instn—Anna Meade et al, Coombs & Whitney (A).
QUINCY ST, ss, 85 e Bedford av, 20x100; Alice H Goldsmith—Jno S Klinger et al; Cary & Carroll (A).
E 39TH ST, es, 337.6 s Av D, 40x100; Teachers' Co-Op Bldg & Loan Assn—Holly D Waterbury et al; F C Lenbuscher (A).
72D ST, sec 5 av, 20x99.7x20.7x104.6; M Bell Hazen—Jno E Sullivan Co et al; H L Thompson (A).
81ST ST, sws, 201 nw 13 av, 20x100; Saml L Goldenberg—Sarah C Rodenstein; Wise & Ottenberg (A).
85TH ST, swc 2 av, 125x140; Wm N Cromwell—Sarah F P Wales et al; H J Davenport (A).
LOUISIANA AV, 85; Wm E Smith—Max Gossman et al; Straus & Dworsky (A).
NORWOOD AV, ws, 935 n 1st, 30x150; Kate Moore—Jos Lemaire et al; W R Davies (A).
LOT 3, map land of estate of Jacobus Voorhees; also PROP on c l block bet E 23d & E 24th sts, 400 s Av U, 28.11x81.4x76x76; also LOT 222, map of South Greenfield; Mary A. Considine—Christine Brennan et al; partition; Howell McChesney & C (A).

**DEC. 12.**
DEGRAW ST, sws, 175 nw Court, 30x100; Lawyers' Mtg Co—Fredk Van Wyck et al; Cary & Carroll (A).
HICKS ST, ses, 108.4 sw Degraw, 16.8x100; Cath Freel—Chas J O'Neil et al; M F Mc Goldrick (A).
OAKLAND ST, nwc Clay, 25x100; Adele Meinhold—Brown Realty Co et al; M Wolff (A).
WARWICK ST, ws, 20 s Blake av, 20x100; Alletta M Frost—Louis Brunstein et al; Clarke & Frost (A).
17TH ST, sws, 150 se 3 av, 25x100; Wm Forger —Israel J Rosenstein et al; McGuire, Horner & S (A).
BAY 31ST ST, ec Bath av, 60.10x96.8x67.1x96.10; Gustav Selner—Gertrude A V Maxwell & ano; J M Peyser (A).
49TH ST, ns, 170 e 5 av, 30x100.2; Lawyers' Mtg Co—Jno E Sullivan Co et al; Cary & Carroll (A).
CARLTON AV, nec Bergen, 18.4x81.4; N Y Investors Corpn—Jennie F Martin & ano; H L Thompson (A).
PARKSIDE AV, ss, 204.10 w St Paul's pl, 50x100.8; Weissmann Holding Co—Bklyn Union Bldg Corpn et al; C S Taber (A).
RUTLAND RD, ns, 520 e Nostrand av, 40x100; Benenson Realty Co—Warren I Lee et al; Elfers & Abberley (A).
PROP in block bounded xn 60th st xs 61st st xe 8 av xw 7 av, 200x700; Hamilton Trust Co—Annie M Marsh et al; McGuire Delaney & N (A).

**DEC. 14.**

BARBEY ST, es, 178.1 n Atlantic av, 25x95; also HEMLOCK ST, ws, 378.1 n Atlantic av, 20x107.6x20x108.8; Alex J Skinner Anna C Craig et al; partition; J A Valentine (A).

BOERUM ST, 90; Waters Plumbers Supplies Co—Mary Cohen et al; foreclosure of mechanic's lien; M H Newman (A).

MIDDLETON ST, wc Throop av, 40x85; Eliz Matthesius—Jos Matthesius et al; to set aside deed; Olcott, Gruber & B (A).

SOMERS ST, swc Stone av, 25x80; Mary Burke—Jane Whelan et al; H C Conrady (A).

S 4TH ST, ss, 245.6 w Hooper, 50x96.4x50x96.11; Harris Gordy—Abraham Midonick et al; I L Rosenson (A).

19TH ST, nes, 388.2 nw 6 av, 36.10x100; Cath Hill—Jacob Cook (to create a lien); C S Taber (A).

AV P, swc E 8th, 21.6x100; Alwin Roeser—Palatial Homes Bldg Co et al; Maerkle & Maerkle (A).

BELMONT AV, ns, 81 e Pennsylvania av, 34x125; Simon J Harding—Bunny Constn Co et al; G Elliott (A).

FOSTER AV, ss, 164.3 w E 17th, 23.4x90x63.3x98.6; Lawyers' Title I & T Co—Eva Dikeman et al; Dean Tracy & Mc (A).

MONTROSE AV, ss, 125 e Graham av, 25x100; Jno Steinmetz—Andrea Polo et al; D Zirinsky (A).

NEW LOTS RD, nwc Williams av, 75.x79.2x79.7x105.6; Isaak Goldberg—Georgia Bldg Co et al; S A Telsey (A).

NOSTRAND AV, e s, 80 n Myrtle av, 21.3x90; Wallabout st, ss, 291.6 w Marcy av, 25x100; LOTS 655-6, map 2d edition of Slocum Park; E 10TH ST, ws, 280 n Av O, 36x100; United States Radiator Co—Kath Auer et al; to set aside deed; C Simis (A).

**DEC. 15.**

SMITH ST, ws, 60 n Bergen, 20x65; Amelia Ashman—Minnie Bruh et al; Warshow & Berger (A).

E 13TH ST, es, 205.6 s Ditmas av, 40x100; Bway Trust Co—Fannie L De Bevoise et al; H D Lott (A).

75TH ST, sec 3 av, 65.2x100; So Bklyn Realty Co—Bay Ridge Devel Co & ano; J J Bakerman (A).

AV M, ss, 20 e E 10th, 20x80; Augustus M Walbridge—H Klein Constn Co et al; Hubbard & Rushmore (A).

AV M, ss, 40 e E 10th, 20x80; same—same; same (A).

ATLANTIC AV, nec Gelston av, 27x100; Caroline G McClellan—Thos F Murray et al; H J Davenport (A).

BELMONT AV, nwc, Junius, 100x100; Carter Black & Ayers—Bell Junius, Inc, et al; Watson & Kristeller (A).

PUTNAM AV, sec Throop av, 90x200; Realty Associates Michaelis Kaplan et al; H L Thompson (A).

SUTTER AV, ss, 75 e Barbey, 25x100; Saml Glassman—Anna Brandriss et al; to set aside deed; I M Lerner (A).

3D AV, ws, 55.2 s 3 av, 20x100; Thos F Dolan—Lillian I Doyle et al; J J Bakerman (A).

6TH AV, ws, 38.6 n 4th, 18.9x80; Chas M Rogerson—Sarah O'Rourke et al; C R Carleton (A).

**DEC. 16.**

BUTLER ST, ss, 100 w Bond, 25x100; Home Mtg Inv Co—Giuseppe Ruggieri et al; H J Davenport (A).

HENRY ST, sec Congress, 14x80; Jesse M Emerson—Abr Gabriel et al; H Peck (A).

STATE ST, ss, 120 e 3 av, 20x100; Cornelia R Hitchings—Eliz A Thorn et al; Davison & Underhill (A).

UNION ST, nes, 502.3 nw Van Brunt, 21.3x97.5x17x97.10; H B Scharmann & Sons—Ella Benigsohn et al; F Obernier (A).

20TH ST, sws, 82.3 nw 5 av, 17.6x75; Chas F Schweinfurth Hannah Lawson et al; R T Griggs (A).

46TH ST, 1155; Bruno Wolfrum—Mary Schroeder et al; Seley & Levine (A).

79TH ST, nec 12 av, 200x440; Fred H Pouch—Moe Levy et al; H J Davenport (A).

83D ST, ss, 427.2 e 20 av, 18.2x100; Poughkeepsie Trust Co—Pettit & Lamb Co et al; Guernsey & Guernsey (A).

BEDFORD AV, nws, 22 sw N 10th, 28x70; Walter Gneiser—Sol Guggenheim et al; W A Bacher (A).

GATES AV, ss, 406.3 e Sumner av, 18.9x100; Morris Mootchnik—Isadore Spiller et al; specific performance; M Spevack (A).

MERMAID AV, ns, 58.10 w Warehouse av, 40x95; N Y Law Inst—Michael Clark et al; H L Thompson (A).

PARK AV, 187; Washington av, 144; CARLTON AV, 101; CUMBERLAND ST, 23; in the matter of the application for the appointment of a committee of the person or property of Mary Amador; Callahan & Hogarty (A).

SCHENECTADY AV, es, 120 n Av N, 20x100; Eliz Berry Jane Tierney et al; partition; T J Farrell (A).

SHEFFIELD AV, es, 280 s Sutter av, 20x95; Fink Realty Co—Jos Miller et al; L Lipskin (A).

PROP bounded ne 86thxsw land of heirs of Ann Lake xse—xnw—; Mtg Holding Co—Chas C Overton et al; Armstrong & Brown (A).

PROP AT Atlantic ocean, wc W 32d, 41.1x135; Lillian B Wechsler—Cath F Salomon et al; R V Wechsler (A).


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**TENTH**

# ANNUAL REAL ESTATE NUMBER

**OF**

# The New York Evening Post

will be issued on Thursday, Dec. 31, 1914, and will be devoted exclusively to the

## REAL ESTATE MARKET { Including a Summary of the Year 1914 and the Outlook for 1915

Comprehensive articles on all branches of real estate business will be contributed by prominent men whose opinions are sought and highly valued.

This section will contain valuable information of interest to owners, prospective buyers, brokers, operators and builders.

Suburban sections and the various Boroughs of the City will be treated under separate captions.

This special section will accompany the regular edition of THE EVENING POST on Thursday, December 31, 1914,

**In Connection with the**

## Annual Financial Summary

This feature of the paper alone insures its reaching many bankers, brokers, directors of banking and insurance institutions and other concerns which are directly interested in Real Estate.

As this supplement is kept for reference and frequently resorted to, your advertisement would therefore have more than one reading.

***We would suggest that you send in your advertising copy early, as this will be a banner number, and will contain the largest number of real estate brokers and operators ever before represented in an Annual Review published in New York City.***

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## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**DEC. 12.**

14TH ST, 241 E; Sol Kronman -Dorfman Constn Co & Fredk Jackson (87) 116.00

88TH ST, 2 W; Wm Deuser—Louis Stern, Louis Korn & Adjustment Realty Co; renewal (88) 500.44

133D ST, 5-7 E; Nathan Silverson—Jas Everards Breweries, General Contracting Co & Julius M & Katie Schwartz (80) 700.00

142D ST, 130-46 W; I A Adler Co—146 W 142d St Co, Kramer Contracting Co & Defender Constn Co; renewal (83) 525.00

AV D, 78; Fagen Iron Works J D Wendell & 7th St Garage, Inc (82). 278.08

CENTRAL PARK W, 275; Wm Deuser—Louis Stern, Louis Korn & Adjustment Realty Co; renewal (88).. 93.00

BOWERY, 77-9; Giffer Lanraw Co—Jewish Morning Journal Co & Spector Contracting Co (85) 225.00

COLUMBUS AV, n w cor 78th, 100x100; C Edw Reid N Y Real Estate Security Co; renewal (86) 125.00

MADISON AV, 1225; Wm Deuser—Nathan Hirsch, Louis Korn & Adjustment Realty Co; renewal (88).. 115.00

**DEC. 14.**

CHRYSTIE ST, 87; Max Siegel—Nathan Harrison Realties & Harris Mankin (95) 285.89

25TH ST, 18 W; Otis Elevator Co—Grace D & Elw H Litchfield & Hotel Arlington Co; renewal (96) 177.03

27TH ST, 148 E; Abr Glaser—Fanny Levy, Feinrose Constructor Co & Rosenberg & Feinberg (98) 1,075.00

41ST ST, 242 E; Lawless Bros—Arnold Crafer & Edw Murphy (92) 113.00

51ST ST, 215 W; Jos Warm—Gerard Trust Co of Philadelphia, Pa, & Albany Apartments Corpn; renewal (99).... 282.00

111TH ST, 213-9 W; Philip Edelstein—Fleischman Bros & Jacob Spero (93) 249.00

132D ST, 52-60 W; Max Siegel First African Methodist Episcopal Bethen Church, Nathan Harrison Realties & Harris Mankin (95) 127.00

148TH ST, 206-8 W; Jacob Weigan—Emma Schlesinger, Katy, Alfred L, Mildred & Randolph Kohn, Edith Frank & Jas F Summers (97) .... 375.00

BROADWAY, 1482; Richey, Browne & Donald, Inc—Mary A Fitzgerald & 1482 Broadway Corpn (91) 1,052.35

**DEC. 15.**

22D ST, 140 E; Sandhop Cont Co—Leonard Landes (107) 794.75

111TH ST, ns, 100 w 7 av, 50x100; Saml Burstein—United Boros Real Estate Co (101) 169.00

148TH ST, 206-8 W; Jacob Weigan—Emma Schlessinger, Katy, Alfred L, Mildred & Randolph Kohn, Edith Frank; Jas F Summers (correction) 238.75

LIND AV, ws, 371 n 169th, 50x86.2; Irving A Bogan—Ernest Keller Constn Co; renewal (102) 220.00

WADSWORTH AV, 124; Sanders & Barnett, Inc—Wm Hobson; Aldorf Constn Co; Max Liebeskind (109) 1,050.00

WADSWORTH AV, ws, 50 n 179th, 75x100; A C Horn Co—Wm Hobson; Aldorf Constn Co, Inc (104) 55.00

WADSWORTH AV, 124-26; Moritz Arnstein—Wm Hobson; Aldorf Constn Co (105) 350.00

WADSWORTH AV, 124-28; Saml Gross et al—Wm Hobson; Aldorf Constn Co, Inc (106) 300.00

1ST AV, 1350; Edw Judson—Francis Gluck; Bohemian Amusement Co & Jno Nemecek (105) 1,036.00

2D AV, swc 64th, 125x100; Jno Viviani—Jane Sanders & Kath S Rose; Edw Klein & Hollywood Garage Corpn; Jno Seery (100) 857.60

3D AV, 125; Wm L Vin & Co Estate of Patrick Sullivan; Sandhop Cont Co & Adolph Sandhop (106) 255.00

**DEC. 16.**

90TH ST, 69-71 W; Robt F Ludwig—69-71 West 90th St Co; Saml Block (114) 65.00

135TH ST, 502 W; National Fuel Saver Corpn, Chas Kronheim (112) 50.00

145TH ST, 155 W; East River Mill & Lumber Co—Wm Slattery Constn Co (115) 212.09

BROADWAY, 12; McGlynn, Hays & Co N Y Real Estate Security Co; renewal (111) 522.50

BROADWAY, 872; Johnston Heating Co Powell Garrigan et al; Elmer E & Kate P Howe (115) 227.70

COLUMBUS AV, 591; Rosker Heating Co—Annie E Potter; H Douglas Potter (116) 250.00

**DEC. 18.**

WASHINGTON ST, 102; Wm Krauth Co, Lillie Wilkens & Clarbel Schutte (130) 256.00

27TH ST, 148 E, 12-28; Contracting Co—Fanny Levy & Feinrose Constn Co (128) 140.00

TRINITY AV, 708; Franklin & Walsh—Patk A Geoghegan; renewal (123).. 12.40

TRINITY AV, 710; same—same; renewal (124) 12.40

TRINITY AV, 712; same—same; renewal (125) 12.40

TRINITY AV, 714; same—same; renewal (126) 12.40

TRINITY AV, 716; same—same; renewal (127) 12.40

WADSWORTH AV, 124-8; Switkes & Feinstein, Inc, Wm Hobson & Aldorf Constn Co (122) 865.00

3D AV, 1555; Frank E Wise & Son, Inc—Louis H Reinig & Sidney F Oppenheim (129) 56.05

### Bronx.

**DEC. 11.**

185TH ST, ns, 121.1 w Southern blvd, 80x130; Isidoro Cristoldi—Nicol Bldg Corpn & Ferdinand Cioffi (26)..... 850.00

BEACH AV, 1245; Chas E Nance—Mary & Wm Howe (25)..... 43.00

CONCORD AV, 470-4; City Kalamein Co, Inc—B & B Constn Co, Inc, Vincent Bonomo G Baldi & B & B Constn Corpn (24) 125.00

**DEC. 12.**

DE VOE AV,**, ws, 850 s Tremont av, 108x45; West Farms Lumber Co—Wm A Astor, J P Greene, Bronx Oval Co & Wm Jordan; renewal (84).... 192.02

HOE AV, 1151; S Blechman & Co—Eliz Rubl Hirchhofer, Wm Hirchhofer & Eliz Hirchhofer (27)..... 115.00

PARK AV, nwc 183d, 25x25; Michl & Frank Cappiello—Tully Bldg Co (28) 1,650.00

**DEC. 14.**

BRIGGS AV, 707; Columbia Metal Box Co—Mitchell & McDermott Constn Co (30) 35.00

LIND AV (**), ws, 371 n 169th, 50x92.2; Otto & Zang—Ernest Keller Constn Co, Inc; renewal (90)..... 51.00

SENECA AV, ns, whole blk front bet Hunts Point av & Irvine, 114.6x102.7x100; Cooper Electric & Engineering Co—Graham Constn Co (29) ..... 405.00

3D AV, ws, 47.7 s St Pauls pl, 26x131.3; Church E Gates & Co, Inc—Michl Briensky (31) 401.63

**DEC. 15.**

179TH ST, 1014 E; Anthony & Philip Falciglia—Jacob Reiss; Jos Maurice (36) 52.00

DE VOE AV, ws, 850 s Tremont av, 108x ; West Farms Lumber Co—Wm Waldorf Astor; J P Greene et al; Wm Jordan; renewal (32)..... 192.02

EAGLE AV, 568; Max Rodgers—Licetta Metz; Simon Josephson (35)..... 78.00

LAYTON AV, nec Dean av, 25x100; Anthony M De Rose et al—Grazia & Francesco Santamorena; Max Kriendel (37) 15.00

TINTON AV, 901; Anthony & Philip Falciglia—S Cohen; Jos Maurice (33) 16.25

WASHINGTON AV, 1312-14; Anthony & Philip Falciglia—Saml Gordinsky et al; Jos Maurice (34) 16.80

**DEC. 16.**

178TH ST, ns, 98 w Boston rd, 87.6x100; Colwell Lead Co—Hull Building Co; Jno J Kelly (88)..... 2,900.00

178TH ST, ns, 98.2 w Boston rd, 87.6x100; Murray & Hill Co—Hull Building Co (40) 3,400.00

CROTONA AV, 1882; Louis I Bregman—David Pistnonk & Jacob Wolfe (42) 300.00

LIND AV, ws, 371 n 169th, 50x—; Casper Otto & Frank Zang—Ernest Keller Constn Co, Inc (39) ..... 51.00

LIND AV, ws, 371 n 169th, 50x—; Irving A Bogan—Ernest Keller Constn Co, Inc (41) 220.00

VAN NEST AV, 789; Henry H Meise & Son, Inc—Katharina Rieger; Carl Rieger (43) 35.00

WASHINGTON AV, 1591-93; Isidore J Lorde—Congregation & Great House of Learning of Israel of the Bronx; Jos Stellman (44) 94.00

**DEC. 17.**

KINGSBRIDGE TER, es, 1,508.4 n Kingsbridge rd, 75x100; Builders Brick & Supply Co—Arlington Constn Co (45) 329.73

INTERVALE AV, ws, 293 n Westchester av, 50x100; S J Freidin et al—Angel Constn Co, Inc (46) ..... 275.00

**Recorded in N. Y. County.

### Brooklyn.

**DEC. 10.**

AMBOY ST, es, 100 s Sutter av, 100x100; Schwartz & Son—Eisenberg & Brumberg Impt Co & David Eisenberg as pres 125.00

HALSEY ST, 703; H Magness—Viance Palmeri 20.00

HINSDALE ST, es, 100 s Blake av, 100x100; Interborough Sash & Door Co W F S Constn Co & Morris Wallerstein as pres..... 1,403.00

SIEGEL ST, 34; S Rosenberg -Victor Rowitz & Jos Winoker 52.25

ATKINS AV, es, 90 s Blake av, 160x100; Egel Light Co—Atlake Bldg Co & Jno Linewitz 94.64

CATON AV, sec Stratford rd, 100x100; Schwartz & Son—Comet Constn Co & Jacob Auerbach as pres..... 325.00

CLINTON AV, ws, 134.10 n Gates av, 66x200; Robt Graves Co—Peru Realty Co & Saml Hauben 186.19

3D AV, 5406 & 8; Acme Metal Ceiling Co—Ellias Bernstein 79.00

**DEC. 11.**

CHAUNCEY ST, ns, 350 w Ralph av, 50x79.9; Meserole Masons' Material Co—Jno Miller & Clifton Pl Realty Co.. 193.90

HINSDALE ST, es, 100 s Blake av, 100x100; M Annenberg—W F S Constn Co & Williams Realty Co.... 800.00

ST JOHN'S PL, 372-4; D Binder—Dandridge Co & Andrew La Salla.... 143.00

WILLOW PL, 36; L Busolo—Jas F & Anna Dillon 170.00

CLINTON AV, 450; H Freid -Peru Realty Co 450.00

KNICKERBOCKER AV, 416; C Peterson, Chas Schneider & Gerssie Salz. 72.50

WILLIAMS AV, es, 100 n Livonia av, 100x100; Cement Walk & Floor Co—Wallen & Hoffman & Rocco Sangiamo. 176.00

**DEC. 12.**

CARROLL ST, ss, 20 e Albany av, 140 x100; J Mock -Heights Bldg Co & Wm H Fleming 64.00

59TH ST, ns, 320 e 11 av, 40x100; Gowanus Wrecking Co—Pissara Constn Co & Thos Pissara 579.35

SARATOGA AV, es, 67 n St Mark's av, 63x100; F Szemko—Isaac Miller..... 456.00

**DEC. 14.**

BOERUM ST, ss, 100 w Lorimer, 75x100; National Fireproofing Co—Saml Sleindelman Co 257.00

KOSCIUSKO ST, 557-9; L Weisfeld—Ellie Arnold & Saml Solovoy..... 110.00

ST PAULS PL, 38; McElraevy & Hauck to Marcus Bldg Co & Kayfetz Bros. 1,092.00

S 3D ST, 109; F Bluencke—Philip & Annie Goldstein & Rose Birnbach & Davis Levine 80.00

S 3D ST, 109; E Nieberg—Nathan Dresslor & B Levine..... 200.50

E 14TH ST, es, 300 n Av X, 100x100; W M Meserole—Ceegold Co..... 45.00

E 23D ST, ws, 134.8 n Av D, —x—; I Diamond—Moskowitz Bldg Co..... 307.00

41ST ST, swc 4 av, 60x140; C D Wellard Co—Wayourth Constn Co & A Bonagur 860.50

CATON AV, sec Stratford rd, —x—; J Shampan & ano—Comet Constn Co & Jas & Louis Shampan..... 250.00

VAN SICLEN AV, 288-90; M Matea—Lena & Abr Levine..... 64.00

WORTMAN AV, sec Essex, 62x60; S Demsky—New Lots Pastuerizing Co. 200.00

10TH AV, sc 15th, 85x135.4; Parshelsky Bros—Bryna Realty Co..... 160.20

**DEC. 15.**

BOERUM ST, 24; C J Osborn—Saml Sheindelman Co 81.18

CARROLL ST, ss, 20 e Albany av, 140x100; H Bealock—Wm H Fleming & Heights Bldg Co 80.00

ST JOHN'S PL, 372-4; Bell Fireproofing Co—Dandridge Co & Andrew7, mfwyp p Sala 121.42

E 14TH ST, es, 300 n Av X, —x—; A Reizer—Ceegold Co, Henry Sommerfield & Frank P Sabetti ..... 880.00

ST MARK'S AV, 342; S Kirshner—Jno Generosa & Michael Penna..... 65.00

SUTTER AV, 894-6; I Lopez—Chas Weissinger 116.00

**DEC. 16.**

LOGAN ST, ws, 170 n Glenmore av, 40x100; Wolf Rabinowitz—Abavath Achim Bnei Abraham ..... 2,000.00

E 35TH ST, sec Clarendon rd, 100x100; General Gas Appliance Co—Comet Constn Co; Jacob & Chas Auerbach & Wm B Stites..... 134.39

75TH ST, ns, 295 w 17 av, 126x100; Parshelsky Bros—Arcadia Bldg Co & Cliffwood Brick Co..... 1,201.65

STRATFORD RD, sec Caton av; General Gas Appliance Co—Comet Constn Co, Jacob & Chas Auerbach & Wm B Stites 312.00

WASHINGTON AV, ss, 500 w 1st, 100x100; Patrick McMullan—Francis A Norris Realty & Constn Co & Francis A Norris 1,975.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

### Manhattan.

**DEC. 12.**

[2]BROAD ST, sec Wall; Yale & Towne Mfg Co—Morgan Bldg Corpn, Inc, et al; Dec9'14 421.17

[2]PECK SLIP, 43; David J Comyne et al—General Fish Co, Inc, et al; Oct6'14 2,050.00

42D ST, 141 W; Altoria Realty & Constn Co—Peter Delacy et al; Feb19'14 5,743.99

**DEC. 14.**

[3]44TH ST, 14 E; Halpern & Mestel, Inc—L Pierre Calligany et al; July10'14 65.00

45TH ST, 121 W; Frank Nahodyle—Jno Doe et al; Nov27'14 65.00

84TH ST, 234 E; Frank E Wise & Son, Inc—Eliza Bohsung et al; Oct1'14 65.13

**DEC. 15.**

STANTON ST, 267; A F Galligan—Sol Becker et al; Jan23'14..... 40.00

45TH ST, 311 E; Hyman Rosen—Moses Zimmerman et al; Nov25'14 ..... 16.00

[3]126TH ST, 238 E; Anna Finkelstein—Louis Stockman et al; Sept16'14..... 110.00

**DEC. 16.**

78TH ST, 154 W; Ferdinand T Landor—B S Frank et al; Oct16'14..... 296.00

[2]207TH ST, ws, whole front bet Post & Sherman avs; Progressive Painting & Decorating Co—Bemis Realty Co et al; July7'14 388.07

[2]6TH AV, 392; 24TH ST, 58-62 W; Paul Scherber Iron Works—Andrew Rust Estate et al; Dec5'14..... 162.00

**DEC. 17.**

[3]SUFFOLK ST, 173; Saml Sass—Hamilton Fish Corpn et al; Oct17'14..... 1,710.00

[3]33D ST 2-16 W; also 32D ST, 5, 7 & 15; Geo Fox—Estate of Wm Astor et al; Dec10'14 3,777.78

128TH ST, 238 E; Jos Leibowitz—United Realty Co et al; July9'14.... 37.00

132D ST, 554 W; Jos Leibowitz—Carrie N Miller et al; July9'14 46.75

**DEC. 18.**

E BROADWAY, 128-30; Noah Fells—A Sobel et al; Nov27'14 66.60

VESEY ST, 81; Jacob Rubin—Thos R McNell et al; Dec15'14..... 237.91

133D ST, 5-7 E; Oriental Fireproof Sash & Door Co—Jas Everards Brewery et al; Dec10'14 250.00

[3]145TH ST, 502 W; National Fuel Saver Corpn—Chas Kimmelman et al ..... 50.00
AUDUBON AV, nwc 183d; H Greenbergs Sons—Value Realty Co et al; Oct8'14 ..... 245.00

### Bronx.

**DEC. 11.**
SEABURY PL, es, 200 s Boston rd, 200x100; Morris Lubetkin—173d St Improvement Co et al; Oct27'14..... 900.00
230TH ST, 819 E; Dominick Marinucci & Giovanni Ciampoli—Benedict Luizzo et al; Nov10'14 ..... 440.00

**DEC. 12.**
No Satisfied Mechanics Liens filed this day.

**DEC. 14.**
INTERVALE AV, ws, 293.8 n Westchester av, 50x100; Title Guar & Trust Co—Angel Constn Co, Inc et al; Nov27'14 ..... 25.00

**DEC. 15.**
185TH ST, ns, 120 w Sotuhern blvd, 80 x130; Gersman & Lozner, Inc—Nicol Building Corpn et al; Dec2'14 ..... 200.00
211TH ST, ws, 188.1 w from c of 211th & Barnes av, 26.7x137.6; Anthony J De Pace—Maria Colonna et al; Oct 30'14 ..... 20.00
CROTONA PKWAY, sec Elsmere pl, 109.7x206.2; Geo Colon & Co—Crotona Pkway Amusement Corpn et al; Aug1'14 ..... 5,772.35

**DEC. 16.**
ELIZABETH ST, ss, known as block 5624, on tax map City Island; F W Geiler, Inc—Richard H Arnow et al; Sept3'14 ..... 418.42
185TH ST, 771-75 E; City Kalamein Co, Inc—Nicol Building Corpn et al; Dec1'14 ..... 150.00
185TH ST, ns, 120.1 w Southern blvd, 80x130; Murray & Hill Co—Nicol Building Corpn et al; Dec4'14..... 1,500.00
185TH ST, ns, 120.1 w Southern blvd, 80x130; Peter Sinnot—Nicol Building Corpn et al; Dec5'14 ..... 750.00
185TH ST, ns, 120.1 w Southern blvd, 80x130; Isidoro Criatoldi — Nicol Building Corpn et al; Dec10'14 ..... 850.00
HUGHES AV, 2310; Jno Martoccio—Charles A Corby et al; Sept11'14.... 66.25

**DEC. 17.**
JACKSON AV, 804; Morris Zimmerman—Paul Grathwohl et al; July3'14. 1,241.00

### Brooklyn.

**DEC. 10.**
BRADFORD ST, 373; David Alexander —Adolph & Philip Weinstock; Oct 28'14 ..... 100.00
CARROLL ST, sec Van Brunt, —x—; Vincent Scala—Concetta Paolillo; Nov30'14 ..... 1,476.00
ST MARKS AV, c Rochester av, "Shevlin Hall"; Ferdinand M Hausling—St Mary's Hospital, Geo T Harrison & Jno F Meyer, "Harrison & Meyer"; Aug1'14 ..... 125.00

**DEC. 11.**
S 8TH ST, 176-80; Igoe Bros—Keap Constn Co & Geo Sprickerhoff; Aug 21'14 ..... 51.47
HEGEMAN AV, ns, 80 w Hinsdale, 20x 80x20x90; Harry Greenberg—Lena Litowitch; Nov6'14 ..... 69.30

**DEC. 12.**
OSBORN ST, nec Riverdale av, —x—; Carter, Black & Ayers—Sigmund Koeppel, Inc; Nov19'14 ..... 17.73
20TH AV, es, 108 s Benson av, 72x100; also BENSON AV, swc Bay 25th, 20x 100; Jno Musaus—Walter E Parfitt; Oct27'14 ..... 590.00

**DEC. 14.**
CARROLL ST, sec Van Brunt, —x—; Jno Esposito—Concetta Paolillo; Dec 5'14 ..... 295.00
75TH ST, ss, 220 w 17 av, —x—; Cohen & Grau—David Sokolow Constn Co; Nov12'14 ..... 500.00
SAME PROP; same—same; Nov18'14.. 700.00
CLARKSON AV, ss, 64.7 w Bedford av, 75x200; Saml Riskin & ano—Powell Garage Co, Inc, & Hygeia Cont Co, Inc; Dec24'13 ..... 190.00
CLARKSON AV, ss, 65 w Bedford av, 75.6x160; Chas Bennett—same; Jan 19'14 ..... 427.94
CLARKSON AV, ss, 64.7 w Bedford av, 75x200; Bklyn Builders' Supply Co—same; Dec27'13 ..... 720.01
SAME PROP; Leslie C McGuire—same; Jan22'14 ..... 628.50
OCEAN AV, sec Newkirk av, —x—; Raisler Heating Co—Kirknew Realty Co; Nov13'14 ..... 1,000.00
[2]3D AV, nec 72d, 100x250; Antonio Primo—Iba Bros, Inc, & Caspar Iba; Nov23'14 ..... 907.22

**DEC. 15.**
BARBEY ST, es, 60 s Dumont av, 80 x100; Eli Plotkin & ano—Arvintz Bldg Corpn; Dec12'14 ..... 215.00
BARBEY ST, es, 60 s Dumont av, 80 x100; Eli Plotkin & ano—Arvintz Bldg Bldg Corpn & Jacob Arvintz; Dec8'14 140.00
SAME PROP; same—some; Nov28'14. 140.00
MIDWOOD ST, 350-2; American Radiator Co—Ralph Johnson & Louis J Quadre; Aug13'14 ..... 53.60
37TH ST, 422; Leslie McGuire—Mrs C F Becker; Dec8'14..... 15.00
75TH ST, ss, 200 w 17 av, 140x100; Coney Island Constn Supply Co—David Sokolow Constn Co & David Sokolow; Nov18'14 ..... 713.49
17TH AV, c Bath av, —x—; Julius Hochman—Emilio Saruo; Oct6'14.... 175.00
SAME PROP; same—same; Oct6'14... 300.00

**DEC. 16.**
PACIFIC ST, 244-250; M O'Connor, Inc —250 Pacific St, Inc, & Harry Brown; Sept23'14 ..... 51.50
PITKIN AV, nwc Powell, —x—; G Singer—Brein Amusement Co; Rosie Brein & Nathan Machat; June17'14.. 57.00
TROY AV, es, 102.6 s St Mark's av, 50x80; Louis Marx & Son—Nass, Berg, Inc; Nov5'14 ..... 292.50
SAME PROP; Aaron Chorost—same & Isidor Ratner; Nov13'14 ..... 150.00
TROY AV, es, 102.6 s St Mark's av, 50x69; Elias M Pilzer—Nass & Berg, Inc; Oct13'14 ..... 75.00

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**DEC. 10 & 11.**
No Attachments filed these days.

**DEC. 12.**
ASEPTIC COTTON PRODUCTS CO; Frank B Graves Co; $1,649.64; Lowther, Smith & Russell.
BURWELL, Edmund S; Chas M Levy; $10,001.56; S L Zuckerman.
HENDEY MACHINE CO; Geo E Weil; $2,700; J J McKelvey.
FRASER, Florence C; M F Pfaelzer & Co; $1,207.50; B M Kaye.

**DEC. 14.**
BEK, Ernst G; Nickerson Art Metal Co; $9,543.35; Littlefield & Littlefield.

**DEC. 15.**
No Attachments filed this day.

**DEC. 16.**
BIEKERTS BREWERY CO, Ltd; Jas Clarke; $1,792; Shearman & Sterling.
WOOD, Hedley R; Chauncey V Everitt; $500; A Summers.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

**DEC. 11, 12, 14, 15, 16 & 17.**
Sandringham Hotel Co. Hargrave Hotel, 71st & 72d sts, —n of Col av..Oak Realty Co. Lease, &c..(R).. —
Tartara Girolamo. 127th st, 164 E.. E Esposito. Barber Fix ..... 84.00

### Bronx.

**DEC. 11, 12, 14, 15, 16 & 17.**
Corgil Realty Co, Inc. 3d av, swc 182d, —x—..Colonial Mantel & Refrigerator Co. Refrigerators. ..... 437.00
Sikor Realty Corpn. 1394-1402 Clay ov ..The O K Clothes Dryer Co. Clothes Dryers. ..... 266.00

### Brooklyn.

**DEC. 10, 11, 12, 14, 15 & 16.**
Arvintz Bldg Corpn. Bailey av, nr Dumont av..New Century Gas & Elec Fix Co., Gas Fix ..... 140.00
Atlake Bldg Co, Inc. Atkin av, nr Blake av..Benj Reich & ano. Plumbing Supplies. ..... 1,425.00
Blake-Miller Co, Inc. Blake av, c Miller av..Colonial Mantel & Refrigerator Co. Consols. ..... 516.00
Clayton Co, Builders, Inc, 163, Parkside av..Boldinger & Kupferman Mfg Co. Gas Fix. ..... 456.00
Comet Constn Co. Caton av, c Stratford rd..Central Chandelier Co. Gas Fix. ..... 800.00
Gretsch Bldg Co No 3, Inc. 104 S 4th st..''Automatic'' Sprinkler Co of America. Sprinkler. ..... 4,800.00
Maxberg Constn Co. Newkirk av, nr Flatbush av..Eagle Plumbing Co. Plumbing Suplies. ..... 2,100.00
Nass & Berg, Inc. Troy av, nr St Marks av..Pauline Leipziger. Real Prop & Ranges, &c ..... 3,500.00
Richmond & Resnikoff. Hopkinson av, nr Lott av..Louis Greenberg. Bath Tubs, &c. ..... 225.00
Salaway, S. 507-9 Kosciusko st.. Baldinger & Kupferman Mfg Co. Gas Fix. ..... 300.00
Tinton Impt Co. 601-3 Kosciusko st.. Reliance Chandelier Co. Gas Fix... 339.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Manhattan.

**DEC. 16.**
ISHAM ST, nec Vermilyea av, 75x 95.8; Hickory Realty Corpn loans Aldus Constn Co to erect a 5-sty apartment ..... 62,500.00

### Bronx.

**DEC. 17.**
179TH ST, swc Daly av, 32.6x110; Jas G Wentz loans Herbst Realty Co to erect 5-sty apartment; 6 payments... 20,000.00

## ORDERS.

### Brooklyn.

**DEC. 11.**
DITMAS AV, nec E 22d, 100x161; Marcus Bldg Co on N Y Title Ins Co to pay Kayfetz Bros ..... 4,000.00

**DEC. 15.**
KOSCIUSKO ST, ns, 299.2 w Reid av, 50x100; Ellie Arnold on Dime Savgs Bank of Williamsburgh to pay I A Adler Co ..... 225.00

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION'

### Municipal Building.

### ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been servea. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A--Signifies, Auxiliary Fire Appliance.
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms.

Week ending Dec. 12.

**MANHATTAN ORDERS SERVED.**

*Named Streets.*

Barclay st, 33—Columbia College Trustees...SS
Bleecker st, 152—Herman Rosenbaum....W-DR
Bond st, 123—Frederick Buse.....G
Broome st, 95—J H Gross.....DR-W
Broome st, 381—Dr A Saldino.....W-DR
Broome st, 423—Wm C Walker's Sons....W-DR
Broome st, 429—Michael J Sullivan.....W-DR
Broome st, 430—Est Jesse Brown.....W-DR
Canal st, 54-58—Levy Bros.....C-A
Canal st, 54-58—Jacob Goldstein.....DR-G-C
Canal st, 54-58—Heinrich Rogg.....DR-C
Canal st, 54-58—Ganis Bros.....C-DR
Canal st, 54-58—Nathan Horowitz.....DR
Canal st, 54-58—Horse Owners' Protective Assn .....A-DR
Canal st, 54-58—Union Sponging Works..A-DR
Canal st, 54-58—Sanders Jarlmonsky.....DR
Canal st, 54-58—Wm P Goldman & Bro..G-DR
Canal st, 54-58—Perlman & Levine.....C-DR-G
Canal st, 54-58—Benjamin Harris....C-G-A-DR
Canal st, 54-58—Philip Sheinfeld.....A-G-DR
Canal st, 54-58—Solomon Blackman & Sons, G-A-DR
Canal st, 54-58 Silberstein, Rosen & Sons, G-C-A-DR
Canal st, 54-58—Weinstein & Co.....DR-G-E
Canal st, 54-58—Empire Woolen Co....A-G-DR
Canal st, 54-58—Louis Jarmulowsky et al....W
Canal st, 54-58—Arthur Rich.....G-DR
Canal st, 54-58—Levy Bros.....DR-C
Canal st, 196—Mrs Ida Levinson.....W-DR
Canal st, 198-200—Breevort Constn Co...W-DR
Canal st, 202-04—Ella V Cann et al.....W-DR
Canal st, 221-27—Martin Schrenkeisen....DR-W
Canal st, 232—Moe Levy.....DR-W
Canal st, 258—Est David L Bruce Brown.DR-W
Canal st, 266—Mary R J Du Bois et al..W-DR
Canal st, 350—Louise Surul.....DR-W
Canal st, 358 Thomas A Ronalds.....DR-W
Canal st, 362-64—Est Elizabeth M Bailey, W-DR
Canal st, 368—Mary E Mack.....DR-W
Chrystie st, 53—Nancy B Watson et al.....F
Clinton st, 225—Morris Singer.....C
Columbia st, 66—Abraham B Roossin....W-DR
Cortlandt st, 77—Havemeyer R. E. Co.....W
Courtlandt st, 39-41—Est J Monroe Taylor..SS
East Broadway, 99—Gussie Spektorsky.....G
East Houston st, 175—Sam Erschowsky & Bro. .....B-C
East Houston st, 431—Leonard H Dewing....B
Eldridge st, 236-44—Minsker Rlty Co.....C-SS
Elizabeth st, 311—Sam Apple.....C
Elizabeth st, 311—Joseph Gittleman.....C
Elizabeth st, 311—David Katz.....C
Elizabeth st, 311 Henry Flaur.....C
Elizabeth st, 311—Morris Rosenweig.....C
Elizabeth st, 311—Benj Rosenthal.....C
Elizabeth st, 311—Est John E Pye.....C
Ferry st, 16-22 (rear)—Geo F Hewitt.....B
Front st, 244—Wm E Treadwell Est.....B
Fulton st, 141—Douglas Robinson Co.....G
Fulton st, 141—David Luizer.....G
Fulton st, 141—Archie Poole.....G
Fulton st, 141—Arthur Lanz.....G
Fulton st, 141—Henry Timothy.....G
Fulton st, 170—Western U Telegraph Co.....SS
Goerck st, 157-9—Osias Karp et al.....C
Gold st, 12—George Chiris Realty Co.....B
Gold st, 28—Wm F Wagner et al.....C
Gold st, 29-31—Chas S Platt.....C
Grand st, 275—Louis Norman et al.....C
Grand st, 281—Jacob H Schiff et al.....C-F-SS
Grand st, 309-11—Max Freedman.....C
Grand st, 309-11—Shirsholl & Marroff.....C
Grand st, 309-11—Cohn, Kalkamah & Matzka.C
Grand st, 309-11—Siegel & Israel..DR-A-C-I-G
Grand st, 309-11—Simon Goldberg..DR-C-A-I-G
Grand st, 309-11—Leon Matza .....G-DR
Grand st, 309-11—Max Schershoff....DR-A-C-G
Grand st, 309-11—Edward A Ridley.....DR-W
Grand st, 309-11—Fisher Bros.....DR-A-C-I
Grand st, 309-11—Star Shirtwaist Co., DR-C-G-A-I
Grand st, 309-11—Henry Melcher....E-DR-A-C
Grand st, 309-11—Abraham Weiserbs..DR-A-G
Grand st, 309-11—Max Cohen.....A-C-G-DR
Grand st, 309-11—Sam Rosenberg....DR-C-G-A
Grand st, 309-11—Friedman & Brand .....DR
Grand st, 309-11—Joseph Dayan.....A-DR
Grand st, 309-11—Stella Steinberg .....C
Grand st, 309-11—Siris & Maltzman.DR-G-A-C-I
Grand st, 309-11—Pepper & Freedberg....DR-A

Greenwich st, 358 Abbey A Phillip.....B
Greenwich st, 644-54—Julius Kayser.....SS-A
Henry st 206 Ida Goodman.....C
Henry st, 206 Harry Malnoff.....C
Henry st, 206 Abraham Tikotsky.....C
Hudson st, 151 Joseph H Bearns.....C
Jacob st, 14-18—Harriett B Morse.....C
Jefferson st, 82-84—Cily Wolfsen.....B-A-F
John st, 99—Golden Hill Corp.....E-A
Maiden la, 87 Geo Mck Brown.....C
Mercer st, 165 67 H Danzine & Co.....G
Mercer st, 193-5—Benj Lichtenstein.....SS
Mott st, 12—Gertrude Isaacs.....B
New Lowery, 61-3 Est David L Gardiner...C
New Chambers st, 15 N Y Edison Co.....D
Oak st, 18-20—Seivers & McKay.....DR
Pearl st, 214—Robert B Roosevelt.....B
Pearl st, 358-60—Charles Lau.....W-DR
Pearl st, 374-76—Solon Palmer Estate....DR-W
Pike st, 2-4—Louis Kresner.....W-DR
Reade st, 22-26—Paule E Vernon et al...DR-W
Reade st, 22-26—Chas A Stratton Co.....DR
Reade st, 22-26—Mansell Hunt Catty Co....DR
Reade st, 79-81—Harry C Lee & Co.....DR
Ridge st, 119-27 (rear)—Julia L Delafield, DR-W
Spring st, 121—Mary A Hoffman.....DR-W
Spring st, 121—M Gans.....DR-W
Spruce st, 22 Richard C Christopher.....C
Stanton st, 2—H Hollman.....W-DR
Stanton st, 112—Konrad Deiter.....DR-W
Stanton st, 294-96—Elias Diamond.....W-DR
Stanton st, 334-36-38-40—Graf Realty Co.W-DR
Suffolk st, 155—Jonas Cohen.....W-DR
Suffolk st, 176—Est Edgerton L Winthrop, DR-W
Thompson st, 91-3—Katherine F Wadsworth.C
Tompkins st, 31-41—Louis Marx & Son..DR-W
Union sq, 25—John L Carroll et al.....W-DR
Union sq, 26-28—Theodore H Ludwig....DR-W
University pl, 60—Elizabeth K Goodnow.DR-W
University pl, 84—Est Albert Friedlander, W-DR
University pl, 113-15—Chas Remsen et al.DR-W
Vesey st, 39—Magnani Mfg Co.....C-G-A
Vesey st, 47—Henry O Heuer et al.....B
Walker st, 1-3—Chas H Keys.....W-DR
Walker st, 123-25—Moe Levy.....W-DR
Washington pl, 10—Est Isaac Meinhard.W-DR
Washington st, 79-80—Central Bldg, Imp & Inv Co .....C
Washington st, 304—Est Edward Roche.....E
Washington st, 385-87—Catherine Dreyer....DR
Water st, 512—Henry Schwartz et al....DR-W
Waverly pl, 7-9—Geo P Lies.....SS
Waverly pl, 17-19—Clarence S Wadsworth..SS
Weverly pl, 147-53—Mrs Mary Hall.....A
West Houston st, 15—August Ludeman..W-DR
West Houston st, 21-23 & 25-27—J Emsheimer .....DR-W
West Houston st, 50—Edgewood Realty Co, W-DR
West Houston st, 55—Welsh & Wertheimer..DR
West Houston st, 65-67—R F Kilpatrick.W-DR
West Houston st, 70-74—Lily W Beresford, W-DR
White st, 124-32—V A Harder Rlty & Const Co .....DR-W
William st, 57-59—London & Lancashire Fire Ins Co .....SS-A
William st, 116—South Manhattan Rlty Co, W-DR
Wooster st, 128—Mrs Emma Sillcocks...W-DR
Wooster st, 175-77—Franbro Realty Co..DR-W
Wooster st, 212-18—Arthur H Ely.....W-DR
Worth st, 114-16—Andrew Dougherty.....W-DR

*Numbered Streets.*

1st st, 49-51 E—Chas F King.....DR-W
3d st, 28-32 W—Geo H Schumann Est....C-SS
3d st, 291 E—Samuel Herrmann.....DR-W
3d st, 321-3 E—Fannie Osnowitz.....W-DR
3d st, 321-3 E—Bevil Litchenstein.DR-C-G-A-I
3d st, 321-3 E—Max Gottlieb.....DR-G-A-C-I
3d st, 321-3 E—Miller & Mandol.....DR-A-C-G
3d st, 321-3 E—E J Wiles & Co....DR-C-A-I-G
3d st, 321-3 E—Jacob Steinberg.....DR-C-A-I
3d st, 321-3 E—Jacobs & Franklin.DR-C-G-A-I
3d st, 321-3 E—Album & Hollander.C-G-DR-A-I
3d st, 321-3 E—Solomon & Obstgarten, G-C-A-I-DR
3d st, 32-3 E—Louis Langa.....C-A-I-DR-G
3d st, 321-3 E—Toback & Son....C-A-I-DR-G
4th st, 37 & 39 W—Carland Realty Co.DR-W
4th st, 302 E—Jacob Gelles & Weessman....DR
6th st, 703 E—Hyman A Brody.....W-DR
9th st, 203-5 E—Est Siebrandt Niewhous.DR-W
10th st, 27 E—Maze Realty Co.....DR-W
10th st, 29 E—William Colgate.....DR-W
10th st, 31-3 E—Susanna Minturn.....DR-W
10th st, 37 E—Estate Henry I Barby....DR-W
10th st, 51 E—Charles Hartung.....DR-W
10th st, 88 E—Sarah M F Webster.....DR-W
11th st, 41-51 E—Sevilla Heineman.....DR-W
11th st, 57-9 E—U S Trust Co of N Y..DR-W
11th st, 58 E—Metropolitan Life Ins Co.DR-W
11th st, 60 E—Est Benjamin Lichtstein..W-DR
11th st, 61 E—James Surpless.....DR-W
11th st, 63 E—Augusta Isaacs.....DR-W
11th st, 64-6 E—Harry C Hallenbeck..DR-W
11th st, 68 E—Alfarta R Kearney.....DR-W
11th st, 111 E—Mathilde E R Stuyvesant et al .....DR-W
11th st, 726-8 E—Wm L Marshall.....SS
12th st, 10-14 E—Olga Witthaus.....W-DR
12th st, 17 E—Julia C S Grant.....W-DR
12th st, 24-6 E—Reisman, Rothman & Bierber..G
12th st, 32 E—Ida Kempner.....DR-W
12th st, 34 E John L Wall.....DR-W
12th st, 35 E—Margaret W Folsom....DR-W
12th st, 36-8b E—Clara A M Greer.....DR-W
12th st, 40 E—Herman Hohns.....DR-W
12th st, 42 E—Louis S Stroock et al.....DR-W
12th st, 43-5 E—O B Potter Properties..W-DR
12th st, 130-34 E—Estate Matilda Schlemmer, DR-W
12th st, 201-13 E—Trow Printing Co....W-DR
12th st, 652 E—Lizzie Drosin et al.....DR-W
13th st, 1-3 E—Estate Henry Springler..W-DR
13th st, 6-10 E—Butterick Publishing Co, DR-W
13th st, 8-10 W—C C Martin.....A
13th st, 12 E—William Elfers.....W-DR
13th st, 12 E—Lina Elfers et al.....W-DR
13th st, 24 E—Gattlieb Gennert.....DR-W
13th st, 56 E—Alden S Swan.....W-DR
13th st, 114-16 E—Geo F Willett.....DR-W
14th st, 22-26 E—Henry Springler Est....DR-W
14th st, 44 E Estate William Astor...DR-W
14th st, 135 W—Styles & Cash.....W-DR
14th st, 233 W—Pauline Chegnay.....C-L
15th st, 16-18 E—Henry Springler Est..DR-W
15th st, 58 W—Est Marietta C Stewart.....SS
15th st, 629-35 E—Amer Pastry Mfg Co..W-DR
16th st, 9-11 E—Gylmann Rlty Co.....DR-W
16th st, 18 E—Columbia College Trustees.DR-W
17th st, 10 & 14 E—Chas Deitsch.....DR-W
17th st, 11 E—Mary E Frazee et al.....W-DR
17th st, 19 E—Katherine A Wood.....W-DR
17th st, 20 E—Alice M Ernst.....DR-W
17th st, 21 E—Est Marietta C Stewart.....DR-W
17th st, 26-32 E—Clarence S Wadsworth.DR-W
17th st, 33-37 E—Harris D Colt.....DR-W
17th st, 40-42 W—Oltrogge Corp.....C-SS
17th st, 227-39 W—227 W 17th St Co.....SS
17th st, 637-41 E—Nicholas Althaus Co.DR-W
18th st, 37-41 E—Wm P Eno.....W-DR
18th st, 436 W—Geo F Drew.....D-G-C
19th st, 39 E—Est Thomas Adams, Sr.....W
20th st, 242 E—Julian J Durand.....W-DR
21st st, 133-41 W—Greenberg, Weiner Co....C
21st st, 133-41 W—Morris H Bob.....C
21st st, 133-41 W—David Zipkin et al..SS-F-C
22d st, 34 W—Kramer Clock Co.....DR
22d st, 34 W—Jane E Faitoute.....DR-W
22d st, 34 W—Emil Zwerdling & Abr Rabinowitz .....DR
22d st, 34 W—Hauser & Co.....DR
22d st, 34 W—Columbia Button Works.....DR
22d st, 313-23 E—Est Jacob & Julius Fleischhauer .....C
25th st, 107-13 W—Est Jacob & Julius Fleischhauer .....C-SS-F
25th st, 137-9 E—Brackett Realty Co.....A-C
26th st, 58-60 W—Vincent Astor.....K-C
26th st, 165-67 W—Flint & Horner Co...C-D-A
28th st, 13-15 W—Alex Deutsch.....A
28th st, 13-15 W—Samuel Barry.....A
28th st, 13-15 W—Fred F Canary.....A-G
28th st, 13-15 W—A J Engel, Inc.....A
28th st, 13-15 W—Robert Hoe Est Co, Inc.SS-C
29th st, 129-33 W East 30th St Const Co...DR
32d st, 6-10 E—Amer R E Co.....SS
32d st, 110-14 W—Est Terence J Duffy..DR-W
32d st, 110-14 W—J A Cantor Printing Co.DR
32d st, 110-14 W—Atlantis.....DR
32d st, 110-14 W—New York News Co.....DR
32d st, 110-14 W—Gillette Clipping Machine Co .....DR
32d st, 110-14 W—Protective Ventilator Co.DR
32d st, 110-14 W—Alliance Press Co.....DR
32d st, 110-14 W—National Blue Print Co...DR
32d st, 110-14 W—L C Studios.....DR
32d st, 110-14 W—Stikeman & Co.....DR
32d st, 157-59 W—Penn Terminal R E.....C
32d st, 344-46 E—Franbro Realty Co.....SS
33d st, 28 E—Benjamin F Curtis.....C-D
36th st, nec 7th av D O Mills.....F
39th st, 110-12 W—Dora Shubert.....F-G
45th-60th sts—N Y C & H R R Co.....G-K
48th st, 13-15 E—15 East 48th St Corp....SS
48th st, 118 W—Arlington Costume Co.....G
49th st, 142-46 W—Catherine Ahearn et al..A
50th st, 235-37 W—Long Acre Garage, Inc. L-C-G-D
54th st, 126 E—The Monmouth Garage.C-H-L-F
54th st, 150 W—Cornelius Vanderbilt.....C-O
57th st, 37-39 W—Lucile.....DR
62d st, 21 W—Hayes & Deifendorfer....D-C-G
62d st, 50 E—Simon Kennedy.....C
69th st, 252 W—A L Erlanger.....O-C
72d st, 446 E—Consolidated Gas Co.....C
78th st, 353 E—Joseph Krauss.....G
80th st, 214-16 W—Apthorp Motor Car Co, H-G-O-L-C
89th st & E R—House of Good Shepherd.H-A-G
91st st, 316-18 E Henry E Stroh.....C
91st st, 407-11 E Superior Brass Novelty, A-G-O
104th st, 343-5 E August Capiero & Louis Moresco .....A-G
104th st, 343-5 E—Adeline S Jordan.....W-DR
104th st, 343-5 E—Camnata Co.....G-A-C
104th st, 343-5 E—Herman Hertz.....G-A-C
121st st, 24 W—Williamsburg Fire Ins Co...B
124th st, 246 W—Chas Weisbacker....D-A-C-O
124th st, 358 E—Est Geo A Haggerty.....B-C
125th st, 8-14 W—Est James M Horton..DR-W
125th st, 8-14 W—David Kravet.....C-DR
125th st, 8-14 W—Roth Sisters.....C-A-G-DR
125th st, 8-14 W—Rhodes Preparatory School, DR
125th st, 8-14 W—Odontographic Mfg Co.DR-G
125th st, 8-14 W—Rusitch & Benkovitz....DR
125th st, 8-14 W—George Ehrmann.....DR
125th st, 8-14 W—Winterroth Piano Co....DR
128th st, 203 W—Geo W Ford.....H-A-O-C
139th st, 31-33 W—William Hyman.....G
139th st, 35-37 W—Wm Hyman.....G

*Named Avenues.*

Bolton rd & 215th st—Strouss Estate.....G
Bowery, 81-81½—Moses Schulman.....B
Bowery, 81-81½—Consolidated Gas Co.....C
Bowery, 195—Joseph Schwartz et al.....C
Bowery, 257—Samuel Furman.....C
Bowery, 272—Presto Wool Co.....C-L
Bowery, 275—Robt M Weed Est.....C-B
Bowery, 300 Jacob Nusbaum.....C-G
Bowery, 300—Simon Moscovitch.....C-G-A
Bowery, 300—Joseph Schwartz.....A-G-C
Bowery, 300-2—Margaret H Barsatti.....A-C
Broadway, 65 American Express Co .....SS
Broadway, 446-48—Lorillard Spencer et al, DR-W
Broadway, 452—Est Abraham Gutman....W-DR
Broadway, 472—General Society Mechanics & Tradesmen, City of N Y.....DR-W
Broadway, 512—Est Elizabeth W Perkins.DR-W
Broadway, 529-33—Ray Estate Corp.....W
Broadway, 535—Phelps Stokes Est.....DR
Broadway, 536—Postal Life Ins Co.....C-A
Broadway, 537—The Ess Eff Realty Co..DR-W
Broadway, 550—Jas R Roosevelt et al...W-DR
Broadway, 565-67—Pittsburg Life & Trust Co..A
Broadway, 568-78—Est Henry O Havemeyer, DR-W
Broadway, 594-6—Adams Land & Bldg Co.W-DR
Broadway, 597 Charles F Noyes .....DR-W
Broadway, 599, 601, 603—Frederick Ayer.DR-W
Broadway, 631-35—Amy G Gallatin.....W-DR
Broadway, 645 John E Roosevelt et al.DR-W
Broadway, 679 William Lane.....W-DR
Broadway, 683-85—Robert Hoe Estate Co..A
Broadway, 715-19 & 725-27—Est Randolph Guggenheimer .....DR-W
Broadway, 729-31—Duncan Realty Co....W-DR
Broadway, 740 Jacob Cohen Sons Co.....DR
Broadway, 740—Hamilton Stationery Co..DR
Broadway, 740—Greenwald Display Fix. Co..DR
Broadway, 740—Peerless Trading Co.....DR
Broadway, 740—Joseph Benn & Sons.....DR
Broadway, 740—Alfred Benjamin.....DR
Broadway, 740 Currick Leiken.....DR
Broadway, 740—J M Meyers Co.....DR
Broadway, 740—W S Fosteber Co.....DR
Broadway, 740 Addressograph Co .....DR
Broadway, 740—Menyus Mittleman.....DR
Broadway, 740—O B Potter Properties..DR-W
Broadway, 1715—Haynes Automobile Co....C-H
Central Pk W, 300-02—Secured Holdings Corp, SS
Lenox av, 125 Hamburger Bros.....G-I
Lexington av, 387—Wm Douglass Co.O-A-C-H-G
Madison av, 605—Merchants & Bankers School, E-A-DR
Park av, 3868-72—Dressel Railway Lamp Works .....DR-W
St Nicholas av, 235 Wm Krauss Garage Corp .....C-G
West Broadway, 423—J Geiger.....DR-W
West Broadway, 473 B M Martin Brass Works .....W-DR
West End av, 553-59—N Y Protestant Episcopal Public School.....A

*Numbered Avenues.*

1st av, 675-81—George Ehret.....W-DR-C-F
1st av, 675-81—Consolidated Gas Co.....C
1st av, 675-81—J A Frank & Brother.....DR
1st av, 675-81—J Charles Tebee.....DR
1st av, 675-81—The Orsenigo Co.....DR-G
2d av, 43—Anna Stolls.....W-DR
2d av, 374-80—Schlegel Investing Co....W-DR
2d av, 374-80 Premier Press.....K
2d av, 412 (rear) Jeremiah H Halsey.....G
2d av, 954—Max Koppel.....K-G-A-H
2d av, 1014-20—Adolph Krebs.....DR-W
2d av, 1228-32—Catherine A Beekman....DR-W
2d av, 1913—Jacob Ruppert Realty Corp..DR-W
3d av, 247-51—Ernest Frankfield.....DR
3d av, 369—Eureka Realty Co.....W-DR
3d av, 388—Est Julius Bergman.....C-F-E
3d av, 954-6—Est Robert Goelet.....W-DR
3d av, 1059-61—Wm P Beekman Est.....DR-W
3d av, 1554-56—Henry D Greenwald.....W-DR
4th av, 59—Hamilton Fish Corp.....SS-A

## BRONX ORDERS SERVED.

*Named Streets.*

Fox st, 1107-9—Simpson Garage, Inc..C-K-L-D

*Named Avenues.*

Belmont av, 2480—Pasquale Mesiam.....C
Brook av, 1098-1102—Otto J Schwartzler.DR-W
Brook av, 1098-1102—Haeuserman Metal Mfg Co .....G-DR
Brook av, 1098-1102—Standard Litho Co....DR
Davidson av, 1905—August Mugler.....C-H-G
Leggett av & Barry st—Pease Piano Co..W-DR
Lind av, 956—Kemp Jones.....DR-W
Westchester av, 701-5—James F Meehan.DR-W
West Fordham rd, 128—Chas D Bliss.C-A-G-H
White Plains av, 3441 Geo W Benjamin.....L
Willett av, 3750—Joseph Buehler.....C

## BROOKLYN ORDERS SERVED.

*Named Streets.*

Baltic st, 104—Henry Weinberg.....C
Butler st, 281-89—Chas G Duffy Co.....A-D-C
Calyer st, 276-82—A O Schwartz & Co....H-L-C
Fekford st, 316—Jacob J Seldin.....H-L-A-C
Floyd st, 133-43 (rear)—John Sklar.....C
Fulton st, 356-58—David Michaels.....C
Fulton st, 894—Eklyn Poster Adv Co.....A
Fulton st, 1158—Albert E Donnelly.....H-A
Fulton st, 2077A—Joseph J Eiseman, Jr.....C
Henry st, 592—J P Menasse, M D.....H-A-D-C
Madison st, 101 Mrs Sarah E Sprague.....C
Nevins st, 205-23—John S Loomis Co....SS-C
Pacific st, 341—Wm J Shaw.....C-L
Pineapple st, 53-55—Edward H Wise.....SS
Sackett st, 475—Thomas Borrella.....C
Sackett st, 597—Webb, Jensen, Davis Co, Inc .....H-A-G
Sanford st, 13-15—William Oelrich.....C
State st, 224—Palmer-Herring Motor Co, L-G-K-C
Sterling pl, 625 Vina G Verplanck.....C
Weirfield st, 340—Edward Miller.....O-A
York st, 29—Bklyn Welding Co.....H-A-L

*Numbered Streets.*

6th st, 38 S—Hiram Williams.....C
11th st, 501—Frederick L Rath.....C
12th st, 719 E—W O Dowrie.....H-A-G
30th st, 2954-56 W (C I)—Lawrence Barnett, A-F
30th st, 2954-56 W (C I)—Walter Warner.C-B
47th st, 94 J Fred Seitz .....A-H-G
67th st, 251 Andrew Edwards.....A-H-G-C

*Named Avenues.*

Bedford av, 867-9—Bklyn Union Gas Co.....C
Bedford av, 867-9 Elliott Aldridge.....F
Bedford av, 867-9—Adolf Weiss.....C-B
Bedford av, 1381—C T Silver Motor Co..H-D-C
Bergen av, 10 (Jamaica)—Jones & Aubinger..C
Boulevard, 551 rear (Rockaway Beach)—Alex Sitnitsky .....C
Broadway, 765-67—Chas Lyons.....SS
Flatbush av, 574 Edward C Hopson.....H-A
Franconia av, 160 (Flushing) Josiah W Reed .....H-A-G
Hushon av (Hollis)—Geo Voight.....A-G-H
Lawrence av, 121—R F Stevens Co.....H-A-C
Lexington av, 20 22 Mrs Amelga Bennett, Mrs Eugene Kirkham.....C
Linden av, 321—Robt Sand.....G-A
Metropolitan av, 694-702—Colby, Schwarz Co, A-C
Newkirk av, 2202—Geo W Stickler.....C-H
New Utrecht av, 5705 West End Hardware Co .....D-C
Ocean Pkway, 327—Mrs Mary O'Connor....H-A

*Numbered Avenues.*

5th av, 552-4 Louis Germain.....C
6th av, 5616-18—Sixth Av Garage.....L-K-G

## QUEENS ORDERS SERVED.

*Named Avenues.*

Parkside av, 379 Mrs Sharna Jones.....C
Skillman av, 42—Rafaele Monaco.....J
So Chase av, 98-100 (Hammels)—Wm Kelly..B
Washington av, 50—August H Bohn.....B

*Named Streets.*

So Jane & Crescent sts (L I C)—Chas J Brown .....H-A-L-G
Sunswick st & Wilbur av (L I C)—Walter Piano Co .....A-G

## RICHMOND ORDERS SERVED.

*Named Streets.*

Bay st, 466—Raymond O'Mara.....K
Jersey st, 358 (New Brighton)—Katie Collins..B
Wright st, 12 (Stapleton)—Chas Rosenberg, C-A-H

# BUILDING MANAGEMENT

## HOW CHIMNEY FUMES AFFECT RENTALS

Conducted by Raymond P. Roberts, Building Manager for The American Real Estate Co.

IT is well known that the grimy grey color which most buildings quickly assume in cities is due to smoke and sulphuric gases exuded from chimneys and stacks of nearby buildings. R. C. Benner Ph. D., an investigator for the Melon Institute of Industry Research and School of Pacific Industries of the University of Pennsylvania, says that if due thought is given to the effect of smoke on stone it will be seen that city architects are today grappling with one of the big problems that involve the financial success of all building operations.

Newness of a building attracts tenants. New buildings that have been conspicuous success in New York City are those which have a fresh, new-appearing facade. The value of a clean facade was appreciated by the Pulitzer estate when it decided to freshen the three fronts of the New York World building. Similar cases could be cited. Smoke, grime and acid stains on buildings may therefore be considered as a deterrent in the ultimate success of a building investment.

A building never looks so well as when first completed. The stone should improve in appearance through weathering, but instead, it begins, at once, to take on its dirty coat of soot, until every part is black, rendering it singularly gloomy. It is not altogether a question of aesthetics. It is a point of dollars and cents.

### Interesting Comparisons.

Some interesting comparisons were made between Pittsburgh buildings and structures in different locations in England, wherein the soot deposited in Pittsburgh was shown to be greatly in excess of that in London. In New York, where the laws are strict against the use of soft coal, the soot deposited is considerably less than in Pittsburgh, and while Mr. Benner gives no data concerning the volume of soot deposited on New York buildings it is estimated that it is equivalent to about 26 tons per square mile per year.

Of course in a building a large percentage of the soot settles upon the roof and the inference should not be drawn that 26 tons of soot is actually deposited upon the facade of a building per square mile of vertical surface. The rapidity with which buildings become unsightly is almost beyond belief, according to Mr. Benner, until one becomes conversant with the amount of soot which finds its way into the air in large industrial communities.

### Large Soot Deposit.

The investigator for the University of Pittsburgh is the authority for the statement that in that city the volume of soot deposited is almost beyond belief. Observations taken each month for a year indicate that an amount of soot was deposited sufficient, if ground with oil as lamp black to cover 17 to 57 square miles of surface with two coats. There are two classes of substances derived from the combustion of soft coal and other fuels which are injurious to stone. One of these consists of carbon, tar, ash and their various combinations. The second class includes gases that corrode and in general aid in the destruction and weathering, i e., sulphuric acid, sulphurous acid, hydrogen sulphide, hydrochloric acid, ammonia and organic acids.

The action of the carbon and ash, when not associated with tar, is not extremely objectionable, as the simple process of dusting will remove either. When, however, they are associated with tar, especially in case of the soot, we have the most objectionable kind of dirt. The tar makes the soot adhere to any surface with which it comes in contact, literally covering the object with a coat of black paint. This coating is not readily removed because of its adhesive properties and because it is insoluble in water. Drastic measures, such as the use of solvents, scouring, or the use of both are frequently necessary.

### Does Not Injure Buildings.

While the soiling effect of soot is by far the most evident to the eye, it does not, in itself, cause the deterioration of building material. This can not be said of the corroding agents, of which sulphuric acid is the most important. The effects of hydrochloric and sulphurous acids are of less importance. Hydrochloric acids become active in damp weather. Sulphurous acid, which is in itself not particularly active, is rapidly changed by oxidation in the air to the far more corrosive and injurious sulphuric acid. Ammonia and hydrogen sulphide are practically without corrosive action on stone.

One might not think the amount of acid given off from the chimneys of our great cities sufficiently large to do much harm. Yet, when he knows the quantity which escapes into the air and stops to compute the amount of stone which can be ruined by it, the magnitude of the possible damage will be self-evident.

In Pittsburgh about 16,000,000 tons of coal, containing from 0.5 per cent. to 3 per cent. sulphur are burned annually. A large part of this sulphur escapes into the air, where it exists for the most part as sulphuric and sulphurous acids. As a conservative estimate, based on analyses which have been made here and elsewhere, we can say that at least 75 per cent. of the sulphur in the coal escapes into the air. This, if considered as sulphuric acid, would be equal to, say 500,000 tons, which, if it be allowed to act on limestone, would destroy 500,000 tons and produce 860,000 tons of gypsum.

### Effects of Acids.

The acid escaping from the chimney takes two courses; part of it is absorbed in the soot and part escapes in the form of gas with the other products of combustion. Of the two, that absorbed in the soot is probably the more injurious. That which escapes with the flue gases is dissolved by the rain and coming in contact with any material on which it can act, corrodes this material, but is soon washed off. That included in the soot, especially that coming from domestic installations, which is so much higher in tar, is more injurious, as the tar causes the soot to adhere firmly to whatever it comes in contact with. This acid is not readily washed away by the rain and in all probability, if it is adhering to a corrodible material, the action is complete.

Building stones may be divided into two classes: Those which do not contain the carbonates of calcium and magnesium, such as granite, gneiss and sandstone—in which the grains of sand are cemented by some substances other than the carbonates, and those containing larger or smaller amounts of the carbonates of calcium and magnesium, such as limestone, dolomites, dolomitic limestone and sandstones with a calcareous cementing material.

The stone belonging to the first class are only slightly affected by the corroding agents derived from combustion. They are readily soiled by the soot when they are finished in the rough and are very hard to clean. In order that the mixture of tar and soot be removed it is ordinarily necessary to use a wire brush and acid, a sand blast, or other drastic method. These processes are objectionable for two reasons; namely, in every case it is a costly operation to clean the stone, and the stone itself is injured. All rock contains a certain amount of water, the more porous, of course, the greater percentage it contains. After removal from the quarry, this water, or that which is absorbed by the rock after quarrying and which becomes saturated with the various substances of which the rock is composed, gradually comes to the surface and is evaporated, depositing the dissolved minerals in form of a hard, compact crust. This coating protects the stone against the ravages of the weather. It is in fact "Nature's protection," the removal of which greatly hastens the weathering of the stone. And, after all, cleaning avails but little, as the stone is as dirty as before in the course of six months or a year.

### Action of Sulphuric Acid.

The action of sulphuric acid on the corrodible stone is, for the most part, the action of this acid on the carbonates of calcium and magnesium. This chemical action involves a change in volume. The stone becomes porous, loses its cohesion and disintegrates with much greater ease under the action of the weather.

Mortar, on account of its rather porous structure and because it is in process of chemical change for some time after it is placed in the wall, is particularly subject to the action of the atmospheric acids. Mortar in many of the older buildings in Pittsburgh, for example the old Arsenal Building at 40th and Butler streets, has disintegrated to such an extent that it has fallen out in some places to a depth of one-third of an inch and is quite soft in other places to as much as two-fifths of an inch. This building has recently been repaired. This was shown by a number of analyses to be due in a great measure, at least, to sulphuric acid.

### Injurious to Stone.

Buildings, as a whole, in our growing American cities, outlive their usefulness in such a comparatively short time and are then replaced by more modern structures, that the ravages of the noxious gases are not nearly as marked as in England and elsewhere abroad, where the preservation of ancient buildings has become a problem of no slight weight.

The smoke and associated products of combustion are injurious to stone in two ways: The soiling of the surface, so that in the course of a few months all stone takes on the same grey, grimy color, which means either the loss of all artistic effect that may have been obtained by color contrast, etc., or the frequent cleaning of the building, which is an additional expense and at the same time aids in the destruction of the stone.

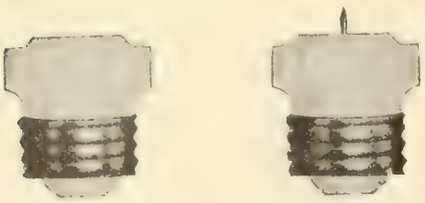
In New York there is burned annually 7,000,000 short tons of bituminous coal, 12,000,000 short tons of anthracite. This makes approximately 20,000,000 tons of coal burned in this city each year. The problem is not to stop the use of soft coal nor wasteful methods of using anthracite, but how to stop the waste and reduce depreciation in renting values.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration

### An Indicating Fuse Plug.

THIS is a two piece porcelain plug with a brass shell for standard cut-outs and entrance switches. The chief claim for superiority over the ordinary fuse plug is its indicating features, that is, by the combination of phosphor bronze spring and fibre piston, a blow out either from short circuit or over-



load will release this spring and drive out a pin attached to the fibre piston and the said pin protruding about ¼-inch on the outside of the plug gives a clear and absolute indication that the plug has blown out. The phosphorus pin can be seen in the dark, denoting the position of plug.

### Closet Disinfectant.

ONE secret of successful disinfecting sanitary equipment is to get it placed where it is most needed. Something new in the way of a coil system that sets inside of the bowl under the flush ring, as shown in the illustration, is being introduced. It consists of an inexpensive, but effective, coiled spring,



highly nickeled to prevent rust. The disinfectant balls used in this coil are said to be a thorough deodorant, germicide antiseptic and will last from four to six months. When the closet is flushed the water passes through the coil over crystal balls, which disinfect and deodorize. It is easily placed and unnoticeable.

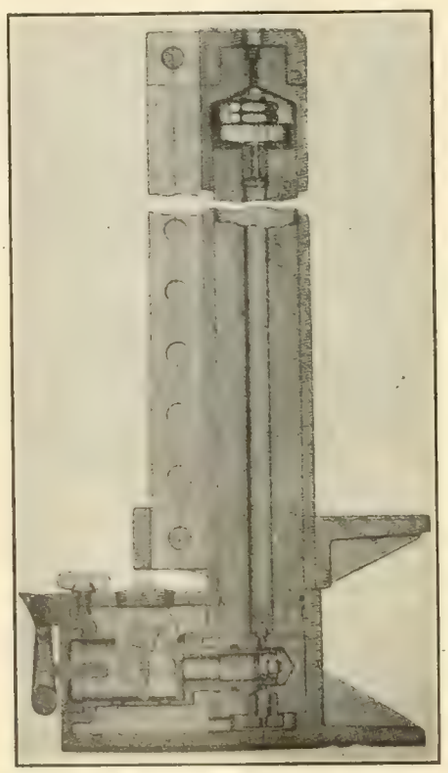
### Forestry in New York.

IF statistics gathered by the Bureau of Census of the National Government by the Conservation Commission of the State, and by the N. Y. State College of Forestry, mean anything at all there is little question that nearly a half of this State is better suited to the development of profitable forests than to agriculture. The great forest areas of the Adirondacks and Catskills are giving no income to the State although they are capable under very simple methods of forestry of a return of from $2 to $5 per acre per year. Eventually these forest areas will be the source of a large income to the State. The growing of trees to produce lumber and other products seems to be just as sound an economic proposition as the growing of any other crop from the soil. Agriculture alone cannot solve the land problems of the State. Forestry is not subordinate to agriculture, but co-ordinate with it, and together they should solve the problem of the complete utilization of the land of the State. The increasing price of lumber and the increasing price of paper, and in fact everything that comes from the forest, is making it imperative to reforest the lands from which forests should never have been cut.

### Compact 10-Ton Hydraulic Jack.

USED first as an emergency tool for street railway use, a new hydraulic jack has been deemed so efficient by the manufacturer that it has been placed on the market with a recommendation for general lifting work. Compact arrangement and simple operation are believed to have been obtained by making the cylinder the moving part of the tool instead of the ram, thus allowing the pump mechanism to stay in a fixed vertical position.

Another convenience is in the arrangement of the claw, which can be moved vertically, adjusted to the most convenient height, and swung, with the cylinder, in a complete circle without changing the position of the jack. The



piston is packed with leather rings, and the valves are of the ball type.

Pressure is released by a key operating a small needle valve. While the operating lever is only 18 inches long, it is stated that a man of normal size can obtain the maximum pressure with slight effort. The lever is curved and the socket has a hole in each of its four sides to allow convenience of operation from practically any position.

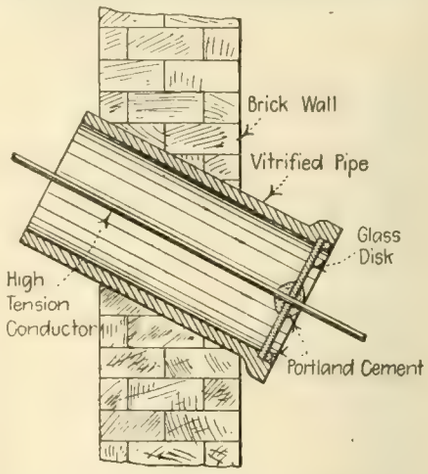
The jacks are now built in 5 and 10 ton sizes, with a ram stroke of 10 inches, and are guaranteed to stand a 50 per cent. overload without affecting any of the parts.

### Cutting Holes Through Glass.

SMALL holes can be drilled through a plate of glass with a twist drill or with the broken end of the file, but where it is necessary to make holes of over ¼ inch in diameter, it is difficult to form the holes by the drilling method, says H. B. Manson, in the Electrical Review. The method of grinding holes that is here described can be successfully used for a hole of almost any reasonable diameter. The method is particularly convenient for making holes through the glass disks such as are used for the bushings of high-tension entrances, like that of Fig. 1.

In this economical and effective type of entrance, a piece of vitrified sewer pipe is built into the wall of the station. The pipe pitches downwardly so as to form a drip and a disk of glass is cemented into the flanged end of the pipe. Through the center of this glass disk a hole is bored to provide for the admissions of the high-tension conductor. The disk is held in the pipe with neat Portland cement, and the hole around the conductor where it enters the glass can also be stopped up with the same material, provided the conductor is held rigidly and will not vibrate. Unless the conductor is held rigidly by insulators on each side of the entrance its vibration will crack the cement.

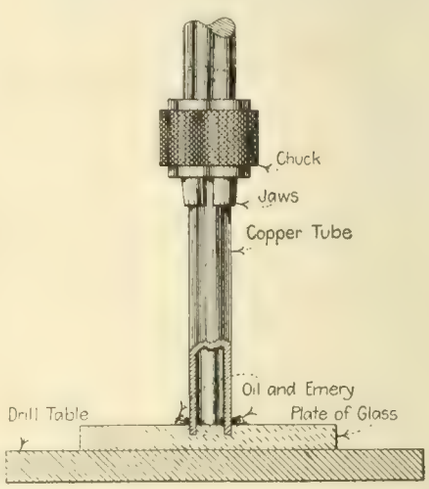
A hole can be formed in glass with the arrangement shown in Fig. 2. It is a grinding rather than a drilling opera-




tion. A hole ⅜ inch in diameter can be cut through a piece of glass ⅛ inch thick in about eight minutes with the method, which is very economical.

The grinding tool consists of a piece of copper tubing which should have an outside diameter equal to that of the hole that it is desired to cut. The wall of the tube should be at least one-thirty-second inch thick, but can be thicker. Where large holes are to be cut, the wall must be considerably thicker, so that the tube will be amply rigid. The tube should be straight and true. Its upper end is clamped in a drill chuck, and it should be driven at approximately the speed that would be used for a twist drill of the same diameter in drilling cast iron.

The glass plate in which the hole is to be made is carefully bedded and leveled on the drill table, and is firmly




clamped with wooden blocks so that it cannot move. Now the copper tube that is revolving, due to the operation of the twist-drill mechanism, is lowered against the glass, and an emulsion of fine emery and machine oil is fed under the edges of the tool where it is rotating against the glass. The tube is raised, more emery and oil is pushed under its edges, and it is lowered again. This process is repeated until the plate of glass is drilled half way through. The emery imbeds in the edge of the copper tube and thereby forms a quick-cutting, circular boring tool.

After the hole has been cut half way through the glass on one side the tube is raised and the glass is reversed. The hole is then completed from the reverse side. This prevents the glass from chipping around the hole.

Copper appears to be the best metal obtainable for these tubular, glass-boring tools. It prevents the glass from breaking.

# CURRENT BUILDING OPERATIONS

## A Modern Warehouse at Rochester Will Contain Many Innovations.—Design Suitable for Reproduction in Other Sections of Country

TO meet a natural but heretofore much neglected principle in the handling of freight by merchants in large cities, a storage warehouse is being erected in Rochester, N. Y., for the Buffalo, Rochester & Pittsburgh Railway Company. This neglect is not the fault of the merchant, as he realized long since that an unnecessary expense was being incurred by him, for which he naturally was charged every time goods were taken from the freight yard to his premises, there stored and subsequently, as often happened, carted back again to the same freight yard for shipment. Sometimes part carload lots were ordered, as sufficient room in his place might not be available for a full carload lot.

The cost-of-living problem, together with keen competition, has forced many minds to think of ways and means to reduce unnecessary living expenses, and so William T. Noonan, president of the Buffalo, Rochester & Pittsburgh Railway Company, made a study of the problem, and came to the conclusion that a storage warehouse in conjunction with his railroad would be a proper solution, not only for reducing the cost of handling the freight, but also decreasing the time consumed, and would produce also an all around greater efficiency for the merchants of Rochester as well as in connection with his own road.

The warehouse itself was planned by Maynicke & Franke, architects, 25 East 26th street, Manhattan, with a view to the economic and expeditious handling of freight, and also to erect such a building that the fire hazard would be materially lessened and insurance rates reduced to a minimum. The freight cars are brought along one side of the building where the freight is handled on a 12-foot wide platform.

If the freight is intended for storage, it is hoisted up on one of the large elevators near the center of the building and distributed on the various floors. If, on the other hand, some of it is to be stored and part is to be taken immediately by the merchant, that portion continues across the first story from the railroad car platform to a driveway, at which there is a loading platform for trucks. This driveway is so arranged that each truck will be automatically spaced from its neighbor at a convenient working distance by having the columns of the building between the trucks. In the space between the columns there is more than sufficient room for one wagon, but not enough for two. This prevents congestion of freight on the loading platform.

There is sufficient room for ten trucks, and space in front of the trucks for a clear driveway from one end of the building to the other; and it is so planned that the traffic may be all in one direction—that is, the trucks can enter on one side, take on their load, and depart either in the middle or at the other end of the structure. In order to economize in the handling of freight, there are four elevators, two of which are large and two smaller ones. The smaller ones are intended to make trips for small loads, as it is not economical to run a large elevator with a small load.

The elevators are located in relation to the floor, with the main aisle extending along the length of the building coming in front of the elevators, and also allowing a certain space in front of the elevators on each floor, so as not to interrupt the main aisle by hand trucks or goods to be taken on the elevators. At each end of the main aisle there is a staircase with a door centering with the main aisle. All of this is done so that the aisle will be one straight run without any turns.

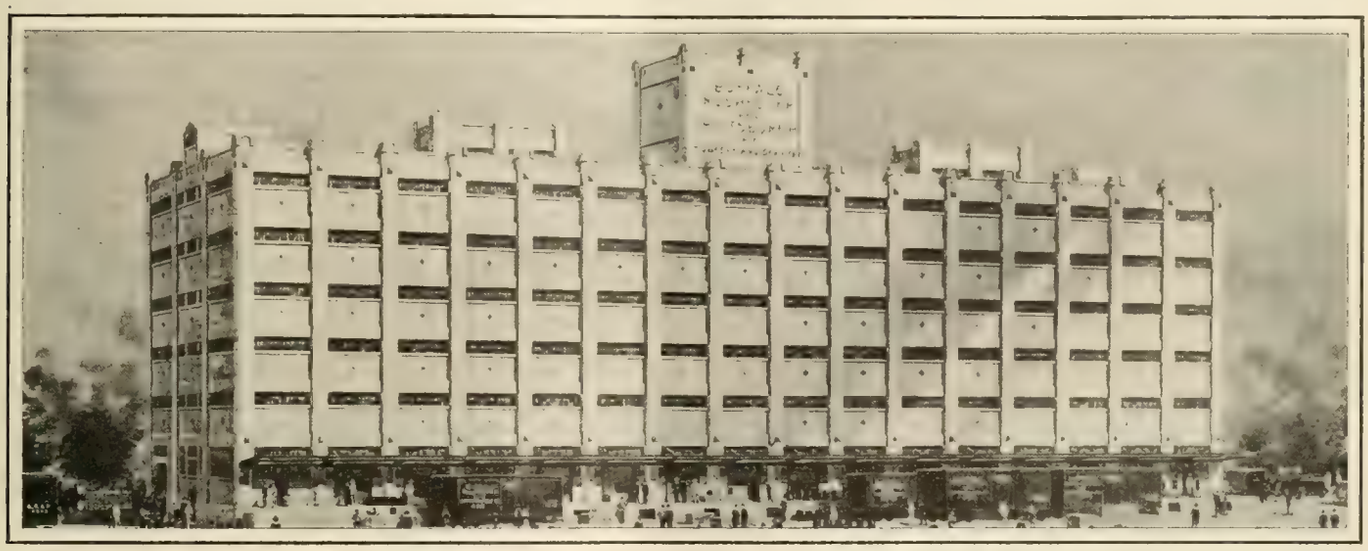
Windows have been kept high off the floor so that goods may be stacked against the outside wall without danger of breaking the windows.

Warehouse and factory buildings are so often built without any regard to pleasing appearance, Mr. Noonan agreed with the architects that there was no reason why a warehouse should have the usual repulsive appearance; and, although there was to be no unnecessary ornamentation, the building was to be designed with some regard to a pleasing exterior; and even though plain, it will have very good lines. The usual unsightly sprinkler tank which is seen extending in awkward fashion above the roofs of the factories and warehouses all over the land has been enclosed in a tower, which converts it into an artistic feature.

All the modern improvements will be provided, including fire doors, steel windows, sprinklers and intercommunicating telephones, and details of construction and finish have been carefully studied with a view to the substantial and solid, to stand any amount of wear and tear.

It is not always customary in erecting a building to provide for future expansion, but in this particular case the problem of future expansion has been taken into consideration, and provision has been made for adding two new buildings, one after the other, as the business warrants.

The size of the building is 270 feet long and 70 feet wide, which is of proper economic width for handling and storing freight, with one aisle through the center of the building.



Maynicke & Franke, Architects.

LATEST TYPE OF STORAGE WAREHOUSE, AT ROCHESTER, N. Y.

### How to Become an Engineer.

This is a hard year for the new engineering graduate. Jobs in engineering work are few and hard to get, notwithstanding that the schools which send candidates into the world are many. Five thousand is a conservative estimate of the number annually graduated from first-class technical schools and universities, and about fifteen hundred more come to us every year from the other side of the ocean. Yet for years there has been an erroneous impression that the demand for engineering talent cannot be supplied.

Graduation from a technical school does not make an engineer. The graduate has a better chance of becoming an engineer than the other fellow, but that is all that can be said. It is so in every walk in life. It depends upon the man. In answer to a youth just released from an engineering school, who wrote to enquire how he could get in communication with someone who could tell him of opportunities for employment in the West, the Engineering News makes these remarks:

"There is not a contractor, railway or other corporation, or individual, who would not employ an able-bodied American college man in preference to a foreign 'rough-neck,' if the college man were willing to roll up his sleeves and get to work. Such a job isn't inviting, but it offers experience that can be gained in no other way; it offers an apportunity to get into contact with construction work and with engineers, and without these no man ever yet progressed very far as an engineer.

"We don't say 'Go West, young man.' If a certain item in a Western contemporary be correct, no less than 2,000 applications for positions were received for work on the proposed Hetch Hetchy Reservoir of the city of San Francisco. Evidently, the West offers

no more and no better opportunities than the East, except that in the West there is a more democratic attitude toward work in general.

"However, there are opportunities in both the East and West for men who are strong enough in body and purpose to handle a pick and shovel, run a dinky, a steam shovel, a concrete mixer, work with a hammer and saw, and a thousand and one other jobs, which the average engineering graduate turns up his nose at. These jobs are not inviting, truly, but they offer a means of earning a livelihood and they offer one way to enter the ranks of engineers; a way that many a bright, clever and ambitious fellow has made use of before now."

## REMARKABLE ACTIVITY.

### The Prediction of the Bronx Superintendent of Buildings—Thirty Years' Record.

BUILDERS and investors are extremely optimistic for the future of the Borough of the Bronx, and claim that a healthy improvement in building conditions will be inaugurated shortly that will culminate in one of the most remarkable periods of building activity that the borough has ever experienced. Their optimism is based principally upon the fact that there are many miles of new subways and elevated railroad extensions in course of construction, which, when completed and in operation, will open up and develop all the outlying sections of the borough, and thus immeasurably widen the scope of building possibilities.

It might be interesting to cite the record of new building operations in the Bronx, filed in the past ten years, as compared with the two previous decades as illustrated in the following table:

NEW BUILDINGS IN THIRTY YEARS.

*Number of New Buildings Erected in the Borough of the Bronx, with Their Estimated Cost.*

| Years. | No. of Buildings. | Estimated Cost. |
|---|---|---|
| 1884 to 1893..... | 7,652 | $36,707,278 |
| 1894 to 1903..... | 13,619 | 103,306,244 |
| 1904 to 1913..... | 18,028 | 293,541,233 |
| Total, 30 years..... | 39,299 | $433,554,755 |

Thus, the cost of new buildings constructed during the last decade was $293,541,233, or nearly 70 per cent. of the total cost for the thirty years incorporated in the table. The claim is naturally made that the improvements in transit facilities which were promulgated during that period were accountable in the main for this remarkable showing. The future prospects for the Bronx, therefore, are decidedly bright, particularly when we consider that excluding the Westchester and Boston railroad, only 3.61 miles of new transit lines (the present subway and elevated railroad to West Farms) were constructed during the past ten years, whereas twenty-four miles of new lines and extensions to present routes are now in actual course of construction or have been contracted for, and at the rate that the work of construction is progressing, all indications point to the completion of the various lines before the expiration of the time limits.

A comparative table of building operations during the years 1910 to 1913, inclusive, in the various boroughs in New York City has been prepared, showing: (a) Population in each borough, (b) Building operations in the four years cited, (c) Percentage of population in each borough, (d) Percentage of building operations in each borough. A study of this table is invited, which I am confident will be both interesting and instructive.

NEW BUILDINGS, 1910, 1911, 1912, 1913, ALL BOROUGHS.

| Borough. | Population. | Building Operations, 1910-1913. | Per cent. of Population. | Per cent. of Bldg. Operations. |
|---|---|---|---|---|
| Manhattan .... | 2,508,606 | $387,536,124 | 45.4 | 52.8 |
| Brooklyn ..... | 1,916,655 | 134,603,438 | 34.4 | 18.6 |
| Bronx ..... | 611,980 | 121,588,354 | 11.5 | 16.8 |
| Queens ..... | 387,444 | 71,520,089 | [illegible] | 10.2 |
| Richmond ..... | 99,186 | 11,849,625 | 1.7 | 1.6 |
| New York City.. | 5,583,871 | $728,097,630 | 100.0 | 100.0 |

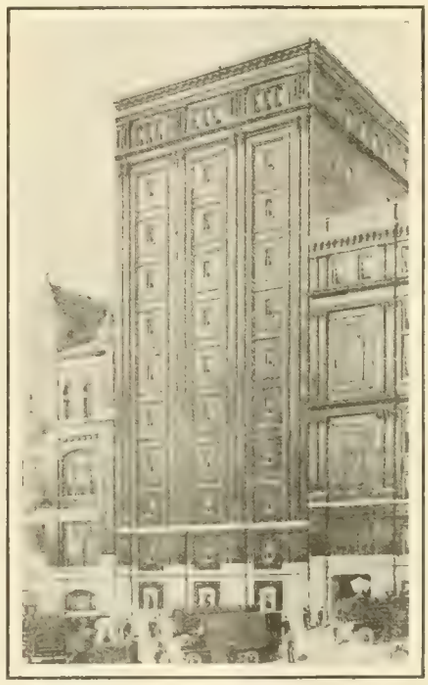
Thus, the Borough of the Bronx, with 11½ per cent. of the population of New York City, contributed nearly 17 per cent. of the building operations during the four years cited which, proportionately, is a much larger percentage than is shown by Manhattan or Queens. Brooklyn, with over 34 per cent. of the city population, or triple that of the Bronx, contributed only 18.6 per cent. of the operations, which, as compared with the operations in New York City, exceed those of the Bronx by less than 2 per cent.

ROBERT J. MOOREHEAD,
Superintendent of Buildings,
Borough of the Bronx.

## NEW BREWERY PROJECT.

### Structure for Jacob Ruppert Will be of Most Modern Construction.

THE new brewery building for Jacob Ruppert, in 92d street, 100 feet east of Third avenue, will be eleven stories high, having a frontage of 75 feet and a depth of 115 feet. It will contain glass-lined steel tanks, six on one floor, each ten feet in diameter and 100 feet long, designed to contain in all about 100,000 barrels of beer. On the top floor there will be a small experimental brewery, with commodious laboratories, all



Maynicke & Franke, Architects.
BREWERY FOR EAST 92D STREET.

lined with white sanitary tile. All the walls will be lined with four inches of compressed cork slabs, to keep out the heat, and all the floors will be of asphalt, so that they can be thoroughly washed. The first story of the facade will be of polished granite, and the rest of the building of red brick and terra cotta, to match the adjoining structure, recently erected by Mr. Ruppert, Maynicke & Franke, the architects, of 25 East 26th street, state that the building will be completed in the spring.

### Procedure in Filing Plans.

In answer to a question as to the proper procedure for architects when filing plans for factory buildings under the present laws, Superintendent Ludwig, of the Manhattan Bureau of Buildings, said:

"So far as the construction of factory buildings is concerned, the jurisdiction still remains with the Bureau of Buildings, and it is still its duty to examine the plans and inspect the construction of new buildings and alterations of old.

"The usual procedure for an architect is to file, as in the past, his application, in triplicate, with the necessary plans, and in addition, two sets of plans are to be filed with the State Labor Department, who will examine such matters as come within its jurisdiction. The State Labor Department, after approval of the plans, forwards at once an approved set of the plans to the Bureau of Buildings, which is filed with the drawings already on file, and which becomes a part of the records of this bureau."

### Westchester County Penitentiary.

The Board of Supervisors of Westchester County, E. P. Barrett, chairman, 2 Grand street, White Plains, contemplates the erection of a $400,000 penitentiary to be used as a county jail and workhouse. The building will be erected somewhere in Westchester County. E. A. Forsythe, of Yonkers; D. Hickey, of Mt. Vernon; John F. Jenkins, of Ossining and Mr. Goss, of New Rochelle, have just been appointed a committee to select the building site. No plans have yet been considered and the selection of an architect has not been made.

### New Apartment Hotel.

HERMAN LEE MEADER, architect, 178 Fifth avenue, has been retained by the Palmer Realty Co., 68 William street, Leslie R. Palmer, president, to prepare plans and specifications for a modern twelve-story apartment hotel to be erected at 337-339 West 96th street, and 240 Riverside Drive. The structure will be of brick and limestone and will cover a plot 106x50 feet. It is estimated that the operation will call for an expenditure of about $200,000.

### Fireproof Factory in 91st Street.

William E. Cunningham, contractor, of 438 East 91st street, is having plans prepared by John P. Boyland, Fordham road and Webster avenue, for a six-story, fireproof, brick factory, 50 x 95 feet, to be erected in the east side of 91st street, 150 feet east of First avenue. The name of the lessee will be announced later.

### Mrs. Vanderbilt Awards Contract.

John R. Hill, of Westbury, Long Island, was awarded the general contract this week to erect the new residence at Westbury, for Mrs. W. K. Vanderbilt, Jr., of 666 Fifth avenue, Manhattan. According to plans prepared by John R. Pope, 527 Fifth avenue, the building will be three stories, 35 x 75 feet, of frame and stucco construction, and cost $60,000.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Alliance Realty Co., 1151 Broadway, William H. Chesebrough, president, contemplates making alterations and additions to the store and office building at 70-76 Trinity Place. The work will consist of adding 7 stories. No architect selected.

MANHATTAN.—Pasquale Margarella, 69 Varick st, contemplates alterations to the store and loft building at 477-481 Broome st. No architect selected.

BROOKLYN, N. Y.—John E. Henry, Inc., 1251 Bedford av, contemplates the erection of a 4-sty apartment at the southeast corner of Clarendon rd and East 23d st. No architect selected.

BROOKLYN.—McAllister Dry Dock & Ship Building Co., on premises, and 24 State st, Manhattan, contemplates rebuilding the plant, including four buildings in Kent st. No architect selected.

MANHATTAN.—Bids will close about Dec. 21 for the 2-sty brick and stone clubhouse at 147 Thompson st, for the Franciscan Monastery, 151 Thompson st. Francis A. Noreis, 552 Rugby rd, Brooklyn, architect. Cost, about $20,000.

BRONX.—The Congregation of Mt. Sinai, care of Rev. Dr. Max Reisher, rabbi, Simpson st, contemplates the erection of a brick and stone synagogue in the north side of 163d st, 114 ft. from Stebbins av. An architect will probably be selected about January 14.

HOWARD, N. Y.—Burt Bennett, Howard, contemplates rebuilding the 1-sty frame and concrete barn near Canisteo, N. Y. No architect selected.

LOCKPORT, N. Y.—The Second Christian Science Church, care of Miss Siedhoff, 123 Erie st, is receiving competitive sketches for a $25,000 Church on East av, near Elm st. No architect selected.

UTICA, N. Y.—Henry Lux and Arthur J. Lux, proprietors of the Alhambra Theatre, 108 Bleecker st, contemplate the erection of a brick moving picture theatre at Park av and Genesee st, Oneida Square. No architect selected.

HARTSDALE, N. Y.—R. C. Coleman, 30 Church st, Manhattan, contemplates the erection of a residence at the corner of Walworth and Greenacres avs, to cost about $12,000. No architect selected.

LOCKPORT, N. Y.—The Masonic Temple Association, F. & A. M., Masonic Hall, Cottage and Main sts, will be ready to receive competitive sketches soon after January 1 for the clubhouse at 23 East av. Cost, about $30,000.

OLEAN, N. Y.—Jaekle Bros., 323 North Utica st, Olean, contemplate the erection of a 3-sty paving brick livery stable, 75x100 ft., on Whitney av, near North Union st, to cost between $15,000 and $20,000.

BUFFALO, N. Y.—Robert W. Pomeroy, Fidelity Building, contemplates the erection of a store and office building at the northwest corner of Main and Utica sts. No architect selected.

FARMERSVILLE, N. Y.—The Farmersville Mfg. Co. contemplates rebuilding the manufacturing plant destroyed by fire. No architect selected.

TUCKAHOE, N. Y.—The Rescue Hook & Ladder Co., Geo. Evans, trustee, contemplates the erection of a 2-sty brick fire house here to cost about $10,000. No architect selected.

RIDGEWOOD, N. J.—Board of Education of Ridgewood, Dr. H. S. Willard, president, contemplates the erection of a high school building on Ridgewood av, to cost about $250,000. No architect selected. Appropriation will be voted upon at the spring meeting.

## PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MONTCLAIR, N. J.—Henry Abrams, 37 North Willow st, owner, is taking bids on general contract for a 3-sty store and apartment house on Bloomfield av, from plans by Jacob Cohn, 45 State st, Bloomfield, N. J. Cost, about $30,000.

LONG ISLAND CITY.—Nicholas Nehrhauer, 581 9th av, owner, is taking bids on subs for a 5-sty apartment, 54x77 ft, at 580 9th av, from plans by Frank Braun, 585 9th av. Cost, about $60,000.

MANHATTAN.—The Aldus Construction Co., Inc., Jacob S. Kahn, 600 West 181st st, contemplates the erection of a 5-sty apartment on the north side of Vermilyea av, Isham to 211th sts, to cost about $100,000.

CHURCHES.

ELMHURST, L. I.—Plans are being figured for alterations to the brick and stone church corner Queens Boulevard and Weimer st for the 1st Presbyterian Church of Newton, L. I. Frank A. Collins, 24 Locust st, Flushing, architect.

BROOKLYN.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the contract for the church in the east side of Duffield st, 125 ft. south of Myrtle av, for the Concord Baptist Church. H. C. Pelton, 8 West 38th st, architect.

DWELLINGS.

WHITE PLAINS, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, architect, is taking bids on general contract for alterations and additions to the 2½-sty frame and stucco residence at Prospect Park for L. Arthur Cushman, New York av, White Plains. Cost, about $40,000.

HILLSIDE, L. I.—Frank A. Sinnott, 1328 Broadway, Manhattan, architect, is taking bids for a 2½-sty hollow tile and stucco residence, 32x49 ft., for R. O. Campion, care of architect. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Chas. M. Rosenthal, 160 Broadway, owner, is taking bids on general contract for a 1 and 2-sty studio and film factory at 229-237 West 146th st, from plans by Benjamin W. Levitan, 20 West 31st st. United Motion Picture Products Co., Inc., 1476 Broadway, lessee. Cost, about $35,000.

HALLS AND CLUBS.

MANHATTAN.—Louis E. Jallade, 37 Liberty st, architect, is taking bids on excavating and steel plans will be completed about Jan. 6 for the 4-sty Y. M. C. A. building, 134x186 ft., at the southwest corner of Washington av and 161st st, for the Y. M. C. A. of the Bronx, 215 West 23d st. Weiskopf & Eurroughs, 68 William st, steel engineer. Cost, about $225,000.

MANHATTAN.—The Grolier Club, 29 East 32d st, Edward G. Kennedy, president, contemplates the erection of a new club house. No site has been selected. An architect will probably be considered late in January.

HOSPITALS AND ASYLUMS.

NEWARK, N. J.—Additonal figures are being received for alterations and additions to the hospital, ward building and morgue in Camden st for the Common Council of the city of Newark. H. V. & J. J. King, Union Building, Newark, architects. Cost, about $70,000.

SCHOOLS AND COLLEGES.

MANHASSET, L. I.—Bids will be received by the Board of Education, C. M. Neisley, president, Manhasset, until 7.30 p. m., January 8, for the construction of a school here, from plans by Frederick H. Briggs, Plandome, L. I.

NORTH BERGEN, N. J.—The Board of Education of North Bergen, Chas. Miller, president, is taking bids on separate contracts to close December 22d for rebuilding the 3-sty brick School No. 5 at Smith and Roberts sts, from plans by Fred Hensel, 809 Savoye st, West Hoboken, N. J. Cost, about $130,000.

BRONX.—Bids will close December 21 at 3 P. M. for the 5-sty school on the west side of Intervale av, from Chisholm to Freeman sts, for the City of New York. C. B. J. Snyder, corner of Park av and 59th st. Cost, about $320,000.

BRONX.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the contract for the parochial school at 2506 Marion av, for the Church of Our Lady of Mercy. J. V. Van Pelt, 381 4th av, Manhattan, architect.

STORES AND APARTMENTS.

MANHATTAN.—James Anderson Hawes, 30 Broad st, contemplates making alterations to the residence at 812 Madison av for store and apartment house purposes.

STORES, OFFICES AND LOFTS.

BROADWAY.—Maynicke & Franke, 25 East 26th st, will be ready for bids about Feb. 1 for the 16-sty store and loft building, 105x51 ft., at the northeast corner of Broadway and 26th st, for the estate of Frederick Ayer, 141 Milk st, Boston, Mass., to cost $600,000.

LONG ISLAND CITY.—J. S. Graham, 780 St. Johns pl, Brooklyn, owner, is taking bids for a 1-sty brick shop, 50x100 ft., at the northeast corner of Ridge st and Sherman st, from plans by Frank Braun, 585 9th av, L. I. City. J. Kleine Steel & Iron Works, 82 Broadway, L. I. City, lessee. Cost, about $10,000.

THEATRES.

MANHATTAN.—Thomas W. Lamb, 644 8th av, architect, is taking bids on general contract for alterations to the garage 2182-2186 Broadway, for a moving picture theatre with stores for the Coe Estate, 69 Wall st, Continental Motion Picture Co., Louis F. Van Riper, care of architect, lessee. Cost, about $15,000.

MISCELLANEOUS.

RIDGEWOOD, L. I.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for the destruction plant on the north side of Flushing av, 135 ft. north of Metropolitan av, also for the stable and section house, from plans by Hans Liebau, and desires bids on subs by Dec. 21.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty apartment, 162x214 ft., at the northeast corner of 181st st and Riverside Drive, for the Miami Realty Co., Daniel W. O'Neil, president, 40 East 22d st, owner and builder. Cost, about $210,000.

190TH ST.—Neville & Bagge, 217 West 125th st, have completed plans for the 6-sty apartment at the northeast corner of 190th st and St. Nicholas av, for Stephen J. Egan, 802 West 181st st. Cost, about $125,000.

CHURCHES.

104TH ST.—Morris Schwartz, 194 Bowery, is preparing sketches for converting the 3-sty brick residence 51 West 104th st into a synagogue, to cost about $8,000. Owner's name for the present withheld.

HOSPITALS AND ASYLUMS.

16TH ST.—Plans have been completed for the 7-sty reinforced concrete and stucco staff house, 75x100 ft., at the Willard Parker Hospital, foot of East 16th st, for the Department of Health, W. E. Austin, 46 West 24th st, architect. C. E. Knox, 101 Park av, electrical engineer. Cost, about $260,000.

STORES, OFFICES AND LOFTS.

5TH AV.—Harry C. Hallenbeck, care of Hallenbeck-Wynkoop-Crawford Co., 497 Pearl st, contemplates remodeling the 7-sty loft building at 208 5th av. Architect's name for the present withheld.

WALL ST.—York & Sawyer, 50 East 41st st, will start plans about January 7 for the Assay Building in Wall st for the U. S. Government, Treasury Department, Washington, D. C. Oscar Wenderoth, Washington, D. C., supervising architect.

THEATRES.

BROADWAY.—Thomas W. Lamb, 644 8th av, has completed preliminary plans for the 2 and 20-sty theatre, office and mercantile building at 1599-1601 Broadway and 215-225 West 48th st for Leonard I. Hill et al, 221-226 West 48th st. Cost, about $350,000.


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*Contemplated Construction—Continued.*

## Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MARMION AV.—Maximilian Zipkes, 405 Lexington av, Manhattan, has completed plans for the 5-sty apartment, 50x100 ft., southwest corner of Marmion av and 178th st for the Eifel Construction Co., 1822 Mohegan av, owner and builder. Peter Comes, 1822 Mohegan av, has the brick mason work. Cost, about $50,000.

MORRIS AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for three 1-sty brick stores on the east side of Morris av, between 143d and 144th sts, for Patrick Murphy, 371 East 144th st, owner and builder. Cost, about $9,000.

176TH ST.—The Tremont Architectural Co., Webster and Tremont avs, has been commissioned to prepare plans for a 5-sty apartment in the south side of 176th st, 62 ft. east of Marmion av, for Benjamin Benenson, builder, 407 East 153d st.

PUBLIC BUILDINGS.

KINGSBRIDGE RD.—Bids were received by the Armory Board, Hall of Records, for electric wiring, Eugene Frank, 22 East 21st st, low bidder at $14,251, and for heating and ventilating, H. P. Stephenson Co., 241 West 20th st, low bidder at $40,989, at the armory at Kingsbridge rd and Jerome av. Pilcher & Tachau, 109 Lexington av, architects; Gunvald Aus, 101 Park av, steel engineer. R. D. Kimball Co., 15 West 38th st, steam and electrical engineer. Marble Arch Co. and Connors Bros., Broadway and 216th st, general contractors. Frank Willetts, 526 East 149th st, brick mason. Wm. Metz, 75 Grant st, Yonkers, carpenter.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

DIVISION AV.—Shampan & Shampan, 772 Broadway, have been commissioned to prepare plans for two 6-sty apartments at 104-108 Division av for the Ross Land Co., 189 Eouth 9th st, owner and builder.

MONTAUK AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for five 3-sty tenements, 20x76 ft., on the west side of Montauk av, 90 ft. south of Sutter av, for the Montauk Building Corporation, owner and builder. Cost, about $40,000.

ROCHESTER AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for three 4-sty brick tenements at the northeast corner of Rochester av and Park pl for Samovitz & Wheelan, 1503 Eastern parkway, owners and builders. Cost, about $75,000.

EAST NEW YORK AV.—Samuel Sass, 32 Union sq, Manhattan, has completed plans for two 4-sty tenements, 58x79 ft., at the southeast corner of East New York and Ralph avs for Rae Sakolsky, 127 Clymer st, owner and builder. Cost, about $75,000.

CROPSEY AV.—Gronenberg & Leuchtag, 303 5th av, will complete plans about December 24 for two 4-sty apartments at Cropsey av and 21st st for the Bensonhurst Improvement Co., 2202 Bath av, owner and builder.

POWELL ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty apartments, 50x90 ft., at the southeast corner of Powell st and Newport av for the Forest Building Corp. H. Friedland, 743 Saratoga av, president and builder. Cost, about $50,000.

15TH ST.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 50x88 ft., in the east side of 15th st, 422 ft. south of 8th av, for the Kraslow Construction Co., W. Kraslow, 188 Montague st, owner and builder. Cost, about $30,000.

HOPKINSON AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for two 4-sty apartments, 50x89 ft., at the northwest corner of Hopkinson av and Pacific st for Louis Jaffe, 1932 Prospect pl, owner and builder. Cost, about $60,000.

EASTERN PARKWAY.—Farber & Markwitz, 189 Montague st, are preparing plans for a 4-sty apartment, 24x79 ft., on the north side of Eastern Parkway, 140 ft. west of Hopkinson av, for the Bond Construction Co., M. Palley, 430 Hopkinson av, owner and builder. Cost, about $15,000.

CHRISTOPHER AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty apartment, 25x100 ft., at the northwest corner of Christopher and Livonia avs, for Bakery Builder, Inc., 175 Watkins st, owner and builder. Cost, about $15,000.

DWELLINGS.

VAN SICLEN ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for fourteen 2-sty brick residences, 18x40 ft., in Van Siclen st, near 86th st, for the Van Lake Construction Co., Isaac Muss, president, 997 Dumont av, owner and builder. Cost, about $42,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Benjamin Driesler, 153 Remsen st, has been commissioned to prepare plans for about six factory buildings, to be devoted to the manufacture of chemical, dyes and research work, for the Beckers Analine & Chemical Works, 107 Underhill av, Brooklyn. Cost, about $50,000.

LEONARD ST.—Tobias Goldstone, 49 Graham av, is preparing plans for a 4-sty factory, 75x100 ft., at the northeast corner of Leonard and Messerole sts for Phillip Rosenblum, 76 Graham av, owner and builder. Cost, about $25,000.

LEXINGTON AV.—Henry Holder, Jr., 242 Franklin av, is revising plans for a 2-sty extension to the factory at 271 Lexington av for F. C. Meyer, on premises. Cost, about $12,000

STABLES AND GARAGES.

EASTERN PARKWAY.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 2-sty public garage and residence on the north side of Eastern Parkway, 200 ft. west of Rockaway av, for Taishoff Bros., 243 Wyoming av, owners and builders. Cost, about $10,000.

STORES, OFFICES AND LOFTS.

PITKIN AV.—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 2-sty brick shop, 50x100 ft., at the northwest corner of Pitkin and Williams avs for Samuel Browner, 98 Junius st, owner and builder. Cost, about $10,000.

THEATRES.

FLATBUSH AV.—Cohn Bros., 361 Stone av, are preparing plans for a 1-sty moving picture theatre, 50x110 ft., on Flatbush av, near Ditmas av, for McGowan Bros., 1201 Flatbush av, owners and lessees, who will take bids on general contract. Cost, about $25,000.

MISCELLANEOUS.

PROSPECT PARK.—Plans have been approved by the Municipal Art Commission for the animal building at Prospect Park, for the Department of Parks, owner of land. Committee of Citizens, owner of buildings. Arne Dehli, 1368 President st, architect. Cost, about $30,000.

## Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Frank Braun, 585 9th av, has completed plans for a 4-sty tenement, 50x86 ft., on the west side of Hamilton av, 60 ft. north of Piers av, for Antonio Gangeni, 794 Vernon av, owner and builder. Cost, about $25,000.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for a 5-sty tenement, 50x82 ft., on Jamaica av, between 8th and 9th avs, for the Reliable Building Co., 1404 2d av, Manhattan, owner and builder. Cost, about $50,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, Astoria, L. I., is preparing plans for a 5-sty tenement, 50x90 ft., for A. Rikel, 574 9th av, owner and builder. Cost, about $40,000.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, has completed plans for two 5-sty tenements, 37x100 ft., on the west side of 2d av, 250 ft. north of Jamaica av, for Frank Zvanovec, 70 Wilson av, owner and builder. Total cost, about $50,000.

JAMAICA AV.—William C. Winters, 106 Van Siclen av, is preparing plans for a 4-sty tenement, 60x107 ft., at the northeast corner of Jamaica and Van Siclen avs, for Charles Ferraro, owner and builder, care of architect. Cost, about $35,000.

DWELLINGS.

MALBA-ON-THE-SOUND.—George M. Stanley, of Reed & Barton, is building at Malbaon-the-Sound a colonial cottage of semi-bungalow design from plans of N. M. Woods, architect. Plans have been completed for several more distinctive houses.

SOUTH WOODHAVEN, L. I.—Chas. Mele, 37 Liberty av, is preparing plans for thirty-six 2-sty residences, 18x36 ft., on Liberty av, to cost about $100,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Bids are in on separate contracts for additions to the 1 and 2-sty factory at 295 Vernon av for the Atlantic Macaroni Co., 253 Vernon av. Adolph Mertin, 34 West 28th st, Manhattan, architect. Cost, about $20,000.

## Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—H. H. Hutton, New Brighton, S. I., has completed plans for four 2-sty frame residences in the north side of 1st st, 100 ft. east of Lafayette av, for Thos. W. Hutton, 4 Hamilton Park, New Brighton. Cost, about $4,000 each.

MISCELLANEOUS.

STAPLETON, S. I.—Preliminary plans are being prepared privately for a brick and steel power house and equipment, 30x40 ft., in Livingston st for the Richmond Light & R. R. Co., St. George, S. I. Figures on equipment will probably be taken about January 1. Cost, about $20,000.

## Nassau.

DWELLINGS.

WOODBURY, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 3-sty residence, stable, garage and outbuildings at the Wheatley Hill Section for Victor Morawetz, care of architect. A. P. Koehler, Westbury, L. I., has the contract for roads and court work.

ROCKVILLE CENTRE, L. I.—Thode & Harvie, 406 9th st, Brooklyn, are preparing plans for a 2½-sty frame residence, 40x50 ft., to cost about $10,000.

SCHOOLS AND COLLEGES.

MANHASSET, L. I.—The Board of Education of Manhasset, C. M. Neisley, owner, is taking bids to close January 8 at 7.30 p. m. for the 2-sty brick school, 132x56x74 ft., from plans by Frederick Briggs, Plandome, L. I. Cost, about $70,000.

## Westchester.

DWELLINGS.

RYE, N. Y.—Edgar B. Van Winkle, owner and architect, 115 East 70th st, Manhattan, contemplates the erection of a 2½-sty residence on the north side of Apawamis av, near Forest av.

HARTSDALE, N. Y.—E. J. Lang, 481 5th av, Manhattan, has been commissioned to prepare plans for a residence on the west side of Walworth av, north of Greenacres av, for Dr. Ralph R. Ryan, Post rd, Scarsdale, N. Y. Cost, about $10,000.

WHITE PLAINS, N. Y.—A syndicate, care of architect, Francis A. Gallow, Proctor Building, Mt. Vernon, contemplates the erection of several 2½-sty concrete block residences, 25x35 ft., to cost about $3,500 each.

MAMARONECK, N. Y.—F. A. Gallow, Proctor Building, Mt. Vernon, is preparing plans for two 2½-sty concrete block residences, 25x35 ft., on Palmer av, for a syndicate, care of architect. Total cost, about $7,000.

SCARSDALE ESTATES, N. Y.—J. M. Fallon, 186 Boston rd, Mamaroneck, general contractor, is preparing plans for a 3-sty tapestry brick residence on Claremont av for Geo. V. McNally, 7 East 42d st, Manhattan.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Geo. Howard Chamberlin and Anton Schonbach, associated architects, 18 South Broadway, are preparing sketches for a 2-sty addition to P. S. 19 in Jackson st, near Highland av, for the Board of Education, Chas. Easton, president. Cost, about $40,000.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

WEST END AV.—(Sub.).—Neenan Elevator Co., 63-75 Clymer st, has received the elevator contract for the 12-sty apartment northeast corner of West End av and 96th st for the Essie Construction Co. Schwartz, Gross & Marcus, architects.

BANKS.

TOTTENVILLE, S. I.—John Milnes & Co., Richmond av, Port Richmond, have received the general contract to erect a 1-sty bank, 30x56 ft., for the Tottenville National Bank, A. B. Patterton, president. Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, about $15,000.

DWELLINGS.

GREENWICH, CONN.—Thos. J. Steen Co., 30 Church st, Manhattan, has received the general contract for alterations to the 2½-sty residence for N. T. Guernsey, this place. E. D. Litchfield, 477 5th av, Manhattan, architect.

CLIFTON, S. I.—Hans Hermansen, 340 Oakland av, West Brighton, S. I., has received the general contract to erect a 2½-sty frame residence, 34x36 ft., for Cornelius G. Kolff, 128 Stuyvesant pl, New Brighton, S. I., owner. Delano & Aldrich, 4 East 39th st, Manhattan, architects. Cost, about $6,000.

COLLEGE POINT, L. I.—G. Jeuch Co., Inc., College Point, L. I., has received the general contract to erect a 2½-sty frame residence, 21x45 ft., in the east side of 5th st, 125 ft. north of 2d av, for Richard McCready, College Point, owner. Peter Schreiner, Jr., 27 South 12th st, College Point, architect. Cost, about $6,000.

DOUGLAS MANOR, L. I.—D. MacDonald, Botanic pl, Flushing, L. I., has received the general contract to erect a 2½-sty frame and stucco residence, 30x34 ft., for E. L. Wertheim, 2452 Devoe terrace, Manhattan. G. H. Chichester, 30 East 42d st, Manhattan. Cost, about $5,000.

SCARSDALE, N. Y.—Oliver M. Oake, Front av, Bronxville, N. Y., has received the general contract to erect a 2-sty frame residence, 54x25 ft., and garage on Wydham rd, Edgemont Estate, for E. L. Montgomery, 731 3d av, Manhattan. Eugene Ward, 11 East 24th st, Manhattan, architect. Cost, about $11,000.

PELHAMWOOD, N. Y.—S. A. Thomas, Palmer av, Larchmont, has received the general contract to erect a 2½-sty frame and stucco residence for Henry S. Weltmer, care of architect, F. X. Rousseau, 2 East 23d st, Manhattan. Cost, about $12,000.

BRONXVILLE, N. Y.—W. J. Kelleher, St. Clair av, Larchmont, N. Y., has received the general contract to erect a 2½-sty stone residence on Delliwood rd for Dr. J. Roswell Hasbrouck, 171 West 71st st. Herbert Godwin, 4 East 39th st, Manhattan, architect. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

WEST ORANGE, N. J.—The Moyer Engineering & Construction Co., 375 Fulton st, Brooklyn, will have the contract for rebuilding the Edison plant, destroyed by fire on December 9. About 1,500 tons of structural steel will be used, 50,000 cu. yds. of sand and about 30,000 barrels of Portland cement. Construction work will start at once.

PORTLAND, ME. (sub).—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has been awarded the contract for the foundation of the boiler house at the Portland Gas Light Co. plant.

BROOKLYN.—L. Merovitz, 1351 Eastern Parkway, has received the general contract to erect a 4-sty laundry and stable, 65x100 ft., in the east side of Ames st, near Riverdale av, for the Independent Wet Wash Laundry Co., Nathan Bosleisgy, 207 Thatford st. E. M. Adelsohn, 1776 Pitkin av, architect. Cost, about $15,000.

HALLS AND CLUBS.

WORCESTER, MASS.—(Sub.).—The Clinton Fireproofing Co. of N. E., Inc., 101 Park av, Manhattan, has secured the contract to install the Clinton Fireproofing System of floor and roof arches in the Y. M. C. A. building, from plans by Louis E. Jallade. Norcross Bros., general contractors.

HOSPITALS AND ASYLUMS.

TOLEDO, O. (sub).—Contract has been let to the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, for pedestal concrete pile foundation for the State Hospital laundry building. Marriott, Allen & Hall, architects, Columbus, O. John Pioch Co., general contractors, Toledo.

MUNICIPAL WORK.

NANTICOKE, PA. (sub).—The concrete piles required for the bridge over the Susquehanna River will be installed by the MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan. D. A. Keefe, consulting engineer, Athens, Pa. The Dravo Contracting Co., Pittsburgh, general contractors.

PUBLIC BUILDINGS.

AUGUSTA, GA. (sub).—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, Manhattan, has secured the contract for the foundation of the United States Government Post Office building here. Oscar Wenderoth, supervising architect, Washington, D. C. W. H. Fissell & Co., New York, general contractors.

STABLES AND GARAGES.

MANHATTAN.—Mr. Weinbrouck, at site, has received the heating contract for the 4-sty brick garage and storage building at 402-404 East 108th st for Joseph J. Schurmacher, 176 East 111th st. R. E. Rogers, 5 East 42d st, architect. Cost, about $15,000.

BROOKLYN.—J. Paroscandole, 119 President st, has received the general contract to erect a 2-sty brick garage, 25x90 ft., at 17 Carroll st, for A. Dondoro, 19 Carroll st. John Burke, 372 Union st, architect. Cost, about $7,000.

WAVERLY AV.—William D. Moore & Sons, 2029 East 15th st, Brooklyn, have received the general contract to erect a 2-sty brick garage,


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# PROPOSALS

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TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., December 15, 1914.—Sealed proposals will be received at this office until 3 p. m., January 13, 1915, and then opened, for a mechanical system of mail-handling apparatus, etc., in the United States postoffice at Minneapolis, Minn., in accordance with specification and drawings, copies of which may be obtained at the office of the Supervising Architect. O. Wenderoth, Supervising Architect.

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STORES, OFFICES AND LOFTS.

BROOKLYN.—F. M. Walsh, 374 Hamilton av, has received the general contract to erect a 1-sty office building, 57x33 ft., at Creamer and Ligourney sts, Gowanus Canal, for S. W. Bowne & Co., 590 Smith st. Jas. Edwin Meek, 470 4th av, Manhattan, architect. Cost, about $7,500.

MANHATTAN.—Jardin Co., 489 5th av, has received the general contract to make interior alterations to the loft building 212-216 West 48th st, for the Mitchell H. Mark Realty Co., 1579 Broadway. Thomas W. Lamb, 644 8th av, architect. Cost, about $10,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

96TH ST, 337-39 West, and Riverside Drive, 240, 12-sty brick fireproof apartment hotel, 106 x50; cost, $200,000; owner, Palmer Realty Co., Leslie R. Palmer, Pres., 68 William st; architect, Herman Lee Meader, 178 5th av. Plan No. 369.

STABLES AND GARAGES.

LEWIS ST, 13, 3-sty brick non-fireproof stable, 25x95; cost, $15,000; owner, Specialty Baking Co., David L. Messing, Pres., 14 Lewis st; architect, Harold L. Young, 1204 Broadway. Plan No. 368.

MISCELLANEOUS.

8TH AV, w s, 157th-159th sts (Polo Grounds), 1-sty brick dressing-room, 67x30; cost, $4,000; owner, The National Exhibition Co., 200 5th av; architect, Frank Ring, 525 West 24th st. Plan No. 370.

45TH ST, 354 West, electrical transforming sub-station, 3-sty brick, 24x100; cost, $65,000; owner, United Electric Light & Power Co., 130 East 15th st; architect, Walter E. McCoy, 130 East 15th st. Plan No. 371.

### Bronx.

DWELLINGS.

DE KLIMER AV, e s, 25 n Edenwald av, 2-sty frame dwelling, tin roof, 20x40; cost, $3,000; owners, Levin & Sigal, 1505 Southern Boulevard; architect, Carl J. Itzel, 847 Freeman st. Plan No. 515.

STABLES AND GARAGES.

VALENTINE AV, e s, 100 s 201st st, 1-sty brick garage, slag roof, 14x18; cost, $350; owner, Peter J. Montague, 2976 Valentine av; architect, H. H. Duckworth, 733 East 181st st. Plan No. 570.

STORES AND DWELLINGS.

HAVILAND AV, s e cor Castle Hill av, two 3-sty brick stores and dwellings, 28.10x23, 22x 23, tin roof; cost, $13,000; owner, Thos. L. Newman, 2236 Ellis av; architect, Henry Lane, 1612 Zerega av. Plan No. 567.

STORES AND TENEMENTS.

AV ST. JOHN, s w cor Beck st, two 5-sty brick tenements, 55x90, 44x88, slag roof; cost, $100,000; owners, Bislow Bldg Co., Herbert Herman, 1887 Vyse av, president; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 568.

187TH ST, s e cor Valentine av, 1-sty brick stores, tin roof, 13.25x100; cost, $4,000; owners, Russo & Iodice Realty Co., John Russo, 2364 Lorilard pl, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 566.

MISCELLANEOUS.

LAYTON AV, n e cor Waterbury av, 1-sty frame bathing pavilion, 28x115; cost, $3,200; owner, Rosa Kirchheim, 762 Melrose av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 569.

### Brooklyn.

CHURCHES.

LINCOLN PL, n e cor Rochester av, 2-sty brick synagogue, 82.8x82.8, slag roof; cost, $95,000; owner, Petach Tikvah, Inc., 1515 Lincoln pl; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8495.

DWELLINGS.

VAN SICLEN ST, e s, 141 n 86th st, eight 2-sty brick dwellings, 18x40, slag roof, 1 family each; total cost, $32,000; owner, Van Lake Const. Co., 997 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8514.

VAN SICLEN ST, e s, 285 n 86th st, six 2-sty brick dwellings, 16x40, slag roof, 1 family each; total cost, $24,000; owner, Van Lake Const. Co., 997 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8515.

WEST 36TH ST, e s, 368 n Neptune av, 1-sty frame dwelling, 14x40, shingle roof, 1 family; cost, $1,000; owner, Peter Buss, 61 Crescent st; architect, Wm. Richter, 4411 18th av. Plan No. 8501.

GEORGE ST, s s, 100 e Hamburg av, 2-sty brick dwelling, 18.5x20, slag roof, 1 family; cost, $1,000; owner, Francesco Inendela, on premises; architects, Cannello & Gallo, 60 Graham av. Plan No. 8457.

SCHENCK ST, w s, 20 n Jamaica av, six 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, $18,000; owner, Frank Richards, 148 Sunnyside av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 8469.

AV N, n e cor East 17th st, 2-sty frame dwelling, 35x28, shingle roof, 1 family; cost, $5,000; owner, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No. 8465.

JAMAICA AV, n w cor Schenck ct, 2-sty brick dwelling, 36x26.2, gravel roof, 1 family; cost, $3,000; owner, Frank Richards, 148 Sunnyside av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 8468.

ATLANTIC AV, n s, 180 e Beach 38th st, 2-sty frame dwelling, 27x39.2, shingle roof, 1 family; cost, $3,000; owner, Ernest Kraft, 193 Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No 8487.

CARROLL ST, s s, 320 e Brooklyn av, three 2-sty brick dwellings, 20x42, slag roof, 1 family each; total cost, $18,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8532.

79TH ST, n s, 4114 e 7th av, 2-sty frame dwelling, 20x26, shingle roof, 1 family; cost, $1,800; owner, Edw. Bernard, 11 Willow st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 8541.

FACTORIES & WAREHOUSES.

WYCKOFF AV, e s, 25 n Troutman st, 1-sty brick shop, 25x95, slag roof; cost, $4,200; owner, Frank Keim, 413 Troutman st; architect, John Burke, 372 Union st. Plan No. 8494.

PULASKI ST, n s, 204.6 e Throop av, 3-sty brick storage, 55.4x100, slag roof; cost, $35,000; owner, Excelsior Bwg. Co., 254 Hart st; architect, Henry Koelble, 35 West 124th st. Plan No. 8521.

PARK AV, s s, 250 e Tompkins av, 2-sty brick factory, 25x100, gravel roof; cost, $7,000; owner, Chas Schumeister, 3100 Ocean parkway; architect, B. F. Hudson, 349 9th st. Plan No. 8518.

HOSPITALS AND ASYLUMS.

BRADFORD ST, e s, 150 s Fulton st, 3-sty brick nursery, 25x44.4, slate roof; cost, $7,000; owner, Friends in Need Day Nursery, 27 Bradford st; architect, Wm. H. Gompert, 171 Madison st. Plan No. 8516.

STABLES AND GARAGES.

UNION ST, s s, 123 w New York av, 1-sty brick garage, 27x20, slag roof; cost, $600; owner, Mary J. Monford, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8475.

UNION ST, s s, 150 w New York av, 1-sty brick garage, 20x27.6, slag roof; cost, $600; owner, Thos. W. Davis, 1276 Union st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8471.

WEST 9TH ST, n s, 215.6 e Columbia st, 1-sty brick stable, 32x100, gravel roof; cost, $2,500; owner, John Muldron, 354 Union st; architect, W. J. Conway, 400 Union st. Plan No. 8511.

48TH ST, n s, 220 w 15th av, 1-sty frame garage, 15x17, shingle roof; cost, $600; owner, Noah Fells, 43 2d av, Manhattan; architect, Fred W. Eisenla, 16 Court st. Plan No. 8507.

LEXINGTON AV, n s, 175 e Classon av, 1-sty brick garage, 18x10, gravel roof; cost, $275; owner, Laurin L. Walker, 83 Lexington av; architect, F. C. Vanderpool, 1131 East 14th st. Plan No. 8506.

4TH AV, w s, 378 s Carroll st, 1-sty brick garage, 40x97.10, gravel roof; cost, $3,000; owner, James Abamarco, on premises; architect, W. J. Conway, 400 Union st. Plan No. 8510.

ARLINGTON AV, n w cor Warwick st, 1-sty brick garage, 20x20, tin roof; cost, $400; owner, Michael T. Reynolds, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 8517.

STORES OFFICES AND LOFTS.

SMITH ST, s e cor Bay st, 1-sty brick office, 30x58, —— roof; cost, $5,000; owner, Samuel A. Boune, Water Witch, N. J.; architect, Jas. E. Meek, 527 West 134th st, Manhattan. Plan No. 8488.

STORES AND TENEMENTS.

JEROME AV, w s, 225 s Sutter av, 4-sty brick tenement, 25x80, slag roof, 8 families; cost, $9,500; owner, Arrints Bldg. Co., 592 Warwick st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8491.

CHRISTOPHER AV, n w cor Liberty av, 4-sty brick tenement, 50x90, gravel roof, 22 families; cost, $38,000; owner, Abr. Koeppel, 330 Utica av; architect, Benj. Cohn, 361 Stone av. Plan No. 8461.

MISCELLANEOUS.

FOSTER AV, s s, 465 e East 31st st, one brick chimney 125 ft. high; cost, $3,000; owner, Flatbush Water Works, 785 Flatbush av; architect, Alphons Custodis Const. Co., 99 Nassau st, Manhattan. Plan No. 8477.

### Queens.

DWELLINGS.

CORONA.—National av, e s, 234 s Shell rd, 2-sty brick dwelling, 20x54, tin roof, 2 families, steam heat; cost, $4,000; owner, John Laduke, 58 Fillmore av, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 3727.

EDGEMERE.—43d st, w s, 120 n Boulevard, two 1-sty frame dwellings, 18x26, shingle roof, 1 family; cost, $2,000; owner, Edgemere Building Co., premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan Nos. 3736 and 3744.

EDGEMERE.—43d st, w s, 180 n Boulevard, seven 1-sty frame dwellings, 16x53, shingle roof, 1 family; cost, $7,000; owner, Edgemere Building Co., Edgemere; architect, P. Caplan, Boulevard, Rockaway Beach. Plan Nos. 3737-38-39-40-41-42-43.

FLUSHING.—Norwood av, n s, 20 w 26th st, 2½-sty frame dwelling, 20x35, shingle roof, 1 family; cost, $2,300; owner, John Dushek, 111 East 83d st, Manhattan; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 3724.

ROCKAWAY BEACH.—Neptune av, w s, 412 s Boulevard, five 2-sty frame dwellings, 12x18, shingle roof, 1 family; cost, $3,500; owner, H. Wilkenloh, 15 Cedar av, Arverne; architect, Edw. Stellges, Jr., 46 76th st, Arverne. Plan Nos. 3728 to 3732.

BAYSIDE.—Bayside boulevard, s w cor 4th st, 2-sty frame dwelling, 22x30, shingle roof, 1 family, steam heat; cost, $3,200; owner, F. A. Burdet, Warburton av, Bayside; architect, Carl Strongren, 153 45th st, Corona. Plan No. 3760.

FAR ROCKAWAY.—Merrill rd, s s, 125 e New st, 2½-sty frame dwelling, 28x49, shingle roof, 1 family, steam heat; cost, $5,000; owner, Richmond Hill Securities Co., 73 Dennington av, Woodhaven; architects, Howard & Callmann, Far Rockaway. Plan No. 3745.

QUEENS.—Hendrickson st, w s, 308 n Jericho rd, two 2½-sty brick dwellings, 18x26, shingle roof, 1 family, steam heat; cost, $6,000; owner, Cornelius Fisher, Queens; architect, Wm. A. Finn, Fulton st, Jamaica. Plan Nos. 3755-56.

WOODHAVEN.—Vandeveer av, n s, 125 s Windom st, 2½-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, $5,000; owner, Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 3761.

FLUSHING.—20th st, e s, 137 n Sandford av, two 2-sty frame dwellings, 17x52, tin roof, 2 families, cost, $6,000; owner, E. E. Ahlstedt, 6 Cleveland av Woodside; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 3763.

JAMAICA.—Dean st, e s, 50 s Shore av, two 2-sty frame dwellings, 16x34, shingle roof, 1 family; cost, $4,800; owner, Max Gross, Lincoln av, Jamaica; architect, M. M. Wohl, 16 No. Washington st, Jamaica. Plan Nos. 3765-66.

ROCKAWAY BEACH.—Waverly av, n s, 390 s Boulevard, 2-sty frame dwelling, 34x16, shingle roof, 1 family, steam heat; cost, $7,000; owner, Margaret Ritchie, 33 Waverly av, Rockaway Beach; architect, Edw. Berrian, 19 No. Thompson av, Rockaway Beach. Plan No. 3767.

BAYSIDE.—Maxwell av, n s, 60 w Bowne av, 2-sty frame dwelling, 24x26, shingle roof, 1 family, water heat; cost, $3,500; owner, K. Knudson, Fort Totten, N. Y.; architect, G. W. Sheffield, Titus av, Flushing. Plan No. 3769.

DUNTON.—Frost av, w s, 599 s Liberty av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, $2,500; owner, Alex Kostro, 60 Smith st, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 3778.

FLUSHING.—26th st, e s, 140 s State st, 2½-sty frame dwelling, 25x29, shingle roof, 1 family, water heat; cost, $4,000; owner, David Flaherty, 22 William st, Manhattan; architect, W. J. Smith, Port Chester, N. Y. Plan No. 3773.

MIDDLE VILLAGE.—Lafayette st, s s, 100 w Main av, 2-sty frame dwelling, 20x48, slag roof, 2 families; cost, $3,000; owner, A. Malinsky, 52 Lafayette st, Middle Village; architect, Jos. W. Weiss, 52 Lafayette st, Middle Village. Plan No. 3775.

FACTORIES AND WAREHOUSES.

L. I. CITY.—Dock st, n s, 219 w Front st, three 1-sty brick buildings for drying machines, 18x11, slag roof; cost, $1,100; owner and architect, National Sugar Co., premises. Plan Nos. 3751-2-3.

RICHMOND HILL.—North Morris av, e s, 389 s Jamaica av, 1-sty frame storage, 16x19, slag roof; cost, $100; owner, E. Mertins, 45 No. Morris av, Richmond Hill. Plan No. 3758.

ROCKAWAY BEACH.—North Pier av, e s, 50 n Boulevard, 1-sty frame storage, 28x97, slag roof; cost, $500; owner, David Konovsky, 136 Boulevard, Rockaway Beach; architect, W. S Rothschild, Washington av, Rockaway Beach. Plan No. 3746.

STABLES AND GARAGES.

ELMHURST.—Thompson av, n e s, 46 w Paris Boulevard, 1-sty brick garage, 69x84, slag roof; cost, $6,000; owner, J. P. Muller, 220 West 42d st, Manhattan; architect, A. M. Collucci, 1342 Fulton av, Manhattan. Plan No. 3733.

ROCKAWAY BEACH.—77th st, w s, 104 n Boulevard, 1-sty brick garage, 24x98, slag roof; cost, $3,500; owner, E. Burger, 587 Boulevard, Rockaway Beach; architects, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 3735.

WOODHAVEN.—Oceanview av, n w cor Syosset st, 1-sty frame garage, 12x16, tin roof; cost, $100; owner, John Williams, 26 Court st, Brooklyn. Plan No. 3725.

LAUREL HILLS.—Dresden st, s s, near Munich st, 1-sty frame garage, 20x20, tin roof; cost, $150; owner, National Enameling & Stamping Co., premises. Plan No. 3782.

RICHMOND HILL.—Walnut st, 671, 1-sty frame garage, 11x18, slag roof; cost, $200; owner, E. G. Hainer, premises. Plan No. 3779.

RICHMOND HILL.—Welling st, e s, 100 s Lexington av, 1-sty frame garage, 14x17, slag roof; cost, $150; owner, G. E. Johnson, premises. Plan No. 3780.

RICHMOND HILL.—Waterbury av, e s, 200 n Orchard st, 1-sty frame garage, 16x19, slag roof; cost, $300; owner, E. E. Alexander, premises. Plan No. 3770.

WOODHAVEN.—Manor av, n e cor Ferris st, 1-sty frame garage, 12x24, slag roof; cost, $250; owner, H. Goldschmidt, premises. Plan No. 3771.

STORES AND DWELLINGS.

EDGEMERE.—Rockaway Boulevard, n w cor Frank av, 1-sty frame store and dwelling, 95x50, shingle roof, 1 family; cost, $5,000; owner, Rockaway Coast Realty Co., 351 Greenwood av, Richmond Hill; architect, A. D. Hough, 351 Greenwood av, Richmond Hill. Plan No. 3764.

ROCKAWAY BEACH.—South Division av, w s, 731 s Boulevard, two 3-sty frame stores and dwellings, 20x25, slag roof, 2 families; cost, $2,500; owner, Rebecca Goldman, 509 Christopher st, Brooklyn; architect, P. Hartung, 18 So. Chase av, Rockaway Beach. Plan No. 3768.

MIDDLE VILLAGE.—Main av, n e cor Pulaski st, 2-sty frame, store and dwelling, 20x60, slag roof, 2 families; cost, $3,500; owner, T. Gootzert, Lafayette st, Middle Village; architect, Jos. W. Weiss, 52 Lafayette st, Middle Village. Plan No. 3774.

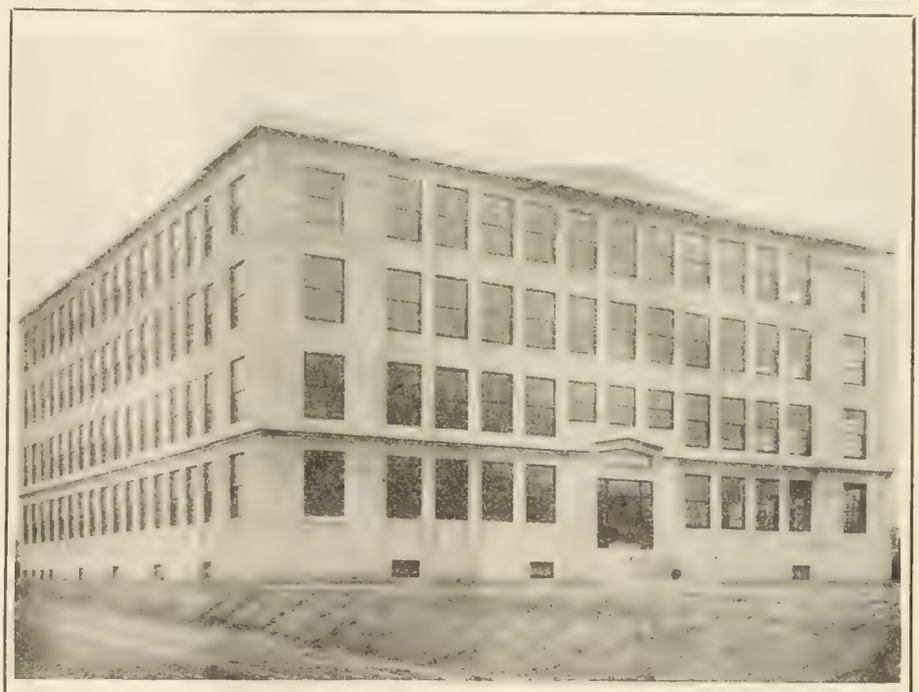
STORES AND TENEMENTS.

RIDGEWOOD.—Seneca av, n w cor Green st, 1-sty brick store, 26x102, slag roof; cost, $4,000; owner, Nav Cortlandt Amusement Co., 184 Dresden st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 3725.

L. I. CITY.—3d av, w s, 250 n Jamaica av, two 5-sty brick tenements, 37x88, slag roof, 25 families; cost, $60,000; owner, Frank Zonoveck, 70 Wilson av, L. I. City; architect, E. Hahn, Bridge Plaza, L. I. City. Plan No. 3776.

MISCELLANEOUS.

ARVERNE.—70th st, e s, 59 s Boulevard, 1-sty frame office, 10x58, tin roof; cost, $1,200; owner, Carlton Summerfield Co., 35 Nassau st, Manhattan. Plan No. 3734.

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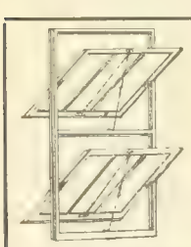
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*New Buildings, Queens, (Continued).*

AQUEDUCT SOUTH.—Gold st, e s, 100 n Sage st, three 1-sty frame boat houses, 18x20, tin roof; cost, $300; owner, F. Benieg, premises. Plan Nos. 3748-49-50.

FLUSHING.—Sandford av, s s, 100 e 22d st, 1-sty frame shed, 15x15, paper roof; cost, $150; owner, C. Edgar, premises. Plan No. 3754.

RICHMOND HILL CIRCLE.—Pecan st, w s, 80 s Lulu av, 1-sty frame boat house, 18x26, tin roof; cost, $200; owner, Chas. Lengler, premises. Plan No. 3747.

RICHMOND HILL CIRCLE.—Lulu st, n s, 430 e Walnut st, 1-sty frame boat house, 16x22, tin roof; cost, $150; owner, A. X. O. Bakken, premises. Plan No. 3757.

WOODHAVEN.—Grafton av, n e cor Oakley av, 1-sty frame, 15x40, paper roof; cost, $200; owner, E. A. Gillespie, premises. Plan No. 3777.

## Richmond.

DWELLINGS.

11TH ST, e s, 165 s Lincoln av, Midland Beach, 1-sty frame bungalow, 24x32; cost, $980; owner, J. McDermott, 203 13th st, Jersey City; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 979.

1ST ST, n s, 100 e Lafayette av, New Brighton, four 2-sty frame dwellings, 20x40; cost, $4,000 each; owner, Thos. W. Hutton, New Brighton; architect, Hy. H. Hutton, New Brighton. Plan No. 986.

HARBORVIEW PL, n s, 620 e New York av, Clifton, 2½-sty brick dwelling, 25.10x35.4; cost, $4,500; owner, Mrs. Elizabeth Guidice, St. George; architect, G. H. Van Auken, 20 West 31st st, Manhattan. Plan No. 985.

MAPLE ST, n e cor Britton lane, New Dorp Beach, two 1-sty bungalows, 14x30; total cost, $600; owner, A. A. Murphy, New Dorp; builder, H. O. Wilkes, New Dorp. Plan No. 976.

SEAFOAM, n e cor Britton lane, New Dorp Beach, two 1-sty bungalows, 14x25; total cost, $400; owner, J. A. Murphy, New Dorp; builder, H. A. Wilkes, New Dorp. Plan No. 975.

MIDLAND AV, e s, 60 s 7th st, Midland Beach, 1-sty frame bungalow, 14x26; cost, $325; owner, Mary Farrell, 23 East 88th st, Manhattan. Plan No. 990.

SEASIDE BOULEVARD, s s, 200 e Ocean av, South Beach, four 1-sty frame bungalows, 16x20; cost, $200 each; owner and builder, Lambert O'Neill. Plan No. 989.

SUMNER AV, n w cor, and Watchoge av, Mariners Harbor, 1-sty brick dwelling, 20x60.4; cost, $3,000; owner, C. Cornetta, 218 Lafayette st, Manhattan; architect, F. Savignano, 260 Bay 11th st, Brooklyn. Plan No. 983.

STATION AV, s s, 1,600 w Amboy rd, Great Kills, 1-sty brick dwelling, 29x38; cost, $2,000; owner, Robt. E. Fishwick, Great Kills; architect, F. Cartwright, Tottenville. Plan No. 984.

FACTORIES AND WAREHOUSES.

CHARLES ST, w s, 210 n Wall st, Rosebank, 1-sty frame storage, 12x16; cost, $75; owner, Jos. Bunshue, Rosebank; builder, A. Schnell. Plan No. 981.

11TH ST, e s, 80 s Lincoln av, New Brighton, 1-sty frame storehouse, 18x20; cost, $200; owner, P. Pursell, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 978.

ROSE AV, s s, 100 w 8th st, New Dorp, 1-sty block stable and storage, 104x22; cost, $300; owner, E. Petersen, New Dorp. Plan No. 987.

SEAVIEW AV, s s, 20 w Southfield boulevard, Dongan Hills, 1-sty storehouse, 12x40; cost, $250; owner, Glass Founders Corp., 332 4th av, Manhattan; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 980.

HOSPITALS AND ASYLUMS.

FARM COLONY PROPERTY, New Dorp, 3-sty brick home for aged females, 68x42.6; cost, $28,500; owner, City of New York; architect, Chas. B. Meyers, Union sq, Manhattan; architect builds. Plan No. 977.

HOTELS.

JAY ST, w s, 201 n DeKolt st, New Brighton, 5-sty brick hotel, 45x125; cost, $55,000; owner, Tilley Estate, M. Carr, Pres., St. George Hotel, New Brighton; architect, Harry W. Pilcher, Port Richmond. Plan No. 982.

STABLES AND GARAGES.

3D ST, s s, 350 e Lafayette av, 2-sty frame stable, 18x23; cost, $330; owner, Chas. Peckering, New Brighton; architect and builder, J. C. Haabestad, Port Richmond. Plan No. 991.

MISCELLAENOUS.

SEASIDE BOULEVARD, s s, 200 e Ocean av, South Beach, 1-sty frame toilet, 12x8; cost, $75; owner, Lambert O'Neill. Plan No. 988.

## PLANS FILED FOR ALTERATIONS.

### Manhattan.

CHRISTOPHER ST, 53, erect new baker's oven, Portland cement mortar to 2-sty brick bakery and dwelling; cost, $1,800; owner, Myra R. Harper, 62 Cedar st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 4302.

CHERRY ST, 468-70, reinforced concrete bridge enclosure, fireproof self-closing doors to 6-sty brick office and factory; cost, $1,000; owner, Harriet L. Carroll, 219 West 80th st; architect, Archibald D. Kelley, 4 Gold st. Plan No. 4280.

GRAND ST, 314-20, fire-escapes to 3-sty brick store and lofts; cost, $250; owner, Michael Neuman, Somerville, N. J.; architect, Samuel Levingson, 101 West 42d st. Plan No. 4271.

GREENWICH ST, 259, fireproof passage to 5-sty brick stores and lofts; cost, $400; owner, S. Howard Armstrong, 258 Broadway; architect, Alexander S. Traub, 255 Greenwich st, Plan No. 4287.

HOWARD ST, 21-23, continue stairs to roof, new bulkheads, wood partitions, entrance hall to 5-sty brick light manufacturing; cost, $1,000; owner, Eugene Higgins, 1 Madison av; architect, Peter Joseph McKeon, 13-21 Park Row. Plan No. 4301.

MADISON ST, 170, remove present bath tub, rearrange compartment to 4-sty brick tenement; cost, $100; owner, Thos. F. Carroll, 263 Hewes st, Brooklyn; architects, Horenburger & Bardes, 122 Bowery. Plan No. 4297.

SPRING ST, 63, stairway opening to 5-sty brick store and lofts; cost, $25; owner, Emily C. Thole, 863 Carroll st, Brooklyn; architect, Louis Breines, 268 Division av, Brooklyn. Plan No. 4277.

SPRING ST, 55-57, water closet, partition to two 5-sty brick tenements; cost, $200; owner, Celestino de Marco, 50 Spring st; architect, Horenburger & Bardes, 122 Broadway. Plan No. 4307.

SPRUCE ST, 15, tank, steel and brick supports to 8-sty brick lofts; cost, $200; owner, Wm. Zuissers Realty Co., 299 Broadway; architect, John H. Knubel, 305 West 43d st. Plan No. 4306.

17TH ST, 539-45 East, tank, steel supports, tank enclosure to 6-sty brick factory building; cost, $1,500; owner, Newton Estate, Harold P. Newton, 539 East 17th st; architect, L. G. House Engineering Co., 143 West 40th st. Plan No. 4248.

20TH ST, 43 East, erect exterior screened stairway, remove skylight, new fireproof doors, new partitions to be erected to 8-sty brick fireproof store and lofts; cost, $1,200; owner, Wm. Colgate, 5 East 82d st; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 4299.

22D ST, 129-31 West, gravity tank, tank tower, sprinkler system to 12-sty brick store and factory; cost, $5,000; owner, Joseph Paterno, 601 West 115th st; architects, Schwartz & Gross, 347 5th av. Plan No. 4259.

23D ST, 69 West, metal-covered store front, galvanized iron cornice, steel beams, window, flooring, plumbing, removal of partition to 4-sty brick store and lofts; cost, $500; owner, Michael J. Desalba, 69 West 23d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 4288.

23D ST, 110 East, window opening, metal frame and sash to 10-sty brick store and offices; cost, $150; owner, Oswald Oelschlaeger, 110 East 23d st; architect, Wm. G. Killan, 110 East 23d st. Plan No. 4276.

27TH ST, 49-55 West, to remove encroachments and cover areas with iron gratings 10-sty brick hotel; cost, $1,500; owner, Metropolitan Improvement Co., Francis M. Jencks, Pres., 100 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 4268.

28TH ST, 15-17 East, store fronts, terra cotta block partitions to 12-sty brick hotel and stores; cost, $1,000; owner, Louis C. Raegener, Hotel Seville, 15-17 East 28th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 4290.

29TH ST, 418 West, toilet compartments, window to 3-sty brick tenement; cost, $100; owner, Victor Beaver, 522 West 183d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4267.

31ST ST, 128-30 West, removal of encroachments to 6-sty brick tenement; cost, $200; owner, Ella A. Smith, 34 West 37th st; architect, David Scott, 119 West 33d st. Plan No. 4273.

32D ST, 9 East, iron grating, removal of steps to 5-sty brick store and dwelling; cost, $250; owner, Albert Herter, 130 East 67th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 4249.

42D ST, 33-49 East, entrance, stairways, steel beams, removal of partitions and stairway to 2-sty brick stores and offices; cost, $8,000; owner, Milbank Estate, Dunlevy Milbank, exr., 40 Wall st; architect, J. Francis Burrowes, 410 West 34th st. Plan No. 4278.

42D ST, 400 East, and 1st av, 724-40, terra cotta block partition, mason work, doorways, water closets, skylights, brick extension to 1-sty brick factory; cost, $1,400; owner, The New Amsterdam Gas Co., Geo. W. Doane, 130 East 15th st; architect, W. Weissenberger, 130 East 15th st. Plan No. 4286.

46TH ST, 154 West, removal of stoop, front and rear walls, partitions and staircases, to build 4-sty brick extension to 4-sty brick dwelling, to be used as store and showrooms; cost, $8,000; owner, Francis Spingold, 1562 Broadway; architect, Henry B. Herts, 35 West 31st st. Plan No. 4265.

46TH ST, 126-132 West, erecting vaults and partition to 12-sty brick fireproof offices and lofts; cost, $1,500; owner, Leavitt Realty Co., 130 West 46th st; architect, Otto H. Taub, 130 West 46th st. Plan No. 4298.

48TH ST, 500 West, construct partitions, erect two water closet compartments, cut window to 4-sty brick stores and tenement; cost, $500; owner, Peter Doelger Brewing Co., Inc., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4300.

50TH ST, 350 West, doorway to 1-sty brick garage; cost, $50; owner, N. Y. Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 4258.

51ST ST, 361 W, fireproof windows to 5-sty brick tenement; cost, $100; owner, Geo. A. Glass, 170 Lefferts av, Brooklyn; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4303.

57TH ST, 524-40 West, ammonia condenser, steel supports to 1-sty brick wagon shed and engine room; cost, $300; owner, Sheffield Farms Slawson-Decker Co., 528 West 57th st; architect Frank A. Rooke, 489 5th av. Plan No. 4263.

65TH ST, 9 East, removal of front and rear walls, new front wall, extension, change of floor levels, passenger elevator, general alterations to 5-sty brick dwelling; cost, $28,000; owner, Edw. W. Humphreys, 32 East 38th st; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 4254.

85TH ST, 78 West, dumbwaiter shaft, angle irons, bell plaster blocks, fireproof doors to 7-sty brick stores and tenement; cost, $200; owner, Carnegie Constn Co., 640 Riverside Drive; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 4262.

104TH ST, 204-206 West, fire-escapes, fireproof doors, metal trim, fusible links, metal ceiling, hollow metal window frames, iron lintels to 3-sty brick institute for the blind; cost, $5,000; owner, Home for the Relief of the Destitute Blind, Wm. Foulke, Pres., 6 Bible House; architect, Wm. Keegan, 108 Milton st, Brooklyn. Plan No. 4264.

104TH ST, 51 East, removal of partitions, front wall, rear wall, beams, mason work, terra cotta stair enclosure, stairs, fire-escapes, front and rear extensions, chimney, iron girders and columns to 3-sty brick tenement, to be used as synagogue and meeting rooms; cost, $12,000; owner, Agudath Achim M'Plock Congregation, Herman Fillet, 27 East 20th st; architect, Morris Schwartz, 194 Bowery. Plan No. 4251.

108TH ST, 242 East, mason work, toilet compartment, window to 4-sty brick store and tenement; cost, $100; owner, Irving W. Dimelow, 203 Lena av, Freeport, L. I.; architect, Morris Schwartz, 194 Broadway. Plan No. 4272.

118TH ST, 343 East, windows, toilet compartments, wash tubs, sink to 5-sty brick tenement; cost, $1,500; owner, Mercury Holding Co., Frank Hahn, Pres., 1439 East 9th st, Brooklyn; architect, Jacob Bodinger, 1661 Madison av. Plan No. 4269.

124TH ST, 200 West, partitions to 5-sty brick stores and tenement; cost, $150; owner, Mary J. Cunningham, 46 Hamilton pl; architect, John Brandt, 271 West 125th st. Plan No. 4253.

137TH ST, 100 West, fireproof passage, toilet room, plumbing, cabinet and stud partitions to 5-sty brick cafe and tenement; cost, $2,000; owner, Peter Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 4289.

145TH ST, 518 West, store front, removal of partition to 5-sty brick tenement; cost, $80; owner, Rudolph H. Pankow, 52 Amsterdam av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 4275.

AV A, 247, new water closet compartment, window opening, cut in wall, erect partition to 4-sty brick tenement and store; cost, $100; owner, Estate of Louis Josephthal, Sidney L. Josephthal, exec., 80 Maiden lane; architect, Bernhard Fink, 65 Nassau st. Plan No. 4295.

BROADWAY, 298, copper store front, marble tile floor, door opening, fireproof doors to 10-sty brick store and lofts; cost, $1,000; owner, Thos. F. Sherman, 60 Wall st; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 4252.

BROADWAY, 345-47, store front, steel columns and girders, removal of old columns to 6-sty brick store and lofts; cost, $1,000; owner, Mary B. Brandeger, Brookline, Mass.; architect, Harry N. Paradies, 231 West 18th st. Plan No. 4274.

BROADWAY, 280 East, partition, fireproof window to 4-sty brick store and tenement; cost, $150; owner, Fernando S. Echiverria, care Jos. M. Adrian, 137 East 34th st; architect, Otto Reissmann, 147 4th av. Plan No. 4281.

BROADWAY, 1231, n w cor 30th st, metal-covered store front, mason work, windows, cement block partition and stair enclosure, sidewalk lift, iron sidewalk doors, steel and marble stairs, flooring, plumbing fixtures, removal of partitions, stairs and gallery to 4-sty brick stores and tenement; cost, $8,000; owner, Emily D. J. Finney, 24 West 59th st; architect, James S. Bush, 239 Broadway. Plan No. 4282.

BROADWAY, 1634-44, steel and galvanized iron marquise to 2 and 4-sty brick dance hall; cost, $500; owner, The Winter Garden Co., 1644 Broadway; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 4284.

BROADWAY, 1263, stair (metal-covered and mineral wool), fireproof windows, fire escapes to 4-sty brick stores, offices and work rooms; cost, $800; owner, Amanda B. Manee, 1263 Broadway; architect, Otto Reissmann, 147 4th av. Plan No. 4304.

CENTRAL PARK WEST, 17-20, terra cotta partitions, remove bulkheads, cement wash tables, cutting two windows to 2-sty brick fireproof garage and showrooms; cost, $2,500; owner, Thomas Morgan, 130 West 86th st; architect, H. V. Hartman, 130 East 15th st. Plan No. 4294.

MADISON AV, 500-506, remove partition and wall, construct passageway, cut opening, iron ladder to 9-sty brick apartment house; cost, $250; owner, Berkshire Springsteen, 21 West 45th st. Plan No. 4291.

PARK ROW, 209, and James st, 5, removal of rear walls, new brick walls, extension, steel beams, concrete arches, plaster boards, metal ceilings, brick piers to two buildings, moving picture theatre and loft and warehouse (4 and 5-sty brick); cost, $5,000; owner, Sarah Jacobs, 3 East 86th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 4270.

2D AV, 1588, dumbwaiter shaft, angle irons, terra cotta block and concrete, fireproof doors, windows, removal of partitions to 4-sty brick tenement; cost, $500; owner, Chas. Specht, 335 East 68th st; architect, John H. Knubel, 305 West 43d st. Plan No. 4256.

2D AV, 2131, metal-covered store front to 4-sty brick stores and tenement; cost, $100; owner, Geo. W. Harnisch, 237 East 54th st; plans by owner. Plan No. 4261.

3D AV, 2051, remove partition to 5-sty brick stores and tenement; cost, $15; owner, Herman Mazemann, 907 West End av; architect, Nathan Langer, 81 East 125th st. Plan No. 4293.

3D AV, 1411, flooring, stairs to 3-sty brick store and tenement; cost, $215; owner, Maria L. Mount, 30 West End av; architect, Frank M. Kussrow, 355 East 84th st. Plan No. 4283.

4TH AV, 349-361, new partitions, forming toilet room to 12-sty brick fireproof loft; cost, $1,000; owner, Hanover Corpn., 101 Park av; architect, Wm. H. Whittal, 101 Park av. Plan No. 4292.

5TH AV, 584-86, door openings, steel lintels, steps, fireproof doors and shutters to 6-sty brick store and lofts; cost, $2,000; owner, Columbia College, Nicholas Murray Butler, trustee, 65 Wall st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 4285.

6TH AV, 21, toilet compartment, fixtures, skylight to 4-sty brick stores and dwelling; cost, $25; owner, Joseph Newman, 68 William st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4266.

6TH AV, 429, copper store fronts, partition, shoring to 6-sty brick stores and offices; cost, $350; owner, Josephine G. Robinson, 429 6th av; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 4250.

8TH AV, 488, store front to 3-sty brick store and dwelling; cost, $400; owner, William T. Emmet, Albany, N. Y.; agent, Horace S. Ely, 21 Liberty st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 4255.

8TH AV, 370, store front to 5-sty brick store and lodging house; cost, $200; owner, Henry Heller, 24 Greenwich av; architect, Leopold Ceva, 456 West Broadway. Plan No. 4257.

8TH AV, 2798, removal of store partitions to 6-sty brick store and tenement; cost, $50; owner, Aaron Simon, 151 West 30th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 4260.

8TH AV, 660, mason work, iron sidewalk door, store front to 3-sty brick cafe and hotel; cost, $150; owner, Richard F. Treacy, 662 8th av; architect, J. C. Cocker, 2017 5th av. Plan No. 4308.

10TH AV, 628-30, fire-escapes, steel beams, mason work, windows, water closet and bathroom compartments, plumbing fixtures to 5-sty brick stores and tenements; cost, $4,000; owner, Golda Kaufman, 628 10th av; architect, Otto Reissmann, 147 4th av. Plan No. 4279.

BLACKWELL'S ISLAND, opp. 53d st (Old Mechanics' Bureau), mason work, partitions to 1-sty brick shop; cost, $1,800; owner, City of New York, John A. Kingsbury, Comm. of Charities, Municipal Bldg.; architect, Sylvester A. Taggart, Municipal Bldg. Plan No. 4305.

## Bronx.

148TH ST, 514, new partitions to 5-sty brick tenement; cost, $225; owner, H. Neiman, 3341 3d av; architect, A. H. Katz, 525 East 149th st. Plan No. 584.

BRONX PARK EAST, s e cor Allerton av, move 3-sty frame dwelling; cost, $2,500; owner, C. A. Becker, 404 Tremont av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 582.

ST. ANNS AV, e s, 450 n 156th st, new girders, &c., to 2½-sty brick storage; cost, $2,000; owner, Ebling Brew Co., 760 St. Anns av; architect, Wm. Koppe, 830 Westchester av. Plan No. 585.

TREMONT AV, 909, new elevator shaft to 1-sty brick garage; cost, $1,500; owner, Rebecca C. Kerr, 1012 Olmstead av; architect, Anton Pirner, 2069 Westchester av. Plan No. 581.

3D AV, w s, 91.8 n 158th st, new partitions to 1-sty frame store and dwelling; cost, $210; owner, M. Howard Brown, 49 Wall st; architect, John McDonough, 47 Morton st. Plan No. 583.

## Brooklyn.

DEGRAW ST, 107, interior alterations to 3-sty tenement; cost, $200; owner, Christian Fontes, 471 Henry st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8448.

DEGRAW ST, 125, erect roof tank on 4-sty factory; cost, $1,250; owner, E. B. Jordan Co., on premises; architect, Van Dyke Rusling, 39 Cortlandt st, New York. Plan No. 8543.

ELDERTS LANE, 160, extension to 2-sty dwelling; cost, $300; owner, Adolph Hirsturist, on premises; architect, Oscar Johnson, 3368 Fulton st. Plan No. 8519.

HART ST, 446, interior alterations to 3-sty dwelling; cost, $150; owner, Otto L. Morgenstein, on premises; architect, Lew Koen, 9 Debevoise st. Plan No. 8474.

HENRY ST, 266, interior alterations to 4-sty dwelling; cost, $700; owner, Fredk. W. Blossom, 281 Henry st; architect, M. McNeil, 179 Garfield pl. Plan No. 8498.

HINSDALE ST, 194, interior alterations to 2-sty dwelling; cost, $1,000; owner, Annie Bass, on premises; architect, Benj. Cohn, 361 Stone av. Plan No. 8456.

KEAP ST, 314, interior alterations to 3-sty store and tenement; cost, $200; owner, Isias N. Rosenthal, o npremises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8535.

KOSCIUSKO ST, 554, extension to 2-sty dwelling; cost, $500; owner, Bessie Rosen, 27 Reid av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 8487.

NEVINS ST, 2, plumbing to 3-sty offices; cost, $150; owner, estate Millard F. Smith, 2 Flatbush av; architect, Wm. A. Nugent, 61 DeKalb av. Plan No. 8526.

OAKLAND ST, near Dupont st, repair fire damage to milk depot; cost, $7,500; owner, Oakland Chemical Co., 10 Astor pl, Manhattan; architects, P. Tillion & Son, 381 Fulton st. Plan No. 8503.

SPENCER ST, 42, plumbing to 3-sty store and tenement; cost, $250; owner, Salvatore Ineical, 911 Kent av; architect, J. F. Abernethy, 703 Myrtle av. Plan No. 8466.

WEST 15TH ST, w s, 200 n Neptune av, exterior alterations to 2-sty dwelling; cost, $4,500; owner, Salvatore Judice, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8480.

67TH ST, 1062, extension to 1-sty storage; cost, $200; owner, John Bounirello, 1162 67th st; architect, Angelo Adamo, 1526 71st st. Plan No. 8489.

BROADWAY, 1056, interior alterations to 4-sty store and tenement; cost, $300; owner, Isaac M. Kurtis, 1028 Broadway; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8512.


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*(Plans Filed, Alterations, Brooklyn, Cont.)*

CLINTON AV, w s, 270.6 n Atlantic av, repair fire damage to church; owner, St. Luke's P. E. Church, on premises; architect, Stephen W. Dodge, 732 Elmore pl. Plan No. 8537.

EMMONS AV, 2011, erect a new porch to 2-sty frame hotel; cost, $2,000; owner, Philip H. Reid, Voorhees av and East 21st st; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 8490.

GREENPOINT AV, 116, interior alterations to 4-sty lodging house; cost, $1,200; owner, C. M. Englis, 34 Greenpoint av; architect, J. C. Wardell, 8 Court sq. Plan No. 8492.

HOPKINS AV, 161, move 4-sty storage and dwelling; cost, $800; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 8508.

KENT AV, 814, interior alterations to 3-sty store and dwelling; cost, $400; owner, Vincenzo Belucci, on premises; architect, Domenick Salvati, 525 Grand st. Plan No. 8460.

MANHATTAN AV, 376, interior alterations to 3-sty tenement; cost, $350; owner, Michela Calahesel, 376 Manhattan av; architect, Domenick Salvati, 525 Grand st. Plan No. 8453.

MYRTLE AV, 984, exterior alterations to 4-sty tenement; cost, $400; owner, Jacob Bassuk, 42½ Tompkins av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8449.

PITKIN AV, 1691, interior alterations to 3-sty store and dwelling; cost, $200; owner, Isaac Goldberg, 28 Graham av; architect, Glucroft & Glucroft, 671 Broadway. Plan No. 8529.

ROCKAWAY AV, 2144, interior alterations to 2-sty dwelling; cost, $300; owner, Henry C. Quartius, 2140 Rockaway av; architect, Gust Falk, East 93d st and Schenck av. Plan No. 8464.

WAVERLY AV, 65, interior alterations to 3-sty tenement; cost, $250; owner, Frank X. Keichler, 248 Park av; architect, W. J. Conway, 400 Union st. Plan No. 8451.

## Queens.

BAYSIDE.—1st st, e s, 100 n Warburton av, 2-sty frame extension, 15x26, rear dwelling, shingle roof, interior alterations; cost, $700; owner, Jos. Smulzewski, premises. Plan No. 2779.

COLLEGE POINT.—14th st, w s, 200 n 5th av, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, $1,000; owner, Wm. Slater, premises; architect, H. T. Morris, 321 13th st, College Point. Plan No. 2771.

FAR ROCKAWAY.—Seaview av, s w cor Clark av, 1-sty frame extension rear dwelling, tin roof; cost, $700; owner, Mrs. W. McGuire, premises; architect, J. H. Cornell, Far Rockaway. Plan No. 2808.

FAR ROCKAWAY.—Wavecrest av, n s, 1,000 w Clark av, erect new dormer on dwelling, new plumbing; cost, $475; owner, Samuel Kuflo, premises. Plan No. 2809.

FLUSHING.—17th st, w s, 397 s Broadway, erect cesspool to dwelling; cost, $75; owner, H. W. Chapin, premises. Plan No. 2773.

FLUSHING.—22d st, e s, 400 s Franconia av, 2-sty frame extension, 24x12, rear dwelling, tin roof; cost, $1,000; owner, M. Droslin, premises; architect, S. E. Huntington, 101 22d st, Flushing. Plan No. 2776.

FLUSHING.—Amity st, 218, 1-sty frame extension, 13x6, rear dwelling; cost, $2,000; owner, Samuel Webb, 36 Washington st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2802.

L. I. CITY.—Camelia st, 130-32, gas piping in two dwellings; cost, $100; owner, J. Phillips, premises. Plan Nos. 2798-99.

L. I. CITY.—Broadway, 603, interior alterations to tenement; cost, $200; owner, C. Fehling, premises. Plan No. 2777.

L. I. CITY.—Jackson av, s s, east of Bridge Plaza, install elevator in factory; cost, $6,000; owner, National Casket Co., Great Jones st, Manhattan. Plan No. 2774.

QUEENS.—4th av, w s, 175 s High st, plumbing in dwelling; cost, $300; owner, A. H. Davis, premises. Plan No. 2789.

RIDGEWOOD.—Myrtle av, 1653, 1-sty frame extension, 20x35, rear tenement, interior alterations; cost, $1,000; owner, C. Bauer, premises; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 2781.

ROCKAWAY BEACH.—Chase av, w s, 40 s Boulevard, 1-sty frame extension, 26x9, front and side dwelling, interior alterations; cost, $300; owner, G. Berglose, premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 2782.

ROCKAWAY BEACH.—95th st, w s, 170 s Boulevard, 1-sty frame extension, 25x7, rear and side dwelling, interior alterations; cost, $2,500; owner, Mrs. R. O. Smith, premises; architect, J. V. Smith, Fairview av, Rockaway Beach. Plan No. 2784.

ROCKAWAY BEACH.—Boulevard, 497, electric sign on store; cost, $100; owner, N. Goldberg, premises. Plan No. 2793.

ROCKAWAY BEACH.—Boulevard, s s, 50 e Kneer av, interior alterations to dwelling; cost, $300; owners, Schwartz & Levy, Storm av, Arverne. Plan No. 2792.

WINFIELD.—Hyatt av, n w cor Thompson av, 1-sty frame extension over present extension on rear dwelling, new plumbing; cost, $300; owner, Dino Boggis, premises. Plan No. 2807.

WOODSIDE.—Woodside av, s w cor Jackson av, general interior alterations to hotel; cost, $2,500; owners, Eliz., Mary & Eva Geyer, 15 So. Broadway, Farrington, N. J. Plan No. 2791.

## Richmond.

BROAD ST, s s, 100 w Brownell st, Stapleton, alteration to frame store and dwelling; cost, $400; owner, R. Laterullo, Stapleton; builder, A. Di Brizzi. Plan No. 524.

RICHMOND TERRACE, n e, 230 s e Broadway, Port Richmond, alteration to steel power house; cost, $486; owner, S. I. Ship Bldg. Co., Port Richmond; private plans. Plan No. 522.

RICHMOND TERRACE, n e s, and railroad, Port Richmond, alteration to brick power house; cost, $2,100; owner, S. I. Ship Bldg. Co.; private plans. Plan No. 526.

SAND LANE, e s, 222 n Old Town rd, South Beach, alteration to brick dwelling; cost, $250; owner, Salvatore Mesina, South Beach; owner builds. Plan No. 530.

BAYVIEW AV, n e cor Mansion av, Great Kills, alteration to frame dwelling; cost, $300; owner, D. G. Whitlock, Eltingville; owner builds. Plan No. 531.

OCEAN AV, w s, cor 7th st, New Dorp, alteration to frame dwelling; cost, $500; owner, H. Bull, New Dorp; architect, W. H. Merserau, 32 Broadway, Manhattan; builder, David T. Corson. Plan No. 529.

SHERMAN AV, e s, 250 s 4th av, New Brighton, alteration to frame dwelling; cost, $350; owner, T. M. Baker, New Brighton; architect, Otto Loeffler, Stapleton; builders, Hesse & Obberiost, Stapleton. Plan No. 525.

SOUTHFIELD BOULEVARD, w s, 400 s New Dorp lane, New Dorp, alteration to pumping station; cost, $1,000; owner, City of New York; private plans; builder, McHarg-Barton Co., 171 Madison av, Manhattan. Plan No. 523.

# NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Dec. 12. The location is given, but not the owner's address.*

NEWARK.—Benjamin C. Richer, 93 Bruce st, 3-sty frame alteration, $1,000; Anna Schneider, 21 Cedar st, 3-sty frame, $6,000.

BAYONNE.—Frederick M. Abel, s w cor Broadway and 41st st, two 3-sty brick, $22,000.

JERSEY CITY.—H. J. Wackerbarth, 2715-2719 Boulevard, 4-sty brick, $18,000; William S. Dorothy, n e cor Grant and Rose avs, 3-sty brick, $10,000.

IRVINGTON.—Anna C. Heyeck, 515 21st st, 3-sty frame, $7,000.

FORT LEE.—Reid & Lowery Realty & Construction Co., north side Cumbermede rd, 188 w of Palisade av, 4-sty brick, $30,000.

NEW BRUNSWICK.—William Anglawitz, 212 Burnet st, 4-sty brick alteration, $1,600.

MONTCLAIR.—Frederick Saulter, 22 Mission st, 3-sty frame, $5,000.

ATLANTIC CITY.—Henry Bolte, Jr., 926-928 Atlantic av, 3-sty brick, $14,000.

HOBOKEN.—Frederica A. Adler, 200 Clinton st, 3-sty frame alteration, $5,000.

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APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Albert Nucciarrone, 227 Main st, Orange, N. J., is preparing plans for a 5-sty tenement, with stores, 54x88 ft., at Adams and Chestnut sts, to cost about $35,000.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, is preparing plans for two 3-sty flats at the corner of Boulevard and Spruce sts for Max Braslowsky, 150 St. Paul's av, owner and mason. Cost, about $10,000.

KEARNY, N. J.—Simon Cohen, 163 Springfield av, Newark, is preparing plans for two 4-sty flats, 35x70 ft., at 92-98 Kearny av for I. Dolgan, 673 15th av, Newark, owner and builder. Cost, about $33,000.

ORANGE, N. J.—Moses J. Nadel, Union Building, Newark, has completed plans for a 4-sty apartment, 65x95 ft., at the southwest corner of Park av and Snyder sts for Max Mindlin, 504 Hunterdon st, Newark. Cost, about $45,000.

CHURCHES.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, Manhattan, have about completed plans for alterations to the 1½-sty brick and stone church at Boyd and Bergen sts for the First Congregational Church, Harry L. Everett, Bergen and Boyd avs, pastor. Architects will take bids on general contract about Jan. 10, 1915. Cost, about $12,000.

MONTCLAIR, N. J.—Bertram G. Goodhue, 2 West 47th st, Manhattan, has completed plans for rebuilding the church at Fullerton and Plymouth avs for the First Congregational Church, Frank A. Ferris, Jr., 2 Warren pl. Henry C. Meyer, Jr., 101 Park av, Manhattan, heating engineer. C. T. Wills, Inc., 286 5th av, Manhattan, general contractor. Cost, about $250,000.

ASBURY PARK, N. J.—The Evangelical Lutheran Church of the Atonement, Louis Van Gilluwe, chairman building committee, is receiving competitive sketches for alteration work and a new parsonage building at Grand and Monroe avs. No architect has been officially selected. Cost, about $10,000.

FACTORIES AND WAREHOUSES.

ALLENHURST, N. J.—J. B. Rider, engineer, 29 Broadway, Manhattan, is preparing preliminary plans for a brick, steel and reinforced concrete electric light plant for the Town of Allenhurst. Cost, about $25,000.

NEW BRUNSWICK, N. J.—E. Allen Wilson, 1208 Chestnut st, Philadelphia, Pa., is preparing plans for a 4-sty factory building at Schuyler and Paterson sts for Bayuk Bros., 3d and Spruce sts., Philadelphia, Pa.

SCHOOLS AND COLLEGES.

NORTH PLAINFIELD, N. J.—J. N. Pierson & Son, Smith st, Perth Amboy, N. J., have been commissioned to prepare plans for a 2-sty school on Harrison av for the Board of Education of North Plainfield.

KENILWORTH, N. J.—The Board of Education of Union County, W. E. Antrobins, president, will soon advertise for bids for a $15,000 public school here, from plans by John N. Pierson & Son, 110 Smith st, Perth Amboy.

THEATRES.

JERSEY CITY, N. J.—Walter Hankin, 28 Del View av, Trenton, N. J., is revising plans for the vaudeville and motion picture theatre at Fairmont and Monticello avs, for the Fairmont Amusement Co., 300 Spingarn Building. Bids on steel will be taken about Jan. 1. Cost, about $30,000.

### Other Cities.

HALLS AND CLUBS.

SYRACUSE, N. Y.—Taylor & Bonta, Gurney Building, have been commissioned to prepare plans for a clubhouse in East Fayette st, between Grape and South State sts, for the University Club, to cost about $50,000.

STORES, OFFICES AND LOFTS.

MIDDLETOWN, N. Y.—D. H. Canfield, Argus Building, will prepare plans for a 3 or 5-sty department store and offices at 54-56 North st for John V. Demerest, care of architect. Cost, about $100,000.

THEATRES.

KINGSTON, N. Y.—Gerard W. Betz, 51 John st, is preparing plans for a brick and stone theatre, store and office building on the south side of Broadway, east of railroad tracks, for Lewis Fisher and others, 11 Thompson st, Catskill, N. Y. Bids will be received by architect about March 15. Cost, about $80,000.

## PERSONAL AND TRADE NOTES.

FREDERICK A. BROWER was recently appointed manager of the New York office of the Oswego Machine Works, Oswego, N. Y.

P. A. HOFFMAN, formerly associated with Evans, Almirall & Co., was recently appointed sales engineer for the W. G. Cornell Co., engineers and contractors for heating, ventilating and plumbing.

RICHARD LEONARD and HOWARD DE VESTY, of Navesink, N. J., have formed a partnership under the name of Leonard & De Vesty to do a general building business in Navesink and vicinity.

HENRY F. SQUIER, a hardware merchant, died of a complication of diseases at his home, 62 Parkway, North, East Orange, N. J., Tuesday, Dec. 15. He was forty-five years of age and is survived by his widow, a son and a daughter.

IRA N. EVANS, heating and ventilating engineer, was recently appointed mechanical engineer to the Department of Street Cleaning of New York City, J. F. Featherston, commissioner. Mr. Evans will assume direct charge of the organization of the new model district of the department.

THE MacARTHUR Concrete Pile & Foundation Co., 11 Pine st, New York City, have appointed Waldo Brothers, 45 Batterymarch st, Boston, Mass., as their sales agents for New England. This company is equipped to construct foundations for all sorts of structures where unfavorable soil conditions are encountered. They have already done a very large amount of this work throughout New England.

SAMUEL N. POLISHOOK has resigned as an examining engineer to the Superintendent of Buildings, Borough of Manhattan, where he was employed for 3½ years, and will, after January 1, 1915, be located at 50 Church st (Hudson Terminal Building), where he will practice the profession of consulting engineer, his specialties being economical building design and fire protection.

LEON BOWEN, architect, has opened offices for the practice of his profession at Poughkeepsie, N. Y., and desires catalogues and samples from manufacturers interested in the building trades. Mr. Bowen was formerly employed in the office of Percival M. Lloyd, one of Poughkeepsie's prominent architects, and later was aassociated with architects in Syracuse and New York City.

BOARD OF SUPERVISORS OF SUFFOLK COUNTY, NEW YORK, have invited eleven architects to enter the competition to design the proposed county hospital at Patchogue, L. I. The plans must be submited to the Board at Riverhead, January 4th and will be opened at Patchogue, January 6th. The architects who have been invited to submit designs are: Charles Hart, Lewis Inglee, Amityville; Frank Schaefer, Huntington; Nathan Myers, Sayville; C. A. Rich, Bellport; Tooker, Marsh & Co., Hewitt & Bottomley, Ford, Butler & Oliver, T. Markoe Robertson, Scopes & Feustmann and Adolph Mertin of New York City.

## OBITUARY

JAMES B. ADAMS, a retired general contractor, died after a two months' illness of Bright's disease at his home 1150 Mary st., Elizabeth, N. J., Monday, December 14. He is survived by his widow and four children.

CHARLES W. RUBY, a retired builder of fire apparatus, died of a complication of diseases, at his home, 84 Hooper st, Brooklyn, Sunday, December 13. He was sixty years of age and is survived by his widow and a son.

THOMAS K. SCHERMERHORN, a retired builder and a descendant of one of the oldest Brooklyn families, died of general debility at his home, 65 Pineapple st, Brooklyn, Saturday, December 12. Mr. Schermerhorn was eighty-two years old.

COL. HENRY B. LESTER, widely known as a general contractor and builder, died of Bright's disease at his home in Plainfield, Conn., Tuesday, December 15. Col. Lester was born eighty-four years ago and was a veteran of the Civil War.

CHARLES PARKER, civil and mining engineer, died at his home, 72 Morris st., Yonkers, N. Y., Wednesday, December 16. He was born in Inverness, Scotland, fifty-four years ago, and was a graduate of Leeds College in England and College of Pharmacy of Columbia University.

LOUIS A. POST, a retired general contractor of 16 Gould av, Caldwell, N. J., died of pneumonia in the Mountainside Hospital, Montclair, Thursday, December 10. Mr. Post was born in Montclair seventy-four years ago, but had lived in Caldwell practically all of his life. He is survived by his widow and a daughter.

CHARLES HERCULES RUTAN, of the firm of Shepley, Rutan & Coolidge, architects, with offices in Boston and Chicago, died of a complication of diseases at Brookline, Mass., Thursday, Dec. 17. He was a member of the Boston Society of Architects, the American Institute of Architects, and was a trustee of the Constantinople College. Mr. Rutan is survived by his widow and two daughters.

HENRY SELBY HAYWARD, consulting engineer of the floating equipment lines of the Pennsylvania Railroad, at Augusta, Ga., from a paralytic stroke Monday, Dec. 14. Mr. Hayward was born in Brooklyn and had been in the service of the Pennsylvania Railroad forty-one years, beginning as machinist and rising to superintendent of motive power of the New Jersey division in 1882, which position he held until 1912, when he was appointed consulting engineer. He was seventy years old and is survived by his widow, four sons and two daughters.

COLONEL EDWARD DANIEL MEIER, late president of the American Society of Mechanical Engineers, and one of the most eminent mechanical engineers of the country, died of hardening of the arteries and heart disease at the home of his daughter, Mrs. William Schevill, 44 West 77th st., New York City, Tuesday, December 15. Colonel Meier was born in St. Louis, Mo., May 30, 1841, and was educated at Washington University and the Royal Polytechnic College in Hanover, Germany. He was a veteran of the Civil War, after the close of which he became associated with the Kansas Pacific Railway as assistant superintendent of machinery. He resigned in 1870 to become chief engineer of the Illinois Patent Coke Co., which he left in 1872 to assume the secretaryship of the Meier Iron Co. and to build its blast furnaces. From 1873 to 1875 he directed the machinery department of the St. Louis Interstate Fair and was associated with the St. Louis Cotton Factory and the Peper Hydraulic Cotton Press, designing machinery for compressing cotton for both concerns. In 1884 he organized the Heine Safety Boiler Company for the development in the United States of the water tube boiler of that name, and was president and chief engineer of the company until his death. Colonel Meier was also responsible for the introduction of the Deisel Motor into the United States and up to 1908 was engineer in chief and treasurer of the American Deisel Engine Company. Colonel Meier was particularly active in military affairs, having served for about ten years in the Missouri National Guard, and was active in a number of professional organizations, including the St. Louis Engineers' Club, the American Boiler Manufacturers' Association, Machinery and Metal Trades Association, being president of the latter organization since 1908. While secretary of the American Boiler Manufacturers' Association Colonel Meier drew up the Uniform Boiler Specifications of 1908. In the American Society of Mechanical Engineers, Colonel Meier has taken an active part, serving on many committees as well as having been the former president, vice-president and member of the board of managers. Probably one of the most important of Colonel Meier's achievements in the engineering field was the design and installation of 10,000 horse power of boilers in the power house of the new Grand Central Terminal.

## TRADE AND TECHNICAL SOCIETY EVENTS.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its annual meeting January 20-22, 1915.

NEW YORK BUILDING MANAGERS' ASSOCIATION, E. B. Martin, president, will hold its annual meeting Tuesday, January 5.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK RETAIL HARDWARE ASSOCIATION.—Annual convention at Syracuse, N. Y., February 16-19, 1915. Headquarters will be at the Yates Hotel.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

NATIONAL BRICK MANUFACTURERS' Association will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

## RECENT INCORPORATIONS.

TINKER REALTY CORPORATION is a $100,000 company, chartered with offices in Manhattan to do a realty and construction business. The directors are Edward L. Tinker, Annie R. Tinker and Reuben D. Silliman, all of 40 Wall st. Choate, Larocque & Mitchell, 40 Wall st., attorneys.

SUNSET CONTRACTING CO. has filed papers with a capitalization of $20,000 to do a contracting and construction business with offices in Brooklyn. Harry J. Brady, 14 Lincoln pl.; Abraham Levitt, 247 Macon st., and Lillian J. Anderson, 2021 57th st., all of Brooklyn, are the directors. The attorney is A. Levitt, 189 Montague st.

EIFEL CONSTRUCTION CO., realty, construction, contracting, engineering and architectural work, with offices in The Bronx, has been incorporated with Gertrude Comes, William P. Comes and Peter Comes, all of 1222 Mohegan av., as directors. Lind & Pfeiffer, 46 Cedar st., attorneys.

HAIGHT & TODD REALTY CO. has been chartered with $100,000 capital stock to do a realty, construction, conduct hotels, etc., business, with offices in Manhattan. The directors are Clarence M. Haight, Dunnellen, N. J.; Katharine A. Todd, 421 West 147th st., Manhattan; Ambrose C. Todd, Westfield, N. J. Chas. A. Machenry, 115 Broadway, attorney.

KOALSAVE VACUUM VALVE CO. has been incorporated with $50,000 capital stock to deal in the "Koalsave Vacuum Air Valve," with offices in Manhattan. The directors are Grace C. Smith, Hugh M. Smith, both of 222 Clark st., Westfield, N. J., and Robert J. Kingsbury, 75 East 85th st., Manhattan. The attorneys are Springstead & Gordon, 2 Rector st.

37 WEST 19TH STREET REALTY CO. has been incorporated with $10,000 capital stock to do a realty and construction business with offices in Manhattan. The directors are: Sol. Bushman, 40 West 120th st; Solomon Weinstein, 1149 Stebbins av, and Aaron Aventis, 1271 Hoe av. Schenkman & Brown, 27 Cedar st, attorneys.

COHEN & DANOVITZ have been chartered with a capitalization of $10,000 to manufacture sash, doors, trim, wood work, etc., general contracting, construction and decorating, with offices in Brooklyn. Jacob Danovitz, 1140 St. Johns pl, Harris Cohen, 248 Hart st, David Cohen, 1210 43d st, all of Brooklyn, and one other, are the directors. A. S. Aaromstramm, 63 Park Row, attorney.

MILES-HARTMAN BUILDING & LAND CORPORATION has been incorporated with $25,000 capital stock to do a general realty and building business, with offices in Manhattan. The directors are: Henry L. Hartman, 707 Betz Building, Philadelphia, Pa.; Walter P. Miles, 249 S. Mass. av, Atlantic City, N. J., and Wynette K. Osterhout, 132 Pacific st, Brooklyn. R. J. Liebendorfer, 2 Rector st, attorney.

### Uses of Tungsten.

Tungsten is used principally as an alloy of high-speed steel—that is steel used in making tools used in metal-turning lathes running at high speed—to which it imparts the property of holding temper at higher temperature than carbon steels will, according to the United States Geological Survey. The now well-known ductile tungsten is used for incandescent lamps, which are fast displacing carbon lamps. Recently greatly improved lamps, in which the wire is wound in helices and in which the globes are filled with nitrogen, have produced a close approach to white light. These lamps are furnished in candle powers up to 2,000. Ductile tungsten is practically insoluble in all the common acids; its melting point is higher than that of any other metal, its tensile strength exceeds that of iron and niekel, it is paramagnetic, it can be drawn to smaller sizes than any other metal (0.0002 inch in diameter), and its specific gravity is 70 per cent. higher than that of lead.

## TRADE LITERATURE

### Architectural Terra Cotta.

A brochure issued by The National Terra Cotta Society illustrates and describes a number of schoolhouses of comparatively recent construction in which architectural terra cotta has been used. General views, floor plans and terra cotta details are reproduced.

# BUILDING MATERIALS AND SUPPLIES

## FINAL RECOVERY OF FINANCIAL SITUATION LOOKED FOR FOLLOWING FAVORABLE FREIGHT RATE DECISION

Edison Plant Fire Opens Big Market to Local Distributors

FURTHER hope for decided improvement in building construction and general business conditions came late yesterday when it was announced that the Interstate Commerce Commission had granted the 5 per cent freight rate increase to all railroads east of the Mississippi. There doubtess would have been some improvement in the building situation after the first of the year, even without this impetus, but now it seems certain that railroads will begin to release deferred equipment orders and start money in circulation and reopen factories. Investment money should be easier at once in the opinion of big lending interests. News of the decision came at an opportune moment, when money is flowing into retail channels freely and the stock market is getting into a normal swing. There seems to be more cause for genuine optimism in the trade today than there has been at any time this year.

As the year closes there are signs that the building material trade looks for a change for the better. Even now there is some stiffening in prices. There is not quite so much cement being sold at the lower prices. Crushed stone is being well taken, and Raritan common brick is stiffly held at $6. Hudson brick prices fluctuate according to quantity, covered brick having been sold in this market in attractive cases at prices somewhat below the $6 list quotation.

The trade was rather thrilled at the prospects of big orders coming out of the Edison plant. Rough estimates indicate that something like 30,000 barrels of Edison Portland cement will be used in the reconstruction work, about 500,000 common brick, 5,000 cubic yards of sand, 20,000 cubic yards of crushed stone and a large quantity of hydrated lime. Many tons of reinforcement bars are also to be included in the item, as well as considerable structural steel.

These estimates are only tentative because nothing definite has been decided upon yet, according to the Moyer Engineering and Construction Company, of Brooklyn, which is to have the contract for the work of rebuilding the plant. Plans are being worked out in the rough, but so far nothing definite has been decided upon. The plant has leased the factory of the Ellis Typewriting Machine Company, and according to W. S. Mallory, of the Edison Portland Cement Company, phonograph records will be in process of manufacture again in three weeks.

"As for the buildings themselves," said Mr. Mallory, "close inspection shows that the concrete buildings are salvagable between 87½ and 90 per cent. Failures only occurred where heavy overloads of castings or other material caused the floor to sink when the awful heat reached the reinforcement bars. Rebuilding probably will start at once, as it is Mr. Edison's intention to not only make his plant compact, but as modern as possible. The only criticism I have heard him make in all this confusion was that the fire was a bad Christmas present to everybody but building material men."

Building money on engagements for construction into the second, third and fourth quarters of 1915 is said to be freer, although the big lending companies are still conservative, on the ground that there are so many operations that have been held up during the last half of this year that these probably will take precedence over new projects. There are types of buildings and construction projects that are being financed, but these are mainly of commercial and public utility types, such as the Public Service terminal in Newark, manufacturers stores and display buildings. There is a slight movement in well worked out theatre operations in the Long Acre square section, but financiers are not enthusiastic about downtown office building projects, mid-town loft building enterprises nor in upper Manhattan apartment plans. Money is flowing rather more freely into suburban residence construction, but apartment projects are not so numerous except in plan filing.

Plan filing in the five boroughs during the week just closed follows. In the corresponding week last year there were 195 new buildings planned, of an estimated value of $2,484,148.

| | Week Ending Dec. 11 | | Dec. 11 | |
|---|---|---|---|---|
| | No. | Est. Val. | No. | Est. Val. |
| Manhattan..... | 2 | $353,500 | 4 | $284,000 |
| Bronx..... | 5 | 75,550 | 8 | 123,550 |
| Brooklyn..... | 79 | 386,900 | 44 | 318,475 |
| Queens..... | 58 | 143,495 | 57 | 156,400 |
| Richmond..... | 16 | 17,892 | 17 | 100,735 |
| Total..... | 160 | $977,337 | 130 | $983,160 |

### LINSEED OIL.

**Price Advances to 50@51 Cents—Market Firm.**

ADVICES from Duluth indicate as the week closes that here has been a slight reaction in the stiff tone that prevailed in the flaxseed market there during the last ten days, but so far as the local market is concerned the quotations are still holding firm at 50 and 51 cents. At Duluth seed prices declined 1½ cents a bushel and there is doubt as to whether the present quotations can be maintained in the face of the moderate demand now prevailing here.

The time is approaching when paint and varnish interests begin to think about supplies for the spring mixed paint demand and the trade seemed to think that if the Duluth situation clears the local linseed oil buyers will begin to come in for stock supplies a little earlier than usual and thus keep the local price where it is.

### CONSTRUCTION.

**Bradstreets Indicates Building at Extreme Low Stage.**

BRADSTREET'S compilation of building statistics for November shows a total projection for building construction of only $40,000,000 and states that it is the lowest point reached in three years for that number of cities. The Bronx is given as the only borough showing an increase from November of last year. The increase there is given as 28.3 per cent. Manhattan lost 56 per cent.; Brooklyn, 30.6. Queens and Richmond are not figured. These conclusions, however, are drawn:

"The total estimated cost of new buildings projected in 133 cities of the United States for November aggregated $40,130,697, a decrease of 15.3 per cent. from October and 13.7 per cent. from November a year ago, which, it might be recalled, showed a decrease of 29 per cent. from November, 1912. As further indicatin gthe widespread character of the declining movement, it might be noted that ninety-four out of 133 cities, or 70 per cent., showed decreases from November last year."

From Record and Guide weekly filing reports up to Dec. 11 it is learned that in all boroughs of New York. 10,544 new buildings were projected as against 9,891 in the same period last year, a gain for 1914 of 642 projections. The estimated value of buildings projected last year however, was $121,781,484, as against $116,870,610 in the same period this year representing a loss in estimated value of $5,110,874.

To indicate what proportion of the buildings went ahead this year as compared with those of last year it might be stated that 149,100,000 more Hudson common brick were sold in this market last year than this.

This would indicate a net decline in brick consumption here for the year of 99,000,000 brick. Considering that all the buildings for which plans were filed did not go ahead this shows the slump in brick consumption to have been comparatively light mainly because purchases have been made from barges as jobs developed and speculation and stacking were negligible quantities.

### WIRE ROPE.

**Revised Discounts Are 47 and 2½% From Lists Here.**

REVISED discounts on wire rope make the current quotations 47 and 2½ per cent. off from list for galvanized, and 55 and 2½ per cent. off for bright at mill. The demand here has been such as to make this change advisable, but it is made subject to change without notice.

### PORTLAND CEMENT.

**W. S. Mallory Gives Hint of Edison Rebuilding Plans.**

W. S. MALLORY, President of the Edison Portland Cement Company, when asked for an expression regarding the significance of the conflagration at the manufacturing establishment of the great inventor this week, said that it did not seem at all conservative for him to even make an approximation of the total quantity of Portland cement that he would be called upon to supply for the reconstruction of the damaged plant.

"Engineers have not yet completed their investigations of the damage to the standing concrete buildings. Two of them have assured Mr. Edison that the concrete structures were not more than 10 to 12½ per cent. damaged. These will not require a large volume of cement in putting them in shape again, but if the plan is carried out, to completely substitute the brick buildings with those of reinforced concrete construction and the buildings are erected on a large scale, the total requirements will be large.

"The first thing being thought out now is how to make arrangements for continuing the various industries. We have taken over the entire Ellis Typewriting plant and will be turning out phonograph records within thirty days. Much of our machinery was saved, in good condition, so that will facilitate matters. In my opinion no material but reinforced concrete could have withstood the terrific heat created by tons of wax, alcohol and other inflammable material used in the manufacture of records.

"The Moyer Engineering and Construction Company of Brooklyn will have the contract for rebuilding the structures and work probably will be started on or about the first of the year."

Estimates made indicate that between 30,000 and 50,000 barrels of Portland cement will go into the new buildings, assuming that the reconstruction is on as large a scale as the ruined buildings were. There is some talk of combining all buildings in one huge concrete structure, but this plan has not been officially vised. About 50,000 cubic yards of sand and 100,000 cubic yards of crushed stone will be needed. The structural steel requirements will run to about 1,500 tons and wire glass and metal window frames will probably find a place in the new buildings.

### COMMON BRICK.

**Unloading Takes Big Jump Over Last Week's Activity.**

UNLOADING of Hudson common brick this week was more active than during the six days previous, but sales at the wholesale docks did not compare with arrivals. One covered bargeload was sold and seven barges went into the covered list. Prices for covered brick are not particularly strong at $6, although there are signs of possible strengthening as the closing of navigation in the Hudson approaches. Some of the inland bays have been frozen in already, thus keeping some barges from making port now until a thaw comes.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 17, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.

Left over, Friday A. M., Dec. 11—19.

| | Arrived. | Sold. | Covered. |
|---|---|---|---|
| Friday, Dec. 11...11 | 0 | 3 | 0 |
| Saturday, Dec. 12... | 6 | 6 | 0 |
| Monday, Dec. 14... | 17 | 4 | 2 |
| Tuesday, Dec. 15... | 0 | 0 | 0 |
| Wednesday, Dec. 16 | 4 | 1 | 4 |
| Thursday, Dec. 17.. | 5 | 0 | 1 |
| Total..... | 22 | 14 | 7 |

Reported en route, Friday, Dec. 18—6.

Condition of market, weak. Prices: Hudsons, $5 to $5.25 (shaded); Raritans, $5.75 and $6.00 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to $6.75 (yard). Nominal. Left over, Friday a. m., Dec. 18—27. Covered sold, 1.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)

| | | | | | | |
|---|---|---|---|---|---|---|
| Dec. | 4 | 30* | 889,000 | Dec. 11 | 34* | 1,300,500 |
| Dec. | 5 | 22 | 480,000 | Dec. 12 | 23 | 525,000 |
| Dec. | 7 | 10 | Rain | Dec. 14 | 34 | 817,500 |
| Dec. | 8 | 18 | 6,000 | Dec. 15 | 25 | 437,500 |
| Dec. | 9 | 24 | 283,500 | Dec. 16 | 26 | 484,500 |
| Dec. | 10 | 31 | 865,000 | Dec. 17 | 25 | 523,500 |
| Total | | 135 | 2,723,500 | Total | 167 | 4,088,500 |

*Boats reporting.

1913.

Left over, Friday A. M., Dec. 12—65.

| | Arrived. | Sold. | Covered. |
|---|---|---|---|
| Friday, Dec. 12.... | 6 | 4 | 3 |
| Saturday, Dec. 13.. | 15 | 3 | 0 |
| Monday, Dec. 15.... | 8 | 4 | 0 |
| Tuesday, Dec. 16... | 3 | 5 | 0 |
| Wednesday, Dec. 17 | 5 | 8 | 0 |
| Thursday, Dec. 18.. | 7 | 10 | 0 |
| Total..... | 44 | 34 | 3 |

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Dec. 19—75.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914..... | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 17, 1914 ..... | 1608 |
| Total No. bargeloads sold Jan. 1 to Dec. 17, 1914 ..... | 1581 |
| Total No. bargeloads left over Dec. 18, 1914 ..... | 27 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 18, 1913..... | 2101 |
| Total No. bargeloads sold Jan. 1 to Dec. 18, 1913 ..... | 2026 |
| Total No. bargeloads left over Dec. 19, 1913 ..... | 75 |

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, DECEMBER 26, 1914

# LESSONS LEARNED FROM THE EDISON FIRE

## Why the Brick Buildings Failed and the Concrete Structures Stood Up—Automatic Equipment Needed

CHIEF KENLON, of the New York fire department, stood in the midst of the ruins of the great Thomas A. Edison plant at West Orange, N. J., the day a representative of the Record and Guide visited the scene and, after making a careful examination of the brick and concrete buildings whose walls are still standing, slowly shook his head and said: "It certainly was a hot fire." In that brief sentence the man who, perhaps better than any other, knows what "hot fires" are, told the whole story of the conflagration that ravaged nineteen buildings, sixteen of which were of fireproof construction.

The chief chemist of the Celluloid Company, of Harrison, N. J., told Thaddeus O. Doane, treasurer of the New Jersey State Fire Chief Engineers' Association and a building construction expert of prominence, that he believed, in certain parts of the burning area, the heat attained a temperature of 10,000 degrees. Chief Kenlon did not reduce his observation to figures, but when he saw on a partially calcined stone windowsill the two masses of fused glass, cast-iron sash weights and steel window bars, he was sure than ever that unusually high temperature prevailed during that fire of December 9. One of the accompanying cuts shows the molten masses, and in the lower right-hand corner may be seen the squared remnant of the window bar. On the extreme left of the cut is a limestone sill that had been reduced almost to the softness of chalk.

With such terriffic heat, it is not surprising that great reinforced concrete columns occasionally spalled, as shown in the other cut. Here the floor above was carrying an overload which was being relieved on the very afternoon that the fire broke out. In this building there were several thousand finished dictating phonograph machines, tons of wax cylinders, packing cases being filled and ready to be shipped, and wax in process of being molded. Not far away was a great quantity of alcohol and other chemicals used in the manufacture of this material. This wax in combustion developed a temperature seldom to be met with, even in factory buildings. and yet Chief Engineer Hutcheson, of the Edison plants, said that had not the firemen turned their streams upon the white hot reinforced concrete columns they probably would have cooled off without damage more than mere surface craizing.

In all the buildings destroyed there was no sprinkler system, no metal framed windows, no wire glass window panes and no fire walls. Absence of these fire preventive features in the buildings has been ascribed as the cause of the rapid spread of the flames once they gained headway. Most of the floors were either of wood or wood over concrete arches, the latter, in practically every case having stood the fearful heat with barely a crack. Here and there some of the girder flanges spalled where the concrete has been laid thinly, but in no case, except where column failure occurred was there evidence of excessive damage to floor spans.

The cut of the brick wall will show that had conditions of construction been equal this material would have come in for its share of encomium as a fire resistive material. Pro-concrete interests have dismissed the subject matter of brick construction with the curt remark that every brick building that the flames visited was left in ruins. But every one of the brick buildings thus devastated carried the floors on the walls, except where they were supported by wooden columns. Most of these buildings carried heavy loads of machinery, or transient material, passing through the plant for manufacture, of one sort or another. When these steel trusses became enrapted in the fierce flames, and the wooden floor columns burned away, the walls were unable to sustain the weight and they fell. It is significant that in each case these walls collapsed inwardly.

The portion of the brick wall, still standing, shows ample evidence of solidity, despite the fact that the heat was sufficient to fuse glass, steel and pig iron and to calcine limestone. The salvage of brick in this part of the plant will run to approximately 55 per cent. The white splashes on the brick surface were pointed out as concrete calcination dust that filled the air and was carried in the form of a soft paste on the fire fighting streams.

Building managers in New York, operators of factories and owners of buildings, who are depending for their fire protection upon hose equipment and numerous water taps, can find a strong moral pointing to the fallacy of dependence upon this system of prevention alone, in the Edison fire. The Edison plant was thus equipped and burned. It is the greatest lesson of all. This is how its inadequacy was proved.

The fire was discovered in the small semi-fireproof building used as a telephone exchange and film inspection room. It was a small frame structure



Photo Copyrighted by Lyons.

SCENE DURING CONFLAGRATION OF EDISON PLANT, WEST ORANGE, N. J.



Glass, Cast Iron Sash Weights, Pressed Steel and Calcined Limestone, in a Molten Mass.

sheathed with corrugated iron. It stood exactly in the center of the great group of buildings comprising the two square blocks occupied exclusively by the Edison industries. The buildings in the group were very close together. The contents of the structure where the fire started were highly inflammable, mostly celluloid. The plant was operated by about 3,000 employees, all of whom were trained in fire drill and fire-fighting tactics.

As soon as the fire was discovered the alarm was sounded. It was just a few minutes before quitting time. Instantly the women rushed into the fire drill and the men took their positions at the hose and pumping stations. They were about ready to form back into line when they realized that this time it was not practice, but actual work that confronted them. One building was emptied of its entire movable contents in twenty-five minutes. Mr. Edison's laboratory was denuded in about half that time by hundreds of women's ready hands, while the men plunged into the fight to save property and their positions.

Before they could fairly get a stream of water into the burning building it was doomed. The manager of the building did not even have time to cross the floor, fifteen feet, to get his coat. The flames had leaped through the adjoining unprotected window glass panes of the giant concrete building, and in a few minutes it was ablaze from basement to roof. Then other buildings took fire, one after the other, and the fire-fighters could do nothing but retreat before the awful blast, leaving the fire plugs wide open. Only one man failed to give way to the flames. He tripped as the first hot flash swept over the company fire brigade. He was incinerated almost instantly. Water turned to steam before it reached the buildings. Then the electrical pumping station took fire and the flames were absolute masters of the plant.

### A Great Object Lesson.

Low water pressure, caused by the unchecked flow from the company plugs, hampered the professional fire fighters from West Orange and surrounding cities, and the fire merely burned itself out. The firemen did succeed in saving concrete buildings in Alden street, and also Mr. Edison's brick laboratory building, which, while in the zone of intense heat, was not in the path of the fire at any time.

Ira H. Woolson, of the National Board of Fire Underwriters, and Chief Kenlon were among the 5,000 interested persons who visited the scene of fire. The consensus of opinion obtained from those who have seen the effect of the fire, was that it is not wise to place absolute reliance upon fire hose and water supply that depends for its efficiency upon the human element. Experts agree that it is not a bad plan to put in fire walls of different material than the remainder of the building; that is, an eight or twelve-inch brick wall in a reinforced concrete building, with adequate automatically operating fire doors. Sprinklers should be placed inside and, according to Mr. Doane, automatic water curtain equipment should be placed about the outside of the buildings. Wire glass windows in approved metal frames are another essential in preventing spread of fire, and these doubtless will find an important place in



Reinforcement Rods Expanded Bursting Surface of Columns, where Fire was Hottest.

the reconstruction work at the plant which is to go ahead immediately.

The conclusion to be drawn from this fire, is not whether concrete is any better than other type of construction. In the opinion of impartial authorities, the fact that every concrete floor was supported by fire resistive reinforced concrete pillars and columns, while the flooring in the buildings of the other types of buildings were not protected, makes the comparison unsound and the conclusion untenable in unbiased minds. No material, known to man, could have met the terrific heat that featured this fire and remained unscathed. The type of construction followed in the concrete buildings was such as to make total failure impossible. The method employed in the older brick buildings left no alternative but complete collapse under almost any fire condition. The inference to be taken from the yuletide experience of the world's master workman is the need of automatic fire protection. That granted, even a frame building might prove fireproof.

# BUILDING CODE ORDINANCES MODIFIED

## Queens Left Outside of Suburban Fire Limits—What Safety Devices on Passenger Elevators Will Cost—An Extension of Time

THE Commitee on Buildings reported to the Board of Aldermen at the meeting on Tuesday last two substitute ordinances, one to take the place of No. 1071, regulating Elevators, and the other in place of No. 1073, fixing the Suburban Limits. There are several changes in both of these ordinances, and it is expected that they will be passed by the Board as now presented.

As a result of the criticisms that were made at the public hearing on December 11, and other criticisms and suggestions that have been presented to the committee, the provision permitting Superintendents of Buildings to accept and issue certificates upon inspections made by insurance and casualty companies has been omitted from Section 6; and this omission, together with a slight extension of the time limits within which existing passenger elevators must be equipped with the safety device called for by Section 10, form the most important changes.

There are two changes in the Suburban Limits ordinance, the first being that the builder of a frame house within these limits is allowed to cover 85 per cent. of the width of the lot, instead of 80 per cent. as first proposed, and the second a change or changes in the territory affected. The Limits are made to apply to a larger section of the Bronx, but the Borough of Queens is not now included.

It was made clear at the public hearing that restrictive covenants already cover that portion of Queens that was at all likely to profit by the fixing of these limits, and that the outlying sections were so little developed as to make it practically useless to impose any restrictions at all for some years to come.

### Cost of Installing Safety Devices.

Through ex-Superintendent Miller of the Building Committee the Record and Guide has obtained an estimate of the cost of installing devices on passenger elevators that will prevent the moving of the cars while doors are open. Assurances have been given that the cost will be fifteen to twenty-five dollars per opening. There are in the Borough of Manhattan about 10,000 elevators with about 100,000 openings in about 5,600 buildings. At twenty dollars an opening the total cost of the installations would be about $2,000,000 for the property owners of Manhattan.

### Distribution of Elevators.

Of the 10,000 passenger elevators in Manhattan, 2,164 are in office buildings, 455 in department stores, 550 in hotels, 2,515 in apartment houses, and over 4,000 in miscellaneous buildings.

In the Bronx there are 151 passenger elevators, in Brooklyn 519, in Queens 80 and in Richmond 35. No account is taken of freight elevators, for the reason that ordinance does not require the special safety devices to be affixed to them.

Manufacturers state that with a general adoption of safety devices the cost might possibly be reduced to $12 per opening. Reginald Pelham Bolton, C. E., stated at the hearing that he understood that a safety device was in use on one of the Subway elevators which cost but $1.60 per opening.

### Building Committee's Report.

The report of the Building Committee to the Board of Aldermen in presenting the substitute ordinance for the regulation of elevators contained the following remarks:

"A careful consideration was given to Section 10, providing that all passenger elevators must be equipped with some device that will automatically prevent the car from being moved while the shaft door at which the car is standing is unlocked, and fixing the time within which all existing elevators shall be equipped with such devices. An analysis of the Coroners' records for the years 1907 to 1911, inclusive, shows that there were 251 accidents in connection with elevators which resulted in one or more fatalities. Of these accidents 119 were found to be in connection with passenger elevators. A study of the accidents themselves shows that in 35 per cent. (95 in number) of the accidents the fatalities reported would probably not have resulted if devices of the kind required by this ordinance had been applied."

A list of thirteen devices, some mechanical in operation and some electrical, has been submitted to the committee.

# A YEAR OF PROGRESS IN SUBWAY WORK

## The City Will Begin to Gather the Fruits of Its Investment in 1915, with the Operation of the Fourth Avenue and Steinway Tunnel Lines.

THE coming twelvemonth will bring to real estate interests some of the fruits of the city's heavy investment for new rapid transit lines under the Dual System. Experience with the Fourth avenue work in Brooklyn and the Steinway Tunnel under the East River should teach the public patience. What seem to be delays in putting these two lines in operation will of necessity be repeated in the case of other grand divisions of the system, as all the constituent sections cannot be finished simultaneously.

Yet the past year has been one of remarkable progress on the part of both the engineers and the contractors. More contracts have been awarded by far during 1914 than during all the preceding three years, and the number of men under employment has been trebled. Primary contracts for tunneling have been completed this year in a number of cases and are being followed up with equipment contracts for station finish, and track installation and track materials.



WHERE THE QUEENS ELEVATED CROSSES THE N Y CONNECTING RAILROAD.

### Holing Through New Subway.

The last heading in the express tunnel of the Lexington avenue subway was blasted out on Friday, Dec. 4, between 57th and 58th streets. It is now possible to walk through this tunnel from 53d street to the Harlem River. The blasting was done on Section No. 8, for which the Bradley Contracting Company has the contract. The blast was touched off by Alfred Craven, chief engineer of the Commission, in the presence of several engineers of the Commission's staff and representatives of the company.

Six sections of the Fourth avenue tunnel extending from Manhattan Bridge to 43d street, Brooklyn, have been apparently "completed," for a year or more, but as a matter of fact a great deal remained to be done before the division was ready to carry passengers. Meanwhile, of course, the interest on twenty million dollars, more or less, at four and a half per cent., runs along, and figures in the annual city budget.

Inasmuch as architects and builders in private work have become efficient in saving interest charges, the taxpaying public may be expected to pay close attention to this department of expense during the further progress of the subway work.

The members of the Public Service Commission are unable as yet to fix a date for the running of the first passenger train in the Fourth avenue subway, beyond saying that it will be some time this summer. The line, which is being built by the city, is being extended from its original terminus at 43d street to 89th street. It runs from the Brooklyn end of the Manhattan Bridge through Flatbush avenue extension to Fulton street, and thence as a four-track subway through Fulton street, Ashland place and Fourth avenue to 43d street.

An extra force of workmen has been placed on the stretch between 43d and 65th street, so that a connection can be made as soon as possible with the Sea Beach line. Assistant Chief Engineer Turner says the anxiety of Brooklyn people for the early operation of the Fourth avenue line is fully realized, and the engineering department is doing all it can to end the delay. But one can never tell what emergency may arise to upset plans. A serious phase of the general situation is the litigation over the alien labor question. Stations on the Fourth avenue line will be at Gold street, DeKalb avenue, Pacific street, Union street, 9th street, Prospect avenue, 25th street, 36th street, 45th street, 53d street, 59th street extension, Bay Ridge avenue, 77th street and 86th street. Real estate authorities expect marked real estate activity as soon as trains begin running.

The Steinway Tunnel line will be the second to be put in operation this year. With some changes and improvements finished it will be possible to operate cars through the tunnel as soon as the necessary equipment can be installed. In order to put the tunnel into use, the contracts provide that the Public Service Commission and the company may make an agreement for the temporary operation of the completed portion, with transfers to and from the existing subway at 42d street. The commission and the company have entered into such an agreement, and the necessary reconstruction is now about half done. This line will provide from the outset an expeditious trolley service from all parts of Queens district to the principal traffic center of Manhattan. The section from 42d street, Manhattan, to Davis street, Queens, is 70 per cent. completed, and the section from Davis street to Queensboro Plaza, 33 per cent. done.

### Work at Queensboro Bridge Plaza.

The plaza at the east end of Queensboro Bridge will be the junction point of two other lines, the Astoria branch to the north and the Corona branch to the east, both elevated structures. One of the conspicuous landmarks that had to be removed to make way for the superstructure was the flagpole of Shamrock III, which was 160 feet high. The Second avenue or Astoria line, from Beebe avenue to Ditmars avenue, is completed, and the Corona line, in Queens Boulevard and Roosevelt avenue, is 86 per cent. done. The Queensboro Bridge plaza work is about 41 per cent. finished.

The several foregoing routes of the Dual System, together with the third-tracking of certain elevated lines now existing will be the first in operation. Later on the existing elevated lines will be extended.

More than two-thirds of all the work is now under contract. The last monthly progress report showed all but nineteen contracts out of 83 awarded, 19,000 men employed, and $162,000,000 contracted for to date, and monthly disbursements of $2,000,000 per month.

All the lines are to be completed in 1917, and in the meantime there will be a succession of contracts being completed, and of new lines going into operation, with consequent stimulation of realestate, first in one part of the city and then in another, until all will be active in their sales market and in construction affairs.

### Condemnation Awards.

The excessive condemnation awards which have been made against the city in recent years, when private property was acquired for municipal purposes, is to be made the subject of an exhaustive investigation by a special committee of the Board of Aldermen composed of Alderman Squiers, chairman, and Messrs. Pendry, Carroll, Chorosh, Kochendorfer, Wendel and Robitzels.



ELEVATED SECTION AT PAYNTAR AND JACKSON AVENUES, QUEENS.

# HAS NEW YORK SEEN ITS BEST DAYS?

## Real Estate Conditions in New York and Other Cities Compared—Why Our Financial Prosperity Ebbed Away—Handicaps on Constructive Enterprise

By WILLIAM E. HARMON

THIS is a question well worthy the careful consideration of the thoughtful student of civic affairs located anywhere in this country, for that which concerns New York City concerns the nation. To us whose business it is to size up the future of real estate over the country, it has been as troublesome as Banquo's ghost; in other words, it is a question that will not stay down. Every consideration of history, location and natural attractiveness seems to indicate that New York must ever keep its place as the wealthiest, largest and most prosperous metropolis of America. But, now and again some ugly fact crops out that compels us to face the problem anew.

As a matter of personal satisfaction, I have decided to set forth certain conditions and tendencies through which New York City is passing. If they are serious enough to endanger our future prosperity, they are certainly serious enough for careful study. If not, no harm will be done.

There is a certain advantage which arises from a detached study of any problem; that is to say, a study where one's own interest is not too seriously involved. The business of developing real estate over the whole of the United States, in any location that seems desirable, would appear to give the members of my firm this detachment to a certain degree, enabling us to make comparisons, and to weigh the significance of such comparisons. . . .

**The following remarkable presentation was comprised in an address by Mr. Harmon at a luncheon of the City Club in Brooklyn this week. Mr. Harmon is the head of a firm which is developing real estate in a large way in several cities, and has had exceptional opportunities to observe the forces which favor real estate in other cities and those which have held it back in New York City in recent years. He holds municipal extravagance and the depletion of lending capital responsible for business depression here.**

### The First Financial Blow.

New York City received its first serious financial blow as a result of the investigations of the insurance companies in 1906 when entirely new methods for the investment of trust funds came into operation, and hundreds of millions that had been used to further New York activities were distributed over the whole country, somewhat in accordance with the premiums received.

The panic of 1907 was unquestionably felt more keenly in New York than elsewhere, and its results have, by no means, as yet passed by, for while money has nominally been cheap, cheap money has only been on loans based on Stock Exchange collateral, which, until the war broke out, were supposed to be instantly convertible into cash. All but a small fraction of the new enterprises of the country have, since 1907, been financed outside of New York.

### A Further Restriction.

The Federal Banking Act, in which New York City's financial power has still further been restricted, can be attributed to a set purpose actuating members of Congress from the West and South. The result of this antagonism to New York has been to take away much of our vast business in commercial discounts and banking reserves, limiting our activities in this department to a small section of the East.

These events, happening in fairly close sequence, have made the New York market the most difficult one in the country in which to capitalize enterprises, whereas, ten or fifteen years ago it was the easiest. Mortgages on real estate can be placed more easily in Chicago, St. Louis, Minneapolis or St. Paul than in New York City; in fact, Eastern money can be secured for Minneapolis mortgages more easily than Eastern money can be secured for New York City mortgages, while the funds for all local enterprises in Western cities are far more abundant than in this big city of ours. It would be easy to particularize in making comparisons, but such comparisons should be unnecessary, and might be unpleasant, personal and embarrassing.

### Municipal Extravagance.

The most serious handicap to the material welfare of New York City is municipal extravagance. New York City is a spendthrift—a profligate waster of the money of its own citizens. Chicago, with one-half of New York's population, spends only about one-sixth as much tax money. Our municipal operations are conducted with a total disregard to the fact that a day of reckoning will come, and is indeed close at hand.

Some will contend that the mere diversion of the funds from citizens to municipality is not in itself harmful. This may be true if the money taken in taxes were spent for productive purposes, but most of a city's expenditure is non-productive, while most of the surplus of the individual is used to produce things of value; hence, multiplies demand for labor, increases population and wealth. A tax burden of 2 per cent. on the actual value of property will as surely arrest growth and increment as the same result will be produced on the growth of a sugar maple tree from which 50 per cent. of its sap is extracted yearly by its short-sighted owner.

Two per cent. represents 50 per cent. of the average net return on real estate; every increase of 1-10 of 1 per cent. takes 5 per cent. from the income, and hence from the value. No real estate can stand such a drain except it is located in a city growing with abnormal rapidity, or at some point of strategic advantage, such as we have along the lines of the subways in the suburban districts.

### Diverting Business from the City.

Let us follow the thought. No real estate owner will construct buildings for investment purposes until the probable yield offsets the tax rate, be it high or low. When such a condition comes about, as exists in New York now, the burden of the cost of living through increased rents, diverts business to cheaper locations, as water finds its own level. The saddest part of this sad case in which New York City finds itself, is, that there seems to be little real grounds for hope of a reformation that will put the city in a healthy condition for growth.

There is no effective civic spirit in New York. This does not mean there are no intensely earnest men in New York—men full of enthusiasm and willing to spend themselves in any worthy public cause, but the very size of New York makes it practically impossible to gather the elements of efficiency together. It is no one's fault; it is a misfortune concomitant upon a cosmopolitan population.

Take a trip to Cleveland and you will find every citizen of consequence thoroughly saturated with faith in his town, ready to back all of its enterprises with his time and his means. Minneapolis has a get-together spirit that makes one appreciate why it is already great, and why its future will be even greater. If Los Angeles had none of her natural advantages to attract population, the blood and iron of her citizens would make her prominent. Chicago is alert for every possible advantage that Chicago can secure, but poor old New York, like a great leviathan on the sands, with enormous power in every part, has no apparent capacity to function its strength for its own salvation, and is a mute witness to the ebbing away of its financial supremacy, and some of its most profitable enterprises.

### Prejudiced Against New York.

Whether justified or not, there is a distinct feeling of opposition against New York throughout the West and South. A part of this is the natural result of the competitive spirit; a part of it is due to the fact that New York is the least American of all American cities; where the average native citizen, especially among the wealthier group of men, is out of touch and out of sympathy with the great nation as a whole; in other words, his horizon is bounded, as some one recently expressed it, by the East and North Rivers. This insularity, this feeling of aloofness stirs up resentment, instead of stimulating co-operation, and the Western man, the Western banker, the Western congressman is disposed to block any undertaking that will redound to our prestige and growth.

This, of itself, is a handicap, and when outside indifference is combined with a local disregard of the principles of economics in the administration of our city government, it brings New York up against a serious situation.

### Quixotic Laws.

Take the growth of our public debt, and the burden it has placed on this and future generations; take our system of police pensions that, according to experts, is likely to become a serious burden; take the waste in education, both in the schools and teaching staff; take the quixotic requirements of the Tenement House Law. All these are combining to drive from New York its best population.

The fact cannot be gainsaid; business stagnation in New York City cannot be ignored. If it is believed that such matters will rectify themselves, this opinion in the belief of the speaker is not justified. There is no reason why living should be more expensive in New York than in Chicago; there is no natural reason why New York City should not grow as rapidly in the future, as it has in the past, but the artificial handicaps to its growth must be removed.

We must economize by reducing expenses; we must demand a fair day's work for a fair day's pay; we must stop waste; we must modify our confusing and complexing system of inspection; we must concentrate the city's energies to cleaning house within, and to making our city attractive to those without its borders, both as a place to live and to do business. The probabilities are it will not be done, and the probabilities are that New York City will lose ground, not actually but relatively compared to other cities in this country. It is an ugly fact to be faced, but it is better to tell the patient the truth, if the acceptance of the truth makes possible his recovery.

# CONFERENCE PLAN FOR CONSOLIDATION

## Favors the Borough System of Administration—Sixty Allied Organizations Acting Together to Suppress Evils of Over-regulation

THE Conference Committee of real estate and allied organizations has prepared and forwarded to the State Factory Investigating Commission, of which Lieutenant-Governor Wagner is chairman, its conclusions as to the best manner of consolidating the various departments now having jurisdiction over buildings in New York City, with the object of curing the evils of over-regulation. The Conference has decided in favor of the borough plan as distinct from the plan for one central department with city-wide jurisdiction.

No less than sixty represented bodies unite in this petition, the most formidable array in defence of property interests that the city has ever seen. At the last hearing in this city before the State Factory Investigating Commission, Robert E. Simon, of the Henry Morgenthau Company, presented a memorial from the Conference Committee in favor of an amalgamation of departments, but without specifying a method or plan. The commissioners requested that the Conference Committee should recommend a plan at an early date.

### New Functions for Bureaus.

The main feature of this is the continuance and extension of the Bureaus of Buildings and the transfer to them of various functions of inspection.

The plan in detail and the organizations included in the Conference follow:

First: That the Bureaus of Buildings in the different borought, as now constituted, should be continued and their jurisdiction enlarged as hereinafter set forth.

Second: That there should be a transfer of jurisdiction from the various State and city departments to the building bureaus, as hereinafter outlined, viz.:

(a) That of the Bureau of Fire Prevention of the Fire Department, and of the Fire Commissioner, in so far as it pertains to said bureau, except in relation to vessels, portable fire appliances, the investigation of fires and the regulation and issuing of permits for the storage, sale, transportation or use of combustibles, chemicals and explosives. (In this connection the ordinance of the Board of Aldermen of the City of New York, changing Section 762 of the Greater New York Charter, adopted on Dec. 19, 1911, should be amended so that the fire prevention functions thereof are vested in the Bureaus of Buildings, except as above.)

(The survey provisions of the fire prevention law should be repealed, and the power of review given to the Board of Examiners.)

### Tenement House Department Included.

(b) Also a transfer of the jurisdiction of the Tenement House Department over the natural lighting, ventilation, construction, alteration and structural changes in buildings.

(c) That of the Police Department over boilers.

(d) That of the Health Department in so far as it relates to structural changes in bakeries, confectioneries and food product manufactories.

(e) That of the Department of Water Supply, Gas and Electricity in so far as it relates to the inspection of electrical wiring and equipment in buildings and electrical signs, but not including the installation, inspection and testings of gas and electrical meters.

(f) That of the Department of Public Works over the construction of sidewalks and sidewalk elevators and the granting of vault and sidewalk permits.

(g) That of the Department of Licenses over the inspection of theatres, dance halls and places of amusement in reference to building construction, alterations, structural changes and exits.

(h) That of the State Department of Labor over exits, fire escapes, elevators, automatic sprinklers, and the construction, alteration and structural changes in all buildings in New York City to which the Labor Law applies.

### For a Board of Standards.

Third: There should be a Board of Standards, composed of the Superintendent of Buildings of each borough, with power to make, amend and repeal building rules and regulations for the different boroughs, and the meetings of the Board should be held in the office of the Superintendent of Buildings in the Borough of Manhattan. They should select a chairman from among their number and meet as often as necessary.

Fourth: The Board of Examiners, as now constituted, should be continued and its powers extended so that it may hear appeals from orders issued by the different building bureaus. The right of appeal to the Board of Examiners from orders issued by the building bureaus should be provided for. The organizations now named in the Greater New York Charter might be made more representative.

Fifth: The rules, regulations and findings of the Board of Examiners and the Board of Standards should be published weekly in the City Record.

Sixth: The superintendents of buildings should be given power to enforce the laws which they would be required to enforce.

Seventh: The administration of the bureaus of buildings should be given to the superintendents of buildings as suggested in Title 1, Section 5 of the Tentative Bill of the New York State Factory Investigating Commission, and as now provided in the Greater New York Charter.

Eighth: The transfer of the employees, property, records, appropriations, etc., from the various departments should be provided for.

### Organizations Represented in the Conference.

Manhattan—Real Estate Board, Advisory Council of Real Estate Interests, Joint Committee on City Departments, Building Trades Employers Association, Allied Real Estate Interests, United Real Estate Owners Association, Citizens Union, Building Managers Association, Fifth Avenue Association, Harlem Property Owners Association, Merchants Association, Twenty-third Street Improvement Association, Washington Heights Taxpayers Association, Bureau of Municipal Research, Central Mercantile Association, West Side Taxpayers Association, Broadway Association, Forty-second Street Association, Harlem Board of Commerce, 18th and 20th Wards Taxpayers Association, Real Estate Owners of the 12th and 19th Wards, 10th, 11th and 17th Wards Taxpayers Ass'n of New York.

Bronx—North Side Board of Trade, American Real Estate Company, Bedford Park Taxpayers Association, Builders Protective Association, Taxpayers Alliance of the Bronx, Wood-

(Continued on Page 1040.)

# MATERIAL PROGRESS OF THE BRONX

## Real Estate Valuations Have Quadrupled Since 1899—The Wide Extension of the Electric Service as an Evidence of Growth

SINCE 1899, the first year after consolidation of the greater city, there has been a remarkable increase in real estate valuations in the Borough of the Bronx. In 1899 the assessed valuation of real estate and special franchises amounted to $123,702,030, and in 1914 to $658,632,013, an increase of $534,929,983, or 432 per cent., which is a much greater percentage than is shown by any other borough.

This enormous gain in valuation has been caused by the many improvements in real estate which were made during that period (over $350,000,000 having been invested in this borough), and the natural increase in land values.

The following table has been prepared to show the increase in all boroughs:

ASSESSED VALUATIONS OF REAL ESTATE AND SPECIAL FRANCHISES.

| Borough. | 1899. | 1914. | P. C. of gain. |
|---|---|---|---|
| Bronx..... | $ 123,702,030 | $ 658,632,013 | 432 |
| Queens..... | 103,751,609 | 488,686,756 | 371 |
| Brooklyn.... | 609,822,267 | 1,671,175,950 | 174 |
| Manhattan.. | 2,054,903,875 | 5,149,250,760 | 151 |
| Richmond... | 40,265,464 | 82,114,453 | 104 |
| N. Y. City.. | 2,932,445,464 | 8,049,859,912 | 175 |

Very interesting evidence of Bronx development may be shown in the growth of electric lighting and telephone service in this borough. Wonderful progress has been made by the New York Edison Company in the field of commercial electricity. The territory covered by this company is practically three-quarters of the Bronx, the remainder being controlled by the Westchester Lighting Company and the Bronx Gas and Electric Company.

The Edison Company, since it succeeded the North River Light and Power Company in 1900, has contributed in no small measure to the development of the borough. Its lines have been extended to every part of the district, which it controls and affords to all the advantages obtainable from the use of the electric current. To better illustrate the remarkable growth of this company, the following table is submitted:

ELECTRICITY USED.

| Year. | Customers. | Used. |
|---|---|---|
| 1900 | 450 | 28,000—50 watt equivalents |
| 1905 | 1,296 | 110,087—50 watt equivalents |
| 1910 | 11,986 | 424,184—50 watt equivalents |
| 1914 | 38,590 | 1,045,000—50 watt equivalents |

Further comparisons may be made as follows:

EQUIPMENT AND OUTPUT.

| Year. | Street Mains. | Output. |
|---|---|---|
| 1900 | 25 miles | 2,000,000 K.W. hours |
| 1913 | 250 miles | 49,500,000 K.W. hours |

### The Growth of the Telephone.

On January 1, 1896, there were exactly 117 telephones in service in the Borough of the Bronx. On January 1, 1906, the number had grown to 5,576, and on January 1, 1914, to 31,748. A table of the number of telephones in service, showing the growth each year from January 1, 1906, to date, follows:

### Telephones in Service.

| Date. | Number. | Increase. | Years. | P. C. of Gain. |
|---|---|---|---|---|
| Jan. 1 1906.. | 5,576 | ..... | .. | .. |
| " 1—1907.. | 8,232 | 2,656 | 1 | 48 |
| " 1—1908.. | 10,012 | 4,436 | 2 | 80 |
| " 1—1909.. | 10,735 | 5,159 | 3 | 93 |
| " 1 1910.. | 12,647 | 7,071 | 4 | 127 |
| " 1—1911.. | 16,309 | 10,733 | 5 | 193 |
| " 1—1912.. | 20,674 | 15,098 | 6 | 271 |
| " 1—1913.. | 25,601 | 20,025 | 7 | 359 |
| " 1—1914.. | 31,748 | 26,172 | 8 | 469 |

ROBERT J. MOOREHEAD.
Superintendent of Buildings,
Borough of the Bronx.

REAL ESTATE RECORD AND BUILDERS GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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"What difference does it make in general prosperity whether the municipal government spends the money or the citizens?" some one asks. It makes a vast difference to the taxpayers.

Chicago, with one-half the population of New York, spends only one-sixth as much tax money. New York wants the best of everything, but it is certain that she oftentimes pays too much for it and buys more than she needs.

Cleveland has within a few years become the third largest manufacturing city in the country for women's wear. If it is true, as stated, that most of the new concerns came from New York, there must be a reason—which may be the over-regulation of factories in this city.

Even urban as well as country real estate is heavily indebted to the automobile for its popularity. A remarkably large number of garages have been built in the Flatbush section of Brooklyn this year. The presence of a small garage on the lot, or room to build one, adds a great deal to the marketability of a dwelling.

Since the beginning of civilization clever men and women have made pleasant positions for themselves by organizing their fellows into societies, committees, leagues and asociations for uplifting purposes. After a little public agitation, a meeting is called, subscriptions are solicited, permanent headquarters opened—and there you are. Frequently they succeed in intrenching themselves, by legislation, into the civil service of the State or municipality, and so derive support from the taxation of the property of others. New York City taxpayers in self defense are at last mobilizing against them.

## Omnibus Service Questions.

The newspapers of New York seem wholly incapable of learning certain simple and accepted economic truths. If there is one principle which is acknowledged by practically all economists it is the principle that competition among companies serving the public with the same general ability is either disastrous or wholly ineffective. Public utilities are classified in almost all economic textbooks as natural monopolies, which are not deprived of their essentially monopolistic character by forcing them to compete under wholly artificial conditions. Public Service Commissions all over the country base their treatment of the corporations under their supervision upon the same principle. As a consequence it is finally becoming established in American law as well as in economic practice.

Nevertheless, whenever a question is brought up in this city of treating a public utilities company as a monopoly rather than as a competitive business, a certain number of newspapers always insist upon the alternative of competition. New York only narrowly escaped the inconvenience and the waste of two telephone systems. It narrowly escaped the absurdity of two or three essentially competitive instead of essentially supplementary rapid transit systems, and now the same economic counsellors are insisting that the motor omnibus system should be made essentially competitive. The Franchise Bureau of the Board of Estimate is being severely criticized, because it has laid out a group of omnibus routes which can be operated more conveniently by one rather than several companies.

What, we should like to know, has the traveling public of New York to gain from the attempt to create competition among companies operating different "bus" routes in Manhattan? Can there be any competition in fares? Certainly not. The essential idea upon which the New York omnibus is based is that of a ten-cent fare, in return for which the passenger is assured of a seat. It may be economically possible to operate five-cent omnibus lines, but only in case passengers are allowed to stand up, and in that case an enormous number of "buses" would have to be run and an intolerable congestion of street traffic brought into existence. New York does not need a system of "buses" which competes with its street railroad system. It needs omnibuses which for the most part run along routes which have escaped railroad preemption and which supply the needs of a different class of customers. The Fifth avenue "bus" at present is something more than a trolley and something less than a taxi. As such it is a useful instrument of travel, but it is an instrument which cannot be used outside of certain fixed limits, and one of these limits is the ten-cent fare.

Just as there can be no competition in fares, so there can be no competition in service. If every passenger is to get a seat (and it pays to supply seats to passengers at ten cents a head) the company can be depended on to run as many "buses" as are necessary to accommodate the passengers. The kind of service is just as precisely fixed by the essential conditions under which a "bus" company would operate as is the rate of fare. Neither is any competition desirable between different companies in bidding for new lines. When the routes as already proposed by the Franchise Bureau are operated, Manhattan streets will contain all the "buses" which they can properly accommodate.

If there is nothing to be gained from competition, there is much to be gained from monopoly. As we pointed out last week, a "bus" line in order to reach anything like its full value to the public must enable its passengers to get across as well as up and down Manhattan. The Franchise Bureau has recognized this need by laying out two longitudinal routes—one on the East Side and one on the West Side, and these two long routes are connected by numerous connecting lines on important side streets. In addition, special provision is made for passengers who wish to reach the Pennsylvania Terminal from the upper East Side. If all these lines are operated as one system and transfer freely one to another, they will be an extremely valuable addition to the transit system of Manhattan. But if they are operated under different managements and do not transfer, it is really doubtful whether they are worth while. There are some objections at best to increasing the regular supply of vehicles which use the streets of Manhattan. If the congestion is to be increased, it must be for some very good purpose, and if the proposed "bus" system cannot be brought up to its maximum serviceability it may not be worth while to go ahead at all. The Broadway line is questionable at best, but if its passengers cannot cross to points on the East Side without any extra fare, it had better be abandoned.

## The Efficiency of the Interborough.

The Interborough company is getting severely criticized because several accidents have recently taken place on its lines, but so far as we can make out these criticisms are wholly without justification. The accidents depended upon the errors of motormen, against which the management could not have provided. The plain fact is that the Interborough company is carrying in the subway over two and one-half times as many passengers as the subway was intended to accommodate; and it is doing so on the whole with extraordinary efficiency and safety. When one considers the speed of the trains, their quick succession particularly during rush hours, the huge crowds which they accommodate, it is wonderful that the accidents are not more numerous.

The management of a railroad which gets so severely blamed for all the accidents which happen on its line should certainly deserve a fair share of credit for furnishing so many passengers with such an excellent and safe service. The Record and Guide holds no brief for the Interborough company, but a public service corporation which meets adequately so exacting a public responsibility deserves fairer treatment than it receives from the daily papers. In at least two instances New York is extremely well served. People who have used telephones all over the world place the service rendered in New York very high on the list of telephone systems; and there can be no doubt that the subway is unequalled for the excellence and the safety of the means of communication supplied. Of course, the crowding is appalling, but to a large extent it is unavoidable. There are plenty of things to criticize in New York without fastening on companies and officials which do not deserve criticism.

## Relative Growth of the Boroughs.

Figures compiled by the Superintendent of Buildings in the Bronx seem to prove that in the four years just ended the population of the Bronx increased 49 per cent., from 431,000 to 642,000. Queens is 36 per cent. larger, Brooklyn 17 per cent., Richmond 15 and Manhattan only 9 per cent. larger than it was four years ago. The figures giving the population for 1910 are from the national census, and those for 1914 are the estimates of the Board of Health. Presuming that the estimates are approximately correct, they prove even more than Superintendent Moorehead has said—that the Bronx is growing more rapidly than any other borough. They prove, first, that more than one-half the population of the city now resides in the outer boroughs. More than that, they prove that three of the boroughs taken together—that is, Brooklyn, Bronx and Queens, contain more people than reside in Manhattan. They can send more men to the polls than Manhattan can. They can out-vote her on any sectional question when they so desire.

Again, the figures show that whereas Brooklyn, with a population of 1,916,000, is growing at the rate of 17 per cent., while Manhattan, with a population of 2,538,000, is growing at the rate of only 9 per cent., it will not be many years before Brooklyn alone will have more

residents than Manhattan, and will, in consequence, have a predominating influence in the councils of the government. The things which interest Brooklyn people most will be the things which the city at large will be called upon to give most attention to; and it may be said that even now the representatives of both Brooklyn and the Bronx are decidedly influential in municipal councils.

## THE COMMERCIAL PROBLEM IN BUILDINGS.

Very few writers of books have the good fortune or the good sense to write books which deal adequately with a hitherto neglected subject, and when such a book is written and published it deserves more than usually close attention. Mr. Cecil C. Evers' book on "The Commercial Problem in Buildings" does deal with a hitherto neglected subject, and, what is more, it discusses and explains this subject with exact and exhaustive knowledge and with the utmost perspicuity. Mr. Evers has succeeded in saying everything essential that there is to be said about the commercial problem in buildings. People who are interested in the ownership, the improvement, the leasing or the management of improved urban real estate may all have their minds cleared and their information increased by a careful reading of this discussion of a much neglected economic subject matter.

Considering the large number of people all over the United States who are vitally interested in the development and the management of urban real estate, it is extraordinary that so little writing has been done upon the subject. The reason for this neglect is that the people who are practically interested are not the writers of books and have not the time or the inclination to discuss their own occupations. On the other hand, the people who write books on economic topics are interested very much more in economic theory than they are in concrete economic conditions and situations. Even when they do study specific industries, as is often the case, they usually select some form of manufacturing, such as the cotton trade, or some phase of agricultural production. Urban real estate in all its aspects has for some reason been almost ignored by the professional economists. Mr. R. M. Hurd's "Principles of City Land Values" remains almost the only adequate discussion of the conditions which actually determine the price of urban land, and the work which was so well begun eleven years ago by Mr. Hurd is now carried on by Mr. Evers. The latter's book is in a real sense supplementary to the former's. The former explained the conditions which give value to the sites upon which city buildings are erected. The latter deals with the conditions which determine successful building in cities for commercial purposes.

Mr. Evers, like Mr. Hurd, has every reason to know a good deal about urban real estate, because he is professionally engaged in deciding whether certain classes of buildings are likely to be profitable on particular sites. The examples which he uses in order to give point to his assertions are for the most part those which have come under his own observation in New York City and its vicinity. But it must not be supposed that his analysis of the means and conditions of successful building applies only to New York. The principles which he lays down and the methods which he recommends will be as serviceable to the owner and manager of real estate in Boston, Chicago or Seattle as to the New York owner.

The distinguishing quality of the book is its eminent and complete serviceability. It is, properly speaking, a manual for the man who is interested in building houses for commercial purposes of any kind or in any city. The careful reading of the book is almost certain to enable such a man to avoid mistakes and to save money, and a very little exercise of intelligence will help the reader not only to avoid mistakes but to achieve successes and to make money. That is the great value of a careful study of a concrete business condition, such as Mr. Evers has made. It places at the disposal of owners and builders all over the country the fruits of a varied and prolonged experience in watching the success of building operations and of a patient and exact study of the causes of success or failure. The ordinary owner, builder, manager, broker or architect cannot expect to have reaped the benefit from an experience as complete as that of Mr. Evers, and he has not the time to investigate with as much care the meaning of his experience. He needs the results of this wider experience and the more careful study, and for the first time the opportunity of getting it is given to him.

Perhaps the best way to convey an adequate idea of the scope and value of the book will be to enumerate some of the topics which Mr. Evers discusses. The first four chapters are occupied with an examination of the more general aspects of the subject. Mr. Evers dwells upon the rapid growth of cities, of the increased variety and complexity of the types of buildings needed in a modern city, and the conditions under which the ordinary demand is met. He separates the commercial problem involved by urban building into two parts. One of these concerns the real estate problem, including the study of the site, its surroundings, accessibility, and in general all the exterior factors. The other concerns the building proper, including the cost, the number of stories, the size, the planning, the elevator equipment, and in general all the interior factors which determine success or failure.

The larger part of the book is naturally occupied with a discussion of the interior factors. Not that the interior factors are more important than the exterior ones, but they are more numerous, more complex, and on the whole not so well understood. In the chapter devoted to the exterior factors he discusses, however, such matters as accessibility, approach, transportation, topography, street plan, shape and size of building lots, the comparative value of corner and inside lots, paving, the width of streets, nuisances, restrictions, taxation and other artificial interferences with natural tendencies. The end of this chapter contains an admirable summary in which the beneficial and detrimental exterior influences upon each class of building are classified and placed in parallel columns.

Mr. Evers' investigation into the internal factors is equally exhaustive and helpful. He discusses in the first place the structural problem in its general aspect and insists upon the importance of harmonizing a building with its surroundings and of making its cost proportionate to that of the land. He goes exhaustively into the requirements in the way of good planning, light and air, convenience and the like, which all buildings need, no matter whether they are devoted to business or residential purposes. Then he takes up the special requirements which different classes of buildings have to meet. He discusses in turn private residences, two-family houses, business buildings in general, and retail stores in particular. Finally he goes exhaustively into the structural life of different classes of buildings, how fast they depreciate, how they can be most economically maintained and operated. All the points which Mr. Evers makes are driven home by numerous examples. The book abounds in useful facts and illuminating figures. Over sixty illustrations are published, showing instances of good and bad plans, successful and unsuccessful buildings. Finally, the book contains an accurate and a complete index, so that a broker or owner who wishes information on a special matter can find it with the least possible trouble. The circulation of the book among real estate owners and builders in all the large cities of the country would result in an enormous saving to all classes who are commercially interested in urban real estate.

HERBERT CROLY.

### Subway Extension Would Give Work.

*Editor of the* RECORD AND GUIDE:

At the present time the city administration is apparently taking a keen interest in the anticipation of the distress of the poor and working men during the coming winter. Is the same interest being exhibited toward the property owner of the city, who in the past has done so much, and in the future is willing to repeat, if he can get the opportunity to aid the masses?

In the section lying between the present terminal of the Broadway subway and the Yonkers line there is a vast amount of money invested. Notwithstanding this fact, the taxes have been substantially increased, not to mention the assessments that have been levied from time to time, and notwithstanding this fact they have no transportation facilities.

If it is the desire of the administration to relieve the prospective suffering on one hand, and the onerous burden on the taxpayers on the other, it would seem to be the psychological moment to suggest that if they at once resolved to extend the present subway system to the Yonkers line thousands of the present unemployed could obtain work and the present or anticipated distress could be greatly minimized. This would relieve the unemployed and be a boon to the taxpayers as well.

Other and seemingly less necessary improvements have been made in the past, and are being made now, so why not extend the Broadway subway? Beyond advantages that would come to our property holders, it would add even larger and greater advantages—it would serve to bring the shoppers from Yonkers and other suburban cities, towns and villages in Westchester County to the shopping districts. No satisfactory reason has thus far been given for the delay of the past, so now, when the advantages are twofold, we should begin the work without further delay. Mr. Taxpayer and Mr. Unemployed, what do you say?

GEORGE B. HAYES.

42 Broadway.

### Would Not Tax Commuters.

*Editor of the* RECORD AND GUIDE:

John J. Hoeckle touches on an important topic in his suggestion for getting revenue from those whose income is in excess of a certain sum, if such is earned here, when the individual resides outside of the Greater New York Boundary. This has been thought of as well by the writer, who has questioned authorities as to its legality and the possibility of a method of collection, and has learned that such a tax would be of doubtful expediency, as it might have a tendency to repress capital invested here. It is obvious that one earning in excess of twelve hundred dollars per annum may be either an individual or a firm, and a firm must hire a place to transact business and is necessarily a rent payer.

BROKER.

### The Over-Manned Municipality.

(From the Evening Mail.)

Those who insist most strongly upon economy in the operation of the city government hesitate to urge the reduction of the absurdly large office forces in municipal departments or the thinning of the overcrowded ranks of foremen, inspectors and other supervisory employes.

But one thing must be insisted upon, namely, that in creating office staffs and working forces for new departments supernumeraries be taken from their enforced idling in overmanned bureaus and put where they can earn their salaries.

Besides this, the Board of Estimate can forbid the filling of any vacancies in any department unless the necessity therefor is clearly established, and can require that, if the post has to be filled, it be done by transfer thereto of a man who can be spared from one of the thousands of superfluous jobs for which the taxpayers are assessed.

These are practical measures of economy, strictly feasible, and the people who pay have every right to insist upon such measures.

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# REAL ESTATE NEWS OF THE WEEK

**Brokerage Sales, Auctions, Foreclosure Suits**
**Together With Other Current Realty Items**

## INCOME TAX DECISION.

### An Injustice Remedied Regarding Interest on Mortgages.

Prior to July 14, 1913, interest paid on mortgage indebtedness on real estate acquired by corporations could be deducted from the income tax returns of corporations under the Excise Tax Law, now incorporated in the Federal Income Tax Law, providing the mortgage remained a lien upon the property, and the debt was not assumed by the corporation. This original ruling was modified and superseded by Treasury Decision 1865. In this decision it was held in effect that indebtedness secured by mortgage upon property to which the corporation has taken or is taking title, or in which it has an equity, is the indebtedness of the corporation, and that interest payments on such indebtedness cannot be deducted except to the extent that the whole amount of interest paid upon bonded or other indebtedness does not exceed an amount paid upon a sum not in excess of the paid-up capital stock outstanding at the close of the year.

This latter ruling has worked injustice to real estate owners who were not only required to thereby pay the income tax, but also interest upon mortgage indebtedness. This inequitable condition of affairs has received the careful attention of the Law and Legislative Committee of the Advisory Council of Real Estate Interests, Walter Lindner, chairman. Every effort has been made by this committee to have the Treasury Department reverse its ruling, Treasury Decision 1865, particularly since this committee has the tax on mortgages eliminated and a tax restricted to equities and not mortgages, in the War Tax Bill. Briefs were presented upon the merits of the case, and arguments advanced in Washington. The Treasury Department was notified that a test case would be prepared with reference to this ruling, and, if necessary, followed to the Supreme Court of the United States.

However, the Advisory Council is able to announce that the injustice of this decision has been recognized by the Treasury Department and remedied under a synopsis of rulings on questions relating to the income tax that were issued by the Treasury Department under date of December 14, released for publication December 18. Under the heading with reference to rulings in relation to corporation income tax, is the following:

"As used in the act, the expression 'collateral the subject of sale' etc., refers to physical or tangible property bound for the performance of certain covenants or payment of certain obligations, and which physical or tangible property is the 'subject of sale in the ordinary business of a corporation' owning the same. Where such corporation is, as a matter of its ordinary business engaged in buying and selling, or dealing in such property, the interest actually paid within the year on indebtedness wholly secured by such collateral may be allowably deducted from gross income as an expense of doing business, without regard to the limit or deductible interest as otherwise provided by the statute. The corporation, etc., must be organized and operated for the purpose of buying, selling, and dealing in the particular kind of property which becomes collateral in question, and the particular kind of property pledged for the debt upon which the interest is paid much be the 'subject of sale in the ordinary business of the corporation.' Real estate mortgaged, and the property of corporations organized for and engaged in the business of buying, selling, and dealing in real estate; warehouse receipts representing property the subject of sale in the ordinary business of the corporation owning the same, and which warehouse receipts are pledged as collateral for such corporation's own debt, are examples where the interest paid will be deductible as a 'business expense' and not be subject to the statutory limitation as to interest deduction."

### The Long Island Exchange.

Committees appointed recently by the Long Island Real Estate Exchange met at luncheon Tuesday in Shanley's to report progress in the work of enrolling new members and arousing interest in the organization in all Long Island counties. James Frank, president of the exchange, presided, and those present included Alfred H. Wagg, secretary; M. Morgenthau, Jr., president, and F. A. Austin, executive secretary of the Real Estate Association of the State of New York.

It was resolved that the grievance committee of the exchange should prepare a statement of exactly what should be done to protect the legitimate brokers and operators of Long Island from illegitimate practices, and ask for suggestions from members as to what practices should be opposed. Weekly luncheon meetings of the exchange will be a feature of the year's work hereafter.

### Tunnel for B. R. T.

A tunnel under the East River at 60th street is likely to be substituted for the use of the Queensboro Bridge by the new subway system. In the Board of Estimate the Transit Committee was authorized to take up the substitution with the Public Service Commission, in accordance with the proposal made by the Degnon Contracting Company which has offered to construct the subway tunnels for not more than $4,500,000 and has proposed to abandon its contract for one track along Fifty-ninth street from Fifth to Second avenue and to build instead both tracks of the new subway in 60th street.

### Organizations Represented at Real Estate Conference.

(Continued from Page 1037.)

stock Taxpayers Association, Bronx Board of Trade, Italian-American Property Owners Association.

Brooklyn—Brooklyn Board of Real Estate Brokers, Builders Association of Brooklyn, Citizens Association of Bay Ridge and Ft. Hamilton, Ridgewood Board of Trade, Borough Park Board of Trade, Fulton Street Board of Trade, Bedford Heights Board of Trade, Brooklyn Chapter American Institute of Architects, New York Society of Architects, City Club of Brooklyn, South Midwood Residents Association, West End Board of Trade, Central Borough Board of Public Improvements, Allied Board of Trade & Taxpayers Ass'n of Brooklyn, South Side Board of Trade, Citizens Association of New Utrecht, West Brooklyn Board of Trade, Brokers and Builders Exchange of New Utrecht, Martense Business Men's Association, Borough Park West Civic Association, Lefferts Park Improvement Association, Gravesend Board of Trade.

Queens—Chamber of Commerce, Flushing Business Men's Association, Astoria Taxpayers Association, Morris Park Citizens Association, Hillside Real Estate Association, United Civic Association, Far Rockaway Taxpayers Association.

Richmond—Staten Island Civic League, Taxpayers Alliance, Staten Island Chamber of Commerce.

New York State—Real Estate Association State of New York.

## THE BARGE CANAL TERMINALS.

### The Locations of Three Finally Decided On for Queens.

Three barge canal terminals will be located in the Borough of Queens—one on the East River, just north of the Queensboro Bridge; one on Halletts Cove, at the foot of Broadway, Astoria; and the other on Flushing Bay, just west of Flushing Creek. This was decided at a meeting of the State Canal Board held Monday night in Albany, at which time the necessary resolutions were adopted, and the appropriation maps approved for the two sites in Long Island City.

The Chamber of Commerce of the Borough of Queens started an active campaign last March to secure several terminals, and through the co-operation of Borough President Connolly, have now been successful in their efforts. These terminals will undoubtedly be one of the most important factors in bringing many new industries and merchants into the borough who will require just such shipping facilities.

Clinton T. Roe, chairman of the Special Committee of the Chamber of Commerce, and Borough President Connolly, have just returned from Albany where they appeared before the State Canal Board and urged the necessity of two terminals in Long Island City. The site in Long Island City on the East River at Rogers avenue, will have a frontage on the water of 680 feet and a depth of 150 feet. The site on Halletts Cove is at the junction of Broadway and the Boulevard. The necessary steps in the matter will now be to have the Commissioner of Public Works of the State approve the maps, the Attorney-General of the State certify to the title of the property, and notice served on the owners of the property involved that the State will take same for terminal purposes. The maps will then be filed in the office of the Clerk of Queens County, and the State will proceed to fix the value either by condemnation, or through a proceeding in the Court of Claims, or by private agreement.

## PRIVATE REALTY SALES.

A three and a half million dollar deal is considered unusual at any season of the year, but such a transaction, during Christmas week, is a rarity. There have been deals of similar magnitude during 1914; most of them involved more or less of an element of trade, but the sale of the Hotel Gotham this week, as far as has been learned, concerned no other properties. While as an individual transaction it may indicate no new trend, or new turn of the real estate situation, it, nevertheless, is regarded as significant, and has caused considerable comment in realty circles. The sale to Mr. Franklin Pettit may forecast a re-sale to one who will hold it for a permanent investment; many of his important purchases have, in the past, been disposed of in such a manner.

Such a re-sale, involving as it does so valuable a holding, may indicate a revival of buying activity among both speculators and builders who have become cognizant of the chances for obtaining choice properties at bargain prices.

There is no doubt but that there are at this time a great number of desirable investment parcels on the market. As one real estate man said in these columns last week: "There is always a chance to sell a piece of property in the central part of Manhattan, if the price asked is reasonable and a little below the actual value."

Perhaps the Hotel Gotham sale evidences the new attitude of hitherto hesitant buyers. Perhaps after the first of the year others will realize the opportunity at hand for the acquisition of high-class real estate holdings and the market will be restored at least to anti-bellum conditions.

Other large transactions of the week involved vacant holdings on the West Side; one concerned a West End avenue corner to be improved with a new apartment house and the other a West 67th street plot to be used as the site of a tall studio building.

The total number of sales reported and not recorded in Manhattan this week was 12 as against 27 last week and 18 a year ago.

The number of sales south of 59th street was 2, as compared with 8 last week and 4 a year ago.

The sales north of 59th street aggregated 10, as compared with 19 last week and 14 a year ago.

The total number of conveyances in Manhattan was 92, as against 124 last week, 23 having stated considerations totaling $805,290. Mortgages recorded this week number 49, involving $587,751, as against 58 last week, totaling $2,837,-921.

From the Bronx 8 sales at private contract were recorded, as against 20 last week and 10 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was $1,596,525, compared with $1,300,850 last week, making a total since Jan. 1 of $42,887,687. The figures for the corresponding week last year were $366,150 and the total from Jan. 1, 1913, to Dec. 27, 1913, was $49,132,257.

### Hotel Gotham In $3,500,000 Sale.

Franklin Pettit, president of the Realty Company of America, has purchased from the Hotel Holding Company, Benjamin P. Cheney, president, the Hotel Gotham, at the southwest corner of Fifth avenue and 55th street, for a reported price of $3,500,000. The deal is one of the largest of the year. The Hotel Gotham was built about eight years ago and originally cost, with the furnishings, about $4,000,000. It is a twenty-one story structure, having a Fifth avenue frontage of 100 feet and in 55th street of 125 feet. The rest of the Fifth avenue frontage to 54th street is occupied by the University Club. The Hotel Gotham is leased, until 1918, to Weatherbee & Wood, at $175,000 a year. The present management will not be affected by the sale. Mr. Pettit's plans concerning his new acquisition could not be learned, although its desirability as an investment proposition may mean its re-sale by him.

### West Side Apartment Operation.

Dr. Charles V. Paterno, president of the Paterno Construction Co., bought through Slawson and Hobbs from Meta Malchow and Grace Bruning, the vacant plot, 100.8x100, at the southwest corner of West End avenue and 88th street. It is reported that Dr. Paterno will improve with a thirteen-story apartment house and the project, including the cost of the land, will involve close to $1,200,000. He is now building two twelve-story apartment houses occupying the entire block front in the northside of West 84th street, between Broadway and West End avenue, taking in the northeast corner of West End avenue and 84th street and the northwest corner of Broadway and 84th street.

### New Studios in West 67th Street.

The Fullerton-Weaver Realty Company has sold the plot 150x100, in the north side of West 67th street, about 100 feet west of Central Park West, held at $250,-000. The buyer is a syndicate of artists who are preparing plans, under the name of the Hotel des Artistes, for the erection of a twenty-story studio building. The property is flanked on the west by the new Central Park West Studios, and on the east by the Chatham Court Apartments; the rear of the plot abuts the property of the Second Church of Christ Scientist.

### Queens Lots To Be Developed.

The Broadway-Flushing Homes Corporation bought 77 lots from the Bayside Homes Company, in the Broadway-Flushing section of Queens, in 28th to 32d streets, between Crocheron avenue and State street. It is reported that the lots will be improved with 38 detached dwellings of the semi-bungalow type. The property is in the immediate neighborhood of the 155-acre tract bought last week by Adolph Lewisohn.

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### Heights Building Operation.

John Katzman, the builder, has purchased from the heirs of the Lauer estate, through W. J. Huston & Son and Harry Aronson, the five lots, 125 x 100, on the east side of St. Nicholas avenue, 83 feet south of 145th street. The plot has been held at $65,000 and will be improved with two six-story apartment houses.

### $800,000 Washington Heights Sale.

Dr. Maurice J. Burstein has sold the "Sherwood" and the "Claymont," two six-story elevator apartment houses, at 548-558 West 164th street, on plot 265 x 100. The buyer is said to be a St. Louis, Mo., physician, who gave cash and a large Florida tract for the property. The deal involved about $800,000.

### Manhattan—South of 59th St.

47TH ST.—The H. M. Weill Co. sold for the Beekman estate 407 West 47th st, a 3-sty dwelling, on lot 20x100.5.

### Manhattan—North of 59th St.

71ST ST.—Alfred Vondermuhl sold through Slawson & Hobbs, 25 West 71st st, a 4-sty dwelling, on lot 19x102.2.

76TH ST.—Julius Tishman & Sons bought from the estate of Virginia Zabriskie, through Douglas L. Elliman & Co., the 3-sty dwelling, on lot 18x102.2, at 134 East 76th st. This house was taken over to protect the site at 122 to 128 East 76th st, bought last week, on which they plan to erect an apartment house.

89TH ST.—The trustees of the African Zion Methodist Episcopal Church are reported to have arranged to sell their former edifice at 127 West 89th st. The transfer will have to be confirmed by the Supreme Court. The structure occupies a plot 75x100.8. The congregation acquired the property in 1903 and worshiped there up to last January, when it purchased the church of the Holy Redeemer at 153 West 136th st.

147TH ST.—A. N. Gitterman Corporation sold 510-512 West 147th st, a 5-sty apartment house, on plot 50x99.11, to Robert C. Ryder for the Buywell Realty Co. It has been held at $65,000.

ST. NICHOLAS AV.—William H. Malcolm sold for Frederick C. McLaughlin the 5-sty apartment house at the southeast corner of St. Nicholas av and 129th st, on plot 101x47.8x irregular, to Charles D. Folsom.

7TH AV.—Jacob Axelrod has bought from Joseph Shenk 2521 and 2523 7th av, northeast corner of 146th, a 6-sty apartment house, with stores, on plot 40x100. Mr. Shenk bought the house recently in the month from the Dry Dock Savings Institution.

### Bronx.

BRUNNER AV.—F. William Eggert sold for George E. Deverman 4 lots on the west side of Brunner av, 300 ft. south of Nereid av.

EDEN AV.—David Blitzer sold the plot 50x95, on the west side of Eden av, 93 ft. north of 173d st.

FINDLAY AV.—William H. Mehlich has sold for the A. J. Schwarzler Co. to Annie Fichtel 1118 Findlay av, a 5-sty flat, on plot 38.4x100.

MANIDA ST.—The Manida Co., G. L. Morgenthau, president, has sold to Ostroy & Levine 860 Manida st, a 2-sty, 2-family house, on lot 25x100.

PROSPECT AV.—Peerless Realty Co., Lowenfeld & Prager, has sold the plot of five lots at the northeast corner of Prospect av and 163d st. The buyers are said to be builders, who will improve.

VALENTINE AV.—James T. Barry sold to a building corporation, of which Mrs. Adele Harrington is president, the vacant property, 100x115, on the east side of Valentine av, 176 ft. north of East 184th st; also to the same company vacant property 31x100 on the south side of Macombs rd, about 31 ft. east of West 175th st.

3D AV.—William Peters & Co. have sold for Peter Otten the southwest corner of 3d av and 188th st, a 4-sty apartment, with stores, on plot 58x100x irregular.

### Brooklyn.

BERKELEY PL.—Charles E. Rickerson has sold 236 Berkeley pl, a 3½-sty dwelling, on lot 20x100, for Mrs. L. L. Bergen to Henry Grube, who will occupy in the spring.

GROVE ST.—James M. Hawley sold 412 Grove st, a 6-family dwelling, on lot 25x100, for William Abel to Annie Eckard.

UNION ST, ETC.—Realty Associates have sold the following dwellings: 1206 Union st to Mrs. H. Valentine; 35 Sterling st to Mrs. Sarah Horn; 45 Sterling st to Mr. Lawrence Whitney, and 49 Sterling st to Mrs. M. A. Beatty. In the Ridgewood section the firm has sold 10 lots on the southeast corner of Fresh Pond Rd. and Palmetto st to Valentine Leiser, on which he will erect four 6-fam houses fronting in Palmetto st and five store and 2-fam. buildings on Fresh Pond Road; and 12 lots on the northeast corner of Fresh Pond rd and Palmetto st to Burkard Brothers, who will erect seven 2-fam. houses fronting in Palmetto st and five store and 2-fam. buildings on Fresh Pond rd.

CLASSON AV.—Mary E. Kehrl sold through Louis Schlesinger, Inc., to the Linwood Co. the 4-sty building, 636 Classon av, on lot 20x100. It was given in part payment for 86 Parkway, East Orange, N. J., a 2-sty dwelling, on plot 42x151. The same broker later re-sold the Brooklyn property to Peter J. Farrell.

DeKALB AV.—A. J. Waldron has sold to Elias Rubin the 3-sty building, 706 DeKalb av.

HOWARD AV, E. K. Ramee sold the 3-sty building, 1931 Howard av, to Morris Willick.

### Queens.

FAR ROCKAWAY.—The Western Union Telegraph Co. has purchased a plot of ground on the east side of Fairview av north of the Boulevard, on which it will erect a new building.

LONG ISLAND CITY.—Seidel Realty Co. sold a plot, 40x100, on 7th av, just north of Broadway, in the Norwood section.

### Richmond.

ARLINGTON.—J. Sterling Drake has sold for Horatio J. Sharrett to Benjamin Roth of Brooklyn, 4 acres within 1,000 ft. of the Railroad station. The buyer will sub-divide it into small plots.

WEST NEW BRIGHTON.—Cornelius G. Kolff sold the McMurray homestead, comprising a large house and grounds, 164 ft. in Trinity pl and Woodruff lane, to George Faye, who owns adjoining property.

### Rural and Suburban.

GREENACRES, N. Y.—The Model House Co., Inc., sold from the plans to Jacob E. Neahr a dwelling to be erected on the Scarsdale estates, from plans by H. B. Upjohn.

MONTCLAIR, N. J.—George C. Kohler sold through F. M. Crawley & Bros. to Dr. Peter Kahler his residence and ½ acre of land on Mountain av. The reported price is $30,000.

MORRISTOWN, N. J.—H. C. Raynolds has sold the 32-acre country estate of the late Henry Elmer Gibb on Sussex av to George D. Ehni of New York City. It has been held at $50,000.

OYSTER BAY, L. I.—Sterling Postley has purchased the Sammis estate, of about 75 acres, through Cocks and Willetts.

RYE, N. Y.—Chas. Field Griffen & Co. sold for Clarence Sackett, and others, 6 acres on Kirby lane, fronting on Long Island Sound, to Waldron Williams.

WEST NYACK, N. Y.—Horace S. Ely & Co. have sold for Jacob N. Bensen his 89-acre farm, extending along the Hackensack on both sides of the West Shore Railroad track, north of the West Nyack depot, and abutting on the turnpike and extending through the Greeenbush rd; also sold for Francis J. N. Tallman property near Casper Hill, containing about 10 acres.

YONKERS, N. Y.—At Nepperhan Heights, H. C. Riis bought through the Westchester Land Exchange 2 lots on Grand View av; and David L. Quade bought 2 plots on Buckingham rd.

### Nearby Cities.

NEWARK, N. J.—Feist & Feist sold for the Roseville Realty Co. and the Herman C. Schneider Building & Construction Co. to Alexander Wilson the 2½-sty dwelling now in course of construction on plot 34x100 on the west side of Peck av, 204 ft. south of 2d av; also sold for William Hesselbacher to John B Buchanan the two 3-sty dwellings 453-455 South 12th st.

## LEASES.

### New Tenant for 80 Lafayette.

M. & L. Hess, Inc., and Charles F. Noyes Company leased for the Hallenbeck-Hungerford Realty Company, from the plans, the ninth floor in the seventeen-story building under course of construction, at 80 Lafayette street. The tenant is the Isaac Goldman Company, now at 200 William street. The lease involves an aggregate rental of about $180,000. The lessee was represented by Samuel Wasserman as attorney.

### $200,000 Victoria Building Lease.

Graupner, Love and Lampbrecht, representatives of the Garfield Woolen Mills and Forstman & Huffman, leased from the Johnson-Kahn Company, through Leroy Coventry & Company, the sixteenth and seventeenth floors in the new Victoria building, Fifth avenue and 27th street, at a reported aggregate rental of about $200,000.

### Repetti In 34th Street.

The Repetti Candy Company has leased from the John Jacob Astor Estate, through Osgood Pell and Clark T. Chambers, the five-story building at 30 West 34th street. It was formerly occupied by the Holland Tea Room. The aggregate rental is about $125,000.

### Manhattan.

AMES & CO. leased the dwelling at 148 East 33d st to A. Quinana; a loft in 23 West 32d st to E. Honig, of 23 West 32d st; a loft in 11 East 22d st to the Seymour Cravat Co., of 13 East 22d st; and the 3d loft in 130 West 28th st to B. Frank.

BASTINE & CO., as agent for the Harnett Estate, leased in 15 and 17 West 26th st, space to Richter & Filan, manufacturers of children's dresses, and additional space to Lotti Zweigenthal; also through Julius Friend-Edward M. Lewi Co., half the 7th loft to Jonas & Wolff as

salesrooms, and through Carstein & Linnekin, the rear half of the 1st loft to Osterman & Kupferberg, manufacturers of dresses.

EASTINE & CO., as agents of 45-47 West 27th st, leased the 3d loft to Karl Light, of 15 West 26th st, cloaks and suits, and through Heil & Stern the 6th loft to Gluck & Mandel, of 30 West 21st st, manufacturers of waists.

THE WILLIAM M. BENJAMIN CO. leased to the American Uniform Co. 11,000 sq. ft. in the building at the northwest corner of 12th st and 4th av.

DANIEL BIRDSALL & CO. leased to the C. H. Riley Co., of Boston, manufacturers of cotton machinery, the store, basement and subbasement in 63 Leonard st; sub-leased half of this store for the Riley Co. to the Moore Manufacturing Co., cotton goods, now at 81 Worth st, and the present Worth st store of the Moore Co. to the C. H. Pope Co., cotton goods brokers, of 87 Worth st.

THE BRETT & GOODE CO. leased space in 344 to 348 West 38th st for George Kern to the Goldberg Printing Co., of 131 West 28th st, for 10 years.

THE FIRM OF L. J. CARPENTER leased for F. Augustus Schermerhorn and the estate of William C. Schermerhorn 2 lofts at the northeast corner of Broadway and 4th st to Cohen, Goldman & Co., clothing manufacturers.

CARSTEIN & LINNEKIN, INC., leased the store and basement in 211 Lenox av to Isidor Summon, of 100 West 118th st; in 19 Madison av, in conjunction with Stephen H. Tyng, Jr., & Co., the 12th loft to Oscar Hofmann Corporation, of 229 4th av; in 221 4th av space to Kurt Heitler, of 369 Broadway; in 31-33 East 27th st for Sol. Stern space to the Fremont Waist and Middy Blouse Co.; and in 43-45 East 17th st space to Philip Reinherz, of 41 Union sq.

JOHN J. CLANCY & CO. leased for F. R. Wood & Dolson Co., as agents, the 4th loft in 102 West End av.

CROSS & BROWN CO. leased for Klein & Jackson to the Brady-Murray Motors Corp., of 245 West 55th st, a store in 1890 Broadway, and in conjunction with Nelson, Lee & Green, space on the 8th floor in 245 and 249 West 55th st to the Eisemann Magneto Co., and for Porter & Co., as agent, an apartment in 889 St. Nicholas av to Capt. James L. Gilbreth.

JOSEPH P. DAY, in conjunction with McCarthy & Fellows, leased to Angelo & Myers, Inc., lace importers, the 4th floor in 176 Madison av, and space in the Edison Building, at Elm and Duane sts, to T. J. Leonard, the Theodore Miller Manufacturing Co., of 500 West 48th st, the Forhan Co., of 325 Lafayette st, the Weibezahl Print, of 6 Church st, and the Union Photo Engraving Co., of 111 Nassau st.

DOUGLAS L. ELLIMAN & CO. leased apartments in 535 Park av for William L. Rich to Mrs. Charles W. Clinton, of Tuxedo; furnished for the season in 125 East 57th st for Mrs. T. F. Bullock to Charles D. Halsey; and in 287 Lexington av to Miss J. W. Swope; also as agents the store in 26 East 49th st to Mrs. Emott Buel, antique furniture and interior decorating.

EWING, BACON & HENRY rented a furnished apartment in 719 5th av to Mrs. Dwight A. Jones, and in conjunction with Douglas L. Elliman & Co. in 969 Park av to H. H. Hoffman.

DOUGLAS L. ELLIMAN & CO. leased the store in 124 East 41st st for Mrs. J. L. McKay to the Spray Carbonator Co., of 88 Walker st; and apartments in 20 East 48th st to Wacio O. Gorski; in 19 East 57th st to Meredith L. Montague; and in 829 Park av for Pease & Elliman to Charles Coe Townsend.

CHARLES F. FAETH leased for Mrs. Anna M. Klemann to I. Tackle the store and basement in 58 East 4th st for 5 years.

J. ARTHUR FISCHER leased for the 135 West 45th Street Realty Co. to Louis Zelazzo the 4-sty store building at 135 West 45th st for 7 years, and will be used as a restaurant; also leased to E. Blackwood the 1st loft in 610 6th av for the pleating and hemstitching business; and to J. J. Hollenbeck a studio in 118 East 42d st for P. J. Flannery.

FOLSOM BROTHERS, INC., leased for the New York Manufacturers Real Estate Co., Inc., 650 West 44th st to the Nate-Earle Co., of 581 11th av.

GAINES & DRENNAN CO. leased the 7th floor in 39 East 18th st for William T. Eno to Morris A. Magner & Co., of 138 Grand st; space in 164 5th av to Cohen & Benjamin, of 155 Wooster st.

GOODALE, PERRY & DWIGHT rented a floor in 402 6th av to Nathan Berman, of 849 9th av; space in 55 West 24th st to the Avon Button Works, of 55 West 24th st; the dwelling at 161 West 22d st; office in 157 Cedar st; floor in 139 West 22d st; floor in 163 West 22d st; office space in the Cameron Building at 34th st and Madison av, and the 7th floor in 49 and 51 West 24th st.

CHARLES HARFT rented the top floor in 22 University pl for John Podesta to Nathan Kozlow, manufacturer of cloaks and suits; store in 26 East 8th st for John Fogliasso to Giuseppi Longinotti, cigar maker, and space in 52 East 8th st to David Drill, manufacturer of jewelry novelties.

HEIL & STERN leased lofts in 312 and 314 7th av for the 312-14 Seventh Av. Co., Inc., to Max D. Diamond; in 118 to 124 West 22d st for Ewald Mommer to David Stein, of 130 West 29th st; in 36 to 42 West 24th st for the 76 Fifth Av. Co. to B. Lustgarten & Co., of 462 Broadway; in 61 and 63 West 36th st for the 63 West 36th St. Co. to Schwartz & Lustig, of 38 West 21st st; in 132 and 134 West 22d st for the Victoria Building & Construction Co. to A. & W. Dress Co.; in East 32d st to E. Katz; in 130 and 132 West 29th st to Newman & Goldberg, and in 32 and 34 East 31st st to Horowitz & Samuels.

SETON HENRY & DOUGLAS GIBBONS leased for the winter, furnished, to Arthur Scott Burden the dwelling at 10 West 53d st for the estate of Eben Wright; in 440 4th av to the


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Red Square Co. and the store in 11 East 45th st to Donlon & Kerbeykian; in 11 East 45th st apartments, furnished, to Frank Wiborg; the 5th floor, consisting of 14 rooms and 6 bathrooms, to Mrs. Drexel Dahlgren; three floors in 17 East 45th st to Commodore Wilson Marshall.

M. & L. HESS, INC., leased in the Hess Building, southwest corner 4th av and 26th st, rooms 1312-13 to Carl Lang, of 215 4th av, silks; 1819-1820 to A. Abbenante & Co., of 377 Broadway, linens; and 1726 to 1734 to Tucker & Banning, of 63 Leonard st, hosiery.

C. F. W. JOHANNING leased apartments in 307 West 113th st to Reinhard Jacobs and a Mr. Hubbell; in 263 West 112th st to Mr. Levy, a Mr. Cohn, H. Baumann and Alexander Grossman; in 458 Manhattan av to Mr. Miltner and Mr. Ronchetti; in 516 Manhattan av to Mr. Cabinalla, Mr. Kurtz and Mr. Doyle; in 518 Manhattan av to Mr. Puyals; in 520 Manhattan av to C. Levy and Mrs. J. Tracey; in 310 West 122d st to Mr. Ling; in 312 West 122d st to Mr. Crist; and in 85 West 118th st to Mr. Goldfarb.

JAMES KYLE & SONS leased the 3-sty dwelling at 133 East 56th st for Dr. John A. McCreery to Mary Kuhl; and an apartment in 128 East 51st st.

WEBSTER B. MABIE leased the 5th floor at the northeast corner of Broadway and 28th st to Abraham Goldstein; space in 312 7th av to I. Scheidlinger & Co. for the No. 312 Seventh Av. Co., and through Leopold Weil the 3d floor in 290 5th av to Freeman Brothers, hatters, of 687 Broadway.

CHARLES F. NOYES CO. sub-leased for Cobb, Macey, Dohme, Inc., the 2d loft in 412 Broadway to the Ideal Gas & Electric Fixture Co., Henry Ferrando, president, of 224 Canal st; and for Wm. A. White & Sons the store and basement in 282 Pearl st; the 5th floor in 366 Broadway for Christian Lukey to the Barton Mfg. Co., of 365 Broadway.

CHARLES F. NOYES CO. leased the upper floor in 4 to 10 Dutch st to the N. Y. Board of Fire Underwriters; a floor in 249 Pearl st for Austin B. Fletcher to the Polack Co., of 194 Water st; a loft in 228 Pearl st for the Ingraham Corp'n to Davis & Luckower, of 291 Broadway; and the 5th floor in 161 and 163 Grand st to S. Rodsky, of 344 Bowery; for the Fire Companies Building Corporation offices in 80 Maiden Lane Building on the 10th floor to S. J. Rosenbloom; floor in 160 Broadway for the Lawyers Title Ins. & Trust Co. to Rose & Hubbard, of 56 Pine st; office in 61 Beekman st to Proujansky & Greenberg, of 61 Beekman st; and space in 21 and 23 Ann st to Platnick & Reznick.

PEASE & ELLIMAN leased apartments for Dr. Florian Krug in 830 Park av to Effingham Lawrence; in 565 Park av for Arnold S. Furst to Mrs. Mary B. Channing; and for Charles S. Kehoe to R. Henry Depnew; for Ambrose B. Stannard to Dr. Joseph F. Siler in 817 West End av; and for Sperry & Hutchinson in 157 West 79th st to A. O. Probst.

PEASE & ELLIMAN leased for the Singer Sewing Machine Co. the store in 83 Liberty st; space in 123 Liberty st to C. R. Johnson, and to Homer J. P. Hampton; apartments in 146 East 48th st to Albert Wilson; and for Marmaduke Tilden in 63 East 74th st to Mrs. Theresa A. Boker.

PEASE & ELLIMAN rented furnished for A. Wright Post and others the house at the northwest corner of Lexington av and 69th st, a 4-sty dwelling, to Joseph P. Grace.

GEO. R. READ & CO. leased for B. Crystal & Son 9,000 sq. ft. in 74 to 80 Washington st to M. Elhilow & Bros., of 83 Washington st; for Mrs. J. R. MacArthur the store and basement in 500 West Broadway to J. Personeni, of 496 West Broadway; and for the estate of S. Chas. Welsh the 2d floor in 45 Barclay st to the Page Tredway Co., of 45 Barclay st.

HERBERT C. SCHLEY leased space in 230 5th av to Topalian Bros., Turkish rug dealers, of 5 East 16th st.

HERBERT C. SCHLEY, who recently leased the entire 5th av store in the Victoria Building to the Decorative Plant Co., has leased the same concern 5,000 sq. ft. in the Stratton Building, directly opposite at 13-15 West 27th st.

SHAW & CO. leased for the Realty Purchase Sale & Trading Co. the auditorium in 361 West 125th st to Harris & Hoffman.

MALCOLM E. SMITH & CO. leased through Goodale, Perry & Dwight, offices on the 10th floor of the Cameron Building, Madison av and 34th st, to the Wellington-Pierce Co.

MALCOLM E. SMITH & CO. leased an office on the 10th floor of the Cameron Building through Cross & Brown to Adelaide Howard; and offices to Gertrude H. Johnstone and Gertrude Morisini.

LUDWIG C. TRAUBE leased the dwelling at 1523 Madison av for E. A. Manice & Co. to Dr. I. Horowitz.

VAN NORDEN & WILSON leased for McCarthy & Fellows, as agents, the 2d and half of the 6th floor in 176 Madison av to the Mountain Community, Inc., of 143 Madison av, manufacturers of leather wall coverings, lamp shades, etc.

THE H. M. WEILL CO. leased 260 West 34th st, a 4-sty dwelling, for Klein & Jackson to Mrs. E. Stern; 256 West 34th st, a 4-sty dwelling, for Meyer Solomon to Mrs. A. Kihlberg; 350 West 35th st for Thos. Kenny to Mrs. Caroline Hallston; 165 West 122d st for Chas. G. Stanton to Mrs. Boros; 316 7th av for F. Michel to a Mr. Goldman; for Anthony E. Stilger the store and parlor store in 259 West 34th st to the McKoen Realty Co., and the 1st floor to M. Gordon; for the Sylvania Improvement Co. offices in 254 West 34th st to L. A. Withington and the Irene Toilet Specialties Co.; and for the Atlan Hotel at 159 West 34th st, a 9-sty building, to Harry Kalisky for M. & L. Ernst.

WILLIAM WOLFF'S SONS leased for Greenwald Brothers to Frank & Marburger the stores, basement and 1st floor in 1550 3d av for 10 years; the stores and basement in 1556 3d av to Edelmuth Brothers for a general market. The Greenwald Brothers have been occupying the entire property for 31 years and will retire on Jan. 1. The aggregate rental amounts to about $200,000.

## Bronx.

SIDNEY L. WARSAWER leased for Tiffany Theatre Corporation its theatre and roof garden at the corner of Westchester av and Tiffany st.

## Suburban.

KENNETH IVES & CO. leased for the Westchester Estates the country place of the late Samuel Jarvis on Quaker Ridge, Mamaroneck, to August Goldsmith, and for Mrs. William T. Bull her estate at Irvington-on-Hudson to George De Forest Brush.

FISH & MARVIN leased, furnished, the property of Mrs. Louis P. Gunning at the corner of Oxford and Cambridge rds, The Grange, Scarsdale, N. Y., to Harold Loeb, of this city.

ALFRED E. SCHERMERHORN leased the following cottages at Southampton for the season of 1915: for Mrs. Frederic H. Betts to Albert Gallatin; for E. P. Hunting to W. de Lancey Kountze; for Mrs. William Manice to Mrs. Elizabeth M. Horne; for Mrs. William C. Culliver to Ralph J. Preston; for Goodhue Livingston to Frederick M. Davies, and for Mrs. William P. Douglas to George C. Clark.

GEORGE WATSON & CO. sub-leased part of 793 Broad st, Newark, to George E. Keith Co., of Boston, Mass. (Walk Over shoe), for 10 years, at $10,000 a year.

# Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

WANTED Used atlases in good condition, 2 of Queens, 2 of Brooklyn, and 2 of The Bronx, G. W. Bromley's preferred. No objection if dated not later than 8 years back. Communicate with Mr. Geo. S. Hiltz, 26-28 Beaver St., New York City. Telephone, Broad 3383.

WANTED—Experienced bookkeeper in real estate office, Christian. Must supply bond and very good references. Must know typewriting. Box 444, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908; Jan. 10, 1914, and Dec. 27, 1913. We will pay 20 cents for these numbers if both sections are delivered to us in good condition. This offer will expire on Dec. 31, 1914. Record and Guide Company, 119 W. 40th Street.

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COLUMBUS AVE 66th TO 67th STS. 90th ST AND AMSTERDAM AVE.
VAULTS FOR VALUABLES

# REAL ESTATE STATISTICS

**The Following Table is a Resumé of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.**

(Arranged with figures for the corresponding week of 1913. Following each weekly tables is a resume from January 1 to date.

## MANHATTAN

### Conveyances.

| | 1914 Dec. 18 to 23 | 1913 Dec. 19 to 24 |
|---|---|---|
| Total No. | 92 | 130 |
| Assessed value | $4,242,800 | $15,615,500 |
| No. with consideration | 23 | 6 |
| Consideration | $805,290 | $187,811 |
| Assessed value | $984,500 | $191,500 |
| | Jan. 1 to Dec. 23 | Jan. 1 to Dec. 24 |
| Total No. | 6,973 | 7,568 |
| Assessed value | $463,907,057 | $487,039,261 |
| No. with consideration | 776 | 990 |
| Consideration | $33,442,537 | $40,255,510 |
| Assessed value | $35,821,221 | $43,624,762 |

### Mortgages.

| | 1914 Dec. 15 to 23 | 1913 Dec. 19 to 24 |
|---|---|---|
| Total No. | 49 | 79 |
| Amount | $587,751 | $1,785,271 |
| To Banks & Ins. Cos. | 12 | 18 |
| Amount | $292,700 | $748,800 |
| No. at 6% | 25 | 36 |
| Amount | $137,481 | $251,971 |
| No. at 5½% | 2 | 4 |
| Amount | $43,000 | $183,000 |
| No. at 5% | 7 | 23 |
| Amount | $220,500 | $856,100 |
| No. at 4½% | ..... | ..... |
| Amount | ..... | ..... |
| No. at 4% | 1 | ..... |
| Amount | $4,070 | ..... |
| Unusual rates | ..... | ..... |
| Amount | ..... | ..... |
| Interest not given | 14 | 16 |
| Amount | $182,700 | $494,200 |
| | Jan. 1 to Dec. 23 | Jan. 1 to Dec. 24 |
| Total No. | 3,922 | 4,774 |
| Amount | $117,906,860 | $162,405,454 |
| To Banks & Ins. Cos. | 841 | 1,194 |
| Amount | $52,897,024 | $93,728,399 |

### Mortgage Extensions.

| | Dec. 18 to 23 | Dec. 19 to 24 |
|---|---|---|
| Total No. | 21 | 19 |
| Amount | $586,500 | $392,500 |
| To Banks & Ins. Cos. | 9 | 3 |
| Amount | $206,000 | $76,000 |
| | Jan. 1 to Dec. 23 | Jan. 1 to Dec. 24 |
| Total No. | 1,922 | 1,869 |
| Amount | $108,044,580 | $84,900,058 |
| To Banks & Ins. Cos. | 690 | 600 |
| Amount | $69,052,810 | $51,931,550 |

### Building Permits.

| | 1914 Dec. 19 to 24 | 1913 Dec. 20 to 26 |
|---|---|---|
| New buildings | 1 | 6 |
| Cost | $20,000 | $600,150 |
| Alterations | $86,965 | $113,022 |
| | Jan. 1 to Dec. 24 | Jan. 1 to Dec. 26 |
| New buildings | 393 | 550 |
| Cost | $44,577,565 | $57,095,365 |
| Alterations | $10,617,824 | $11,454,174 |

## BRONX.

### Conveyances.

| | 1914 Dec. 18 to 23 | 1913 Dec. 19 to 24 |
|---|---|---|
| Total No. | 66 | 115 |
| No. with consideration | 10 | 9 |
| Consideration | $216,700 | $42,590 |
| | Jan. 1 to Dec. 23 | Jan. 1 to Dec. 24 |
| Total No. | 5,965 | 7,451 |
| No. with consideration | 560 | 732 |
| Consideration | $6,621,986 | $6,322,269 |

### Mortgages.

| | 1914 Dec. 18 to 23 | 1913 Dec. 19 to 24 |
|---|---|---|
| Total No. | 47 | 66 |
| Amount | $282,600 | $373,280 |
| To Banks & Ins. Cos. | 1 | 6 |
| Amount | $20,000 | $108,000 |
| No. at 6% | 22 | 37 |
| Amount | $181,200 | $152,528 |
| No. at 5½% | ..... | 6 |
| Amount | ..... | $25,000 |
| No. at 5% | 7 | 8 |
| Amount | $58,207 | $29,675 |
| Unusual rates | 9 | 5 |
| Amount | $943 | $39,777 |
| Interest not given | 9 | 10 |
| Amount | $42,250 | $127,300 |
| | Jan. 1 to Dec. 23 | Jan. 1 to Dec. 24 |
| Total No. | 3,604 | 5,464 |
| Amount | $30,397,623 | $38,494,810 |
| To Banks & Ins. Cos. | 331 | 366 |
| Amount | $6,020,701 | $6,620,841 |

### Mortgage Extensions

| | Dec. 18 to 23 | Dec. 19 to 24 |
|---|---|---|
| Total No. | 15 | 15 |
| Amount | $285,700 | $198,000 |
| To Banks & Ins. Co. | 6 | 1 |
| Amount | $88,000 | $6,500 |
| | Jan. 1 to Dec. 23 | Jan. 1 to Dec. 24 |
| Total No. | 674 | 626 |
| Amount | $13,147,810 | $13,295,210 |
| To Banks & Ins. Cos. | 132 | 120 |
| Amount | $3,624,650 | $3,337,650 |

**Building Permits**

| | 1914 Dec. 18 to 23 | 1913 Dec. 19 to 24 |
|---|---|---|
| New buildings | 6 | 6 |
| Cost | $21,100 | $120,150 |
| Alterations | $8,500 | $18,750 |
| | Jan. 1 to Dec. 23 | Jan. 1 to Dec. 24 |
| New buildings | 704 | 815 |
| Cost | $16,241,082 | $19,912,139 |
| Alterations | $1,006,160 | $1,257,168 |

**BROOKLYN.**

**Conveyances.**

| | 1914 Dec. 17 to 22 | 1913 Dec. 18 to 23 |
|---|---|---|
| Total No. | 262 | 341 |
| No. with consideration | 35 | 46 |
| Consideration | $394,257 | $249,075 |
| | Jan. 1 to Dec. 22 | Jan. 1 to Dec. 23 |
| Total No. | 22,499 | 23,262 |
| No. with consideration | 2,267 | 2,277 |
| Consideration | $13,806,017 | $13,033,241 |

**Mortgages.**

| | 1914 Dec. 17 to 22 | 1913 Dec. 18 to 24 |
|---|---|---|
| Total No. | 213 | 239 |
| Amount | $700,857 | $1,035,852 |
| To Banks & Ins. Cos. | 34 | 44 |
| Amount | $161,500 | $398,200 |
| No. at 6% | 105 | 148 |
| Amount | $227,372 | $451,309 |
| No. at 5½% | 83 | 44 |
| Nmount | $357,215 | $328,500 |
| No. at 5% | 13 | 30 |
| Amount | $50,395 | $175,843 |
| Unusual rates | 3 | 1 |
| Amount | $22,000 | $500 |
| Interest not given | 9 | 16 |
| Amount | $43,875 | $80,200 |
| | Jan. 1 to Dec. 22 | Jan. 1 to Dec. 24 |
| Total No. | 16,095 | 16,663 |
| Amount | $66,192,277 | $66,204,687 |
| To Banks & Ins. Cos. | 2,915 | 3,587 |
| Amount | $22,982,989 | $24,523,306 |

**Building Permits.**

| | 1914 Dec. 18 to 23 | 1913 Dec. 19 to 24 |
|---|---|---|
| New buildings | 66 | 81 |
| Cost | $126,550 | $556,740 |
| Alterations | $50,240 | $41,220 |
| | Jan. 1 to Dec. 23 | Jan. 1 to Dec. 24 |
| New buildings | 4,312 | 3,661 |
| Cost | $37,340,031 | $31,192,614 |
| Alterations | $2,822,700 | $3,511,621 |

**QUEENS.**

**Building Permits.**

| | 1914 Dec. 18 to 23 | 1913 Dec. 19 to 24 |
|---|---|---|
| New buildings | 32 | 85 |
| Cost | $232,900 | $617,880 |
| Alterations | $11,605 | $15,435 |
| | Jan. 1 to Dec. 23 | Jan. 1 to Dec. 24 |
| New buildings | 4,359 | 4,315 |
| Cost | $18,601,441 | $15,988,975 |
| Alterations | $1,175,216 | $1,285,234 |

**RICHMOND.**

**Building Permits.**

| | 1914 Dec. 18 to 23 | 1913 Dec. 18 to 24 |
|---|---|---|
| New buildings | 10 | 11 |
| Cost | $31,100 | $42,405 |
| Alterations | $3,250 | $4,615 |
| | Jan. 1 to Dec. 23 | Jan. 1 to Dec. 24 |
| New Buildings | 1,060 | 934 |
| Cost | $1,824,901 | $2,213,864 |
| Alterations | $257,182 | $298,858 |

## REAL ESTATE NOTES.

CROSS & BROWN CO. has been appointed agent for 42-44 West 62d st.

KURZ & UREN and D. Thomas Costar were the brokers in the recently recorded sale of 878-882 Kelly st, two 5-sty apartment houses for Thomas H. Roff to J. W. R. Realty Co.

PEASE & ELLIMAN have been appointed agents for the apartment house 150-156 West 80th st, by Mrs. Edith A. Hawk, who recently bought it from Julius Tishman & Sons.

A. N. GITTERMAN CORPORATION was the broker in the recently recorded sale of the 5-sty tenement, 328 East 39th st, for Julia D. Tonnelle to the Yen Realty Co., Marcus M. Nye, president.

E. C. BENEDICT, for many years with A. W. McLaughlin Co., and since 1907 a director in that company, has become associated with the Charles F. Noyes Co., to take charge of its mortgage department.

H. M. WEILL CO. was the broker in the recently reported sales of 259 West 34th st for Mrs. Sarah Pustkuchen to Anthony E. Stilger, of 351 East 133d st, for Rachel Frank to George Marrin.

DAVID A. CLARKSON announces that Edmund W. Kingsland and George W. Campbell, who have been associated with Ogden & Clarkson for many years, are now members with him of the corporation.

CHARLES F. NOYES CO. has been appointed agent for the 7-sty Physicians' Building, 67 Hanson pl, and for 66-68 7th av, Brooklyn; also for 275 Water st, 179-183 Wooster st, 24-26 White st and 25 Walker st, Manhattan.

OSCAR L. FOLEY, of John R. & Oscar L. Foley, has been appointed appraiser in transfer tax proceedings involving the estates of Lillie McGovern, Ruth Dana Draper, Bridget Woods, Laurence J. Callanan, Martin Heofer, Thos. Shortliff, Catherine C. Doran and John F. Schreyer, Jr.

J. ROMAINE BROWN CO. was the broker in the sale reported last week of 333 West 69th st by Mrs. Mary Nash Agnew to the St. Johns Park Realty Co., which gave in exchange 203 West 120th st. The same firm has been appointed agent for 116-120 East 27th st, 237-243 East 55th st, 2 East 127th st, 344 6th av, 412-420 West 148th st and 547 West 157th st.


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# KEWANEE

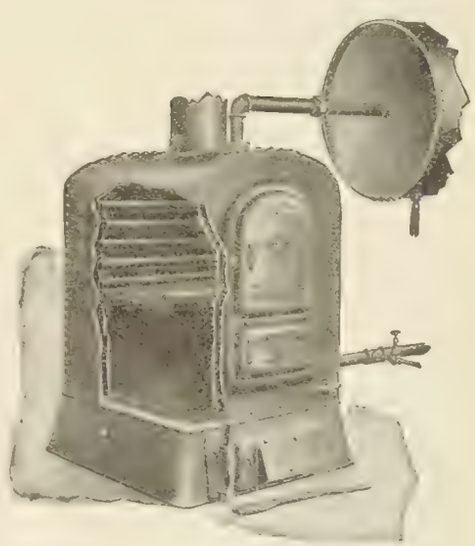
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The by-pass (a patented feature of all Kewanee Water Heating Garbage Burners) prevents the wet and damp garbage from smothering the fire when it is first started, as it provides a passage for the flames around the garbage, drying it to a point where it ignites and burns without odor.

The garbage burner is surrounded by a water jacket so while the garbage and refuse is being burned it is providing most of the fuel necessary for the heating of the hot water supply.



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BERGEN COUNTY FIRE INSURANCE AGENTS' ASSOCIATION had a banquet at the Hotel Rutherford. Matters of vital importance to the agents, including the New Stamp Tax, were discussed at length. The chief speakers of the evening were Frederick J. Cox, of Perth Amboy, secretary of the New Jersey Association of Fire Underwriters, and Arnold Rippe, of Jersey City, chairman of the Legislative committee of the New Jersey Association of Fire Underwriters.

## OBITUARY

ALVAH W. HAFF, of Amityville, L. I., a large real estate owner and for many years a wholesale fish dealer in Fulton Market, died, aged sixty-eight, on Wednesday. He was a director in the Bank of Amityville and was interested in a number of financial and commercial enterprises. Mr. Haff is survived by his widow, a son and a daughter.

JOHN W. RABER, an insurance broker and inspector, died of heart disease at his home, 274 Wallabout st, Brooklyn.

## REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

MATTHIAS FAUST.—94 Chrystie st, 6-sty tenement, 25x100, $43,000; 22 Rivington st, 6-sty tenement, 25x100, $43,000; 117 Mott st, 7-sty tenement, 25x100, $48,000; 27 St. Marks pl, 5-sty tenement, 26x112.10, $47,000.

GUSTAVUS A. GOLDSMITH—19 East 74th st, 4-sty dwelling, 20x102.2, $65,000; 686-688 Lexington av, two 4-sty dwellings, each 16.8x90, $46,533; 31-3 West 61st st, two 4-sty dwellings, each 25x100, $75,000.

ELIAS JOSEPHS—212 East 58th st, 3-sty dwelling, 20x100.5, $13,500; 32 East 65th st, 4-sty dwelling, 20x100.5, $30,300.

MARTIN J. KELLY—103 East 113th st, 3-sty dwelling, 16x111, $9,000.

LEWIS LEVY.—181-183 East 2d st, two 6-sty tenements, each $45,000; 185-187 East 2d st, 6-sty tenements, $45,000.

ALICE B. McNAMEE—23 East 60th st, 4-sty dwelling, 21x73.5, $61,000.

JOSEPH MILBANK—5-7 East 42d st, 10-sty office, 60x100.5, $760,000; 35-39 East 42d st, northwest corner of Madison av, through to 43d st, 2-sty store and offices, 134.2x100x66.8x40x100.5x24.2x101.10x147.3, $2,630,000; 6-10 East 43d st (land only), 58x100.5, $280,000; 27 East 39th st, 4 and 5-sty dwelling, 25x98.9, $90,000; 29 East 39th st, 4-sty dwelling, 25x98.9, $87,000; 28 East 40th st, 3-sty building, 25x98.9, $65,000; 334 4th av, 19-sty loft, 125x98.9, $1,250,000; 303-311 4th av, northeast corner of 23d st, 4-sty building, 75x98.9, $420,000; 107-113 East 23d st, vacant, 81x98.9x25x56x110, $240,000.

MARIE SCHIELE—12 East 63d st, 4-sty dwelling, 25x100, $80,000.

KARL M. WALLACH—Owned tenement properties: 207 East 85th st, 6-sty, 25.6x102.2, $35,000; 217 East 85th st, 6-sty, 25x102.2, $35,000; 191 East 76th st, 4-sty, 25x102.2, $22,000; 1462 2d av, 5-sty, 25x88.6, $25,000; 336 East 76th st, 4-sty, 25x102.2, $15,000; 1367 1st av, 4-sty, 25x100, $25,000; 1428 1st av, 5-sty, 25x101, $28,000; 407 East 77th, 5-sty, 25x102.2, $24,000; 1485 1st av, 4-sty, 25.6x100, $25,000; 402 East 80th st, 4-sty, 25x102.2, $17,000; 152 East 97th st, 5-sty, 26x100.11, $21,000; 156 East 97th st, 5-sty, 27x100.11, $21,000; 1979 2d av, 5-sty, 25x75, $20,000; 240 East 79th st, 4-sty, 25x102.2, $20,000; 164 East 79th st, 4-sty, 20x102.2, $24,000; 162 East 79th st, 4-sty, 20x102.2, $24,000; 228 East 81st st, 5-sty, 25.5x102.2, $25,000; 221 East 83d st, 5-sty, 25.5x102.2, $22,000; 439 West 53d st, 5-sty, 25x100.5, $20,000; 172-174 Rivington st, two 5½-sty, each 25x100, each $50,000; 36 Forsyth st, 5-sty tenement, 25x100, $40,000.

## AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

* Indicates that the property described was bought in by the plaintiff's attorney.

### The Auction Market.

Auction room interest centered this week in the partition sale, held at the stand of Joseph P. Day, embracing the holdings of the James estate, in which the widow of the late General Daniel Butterfield was the chief party in interest. The sale of the various propertes cleared up probably one of the most involved estates in New York City. The properties were originally the property of Frederick T. James who died leaving many heirs. His widow, who subsequently married General Butterfield, was possessed of a life interest in the various parcels and the ownership of the other heirs was subject, for many years to this interest. It was not until last year that Mrs. Butterfield died, at the age of ninety, and, prior to that time, a number of the heirs had disposed of their various remainders, to buyers who included several well known local speculators.

The principal offering was 400 Fifth avenue, which was bought after sixty-five bids had been registered, by the United States Realty & Improvement Company for $455,000. The same buyers also obtained 128 to 132 West 38th street, for $105,000. Other buyers were Samuel Stone, who paid $14,375, for the dwellings, at 41 and 43 West 12th street; and the Center-White Company which bought 39 West 12th for $17,100, and 44 to 48 West 12th street, for $32,825. Rachael Frank purchased 47 West 12th street for $10,400 and W. H. P. Oliver bought the two-story garage, at 106 West 30th street, for $30,000.

On Monday the Equitable Life Assurance Society acquired as plaintiffs in fore closure proceedings the seven-story office building at the southwest corner of Wall and Pearl streets for $225,000, which was about $79,000 below existing encumbrances.

### Manhattan.

The folowing is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 24, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

**10TH st, 27 E,** ns, 154 e University pl, 24.10x94.9, 7-sty bk loft & str bldg; due, $58,790.08; T&c, $2,653.25; E M Roemer. 60,100

**12TH st, 39 W,** ns, 425 w 5 av, 25x103.3, 4-sty bk tnt; partition; Centre White Co. 17,100

**12TH st, 41-3 W,** ns, 450 w 5 av, runs n 54.6xw32.3xs6.9xsw13.8xse45.5xe26.6 to beg, 2-4-sty bk tnts; partition; Saml Stone. 14,375

**12TH st, 47 W,** ns, 402 e 6 av, 21.7x49.6x—x92, 4-sty bk tnt; partition; Rachel Frank. 10,400

**12TH st, 44-8 W,** ss, 454.7 w 5 av, 41.5x103.3, 2-4-sty stn tnts; partition; Centre White Co. 33,825

**13TH st, 509-11 E** (*), ns, 121 e Av A, 37.6x103.3, 6-sty bk tnt & strs; due, $42,008.91; T&c, $1,078.03; N Y Trust Co. 40,000

**30TH st, 128-32 W,** ss, 363.7 e 7 av, 82.7x98.9, 3-3-sty bk tnts & strs; partition; U S Realty & Improvement Co. 105,000

**30TH st, 106 W,** ss, 77 w 6 av, 25.8x90.8x26.3x85.5, 2-sty bk garage; partition; Wm H P Oliver. 30,000

**35TH st, 29-33 W,** ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; due, $567,001.97; T&c, $4,597.35; withdrawn.

**85TH st, 120-2 E** (*), ss, 235.6 e Park av, 40.2x102.2, 6-sty bk tnt; due, $56,030.19; T&c, $2,150; Anna D Bliss. 50,000

**94TH st, 62 E** (*), ss, 234.6 w Park av, 20.6x100.8, 5-sty stn tnt; due, $21,264.05; T&c, $1,166.25; Dawson C Glover..... 20,000

**131ST st, 53 W** (*), ns, 260 e Lenox av, 25x98.11, 5-sty bk tnt; due, $21,178.69; T&c, $419.40; Manuel A Gonzalez et al, exrs. 20,000

**134TH st, 227 W** (*), ns, 266.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; due, $1,411.29; T&c, $555.80; sub to mtg of $7,000; Jos Reale. 9,100

**2D av, 2270** (*), es, 75.5 s 117th, 25.6x84.10, 4-sty bk tnt & strs; due, $13,703.87; T&c, $142.40; sub to transfer tax lien amounting to $1,856.59; Theresa Niekemper. 13,000

**5TH av, 400,** ws, 65.4 s 37th, 27.7x120, 3 & 5-sty bk loft & str bldg; partition; U S Realty & Improvement Co. 455,000

HENRY BRADY.

**Wall st, 71-5** (*), swc Pearl, runs w70.4 xsw60.9xse19 to Beaver (Nos 93-5) xe61.6 to Pearl xn22.5 to beg, 7 & 8-sty bk office & str bldg; action 1; due, $292,307.28; T&c, $11,700.25; Equitable Life Assur Soc of U S. 225,000

**104TH st, 312 E,** ss, 100.6 e 2 av, 24.6x100.11, 4-sty bk tnt & strs; due, $6,661; T&c, $62.74; adj Jan7.

**113TH st, 103 E** (*), ns, 20 e Park av, 16x100.11, 2-sty & b bk dwgs; due, $5,633.79; T&c, $281.25; Margt W Burdsall. 5,900

**Lexington av, 1736** (*), ws, 51 n 108th, 25x75, 5-sty stn tnt & strs; due, $18,789.94; T&c, $537.41; Chas G Moller et al, exrs. 19,000

BRYAN L. KENNELLY.

**106TH st, 160 W,** see Amsterdam av, 933-5.

**142D st, 452 W** (*), ss, 100 w Convent av, 18x99.11, 4-sty stn dwg; due, $14,022.61; T&c, $598.45; F Bianchi Tompkins et al, exrs. 18,000

**Amsterdam av, 933-5** (*), sec 106th (No 160 W), 47.10x100, 6-sty bk tnt & strs; due, $172,858.48; T&c, $4,385.13; Postal Life Ins Co. 158,000

**Bolton rd** (*), ws, 60 n 208th, 199.11x533 to Hudson River x203.2x485.2; also PARCEL of land beg at a point 112.10 n 208th, runs w— to Bolton rd xse, e & ne—xnw—to beg, 2-sty fr dwg & vacant; due, $118,480.99; T&c, $2,185.70; Postal Life Ins Co. 105,000

**2D av, 1888** (*), es, 75.2 s 98th, 24.9x100, 4-sty bk tnt & strs; due $11,702.96; T&c, $132.61; Wm H Beam, trste. 10,000

HERBERT A. SHERMAN.

**Grand st, 64** (*), ns, 75 w Wooster, 25x100, 7-sty bk loft & str bldg; due, $37,103.65; T&c, $1,129.10; Metropolitan Life Ins Co. 30,000

SAMUEL MARX.

**131ST st, 157 W,** ns, 174 e 7 av, 17x99.11, 3-sty & b stn dwg; due, $8,762.86; T&c, $174.20; Lillie I Lippmann. 8,000

JAMES. J. DONOVAN.

**148TH st, 540 W** (*), ss, 324.11 e Bway, 17.1x99.11, 3-sty & b bk dwg; due, $17,453.65; T&c, $322; sub to a mtg $10,000; Emeline Roffe. 27,825.65

D. PHOENIX INGRAHAM.

**Madison av, 1493-5,** es, 50.11 n 102d, 50x100, 6-sty bk tnt & strs; withdrawn. ——

| | |
|---|---|
| Total | $1,466,825 |
| Corresponding week 1913 | 352,400 |
| Jan. 1, 1914 to date | 35,891,343 |
| Corresponding period 1913 | 37,991,785 |

## Bronx.

The following are the sales that have taken place during the week ending Dec. 24, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

**Edgewater rd, 1503** (*), ws, 672.7 n Westchester av, 25x100, 2-sty bk dwg; due, $5,302.03; T&c, $253.89; Bertha Beringer. 4,800

**Tinton av, 591-7,** ws, 100 n 150th, 75x95.2 x75x94.11, 2-5-sty bk tnts; due, $5,250.85; T&c, $6,223.28; sub to mtg of $55,000; H H Davis. 55,050

HENRY BRADY.

**Belmont av, 2096,** es, 78.7 s 180th, 32.6x 102.6x23.2x106.6, vacant; due, $2,482.94; T&c, $112.46; withdrawn. ——

CHAS. A. BERRIAN.

**Bathgate av, 1775** (*), ws, 293.1 s 175th, 22x62.5, 2-sty fr dwg; due, $5,480.93; T&c, $90; Carrie Westerfield. 5,000

JAMES. J. DONOVAN.

**181ST st E, ss, 40.3 e Belmont av,** see Belmont av, es, 100.7 s 181st.

**Belmont av** (*), es, 100.7 s 181st, runs e40.3xn100.9 to 181st xe45.5xs140.2xw68.4xn 40.6 to beg, vacant; due, $2,556.52; T&c, $106.20; sub to 1st mtg of $5,000; Jacob Bernstein. 6,000

**Wallace av, 1932** (*), es, 1,170 n Morris Park av, 25x100; due, $2,154.57; T&c, $200; sub to pr mtg $3,250; Nellie Brennan. 5,650

JACOB H. MAYERS.

**Morris av, 2028** (*) es, 281.3 n 179th, 18.9x100, 2-sty bk dwg; due, $7,290.23; T&c, $594.21; Anna C Stephens. 8,000

D. PHOENIX INGRAHAM.

**134TH st, 400 E,** see Willis av, 130-6.

**Willis av, 130-6** (*), sec 134th (No 400), 100x40, 6-sty bk hotel; due, $52,709.20; T&c, $1,350.68; Atlantic Dock Co. 40,000

JAMES L. WELLS.

**Perry av, 3330,** es, 400 s Gun Hill rd, 25x 100, 2-sty fr dwg; due, $2,295.41; T&c, $461.04; sub to mtg of $4,750; Francis C Nickerson, a party in interest. 5,250

| | |
|---|---|
| Total | $129,700 |
| Corresponding week 1913 | 13,750 |
| Jan. 1, 1914 to date | 6,996,344 |
| Corresponding period 1913 | 7,060,822 |

## Brooklyn.

*The following are the sales that have taken place during the week ending Dec. 22, 1914, at the Brooklyn Salesrooms, 189 Montague Street:*

WILLIAM P. RAE CO.

RALPH ST (*), es, 300 n Hamburg av, 20x100; Herman Preifer et al. 3,500.00

E 7TH ST, es, 300 n Av J, 40x120.6; Chas O Ireland 6,450.00

ATLANTIC AV (*), ns, 20 w Andrews pl, 20x64.6; Marguerite F Hammill. 5,600.00

BEDFORD AV (*), sws, intersec ses Morton, 26.10x92; Kings County Savgs Instn 9,000.00

16TH AV (*), ses, 436 sw 86th, 19x 108.4; Rolland K Brown 2,500.00

16TH AV (*), ses, 398 sw 86th, 19x 108.4; Rolland K Brown 2,500.00

WILLIAM J. McPHILLIAMY & CO.

HICKS ST ws, 75 s Union, 25x75; withdrawn ——

LIVINGSTON ST, 140-2, ss, 125 w Smith, 25x70; Arthur E Hauck 10,175.00

SEELEY ST (*), es, 50 s 19th, 25x100; City of N Y 700.00

WALWORTH ST, ws, 200 s Willoughby av, 20x100; Della L Collins, def. 500.00

26TH ST, ws 362.6 n Av M, 37.6x100; Jno Leon 4,640.00

37TH ST (*), nes, 100 nw 15 av, 100x 100.2; Andw F Wilson 4,100.00

81ST ST, ns, 236 w 17 av, 240x100; withdrawn to be re-advertised. ——

AV C (*), ns, 20 e E 3d, 20x80; Jno P Hoffman 3,750.00

CLINTON AV, sec Greene av, 47.6x 140x irreg; withdrawn ——

MYRTLE AV, 15, ns, 100 w Adams, 20.2x85; Lewis H Losee 20,525.00

PITKIN AV (*), ss, 80 e Hendrix, 20x 100; Robt T Davidson 500.00

WORTMAN AV (*), ss, 60 w Linwood, 20x100; City of N Y 230.00

WORTMAN AV (*), ss, 80 w Linwood, 20x100; City of N Y 230.00

NATHANIEL SHUTER.

CORNELIA ST, ses, intersec nes Central av, 84x25; L Kanfold 4,500.00

BROADWAY (*), sws, 123.3 se Bartlett, 20.6x80.4; Sidney H Weinberg et al. 5,000.00

RUGBY RD, es, 325.5 s Ditmas av, 50.8x109.7; withdrawn ——

VERNON AV, 169, ns, 237.6 e Tompkins av, 18.9x100, 2-sty & b stn dwg (exrs); I Steinberg 5,100.00

JAMES L. BRUMLEY.

SIDNEY PL (*), ws, 125.6 n State, 21.1 x104.5; Jennie V H Laird 9,400.00

BEDFORD AV (*), es, 240 s Farragut rd, 200x100; same 52,100.00

BEDFORD AV (*), ws, 300 s Farragut rd, 200x100; same; action 2 52,100.00

JERE JOHNSON, JR., CO.

48TH ST, sws, 220 nw 13 av, 20x100.2; adj sine die ——

| | |
|---|---|
| Total | $203,509 |
| Corresponding week 1913 | 66,540 |

## ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

## Manhattan.

*The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:*

**DEC. 26.**

No Legal Sales advertised for this day.

**DEC. 28.**

177TH ST, 600 W, see St Nicholas av, swc 177th.

PARK AV, 929-31, es, 51.1 s 81st, 53.3x100, 12-sty bk tnt; Pollack & O'Neill—929 Park Ave Co et al; Francis A O'Neill (A), 2 Rector; Phoenix Ingraham (R); due, $75,848.06; T&c, $5,948.90; sub to a mtg of $265,000; D Phoenix Ingraham.

ST NICHOLAS AV, swc 177th (No 600), 99.11x 100, vacant; Wm Rankin—Octav Land Co et al; Wm B Adams (A), 25 Broad; Abr Stern (R); due, $50,192.87; T&c, $1,145; Joseph P Day.

**DEC. 29.**

DIVISION ST, 223, see East Bway, 234.

EAST BROADWAY, 234, ns, 164.10 e Clinton, 23.10x107.8 to Division (No 223) x23.10x107.8, 2-3-sty bk tnts & strs; American Savgs Bank—Bertha Kremer et al; Irwin & Orr (A), 203 Bway; Robt L Stanton (R); due, $35,196.41; T&c, $2,605.47; mtg recorded June 20, 1906; Henry Brady.

FORSYTH ST, 39 & 39½, on map 39, ws, 92.8 n Canal, 32.9x100, 5-sty bk stable; Saml Wacht—Dora Frankenstein et al; Arnstein & Levy (A), 128 Bway; Albt Ritchie (R); due, $8,346.48; T&c, $91.60; mtg recorded Apr 10, 1907; Bryan L Kennelly.

STUYVESANT ST, see 11th st, 329-31 E.

11TH ST, 329-31 E, ns, 225.4 w 1 av, runs n40xn w25.2xn3.8xe6xn—xsw—xnw— to middle of Stuyvesant st, xsw—xs107.4xe50 to beg, 6-sty bk tnt & strs; Anna Rosenblum—Abr Rosenblum et al; Francis B Chedsey (A), 320 Bway; Wm C Arnold (R); due, $5,997.60; T&c, $44.70; sub to pr mtg $49,000; Samuel Goldsticker.

32D ST, 130-2 E, see Lexington av, 196.

83D ST, 4 W, ss, 100 w Central Park W, 18x 102.2, 3-sty & b stn dwg; Mary J McCoy—Yosta Rosenberg et al; Henry M Bellinger, Jr (A), 135 Bway; Jos F McLoughlin (R); due, $15,913.54; T&c, $790; Joseph P Day.

211TH ST, W, sec 10 av, see 10 av, sec 211.

LEXINGTON AV, 196, swc 32d (Nos 130-2), 23.8 x80, 4-sty bk tnt & strs; Wm L Condit—Louis Levine et al; Elkus, Gleason & Proskauer (A), 170 Bway; Albt Ritchie (R); due, $41,755.09; T&c, $806.70; Herbert A Sherman.

10TH AV, sec 211th, 99.11x100, vacant; Jno M Rice—Apthorp Co; Clark B Augustine (A), 261 Bway; Rudolph A Seligmann (R); due, $19,106.75; T&c, $475.00; mtg recorded Mar 3, 1910; Joseph P Day.

**DEC. 30.**

PINE ST, 7, ss, 125.6 e Bway, 21.1x73.9x21x74.5, 10 & 11-sty bk office & str bldg; Seaman's Bank for Savgs in the City of N Y—Felix Bertine et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Livingston Platt (R); due, $156,183.99; T&c, $5,516.16; Joseph P Day.

58TH ST, 227-9 E, ns, 230 w 2 av, 25x100.4, 2-3-sty & b bk dwgs; Robt L Fisher et al; exrs & trstes—Richard M Montgomery et al; Cary & Carroll (A), 59 Wall; Henry F Rabbe (R); due, $16,080.35; T&c, $428.54; mtg recorded Oct 15 1911; Joseph P Day.

120TH ST, 64 E, ss, 220 e Mad av, 19x100.11, 5-sty stn tnt; United States Trust Co of N Y—Mary J Crotty et al; Stewart & Shearer (A), 45 Wall; Jno F McIntyre (R); due, $12,949.69; T&c, $890.91; mtg recorded April 1, 1909; Henry Brady.

**DEC. 31.**

WEST ST, 140 & 141, es, 43.10 n Vesey, 37.5x 60.11x30.4 & 8x41.10 2-3-sty bk strs; Bowery Savgs Bank—Cath Stelles et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Herman Joseph (R); due, $26,470.85; T&c, $4,261.41; mtg recorded March 29, 1899; Joseph P Day.

LEXINGTON AV 186, ws, 65.4 n 31st, runs w54x n7xw46xn15.6xe100xs22.6 to beg, 3-sty bk tnt & strs; Maimie E Cohn et al, exrs—Julius Rosenberg et al; Elkus, Gleason & Proskauer (A), 170 Bway; Phoenix Ingraham (R); due, $27,502.59; T&c, $492.20; Joseph P Day.

**JAN. 2.**

No Legal Sales advertised for this day.

**JAN. 4.**

93D ST, 10 W, ns, 248.4 w Central Park W, 19.7x100.8, 4-sty & b bk dwg; Theo Hansen trste—Sarah F Williams et al; Middleton S Borland (A), 46 Cedar; Maurice J McCarthy (R); due, $10,994.46; T&c, $1,130.87; mtg recorded May 16, 1899; Henry Brady.

97TH ST, W, sec Riverside dr, see Riverside dr, 244.

125TH ST, 114 W, ss, 170 w Lenox av, 30x100.11, 4-sty stn tnt & strs; Moritz Walter et al, exrs & trstes—Kath G Farrell et al; Henry Walter (A), 100 Bway; Beni Tuska (R); due, $82,341.01; T&c, $ [illegible]; Joseph P Day.

136TH ST, 109 W, ss, 75 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Morris F Webber trste—Carrie Pol Cole et al; Middleton S Borland (A), 46 Cedar; Walter A Hirsch (R); due, $8,901.85; T&c, $246.92; mtg recorded Sept 11, 1907; Joseph P Day.

RIVERSIDE DR, 244, sec 97th, runs s107.6xe50x s7.11xe78.11xn106.10xw71.11 to beg, 6-sty bk tnt; Sheriff's sale of all right, title, &c, which Mary Lyons had on Nov 17, 1914, or since; Abr Snydacker (A), 220 Bway; Max S Grifenhagen (R); Daniel Greenwald.


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*Legal Sales, Manhattan, Continued.*

3D AV, 2356, ws, 66.7 s 128th, 16.8x100, 3-sty bk tnt & str, 1-sty ext; Sheriff's sale of all right, title, &c, which Harold Thompson had on Dec 13, 1913, or since; Saml Bitterman (A), 309 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.

## Bronx.

*The following is a list of Legal Sales for Bronx, to be held at the Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated:*

**DEC. 26 & 28.**
No Legal Sales advertised for these days.

**DEC. 29.**
187TH ST, 764 E, ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Matilda A Bucking—Mary Peterson et al; Edw P Orrell, Jr (A), 256 Bway; Harry N French (R); due, $16,034.86; T&c, $582; Henry Brady.
HUGHES AV, 2017, ws, 41.11 n 179th, 32.10x85.8, 4-sty bk tnt; Chas P Buckley et al, trst—Mary E John et al; Wm W Buckley (A), 141 Bway; Jas C Brady (R); due, $17,275.79; T&c, $737.20; Bryan L Kennelly.
OLINVILLE AV, es, 200 s 213th, 50x95.10; Alice McGreevy—Julia G Kennedy et al; Williamson & Bell (A), 364 Alex av; Chas E Moore (R); Due, $809.47; T&c, $964.82; James L Wells.
UNIONPORT RD, ws, 71 n Meade, runs n52.1 xw114.4xs25xe—xs25xe99.2 to beg; Bronx Borough Bank—Rosa Maurer et al; Action 2; Benj F Gerding (A), 1901 Bathgate av; Edw A McShane (R); due, $4,864.26; T&c, $1,366.-79; sub to 2 pr mtgs aggregating $15,000; Henry Brady.
INTERIOR LOT, 100 w Dawson & abt 235 n 150th, —x—, vacant; Wm Mehlich—Geo F Johnson et al; Adolph & Henry Bloch (A), 99 Nassau; Bernard J Isecke (R); due, $478.56; T&c, $54.30; Joseph P Day.

**DEC. 30.**
MEADE ST, 643, ns, 105.1 w Union Port rd, 25x100; Bronx Borough Bank—Rosa Maurer et al; Action 1; Benj F Gerding (A), 1901 Bathgate av; Jno M Ryan (R); due, $2,887.99; T&c, $96.97; sub to pr mtg $3,000; James L Wells.

**DEC. 31.**
BEACH ST, 1147, ws, 256.8 s Gleason, 25x100; Camille Zurla—Christina Ringsinger et al; Stoddard & Mark (A), 128 Bway; Jno Davis (R); due, $3,943.35; T&c, $229; George Price.

**JAN. 2 & 4.**
No Legal Sales advertised for these days.

## Brooklyn.

*The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:*

**DEC. 26.**
No Legal Sales advertised for this day.

**DEC. 28.**
GRAND ST, nes, Lot 18, map of Village of Williamsburgh; Lizetta Schnibbe—Edw Schumann et al; Bernhard B Christ, Jr (A), 391 Fulton; Rippey T Sadler (R); Nathaniel Shuter.
MORRELL ST, ws, 50 s Moore, 25x100; Sheriff's sale of all right, title, &c., which Ella Puritz had on Dec 28, 1912, or since; Lewis M Swasey, sheriff; Wm P Rae.
RODNEY ST, ws, 100 ne S 3d, 40x61.11x irreg; Fundy Co—Ridgewood Realty Associates et al; Jonas, Lazansky & Neuburger (A), 115 Bway, Manhattan; Howard E Greene (R); Nathaniel Shuter.
SACKETT ST, ss, 57.9 e Hicks, 19.3x100; Sheriff's sale of all right, title, &c, which Rosaria Buccafusca et al had on July 16, 1913, or since; Lewis S Swasey, Sheriff; Wm P Rae.
5TH ST, ns, 157.10 e 8 av, 20x100; Hyman Alexander—Haft Constn Co et al; Maurice S Hyman (A), 55 Liberty, Manhattan; Henry Marshall (R); Wm P Rae.
NEPTUNE AV, sec W 12th, 171x865x irreg; also NEPTUNE AV, swc W 1st, 102.7x98.9; also 86TH ST, ss, 572 w Shell rd, —x—; also PARCEL of land opposite third parcel, adj lands of Brooklyn Rapid Transit & N Y & Brighton Beach R R, —x—; Mtg Holding Co—Sarah V Tremper et al; Armstrong & Brown (A), 21 Cedar, Manhattan; Bernard J Becker (R); Jas L Brumley.
BUFFALO AV, es, 152.9 n Park pl, 25x100; Sheriff's sale of all right, title, &c, which John Le Roso had on Oct 9, 1913, or since; Lewis S Swasey, Sheriff; Wm P Rae.
TROY AV, ws, 127.9 n St Marks av, 27.9x100; Bedford Co-operative Bldg Loan Assn—Peter McNeaney et al; Martin S Cohen (A), 302 Bway; Leroy W Ross (R); Nathaniel Shuter.

**DEC. 29.**
BARTLETT ST, ses, intersec nes Harrison av, 100x50; Fidelity Trust Co—Gerson Unger et al; Harry L Thompson (A), 175 Remsen; Wm A Mathis (R); Wm J McPhilliamy & Co.
LOGAN ST, ws, 150 n Sutter av, 20x100; Mary A Lang—Nathan Drucker et al; Sackett & Lang (A), 99 Nassau, Manhattan; Frank Cochrane (R); Wm J McPhilliamy & Co.
VAN BRUNT ST, ses, 22 sw Partition, 19x90; Atlantic Savgs & Loan Assn—Cath McCann et al; Chas A Webber (A), 44 Court st; Peter P Huberty (R); Wm J McPhilliamy & Co.
6TH ST, ss, 194.10 e 6 av, 17x100; Anna G Doyle—Hannah M Langan et al; Clarence B Campbell (A), 189 Montague; B P Alexander (R); Thomas Hovenden.
11TH ST, sws, 159 nw Prospect Park W, 25x100; also 12TH ST, nes, 101.2 nw Prospect Park W, 25x100; Isabella Ruland Williams—Henry N Ruland et al; Hunt, Hill & Betts (A); Jas T Williamson (R); Wm J McPhilliamy & Co.
15TH ST, swc 6 av, 100x25; Florence S Weil—Fannie T Burroughs et al; Simon Rasch (A), 233 Bway, Manhatan; Thos J Molloy (R); Samuel Marx.
BAY 20TH ST, ses, 260 sw 86th, 40x96.8; City Savgs Bank of Bklyn—Frances M Young et al; Woodford, Bovee & Butcher (A), 1 Mad av, Manhattan; Harris G Eames (R); Wm J McPhilliamy & Co.
52D ST, sws, 180 nw 20 av, 20x100.2; Eliz A W Woolston—Bklyn Realty Sellers et al; Suffern, Humphreys & Orr (A), 215 Montague; Geo R Holahan, Jr (R); Wm J McPhilliamy & Co.
CARLTON AV, ws, 285.6 n DeKalb av, 25x100; Brian G Hughes—Edna W Coolidge et al; M F McGoldrick (A), 189 Montague st; Herman H Torborg (R); Wm J McPhilliamy & Co.
NEWPORT AV, nwc Christopher av, 25x100; Rosa Schleissner—Sol Krouner et al; Gettner Simon & Asher (A), 299 Bway, Manhattan; Peter W Ostrander (R), at County Court House at noon; Peter W Ostrander.
NOSTRAND AV, nwc Robinson av, 22.6x92.6; Amos Nichols—Sarah C Brosn et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliamy & Co.
OLD ROAD to the Shore, ws, 93.3 w Elmore pl, 242.5x irreg; Pauline Jung—Stephen S Voorhies et al; Hugo C Gollmar (A), 134 Bway; W Rossiter Redmond (R); Wm J McPhilliamy & Co.

**DEC. 30.**
16TH ST, ns, bet 10 & 11 avs, lot 26; Geo W Ballway—David Michel et al; Henry Feldman (A), 280 Bway, Manhattan; Albert C Wheeler (R); Wm J McPhilliamy & Co.
BROOKLYN AV, swc E Bway, 111.9x100.1xirreg; also BROOKLYN AV, swc Church av, 22.9x100; Gertrude E Clarkson et al—Harris Nevin et al; Henry D Lott (A), 164 Montague; Baruch Miller (R); Wm J McPhilliamy & Co.
GRAND AV, es, 96.6 n Prospect pl, 16x55; N Y Title Ins Co—Sufferd Realty Co et al; Henry M Bellinger (A), 135 Bway, Manhattan; Wm Watson (R); Wm J McPhilliamy & Co.
MANHATTAN AV, es, 75 n Clay, 25x100; Chas R Sargent—Patk Sullivan et al; Seley & Levine (A), 215 Montague; David Senft (R); Nathaniel Shuter.

**DEC. 31.**
ST JOHN'S PL, ss, 154 e Albany av, 17x107.10; also ST JOHN'S PL, 1198; Jas Flynn—Francis Wolfe-Brown et al; Edmund Bittiner (A), 277 Bway, Manhattan; Albert E Richardson (R); Wm P Rae.
E 7TH ST, es, 270.4 n Av P, 19.8x130.6; Helen M Caruana—Abr Saffren et al; Henry M Bellinger, Jr (A), 135 Bway; Wm A Alcock (R); Wm J McPhilliamy & Co.
E 7TH ST, es, 250 n Av P, 20.4x120.6; Natalie B Norton—Abr Saffren et al; Henry M. Bellinger, Jr (A), 135 Bway; Gilbert H Thirkield. (R); W J McPhilliamy & Co.
CONEY ISLAND AV, es, 100 s Av O, 340x100; Bklyn Associates—Kenwood Associates et al; Walter T Lindsay (A), 261 Bway, Manhattan; Maurice L Rippe (R); Wm P Rae.
KINGSLAND AV, es, 25.6 n lot 72, 25x97.11; Chas Schaefer—Adolph Leppert et al; Robt M Johnston (A), 375 Fulton; Herbert P Zarnow (R); Wm J McPhilliamy & Co.

**JAN. 2.**
No Legal Sales advertised for this day.

**JAN. 4.**
COLES ST, ns, 92.11 e Columbia, 20x100; Fredericke Marquardt—Antonio Cossebtino et al; Weismann & Hertz (A), 391 Fulton; Sidney F Strongin (A); Nathaniel Shutter.
41ST ST, ss, 180 w 5 av, 40x100; Lucy M O'Berry—Sadye Kaplan et al; Mann, Buxbaum & Schoenherr (A), 886 Bway; Wm Bacher (R); Nathaniel Shuter.
85TH ST, ss, 180 w 3 av, 40x125; Wm F Wadsworth—Jas O'Hara et al; O Grant Esterbrook (A), 215 Montague; Timothy J Linane (R); Wm J. McPhilliamy & Co.
BEDFORD AV, ws, 207.1 s Foster av, 50x100; Henry Berberich—Merchants Co-operative Mtg Co et al; Milton Hertz (A), 391 Fulton; Sidney F Strongin (R); Nathaniel Shuter.
LIVONIA AV, nwc Douglass, 100x250.2; Jeanette Selinger—H M B Bldg Co, Inc, et al; Saml A Telsey (A), 44 Court; Geo B Serenbetz (R); Nathaniel Shuter.

## FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant

### Manhattan.

**DEC. 19.**
STANTON ST, sec Willett, 25x75; Aug Ruff et al—Frank Quinn et al; S A Potter (A).
WEST ST, 420; Excelsior Savgs Bank of the City of N Y—Wm F Donnelly et al; amended; J C Gulick (A).
132D ST, 52-60 W; Sadie Roth et al—Sol Brooks et al; Eisman, Levy, Corn & Lewine (A).

**DEC. 21.**
48TH ST, ns, 300 e 5 av, 25x100.5; Harriman National Bank of City of N Y—Alfred J O'Donovan et al; Wesselman & Kraus (A).
53D ST, 141-43 W; Metropolitan Life Ins Co—J Emmet Flanagan et al; Woodford, Bovee & Butcher (A).
108TH ST, 67 W; Minnie Bussel—Jno Reis et al; H I & L Cohn (A).
111TH ST, 233-35 W; Fannie Jackson—Jos Liebling et al; C Liebling (A).
129TH ST, 249 W; Farmers' Loan & Trust Co—Hellen McGowan et al; Geller, Rolston & Horan (A).
2D AV, 1402; Farmers' Loan & Trust Co et al—Mary A Reilly et al; Geller, Rolston & Horan (A).

**DEC. 22.**
PINE ST, 38; Underwriters Bldg Co—Edgar S Goodwin et al; Latson, Tamblyn & Pickard (A).
56TH ST, 443 W; Theresa Wolff—United Boros Real Estate Co et al; A Erdman (A).

**DEC. 23.**
8TH ST, 315 E; Metropolitan Savgs Bank—Albert Indorsky et al; A S & W Hutchins (A).
13TH ST, ns, 158.6 e Av A, 37.6x103.3; Baron De Hirsch Fund—Ira Alongi et al; M S & I S Isaacs (A).
78TH ST, 63 E; Robt S Clark—Isabella L Ryttenberg et al; Ver Planck, Prince & Flanders (A).
82D ST, ss, 273 e Av A, 18.9x102.2; Ernst Zipse et al—Jos Scher et al; G H Hyde (A).
115TH ST, 431-5 E; Wm Jay—Mariangiola Mennella et al; R W Candler (A).
122D ST, 440 E; also BLAKE AV, 937; Austin, Nichols & Co, Inc—Abraham Koch et al; W N Lewis (A).
167TH ST, ss, 175 w Amsterdam av, 50x85; Saml Bloch—Chas Meisel et al; amended; Weschler & Kohn (A).
POST AV, nwc Academy, 100x100; Wm H Rolston—Occidental Realty Co; Geller, Rolston & Horan (A).
7TH AV, sec 131st, 45.11x100; East River Savgs Institution—Chas B Barkley et al; O F Hibbard (A).

**DEC. 24.**
CANNON ST, 66; Lambert Suydam—Gussie Meyers et al; W R Adams (A).
12TH ST, 526 E; Frances Haight et al—Spanier et al; W M Powell Jr (A).
46TH ST, 606 W; Duncan Smith et al—Sarah M Stiassny et al; L S Tenney (A).
111TH ST, 249 W; Simon Pretzfeld et al—Sarah R Greenblatt et al; Heymann & Herman (A).
111TH ST, 251 W; Saml H Wolfe et al—same; Heymann & Herman (A).
111TH ST, 255 W; Emma Pretzfeld et al—same; Heymann & Herman (A).
116TH ST, 123 E; Adrian H Jackson—Isadore Zagon; S H Jackson (A).
125TH ST, 29 W; Bartow S Weeks—Jas Dailey et al; C J McDermott (A).
142D ST, 293 W; Jonas Weil et al—Isaac N Jacobson et al; I S Heller (A).
1ST AV, swc 34th, 21.3x100; Peter Doelger et al—Jno F Murtha et al; J C Hoenninger (A).
3D AV, sec 61st, 21.5x70; Greenwich Savgs Bank—Ralph W Mallon et al; amended; B A Sands (A).

### Bronx.

**DEC. 18.**
LOT 263, map of 134 lots, part of Varian Estate, 24th Ward; Henry Hahnenfeld et al—Ida Hillman et al; Elfers & Abberley (A).

**DEC. 19.**
CROTONA ST, ws, 117.6 n 176th, 25x108.8; Kurnick Benevolent Assn—Caroline Brosholz et al; H M Bellinger, Jr (A).
149TH ST, ss, 309.3 w St Ann's av, 40x100; Albert Neil—Jessie Neil et al; action to set aside deeds; R L Phillips (A).
HUGHES AV, 2321-23; Sarah Grossman—European Constn Co et al; Gettner, Simon & Asher (A).
PARK AV, 3104; Bernhardine D Bushing—Anna W Kunkely et al; L Steckler (A).
LOTS 39, 40 & 42, map of 49 lots near Bronxdale; Delia Norten—Maria Yates et al; C P Hallock (A).
LOTS 92 & 93, map of prop of J J Gleason; Eliz K Dooling—Christian Wilhelm et al; Knox & Dooling (A).

**DEC. 21.**
LOTS 365, 365A, 366 & 366A, Amended Map of Sec B, Vyse Estate, 23d Ward; Wm R Rose—Cilli Altman et al; B G Paskus (A).

**DEC. 22.**
HOFFMAN ST, ses, 309.8 ne 184th, 90x119.1; Geo H Vause—Angiolina Cannizzaro et al; J J Vaus (A).
BRYANT AV, es, 93.6 n 180th, 16.8x100; Jacob Marx Ver Plank Estate et al; J Freeman (A).
BRYANT AV, es, 110.4 n 180th, 16.8x100; Jacob Marx—Ver Plank Estate et al; J Freeman (A).
UNION AV, 612; Theo C Camp et al as trstes—Max Cohen et al; Cary & Carroll (A).
WOODYCREST AV, ws, 100.7 n Kemp pl, 25.2x99.7; Edw F Cole—Frank J Johnson et al; W F Wund (A).

**DEC. 23.**
MONTEREY AV, 2031; Gussie Morgenstern—Konrad Kromer et al; S N Tuckman (A).
LOT 32, part of, map of grounds in partition belonging to heirs of Rebekah Bassford, 24th Ward; Margt J Becker—Ernest Wenigmann et al; Geller, Rolston & Horan (A).
LOTS 158, 159, 160 & 161, amended map of Adee Park, 24th Ward; Patk O'Donnell—Adee Holding Co, Inc et al; H S Mack (A).

## JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant

### Manhattan.

**DEC. 17.**
119TH ST, 158 W; Moses Aufses—Fortunato D'Onofrio; Solon B Liliensteen (A); N Taylor Philips (R); due ..... 13,660.80

**DEC. 18 & 19.**
No Judgments in Foreclosure Suits filed these days.

**DEC. 21.**
115TH ST, 27-9 W; Rachel Herrman—Johanna Herrnstadt extrx &c; Henry T Randall (A); Sol Kohn (R); due. 36,888.00

**DEC. 22.**
109TH ST, 338-44 E; Metropolitan Improvement Co—Carmelo D'Orazio; Clarence L Westcott (A); Henry J Goldsmith (R); due..... 6,663.95

### Bronx.

**DEC. 18 & 19.**
No Judgments in Foreclosure Suits filed these days.

**DEC. 21.**
BRONX & PELHAM PKWAY, ns, at intersec of land conveyed by Colorado Realty Co to Harlem River & Portchester Railroad Co; Jno T McChesney—Colorado Realty Co et al; E L Scofield (A); B J Tinney (R); due. 32,446.37

**DEC. 22.**
HOME ST, ss, 91.7 e Prospect av, 40.1x99.4; Germania Fire Insurance Co—Kath P Beaton et al; E Hall (A); L O VanDoren (R); due..... 34,444.58

**DEC. 23.**
179TH ST, nwc Clinton av, 25x100; Arthur Sammis—Lawrence Kronenberger et al; W E Sammis (A); R H Bergman (R); due ..... 3,661.56
CORNELL AV, ns, 135 e Old rd, 25x100; Maurice S Hyman—Louise D Burke et al; G A Moses (A); H K Davis (R); due ..... 105.04
CORNELL AV, ns, 160 e Old rd, 25x100; Saml Hyman—Louise D Burke et al; G A Moses (A); H K Davis (R); due ..... 105.04
ZULETT AV, ss, 450 w Mapes av, 25x100; Jacob Rodgiff—Louise D Burke et al; G A Moses (A); E J Flynn (R); due ..... 111.93
ZULETT AV, ss, 425 w Mapes av, 25x100; Rose Hyman—Louise D Burke et al; G A Moses (A); E J Flynn (R); due ..... 113.01
LOT 73, map of property belonging to Wm Ogden Giles, Kingsbridge Heights, 24th Ward; Railroad Co-operativ Building & Loan Assciation—Ellsworth L Mills et al; E J Crandall (A); P Ingraham (R); due.... 5,636.46

## LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

### Manhattan.

**DEC. 19.**
No Lis Pendens filed this day.

**DEC. 21.**
SOUTH ST, 58; Newbold Morris—Eva V C Hawkes et al; partition; T McIlvaine (A).
139TH ST, ss, whole front bet Madison & 5th avs, —x—; EXTERIOR ST, nwc 140th, —x—; Emanuel S Heller et al—Meyer A Bernheimer et al; partition; W E Meyer (A).

**DEC. 22.**
WEST ST, es, 50 n Perry, runs e52.8xn8xw—to beg; St John's Park Realty Co—Frank Butterworth et al; action to compel determination of claim; E V Daly (A).

**DEC. 23.**
27TH ST, ss, 75.5 w 10 av, 74.7x98.9; Matthew J Kearney—Jno H Kearney et al; partition; R Kelly (A).
57TH ST, 301 W; also 8TH AV, 973-79; Isaac Middleman—City Real Estate Impt Corpn et al; action to foreclose mechanic's lien; H W Fried (A).
115TH ST, ns, 98 w 5 av, 27x100.11; 131ST ST, 74 W; also 149TH ST, ss, 309.4 w St Ann's av, 40x100; Albert Neil—Jessie Neil et al; action to set aside deeds; R L Phillips (A).
POST AV, ns, 200 e Emerson, 20x160xirreg; Lawyers' Realty Co—Gustav Sinn et al; foreclose of tax lien; Dean, Tracy & McBarron (A).
2D AV, 926; Rachel Gross—Katharina Feser et al; action to declare mtg; A A Walter (A).

**DEC. 24.**
45TH ST, 121 W; Architects & Builders Co—Jas Hebron et al; foreclosure of mechanics lien; O R Brant (A).
85TH ST, 207 W; N Y Electric Installation Co, Inc—Jane L Hayes; foreclosure of mechanics lien; H C Taylor (A).
108TH ST, ns, 125 e 5 av, 25x100.9; Saml Kaplan et al—Israel Linder et al; action to set aside deed; S Zasuly (A).
AV B, swc 19th, 84x120; Herrmann & Grace Co—Brooklyn Structural Steel Corpn et al; counterclaim; Phillips & Avery (A).

### Bronx.

**DEC. 18.**
LOT F, map of Washingtonville; Wm P McCarthy—Chas Paul et al; action to foreclose transfer of tax lien; Siegel & Siegel (A).
LOT 1, blk 3494, sec 14; also LOT 70, blk 3494, sec 14; also LOT 10, blk 3495, sec 14; also LOT 12, blk 3495, sec 14; also LOT 53, blk 3468, sec 14; also LOT 53, blk 3468, sec 14; also PATTERSON AV, s s, — e St Lawrence av, 100x100; Grace Vanvlack—Emma Siel et al; partition suit; Tausch & Hamilton (A).
LOT 116, map of Washingtonville; Wm P McCarthy—Chas Paul et al; action to foreclose transfer of tax lien; Siegel & Siegel (A).

**DEC. 19.**
236TH ST E, ns, 300 w Katonah av, 50x100; Stephen Omar Hopkins—Horace W Gates et al; acti onto enforce lien of julgment; Holden & Cavanaugh (A).
SAME PROP; Jos C Brennich—Horace W Gates et al; action to enforce lien of judgment; same (A).

**DEC. 22.**
181ST ST, sec Creston av, 29.9x75.2; also 181ST ST, swc Creston av, 27.8x35.9; Harriet E Burdick—Edw W Burdick et al; partition suit; Wing & Russell (A).

**DEC. 23.**
167TH ST, nec Webster av, 100x427.1; also 167TH ST, nwc Brook av, 62.7x293.3; also 167TH ST, nwc Webster av, 100x548.7; also FINDLAY AV, ws, 200 s 168th, 200x201.7; also 165TH ST, nwc Findlay av, 120.1x430.9; also BLOCK bounded by Morris av on the w, 166th on South College av on E; also 167TH ST, nwc Morris av, 100x450; also 167TH ST, nec Sherman av, 100x200; also 167TH ST, nwc Sheridan av, 75x204.6; also BLOCK bounded on n by McClellan, on w by Carroll pl, on s by E 166th; also McCLELLAN ST, swc Carroll pl, 126.6x186.2; also 168TH ST, swc Grand blvd & Consourse, 36.6x102.4; also GRAND VIEW PL, ws, 100 s 168th, 100x125; Newbold Morris—Eva V C Hawkes et al; partition suit; T McIlvaine (A).
LOT 26, blk 2970, sec 11; Saml Hollander—Annie Lamberti; action to foreclose transfer of tax lien; B G Oppenheim (A).
LOT 27, blk 2970, sec 11; Saml Hollander—Annie Lamberti; action to foreclose transfer of tax lien; B G Oppenheim (A).
LOT 28, blk 2970, sec 11; Saml Hollander—Annie Lamberti; action to foreclose transfer of tax lien; B G Oppenheim (A).

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## Brooklyn.

**DEC. 17.**

CLINTON ST, 271-3; Pauline F Fargis—Fredk Tilney et al; H L Thompson (A).

COOK ST, ss, 231 e Bushwick av, 50x127; Bond & Mtg Guar Co—American Steel Barrell Co et al; H L Thompson (A).

COOK ST, ns, 258.3 w White, runs w193.11xn100xe192xs100 to beg; Wesleyan University of Middletown, Conn—American Steel Barrell Co et al; H L Thompson (A).

LEFFERTS PL, ss, 225.10 e Classon av, 20x119; Peoples Trust Co—Josephine L Cotte; Wingate & Cullen (A).

E 12TH ST, ws, 100.4 n Av S, 51.5x100.4x42.11x100; Fannie M Cobb—Viola J Augir et al; Cary & Carroll (A).

51ST ST, nes, 220 se 14 av, 40x100.2; Jno Keck—Newmann Leavy et al; A W Burlingame, Jr (A).

AV C, nec West, 20x80; Geo B Covington—Pauline Abel et al; Cary & Carroll (A).

ATLANTIC AV, nwc Franklin av, runs w82.10 xn74.5xe45.4xe101.9 to beg; Peoples Trust Co—Midwout Realty & Constn Co et al; Wingate & Cullen (A).

BATH AV, sws, 53.5 se Bay 25th, 20.1x90.3x20x91.6; F Cordelia Farley—Luigi D Antonio et al; H D Patton (A).

HOPKINSON AV, ws, 221.4 s Hegeman av, 20.2x100; Eliz M Jadwin—Sarah Gerichter et al; Wray & Pilsbury (A).

METROPOLITAN AV, ns, 26.11 e Vandervoort av, runs n271.10xw55xn180xw130xn25xe130xn55xw434.1xs262.5xs58.6xe585.2 to beg excepting certain portions thereof; Mutual Life Ins Co—Martin Klabfleisch et al; F L Allen (A).

**DEC. 18.**

CONSELYEA ST, 66-8; Harriet M T Weaver—Grace Harper et al; partition; T A Beattie (A).

N OXFORD ST, es, 121 n Park av, 25x100; Thos C Pepper—Federico Perrella & ano; J A Kennedy (A).

ST JOHNS PL, ns, 89.6 w Nostrand av, runs n 144xnw—xw15.6xs159.10xe27 to beg; Jas Walsh—Thos F J Kelly et al; H Curren (A).

SCHERMERHORN ST, ss, 325 e Bond, 50x83x 50x81.11; Hedley S V Parker—Z Matilda Bergen et al; Wells & Snedeker (A).

WARREN ST, ns, 75.9 w Hicks, 20x99.10; Julia D Quirino—Gaetano D'Espostto et al; E J Skelly (A).

1ST ST, nec Whitewell pl, 28.9x75; Kath Rainsford—Michele Graziano et al; Speir & Bartlett (A).

W 11TH ST, nec Av R, 100x718; Henry E Zipkie—Otto Singer Devel Co et al; Towers & Stiles (A).

86TH ST, ss, 382 w Gravesend av, 60x195; Horace G Teele—Rosa Scura et al; H J Davenport (A).

AV F, ns, 80 w Gravesend av, 20x80; Theo Ross—Behrens Estate Corpn et al; H J Davenport (A).

GATES AV, ns, 156 w Nostrand av, 16x100; Jos Tuozzo—Jno J Edmead; W S Butler (A).

GATES AV, sec Patchen av, 19x80; Eugene F Warwick—Premier Realty Corpn et al; I L Rosenson (A).

**DEC. 19.**

MARION ST, ns, 150 w Howard av, 75x100; Gustave Selner—Hattie Steinhardt et al; J M Peyser (A).

MORRELL ST, ws, 50 s Moore, 25x100; Bessie Lang—Max Puritz et al; R Stone (A).

ALBANY AV, es, 122 s Sterling pl, 30.8x100; Margt J Bryant—Carmardella & Hattesheimer, Inc; G B Class (A).

CHURCH AV, ns, 77.6 e Flatbush av, runs n 91.5xe155xs—xw165.11 to beg; Grossman Bros & Rosenbaum—Borough Operating Co et al; foreclosure of mechanic's lien; Phillips & Avery (A).

EAST N Y AV, ss, 23.4 e Troy av, runs e85xs 100xw25xs100xw60xn200 to beg; Margt J Bryant—Builders' Trucking & Material Co et al; G B Class (A).

GREENE AV, ns, 40 e Nostrand av, 20x78; Walter Gneiser & wife—Mary Sturmwaser et al; W A Bacher (A).

**DEC. 21.**

DEAN ST, ss, 60 e Franklin av, 20x80; Eleanor L Grimes—Rita Aitken et al; Tomes, Sherk & P (A).

HERKIMER ST, ns, 260 w Rockaway av, 20x100; Adelaide Brandt - Geo M Kraus et al; W H Garrison (A).

HERKIMER ST, ns, 280 w Rockaway av, 20x100; same—same; same (A).

HOOPER ST, ns, 289.10 e Lee av, 16.9x100; Geo D Hulst—Lydia Shenton & ano; G W Roberts (A).

PROSPECT ST, ns, 25 w Gold, 25x50; Sarah E Brandt—Ester A Harrold et al; to create a title; H P David (A).

SUYDAM ST, nws, 200 ne Central av, 25x100; Maria S Barbera—Anna Maggiore; partition; G J Liota (A).

TILLARY ST, nwc Jay, 27.9x100; also at a point 83.6 n Tillary & 52.9 w Jay, 16.6x25; Mary F Jeffards Eliz Burrell; C J Carroll (A).

6TH ST, ss, 194.10 e 6 av, 17x100; Metropolitan Life Ins Co—Edwin C Stimpson et al; Woodford Bovee & B (A).

BAY 25TH ST, nec Cropsey av, 96.8x100x96.8x 107; BAY 25TH ST, ses, 100 ne Cropsey av, 60x96.8; 39TH ST, ss, 225 w 5 av, 25x100.2; Robt J Webb—Thos H Webb et al; partition; W C Arnold (A).

58TH ST, ns, 100 w 16 av, 30x100.2; Emma Hoecker—Frank Roberts et al; W A Fischer (A).

BEDFORD AV, ws, 60 n Taylor, 20x90; Deborah Quackenbos G Grayboys, Inc, et al; L M Daniel (A).

BUSHWICK AV, wc Granite, 25x90; Williamsburgh Savgs Bank—Chas Lighte, Jr, et al; S M & D E Meeker (A).

FOSTER AV, swc E 5th, runs se100.6xs220xse 185.5xn414.10 to beg; Mary F Jeffards Wm Burrell & ano; C I Carroll (A).

GATES AV, ns, 250 w Reid av, 20x100; Minnie Zechiel Herman Moschkovitz et al; L C Wills (A).

LIBERTY AV, nwc Osborn, runs n 59.8xsw185 xe175 to beg; Oswego City Savgs Bank—Henry Luhrs, et al; H L Thompson (A).

LIBERTY AV, ss, 40 e Crystal, 20x75; Harrison B Moore—Lena Dubroff et al; H L Thompson (A).

NEW UTRECHT AV, nec Bay Ridge av, 60x146.1x46.6x116.8; Joanna Greenfield—Anna Tosbell & ano; to set aside deed; D A Levien (A).

SUTTER AV, nwc Ames, runs n92.11xw100xs 92.11xe100 to beg; Williamsburgh Savgs Bank—Westshire Constn Co et al; S M & D E Meeker (A).

SUTTER AV, ss, 75 e Barbey, 25x100; Saml Patrick—Saml Glassman et al; H Lurio (A).

**DEC. 22.**

EAGLE ST, ns, 150 e Manhattan av, 25x100; Geo Scherer—Rose A Cassidy et al; C & T Perry (A).

LINWOOD ST, ws, 120 n Pitkin av, 20x90; Mayer Margulies—Meyer Sheriff et al; foreclosure of mechanics lien; J Gilbert (A).

E 16TH ST, ws, 224 s Ditmas av, 51x75; Amy E Grattan—Sue B Scallan et al; H J Davenport (A).

GATES AV, ns, 270 e Classon av, 22x100; Wm G Kiers—Alice M Bowden et al; King & Booth (A).

ROCKAWAY AV, ws, 150.3 n Livonia av, 100x 100; Parshelsky Bros—Lirock, Inc, & ano; H S & E G Bachrach (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

## Manhattan.

**DEC. 19.**

145TH ST, ns, 100 w Lenox av, 175x 100; East River Mill & Lumber Co—Wm Slattery Constn Co (132) ..... 212.09

1ST AV, 583; Isidor Schwartz—E V O'Brien; H Fried; Harry Zlot (131) $225.00

**DEC. 21.**

34TH ST, 455 W; Wm G Clark—Dr Robert S Bicliey; T Byrne & Son (136) ..... 140.00

56TH ST, 118-22 W; Concordia Cont Co, Inc—Standard Transit Co, Jno S, Danl J, Edw & Harry S Coleman; renewal (133) ..... 884.57

85TH ST, 207-9 W; Chas Mock—Jane L Hayes (137) ..... 68.40

BROADWAY, 195 Grant Pulley & Hardware Co—Western Union Tel Co; Marc Eidlitz & Son; United States Metal Products Co (134) ..... 1,290.00

LEXINGTON AV, sec 86th, —x—; Excelsior Metal Ceiling Co—Ande Realty Co; Stanley Impt Co (138)..... 160.00

**DEC. 22.**

PEARL ST, 534; Wolf Pierez—Robt Jones & Carlo Barsotti; renewal (144) 727.00

WOOSTER ST, 70-2; Alex Moore's Sons Jacob Corday (141) ..... 709.00

25TH ST, 254-8 W; Saml Ragow—Edw W Browning & Joel Crandall (142) ..... 438.50

45TH ST, 150 W; Zunker & Siens - Ess Eff Realty Co; renewal (140).. 78.00

BROADWAY, 1849; L Barth & Son—Ellen N Hennessy & Louis Martin, Inc; renewal (143) ..... 688.50

BROADWAY, nwc 96th, 100.11x200; Essie Constn Co—Estate Chas Fredk Hoffman & Broadway & 96th St Realty Co (145) ..... 500.00

**DEC. 23.**

STANTON ST, 75-77; Jas W. Gellion—Ignatz Jacobson; Nathaniel Rosenberg (R) (147) ..... 113.45

24TH ST, 58-62 W; 6th av, 392; Paul Scherbner Iron Wks—Chas Schmidt; Murray Hill Constn Co, Inc (148).... 162.00

WADSWORTH AV, 124; Geo Goldberg & Sons, Inc—Wm Hobson; Aldorf Constn. Co (146) ..... 74.00

**DEC. 24.**

CENTRE ST, 139-49; Jacob S Sulsky—Excelsior Estates Co & C E Eickhoff (149) ..... 792.00

CENTRAL PARK W, ws, whole front bet 90th & 91st, 200.5x100; Louis Hershkowitz—Secured Holdings Corpn & Chas A Lindsley (154) ..... 685.00

WADSWORTH AV, 124; Jos. Spiegel—Wm Hobson & Aldorf Constn Co, Inc (152) ..... 500.00

WADSWORTH AV, 124-8; Jno R Hopkin—Wm Hobson & Aldorf Constn Co Inc (153) ..... 287.00

3D AV, 1852; Abr Glaser—Adolph Kreuder & Wm Salkin (150) ..... 182.50

8TH AV, swc 27th, 24.8x60; Sterling Ceiling & Lathing Co—Geo W & Sol Gallinger & Alois Staudt (151)..... 41.00

## Bronx.

**DEC. 18.**

KINGSBRIDGE TER, es, 103 n 229th, 75x100; Victor & Jno Zambetti - Arlington Constn Co Inc (49)..... 375.00

TIFFANY ST, ws, intersec es Beck, 187.4x148.4x irreg; Harris Flooring Co—Kermit Realty Co Inc & Hyman Fleischman (48) ..... 1,482.79

INTERVALE AV, 993-5; Morris & Louis Marks—Angel Constn Co Inc, Carmine Cioffi & Angel Constn Co Inc (47) ..... 135.00

**DEC. 19.**

ELY AV, es, 100 s Boston rd, 25x100; Jno A Muller Fred Byron; Jno Marx & Son (50) ..... 35.00

TRINITY AV, 708; Cassel Franklin et al—Patk A Geoghegan; Bert G Faulkner & Co; renewal (51) ..... 12.40

TRINITY AV, 710; same—same; renewal; (52)..... 12.40

TRINITY AV, 712; same—same; renewal; (53) ..... 12.40

TRINITY AV, 714; same—same; renewal (54) ..... 12.40

TRINITY AV, 716; same—same; renewal (55) ..... 12.40

**DEC. 21.**

246TH ST, ns, 100 w from c of Livingston av, 75x95.1; Wm S Van Cliff—G D Strayer; T H Fraser Co (57). 2,050.00

SOUTHERN BLVD, nwc 176th, 57.8x 145.4; Caneva Bros—Park Hill Constn Co & Harris Ratner (56)..... 113.00

TRINITY AV, 706-8 (**); Frank A Clark—Patk A McKenna & Estate of Patk G Geoghegan; renewal (139)... 1,672.00

**DEC. 22.**

181ST ST, 12-4 W; Irving A Bogan—Herman Rothkirch (58)..... 40.45

FULTON AV, 1763-67-71-75-79; Louis Borenstein—Nathan Greenberg (59). 275.00

WORKS of Consolidated Tel & Elec Subway Co on Westchester av line & Bway, n of 235th; Michl F Maher—Consolidated Tel & Elec Subway Co, Jno Mullen, Mary Mullen & Hickey Contracting Co (60) ..... 90.00

**DEC. 23.**

231ST ST, ss, 100 w Independence av, 116.9x48.8; Chas A Buckely—Along the Hudson Co (62) ..... 433.80

CAMBRELLING AV, 2491; Arthur H Oesterheld—Gennaro Tranzillo & Bartholomeo Tranzillo, Frank Tranzillo, Bartholomeo Tranzillo & Gennaro Tranzillo (64) ..... 50.00

SENECA AV, nec Hunts Point av, —x—; Cooper Electric & Engineering Co—Graham Constn Co (63) ..... 505.30

TRINITY AV, 708-16; Frank A Clark—Patk McKenna & Estate of Patk A Geoghegan; renewal (61)..... 1,672.00

**Recorded in N. Y. County.

## Brooklyn.

**DEC. 17.**

BARRETT ST, ws, 100 n Sutter av, 100 x99.11; Empire City Lumber Co—Regal Holding Co ..... 1,013.78

HENDRIX ST, ws, 120 n Hegeman av, —x—; L Demsky—Sam Mitzberg & Dave Bloom ..... 200.00

SAME PROP; M Cooper—same..... 1,300.00

E 8TH ST, es, 220 s Av K, 80x100; G Rasmerssen—Dinnerstein Bldg Co.... 33.00

E 29TH ST, ws, 250.6 n Beverly rd, 100 x100; Gustave Rader Co—Tilden Constn Co & Chas Stein ..... 92.20

39TH ST, es, 400 s Linden av, 40x 100; Empire City Lumber Co—Jos Grisler ..... 31.80

CLINTON AV, 450; E B Simpson—Penn Realty Co..... 150.00

EMMONS AV, 2101-7; W P Ellison, Inc—Patk Powers ..... 3,562.46

**DEC. 18.**

BARBEY ST, 619-625; Richmond Radiator Co—Arvintz Bldg Co & Abr Arvintz ..... 225.22

CHAUNCEY ST, ns, 350 w Ralph av, 50x81.3; Meserole Masons' Material Co—Jno Miller & Clifton Pl Realty Co 193.90

McDOUGAL ST, 89; H Hanson—Richard & John Packert ..... 47.89

13TH ST, ns, 197.10 w 5 av, 100x100; A Ludlam—Shampan & Shampan & Beauxart Invest Co ..... 35.00

E 16TH ST, 1043; W Greenberg—Tubenback Realty & Constn Co..... 30.00

E 24TH ST, es, 250 s Av K, 40x100; B Hitchings, Inc.—Kate C & Jacob H Roberts ..... 311.18

DeKALB AV, 847; M Annenberg—M Epstein, H Pinson & S Wolcheck..... 50.00

EASTERN PKWAY, 1405; N Rosen—Arenkay Amusement Co..... 460.00

**DEC. 19.**

E 8TH ST, es, 220 s Av K, 80x100; D Bloom—Dinnerstein Bldg Co..... 140.00

BAY 32D ST, 29; P J Walsh—Ada F & Kurt Amrein ..... 366.48

CLINTON AV, 450; Grand Iron Works—Peru Realty Co ..... 800.00

**DEC. 21.**

S 3D ST, ns, 178.3 w Bedford av, 25.3x 120; H Rubenstein—Davis Levine & Nathan Dressler ..... 198.00

W 9TH ST, 1736; W M Johnson—Effie & A J Pepperberg ..... 34.84

E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; Bklyn Fireproof Sash & Door Co—Dorchester Bldg Co ..... 135.00

E 29TH ST, ws, 200 n Beverly rd, 118x75; P Fioravanti—Tilden Constn Co ..... 257.00

OCEAN AV, 1029-47; American Metal Ceiling Co—Hartman Bldg Co..... 35.04

OCEAN PKWAY, es, 260 n Av M, 40x 250; American Metal Ceiling Co—Clifton Bldg Corpn ..... 57.28

SUTTER AV, 894-6; W Lazoff—Chas Weissinger ..... 108.50

**DEC. 22.**

CAMBRIDGE PL, 110-8; Lally Column Co—Morris Jarchs & Kings Iron Wks. 75.00

KOSCIUSKO ST, swc Nostrand av, 30x 80; L D Baily—Marcus Bldg Co; I A Adler Co & Weiss & Denier..... 310.00

ST PAUL'S PL, swc Woodruff av, 123x 145.3; Empire City Gerard Co—Marcus Bldg Co ..... 4,412.00

14TH ST, 397-9; S Frager Congregation Tiferetz Israel; Frank Krefetz & Nathan Sotter ..... 57.50

SAME PROP; I Frager—same..... 57.50

E 51ST ST, ws, 97.6 s Av N, 200x100; Watson & Pittinger—Magriki Realties, Inc ..... 1,100.64

75TH ST, ss, 100 w 13 av, 60x100; L D Baily—Marcus Bldg Co, I A Adler Co & Ida Marcus ..... 100.00

DITMAS AV, nec E 22d, 161x100; L D Baily Marcus Bldg Co & I A Adler Co ..... 7,325.00

DITMAS AV, nec E 22d, 100x138.9; Empire City Gerard Co Marcus Bldg Co 735.00

LENOX RD, 272; T Esposita F A Alford & E V Alford ..... 15.00
NEWKIRK AV, ss, 91 w Flatbush av, 40x92; L D Baily—Max Berg Realty Co & I A Adler Co..... 175.00
ST MARK'S AV, ss, 350 e Underhill av 25x100; W Stunrock—Jno Generosa & Michael Penna ..... 200.00
VAN SICLEN AV, nwc Pitkin av, 25x100; W Zeller—Lena & Abraham Levine ..... 41.50
WILLIAMS AV, es, 200 s Dumont av, 100x100; Jorenberg & Co—Wallan & Hoffman, Inc, & Jacob Hoffman as treas ..... 1,100.00
WOODRUFF AV, swc St Paul's pl, 145.3 x126.3; L D Baily—Marcus Bldg Co & I A Adler Co ..... 1,200.00

## SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

### Manhattan.

**DEC. 19.**
ST NICHOLAS AV, nwc 164th; East River Mill & Lumber Co—164th St Bldg Co et al; Sept29'13 ..... 3,858.95

**DEC. 21.**
135D ST, 57 E; Kings Iron Wks—Jas Everards Breweries et al; Dec12'14.. 700.00
AMSTERDAM AV, nec 157th, Jas H Bradley—Dietrich Angelbeck et al; Aug28'14 ..... 377.00

**DEC. 22.**
55TH ST, 24 E; Vito Silvester—Larimore & Co et al; Dec2'14..... 154.15
169TH ST, 709 W; Nathan Mandelbaum—Imperator Realty Co et al; Oct 28'14 ..... 354.84
BROADWAY, 2708; Feldman & Rosenfeld—Henry Lowenthal et al; Sept 4'14 ..... 415.00
3D AV, 801-3; City Kalemein Co, Inc—Estate Geo A Haggerty et al; Dec 4'14 ..... 927.00

**DEC. 23.**
19TH ST, swc Av B; Otis Elevator Co—Levy Dairy Co et al; Dec17'14 ..... 2,000.00
29TH ST, 219 E; David Bleier—Julia Singer et al; Dec1'14 ..... 438.45
WADSWORTH AV, ws, 50 n 179th; Jno Wanderman—Wm Hobson et al; Dec 21'14 ..... 800.00

**DEC. 24.**
93D ST, 60 W; Harry Marks et al—Roslyn Riordan et al; Oct23'14..... 83.00
113TH ST, 501 W; Andw J Davis—Hannah Elias et al; Nov23'14..... 128.94
5TH AV, 381; Fulton Iron & Wire Co—Cammeyer Co et al; Sept4'14..... 274.50

### Bronx.

**DEC. 18.**
3D AV, 4495; Jas A Criscuolo—Chas Shapiro Co Inc et al; Sept19'14..... $20.63

**DEC. 19.**
No Satisfied Mechanics' Liens filed this day.

**DEC. 21.**
No Satisfied Mechanics' Liens filed this day.

**DEC. 22.**
BRIGGS AV, 707; Columbia Metal Box Co—Mitchell & McDermott Constn Co et al; Dec12'14 ..... 35.00
GUNTHER AV, ws, 200 s Edenwald av, 25x100; Clyde F Howes—Louis Pugliese et al; Nov18'14 ..... 60.00
GUNTHER AV, ws, 200 s Edenwald av, 25x100; Yonkers Woodworking Co, Inc—Louis Pugliese et al; Nov20'14. 240.00

**DEC. 23.**
NELSON AV (**), 1665; Richard E Thilbaut, Inc—Florence I Squires et al; Nov1'13 ..... 167.84


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**TENTH**

# ANNUAL REAL ESTATE NUMBER

**OF**

## The New York Evening Post

will be issued on Thursday, Dec. 31, 1914,
and will be devoted exclusively to the

## REAL ESTATE MARKET { Including a Summary of the Year 1914 and the Outlook for 1915

Comprehensive articles on all branches of real estate business will be contributed by prominent men whose opinions are sought and highly valued.

This section will contain valuable information of interest to owners, prospective buyers, brokers, operators and builders.

Suburban sections and the various Boroughs of the City will be treated under separate captions.

This special section will accompany the regular edition of THE EVENING POST on Thursday, December 31, 1914,

**In Connection with the**

## Annual Financial Summary

This feature of the paper alone insures its reaching many bankers, brokers, directors of banking and insurance institutions and other concerns which are directly interested in Real Estate.

As this supplement is kept for reference and frequently resorted to, your advertisement would therefore have more than one reading.

***We would suggest that you send in your advertising copy early, as this will be a banner number, and will contain the largest number of real estate brokers and operators ever before represented in an Annual Review published in New York City.***

**20 Vesey Street** **The New York Evening Post** **Phone, Cortlandt 84**

## Brooklyn.

**DEC. 17.**
CLASSON AV, 635; Patk J McAuliffe & ano—Tony Piugent & Haviland & Sons; Dec8'14 ..... 27.75
SAME PROP; Jacob Morgenthaler's Sons—Tony Prudente & Walter Ryan; Nov28'14 ..... 501.00

**DEC. 18.**
BARBEY ST, es, 75 s Dumont av, 80x100; Edel Light Co Arvintz Bldg Corpn; Nov13'14 ..... 51.24
HICKS ST, es, bet Remsen & Montague, --x--; D R Douglas Estate Louis Bossert & Wm Vail, Inc; Sept10'14... 296.00
MAGENTA ST, ns, bet Euclid av & Crescent st, 50x99; Hudson Boiler Mfg Co—P G Coleman & Henry Dederick; Dec3'14..... 114.80
REMSEN ST, nec Hicks, —x—; A Prinz—Wm Vail, Inc, & Hatie Bossert Co; Aug18'14 ..... 100.00
41ST ST, swc 4 av, 140x100; C T Willard Co—Wayfourth Constn Co & A Bonagur; Dec14'14 ..... 860.50
[2]NEWKIRK AV, ss, 91 w Flatbush av, 40x92; G Gianmetta—Maxberg Constn Co & David Nowak; Oct21'14 ..... 125.00
WASHINGTON AV, ss, 500 w 1st, 100x100; P McMullan—Francis A Norris Realty & Constn Co & Francis A Norris; Dec16'14 ..... 1,975.00
5TH AV, 5504; Kawneer Mfg Co—Jno Biohm & Jas Larkin; Nov25'14..... 315.00

**DEC. 19.**
KOSCIUSKO ST, ns, 150 e Reid av, 50x100; Meserole Masons' Material Co—Tinton Impt Co & Isaac & Hyman Schaufer; Dec3'14 ..... 1,582.87
OCEAN AV, 356; Standard Fireproof Sash & Door Co—Chas A Chase; Dec 17'14 ..... 380.00

**DEC. 21.**
TROY AV, es, 102.6 s St Marks av, 50x69; Atlas Steel Column Mfg Co—Nass & Berg & White Iron Works, Inc; Sept2'14 ..... 55.00
WASHINGTON AV, 646-8; Midwood Contracting Co—Weiner Bros & Antonio De Bones; Feb20'13..... 175.00

**DEC. 22.**
UNION ST, sec Rogers av, 87.9x100; Henry Glassmann—Union Rogers Co, Inc; Nov30'14 ..... 122.25
E 23D ST, ws, 460 s Av M, 40x100; also E 27TH ST, es, 300 s Av M, 40x100; Rilatt & Parker—Wm H Sawkins, Inc; Nov13'14 ..... 155.00
BEVERLY RD, nec E 17th, —x—; Clinton Wire Cloth Co—R C Church of Holy Innocents; Herman Madden & Co & Cathcart & Meagher, Inc; Nov 23'14 ..... 192.50
BEVERLY RD, nec E 17th, 172x100; Gulian Ross—same; Nov24'14..... 92.45

[1]Discharged by deposit.
[2]Discharged by bond.
[3]Discharged by order of Court.

## ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

### Manhattan.

**DEC. 17.**
No Attachments filed this day.

**DEC. 18.**
KENNEDY, Saml R & Saml W; Jno Stoll; $126.06; D Flanagan.
VALLEY BANK OF PHOENIX; Fraham Foster; $4,448.22; White & Case.

**DEC. 19 & 21.**
No Attachments filed these days.

**DEC. 22.**
BOYD, Thos; Clark A Wick; $500; C A Wick.
KRIT MOTOR CAR CO; Jno P Agnew; $52,-528.12; Grubel & Aronstein.
LEHIGHTON LACE CO; S A Salvage Co; $2,-811.40; Noble, Estabrook & McHarg.

## CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

### Manhattan.

DEC. 18, 19, 21, 22, 23.

Funk & Grupe Co. 10th av, 794-98.. Fairbanks Co. Machine..... 750.00
Keeney, Patk J. 1st av, 1780..Albert Gas Fixture Co. Fixtures ..... 75.00
Elfin, Enoch & Co, Inc. 7th av, 342.. Albert Gas Fixture Co. Fixtures.... 125.00
Pepe, Antonio & Agostino De Carluccio. Mulberry st, 197..E Esposito. Barber Fixtures ..... 75.00
Steinthal, A & Co & West Shore Beef Co. 8th av, 688..Automatic Refrigerating Co. Refrigerating Plant.. 2,000.00
Steinthal, R & A & Volunteer Market. 8th av, 573..same. Same..... 1,500.00
Guggenheimer, Eliza. Broadway, 715-27 ..Rockwood Sprinkler Co of Mass. Sprinklers, &c. .....11,600.00
Silverson Contracting Co. 134th st, 130 W—Metropolitan Chandelier Co. Fixtures. ..... 100.00

### Bronx.

DEC. 18, 19, 21, 22, 23.

B & B Constn Co. Concord av, es, bet 146th & 147th sts..Central Chandelier Co Fixtures, Domes, &c..... 425.00
Simplex Impt Co & Public Lighting Fixture Co. 173d st, ns, 53 e Webster av, —x—..New Century Gas & Electric Fixture Co. Chandeliers... 825.00

### Brooklyn.

DEC. 17, 18, 19, 21, 22.

Dragone Constn Co. Delamere pl, nr Newkirk av..Raisler Heating Co. Heating Apparatus ..... 2,700.00
Penna Maiclo. St Marks av, bet Washington & Underhill avs..A Weinstock. Mantels. ..... 80.00
John Phillips Plumbing Co. Bay 13th st, nr Benson av..Louis Greenberg. Bath Tubs. ..... 1,200.00
Purvis & Shelton. Caton av, c Stratford rd..National Radiator Co. Radiators ..... 516.00
Stanfield, Caroline & S J. 782-6 Wythe av..Automatic Sprinkler Co of America. Auto Sprinklers ..... 3,700.00
Up-to-Date Bldg Co, Inc. 20th av, nr 58th st—Chas A Frommeyer. Bath Tubs, &c. ..... 815.00
Vermont Bldg Co. Vermont st & New Lots rd..Midwood Plumbing Co. Plumbing Supplies. .....14,400.00

## BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

### Bronx.

**DEC. 23.**
BECK ST, swc Av St John, 55x100; City Mtg Co loans Brislow Bldg Corpn to erect 5-sty apartment with stores; 11 payments. .....36,000.00
AV ST JOHN, ws, 55 s Beck, 45x100; City Mtg Co loans Brislow Bldg Corpn to erect 5-sty apartment with stores; 11 payments .....28,000.00

## ORDERS

### Brooklyn.

**DEC. 18.**
KOSCIUSKO ST, 557-9; Ellie Arnold on Dime Savgs Bank of Williamsburgh to pay Sam Madorsky ..... 600.00

**DEC. 21.**
BATH AV, —c 17 av, Emilio Saruo on U S Title Guar Co to pay J Hoehman ..... 140.00

**DEC. 22.**
W 32D ST, bet Mermaid av & Railroad av; S Malafsky on Goldberg & Smith Inc to pay Coney Island Constn Supply Co. ..... 419.28

# DEPARTMENTAL RULINGS.

## BUREAU OF FIRE PREVENTION'

**Municipal Building.**

## ORDERS SERVED.

*(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)*

**Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly**

A-- Signifies, Auxiliary Fire Appliance.
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.
W-- " Interior Alarms.

Week ending Dec. 19.

### MANHATTAN ORDERS SERVED.

*Named Streets.*

Abingdon sq, 7-9—Morris B Goldberger.....B
Bleecker st, 2—Jacob H Schiff.....SS
Bleecker st, 95—Henry Meinhard Est.....C
Burling slip, 30—A H Hanford.....A
Cannon st, 31—Isaac Goldberg.....H-A-G
Centre st, 106-10—J H & G B Siebold.....H-A
Cherry st, 92—The Salvation Army...W-C-A-F
Christie st, s w c Houston st—Minsky Rlty Co. .....E-G
Coenties slip, 12—Wm C Robinson & Son Co..A
Dey st, 64—Sherwood B Ferris.....C
Eldridge st, 66—Jacob Richman.....B-C-F
Front st, 218—Geo Callahan Co.....K
Grand st, 177—N Y Brass & Wire Works..A-O
Greenwich st, 250-54½—Est Chas Fredk Hoffman .....H-F
Hudson st, 304-22—Amer Ever Ready Works .....A-C
Irving pl, 14-16—Walter Wolcott.....B-A-C-E
Mercer st, 227-9—Est Robert Goelet.....C
Pier 38, E R—N Y, N H & Hartford R R Co..G
Washington st, 93—Aseez Khayat.....C

*Numbered Streets.*

13th st, 107-9 W—Dale Lighting Fixture Co. H-G-C-A
13th st, 114 E—Marchbank Press.....H
14th st, 120-4 W—Salvation Army.....SS
14th st, 122 W—Reliance Trading Co.....A-H
17th st, 13 E—Hotel Wellington.....C
17th st, 121-25 W—The Reffon Realty Co....SS
19th st, 219-21 W—Chas D Schlenoff.....A-H
21st st, 24-26 E—Abraham Beller.....C-SS
21st st, 531 W—Musical Instrument Sales Co. H-A
22d st, 136-8 W—International Distributors Corpn .....SS
22d st, 150-54 W—J J Steindler Co.....SS
23d st, 400-02 W—Cusenier Co.....H-G
23d st, 546 W—National Pneumatic Action Co.A
26th st, 147 E—The New York Edison Co.G-A-H
28th st, 23 W—New York Transfer Co.....A
29th st, 227-9 W—Joseph Heinrichs.....A-H
36th st, 28-32 W—Rivoli Realty Co.....SS
36th st, 149-51 W—Finney Building Co.....SS
38th st, 39-41 W—International Floor Machine Co. .....G-H
39th st, 51-53 W—Wm E Paris.....C-F
39th st, 110-12 W—Dora Shubert.....W
42d st, 427 W—Gramm Service Corp.....D-G-L
44th st, 540 W—Jacob Hirsch.....C
45th st, 529 W —Edwin A Miller.....C
46th st, 514-16 W—Christian Wollersen.....C
49th st, 526-8 W—Mary Frawley.....G
57th st, 436 W—John J Burns.....C-A-L
59th st, 55 E—Gustave S Bochm.....B-F
62d st, 19 W—Reo Motor Co.....C-K-O-G
62d st, 38-40 W—H & N Sales Co.....G-O
64th st, 205-13 E—Black's Garage Co.....H-L
65th st, 218 W—Chas W Bury.....A-K
72d st, 176 W—Argall L Hull.....H-C
72d st, 344 W—Ewing, Bacon & Henry.....A-G
84th st, 10 E—Mrs Fred A Constable....D-O-H
99th st, 148 W—Henry Kroogman.....A-G
106th st, 57 E—Joseph Rosenberg.....A-H-G-K
107th st, 241 W—Leo Loeb.....C-G-H-A
124th st, 348 E—Cono Brigando.....A
130th st, 641 W—Fifth Av Coach Co.....L

*Named Avenues.*

Av A, 320-22—Levy Dairy Co.....A
Broadway, 2040-52—Winton Motor Car Co. C-G-L
Park av, 1015—Lewis G Morris.....H-A-K
Park av, 1047—Paul Walter & Son.....H-A-G
Park av, 1126—Steinman & Krasner.....A
Park av, 1909—Henry Haas & Son.....A
West Broadway, 502—Lionel N Widder.....L
West End av, 205-13—Williams & Morford Co. G-L-H-C-F

*Numbered Avenues.*

1st av, 501—H Koehler & Co.....H
2d av, 897—Thomas J McMahon.....A-H-C
2d av, 2012—Friedman & Goldstein.....G-K-A
3d av, 2098—Est Fannie Myers.....C-E
6th av, 857—Joseph Heppel.....K
7th av, 528-30—Mary A Early.....C-E-B-W
8th av, 817-21—Equitable Garage Co. C-L-A-H-G-D-K

### BRONX ORDERS SERVED.

*Numbered Streets.*

146th st, 226 E—M F Westergren, Inc.....C
149th st, 120 E—Whitehorn Bros.....L
161st st, 288 E—Joseph Hneschel.....H-A-D
237th st, 416 E—John H Pape.....H-A-K-G

*Named Avenues.*

Blackrock av, 2060—William Lappe.....A-H-K
Brook av, 456—S Dutchen.....A
Brook av, 979-99—Anheuser Busch Agency..A-G
Clinton av, 1831—Elsmere Cab & Car Co. A-G-O-C
Concord av & 143d st—Ward Motor Vehicle Co. .....H-A-L-K-O
Crotona av, ws, 100 n Fordham rd—Pierson Reid .....A-L
Grand Concourse & Echo pl—Gasoline & Oil Supply Co. .....A-L
Prospect av, 966—Geo Cohen.....C-A-H-G
St Anns av, 820—Standard Plumbing Supply Co. .....H-A-K
Stebbins av, 1102—Rudolph Hilgeman.....A-C
Stebbins av, 1344-46—Zion Hebrew Inst.C-B-F-A
Webster av, 2995—Harry Alexander.....H-A-G
West Fordham rd, 130—John L Caren.....A-G

*Numbered Avenues.*

3d av, 2733-5—Andrew Davey.....C
3d av, 3196 -A F Emrich & Bro.....H-A

### BROOKLYN ORDERS SERVED.

*Named Streets.*

Bond st, 118—James L Donnellan.....A-G-C
Clarkson st, 32—B V Aldridge, M.D.....G-A
Denton pl, 20—Giovanni Coscia.....J
Elmore pl, 704—Wm J Doherty.....H-A-G-D
Fenimore st, 115—Harry P Matthews.....D
Fenimore st, 188—Fred B Norris.....D
Fulton st, 361—Stephen Pettit.....C
Fulton st, 1945—Yerks & Bleyman.....H-A
Lincoln pl, 47-49—Bklyn Auto Repair Co..D-C
Pearl st, 177—H H Berns.....H-A-G
President st, 480—D Montemarano.....J

*Numbered Streets.*

4th st, 1460 E—Mabel E Melvin.....H-A-G
14th st, 952 E—Frank Napier.....H-A-G

*Named Avenues.*

Broadway, 1239—Hans Weber.....J
Gates av, 1467—John Hirn.....L-A-D-C
Grand av, 57—Chas Miller.....H-A-G
Lefferts & Washington avs—Bernhardt D Mayer .....L-C
Liberty av, 1035—Edward Gentleman..H-A-G-C
Liberty av & Berriman st—Standard Oil Co of N Y. .....L
Lincoln rd, 116—E H Stoothoff.....H-A-G
Metropolitan av, 564—Jos Baronofsky.....K-M
Nassau av, 192—D E Freudenberger.....D-C

### QUEENS ORDERS SERVED.

*Named Streets.*

North Thomas st, 7 (Rockaway Beach)—Wm A Rogers .....H-A-G-D-C

*Named Avenues.*

Bryan av & Elm st (Hollis) -J Houser.H-A-G-D
Jerome av, 4258 (Ozone Park)—Louis F Meliere .....A-C

### RICHMOND ORDERS SERVED.

*Named Avenues.*

Douglas rd (Emerson Hill)—Henry E Mecke H-A-G-O-K
Westervelt av, 132 (New Brighton)—Victor Winter. .....A-H-G

# BUILDING MANAGEMENT

## DEMANDS OF TENANTS IN UPTOWN LOFTS

By HARRY STEWART HALL

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Co.

THE area bounded by 30th and 50th streets, Fourth avenue and Broadway was produced many loft buildings during recent years, and a study of the character of these structures and what is demanded by the tenants therein is of interest. In the lower thirties, between Fourth and Fifth avenues, there has been a remarkable development lately, represented by buildings devoted exclusively to manufacturing purposes. The rentability of these buildings has been truly astonishing, especially in a market somewhat given to over-production in other locations. Such buildings house large numbers of operatives, often running into the hundreds, and they are occupied, for the most part, by concerns engaged in manufacturing cloaks and suits, dresses and other Ready to Wear Apparel for women.

### Essentials Required.

In all loft buildings there are certain well-defined essentials required on the part of the tenant that may greatly add to the desirability of the property from his viewpoint. In the building given over to manufacturing uses an all-important item is good light, and to such an extent has this feature become important that many builders will not today purchase plottage unless such permanent light is assured on at least one side, either by local conditions or by the purchase of additional property for light control. An example of such purchasing would be adjoining a church or institutional property, or by the "bottling up" of a low building. A number of good examples of this may be seen in the neighborhood aforementioned.

A second equally important desideratum is large floor areas. To the layman 25,000 square feet of space would appear to be 25,000 square feet, whether in one floor of that area or in five floors of 5,000 feet each—but in this day of Efficiency Experts, the shaving of manufacturing costs to a minimum, and similar methods, the ability to concentrate a manufacturing plant within one area is an important item in reducing production costs, by reason of closer supervision, fewer superintendents and foremen and a general concreteness of oversight.

### "Follow Your Leader."

Therefore the large loft building today, if well located, and with the aforementioned essential requirements, presents a readily tenantable proposition. Of course, such a building must be well built, and its physical equipment and arrangement must meet the general requirements of the manufacturing tenant, whose demands, however, are usually not excessive. Where large concerns have colonized and have established trade centers it has always followed that the smaller fish in the same line of business have been attracted to the neighborhood, and this has of course been of benefit to the smaller buildings nearby.

Long experience has standardized the physical equipment of loft buildings. Buildings occupying plots of from 50 to 85 feet in frontage require two passenger elevators, assuming a 12-story unit. Beyond that frontage more cars will be needed, according to the ratio of expansion. In a 50-foot building one freight elevator is sufficient, but it must be of ample size, as it is utilized to carry also the many operatives, together with salesmen, who are usually loaded down with large packages. Again, as the frontage increases so must the freight cars, and this is a most important item to the manufacturer.



HARRY STEWART HALL.

The sprinkler system in any loft building is today of paramount importance, and irrespective of recent legislation requiring sprinkler installations in all loft buildings, the owner of the older structures are finding it necessary to make such installations if they expect to compete with the newer buildings.

The general demand for service in the manufacturing building is not great nor of the same calibre as that required in the non-manufacturing structure. The manufacturing concerns sell much of their output through their travelling men, or to the buyers of large retail city concerns, and while their salesroom space is often made most attractive, and at considerable expense, nevertheless the expeditious handling of freight and shipments is perhaps of more importance than the passenger service, although it by no means follows that inadequate or indifferent management is overlooked or condoned. Extremely high-speed cars, starters, etc., are not required.

### High Class Lofts.

Between 34th and 40th streets, west of Madison avenue, are a number of large loft buildings of a much different character. Some of these structures run to great heights, 20 stories or so, and their occupants are concerns of financial strength and reputation, using the space solely for the exhibition and sale of merchandise manufactured elsewhere. These buildings require to be equipped with many niceties not found or asked for in the manufacturing loft structure. Mail chutes, hot water, fast passenger cars, the best of passenger service, an elevator starter, particular attention to cleanliness throughout the building, and, in fact, oftentimes service quite as good as that found in high-class office buildings. As a matter of fact, many of these so-called loft buildings have several floors divided and sub-divided into smaller salesroom space so that they practically approximate offices. In some cases the lighting and cleaning of these rooms is paid for by the owner. Obviously the operating expense of a building of this sort is greater than with the other type of loft building, though very often the rental income per square foot is no more. The non-manufacturing structure, however, houses a much more desirable class of tenants, and the depreciation of the building is very much less.

It is inadvisable to attempt to devote a loft building to both of these classes of occupancy, and in some cases an attempt to mix oil and water would be about as successful. In the thirties, between 5th and 6th avenues, there are a few buildings where it has been done, but in these cases the manufacturing element is of the lightest character, chiefly the best branches of the millinery trade.

### Change of Occupancy.

North of 42nd street the character and demand is of an entirely different nature. Where the district below 42nd street is almost entirely wholesale, that to the north is exclusively retail, or lines very closely allied thereto. The large area is not in demand in the neighborhood in question. The two frontages most in demand appear to be the standard 25 feet, and in some cases that of about 40 feet. Furniture houses, wallpaper concerns, and a host of similar lines occupy floors in the larger area buildings, but structures with more than 4,000 square feet on a floor find it difficult to find tenants, except by sub-divisions into smaller areas. This sub-dividing is really accomplished by a grouping of the elevators and stairways in the center of the building, thus permitting of apportioning space into as small a unit as a quarter-floor. The few tall buildings in this district are well equipped in every way, meeting the demand for a high-class service.

Of course in a neighborhood so highly developed along retail lines the small loft building, usually six stories in height, is an important structure. Such buildings are loft structures, per se, but in reality the lofts are more on the lines of small retail shops. They are occupied by many firms catering to an aristocratic retail trade, and it is often necessary to give almost extravagant service. On the contrary the square foot rentals obtained are high. These buildings have, as a rule, been successful, one reason being that each tenant obtains an individuality in the occupancy of an entire floor, usually with a large and attractive window, on which he can display his name. In other words, he is not a lost soul submerged in a great structure of many stories, with his name appearing only on a directory located in the main foyer.

### City's Policy in Registering Titles.

The Committee on Assessments of the Board of Estimate, after giving careful consideration to the matter of registering titles to property acquired by the city through condemnation or otherwise for streets, highways, parks, school buildings, etc., under the Torrens system of land registration, came to the conclusion that it would be inadvisable for the city to examine titles under this system for the reasons (1) that the cost of registering and insuring under the Torrens Law would exceed that of examination and insurance by title insurance companies, (2) a report as to the marketability or unmarketability of titles can be obtained from a title insurance company much more quickly than by means of a proceeding under this law, and (3) in case the city is under several contracts for the purchase of as many different properties, the titles of all can be examined and reported upon simultaneously by a title insurance company, while under the Torrens Law the examinations would have to be made by an official examiner and necessarily separately. The committee recommended that for the present, at least, the city continue to examine titles according to its present practice. A resolution carrying this recommendation was adopted.

## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

### Why Things Burn.

WE all know that certain substances will burn and others will not. Why this is so is explained in a comprehensive way by Howard D. Minchin, Ph.D., in a pamphlet issued by the Rochester Chamber of Commerce.

When chemical union of substances takes place with sufficient energy to develop heat and light the process is called combustion. In a restricted sense combustion is understood to mean the union of any substance with oxygen with the evolution of heat and light, but the term is used in this article to mean the chemical union of such substances. The temperature at which this union occurs is known as the kindling, or ignition temperature, which is dependent upon the kind of material involved, the condition of the material, the pressure, etc.

An inspection of a candle, oil or gas flame will show three principal regions. The interior region is dark and consists of cold gas, the next region is where oxygen is being united with the gas—the luminous part. The third is the oxidizing region, the hottest part of the flame. The tongues of flame seen in the burning of wood or coal have the same structure.

In order that substances may unite chemically it is necessary that each be brought to an active state, known as the nascent state. When this condition obtains the molecules are broken up into their atoms, and the substance as a whole is in a gaseous form.

The discussion involves both the kinetic theory of heat and the kinetic theory of gases. The kinetic theory of heat explains heat as a mode of molecular motion, the heat being due to the continuous impact of the molecules against each other. The kinetic theory of gases considers that in a gas the molecules are in continuous motion, darting in various directions. The pressure of an enclosed gas is explained as being due to the impact of these molecules upon the walls of the enclosure.

Anything that increases the velocity of the molecular motion of a mass increases its heat, and if this heat is not carried off the temperature rises. When the ignition point is reached chemical union takes place with the evolution of heat and light.

This increase of velocity may be brought about by: The direct addition of heat. The heat may be added by means of a lighted match or torch brought in contact with the material. The friction of a belt on a pulley or of an axle in its bearings may furnish the cause. By chemical action. We have as an example the heat generated in a pile of dirty waste. The process here is that of oxidation. Heat is generated and, not being allowed to escape, the accumulation causes the rise of temperature until the point of ignition is reached and union takes place. The condition is known as spontaneous combustion. The conditions necessary to produce spontaneous combustion are: Production of heat, an environment which is a non-conductor of heat, and material with a relatively low ignition point.

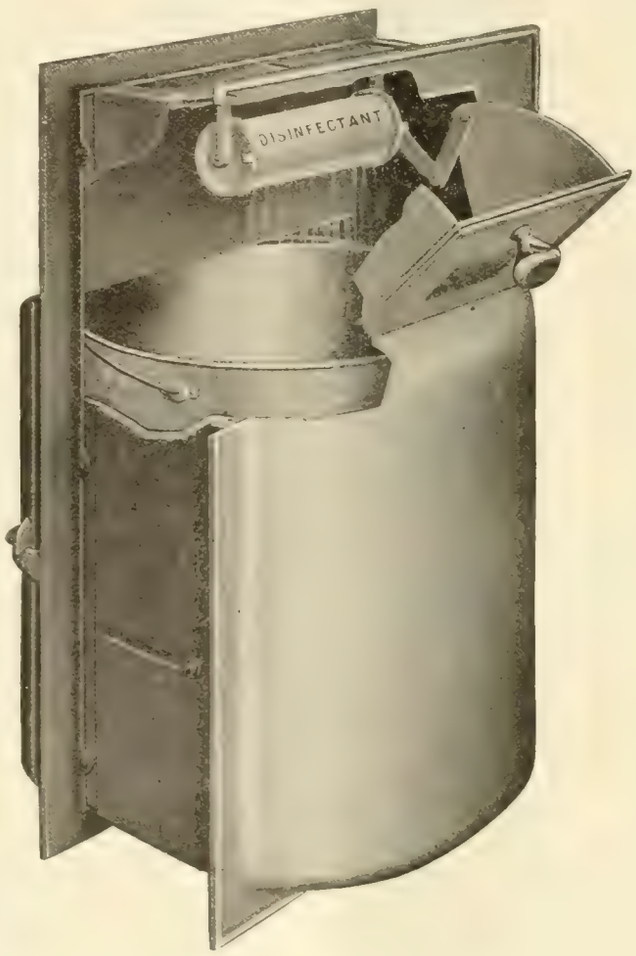
Some substances possess the property of absorbing oxygen to a very high degree. This is known as occlusion and considerable heat is always generated. Some of these substances are finely divided coal, charcoal, coal containing iron pyrites, carbon bisulphide, and phosphorus palladium and platinumate, two metals that occlude hydrogen so energetically that they will glow in the air and produce combustion.

Some other conditions favoring spontaneous combustion are: Wood near a hot steam pipe, wood in contact with coal, tow, flax, hemp, rags, leaves, cocoanut fibre, straw in manure heaps, sawdust upon which oil has been spilled. Very dry wood has been known to ignite by spontaneous action.

### Built-in Kitchen Garbage Receiver.

HERE is a device manufactured by the Majestic Company, of Huntington, Indiana, and consists of a cast-iron circular front and hopper, which is finished with a flat white primer to be finally enameled by the decorator, when the kitchen is completed; or, in the event of installing in a residence already built, it can be given two coats of a good grade white enamel which will cause it to present a sanitary and neat appearance in the kitchen. The outside door and frame are also made of cast iron.

The receiver can be installed in an old wall, as well as in a new one, by simply cutting an opening in the wall 18 inches wide and 29 inches high. It is a very simple matter to install it in an old brick wall, as there is sufficient flange to cover up any roughness caused by cutting the opening. The galvanized iron can is 15 inches in diameter and 18 inches in height. Just above the can is a mechanical device for holding a can of disinfectant, which is so arranged that when the hopper is opened to deposit garbage, a small amount of disinfectant is discharged into the garbage can, which prevents unpleasant odor and keeps the can in a sanitary condition. There is also a 2-inch pipe connection on top of the steel body, and if the owner desires a vent pipe can be attached and conducted to the attic or to the vent stack from the bath room.




In some cities an ordinance provides that the garbage can must be delivered to the alley, or in case of no alley, to the front curb line. In this case, two cans and an underground container are furnished with a flat lid, so that the can may be buried in the ground, and the garbage can may always be in position for the garbage man to collect it, as described in the Record and Guide Aug. 8, 1914.

### Smoke Waste.

MANY articles have appeared in this department describing the different appliances available for preventing waste through smoke. The November issue of the Technical World Magazine contained an interesting account of how large companies have been forced to curtail smoke waste. George H. Cushing, the author, says:

"Wounded in its pride, this country has at last awakened to its opportunity. The story of this awakening one day will make one of the biggest chapters in America's industry.

"It is to go far too minutely into the chemistry of steel-making to tell why this is so, but it is true that when the war began, the steel business of the United States came very near to stopping. One of the elements in Bessemer steel is feorromanganese. We had obtained this mainly from Europe, or Germany, to be exact. With fresh supplies shut off and with small stocks on hand, we were in a bad way.

"Then we got one cargo and arranged for others from South America. This eased the steel mind and established closer relations with our neighbor to the south, but it did not salve the wound to the national pride. In fact, we were stung to the quick when we learned from the Department of the Interior that these elements are available in quantity in this country and have been all along.

"Our steel-makers give the assurance that, before the war is over, they will have developed the deposits which yield those elements. This will make for the real independence—and hence the greater riches—of this country. This is the beginning of our home program.

"Another shock to commercial and self-contained America came when it discovered that while the tin can is the emblem of cheapness, and while tin is the foundation of some of our richest industries, we mine no tin. All of it that we have and use comes from 'the other side.' The supply was interrupted for a time and we were in a panic.

"It was with a sensation akin to pain that we learned that we have tin here and should have been working in it years ago. To wipe out this national disgrace—enterprising citizens of Cincinnati have said they intend to produce our tin. That will add to our riches. Surely, it will help to complete our home-trade program.

"These things hurt, but 'the unkindest cut of all' came in connection with the thing which, with us, is almost as common as dirt. The United States produces about 40 per cent. of the total coal output of the world. This giant coal pile is a mine of riches. After two weeks of study 117 separate articles were found to pass off in smoke. All of these things we have burned, or thrown through the chimney in smoke in order that we might obtain the three elementary things, light, heat and power.

"For example, all of the anilin dyes are by-products of coal. Chicago, Pittsburgh, Cincinnati and Cleveland belch great vats of gorgeous colors into the air daily and then send all the way to Germany to buy a supply.

"Creosote oil is a by-product of coal. This is used to preserve wood and adds from 200 to 500 per cent. to its life. We buy between fifty million and sixty million gallons of it each year from Germany. This element in the coal we either burn to make heat or spill it into the air as smoke."

Smoke in New York City is not as serious a destructive agent as in some other cities, but the constantly increasing cost of upkeep of buildings encourages more extended use of soft coal and the smoke evil is destined to grow worse rather than improve, unless means are taken to stop excessive chimney smoking.

# CURRENT BUILDING OPERATIONS

## New Bowery Branch Y. M. C. A. Will Contain Many Innovations—Unique Plan Inaugurated—Nurses' Home for Brooklyn Hospital

WITH part of the fund of $4,000,000 raised in the whirlwind campaign of 1913, for the purpose of advancing the work of the Young Men's Christian Association in New York City, a new structure is being started for the Bowery Branch. This building will be erected in 3rd street, just east of the Bowery, and immediately in the rear of the Dry Dock Savings Bank. The building will be seven stories and basement in height, and will cover a plot 64 x 135 feet. An open space, twenty feet in width, has been reserved on the west side of the building. This will probably be used as an open hand ball court, and will provide permanent light and air for the west side of the building.



Jackson, Rosencrans & Waterbury, Architects.
NEW $400,000 BOWERY BRANCH OF THE Y. M. C. A.

In many respects this building will be unlike any other heretofore erected by the association. Innovations in construction and management have been planned, and much study has been given to the building, as the requirements of the Bowery Branch are of a somewhat different nature than those in other locations. This branch has to deal particularly with and be of assistance to the men of the type who, from choice or necessity, frequent the Bowery and its environs; and in this new building special comforts and conveniences have been arranged.

As a building, it will be the last word in modern construction and will be fireproof throughout. The facade will be of granite, limestone and face brick, all partitions of terra cotta block and floor construction of reinforced concrete. Jackson, Rosecrans & Waterbury, of 1328 Broadway, architects, have prepared plans and specifications for the structure. These architects have a wide experience and a national reputation in the design and planning of buildings of this character, and their study of this particular problem has resulted in a building which should meet every possible demand. The steam and electric engineering is being accomplished under the direction of R. D. Kimball Company, 15 West 38th street, and the general contract has been awarded to George A. Fuller Company, 111 Broadway.

Inasmuch as the Bowery Branch will, in many ways, act in the capacity of a hotel for transients, a dormitory with sleeping accommodations for 150 men has been provided. In addition, 153 private sleeping rooms have been planned, which can be rented by the day or week. They will rent furnished for $2 per week.

Among the special features of this branch, which will be unique in Y. M. C. A. work, are a tailor shop, barber shop and laundry. When a guest comes to the Bowery Branch, if only for a night, if without baggage or change of clothing, he will be furnished with a pair of pajamas, his clothes taken to the tailor shop, where they are sponged and pressed and repaired, and his linen laundered and returned to him in the morning. This service will be without cost to the guest.

After a substantial breakfast, H. W. Hoot, secretary of the Bowery Branch, with his assistants, will endeavor to obtain positions for men in need of employment. A resident physician will be on duty at stated hours, and medical attention will be given to those in need, without cost. Meals will be furnished at a nominal cost. In fact, the branch will have all the conveniences of a modern hotel for men, but at a price reasonable enough to be within the reach of every one.

As a matter of fact, the guests will not be required to pay in advance, and if they have no funds they will not be turned away. The Y. M. C. A. believes that the men will pay when able, and their own experience has been that more than 65 per cent of the men who have left in arrears for accommodations return and pay their bills at some future time.

The regular Y. M. C. A. features will include a gymnasium, shower baths, swimming pool, lounging and smoking room, library and reading room. The roof will be of flat Akron tile and will be utilized as a roof garden. Elevators will be installed for the purpose of carrying members and guests to all floors, including the roof. This roof will no doubt be used as an outdoor dormitory during the hot months. A large auditorium has been planned and will be used for public meetings, entertainments, moving picture shows, etc.

The building, including the land, will cost in the neighborhood of $400,000, and, with the furnishings and equipment, the total cost of the plant will represent an outlay of more than one-half million dollars.

### New Nurses' Home.

In order that the work of the Methodist Episcopal Hospital, of Brooklyn, may be greatly increased the erection of a modern building to be used as a nurses' home was recently decided upon, and active operations will soon be started. This building is greatly needed by the institution, and when completed will be of a valuable asset and addition to one of the borough's best hospitals. It will be erected on the property owned by the hospital and in close proximity to the present buildings.

The new structure will be located in the south side of 6th street, about 70 feet west of Eighth avenue. The facade will be of brownstone and brick to match those of the other buildings. The home will be five stories and the basement in height, fireproof throughout, and will cover a plot 150 x 80 feet.



Frank J. Helmle, Architect.
NEW NURSES' HOME FOR BROOKLYN.

Plans and specifications were prepared by Frank J. Helmle, 190 Montague street, Brooklyn, architect, and the general contract has been awarded to the William Kennedy Construction Company, 215 Montague street. This addition to the hospital group when completed and furnished will represent an expenditure of about $100,000, exclusive of the cost of the land.

### Compensation for Accidents.

The operations of the law of May 30, 1908, providing compensation for accidents to certain employees of the Federal Government, form the subject of Bulletin No. 155 just published by the Bureau of Labor Statistics of the United States Department of Labor. The report covers the period from Aug. 1, 1908, when the law went into effect, to June 30, 1913, or practically the first five years of its existence. This law was the pioneer general accident compensation law in this country, but since its enactment 24 States have made provision for compensation in some form, all of them, however, on a more liberal basis.

The total number of claims filed during the first five years of the law was 14,963, of which 14,046 were allowed, 911 disallowed and six were still under consideration at the end of that period. Of the cases allowed 437 were for fatal accidents. The total compensation paid for all accidents during the five years amounted to over $1,800,000. Of this more than $732,000 was paid to 6,315 employees of the Isthmian Canal Commission.

In the fiscal year 1912-13 the average compensation reported for 3,320 non-fatal and 56 fatal cases was $106.96 and $661.12, respectively. Of the non-fatal cases 996 were Isthmian Canal Commission employees.

The small amounts of compensation under this act, when compared with compensation under the various State workmen's compensation laws, are due to the fact that under the Federal law compensation payments limited to usual wages must cease when the injured employee is able to resume work, and in any case cannot continue beyond twelve months. Under the more recently enacted state laws compensation, usually on the basis of one-half or two-thirds the average wages, is paid in case of temporary disability, during disability or in case of death or permanent disability for a period extending to six years, and in several states to eight years.

### To Rebuild Another Edison Plant.

The Thomas A. Edison Company, Inc., announced this week that an additional plant, which was recently burned, situated at Lakeside avenue and Valley road, West Orange, New Jersey, is to be rebuilt at once, costing between $750,000 and $1,000,000. The selection of an engineer has not been made and the owner will probably consider propositions from several engineers before deciding on the new type of construction.

### Church of Christ, Scientist, to Build.

The Fifth Church of Christ, Scientist, 241 Madison avenue, contemplates the erection of a new Science church. No site has yet been selected and it is expected that operations will be started as soon as funds have been secured. W. H. Burritt, of 35 East 32d street, is first reader. C. H. Hamilton, 241 Madison avenue, is chairman, board of trustees.

### New Western Union Building.

The Western Union Telegraph Company, Theodore N. Vail, president, 195 Broadway, Manhattan, contemplates the erection of a new service building on the east side of Fairview avenue, north of the Boulevard, Far Rockaway, Long Island. Details will not be available before early next year. No architect has been retained.

### Rebuild Country Residence.

Kenneth M. Murchison, architect, 101 Park avenue, has been retained to prepare the plans and specifications for the residence to be erected on the site of the one, destroyed by fire this week, at Locust Valley, L. I. No definite details are available at this time.

—The site of the Hall of Records at Chambers and Center streets was acquired by the city in condemnation proceedings, September 19, 1897. The land cost $1,799,441.15.

## NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The H. M. Construction Co., 927 East 163d st, contemplates the erection of a 5-sty apartment house, 50x100 ft., at the northeast corner of 179th st and Walton av. No architect selected.

MANHATTAN.—Mrs. Adele Harrington, 1478 Vyse av, have in mind the erection of two 5-sty apartments, 50x100 ft., on the east side of Valentine av, 176 ft. north of East 184th st. No architect selected.

MANHATTAN.—The Fifth Church of Christ Scientist, 241 Madison av, C. H. Hamilton, 241 Madison av, chairman of Board of Trustees, contemplates the erection of a brick and stone church. No site or architect has been selected.

BROOKLYN.—The Chauncey Real Estate Co., 187 Montague st, thinks of making alterations to the store at the northwest corner of Bedford av and Fulton st. No architect selected.

LAKE PLACID, N. Y.—The Board of Education of Lake Placid, T. A. Leahy, president, contemplates the erection of a school here. No architect retained. Project will probably be voted on in the spring.

ELIZABETHTOWN, N. Y.—The Board of Education of Elizabethtown, James De Long, president, contemplates rebuilding the school here to cost about $20,000. No architect selected.

OYSTER BAY, L. I.—The Board of Education of Oyster Bay, John F. Birmingham, South st, chairman, contemplates the erection of an addition to the high school here, to cost about $50,00 to $100,000. No architect selected.

EAST RUTHERFORD, N. J.—The Borough of East Rutherford contemplates the erection of a 2-sty school here, to cost about $25,000. An architect will probably be selected soon by the building committee, Otto Strasser, secretary.

BUFFALO, N. Y.—The Buffalo Cold Storage Co., Perry and Columbia sts, contemplates the erection of a 10-sty warehouse here. No architect selected.

PORT RICHMOND, S. I.—McAllister Dry Dock & Ship Building Co., 24 State st, Manhattan, contemplates rebuilding the plant here to cost about $200,000. No architect retained.

OGDENSBURG, N. Y.—The Ogdensburg City Hospital, Sister St. James, in charge, 46 King st, contemplates making alterations to the 2-sty hospital in King st, to cost about $35,000. No architect selected.

WATERTOWN, N. Y.—The City of Watertown Board of Education, Frank S. Tisdale, president, contemplates the erection of an addition to the high school to cost about $30,000. No architect retained. A special election will be held in the early spring.

WATERTOWN, N. Y.—The City of Watertown Board of Education, Frank S. Tisdale, president, contemplates the erection of a $65,000 school in Arsenal st. Project will be voted on at a special election to be held in the early spring.

ROCHESTER, N. Y.—Nazareth Academy, Mother Agnes in charge, 86 Jay st, contemplates the erection of a Boys' High School on East av, near Pittsford st. No architect selected.

FAR ROCKAWAY, L. I.—The Western Union Telegraph Co., Theodore N. Vail, president, 195 Broadway, contemplates the erection of a brick and stone service building on the east side of Fairview av, north of Boulevard. No architect retained.

OYSTER BAY, L. I.—Sterling Postley, 830 Park av, Manhattan, is preparing erection of a residence near Oyster Bay. No architect selected.

WEST ORANGE, N. J.—The Thos. A. Edison Co., Inc., 65 Lakeside av, contemplates rebuilding the plant at Lakeside av and Valley rd, to cost $750,000 to $1,000,000. No engineer selected.

## PLANS FIGURING.

CHURCHES.

RIDGEFIELD PARK, N. J.—Sub bids are desired by the John J. Hearn Construction Co., 69 West 46th st, Manhattan, for the church and school for St. Francis R. C. Church, Rev. J. M. McDonald, pastor. F. J. Schwartz, Paterson, N. J., architect. Cost, about $100,000.

DWELLINGS.

MANHATTAN.—Grosvenor Atterbury, 131 East 70th st, architect, is taking bids for a 4-sty residence at 11 East 95th st for Mrs. E. S. Fabbri, 129 Broad st. Cost, about $125,000.

BROOKLYN.—Mrs. Margaret Grosz, 562 West 133d st, Manhattan, owner, is taking bids for a 2½-sty frame residence, about 26x34 ft., at the southwest corner of Edgemere and Maple avs, from plans by Benjamin Driesler, 153 Remsen st. Cost, about $7,500.

HILLSIDE, L. I.—Plans are being figured for the 2½-sty hollow tile and stucco residence for R. O. Campion, care af architect, Frank A. Sinnott, 1328 Broadway, Manhattan. Cost, about $15,000.

MANHATTAN.—Rosenberg & Aronson, 121-123 Canal st, are figuring the general contract for the synagogue at 24-28 West 114th st, from plans by Sommerfeld & Steckler, 31 Union sq, and desire bids on all subs. by Dec. 28. Congregation Kel Israel Anshe Poland, 20-2 Forsyth st, owner. Cost, about $75,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The United Electric Light & Power Co., 130 East 15th st, is taking bids for a brick and stone sub station, 25x100 ft., at 354 West 45th st, from plans by W. E. McCoy, 130 East 15th st.

HALLS AND CLUBS.

MANHATTAN.—The Franciscan Monastery, Rev. Anceto Silvion, 151 Thompson st, rector, is taking bids for a 2-sty clubhouse at 147 Thompson st, from plans by Francis A. Norris, 552 Rugby rd, Brooklyn. Cost, about $20,000.

FLUSHING, L. I.—The Castle Amusement Co., A. A. Volk, 56 Beaver st, Manhattan, owner, is taking bids for alterations to the church at the northwest corner of Washington and Price sts for a dance hall, from plans by Geo. A. Bessez & Geo. W. Kibitz, 2 East 41st st, Manhattan. Cost, about $15,000.

PUBLIC BUILDINGS.

ST. GEORGE, S. I.—Sub bids are desired by the John J. Hearn Construction Co., 69 West 46th st, Manhattan, for alterations to the ferry house for the Borough of Richmond. Cost, about $10,000.

SCHOOLS AND COLLEGES.

BELLEVILLE, N. J.—John J. Hearn Construction Co., 69 West 46th st, Manhattan, is figuring the contract and desires bids on subs for the high school to be erected from plans by Chas. G. Jones, 280 Broadway, Manhattan. Cost, about $110,000.

BELLEVILE, N. J.—The Board of Education of the town of Belleville, John W. Depue, 127 Halsey st, Newark, owner, is taking bids to close at 8.30 p. m. December 29 for the high school on Washington av and Holmes st. Chas. Granville Jones, 280 Broadway, Manhattan, architect. D. R. Bacon, 30 Church st, Manhattan, heating and electrical engineer. E. E. Seelye, 101 Park av, structural engineer. Cost, about $110,000.

MANHASSET, L. I.—The Libman Contracting Co., 126-32 West 46th st, is figuring on a high school to be erected on Plandome rd from plans by Frederick H. Briggs, and desire bids on all sub-contracts prior to Jan. 5, 1915.

STORES, OFFICES AND LOFTS.

MANHATTAN.—A. S. Hedman, 371 Fulton st, Brooklyn, architect, is taking bids for alterations to the office building 71 John st for the South Manhattan Realty Co., 100 William st.

MANHATTAN.—William Allen Balch, Inc., 110 West 40th st, architect, is taking bids for interior alterations to the 5th and 6th floors in the building 108 West 40th st, leased by Lester D. Mayne, 110 West 40th st. The work will include masonry, tile work, plastering, structural steel, vaults and electric work.

MANHATTAN.—Warren & Wetmore, 70 East 45th st, and Herman Lee Meader, 178 5th av, architects, are taking bids for the 11-sty store and loft building at the northeast corner of 5th av and 37th st for the Murray Hill Investing Co., care of Olney & Comstock, 68 William st.

MANHATTAN.—John B. Snook Sons, 261 Broadway, architects, are taking bids for the 6-sty store, office and loft building at 77 Madison av, southwest corner of 28th st, for the estate of Eliza M. Bailey, Hermann H. Camman, 84 William st, trustee. Cost, about $40,000.

BROOKLYN.—Figures are being received for the 2-sty reinforced concrete bakery, 56x100 ft., at Rutledge and Wythe sts for Dugan Bros., 287 Broadway. I. S. Beardsley, 38 West 32d st, Manhattan, architect.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SHERMAN AV.—Neville & Bagge, 215 West 125th st, have been commissioned to prepare plans for a 5-sty apartment house on the east side of Sherman av, 100 ft. south of Dyckman st, for James Livingston, 261 West 36th st.

76TH ST.—Schwartz & Gross, 347 5th av, have been selected architects for the 9-sty apartment house which Julius Tishman & Son, 18 East 41st st, are to erect at 122-128 East 76th st, at a cost of about $180,000. The plot measures 69x100 ft. Work will be undertaken at once.

FACTORIES AND WAREHOUSES.

107TH ST.—Wortmann & Braun, 114 East 28th st, are preparing plans and will take bids on general contract about January 1 for the 9-sty warehouse and garage in the south side of 107th st, 225 ft. west of Columbus av, for the Chelsea Storage Warehouses, Louis Schram, 426 West 26th st, president.

HOSPITALS AND ASYLUMS.

LENOX AV.—J. H. Freedlander, 244 5th av, is preparing plans for kitchen and hospital equipment for the Harlem Hospital at Lenox av, 136th to 137th sts, for the Department of Charities, Bellevue and Allied Hospitals, 26th st and 1st av.

26TH ST.—The Dept. of Charities, Bellevue & Allied Hospitals, 26th st and 1st av, contemplate the construction of fireproof floors in pavilions A and E for a roof garden, from plans by McKim, Mead & White, 101 Park av.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education Dec. 21 for workshops in cellar P. S. 109. A. W. King, low bidder at $2,278. No bids for items 2 and 3.

MISCELLANEOUS.

MANHATTAN.—The Municipal Art Commission has approved plans for Pier 8, North River, West Front st, for the Lehigh Valley R. R. Co., 143 Liberty st. Cost, about $195,000.

### Bronx.

APARTMENTS, FLATS AND TENEMENTS.

199TH ST.—The Tremont Architectural Co., 401 East Tremont av, is preparing sketches for two 5-sty apartments at the southeast corner of 199th st and Briggs av for Daniel Houlihan, 2348 Bainbridge av, owner and builder. Cost, about $35,000.

HOSPITALS AND ASYLUMS.

BRONX.—La Farge & Morris, 101 Park av, are preparing plans for a 1-sty animal hospital at the Bronx Zoological Park, for the City of

New York, Department of Parks. Bids will be advertised for about Jan. 1.

SCHOOLS AND COLLEGES.

INTERVALE AV.—Bids were received by the Board of Education for the 5-sty school on the west side of Intervale av, from Chisholm st to Freeman st, from plans by C. B. J. Snyder. Cost, about $320,000. For the general construction The Tower Construction Co., 1 Madison av, was low bidder, at $234,948. For plumbing, Wells & Newton Co., Av B and 17th st, at $20,887.

BRONX.—The Board of Education opened bids Dec. 21 for the general construction of P. S. 54, Tower Construction Co. low bidder at $234,948. For plumbing and drainage of same school Wells & Newton Co., of New York, at $20,887.

APARTMENTS, FLATS AND TENEMENTS.

176TH ST.—The Tremont Architectural Co., 401 East Tremont av, has completed plans for a 5-sty apartment, 50x111 ft., in the south side of 176th st, 90 ft. east of Clinton av, for the Chas. Streeter Construction Co., 893 Elton av, owner and builder. Cost, about $60,000.

## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BOND ST.—Beverly S. King, 103 Park av, Manhattan, has been commissioned to prepare plans for a 3-sty tenement, 75x75 ft., at the corner of Bond and Wyckoff sts, for Mrs. C. Zabriskie, care of architect. Cost, about $50,000.

15TH ST.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment in the east side of 15th st, 422 ft. south of 8th av, for the Kraslow Construction Co., W. Kraslow, 188 Montague st, president and builder. Cost, about $30,000.

2D ST.—Samuel Sass, 32 Union sq, is preparing sketches for three apartments at the southwest corner of South 2d st and Hewes st, for the South Fifth Av Construction Co., 686 Willoughby av.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty apartments, 50x80 ft., on Eastern Parkway, near Utica av, for Jos. I. Aaron, 936 St. Marks av, owner and builder. Cost, about $60,000.

HIGH ST.—Max Hirsch, 391 Fulton st, is preparing plans for a 4-sty tenement, 22x30 ft., in the north side of High st, 38 ft. west of Hudson av, for A. Santillo, 178 Hudson av, owner and builder.

15TH ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty apartment, 50x88 ft., in the east side of 15th st, 422 ft. south of 8th av, for the Kraslow Construction Co., W. Kraslow, president, 188 Montague st, owner and builder. Cost, about $30,000.

DWELLINGS.

18TH AV.—M. A. Cantor, 373 Fulton st, is preparing plans for three 1-sty brick residences at the northeast corner of 18th av and 62d st, for the Lancaster Realty Co., Louis Gold, 44 Court st, owner and builder. Cost, about $11,500.

92D ST.—Chas. Mele, 37 Liberty av, has completed plans for six 2-sty residences at the southeast corner of East 92d st and Av K for the Benedict Construction Co., care of architect, owner and builder. Cost, about $4,500 each.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids Dec. 21 for installing heating and ventilating apparatus in P. S. 50, E. Rutzler Co. low bidder at $50,234. For installing temperature regulation in same school Johnson Service Co. at $4,550.

STORES, OFFICES AND LOFTS.

THATFORD AV.—Max Hirsch, 391 Fulton st, is preparing plans for a 2-sty post office building, 50x100 ft., on the west side of Thatford av, 100 ft. north of Pitkin av, for Jos. A. Solovei, 68 Thatford av, owner and builder. Cost, about $12,000. U. S. Government, lessee.

## Queens.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Timmis & Chapman, 315 5th av, Manhattan, are revising plans for a 1 and 2-sty factory, 200x400 ft., for Bryan Kennelly, 158 Broadway, Manhattan. G. Schirmer, Inc., 3 East 43d st, lessee. Cost, about $150,000.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, is preparing plans for a 2-sty factory, 40x100 ft., on Nott av, near East av, for John Weldon, 1 Bridge Plaza. Cost, about $8,000.

STABLES AND GARAGES.

LONG ISLAND CITY.—John M. Baker, 9 Jackson av, is preparing plans for a 1-sty garage, 50x100 ft., on Jackson av, near Queen st, to cost about $8,000.

## Richmond.

CHURCHES.

DONGAN HILLS, S. I.—Rev. Joseph G. Murray, care of Seaview Hospital, Manor rd, New Dorp, contemplates the erection of a church at Richmond rd and Seaview av, from plans by Sullivan & Seaver, Dongan Hills.

HOTELS.

NEW BRIGHTON, S. I.—Harry W. Pelcher, National Bank building, Port Richmond, has completed plans for a 5-sty hotel, 45x125 ft., in the west side of Jay st, 201 ft. north of De Kalt st, for the Tilley Estate, St. George Hotel, M. Carr, New Brighton, owner. Cost, about $55,000.

## Nassau.

APARTMENTS, FLATS AND TENEMENTS.

GREAT NECK, L. I.—William Burnett Tuthill, 105 East 22d st, Manhattan, has about completed plans for a 3-sty brick apartment and store for Dr. Geo. H. Dowsey, 60 Wall st, Manhattan. Cost, about $40,000.

## Suffolk.

DWELLINGS.

BAYSHORE, L. I.—The H. H. Smith Building Co., East Main st, contemplates the erection of a 2½-sty frame residence, 30x35 ft., from private plans. Cost, about $5,000.

## Westchester.

BANKS.

SCARSDALE, N. Y.—L. M. Loeb, 37 East 28th st, Manhattan, is revising plans for a 2-sty brick store and bank building, 60x60 ft., on Garth rd for J. R. Simon, care of J. R. Simon & Co., 53 East 25th st, Manhattan. Cost, about $8,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Emile Reinbault, Jr., 714 Amsterdam av, has completed plans for a 2-sty stone and hollow tile residence at Stephenson av and Sherman st for Emile Reinbault, 714 Amsterdam av. Cost, about $5,000. Architect will build and take bids on subs about January 15.

MAMARONECK, N. Y.—The Onak Construction Co., Jos. G. Whalen, Haines Park, contemplates the erection of six 2½-sty residences on Barry av, to cost about $5,000 each. Plans prepared privately.

RYE, N. Y.—Jas. A. Burke, care of Luke A. Burke & Sons, 25 West 42d st, Manhattan, contemplates the erection of a residence here. Plans will be prepared by owner.

OSSINING, N. Y.—Mrs. Oliva A. Herbert contemplates making alterations to the residence and farm cottage on Croton rd, from plans by Lewis Colt Albro, 2 West 47th st, Manhattan.

STABLES AND GARAGES.

YONKERS, N. Y.—Lawrence E. Loeb, 37 East 28th st, Manhattan, is preparing sketches for rebuilding the frame and stone dairy barns on Central av, for the Estate of J. L. Simon, executor, Henry G. Simon, Scarsdale.

## CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

CHURCHES.

MANHATTAN.—Valentine Lynch & Co., 13 Park Row, have received the general contract to make alterations and additions to the mariner's church at 166-168 11th av, for the New York Port Society, 166 11th av, James Yereance, 128 Broadway, president. Eli Benedict, 1947 Broadway, architect. Cost, about $9,000.


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*Contracts Awarded—Continued.*

MANHATTAN.—Rosenberg & Son, 693 3d av, have received the general contract to alter the 3-sty brick synagogue and home, 33x40 ft., at 32-34 East 119th st, for the Daughters of Israel Home of Harlem, Nathan Golnick, 232 West 111th st, president. Gronenberg & Leuchtag, 303 5th av, architects. Cost, about $10,000.

DWELLINGS.

YONKERS, N. Y.—Jas. A. Cosgrove, Palmer av, has received the general contract to erect a frame and stucco residence at 35 Bailey av for Josephine D. Archard, 540 Van Cortlandt Park av. Cost, about $5,500.

WHITE PLAINS, N. Y.—W. & W. F. Crockett, 306 East 59th st, Manhattan, have received the general contract to make alterations and additions to the residence at Prospect Park, for L. Arthur Cushman, New York av, White Plains. Alfred Hopkins, 101 Park av, Manhattan, architect. Cost, about $40,000.

SYOSSET, L. I.—A. E. Hansen, Landing rd, Glen Cove, L. I., has received the general contract to erect a 2½-sty frame residence, 86x27 ft., for W. R. Wilcox, care of architect. J. W. O'Connor, 3 West 29th st, Manhattan. Cost. about $15,000.

CEDARHURST, L. I.—John H. Smith, Lawrence, L. I., has received the general contract to make alterations to the residence for F. O. Phillips, this place. Henry Otis Chapman, 334 5th av, Manhattan, architect. Cost, between $4,000 and $6,000.

GLEN COVE, L. I.—(Sub.).—Milton O. Wicks, Nassau av, has received the mason and carpenter work for alterations to the 2½-sty frame residence for Mrs. Arthur Gibb, Red Spring st. Howard Major, 281 5th av, Manhattan, architect for interior. Cost, about $15,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Caye Hosford Co., 1123 Broadway, Manhattan, has received the general contract to erect a manufacturing plant at the foot of East 56th st, Erie Basin, for the Morse Dry Dock & Repair Co., foot of East 57th st. Plans were prepared privately.

HOSPITALS AND ASYLUMS.

BROOKLYN.—The William Kennedy Construction Co., 215 Montague st, has received the general contract to erect a 5-sty nurses home in the south side of 6th st, about 100 ft. west of 8th av, for the Methodist Episcopal Hospital, on premises. Frank Helmle, 190 Montague st, architect. Cost, about $150,000.

PUBLIC BUILDINGS.

ST. GEORGE, S. I.—John H. Parker Co., 315 4th av, has received the contract at $237,985 for the 4-sty court house, 150x150 ft., in De Kalb, Wall, Stuyvesant, Jay and Hamilton sts, for the Borough of Richmond. Chas. J. McCormack, President. Carrere & Hastings, 225 5th av, Manhattan, architects. Cost, about $350,000.

SCHOOLS AND COLLEGES.

BRONX.—Frymier & Hanna Co., 25 West 45th st, has received the general contract to erect additions to the 4-sty P. S. 12 at Frisby and Benson avs for the Board of Education. C. B. J. Snyder, 59th st and Park av, architect.

STABLES AND GARAGES.

SOUTHOLD, L. I.—E. E. Paul Co., 101 Park av, Manhattan, has received the general contract to erect the 3-sty stable, garage, gardener's cottage and residence at Mt. Beuhla and Soundview avs for A. H. Cosden, care of the Riker-Hegeman Co., 2 Gansevoort st, Manhattan. J. L. Burley, 345 5th av, Manhattan, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—E. E. Paul Co., 101 Park av, has received the general contract to make alterations to the 6-sty telephone building, 346-352 West 17th st, for the N. Y. Telephone Co., 15 Dey st. E. A. Munger, care of owner, architect. Cost, about $15,000.

MANHATTAN. — (Sub.). — Mulhern Steam Heating Co., 103 Park av, has received the heating contract; Rockwood Sprinkler Co., 123 Willis st, sprinkler system, and William G. Cornell & Co., 4th av and 17th st, plumbing for the 10-sty store and loft building at the northwest corner of 44th st and Madison av for William Everdell, Jr., and William H. Barnum, Broadway and 42d st. Brooks Bros., 936 Broadway, lessees. La Farge & Morris, 101 Park av, and Clinton & Russell, 32 Nassau st, architects. Irons & Todd, 101 Park av, general contractors.

ENGLEWOOD, N. J.—Jas. L. Bried, West st, has received the general contract to erect four 1-sty brick stores, 60x80 ft., at the corner of Palisade and Grand avs, for Birtwhistle & Livingston, 46 Dean st. J. J. Ferry, 2 Dean st, architect. Cost, about $15,000.

MANHATTAN.—Smith & Leo, Inc., 103 Park av, have received the general contract to alter the 16-sty office building, 161x200 ft., at 5-11 Broadway for the Bowling Green Building Co., 11 Broadway. Ludlow & Peabody, 101 Park av, architects. Carman Bros., 322 East 75th st, have the fire-escape contract. Cost, about $10,000.

THEATRES.

JERSEY CITY, N. J.—P. J. Kenny, 379 York st, has received the general contract to erect a 1-sty moving picture theatre at Duncan av, near Westside av, for John McCluskey, care of C. H. Ziegler, architect, 75 Montgomery st. Cost, about $10,000.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

STABLES AND GARAGES.

144TH ST, 34-44 West, public garage, 1-sty brick, 150x100; cost, $20,000; owner, Wm. W. Adams, 391 East 149th st; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 372.

### Bronx.

DWELLINGS.

MAIN ST, w s, at Beldin's Point, 1-sty frame shed, 25x99½; cost, $500; owner, Mrs. A. Huntington, 1083 5th av; architect, Lewis R. Kaufman, 373 4th av. Plan No. 571.

HERMANY AV, s s, 316.7 w Zerega av, 2-sty brick dwelling, 22x55, tin roof; cost, $4,000; owner, Wm O'Malley, 1213 Hoe av; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 573.

226TH ST, s s, 155 e Carpenter av, 2½-sty frame dwelling, shingle roof, 22x34; cost, $4,500; owner, Martha Cole, 168 State st, Brooklyn; architect, Wm. R. Crump, 3711 Olinville av. Plan No. 575.

FACTORIES AND WAREHOUSES.

EASTCHESTER RD, w s, 285 n Pelham parkway, 1-sty stone storage rubberoid roof, 30x17; cost, $600; owner, Pasquale Cicarelli, on premises; architect, M. A. Buckley, 1573 Hone av. Plan No. 572.

PARK AV, e s, 100 s 182d st, 1-sty brick storage, slag roof, 50x90; cost, $9,000; owner, Mulhare Const. Co., Thos. Mulhare, 404 East 141st st, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 576.

STORES AND TENEMENTS.

SOUTHERN BLVD, e s, 50 s Freeman st, 1-sty brick store, 25x50, tin roof; cost, $2,500; owner, John F. Condon, 1403 Washington av; architect, M. A. Buckley, 1573 Hone av. Plan No. 574.

### Brooklyn.

DWELLINGS.

ARGYLE RD, w s, 170 s Ditmas av, 2-sty frame dwelling, 24x52, shingle roof, 2 families; cost, $6,000; owner, Elmer E. O'Donnell, 443 East 17th st; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 8551.

EASTERN PKWAY EXTN, n s, 106 w St. Mark's av, 2-sty garage and dwelling, 29.7x73, slag roof, 1 family; cost, $5,000; owner, Annie Goldstein, 562 Howard av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8571.

CARROLL ST, s s, 250 e Brooklyn av, four 2-sty brick dwellings, 20x42, slag roof, 1 family each; total cost, $24,000; owner, Harris Bldg. Co., 180 Montague st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8594.

DOVER ST, e s, 180 s Oriental blvd, 2-sty frame dwelling, 27.4x41, shingle roof, 1 family; cost, $6,000; owner, Walter W. Debevoise, Hotel Bossert; architect, E. B. Chestersmith, 181 Woodruff av. Plan No. 8581.

POWELL ST, s e c Newport av, 4-sty brick dwelling, 50x90, slag roof, 21 families; cost, $28,000; owner, Isadore Strongin, 409 North Vine st, Richmond Hill; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8578.

AV P, s s, 40 w Hendrickson st, 2-sty frame dwelling, 25x46, shingle roof, 2 families; cost, $5,000; owner, Angiolina Gerardi, 2086 Flatbush av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8586.

20TH AV, n w cor 65th st, 1-sty frame dwelling, 40.11x80, slag roof, 1 family; cost, $4,000; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 8601.

20TH AV, w s, 70.1 n 65th st, 1-sty frame dwelling, 29.11x75, slag roof, 2 families; cost, $3,500; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 8603.

OCEANIC AV, n s, 200 e Sea Gate av, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, $5,000; owner, Mrs. E. H. Low, Surf av and West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8611.

WEST 1ST ST, e s, 514 s Sheepshead Bay rd, 14 1-sty brick dwellings, 14x39, slag roof, 1 family each; total cost, $14,000; owner, Julius Oppenheimer, R. R. and Stillwell av; architect, W. Richter, 4411 18th av. Plan No. 8645.

6TH ST, s s, 415.9 e 2d av, 2-sty brick dwelling, 24x16, gravel roof, 1 family; cost, $1,500; owner, Wallingford Realty Co., on premises; architect, W. J. Conway, 400 Union sq. Plan No. 8666.

EAST 39TH ST, w s, 180 n Hubbard pl, two 2-sty frame dwellings, 17x36, shingle roof, 1 family each; total cost, $6,400; owner, Amersford Bldg. Co., 315 Washington st; architect, F. W. Eisenla, 16 Court st. Plan No. 8641.

FACTORIES AND WAREHOUSES.

MILL ISLAND, n w cor, 1-sty brick storage, 100x40, slag roof; cost, $9,000; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av, Manhattan. Plan No. 8569.

PITKIN AV, n w cor Williams av, 1-sty brick lumber mill, 40x60, slag roof; cost, $4,500; owner, Gussie E. Browner, 100 Junius st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8572.

STABLES AND GARAGES.

GLENMORE AV, s s, 50 w Alabama av, 2-sty brick stable, 50x30, slag roof; cost, $3,000. owner, Meyer Litock, 1967 Pitkin av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8566.

EAST 23D ST, e s, 407 s Clarendon rd, 1-sty frame garage, 12x18, shingle roof; cost, $300; owner, Floyd E. Moore, 335 East 23d st; architect, same. Plan No. 8635.

MILL ISLAND, n w cor, 1-sty brick garage, 58x30, gravel roof; cost, $4,500; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av. Plan No. 8606.

PUTNAM AV, s s, 258.4 w Patchen av, 1-sty brick garage, 20x20, tin roof; cost, $800; owner, Marion C. Breslin, on premises; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 8608.

MILL ISLAND, n w cor, 2-sty brick stable, 30x85, gravel roof; cost, $3,500; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av, Manhattan. Plan No. 8630.

PRESIDENT ST, s s, 150 e N. Y. av, 1-sty brick garage, 11x18, slag roof; cost, $350; owner, Jacob Schauf, on premises; architect, Wm. Debus, 86 Cedar st. Plan No. 8646.

EAST 8TH ST, w s, 120 s Ditmas av, 1-sty frame garage, 16x14, shingle roof; cost, $200; owner, Essen Winkel, 1172 Fulton st; architect, Isaac Kallich, 186 Remsen st. Plan No. 8656.

EAST 8TH ST, e s, 40 s Av K, 1-sty frame garage, 16x14, shingle roof; cost, $200; owner, Isadora Seren, 125 Van Buren st; architect, Isaac Kallich, 186 Remsen st. Plan No. 8657.

BLAKE AV, n e cor Van Sinderan av, 1-sty frame stable, 77x18, gravel roof; cost, $1,500; owner, Ida Newfeld, 33 Thatford av; architect, J. C. Hacker, 418 Junius st. Plan No. 8644.

MASPETH AV, s w cor Gardner av, 2-sty brick stable, 85x30, gravel roof; cost, $3,500; owner, Gulf Refining Co., Pittsburgh, Pa.; architect, Tooker & Marsh, 101 Park av. Plan No. 8670.

TROY AV, w s, 50 n St. Marks av, 1-sty brick garage, 25x100, gravel roof; cost, $2,500; owner, Giovanni Spizzuaco, 148 Troy av; architect, Pasquale Gagalardi, 239 Navy st. Plan No. 8643.

STORES AND DWELLINGS.

SCHENECTADY AV, e s, 71 n Eastern parkway, two 3-sty brick stores and dwellings, 20x49.1, gravel roof, 2 families each; total cost, $10,000; owner, Dennis Flynn, 210 Utica av; architect, Benj. Cohen, 361 Stone av. Plan No. 8559.

SURF AV, n s, 79.6 e West 24th st, 1-sty brick store and dwelling, 20.7x55, gravel roof, 1 family; cost, $2,800; owner, Mary Daneato, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8589.

20TH AV, w s, 40.10 n 65th st, 1-sty frame store and dwelling, 29.2x75, slag roof, 1 family; cost, $3,500; owner, Lancastershire Realty Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 8602.

18TH AV, s e cor 59th st, four 3-sty frame stores and dwellings, 25x30, slag roof, 2 families each; total cost, $20,000; owner, Henry Gold, 44 Court st; architect, Issac Kallich, 186 Remsen st. Plan No. 8661.

18TH AV, ne cor 60th st, four 2-sty frame stores and dwellings, 25x26.10, slag roof, 2 families each; total cost, $20,000; owner, Henry Gold, 44 Court st; architect, Isaac Kallich, 186 Remsen st. Plan No. 8664.

STORES AND TENEMENTS.

LAFAYETTE AV, s s, 250 w Nostrand av, 4-sty brick tenement, 50x88, gravel roof, 20 families; cost, $30,000; owner, Landor Realty Co., 539 Greene av; architect, Benj. Cohen, 361 Stone av. Plan No. 8660.

POWELL ST, e s, 50 s Newport av, 4-sty brick tenement, 50x89, slag roof, 23 families; cost, $25,000; owner, Isadore Strongin, North Vine st, Richmond Hill; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8579.

45TH ST, n e cor 15th av, 4-sty brick tenement, 20.2x90, slag roof, 8 families; cost, $15,000; owner, J. J. Lack Constn. Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 8605.

MONTAUK AV, w s, 290 s Sutter av, five 3-sty brick tenements, 20x76, slag roof, 6 families each; total cost, $35,000; owner, Montauk Bldg. Co., 326 Barbey st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8598.

15TH AV, e s, 202 s 42d st, four 4-sty brick tenements, 40x80, slag roof, 12 families each; total cost, $110,000; owner, J. J. Lack Constn. Co., 44 Court st; architect, M. A. Cantor, 373 Fulton st. Plan No. 8604.

THEATRES.

FLATBUSH AV, e s, 95.8 n Av D, 2-sty brick theatre, 55x129.10, gravel roof; cost, $15,000; owner, Jas. McGowan, 1201 Flatbush av; architect, Benj. Cohen, 361 Stone av. Plan No. 8568.

DWELLINGS.

DUNTON.—Mill st, s e cor Morris av, two 2½-sty frame dwellings, 16x34, shingle roof, 1 fam., steam heat; cost, $4,400; owner and architect, Henry E. Price, Fulton st, Jamaica. Plan No. 3786-87.

DUNTON.—Wick st, e s, 93 n Broadway, four 2-sty frame dwellings, 20x32, shingle roof, 1 family, steam heat; cost, $10,000; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, E. B. Chestersmith, same address. Plan No. 3784.

ELMHURST. -Toledo st, e s, 75 n Ivy st, 2½-sty frame dwelling, 20x50, tin roof, 2 families; cost, $3,600; owner and architect, John Simkin, 51 East Grand av, Corona. Plan No. 3793.

FAR ROCKAWAY.—Seaview av, n s, 75 w Willow pl, 2-sty frame dwelling, 20x48, shingle roof, 2 families; cost, $3,000; owner, Mrs. M. Wendt, Far Rockaway; architect, T. O'Kane, Far Rockaway. Plan No. 3781.

FLUSHING.—Hillcrest av, n e cor Jessup st, 2½-sty frame dwelling, 20x38, shingle roof, 2 families; cost, $4,000; owner, Gustave Hill, 115 East 122d st, Manhattan; architect, C. W. Ross, Woodhaven. Plan No. 3785.

JAMAICA.—Cherry av, n s, 188 e New York av, 2½-sty frame dwelling, 28x28, shingle roof, 1 family, steam heat; cost, $3,000; owner, F. J. McGuire, Brooklyn; architects, C. W. Birdsall & Son, Fulton st, Jamaica. Plan No. 3799.

RICHMOND HILL.—Fulton st, n s, 400 e Oxford av, three 2-sty frame dwellings, 16x38, shingle roof, 1 family, steam heat; cost, $9,000; owner, Wm. H. Wade, Elm st, Richmond Hill; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 3796-7-8.

ELMHURST.—Evergreen av, s s, 150 w Toledo av, 2-sty frame dwelling, 16x40, shingle roof, 1 family, steam heat; cost, $2,500; owner, John J. Froenhoffer, Jennings st, Elmhurst; architect, Robert W. Johnson, Grove st, Corona. Plan No. 3805.

JAMAICA.—Shore av, s s, 50 e West st, 2-sty brick dwelling, 19x35, slag roof, 2 families; cost, $5,800; owner, Mrs. E. Loda, premises; architect, A. Loda, same address. Plan No. 3810.

ROCKAWAY BEACH.—Eldert av, w s, 375 n Boulevard, three 1-sty frame dwellings, 12x25, tin roof, 1 family; cost, $1,200; owner and architect, Henry Meyer, Jr., Rockaway Beach. Plan Nos. 3806-7-8.


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SCHOOLS AND COLLEGES.

WOODHAVEN.—Yarmouth st, s w cor Shipley st, 4-sty brick Public School, 160x82, slag roof; cost, $160,000; owner, City of New York. Plan No. 3792.

STABLES AND GARAGES.

RICHMOND HILL.—Chestnut st, e s, 240 n Belmont av, 1-sty brick garage, 13x17, slag roof; cost, $300; owner, W. Dixon, Chestnut st, Richmond Hill; architect, H. E. Haugaard, Richmond Hill. Plan No. 3788.

RICHMOND HILL.—Herald av, s w cor Sherry st, 1-sty frame garage, 14x16, shingle roof; cost, $300; owner, Cornelius Van Shute, on premises. Plan No. 3791.

DOUGLAS MANOR.—West drive, n w cor Norwood av, 1-sty brick garage, 12x18, shingle roof; cost, $275; owner, S. Blum, premises; architect, G. A. Copper, Flushing. Plan No. 3800.

SOUTH AQUEDUCT.—Academy st, e s, 228 n Hawtree Creek rd, 1-sty frame garage, 18x24, shingle roof; cost, $150; owner, G. Maus, premises. Plan No. 3801.

STORES AND DWELLINGS.

JAMAICA.—South st, s s, 43 e Rockaway rd, three 1-sty brick store and dwellings, 13x60, slag roof, 1 family each; cost, $1,800; owner, Warranty Investors' Co., 213 Rockaway rd, Jamaica; architect, M. E. Walsh, 213 Rockaway rd, Jamaica. Plan No. 3783.

STORES AND TENEMENTS.

L. I. CITY.—Hamilton st, n e cor Pierce av, 4-sty brick tenement, 39x90, slag roof, 14 families; cost, $20,000; owner, not given; architect, Thomas J. Reidy, 76 Hoyt av, L. I. City. Plan No. 3795.

STORES AND TENEMENTS.

ROCKAWAY BEACH.—Ward av, n e cor Boulevard, 1-sty frame store, 97x30, slag roof; cost, $3,000; owner, Maria Boggoian, 131 Vermont st, Brooklyn; architect, Wm. Sandifer, Fairview av, Rockaway Beach. Plan No. 3803.

MISCELLANEOUS.

RICHMOND HILL.—Broadway, n e cor Wyckoff av, 1-sty frame shed, 14x26, tin roof; cost, $200; owner, U. H. Bessett, premises. Plan No. 3804.

FLUSHING.—Sandford av, n s, 150 e King st, 1-sty frame shed, 14x18, slag roof; cost, $100; owner, E. H. Purvis, on premises. Plan No. 3794.

# PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., December 15, 1914.—Sealed proposals will be received at this office until 3 p. m., January 13, 1915, and then opened, for a mechanical system of mail-handling apparatus, etc., in the United States postoffice at Minneapolis, Minn., in accordance with specification and drawings, copies of which may be obtained at the office of the Supervising Architect. O. Wenderoth, Supervising Architect.

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## Richmond.

DWELLINGS.

AMBOY RD, s s, opposite Elliott av, Tottenville, 2-sty frame dwelling, 36x34; cost, $5,000; owner, Ralph Packer, 60 State st, Perth Amboy; architect and builder, C. O. Petersen, Tottenville; mason, M. Filimen, Tottenville. Plan No. 997.

CLOVE RD, e s, 900 n Richmond turnpike, South New York, 1½-sty frame dwelling, 21x27.6; cost, $2,800; owner, John Christensen; architect, Chas. B. Hewicher, Tompkinsville; builder, Horlson Bros. Plan No. 994.

PALMER AV, s s, 365 w Heberton, Port Richmond, two 2-sty frame dwellings, 20.6x28; cost, $2,800 each; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 996.

SEAVIEW AV, s s, 275 w Jefferson st, Dongan Hills, two 2-sty brick dwellings, 19.8x30; cost, $2,200 each; owner Annie Swift, Dongan Hills; architect and builder, John Schroll, Port Richmond. Plan No. 999.

SIGNS RD, s s, 161 w Old St. rd, New Springville, 1½-sty frame dwelling, 21x35; cost, $1,000; owner, John Denker, West New Brighton; architect, Harry W. Pelcher, Port Richmond. Plan No. 992.

MISCELLANEOUS.

MAIN ST, n e cor Arents av, Tottenville, 1-sty stone bank, 30x60; cost, $16,000; owner, Tottenville Nat'l Bank; architects, Slee & Bryson, 154 Montague st, Brooklyn; builder, John Milnes & Co., Port Richmond. Plan No. 993.

FOUR COR. RD, s s, 1,000 w Rich rd, Dongan Hills, 1-sty frame ice house, 23x38; cost, $500; owner, Richmond Co. Country Club, Dongan Hills; architect, P. P. Plan No. 995.

BAYVIEW AV, n w cor Clermont, Tottenville, 1-sty frame club house, 24x50; cost, $800; owner, Raritan Bway Pk. Assn., Tottenville; architect, Chas. Kaffer, Tottenville; builder, C. O. Petersen, Tottenville. Plan No. 998.

# PLANS FILED FOR ALTERATIONS.

## Manhattan.

BEDFORD ST, 25, store front, doorways, mason work, removal of front wall to 4-sty brick tenement; cost, $150; owner, Wm. Lustgarten, 68 William st; architect, Anthony Vendrasco, 183 Spring st. Plan No. 4340.

CANAL ST, 324, metal frames and sash, fireproof doors, brick hoist enclosure to 5-sty brick lofts; cost, $1,500; owner, The Quibose Co., Quincy W. Pose, president, 8 Rector st; architect and contractor, John F. Kuhn, 328 East 51st st. Plan No. 4321.

CANAL ST, 25-29, 4 water closet compartments, slate floor to 4-sty brick tenement; cost, $350; owner, Estate of John S. Foster, J. Stanley Foster, exec., 127 East 17th st; architect, Isadore Reh, 1051 Boston rd. Plan No. 4349.

CROSBY ST, 65, mason work to 12-sty brick factory; cost, $200; owner, Samuel Langdorf, Spring and Crosby sts; architect, Benjamin Leavin, 110 West 40th st. Plan No. 4335.

ELIZABETH ST, 172, stairs, bake oven, brick chimney (t. c. flue pipe), brick partitions to 4-sty brick store and tenement; cost, $1,000; owner, Mariane Scimeca, 2 Spring st; architect, Frank V. Laspia, 525 Grand st, Brooklyn. Plan No. 4361.

GRAND ST, 39, partitions, water closets, plumbing fixtures to 3-sty brick dwelling; cost, $300; owner, David Schwartz, 39 Grand st; architect, R. I. Dodge, 233 Broadway. Plan No. 4310.

HENRY ST, 139, alter present window into doorway to 4-sty brick, 2 families; cost, $100; owner, James F. McEntyre, 141 Henry st; architects, Horenburger & Bardes, 122 Bowery Plan No. 4352.

LAFAYETTE ST, 380, remove present wooden stairway, new fireproof stairs installed, brick walls, toilet rooms, install new electric elevators, new sidewalk lifts, sprinkler tanks to 6-sty brick stores and lofts; cost, $30,000; owner, Estate of Wm. Schermerhorn, 25 Liberty st; Samuel W. Bridgham, Chas. J. Carpenter, Ed J. Hancy, trustees; architects, Maynicke & Franke, 25 Madison Sq. North. Plan No. 4351.

MacDOUGAL ST, 133, raising of roof, windows, door to 4-sty brick store and tenement; cost, $600; owner, Mary Conti, 137 MacDougal st; architect, Anthony Vendrasco, 183 Spring st. Plan No. 4339.

NORFOLK ST, 68-70; partitions, plumbing, skylight to 6-sty brick tenement; cost, $150; owner, Isaac W. Schenker, 343 Grand st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 4318.

RENWICK ST, 40-42, gravity tank, steel supports to 8-sty brick factory lofts; cost, $900; owner, Alfred Luedmann, 38 Renwick st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 4345.

RIDGE ST, 118, partitions to 5-sty brick lofts; cost, $250; owner, Lazarus Levy, 13 Catherine st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 4315.

WEST HOUSTON ST, 34-36, new steel stairs, terra cotta blocks, kalamien fireproof door to 12-sty brick fireproof stores and lofts; cost, $300; owner, Jeanette K. Harris, 37 Liberty st; architect, Jos. Hecht, 110 West 34th st. Plan No. 4354.

9TH ST, 641 E, flooring, exterior iron stairway, doorways, fireproof doors and windows to 3-sty brick factory lofts; cost, $500; owner, Lenhill Realty Corporation, 1395 2d av; architect, Martin J. Hackett, 134 East 25th st. Plan No. 4359.

10TH ST, 442-44-46 East, terra cotta vent shaft, w. c. compartments, fireproof windows to two 4-sty brick tenements; cost, $5,000; owner, Ida Gluck, 442 East 10th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 4319.

14TH ST, 60-62 East, remove present store front and replace with new one, remove column, provide new girders to 3-sty brick stores and hotel; cost, $2,000; owner, Trust Estate of Courtlandt Palmer, 852 Broadway; architects, Sommerfield & Steckler, 31 Union sq. Plan No. 4357.

20TH ST, 6-8 West, gravity tank, pressure tank, steel supports, fireproof, penthouse to 11-sty brick factory lofts; cost, $2,200; owner, Edw. Cunard, London, England; agent, Jacob Neadle, 27 Cedar st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 4346.

25TH ST, 55 West, steel beams, fireproof windows, removal of masonry to 4-sty brick stores and dwelling; cost, $500; owner, Vincent Astor, 23 West 26th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 4337.

26TH ST, 114-120 West, door opening to 12-sty brick stores and lofts; cost, $200; owner, Criterion Constn. Co., 114-20 West 26th st; architect, M. Joseph Harrisbn, 230 Grand st. Plan No. 4333.

27TH ST, 114-16 West, fire escape bridge to 12-sty brick loft building; cost, $1,000; owner, Louis Levy, 47 West 34th st; architect, Maximilian Zipkes, 495 Lexington av. Plan No. 4322.

28TH ST, 42 East, metal-covered store front, plumbing fixtures to 6-sty brick stores and hotel; cost, $500; owner, Borough Realty Co., 99 Nassau st; architect, Geo. J. Froelich, 690 Whitlock av. Plan No. 4343.

34TH ST, 264-66 West, door opening, iron door, steel lintels to 2-sty brick bank; cost, $150; owner, Chelsea Exchange Bank, 266 West 34th st; architect, Chas. F. Wright, 304 West 25th st. Plan No. 4344.

37TH ST, 36-38 W, new exit, outside screened stairway, f. p. self-closing doors to 10-sty brick store and lofts; cost, $2,000; owner, Ball Realty Co., Ancell H. Ball, Pres., 374 5th av; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 4360.

38TH ST, 235 West, doorway to 5-sty brick dwelling; cost, $50; owner, Alice H. Golding, 233 West 38th st; architect, Geo. Browne, 4718 Hudson blvd, West New York, N. J. Plan No. 4334.

39TH ST, 212 West, door opening to 5-sty brick residence; cost, $75; owner, Thos. Broderick, 212 West 39th st; architect, Samuel Livingson, 101 West 42d st. Plan No. 4323.

39TH ST, 228 West, cut new door in wall, new partitions, remove old partition to 4-sty brick dwelling; cost, $500; owner, Josephine Cone, Larchmont, N. Y.; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 4356.

40TH ST, 108 West, partitions, steel girders and beams, plastering, fire proofing, tile, automatic, fireproof doors, dumbwaiter shaft, to 6-sty brick stores, offices and lofts; cost, $3,000; owner, Edw. W. Browning, 110-12 West 72d st; architect, Wm. A. Balch, Inc., 110-112 West 40th st. Plan No. 4330.

42D ST, 226 East, lowering of floor beams, concrete floor, stalls, beams to 2-sty brick stable; cost, $325; owner, Edward Norris, 21 Liberty st; architect, Granville W. Williams, 212 East 37th st. Plan No. 4327.

42D ST, 312 West, plaster board partition to 5-sty brick store and tenement; cost, $100; owner, Geo. Ehret, 235 East 92d st; architect, Sidney L. Warsawer, 314 West 42d st. Plan No. 4313.

43D ST, 121 West, flooring, stairway, removal of stairway to 3-sty brick restaurant and dwelling; cost, $120; owner, Chas. Miller, 166 Melrose st, Brooklyn; architect, Wm. Gray, 355 West 40th st. Plan No. 4316.

48TH ST, 154 West, chimney flue enclosure, asbestos ceiling to 5-sty brick dwelling; cost, $75; owner, Mrs. Mary Magan, Farragut Circle, New Rochelle, N. Y.; architect, Paul B. La Velle, 507 5th av. Plan No. 4317.

53D ST, 36 East, tank, steel supports to 4-sty brick store building; cost, $80; owner, Mrs. LeBrun Cooper, 55 East 66th st; architect, Joseph Isseks, 83 Pike Slip. Plan No. 4320.

59TH ST, 412-414 E, runway, concrete footings, mason work, wood beams, tar roof, skylight, manure chute, concrete floor to 2-sty brick stable; cost, $550; owner, Tood estate, Katonah, N. Y.; architect, John Ph. Voelker, 979 3d av. Plan No. 4364.

66TH ST, 100-106 East, plaster block partition, doorways, flooring, plastering, steel and concrete arches to 12-sty brick tenement; cost, $500; owner, Susanna S. Minturn, 109 East 21st st; architect, Wm. T. Lear, 101 Park av. Plan No. 4328.

78TH ST, 170 West, metal-covered store front to 5-sty brick stores and tenement; cost, $100; owner, Samuel Bookman, 9 East 62d st; architect, Howard A. Welsh, 298 West 11th st. Plan No. 4332.

79TH ST, 203 West, extension, staircase, partitions, bathrooms, terra cotta ventilating shaft, metal window frames and sash to 5-sty brick dwelling; cost, $10,000; owner, Geo. C. Engle, 205 West 79th st; architects, Bannister & Schell, 67 Wall st. Plan No. 4314.

94TH ST, 58-60 East, erect terra cotta wall, cut window forming entrance to 7-sty brick tenement; cost, $500; owner, V. L. Harris, 140 Riverside Drive; architect, Otto Reissmann, 147 4th av. Plan No. 4348.

96TH ST, 142 West, toilet, plumbing fixtures to 5-sty brick tenement; cost, $150; owner, John Capleas, 135 West 96th st; architect, Lorenz F. J Weiher, 271 West 125th st. Plan No. 4324.

96TH ST., 158 West, windows to 5-sty brick tenement; cost, $50; owner, John Capleas, 135 West 96th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 4325.

96TH ST, 162 West, windows to 5-sty brick tenement; cost, $50; owner, John Capleas, 135 West 96th st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 4326.

96TH ST, 160 W, windows to 5-sty brick tenement; cost, $50; owner, John Caplias, 135 West 96th st; architect. Lorenz F. J. Weiher, 271 West 125th st. Plan No. 4363.

106TH ST, 166-68 East, removal of vent and dumbwaiter shafts, toilets, plumbing fixtures, windows, stairs, bulkheads, fire-escapes, iron beams, hot water heat, fireproof ceiling, metal lath and plaster boards, terra cotta block partition, store fronts, stud and plaster partitions to two 5-sty brick stores and tenements; cost, $7,000; owner, Pauline Moskowitz, 1990 7th av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 4309.

109TH ST, 414 East, extension to 2-sty frame coal pocket; cost, $1,000; owner, Herman Kahrs, 1454 3d av; lessee, Meyer-Denker-Sinram Co., 414 East 109th st; plans by lessee. Plan No. 4342.

115TH ST, 341 East, erect brick extension, fireproof roof, remove partitions and toilets, erect stud and plaster partitions to 3-sty brick apartment; cost, $600; owner, Lena Manzino, 341 East 115th st; architects, DeRose & Cavalieri, 2333 1st av. Plan No. 4347.

124TH ST, 152 West, toilet room, tile floor, cabinet and glass partitions, window to 5-sty brick store and tenement; cost, $300; owner, Florence Reynolds, 220 West 42d st; architect, Richard Rohl, 128 Bible House; contractor, A. J. Facter, 2203 5th av. Plan No. 4331.

131ST ST, 207 West, new partition to 3-sty brick private dwelling; cost, $50; owner, Isabel Mackin, 68 Columbus av; architect, Abraham Rabinowitz, 354 West 43d st. Plan No. 4350.

AMSTERDAM AV, 1801-1807, mason work, steel beams, iron columns, ornamental kalamein lattice work, fireproof door to 2-sty brick theatre and office; cost, $400; owner, Phoenix Amusement Co., 134-36 West 46th st; architect, Max V. Epstein, 558-60 West 34th st. Plan No. 4311.

BROADWAY, 816, removal of partitions and skylight to 4½-sty brick lofts; cost, $100; owner, Geo. W. M. Sturgis, 236 West 72d st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 4338.

BROADWAY, 2551-53-55-57, fireproof dumbwaiter shaft to 2-sty brick stores and restaurant; cost, $200; owner, Jesse W. Ehrich, 31 Liberty st; architect, J. C. Cocker, 2017 5th av. Plan No. 4341.

BROADWAY, 1367, store front, plaster board partition to 5-sty brick stores and lofts; cost, $250; owner, Regal Shoe Co., 1367 Broadway; architect, Louis E. Kramer, 372 Miller av, Brooklyn. Plan No. 4362.

LENOX AV, 721-735, construct fire-escapes to 4-sty brick fireproof car house, sub-station and repair shop; cost, $1,500; owner, N. Y. Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 4355.

2D AV, 553, new water closet, stud partition, lathed and plastered, cut ventilating skylight to 5-sty brick tenements and stores; cost, $300; owner, Amelia H. Kohn, 553 2d av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 4353.

3D AV, 952, lowering of floor beams, store fronts, removal of brick frame partitions to 4-sty brick cafe and hotel (to be used as store and cigar factory); cost, $8,000; owner, Robt. W. Goelet, Newport, R. I.; architect, Albert M. Gray, 1402 Broadway. Plan No. 4329.

5TH AV, 580, fireproof doors and windows, screened stairway, tank, steel supports to 9-sty brick store and lofts; cost, $1,000; owner, Empire Trust Co., Leroy W. Baldwin, Pres., 580 5th av; engineer, Jas. P. Whiskeman, 30 East 42d st. Plan No. 4336.

6TH AV, 478, partitions to 4-sty brick store and loft; cost, $75; owner, Joseph E. Lemon, 478 6th av; architect, Oscar Lowinson, 5 West 31st st. Plan No. 4312.

10TH AV, 593, erect iron and glass marquise to 5-sty brick stores and tenement; cost, $65; owner, estate of Dederick Kinckmann, Louis B. Kinckmann, exec., 501 43d st. Plan No. 4358.

### Bronx.

152D ST, 747, 1-sty brick extension, 25x40 to 4-sty brick stores and tenement; cost, $3,500; owner, Israel Wiesenthal, 946 Leggett av; architect, Jos. Harrison, 230 Grand st. Plan No. 586.

VAN CORTLANDT PARK, 430 w Grand av, new columns, new partitions, &c., to 3-sty frame hotel; cost, $500; lessee, A. J. Hayhurst, on premises; architect, C. A. Jackson, 101 Park av. Plan No. 576.

### Brooklyn.

BALTIC ST, 489, extension to 3-sty tenement; cost, $1,000; owner, Charlotte Lifchitz, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8587.

BOERUM ST, 241, extension to 2-sty dwelling; cost, $275; owner, Mollie Roykoff, on premises; architect, Lew Koen, 9 Bebevoise st. Plan No. 8590.

CLINTON ST, 370, interior alterations to 2-sty tenement; cost, $250; owner, Chas. Cohen, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 8565.

COOK ST, 44, extension to 2-sty dwelling; cost, $2,000; owner, Lurual Realty Co., 46 Graham av; architect, John A. Gorman, 1282 Sutter av. Plan No. 8588.

COURT ST, 222, exterior alterations to 3-sty stores; cost, $600; owner, Geo. G. Stephenson, 199 Jefferson av; architect, same. Plan No. 8612.

ESSEX ST, 567, extension to 2-sty dwelling; cost, $400; owner, Wm. Langenberg, 661 Linwood st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 8556.

OSBORNE ST, 202, interior alterations to 3-sty dwelling; cost, $150; owner, David Langsam, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8624.

SMITH ST, 133, interior alterations to 3-sty dwelling; cost, $2,000; owner, Third United Cities Realty Co., 261 Broadway, Manhattan; architect, I. B. Ells, 305 West 80th st, Manhattan. Plan No. 8640.

TOMPKINS ST, 16, extension to 3-sty tenement; cost, $2,500; owner, Jacob Pomone, 835 Broadway; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8585.

1ST PL, 74, interior alterations to 4-sty dwelling; cost, $500; owner, Maroon Michael, on premises; architect, David Lucas, 93 3d st. Plan No. 8553.

SOUTH 4TH ST, 388, interior alterations to 2-sty tenement; cost, $100; owner, Jacob Weinstein, 217 Vernon av; architects, Cannella & Gallo, 60 Graham av. Plan No. 8622.

SOUTH 4TH ST, 388, interior alterations to 3-sty tenement; cost, $100; owner, Jacob Weinstein, 217 Vernon av; architects, Cannella & Gallo, 60 Graham av. Plan No. 8621.

63D ST, 1314, interior alterations to 1-sty dwelling; cost, $160; owner, Gaetano Montamarano, on premises; architect, Angelo H. Martin, 6005 14th av. Plan No. 8650.

EAST 52D ST, 416, extension to 2-sty dwelling; cost, $325; owner, Wilhemina I. Murray, on premises; architect, David Murray, on premises. Plan No. 8554.

ARLINGTON AV, 195, extension to 2-sty dwelling; cost, $300; owner, Michael Reynolds, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 8582.

ATLANTIC AV, 1305, interior alterations to 2-sty dwelling; cost, $500; owner, Wm. E. Ranatsky, 1828 Fulton st; architect, Willard Parker, 34 McDonough st. Plan No. 8609.

ATLANTIC AV, 45, interior alterations to 4-sty tenement; cost, $300; owner, John Kiesling, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8668.

BROADWAY, 747-9, exterior alterations to 5-sty store; cost, $3,000; owner, H. Batterman Co., on premises; architect, Emanuel H. Mohl, 205 Henry st. Plan No. 8647.

EASTERN PKWAY, 1594, interior alterations to 4-sty tenement; cost, $500; owner, Rotary Realty Co., 209 Center st, Manhattan; architect, R. Boehler, 195 Lexington av. Plan No. 8595.

FRANKLIN AV, 434, interior alterations to 3-sty dwelling; cost, $500; owner, Jos. Miller, 53 Sunnyside av; architect, Tobias Goldstone, 49 Graham av. Plan No. 8662.

GRAHAM AV, 34, extension to 3-sty dwelling; cost, $150; owner, Saml. Gilman, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8597.

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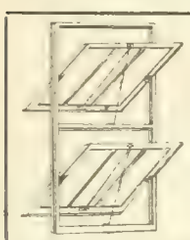
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*(Plans Filed, Alterations, Brooklyn, Cont.)*

HAMBURG AV, 23, interior alterations to 3-sty tenement; cost, $150; owner, Andenzio Modereno, 97 Hamburg av; architects, Cannella & Gallo, 60 Graham av. Plan No. 8620.

MANHATTAN AV, 1155, interior alterations to 4-sty factory; cost, $30,000; owner, Chelsea Fibre Co., on premises; architect, W. B. Tubby, 81 Fulton st, Manhattan. Plan No. 8626.

MANHATTAN AV, 85, interior alterations to 4-sty tenement; cost, $350; owner, Rialto Realty Co., 115 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 8663.

MARCY AV, 434, interior alterations to 3-sty tenement; cost, $500; owner, Giusepe Saladino, on premises; architect, Lew Koen, 9 Debevoise st. Plan No. 8550.

METROPOLITAN AV, 890, extension to 3-sty tenement; cost, $1,000; owner, Thos. Halloran, 884 Metropolitan av; architect, E. J. Messinger, 394 Graham av. Plan No. 8607.

PITKIN AV, 1697, interior alterations to 3-sty dwelling; cost, $450; owner, D. Shapiro, Snediker and Glenmore avs; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8623.

THATFORD AV, 1, exterior alterations to 3-sty dwelling; cost, $500; owner, Morris Kaufman, 55 Osborne st; architects, Farber & Markwitz, 189 Montague st. Plan No. 8627.

TOMPKINS AV, 224, extension to 3-sty dwelling; cost, $1,500; owner, Albert Ehlers, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 8584.

2D AV, 67, plumbing to 6-sty factory; cost, $180; owner, Bush Terminal Co., on premises; architect, C. Kinzon & Co., on premises. Plan No. 8648.

### Queens.

ARVERNE.—Cedar av, w s, 375 n Boulevard, new brick foundation to dwelling; cost, $1,000; owner, W. Schwer, premises. Plan No. 2832.

CORONA.—46th st, 252, plumbing in dwelling; cost, $250; owner, Dr. E. G. Klein, premises. Plan No. 2812.

CORONA.—Shopoler av, 62, 1-sty frame extension, 14x17, rear dwelling, tin roof; cost, $150; owner, J. Falfone, premises. Plan No. 2810.

ELMHURST.—Kingsland av, s s, 155 e 5th st, interior alterations to fire house to provide for dwelling; cost, $3,000; owner, Cord Meyer Co., Elmhurst. Plan No. 2813.

JAMAICA.—Fulton st, 310, electric sign on store; cost, $60; owner, Wm. C. Baker, premises. Plan No. 2840.

JAMAICA Herriman av, w s, 35 n Fulton st, new store fronts and new plumbing in two dwellings; cost, $350; owner, C. W. Wooley, Jamaica. Plan No. 2824.

JAMAICA.—Atlantic av, s s, 90 w New York av, extension to top of dwelling, interior alterations; cost, $1,500; owner, Effie Bender, premises. Plan No. 2835.

L. I. CITY.—Graham av, s e cor 9th av, 2-sty frame extension, 12x30, side dwelling, tin roof, interior alterations; cost, $1,700; owner, M. H. Elting, 182 9th av, L. I. City; architect, Wm. Sprosser, 211 12th av, L. I. City. Plan No. 2834.

L. I. CITY.—Main st, 110, plumbing in store and dwelling; cost, $100; owner, M. Roecklein, premises. Plan No. 8236.

L. I. CITY.—Broadway, s s, 50 e Court st, 2-sty frame extension, 12x13, rear dwelling, tin roof; cost, $300; owner, Francisco Gullatto, premises; architect, T. J. Reidy, 28 Hoyt av, L. I. City. Plan No. 2838.

L. I. CITY.—Willow st, n e cor Trowbridge st, plumbing in dwelling; cost, $100; owner, Consumers Brewing Co., premises. Plan No. 2811.

MIDDLE VILLAGE.—Metropolitan av, n w cor L. I. R. R., erect 3 platforms to factory; cost, $150; owner, C. B. French Co., premises. Plan No. 2821.

RICHMOND HILL.—Welling st, e s, 100 s Lexington av, 1-sty frame extension over present extension on rear dwelling, tin roof; cost, $150; owner, G. E. Johnson, premises. Plan No. 2816.

ROCKAWAY BEACH.—Beach 84th st, e s, 262 n Boulevard, 1-sty frame extension front and side of dwelling; cost, $250; owner, E. Fox, premises. Plan No. 2831.

ROSEDALE.—Rosedale av, e s, 200 n Prospect pl, 1-sty frame extension, 18x14, rear dwelling, tin roof; cost, $200; owner, Jas. Carter, premises. Plan No. 2837.

SPRINGFIELD.—Higbie av, s s, near Springfield rd, plumbing in school; cost, $1,500; owner, City of New York, Manhattan. Plan No. 2814.

WOODHAVEN.—Grafton av, n s, 150 w Union av, plumbing in dwelling; cost, $90; owner, J. Lennison, premises. Plan No. 2817.

WOODHAVEN.—Broadway and Ruby st, electric sign on store; cost, $150; owner, D. Hembleib, premises. Plan No. 2839.

### Richmond.

11TH ST, 5, New Brighton, alteration to frame dwelling; cost, $300; owner, F. Gabriele, New Brighton. Plan No. 541.

NEPTUNE ST, w s, 80 s Britton lane, Midland Beach, alteration to frame bungalow; cost, $100; owner, Mrs. M. V. Neuendorff, Midland Beach. Plan No. 538.

SHORE RD, n s, 800 e New York av, Rossville alteration to frame dwelling; cost, $300; owner, F. C. O. Callaghan, Rossville. Plan No. 535.

BAY AV, e s, 400 s Richmond terrace, Mariners Harbor, alteration to frame dwelling; cost, $500; owner, Mr. Moran, Mariners Harbor; architect and builder, John Lawson, Mariners Harbor. Plan No. 536.

LAUREL AV, s s, 200 e Gordon st, Stapleton, alteration to frame dwelling; cost, $1,300; owner, Geo. Wood, Stapleton. Plan No. 537.

RICHMOND AV, w s, 164 n Grove st, Port Richmond, alteration to brick theatre and electric sign; cost, $250; owner, Emma De Hart, Port Richmond. Plan No. 539.

ROCKAWAY, n s, 200 Depew av, Tottenville, alteration to frame dwelling; cost, $500; owner, Geo. Bunnell, Tottenville; builder, C. O. Petersen, Tottenville. Plan No. 540.

## NEW JERSEY NEWS.

### Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Dec. 19. The location is given, but not the owner's address.*

JERSEY CITY.—Fannie A. Wolf, 308 Jackson av, 3-sty frame alteration, $700; Simon Susser, 382 Summit av, 3-sty brick, $7,000; I. Faber Goldeshorn, 419-421 Henderson st, two 4-sty brick alteration, $500.

HOBOKEN.—Louis Arata, 135 Adams st, 4-sty brick alteration, $1,000; Marco Constanzo, 614 Monroe st, 2-sty frame alteration, $1,500.

BAYONNE.—Louis Axelroad, 84 West 20th st, 3-sty frame alteration, $1,000; Joseph Wilchezsky, 148 Av E, 2-sty frame, $4,000.

FORT LEE.—Elizabeth C. Benecke, s w cor Main st and Parker av, 3-sty frame alteration, $2,000.

NEWARK.—Isaac Brodkin, 504 Belmont av, 3-sty frame, $6,000; Jacob Weintraub, 324 Prince st, 3-sty frame alteration, $2,000.

WEST NEW YORK.—Congleo & Licato, n e cor Hudson av and 7th st, 5-sty brick, $30,000.

ORANGE.—Joseph Franchino, 48 Cone st, 3-sty frame alteration, $500.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—John B. Cella, 738 Broad st, has nearly completed plans for a 4-sty tenement at the southeast corner of Crane and Stone sts for Ralph Arace, care of architect. Cost, about $35,000.

WEST NEW YORK, N. J.—Cicarelli & Marangello, 2d National Bank Building, Hoboken, N. J., are preparing plans for a 3-sty tenement, 25x66 ft., at 711 Hudson av for Lewis DiBello, on premises. Cost, about $7,000.

BRADLEY BEACH, N. J.—E. C. Benner, Appleby Building, Asbury Park, N. J., is preparing plans for a 3-sty store and apartment in Main st, near 5th av, for the Elwood Johnson Construction Co., 512 Main st. Cost, about $10,000.

NEWARK, N. J.—Hughes & Backoff, 31 Clinton st, Newark, have completed plans for alterations to the 3-sty apartment at 368 High st for Le Cerff Co., on premises. Cost, about $10,000.

WEST NEW YORK, N. J.—William E. Borries, 388 Broadway, town of Union, has completed plans for a 5-sty flat, 50x90 ft., at the northeast corner of Hudson av and 7th st for Paul Coviglio, 146 Sutton st, Jersey City, and H. J. & S. Licato, 316 10th av, Manhattan, owners and builders. Cost, about $35,000.

DWELLINGS.

RIDGEWOOD, N. J.—Oakro Building Co., general contractor, 4 North Broad st, has completed plans for a 2½-sty frame residence on Franklin av for Mrs. Laura J. Anthony, Franklin av. Cost, about $8,500.

FACTORIES AND WAREHOUSES.

LEONIA HEIGHTS, N. J.—Ernest Flagg, 109 Broad st, Manhattan, is preparing new plans for the 2½-sty studio building and laboratory in Main st, opposite Jones st, for the Universal Film Co., Carl Laemmle, president. Owner will handle general contract. Architect is ready for structural steel bids.

SCHOOLS AND COLLEGES.

NORTH PLAINFIELD, N. J.—J. N. Pierson & Son, 130 Smith st, Perth Amboy, are preparing plans for a 2-sty brick and hollow tile school, 90x103 ft., on Harrison av, for the Board of Education of North Plainfield. Cost, about $30,000.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 2-sty brick and terra cotta public high school on Lexington av, between Delaware and Lee avs, for the Board of Education of New Brunswick. Herman Jackes, care of Public Service Co., 759 Broad st, Newark, heating and ventilating engineer. Elwyn E. Seeyle, 101 Park av, Manhattan, structural engineer. Cost, about $150,000.

GLEN ROCK, N. J.—J. O. Bunce, 286 5th av, Manhattan, is preparing sketches for a 2-sty public school, 40x60 ft., for the Board of Education of the Borough of Glen Rock, Henry C. Smith, president. Cost, about $25,000.

STORES, OFFICES AND LOFTS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, owner and architect, is preparing sketches for seven 1 and 2-sty brick stores, office and garage at 98 Sip av.

MISCELLANEOUS.

ENGLEWOOD, N. J.—J. J. Ferry, owner and architect, 2 South Dean st, Englewood, is ready for bids on general contract for a concrete coal pocket at Nordhoff, to cost about $20,000.

### Other Cities.

DWELLINGS.

MASSENA, N. Y.—The Aluminum Co. of America, Oliver Building, Pittsburgh, Pa., and Massena, N. Y., A. M. Nutt, Massena, superintendent at plant, contemplates the erection of five hundred residences here, from private plans. Chas. H. Chester, this place, engineer, in charge.

KENMORE, N. Y.—John G. Seiner, 76 Thompson st, Buffalo, is preparing plans for a residence here for Mrs. Ph. Fritz, care of architect, who builds and will take bids on subs. It is expected that work will be started about January 15. Cost, about $15,000.

HOSPITALS AND ASYLUMS.

HORNELL, N. Y.—M. J. Thompson is preparing sketches for a city hospital here and desires information of hospital equipment and kitchen equipment in connection with same. Cost, about $50,000.

SCHOOLS AND COLLEGES.

VERNON, N. Y.—Walter G. Frank, 17 Clarendon Building, Utica, N. Y., has been commissioned to prepare plans for a school here, near Oneida, N. Y., for the Board of Education of the village of Vernon. Cost, about $30,000.

BLOOMINGDALE, N. Y.—Scopes & Feustman, 64 Main st, Saranac Lake, N. Y., are preparing plans for a 2-sty frame school here in Essex County, for the city of Bloomingdale Board of Education, H. P. Towne, clerk. Cost, about $10,000.

HARRIMAN, N. Y.—W. A. Dally, this place, and F. W. Wentworth, 140 Market st, Paterson, associated architects, are preparing plans for a 2-sty school, 112x80 ft., with wing 44x50 ft., in the south side of Main st, west of the railroad station, for the Board of Education of village of Harriman, Mary W. Harriman, president. Louis E. Eden, 1 Madison av, steam and electrical engineer. Cost, about $45,000.

## PERSONAL AND TRADE NOTES.

W. J. CASE & SON, 46 Phila. st, Saratoga Springs, N. Y., desire quotations on ten car loads of 8x12-in. hollow tile block—Natco Penco Whittaker.

THE NATIONAL HOISTING ENGINE COMPANY, of Harrison, N. J., has established an agency in Philadelphia at 429 South 56th st, in charge of J. W. Spensley.

MICHAEL FRIERSAM, head of E. Altman & Co., says they are having the largest holiday ever. He predicts that general business affairs will continue to improve right straight along.

HENRI GUILLAUME, a noted French architect, who is to supervise the erection of the French Pavilion at the Panama-Pacific Exhibition at San Francisco next year, was a passenger on the French Line steamship Touraine, which arrived at New York Friday, December 18.

MAJOR F. L. V. HOPPIN, of the firm of Hoppin & Koen, architects, New York City, adjutant general on the staff of General Dyer, commanding offices 1st Brigade, N. G. N. Y., has been appointed by Governor-elect Whitman as a member of his military staff.

NEVILLE & BAGGE, architects, for more than twenty years located at 215 West 125th st, have moved their offices to 105 West 40th st, rooms 806-808. This is another evidence of the growing tendency on the part of architectural firms to congregate in the midtown section.

WHITNEY WARREN, of the firm of Warren & Wetmore, architects, will probably remember his present trip to France, as he has had some exciting times. While inspecting the ruins of Ypres, recently, it was necessary to dodge a number of shells which exploded very near him.

MAYOR FISKE of Mount Vernon has directed the attention of real estate operators to the demand for moderate priced apartments which will be created when the A. R. Mosler Company removes its factory from its present location on the Bronx River road to the plant recently acquired, the Hodgman Rubber Company's factory on Railroad av.

THE MacARTHUR CONCRETE PILE & FOUNDATION CO., 11 Pine st, have appointed Waldo Brothers, 45 Batterymarch st, Boston, Mass., as their sales agents for New England. This company is equipped to construct foundations for all sorts of structures where unfavorable soil conditions are encountered. They have already done a very large amount of this work throughout New England.

ENGINEERS' PERMANENT EXHIBIT.—A permanent exhibit of goods used in the mechanical, electrical, heating and ventilating field has been established in New York at 40 West 39th st, by H. P. Nicholson, formerly with Crane Company. The exhibit will afford an opportunity to designing engineers to inspect any particular product in which they are interested and have them demonstrated in an entirely disinterested manner.

THE "MADE IN THE U. S. A." INDUSTRIAL EXPOSITION to be held in the Grand Central Palace, New York City, March 6 to 13, 1915, will embrace a complete and diversified exhibition and demonstration of American-made goods and American-grown products in many fields. The exposition will be under the auspices of a committee of leading manufacturers and merchants and is to be managed by Harry A. Cochrane, Fifth Avenue Building, New York.

ALMIRALL & COMPANY, INC., owing to the death of the late Quimby N. Evans, the copartnership heretofore existing between Q. N. Evans, J. A. Almirall and W. C. Adams, has been dissolved and the corporation of Almirall & Company, Inc., has succeeded to that business. This new corporation has the same personnel as the former co-partnership and is prepared to carry on the design and construction of heating, ventilating and sprinkler systems in the thorough manner so characteristic of the former company.

HOUSING CONDITIONS.—After visiting all the second class cities in the State, the two Yonkers members of the Housing Law Committee, Assemblyman George Blakely and George T. Kelly, express the opinion that the best conditions obtain in Yonkers. The commissioners are now to address themselves to the task of framing their report to the Legislature. There are certain things to be incorporated, over which there appears to be no difference of opinion. One is to give the cities home rule. Each has conditions peculiar to itself; and is to be permitted to pass local laws to cover them.

ELECTRIC WIRING.—The Committee on the Wiring of Existing Buildings, of the National Electric Light Association, is considering the advisability of recommending various changes in the national electrical code, where it appeared that such changes would increase the safety of electric wiring without increasing its cost, or reduce the cost without resulting in hazardous construction. A final report on plugs and receptacles was adopted. It was voted to recommend that the code be so changed as to require the omission of the fuse in the neutral of three-wire services in installations having the neutral grounded.

## OBITUARY

CHARLES ARTHUR MOORE, president of Manning, Maxwell & Moore, New York City, died recently on the steamship "Rotterdam" while en route to Naples, Italy.

DENNIS L. DEE, chief engineer of the high pressure supply of the Department of Water Supply, Gas and Electricity of the City of New York, died at his home in Brooklyn, Saturday, December 19. He was born in Brooklyn forty years ago.

WILLIAM P. HINTON, for twenty-five years a general contractor in New York City, died of a complication of diseases at his home, 25 Boerum av, Flushing, L. I., Tuesday, December 22. He was born in Cincinnati, Ohio, sixty-four years ago. He is survived by his widow.

## TRADE AND TECHNICAL SOCIETY EVENTS.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its annual meeting January 20-22, 1915.

NEW YORK BUILDING MANAGERS' ASSOCIATION, E. B. Martin, president, will hold its annual meeting Tuesday, January 5.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman

NEW YORK RETAIL HARDWARE ASSOCIATION.—Annual convention at Syracuse, N. Y., February 16-19, 1915. Headquarters will be at the Yates Hotel.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

ASSOCIATION OF MASTER PLUMBERS of the Borough of Brooklyn will hold its annual entertainment and reception in Prospect Hall, Brooklyn, Tuesday evening, January 19, 1915.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

MANHATTAN BRANCH, Association of Master Plumbers of the City of New York, is planning for a ladies' night to be held at Terrace Garden, East 58th st, near 3d av, Thursday, January 21. A short entertainment followed by a dinner and dancing will be the programme of the evening.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915 The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

NATIONAL BRICK MANUFACTURERS' Association will hold its annual convention at Detroit, February 14 to 20. William B. Wreford, of the Detroit Brick Manufacturers' Association, in co-operation with President Eben Rodgers, of Alton, Ill., and Theodore A. Randall of Indianapolis, constitute the committee of arrangements. The association will also bring to Detroit the National Paving Brick Manufacturers' Association, the National Clay Machinery Association, and the American Ceramic Society.

BROOKLYN ENGINEERS' CLUB now contains 400 members. At the eighteenth annual banquet Lynford S. Styles, construction engineer of the Brooklyn Union Gas Company, was awarded the Alfred T. White prize, consisting of $50 in gold, for having presented the best letters in the past year. His subject was entitled, "Gas Engines and Prime Movers for Power and Electric Stations and Their Application to the Modern Gas Pumping Station." The awarding committee was composed of L. W. Morris, chief engineer of the Bayside Improvement Co., and also the Connecting Railroad Co.; H. R. Cobleigh and Frank W. Stein. Arthur Tuttle, principal assistant engineer for the Board of Estimate and Apportionment; Joseph Strachan, assistant engineer of the Highway Department; Charles Warren Hunt, of the National Society of Civil Engineers; Charles R. Ward, chief engineer of the Topographical Bureau of the Borough of Brooklyn and leader of the Sixteenth Assembly District Democratic Club, were among the speakers. The newly elected officers are: J. S. Langthorn, president; C. Lawrence Knight, vice-president; Joseph Strachan, secretary; William W. Bush, treasurer; Carleton A. Graves and Perry C. Barney, directors.


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# BUILDING MATERIALS AND SUPPLIES

## STEEL EXPECTED TO LEAD THE WAY TO BETTER PRICES AS RAILROADS RELINQUISH DEFERRED EQUIPMENT ORDERS

Some Construction Comparisons Tracing Slump of Current Year as Against 1913

ONCE more steel is looked to as a barometer of the building material market in anticipation of better things following the granting of permission to railroads to advance freight rates five per cent. On Monday the announcement was made that the Central Railroad of New Jersey had placed an order for five heavy express locomotives that had been deferred since July 9 and from inside sources it was learned that practically every railroad running into New York would release large orders for equipment that have been held up since the middle of last August. This equipment includes rails, rolling stock and also building projects. Some of these projects may be announced before the first of the year.

There was some improvement in structural orders in the interior, but the Eastern territory, according to the steel interests, still show weakness in building work. In the aggregate the fabricating shops took orders for about 12,000 tons of shapes. Steel companies estimate that about 50,000 tons of railroad bridge work lies dormant, a large part of which may be expected to develop into definite orders within the next sixty days.

Estimates computed by construction statisticians indicate that building projections for the Greater New York in the current year will be 213 more in volume than last year, but with a loss in value of $10,066,657. The metropolitan district, which comprises the five eastern counties of New Jersey, Westchester and Nassau, will develop an aggregate gain in volume of 330 over last year and a loss in value of $14,907,000 over the total construction record for 1913.

Actual building operations based upon computations made in New York City only indicate a 50 per cent. deferrence of construction, the total prospective construction work for Greater New York either being figured for plans, with foundations already in, construction under way or halted above the ground floor, being $50,987,000 for the current year as against $101,300,000 last year. For the entire metropolitan district last year prospective construction work involving buildings of all types totaled approximately $89,000,000. In the same territory this year live prospective work totals $56,000,000. This does not include the New York County Court House, estimated to cost about $10,000,000.

Building lenders are inclined to view the situation as regards progress of operations heretofore deferred with favor. They are not inclined to make new engagements freely, either now or for operations scheduled to move ahead in the first half of 1915, on the ground that they want to see more evidence of an actual demand for building construction after the projects now held up are actually leased. Institutional lenders and private mortgage specialists do not as a rule come in contact with industrial building expansion. They are inclined to watch carefully the development that the railroads are expected to make, now that some thirty odd millions of dollars has been added to their possible income, and the ultimate effect it will have upon the securities and manufacturing interests of the country. If there is a general trend toward prosperity, interest rates will be likely to shrink and building money will become freer. In other words, some definite proof of the community's ability to absorb more rental space other than mere sentiment will have to be shown before building money becomes easy.

The year closes with a decided improvement in tone in all building materials. Whether this is purely the result of more universal optimism remains to be seen, but it seems safe to assume that immediately upon a change in quotation upward of structural steel, the tone in other commodities of the market, particularly in cement, brick and hardware, will follow suit. Prices may not actually move up from current list quotations, but it seems certain that much of the shading now being done will stop. Prosperity among railroads is generally very quick to reflect in the cement, lumber and steel markets. If this proves to be the case, building material interests will pass out of troublous old 1914 with genuine belief that 1915 will prove to be a happier and more prosperous new year.

Plan filings for the current week in all boroughs follows. In the corresponding week last year there were 189 new building plans filed, of value estimated at $1,937,325. The total construction work in all boroughs for 52 weeks in 1914 aggregate 10,828 buildings, of an estimated value of $118,585,020, as compared with 10,500 buildings, of an estimated value of $127,910,027, for 1913.

| | Week Ending Dec. 18 | | Dec. 24 | |
|---|---|---|---|---|
| | No. | Est. Val. | No. | Est. Val. |
| Manhattan | 4 | $284,000 | 1 | $ 20,000 |
| Bronx | 8 | 123,550 | 6 | 21,100 |
| Brooklyn | 44 | 318,475 | 66 | 426,550 |
| Queens | 57 | 156,400 | 32 | 232,900 |
| Richmond | 17 | 100,735 | 10 | 31,100 |
| Total | 130 | $983,160 | 115 | $731,650 |

### WINDOW GLASS.

**Private Terms Figure Largely in Sales to Jobbers.**

ALL reports from manufacturers of window glass have an encouraging tone. When the tariff was revised last year foreign-made glass was placed in a favorable position and competition from that source became a pronounced factor. Belgium was the country which was especially feared, but competition from there is not now a quantity. Stocks of glass in this country are not large and the industry appears to be in a very good position. Many reports have been heard recently about export buying.

The wage question has been settled, all the difficulties in the way of a successful season seem to have been smoothed out. Demand for glass just now is steady, but is mainly for jobbing quantities for immediate acceptance. Buyers, however, are not covering future wants to any extent. Private terms have entered into many of the sales recently made, as certain sizes were in limited supply and some sellers were not openly quoting on them.

### READY-MIXED PAINTS.

**Quality Rather Than List Now the Basis of Quotation.**

REPORTS from manufacturers of ready-mixed paints agree that demand for their products through the fall season has been below normal. Salesmen have found it difficult to stir up demand and their experience furnishes an excellent standard for determining the activity of the market. Naturally such reports reflect the position of the jobbing and retail trade.

During the past two weeks or more there has been a more optimistic ring to reports and sentiment has changed so that many manufacturers are looking for a material improvement and the spring trade must be brisk if it is to live up to present predictions. The loss of export trade has made some difference in the movement of mixed paints. In quoting prices for ready-mixed paints, questions of quality, brand, etc., arise and this means that distinctions must be made according to makers.

### IRON AND STEEL.

**Fabricating Tonnage Will be Only Slightly Less Than 1913.**

VARIOUS reports are current in the steel and iron trade with reference to improvement in orders. In the rolled steel department there is an upward tendency, but in the fabricating department the tonnage is still reported to be low. Only 7,000 tons were taken last week. But despite the fact that fabricating business has fallen off of late, the total tonnage for the year is expected to be only slightly less than that for last year owing to heavy tonnage booked prior to August 1. Had it not been for the war the probabilities are that this would have been the banner year in building steel production.

It was estimated that approximately 1,500 tons of steel will be required in the reconstruction of the Edison plant, destroyed by fire on December 9. If that is so, and brick buildings rise upon the site of the brick buildings destroyed, about 500,000 common brick will be required. Early estimates placed the probable brick requirements at a million.

Virginia pig iron interests were making concessions this week to prevent more piling and to sell current make. Prices have been ranging from $12.25 to $12.50 for No. 2 foundry, which was being taken mostly by equipment companies. Structural steel is still steady at 1.21 and 1.26 c.

### LUMBER.

**Orders Backward—Slight Improvements in Hardwoods.**

RAILROAD ORDERS were said this week to be responsible for an improvement in hardwood inquiry. Other lines were without feature. Prices promise to hold to the present level during the remainder of the winter except on heavy timber, which is stiff on demand and fairly steady on price.

Trade is spotty. Manufacturers seem to be intent upon holding back on outputs. Even down East there is little logging work being done, according to advices received from important agents there. It is said that following the lead of other building material manufacturers the lumber men are not inclined to overstock the market.

On some kinds of stock wholesalers report an increased demand, but to a very large extent this is due to the special requirements of certain sections for stocks to replenish broken supplies. There is also a substantial amount of forced liquidation going on in wholesale circles on contracts for supplies closed previous to the present disturbance. It is apparent from the character of this liquidation that substantial sacrifices are being made in order to save the future loss which would accrue from any attempt to conserve holdings until market conditions improve. To this extent, prices in certain lines are very much demoralized, but it is a situation which has to be expected under existing conditions. On the other hand, substantial houses dealing in general lumber appreciating this phase of the situation, are not attempting to meet prices thus established, but are conserving their holdings with the firm belief that after the first of the year prices will be better.

### COMMON BRICK.

**Holiday and Cold Weather Checks Buying at Wholesale Docks.**

BUYING of common brick this week as shown by the transactions reported from the wholesale docks was light, because of the cold weather and the holiday. In the tables below reports from last Friday to Wednesday, inclusive, are given, because of the holiday and the fact that the Record and Guide went to press on Thursday evening. This eliminated one day from the week's transactions. Fourteen barges went under cover and only one of the protected loads was sold. Unloading as reported by barge captains to the Greater New York Brick Company was light for the same reasons that caused a slump in wholesale movements. Inquiries are said to be improving.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 24-30, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

Left over, Friday A. M., Dec. 18—27.

| | Arrived. | Sold | Covered. |
|---|---|---|---|
| Friday, Dec. 17 | 7 | 5 | 0 |
| Saturday, Dec. 19 | 26 | 15 | 9 |
| Monday, Dec. 21 | 6 | 3 | 5 |
| Tuesday, Dec. 22 | 2 | 2 | 0 |
| Wednesday, Dec. 23 | 0 | 0 | 0 |
| Total | 41 | 25 | 14 |

Reported en route, Thursday, Dec. 24—1.

Condition of market, weak. Prices: Hudsons, $5 to $5.25 (chaded); Rartians, $5.75 and $6.00 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, —— to $6.75 (yard). Nominal. Left over, Thursday a. m., Dec. 24—43. Covered sold, 1.

*Boats reporting.

| | | | |
|---|---|---|---|
| Dec. 11..34* | 1,300,500 | Dec. 18..24* | 615,000 |
| Dec. 12..23 | 525,000 | Dec. 19..24 | 443,000 |
| Dec. 14..34 | 817,500 | Dec. 21..14 | 460,500 |
| Dec. 15..25 | 437,500 | Dec. 22..27 | 768,000 |
| Dec. 16..26 | 484,500 | Dec. 23..16 | 340,000 |
| Dec. 17..25 | 523,500 | Dec. 25.... | Holiday |
| Total..167 | 4,088,500 | Total.167 | 2,226,500 |

*Boats. †Rain.

1913.

Left over, Friday A. M., Dec. 19—75.

| | Arrived. | Sold. | Covered |
|---|---|---|---|
| Friday, Dec. 19 | 6 | 5 | 0 |
| Saturday, Dec. 20 | 8 | 2 | 1 |
| Monday, Dec. 22 | 11 | 7 | 0 |
| Tuesday, Dec. 23 | 2 | 4 | 1 |
| Wednesday, Dec. 24 | 5 | 3 | 2 |
| Thursday, Dec. 25 | 14 | 0 | 1 |
| Total | 46 | 21 | 5 |

Condition of market, stiffening at top quotations. Price: Hudson, $5.50 to $6; Newark, yard, $7.25 to $7.50, stiff. Left over Friday a. m., Dec. 26—100.

OFFICIAL SUMMARY.

| | |
|---|---|
| Left over Jan. 1, 1914 | 87 |
| Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 23, 1914 | 1649 |
| Total No. bargeloads sold Jan. 1 to Dec. 23, 1914 | 1606 |
| Total No. bargeloads left over Dec. 24, 1914 | 43 |
| Total No. bargeloads left over Jan. 1, 1913 | 113 |
| Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 25, 1913 | 2147 |
| Total No. bargeloads sold Jan. 1 to Dec. 25, 1913 | 2047 |
| Total No. bargeloads left over Dec. 26, 1913 | 100 |

# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

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## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**

*Ann st, 89 (or Beekman st, 59).
*Arden st, 2-12 (or Nagel av, ws), blk 2174-85.
*Bank st, 82 (or Bleecker st, 417).
Beekman st, 59.
Bleecker st, 417.
Broome st, 99, 161-3 & 582.
Cherry st, 232 & 460.
Cleveland pl, 25.
Crosby st, 51.
Ellwood st, ws, blk 2171-36.
Fulton st, 92 & 210.
Greene st, 204-6.
Hester st, 156-60.
Horatio st, 44.
Houston st E, 442-4 & 505.
*Liberty st, 82-8 (or Bway, 141-5).
Ludlow st, 82-4.
Macdougal st, 115.
*Madison st, 333-5 (or n ec Scammel st).
*Manhattan st, 1 (or Houston st E, 442-4).
Marginal st (or Forsyth, es, blk 282-50.
*Minetta la, 2 (or Macdougal st, 115).
Monroe st, 21.
Montgomery st, 9-11.
Mott st, 57 & 108.
Perry st, 173.
Pike st, 18.
St Nicholas pl, 87-9, on map 87.
Scammel st (nec Mad, 333-5), blk 267-19.
Stanton st, 175.
Sullivan st, 224-8.
West st, 172 & 419.
William st, 138.
5th st, 536-8 E.
9th st, 232 E.
11th st, 332 E.
12th st, 34 & 348 W.
*14th st, 600-2 E (or Av B, 231).
15th st, 161 & 336 W.
16th st, 403 E.
17th st, 17-9 W.
18th st, 439 E.
19th st, 417 E.
21st st, 137 E.
21st st W, ns, blk 797-pt 45.
22d st, 215 W.
25th st, 137-9 W.
29th st, 315-7 E.
*30th st, 301-3 W (or 8 av, 403).
30th st, 308-12 W.
36th st, 239 W.
37th st, 207-11 E.
*38th st E (sec Lex av, 311), blk 893-64.
41st st, 9-11 E.
41st st, 120-2 W.
46th st, 110 W.
47th st, 18 W.
48th st, 367 W.
49th st, 145-9 E.
49th st, 117 W.
*50th st, 101-9 E (or Park av, 321-39).
*51st st, 100-10 E (or Park av, 321-9).
51st st, 112-20 E.
51st st, 306-10 W.
*51st st, 401-3 W (or 9 av, 761).
52d st, 620 W.
56th st, 12-4 & 409 W.
58th st, 326-8 E.
*65th st, 2-6 E (or Central Pk W, 50).
67th st, 36-40 W.
69th st, 46 W.
75th st, 59 E.
76th st, 26 E.
79th st, 316 W.
80th st, 42 E.
*81st st E (sec Lex av, 1187), blk 1509-51.
82d st, 163 E.
84th st, 234-6 E.
85th st, 349 E.
86th st, 124-6 E.
87th st, 32 W.
88th st, 117 E.
90th st, 8 W.
92d st, 106 E.
*94th st, 150 E (or Lex av, 1443).
95th st, 337 E.
99th st, 65 E.
101st st, 50 E.
101st st, 211 W.
103d st, 218-20 E.
105th st, 347 E.
107th st, 68 E.
108th st, 151 W.
110th st, 308-12 E.
111th st, 29 & 226-30 E.
112th st, 46-8 & 158 E.
*112th st, 178-84 E (or 3 av, 2028-34).
116th st, 145 & 323 E.
117th st, 17-19 E.
118th st, 5-7, 111, 205-11 & 343 E.
118th st, 306 W.
119th st, 316 W.
124th st, 54 E.
125th st, 31 W.
126th st, 204 E.
126th st, 35 W.
127th st, 275 W.
128th st, 71-3 E.
130th st, 224 W.
131st st, 246 W.
133d st, 70 & 235 W.
*133d st, 314 W (or St Nich av, es), blk 1958-38.
134th st, 121 W.
136th st, 170-2 W.
137th st, 124 W.
*143d st W (nec Riv Dr, 660-6), blk 2090-16.
*149th st W (sec Bradhurst av, 128-30), blk 2045-82.
150th st, 350 W.
*157th st, 550 W (or Bway, 3770-8).
*165th st W (sec Bway, 3926-34), blk 2122-77.
*169th st, 600 W (or Bway, 4011-19).
174th st W, ns, blk 2131-23-4.
180th st W, ss, blk 2153-37.
225th st, 111-5 W.
227th st, 114 W.
Av B, 227-31.
Av D, 107-9.
Bowery, 166.
Bradhurst av, 128-30.
Broadway, 139-45, 285, 2624-6, 3770-8, 3926-34 & 4011-19.
Central Park W, 50, 292-3 & 446.
*Edgecombe av (s w c 150th st, 350 W), blk 2053-101.
Lexington av, 311, 1187 & 1437-43.
Madison av, 99, 561, 1694 & 1889.
*Marble Hill av, 2 (or 225th st, 111-5 W).
Morningside av E, 16.
Nagle av, ws, blk 2174-85-88.
Park av, 321-39 & 885.
Riverside dr, 3 & 660-6.
St Nicholas av, 167.
St Nichalas av, sec 133d st, 314 W, blk 1958-38.
Sherman av, 172-4.
West End av, 253.
1st av, 519, 2370 & 2241.
3d av, 2028-34.
5th av, 833 & 1405.
7th av, 424.
8th av, 403.
9th av, 761.

**WILLS.**

Waverly pl, 144.
16th st, 343 E.
74th st, 29 W.
78th st, 151 W.
81st st, 414 E.
114th st, 56 W.
133d st, 202 W.
Madison av, 947.
1st av, 287.
2d av, 1129.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

**Q. C.** is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

**C. a G.** means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

**B. & S.** is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

**T. S.** preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JUNE 26, 27, 29, 30, JULY 1, 2.

**Ann st, S9,** see Beekman, 59.

**Arden st, 2-12,** see Nagle av, 21-3.

**Bank st, S2,** see Bleecker, 417.

**Beekman st, 59** (1:93-35), ss, 23.9 w Gold, 23.9x109.7 to ns Ann (No 89) x23.2x 103.9, 5-sty stn loft & str bldg; Jno Wohner et al to Euphemia Whittredge at Fernwood rd, Summit, NJ, & Kath Foot at Marstons Ferry Corner, Oxford, England; 1-3 pt; AL; June22; July1'14; A $45,000-65,000. O C & 5,000

**Bleecker st, 417** (2:623-23), sec Bank (No 82), 45.3x50x45.1x50, 2 & 3-sty bk & fr tnt & strs; Chas Laux & ano EXRS Wm Laux, to Morris Weinstein, 333 Central Park W, & Merida Realty Co, a corpn, 135 Bway; June12; June26'14; A $25,000-29,000. O C & 100

**Broome st, 99** (2:336-44), ss, abt 75 w Sheriff, 25x75, 5-sty bk tnt & strs; Isidor Kalfus to Esther Samowitz, 743 E 6, & Rosie Winkler, 60 Columbia; mtg $16,000; July1; July2'14; A $13,500-20,000. O C & 100

**Broome st, 141** (2:341-43), ss, 20 e Ridge, 20x60, 3-sty bk tnt & strs; Jno H Rogan, ref, to City Real Estate Co, 176 Bway; FORECLOS June16; June24; June26'14; A $11,000-12,500. **9,000**

**Broome st, 161-3** (2:346-51), ss, 20 w Attorney, 40x50, 6-sty bk tnt & strs; Wm Chilvers, ref, to Knob Realty Co, Inc, 122 W 27; mtg $34,000; FORECLOS June24; June29; June30'14; A $24,500-39,500. **4,400 over & above said mtgs**

**Broome st, 582** (2:578-82), ns, 127 e Hudson, 25.6x84.3, 3-sty bk tnt; Rose R & Alice E Willis to Patk F Bradley, 572 Broome; mtg $7,000 & AL; July2'14; A $11,500-12,500. nom

**Cherry st, 232** (1:255-13), ns, 25.6 e Pelham, 25.6x100x25.11x100, 6-sty bk tnt & strs; Morris Williamson to Lena Williamson, his wife, 4701 15 av, Bklyn; mtg $24,-000; June26; June27'14; A $11,500-27,000. O C & 100

**Cherry st, 460** (1:263-35); ns, 237.5 e Jackson, 37x97.9, 6-sty bk tnt; Griffon Realty Co, Inc, to Barney Isaacs, 224 Foster av, Bklyn; mtg $45,500 & AL; June25; June26'14; A $20,000-44,000. nom

**Cherry st, 460;** Barney Isaacs to Leon Tuchmann, 1990 7 av; mtg $45,500 & AL; June25; June26'14. nom

**Cleveland pl, 25** (2:481-12), es, abt 105 n Kenmare, 25.4x99.3x25.6x99.3, 4-sty bk tnt & strs & 3-sty bk rear tnt; Frank McCoy et al to Domenico Coiro, 23 Cleveland pl; mtg $15,500; June15; July2'14; A $21,500-24,500. nom

**Crosby st, 51** (2:482-6), es, 212.5 n Broome, 25x100, 7-sty bk warehouse; Cora Kennard to Adele S Colgate, 26 W 39; ¼ pt; AT; B&S; June22; July2'14; A $22,500-43,000. nom

**Ellwood st** (8:2172-36), ws, 115.2 n Hillside, 125x300, vacant; Jos A Dunn to Vermilyea Realty Co, a corpn, 530 W 207; June27; July1'14; A $16,000-16,000. nom

**Fulton st, 92,** see William, 138 (137).

**Fulton st, 210** (1:81-23), ss, abt 155 e Greenwich, 25x77.7, 5-sty stn loft & str bldg; Alice A Schell to Sellwell Realty Co, a corpn, 30 E 42; June29; July2'14; A $46,000-55,000. O C & 100

**Greene st, 204-6** (2:533-9), es, 100 s 3d, 50x100, 6-sty bk loft & str bldg; Matthew A Henkel, ref, to Central Trust Co of N Y, a corpn, 54 Wall; FORECLOS June18; June 25; June26'14; A $45,000-90,000. **45,000**

**Hester st, 156-60** (1:204-8 & 13), ss, 68.1 e mott, runs e66.2xs100xw133.11 to es Mott (Nos 108-108½ on map 108) xn33.2xe68.5xn 66 to beg, 7-sty bk loft bldg; A $76,000-171,000; also 3D AV, 2028-34 (6:1639-40), swc 112th (Nos 178-84), 100.10x100, 3-sty fr tnt & strs, 3-1-sty bk & fr strs & 1-sty bk theatre; Jacob Morris to Albt Sklarek, 2 W 86; ⅛ pt; B&S; June26; July2'14; A $93,000-112,000. O C & 100

**Hester st, 156-60;** also MOTT ST, 108-108½ on map 108; also 3D AV, 2028-34, swc 112th (Nos 178-84); same to Pincus Nathan, 35 W 86; ⅛ pt; B&S; June26; July 2'14. O C & 100

**Hester st, 156-60;** also MOTT ST, 108-108½ on map 108; also 3d av, 2028-34, swc 112th (Nos 178-84); same to Henry Morris, 645 West End av; ⅛ pt; B&S; June26; July 2'14. O C & 100

**Hester st, 156-60** (1:204-8 & 13), ss, 68.1 e Mott, runs e66.2xs100xw133.11 to es Mott (Nos 108-108½ on map 108) xn33.2xe68.5x n66 to beg, 7-sty bk loft bldg; A $76,000-171,000; P Nathan & Co, a firm composed of Pincus Nathan et al, to Jacob Morris, 14 Morningside av; B&S; June18; July2'14. O C & 100

**Horatio st, 44** (2:626-31), ss, 90.4 e Hudson, 20x62.6x20.1x60.3, 3-stv bk tnt; Christopher M Garland to Jno Fait, 326 W 21; AL; July2'14; A $6,000-6,500. omitted

**Houston st, 442-4 E** (2:357-18), nwc Manhattan (No 1), 31.2x67.3, 6-sty bk tnt & strs, Jos Berkowitz to Saml A Weiss, 564 Bedford av, Bklyn; ¼ pt; AL; June 30; July1'14; A $23,000-38,000. nom

**Houston st, 505 E** (2:325-18), ss, 40 w Mangin, 20x75, 3-sty bk tnt & str; Albt B Peters et al to Mamie Deibel, 505 E Houston; AT; B&S; AL; June20; June26'14; A $8,500-10,000. nom

**Liberty st, S2-8,** see Bway, 139-45.

**Ludlow st, S2-4** (2:409-35 & 36), es, 60 n Broome, 40x65.7, 2-5-sty bk tnts & strs; Mary Block to Sophie Levin, 119 W 71; mtg $24,000; June27; July2'14; A $27,000-39,000. O C & 100

**Macdougal st, 115** (2:543-23), nwc Minetta la (No 2), runs w100xn50xe26xs25.6 xe74 to st xs24.6 to beg; also ART&I to strip 0.6x74 on n, 3-sty bk stable; Ezekiel Fixman ref to Jas E March, 233 Lafayette; FORECLOS May19; June19; July 1'14; A $26,000-38,000. **27,750**

**Madison st, 333-5,** see Scammel, nec Madison.

**Manhattan st, 1,** see Houston, 442-4.

**Marginal or Forsyth st, adj Manhattan Bridge** (1:282-50), es, — n East Bway at ws lot 42, map Hendrick Rutgers, runs n along st 63.4xe18.2xs60.7 to beg, except pt for st, being remaining part 86 East Bway, 1-sty bk str; Saml Wilder et al to Wilder Bros, a corpn, 83 Bowery; June 29; June30'14; A $7,500-9,500. O C & 100

**Minetta la, 2,** see Macdougal, 115.

**Monroe st, 21** (1:276-10), ns, 301.8 e Catherine, 25x101.4, 5-sty bk tnt & strs; Carlo Taibbi to Antonino Genovese, 25 Monroe; ½ pt; mtg $26,500; June17; July. 1'14; A $15,000-29,000. nom

**Moft st, 57 (53),** (1:200-31), nws, abt 50 n Bayard, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; Antoinette Cammarota to Raffaele Cammarota, 262 Montgomery st, Jersey City, NJ; ½ pt; B&S; AL; Oct 25'13; July1'14; A $19,000-32,000. nom

**Mott st, 108 & 108½ on map 108,** see Hester, 156-60.

**Montgomery st, 9-11** (1:287-24 & 25), nes, abt 40 s East Bway, 48x75, 2-3-sty bk tnts; Hyman M Cohen to Jacob Hecht, 166 E 95 & Nathan Roggen, 1350 Madison av; mtg $23,000 & AL; July1'14; A $27,-000-31,000. O C & 100

**Perry st, 173** (2:637-84 & 47), ns, 86.7 e West, runs w25.3xn37xw52.5 to es West (No 419), xn23.3xe71.2xs54.8 to beg, 3-sty bk tnt & strs & 3-sty fr tnt & str; Allen M Hunter to Josephine A Budke, at Clarkstown, NY; QC; June6; June29'14; A $17,000-19,500. nom

**Pike st, 18** (1:282-18), ws, abt 65 n Henry, 22.6x85.9, 4-sty bk tnt & strs; Bessie wife & Lewis Frank to Sarah Abrams of North Plainfield, NJ; mtg $17,000; June 24; June26'14; A $17,000-21,000. nom

**St Nicholas pl, S7-9 on map S7** (7:2069-14), ws, 133.10 s 155th, 51.6x112x46.5x 112.1, 6-sty bk tnt; Minnie Von Raitz to Belford Realty Co, Inc [131 E 86]; mtg $81,000 & AL; June30; July1'14; A $29,000-86,000. O C & 100

**Scammel st** (1:267-19), nec Madison (Nos 333-5), 41x95.7x35.3x96, 6-sty bk tnt & strs; Jno T McGovern ref to Scammel Realty Co, Inc, 220 Bway; mtg $54,000; FORECLOS June18; June30; July1'14; A $35,000-70,000. **$10,000 over & above said mtg**

**Stanton st, 175** (2:349-50), ss, abt 50 e Clinton, 25x100, 5-sty bk tnt & strs; Ellen C McManus, individ & EXTRX Jas V McManus, to Walter Ebert, 338 E 51; June27; July2'14; A $20,000-28,000. nom

**Stanton st, 175;** Walter Ebert to Isidor Kalfus, 186 Stanton; mtg $21,500; July1; July2'14. nom

**Sullivan st, 224** (2:540-27), ws, 166 s 3d, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; A $16,000-24,000; also SULLIVAN ST, 226 (2:540-26), ws, 141 s 3d, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; A $16,-000-24,000; also SULLIVAN ST, 228 (2:-540-25), ws, 116 s 3d, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; A $16,000-24,-000; Moritz Gruenstein to Barnett Levy, 36 W 115; ⅓ pt; AT; AL; June11; June26 '14. O C & 100

**Sullivan st, 224** (2:540-27), ws, 166 s 3d, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; A $16,000-24,000; also SULLIVAN ST, 226 (2:540-26), ws, 141 s 3d, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; A $16,000-24,000; also SULLIVAN ST, 228 (2:540-25), ws, 116 s 3d, 25x100, 5-sty bk tnt & strs & 5-sty bk rear tnt; A $16,000-24,000; Barnett Levy to Moritz Gruenstein, 60 W 95; ⅓ pt; AT; AL; June18; June30 '14. O C & 100

**Sullivan st, 226,** see Sullivan, 224.

**Sullivan st 228,** see Sullivan, 224.

**Temple st, see Liberty,** see Bway, 139-45.

**West st, 172** (1:131-28), es, 53 n Murray, 26.6x87.8x26.6x87.5, 3-sty bk tnt & strs; Gustave Helmstetter to Gustav Lewkowitz, 645 West End av; mtg $14,000 & AL; June27; June30'14; A $30,000-32,000. O C & 100

**West st, 419,** see Perry, 173.

**William st, 138 (137)** (1:77-19), es, 29.8 s Fulton, 25.1x100.7x25x100.6, 6-sty bk loft & str bldg; A $85,000-90,000; also FULTON ST, 92 (1:77-22), ss, abt 125 e William, 25.10x79.10x29x79.10, 5-sty bk loft & str bldg; mtg on this $30,000; A $60,000-65,000; Harry C Jones to Mabel L Costello, 118 W 57, & Frank A & Geo E Jones, both at 369 Union st, Hackensack, NJ; ⅓ pt; AT; June 25; June26'14. nom

**5TH st, 536-8 E** (2:400-24), ss, 183.10 w Av B, 40x96, 6-sty bk tnt & strs; Abr Landberg to Sarah & Jacob Gang, 206 E 7; AL; Apr20; June30'14; A $27,000-53,000. O C & 100

**8TH st E, swc Av D,** see Av D, 107-9.

**9TH st, 232 E** (2:464-26), ss, 181.5 w 2 av, 25x94.10, 5-sty bk tnt & strs; Maria to beg, 4-sty bk office & str bldg; Geo Bruestle to Bakers & Consumers Compressed Yeast Co, a corpn, 299 E 9; mtg $11,000; June30'14; A $10,500-19,000. nom

**11TH st, 332 E** (2:452-24), ss, 175 w 1 av, 25x94.10, 5-sty bk tnt & &strs; Maria C Poggioriale to Giuseppi Poggioriale, 247 Elizabeth; mtg $30,000; June30; July1'14; A $17,000-29,000. O C & 100

**12TH st, 34 W** (2:575-37), ss, 350 w 5 av, 20.11x103.3, 4-sty & b stn dwg; Phoenix Ingraham, ref to Fred Ingraham, at Hempstead, LI [192 Bway]; PARTITION May26; June13; July1'14; A $19,500-25,000 **18,700**

**12TH st, 348 W** (2:640-47), ss, 203 w Greenwich, 24x80, 3-sty bk loft bldg; Wheatena Co, a corpn, to Mary C Tuting at Hasbrouck, NJ [c/o Fredk H Tuting, 693 Washington]; mtg $5,000; June26'14; A $8,500-10,500. nom

**14TH st, 600-2 E,** see Av B, 227-31.

**15TH st, 161 W** (3:791-8), ns, 125 e 7 av, 25x103.3, 5-sty bk tnt & strs; Adolf Jacoby to Frank C Schlitt, 495 Ocean av, Jersey City, NJ; mtg $27,000 & AL; July1; July2 '14; A $18,000-32,000. nom

**15TH st, 161 W;** Frank C Schlitt to Lawyers Realty Co, a corpn, 160 Bway; mtg $32,500 & AL; July1; July2'14. O C & 100

**15TH st, 336 W** (3:738-60), ss, 400 w 8 av, 18.8x81, 5-sty bk tnt; Thos Lynch to Albt D Morstadt, 964 St Johns pl, Bklyn [844 Washington]; mtg $13,000 & AL; July 17'13; June26'14; A $7,000-20,000. O C & 100

**16TH st, 403 E** (3:948-6), ns, 94 e 1 av, 25x92, 4-sty bk tnt & strs & 3-sty bk rear shop; Valentine Neuberger to Henry Engesser, 403 E 16; ½ pt; AT; mtg $8,000; July2'14; A $11,500-15,000. nom

**17TH st, 17-9 W** (3:819-27), ns, 280 w 5 av, 53x92, 11-sty bk loft & str bldg; E E M Co, a corpn, to Cora S Morse, at Winchester, NH; QC; June30; July2'14; A $98,-000-225,000. nom

**18TH st, 439 E** (3:950-25), ns, 90 w Av A, 25x92, 4-sty bk tnt, 1 & 2-sty ext; Edw J Bickmann to Anna Bickmann, 327 E 18; June29; June30'14; A $11,000-18,000. O C & 100

**19TH st, 417 E** (3:951-11), ns, 216 e 1 av, 20x92, 4-sty bk tnt & strs; Fredk Ohlrogge to Emma Ohlrogge, 417 E 19; AL; June26; June27'14; A $8,400-12,000. gift

**21ST st, 137 E** (3:876-877-31), nes, 210.6 nw 3 av, 20.6x98.9, 5-sty stn dwg, with rights to Gramercy Park; Alfred Steckler Jr, ref, to Eliz Kelly, 504 W 139; mtg $29,000; FORECLOS June5; June18; June 30'14; A $36,500-43,000. **100**

**21ST st W** (3:797-pt lt 45), ns, 85 w 6 av, 20x98.9, pt 6-sty bk str; Leopold W Harburger, ref, to Max Hirsch, 210 W 140; all RT&I of Harrison A Pell. Deft; FORECLOS June24; June25; June26'14. **150 over & above all liens**

**22D st, 215 W** (3:772-37), ns, 116.2 w 7 av, 16x78.5, 3-sty & b stn dwg; West Side Holding Co to Wm Rosin, 1823 82d, Bklyn [29 Beekman]; mtg $14,000 & AL; June 29'14; A $9,000-12,000. O C & 100

**25TH st, 137-9 W** (3:801-16), ns, 450 w 6 av, 66.4x—x68.3x98.9, 12-sty bk loft & str bldg; Gertrude A Vanderbeck to Fredk Beltz, Jr, of Riverside, Conn [22 Exchange pl]; mtg $282,500 & AL; CaG; June29; June 30'14; A $110,000-288,000. O C & 100

**29TH st, 315-17 E** (3:935-13), ns, 200 e 2 av, 40x98.9, 5-sty bk tnt; Mary E & Theresa R Julian to Anna Frey, 157 E 179; mtg $47,000 & AL; June30; July1'14; A $16,500-46,500. O C & 100

**29TH st E, nes, at ses, Madison av,** see Madison av, 99.

**30TH st, 301-3 W,** see 8 av, 403.

**30TH st, 308 W** (3:753-48), ss, 136 w 8 av, 22x98.9, 3-sty & b bk dwg; Jas Madden to Hotel Irvin, for Women, Inc, 1 W 39; mtg $5,000 & AL; July1; July2'14; A $13,000-17,000. O C & 100

**30TH st, 310 W** (3:753-49), ss, 158 w 8 av, 22x98.9, 3-sty & b bk dwg; Saml J Ashley et al to Hotel Irvin, for Women, Inc, 1 W 39; AL; July1; July2'14; A $13,000-17,500. O C & 100

**30TH st, 312 W** (3:753-50), ss, 180 w 8 av, 22x98.9, 3-sty & b bk dwg; Maria S Simpson to Hotel Irvin, for Women, Inc, 1 W 39; mtg $13,000 & AL; July1; July2 '14; A $13,000-17,500. O C & 100

**36TH st, 239 W** (3:786-23), ns, 378.6 e 8 av, 18.6x98.9, 3-sty & b bk dwg; D H Jackson Co, a corpn, to Holland Holding Co, a corpn, 18 E 41; mtg $12,500; June30 '14; A $24,000-25,500. O C & 100

**37TH st, 207 E** (3:918-7), ns, 105 e 3 av, 25x102.11x25.3x106.6, 5-sty bk tnt & strs; Louis R Hall, 59 E 75, to Jos & Thos H Hall, both at 59 E 75, & Adele H Graham, 68 Irving pl, Buffalo, NY; 1-6 pt; AT; B&S & CaG; June26; July2'14; A $12,000-25,000. O C & 100

**37TH st, 209-11 E** (3:918-8), nes, 180 e 3 av, —x95.8x50.6x102.11, 5-stv bk shop; Louis R Hall, heir Thos H Hall, to Jos & Thos H Hall, both at 59 E 75, & Adele H Graham, 68 Irving pl, Buffalo, NY; 1-6 pt; AT; B&S; June26; June30'14; A $23,500-40,000. O C & 100

**37TH st, 209-11 E;** J Willet Hall, heir Thos H Hall, to same; 1-6 pt; AT; B&S; June25; June30'14. O C & 100

**37TH st, 209-11 E;** Pierre C Hall, heir Thos H Hall, to same; 1-6 pt; AT; B&S; June22; June30'14. O C & 100

**38TH st E, sec Lex av,** see Lex av, 311.

**41ST st, 9 E** (5:1276-8), ns, 166 e 5 av, 22x98.9, 5-sty stn loft & str bldg, 3-sty ext; Lafayette B Gleason, ref, to 9-11 E 41st St Co, Inc, 2 Rector; FORECLOS May 19; June27; June29'14; A $90,000-112,000. **131,864**

**41ST st, 9 E;** Chas B Samuels to same; QC; June27; June29'14. nom

**41ST st, 11 E** (5:1276-9), ns, 188 e 5 av, 22x98.9, 5-sty & b stn dwg; Helen, wife Chas Hastings, to 9-11 E 41st St Co, Inc, 2 Rector; mtg $60,000 & AL; June29'14; A $89,000-113,000. O C & 100

**41ST st, 120-22 W** (4:993-43 & 44), ss, 260 w 6 av, 40x98.9, 2-4-sty & b stn dwgs; Philip Lewisohn to West 40th & 41st Sts Realty Co, a corpn, 113-19 W 40 & 114-18 W 41; CaG; mtg $119,650; May28; July1'14; A $107,000-113,000. O C &100

**46TH st, 110 W** (4:998-40), ss, 160 w 6 av, 20x100.5, 3-sty & b stn dwg; Simon Meyer et al to Chas Geoly, 308 W 42; July 1'14; A $32,000-33,000 O C & 100

**47TH st, 18 W** (5:1262-48½), ss, 270 w 5 av, 20x100.5, 4-sty & b stn dwg; Winifred Masterson Burke Relief Foundation to Hugo Blumenthal, 10 W 76 [5 Nassau] & Gustav Blumenthal, 42 W 70; June22-July1'14; A $64,000-70,000. **75,000**

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**48TH st, 367 W** (4:1039-6), ns, 125 e 9 av, 15x100.5, 5-sty bk tnt; Millard Veit & Theresa G, his wife, to Mildred E Veit, at Bayview av, Far Rockaway, LI [c/o Benj Veit, 30 Broad]; mtg $15,000 & AL; June25; June29'14; A$10,000-19,500. nom

**49TH st, 145-9 E** (5:1304-26, 26½, 27), ns, 218.5 w 3 av, runs w to pt 275 w 3 av x100.5, 3-3-sty & b stn dwgs; Wm L Levy to Jacob A Wolf, 11 Pearl, Deal, NJ; AL; June4; July2'14; A$37,000-49,000. nom

**49TH st, 145-9 E;** Jacob A Wolf to Harvard Realty Constn Co, a corpn, 128 Bway; mtg $51,500; June26; July2'14. nom

**49TH st W** (4:1001), ss, 449.6 w 6 av, a strip 0.6x100; Chas H Murray, ref, under application of Jno J Mahoney for sale of prop held by him during life of Grace W Wheeler, to Jno J Mahony, 51 W 94; 10-135 pts; June30; July2'14. **400**

**49TH st, 117 W** (4:1002-23), ns, 237.6 w 6 av, 20.10x100.5, 4-sty stn tnt; Emilie A Nones, widow, to Lewine & Kempner, Inc, 135 Bway; 1-6 pt; AL; June25; June27'14; A$30,500-34,500. O C & 100

**50TH st E** (5:1304-pt lot 54), ss, 45.4 e Lex av, a strip or gore, runs s100.5xw4.9 xne100.6 to beg; Carl H Richardson, TRSTE in bankruptcy of Fredk P Forster, to Wilbert W White, 541 Lex av; May29; June30'14. **300**

**50TH st E** (5:1304); same prop; Wilbert W White to Bible Teachers Training School, a corpn, 541 Lex av; B&S; June 10; June30'14. omitted

**50TH st, 101-9 E** (5:1305-1, 63 to 66), ns, 180 w Lex av, runs n100.5xe25xn100.5 to ss 51st (Nos 100-20) xw250 to es Park av (Nos 321-39) xs200.10 to ns 50th xe225 to beg, 1-2-4-5 & 6-sty bk bldgs of brewery & 5-4-sty bk tnts & strs; F & M Schaefer Brewing Co, a corpn, to Rector &c of St Bartholomew's Church, a corpn, 342 Madison av; mtg $700,000; June17; July2'14; A $604,000-776,000. 1,400,000

**51ST st, 100-20 E,** see 50th, 101-9 E.

**51ST st, 306-10 W** (4:1041-38), ss, 120 w 8 av, 60x100.5, 6-sty bk tnt; Saml Abeloff to Foleba Realty Co, Inc, 54 Maiden la; mtg $102,800 & AL; June24; June26'14; A$45,-000-102,000. O C & 100

**51ST st, 401-3 W,** see 9 av, 761.

**52D st, 620 W** (4:1099-47), ss, 350 w 11 av, 25x100.5, 2-sty fr tnt & strs & 1-sty fr rear stable; Hy J Jentzer to Eliz McCabe [c]o Jno J], 848 E 13, Bklyn; AT; June26; June30'14; A$10,000-11,000. O C & 100

**56TH st, 12-4 W** (5:1271-47), ss, 275 w 5 av, runs s100xe25xn5xe25xn95 to st xw 50 to beg, 5-sty bk dwg; Baltimore Realty Co, a corpn, to Calumet Club of City NY, a corpn, 267 5 av; mtg $200,000 & AL; June20; June30'14; A$165,000-260,000. O C & 100

**56TH st, 409 W** (4:1066-26), ns, 150 w 9 av, 25x106.2x25.3x103.3, 5-sty bk tnt; Rachel, wife of, & Lawrence Lippi, to Jacob Reiser, 169 Valley rd, West Orange, NJ; mtg $21,000 & AL; June29'14; A$11,-500-22,500. O C & 100

**58TH st, 326-8 E** (5:1350-38), ss, 328 e 2 av, 44x100.5, 6-sty bk tnt & strs; Harry C Williams to Isabella Sperry, 27 Claremont av, Jersey City Heights, NJ; mtg $53,500; June25; June26'14; A$21,000-59,000. O C & 100

**65TH st, 2-6 W,** see Central Park W, 50.

**67TH st, 36-8 W** (4:1119-47-48), ss, 350 w Central Park W, 50x100.5, 2-5-sty stn tnts; A$45,000-65,000; also 67TH ST, 40 W (4:1119-49), ss, 400 w Central Park W, 25 x100.5, 5-stv stn tnt; A$22,500-32,500; Lizzie W Wright to Hy L Armstrong, 223 Front st, Owego, NY; AL; June25; June26 '14. O C & 100

**67TH st, 40 W,** see 67th, 36-8 W.

**69TH st, 46 W** (4:1121-54), ss, 515.6 w Central Park W, 22x100.5, 4-sty & b stn dwg; Abr Oberstein, ref, to E Lansing Satterlee ,125 W 58; mtg $30,000; FORECLOS June16; June22; June26'14; A$20,000-43,000. **10,000**

**75TH st, 59 E** (5:1390-33), ns, 68.4 w Park av, 20x102.2, 4-sty & b stn dwg, 2-sty ext; Louis R Hall to Jos & Thos H Hall, both at 59 E 75, & Adele H Graham, 68 Irving pl, Buffalo, NY; 1-6 pt; AT; B&S & CaG; June26; July2'14; A$40,000-48,000. O C & 100

**76TH st, 26 E** (5:1390-58), ss, 40 w Mad av, 18.11x102.2, 5-sty & b bk dwg; Ida B wife Andrew McKinney to Emily B Condon, 50 E 75; mtg $45,000; July1'14; A $52,000-76,000. O C & 100

**79TH st, 316 W** (4:1186-91), ss, 235 w West End av, 65x102.2, 12-sty bk tnt; Jacob S Carvalho to Kelmscott Co, Inc, 1123 Bway; mtg $275,000; June24; June26'14; A $65,000-300,000. O C & 100

**80TH st, 42 E** (5:1491-50½), ss, 26 e Madison av, 23x66.2, 4-stv & b stn dwg; Mary King to Ford Huntington, 950 Lexington av; mtg $34,500; June22; June29'14; A$28,000-46,000. O C & 100

**81ST st E, see Lex av,** see Lex av, 1187.

**82D st, 163 E** (5:1511-28), ns, 198 w 3 av, 19.2x82.2, 3-stv & b stn dwg; Deborah Bernstein to Jacob Fischl, 1233 Union av, Bronx [22 University pl]; mtg $12,000; Feb 25; June26'14; A$9,000-13,000. nom

**84TH st, 234-6 E** (5:1529-32), ss, 177.11 w 2 av, 25.5x102.2, 3-stv bk dwg, 1-stv bk & fr stable; Jos P McDonough, ref to Elise E Bohsung, 322 E 83, ADMRX Katharina Faist; AL; FORECLOS July24 (?) '14; June26'14; A$11,000-12,500. **11,000**

**85TH st, 349 E** (5:1548-22), ns, 100 w 1 av, 25x102.2, 4-sty stn tnt; Ida Schneider et al to Albt Fisch, 413 E 85; mtg $5,500; July1; July2'14; A$9,000-15,000. nom

**86TH st, 124-6 E** (5:1514-59-60), ss, 286.8 e Park av, 51.1x102.2, 2-5-stv stn tnts, strs in 126; City Real Estate Co, a corpn, to Corn Exchange Bank, a corpn, 13 William; B&S; June25; June26'14; A$61,000-69,000 O C & 100

**87TH st, 32 W** (4:1200-48), ss, 370 w Central Park W, 20x100.8, 4-stv & b stn dwg; Julius Bacharach to Julius E Fox, 520 Ocean av, Jersey City, NJ; mtg $35,000 & AL; June18; July2'14; A$16,000-30,000. O C & 100

**88TH st, 117 E** (5:1517-11), ns, 235.6 e Park av, 25.6x100.8, 5-sty bk tnt & strs; Alex Soling to Deborah Sookne [c/o Dr Jos Sookne], 157 W 111; AT; B&S; Apr6; June29'14; A$15,000-25,000. O C & 100

**90TH st, S W** (4:1203-39), ss, 163 w Central Park W ,18x100.8, 4-sty & b stn dwg; Siegfried H May to Harriet May, 374 Clinton av, Newark, NJ; mtg $18,000; June23; June26'14; A$13,500-24,500. nom

**92D st, 106 E** (5:1520-70), ss, 55 e Park av, 17x80, 3-sty & b stn dwg; Lawrence B Elliman to Esthold Realty Co, Inc, 115 W 40; mtg $13,000 & AL; June29'14; A $12,500-14,500. O C & 100

**94TH st, 150 E,** see Lexington av, 1437-43.

**95TH st, 337 E** (5:1558-22), ns, 80 w 1 av, 30x100.8, 5-sty bk tnt; Robt Smolka to Gladys A Mackay-Smith, 1325 Av of the Presidents, Wash, DC; mtg $21,000 & AL; June11; July2'14; A$10,000-22,000. nom

**99TH st, 65 E** (6:1605-32), ns, 100 w Park av, 25x100.11, 5-sty bk tnt; Rebecca Davis to Lizzie Friend, 1770 Madison av; mtg $23,000 & AL; June26; June27'14; A$10,000-22,000. nom

**101ST st, 50 E** (6:1606-49), ss, 75 e Mad av, 25x100.11, 5-sty bk tnt & strs; Conrad Stein & ano EXRS Josephine Stein to D H Jackson Co, a corpn, 35 Nassau ;June25; July1'14; A$10,000-19,000. nom

**101ST st, 211 W** (7:1873-24), ns, 100 e Bway, 54.9x100.11, 7-sty bk tnt; Saml Strasbourger ref to M Jos Erbacher, 310 East Bway; mtg $78,000; FORECLOS June 5; July1'14; A$43,000-110,000. **$15,025 over & above mtg**

**103D st, 218 E** (6:1652-40), ss, 205 e 3 av, 25x100.9, 4-sty bk tnt & strs; Annie Feinberg to Hugh Reilly, 148 E 5th st, Plainfield, NJ; mtg $12,000 & AL; June22; July1'14; A$9,000-14,000. O C & 100

**103D st, 220 E** (6:1652-39), ss, 230 e 3 av, 25x100.9, 4-sty bk tnt & strs; Annie Feinberg to Hugh Reily, 148 E 5th st, Plainfield, NJ; mtg $13,000 & AL; June22; July1'14; A$9,000-14,000. O C & 100

**105TH st, 347 E** (6:1677-22), ns, 100 w 1 av, 25x100.11, 4-sty bk tnt & strs, 1-sty ext; Frank Fallotico et al to Maria A Gargiulo, 302 E 105; mtg $14,200 & AL; July1; July2'14; A$7,000-13,000. nom

**107TH st, 68 E** (6:1612-41), ss, 100 w Park av, 25x100.11, 5-sty bk tnt; Manhattan Holding Co to Delancey Properties Corpn, 233 Bway; mtg $15,000; June29; June30'14; A$11,000-22,000. nom

**108TH st, 151 W** (7:1863-9), ns, 200 e Ams av, 25x100.11, 5-sty bk tnt; Bertha Schwarz et al to Jennie Weill, 8 Van Nest pl; B&S & CaG; AL; Jan2; July2'14; A$13,-000-23,500. O C & 100

**108TH st, 151 W;** Jennie Weill to Bertha Schwarz, 221 E 71; Theresa Stern, 302 W 112; Bernard & Rosalie Lowenfels, 221 E 71, & Simon Lowenfels, 342 Manhattan av; B&S & CaG; AL; Jan2; July2'14 O C & 100

**110TH st, 308-12 E** (6:1681-46), ss, 125 e 2 av, 75x100.11, bk church & 2-stv & b bk rectory; Church of Our Lady of Mt Carmel to St Anns Church, a corpn, 308-10 E 110; mtg $25,000; June29; July2'14; A exempt-exempt. O C & 100

**111TH st, 29 E** (6:1617-13), ns, 75 w Mad av, 25x100.11, 5-sty stn tnt; Jafco Realty & Holding Co to Anna Coehn or Cohen, 85 Andrew st, Bayonne, NJ; mtg $21,000 & AL; July1; July2'14; A$13,000-24,000. O C & 100

**111TH st, 226-30 E** (6:1660-35 & 36), ss, 240 w 2 av, 60x100.11, 2-6-sty bk tnts & strs; Griffon Realty Co, Inc, to Barney Isaacs, 224 Foster av, Bklyn; ½ pt; AT; mtg $50,000; June25; June26'14; A$19,000-57,000. nom

**111TH st, 226-30 E;** Barney Isaacs to Leon Tuchmann, 1990 7 av; ½ pt; AT; mtg $50,000; June25; June26'14 nom

**112TH st, 46-8 E** (6:1617-48), ss, 110.3 e Madison av, 40.3x100.11, 6-sty bk tnt & strs; Saul Singer to Sarah Finkelstein, 229 W 111; mtg $41,000; June22; June30'14; A$17,500-47,000 O C & 100

**112TH st, 158 E** (6:1639-47), ss, 125 e Lexington av, 25x100.11, 4-stv bk tnt; Mary Magerle to Adolph Tischler, 118 E 109; mtg $15,000 & AL; June26; June27'14; A$10,000-17,000 nom

**112TH st, 178-84 E,** see Hester, 156-60.

**112TH st, 178-84 E,** see 3 av, 2028-34.

**116TH st, 145 E** (6:1644-20⅜), ns, 402 w 3 av, 18 to Lexington av x80, 4-stv stn dwg; Hy Ulrich to Jno Dauenhauer, 62 W 69, & Jno Thompson, 118 Oak st, Weehawken Heights, NJ [307 Spring] EXRS Marie E Ulrich; QC; June25; June26'14; A$15,000-18,000. O C & 100

**116TH st, 323 E** (6:1688-12), ns, 266.6 e 2 av, 16.6x100.11, 3-sty & b stn dwg; Filomena De Respiris to Vincent J Orlando, 323 E 116; mtg $8,500; June22; June26'14; A$6,500-10,000 O C & 100

**117TH st, 17-9 E** (6:1623-11-12), ns 110 w Madison av, 50x100.11, 2-5-sty bk tnts; Bernhard Mainzer to Florette Realty Corpn, 38 Park Row; AL; June19; June27'14; A$28,000-53,000. nom

**118TH st, 7 & 7 E** (6:1745-5), ns 110 e 5 av, 50x100.10, 6-sty bk tnt & strs; Griffon Realty Co, Inc, to Barney Isaacs, 224 Foster av, Bklyn, mtg $50,500 & AL; June25; June 26'14; A$26,000-66,000. nom

**118TH st, 7 & 7 E;** Barney Isaacs to Leon Tuchmann, 1990 7 av; mtg $60,500 & AL; June25; June26'14 nom

**118TH st, 111 E** (6:1767-5), ns, 90 e Park av, 25x100.11, 5-sty stn tnt; Margt Sullivan to Kelbert Constn Co, Inc, 535 E 166; mtg $15,000; July1; July2'14; A $11,000-22,000. O C & 100

**118TH st, 205-7 E** (6:1783-5), ns 100 e 3 av, 37.6x100.10, 6-sty bk tnt & strs; Manhattan Holding Co to Delancey Properties Corpn, 233 Bway; mtg $34,000; June13; June26'14; A$13,500-39,500. nom

**118TH st, 209-11 E** (6:1783-7), ns, 137.6 e 3 av, 37.6x100.10, 6-sty bk tnt & strs; Manhattan Holding Co to Delancey Properties Corpn, 233 Bway; mtg $34,000; June13; June26'14; A$13,500-39,500. nom

**118TH st, 343 E** (6:1795-21), ns, 150 w 1 av, 25x100.10, 5-sty bk tnt; Sebastiano Beninati to Mercury Holding Co, a corpn, 1439 E 9, Bklyn; mtg $15,350; June25; July 1'14; A$8,000-18,000. O C & 100

**118TH st, 306 W** (7:1944-38), ss, 125 w 8 av, 25x100.11, 5-sty bk tnt & strs; Fredk R Rich, ref, to Anna A Gillies, at Oriental Pt, Mamaroneck, NY; FORECLOS June18; June26; June29'14; A$14,000-28,000. **23,000**

**118TH st, 306 W;** Anna A Gillies to Lena Katz, 1167 Westchester av; B&S & CaG; mtg $22,000; June25; June29'14. nom

**118TH st, 306 W;** Lena Katz to Abr H Levy, 1117 Westchester av; mtg $22,000 & AL; June26; June29'14. O C & 100

**119TH st, 316 W** (7:1945-43), ss, 250 w 8 av, 25x100.11, 5-sty bk tnt; Jos Gottlieb to Bernard J Isecke, 68 Clinton pl, Bronx; mtg $21,000 & AL; Mar17; June27'14; A $14,000-22,000. O C & 100

**124TH st, 54 E** (6:1748-68), ss, 215 w Park av, 18x100.11, 3-sty & b stn dwg; Isabella L Beekman et al to Hermine Schrag, 46 E 124; B&S; AL; June22; July 2'14; A$8,500-10,500. O C & 100

**125TH st, 31 W** (6:1723-22), ns, 370 w 5 av, 20x99.11, 5-sty bk office & str bldg, 2-sty ext; Claudia Tinner to Cascade Realty & Constn Co, a corpn, 600 W 116; mtg $51,-250 & AL; Apr2; June26'14; A$36,000-50,000. nom

**125TH st, 31 W** (6:1723-22), ns, 370 w 5 av, 20x99.11, 5-sty bk loft, office & str bldg, 2-sty ext; Cascade Realty & Constn Co to Mary A Thornton, 500 W 143; mtg $40,000 & AL; July1; July2'14; A$36,000-50,000. O C & 100

**125TH st, 31 W;** Mary A Thornton to Patk H McNulty, at Great Neck, LI [549 W 52]; mtg $40,000 & AL; July1; July2'14. nom

**126TH st, 204 E** (6:1790-45½)), ss, 80 e 3 av, 27.6x99.11, 5-sty bk tnt & strs; Geo G Ailinger to Leyburk Co, a corpn, 141 Bway; CaG; mtg $20,000 & AL; June24; June29'14; A$9,000-23,000. nom

**126TH st, 35 W** (6:1724-21), ns, 485 e Lenox av, 25x99.11, 5-stv stn tnt; Jno H Rogan, ref, to Mary H Tompkins [Forest av], Lakewood, NJ; ¼ pt; Augusta L Jones, 175 W 72, ½ pt & Walter F Kingsland, 22 Av du Bois, Boulogne, Paris, France, ¼ pt; FORECLOS June24; June25; June30'14; A$12,000-26,000. **31,000**

**127TH st, 275 W** (7:1933-7), ns, 150 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Patk J Leahon, ref, to Mary I Hart [c/o Owen], 273 W 127; PARTITION May28; June26'14; A$7,300-9,500. **6,150**

**128TH st, 71 E** (6:1753-31), ns, 105 w Park av, 35x99.11, 5-sty bk tnt; Jno L Bernstein, ref, to Edgar S Appleby, at Glen Cove, LI [192 Bway]; FORECLOS June25; June30; July1'14; A$14,000-35,000. **30,000**

**128TH st, 73 E** (6:1753-32), ns, 70 w Park av, 35x99.11, 5-sty bk tnt; Albt Unger, ref, to Edgar S Appleby, at Glen Cove, LI [192 Bway]; FORECLOS June 25; June30; July1'14; A$14,000-35,000. **30,000**

**130TH st, 224 W** (7:1935-45), ss, 282.6 w 7 av, 17.6x99.11, 3-sty & b stn dwg; Henrietta M Montross to Wm Tuxill of Auburn NY; mtg $8,000 & AL; June30; July1'14; A$7,000-11,000. nom

**131ST st, 246 W** (7:1936-51), ss, 325 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Ida M White to Isabel Mackin, 68 Columbus av; mtg $5,800; June29; July1'14; A$6,600-8,500. O C & 100

**133D st, 70 W** (6:1730-68), ss, 84 e Lenox av, 26x99.11, 5-sty bk tnt & strs; Bernhard Mainzer to Florette Realty Corpn, 38 Park row; AL; June19; July2'14; $7,300-18,500. nom

**133D st, 235 W** (7:1939-16), ns, 375.6 e 8 av, 19.6x99.11, 4-sty bk tnt; Gustav A Derschuch to Wittnauer Realty Co, Inc, 30 W 36; mtg $12,000 & AL; June15; June26'14; A$7,200-12,000. nom

**133D st, 314 W** (7:1958-38), sec St Nicholas av, 92.3x25.11x87.11x26.4, 5-stv bk tnt; Alfd Fechheimer to Saml R Taylor, 750 St Nicholas av; B&S; mtg $30,000 & AL; June 24; June26'14; A$21,000-35,000. nom

**134TH st, 121 W** (7:1919-18), ns, 325 w Lenox av, 25x99.11, 5-stv bk tnt; Morris Aron to Barbara Feiss, 472 W 141; June24; June30'14; A$10,000-19,000. O C & 100

**136TH st, 170-2 W** (7:1920-59), ss, 75 e 7 av, 50x99.11, 6-sty bk tnt; Morgan J O'Brien Jr, ref, to Walter S [38 E 39] & Augustus C Gurnee [Rome, Italy], & Wm N Cromwell [49 Wall] as TRSTES for Delia E Gurnee will of Walter S Gurnee, 49 Wall; FORECLOS June2; June15; June 26'14; A$25,000-65,000. **50,000**

**137TH st, 124 W** (7:1921-46), ss, 300 w Lenox av, 25x99.11, 5-sty stn tnt; Thos A Herbert to Luisa Wenz, 820 Freeman; mtg $18,000; June23; June26'14; A$8,000-23,000 O C & 100

**137TH st, 124 W;** Luisa Wenz to Gustav P Helfrich & Bertha, his wife, 976 Fox; mtg $21,000; June24; June26'14 O C & 100

**143D st W, see Morningside dr,** see Morningside dr, 660-6.

**149TH st W, see Bradhurst av,** see Bradhurst av, 128-130.

**150TH st, 350 W,** see Edgecombe av, sw c150.

**157TH st, 550 W,** see Bway, 3770-8.

**165TH st W, see Bway,** see Bway, 3926-34.

**169TH st, 600 W** see Bway, 4011-9.

**174TH st W** (8:2131-23-24), ns, 100 w Audubon av, 50x58.3x50.2x53.6, vacant; City Real Estate Co to Viola P Eytinge, 201 W 79; B&S; June30; July1'14; A$6,800-6,800. O C & 100

**180TH st W** (8:2152-37), ss, 100 e St Nicholas av, 75x100, 5-sty bk tnt; Alex McDowell to Russley Co, Inc, 60 Wall; mtg $26,000 & AL; June30'14; A$30,000-$——. nom

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**225TH st, 111-5 W,** see Marble Hill av, 2.
**227TH st, 114 W** (13.3402-440), sws, 25 e Van Cortlear pl, 25x85, vacant, Fredk P Hummel & Katie, his wife, to Sophie Hummel, 22 & 24 Marble Hill av, AL, June28, June30 14, A$3,500-3,500.
O C & 100
**Av B, 227-31** (2.396- 7, 8 & 9), see 14th (Nos 600-2), 68.9x88, 3-5-sty bk tnts & strs & 1-3-sty bk tnt & strs; Ignatz Koref to Jennie Geller, 417 Claremont Pkway, Bronx, NY; B&S; mtg $61,000 & AL; June 29, July2'14. A$3,500-58,000. O C & 100
**Av D, 107-9** (2:377-37), swc 8th, 60x50, 6-sty bk tnt & strs; Moses A Horowitz to Sol Margareten, 292 E 7; AL; June29; July 2'14; A$35,000-65,000. O C & 100
**Bowery, 166 & 166½ on map 166** (2:475-33), ws, abt 20 s Kenmare, 25x100, 3-sty bk tnt & strs; Zinwill Co, a corpn, to Morton H Meinhard, 522 5 av; AT; B&S & CaG; June26'14; A$28,000-32,000. nom
**Bradhurst av, 128-30** (7:2045-82), sec 149th, 99.11x50, 6-sty bk tnt; T R Smith Realty & Constn Co, a corpn, to Thos R Smith, 739 Sherman av, Plainfield, NJ [151 W 125]; ⅝ pts; AL; June20; June26'14; A $27,000-69,000. O C & 100
**Bradhurst av, 128-30,** sec 149th; Ella Smith to same; ⅛ pt; AL; June20; June26 '14. O C & 100
**Broadway, 139-45** (1:50-3 & 4), swc Liberty (Nos 82-8), runs w159.4 to Temple xs 82.2xe53.7xn8.9xe102.4 to Bway x n 76.11 to beg, 19-sty stn office & str bldg; Sherman Square Realty Corpn to Pittsburgh Life & Trust Co, a corpn, cor Federal st & Liberty av, Pittsburgh, Pa; AL; July1; July2'14; A$2,275,000-3,460,000. O C & 100
**Broadway, 285** (1:149-30), ws, 25.1 s Reade, 25.2x—, 5-sty bk restaurant, 2-sty ext; Francis S Whitehouse to Hy J Whitehouse, at Mt Kisco, NY; Wm F Whitehouse, 125 E 73, & Sheldon & Norman O Whitehouse, both at 319 5 av; 2-5 pts or 1-10 pt to each; June29'14; A$180,000-190,000. gift
**Broadway, 2624-6** (7:1871-22), es, 50.11 n 99th, 50x100, 7-sty bk tnt; Wm Burns to Utility Realty Co, a corpn, 30 E 42; B&S; mtg $110,000; June29; June30'14; A$82,000-130,000. O C & 100
**Broadway, 2624-6;** Utility Realty Co to Jas Welton, at Yorktown Heights, NY; B&S; June29; June30'14. nom
**Broadway, 3770-8** (8:2115-5), sec 157th (No 550), 99.11x125, 10-sty bk tnt & strs; Utility Realty Co, a corpn, to Granville Realty Co, Inc, 550 W 157; B&S; June29; June30'14; A$195,000-590,000. nom
**Broadway, 3926-34** (8:2122-77), sec 165th, 110.11x100x101.6x100.5, 10-sty bk tnt & strs; Fort Washington Realty Co to N Y & Cincinnati Realty Co, a corpn, office R 314, 44 Court, Bklyn; mtg $340,000; June26; June27'14; A$100,500-445,000. O C & 100
**Broadway, 4011-19** (8:2138-102), swc 169th (No 600), 90x150, 6-sty bk tnt & strs ;Central Bldg Impt & Investment Co to Wilgar Realty Corpn, 82 Beekman; mtg $225,000 & AL; July1; July2'14; A$95,-000-260,000. O C & 100
**Central Park W, 50** (4:1117-36), swc 65th (Nos 2-6), 100.5x125, 12-sty bk tnt; Arthur D Truax, ref, to Fifty Central Park W Corpn, 49 Wall; FORECLOS May11; June 3; June30'14; A$260,000-825,000. **711,000**
**Central Park W, 292-3** (4:1203-31 & 32), ws, 50.8 n 89th, 50x100, 5-sty bk hospital; Logan O Timberlake to Chas B Towns, 119 W 81; mtg $72,000 & AL; June30; July2'14; A$64,000-96,000. O C & 20
**Central Park W, 292-3** (4:1203-31 & 32), ws, 50.8 n 89th, 50x100, 5-sty bk hospital; R B Simpson, TRSTE for Wm H Knowles, bankrupt, to Logan O Timberlake, 184 Clinton, Bklyn; AT; AL; June22; July2'14; A$64,000-96,000. O C & 25
**Central Park W, 446** (7:1840-33), ws, 55.11 s 105th, 45x100, 7-sty bk tnt; Louis B Schram & ano, EXRS Uriah Herrmann, to Property Sales Corpn, 290 Bway; June25; June26'14; A$54,000-105,000. **117,000**
**Convent av, 411** (7:2062-47), es, 80.3 s 148th, runs s20xe25.2xn0.4xe49.10xn19.8xw 75 to beg, 3-sty & b stn dwg; Irene S Chamberlin, individ & EXTRX Frank W Chamberlin to Arthur H Terry, Jr, 411 Convent av; mtg $15,500; June26; June27 '14; A$10,000-17,500. O C & 100
**Edgecombe av** (7:2053-101), swc 150th (No 350), 99.11x100, 6-sty bk tnt; Trebla Realty Co to Ernest W Brown, 45 W 130; mtg $170,000 & AL; June16; June26'14; A $60,000-185,000. O C & 100
**Lexington av, 311** (3:893-64), sec 38th, 24.8x100, vacant; Herman J Jacobs to Allerton 38th St Co, Inc, 240 W 23; mtg $45,000 & AL; Apr9; July1'14; A$56,000-56,000. O C & 100
**Lexington av, 1187** (5:1509-51), sec 81st, 104.4x70, 6-sty bk tnt; Hudson Realty Co, a corpn, to Alice A Schell, 201 W 79; mtg $160,000 & AL; June30; July2'14; A$93,500-155,000. O C & 100
**Lexington av, 1437-43** (5:1522-50-51½), sec 94th (No 150), 80x85, 4-4-sty stn tnts; Marks L Frank to Jas A Farley, 76 W 48; mtg $63,500; May26; June29'14; A$66.-000-81,500. O C & 100
**Lexington av, sec 116th,** see 116th, 145 E.
**Madison av, 99** (3:859-24), ses, at nes 29th, 37.6x78, 4-sty stn tnt & strs, 1-sty ext; Morris B Arnold to Mona Specialty Co, Inc, 501 5 av; B&S & CaG; mtg $135,-000 & AL; June26; July1'14, A$135,000-150,000. nom
**Madison av, 561** (5:1291-72), es, 25 s 56th, 32x60, 4-sty & b bk dwg; Harry C Jones to Mabel L Costello, 118 W 57, & Frank A & Geo E Jones, both at 369 Union st, Hoboken, NJ; 1 pt AT June 25, June26'14, A $60,000-70,000 nom
**Madison av, 1694** (6:1618-17), ws, 25 n 112th, 25x100, 5-sty bk tnt & strs; Albert Eremd to Hyman M Goldberg, 509 W 110, 9-sty, $22,000; June25; June26'14 A$16,000-28,000 O C & 100
**Madison av, 1889** (6:1718-3), es, 60.11 n 122d, 20x100, 3-sty & b stn dwg; Realization & Administrative Co to Urban Securities Co, a corpn, 165 Bway; AL; May28; June29'14; $13,500-15,000. O C & 100
**Marble Hill av, 2** (13:3402-534), nec 225th (Nos 111-5), 117x85x99x86.11, with AT to strip 5 ft wide bet above & land of Wm A Roos, 6-sty bk tnt & strs; Albt M Lilienthal to Yen Realty Corpn, 149 Bway; mtg $133,000 & AL; June30'14; A$42,000-157,000. nom'
**Morningside av E 16** (7:1849-53), es, 56.5 s 116th, 53.10x68.3x47.8x93.3, 6-sty bk tnt; Bernhard Rabbino, ref, to Carl Fischer, 2211 Bway; FORECLOS June3; June30'14; A$32,000-75,000. **55,000**
**Nagle av, 21-3** (8:2174-85-88), nws, at sws Arden (Nos 2-12), 130x129.6, 3-5-sty bk tnts & strs; Wm L O'Connor to Annie Brown, 2345 Bway; CaG; Feb20; July1'14. A$ —$——. nom
**Nagle av, 21-3,** nws, at sws Arden (Nos 2-12); Wm L O'Connor & Annie Brown to Brown Bros, Inc, Owners & Builders, a corpn, 11 E 30; AL; June30; July1'14.
O C & 100
**Park av, 321-39,** see 50th, 101-9 E.
**Park av, 885** (5:1413-2), es, 24.8 n 78th, 26x100, 5-sty bk tnt; Mary H Maynard to Bernhard Mayer, 41 E 72; mtg $30,000; June27; July2'14; A$47,000-55,000.
O C & 100
**Riverside dr, 3** (4:1184-1), es, 103.5 s 73d, 37x97x21.6x95.3, 5-sty & stn dwg; Wm Guggenheim to Waterside Land Corpn of North Hempstead, LI, [115 Bway[; AT; mtg $50,000 & AL; June30; July2'14; A$53,-000-95,000. nom
**Riverside dr, 660-6** (7:2090-16), nec 143d, 100x60.7x99.11x65, 6-sty bk tnt; Wm Burns to Utility Realty Co, a corpn, 30 E 42; B&S; mtg $90,000 & AL; June29; June30 '14; $80,000-155,000. O C & 100
**St Nicholas av, 167** (7:1924-16), ws, 95.7 n 118th, 22.9x85.2x19.5x97.1, 5-sty bk tnt; Bernhard Mainzer to Florette Realty Corpn, 38 Park row; AL; June19; June29 '14; A$10,500-19,000. nom
**St Nicholas av, sec 133d,** see 133d, 314 W.
**Sherman av, 172-4** (8:2225-28), ns, 100 w 204th, 50x150, 5-sty bk tnt; Vermilyea Realty Co to Dundyke Realty Co, Inc, 25 Broad; mtg $50,000; June30; July1'14; A $——$——. O C & 100
**West End av, 253** (4:1183-33), ws, 87.4 s 72d, 17x100, 4 & 5-sty bk dwg; Viola P Eytinge to City Real Estate Co, a corpn, 176 Bway; B&S; mtg $22,500 & AL; June 30'14; A$20,000-31,000. O C & 100
**1ST av, 519** (3:936-33), ws,, 49.5 n 30th, 24.8x75, 5-sty bk tnt & strs; Margt Sullivan to Keilbert Constn Co, Inc, 535 E 166; mtg $5,000; July1; July2'14; A$11,500-15,-500. O C & 100
**1ST av, 2241** (6:1687-24), ws, 20 n 115th, 20x73, 4-sty stn tnt & str; Vincenzo Manzione to Enrico Viggiani, 411 E 114; mtg $14,000 & AL; June15; June26'14; A$8,000-12,000. O C & 100
**1ST av, 2370** (6:1809-50), es, 129 n 121st, runs e58.2xnw31.2xw37 to av xs23 to beg, 4-sty bk tnt & strs; Saml Bader to Marie, wife of & Aug F Wiggers, 209 E 59; mtg $10,000 & AL; July2'14; A$5,000-9,000. nom
**3D av, 2028-34** (6:1639-40), swc 112th (Nos 178-84), 100.10x100, 3-sty fr tnt & strs, 3-1-sty bk & fr strs & 1-sty bk theatre; Henry Morris et al to Jacob Morris, 14 Morningside av; B&S; June18; July2'14; A$93,000-112,000. O C & 100
**3D av, 2028-34,** see Hester, 156-60.
**5TH av, 833** (5:1379-2), es, 30.7 n 64th, 34.10x110, 5 & 6-sty & b stn dwg; Wm Guggenheim to Aimee S Guggenheim, his wife, 833 5 av; AT; AL; Jan13; June27'14; A$280,000-450,000. nom
**5TH av, 1405** (6:1621-3), es, 50.5 n 115th, 25.3x100, 5-sty bk tnt & strs; Saml Josephson et al to Henry Job, 67 W Houston; AL; June15; July1'14; A$22,000-34,500. nom
**7TH av, 424** (3:783-40), ws, 41.2 n 33d, runs n19.3xw69.10xs5.9xe8.8xs13.6xe61.2 to beg, 4-sty stn tnt & str; Roy M Robinson, ref, to County Holding Co, a corpn, 100 Bway; FORECLOS June23; June30; July 1'14; A$71,000-74,000. **62,000**
**8TH av, 403** (3:754-36), nwc 30th (Nos 301-3), 24.8x100, 2-4-sty bk tnts & strs; Fredk J Schoenenberger et al individ & EXRS &c Mary G Schoenenberger to Felix A Donnelly, 171 W 71 [27 Cedar], & Sadie Tobin, 309 W 71; July1; July2'14; A$45,000-57,000. **55,100**
**8TH av, 403,** nwc 30th (Nos 301-3); Mary A Donnelly to same; QC; July1; July2'14. nom
**9TH av, 761** (4:1061-29), nwc 51st (Nos 401-3), 26.2x80, 4-sty bk tnt & strs; Patk Mullen to Jno Mullen, 301 W 67; ½ pt of AT; mtg $60,000 & AL, June23; June26'14; A$31,000-46,000 nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Ann st, 89,** see Beekman, 59.
**Beekman st, 59** (1:93); also ANN ST, 89; wer of atty; Kate Foot to Wm G Ver Planck [149 Bway]. Apr23 July1'14 ——
**Cleveland pl, 25** (2:481-12), es, abt 105 n Kenmare, 25.4x99.3x25.6x99.3, 4-sty bk tnt & strs & 3-sty bk rear tnt; re mtg; Jos J Day to Frank McCoy, 1730 Bway; June9; July2'14; A$21,500-24,500. nom
**Desbrosses st, swc Greenwich,** see Greenwich, 452.
**East Broadway, 114** (1:282-64), ns, abt 25 w Pike, 21.2x75x21.3x75, 4-sty bk tnt & strs; re dower; Julia Katz, widow Louis Katz to Lippman Katz Estate, Inc, 114 East Bway; June26'14; A$18,500-24,000. 500
**Greenwich st, 452** (1:223), swc Desbrosses, 25x60; consent to 3d track; Wm F Grell to Manhattan Railway Co, a corpn; mtg $14,000 May26 June27'14 nom
**Greenwich st, 686-92** (2:630), ws 19 n Christopher, runs w85.8xn44.6xe21.10xn27 xn24.8xe8.2 to st xs67.5 to beg; consent to 3d track; Thos Farrell to Manhattan Railway Co, a corpn; mtg $55,000; Feb6; July1'14. 3,118
**Greenwich st, 686-92;** consent to 3d track; Emigrant Indust Savgs Bank, a corpn, mortgagee, to same; mtg $45,000; May28; July1'14. nom
**Greenwich st, 714** (2:631), ws, 40 s Charles, 25x58.4x25x60.10; consent to 3d track; Anna Kyritz, of Plainfield, NJ, to Manhattan Railway Co, a corpn; mtg $13,-700; May20; July1'14. 550
**Greenwich st, 714;** consent to 3d track; Hv A Uterhart & ano, EXRS Josephine Stern, to same; mtg $12,000; June12; July 1'14. nom
**Greenwich st, 714;** consent to 3d track; Johanna Drexler, mortgagee, to same; mtg $1,700; May28; July1'14. nom
**Henry st, 203** (1:285); petition & application & order for the consolidation of Chevra Medrash Anshei Makaver of City N Y & Congregation Makower of Poland into Chevra Medrash Anschei Makaver of Poland, meetings to be held at 203 Henry st; June19; June27'14. Court order
**Ludlow st, 94** (2:409-41), es, 138 s Delancey, old line, 24.6x87.6, 5-sty bk tnt & strs; re dower; Julia Katz, widow Louis Katz, to Lippman Katz Estate, Inc, 114 East Bway, & Jacob Katz, 22 E 89; June 26'14; A$24,000-30,000. 750
**Sullivan st, 224-6 on map 224-8** (2:540-25-27), ws, 116 s 3d, 75x100; agmt to abrogate & annul partition deeds recorded Jan 30'14; Moritz Gruenstein, 60 W 95, & Barnett Levy, 36 W 115, with Jacob Gordon, 1845 7 av, EXR Louis Gordon, decd, & Jennie Gordon, widow, 2026 7 av; Apr8; June 26'14; A$48,000-72,000. nom
**3D st, 103-5 E,** see 1 av, 50.
**14TH st, 304-12 W** (3:629); asn rents; Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70; May11; July1'14. nom
**17TH st, 17-9 W** (3:819); consent to sale by stockholders; E E M Co, a corpn, to Cora S Morse, at Winchester, NH; AT; June30; July2'14. nom
**32D st, 200-2 E,** see 3 av, 467.
**37TH st, 207 E** (3:918-7), ns, 105 e 3 av, 25x102.11x25.3x106.6, 5-sty bk tnt & strs; re dower; Virginia W Hall, 318 W 84, to Jos& Thos H Hall, both at 59 E 75, & Adele H Graham, 68 Irving pl, Buffalo, NY; AT; QC; June29; July2'14; A$12,000-25,000. nom
**37TH st, 209-11 E** (3:918-8), nes, 130 e 3 av, —x95.8x50.6x102.11, 5-sty bk shop; re dower; Virginia W Hall to Jos & Thos H Hall, both at 59 E 75, & Adele H Graham, 68 Irving pl, Buffalo, NY; QC; June29; June30'14; A$23,500-40,000. nom
**50TH st, 101-9 E** (5:1305-1, 63 to 66), ns, 180 w Lex av, runs n100.5xe25xn100.5 to ss 51st (Nos 100-20) xw250 to es Park av (Nos 321-39) xs200.10 to ns 50th xe225 to beg, 1-2-4-5 & 6-sty bk bldgs of brewery & 5-4-sty bk tnts & strs; re mtg; Edw C Schaefer et al to F & M Schaefer Brewing Co, a corpn, 114 E 51; QC; June17; July2 '14; A$604,000-776,000. nom
**50TH st E** (5:1304), ss, 45.4 e Lex av, runs s100.5xw4.9xne100.6 to beg, gore; re dower; Edith A, wife Fredk P Forster, of Milton, Mass, to Wilbert W White, 541 Lex av; QC; May21; June30'14. nom
**51ST st, 100-20 E,** see 50th, 101-9 E.
**51ST st, 101-15 E,** see Park av, 341-9.
**56TH st, 10 W,** see 56th, 12 W.
**56TH st, 12 W** (5:1271), owned by party 2d pt; also 56TH ST, 10 W, owned by party 1st pt; agmt as to walls & boundary line; Sarah O Edey, of Bellport, LI, with Baltimore Realty Co, a corpn, 15 Broad; June 20; June30'14. O C & 100
**75TH st, 59 E** (5:1390-33), ns, 68.4 w Park av, 20x102.2, 4-sty & b stn dwg, 2-sty ext; re dower; Virginia W Hall, 318 W 84, to Jos & Thos H Hall, both at 59 E 75, & Adele H Graham, 68 Irving pl, Buffalo, NY; AT; QC; June29; July2'14; A$40,000-48,000. nom
**77TH st, 6 W** (4:1129-39), ss, 150 w Central Park W, 25x102.2, 5 & 6-sty & b bk dwg; re dower; QC, &c; Emma Doll, widow, to Estate of Jacob Doll, Inc, 98 Southern blvd; June18; June26'14; A$40,-000-85,000. nom
**80TH st, 42 E** (5:1491-50½), ss, 26 e Madison av, 23x66.2, 4-sty & b stn dwg; re dower; Clara M wife Edw D W Langley, to Mary King, 42 E 80; AT; QC; June 22; June27'14; A$28,000-46,000. nom
**87TH st, 108-10 E** (5:1515), ss, 102.10 e Park av, 55.10x100.8; re asn rents; Max Borck, 1324 Mad av, to Ottilie E Nagel & Hedwig M Geyer, both at 1962 Anthony av, & Johanna C Wenzel, 110 E 87; AT; re QC &c; June30; July2'14. 2,000
**119TH st, 310-2 E** (6:1795-47-48), ss, 140 e 2 av, 40x100.11, 2-5-sty bk tnts; re dower; QC, &c; Emma Doll, widow, to Estate Jacob Doll, Inc, 98 Southern blvd; June18; June26'14; A$13,000-26,000. nom
**124TH st, 54 E** (6:1748), ss, 215 w Park av, 18x100.11; re judgmt; Sarah Bayley, individ & ADMTRX Mary E Bayley, to Wm Bayley, 43 North Brighton av, East Orange, NJ; July1; July2'14. nom
**132D st, 270 W** (7:1937); asn rents to secure notes; Herbt Fischer, 461 W 159, to Morris Aronson, 1545 45th, Bklyn; June 27; June30'14. 400
**Central Park W, 292** (4:1203-31 & 32), ws, 50.8 n 89th, 50x100, 5-sty bk hospital; re mtg; Isaac N Seligman to Logan O Timberlake, 184 Clinton; QC; June30; July 2'14; A$64,000-96,000. nom
**Park av, 321-39,** see 50th, 101-9 E.
**Park av, 341-9** (5:1306-1 & 5), nec 51st (Nos 101-15), runs n121.6xe76.8xs21.1xe 102.7xs100.5 to ns 51st xw179.3 to beg, 5-sty bk stable, 2-sty bk factory, 1-sty fr coal shed, 4-sty bk tnt & strs, 1-sty ext & 5-sty stn tnt & strs; re mtg; Bank for Savgs of NY to F & M Schaefer Brewing Co, a corpn, 114 E 51; QC; June17; July1 '14; A$265,000-345,000. 50,000
**Park Row, 108** (1:159), ns, 74.7 e Duane, 21.8x102.11x24.8x101.11; consent to 3d

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track; Jas K Shaw to Manhattan Railway Co, a corpn; mtg $60,000; June17; June26 '14. 258.93

**Park Row, 108;** consent to 3d track; East River Savings Instn, mortgagee, to same; mtg $60,000; June24; June26'14. nom

**1ST av, 50** (2:401), nec 3d (Nos 103-5), 24x94.11; consent to 3d track; Carrie Furth, at Far Rockaway, LI, to Manhattan Railway Co, a corpn; mtg $30,000; June20; July1'14. 288.50

**1ST av, 50,** nec 3d (Nos 103-5); consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $30,000; June23; July 1'14. nom

**2D av, 226** (miscl), the business; power of atty; Caleroi Hamouzas, 348 E 13, to Geo Hamouzas [280 3 av]; July1'14. O C & 100

**2D av, 647-9** (3:916), ws, 49.4 n 35th, 49.4x104; consent to 3d track; Harris E Goldstein to Manhattan Railway Co, a corpn; mtg $36,000; May28; July1'14. 592.50

**2D av, 647;** consent to 3d track; A S Weeks, mortgagee, to Manhattan Railway Co, a corpn; mtg $18,000; June1; July1'14. O C & 100

**2D av, 649** (3:916); consent to 3d track; Fredk D Weeks, TRSTE, mortgagee, to Manhattan Railway Co, a corpn; mtg $18,-000; June1; July1'14. O C & 100

**2D av, 895** (5:1321), ws, 41.2 s 48th, 20.1x 69.6; consent to 3d track; Nancy Rosenthal to Manhattan Railway Co, a corpn; mtg $9,000; May 25; June26'14. 241

**2D av, 895;** consent to 3d track; N Y Title Ins Co, a corpn, mortgagee, to same; mtg $9,000; June5; June26'14. nom

**2D av, 947** (5:1324), ws, 40.5 n 50th, 20x 70; consent to 3d track; Marcus Friedlander to Manhattan Railway Co, a corpn; mtg $12,000; May22; June26'14. 240

**2D av, 947;** consent to 3d track; Nathan Heilmann mortgagee to same; mtg $500; May25; June26'14. nom

**2D av, 947;** consent to 3d track; Equitable Trust Co of N Y, mortgagee, to same; mtg $8,500; June16; June26'14. nom

**2D av, 947;** consent to 3d track; Nathan Heilmann, mortgagee, to same; mtg $3,-000; May25; June26'14. nom

**2D av, 965** (5:1325), ws, 20.5 n 51st, 20x 70; consent to 3d track; Isabella Unger to Manhattan Railway Co, a corpn; mtg $6,-000; June1; June29'14. 840

**2D av, 965;** consent to 3d track; Mutual Life Ins Co of N Y, 82 Nassau, mortgagee, to same; mtg $6,000; June18; June29'14. nom

**2D av, 979** (5:1325), ws, 20.5 s 52d, 20x 70; consent to 3d track; Isabella Unger to Manhattan Railway Co, a corpn; mtg $8,-000; May29; June29'14. 840

**2D av, 979;** consent to 3d track; Emigrant Indust Savgs Bank, a corpn, mortgagee, to same; mtg $8,000; June17; June 29'14. nom

**2D av, 1039** (5:1328), ws, 50.5 s 55th, 25 x75; consent to 3d track; Max Moscovitz, 137½ E 56, to Manhattan Railway Co, a corpn; mtg $14,000; June20; June29'14. 1,425

**2D av, 1039;** consent to 3d track; Equitable Life Assur Soc of U S, a corpn, mortgagee, to same; mtg $14,000; June25; June 29'14. nom

**3D av, 441** (3:911), es, 79.10 s 31st, 18.11x 100; consent to 3d track; Esther J Levy, of Mt Vernon, NY, to Manhattan Railway Co, a corpn; mtg $17,650; May18; June29 '14. 227

**3D av, 441;** consent to 3d track; Lawyers Mtg Co, a corpn, mortgagee, to same; mtg $16,000; June16; June29'14. nom

**3D av, 441** (3:911); consent to 3d track; Reinhard Frank, mortgagee, to Manhattan Railway Co, a corpn; mtg $1,650; June20; June30'14. nom

**3D av, 467** (3:912), sec 32d (Nos 200-2), 24.8x85; consent to 3d track; Jos L Buttenwieser to Manhattan Railway Co, a corpn; Dec16'13; June27'14. 296.25

**Agmt of consolidation** (miscl) with capital stock of $1,000,000 between Consumers Park Brewing Co with the N Y & Bklyn Brewing Co, the name of new corpn to be Interboro Brewing Co, Inc, at Port Ewen, town of Esopus, Ulster Co, NY; Dec30'12; June29'14.

**Appointment of trustee** (miscl); Amelia C Pope, 101 E 92, as TRSTE will Jno W Pope, to Gesine M Bauer as TRSTE; June 19; June27'14.

**Power of atty** (miscl); Martha W Mason of 1505 St Nicholas av, to Wm J Austin, 431 Audubon av; June30'14.

**Power of atty** (miscl); Isaac N Seligman to Henry & Jos L Seligman; June12; July2'14.

**Power of atty** (miscl); Gizella Gluck to Isidor Gluck, her husband; June6; June26 '14.

**Power of atty** (miscl); Saml R Parker Jr, 1164 Stebbins av, to Hy Amerman; June 25; June27'14.

## WILLS.

### Borough of Manhattan.

**Madison av, 947,** see 133d, 202 W.

**Waverly pl, 144** (2:592-61), ss, 154 w 6 av, 22x97, 4-sty bk dwg; Jos F Prendergast Est, Erina A Prendergast EXTRX, 144 Waverly pl; attys, Olvaney, Russell & Ingle, 165 Bway; A$14,000-16,000. Will filed June30'14.

**16TH st, 342 E** (3:922-62), ns,, 65 w 1 av, 21x69, 4-sty bk tnt; A$9,000-11,500; also 74TH ST, 29 W (4:1127-17), pt int, ns, 375 w Central Park W, 4-sty bk dwg & 2-sty ext; A$25,000-58,000; also 1ST AV, 287 (3:922-66), ws, 69 n 16th, 23x100, 4-sty bk tnt & strs; A$13,500-17,000; Anna E Cunningham Est, J Louis Cunningham, EXR, 292 W 92; attys, Lachman & Goldsmith, 35 Nassau. Will filed June1'14.

**74TH st, 29 W,** see 16th, 343 E.

**78TH st, 151 W** (4:1150-11), ns, 250 e Ams av, 19x102, 3-sty stn dwg; Jos J Mackay Est, Mollie H Barnes EXTRX, 151 W 78; atty, Frank H Renman, 309 Bway; A$15,-000-23,000. Will filed July1'14.

**81ST st, 414 E** (5:1560-42), ss, 156.6 e 1 av, 25x102, 5-sty bk tnt; Saml Beamish Est; ½ int; Julia Beamish, EXTRX, 341 E 79; atty, T Sullivan, 51 Chambers; A $8,500-18,000. Will filed June27'14.

**114TH st, 56 W** (6:1597-58), ss, 325 e Lenox av, 18x100, 3-sty bk school; Geo Erff Est, Cath Erff, EXTRX, 352 W 46; attys, Wentworth, Lowenstein & Stern, 60 Wall; A$10,500-12,000. Will filed June22'14.

**133D st, 202 W** (7:1938-38), ss, 100 w 7 av, 37x99, 5-sty bk tnt; A$15,500-34,000; also MADISON AV, 947 (5:1389, 51½), es, 70 s 75th, 16x100, 4-sty stn dwg; A$30,000-40,000; Simon Marx Est, Hattie Marx EXTRX, 947 Mad av; attys, Cahn, Leventritt & Goetz, 128 Bway. Will filed June24 '14.

**1ST av, 287,** see 16th, 343 E.

**2D av, 1129** (5:1414-24), ws, 75 n 59th, 25x75, 4-sty stn tnt & strs; Julianna Eifler Est; ½ int; Wm Eifler, EXR, & ano, 450 W 147; atty, J H Hildreth, 3 av & 148th; A$24,000-34,000. Will filed June 23'14.

## CONVEYANCES.

### Borough of the Bronx.

**Aldus st, 978** (10:2746), ss, 79 e Hoe av, 42x107, 5-sty bk tnt; 173d St Impt Co, Inc, to Julius L Wolff, 303 E 55; mtg $40,000; July1; July2'14. O C & 100

**Beck st, 676** (10:2684), ss, 272.6 e Av St John, 54.2x125; also BECK ST, 680 (10:-2684), ss, 326.8 e Av St John, 54.2x125; also BECK ST, 686 (10:2684), ss, 380.11 e Av St John, 54.1x125, 3-5-sty bk tnts; New York Co to American Land Credit Corpn, 29 Liberty; mtg $138,000; Feb4; July1'14. nom

**Beck st, 680,** see Beck, 676.

**Beck st, 686,** see Beck, 676.

**Bronx ter** (*), es, 112 s 224th, 56x105; Loretta Doran to Jas J Gibbons, 110 E 123; Mar3; June29'14. nom

**Delancey pl (*),** ws, 105.8 n Morris Park av, 25x95, except part for Muliner av; Arthur C Willdenhain to Fredk G Durr, 1904 Hunt av; June27; June30'14. O C & 100

**Faile st, 813** (10:2764), ws, 120 n Lafayette, 40x100, 5-sty bk tnt; Wm Koppe to Wm Hoops, 562 Brook av; mtg $23,500; July1; July2'14. O C & 100

**Fox st, 961** (10:2714), ws, 205 n 163d, 40x 106.8x40x107.1, 5-sty bk tnt; Augusta Sieghardt to Thos A Herbert & Eliz Lauer, 215 W 140; mtg $30,000; June23; June26'14. O C & 100

**Herschel st** (*), es, 270.7 s Westchester av, 33x101.3; Wm J Hyland to Annie O'Flaherty, 1348 Herschel; QC; June29; July1'14. nom

**Herschel st** (*), es, 270.7 s Westchester av, runs e101xn33xw101 to st xs33 to beg, land in bed of st; deed of cession; Annie O'Flaherty to City N Y; May15; July1'14. nom

**Home st, 936** (10:2728), ss, 100 w So blvd, runs s82xs30xw50xn27.1xn79.2 to Home xe50 to beg, 5-sty bk tnt; Keilbert Constn Co, Inc, to Margt Sullivan, 111 E 118; mtg $43,000; July1; July2'14. O C & 100

**Home st, 1001** (11:2993), ns, 50.4 w Bryant av, 50x103.1x50x97.5, 5-sty bk tnt; Wm Sinnott Co to Frank Rericha, 1139 Intervale av; mtg $35,000; June30; July2'14. O C & 100

**Home st** (10:2719), swc Simpson, runs w100xs82xs30xe90 to Simpson xn122 to beg, vacant; also SIMPSON ST (10:2719), ws, 122.11 s Home, 100x100, vacant; Russel S Johnson to Jno C Davies, Camden, NY; ½ pt mtg $28,350; July1'12; July1'14. nom

**Lincoln st** (*), ws, 405 n Barnett pl, 25x 100; H C S Stimpson, ref, to Stella Levy, 321 W 141; FORECLOS transfer tax lien; Mar19; June4; June29'14. 200

**Lorillard st** (11:3054), es, 300 s 187th, 50x100, vacant; Herman Hartman to Russo-Iodice Realty Co, 2400 Cambreling av; June29; July2'14. O C & 100

**Magenta st** (*), ns, 100 w Olinville av, 25x100; Jacob L Hines to Edwin C Andrews, Penn Yan, NY; mtg $5,500; June30; July2'14. O C & 100

**Simpson st, 972** (10:2725), es, 300 n 163d, 40x107.6, 5-sty bk tnt; also SIMPSON ST, 976 (10:2725), es, 340 n 163d, 40x107.6, 5-sty bk tnt; Horatio H Neiley to Mary B Hughes, 344 Convent av; May19; June30 '14. nom

**Simpson st, 972-6;** Mary B Hughes to Horatio H Neiley, 114 St Marks av, Bklyn; May18; June30'14. nom

**Simpson st, 976,** see Simpson, 972.

**Simpson st, 980** (10:2725), es, 380 n 163d, 40x107.6, 5-sty bk tnt; also SIMPSON ST, 984 (10:2725), es, 420 n 163d, 40x107.6, 5-sty bk tnt; Horatio H Neiley to Annie J Bouillon, 344 Convent av; May19; June30 '14. nom

**Simpson st, 980-4;** Annie J Bouillon to Horatio H Neiley, 114 St Marks av, Bklyn; May18; June30'14. nom

**Simpson st, 984,** see Simpson, 980.

**Simpson st, 993-1001** (10:2724), ws, 369.8 s Westchester av, 105.11x129.1x107.4x129.1, 3-5-sty bk tnts; Reuben Brooks to Freemin Street Co, Inc, 172d & Shakespeare av; AL; June29; July2'14. nom

**Simpson st, 1094** (10:2727), es, 264 s 167th, 38x100, 5-sty bk tnt; Wm F McLaughlin to Chelsea Exchange Bank, 266 W 34; mtg $28,000; Oct8'13; July2'14. nom

**Simpson st, 1226** (11:2975), es, 247.11 n Home, 25x100, 3-sty fr tnt; Jas McComb, EXR Hugh McCreery, to Margaretta H McCreery, 52 Baxter av, Elmhurst, LI; mtg $4,000; June25; June26'14. 8,000

**Simpson st, ws, 122.11 s Home,** see Home, swc Simpson.

**Simpson st, swc Home,** see Home, swc Simpson.

**Tiffany st, 1147** (10:2706), ws, 165.10 s Intervale av, runs s52xw86.1xn19.2xne11xe 12.5xn7.4xne25xe48.2 to beg, 5-sty bk tnt; Gustav Spergel to Lizzie Cahn, 1888 Bathgate av; mtg $29,000; June26; July1'14. O C & 100

**Whittier st** (10:2762), ws, 225 n Seneca av, 50x100, vacant; Carrie Wokal to Zdenek Breda, 1351 1 av; mtg $2,000; June 12; June29'14. O C & 100

**149TH st, 273 E,** see Morris av, 560.

**150TH st, 362-4 E** (9:2328), ss, 100 e Courtlandt av, 50x100, 1-4 & 1-5-sty bk tnts & strs; Henry Friedrich to Jno Friedrich, 369 E 148; mtg $——; May5; July2'14. O C & 100

**152D st, 763 E** (10:2644), ns, 50 w Wales av, 25x72.4x28.11x86.11, 3-sty bk tnt & strs; Nalpak Realty Co to Morris Realty Co, 763 E 152; mtg $13,000; June26; June 27'14. O C & 100

**152D st E** (9:2384), nes, abt 675 se Courtland av, 35x100; Annita Realty Co to Daily Realty Co, Inc, 407 E 153; AL; June15; June27'14. O C & 100

**157TH st, 373 E** (9:2404), nes, 200 e Courtlandt av, 24.6x100, 2-sty & b fr dwg; Ada A Sheehan to Luigi Marrandino, 292 E 150; mtg $4,000; July1; July2'14. O C & 100

**157TH st, 410 E** (9:2378), ss, 71 e Melrose av, 50x98.2, vacant; Benenson Realty Co to Diedrich Meyer, 145 St Anns av; mtg $34,000; July1; July2'14. O C & 100

**160TH st, 735 E,** see Forest av, 851.

**161ST st, 811-7 E,** see Union av, 868-70.

**162D st, 861-3 E** (10:2690), ns, 100 e Prospect av, 60x42.3, 4-sty fr tnt & strs; Jas C Gaffney to Frieda Sauberman, 887 Union av; mtg $7,000; June30; July1'14. nom

**164TH st, 424 (688) E** (9:2385), ss, 48.10 se Brook av ,18x89x29x—, 2-sty fr dwg; Jno J Hynes, ref, to Asa A Spear, 269 New York av, Bklyn; Albert W Seaman, Wantagh, LI; Geo W Eastman, Roslyn, LI, & Henry W Baird, 203 Prospect pl, Bklyn, TRSTE; FORECLOS Apr8; June15; July1 '14. 3,164.39

**167TH st, 581 E,** see Franklin av, 1160.

**168TH st, 300 E,** see College av, sec 168.

**171ST st, 451-3 E** (11:2903), ns, 100.5 e Park av, 50x100, 5-sty bk tnt; Carl L Janke to Jos C Kadane, 3675 Bway; mtg $38,000; May5; June30'14. O C & 100

**171ST st, 451-3 E;** Jos C Kadane to Wm H Kirchner, 1290 Fulton av; mtg $38,000; June27; June30'14. O C & 100

**177TH st, 129 E** (11:2806), ns, 260 e Fleetwood av, 40x100, 2-sty fr dwg; Mt Hope Methodist Episcopal Church to Jos A Mulholland, 218 W 71; mtg $5,500; June 20; July1'14. 6,250

**177TH st, 820-2 E** (11:2956), ss, 50 w Marmion av, 50x100, 1-sty bk strs, given to secure 4 notes aggregating $2,375; Moses Lowenstein to Merchants Realization Co, Inc, 116 Nassau; mtg $21,000; June24; June 26'14. O C & 100

**178TH st, 461 E** (11:3035), ns, 88.4 w Wash av, 16.8x1, 2-sty fr dwg; Adolph Reichmann or Reichman to Cath E, Mary A & Helen V Power, 461 E 178; June23; June29'14. nom

**179TH st E, see Walton av,** see Walton av, sec 179.

**206TH st E** (12:3313), ns, 200.3 e St George's Crescent, 25x105, except pt for 206th, vacant; Arndt H Olsen to Herman C Kudlich, 119 W 57; July1; July2'14. O C & 100

**212TH st E, see DeKalb av,** see DeKalb av, sec 212.

**213TH st E, swc Bronx blvd,** see Bronx blvd, swc 213.

**214TH st, 841 E** (*), ns, 28x109.6; Johanna Hauptmann to Sophia M Woessner, 3427 White Plains av; July1; July2'14. O C & 100

**214TH st, 841 E** (*), ns, 28x109.6; Melvin G Palliser, ref, to Johannah Hauptmann, 431 Audubon av; FORECLOS Mar 18; June25; June29'14. 3,000

**216TH st E, swc Bronx blvd,** see Bronx blvd, swc 216.

**219TH st E (*),** ss, 124 w White Plains av, also 25 e from line bet lot 870 & 915, runs s148xe65xn148 to st xw75 to beg, part lots 870 & 833, map Wakefield; Belle, wife Geo A Crump to Alfred H Cumbers, 550 7th, Bklyn; CaG; mtg $4,000; June10; June 26'14. nom

**219TH st E (*),** same prop; Alfred H Sumbers to Geo A & Belle Crump, tenants by the entirety, 672 E 219; CaG; mtg $4,-000; June10; June26'14. nom

**222D st E, swc Bronx blvd,** see Bronx blvd, swc 222d.

**223D st E** (*), ns, 105 e Barnes av, 25x 114; Chas J Byrnes to Simeon C Bradley, Nyack, NY; mtg $1,000; June12; July2'14. O C & 100

**233D st E** (*), ns, 252.5 w Kingsbridge rd, 25x114.6; Stephan Oderwald to Jno Oderwald, 231 Elm, B of Q, NY; June9; June27'14. nom

**233D st E** (*); same prop; Jno Oderwald to Helen Oderwald, 231 Elm, B of Q; June 9; June27'14. nom

**235TH st E** (12:3384), ns, 135 e Katonah av, 50x100, vacant; Adelbert J Howe et al, heirs Arthur L Howe, to J J Karbry O'Kennedy, 2330 Andrews av; June25; July 2'14. O C & 100

**236TH st, 330 E** (12:3384), ss, 256.5 e Katonah av, 28.7x100, 2-sty bk dwg; Jennie Herbert to Philip G Kessler, 432 E 84; mtg $5,000; July1; July2'14. O C & 100

**240TH st E, see Martha av,** see Martha av, sec 240.

**Anderson av, 970** (9:2504), es, 527 n Jerome av, 31x151.9x31.1x149,5-sty bk tnt; Kemp-Jones Realty Co to Ferd V Morrison, 426 E 143; mtg $21,000; June30 '14. O C & 100

**Anderson av, 972** (9:2504), es, 558 n Jerome av, 31x154.4x31.1x151.8, 5-sty bk tnt; Kemp-Jones Realty Co to Geo B Ray-

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mond, 2832 Marion av, & Clara S Raymond, 2830 Marion av; mtg $21,000; June 30'14. O C & 100

**Andrews av** (11:3218), es, 298.11 s Fordham rd, 25x100, 2-sty fr dwg; J J Karbry O'Kennedy to Adelbert J Howe, 2975 Bainbridge av; mtg $6,000; July1; July2'14. O C & 100

**Arthur av, 2361-3** (11:3065), ws, 250 s 187th, 50x124, except part for Arthur av, 5-sty bk tnt & strs; Harold H Strauss, ref, to Smada Realty Co; mtg $27,350; FORECLOS June18, June23; June27'14. **3,500**

**Barnes av, 1883** (*), plot begins 940 e White Plains rd at point 820 n along same from Morris Park av, runs n25xw100xs25 xe100 to beg, with right of way over strip to Morris Park av; Annie Epstein to Richd Ricossi, 36 Morton; June27; June30'14. nom

**Bartholdi av** (*), nwc Cedar av, 55x100; Jos Brucciani to Clarinda, wife Jno Brucciani, 797 Bartholdi; mtg $3,500; June30; July1'14. O C & 100

**Bartholdi av** (*), swc Rosewood av, 25 x100, except pt for Bartholdi av; Chas P Kleebauer to Trygoe Barth, 21 Claremont, Manhattan, NY; B&S & CaG; June8; June 29'14. O C & 100

**Benson av** (*), nwc Frisby av, 137.2x100 x142x100, except part for Benson & Frisby avs; Mary Donnelly to David MacBride on Hollywood, Norwood Park, Long Branch, NJ; June30; July2'14. nom

**Bogart av** (*), es, 75 s Woodmansten pl, 25x100; Benedict Ilario to Walter K Thomas, 2118 Albermarle rd, Bklyn; mtg $680; June29; June30'14. nom

**Boston rd, 1444** (11:2963), ss, 119.5 e Prospect av, 25x90, 4-sty bk tnt & strs; Chas Moise, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS June26; June29; June30'14. **15,500**

**Briggs av** (12:3300), nws, 150 sw 196th, 50.2x109.10x50x105.9, vacant; Minnie Fox to Patk J Mitchell, 773 E 176; May11; June 30'14. O C & 100

**Bronx blvd** (*), swc 213th, runs sw300 xnw333.1 to cl Bronx River xne91.9xne84 xne133.4 to st xse264 to beg; Jno Stahl to Bronx Pkway Commission, 100 Bway; June 25; July2'14. **23,815.70**

**Bronx blvd** (*), swc 216th, runs sw 301.5xnw434.5 to cl Bronx River xne26.8 xse8.7xne36 & 204 & 44 & 29xnw51 & 45.4 to ss 216th xse281.8 to beg; Jno Stahl et al to Bronx Parkway Commission, 100 Bway; June25; June29'14. **20,394.52**

**Bronx blvd** (*), swc 222d, 62.10x95x62.11 x98.7; Geo H Janss to Bronx Pkway Commission, 100 Bway; June26; June27'14. **2,651.72**

**Bronx blvd** (*), ws, 200.9 ne Elizabeth, 100.5x100x100.4x100; Richd Condon to Bronx Parkway Commission, 100 Bway; June26; June27'14. **5,098.63**

**Brook av, 1216** (9:2393), es, 151 s 168th, 35x95, 1-sty fr shop & 2-sty fr rear bldg; Maurice J McCarthy, ref, to Aug Eimer, 205 3 av; mtg $2,000; FORECLOS May21; May28; June30'14. **3,700**

**Cedar av, nwc Bartholdi av,** see Bartholdi av, nwc Cedar av.

**City Island av** (*), ws, 625.2 n Ditmars, 275x27 to Eastchester Bay, x—x129, except pt for Main; Sarah E Walther to Muriel M Walther, at South Amenia, NY; mtg $7,500; June2; June26'14. nom

**College av** (9:2435-3436 & 2439), sec 168th (No 300), 200x100, vacant; Wm F A Kurz to Jas C Gaffney, 1148 Tiffany; mtg $10,500; July1; July2'14. O C & 100

**Courtlandt av, 685** (9:2413), ws, 25 s 154th, 25x100, 3-sty fr tnt & strs; Wm H Gerhardt to Wm Gerhardt, 685 Courtlandt av; June24; June26'14. O C & 100

**Courtlandt av, 685;** Margaretha Gerhardt to Wm H Gerhardt, 695 Courtlandt av; June24; June26'14. O C & 100

**Creston av, 2758** (12:3315), es, 561.2 n 196th, 25x95, 2-sty fr dwg; Jno P Binzen et al to Chas E Miller, 2758 Creston av; June16; June27'14. O C & 100

**Crotona av, 1419** (11:2936), ws, 165.5 n 170th, 25x89.11x24.1x100.9, 2-sty & b fr dwg; Harry Kolbe to Marie Kolbe, 1419 Crotona av; mtg $5,000; Apr15; July1'14. nom

**Crotona av, 2360** (11:3102), es, 130 s 187th, 20x100, 3-sty bk tnt; Baisley & Watson Coal Co to Jno B Anderson, on Green av, Madison, NJ; mtg $7,000; June8; July 2'14. O C & 100

**Daly av, 1918** (11:2992), es, 367.6 s 177th, 21.8x152.3, 2-sty fr dwg; Frank Rollent to York Town Corpn, 334 5 av; mtg $3,000; June8; June30'14. O C & 100

**Davidson av** (11:3199), ws, 150 n 184th, 50x100, 4-sty bk tnt; Edwin G Le Cato to Remlu Realty Co, 121 West Kingsbridge rd; mtg $38,000; June23; June27'14. O C & 100

**DeKalb av** (12:3328), sec 212th, 100x75, vacant; Ellen V McCooey to Louis G Friess, 972 Woodycrest av; June15; June26 '14. nom

**Eastburn av** (11:2795), ws, 88.3 n 174th, 25x95, vacant; Dominic Schiavone et al to Dominic Schiavone, 456 E 175; June29; June30'14. nom

**Eastburn av** (11:2795), ws, 113.4 n 174th, 25x95, vacant; Dominic Schiavone et al to Louis M Schiavone, 453 E 175; June29; July1'14. nom

**Elliott av** (*), es, 250 n Eliz, 50x125; Mary F Kloberg et al to Johanna O'Connell, 3318 Olinville av; June26; July2'14. O C & 100

**Forest av, 851** (10:2647), nwc 160th (No 735), 48.8x96, 6-sty bk tnt & strs; Mamie Scholem to Max Cohen, 1185 Fulton av, & Emanuel Glauber, 100 W 121; mtg $——; Mar31; July2'14. nom

**Franklin av, 1160** (10:2614), nec 167th (No 581), 100x25, 2-sty fr dwg; Jos P McGowan, ref, to Jas J Martin, 2610 Grand av; FORECLOS June19; June25; June27'14. **7,275**

**Frisby av, nwc Benson av,** see Benson av, nwc Frisby av.

**Grand blvd & concourse (Av C)** (11:3163), nws, 50 ne 182d, 50x125, vacant, except part for Grand blvd & concourse; Harry C Jones to Mabel L Costello, 118 W 57; Frank A & Geo E Jones, 369 Union st, Hackensack, NJ; ⅛ pt; June25; June26'14. nom

**Herring av, swc Lydig av,** see Lydig av, ss, 27.4 w Hering av.

**Hering av, sec Lydig av,** see Hering av, es, 138.1 s Lydig av.

**Hering av, nec Lydig av,** see Lydig av, nec Hering av.

**Hering av** (*), ws, 100 n Lydig av, 25x 100; Sound Realty Co to E Zelek Elson, 417 10 av; June29; June30'14. nom

**Hering av** (*), es, 100 n Lydig av, 100x 112.6; Sound Realty Co to Kath L Butler, 876 Bronx Park S; June29; June30'14. nom

**Hering av** (*), es, 138.1 s Lydig av, 75x 100; also LYDIG AV, sec Hering av, 109.6 x93.5x100x138.1; also LYDIG AV, ss, 109.6 e Hering av, 27.4x132.2x25x143.5; Sound Realty Co to Henry Clews, 27 W 51; June 29; June30'14. nom

**Hering av** (*), ws, 300 s Neil av, 25x100; Sound Realty Co to Edw Schaeffer, 366 E 207; June29; June30'14. nom

**Hering av** (*), ws, 175 s Neil av, 50x100; Sound Realty Co to Saml Borowitz, 1487 Brook av; June29; June30'14. nom

**Hering av** (*), ws, 125 s Neil av, 25x100; Sound Realty Co to Fred Engelhardt, 1530 Bryant av; June29; June30'14. nom

**Hering av** (*), es, 125 s Neil av, 25x100; Sound Realty Co to Hyman Shapiro, 231 Eldridge; June29; June30'14. nom

**Hering av** (*), ws, 150 n Neil av, 25x100; Sound Realty Co to Wm J Kullmann, 375 E 184; June29; June30'14. nom

**Hering av** (*), ws, 100 s Neil av, 25x100; also HERING AV, es, 150 s Neil av, 25x 100; Sound Realty Co to Isaac Shernow, 1063 Prospect av, & Max Chariton, 871 Home; June29; June30'14. nom

**Hering av** (*), ws, 225 s Neil av, 50x100; Sound Realty Co to Michl Rourke, 940 Fox; June29; June30'14. nom

**Hering av** (*), es, 450 s Neil av, 25x97.11 x25.1x99.11; Sound Realty Co to Rudolph Kutner, 308 E 78; June29; June30'14. nom

**Hering av, nec Neil av,** see Pelham Pkway S, ss, 100 e Tenbroeck av.

**Hering av** (*), es, 225 s Neil av, 50x113.8 x25.2x117.7; Sound Realty Co to Anna B Glickenhaus, 945 Aldus; June29; July1'14. nom

**Hering av, ws, 175 n Neil av,** see Van Hoesen av, ws, 100 n Lydig av.

**Hering av, es, 150 s Neil av,** see Hering av, ws, 100 s Neil av.

**Hering av** (*), es, 275 s Neil av, 75x 107.10x75.2x113.8; Sound Realty Co to Wm H Scoble, 1042 Hoe av; June29; June30'14. nom

**Hering av** (*), ws, 150 s Neil av, 25x100; Sound Realty Co to Saml Copilowitz, 61 Union st, Flushing, LI; June29; June30'14. nom

**Hering av** (*), ws, 325 s Neil av, 25x100; Sound Realty Co to Rose Majud, 1831 Southern blvd; June29; June30'14. nom

**Hering av** (*), ws, 275 s Neil av, 25x100; Sound Realty Co to Morris Glickenhaus, 945 Aldus; June29; June30'14. nom

**Hering av** (*), es, 175 s Neil av, 50x 117.7x50.2x121.7; Sound Realty Co to Peter E Anderson, 16 20th, Elmhurst, LI; June 29; June30'14. nom

**Hering av** (*), es, 375 s Neil av, 50x 101.11x50.1x105.10; Sound Realty Co to Henry Mihm, 2176 Bathgate av; June29; June30'14. nom

**Hering av, swc Pelham Pkway S,** see Pelham Pkway S, swc Hering av.

**Hering av** (*), ws, 125 s Pelham Pkway S, 25x100; Sound Realty Co to Emil Olsen, 408 E 78; June29; June30'14. nom

**Hering av** (*), es, 100 s Pelham Pkway S, 50x112.6; Sound Realty Co to Sarah Rourke, 940 Fox; June29; June30'14. nom

**Hering av** (*), ws, 100 s Pelham Pkway S, 25x100; Sound Realty Co to Jas Reoly, 58 E 64; June29; June30'14. nom

**Hering av** (*), ws, 150 s Pelham Pkway S, 25x100; Sound Realty Co to Jno J Morris, 783 11 av; June29; June30'14. nom

**Hering av** (*), es, 150 s Pelham Pkway S, 25x112.6; Sound Realty Co to Harry Tuchen, 806 E 151; June29; June30'14. nom

**Hering av** (*), ws, 175 s Pelham Pkway S, 50x100; Sound Realty Co to Kath Kennedy, 707 E 181; June29; June30'14. nom

**Hoe av, 1161** (10:2745), ws, 272.3 s Home, 25x100, 5-sty bk tnt & strs; Daniel L Korn to 1161 Hoe Av Corpn; AL; June30; July 2'14. O C & 100

**Hoe av, 1540** (11:2989), es, 375 s 173d, 25 x100, 2-sty fr dwg; Alice Adams to Mary Johnson, 31 Hillside av, Mt Vernon, NY; mtg $5,500; July1; July2'14. O C & 100

**Hughes av, 2142** (11:3082), es, 186.6 n 181st, 16x90, 2-sty fr dwg; Rudolph Wallach to Ida Cohen, 884 Jackson av; mtg $3,500; June29'14. nom

**Intervale av, 997** (10:2699), ws, 293.10 n Westchester av, 50x100, vacant; Leah Nevins to Angel Constn Co, Inc, 1228 Hoe av; mtg $9,500; June27; June30'14. nom

**Intervale av, 1139** (10:2692), ws, 325 s Public sq or pl, 25x126.7, 2-sty fr dwg; Frank Rericha to Wm Sinnott Co, 967 E 165; June30; July2'14. O C & 100

**Kingsbridge rd, 20 E** (11:3191), ss, 98 w Morris av, 16x80, 3-sty bk dwg; Henry U Singhi to Edwin G Le Cato, 49 Lincoln av, Cliffside, NJ; mtg $6,000; June26; June 29'14. nom

**Longfellow av, 1255** (11:2993), ws, 90.4 s Freeman, 41.4x109.5, 5-sty bk tnt; Earnest R Eckley, ref, to Levi S Tenney, Montclair, NJ, & David Stewart, 213 St Paul st, Baltimore, Md; FORECLOS June9; June30; July1'14. **34,600**

**Lydig av, ss, 109.6 e Hering av,** see Hering av, es, 138.1 s Lydig av.

**Lydig av, sec Hering av,** see Hering av, es, 138.1 s Lydig av.

**Lydig av, swc Hering av,** see Lydig av, ss, 27.4 w Hering av.

**Lydig av** (*), ns, 50 w Hering av, 50x 100; Sound Realty Co to Rubin Frankenthal, 192 E 4; June29; June30'14. nom

**Lydig av** (*), ss, 27.4 w Hering av, 82.1x 134.7x75x101.1; also LYDIG AV, swc Hering av, 27.4x101.1x25x89.11; Sound Realty Co to Michl F Reardon, 136 Stuyvesant pl, New Brighton, SI; June29; June30'14. nom

**Lydig av** (*), ns, 75 e Hering av, 25x100; Sound Realty Co to Peter Interdonato, 247 E 112; June29; June30'14. nom

**Lydig av, nwc Narraganset av,** see Yates av, es, 100 s Pelham Pkway S.

**Lydig av** (*), ss, 82 w Narraganset av, 27.4x87.2x25x76; Sound Realty Co to Robt J Porter, 15 White; June29; June30'14. nom

**Lydig av** (*), nec Narraganset av, 50x 100; Sound Realty Co to Alfred Tucker, Tuckahoe, NY; June29; June30'14. nom

**Lydig av** (*), nec Hering av, 50x100; Sound Realty Co to Jacob Starr, 1406 Park av; June29; June30'14. nom

**Lydig av, ss, 54.7 e Tenbroeck av,** see Neil av, nec Tenbroeck av.

**Lydig av** (*), ns, 25 w Tenbroeck av, 50 x100; Sound Realty Co to Mary Comba, 236 Flatbush av, Bklyn; June29; June30'14. nom

**Lydig av** (*), ns, 75 w Tenbroeck av, 50 x100; Sound Realty Co to Angeline L Lenz, 404 Classon av, Bklyn; June29; June30'14. nom

**Lydig av** (*), ns, 50 e Tenbroeck av, 50 x100; Sound Realty Co to Alex Angelinoff, 220 Audubon av; June29; June30'14. nom

**Lydig av, ns, 50 w Van Hoesen av,** see Van Hoesen av, ws, 100 n Lydig av.

**Lydig av** (*), ns, 25 w Van Hoesen av, 25x100; Sound Realty Co to Harry S McLean, 957 Cauldwell av; June29; June30'14. nom

**Lydig av, nec Williamsbridge rd,** see Yates av, es, 100 s Pelham Pkway S.

**Lydig av, nec Williamsbridge rd,** see Yates av, es, 100 s Pelham Pkway S.

**Lydig av, ns, 86.1 e Williamsbridge rd,** see Yates av, es, 100 s Pelham Pkway S.

**Lydig av, nwc Yates av,** see Yates av, es, 100 s Pelham Pkway S.

**Lydig av, ns, 27.4 w Yates av,** see Yates av, es, 100 s Pelham Pkway S.

**Lydig av, ss, 26.5 e Yates av,** see Van Hoesen av, ws, 100 n Lydig av.

**Lydig av** (*), ss, 53.10 e Yates av, 27.4x 106.11x25x95.10; Sound Realty Co to David M Powers, 494 E 138; June29; June30'14. nom

**Lydig av** (*), nec Yates av, 25x100; Sound Realty Co to Nicholas S Celi, 612 2 av; June29; June30'14. nom

**Lydig av** (*), ns, 50 e Yates av, 50x100; Sound Realty Co to Jos W Gignere, 23 E 125; June29; June30'14. nom

**Lydig av** (*), sec Yates av, 26.5x125x25x 118.1; Sound Realty Co to Jno J Moran Jr, 257 W 129; June29; June30'14. nom

**Lydig av** (*), ns, 25 w Tenbroeck av, 50 x100; Mary Comba to Louis Hellman, 1034 Lowell; mtg $780; June29; July2'14. O C & 100

**Maclay av** (*), ns, 298.11 e Zerega av, 25x101.2; Hugo Cohn to Jno J Fox, 448 E 178; mtg $3,000; June4; June29'14. O C & 100

**Marmion av, 1888** (11:2959), es, 61 s Fairmount pl, runs e106.10xs42.3xw74.11 xw30.8 to av xn35.1 to beg, 4-sty bk tnt; Chas R Bietsch to Maude T Gaylor, 137 W 127; mtg $21,000; June25; June29'14. O C & 100

**Martha av** (12:3393), sec 240th, 100x75, vacant; Chas E Moore, ref, to Louette D, wife H Maxwell Failing, 412 E 240; FORECLOS June9'14; June25; June29'14. **4,175**

**Morris av, ws, 93 s 183d,** see Walton av, es, 93 s 183.

**Morris av, 552,** see Morris av, 560.

**Morris av, 560** (9:2331), es, 50 s 150th, 25x70.3, 4-sty bk tnt & strs; also MORRIS AV, 552 (9:2331), nec 149th (No 273), 30x 70.3, 3-sty fr tnt & strs; Amelia M Grant to Maria Holdermann, 2117 Mapes av; ⅛ pt; mtg $2,000; June26'14. O C & 100

**Narraganset av** (*), ws, 150 n Lydig av, 50x125; also WILLIAMSBRIDGE RD, es, 99.5 s Lydig av, 25.1x106.5x25x104.1; Sound Realty Co to Jonathan Cartmel, 451 St Ann's av; June29; June30'14. nom

**Narraganset av** (*), ws, 150 n Lydig av, 82.8x26.3x80; Sound Realty Co to Barney Weiss, 70 Amsterdam av; June29; June30 '14. nom

**Narraganset av, nwc Lydig av,** see Yates av, es, 100 s Pelham Pkway S.

**Narraganset av, es, 100 n Lydig av,** see Yates av, es, 100 s Pelham Pkway S.

**Narraganset av, nec Lydig av,** see Lydig av, nec Narragansett av.

**Narragansett av, swc Neil av,** see Neil av, swc Narragansett av.

**Narraganset av, nwc Neil av,** see Neil av, nwc Narraganset av.

**Narraganset av, ws, 100 s Pelham Pkway S,** see Yates av, es, 100 s Pelham Pkway S.

**Narraganset av, swc Pelham Pkway S,** see Pelham Pkway S, swc Narraganset av.

**Narraganset av** (*), ws, 150 s Pelham Pkway S, 25x125; Sound Realty Co to Isaac Lewis, 607 Grand; June29; June30'14. nom

**Nelson av** (11:2967-2977), ws, 429 s Macombs rd, 150x100, vacant; Isaac Heineman et al EXRS Aleck Kahn to 173rd St Impt Co, Inc, 111 Bway; mtg $12,000; July 1; July2'14. **23,000**

**Neil av** (*), ss, 50 e Hering av, 25x100; Sound Realty Co to Leo Ornstein, 131 W 116; June29; June30'14. nom

**Neil av, nec Hering av,** see Pelham Pkway S, ss, 100 e Tenbroeck av.

**Neil av** (*), ns, 50 e Hering av, 25x100; Sound Realty Co to Della Tepper, 16 W 31; June29; June30'14. nom

**Neil av** (*), ss, 75 e Hering av, 25x100; also NEIL AV, ss, 75 w Tenbroeck av, 25x 100; Sound Realty Co to Louis Merz, 564 E 158; June29; June30'14. nom

**Neil av, sec Narraganset av,** see Narraganset av, sec Neil av.

**Neil av** (*), swc Narraganset av, 25x 66.4x26.5x57.11; also NEIL AV, ss, 25 w Narraganset av, 25x74.10x26.4x66.4; Sound

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Realty Co to Edw M Michelbacker, 79 Hamilton pl; June29; June30'14. nom

**Neil av, ss, 25 w Narragansett av,** see Neil av, swc Narragansett av.

**Neil av (*),** nwc Narraganset av, 75x 132.6x82.1x166; also TENBROECK AV, ws, 98.8 s Lydig av, 50x100; also TENBROECK AV, ws, 100 s Neil av, runs s40.4xsw82xs 8.8xw21.7xn75xe100 to beg; Sound Realty Co to Emile V Vigouroux, 50 W 84; June 29; June30'14. nom

**Neil av (*),** ss, 50 w Narraganset av, 50 x91.2x52.7x74.10; Sound Realty Co to Cornelius F Donovan, City Hall, Boston, Mass; June22; June30'14. nom

**Neil av, swc Pelham Pkway S,** see Pelham Pkway S, sec Wilson av.

**Neil av, ss, 75 w Tenbroeck av,** see Neil av, ss, 75 e Hering av.

**Neil av (*),** ss, 50 w Tenbroeck av, 25x 100; Sound Realty Co to David Schauben, 1626 Lexington av; June29; June30'14. nom

**Neil av (*),** ss, 25 w Tenbroeck av, 25x 100; Sound Realty Co to David Cohen, 253 Grand; June29; June30'14. nom

**Neil av (*),** swc Tenbroeck av, 25x100; Sound Realty Co to Patk McLaughlin, 524 E 146; June29; June30'14. nom

**Neil av (*),** ns, 75 w Tenbroeck av, 50x 100; Sound Realty Co to Herman Hoisch, 855 Cauldwell av; June29; June30'14. nom

**Neil av (*),** nec Tenbroeck av, 50x100; Sound Realty Co to Theo C Camp, 691 West End av; June29; June30'14. nom

**Neil av (*),** ss, 25 e Tenbroeck av, 75x 110.10x77.10x91.2; Sound Realty Co to Edw Janikula, 570 Bushwick av, Bklyn; June 29; June30'14. nom

**Neil av (*),** nec Tenbroeck av, 75x100; also LYDIG AV, ss, 54.7 e Tenbroeck av, 54.9x87.2x25x—x25x99.6; Sound Realty Co to Geo H Warren, 924 5 av; June29; June 30'14. nom

**Neil av, swc Van Hoesen av,** see Van Hoesen av, swc Neil av.

**Neil av (*),** ns, 75 e Van Hoesen av, 29.9 x84.2x25x100; Sound Realty Co to Rose Gotthelf, 1227 Wheeler av; June29; June 30'14. nom

**Neil av (*),** ns, 148.5 w Wilson av, 60x 157.2x50x125.11; Sound Realty Co to Henry J Juneman, 654 Eagle av; June29; June30 '14. nom

**Neil av, swc Wilson av,** see Pelham Pkway S, sec Wilson av.

**Neil av (*),** ns, 118.3 w Wilson av, 30x 150.11x25x134.4; Sound Realty Co to Chas R Black, 868 Macon, Bklyn; June29; June 30'14. nom

**Neil av (*),** ns, 58.3 w Wilson av, 60x 134.4x50x101.2; Sound Realty Co to Andrew McCormack, 1818 Waterloo pl; June29; June30'14. nom

**Neil av, sec Williamsbridge rd,** see Williamsbridge rd, es, 50 n Neil av.

**Neil av (*),** ss, 75 w Yates av, 50x100; Sound Realty Co to Jacob Gross, 878 E 180; June29; July1'14. nom

**Neil av (*),** ss, 50 w Yates av, 25x100; Sound Realty Co to Leib Lewitzky, 212 Av B; June29; July1'14. nom

**Neil av (*),** nec Yates av, 25x100; Sound Realty Co to Alessandro Di Palma, 607 Courtlandt av; June29; June30'14. nom

**Neil av (*),** ns, 25 w Yates av, 25x100; Sound Realty Co to Duncan W Gillies, Wakefield, RI; June29; June30'14. nom

**Neil av (*),** sec Yates av, 50x100; Sound Realty Co to Edmund B Henderson, 661 W 180; June29; June30'14. nom

**Nelson av (*),** ss, 200 w 5 av, 50x105.11 x50.9x108.6; Land Co D of Edenwald to Thos Donohue, 32 Bayside pl, Rockaway Beach, NY; Feb26; June30'14. nom

**Newell av (*),** es, 175.6 ne Eliz, 25.1x125; Annie I Johnson to Bronx Parkway Commission, 100 Bway; June25; June27'14. **1,121.70**

**Newell av (*),** es, 167.6 ne Burke av, 25 x125; Alois Wolf to Bronx Parkway Commission, 100 Bway; June24; June27'14. **6,117.37**

**Oakley av** (12:3401), ws, 224.10 s Emmons pl, runs sw73.11xnw99.6xne52.7xnw 99.10 to es Webster av xne28xse300.1 to beg, 2-sty fr dwg & vacant; Annie C Early to Bronx Pkway Commission, 100 Bway; June24; June27'14. **3,636**

**Olinville av (*),** ws, 164 n Thwaites pl, 25x100x44.10x101.8; Frank E Booth to Lucy & Mary E Gregory, 781 Elsmere pl; June 24; June26'14. O C & 100

**Park av, 2580** (9:2340), es, 300.9 n 138th, 50x222.4, 1-sty fr factory; Ferd V Morrison et al to Kemp-Jones Realty Co, 1451 University av; June29; June30'14. nom

**Pelham Pkway S (*),** swc Hering av, 50 x100; Sound Realty Co to Frank B Proctor, 161 East Boston rd, Mamaroneck, NY; June29; June30'14. nom

**Pelham Pkway S (*),** ss, 50 w Narraganset av, 25x100; Sound Realty Co to Jno A Klemann, 158 Washington Park, Bklyn; June29; July1'14. nom

**Pelham Pkway S (*),** ss, 25 w Narraganset av, 25x100; Sound Realty Co to Jno A Klemann, 158 Washington Park Bklyn; June29; July1'14. nom

**Pelham Pkway S (*),** swc Narraganset av, 25x100; Sound Realty Co to Jno A Klemann, 158 Washington Park, Bklyn; June 29; July1'14. nom

**Pelham Pkway S (*),** ss, 50 e Narraganset av, 25x100; Sound Realty Co to Jno T Lomas, 147 W 66; June29; June30'14. nom

**Pelham Pkway S (*),** ss, 50 w Van Hoesen av, 50x100; Sound Realty Co to Harriette I Conrod, 26 McKinley av, Bklyn; June29; June30'14. nom

**Pelham Pkway S (*),** ss, 75 e Narraganset av, 25x100; Sound Realty Co to Henry E Keller, 308 Jane, West Hoboken, NJ; June29; June30'14. nom

**Pelham Pkway S, ss, 75 w Narragansett av,** see Yates av, es, 100 s Pelham Pkway S.

**Pelham Pkway S, ss, 25 e Narragansett av,** see Yates av, es, 100 s Pelham Pkway S.

**Pelham Pkway S, swc Neil av,** see Pelham Pkway S, sec Wilson av.

**Pelham Pkway S (*),** ss, 100 e Tenbroeck av, 25x100; also NEIL AV, nec Hering av, 50x100; Sound Realty Co to Isidor Katz, 113 Prince; June29; June30'14. nom

**Pelham Pkway S (*),** sec Tenbroeck av, 100x100, Sound Realty Co to Parsons Todd, Morristown, NJ; June29; June30'14. nom

**Pelham Pkway S (*),** ss, 25 w Van Hoesen av, 25x100; Sound Realty Co to Marshall Hollister, Pleasant Valley, NY; June 29; June30'14. nom

**Pelham Pkway S (*),** sec Wilson av, 50 x75.9 to Neil av, x67x119.8; also PELHAM PKWAY S, swc Neil av, 17.6x75.9x69.4x45.2; Sound Realty Co to Geo F Moody, 631 W 148; June29; June30'14. nom

**Pelham Pkway S (*),** ss, 50 e Yates av, 25x100; Sound Realty Co to Maurice F Oppenheimer, 600 W 165; June29; June30'14. nom

**Pelham Pkway S, ss, 75 e Yates av,** see Yates av, ws, 325 s Neil av.

**Powell av (*),** ns, 105 w Zerega av, 40 x108, Unionport; Phoebe White, widow, to Margt K White, 30 W 9; ¼ pt; QC; May 8; July1'14. nom

**Prospect av** (11:3110), es, abt 371 ne 180th, 25x150; Michl A Kegney et al to Jeremiah J Sullivan, 2120 Prospect av; B&S; June26; June27'14. 300

**Radcliff av** (*), es, 100 s Rhinelander av, 25x100; Sam Reinhard to Beckie Reinhard, 2160 Dean, Bklyn; May 14; June29 '14. nom

**Rombouit av (*),** ws, 100 n Hollers av, runs n25xw100xs4.3xse31.5xe76.4 to beg; Hudson P Rose Co to Ciro La Barbera, 662 E 187; June24; June27'14. nom

**Rosewood av, swc Bartholdi av,** see Bartholdi av, swc Rosewood av.

**St Anns av, 145** (9:2262), ws, 75.6 n 134th, 24.6x100, 5-sty bk tnt & strs; Diedrich Meyer to Benenson Realty Co, 407 E 153; mtg $13,000; July1; July2'14. O C & 100

**Southern blvd, 1219** (11:2975), ws, 150 n Home, 25x100, 2-sty fr dwg; Wm A Keating, ref, to Morris E Webber, 542 W 112, TRSTE for Abbottina Clapp, will Abbott Hodgman; FORECLOS June25; June26 '14. **5,000**

**Southern blvd** (11:3114), ws, 126.6 n 183d, 75.11x225.5x75.1x232.7, vacant; A J Forman Co, Inc, to Wendover-Hall Co, 1662 Boston rd; mtg $5,400; June25; June26'14. nom

**Tenbroeck av (*),** ws, 100 n Lydig av, 25x112.6; Sound Realty Co to Benj Goldstein, 158 Suffolk; June29; June30'14. nom

**Tenbroeck av (*),** es, 100 n Lydig av, 50 x125; Sound Realty Co to Harry Glickman, 27 Hester, & Rose Olshen, 127 Forsyth; June29; June30'14. nom

**Tenbroeck av, ws, 98.8 s Lydig av,** see Neil av, nwc Narragansett av.

**Tenbroeck av, nec Neil av,** see Neil av, nec Tenbroeck av.

**Tenbroeck av, swc Neil av,** see Neil av, swc Tenbroeck av.

**Tenbroeck av, ws, 100 s Neil av,** see Neil av, nwc Narraganset av.

**Tenbroeck av, nec Neil av,** see Neil av, nec Tenbroeck av.

**Tenbroeck av (*),** ws, 100 s Pelham Pkway S, 50x112.6; Sound Realty Co to Geo E Merz, 564 E 168; June29; June30'14. nom

**Tenbroeck av (*),** es, 125 s Pelham Pkway S, 25x125; Sound Realty Co to Sophia Tuck, 549 W 163; June29; June30'14. nom

**Tenbroeck av (*),** ws, 175 s Pelham Pkway S, 25x112.6; Sound Realty Co to Jno Reilly, 172 E 82; June29; June30'14. nom

**Tenbroeck av, sec Pelham Pkway S,** see Pelham Pkway S, sec Tenbroeck av.

**Tinton av, 517-9** (10:2581), ws, 200 n 147th, 33.4x100, 2-2-sty & b fr dwgs; Augusta Gilbert to Sarah Shine, 23 E 103; mtg $9,694.95; June25; June30'14. nom

**Tinton av, 517-21** (late Beach av, 41-5) (10:2581), ws, abt 200 n 147th, 50x100, 3-2-sty & b fr dwgs; Henrietta Gilbert to Augusta Gilbert, 521 Tinton av; ½ pt; AL; June19; June30'14. nom

**Tinton av** (10:2664), es, 175 n 149th, 75 to 150th (No 806) x120, vacant; Philip Finkelstein to Macy Constn Co, 872 Macy pl; mtg $14,000; June26; July2'14. **18,000**

**Tremont av (177th st)** (11:2877), sws, 161.9 ne & e Sedgwick av, ne Montgomery av, 74.3x71.2x68.9x86, except pt for Tremont av, vacant; Edw F Moran, ref, to Chas J Harvey, 229 E 31; FORECLOS June 19; June25; July1'14. **6,000**

**Tyndall av** (13:3423), ws, 330.9 n 261st, runs n— to line bet land Rogers & Stewart & lands party 1st pt xs435.1 to beg; American Real Estate Co to Jno C Rodgers, 924 West End av; B&S; ¾ pt; July1; July2 '14. O C & 100

**Tyndall av** (13:3423); same prop; same to David Stewart, 61 Fanshaw av, Yonkers, NY; B&S; ¼ pt; July1; July2'14. O C & 100

**Union av, 868-70** (10:2677), nec 161st (Nos 811-7), 96.1x100, 2-6-sty bk tnts & strs; New York Co to American Land Credit Corpn, 29-31 Liberty; mtg $120,000; Feb4; July1'14. nom

**Union av, 1007** (10:2669), ws, 80 s 165th, 20x75, 3-sty fr tnt; Annie M Majewsky to Clara C Majewsky, 1007 Union av; mtg $9,300; May5; June30'14. O C & 100

**University av, 1656** (11:2876), es, 45 s Brandt pl, 40x100, 5-sty bk tnt; Maud Morell to Mary A Dempsey, 215 E 61; mtg $33,500; June30; July2'14. nom

**Van Hoesen av (*),** ws, 125 n Lydig av, 50x100; also YATES AV, es, 225 n Neil av, 25x100; Sound Realty Co to Suzanne M N Terrizzi, 384 Mott av; June29; June30'14. nom

**Van Hoesen av (*),** ws, 100 n Lydig av, 25x100; also LYDIG AV, ns, 50 w Van Hoesen av, 50x100; also LYDIG AV, ss, 26.5 e Yates av, 27.4x106.11'x25x118.2; also HERING AV, ws, 175 n Neil av, 50x100; also WILLIAMSBRIDGE RD, es, 50 s Neil av, 50x94.8x50x95.4; also WILLIAMSBRIDGE RD, es, 425 s Neil av, 50x116.10x50x116.5; Sound Realty Co to Rose Young, 317 Bway; June29; June30'14. nom

**Van Hoesen av (*),** swc Neil av, 7.9x 122.4x26.3x126.6; Sound Realty Co to Wm E Lagan, 1075 Wash av; June29; June30'14. nom

**Van Hoesen av (*),** ws, 175 s Pelham Pkway S, 25x100; Sound Realty Co to David Kovnat, 505 E 140; June29; June30 '14. nom

**Van Hoesen av (*),** ws, 125 s Pelham Pkway S, 50x100; Sound Realty Co to Annie Dufort, 228 W 29; June29; June30'14. nom

**Van Hoesen av (*),** ws, 100 s Pelham Pkway S, 25x100; Sound Realty Co to Erwin Pieper, St George pl, SI; June29; June30'14. nom

**Van Nest av (*),** ss, 75 e Madison, 25x 100; H C S Stimpson ref to Stella Levy, 321 W 141; FORECLOS tranfer tax lien; Mar 19; June4; June29'14. **300**

**Vyse av, 1491** (11:2988), ws, 175 s 172d, 25x100; 4-sty bk tnt; Jas McComb, EXR Hugh McCreery, to Sarah E Martin, 52 Baxter av, Elmhurst, LI; mtg $5,000; June 25; June26'14. **15,000**

**Walton av** (11:2829), sec 179th, 50x100, vacant; Jas Welton to Henry Morgenthau Co, 30 E 42; B&S; June25; June30'14. nom

**Walton av** (11:3182), es, 93 s 183d, 50x 200.2 to Morris av, vacant; Jas Welton to Henry Morgenthau Co, 30 E 42; B&S; June 25; June30'14. nom

**Webster av, es, abt 224 s Emmons pl,** see Oakley av, ws, 224.10 s Emmons pl.

**Webster av, 1522** (11:2896), es, 172.1 n 171st, 37.6x113 to ws Mill Brook x38.3x 105.8, 5-sty bk tnt; Alfred Frankenthaler to Sydney Kasnowitz, 1762 Union, Bklyn; B&S; May15; July2'14. nom

**Webster av, 2248 on map 2250** (11:3030), es, 308.1 s 183d, 40.1x90; also WEBSTER AV, 2250 on map 2254 (11:3030), es, 268 s 183d, 40.1x90, 2-5-sty bk tnts; Lizzie J Waugh to Lottie T Hill, 602 Pacific, Bklyn; mtg $27,000; June29; July1'14. O C & 100

**Webster av** (12:3357), ses, 275 ne 204th, 50x163.9x50.6x170.7, vacant; Elise Risch to Pauline T Baumann, Closter, NJ; QC; Apr 19; July1'14. nom

**Webster av** (12:3401), es, 267.7 n 236th, runs ne25.1xse210.8 to cl Bronx River x sw25.3xsw0.2xnw203.7 to beg, vacant; Jno T Badaracco to Bronx Parkway Commission, 100 Bway; June26; June29'14. **1,810.30**

**Webster av** (12:3399), ss, at nwc parcel 3 on Parkway Commission map, runs s 33.11xsw49xne69.8 to beg; Associates Land Co to Bronx Parkway Commission, 100 Bway; June26; June30'14. **1,529.84**

**Webster av, 2250 on map 2254,** see Webster av, 2248 on map 2250.

**Westchester av, 544-6** (9:2276), ss, 102.4 w St Anns av, 51.8x100, 1-sty bk strs; Lorenz Zeller to Edw Miehling, 229 W 131; B&S; Feb21; June30'14. nom

**Westchester av, 690** (10:2644), ss, 190.2 w Wales av, runs s124.11xsw30.2xnw22.3 xnw131.11xe45 to beg, 5-sty bk tnt & strs; Wm H Steinkamp, ref, to Halton Realty Co, 150 Bway; FORECLOS June30; July1; July2'14. **10,000**

**White Plains rd (*),** ws, 231 s 238th, 50.2x115.1x50x120.2; Isaac M Wilzin to Jno Stahl, 674 E 240; mtg $4,700; June29'14. O C & 100

**Williams av (*),** ws, 225 s Madison av, 25x100; Stefan Oderwald to Helen, wife Stefan Oderwald, 231 Elm st, B of Q, NY; June9; June27'14. nom

**Williams av (*),** ws, 175 s Madison av, 25x100; Wellman Finance & Realty Co to Jno Heine, 1718 Edison av; June19; June 26'14. nom

**Williams av (*),** ws, 250 n Tremont rd, 25x100; Wellman Finance & Realty Co to Frank W Wearin, 450 Dill la, Ridgewood, NY; May28; June29'14. nom

**Williamsbridge rd, es, 37.9 n Lydig av,** see Yates av, es, 100 s Pelham Pkway S.

**Williamsbridge rd, nec Lydig av,** see Yates av, es, 100 s Pelham Pkway S.

**Williamsbridge rd, es, 138.1 n Lydig av,** see Yates av, es, 100 s Pelham Pkway S.

**Williamsbridge rd, es, 113 n Lydig av,** see Yates av, es, 100 s Pelham Pkway S.

**Williamsbridge rd, es, 99.5 s Lydig av,** see Narraganset av, ws, 150 n Lydig av.

**Williambridge rd (*),** es, 149.8 s Lydig av, 50.2x113.4x50x108.9; Sound Realty Co to Jos A Hoegger, 41 Hutton st, Jersey City, NJ; June29; June30'14. nom

**Williamsbridge rd (*),** es, 124.6 s Lydig av, 25.1x108.9x25x106.5; Sound Realty Co to Michl F Powers, 494 E 138; June29; June 30'14. nom

**Williamsbridge rd, es, 100 n Neil av,** see Williamsbridge rd, es, 50 n Neil av.

**Williamsbridge rd, es, 425 s Neil av,** see Van Hoesen av, ws, 100 n Lydig av.

**Williamsbridge rd, es, 50 s Neil av,** see Van Hoesen av, ws, 100 n Lydig av.

**Williamsbridge rd, sec Neil av,** see Williamsbridge rd, es, 50 n Neil av.

**Williamsbridge rd (*),** es, 275 s Neil av, 75x116.5x75x117.4; Sound Realty Co to Arthur K Butler, 876 Bronx Park S; June29; June30'14. nom

**Williamsbridge rd (*),** es, 25 n Neil av, 25x94.9x25x94.2; Sound Realty Co to Arthur B Jekyll, 969 Park av; June29; June 30'14. nom

**Williamsbridge rd (*),** es, 475 s Neil av, 39.1x117.2x34.9x116.10; Sound Realty Co to Benj F Porter, 524 E 87; June29; June30 '14. nom

**Williamsbridge rd (*),** es, 50 n Neil av, 50x94.2x50x93.4; also WILLIAMSBRIDGE RD, es, 100 n Neil av, 25x118.4x25x118; also WILLIAMSBRIDGE RD, sec Neil av, 50x 95.4x50x95.4; Sound Realty Co to Geo W Stokes, Freehold, NJ; June29; June30'14. nom

**Williamsbridge rd (*),** es, 350 s Neil av, 75x116.5; Sound Realty Co to Anna A Kimber, 876 Bronx Park S; June29; June30'14. nom

**Williamsbridge rd (*),** es, 125 n Neil av, 100x118x100x115.7; also YATES AV, ws, 225

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s Lydig av, 125x100; Sound Realty Co to Emil Fleischl, 607 E 137, June29; June30 14. nom

**Williamsbridge rd (*),** es, 225 n Neil av, 25.1x115.7x25x113.4; also YATES AV, es, 150 s Neil av, 50x100; Sound Realty Co to Pompeo Ponte, 696 8 av, Astoria, LI; June 29; June30'14. nom

**Williamsbridge rd (*),** es, 250 s Neil av, 25x117.4x25x117.8; Sound Realty Co to Henry J Latham, 142 Forest av, Rockville Centre, LI; June29; June30'14. nom

**Williamsbridge rd (*),** es, 167.9 s Pelham Pkway S, 50x156.3x50.4x164.8; Sound Realty Co to Geo D Heneken, 22 W 82, June29; July1'14. nom

**Williamsbridge rd (*),** es, 142.8 s Pelham Pkway S, 25x164.8x25.2x168.11; Sound Realty Co to Theresa Lemmon, 3609 Bway; June29; June30'14. nom

**Wilson av, swc Neil av,** see Pelham Pkway S, see Wilson av.

**Wilson av, sec Pelham Pkway S,** see Pelham Pkway sec Wilson av.

MISCL BRONX CONS—July 2—

**Yates av (*),** es, 100 n Lydig av, 25x100; Sound Realty Co to Henry Ploettner, 2433 Cornelia, Bklyn; June29; June30'14. nom

**Yates av (*),** es, 125 s Lydig av, 25x100; Sound Realty Co to Leo Boeder, 3667 White Plains rd; June29; June30'14. nom

**Yates av (*),** es, 125 n Lydig av, 50x100; Sound Realty Co to Rose Meryash, 533 W 156; June29; June30'14. nom

**Yates av (*),** es, 150 s Lydig av, 50x100; Sound Realty Co to Lazarus S Holtzoff, 160 W 127; June29; June30'14. nom

**Yates av (*),** ws, 125 s Lydig av, 100x 100; Sound Realty Co to Jennie Ingram, 2554 Marion av; June29; June30'14. nom

**Yates av, ws, 225 s Lydig av,** see Williamsbridge rd, es, 125 n Neil av.

**Yates av, nwc Lydig av,** see Yates av, es, 100 s Pelham Pkway S.

**Yates av, nec Lydig av,** see Lydig av, nec Yates av.

**Yates av, sec Lydig av,** see Lydig ov, sec Yates av.

**Yates av, sec Neil av,** see Neil av, sec Yates av.

**Yates av (*),** ws, 325 s Neil av, 100x100; also PELHAM PKWAY S, ss, 75 e Yates av, 75x100; Sound Realty Co to Wm R Knobloch, 47 Glen av, Mt Vernon, NY; June29; June30'14. nom

**Yates av (*),** ws, 425 s Neil av, 80.11x 100; Sound Realty Co to Mary A McCormack, 475 4 av; June29; June30'14. nom

**Yates av (*),** ws, 275 s Neil av, 50x100; Sound Realty Co to Louis Wahl Jr, 1015 E 179; June29; June30'14. nom

**Yates av (*),** ws, 150 s Neil av, 50x100; Sound Realty Co to Isaac Antler, 4 W 118; June29; June30'14. nom

**Yates av (*),** es, 325 s Neil av, 50x100; Sound Realty Co to Cord Havecker, 753 E 137; June29; June30'14. nom

**Yates av (*),** es, 375 s Neil av, 50x100; Sound Realty Co to Jos & Anthony C Perina, 454 E 81; June29; June30'14. nom

**Yates av (*),** es, 250 s Neil av, 25x100; Sound Realty Co to Saml Weber, 960 E 163; June29; June30'14. nom

**Yates av (*),** es, 200 n Neil av, 25x100; Sound Realty Co to Max Schlessiner, 439 W 123; June29; June30'14. nom

**Yates av (*),** ws, 200 s Neil av, 25x100; Sound Realty Co to Rocco A Auñero, 628 E 189; June29; June30'14. nom

**Yates av (*),** ws, 100 s Neil av, 50x100; Sound Realty Co to Jas Dillon, 203 W 144; June29; June30'14. nom

**Yates av (*),** es, 425 s Neil av, 50x100; Sound Realty Co to Manasa Greenberg, 1185 Union av; June29; June30'14. nom

**Yates av, nec Neil av,** see Neil av, nec Yates av.

**Yates av, es, 225 n Neil av,** see Van Hoesen av, ws, 125 n Lydig av.

**Yates av, es, 150 s Neil av,** see Williamsbridge rd, es, 225 n Neil av.

**Yates av (*),** ws, 225 s Pelham Pkway S, 50x109.4x50.3x103.1; Sound Realty Co to Danl J Harrington, 500 E 165; June29; June 30'14. nom

**Yates av (*),** ws, 125 s Pelham Pkway S, 100x121.11x100.7x109.4; Sound Realty Co to Mary J Ryan, 356 W 145; June29; June 30'14. nom

**Yates av (*),** es, 100 s Pelham Pkway S, 50x100; also PELHAM PKWAY S, ss, 75 w Narraganset av, 50x100; also NARRAGANSET AV, ws, 100 s Pelham Pkway S, 50x 125; also LYDIG AV, nwc Narraganset av, 75x100; also PELHAM PKWAY S, ss, 25 e Narraganset av, 25x100; also NARRAGANSET AV, es, 100 n Lydig av, 175x100; Sound Realty Co to Harontine Gulbenkian, 203 Corlies av, Pelham, NY; June29; June30'14. nom

**Yates av (*),** ws, 275 s Pelham Pkway S, 50x103.1x50.2x100; also LYDIG AV, nwc Yates av, 27.4x81.1x25x92.3; also LYDIG AV, ns, 27.4 w Yates av, 54.9x92.3x50x114.7; also LYDIG AV, ns, 86.1 e Williamsbridge rd, 27.4x114.7x25x125.10; also WILLIAMSBRIDGE RD, nec Lydig av, 37.9x86.1x22.6x 93.4; also WILLIAMSBRIDGE RD, es, 37.9 n Lydig av, 75.4x93.4x77.1x118.4; also WILLIAMSBRIDGE RD, es, 113 n Lydig av, 25.1 x 118.4 x 25.9 x 126.8; also WILLIAMSBRIDGE RD, es, 138.1 n Lydig av, 50.2x 126.8x50.10x139.5; Sound Realty Co to Frank E Wright, 104 W 70; June29; June 30'14. nom

**Bronx River cl,** see Bronx blvd, swc 216.

**Bronx River cl,** see Webster av, es, 267.7 n 236.

**Griffens Creek (*),** being plot of salt meadow bounded ne by salt meadow now or late Lavinia Jones, & on all other sides by Griffens Creek, contains abt 3 acres; Edw T Mulligan to Eliz Weeks, Danbury, Conn; June22; June30'14. nom

**Grriffens Creek (*);** same prop; Eliz Weeks to J Hadley McCollough, Ridgefield, Conn; June22; June30'14. nom

**Plot** (11:3091) begins 107 e Cambreleng av & 568.9 n 188th, 18.9x50, vacant; Esther H, wife Chas T Bell, to Angelo Fierro, 2482 Cambreleng av; June25; June30'14. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Faile st** (10:2764), ws, 120 n Lafayette av, 40x100; agmt as to purchase of above; Kovacs Constn Co with Wm Koppe & ano; June30; July2'14. nom

**City Island av (*),** ws, 625.2 n Ditmars, 275x27 to Eastchester Bay x—x129, except pt for Main; re judgt; Arthur G Schaffner to Ethel & Muriel M Walther, South Amenia, NY; June24; June26'14. nom

**City Island av (*),** same prop; re judgt; F Wright Moxley to same; June24; June26 '14. nom

**City Island av (*),** same prop; re judgt; Henry Guion & ano to same; June2; June 26'14. nom

**City Island av (*),** same prop; re judgt; Abr Mandel to same; June23; June26'14. nom

**City Island av (*),** same prop; re judgt; Wm Webber et al, EXRS Richd Webber, to same; June25; June26'14. nom

**St Pauls pl, sec 3 av,** see 3 av, 3787.

**Simpson st** (10:2724), ws, 369.8 s Westchester av, 105.11x129.1x107.4x129.1; agmt cancelling mtg agmt recorded Apr6'14; Fannie M Gross with Freeminstreet Co, Inc, 1474 Shakespeare av; July1; July2'14. nom

**171ST st E, swc 3 av,** sce 3 av, 3789.

**Gun Hill rd** (12:3360), lot 33, blk 3360, tax map; consent to 3d track; Jno C Heintz & ano to Manhattan Railway Co; Feb25; July2'14.

**Olinville av** (*), ws, 164 n Thwaites pl, 25x100x44.10x101.8; re mtg; Alfred Loweth to Frank E Booth, 2272 Old White Plains rd; June24; June26'14. nom

**Prospect av, 2134** (11:3110), es, 96.1 n 181st, 16.8x150, 1-2 & 3-sty bk shop; re mtg; Paul Baumgarten to Regina Constn Co, 2134 Prospect av, & Michelino S Cullo, 2134 Prospect av; Mar19; June29'14. nom

**Robin av (*),** es, 225 s Tremont rd, 25x 100; re mtg; Poughkeepsie Trust Co to Wellman Finance & Realty Co, 120 Westchester sq; June18; June29'14. nom

**Tremont rd (*),** ns, 75 w Williams av, 25x100; re mtg; Poughkeepsie Trust Co to Jas F Carragan, 109 Horton, Elmhurst, LI; June12; June29'14. nom

**Tremont rd (*),** same prop; re mtg! same to same; June12; June29'14. nom

**Washington av, 1018** (9:2369), ws, 275 n 164th, 25x105; agmt that party 1st pt occupies above premises as a monthly tenant only; Louis Bliss to Wm H Schwenk, 537 E 187; Sept29'13; June26'14. nom

**Webster av, 2778-80** (12:3273); consent to 3d track; Jno C Heintz & ano to Manhattan Railway Co; Feb25; July2'14.

**Williams av, ws, 350 s Madison av,** see Williams av, ws, 175 s Madison av.

**Williams av (*),** ws, 175 s Madison av, 25x100; also WILLIAMS AV (*), ws, 350 s Madison av, 25x100; re mtg; Poughkeepsie Trust Co to Wellman Finance & Realty Co, 120 Westchester sq; June12; June29'14. O C & 100

**Williams av (*);** same prop; re mtg; same to same; June12; June29'14. O C & 100

**3D av, 3718;** consent to 3d track; Harlem Savgs Bank to Manhattan Railway Co, a corpn; June25; June26'14. nom

**3D av, 3718-20,** see 3 av, 3787.

**3D av, 3720;** consent to 3d track; Harlem Savgs Bank to Manhattan Railway Co, a corpn; June25; June26'14. nom

**3D av, 3739** (11:2911); consent to 3d track; Margt A Jackson to Manhattan Railway Co, a corpn; Apr21; June29'14.

**3D av, 3787,** ws, 25 s 171st, 25x98.7x25x 98.7; also 3D AV, 3718-20, sec St Pauls pl, 52.6x100; consent to 3d track; Emil Meyer to Manhattan Railway Co, a corpn, 165 Bway; June26'14. 387.70

**3D av, 3787;** consent to 3d track; Harlem Savgs Bank to Manhattan Railway Co, a corpn; June25; June26'14. nom

**3D av, 3789** (11:2911), swc 171st, 25x98.7 x25x100; consent to 3d track; Chas Meyer to Manhattan Railway Co, a corpn; Apr 18; June26'14. 125.20

**3D av, 3789;** consent to 3d track; Harlem Savgs Bank to same; June25; June26'14. nom

**3D av, 4072** (11:2936), es, 100.1 s 175th, 38x108.8x34.7x110; consent to 3d track; Field Realty Co to Manhattan Railway Co, a corpn; Apr30; June30'14. 190.20

**3D av, 4072;** consent to 3d track; Lawyers Mtg Co to same; May5; June30'14. nom

**Adjudication of bankruptcy** (miscl) in matter Pierce, Butler & Pierce Mfg Co, bankrupt; May19; June29'14.

**All real prop** (11:3142, 12:3256 & 3260) of whatsoever nature & wheresoever situate, of which Lazarus Fried died seized, except 153 W 126, B of M; Doris Youngerman to Emil Fried, 77 W 85; Leo Fried, 801 West End av; Harry Fried, 331 Central Park W, & Nathan Fried, 251 W 89, joint tenants; QC; May29'13; July2'14. nom

**All real estate &c,** same prop, except same; Emil Fried et al, heirs Lazarus Fried, to Doris Youngerman, 854 Fox; QC; May18'13; July2'14. nom

**Exemplified copy of will** (Wills) of Timothy D Sullivan; Oct6'07; July2'14.

**Order of court** (miscl) approving TRSTE'S bond in matter Pierce, Butler & Pierce Mfg Co, bankrupt; June20; June29 '14.

**Power of atty** (PA); Geo Ehret to Geo Ehret Jr; June17'03; June29'14.

## LEASES.

### Borough of Manhattan.

JUNE 26, 27, 29, 30, JULY 1, 2.

**Bank st, 82,** see Bleecker, 417-9.

**Baxter st, 17** (1:161); str & b; Nettie Morris to Lorenzo Castelli, on premises; 4 10-12yf July1; July2'14. 1,080 to 1,320

**Bleecker st, 417-9** (2:623), sec Bank (No 82); sur & cancellation of Ls; Arthur Jost to Chas Laux, at Englewood, NJ, & ano, EXRS Wm Laux; June22; June26'14. nom

**Canal st, 125** (1:303); asn Ls; Wm Avidan to Abr & Wm Thomas, 8 E 17; mtg $——; June17; June27'14. nom

**Charlton st, 58,** see Varick, 169.

**Delancey st, 136** (2:353), all; Sarah Grozcky to Herman Rabbino, 1267 50th, Bklyn; 10 1-12yf June1'13; 10y ren at $4,750; June 27'14. 4,000 & 4,500

**Division st, 224-6** (1:314), all; Ida Egbert to Jno F Schreyer, 53 W 83; 21yf Oct1; June29'14. taxes & 1,300

**Essex st, 148-50** (2:354); all; Saml Kamlet & ano to Leon Kranz, 406 Mad & ano; 3yf July1; July2'14. 7,174

**Essex st, 148-50** (2:354); asn Ls; Afner Riesenbirg to Sadie Riesenbirg, 55 Delancey; ½ pt; AT; June23; July2'14. nom

**Marginal or Forsyth st** (1:282), es, n of East Bway, being remaining pt 86 East Broadway; sobrn of Ls to mtg for $5,000; Wilder Bros, a corpn, 83 Bowery, owner, & Max Garfinkel, 2 E 120, lessee, with N Y Title Ins Co, a corpn; June29; July2'14. nom

**Mercer st** (2:499), swc Prince; asn Ls; Jos Israel to Harry Green, 94 Prince; Dec2'13; July2'14. nom

**Mercer st, 135** (2:499); also PRINCE ST, 94; sur Ls; Harry Green et al to Anna C H Gerken & Wm H Good, 44 Court, Bklyn as committee Mary S Martin; AT; June10; 2'14. nom

**Park pl, 49-51** (1:126), ns, 75 e West Bway, 2 lots each 25x90.2; asn two Ls; Walter A Burke TRSTE will Matilda B Brown to Regina B Saportas at Saratoga Springs, NY; June2'11; June30'14. nom

**Prince st, 94,** see Mercer, 135.

**Prince st, swc Mercer,** see Mercer, swc Prince.

**Rivington st, 64** (2:416), stoop str; sobrn of Ls to mtg for $21,000; Mendel Evenberg with Emily E Schwarz, 783 5 av; June27; June30'14. nom

**Stanton st, 150** (2:355), str & b; Meyer & Jacob Rosenberg to Jos Mintz, 233 E 5, & ano, firm J Mintz & Son, 736 Bway; 3 11-12yf June1; June30'14. 1,140

**Stanton st, 175** (2:349); all; Chas McManus to Palm Bracco, 1354 70th, Bklyn; 3yf Dec1'13; July1'14. 2,020

**Sullivan st, 220-2** (2:540), all; Premia Real Estate Co to Saverio Laguardia, 436 West Bway; 3yf July1; June26'14. 4,475

**Sullivan st, 224-6** (2:540); sobrn of Ls to mtg for $12,000; Jacob Gordon, EXR Louis Gordon, decd, et al, owners, & Michele Saviano et al, lessees, with Eliz Rubino, 542 8th, Bklyn, et al, EXRS &c Wm H A Rubino; May15; June26'14. nom

**Varick st, 169** (2:580), swc Charlton (No 58); asn Ls; Francis H Brennan to Stuart N Clarke, — Forest av, Yonkers, NY; June 26; June30'14. nom

**Varick st, 169** (2:580), swc Charlton (No 58); asn Ls; Jos R Brennan to Francis H Brennan, 291 W Houston; June25; June30 '14. 2,500

**Whitehall st, 15-25** (1:10); rooms 102 & 102A, ground fl in Kemble Bldg; asn Ls; Fred'k H Schumm to Ritz Cafe, Inc, 15 Whitehall; mtg $——; June25; June29'14. nom

**9TH st, 716 E** (2:378); all; David Fawlowitz to Fannie Meyer, 716 E 9; 3yf May1; July2'14. 2,500

**12TH st, 344 E** (2:453), all; Giuseppe Ferri to Nicola Squicciarini, 344 E 12; 5 9-12yf Aug1'13; June30'14. 1,620

**18TH st, 439 E** (3:950), all; Edw Bickmann to Lewis Prignano, at Maspeth, LI; 10yf May1; June30'14. 1,800

**25TH st, 41-3 W** (3:827), ns, 225 e 6 av, 50 x98.9; asn Ls to secure mtg for $6,000; A R Keller, Inc, 299 Mad av to Gouverneur Mtg Corpn, 150 Bway; June26; June29'14. nom

**25TH st, 41-3 W** (3:827); sobrn of Ls to mtg for $6,000; A R Keller, Inc, & Augustus R Keller, to Gouverneur Mtg Corpn, 150 Bway; June26; June29'14. nom

**26TH st, 153 E** (3:882), ns, 20x100; all of hotel furnished except str on ground fl; Irving Grometstein to Louis Cohen, 1637 Tiffany; 5yf July1; July2'14. 12,000

**28TH st, 216 E** (3:908), str & b; also 3 rooms on 1st fl of rear house; Herman Klarsfeld to Jos Jud, 216 E 28; 5yf May 1; July2'14. 600

**29TH st, 128 W** (3:804); asn Ls; Isack Goldberg to Hyman Cosiver & Saml Moskowitz, 128 W 29; AT; May18; June26'14. nom

**32D st, 17-21 W** (3:834), e str & n w str & space in b; Louis Markel to Arnold Schleifer, 850 E 161; from July20'14 to June30'19; July1'14. 3,000

**38TH st (E R) E** (3:969), ss, at bulkhead, runs sw along bulkhead 117.6xw to pt 218.3 e l av xne79xw12.5xne3.6xw31xne — to 38th at pt 212 e l av xe— to beg, contains 19,071 sq ft; City N Y, by Comr of Docks, to Joseph Gordon, Inc, foot E 38th; 5yf Aug1; 5y ren at $3,937.50; June 26'14. 3,750

**40TH st, 147 W** (4:993); asn Ls to secure CONTRACT for alterations, fixtures, &c; Chas E Coogan & Geo G Smith to Isaac & Max Roth, firm Roth & Co, 401 E 23; Apr4; June29'14. nom

**49TH st, 324 W** (4:1039), w str & b; Jno H Wohltmann & ano to Sarah Shea, 324 W 49; 5yf May1; June26'14. 720

**59TH st, 230 E** (5:1332); str fl & b; Minnie Seligman to Jos Bastian, 1195 l av; 3yf Aug1; July2'14. 900 to 1,200

**73D st, 138-42 E,** see Lex av, 1022.

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**101ST st E** (6:1695), ns,, 145 e 1 av, 50x100.11, the land; Richd H Handley to Edw S Murphy, 1205 Park av, & ano; 21yf May 1; 21y ren; June30'14. taxes &c & 600

**116TH st W, swc 5 av,** see 5 av, swc 116.

**119TH st E, nec Lex av,** see Lex av, nec 119.

**124TH st W, nwc 8 av,** see 8 av, 2313.

**125TH st, 8-12 W** (6:1722); sur Ls; United 5 & 10c Stores Inc, 106 E 19 to Alex Hess, 477 W 140; AT; May21; July1'14. 3,000

**129TH st, 118-20 E** (6:1777), ground flrs; Christian Dages & ano to Manhattan Wet Wash Laundry Co, a corpn, on premises; 10yf May1; 11 yrs ren; June27'14. 1,200

**135TH st W, nec Bway,** see Bway, 3340.

**143D st, 97 W,** see Lenox av, 664.

**158TH st, 473 W** (8:2108), cor str & str adj; Jos Greissgrow & ano to Max Blackman, 473 W 158; 4½yf July1; June26'14. 1,080

**163D st W, nwc Bway,** see Bway, nwc 163.

**Av C, 155** (2:392), all; Max Rosenbaum to Isaac Rabinowitz, 309 E 10; 5yf May 1; 5y ren at $3,000; June30'14. 2,800 & 3,000

**Av C, 155** (2:392); asn Ls; Isaac Rabinowitz to Saul Margolies, 155 Av C; June24; June26'14. nom

**Av C, 155** (2:392); asn Ls; Saul Margolies to Stuart N Clarke, — Forest av, Yonkers, NY; June24; June26'14. nom

**Av D, 120-2** (2:365), all; Jacob Moersfelder to Jos Zabinsky, on premises; ext Ls; 3yf Apr1'13; June29'14. 4,000

**Broadway, 3340** (7:1988), nec 135th; cor str, 16.2x58; Zengendal Realty Co to Elias Goldstein, 600 E 169; 5yf May1; July1'14. 1,000 to 1,200

**Broadway** (8:2137), nwc 163d; all of "Charlesston Court"; Emanuel Blumenstiel to Lena Spivak, 205 2 av; 5yf July1; July 1'14. 18,300 & 18,500

**Lenox av, 664** (6:1741), nec 143d (No 97), two bldgs, all; Manhattan Av Holding Co to Benj Ehrlich, 110-2 W 143; 5yf Sept1; June26'14. 6,800

**Lexington av** (6:1768), nec 119th; sobrn of Ls to mtg for $61,000; Saml & Barnett Alper to N Y Mtg & Security Co, a corpn; June29; July2'14. nom

**Lexington av, 1022** (5:1407), swc 73d (Nos 138-42), 17.2x80, all; Alex J Bruen to Wm E Cramer, 1022 Lex av; ext Ls 5yf Nov1; June30'14. taxes &c & net 2,000

**Lexington av, 1101** (5:1412), 2d str fl; Addie M Pembleton & ano to Dr Hy Trattner, 171 E 81; 5 2-12yf Aug1; July2'14. 600

**Park row, 187** (1:118), str & b; De Witt Fox et al to Louis Abrahams, 431 E 138; from completion to May1'16; 3y ren; Apr1; June26'14 1,800

**1ST av, 1215** (5:1440), str & b & 6 rooms on 2d fl; Jno P Wolff to Carl Boppel, 500 E 84; 5yf July1; June26'14. 1,320

**1ST av, 1556** (5:1560); asn Ls; Frank mtg $1,800; June11; July1'14. 1,800

**2D av, 2324** (6:1796), n str & b; Ralph A Gold, agent, to Getano Cremona, 2324 2 av; 7yf May1; June27'14. 360

**3D av, 293** (3:903), str fl & rear c; Abr & Elias Fisher to Annie Greenberg, 120 2 av; 5yf July1; June26'14. 1,680 & 1,800

**5TH av** (6:1599), swc 116th, str adj on s of str occupied by United Cigar Stores Co; United Merchants Realty & Impt Co to Nicholas Ferizis, 135 E 149; from May1'15 to May10'20; June27'14. 1,500

**8TH av, 2313** (7:1951), nwc 124th; loft; Diedrich & Jno H Tonjes to Herman Baruch, 2313 8 av; 5 3-12yf July1; July1'14. per month, $150 to $275, or at gross rent for term 16,050

**Pier 4 E R** (1:2), with bulkhead 82.6 on ss & 85 ft on ns of pier, except the bulkhead that begins 32 ft w from ws Pier 4 & extends w50.6; also except right to use certain waters in agmt modifying Ls as to slip, dimensions of former Ls & changing rental to $22,867.40 instead of $24,367.40; City N Y, by Comr of Docks, with N Y C & H R R R Co, a corpn, at Grand Central Terminal; June9; June26'14. nom

## LEASES.

### Borough of the Bronx.

**Canal pl** (9:2340), nwc 138th; asn Ls; Max Schaef to Luigi Greco, 263 W 144 & ano; June18; July1'14; nom

**Kelly st, 1013** (10:2704); asn Ls; Nathan Bernkopf to American Apartment Hotel Co, 1027 Tiffany; Dec31'13; June27'14. nom

**Melville st, 1707** (*), all; Geo Ringler & Co to Frank Romano, 1707 Melville; 5yf July1'14; June26'14. 720 & 960

**138TH st E, nwc Canal pl,** see Canal pl, nwc 138.

**138TH st, 574-6 E** (10:2550), all; Saul Ellner to Pincus Polonsky, 1460 Wilkins av; 3yf July1; July1'14. 5,350 & 5,400

**139TH st E, ss, at ses So blvd,** see So blvd, ses, at ss 139.

**152D st E, nwc Bergen av,** see Bergen av, nwc 152.

**152D st E, cor Union av,** see Union av, 642.

**163D st E, nwc Prospect av,** see Prospect av, nwc 163.

**171ST st, 451-3 E** (11:2903); sur Ls; Israel Rosenberg to Wm H Kirchner; June30'14. nom

**180TH st E, sec 3 av,** see 3 av, sec 180.

**Alexander av** (9:2305), ses, 25 sw 143d, 60x105, all; Henry L Morris, TRSTE for Mary M Ostrander, to Wm Wuensche, 368 Alex av; 14yf May1; June29'14. taxes &c & 4,200

**Alexander av** (9:2305), ses, 25 sw 143d, 60x105; sur Ls; Wm Wuensche to Henry L Morris, TRSTE for Mary M Ostrander, 12 W 53; June27'14. nom

**Bergen av** (9:2362), nwc 152d, asn Ls; Celine Feick to Jno J Crilly, 220 W 178; June18; July1'14. nom

**Broadway, 5600** (12:3267); all; Edw Q Payne to Abr Fuhrmann et al, 554 W 125; 5yf Sept1; July2'14. 600 to 700

**Prospect av** (10:2678), nwc 163d (No 861) str; Herman Bullwinckel to Alexander Braunstein, 831 E 163; 5yf May1'16, July1 '14. 1,500 to 1,600

**Southern blvd, 445** (10:2576); all; Haffen Realty Co to Mary Gauck & Chas W Mitchell, 445 Southern blvd; 5yf Apr1; July 2'14. 1,200

**Southern blvd** (10:2566), ses, at ss 139th, 40.5x95.3x38x75, all; S E & M E Bernheimer Co to Margareth Dietz, 730 E 138; 10yf May1'13; June30'14. 2,500 to 2,750

**Union av, 642** (10:2674), cor 152d; cor str; Herman W Meyer to Frank Germino, 642 Union av; 6yf May1; June26'14. 300

**Washington av, 1019-21** (9.2386), all, Ray Levy to Harry Levin, 976 Wash av; from July1'14 to Apr30'17; June29'14. 420

**Webster av, 2036-8** (11:3029); all; Salamon H Ungar to Harry Frogel, 779 Tinton av & ano, 3yf Feb1; July2'14. 4,200

**Webster av, 2036-8** (11:3029); asn Ls; Harry Frogel & ano to Nathan Weiss, 2036 Webster av; July1; July2'14. nom

**White Plains rd, 3901 (*);** bill of sale & asn Ls; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; June22; July1'14. nom

**White Plains rd, 3901 (*),** bill of sale & asn Ls; Thos A Hanlon to Rose Mumm, 944 Union av; June22' July1'14. nom

**3D av** (11:3061), sec 180th; asn Ls; Bronx Roller Rink, Inc, to Emil Loewenberger, 1950 Wash av; May4; June26'14. nom

**3D av, 3387-9** (9:2371); asn Ls; Andw M Davies to Lawrence Davies, 237 W 74; May 26'08; July1'14. nom

## MORTGAGES.

### Borough of Manhattan.

JUNE 26, 27, 29, 30, JULY 1, 2.

**Ann st, 89,** see Beekman, 59.

**Arden st, 2-12,** see Nagle av, nws, at sws Arden.

**Arden st, 2-12,** see Nagle av, 21-3.

**Beekman st, 59** (1:93), ss, 23.9 w Gold, 23.6x109.7 to ns Ann (No 89), x23.2x103.9, all of; pr mtg $28,000; June30; July1'14; due & int as per bond; Euphemia Whittredge, of Summit, NJ, & Kath Foot, NY, to Wm H Whiting, at Bound Brook, NJ, et al, trstes Wm Duryea, decd. 6,000

**Beekman st, 59;** also ANN ST, 89; ½ pt; pr mtg $34,000; June30; July1'14; due & int as per bond; Euphemia Whittredge, of Summit, NJ, to Kath Foot, temporarily at Marston Ferry Corner, Oxford, England. 1,000

**Cathedral Pkway** (7:1882), ns, 341.8 w Ams av, 108.4x100; ext of mtg for $265,000 to Apr1'19, 5%; June22; June30'14; Alo Realty Co, a corpn, 11 av cor 26th, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

**Chrystie st, 138-40,** see Delancey, 21-5.

**Cleveland pl, 25** (2:481), es, abt 105 n Kenmare, 25.4x99.3x25.6x99.3; PM; July1; July2'14; 5y5%; Domenico Coiro to American Mtg Co, a corpn, 46 Cedar. 18,000

**Delancey st, 21-5** (2:419), sec Chrystie (Nos 138-40), 100.4x50.6x100.6x50.7; ext of mtg for $115,000 to May15'19, 5%; June22; June26'14; U S Savings Bank, a corpn, 606 Madison av, with Louis Perlstein, 1845 7 av & ano. nom

**Ellwood st** (8:2171), ws,, 115.2 n Hillside 125x300; June30; July1'14; demand, 6%; Vermilyea Realty Co, a corpn, to City Mtg Co, a corpn, 15 Wall. 8,250

**Ellwood st;** same prop; certf as to above mtg; June30; July1'14; same to same. ——

**Fulton st, 210** (1:81), ss, abt 155 e Greenwich, 25x77.7; PM; July1; July2'14; 5y5%; Sellwell Realty Co, a corpn, to Lawyers Title Ins & Trust Co, a corpn. 40,000

**Fulton st, 210;** certf as to above mtg; July1; July2'14; same to same. ——

**Horatio st, 44** (2:626), ss, 90.4 e Hudson, 20x62.6x20.1x60.3; July2'14; 5y5%; Jno Fait, 326 W 21 to Lawyers Title Ins & Trust Co, a corpn. 5,000

**Horatio st, 44;** pr mtg $——; July2'14; 3 y6%; same to Christopher M Garland, 280 Prospect pl, Bklyn. 1,500

**Houston st, 495 E** (2:325), ss, 60 e Goerck, 20x75; June26; June30'14; 1y6%; Abr J Hecht to Nassau-Beekman Investing Co, 140 Nassau. 1,000

**Ludlow st, 181** (2:412), nws, 100 sw Houston, 24x87.10; pr mtg $——; June25; June27'14; due July1'19, 6%; Louis Karp, 315 E 17, to Kieve Nudelman, 171 Ludlow. 10,000

**McDougal st, 115** (2:543), nwc Minetta la (No 2), runs w100xn50xe26xs25xe74 to st xs25 to beg; PM; June30; July1'14; due June25'17, 5%; Jas E March to Soc for the Relief of Poor Widows with Small Children, a corpn, 28 W 88. 21,000

**Madison st, 333-5,** see Scammel, nec Madison.

**Manhattan st, 1,** see Houston, 442-4 E.

**Marginal or Forsyth st** (1:282), es, adj Manhattan Bridge at w line lot 42 map Hendrick Rutgers, runs n along st 63.4xe 18.2xs60.7 to beg, gore, except pt for st, being remaining pt 86 E Bway; June30'14; 3y5%; Wilder Bros, a corpn, to N Y Title Ins Co, a corpn. 5,000

**Marginal or Forsyth st** (1:282); same prop; certf as to above mtg; June30'14; same to same. ——

**Minetta la, 2,** see Macdougal, 115.

**Old sl, 36,** see South, 40.

**Rivington st, 28** (2:421), ns, 75.2 w Forsyth, assessed to E Southwick; transfer of tax lien for yrs 1906 to 1912; Sept 4'13; June26'14; 3y7%; City of NY to H P Wadsworth, 9 Mott av, Far Rockaway, L I, & assigned to Geo F Soper at Cedarhurst, L I. 4,530.65

**Rivington st, 64** (2:416), ns, 44.2 w Allen, 22.1x75; June30'14; 5y5%; Jacob Rogers, 267 W 113, to Emily E Schwarz, 783 5 av. 21,000

**South st, 40** (1:35), nwc Old sl (No 36), 23x44.10; June29; June30'14; demand, 5%; Chas Kohler to Consumers Brewing Co of NY, Lim, 1011 Av A. 3,000

**Stanton st, 175** (2:349), ss, abt 50 e Clinton, 25x100; PM; July1; July2'14; due & int as per bond; Walter Ebert, 338 E 51, to Ellen C McManus, 965 Mad av. 21,500

**Sullivan st, 224** (2:540), ws, 166 s 3d, 25 x100; pr mtg $——; June1; June26'14; 3y or sooner, 6%; Barnett Levy & Jacob Gordon, exr Louis Gordon, to Chas Schlemmer, 137 E Houston et al, exrs Wm H A Rubino. 4,000

**Sullivan st, 226-8** (2:540), ws, 116 & 141 s 3d, 2 lots, each 25x100; 2 mtgs, each $4,000; pr mtgs $——; June1; June26'14; 3y or sooner 6%; Barnett Levy & Jacob Gordon, exr Louis Gordon, to Eliz Rubino, 542 8th, Bklyn, et al as committee of Adolph Rubino. 8,000

**West st, 172** (1:131), es, 53 n Murray, 26.6x87.8x26.6x87.5; PM; pr mtg $14,000; June30'14; due & int as per bond; Gustav Lewkowitz, 645 West End av, to Gustav Helmstetter, 311 W 97. 4,000

**William st, 138 (formerly 137)** (1:77), e s, 29.8 s Fulton, 25.1x100.7x25x100.6; ½ pt; June25; June26'14; 3y5%; Frank A & Geo E Jones, both at 369 Union st, Hackensack, NJ, to Mabel L, wife Harry Costello, 118 W 57. 12,000

**3D st, 61-3 E** (2:445); ext of mtg for $45,000 to July13'17, 5%; June29; June30 '14; Wm Jay, trste will Mary E B Field, with Moses B Wolowitz, 84 Bay 28, Bklyn, et al. nom

**12TH st, 34 W** (2:575), ss, 350 w 5 av, 20.11x103.3; PM; June30; July1'14; due & int as per bond; Fred Ingraham, of Hempstead, LI, to Title Guar & Trust Co, a corpn. 14,000

**14TH st, 534 E** (2:407); ext of mtg for $18,000 to Apr1'20, 5%; Apr30; June26'14; Julie G Wolff, 26 W 87, with Etbert Realty Co, Inc, 2161 67th, Bklyn. nom

**14TH st, 304-6 W** (2:629), ss, 100 w 8 av, 50x87.8x51x77.4; June29; June30'14; due & int as per bond; Chas I Weinstein Realty Co, a corpn, to Lawyers Mtg Co, a corpn. 57,500

**14TH st, 304-6 W;** certf as to mtg for $57,500; June29; June30'14; same to same. ——

**14TH st, 304-12 W** (2:629); sobrn of mtg for $40,000 to mtgs for $120,000; June29; June30'14; Jacob Kottek with Lawyers Mtg Co, a corpn. nom

**14TH st, 304-12 W;** sobrn of three mtgs for $5,000 each to mtgs for $120,000; June 29; June30'14; same with same. nom

**14TH st, 310-2 W** (2:629), ss, 150 w 8 av, 50x98x51x87.8; June29; June30'14; due & int as per bond; Chas I Weinstein Realty Co, a corpn, to Lawyers Mtg Co, a corpn. 62,500

**14TH st, 310-2 W;** certf as to mtg for $62,500; June29; June30'14; same to same. ——

**15TH st, 423 E** (3:947); ext of mtg for $10,000 to June29'19, 4½%; June29; June 30'14; Franklin L Partridge, of Maplewood, NJ, with Geo I Muller, 8727 3 av, Bklyn. nom

**15TH st, 161 W** (3:791), ns, 125 e 7 av, 25x103.3; PM; pr mtg $——; July1; July2 '14; 3y or sooner, 6%; Frank C Schlitt, of Jersey City, NJ, to Adolf Jacoby, 909 Beck. 5,000

**16TH st, 431 E** (3:948), ns, 169 w Av A, 25x92; ext of mtg for $16,000 to July1'19, 5%; Julv1; July2'14; Jas P Kein with Emigrant Indust Savgs Bank, a corpn. nom

**21ST st, 2-8 E,** see 5 av, 141-7.

**22D st, 482 W** (3:719), sws at ses 10 av (Nos 196-8), 20x74; AT; leasehold; July15 '12; June27'14; due May1'14, 6%; Charlotte H Many to Sarah A McKoy at Asheville, N C. 2,000

**25TH st, 41-3 W** (3:827); certf as to mtg & asn rents for $6,000; June26; June 30'14; A R Keller, Inc, to Gouverneur Mtg Corpn, 299 Madison av. ——

**25TH st, 41-3 W** (3:827), ns, 225 e 6 av, 50x98.9; pr mtg $——; June26; June29'14; installs, $1,200 monthly, 6%; A R Keller, Inc, 299 Madison av, to Gouverneur Mtg Corpn, 150 Bway. 6,000

**28TH st, 304 W** (3:751), ss, 85 w 8 av, runs s74.3xw15xs24.8xw5xn98.9 to st xe20 to beg; June13; July2'14; due Dec26'14, 6%; Eliz A Demarest & Sylvanus V Reynolds, heirs, &c, Matilda Reynolds, to Saml R Parker, Jr, 1164 Stebbins av. 3,000

**29TH st E,** nec Madison av, see Madison av, 99.

**29TH st E, nec Madison av,** see Madison av, 99.

**29TH st, 162-6 W,** see 7 av, 333-5.

**30TH st, 301-3 W,** see 8 av, 403.

**30TH st, 308 W** (3:753), ss, 136 w 8 av, 22x98.9; PM; pr mtg $5,000; July1; July2 '14; due & int as per bond; Hotel Irvin for Women, Inc, a corpn, to Jas Madden, 601 W 136. 8,000

**30TH st, 310 W** (3:753), ss, 158 w 8 av, 22x98.9; PM; July1; July2'14; due & int as per bond; Hotel Irvin for Women, Inc, a corpn, to Saml J Ashley, 747 St Nicholas av & ano. 15,000

**31ST st, 423 W** (3:729), ns, 325 w 9 av, 25x98.9; ext of mtg for $17,000 to June24 '17, 5%; June24; June29'14; Geo E Chisolm, at Morristown, NJ, with Adolph H Urban, 1433 E 10, Bklyn. nom

**32D st, 326-30 E** (3:937); ext of mtg for $38,000 to July6'17, 5%; June24; July1'14; Helen M Kelly, gdn Eugenia Kelly, with N Y Linen Supply & Laundry Co, Inc, 326 E 32. nom

**35TH st, 401 W,** see 9 av, 451.

**36TH st, 239 W** (3:786), ns, 378.6 e 8 av, 18.6x98.9; PM; June30'14; due & int as per bond; Holland Holding Co, a corpn, 18 E 41, to D H Jackson Co, a corpn, 35 Nassau. 4,500

**36TH st, 325 W** (3:760), ns, 478 e 9 av, 22x98.9; June29'14; due & int as per bond; Emil J & Ambrose W Becker, exrs &c Francis Becker, to Title Guar & Trust Co, a corpn. 10,000

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**37TH st, 209-11 E** (3:918), ns, 130 e 3 av, 50x[illegible]x100.5x102.11, June29, June30'14, due & int as per bond; Jos & Thos H Hall & Arch H Graham to Title Guar & Trust Co, a corpn. 30,000

**38TH st E, see Lex av,** see Lex av, see 38.

**38TH st, 4-11 W,** see 5 av, 424-34.

**39TH st, 2-14 W,** see 5 av, 424-34.

**40TH st, 147 W** (4:136), asn Ls by way of mtg to secure contract for alterations, fixtures, &c; Apr4; June29'14; Chas E Coosch & Geo G Smith to Isaac & Max Roth, Frm Roth & Co, 401 E 23 (mtg tax $27.50). nom

**44TH st, 16 E,** see Madison av, 342-8.

**44TH st, 7 W** (5:1260); ext of mtg for $85,000 to Mar23'17, 5%; June17; June30'14; St Nicholas Club, a corpn, 7 W 44, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

**45TH st, 231 E** (5:1318); sobrn of mtg for $4,000 to mtg for $8,000; June29; July 2'14; J Chr G Hupfel Brewing Co with Title Guar & Trust Co, a corpn. nom

**45TH st, 234 E** (5:1318), ss, 194 w 2 av, 25x56.8x28.5x70.3, with all title to any land adj on s; June30; July2'14; due & int as per bond; Herman Eberle to Title Guar & Trust Co, a corpn, 176 Bway. 8,000

**45TH st, 234 E;** pr mtg $12,000; July1; July2'14; demand, 5%; Herman Eberle to J Chr G Hupfel Brewing Co, a corpn, 229 E 39. 1,000

**46TH st, 110 W** (4:998), ss, 160 w 6 av, 20x100.5; PM; July1'14; 5y5%; Chas Geoly to Simon Meyer, 315 W 98, et al. 35,000

**46TH st, 110 W;** PM; pr mtg $35,000; July1'14; 3y or sooner, 6%; same to Simon Meyer, 315 W 98. 5,000

**48TH st, 340-2 W** (4:1019); ext of mtg for $36,000 to June1'17, 4½%; May25; June 29'14; Bettie Rothfeld et al, trstes Sigmund Rothfeld, with Simon Sichel, 122 W 121. nom

**49TH st, 145-9 E** (5:1304), ns, 218.5 w 3 av, runs w to pt 275 w 3 av x100.5; PM; pr mtg $170,000; July1; July2'14; 3y6%; Harvard Realty & Constn Co to Jacob A Wolf, 11 Pearl st, Deal, NJ. 12,000

**51ST st, 306-10 W** (4:1041), ss, 120 w 8 av, 60x100.5; pr mtg $75,000; June29'14; due July1'15, or sooner, 6%; Foleba Realty Co, Inc, to Mira P Lowenstein, — Ocean av, Elberon, NJ. 10,000

**51ST st, 306-10 W;** certf as to above mtg; June29'14; same to same. ——

**51ST st, 306-10 W;** sobrn of mtg for $12,800 to mtg for $10,000; June24; June 29'14; same & Kate Weidler & Max Kobre with same. nom

**54TH st, 151 W** (5:1309), ns ,167 e Lexington av, 30x100.5; pr mtg $34,000; July 1; July2'14; due & int as per bond; Jacob Rosenblum & Mary Cohn, both at 297 Wythe av, Bklyn, to Sophie Wollreich, 129 Wadsworth av. 4,000

**55TH st, 337-9 E** (5:1348); ext of mtg for $37,000 to June2'19, 5½%; Junel1; June27'14; N Y Life Ins Co with Metropolitan Holding Co. nom

**55TH st, 341-3 E** (5:1348); ext of mtg for $37,000 to June2'19, 5½%; Junel1; June27'14; N Y Life Ins Co with Metropolitan Holding Co. nom

**56TH st, 12-4 W** (5:1271); ext of mtg for $170,000 to June29'17, 5%; June29; June30'14; Equitable Trust Co of N Y, a corpn, with Calumet Club of N Y, a corpn, 267 5 av. 30,000 on a/c of 200,000

**57TH st, 32 W** (5:1272), ss, 500 w 5 av, 25x100.5; June26; June27'14; 3y or sooner, 4½%; Jno Gellatly to Bowery Savgs Bank, a corpn, 128 Bowery. 90,000

**66TH st, 339-41 E** (5:1441), ns, 75 w 1 av, 37.6x100.5; pr mtg $32,000; June29'14; 3y6%; Geo Mundorff to Kath Fuchs, 1089 2 av. 5,000

**69TH st, 2-10 W,** see Central Park W, 86.

**69TH st, 12 W,** see Central Park W, 86.

**72D st, 122 W** (4:1143), ss, 200 w Columbus av, 25x102.2; Junel8; July2'14; due July30'15; 5%; Danl, Edw D, Chas A, Robt & Marion Appleton, heirs Serena P Appleton, to Lawyers Title Ins & Trust Co, a corpn. 10,000

**73D st, 48 E** (5:1387), ss, 184 e Madison av, 20x102.2; pr mtg $35,000; June26; June 29'14; 1 mo, 6%; Elisabeth A Demarest, N Y, & Sylvanus V Reynolds, of Kingston, NY, to Chelsea Realty Co, a corpn, 135 Bway. 3,000

**73D st, 48 E** (5:1387), ss, 184 e Madison av, 20x102.2; Junel3; June27'14; due June 26'17, 5½%; Elisabeth A Demarest, NY, & Sylvanus V Reynolds of Kingston, NY, to N Y Title Ins Co, a corpn. 35,000

**73D st, 48 E;** sobrn of judgmt for $4,-253.54 to mtg for $35,000; June23; June27 '14; Elisabeth A Demarest, 48 E 73, & Saml R Parker Jr, 1164 Stebbins av, with same. nom

**74TH st, 324 E** (5:1448); sal Ls; June29; July1'14; demand, 6%; Barney Balzer to Jacob Ruppert, a corpn, 1639 3 av. 900

**76TH st, 32 E** (5:1390), ss, 60 e Madison av, 21x—; ext of mtg for $18,000 to Apr25 '10, 5%; Apr15'09; July2'14; Wm D Jeffray with Cynthia H B Clark. now

**77TH st, 36 W** (4:1129); ext of mtg for $45,000 to June30'19, 5%; June30'14; Sophie Sterns with Adele S Bass, at Bar Harbor, Me, trste Uriah J Smith. nom

**79TH st, 21 E** (5:1161); ext of mtg for $40,000 to June10'17, 4½%; June13; June 27'14; Milton I D Einstein with Seamens Bank for Savings, a corpn, 74 Wall. nom

**82D st, 329 E** (5:1545), ns, 310.11 e 2 av, 18x102.2, pr mtg $— —; June1, June26'14; due Dec31'15, 6%; Rebecca Kirschner, 329 E 82, to Miriam Tuckman, at Arverne, LI. 1,000

**85TH st, 349 E** (5:1548), ns, 100 w 1 av, 25x102.2; PM; July1; July2'14; due & int as per bond; Albert Fisch, 413 E 85, to Title Guar & Trust Co, a corpn. 9,000

**86TH st, 437 E** (5:1566), ns, 203 w Av A, 18x100.8; ext of mtg for $10,500 to Aug 10'19, 5%; June3; July1'14; Mary M Dutenhofer with Hermina Rubin, 437 E 86. nom

**87TH st, 108-10 E** (5:1515), ss, 102.10 e Park av ,55.10x100.8; pr mtg $58,000; June 30; July2'14; installs, $333.33 monthly, 6%; Johanna C Wenzel, Hedwig M Geyer & Ottilie E Nagel to Saml H Golding, 101 W 141. 2,000

**87TH st, 108-10 E** (5:1515), ss, 102.10 e Park av, 55.10x100.8; June30; July1'14; 5y 5%; Johanna C Wenzel, Hedwig M Geyer & Ottilie E Nagel, to Alfred F Seligsberg, 9 W 46, et al, exrs &c Abr Seligsberg. 50,000

**87TH st, 108-10 E;** pr mtg $——; June30; July1'14; 2y6%; same to Heilner & Wolf, Inc, 30 E 42, & ano. 8,000

**87TH st, 32 W** (4:1200), ss, 370 w Central Park W, 20x100.8; July1; July2'14; due Nov1'19, int as per bond; Julius B Fox, 530 Ocean av, Jersey City, NJ, to National Academy of Design, a corpn, 145 W 109. 20,000

**87TH st, 167 W** (4:1218), ns, 232 e Amsterdam av, 18x100.8; June19; July2'14; 5y 4½%; Sarah S Brett, widow, to Bowery Savings Bank, a corpn, 128 Bowery. 1,000

**90TH st, 310 E** (5:1552), ss, 200 e 2 av, 25x100.8; July2'14; 3y5%; Oscar Pache to Emigrant Indust Savgs Bank, a corpn. 12,000

**92D st, 57 E** (5:1504), ns, 218 w Park av, 17.6x100.8; pr mtg $18,500; June23; June30'14; due & int as per bond; Jas B Speyers to Chas Gulden, 318 W 102. 7,500

**92D st, 57 E;** June23; June30'14; due June30'19, 5%; same to Chas R Buckley, 112 Montague, Bklyn, et al, trstes will Wm F Buckley. 18,500

**95TH st, 151 W** (4:1226), ns, 276 e Ams av, 18x100; ext of mtg for $14,500 to May 4'17, 5%; May13; June30'14; Jno P Magner, 151 W 95, with Rosalie Kaufmann, 285 Central Park W, et al, trstes will Leopold Kaufmann, for Rosalie Kaufmann. nom

**98TH st, 310 E** (6:1669), ss, 175 e 2 av, 25x100.9; June26; June27'14; 3y6%; Matthew Mullen to Emma Z Smedley, 341 Bay Ridge av, Bklyn. 5,000

**98TH st, 38-40 W,** see Central Park W, 442.

**101ST st, 50 E** (6:1606), ss, 75 e Madison av, 25x100.11; PM; June25; July1'14; due July1'19, 5%; D H Jackson Co, a corpn, to The Hebrew Orphan Asylum of N Y, 1560 Ams av. 14,000

**103D st, 218 E** (6:1652), ss, 205 e 3 av, 25x100.9; pr mtg $——; June22; July1'14; due June30'19, 5½%; Hugh Reilly, 148 E 5, Plainfield, NJ, to Annie Feinberg, 114 Madison. 4,500

**105TH st, 347 E** (6:1677), ns, 100 w 1 av, 25x100.11; PM; pr mtg $8,000; July1; July 2'14; installs, 6%; Maria A Gargiulo, 302 E 105, to Frank Fallotico, 310 E 105, & ano. 6,200

**107TH st, 409-13 E** (6:1701), ns, 213 e 1 av, 80x100.11; June25; June29'14; due June29'19, 5%; Wm Maas, 32 W 85, & Isaac & Edw Blum, both at Cedarhurst, LI, to Ludwig Ulmann, at Chappaqua, NY. 25,000

**107TH st, 237-9 W** (7:1879), ns, 450 w Ams av, 50x100.11; ext of mtg for $65,000 to Nov1'17, 5%; June24; June30'14; Jos Stern, 129 W 46, & Hy Stern, 102 E 92, with Union Dime Savgs Bank, a corpn, 701 6 av. nom

**107TH st, 306 W** (7:1892), ss, 137 w West End av, 19x100.11; ext of mtg for $20,000 to June25'19, 4½%; June25; July1'14; Jas G Johnson with Bowery Savgs Bank, a corpn, 128 Bowery. nom

**108TH st, 156 E** (6:1635); ext of mtg for $8,500 to July1'19, 5%; June22; June29'14; Louis A Salomon with Isaac Meyer, 156 E 108. nom

**109TH st, 120 W** (7:1863), ss, 325 w Columbus av, 25x100.11; June26'14; due July 1'17, 5%; Wilhelmina & Teresa Tielemann of Bklyn, to Moses Cahn, 71 E 96. 20,000

**109TH st, 120 W;** sobrn of mtg for $4,-000 to mtg for $20,000; June19; June26'14; same & Mary Bendix, 1125 Lexington av, with same. nom

**112TH st, 46-8 E** (6:1617), ss, 110.3 e Madison av, 40.3x100.11; PM; June22; June30'14; 3y or sooner, 6%; Sarah Finkelstein to Saul Singer, at Bayswater av cor Trist pl, Far Rockaway, LI. 7,000

**113TH st, 247-9 E,** see 2 av, 2201.

**113TH st, 537-43 W** (7:1885); ext of mtg for $155,000 to Feb23'17, 5½%; June5; June27'14; N Y Life Ins Co with Cathedral Court Co. nom

**114TH st, 10 E** (6:1619), ss, 100 e 5 av, 25x100.11; pr mtg $17,000; June30; July2'14; due July1'16 or sooner, 6%; David Knopp, 138 W 57, to Augusta Ritter, 371 W 120 et al. 2,500

**115TH st, 17 W** (6:1599); acknowledgment of reduction of mtg to $25,000; June 23; July1'14; Marie E Schleiermacher, 119 Sterling pl, Bklyn, as extrx of Chas Schleiermacher, with The General Theological Seminary of the P E Church in U S, 175 9 av. nom

**116TH st, 323 E** (6:1688), ns, 266.6 e 3 av, 16.6x100.11; PM; pr mtg $— —; June22; June26'14; due Jan1'16; 6%; Vincent J Orlando, 323 E 116, to Filomena De Respiris, 323 E 116. 1,100

**117TH st, 50 W** (6:1609); ext of mtg for $17,500 to Jul 1'19, 5%; June30; July 2'14; Sophie Goodman, 203 W 117, with Morris Unger, 133 W 140, et al. nom

**118TH st, 111 E** (6:1767), ns, 90 e Park av, 25x100.11; PM; pr mtg $15,000; July1; July2'14; due as per bond, 6%; Keilbert Constn Co, Inc, 327 E 166, to Margt Sullivan, 111 E 118. 8,000

**119TH st, 308 W** (7:1944), ss, 125 w 8 av, 25x100.11; PM; June26; June29'14; 5% Jacob Katz of Bronx, NY, to Anna A Gillies, of Oriental Point, Mamaroneck, NY. 22,000

**119TH st, 147-51 E,** see Lexington av, ne c 119.

**120TH st, 56 E** (6:1746), ss, 121 e Madison av, 27x100.11; pr mtg $——; Dec15'13; June30'14; due Nov1'15, 6%; Myron Butler to Michl M Abraham, 1200 Madison av, et al, exrs &c Edw E Slumasky. 3,000

**124TH st E, swc Lexington av,** see Lexington av, swc 124.

**124TH st, 531-3 W** (7:1979), ns, 283 e Bway, 52x100.11; July2'14; due & int as per bond; Carl or Carl J Stein to N Y Savings Bank, a corpn, 81 8 av. 50,000

**125TH st, 31 W** (6:1723), ns, 370 w 5 av, 20x99.11; PM; pr mtg $40,000; July1; July 2'14; due & int as per bond; Patk H McNulty at Great Neck, LI, to Mary A Thornton, 500 W 143. 2,250

**125TH st, 71 E** (6:1753), ns, 105 w Park av, 35x99.11; also 125TH ST, 73 E, ns, 70 w Park av, 35x99.11; PM; June30; July1 '14; 3y or sooner, 5%; Edgar S Appleby, of Glen Cove, LI, to Wm R Appleby, 911 5 av, Minneapolis, Minn. 50,000

**128TH st, 73 E,** see 128th, 71 E.

**134TH st, 121 W** (7:1919), ns, 325 w Lenox av, 25x99.11; PM; June24; June30 '14; due June30'19, 5%; Barbara Feiss, 472 W 141, to Morris Aron, 2109 Bway. 11,500

**136TH st, 16-8 W** (6:1733), ss, 235.0¼ w 5 av, 49.11¾x99.11; also 136TH ST, 20-2 W (6:1733), ss, 285 w 5 av, 50x99.11; pr mtg $105,950; July1; July2'14; due as per bond, 6%; Mitchell Bernstein, Inc, 131 E 23, & Annie F Haber, 211 East Bway, to Lillian Herbst, 287 Henry. 2,000

**136TH st, 20-2 W,** see 136th, 16-8 W.

**137TH st, 124 W** (7:1921), ss, 300 w Lenox av, 25x99.11; pr mtg $18,000; June 23; June26'14; due July1'17, 6%; Louisa Wenz of Bronx, to Eliz L Herbert, 215 W 140. 3,000

**139TH st, 1 W,** see 5 av, 2300.

**141ST st, 605-7 W** (7:2088), ns, 100 w Bway, 75x99.11; pr mtg $90,000; June25; June26'14; due June15'16, 6%; Morris Lederman, 17 Livington pl, to Esther Feinberg, 583 Riverside dr. 10,000

**142D st, 528 W** (7:2073), ss, 295 e Bway, 20x99.11; Feb17; July1'14; due & int as per bond; Josephine M Carney to Jas S Carney, both at 528 W 142. 6,000

**142D st, 540 W** (7:2073), ss, 189.6 e Bway, 16.8x99.11; Feb17; July1'14; due & int as per bond; Josephine M Carney to Jas S Carney, both at 528 W 142. 4,000

**154TH st, 411 W** (7:2068), ns, 107.4 w St Nicholas av, 21.6x99.11; pr mtg $8,000; June30; July2'14; 1y6%; Mary E Pritchett, 411 W 154, to Hy Herz, 224 W 122. 500

**157TH st, 550 W,** see Bway, 3770-8.

**161ST st W, swc Ft Washington av,** see Ft Washington av, swc 161.

**169TH st, 600 W,** see Bway, 4011-19.

**173D st, 569 W** (8:2130), ns, 100 e St Nicholas av, 37.6x100; ext of mtg for $31,500 to May1'17, 5%; June25; June29'14; Herman Cohen, 322 W 100, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

**174TH st W** (8:2131), ns, 100 w Audubon av, 50x58.3x50.2x53.6; PM; June30; July1 '14; due & int as per bond; Viola P Eytinge, 201 W 79, to City Real Estate Co, a corpn, 176 Bway. 6,000

**181ST st, 617-21 W** (8:2165), ns, 64.11 e Wadsworth av, 60x100; July1; July2'14; 5 y4½%; Chas C Marshall of Millbrook, NY, to Union Trust Co of N Y, a corpn, 80 Bway. 48,000

**187TH st, 501 W,** see Amsterdam av, 2560.

**204TH st, 606 W** (8:2225); ext of mtg for $32,000 to June30'19, 5%; June30'14; Mary E Miller, of Smithtown Branch, LI, with Vermilyea Realty Co, a corpn, Sherman av & 204th. nom

**204TH st, 608-10 W** (8:2225), ws, 55 n Sherman av, 45x100; re from agmt affecting mtgs recorded Aug1'13; June30'14; City Mtg Co, 15 Wall, & N Y Trust Co, 26 Broad, with Vermilyea Realty Co, a corpn, 530 W 207. nom

**222ND st W, late Terrace View av** (13:-3402-593-598), ws, 91.11 n Bway, runs s 91.11 to nwc Terrace View av & Bway xw 88xn100xe50xn8.6xne34.2xse100 to beg; June29; June30'14; 3y or sooner, 6%; Saml Posner, 301 W 92, to Hickory Realty Corpn, 128 Bway. 22,500

**Av A, 1644** (5:1583), es, 100 n 86th, 18.6x 100x18.9x100; pr mtg $6,150; June24; June 26'14; due & int as per bond; Rose Andresen, 1923 Daly av, extrx Lena Grasenauer to Chas W Vettermann, 1991 Boston rd. 1,850

**Av D, 27** (2:373), ws, 110 s 4th, 22x100; July1'14; 5y5%; Simon Silverman, of Bronx, to Louise M Lee, at Springfield, Mass. 12,000

**Av D, 27;** pr mtg $12,000; July1'14; 3y 6%; same to Nicolaus Althaus, 1350 Franklin av, Bronx, NY. 2,500

**Av D, 120-2** (2:365), es, 47.11 s 9th, 46x 80; ext of mtg for $6,000 to June1'17, 6%; July1; July2'14; Jacob Moersfelder, 1128 Jackson av, with Eliz Mayer, 430 W 122. nom

**Amsterdam av, 353** (4:1148); ext of mtg for $10,500 to Dec1'17, 6%; June24; June 26'14; Mannis J Geary, 3061 Bailey av, with Ella M Mott, 143 W 75. nom

**Amsterdam av, 432-4** (4:1228); ext of mtg for $62,000 to June30'19, 4½%; June 30; July1'14; Edw De Noyelles, 300 W 106, with Union Trust Co of N Y, a corpn, 80 Bway. nom

**Amsterdam av, 2560** (8:2159), nwc 187th (No 501), 94.9x100; building loan; June25; July2'14; due Jan1'15, 6%; Janpole & Werner Constn Co, a corpn, to Jas G Wentz, 335 West End av. 75,000

**Amsterdam av, 2560,** nwc 187th (No 501); certf as to mtg for $75,000; June25; July2 '14; same to same. ——

**Broadway, 3770-8** (8:2115), sec 157th (No 550), 99.11x125; PM; pr mtg $410,000; June29; June30'14; due July1'19, or sooner, 6%; Granville Realty Co, Inc, to Henry Morgenthau Co, a corpn, 30 E 42. 40,000

**Broadway, swc 228th,** see 228th W, late Terrace View av, ws, 91.11 n Bway.

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**Broadway, 4011-19** (8:2138), swc 169th (No 600), 90x150; pr mtg $225,000; July1; July2'14; 3y or sooner, 5%; Wilgar Realty Corpn to Central Bldg Impt & Investment Co, a corpn, 149 Church. 22,500

**Central Park W, 86** (4:1121), swc 69th (Nos 2-10), 125.5x125; also 69TH ST, 12 W (4:1121), ss, 125 w Central Park W, 25x100.5; ext of mtg for $700,000 to Apr1'19, 5%; June17; June26'14; Esthold Realty Co, Inc, 505 5 av, with Met Life Ins Co, a corpn, 1 Mad av. nom

**Central Park W, 86,** swc 69th (Nos 2-10); ext of mtg for $50,000 to Apr1'19, 5%; pr mtg $700,000; June17; June26'14; Esthold Realty Co Inc, 505 5 av, with Met Life Ins Co, a corpn, 1 Mad av. nom

**Central Park W, 292** (4:1203); ext of mtg for $36,000 to May26'17, 5%; June16; July 2'14; Chas H Young & ano trstes will Geo Bell, with Logan O Timberlake, 184 Clinton st, Bklyn. nom

**Central Park W, 293** (4:1203); ext of mtg for $36,000 to June30'17, 5%; June24; July2'14; Jno A Stewart et al trstes in NY of the Liverpool & London & Globe Ins Co, Lim, with Logan O Timberlake, 184 Clinton st, Bklyn. nom

**Central Park W, 443,** see Central Park W, 442.

**Central Park W, 446** (7:1840), ws, 55.11 s 105th, 45x100; PM; June25; June26'14; due & int as per bond; Property Sales Corpn to Union Dime Savings Bank, a corpn, 701 6 av. 70,000

**Central Park W, 446;** certf as to above mtg for $70,000; June25; June26'14; same to same.

**Central Park W, 446;** PM; pr mtg $70,000; June25; June26'14; due May1'19, 5%; same to Sophie Schram, 27 W 75 et al. 13,500

**Central Park W, 446;** certf as to mtg for $13,500; June25; June26'14; same to same.

**Central Park W, 442** (7:1840), ws, 27.8 n 104th, 27x100; pr mtg $32,250; also CENTRAL PARK W, 443 (7:1840), ws, 54.8 n 104th, 27.2x100; pr mtg $32,250; also 98TH ST, 38-40 W (7:1833), ss, 360 w Central Park W, 40x100.11; pr mtg $50,000; also POPHAM AV (11:2877), ns, 86.1 w Montgomery av, 50x100; pr mtg $6,000; June17; July1'14; due July1'17, 6%; Jno Schreyer to Gustav & Anna Sinn, 450 W 125. 3,000

**Claremont av, 15** (7:1990), ws, 500.6 s 119th, 119.11x69.4x119.9x64.6; pr mtg $190,000; June9; June29'14; due July1'17, or sooner, 6%; Louis Ottmann to Wm Ottmann, 5 Cedar av, Allenhurst, NJ, as gdn Arthemise B Ottmann. 30,000

**Convent av, 411** (7:2062), es, 80.3 s 148th, runs s20xe25.2xn0.4xe49.10xn19.8xw75 to beg; ext of mtg for $16,000 to Jan1'20, 5%; June24; June27'14; Jennie E Mackay of Englewood, NJ, with Irene S Chamberlin, 411 Convent av, individ & extrx Frank W Chamberlin. nom

**Fort Washington av** (8:2136), swc 161st, 102x147x99.11x125; ext of mtg for $170,000 to July1'19, 5%; June26; June27'14; Oceanic Investing Co, a corpn, 49 Wall, with Friedman Constn Co, a corpn, 189 Bway. nom

**Lexington av** (6:1768), nec 119th (Nos 147-51), runs e60xne78xn29.3xw55.3 to av xs63.2 to beg; also PARK AV, 1807-13 (6:1773), es, 75.8 s 125th, 63x90; also 152D ST E (10:2644), ns, 25 w Wales av, 25x86.11x28.11x101.5, 4-5 pts; AT; June30; July 2'14; 3y or sooner, 6%; Denis J McCarthy of Port Angeles, Wash; Mary C, wife Wm D J McCarthy of NY; Helen D Lewis, of Murray Hill, Flushing, LI, & Marie R Winters, of Port Washington, LI, to N Y Mtg & Security Co, a corpn. 61,000

**Lexington av** (6:1772), swc 124th; sal Ls; June26; July1'14; demand, 6%; Wm Lloyd & Edw Driscoll to Jacob Ruppert, a corpn, 1639 3 av. 2,500

**Madison av, 99** (3:859), nec 29th, 37.6x78; pr mtg $125,000; June30; July1'14; due & int as per bond; Mona Specialty Co, Inc, to Otto R Hartmann, 865 Riverside dr. 20,000

**Madison av, 99,** nec 29th; certf as to above mtg; June30; July1'14; same to same.

**Madison av, 342-8** (5:1278), swc 44th (No 16), 100.5x145; June17; July2'14; due July 1'17, 5% & 4½%; Rector, etc, of St Bartholomews Church in N Y, a corpn, to U S Trust Co of NY, a corpn, 45 Wall. 750,000

**Madison av, 561** (5:1291), es, 25 s 56th, 32x60; ½ pt; June25; June26'14; 3y5%; Frank A & Geo E Jones, 369 Union st, Hackensack, NJ, to Mabel L, wife Harry Costello, 118 W 57. 12,000

**Madison av, 1694** (6:1618), ws, 25 n 112th, 25x100; ext of mtg for $2,500 to July 1'17, 6%; June25; June26'14; Delia Freund, 42 W 120, with Albert Freund, 42 W 120. nom

**Nagle av** (8:2174), nws, at sws Arden (Nos 2-12), 50x129.6; June11; July1'14; due & int as per bond; Brown Bros, Inc, Owners & Builders, a corpn, 11 E 30, to Geo S Runk, 10 W 77 et al, trstes Jacob Schlosser. 57,000

**Nagle av** (8:2174), nws, at sws Arden (Nos 2-12); same prop; certf as to mtg for $57,000; June30; July1'14; same to same.

**Nagle av** (8:2174), nws,, at sws Arden (Nos 2-12); same prop; sobrn of mtg for $25,000 to mtg for $57,000; June30; July1 '14; same owner & Wm L O'Conor, 902 West End av, with same. nom

**Nagle av** (8:2174), nws, at sws Arden (Nos 2-12), 50x129.6; also NAGLE AV, 23, nws, 90 s Arden, 40x129.6; sobrn of mtg for $125 to mtgs for $57,000 & 32,500; June22; July1'14; same owner & Union Mtg Co, a corpn, 100 Bway, with Geo S Runk, 10 W 77, et al, trstes Jacob Schlosser, decd, & Margt King, 1038 Park av. nom

**Nagle av, 21** (8:2174), nws, 50 sw Arden, 40x129.6; July1'14; 5y5%; Brown Bros, Inc, Owners & Builders, a corpn, to American Missionary Assn, 287 4 av. 32,500

**Nagle av, 21;** certf as to mtg for $32,500; June30; July1'14; same to same.

**Nagle av, 21;** sobrn of mtg for $25,000 to mtg for $32,500; June22; July1'14; same owner & Wm L O'Conor, 902 West End av, with same. nom

**Nagle av, 21;** sobrn of mtg for $125,000 to mtg for $32,000; June22; July1'14; same owner & Union Mtg Co, a corpn, 100 Bway, with same. nom

**Nagle av, 23** (8:2174), nws, 90 sw Arden, 40x129.6; June11; July1'14; due & int as per bond; Brown Bros, Inc, Owners & Builders, a corpn, to Margt King, 1038 Park av. 32,500

**Nagle av, 23;** certf as to mtg for $32,500; June30; July1'14; same to same.

**Nagle av, 23;** sobrn of mtg for $25,000 to mtg for $32,500; June30; July1'14; same owner & Wm L O'Conor, 902 West End av, with same. nom

**Nagle av, 23,** see Nagle av, nws, at sws Arden.

**Park av, 1707-9** (6:1768), es, 72 s 120th, 53x90; pr mtg $20,000; June25; June26'14; 3y5%; Isidor Gluck, 1707-9 Park av, to Jos Stampfel, 163 W 34. 2,000

**Park av, 1807-13,** see Lex av, nec 119.

**Riverside dr, 527** (7:1994), es, 532.2 s 127th, runs e95xs18xw9xs50xw86 to dr xn 68 to beg; June27; June29'14; 3y5%; The Ardelle Realty Co, a corpn, 527 Riverside dr, to Bklyn Savgs Bank, a corpn, 141 Pierrepont, Bklyn. 20,000

**Riverside dr, 527;** certf as to above mtg; June27; June29'14; same to same.

**Riverside dr, 527;** ext of mtg for $175,000 to June27'17, 5%; June27; June29'14; same with same. nom

**West End av, 672** (4:1240), es, 67.5 s 93d, runs e68xs5xe16xs12xw84 to av xn17 to beg; June25; June26'14; due & int as per bond; Lizzie W Wright to Hy L Armstrong, 223 Front st, Owego, NY. 7,500

**1ST av, 519** (3:936), ws, 49.5 n 30th, 24.8 x75; July1; July2'14; due & int as per bond; Keilbert Constn Co, Inc, 535 E 166, to Carrie L Miller, 118 W 57. 10,500

**1ST av, 519;** certf as to above mtg; July 1; July2'14; same to same.

**1ST av, 978** (5:1365); ext of mtg for $15,000 to June30'17, 5%; June30; July2'14; Title Guar & Trust Co, a corpn, with Benny Mainzer, 1028 2 av. nom

**1ST av, 1215** (5:1440), sal Ls; June26'14; demand, 6%; Carl Boppel to Geo Ehret, 1197 Park av. 1,000

**1ST av, 2295** (6:1795), sal Ls; pr mtg $1,500; June24; June26'14; demand, 6%; Jno Fata to Clausen-Flanagan Brewery, a corpn, 441 W 25. 760

**2D av, 774** (5:1334), es, 98.10 s 42d, 24.7 x70; July1'14; 5y5%; Philip M Schell to Mayer Katzenberg, 206 E 60. 15,000

**2D av, 2201** (6:1663), nwc 113th (Nos 247-9), 25.7x100; pr mtg $23,500; May29; June30'14; due & int as per bond; Egidio Comodo, NY, & Giuseppe M Comodo, at Hartford, Conn, to Louis W Margolin, 1890 7 av. 6,500

**3D av, 682-4** (5:1298); ext of two mtgs for $7,100 & $6,100, respectively, to Apr3 '17, 5%; June2; June26'14; Justin Herold, 2595 Grand av, & ano, exrs, &c, of Hieronismus Herold, with An Association for the Relief of Respectable Aged Indigent Females, a corpn, 891 Ams av. nom

**5TH av, 141-7** (3:849), sec 21st (Nos 2-8), 94x90; asn rents! all title, to secure loan of $26,000; June12; June26'14; 406 West 31st St Co, Inc, 40 Maiden la, to Chelsea Exchange Bank, a corpn, 266 W 34. nom

**5TH av, 424-34** (3:840); also 38TH ST, 4-11 W; also 39TH ST, 2-14 W; asn all title to Ls as collateral security for bond of $5,500,000; June24; June26'14; Frank V & Jas H Burton to Prudential Ins Co of America, 763 Broad st, Newark, NJ. nom

**5TH av, 2300** (6:1737), nwc 139th (No 1), 199.10 to ss 140th (Nos 2-8), x145; July1; July2'14; 2y5%; Peter Duffy to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 60,000

**7TH av, 333-5** (3:804), sec 29th (Nos 162-6), 49.4x98.5x49.4x97.6; June29'14; 5y 5%; Helena S Eckel, 241 W 102, to Emigrant Indust Savgs Bank, a corpn. 75,000

**7TH av, 424** (3:783), ws, 41.2 n 33d, runs n19.3xw69.10xs5.9xe8.8xs13.6xe61.2 to beg; PM; June30; July1'14; 3y5%; County Holding Co, a corpn, to N Y Trust Co, a corpn, 26 Broad. 40,000

**7TH av, 424;** certf as to above mtg; June 30; July1'14; same to same.

**7TH av, 566-8** (4:1012), ws, 72.9 s 41st, 50.7x100; June30; July1'14; 3y4½%; Nicholas J Barrett, exr &c Thos Barrett, to Bowery Savgs Bank, a corpn, 128 Bowery. 70,000

**8TH av, 353** (3:751), ws, 74 s 28th, 24.8x100; June13; June27'14; due June26'19, 5%; Elisabeth A Demarest, heir of Sylvanus V Reynolds, husband of Matilda Reynolds, decd, to American Mtg Co, a corpn, 46 Cedar. 25,000

**8TH av, 353;** sobrn of judgt for $4,253.54 to mtg for $25,000; June25; June27'14; Eliz A Demarest, 48 E 73, owner, & Saml R Parker Jr, 1164 Stebbins av, with same. nom

**8TH av, 353** (3:751), ws, 74 s 28th, 24.8x100; sobrn of mtg for $3,000 to mtg for $25,000; June23; June27'14; Ernest C Schultze with American Mtg Co, a corpn, 46 Cedar. nom

**8TH av, 353;** sobrn of judgt for $4,253.54 to mtg for $3,000; June26; June27'14; Eliz A Demarest, 48 E 73, owner, & Saml R Parker, Jr, 1164 Stebbins av, with Ernest C Schultze, 40 E 41. nom

**8TH av, 403** (3:754), nwc 30th (Nos 301-3), 24.8x100; July1; July2'14; due & int as per bond; Sadie Tobin & Felix A Donnelly to Edw S Clark at Cooperstown, NY, & ano, trstes will Eliz S Potter for Ellen S Wade. 40,000

**8TH av, 2037** (7:1846); agmt changing int days, etc, in mtg for $21,000; July2'14; Walter R Herschman with German Savgs Bank, a corpn, 157 4 av. nom

**8TH av, 2105** (7:1847); ext of mt gfor $24,000 to July1'19, 5%; June1; July2'14; Alvin L Strasburger et al trstes for Rose S Bloch will Louis Strasburger with Geo Ash, 109 W 45. nom

**8TH av, 2340** (7:1931); ext of mtg for $42,000 to Dec1'17, 5%; June8; July2'14; Danl Seymour at Yonkers, NY, & ano exrs H Louisa Mulford with Ferdinand W Geiler, 212 W 131. nom

**9TH av, 451** (3:733), nwc 35th (No 401); sal Ls; June26'14; demand, 6%; Jas J Lorne to Geo Ehret, 1197 Park av. 2,500

**9TH av, 761** (4:1061); ext of mtg for $30,000 to July1'17, 4½%; July1; July2'14; Jno Mullen, 401 W 67, & Patk Mullen, 133 W 67, with Frederic de F Foster at Tuxedo Park, NY, & ano trstes for Augusta L Jones. nom

**10TH av, 196-9,** see 22d, 482 W.

# MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

**Adelphi st** (Bklyn), ws, 84 s Myrtle av, —x100; certf as to mtgs for $65,000; May 28; June29'14 Hartman Constn Co to First Mtg Guar Co.

**Barges, Modern Nos 1 & 2** (miscl); consent & certf to vessel mtg for $2,825; June 27; June29'14; Carmina Bros, Inc, to Edgar F Luckenback, doing business of Empire Repair & Electric Welding Co.

**Broadway-on-the-Hill, Flushing, B of Q** (miscl); certf as to mtg for $117,000; June 25; June29'14; Auburndale Realty Co, a corpn, to First Mtg Guar Co, a corpn.

**Certf** (miscl) of consent to mtg for $1,200,000 for 10 yrs, 6% gold bonds; July 1'14; Howard Estates Development Co, a corpn, to whom it may concern.

**Certf** (miscl) of consent to mtg or deed of trust; June8; July1'14; Throggs Neck Realty Co, a corpn, 96 Bway, to Commercial Trust Co of NY, as trste.

**Chattel mtg** (miscl); certf as to note for $1,500; May4; June30'14; Wilfred Callahan Co, Inc, to Fredk W Kroehle.

**Ossining, N Y** (miscl); consent of stockholders to mtg for $5,500; June25; June27 '14; Domain Realty Co, 3436 Bway, to Eliz S Boughton & Elliot Williams.

**Stockholders'** (miscl) consent to 1st mtg or deed of trust 6% gold bond for $1,200,000; June22; June29'14; Howard Estates Development Co, a corpn, to whom it may concern.

# MORTGAGES.

## Borough of the Bronx.

**Delancey pl (*),** ws ,105.8 n Morris Park av, 25x95, except part for Muliner av; P M; June27; June30'14; 3y5½%; Fredk G Durr to Eliz K Dooling, 179 E 80. 4,000

**Edgewater ter (*),** ws, 75 n Barkley av, 100x94.6x100x95.7; pr mtg $2,366; June1; July1'14; 2y6%; Leopold Salamon to Lizzie J Waugh, 210 Neptune av, B of Q, NY. 1,000

**Faile st** (10:2764), ws, 120 n Lafayette av, 40x100; certf as to payment of $2,500 on a/c of mtg; July1; July2'14; Saml H Sternberg to whom it may concern.

**Fox st, 961** (10:2714), ws, 205 n 163d, 40x106.8x40x107.1; PM; pr mtg $30,000; June 23; June26'14; due July1'17, 6%; Thos A Herbert to Augusta Sieghardt, 410 E 85. 2,000

**Home st** (11:2993), ns, 50.4 w Bryant av, 50.4x103.1x50x97.5; PM; pr mtg $35,000; June30; July2'14; 4y6%; Frank Rericha to Wm Sinnott Co, 967 E 165. 6,000

**Home st, swc Vyse av,** see Vyse av, swc Home.

**Home st, 1001** (11:2993); agmt as to share ownership in mtg; June29; July1'14; Queen Mab Co with Lawyers Mort Co, 59 Liberty. nom

**Home st, 1001;** ext of $35,000 mtg to June29'19 at 5%; June29; July1'14; Lawyers Mort Co with Wm Sinnott Co, 967 E 165. nom

**Home st, 1014,** see Bryant av, 1160.

**Lane, ws, 140 ne rd from Kingsbridge to Williamsbridge,** see Bailey av, es, 150 n Boston av.

**Lorillard pl** (11:3054), es, 300 s 187th, 50x100; July1; July2'14; due &c as per bond; Russo-Iodice Realty Co, Inc, to Manhattan Mort Co, 200 Bway. 35,000

**Lorillard pl** (11:3054), same prop; certf as to above mtg; July1; July2'14.

**Seabury pl** (11:2967-2977), es, 150 n 172d, 100x100; pr mtg $12,000; July1; July 2'14; 1y6%; 173d St Impt Co Inc, 111 Bway, to Isaac Heineman, 32 W 96, exrs Aleck Kahn. 4,000

**Simpson st, 1226** (11:2975), es, 247.11 n Home, 25x100; pr mtg $6,000; June25; June 26'14; due Aug25'14, 6%; Margaretta H McCreery, Elmhurst, LI, to Jas McComb, exr Hugh McCreery, North Bergen, NJ. 2,000

**Tiffany st** (10:2716), ws, 231.3 n 165th, 20x100; June26'14; due &c as per bond; Value Realty Co to Lawyers Mtg Co, 59 Liberty. 5,000

**Tiffany st, 1043** (10:2716); certf as to mtg for $5,000; June26'14; Value Realty Co, a corpn, to Lawyers Mtg Co, a corpn, 59 Liberty.

**Tiffany st, 1139** (10:2706), ws, 285.11 n 167th, 27x125; pr mtg $6,000; June22; June 29'14; 1y6%; Christine Korth to North N Y Savgs & Loan Assn, 499 Willis av. 1,500

**138TH st, 755-7 E** (10:2590); ext of $23,000 mtg to Sept12'17 at 5%; May27; June 27'14; Helen M Kelly, gdn Eugenia Kelly, with Wilhelmina Jarck, 755 E 138. nom

**139TH st, 435 E** (9:2284), ns, 366.8 e Willis av, 16.8x100; pr mtg $4,500; June27; June30'14; due, &c, as per bond; Agnes F May & Nellie O'Gorman to Annie Wier, 434 E 141. 1,400

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**141ST st, 441 E** (9:2286), ns, 418.9 e Willis av, 18.8x100; pr mtg $4,000; June 27; June29'14; due &c as per bond; Agnes E May & Nellie O'Gorman to Annie Wier, 134 E 141. 600

**143D st, 134 E** (9:2287), ss, 336 e Willis av, 14x100; July1'14; due, &c, as per bond; Maggie C Young to Jno J Bresnan, 3188 Perry av. 2,200

**149TH st, 273 E,** see Morris av, 560.

**150TH st E, sec Tinton av,** see Tinton av, sec 150.

**152D st, 763 E** (10:2644), ns, 50 w Wales av, 25x72.4x28.11x86.11; pr mtg $11,000; June26; June27'14; due &c as per bond; Morris Wohl to Nalpak Realty Co, 299 Bway. 2,000

**152D st E, ns, 25 w Wales av,** see Lex av, nec 119, Manhattan mortgages.

**156TH st, 941 E** (10:2701), ns, 100 e Dawson, 25x100; July1'14; 3y5%; Frederick Ruppert to Bernhard Schneller, 67 Cooper sq. 7,000

**157TH st E** (9:2378), ss, 71 e Melrose av, 50x98.2; pr mtg $34,000; July1; July2 '14; due &c as per bond; Diedrich Meyer to Benenson Realty Co, 407 E 153. 7,000

**158TH st E, nwc Union av,** see Union av, nwc 158.

**160TH st E** (9:2381), sws, 150 nw Wash av, 25x100; ext of $4,500 mtg to July1'17 at 5%; July1; July2'14; Paul Langner with Jno Faust. nom

**162D st E, sec Melrose av,** see Melrose av, sec 162.

**162D st, 861-3 E** (10:2690), ns, 100 e Prospect av, 60x42.3; PM; pr mtg $7,000; June30; July1'14; 3y6%; Frieda Sauberman to Jas C Gaffney, 1148 Tiffany. 3,000

**165TH st, 763 E** (10:2660), nes, 124 e Forest av, 19.8x119; pr mtg $7,000; June 29- June30'14; installs, 6%; Henry Hart to Fredk Hart, 802 E 168. notes 2,000

**166TH st E, nwc Washington av,** see Washington av, nwc 166.

**167TH st, 581 E,** see Franklin av, 1160.

**167TH st E, nec Teller av,** see Teller av, nec 167.

**168TH st E, sec College av,** see College av, sec 168.

**178TH st E** (11:3035), ns, 150 e Park av, 16.8x108; ext of $2,500 mtg to July1'17 at 5%; June25; June29'14; Chas E Gleason & ano exrs Saml Campbell with Martha L Woodman, 457 E 178. nom

**181ST st E, sec Hughes av,** see Hughes av, 2120.

**185TH st E** (11:3039), nes, 107.8 nw Washington av, 16.8x100; June26; June29 '14; installs, 6%; Ellen J Murray to N Y & Suburban Co-op B & L Assn, 147 E 125. 3,600

**187TH st E** (11:3115), ns, 100 w So blvd, 32.9x98.10x25x99.5; June26'14; due &c as per bond; 187th St Constn Co, Inc, to Lawyers Mtg Co, 59 Liberty. 19,000

**187TH st E** (11:3115), same prop; certf as to above mtg; June18; June26'14; same to same.

**202D st E** (12:3307), ss, 623 e Marion av, 25x100; June29'14; 5y5%; Marie D, wife of & Harry McCutcheon, Flushing, LI, to Emigrant Indust Savgs Bank, a corpn. 4,000

**205TH st E, sec Grand blvd & concourse,** see Grand blvd & concourse, sec 205.

**214TH st, 841 E** (*), ns, 28.8x109.6; PM; July1; July2'14; 3y6%; Sophia M Woessner to Johanna Hauptmann, 431 Audubon av. 2,200

**223D st E** (*), ns, 155 w White Plains rd, 25x114; bldg loan; June25; June26'14; 3y5½%; Arthur A Austin, Madison, NJ, to Grace I Grose, 530 West End av. 4,000

**223D st E** (*), ns, 130 w White Plains rd, 25x114; bldg loan; June25; June26'14; 3y5½%; Arthur A Austin, Madison, NJ, to Grace I Grose, 530 West End av. 4,000

**236TH st E** (12:3385), ns, 125.4 w Verio av, 25x100; ext of $2,200 mtg to July1'17 at 6%; July1; July2'14; Chas M Benedict with Ariodante F Falconi, 415 E 236. nom

**240TH st E, sec Martha av,** see Martha av, sec 240.

**Alexander av, 368-72** (9:2305), ses, 25 sw 143d, 60x105; sal Ls; June26; June29'14; demand, 6%; Wm Wuensche to Geo Ehret, 1197 Park av. 4,200

**Bailey av** (12:3261), es, 150 n Boston av, 75x82.5x75.2x77.3, except pt for Bailey av, also LANE, ws, 140 ne rd from Kingsbridge to Williamsbridge, 75x93; June25; June26'14; 3y5½%; Geo L Lucas & Eliz L, wife Geo H Scofield, NY, & Walter H Lucas, at Chicago, Ill, to Jas Douglas, Palisade av, s of 239th. 10,000

**Bathgate av** (11:2913), ws, 160.3 s 172d, 50x114.5; June26'14; due &c as per bond; Bloom Realty Corpn to N Y Savgs Bank, 81 8 av. 38,000

**Bathgate av** (11:2913); same prop; certf as to above mtg; June25; June26'14; same to same.

**Bergen av, ws, abt 52 s 153d,** see 3 av, es, 52.10 s 153d.

**Briggs av** (12:3300), nws, 150 sw 196th, 50.2x109.10x50x105.9; PM; May11; June30 '14, 3y6%; Patk J Mitchell, 773 E 176, to Minnie Fox, 1656 University av. 2,750

**Brook av, 1310** (11:2895), es, 50 n 171st, 25x100.10; ext of $10,000 mtg to June29'17 at 5%; June29; June30'14; Saml P White Jr with Jos Weinstein, 575 Ralph av, Bklyn. nom

**Bryant av, 1160** (10:2753); also HOME ST, 1014; sobrn agmt; July1; July2'14; Absar Realty Co & Jos Kandell with Lawyers Title Ins & Trust Co, a corpn, 160 Bway. nom

**Cauldwell av** (10:2626), ws, 197.9 n 158th, 50.3x130x50.2x130; July1; July2'14; demand, 6%; McEvoy & Koester Constn Co to City Mtg Co, 15 Wall. 42,000

**Cauldwell av** (10:2626); same prop; certf as to above mtg; July1; July2'14; same to same.

**Cambreling av, 2455** (11:3075); ext of $4,000 mtg to June29'19 at 5½%; June 29; July2'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Esther Hamburger, 2455 Cambreling av. nom

**Cauldwell av** (10:2626), ws, 197.9 n 158th, 50.3x130x50.2x130; sobrn agmt; June30; July2'14; Wove Realty Co with City Mort Co, 15 Wall. nom

**Cauldwell av** (10:2626), same prop; sobrn agmt; June24; July2'14; Albt Mamlock with same. nom

**City Island av, ws, 625.4 n Ditmars,** see City Island av, ws, 750.4 n Ditmars.

**City Island av** (*), ws, 750.4 n Ditmars, 150x27 to Eastchester Bay x—x69; also CITY ISLAND AV (*), ws, 625.4 n Ditmars, 100x77 to Eastchester Bay x—x129, City Island; June25; June26'14; due &c as per bond; Ethel Walther to Wm Webber, 400 Riverside dr, et al, exrs &c Richd Webber. 7,000

**College av** (10:2435-2436 & 2439), sec 168th, 200x100; PM; pr mtg $10,500; July 1; July2'14; 1y6%; Jas C Gaffney to Wm F A Kurz, 951 Grant av. 5,000

**Creston av, 2758** (12:3315), es, 561.2 n 196th, 25x95; June16; June27'14; due &c as per bond; Chas E Miller, 2758 Creston av, to Eliz Gifford, 275 Central Park W. 3,500

**Crotona av** (11:2949), ses, 175 sw 176th, 25x150; ext of $8,000 mtg to May31'19 at 6%; June4; July1'14; Jas Kilkenny with Eliz O'Connor, 59 E 126. nom

**Decatur av** (12:3355), es, 280.8 s Gun Hill rd, 50x100; June29; June30'14; 5y5%; Jno J Tully Co to Edw C Kelly, 620 N Fulton av, Baltimore, Md, & ano, exrs Adeline G Kelly. 5,500

**Decatur av** (12:3355), same prop; consent & certf as to above mort; June29; June30'14; same to same.

**Eastern blvd (*),** swc Ferris rd or av, runs w572.5xse201.1xsw1,133.5 to h w mark Westchester Creek xs283xne600.10 ne637 to ws Ferris rd or av xnw— to beg, except part for 177th; June25; June30'14; 3y6%; Sarah Craig to Jas G Wilson, Larchmont, NY. 12,000

**Ferris av or rd, swc Eastern blvd,** see Eastern blvd, swc Ferris av or rd.

**Fordham rd E, 617-19** (12:3273), ns, 50.11 w Hughes av, 38.2x100; pr mtg $——; June 26; July1'14; installs, 6%; Port Jervis Land Impt Co Inc to Mary Foley, 321 S 4 av, Mt Vernon, NY. 1,020

**Fordham rd** (11:3225), ss, abt 114 w Loring pl, runs w66.8xs93xne107.5 to beg, except pt for Fordham rd; June29; July1 '14; 3y5½%; H Nelson McLernon to Eliz N Hall, 107 E 65. 4,500

**Franklin av, 1160** (10:2614), nec 167th (No 581), 100x25; PM; June25; June27'14; due &c as per bond; Jas J Martin, 2610 Grand av, to Martha A Garrison, 55 W 91. 6,500

**Fulton av, 1771** (11:2930),; ext of $5,500 mtg to June29'15 at 6%; June29; July2'14; Nathan Greenberg with Ray Weill, 365 W 118. nom

**Grand av** (11:3197), es, 75 s North, 25x100; June26; June27'14; due &c as per bond; Louise Z Koch to Ernst Adickes, 2419 8 av. 1,500

**Grand blvd & concourse,** (12:3312), sec 205th, runs e4.8xs97.5xe50.5xn92.3xe25xn93.6 to st xw62 to beg; pr mtg $9,000; June26; June27'14; due &c as per bond; Chas W Rabadan to Harlem Savgs Bank, 124 E 125. 1,500

**Hering av (*),** es, 100 n Lydig av, 100x112.6; PM; June29; June30'14; 5y4½%; Kath L Butler to Sound Realty Co, 128 Bway. 1,740

**Hering av (*),** ws, 100 n Lydig av, 25x100; PM; June29; June30'14; 5y5%; Zelek Elson to Sound Realty Co, 128 Bway. 542.50

**Hering av, swc Lydig av,** see Lydig av, swc Hering av.

**Hering av (*),** es, 375 s Neil av, 50x101.11x50.1x105.10; PM; June29; June30 '14; 5y5%; Henry Mihm to Sound Realty Co, 128 Bway. 700

**Hering av (*),** ws, 300 s Neil av, 25x100; PM; June29; June30'14; 5y5%; Edw Schaeffer to Sound Realty Co, 128 Bway. 402.50

**Hering av (*),** ws, 325 s Neil av, 25x100; PM; June29; June30'14; 5y5%; Rose Majud to Sound Realty Co, 128 Bway. 402.50

**Hering av (*),** ws, 225 s Neil av, 50x100; PM; June29; June30'14; 5y5%; Michl Rourke to Sound Realty Co, 128 Bway. 800

**Hering av (*),** ws, 175 n Neil av, 50x100; PM; June29; June30'14; 5y5%; Rose Young to Sound Realty Co, 128 Bway. 770

**Hering av (*),** es, 125 s Neil av, 25x100; PM; June29; June30'14; 5y4½%; Hyman Shapiro to Sound Realty Co, 128 Bway. 300

**Hering av (*),** es, 150 s Neil av, 25x100; PM; June29; June30'14; 3y4½%; Isaac Shernow & Max Chariton to Sound Realty Co, 128 Bway. 375

**Hering av (*),** es, 275 s Neil av, 75x107.10x75.2x113.8; PM; June29; June30'14; 5y4½%; Wm H Scoble to Sound Realty Co 128 Bway. 945

**Hering av (*),** ws, 275 s Neil av, 25x100; PM; June29; June30'14; 5y4½%; Morris Glickenhaus to Sound Realty Co, 128 Bway. 330

**Hering av (*),** ws, 175 s Neil av, 50x100; PM; June29; June30'14; 5y4½%; Saml Borowitz to Sound Realty Co, 128 Bway. 550

**Hering av (*),** ws, 150 s Neil av, 25x100; PM; June29; June30'14; 5y5%; Sol Copilowitz to Sound Realty Co, 128 Bway. 402.50

**Hering av (*),** ws, 125 s Neil av, 25x100; PM; June29; June30'14; 5y4½%; Fred Engelhardt to Sound Realty Co, 128 Bway. 360

**Hering av (*),** ws, 100 s Neil av, 25x100; PM; June29; June30'14; 3y4½%; Isaac Sherman & Max Chariton to Sound Realty Co, 128 Bway. 420

**Hering av (*),** es, 225 s Neil av, 50x113.8x25.2x117.7; PM; June29; July1'14; 5y 4½%; Anna B Glickenhaus to Sound Realty Co, 128 Bway. 660

**Hering av (*),** ws, 150 n Neil av, 25x100; PM; June29; June30'14; 3y4½%; Wm J Kullmann to Sound Realty Co, 128 Bway. 330

**Hering av, nec Neil av,** see Neil av, nec Hering av.

**Hering av (*),** es, 150 s Pelham pkway, S, 25x112.6 PM; June29; June30'14; 5y4½%; Harry Tuchen to Sound Realty Co, 128 Bway. 480

**Hering av (*),** ws, 100 s Pelham pkway S, 25x100; PM; June 29; June30'14; 5y5%; Jas Reoly to Sound Realty Co, 128 Bway. 717.50

**Hering av (*),** ws, 150 s Pelham pkway S, 25x100; PM; June29; June30'14; 5y5%; Jno J Morris to Sound Realty Co, 128 Bway. 560

**Hering av (*),** es, 100 s Pelham pkway S, 50x116.2; PM; June29; June30'14; 5y 4½%; Sarah Rourke to Sound Realty Co, 128 Bway. 1,000

**Hering av (*),** ws, 125 s Pelham pkway S, 25x100; PM; June29; June30'14; 3y5%; Emil Olsen to Sound Realty Co, 128 Bway. 5,095

**Hering av (*),** ws, 175 s Pelham pkway S, 50x100; PM; June29; June30'14; 3y5%; Kath Kennedy to Sound Realty Co, 128 Bway. 1,050

**Hoe av** (11:2989), es, 375 s 173d, 25x100; PM; July1; July2'14; 3y6%; Mary Johnson, Mt Vernon, NY, to Alice Adams, 1540 Hoe av. 500

**Hughes av** (11:3082), es, 186.6 n 181st, 16x90; pr mtg $3,500; June29; July1'14; 5y 6%; Ida Cohen to Rudolph Wallach, 2142 Hughes av. 1,050

**Hughes av, 2120** (11:3081), sec 181st, 127.9 x50x115x51.7; ext of $8,000 mtg to July1 '16 at 6%; June29; July1'14; Benj Benenson with Edw E Clapp, East Orange, NJ. nom

**Hunts Point av** (10:2770), nec Randall av, 74x110.6x75x72.6; June19; July1'14; demand, 6%; Julia M Broderick to A Hupfel's Sons, a corpn, 3 av & 161st. 2,500

**Intervale av, 997** (10:2699), ws, 293.10 n Westchester av, 50x100; pr mtg $——; June 29; June30'14; installs, 6%; Angel Constn Co Inc to Freehold Constn Co, 200 Bway. 2,700

**Intervale av, 1139** (10:2692), ws, 325 s Public pl, 25x126.7x25x127.11; July1; July 2'14; due &c as per bond; Wm Sinnott Co to Kate S Metzger, 462 9 av. 3,800

**Intervale av, 1139;** certf as to above mtg; June27; July2'14; same to same.

**Melrose av** (9:2383), sec 162d, 48x68.7x 48x69.5; certf as to mtg for $35,000; June 30'14; Cedar Constn Co, Inc, 35 Nassau, to N Y Savgs Bank, a corpn.

**Laconia av** (*), ses, 75 ne 232d, 25x100; June26; June29'14; installs, 6%; Henry Lamperty to Railroad Co-op B & L Assn, 103 Park av. 3,300

**Lydig av (*),** ns, 50 w Hering av, 50x100; PM; June29; June30'14; 5y5%; Rubin Frankenthal to Sound Realty Co, 128 Bway. 1,050

**Lydig av (*),** ns, 75 e Hering av, 25x100; PM; June29; June30'14; 5y4½%; Peter Interdonato to Sound Realty Co, 128 Bway. 375

**Lydig av (*),** swc Hering av, 27.4x101.1 x25x89.11; also LYDIG AV, ss, 27.4 w Hering av, 82.1x134.7x75x101.1; PM; June 29; June30'14; 5y4½%; Michl F Reardon to Sound Realty Co, 128 Bway. 2,160

**Lydig av, ss, 27.4 w Hering av,** see Lydig av, swc Hering av.

**Lydig av (*),** nwc Narraganset av, 27.4x 143.8 to Neil av, x25x132.6; also LYDIG AV, ns, 27.4 w Narraganset av, 54.6x166 to Neil av, x50x143.8; PM; June29; June30'14; 5y 5%; Emile V Vigouroux to Sound Realty Co, 128 Bway. 3,027.50

**Lydig av (*),** ss, 82 w Narraganset av, 27 x87.2x25x76; PM; June29; June30'14; 5y5%; Robt J Porter to Sound Realty Co, 128 Bway. 472.50

**Lydig av (*),** ss, 82 w Narraganset av, 27.4 106.11x25x118.2; PM; June29; June30'14; 5y 5%; Rose Young to Sound Realty Co, 128 Bway. 577.50

**Lydig av, ss, 109.6 w Narraganset av,** see Lydig av, ss, 54.7 e Tenbroeck av.

**Lydig av, ns, 27.4 w Narraganset av,** see Lydig av, nwc Narraganset av.

**Lydig av (*),** ns, 75 w Tenbroeck av, 50x 100; PM; June29; June30'14; 5y5%; Angeline L Lenz to Sound Realty Co, 128 Bway. 875

**Lydig av (*),** ns, 50 e Tenbroeck av, 50x 100; PM; June29; June30'14; 5y5%; Alex Angelinoff to Sound Realty Co, 128 Bway. 980

**Lydig av (*),** ns, 25 w Tenbroeck av, 50x100; PM; June29; June30'14; 5y4½%; Mary Comba to Sound Realty Co, 128 Bway 780

**Lydig av (*),** ss, 54.7 e Tenbroeck av, 27.4x88.4x25x99.7; also LYDIG AV, ss, 109.6 w Narraganset av, 27.4x98.4x25x 87.2; PM; June26; June30'14; 5y4½%; Geo H Warren to Sound Realty Co, 128 Bway. 825

**Lydig av (*),** ns, 25 w Van Hoesen av, 25x100; PM; June29; June30'14; 5y5%; Harry S McLean to Sound Realty Co, 128 Bway. 490

**Lydig av (*),** ns, 50 w Van Hoesen av, 50x100; PM; June29; June30'14; 5y5%; Rose Young to Sound Realty Co, 128 Bway. 945

**Lydig av (*),** ses Yates av, 26.5x125x25x 118.1; PM; June29; June30'14; 5y5%; Jno J Moran, Jr, to Sound Realty Co, 128 Bway. 910

**Lydig av (*),** ns, 50 e Yates av, 50x 100; PM; June29; June30'14; 5y5%; Jos W Giguere to Sound Realty Co, 128 Bway. 1,050

**Lydig av (*),** nec Yates av, 25x100; PM; June29; June30'14; 3y5%; Nicholas J Celi to Sound Realty Co, 128 Bway. 805

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**Lydig av (*),** ss, 53.10 e Yates av, 27.4x 106.11x25x95.10; PM; June29; June30'14; 5y4½%; David M Powers to Sound Realty Co, 128 Bway. 435

**Lydig av (*)** ns, 86.1 e Williamsbridge rd, 27.4x114.7x25x125.10; also WILLIAMSBRIDGE RD, nec Lydig av, 37.9x86.1x22.6x 93.4; also WILLIAMSBRIDGE RD, es, 37.9 n Lydig av, 75.4x93.4x77.1x118.4; also WILLIAMSBRIDGE RD, es, 113 n Lydig av, 25.1x118.4x25.9x126.8; PM; June29; June 30'14; 3y5%; Frank E Wright to Sound Realty Co, 128 Bway. 5,460

**Lydig av, nec Williamsbridge rd,** see Lydig av, ns, 86.1 e Williamsbridge rd.

**Lydig av, nwc Yates av,** see Yates av, ws, 275 s Pelham Pkway S.

**Lydig av, ns, 27.4 w Yates av,** see Yates av, ws, 275 s Pelham Pkway S.

**Martha av** (12:3393), sec 240th, 100x75; PM; June25; June29'14; 3y6%; Louetta D wife H Maxwell Failing, to Henry Ubelhor, 388 E 160. 3,500

**Melrose av** (9:2383), sec 162d, 48x68.7x 48x69.6; June30'14; due, &c. as per bond; Cedar Constn Co Inc to N Y Savgs Bank, 81 8 av. 35,000

**Monterey av** (11:3061), ws, 50 n 178th, 55x75; June22; July1'14; 4y5%; Monterey Bldg Co Inc to Andw Wilson, 107 Spruce, Newark, NJ, trste Chas E Fleming. 27,000

**Monterey av** (11:3061), same prop; June 30; July1'14; same to same. nom

**Monterey av** (11:3061), same prop; sobrn agmt; June22; July1'11; same & Jas W Taylor with same. nom

**Morris av, 552,** see Morris av, 560.

**Morris av,. 560** (9:2331), es, 50 s 150th, 25x70.3; also MORRIS AV, 552 (9:2331), nec 149th (No 273(, 30x70.3; PM; June26'14; due &c as per bond; Maria Holdermann to Amelia M Grant, 900 E 179. 7,000

**Narraganset av, nwc Lydig av,** see Lydig av, nwc Narraganset av.

**Narraganset av (*),** see Neil av, 38.3x 82.8x26.3x80; PM; June29; June30'14; 5y 4½%; Barney Weiss to Sound Realty Co, 128 Bway. 362.50

**Narragansett av, swc Neil av,** see Neil av, swc Narraganset av.

**Narragansett av, swc Pelham Pkway S,** see Pelham Pkway S, swc Narragansett av.

**Narraganset av (*),** ws, 150 s Pelham pkway S, 25x125; PM; June29; June30'14; 5y4½%; Isaac Lewis to Sound Realty Co, 128 Bway. 420

**Nelson av** (11:2876), es, 285 n 175th, 25x 97.4x26.3x89.6; pr mtg $6,500; June30; July 2'14; due Mar1'15, 6%; Jos C Edwards to Corporate Mort Co, 27 Cedar. 600

**Neil av (*),** nec Hering av, 50x100 PM; June 29; June30'14; 5y5%; Isidor Kaitz to Sound Realty Co, 128 Bway. 1,295

**Neil av (*),** ss, 75 e Hering av, 25 x100; PM; June29; June30'14; 5y5%; Louis Merz to Sound Realty Co, 128 Bway. 875

**Neil av (*),** ns, 50 e Hering av, 25x100; PM; June 29; June30'14; 5y5%; Della Tepper to Sound Realty Co, 128 Bway. 455

**Neil av (*),** ss, 50 e Hering av, 25x100; PM; June29; June30'14; 3y4½%; Leo Orstein to Sound Realty Co, 128 Bway. 420

**Neil av (*),** ss, 50 w Narraganset av, 50x 91.2x52.7x74.10; PM; June29; June30'14; 5y4½%; Cornelius F Donovan to Sound Realty Co, 128 Bway. 630

**Neil av (*),** swc Narraganset av, 25x66.4 x26.5x57.11; also NEIL AV, ss, 25 w Narraganset av, 25x74.10x26.4x66.4; PM; June 29; June30'14; 5y5%; Edw M Michelbacker to Sound Realty Co, 128 Bway. 770

**Neil av (*),** ns, 75 w Narraganset av, 50x90; also NEIL AV, ns, 50 e Tenbroeck av; 25x100; PM; June29; June30'14; 5y 4½%; Geo H Warren to Sound Realty Co, 128 Bway. 1,245

**Neil av, ss, 27.4 w Narraganset av,** see Lydig av, nwc Narraganset av.

**Neil av, sec Narraganset av,** see Narraganset av, sec Neil av.

**Neil av, ss, 25 w Narraganset av,** see Neil av, swc Narraganset av.

**Neil av, swc Pelham Pkway S,** see Pelham Pkway S, sec Wilson av.

**Neil av (*),** ss, 50 w Tenbroeck av, 25x 100; PM; June29; June30'14; 5y5%; David Schauben to Sound Realty Co, 128 Bway. 437.50

**Neil av (*),** swc Tenbroeck av, 25x100; PM; June29; June30'14; 5y5%; Patk McLaughlin to Sound Realty Co, 128 Bway. 612.50

**Neil av (*),** ss, 25 w Tenbroeck av, 25x 100; PM; June29; June30'14; 5y4½%; David Cohen to Sound Realty Co, 128 Bway. 405

**Neil av (*),** ss, 25 e Tenbroeck av, 75x 111.10x77.10x91.2; PM; June29; June30'14; 5y4½%; Edw Janikula to Sound Realty Co, 128 Bway. 1,065

**Neil av (*),** nec Tenbroeck av, 50x100; PM; June29; June30'14; 5y4½%; Theo C Camp to Sound Realty Co, 128 Bway. 1,185

**Neil av (*),** nwc Tenbroeck av, 125x 100; PM; June29; June30'14! 5y5%; Herman Hoisch to Sound Realty Co, 128 Bway. 810

**Neil av, ns, 50 e Tenbroeck av,** see Neil av, ns, 75 w Narraganset av.

**Neil av (*),** ns, 75 e Van Hoesen av, 29.9x84.2x25x100; PM; June29; June30'14; 5y5%; Rose Gotthelf to Sound Realty Co, 128 Bway. 472.50

**Neil av, swc Van Hoesen av,** see Van Hoesen av, swc Neil av.

**Neil av, sec Williamsbridge rd,** see Yates av, ws, 100 n Neil av.

**Neil av (*),** ns, 118.3 w Wilson av, 30x 150.11x25x134.4; PM; June29; June30'14; 5y5%; Chas R Black to Sound Realty Co, 128 Bway. 490

**Neil av (*),** ns, 58.3 w Wilson av, 60x 134.4x50x101.2; PM; June29; June30'14; 5y5%; Andw McCormack to Sound Realty Co, 128 Bway. 910

**Neil av (*),** ns, 148.3 w Wilson av, 60x159.2x50x125.11; PM; June29;June30'14; 5y4½%; Henry J Junemann to Sound Realty Co, 128 Bway. 840

**Neil av, swc Wilson av,** see Pelham Pkway S, sec Wilson av.

**Neil av (*),** ns, 25 w Yates av, 25x100; PM; June29; June30'14; 5y5%; Duncan W Gillies to Sound Realty Co, 128 Bway. 595

**Neil av (*),** ss, 50 w Yates av, 25x100; PM; June29; July1'14; 5y5%; Leib Lewitzky to Sound Realty Co, 128 Bway. 455

**Neil av (*),** ss, 75 w Yates av, 50x100; PM; June29; July1'14; 5y5%; Jacob Gross to Sound Realty Co, 128 Bway. 980

**Neil av (*),** nec Yates av, 25x100; PM; June29; June30'14; 5y4½%; Alessandro Di Palma to Sound Realty Co, 128 Bway. 600

**New rd from Public Highway leading from Westchester to Whitestone,** see plot at angle of new rd.

**Olinville av (*),** ws, 164 n Thwaites pl, 25x100x44.10x101.8; PM; June24; June26'14; 3y5½%; Lucy & Mary E Gregory to Alfred Loweth, 1000 E 182. 3,500

**Olinville av (*);** same prop; PM; pr mtg $3,500; June24; June26'14; 2y5½%; same to Garvey Bros Co, 1911 White Plains rd. 500

**Pelham pkway S (*),** ss, 75 e Narraganset av, 25x100; PM; June29; June30'14; 5y 5%; Henry E Keller to Sound Realty Co, 128 Bway. 1,015

**Pelham pkway S (*),** ss, 50 e Narraganset av, 25x100; PM; June29; June30'14; 5y 5%; Jno T Lomas to Sound Realty Co, 128 Bway. 1,032.50

**Pelham Pkway S (*),** ss, 50 w Narraganset av, 25x100; PM; June29; July1'14; 5y 4½%; Jno A Klemann to Sound Realty Co, 128 Bway. 945

**Pelham Pkway S (*),** ss, 25 w Narraganset av, 25x100; PM; June29; July1'14; 5y4½%; Jno A Klemann to Sound Realty Co, 128 Bway. 945

**Pelham Pkway S (*),** swc Narraganset av, 25x100; PM; June29; July1'14; 5y4½%; Jno A Klemann to Sound Realty Co, 128 Bway. 1,470

**Pelham Pkway S, swc Neil av,** see Pelham Pkway S, sec Wilson av.

**Pelham pkway S (*),** ss, 100 e Tenbroeck av, 25x100; PM; June29; June30 '14; 5y5%; Isidor Kaitz to Sound Realty Co, 128 Bway. 1,190

**Pelham Pkway S (*),** sec Tenbroeck av, 100 x100; PM; June29; June30'14; 5y4½%; W Parsons Todd to Sound Realty Co, 128 Bway. 4,150

**Pelham pkway S (*),** ss, 50 w Van Hoesen av, 50x100; PM; June29; June30 '14; 5y5%; Harriette I Conrod to Sound Realty Co, 128 Bway. 1,960

**Pelham pkway S (*),** ss, 25 w Van Hoesen av, 25x100; PM; June29; June30'14; 5y 5%; Marshall Hollister to Sound Realty Co, 128 Bway. 1,120

**Pelham pkway S (*),** sec Wilson av, 50 x75.9 to Neil av, x67x119.8; also PELHAM PKWKAY S, swc Neil av, 17.6x75.9 x69.4x45.2; PM; June29; June30'14; 5y5%; Geo F Moody to Sound Realty Co, 128 Bway. 3,097.50

**Pelham pkway S (*),** ss, 50 e Yates av, 25x100; PM; June29; June30'14; 5y5%; Maurice F Oppenheimer to Sound Realty Co, 128 Bway. 1,190

**Pelham pkway S (*),** ss, 75 e Yates av, 75x100; PM; June29; June30'14; 5y4½%; Wm R Knobloch to Sound Realty Co, 128 Bway. 3,210

**Popham av, ns, 86.1 w Montgomery av,** see Central Park W, 442, Manhattan Mtgs.

**Prospect av, 965-1007** (10:2690), ws, 473 s 165th, 338x145.3x—x156.8, ns; certf as to mort for $230.000; June12; June30'14; Zarland Realty Co to Lawyers Mort Co. ——

**Prospect av, 965-1007;** certf as to mtg for $65,000; June12; June30'14; same to David Schwartz. ——

**Prospect av** (11:3097), ws, 214 n 181st, 16.5x150; July1; July2'14; 5y5%; Henry C Hendrickson to Thos H Kremser, 2014 Daly av. 1,500

**Prospect av** (11:3097), ws, 198 n 181st, 16.5x150; July1; July2'14; 5y5%; Henry C Hendrickson to Thos H Kremser, 2014 Daly av. 2,000

**Randall av, nec Hunts Point av,** see Hunts Point av, nec Randall av.

**Romboult av (*),** ws, 100 n Hollers av, runs n25xw100xs4.3xse31.5xe76.4 to beg; PM; June24; June27'14; 3y5¼%; Ciro La Barbera to Hudson P Rose Co, 7 W 45. 300

**St Lawrence av (*),** ws, 100 s Merrill, 50 x100, except part for St Lawrence av; May 1; June27'14; 3y6%; Adelaide Gahagan or Gaghan to Eleanor Gaghan, 1437 St Lawrence av. 500

**St Lawrence av (*),** ws, 100 s Merrill, 50x100, except part for St Lawrence av; May1; June26'14; 3y6%; Adelaide Gahagan or Gaghan, 1437 St Lawrence av, to Herman Prager, 145 Rutland rd, Bklyn. 1,500

**Scofield av (*),** nes, 59 w William, 50x 100, City Island; PM; June18; June27'14; installs. 6%; Chas P Fiore to Herbt S Smith, 523 6th, Bklyn. 300

**Scofield av (*);** same prop; PM; June18; June27'14; 3y6%; same to Mary N Scranton, Sound Beach, Conn. 600

**Southern blvd, 445** (10:2576); sal Ls; June12; July2'14; demand, 6%; Mary Gauck to Jacob Ruppert, a corpn, 1639 3 av. 3,100

**Teller av** (9:2430), nec 167th, 69.11x81x 24.9x93.10; July1; July2'14; 3y5%; A J Schwarzler Co, 369 E 167, to Bronx Savgs Bank, 429 Tremont av. 36,000

**Teller av** (9:2430); same prop; certf as to above mtg; July1; July2'14; same to same. ——

**Tenbroeck av (*),** es, 100 n Lydig av, 50x 125; PM; June 29; June30'14; 5y5%; Harry Glickman & Rose Olshen to Sound Realty Co, 128 Bway. 1,050

**Tenbroeck av (*),** ws, 98.8 s Lydig av, 50 x100; PM; June29; June30'14; 5y5%; Emile V Vigouroux to Sound Realty Co, 128 Bway. 910

**Tenbroeck av (*),** ws, 100 s Neil av, runs s40.4xsw82xs8.8xw21.7xn75xe100 to beg; PM; June29; June30'14; 5y5%; Emile V Vigouroux to Sound Realty Co, 128 Bway. 700

**Tenbroeck av, nec Neil av,** see Neil av, nec Tenbroeck av.

**Tenbroeck av, nwc Neil av,** see Neil av, nwc Tenbroeck av.

**Tenbroeck av, swc Neil av,** see Neil av, swc Tenbroeck av.

**Tenbroeck av, sec Pelham Pkway S,** see Pelham Pkway S, sec Tenbroeck av.

**Tinton av** (10:2664), sec 150th, 75x120; PM; pr mtg $14,000; July1; July2'14; due &c as per bond; Macy Constn Co to Dora Valentine, 24 E 96. 2,500

**Trinity av** (10:2635), es, 343.9 s 156th, 18.9x80.2x18.9x80.11; June26'14; 5y5½%; Martha Kommer to Lawyers Mtg Co, 59 Liberty. 3,500

**Union av** (10:2666), nwc 158th, 50x114.1; ext of $63,000 mtg to June30'19, 5½%; June29; July2'14; Union Sq Savgs Bank with 173d St Impt Co, Inc, 320 Bway. nom

**Van Hoesen av (*),** ws, 100 n Lydig av, 25x100; PM; June29; June30'14; 5y5%; Rose Young to Sound Realty Co, 128 Bway. 472.50

**Van Hoesen av (*),** ws, 125 n Lydig av, 50x100; PM; June29; June30'14; 5y4½%; Suzanne M N Terrizzi to Sound Realty Co, 128 Bway. 780

**Van Hoesen av (*),** swc Neil av, 7.9x122.4 x26.3x126.6; PM; June29; June30'14; 5y5%; Wm E Lagan to Sound Realty Co, 128 Bway. 507.50

**Van Hoesen av (*),** ws, 100 s Pelham pkway S, 25x100; PM; June29; June30'14; 5y4½%; Edwn Pieper to Sound Realty Co, 128 Bway. 510

**Van Hoesen av (*),** ws, 125 s Pelham pkway S, 50x100; PM; June29; June30'14; 5y4½%; Annie Dufort to Sound Realty Co, 128 Bway. 810

**Van Hoesen av (*),** ws, 175 s Pelham pkway S, 25x100; PM; June29; June30'14; 5y5%; David Kovnat to Sound Realty Co, 128 Bway. 472.50

**Vyse av, 1491** (11:2988), ws, 175 s 172d, 25x100; pr mtg $12,000; June25; June26'14; due Aug25'14, 6%; Sarah E Martin, Elmhurst, LI, to Jas McComb, exr Hugh McCreery, North Bergen, NJ. 3,000

**Vyse av, 1491** (11:2988), ws, 175 s 172d, 25x100; pr mtg $——; June29; June30'14; 3y5½%; Sarah E Martin, B of Q, NY, to Adolf Ichel, 521 W 150. 12,000

**Vyse av** (10:2752), swc Home, 40x81.11x 30.8x82.5; ext of $29,000 mtg to May27'17 at 5%; June17; June30'14; Elbridge G Duvall with Nyburg Realty Co, 320 Bway. nom

**Walton av** (9:2352), ws, 227.6 s 150th, 17.6x100; June30; July1'14; 3y6%; Agnes M, wife Wm L Dale, to Thos A Smith, 425 E 135. 1,000

**Washington av** (9:2388), nwc 166th, 37x 97.10x37x98.1; ext of $40,000 mtg to July 1'19 at 5½%; June5; June30'14; Woman's Board of Foreign Missions of The Reformed Church in America with Moses M Valentine, 210 Riverside dr. nom

**Washington av** (11:2910), es, 123 n 169th, 2 lots, ea 38.5x104; 2 bldg loan mtgs, ea $30,000; June25; July1'14; demand, 6%; 111th St Constn Corpn to City Mtg Co, 15 Wall. 60,000

**Washington av** (11:2910); same prop; 2 certfs as to above mtgs; June25; July1'14; same to same. ——

**Westchester av, 544-6** (9:2276), ss, 102.4 w St Ann's av, 50.8x100; pr mtg $——; June18; June30'14; demand, 6%; Edw Miehling to Fredk J Berger, 300 E 162. 6,500

**White Plains rd, 3901** (*); sal Ls; June22; July1'14; demand, 6%; Rose Mumm to A Hupfel's Sons, 842 St Anns av. 2,100

**Williamsbridge rd (*),** es, 138.1 n Lydig av, 50.2x126.8x50.10x139.5; PM; June29; June30'14; 3y5%; Frank E Wright to Sound Realty Co, 128 Bway. 2,240

**Williamsbridge rd (*),** es, 149.8 s Lydig av, 50.2x113.4x50x108.9; PM; June29; June 30'14; 5y4½%; Jos A Hoegger to Sound Realty Co, 128 Bway. 1,380

**Williamsbridge rd (*),** es, 124.6 s Lydig av, 25.1x108.9x25x106.5; PM; June29; June 30'14; 5y4½%; Michl F Powers to Sound Realty Co, 128 Bway. 660

**Williamsbridge rd, nec Lydig av,** see Lydig av, ns, 86.1 e Williamsbridge rd.

**Williamsbridge rd, es, 37.9 n Lydig av,** see Lydig av, ns, 86.1 e Williamsbridge rd.

**Williamsbridge rd, es, 113 n Lydig av,** see Lydig av, ns, 86.1 e Williamsbridge rd.

**Williamsbridge rd (*),** es, 425 s Neil av, 50x116.10x50x116.5; PM; June29; June 30'14; 5y5%; Rose Young to Sound Realty Co, 128 Bway. 1,260

**Williamsbridge rd (*),** es, 475 s Neil av, 39.1x117.2x34.9x116.10; PM; June29; June 30'14; 5y5%; Benj F Porter to Sound Realty Co, 128 Bway. 892.50

**Williamsbridge rd (*),** es, 25 n Neil av, 25x94.9x25x94.2; PM; June29; June30'14; 5y5%; Arthur A Jekyll to Sound Realty Co, 128 Bway. 840

**Williamsbridge rd (*),** es, 225 n Neil av, 25.1x115.7x25x113.4; PM; June29; June30 '14; 5y5%; Pompeo Ponte to Sound Realty Co, 128 Bway. 717.50

**Williamsbridge rd (*),** es, 250 s Neil av, 25x117.4x25x117.8; PM; June29; June30' '14; 5y5%; Henry J Latham to Sound Realty Co, 128 Bway. 630

**Williamsbridge rd (*),** es, 50 n Neil av, 50x94.2x50x93.4; PM; June29; June30'14; 5y4½%; Geo W Stokes to Sound Realty Co, 128 Bway. 1,635

**Williamsbridge rd (*),** es, 125 n Neil av, 50x118x50x117.3; PM; June29; June30'14; 5y4½%; Emil Fleischl to Sound Realty Co, 128 Bway. 2,400

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**Williamsbridge rd (*),** es, 50 s Neil av, 50x94.8x50x95.4; PM; June29; June30'14; 5y4½%; Rose Young to Sound Realty Co, 128 Bway. 1,225

**Williamsbridge rd (*),** es, 275 s Neil av, 75x116.5x75x117.4; PM; June29; June 30'14; 5y4½%; Arthur K Butler to Sound Realty Co, 128 Bway. 1,575

**Williamsbridge rd, see Neil av,** see Yates av, ws, 100 n Neil av.

**Williamsbridge rd (*),** es, 142.8 s Pelham pkway S, 25x164.8x25.2x168.11; PM; June 29; June30'14; 5y5%; Theresa Lemmon to Sound Realty Co, 128 Bway. 1,627.50

**Williamsbridge rd (*),** es, 167.9 s Pelham Pkway S, 50x156.3x50.4x164.8; PM; June29; July1'14; 5y5%; Geo D Hencken to Sound Realty Co, 128 Bway. 2,520

**Willis av, 310** (9:2285), es, 75 s 141st, 25x100; also WILLIS AV, 314 (9:2285), es, 25 s 141st, 25x100; pr mtg $44,000; July1; July2'14; due Jan1'15, 6%; Kathie Fischer to Fredk Mayer, at Drakenburg, Germany. 600

**Willis av, 314,** see Willis av, 310.

**Wilson av, sec Pelham Pkway S,** see Pelham Pkway S, sec Wilson av.

**Wilson av, swc Neil av,** see Pelham Pkway S, sec Wilson av.

**Yates av (*),** es, 150 s Lydig av, 50x100; PM; June29; June30'14; 5y5%; Lazarus S Holtzoff to Sound Realty Co, 128 Bway. 875

**Yates av (*),** es, 125 s Lydig av, 25x100; PM; June29; June30'14; 5y5%; Leo Boeder to Sound Realty Co, 128 Bway. 490

**Yates av (*),** es, 100 n Lydig av, 25x100; PM; June29; June30'14; 5y5%; Henry Ploettner to Sound Realty Co, 128 Bway. 560

**Yates av (*),** ws, 225 s Lydig av, 125x100; PM; June29; June30'14; 5y4½%; Emil Fleischl to Sound Realty Co, 128 Bway. 2,400

**Yates av (*),** es, 125 n Lydig av, 50x100; PM; June29; June30'14; 5y5%; Rose Meryash to Sound Realty Co, 128 Bway. 1,085

**Yates av, nwc Lydig av,** see Yates av, w s, 275 s Pelham Pkway S.

**Yates av, nec Lydig av,** see Lydig av, n ec Yates av.

**Yates av, sec Lydig av,** see Lydig av, se c Yates av.

**Yates av (*),** es, 200 n Neil av, 25x100; PM; June29; June30'14; 5y5%; Max Schleissner to Sound Realty Co, 128 Bway 402.50

**Yates av (*),** es, 150 n Neil av, 25x100; PM; June29; June30'14; 5y5%; Edmund R Henderson to Sound Realty Co, 128 Bway. 420

**Yates av (*),** es, 175 n Neil av, 25x100; PM; June29; June30'14; 5y5%; Edmund R Henderson to Sound Realty Co, 128 Bway. 420

**Yates av (*),** ws, 200 s Neil av, 25x100; PM; June29; June30'14; 5y5%; Rocco A Auñero to Sound Realty Co, 128 Bway. 367.50

**Yates av (*),** ws, 425 s Neil av, 80.11x100; PM; June29; June30'14; 5y4½%; Mary A McCormick to Sound Realty Co, 128 Bway. 500

**Yates av (*),** es, 150 s Neil av, 50x100; PM; June29; June30'14; 5y5%; Pompeo Ponte to Sound Realty Co, 128 Bway, 870

**Yates av (*),** es, 225 n Neil av, 25x100; PM; June29; June30'14; 5y4½%; Suzanne M N Terrizzi to Sound Realty Co, 128 Bway. 345

**Yates av (*),** ws, 100 n Neil av, 25x100; Williamsbridge rd sec Neil av, 50x95.4x 50x95.11; PM; June29; June30'14; 5y4½%; Geo W Stokes to Sound Realty Co, 128 Bway. 1,350

**Yates av (*),** ws, 325 s Neil av, 100x100; PM; June29; June30'14; 5y4½%; Wm R Knobloch to Sound Realty Co, 128 Bway. 1,260

**Yates av (*),** ws, 150 s Neil av, 50x100; PM; June29; June30'14; 5y4½%; Isaac Antler to Sound Realty Co, 128 Bway. 630

**Yates av (*),** ws, 100 s Neil av, 50x100, PM; June29; June30'14; 5y4½%; Jas Dillon to Sound Realty Co, 128 Bway. 600

**Yates av (*),** es, 250 s Neil av, 25x100; PM; June29; June30'14; 5y4½%; Sami Weber to Sound Realty Co, 128 Bway. 350

**Yates av (*),** es, 425 s Neil av, 50x100; PM; June29; June30'14; 3y4½%; Manasa Greenberg to Sound Realty Co, 128 Bway. 690

**Yates av, nec Neil av,** see Neil av, nec Yates av.

**Yates av (*),** ws, 125 s Pelham pkway S, 100x121.11x100.7x109.4; PM; June29; June30 '14; 5y5%; Mary J Ryan to Sound Realty Co, 128 Bway. 1,200

**Yates av (*),** ws, 275 s Pelham pkway S, 50x103.1x50.2x100; also LYDIG AV, nwc Yates av, 27.4x81.1x25x92.3; also LYDIG AV, ns, 27.4 w Yates av, 54.9x92.3x50x114.7; PM; June29; June30'14; 3y 5%; Frank E Wright to Sound Realty Co, 128 Bway. 3,325

**3D av** (9:2362), es, 52.10 s 153d, 50x185.7 to Bergen av x50x185.3; June26; June27'14; due &c as per bond; Harry Weaver to Harlem Savgs Bank, 124 E 125. 65,000

**3D av** (9:2369), ws,, 50 n 164th, 25x80; July1; July2'14; 3y4½%; Theo B Barringer, Bklyn, to Algernon S Frissell, 4 E 43. 4,000

**Lots (*),** 10 & 12 map No 1 Olinville, except part for Bronx blvd; June30; July 2'14; 3y6%; Filomena wife of & Camine Cipolla to Jno Bussing, 205 East Lincoln av, Mt Vernon, NY. 10,650

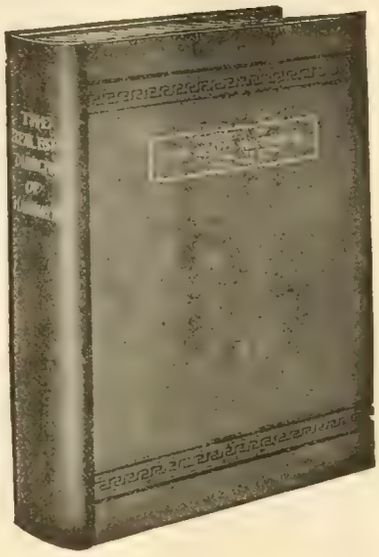
**Plot** begins (*) at the angle of the new rd opened from the public highway leading from Village of Westchester to Whitestone, said point being sec of land conveyed by Harrison to Lorillard, Jr, runs w30xne584xne197xse635xne270 to Sound or East River xse— through Hammond's Creek x—269 to beg; also NEW RD (*) opened from Public Highway leading from Westchester to Whitestone, es, at ns Ft Schuyler, 2 parcels, contains abt 50 acres; also LAND UNDER WATER L I Sound, where nws land of U S of A known as Throggs Neck intersects average h w mark on nws L I Sound, runs ne300xnw 536.4xne1753.8xne450 to point off e end Locust Point xnw300xnw1628.7xnw662.9x sw206.3 to said h w mark xse— to e end Locust Point xw— to e shore Hammonds Creek xn— to n shore Hammonds Creek xw— to w shore Hammonds Creek xse— to beg, contains 72 19-100 acres; pr mtg $90,000; June1; July1'14; 20y6%; Throggs Neck Realty Co to Commercial Trust Co of NY, trstes. gold bonds 250,000

**Plot &c (*);** same prop; certf as to above mtg; June8; July1'14; same to same.

**Plot (*)** begins 940 e White Plains rd at point 820 n along same from Morris Park av, runs n25xw100xs25xe100 to beg, with right of way over strip to Morris Park av; PM; pr mtg $——; June27; June29'14; due Mar1'17, 6%; Richd Ricossi to Annie Epstein, 422 Brook av. 800

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# The
# Real Estate Directory
of the
# Borough of Manhattan
with
## Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

We will send a copy for inspection to any Manhattan Real Estate Firm.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2417 New York, July 11, 1914. (54) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.


Allen st, 129.
Bleecker st, 269.
Broome st, 259-61.
*Charles st, 28-32 or Waverly pl, 202-4).
*Church st, 1-9 (or Liberty st, 99).
*Church st, 13-15 (or Cortlandt st, 13-27).
Columbia st, 57-9.
Cortlandt st, 13-27.
*Ellwood st (swc Bway) blk 2172-32.
Exterior st, ws, blk 1476-10, blk 1477-13 & blk 1476-40.
Goerck st, 102.
Grand st, 209-11 & 560.
Liberty st, 99.
Ludlow st, 82-4.
Mitchell pl, 10.
Mott st, 41.
Orchard st, 74.
*Orchard st, 85-7 (or Broome st, 259-61).
Stanton st, 66, 78 & 253.
Waverly pl, 202-4.
6th st, 732 E.
7th st, 66 E.
*11th st, 647-9 E (or Av C, 179-81).
12th st, 58 & 274 W.
15th st, 352-60 W.
16th st, 310 W.
24th st, 13-5 W.
26th st, 436 W.
*35th st, 129 W (or Bway, 1331-41).
*36th st, 120 W (or Bway, 1349).
36th st, 122 W.
39th st, 436 W.
44th st, 419 W.
46th st, 134 W.
47th st, 53 & 260 W.
51st st, 231-3 E.
*51st st, 558-60 W (or 11 av, 700-4).
58th st, 34-6 E.
68th st, 306 W.
69th st, 209 E.
*69th st, 134 W (or sec Bway), blk 1140-46.
69th st, 333 W.
72d st, 425 E.
72d st, 18 W.
73d st, 228 E.
77th st, 216 E.
81st st, 209-11 E.
82d st, 160 E.
84th st, 163-5 E.
84th st, 267-79 W.
*84th st, 281 W (or West End av, 500).
85th st, 325 W.
*86th st W (sec Riverside dr, 137), blk 1247-57.
86th st, 120 W.
87th st, 6, 32 & 128 W.
88th st, 326 W.
91st st, 54 E.
92d st, 160-2 E.
92d st, 55-9 W.
94th st, 106 W.
95th st, 172 E.
98th st, 152-4 W.
*105th st W, sec Riverside dr), blk 1891-35.
111th st, 29 E.
112th st, 318-20 E.
114th st, 10 & 217 E.
114th st, 228 W.
116th st, 167 E.
116th st, 370 W.
*119th st, 147-51 E (or nec Lex av), blk 1768-21.
*119th st, 95 W (or Lenox av, 180).
119th st, 271-7 W.
120th st, 337 E.
122d st, 175 E.
122d st, 136 W.
123d st, 333-41 E.
129th st, 152-4 W.
131st st, 48-50 W.
131st st W, ns, blk 1970-24.
134th st, 68, 129 & 204 W.
142d st, 121-3 W.
145th st, 227-35 W.
*146th st, 601 W (or Bway, 3561).
157th st, 551 W.
180th st, 502-6 W.
*180th st W (nwc Northern av), blk 2177-pt 174.
181st st, 568 W.
Av A, 1638.
Av A, es, blk 1476-1; blk 1477-1 & blk 1478-1.
Av C, 179-81.
Av D, 8-12.
*Broadway, 165-7 (or Cortlandt st, 13-27).
Broadway, 1331-49 & 3561.
Broadway (sec 69th st, 134 W), blk 1140-46.
Broadway, es, blk 2172-30-2.
Convent av, ws, blk 1970-16-23.
Lenox av, 180.
Lexington av, 1992.
Lexington av, es, blk 1768-21.
Northern av (nwc 180th st), blk 2177-pt 174.
Park av, 1807-13.
Pleasant av, 289.
Riverside dr, 137.
Riverside dr, es, blk 1891-37.
Riverside dr (sec 105th st), blk 1891-35.
*St Nicholas av, 185 (or 119th st, 271-7 W).
*St Nicholas av, 1416-20 (or 181st st, 568 W).
West End av, 500-6.
1st av, 125 & 519.
2d av, 908, 948, 2049 & 2426.
3d av, 289 1852 & 1877.
8th av, 6.
11th av, 700-4.


**WILLS.**


76th st, 44 E.
82d st, 535 E.
87th st, 352 E.
103d st, 103 W.
114th st, 49 W.
Amsterdam av, 706-8.
St Nicholas av, 759.
5th av, 1365.


**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O. C. & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JULY 3, 6, 7, 8 & 9.

**Abingdon sq, 13,** see 8 av, 6.

**Allen st, 129** (2:415-31), ws, abt 200 n Delancey, 25x87.6, 5-sty bk tnt & strs; Meyer Ellenbogen to Bella Rubin, 120 Ridge; mtg $25,000 & AL; June23; July3'14; A$18,000-26,000. O C & 100

**Bleecker st, 269** (2:590-7), es, 95.3 n Cornelia, runs e80.1xn11.11xw46.1 & 34 to st x s12.2 to beg, 3-sty bk tnt & str; Dustan Allaire et al ,EXRS, &c, Mary A Allaire to Edw W Dufft, 214 Sullivan, mtg $3,000; July5'14, A$6,000-7,000. **6,000**

**Broome st, 259-61** (2:413-43), swc Orchard (Nos 85-7), 50x87.6, 7-sty bk tnt & strs; Marcus I Sachs to Ida Burstein, 548 W 165; mtg $83,000; June21'12; July6'14; A $65,000-120,000. nom

**Charles st, 28-32,** see Waverly pl, 202-4.

**Church st, 1-9,** see Cortlandt, 13-27.

**Church st, 13-15,** see Cortlandt, 13-27.

**Columbia st, 57-9** (2:333-25-26), ws, 150 n Delancey, 50x100, 2-5-sty bk tnts & strs; Benj J Weil to Mathilda Kassewitz, 58 5th st, Newark, NJ; B&S; AL; July7'14; A$32,-000-50,000. O C & 100

**Cortlandt st, 13-27** (1:62-8), sec Church (Nos 13-5), runs s105.6xe64.1xs17xe103.2xn 18.5xe33xn12.2xe103 to ws Bway (Nos 165-7) xn37.6 to pt 56.6 s Cortlandt xw104xn 56.1 to ss Cortlandt xw209.1 to beg, 26-sty bk office & str bldg; mtg $6,000,000; A$2,-925,000-6,625,000; also LIBERTY ST, 99 (1:-62-7), nec Church (Nos 1-9), runs e22.9xn 118.10xw34.3 to es Church xs118.11 to beg, 2 & 5-sty bk & stn office & str bldg; mtg $200,000; A$315,000-345,000; Bway-Cortlandt Co, a corpn, to City Investing Co, a corpn, 165 Bway; July1; July9'14. O C & 100

**Ellwood st, sws, at ses Bway,** see Bway, ses, at sws Ellwood.

**Goerck st, 102** (2:324-7), es, 221.7 n Rivington, 25x98.10, 5-sty bk tnt; Irving Weiser to Rubin Jacobs, 105 Av B; AL; June30; July9'14; A$12,500-23,000. nom

**Grand st, 209-11** (1:238-14-15), ss, 47.2 e Mott, 47.8x80x47.1x79.11, 3-sty bk loft & str bldg; N Y Life Ins & Trust Co, TRSTE will Robt J Turnbull to benefit Kath E Turnbull to Peter Rinelli & Stephen Guardino, both at 8222 19 av, Bklyn; B&S; AL; July7; July8'14; A$34,000-37,000. **34,000**

**Grand st, 560** (2:326-61), ns, 20.1 e Lewis, 20x58.5x20x58.7, 3-sty fr bk ft tnt & strs; Jno S Robertson & ano TRSTES will Alex Robertson to Ignacio Bollaro, 407 Madison; mtg $6,000; June26; July6'14; A$8,000-9,000. **8,000**

**Liberty st, 99,** see Cortlandt, 13-27.

**Ludlow st, 82-4** (2:409-35 & 36), es, 60 n Broome, 40x65.7, 2-5-sty bk tnts & strs; Sophie Levin to N Y Westchester Suburban Land Co, a corpn, 33 W 42; mtg $24,-000; July2; July3'14; A$27,000-39,000. O C & 100

**Mitchell pl, 10 (49th st)** (5:1361-8½), ns, 162 e 1 av, 18x80.10, 3-sty & b stn dwg; Bella Lewis to Gussie Geringer, 10 Mitchell pl; mtg $5,000 & AL; July7'14; A$4,-500-7,000. O C & 100

**Mott st, 41 (39)** (1:164-30), ws, abt 175 s Bayard, 25x93.6x25x94, ns, 4-sty bk tnt & strs; Eugene F McGee, ref, to Florence V Burden, 5 E 73; FORECLOS May8; May19; July9'14; A$17,000-19,000. **22,100**

**Orchard st, 74** (2:408-4), es, 137.6 n Grand, 25x87.6, 5-sty bk tnt & strs; Morris Goldstein to Ben L Levy, 982 Aldus; mtg $28,500; June10; July9'14; A$22,000-30,000. O C & 100

**Orchard st, 85-7,** see Broome, 259-61.

**Stanton st, 66** (2:417-32), ns, 76.4 e Eldridge, 25.4x100, 5-sty bk tnt & strs; Nathan & Emma Kirshanbaum to Harry Schuler, 217 Madison; mtg $25,000; July6; July7'14; A$22,000-31,000. O C & 100

**Stanton st, 78** (2:417-73), ns, 45 e Allen, 21x65, 5-sty bk tnt & strs; Jno G Pheil, ref, to Katie Graff, 1404 Mad av; FORECLOS May18; June30; July7'14; A$14,000-20,000. **13,975**

**Stanton st, 253** (2:339-58), ss, 25 w Sheriff, runs s60xw22xs15xw3.9xn75.5 to st x24.11 to beg, 5-sty bk tnt & strs; Sam Silverman to Louis Berger, 54 [44] East Bway; ½ pt; AL; July9'14; A$15,500-23,-000. O C & 1,500

**Waverly pl, 202-4** (2:611-22), swc Charles (Nos 28-32), 38.10 to 7 av x75, except for 7 av extension, 6-sty bk tnt & strs; Margt M Fritz to Mary Bunkenburg, 521 W 49; mtg $54,500 & AL; July2; July3'14; A$24,000-55,000. O C & 1,500

**6TH st, 732 E** (2:375-26), ss, 293 w Av D, 25x119, 5-sty bk tnt; Lena Ledner to Hy J Pepi, Hoboken, [51 Chestnut st], Westfield, NJ; July1; July9'14; A$18,000-28,000. 400

**7TH st, 66 E** (2:448-17), ss, 300 w 1 av, 25x91, 6-sty bk tnt & strs; Cornelius W Wickersham, TRSTE in bankruptcy of Bernard Levison & Louis Braunschweiger, individ & trading as Levison Bros & Co, to Bertha Braunschweiger, 41 Convent av; AT; AL; Dec16'13; July9'14; A$19,000-38,-000 50

**7TH st, 66 E** (2:448-17), ss, 300 w 1 av, 25x91, 6-sty bk tnt & strs; Bertha wife Louis Braunschweiger et al to Jacob Schwartz & Herman Weisner, both 111 E 7; mtg $27,500; June15; July9'14; A$19,000-28,000 O C & 100

**11TH st, C47-9 E,** see Av C 179-81.

**12TH st, 58 W** (2:575-26), ss, 324 e 6 av, 19.4x103.3, 3-sty & b bk dwg; Allen W Evarts to Jno M Bowers, 45 E 65, & Geo E Chisolm at Morristown, NJ, EXRS Mary A Chisolm; mtg $12,500; July1; July3'14; A$15,000-21,000. O C & 100

**12TH st, 274 W** (2:615-11), ss, 75.4 e 4th, 16.7x91x16.6x92.6, 5-sty stn tnt; Eliz L Olmstead to Eliz Lahey, 258 W 12; ½ pt; mtg $16,500; June29; July3'14; A$10,000-18,000. nom

**15TH st, 352-4 W** (3:738-68), ss, 200 e 9 av, 50x103.1, 6-sty bk tnt; Isaac L Kleban to Blauvelt Realty Co, Inc, 15 William; mtg $82,750; June30; July3'14; A$24,000-65,000. nom

**15TH st, 356-60 W** (3:738-72), ss, 150 e 9 av, 50x103.1, 6-sty bk tnt; Sol Lent to Blauvelt Realty Co Inc, 15 Wm; mtg $82,750; June30; July3'14; A$24,000-65,000. nom

**16TH st, 310 W** (3:739-49), ss, 125 w 8 av, 25x103.1, 5-sty bk tnt & strs; Leonard Weill to Marie Schanno, 237 Willis av; mtgs $19,500 & AL; July2; July3'14; A$11,-000-18,000. O C & 100

**24TH st, 13-5 W** (3:826-29), ns, 551.6 e 6 av, 52x98.9x62x98.9, 11-sty bk loft & str bldg; Sol Realty Co, Inc, to Louise Engesser, 445 Ogden av, Jersey City, NJ; A L; June27; July3'14; A$125,000-246,000. O C & 100

**26TH st, 436 W** (3:723-57), ss, 375 w 9 av, 25x98, 5-sty bk tnt & strs; Mildon Realty Co, a corpn, to Sarah D Donovan, 275 Spring st, West Hoboken, NJ; AL; June22; July6'14; A$10,000-23,000. nom

**35TH st, 129 W,** see Bway, 1331-49.

**36TH st, 120-2 W,** see Bway, 1331-49.

**39TH st, 436 W** (3:736-54), ss, 300 e 10 av, 25x98.9, 6-sty bk tnt; Max Isenberg to Schlesinger Realty Co, a corpn, 7 Stanton; mtg $28,300; Nov27'12; July3'14; A$10,000-29,000. O C & 100

**44TH st, 419 W** (4:1054-21), ns, 275 w 9 av, 25x100.5, 4-sty stn tnt; Margt M Fritz to Louis H Fritz, 419 W 44; mtg $18,000; July6'14; A$13,000-22,000. O C & 100

**46TH st, 134 W** (4:998-50), ss, 355 e 7 av, 15x100.4, 4-sty & b stn dwg; Adelina B de Varela to Nils B Hersloff of Nutley, NJ [90 West, N Y City]; mtg $8,500; June24; July6'14; A$25,000-27,000. nom

**47TH st, 53 W** (5:1263-7), ns, 757 w 5 av, 21.8x100.5, 4-sty & b stn dwg; Edwin H Griffin to Thos B Moran, 266 St Marks av, Bklyn; mtg $39,000 & AL; Dec29'13; July 9'14; A$54,000-61,000. O C & 100

**47TH st, 53 W;** Thos B Moran to Charlemagne Realty Co, Inc, 55 W 47; mtg $39,-000 & AL; July6; July9'14. O C & 100

**47TH st, 260 W** (4:1018-59), ss, 125 e 8 av, 25x100.5, 5-sty bk tnt &strs; Wm P Rooney to Mary E Rooney, 562 W 113; mtg $24,000; July6; July7'14; A$31,000-34,000. nom

**50TH st, 558-60 W,** see 11 av, 700-4.

**51ST st, 231-3 E** (5:1325-17), ns, 340 e 3 av ,36.8x100.5, 5-sty bk stable; Katie Halm to Geo Schuck, 25 Adrian av; mtg $20,000; June 30; July7'14; A$16,000-34,000. O C & 100

**51ST st, 231-3 E;** Geo Schuck to Anton Halm & Katie his wife, 21 Adrian av, tenants by entirely; B&S; mtg $20,000; July6; July7'14. O C & 100

**58TH st, 34-6 E** (5:1293-49½), ss, 20 e Madison av, 40x50.4, 2-5-sty bk tnts & strs; Van Schaick Estates, Inc, to Royton Realty Co, a corpn, 233 Bway; mtg $56,-000; July8; July9'14; A$55,000-85,000. nom

**64TH st E, nec Av A,** see Av A, es, 64th to 67th.

**65TH st E, ne & sec Av A,** see Av A, es, 64th to 67th.

**67TH st E, sec Av A,** see Av A, es, 64th to 67th.

**68TH st, 306 W** (4:1179-39), ss, 150 w West End av, 25x100.5, 5-sty bk tnt & strs; Herman Kubler to Benenson Realty Co, a corpn, 407 E 153; mtg $15,000 & AL; July 2; July7'14; A$8,000-20,000. nom

**69TH st, 209 E** (5:1424-8), ns, 184 e 3 av, 28x100.4, 4-sty stn tnt; Fredk C Schneider et al to Amelia W Schenck, 209 E 69; AL; July1; July6'14; A$13,500-24,000. O C & 100

**69TH st, 134 W,** see Bway, sec 69.

**69TH st, 333 W** (4:1181-14), ns, 450 w West End av, 25x100.5, 5-sty bk tnt; Jas C Brady, ref, to Mary N Agnew at Sparkill, NY; mtg $12,000 & AL; FORECLOS May 11; July2; July7'14; A$8,000-16,000. **2,000**

**72D st, 425 E** (5:1467-15), ns, 225 w Av A, 25x102.2, 4-sty & b stn dwg; Barbora Martinek to Mathilde Hlavac, 535 1 av; B of Q; mtg $10,500 & AL; July3'14; A$9,000-18,000. nom

**72D st, 425 E;** Mathilde Hlavac to Anton Martinek & Barbora, his wife, 1353 1 av, NY, tenants by entirety; mtg $10,500 & AL; July3'14. nom

**72D st, 18 W** (4:1124-45), ss, 300 w Central Park av, 25x102.2, 4-sty & b bk dwg; L Napoleon Levy to Lilian H W Levy, 18 W 72; AL; Jan5; July7'14; A$50,000-70,000. nom

**73D st, 228 E** (5:1427-31), ss, 154.2 w 2 av, 29.2x102.2, 5-sty stn tnt & strs; Benj J Weil to Bertha Kaufmann, 1496 Lex av; B &S; AL; July7'14; A$11,000-21,000. O C & 100

**77TH st, 216 E** (5:1431-38), ss, 330 w 2 av, 25x102.2, 5-sty bk tnt & strs; Geo E Weller, ref, to Bertha B B Walker, 367 Elmwood av, Buffalo, NY; FORECLOS June25; July7; July8'14; A$11,000-27,000. **20,000**

**81ST st, 211 E** (5:1527-6), ns, 127.1 e 3 av, 25.5x102.2, 6-sty bk tnt & strs; A$11,-000-29,000; also 81ST ST, 209 E (5:1527-5), ns, 101.8 e 3 av, 25.5x102.2, 6-sty bk tnt & strs; A$11,000-29,000; Sadie N Fleck to Edwin J Anhalt of Greenburgh, [Tuckahoe rd. Scarsdale, NY[; B&S; AL; May22; July7'14. nom

**82D st, 160 E** (5:1510-47), ss, 253 w 3 av, 22x102.2, 4-sty stn tnt; Jacob H Schiff to Therese Schiff, his wife, 965 5 av; July2; July7'14; A$11,000-16,000. nom

**84TH st, 163-5 E** (5:1513-29), ns, 174 w 3 av, 45x102.2, 4-sty bk storage; Francis J McEneany to Geo M Fitzpatrick, 36 S Holland av, Rockaway Beach, B of Q; mtg $35,000; June22; July9'14; A$25,000-34,000. O C & 100

**84TH st, 267-81 W,** see West End av, 500-6.

**85TH st, 325 W** (4:1247-23), ns, 225 w West End av, 25x102.2, 2-sty bk garage; Wm R Hearst to Randolph Realty Corpn, 140 Nassau; B&S; AL; June24; July6'14; A $21,000-25,000. 1,000

**86TH st ,120 W** (4:1216-40½), ss, 185 w Col av, 60x106.10, 12-sty bk tnt; Mayer & Mayer, Inc, to 120 West 86th St Corpn, 527 5 av; mtg $292,500; July2; July3'14; A $60,000-330,000. O C & 100

**86TH st W, sec Riverside dr,** see Riverside dr, 137.

**87TH st, 6 W** (4:1200-37), ss, 108 w Central Park W, 22x100.8, 5-sty & b bk dwg; Lester M Friedman, ref, to Julia G Lyle [W Clinton av], Tenafly, NJ; FORECLOS May15; May20; July3'14; A$17,500-34,000. **30,000**

**87TH st, 32 W** (4:1200-48), ss, 370 w Central Park W, 20x100.8, 4-sty & b stn dwg; Julius B Fox to Julius Bacharach, 32 W 87; mtg $20,000 & AL; July1; July3 '14; A$16,000-30,000. O C & 100

**87TH st, 128 W** (4:1217-44), ss, 274 w Col av, 18x100.8, 3-sty & b stn dwg; Henry Elbert & ano, EXRS Sara Gonsenheim to Leigh F Sturges, 42 W 84; mtg $12,000 & AL; July2; July3'14; A$14,400-23,000. O C & 100

**88TH st, 326 W** (4:1249-46), ss, 324.11 w West End av, 19.1x100.8, 3 & 4-sty & b stn dwg; Eugenia M wife & Jacob F Bunn to Geo S Runk, 10 W 77; mtg $13,000 & AL; June18; July7'14; A$14,000-29,000. O C & 100

**91ST st, 54 E** (5:1502-49), ss, 93.4 e Madison av, 20x100.8, 3-sty & b stn dwg; Sol Realty Co, Inc, to Louise Engesser, 445 Ogden av, Jersey City, NJ; AL; June29; July3'14; A$17,500-25,000. O C & 100

**92D st, 160 E** (5:1520-45), ss, 200 w 3 av, runs s100.8xw25xn18.2xe0.1xn82.6 to st xe 24.11 to beg, 2 & 3-sty fr dwg; Henry Grenhart [c/o W D, 22 E 67], to Dorothy W Straight at Roslyn, LI; mtg $7,000 & AL; July6; July7'14; A$13,000-13,500. O C & 100

**92D st, 162 E** (5:1520-44), ss, 175 w 3 av, 25x100.8, 3-sty & b fr dwg; Ferdinand N Neumann et al individ, EXRS, &c, Marie Grenhart to Dorothy W Straight at Roslyn, LI [c/o W D, 22 E 67]; June15; July7'14; A$13,000-14,000. O C & 100

**92D st, 55-9 W** (4:1206-11-12½), ns, 245 e Columbus av, 60x100.8, 3-3-sty & b stn dwgs; Mercedes, wife of & Rodolfo G Barthold, to N Y State Investing Co, a corpn, 56 W 36; mtg $42,000 & AL; June22; July9'14; A$42,000-54,000. nom

**92D st, 59 W** (4:1206-11), ns, 245 e Columbus av, 20x100.8, 3-sty & b stn dwg; also 92D ST W, ns, 265 e Columbus av, a strip, runs w.05xn100.8xe.03½xs100.8 to beg; Rodolfo G Barthold to Mercedes Barthold, his wife, 60 W 89; mtg $11,000 & AL; June 22; July9'14; A$14,000-18,000. nom

**94TH st, 106 W** (4:1224-37), ss, 100 w Columbus av, 17.2x100.8, 3-sty & b stn dwg; Christopher Land Co, a corpn, to Eugene J Flood, 688 6 av; AL; Apr5'13; July9'14; A$9,000-15,500. nom

**95TH st, 172 E** (5:1523-43½), ss, 226.3 e Lex av, 18.9x100.8, 3-sty & b stn dwg; Louise Christman to Leo Schloss, 109 W 113; June30; July3'14; A$8,500-11,000. O C & 100

**95TH st, 172 E;** Leo Schloss to B V Constn Co, a corpn, 503 5 av; ½ pt; mtg $10,000; July2; July3'14. O C & 100

**95TH st, 172 E;** same to Ida Brantman, 794 Hewitt pl; ½ pt; mtg $10,000; July2; July3'14. O C & 100

**95TH st, 172 E;** B V Constn Co, a corpn, & Ida Brantman to Lillian Ehler, 146 E 95; mtg $10,750; July2; July3'14. O C & 100

**98TH st, 152-4 W** (7:1852-52-53), ss, 270 e Amsterdam av, 40x100.11, 2-5-sty bk tnts; Wm J Casey to Jno O'Connor, 1127 Park av; July8'14; A$23,000-44,000. O C & 100

**105TH st W, sec Riverside dr,** see Riverside dr, sec 105.

**111TH st, 29 E** (6:1617-13), ns, 75 w Madison av, 25x100.11, 5-sty stn tnt; Anna Cohen to Oscar Berler, 12 W 111; mtg $21,000 & AL; July2; July6'14; A$13,000-24,000. nom

**112TH st, 318 E** (6:1683-43), ss, 225 e 2 av, 25x100.10, 6-sty bk tnt & strs; A$8,-500-23,500; also 112TH ST, 320 E (6:1683-42), ss, 250 e 2 av, 25x100.10, 6-sty bk tnt & strs; A$8,500-23,500; Louise Fox to Clara Klingenstein, 102 E 79; mtg $40,000; June 23 July9'14. O C & 100

**112TH st, 320 E,** see 112th, 318 E.

**114TH st, 10 E** (6:1619-68), ss, 100 e 5 av, 25x100.11, 5-sty bk tnt & strs; David Knopp to Maseba Realty Co, Inc, 299 Bway; mtg $19,500; June30; July7'14; A$13,000-25,000. O C & 100

**114TH st, 217 E** (6:1664-12), ns, 260 e 3 av, 25x100.11, 5-sty stn tnt; J Thomas Webb to Paul Campaigniac, 1647 61st, Bklyn; AL; June20; July9'14; A$8,000-17,-500 O C & 100

**114TH st, 217 E;** Paul Campaigniac to Jos H Schwartz, 77 W 113; mtg $12,000; July9'14. O C & 100

**114TH st, 228 W** (7:1829-51), ss, 325 e 8 av, 25x100.11, 5-sty bk tnt; Jno P Schuchmann to Edw S Schaeffler, nwc Grote st & Crotona av, Bronx; mtg $25,000; July8; July9'14; A$15,000-26,000 O C & 100

**116TH st, 167 E** (6:1644-28), ns, 208 w 3 av, 18.9x100.11, 3-sty & b stn dwg; Edwin H Griffin to Thos B Moran, 266 St Marks av, Bklyn; Dec29'13; July9'14; A $11,000-13,500 O C & 100

**116TH st, 167 E;** Thos B Moran to Charlemagne Realty Co, Inc, 55 W 47; July 6 July9'14 O C & 100

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**116TH st, 370 W** (7:1849-48), ss, 200 w Manhattan av, runs s100.11xw25xn75.8xw25 xn25.2 to st xe50 to beg, 5-sty bk tnt; Geo M Davis to Harvie M Blair, 506 W 136; mtg $36,000; July1; July7'14; A$24,000-44,-000. O C & 100

**119TH st, 147-51 E,** see Lexington av, n ec 119.

**119TH st, 95 W,** see Lenox av, 180.

**119TH st, 271-7 W** (7:1925-5), nwc St Nicholas av (No 185), 111.5x25.5x95.5x29.10, 5-sty bk tnt & strs; Max Marx to Jos Brucker, 536 W 175; B&S; mtg $45,000 & AL; July1; July8'14; A$27,000-47,000. O C & 100

**120TH st, 337 E** (6:1797-16½), ns, 241.8 w 1 av, 16.8x100.10, 3-sty & b stn dwg; Louis Lese to Jas A Dunham, 755 Carroll, Bklyn; B&S; mtg $6,000 & AL; June24; July3'14; A$5,300-6,300. nom

**122D st, 175 E** (6:1771-29½), ns, 160 w 3 av, runs w20xn87.4xe11.2 to cl Old Post rd xn—xe8.8xs100 to beg, 3-sty & b fr dwg; A$8,500-9,000; also LEXINGTON AV, 1992 (6:1770-18½), ws, 84.2 n 121st, 16.8x61.9, 3-sty & b stn dwg; A$7,500-9,500; Charlotte D Duchardt et al to Penwood Corpn, 7 E 42; June22; July7'14. O C & 100

**122D st, 136 W** (7:1906-49), ss, 374.9 w Lenox av, 17.6x100.11, 4-sty & b stn dwg; Fannie V Malone to Otto A Offermann, 1911 Davidson av, Bronx; QC & CaG; mtg $18,000; Jan7; July7'14; A$9,200-15,500. O C & 100

**122D st, 136 W;** Otto A Offermann to Wallace S Risley, 31 Reservoir av, Jersey City, NJ [30 Church]; CaG; mtg $17,725 & AL; Apr28; July7'14. nom

**123D st, 333-41 E** (6:1800-14-17), ns, 220.3 w 1 av, 103.9x100.11, 3-6-sty bk tnts & strs; Louise Fox to Clara Klingenstein, 102 E 79; mtg $87,000; June23; July9'14; A$34,000-106,000. O C & 100

**129TH st, 152-4 W** (7:1913-56), ss, 152.6 e 7 av, 48.9x99.11, 6-sty bk tnt; Domain Realty Co, a corpn, to Van Dorn Estate, Inc, 80 Maiden la; mtg $71,000 & AL; June 30; July3'14; A$22,400-60,000. O C & 100

**130TH st W, nwc Convent av,** see Convent av, nwc 130.

**131ST st, 48-50 W** (6:1728-61), ss, 235 e Lenox av ,37x99.11, 6-sty bk tnt; Nandor Steinmetz to Hy Leichen, 419 8 av; B&S & CaG; AL; June26; July8'14; A$15,000-51,-000. nom

**131ST st, 48-50 W;** Henry Leichen to Emma A Mayhew, 1522 Pacific, Bklyn; B& S & CaG; AL; July3; July8'14. nom

**131ST st W, swc Convent av,** see Convent av, nwc 130.

**134TH st, 68 W** (6:1731-62), ss, 235 e Lenox av, 25x99.11, 5-sty stn tnt; Florence E W Schnefel & Thos J Brady, EXRS Eliz Casey to Florence E W Schnefel, 252 Sumner av, Newark, NJ, & Arthur McKenna, 541 Broome, NY; July6'14; A$7,000-17,000. nom

**134TH st, 129 W** (7:1919-14), ns, 300 e 7 av, 25x99.11, 5-sty bk tnt & strs; Beardsley Realty Co Inc to Cath Hickey, 111 W 11; B&S; AL; July6; July8'14; A$10,000-19,000. nom

**134TH st, 204 W** (7:1939-38), ss, 100 w 7 av, 18x99.11, 3-sty bk dwg; Patk H McNultv to Marv A Thornton, 500 W 143; mtg $6,000 &AL; July1; Julv3'14; A$6,400-8,000. nom

**142D st, 121-3 W** (7:2011-25), ns, 150 w Lenox av, 40x99.11, 6-sty bk tnt; Max Katz et al to Jno M Ferry, 31 W 45, Bayonne, NJ; B&S; mtg $35,000; July1; July8'14; A $16,000-43,000. nom

**145TH st, 227-35 W** (7:2031-14, 15 & 17), ns, 350 w 7 av, 120x99.11, 3-6-sty bk tnts & strs; Chas Geiger et al to Grand Investing Co, a corpn, 49 W 23; mtg $130,000; June17; July3'14; A$66,000-150,000. O C & 100

**146TH st, 601 W,** see Bway, 3561.

**157TH st, 551 W** (8:2116-61), ns, 125 e Bway, 75x99.11, 6-sty bk tnt; N Y State Investing Co, a corpn, to Mercedes Barthold, 60 W 89; mtg $115,000; July8; July 9'14; A$50,000-125,000. nom

**180TH st, 502 W** (8:2152-45), ss, 100 w Ams av, 37.6x100, 5-sty bk tnt; Maurice S Cohen, ref, to Margt S Brandreth, Bellport, LI; Fredk F Culver, Hadlyme, Conn, & Wm B Stewart, 537 W 121, NY, EXRS & TRSTES Ralph Brandreth; FORECLOS June9; June15; July9'14; A$13,500-40,000. **30,250**

**180TH st, 504-6 W** (8:2152-43), ss, 137.6 w Ams av, 37.6x100, 5-sty bk tnt; Maurice S Cohen, ref, to Margt S Brandreth, Bellport, LI; Fredk F Culver, Hadlyme, Conn, & Wm B Stewart, 537 W 121, EXRS & TRSTES Ralph Brandreth; FORECLOS June9; June15; July9'14; A$13,500-40,000. **30,000**

**180TH st W, nwc Northern av,** see Northern av, nwc 180.

**181ST st, 568 W,** see St Nicholas av, 1416-20.

**Av A** (5:1476-1 & 10; 1477-1 & 13; 1478-1 & 40; 1479), es, bounded on n by ss 67th & on s by ns 64th, & on e by lands party 2d pt, 1, 2, 5 & 7-sty bk & stn hospitals & 1 & 2-sty fr hospital; with all RT&I to Av A, 67th & 64th sts; also all RT&I to land bounded n by 67th, e by Exterior st, s by 64th, & w by Av A & to sts & avs bounding said property & to any upland & land under water to the east of & in front of Exterior st, which lies in front of above; also all RT&I to lands on ws Av A as such; RT&I is described in deeds from Auchmutv et al to Rockefeller; Jno DRockefeller Jr to Rockefeller Institute for Medical Research, a corpn, on Exterior st, bet 65th & 67th; AL; June29; July6'14; A$400,-000 & exempt-$400,000 & exempt. nom

**Av A, 1638** (5:1583-4), es, 40 n 86th, 20x 75, 4-sty stn tnt & strs; Jos Brandt to Annie Roth, 103 Cannon; QC; AL; July2; July9'14; A$7,500-12,500. O C & 100

**Av C, 179-81** (2:394-44), nwc 11th (Nos 647-9), 51.9x83, 6-sty bk tnt & strs; Maurice Goodman, ref, to Sylvester Pope, 424 Central Park W; Wm L Condit, 624 Bloomfield st, Hoboken, NJ, & Robt McGill, 406 Hudson st, Hoboken, NJ, TRSTES Josephine L Peyton; FORECLOS June22; June23; July3'14; A$42,000-86,000. **60,000**

**Av D, 8-12** (2:357-3), es, 37.2 s 3d, runs e70xs18.11xe20xs37.2xw90 to av xn56.1 to beg, 5-sty bk casino; Harry G Fromberg, ref, to Saml A Berger, 56 E 87; mtg $60,-000; FORECLOSED June18; July7; July8 '14; A$30,000-70,000. **26,000**

**Av D, 8-12;** Saml A Berger to Lottie Schaffler, 8-12 Av D; mtg $60,000; July7; July8'14. nom

**Broadway, 165-7,** see Cortlandt, 13-27.

**Broadway** (4:1140-46), sec 69th (No 134), 113.4x109.11x100.10x161.8, 12-sty bk tnt; Ninety-Sixth St Co, a corpn, to 140 West 69th St Corpn, 140 W 69; B&S; AL; July2; July3'14; $370,000-900,000. nom

**Broadway, 1331-49** (3:811-21 & 41-46), nwc 35th (No 129), runs n211.5 to ss 36th (Nos 120-2) xw81.6xs98.9xw50xs98.9 to ns 35th xe207.1 to beg, 1 & 2-sty bk Herald Sq Theatre & 2-3 & 4-sty bk office & str bldgs; Chas E Johnson to 1337 Broadway Corpn, 62 Cedar; CaG; AL; July8; July9'14; A$2,000,000-2,135,000. O C & 100

**Broadway, 3561** (7:2093-29-32), nwc 146th (No 601), 99.11x100, vacant; Pauline D Riggs & ano to Broadway & 146th St Corpn, 501 W 157; Apr28; July7'14; A$115,-000-115,000. O C & 100

**Broadway** (8:2172-30-32), ses at sws Ellwood, runs s201.9xe150xn50xne32.2 to Ellwood xw192.6 to beg, except parts for Broadway, Sherman av & Ellwood st, vacant; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; May5; July8'14; A$47,000-47,000. O C & 100

**Convent av** (7:1970-16-24), nwc 130th, runs w138.7xn99.11xw55xn99.11 to ss 131st xe109.5 to ws of av xs216.10 to beg, vacant; Jas S Lawson et al, EXRS Jacob Lawson, to Logan O Timberlake, 184 Clinton, Bklyn; June17; July9'14; A$66,000-66,000. O C & 100

**Convent av** (7:1970), nwc 130th; same prop; Logan O Timberlake to Knickerbocker Hospital, a corpn, 507 W 131; B&S; mtg $65,800; July9'14. O C & 100

**Convent av, swc 131st,** see Convent av, nwc 130.

**Lenox av, 180** (6:1718-1), nec 119th (No 95), 75.8x85, 7-sty bk tnt & strs; Marion E Ireland to Geo Frankenstein, 106 Hauxhurst av, Weehawken, NJ; mtg $125,000 & AL; July8; July9'14; A$80,000-165,000. O C & 100

**Lexington av** (6:1768-21), nec 119th (Nos 147-51), runs e60xn78.4x nearly n29.5 to cl Old Harlem rd x—51.6 to av xs62.6 to beg, 3-sty bk stable; A$30,000-35,000; also PARK AV, 1807-13 (6:1773-4 & 72), es, 75.8 s 125th, 63x90, 2-5-sty bk tnts & strs; A $38,000-62,000; also 152D ST, 767 (951) E (10:2664), ns, 25 w Wales av, 25x86.11x28.11 x101.5, 4-sty bk tnt; Marie R Winters to Denis J McCarthy of Port Angeles, Wash; Wm D J McCarthy, 119 Carr av, Keensburg, NJ, & Helen D Lewis, — N 15th st, Flushing, B of Q; 1-5 pt; B&S; CaG; July 3; July8'14. nom

**Lexington av, 1992,** see 122d ,175 E.

**Northern av (Haven av)** (8:2177-pt lt 174), nwc 180th, 125x147, vacant; Central Bldg Impt & Investment Co to Haven Constn Co, Inc, 149 Bway; mtg $25,000 & AL; July3; July6'14; A$——$——. O C & 100

**Park av, 1807-13,** see Lexington av, n ec 119.

**Pleasant av, 289** (6:1709-23), ws, 60.7 n 115th, 15x74, 3-sty & b stn dwg; Louis Leo to Angela Grippa, 440 E 115; mtg $11,000 on this & No 287; June30; July8'14; A$4,-500-7,000. nom

**Riverside dr, 137** (4:1247-57), sec 86th, 102.2x100, 12-sty bk tnt; Wm R Hearst to Randolph Realty Corpn, 140 Nassau; B&S; AL; June24; July6'14; A$230,000-675,000. 1,000

**Riverside dr** (7:1891-35), sec 105th, 59x 100, vacant; A$95,000-95,000; also RIVERSIDE DR (7:1891-37), es, 59 s 105th, 21x 100, vacant; A$25,000-25,000; Geo L Willson to Randolph Realty Corpn, 140 Nassau; B&S; AL; July3; July6'14: O C & 100

**Riverside dr, es, 59 s 105th,** see Riverside dr, sec 105.

**St Nicholas av, 185,** see 119th, 271-7 W.

**St Nicholas av, 1416-20** (8:2153-62), sec 181st (No 568), 100x25, 2-sty bk tnt & strs; Wadsworth Bldg Co, a corpn, to Melville H Bearns, 95 Joralemon, Bklyn; QC; mtg $60,000; June30; July3'14; A $70,000-80,000. nom

**St Nicholas av, 1416-20,** sec 181st (No 568); Mary C Rafter et al, EXRS Edw Rafter, to same; AT; B&S; mtg $60,000; July1; July3'14. O C & 100

**West End av, 500-6** (4:1232-1 to 5), nec 84th (Nos 267-81), 102.2x133, 8-3 & 1-4-sty & b bk dwgs; Waterman Realty Co, a corpn, to Mayer & Mayer, Inc, 120 W 86; mtg $200,000; July2; July3'14; A$151,000-176,000. O C & 100

**West End av, 500-6,** nec 84th (Nos 267-81); Mayer & Mayer, Inc, to Paterno Constn Co, a corpn, 214 Cathedral Pkway; mtg $230,000; Julv2; July3'14. O C & 100

**1ST av, 125** (2:449-33), ws, 68.6 s St Marks pl, 21x50, 5-sty bk tnt & strs; Ludwig Kuebler to Antonia Kuebler, both 346 St Nicholas av; AL; July3; July6'14; A$12,-000-17,000. nom

**1ST av, 519** (3:936-33), ws, 49.5 n 30th, 24.8x75, 5-sty bk tnt & strs; Keilbert Constn Co, Inc, to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $10,-500; July2; July3'14; A$11,500-15,500. O C & 100

**2D av, 908** (5:1341-3), es, 50.3 n 48th, 25.1 x100, 4-sty bk tnt & strs; Henry Stauf et al EXRS Kath Hofmann & ano to Wm H Stauf, 304 W 18; June18; July7'14; A$15.-000-19,000. **17,000**

**2D av, 948** (5:1343-2½), es, 40.5 n 50th, 20x70, 4-sty stn tnt & str; Moritz Hadel to Morris Zwerling, 330 Ashford, Bklyn [80 Maiden la]; mtg $10,500 & AL; June18; July3'14; A$10,000-14,000. nom

**2D av, 2049** (6:1655-22), ws, 24.5 n 105th, 25x93.6, 5-sty bk tnt & strs; Moritz Weil et al to Wm H Caldwell Jr, 111 W 123; B&S & CaG; mtg $20,000 & AL; June27; July3'14; A$11,500-20,500. nom

**2D av, 2426** (6:1801-3), es, 60.11 n 124th, 20x80, 3-sty stn tnt & str; Julius Starost to Anna, wife Geo Richter, 2426 2 av; mtg $8,500; July1; July6'14; A$8,000-10,000. nom

**3D av, 289** (3:903-4), es, 63 n 22d, 21x 75; 3-sty bk tnt & strs; Theo B Sayre to Jerry D Drew, 192 Park st, Montclair, NJ; [92 Wm]; ½ pt; B&S; mtg $15,000; Dec23 '10; July8'14; A$17,500-20,000. nom

**3D av, 1852** (6:1630-35), ws, 49.2 n 102d, 21.5x102.6, 2-sty bk theatre; Adolf Kreuder to Dora Kreuder, 1421 Madison av; mtg $11,000; July7; July8'14; A$13,500-18,-500. O C & 100

**3D av, 1877** (6:1653-47), es, 50.9 s 104th, runs s24.10xe110xn24.10xw40xs.02½xw70 to beg, 5-sty stn tnt & strs; Jno J Tully Co, a corpn, to Esther Horowitz, 1181 Simpson; mtg $26,000; July1; July3'14; A$18,000-23,000. O C & 100

**8TH av, 6 or Abingdon sq, 13** (2:624-31(, es, 67.5 ne Bleecker, runs ne30xse43.8xw 5.6xs17xnw39.6 to beg, 3-sty & b bk dwg; Abbie Pryor to Jno H Hubbell of Yonkers, NY; QC; Sept7'04; July6'14; A$9,000-10,000. 70

**8TH av, 6, or Abingdon sq, 13;** Mary Fahnestock to same; QC; Oct3'04; July6 '14. 70

**8TH av, 6, or Abingdon sq, 13;** Jno M O'Connell to same; QC; Nov26'04; July6'14. 70

**11TH av, 700-4** (4:1078-61), sec 50th (Nos 558-60), 75.5x100, 2-sty bk office & 2-1-sty fr bldgs; Arthur X Geoghegan et al, by Agnes C Geoghegan, GDN, to Jno J Danahar, 770 Washington, NY; AT; mtg $30,000; July1; July3'14; A$37,000-37,000. **2,875**

**11TH av, 700-4,** sec 50th (558-60); Agnes C Geoghegan, widow, to same; QC; Apr8; July3'14. nom

**11TH av, 700-4,** sec 50th (Nos 558-60); Jno J Danahar to Columbian Realty Co, a corpn, 505 5 av; mtg $30,000; June30; July 3'14. O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Greenwich st, 295-7** (1:137); consent to 3d track; Selma Herzog to Manhattan Railway Co, a corpn; mtg $21,200; June25; July6'14. 1,109.50

**Greenwich st, 295-7;** consent to 3d track; Jno Heidelbach mortgagee to same; mtg $2,000; June27; July6'14. nom

**Greenwich st, 295-7;** consent to 3d track; Greenwich Savings Bank mortgagee to same; mtg $5,000; June29; July6'14. nom

**Greenwich st, 295-7;** consent to 3d track; Bella Herzog mortgagee to same; mtg $1,-200; June30; July6'14. nom

**Greenwich st, 295-7;** consent to 3d track; Greenwich Savings Bank mortgagee to same; mtg $15,000; June29; July6'14. nom

**Greenwich st, 339-43** (1:180), nec Jay (Nos 21-5), 75.4x78; consent to 3d track; Geo A Mohlman et al to Manhattan Railway Co, a corpn; mtg $95,000; May7; July 7'14. 1,658.70

**Greenwich st, 339-43** (1:180); consent to 3d track; Albt G C Hahn mortgagee to Manhattan Railway Co, a corpn; mtg $95,-000; June8; July7'14. nom

**Greenwich st, 349-51** (1:180); consent to 3d track; Hy R Wright et al to Manhattan Railway Co, a corpn; Apr22; July8'14. 880

**Jay st, 21-5,** see Greenwich, 339-43.

**15TH st, 352 W** (3:738), ss, 200 e 9 av, 50x103.1; re asn rents &c; Jacob W Solomon & ano to Isaac L Kleban, 1935 Clinton av, Bronx; AT; July2; July3'14. nom

**15TH st, 360 W** (3:738), ss, 150 e 9 av, 50x103.1; re asn rents, &c; Jacob W Solomon & ano to Sol Lent, 391 West; AT; July2; July3'14. nom

**20TH st, 220 W** (misc1); power of atty to execute mtg &c; Rudolph F Rabe, of Hoboken, NJ, to Ferd W Keller, 369 Sterling pl, Bklyn; June17; July3'14. O C & 100

**26TH st, 349-51 W** (3:750); re of rents, &c, & sorbn of same to mtg for $——; Alex H Hamilton individ & as firm of Jno L Hamilton & Sons with Margt H Hamilton at Bayside, LI, & Bowery Savings Bank, a corpn, 128 Bowery; July7; July8 '14. nom

**28TH st, 304 W,** see S av, 353.

**58TH st, 34-6 E** (5:1293-49½), ss, 20 e Madison av, 40x50.4, 2-5-sty bk tnts & strs; re mtg; Jas H Merwin to Royton Realty Co, a corpn, 233 Bway; July8; July9'14; A $55,000-85,000. 11,000

**58TH st, 34-6 E;** re mtg; same, as trste for Irving W Street, to same; July8; July9 '14. nom

**73D st, 48 E,** see 8 av, 353.

**109TH st, 325 E (misc1);** also CROTONA AV, 2006; also HOFFMAN ST, 2554; also 191ST ST, 570 E; also PARK AV, 4282; also MAPES AV, 1981; also PARK AV, 4200; also WEBSTER AV, 2059; also PROPERTY at New Rochelle, NY; court order of judicial settlement that bonds & mtgs set forth in decree be adjudged the property of the estate of Wm Z Larned, decd, & held by Wm A & Edw P Larned & Eliz MacCarthy, EXRS & TRSTES of said Estate under will of Charlotte Brinckerhoff, decd; May8'13; July6'14

**126TH st, 300 E,** see 2 av, 2458.

**139TH st, 272 W** (misc1), the business; power of atty; Christian G Moritz, 272 W 139, to Cyrus C Miller [55 Liberty] & Chas B Bretzfelder; July8; July9'14.

**Park Row, 150** (1:159); consent to 3d track; Mary W Janeway of New Brighton, SI, to Manhattan Railway Co, a corpn; mtg $16,000; June10; July6'14. 2,218.50

**Park Row, 150** (1:159); consent to 3d track; Bowery Savings Bank to Manhattan Railway Co, a corpn; mtg $5,000; June 29; July6'14. nom

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**Park Row, 150** (1:1550); consent to 3d track; Bowery Savings Bank mortgagee to Manhattan Railway Co, a corpn; mtg $11,000; June29; July6'14. nom

**Riverside dr** (8:2136-pt lt 20), nes, 342.2 sw from ns 156th & 175 w Bway, runs n 151.6 to pt 100 s 160th xw100xs128.2 to dr xse102.11 to beg, vacant; re mtg; Union Dime Savgs Bank to Podwil Realty Co, Inc, 1029 E 163, June29; July3'14; A$——
30,000

**Riverside dr** (8:2136); same prop; re mtg; Hy A Mark to same; June25; July 3'14. 19,500

**1ST av, 335** (3:925), ws, 68.8 n 19th, 23.1 x79.9; consent to 3d track; Edwin B King, of Warrentown, Va, to Manhattan Railway Co, a corpn; mtg $7,000; June9; July 3'14. 277

**1ST av, 335;** consent to 3d track; Bank for Savgs, mortgagee, to Manhattan Railway Co, a corpn; mtg $7,000; June16; July 3'14. nom

**2D av, 535** (3:910); consent to 3d track; Hy J Schumacher et al to Manhattan Railway Co, a corpn; mtg $10,000; May27; July 8'14. 205

**2D av, 535;** consent to 3d track; Margaretha Schuster to same; mtg $10,000; June26; July8'14. nom

**2D av, 545** (3:911); consent to 3d track; Jacob & Babetta Kohlweiler to Manhattan Railway Co, a corpn; mtg $7,000; June10; July9'14. 236.24

**2D av, 545;** consent to 3d track; Emigrant Indust Savgs Bank, a corpn, mortgagee, to same; mtg $7,000; June17; July 9'14. nom

**2D av, 675** (3:917); consent to 3d track; Margt Humes to Manhattan Railway Co, a corpn; May26; July7'14. 222

**2D av, 742** (3:945), es, 24.8 s 40th, 24.8x 100; consent to 3d track; Irene B Morgan et al to Manhattan Railway Co, a corpn; mtg $30,000; June5; July3'14. 296.00

**2D av, 742;** consent to 3d track; Chas F Rauerdorf, mortgagee, to same; mtg $5,000; June11; July3'14. nom

**2D av, 742;** consent to 3d track; Title Guar & Trust Co, a corpn, mortgagee, to same; mtg $30,000; June15; Jul 3'14. nom

**2D av, 854** (5:1338); consent to 3d track; Jacob Kohlweiler & Babetta, his wife, to Manhattan Railway Co, a corpn; mtg $14,000; June10; July9'14. 300

**2D av, 854;** consent to 3d track; Emigrant Indust Savgs Bank, a corpn, mortgagee, to same; mtg $14,000; June17; July 9'14. nom

**2D av, 1054** (5:1348); consent to 3d track; Mary S Von Kampen individ & EXTRX Claus Von Kampen to Manhattan Railway Co, a corpn; June24; July6'14. 1,240

**2D av, 1325** (5:1424); consent to 3d track; Emigrant Indust Savgs Bank, a corpn, mortgagee, to Manhattan Railway Co, a corpn; mtg $10,000; July3; July7'14. nom

**2D av, 1326** (5:1424); consent to 3d track; Pinkus Turk to Manhattan Railway Co, a corpn; mtg $10,000; June23; July7'14. 300

**2D av, 1693** (5:1533); consent to 3d track; Saml Schumacher to Manhattan Railway Co, a corpn; mtg $14,000; May22; July8'14. 300

**2D av, 1693;** consent to 3d track; German Savings Bank mortgagee to same; mtg $14,000; July8'14. nom

**2D av, 1704** (5:1551); consent to 3d track; Adeline Smalbach to Manhattan Railway Co, a corpn; mtg $29,000; Apr11; July6'14. 300

**2D av, 1704** (5:1551); consent to 3d track; Morton H C Foster mortgagee to Manhattan Railway Co, a corpn; mtg $20,000; Apr27; July6'14. nom

**2D av, 1704** (5:1551); consent to 3d track; Beni & Saml Aufses mortgagees to Manhattan Railway Co, a corpn; mtg $9,000; Apr27; July6'14. nom

**2D av, 2040** (misc), the business; power of atty; Jacob Pinsky to Annie Pinsky, 2040 2 av; June25; July8'14. ——

**2D av 2458** (6:1802), sec 126th (No 200) 19.11x100; cons mt to 3d track; David S Mayo to Manhattan Railway Co, a corpn; mtg $14,500; June16; July8'14. 995.83

**2D av, 2458;** consent to 3d track; Metropolitan Savgs Bank, mortgagee, to same; mtg $14,500; June26; July8'14. nom

**5TH av, 353** (3:751); also 98TH ST, 204 W; also 76D ST, 48 E (5:1287); ass rents to secure $8,227.32; Sylvanus V Reynolds & Elisabeth A Demarest to Saml B Parker, Jr, 1164 Stebbins av; AT; June22; July 3'14 nom

**Power of atty** (misc); Matilda G Carson of Mt Kisco, NY, to Wm M Carson, NY; July2; July7'14 ——

**Power of atty** (misc); Caroline S Spencer of Newport, RI, to J Mack w Weinwright of Dec, NY; Dec7'12; July6'14 ——

**Power of atty** (misc); Christian G Moritz, 973 W 180, to Alfred M Pache, of White Plains, NY; July8; July6'14 ——

**Power of atty** (misc); Emanuel Aronstein to Saml Levy, both at 600 West End av; June11; July6'14 ——

**Power of atty** (misc); Mary E Schwab, 118 E 26, to Hy B Schwab, of Mount K, LI; July29'13; July9'14 ——

**Power of trust estates** (misc); Rosie Pennington of 1 TRUSTEES of Adolph Pennington to Howard L G Hart as joint TRUSTEE under estate of Mary; July14'14 nom

**Appointment** (misc); of trustee in place of Cornelius F Kingsland, deed; Frank K Pendleton of Amityville, LI, & Frederick P Potter of Tuxedo Park, NY, TRSTEES will Geo L Rives, dec'd, to Benj Wolf, Wm H Hill, EXR & Anna Wolf; July29; July7'14 ——

**Notice of appeal** by Jno Goelet from G of Est Jas Gore King, May22'14 & entered in Co Clerk's Office, June4 in Co Clerk's Office; same agt same; July6'14. Torren's system

**Exceptions** by the defts to the decision made by Justice Vernon M Davis made May22'14 & filed June4 in Co Clerk's Office; same agt same; July6'14. Torren's system

## WILLS.

### Borough of Manhattan.

**76TH st, 44 E** (5:1390-45), ss, 180 e Madison av, 19x102, 4-sty stn dwg & 2-sty ext; Maus R Vedder Est, Harmon A Vedder, EXR, 44 E 76; atty, M A Raymond, 156 Bway; A$25,000-32,000. Will filed July 3'14.

**82D st, 535 E** (5:1579-22), pt int, ns, 98 w East End av, 27x102, 5-sty bk tnt; A$8,500-18,000; also 111TH ST, 14 E (6:1616-66), ss, 137 e 5 av, 27x100, 5-sty stn tnt; A$14,000-26,500; also 114TH ST, 49 W (6:1598-11), ns, 645 w 5 av, 25x100, 5-sty stn tnt; A$14,000-27,500; also 5TH AV, 1365 (6:1619-72), es, 75 s 114th, 25x100, 5-sty bk tnt & str; A $20,000-33,000; Marcus Lederer Est, Saml Lederer, EXR, 535 E 82; atty, Solomon S Leff, 302 Bway. Will filed June30'14.

**87TH st, 352 E** (5:1549-32), ss, 100 w 1 av, 25x100, 4-sty bk tnt; Jas Gribble Est, Jas Gribble, EXR, 1058 Southern blvd; atty, Frank Herwig, 93 Nassau; A$9,500-15,000. Will filed June2'14.

**103D st, 103 W** (7:1858-28), ½ pt, ns, 100 w Columbus av, 25x78, 5-sty bk tnt & str; Sophie Popper Est, Julius J Popper, EXR, 209 W 86; atty, Sidney J Loeb, 19 Cedar; A $16,000-28,000. Will filed July2'14.

**111TH st, 14 E,** see 82d, 535 E.

**114TH st, 49 W,** see 82d, 535 E.

**Amsterdam av, 706-8** (4:1242-31), ws, 40 n 94th, 40x100, 5-sty bk tnt & str; Thos S Doyle Est, Edw C Newdorf, EXR, 706 Amsterdam av; atty, Chas C Maas, 87 Nassau; A$35,000-60,000. Will filed Mar5'14

**St Nicholas av, 759** (7:2063-29½), ws, 20 n 148th, 20x96x irreg, 3-sty bk dwg; Stealy B Rossiter Est, Augusta S Potter & ano, EXTRX, 759 St Nicholas av; atty, Wm K Gilchrist, 170 Bway; A$11,000-18,500. Will filed June29'14.

**5TH av, 1365,** see 82d, 535 E.

## CONVEYANCES.

### Borough of the Bronx.

**Aldus st, 978** (10:2746), ss, 79 e Hoe av, 42x107, 5-sty bk tnt; Julius L Wolff to Annie Epstein, 945 E 163; Lenora Yarfitz, 882 Beck, & Abr Wolff, 303 E 55; mtg $40,000; July1; July9'14. O C & 100

**Bronx Park E** (*), es, 300 n Thwaites pl, 51.6x148.2x73x141.1; Henry Doscher et al, EXRS Geo Reiss, to Julius Brilla, 3209 Barker av; Apr28; July7'14. 3,600

**Charlotte st, 1503** (11:2966), ws, 37.6 n 170th, 37.6x100, 5-stv bk tnt; Jacob Lishinsky to Hannah Gersten, 163 Lenox av; mtg $25,000; July1; July3'14. O C & 100

**Delancey pl** (*), es, 86.11 n Morris Park av, 25x90; Francis A Schneider & ano, EXRS Henry Parfitt, to Fredk W Richter, 1739 Van Buren; July2; July8'14 600

**Devoe ter** (11:3219), nws, 530.7 sw on curve from 190th, 50x104.4x50.4x103.4, 2-2-sty fr dwgs; Mons Johnsen to Martha A French, 2069 Arthur av; mtg $5,250; July 6 July9'14 O C & 100

**Fox st, 896** (10:2722), es, 52 s Barretto, 49x105, 5-sty bk tnt; B V Constn Co to Jno Christman, 172 W 95; mtg $39,000; May2; July3'14. O C & 100

**Garden st, 775** (11:3100), ns, 315.2 w Southern blvd, 50x100, 5-sty bk tnt; Henry C Crofoot to Vertrees R Edwards, Nashville, Tenn; June29; July3'14 nom

**Hoffman st, 2434** (11:3066), es, 475 n 187th, 25x120.1x25x120.6, except part for st, 2-sty fr dwgs; Henry Papen to Eben Demarest, 201 W 136; mtg $14,250; June 15; July9'14 nom

**Irving st, 888** (10:2761), es, 175 n Seneca av, 25x100, 2-sty bk dwg; Walter Sheldon Dayton & ano to Albt J. Anderson, Closter, NJ; mtg $8,500; July1; July3'14 nom

**Irving st, 888;** Albt J. Anderson to Albt P Lesinsky, 11 W 89; mtg $8,500; July1; July3'14. nom

**Jennings st, nwc Bryant av,** see Bryant av, 1451.

**Mt Hope pl, 63** (11:2827), nes, 119 nw Morris av, 31x125, 2-sty fr dwg & 2-sty fr rear bldg; Wm McEvoy to Jno Crinnion, 63 Mt Hope pl; mtg $3,000; July9'14. O C & 100

**Mt Hope pl, 63;** Marcella Crinnion to Wm McEvoy, 1827 Tremont av; mtg $3,000; July 9'14 O C & 100

**Newman st** (*), ws, 75.1 s Commerce, 25 x111.6; Eliz wife Philipp Dietrich to Antonietta B C Hehre, 357 E 184; June29; July3'14. O C & 100

**Newman st** (*), ws, 50.1 s Commerce, 25 x111.6; Elizabeth wife Philipp Dietrich to Anna A De Gaetano, 357 E 184; June29; July3'14. O C & 100

**North st, 27,** see Davidson av, nwc North.

**Northern ter** (13:3417), ss, 162.6 e rd to Yonkers, 75x150, vacant; Jno H Thorn to Jno J O'Connell, 3136 Corlear av; July6; July7'14. O C & 100

**Review pl** (12:3271), es, 125 n 239th, 25x [illegible]; Ida Kanzer to Harry Kanzer, [illegible] W 47; mtg $1,125; June26; July3 '14. nom

**St Paul's pl, 420,** see Brook av, sec St Paul's pl.

**Simpson st, 1247** (11:2974), ws, 57.6 s Freeman, 17.6x75, [illegible] fr dwg; Jas McComb, EXR Hugh McCreery, to Sarah E Martin, Elmhurst, LI; July2; July3'14. 4,000

**Storrow st** (*), ws, 20.10 s Old rd, 41.9x 102.11x43.6x90.11; Cath or Kate Reilly, widow to Jas Wormser, 485 E 140; July8; July9'14. nom

**Tiffany st, 1041** (10:2716), ws, 206.3 n 165th, 25x100, 3-sty fr tnt; Jno Doerr to Annie Katz, [illegible]; mtg $3,000; July 8; July9'14. O C & 100

**134TH st, 455 E** (9:2279), ns, abt 310 w Brown pl, —x—, 2-sty & b bk dwg; Chas A Anderson to Lovina L J wife Chas A Anderson, 455 E 134; July6; July8'14. nom

**136TH st, 467 E** (9:2281), ns, 650 e Willis av, 25x100, 5-sty bk tnt; Julia Hoffmann to Dina Henne, 459 E 136; mtg $14,000; July 8; July9'14. nom

**145TH st, 328 E** (9:2325), ss, 200.3 w 3 av, 25.3x99.5, 3-sty fr dwg; Philip Fasser to Jacob Erdenbrecher, 2699 3 av; July2; July7'14. O C & 100

**149TH st, 356-60 E** (9:2327), sec Cortlandt av (Nos 524-38), 100x165.9, 3-3-sty fr tnts & strs, 2-sty fr tnt & str, 2-4-sty bk tnts & strs & 1-stv bk str; Saml E Jacobs to Emil S Levi, 29 W 71; AL; May29; July 3'14. O C & 100

**149TH st, 554 E** (9:2275), ss, 39.4 w St Ann's av, 36.6x84.11, 5-sty bk tnt & strs; Wm F Schneider EXR Sophia Schneider to Grace S Cornell, 554 E 149; mtg $30,000; July6; July8'14. 39,000

**150TH st, 139 E** (9:2348), ns, 29.3 e Walton av, 16.10x95.4x17x94.9, 3-sty & b fr dwg; Grace L K Werdman, heir Grace M Kanski to Margt Mott, Mt Kisco, NY; Dec 31'13; July3'14. nom

**150TH st, 139 E;** Richd B Kanski to same; Apr10; July3'14. nom

**150TH st, 139 E** (9:2348); Margt Mott to Helen B Warrington, 66 W 93; Apr3; July3 '14. nom

**150TH st, 139 E;** Helen B Warrington to Jno B Hardy, 153 E 150; June4; July3'14. nom

**150TH st, 541 E** (9:2276), ns, 300 e Brook av, 25x100, 5-sty bk tnt; N Otis Rockwood, ref, to Kate Hopp, 588 E 141; mtg $9,000; FORECLOS May29; July2; July8'14. 7,000

**151ST st E** (9:2411), ns, 350.3 e Morris av, runs n116.10xe50xs24xw6.6xs92.8 to st x w43.6 to beg, vacant; Pincus Lowenfeld et al to Benenson Realty Co, 407 E 153; July 2; July3'14. nom

**152D st, 767 (951) E,** see Lex av, nec 119th (Nos 147-51), Manhattan cons.

**156TH st, 834-6 E** (10:2675), ss, 25 e Union av, 50x91, 6-sty bk tnt & strs; Celia Schwortzreich to Benenson Realty Co, 407 E 153d; mtg $38,000; July3; July6'14. O C & 100

**162D st, 408-12 E** (9:2383), ss, 69.4 e Melrose av, 50.8x100, 5-sty bk tnt; Benenson Realty Co to Ernst Kubler, 332 Bleecker; mtg $32,000; July2; July6'14. O C & 100

**162D st, 408-12 E;** Ernst Kubler to Herman Kubler, 332 Bleecker; mtg $32,000; July6'14. nom

**165TH st, 254 E** (9:2447), ss, 30 e Grant av, 36.9x80.6x36.9x80.9, 4-stv bk tnt; Mitchell-McDermott Constn Co to Wellman Finance & Realty Co, 120 Westchester sq; mtg $22,500; June29; July6'14. O C & 100

**169TH st E, see Teller av,** see Teller av, sec 169.

**170TH st, 621 E,** see Franklin av, 1400.

**172D st, 500-8 E,** see Bathgate av, 1612.

**175TH st, 782 E** (11:2959), ss, 101.7 e Prospect av, 45x141.10x45x151.6, 5-stv bk tnt; August Schussler to Esmeralda Allen, 400 Convent av; mtg $41,000; June24; July 3'14. nom

**176TH st, 779 E** (11:2954), ns, 140.4 e Prospect av, 50x100, 2-sty fr dwg & vacant; Geo J Lauten to Marguerite E Schaefer, 526 E 86; mtg $13,450; May25; July8'14. O C & 100

**176TH st, 921 E** (11:2985), ns, 53.6 w Daly av, 37.8x162.2x37.8x163.3, 3-sty fr dwgs; Margt E De Groot et al heirs Robt H Elton to Alex Livingston, 121 Buena Vista st, Corona, LI; OC; July7; July8'14. nom

**176TH st, 921 E;** Alex Livingston to S O Constn Co, the, 574 St Nicholas av; mtg $7,000; July6; July8'14. nom

**176TH st E, nec Crotona Pkway,** see Crotona Pkway, nec 176.

**177TH st, 12-6 E** (11:2852), ss, 88.7 e Jerome av, 75x125, 2-5-sty bk tnts; Plough & Fox Co to Wm H Kohring, 1651 Topping av; mtg $42,000; July2; July3'14. O C & 100

**181ST st, 660 E,** see Belmont av, sec 181.

**181ST st, 700 E,** see Crotona av, sec 181.

**205TH st E, nwc Decatur av,** see Decatur av, nwc 205.

**216TH st E** (*), ss, 302 w Barnes av, 50 x114; Pasqualina Guarino to Ellen Barrett & Cath F Dougherty, 740 E 216; July6; July7'14. O C & 100

**216TH st E, nwc Bronx blvd,** see Bronx blvd, nwc 216.

**217TH st E** (*), ns, 200 e White Plains av, 50x114; Myron Sulzberger, ref to Michl Brennan Inc, a corpn, 3617 White Plains rd; FORECLOS June26; July1; July7'14 2,000

**218TH st E** (*), ss, 150 w Paulding av, 3 lots, each 25x109.4; 3 deeds, each $525; Jno H Rogan, ref, to Danl London, 101 Van Buren, Bklyn; FORECLOS 3 tax liens, Feb17; June13; July8'14. 1,575

**218TH st E** (*), ss, 250 e White Plains av, 50x114, Wakefield; Antonio Marino to Albert S Brockway, 1117 Church st, Richmond Hill, NY; July2; July3'14. nom

**220TH st E** (*), nec Barnes av, 105x50; Albt S Brockway to Antonio Marino, 271 E 154; mtg $6,000; June29; July3'14. nom

**224TH st E** (*), ns, 165 w White Plains rd, 20x114; Ferd Steiger to Christian D Meyer; mtg $——; July8; July9'14. nom

**228TH st E** (*), ss, 127.5 w Prospect Ter, 27.5x114; Mary T Andres to Sophia Bolte; 665 E 225; mtg $5,500; June29; July3'14. nom

**232D st E** (*), nes, 105 se Paulding av, 25x89; Roman Dombkowski to Anton Gronich, 143 W 140; June6; July3'14. O C & 100

**233D st E** (*), ns, 80 e Carpenter av, 25 x114; Jos H Jones to Robt W Todd, 520 Park av; mtg $2,000; June11; July6'14. O C & 100

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**236TH st E (1st av)** (12:3401), ns, 225 e 2d or Webster av, 25x100, being lot 11, map Hyatt Farm, vacant; Wm D Miller to Jno Stahl, 614 E 241, July9 10, July3 14. O C & 100

**239TH st E** (12:3387), ss, 325 e Katonah av, 75x100, vacant; Dora M Schrenkeisen to Emmen Peterson, 2294 Ryer av, June16, July3 14. nom

**241st st E (*),** sws, 50 se Bronx blvd, 50x100, Washingtonville, Nicholas Wapler to Jno Stahl, 614 E 240; April6; July3 14. O C & 100

**Anthony av, 1854** (11:2803), es, 203 n 176th, 50x100, 3-sty fr tnt; Smada Realty Co to Wm E Burknardt, 1854 Anthony av; mtg $14,500; July3; July3 14. nom

**Arthur av, 2007** (11:3069), ws, 312.9 sw 180th, 18x87.6, all title to strip in front 18x52.6, 2-sty fr dwg; Martha A French to Clara Wright & Wm & Jas A Gerns, 2041 Arthur av; mtg $2,000; July6; July 9'14. O C & 100

**Bainbridge av, 2781** (12:3295), ws, 470.7 n 196th, 20x100, except part for Old Wms Bridge rd, 2-sty fr dwg, Lillian Fox to Michl Blank, 447 E 135, July2; July3 14. nom

**Barnes av, nec 220th,** see 220th E, nec Barnes av.

**Batngate av, 1612** (11:2919), sec 172d (No 900-8), 50.4x82.7x50.8x81, 2-sty brk strs, Bathgate Realty Corpn to Leo Greenberg, 1130 Vyse av; mtg $——, July3 14. O C & 100

**Baychester av, nec Boston rd,** see Boston rd, nec Baychester av.

**Beach av (*),** ws, 300 n Randall av, 25x100; Academy Bldg Co Inc to Bertha Wright, 523 Timpson pl; mtg $3,500; July 2; July3'14. O C & 100

**Beaumont av, 2316** (11:3103), ses, 200 n w 183d, 115x100, 2-sty fr dwg & vacant; Mary A Keenan to Frank C Fox, 406 E 146; mtg $9,000; June22; July6 14. nom

**Belmont av, 2375** (11:3074), ws, 50 n 186th, 25x87.6, 2-sty fr dwg & str; Kate Griffin to Maria Di Cristina, 636 Crescent av; July1; July3'14. nom

**Belmont av** (11:3081), sec 181st (No 660), 40.4x100.9x40.3x100.9, 3-sty brk tnt; Jno F Rices, 1el, to Root Eli Corpn, 55 Franklin; FORECLOS June17, July2; July3'14. **16,050**

**Boston rd (*),** nec Baychester av, 100x109.6x100x115.11, except part for Boston rd; Bertram L Marks to Josephine Hill, 950 Prospect av; mtg $6,500; July15'13; July7 '14. O C & 100

**Boston rd (*),** same prop; Josephine Hill to N Y & Westchester Suburban Land Co, 33 W 42; mtg $7,500; July2; July7'14. O C & 100

**Brady av (*),** nec Muliner av, 50x100; Sylvester Hlavac to Conservative Realty Corpn, 99 Nassau; mtg $2,000; July1; July 3'14. O C & 100

**Bronx Blvd (*),,** nwc 216th, 25x50.6; Frances Daggett to Bronx Parkway Commission, 100 Bway; July1; July3'14. **686.16**

**Brook av** (11:2895), sec St Paul's pl (No 420), 46.8x100.8x46.9x100.8, 5-sty brk tnt & strs; Jno J Hynes, ref, to Jas G Wentz, 330 West End av; FORECLOS June24; June25; July3'14. **38,000**

**Brook av, 1220** (9:2393), es, 96 s 168th, 25x95, 1-sty fr dwg; Maude M Overington to Alex Kelly, 254 E 142; QC; Dec10; July5 '14. nom

**Brown av (*),** es, 100 s Sagamore, 25x100; Danl Lynch to Aquilano Inc, a corpn, 703 E 187; July8; July9'14. O C & 100

**Bryant av, 1429** (11:2994), ws, 300 n Freeman, 50x100, 5-sty brk tnt; Leslie Acker to Hugh D Smyth, 413 Greene av, Bklyn; mtg $39,000; July7; July9'14. O C & 100

**Bryant av, 1451** (11:2995), nwc Jennings, 45x100, vacant; Jackson Constn Co to Mary L E Johnson, Camden, NY; mtg $16,000; Nov16'11; July3'14. nom

**Carpenter av (*),** ws, 109.6 s 220th, 25x 105; Conservative Realty Corpn to Albina Hlavac, 429 E 79; mtg $4,000; July1; July3 '14. O C & 100

**Castle Hill av (*),** nwc Quimby av, 103x 80.11; mtg $3,000; also HOUGHTON AV (*), ss, 279.11 w Castle Hill av, 24.11x108; mtg $4,400; Wellman Finance & Realty Co to Mitchell-McDermott Constn Co; Apr15; July6'14. nom

**Clinton av, 1820** (11:2949), es, 97 n 175th, 19.5x90.2, 3-sty bk dwg; Emanuel B Cohen, ref, to Marion E Ireland, 10 Manhattan av; FORECLOS June23; June30; July7'14. **100**

**College av, es, 25 n 171st,** see Teller av, sec 169.

**College av, es, 100 s 171st,** see Teller av, sec 169.

**Commonwealth av (*),** es, 175 s Manston, 50x100, except part for av; Violet J Graham to Hugh P Cogan, 111 E 102; AL; July 1; July7'14. O C & 100

**Concord av (*),** ws, 201 s Kossuth av, 49x100; Lena Eichner to Jas Kelly, 313 W 134; mtg $3,800; July3; July6'14. O C & 100

**Country Club av (*),** ss, 125 w John, 25x 100; Geo J Baxter to Wm R Sprague, 1420 Williamsbridge rd; mtg $2,433.98; July1; July7'14. nom

**Courtlandt av, 524-38,** see 149th, 356-60 E.

**Cromwell av, ws, 128.1 n 162d,** see River av, ws, 132.5 n 162d.

**Cromwell av, es, 132.5 n 162d,** see River av, ws, 132.5 n 162d.

**Crotona av, 1387** (11:2935), ws, 89 n Jefferson, 25x100, 2-sty fr dwg; Emma C Oesting to Chas Heidelberger Jr, 1239 Franklin av; mtg $4,800; July3; July6'14. O C & 100

**Crotona av** (11:3096), sec 181st (No 700), 65x102, vacant; Mungo Constn Co Inc to Masons Builders Co Inc, 391 E 149; mtg $11,500; July1; July3'14. O C & 100

**Crotona Pkway** (11:2985), nec 176th, runs e6.10xn162.2xw75.3xs31.3 to Crotona Pkway xs147.1 to beg, vacant; David J Lyons to S O Constn Co, Inc, 574 St Nicholas av; mtg $4,000; June29; July7'14. O C & 100

**Davidson av** (11:3198), nwc North (No 27), 37.6x100, vacant; Hy Cleland to Henry Cleland, Inc, 1949 Anthony av; mtg $4,000; July2; July6'14. O C & 100

**Decatur av** (12:3349), nwc 205th, 70x100x 60.3x100, vacant; Fath H McNulty to Mary A Thornton, 500 W 113; mtg $5,000; July 1, July3 14. nom

**Eagle av, 683 (638)** (10:2617), ws, 434.9 s 156th, 19.11x99.5, 3-sty fr tnt; Rudolph Pfister & Jno to Bertha Bohling, 683 Eagle av; mtg $5,400; June15; July7'14. O C & 100

**Elton av, 806** (9:2380), es, 27 n 165th, 25 x100, 5-sty bk tnt; Elisabeth Ragette to Edw S Wadhams, 42 E 4; AL; July5; July9 '14. O C & 100

**Evergreen av, 1210 (*),** es, 104 n Westchester av, 40x100; R Clinton Norton to Mary J Mullis, 296 Carroll, Bklyn; AL; July1; July3'14. nom

**Findlay av** (11:2783), ws, 515.2 n 169th, 112.6x100, vacant; Pincus Lowenfeld et al to Edmont Realty Co, 535 E 166; mtg $7,-200; July1; July3'14. nom

**Findlay av, 1274** (9:2436), es, 123.4 s 169th, 16.8x100, 2-sty fr dwg; Jno E Griffiths to Alice Adams, 1540 Hoe av; mtg $3,-000; July1; July3'14. O C & 100

**Forest av, 995** (10:2649), ws, 185.9 s 165th, 21x91, 3-sty fr tnt & str; Kate Breslin et al, devisees Jno Bergen, to Heinrich Suhr, 995 Forest av; mtg $2,500; July8; July9'14. O C & 100

**Franklin av, 1400** (11:2936), nec 170th (No 621), 28.4x99.11x14.2x101, 5-sty bk tnt & strs; Herbert Fischer to Bertha Holland, 412 Suydam, Bklyn; mtg $30,000; Sept24'13; July7'14. O C & 100

**Garrison av** (10:2731), ws, 44.4 n Longwood av, strip, runs w26xn1.4xe25 to beg; Julius M Mayer to Geo W Haas, 447 Evergreen av, Bklyn; QC; June27; July3'14. nom

**Garrison av** (10:2731), same prop; Emily R Coon to same; QC; June16; July3'14. nom

**Gouverneur av** (12:3252), es, 362.6 n Seagwick av, 37.6x100, vacant; Ida Karger to Harry Karger, Inc, 30 W 47; mtg $1,125; June26; July3'14. nom

**Grand av, 2327** (11:3209 & 3212), ws, 50 s 184th, 50x90, 2-sty fr dwg; Marie Nixon to Chas E Nessle, 2304 Grand av; mtg $7,000; July2; July3'14. nom

**Grand blvd & concourse, 964** (9:2461), es, 34.4 s 164th, 100x188.5x100x191.2, 3-sty & bk fr dwg & vacant; Mildred E White to Geo Schleicher, 37 W 14; mtg $16,911.70; July2, July6'14. nom

**Hering av (*),** es, 425 s Neil av, 25x99.11 x25.1x101.4; Sound Realty Co to Sam Nilsen, 659 Ocean av, Jersey City, NJ; June 29; July3'14. nom

**Hering av (*),** es, 475 s Neil av, 19x96.10 x15.5x97.11; Sound Realty Co to Wm Robinson, 180 W 81; June29; July3'14. nom

**Hering av (*),** es, 350 s Neil av, 25x 105.4x25.1x107.10; Sound Realty Co to Thos Moss, 1330 Edwards av; June29; July 3'14. nom

**Hering av (*),** es, 100 s Neil av, 25x100; Sound Realty Co to Danl J Calnan, 365 W 15; June29; July3'14. nom

**Hering av (*),** ws, 350 s Neil av, 50x 100; Sound Realty Co to Mathew J McQuillan, 380 E 173; June29; July3'14. nom

**Hering av (*),** ws, 400 s Neil av, 50x 100; Sound Realty Co to Andw Lauder, 116 Henry, Bklyn; June29; July6'14. nom

**Hoe av, 1166** (10:2752), es, 204.1 s Home, 37.6x100, 5-sty bk tnt; Charlotte Horn to Jno Stubbe, 1177 Liberty av, Bklyn; mtg $33,300; July2; July3'14. O C & 100

**Hollers av, nec Merritt av,** see Merritt av, nec Hollers av.

**Hollers av (*),** ns, 25 w Merritt av, 25x 100; Hudson P Rose Co to Giuseppe Marchioli, 2277 Hollers av; June25; July3'14. nom

**Honeywell av, 2026** (11:3122), es, 32.7 s 179th, 22x111.6, 2-sty fr dwg; Alfd Kraus et al to Bloome Bloch, 840 Dawson; QC & confirmation deed; Jan15; July8'14. nom

**Houghton av, ss, 279.11 w Castle Hill av,** see Castle Hill av, nwc Quimby av.

**Jerome av** (9:2501), es, 281.6 s 164th, runs e47xe57.4xe105.10 to cl Cromwell Creek xs32.4xw— to pt 115.11 w cl said creek xw57.7xw54.11 to av xn38 to beg, vacant; Geo H Huber to City Real Estate Co, 176 Bway; June25; July8'14. O C & 100

**Longfellow av, 1409** (11:2999), ws, 25 n Freeman, 37.6x100, 5-sty bk tnt; Chas W Millard to Eber L Scripture, 131 W 16; mtg $31,000; July1; July6'14. nom

**Lyon av (*),** ns, 30 e Glover, 25x100; Richd Wohlberg to Stanley H Steiner, 2307 Lyon av; mtg $1,100; July7; July8'14. O C & 100

**Lyon av (*),** ns, 55 e Glover, 25x100; Conservative Realty Corpn to Stanley H Steiner, 2307 Lyon av; mtg $4,500; July7; July 8'14. O C & 100

**Lydig av (*),** ns, 50 e Hering av, 25x100; Sound Realty Co to Max Zaritzky, 1879 Crotona av; June29; July6'14. nom

**Lydig av (*),** ns, 27.4 e Narraganset av, 27.4 x 79.11 x 25.3 x 89; also WILLIAMSBRIDGE RD, nec Neill av, 25.1x95.5x25x 94.9; Sound Realty Co to Clara J Reilly, 104 W 49; June29; July3'14. nom

**Lydig av (*),** ns, 50 e Narraganset av, 50x100; Sound Realty Co to Rose Ferrara, 224 E 107; June29; July6'14. nom

**Lydig av (*),** nwc Tenbroeck av, 25x 100; Sound Realty Co to Mollie Helfer, 1706 Bathgate av, & Harry Barcham, 57 W 28; June29; July3'14. nom

**Lydig av (*),** ss, 27.4 w Tenbroeck av, 54.9x132.2x50x109.11; also LYDIG AV, swc Tenbroeck av, 27.4x109.11x25x98.8; Sound Realty Co to Anna Wittekind, 1458 Seabury pl; June29; July3'14. nom

**Lydig av (*),** swc Van Hoesen av, 57.4x 46.8x55x15; also LYDIG AV, ss, 57.3 w Van Hoesen av, 50x79.11x46.2x46.7; Sound Realty Co to Sara F Maggio, 540 E 187; June 29; July6'14. nom

**Lydig av (*),** ss, abt 81.2 e Yates av, 27.4x81.7x25x96.10, Sound Realty Co to Ann Dussen, 2324 Bathgate av; June29, July3 14. nom

**Lydig av (*),** swc Yates av, 25x100, Sound Realty Co to Mary Mone, 389 3 av; June29; July3'14. nom

**Lydig av (*),** ss, 25 w Yates av, 25x100; Sound Realty Co to Annie McCabe, 389 3 av; June29; July3'14. nom

**McGraw av (*),** ns, 25 w Leland av, 25x 100, Tillie M Stadler to Christian Muller, 1040 Westchester av; mtg $1,500; July1; July3'14. O C & 100

**Marmion av, 1892** (11:2959), es, 26 s Fairmount pl, 35x100.10x34.10x103.4, 4-sty bk tnt; Chas G Meier to Rehsom Realty Corpn, 135 Bway; mtg $20,000; July1; July7'14. O C & 100

**Merritt av (*),** nec Hollers av, runs e73.6 xnw101 to Merritt av xs63.4 to beg; Hudson P Rose Co to Donato Vignogna, 248 E 151; July2, July3'14. nom

**Middletown rd (*),** ns, 75.7 w Mayflower av, 50.4x125.3xs0x119.1; Wellman Finance & Realty Co to Pasquale Monaco, Brentwood, LI; July6, July3 14. nom

**Montgomery av, swc Popham av,** see Popham av, swc Montgomery av.

**Mulmer av, nec Brady av,** see Brady av, nec Mulmer av.

**Neil av (*),** ns, 75 w Hering av, 25x 100; also NEIL AV, ns, 75 e Yates av, 25x 100; also NEIL AV, ns, 25 e Yates av, 50x 100; Sound Realty Co to Lewis Crown, 324 2 av; June29; July3'14. nom

**Neil av (*),** nwc Hering av, 25x100; Sound Realty Co to Frieda Rauch, 634 Fillmore pl, West New York; June29; July3 '14. nom

**Neil av (*),** sec Tenbroeck av, 25x120.3x 26.4x111.10, Sound Realty Co to Wolf & Karl Barcham, 57 W 28; June29; July3'14. nom

**Neil av (*),** nwc Yates av, 25x100; Sound Realty Co to Max Zaritzky, 1879 Crotona av; June29; July6'14. nom

**North Oak dr (*),** ns, being w ½ lot 71 & part lots 69 & 70 amended map Bronxwood Park, 50.10x—; agmt as to encroachment of bldg; Louis H Stone & Jos Buehler, Inc, with Kate E Gibbons, Warsaw, NY; July9'14. O C & 100

**Oakley av (*),** es, 271.1 s Emmons pl, 23.8x98.3x22x103.3; Jno Stahl to Bronx Parkway Commission, 100 Bway; June25; July3'14. **280.47**

**Overing av (*),** ws, 148.4 n Frisby av, 50 x100x—x100, except part for Glebe av & Overing st; Wm E Ferris to Davis Brown, 2967 Perry av, Fred M Weiss, 1358 Herschell; July6; July8'14. O C & 100

**Pelham Pkway S (*),** sec Narraganset av, 25x100; Sound Realty Co to Rosa Weiss, 97 Ams av; June29; July3'14. nom

**Pelham Pkway S (*),** ss, 50 e Van Hoesen av, 25x100; Sound Realty Co to Zetta Block, 722 3 av; June29; July3'14. nom

**Pelham Pkway S (*),** ss, 100 e Van Hoesen av, 50x150; Sound Realty Co to Ida Haber, 47 W 112; June29; July8'14. nom

**Pelham Pkway S (*),** sec Yates av, 50x 100; Sound Realty Co to Edgar H Farr, 321 W 46, & Delano E Farr, Albany, NY; June29; July3'14. nom

**Popham av** (11:2877), ws, 177.4 n 176th, 50x100, vacant; Fernando C Wood to Herman C Doehtermann, 211 E 2; July3; July 6'14. O C & 100

**Popham av** (11:2877), ws, 31.3 sw Palisade pl, 50x100; D Roy Shafer to Martin J Lyons, 1795 Popham av; mtg $1,000; July 1; July3'14. O C & 100

**Popham av** (11:2877 & 2878), swc Montgomery av, 118.9x26x100x65, vacant; Fernando C Wood to Chas Dochtermann Jr, 48 St Marks pl; July3; July6'14. O C & 100

**Pratt av (*),** es, 1,215.3 s Kingsbridge rd, 50x112.3x50x113.10; Jno Brandt to Paul T Olson, 400 Columbia, Union Hill, NJ; July 2; July3'14. O C & 100

**Prospect av, 667-81** (10:2675), ws, 125 n 152d, 100x95, 3-1-sty bk strs & 1-sty bk theatre; Carrie Lazar to Goldie Cowen, 778 Beck; mtg $51,000; June30; July3'14. O C & 100

**Quimby av, nwc Castle Hill av,** see Castle Hill av, nwc Quimby av.

**River av** (9:2493 & 2501), ws, 132.5 n 162d, runs w235 to es Cromwell av xn53xe 135xn102xe100 to River av xs155 to beg; also CROMWELL AV, ws, 128.1 n 162d, 30x 114.1x34.5x99.1, vacant; Wm W Astor to City Real Estate Co, 176 Bway; B&S; May 28; July3'14. 100

**Road to Middletown (*),** ss, 250 e Mapes av, 50x105x50x107; Fred J Frasch to Westchester County Brewing Co, Mt Vernon, NY; mtg $4,000; June24; July6'14. nom

**St Anns av, 649** (9:2358), ws, 75.4 s Rae, 25.1x89.3x25x91.8, 5-sty bk tnt & strs; Rachel Meyer to Christian Goll, 413 E 155; mtg $16,000; July8; July9'14. O C & 100

**Teller av, 1051** (9:2433-2428), ws, 99.6 n 165th, 20x100, 3-sty bk dwg; Lyman W Divine to Ellen Beck, 103 5 av, New Brighton, SI; mtg $8,500; Apr28; July3'14. nom

**Teller av** (11:2431), sec 169th, 104.10x 18.11x111.6x89.7, vacant; also COLLEGE AV (11:2784), es, 100 s 171st, 25x125; also COLLEGE AV (11:2784), es, 25 n 171st, 25x100, vacant; Saml Lesser, ref, to Blanche Wesselman, 875 West End av; FORECLOS June1; July2; July6'14. **4,300**

**Tenbroeck av (*),** es, 150 n Lydig av, 25 x125; Sound Realty Co to Jno J Cummins, 1729 Ams av; June29; July6'14. nom

**Tenbroeck av (*),** es, 175 n Lydig av, 25 x125; Sound Realty Co to Brana Friedman, 747 Blake av; June29; July3'14. nom

**Tenbroeck av (*),** es, 150 s Pelham Pkway S, 25x125; Sound Realty Co to Harry Sado, 93 E 116; June29; July3'14. nom

**Tenbroeck av (*),** es, 100 s Pelham Pkway S, 25x125; Sound Realty Co to Fredk S Myers, 508 W 20; June29; July3 '14. nom

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**Tenbroeck av** (*), ws, 150 s Pelham Pkway S, 24x112.6, Sand Realty Co to Jacob Tabak, 10 W Houston, June29, July 6'14. nom

**Tinton av** (1.2865), ws, 240.5 n 161st, 25x100, vacant, David W Cohen to Sam Cohen, Oyster Bay, LI, QC & correction deed, dated, July6'14. nom

**Tinton av** (1.2865), same prop; Sam Cohen to Sam Constn Co Inc, 341 E 164, QC, correction deed, May29, July6'14. nom

**Topping av, 1651** (1.2496), ws, 150 s 172d, 20x90, 3-sty bk dwgs, Wm H Koenig et al to Brough & Fox Co, July1, July3 '14. O C & 100

**University av, 1652** (1.2876), es, 50 s Brandt pl, 40x100, 5-sty bk tnt; Maud Morell to Henry Pearson, 2 E 56, mtg $33,500, July1; July3'14. nom

**Van Hoesen av** (*), es, 145 n Lydig av, 25x100, Sound Realty Co to Rubin Klinger, 37 Broome, June29, July3'14. nom

**Van Hoesen av** (*), es, 100 n Lydig av, 50x100, Sound Realty Co to Edwin R Lockwood, 383 Broome; June29, July3'14. nom

**Van Hoesen av** (*), es, 150 n Lydig av, 25x100; Sound Realty Co to Jno Curristine, 200 W 81; June29; July6'14. nom

**Van Nest av (*),** sec Wallace av, 25x100, except part for avs; Rosa Nathan et al to Alcott Realty Co, 309 Bway, mtg $——; May15; July7'14. 2,500

**Van Nest av** (*), ss, 20 e Wallace av, strip, 4x95, except part for Van Nest av; Philip Wellins to Alcott Realty Co, 309 Bway; May15; July7'14. O C & 100

**Wallace av, sec Van Nest av,** see Van Nest av, sec Wallace av.

**Webster av, 1522** (11:2896), es, 172.4 n 171st, 37.6x113 to ws Mill Brook x38.3x 105.10, 5-sty bk tnt; Sydney Kasnowitz to Alfd Frankenthaler, 1215 Madison av; B& S; May15; July3'14. nom

**Williamsbridge rd (*),** es, 150 s Neil av, 25x100; Sound Realty Co to Rosie Herman, 1008 Garrison av; June29; July3'14. nom

**Williamsbridge rd (*),** es, 141.10 s Pelham Pkway S, 25x164.9x25.2x168.11; Theresa Lemmon to Jos E Marx, 3609 Bway; B &S; June25; July7'14. O C & 100

**Yates av** (*), es, 100 n Neil av, 50x100; Sound Realty Co to David Blum, 40 W 114; June29; July3'14. nom

**Yates av** (*), es, 100 s Neil av, 50x100; Sound Realty Co to Sigmund L Pinner, 1024 Hudson, Hoboken, NJ; June29; July 6'14. nom

**Yates av** (*), es, .475 s Neil av, 28.9x 100.1x24.11x100; Sound Realty Co to Max Zaritzky, 1879 Crotona av; June29; July 6'14. nom

**Yates av** (*), es, 150 s Pelham Pkway S, 25x100; Sound Realty Co to Mary L Mayer, 274 W 140; June29; July3'14. nom

**Yates av** (*), es, 175 s Pelham Pkway S, 25x100; Sound Realty Co to Myer Gladstone, 744 Fox; June29; July3'14. nom

**Zerega av (*),** nes at ses lands now or formerly Melchoir, runs n e 428.5 x s e 204.9xse458 to av xnw211.5 to beg, except part taken by City NY; Herman Spero & ano to Spero Constn Co, Inc, 302 Bway; mtg $12,500; June27; July6'14. O C & 100

**Interior plot** (*), begins 400 w White Plains av; also PLOT begins at line 102 s 223d, runs s12xw50xn12xe50, being pt lot 952 map Wakefield; Herman Hunger to Morris Wetzler, 657 E 222; July2; July8'14. O C & 100

**Lots (*) 208, 209, 213, 214, 215, 347, 348, 381, 382 & 383,** map Pearsall property; Sound Realty Co to Benj Cohen, 853 Cauldwell av; June29; July3'14. nom

**Lot 446** (13:3423), map 463 lots Forster-Schmidt Prop; W Waldo Weller to Jennie M Weller at Chautauqua, NY; July8'14. nom

**Plot (*),** begins 990 e White Plains rd at point 125 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Louise O Krueger to Chas J Howe, 137 W 136; mtg $3,000; July3; July6'14. nom

**Plot (*),** same prop; Chas J Howe to Louise O Krueger, 888 E 176; mtg $3,000; July3; July6'14. nom

# MISCELLANEOUS CONVEYANCES.

## Borough of the Bronx.

**Bronx Park E** (*), es, 300 n Tiwaites pl, 51.6x148.2x73x141.1; re mtg; Wm Grosspeter to Henry Doscher, 564 W 185; J Homer Hildreth, 362 E 136, & Herman Reiss, 1822 Morris av, EXRS Geo Reiss; May26; July7'14. nom

**Bronx Park E (*),** same prop; re dower; Anna Reiss to same; June30; July7'14. O C & 100

**Bronx Park E (*),** same prop; re mtg; Wm Saier to same; July3; July7'14. 2,000

**Newman st (*),** ws, 55.1 s Commerce, 50 x111.6; re mtg; Dollar Savgs Bank to Eliz Dietrich, 38 Poplar av, Hackensack, NJ; June27; July3'14. 800

**North st, 27,** see Davidson av, nwc North.

**162D st E** (9:2507), lot 34 blk 2507 tax map; consent to operate R R; Cath L Wynne to Manhattan Railway Co, a corpn; June26; July9'14.

**162D st, 94 W** (9:2511); consent to operate R R; Dora M Moclair to Manhattan Railway Co, a corpn; June26; July9'14.

**Anderson av, 950 (9:2504);** consent to operate R R; City Real Estate Co to Manhattan Railway Co, a corpn; June30; July 9'14.

**Anderson av** (9:2504), lots 40, 44, 46 & 56 blk 2504 on tax map; consent to operate R R; City Real Estate Co to Manhattan Railway Co, a corpn; June30; July 9'14.

**Crosby av, nwc Middletown rd,** see Middletown rd, nwc Crosby av.

**Davidson av** (11:3198), nwc North (No 27), 37.6x100, vacant; re mtg; Geo Dieckmann to Henry Cleland Inc, 1849 Anthony av; July2; July6'14. 650

**Longfellow av, 1479** (11:3000), ws, 300 s 172d, 37.6x100, 5-sty bk tnt; re mtg; N Y Trust Co to O'Leary Realty & Constn Co, 991 E 167; July1; July6'14. nom

**Middletown rd (*),** ns, 75.7 w Mayflower av, 50.4x125.3x50x119.1; re mtg; Poughkeepsie Trust Co to Wellman Finance & Realty Co, 120 Westchester sq; July2; July 8'14. nom

**Middletown rd (*),** same prop; re mtg; same to same; July2; July8'14. nom

**Middletown rd (*),** nwc Crosby av, 52.1x 92.1x50x87.11; re mtg; Poughkeepsie Trust Co to Pasquale Monaco, Brentwood, LI; July2; July8'14. nom

**Ogden av, 949** (9:2524); consent to operate R R; City Real Estate Co to Mannattan Railway Co, a corpn; June30; July9 '14.

**Summit av, 917** (9:2523); consent to operate R R; City Real Estate Co to Manhattan Railway Co, a corpn; June30; July 9'14.

**Summit av, 924** (9:2524); consent to operate R R; City Real Estate Co to Manmattan Railway Co, a corpn; June30; July 9'14.

**Tremont rd (*),** ss, 50 w Robin av, 50x 100; re mtg; Poughkeepsie Trust Co to Richd H Arnold, 1613 Plymouth; June12; July8'14. nom

**Tremont rd (*),** same prop; re mtg; same to same; July2; July8'14. nom

**Williams av, es, 150 s Tremont rd,** see Williams av, es, 96.7 n Middletown rd.

**Williams av (*),** es, 96.7 n Middletown rd, 50x100; also WILLIAMS AV (*), es, 150 s Tremont rd, 50x100; re mtg; Poughkeepsie Trust Co to Rich H Arnold, 1613 Plymouth; July2; July8'14. nom

**Williams av (*),** same prop; re mtg; same to same; July2; July8'14. nom

**Woodycrest av, 951** (9:2511); consent to operate R R; Cath L Wynne to Manhattan Railway Co, a corpn; June26; July9'14.

**Woodycrest av, 950** (9:2507); consent to operate R R; Wm T Dougan to Manhattan Railway Co, a corpn; June29; July9'14.

**3D av, 3444-6** (10:2608), sec 167th, 54.5x 133.11x54x142.5; consent to third track; Pauline Schnaufer to Manhattan Railway Co, a corpn; May27; July7'14. 372

**3D av, 3716** (11:2926), consent to 3d track; Ella K Strauss to Manhattan Railway Co, a corpn; May13; July7'14. 130

**3D av, 3716** (11:2926); consent to 3d track; Harlem Savings Bank to same; June25; July7'14. nom

**3D av, 3803** (11:2912), consent to 3d track; Chas W Berg to Manhattan Railway Co, a corpn; June15; July7'14. 125

**3D av, 3803** (11:2912); consent to 3d track; German Savings Bank to same; June23; July7'14. nom

**Power of atty;** Eliz Dietrich to Philipp Dietrich, Clason Point; Oct14'13; July3'14.

**Power of atty;** Mrs A Robinson to Harry Spriggs; Dec27'13; July8'14.

# LEASES.

## Borough of Manhattan.

JULY 3, 6, 7, 8 & 9.

**Allen st, 48** (2:308), two basement stores with basements underneath; also ground floor, rear house; Heiman Weiner to Jacob K Vogel & Max Feirsten, both at 48 Allen; 2 11-12yf June1; 2y ext at $1,440; July7'14. 1,380 & 1,404

**Bayard st, 108** (1:199); asn Ls; Euplio Di Carlo to Frank Galasso, 75 Baxter; mtg $——; July1; July8'14. O C & 100

**Bleecker st, 218** (2:527), str; Herman Koch to Calcedonio Del Grasso, 218 Bleecker; 3yf Sept1'13; July9'14. 480

**Broome st, 371** (2:471); asn Ls; Concetta Formichella to Lorenzo Formichella, 371 Broome; July2; July8'14. nom

**Broome st, 371;** asn Ls; Lorenzo Formichella to James Everards Breweries, a corpn, 12 E 133; July2; July8'14. nom

**Cathedral Pkway, nec Bway,** see Bway, nec Cathedral Pkway.

**Cherry st, 150** (1:253), str; Rachela Paladino to Calogero Pino, 144 Cherry; 5yf Jan1'17; July8'14. 480

**Crosby st, 19,** see Grand, 133.

**Division st, 7 & 7½** (1:281), all; Mary S Bernstein to Harry Lewis, 7 Division; 7 10-12yf July1; July3'14. 2,700 & 3,000

**Downing st, 24-8** (2:527), 2d & 3d flrs; Oakwood Constn Co to David S Gordon, 378 E 2, Bklyn, et al, firm Superior Printing House, 24 Downing; 5 7-12yf July1; 5y ren; July9'14. 2,910

**Grand st, 133** (1:233), also CROSBY ST, 19; asn Ls; Frank Schlernitzauer to August & Franziska Hartmaier, 133 Grand; July2; July3'14. O C & 100

**Hudson st, 101** (1:181), str & pt b; Claus Hulle to Isidor Thomases & Saml Frieszel, both at 15 Abington sq; 5yf May11; 5y ren at $2,800; July8'14. 2,500 to 2,800

**Liberty st, 98** (1:50), str adj cor str; United Merchants Realty & Impt Co, Inc, to Frank Petroni, 42 Bway; from June20 '14 to Apr28'18; July3'14. 1,500 & 1,800

**Nassau st, 83** (1:70), str & b; N Y Life Ins & Trust Co, TRSTE Florence W B Platt, to Hattie Fuchs, doing business as "Spitzers," 564 W 160; 5yf May1; July9'14. 4,500 & 5,000

**Orchard st, 26** (1:298), stoop str, b & c; Aaron S Laidhold & ano to Aaron & Abr Selevan, 26 Orchard; from Aug1'14 to Apr 30'24; July9'14. 1,327 & 1,740

**St Marks pl, 6** (2:463), all; Wm Barth to Anna Wasser, 16 St Marks pl; 2yf May 15; July6'14. 10,000

**4TH st, 251-3 E** (2:387), all; Saml Feinberg to Sam Etlinger, 332 E 13; 3yf July1; July7'14. 6,390

**16TH st, 513 E** (3:974); sur Ls; Kips Bay Brewing & Malting Co to Christian J & Margt Uhl, 175 6th, Elmhurst, LI; AT; Mar 10; July3'14. nom

**17TH st, 227 & 239 W** (3:767), str & b; 227 W 17th St Co, a corpn, to Jos L Rossmann & Co, 5250 Maple av, St Louis, Mo; from Jun16'14 to Jan31'20; 5y ren at $2,-000, July6'14. 2,400

**26TH st, 128 W** (3:801); asn Ls; Saml Tischler to Jos P Mandelbaum, 116 W 144; mtg $1,500; June22; July3'14. nom

**29TH st, 39-41 W** (3:831), a right of way or exit from Daly's Theatre &c, to 29th st; Rockbridge Realty Co, Inc, to Mary E Jones, on Syosset rd, Cold Spring Harbor, LI; from Mar27'14 to May1'17; July6'14. 2,000, 1,500 & 1,000

**32D st, 23 W** (3:834); asn Ls; Gustave L Morgentnau to 23 West 32d St Co, a corpn, 23 W 32, Mar4'12, July8'14. nom

**42D st, 20 (10) E** (5:1276); agmt modifying Ls; Agnes Daly with Pabst Brewing Co, a corpn, at Milwaukee, Wis; June10; July3'14. nom

**48TH st, 128 W** (4:1000), str; Fisher Lewine & ano to Jos Ciardi, 119 W 26; 5yf Aug1; July6'14. 1,200

**48TH st W, nwc S av,** see S av, nwc 48.

**61ST st W, nec Bway,** see Bway, 1864.

**98TH st E, sec Madison av,** see Madison av, 1413.

**103D st, 10-14 E** (6:1608), ss, 200 e 5 av, 75x100.11, all; Phebe P Lahens to Nathan Glassheim, 468 Riverside dr; 10yf July1; July7'14. 3,600 & 3,700

**103D st W, swc Amsterdam av,** see Amsterdam av, swc 103.

**111TH st, 211 W** (7:1827), str & b; Bella Feldman to Rubin Osterweil, 82 Madison; 3yf Oct1; July8'14. 660

**114TH st, 61 W** (6:1598), cor str & b; Andw Geller to Chas K Feuer, 109 W 113; 4yf May1; July3'14. 2,100 & 2,400

**119TH st E, nec 3 av,** see 3 av, 2183-5.

**122D st, 414-8 E** (6:1809); asn Ls; Giuseppe Tinelli & ano to Giuseppe Vavalla, 414-8 E 122; June17; July8'14. nom

**133D st E, swc Madison av,** see Madison av, 2120.

**133D st E, swc Madison av,** see Madison av, 2120.

**150TH st W, sec Amsterdam av,** see Amsterdam av, 1815.

**181ST st W, nec Audubon av,** see Audubon av, nec 181.

**Av A, 17** (2:429), str & b; Broome Clinton Co, a corpn, to Jacob Gelbstien, 512 W 132; 4 9-12yf Aug1; 5y ren; July7'14. 1,800

**Av B, 199** (2:395), n str & b; Pincus Lowenfeld & ano to Morris Newman, 199 Av B; 3 10-12yf July1; July6'14. 660 & 720

**Av D, 131** (2:379), cor str & b; Max Borck to Louis Glantz, 131 Av D; 5yf May1'13; July8'14. 804 & 840

**Amsterdam av** (7:1874), swc 103d; agmt modifying Ls & bill of sale of chattels, etc; Martha A Lawson, individ & EXTRX Judson Lawson to The Clendenning Co, a corpn, 202 W 103; June25; July3'14. 2,000

**Amsterdam av, 1815** (7:2064), sec 150th; asn Ls; Jno Braun to Harry A Howard, 537 E 147; mtg $4,095; June25; July3'14. nom

**Audubon av** (8:2155), nec 181st, 25x60, str & pt b; Heilner & Wolf to Thos J Cryan, on premises; ext Ls; 3yf Nov1; July 3'14. 2,000

**Broadway** (7:1882), nec Cathedral Pkway, that portion of ground fl fronting on ns of pkway abt 50 e Bway, 9.6x46.10; Ada L Westcott et al TRSTES Robt E Westcott, to Avedon, Inc; 4 2-12yf Aug1 '13; July6'14. 1,200 to 1,600

**Broadway** (7:1882), nec Cathedral Pkway, L-shaped str; United States Realty Co to Avedon, Inc, 2830 or 2836 Bway; from Dec1'12 to Nov28'17, with ren to Sept 28'22 at $3,500; July6'14. 2,750 & 3,000

**Broadway, 1864** (4:1114), nec 61st, 3d str from said cor; Jere J Campion, AGENT, to S & S Lunch Co, Inc, 40 W 18, 4y & 2½ mos f July15; July3'14. 2,400

**Madison av, 1413** (6:1603), sec 98th, str & b; Wm Schuster to Harry Weisman, 1425 Madison av; 5yf Dec1'15; July3'14. 1,200 & 1,500

**Madison av, 2120** (6:1757), swc 133d, all; Geo H Werfelman to Jas McMahon, 2120 Madison av; 5yf May1; July3'14. 1,800

**Madison av, 2120** (6:1757), swc 133d; asn Ls; Jno McMahon to Jas Everards Breweries, 12 E 133; July1; July7'14. nom

**1ST av, 369** (3:927), nws, 99.9 ne 21st, 25 x100; asn Ls; Saml Glaser, 343 E 17, to Julius Keil at Catskill, NY; July3; July7 '14. nom

**2D av, S** (2:442), s str fl; Marks Rosenberg et al to Saml & Rubin Siegel, 182 Clinton; 3 9-12yf Aug1; July6'14. 504 & 516

**2D av, 475** (3:907), str fl & pt c & fl above str; Rachel Levinson, EXTRX, Geo Levinson, to Gustav A Schmidt, 475 2 av; 5yf May1; July3'14. 780

**2D av, 850** (5:1338), str & b; Jno C Eidt & ano to Morris Wertheimer, 2008 Daly av; 5yf Mar1'15; July6'14. 960

**2D av, 1166-8** (5:1436), all; Benj Goldberg to Jos Nechols, 418 W 39; 3yf July1; July7'14. 3,672

**3D av, 545** (3:917), all; Edw Feeney & ano, EXRS Ellen A Corcoran, to Geo E McNevins, 120 E 121; 4 9-12yf May1; July 3'14. 1,800 to 2,200

**3D av, 545** (3:917); asn Ls & AT to chattels; Geo E McNevins to Gustav Aulfes, 502 W 55; June25; July3'14. nom

**3D av, 2183-5** (6:1784), nec 119th, str fl & pt b; Andw Davey to Leopold Oppenheimer, 509 W 110; 5yf May1; July6'14. 4,500

**5TH av, 448** (3:841), n ½ of parlor fl & additional space; A Stern & Co, a corpn, to Avedon, Inc, 547 W 110; 5yf Oct 15'13; July 8'14. 6,500

**5TH av, 500** (5:1258), s pt of str next n of entrance to bldg; asn ls with consent by Walter J Salomon; Simon Lindau to Arthur Lindau, both at 2100 Bway; May26; July3 '14. nom

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**6TH av, 649** (3:813), all; Jos J O'Donohue Jr as ATTY for Teresa M J Donohue, to Herman Berman, 610 W 141, 9 2-12yf Mar1, July6'14. taxes &c & 4,000 to 6,000

**6TH av, 1013** (4:1010); agmt amending Ls, Cordelia E Yvelin & ano, ADMRXS & TRSTES Gardner G Yvelin with Martin J Martell, 1013 6 av; June17; July7'14. O C & 150

**8TH av, 585** (3:762), all; Julius Gumpel to F W Woolworth Co, 233 Bway; 10yf May1'15; July3'14. 5,000

**8TH av, 587** (3:762), all; Morris Alkus to F W Woolworth Co, 233 Bway; 10yf May 1'15; July3'14. 5,000

**8TH av** (4:1039), nwc 48th; sobrn of Ls to mtg for $25,000; Patk J McGuinness, 683 8 av, owner, & Patk F Kelleher, 701 9 av, lessee, with Geo Ehret, 1197 Park av; July2; July6'14. nom

## LEASES.

### Borough of the Bronx.

**160TH st E, nec Cauldwell av,** see Cauldwell av, 856-62.

**167TH st, 914 E** (10:2717), str; Wm H Weiher Bldg Co to Adolph Lintner, 703 E 133; 10yf May15; July3'14. 720 to 1,500

**177TH st, 1044-6 E,** see Boston rd, 2000.

**Bathgate av, nec Tremont av,** see Tremont av, 501-3.

**Boston rd, 2000** (11:3016), sec 177th or Tremont av (Nos 1044-6), cor str; Bronx Co Realty Co to Louis F Schutte, 2048 Anthony av; 10yf July15'14; July9'14. 1,680 to 3,000

**Cauldwell av, 856-62** (10:2630), nec 160th, 146.3x102, all; Louis Bernstein's Co to Monroe Holding Co, Inc, 100 W 118; 3yf July1; July9'14. O C & 100

**Fordham rd, 15 E** (11:3189), "University Theatre"; Henry U Singhi to Rae Goldreyer; from June1'14 to Sept15'19; July3'14. 6,000 to 7,200

**Prospect av, 987** (10:2678), str; Zarland Realty Co to The Emporium, Inc, 987 Prospect av; 5yf Apr1; July9'14. 1,200 to 1,800

**Southern blvd, 1000** (10:2743); asn Ls; Jno R Maher to Nicholas Parentin, 215 W 145; June16; July6'14. nom

**Southern blvd, 1031** (10:2725), south str; Jacob Eckhoff to Bernard Diamond, 727 E 158 et al; 7yf June1; 2yren; July8'14. 1,020 to 1,800

**Tremont av, 501-3** (11:3043), nec Bathgate av, —x—, all; Chas F Heintz to Rowland W Thomas, 2080 Anthony av; 21yf July1; July8'14. 3,000 to 4,000

**Williamsbridge rd, 1420 (*),** all; Louisa Sprague to Geo J Baxter, 1563 County Club av & ano; 5yf July1; July7'14. 780

**Willis av, 486** (9:2291); asn Ls; Meta Rugen to Jno M Leipert, 1975 Mapes av; June 26; July3'14. nom

**3D av, 4207** (11:2929), n str; Wm E Brooker to Robt Greenberg ,1575 Wash av; 7 5-12yf Apr20'11; July3'14. 1,344 & 1,500

## MORTGAGES.

### Borough of Manhattan.

JULY 3, 6, 7, 8 & 9.

**Baxter st, 16** (1:160), ws, abt 250 n Park row, 25x116; pr mtg $15,500; July6; July 9'14; 1y6%; Thos F Fallon, of Bronx, to Kate Canepa, 293 S 5th, Bklyn. 1,000

**Broome st, 32** (2:322), nec Goerck (Nos 22-4), 25x75; ext of mtg for $30,000 to May 1'18, 5½%; May25; July3'14; Saml Rauch, 677 Beck, with Geo Vassar Sr, 433 W 22. nom

**Cannon st, 66** (2:328), es, 100 s Rivington, 25x100; pr mtg $——; July1; July6'14; due Jan1'15, 6%; Nathan Bitzick, 159 Delancey, to Dave Danziger, 225 Hart, Bklyn. 1,500

**Cathedral Pkway, 214** (7:1881), ss, 300 w Amsterdam av, 100x70.11; ext of mtg for $35,000 to July2'16, 6%; July2; July3'14; Chas V Paterno with Paterno Investing Corpn, 200 W 58. nom

**Crosby st, 19,** see Grand, 133.

**Delancey st, 172** (2:348), ns, 100 e Clinton, 25x100; June29; July6'14; due July1'19, 4½%; Isaac Sinmann to German Savings Bank, a corpn, 157 4 av. 20,000

**Delancey st, nec Essex,** see Essex, 98.

**Eldridge st, 133** (2:419), ws, abt 120 s Delancey, 25x100; also SUFFOLK ST, 45-51 (2:351), ws, 125.10 s Broome, 74.11x100.7 x75.1x100.7; agmt as to conditions, etc, in mtg now being foreclosed; June12'13; July 6'14; Louis Montheim of Bronx with Newman Grossman, 2750 3 av et al. nom

**Essex st, 98** (2:353), nec Delancey; sal Ls; July3'14; demand, 6%; Saml Leder to Geo Ehret, 1197 Park av. 1,000

**Goerck st, 22-4,** see Broome, 32.

**Grand st, 133** (1:233), sec Crosby (No 19); leasehold; July2; July3'14; demand, 6%; Aug & Franziska Hartmaier to Beadleston & Woerz, a corpn, 291 W 10. 4,400

**Hamilton st, 14,** see Hamilton, 16.

**Hamilton st, 16** (1:253), ss, abt 175 e Cath, 17.4x103.6x17x103.6; also HAMILTON ST, 14 (1:253), ss, abt 160 e Cath, 17.4 x103.6x17x103.6; pr mtg $33,750; June10; July9'14; installs, 6%; Isaac Cohen, 49 Monroe; Meyer Cohen, 704 Cauldwell av, & Hyman Rich, 59 Market, to Feni Rich, 59 Market. 4,000

**Houston st, 328 E** (2:384), ns, abt 320 e Av B, 23x80.6x23x81.11, ws; July8; July9 '14; due & int as per bond; Louis J Pooler, of Tuxedo Park, NY, to Title Guar & Trust Co, a corpn. 12,000

**Houston st, 398-400 E;** also 2D ST, 289-91 E (2:371); ext of mtg for $40,000 to May1 '17, 5%; June22; July3'14; N Y Protestant Episcopal Public School, a corpn, 63 Wall, with Fischel Weintraub, 140 Rivington. nom

**Jefferson st, 55-9** (1:257), cor Rutgers pl or Monroe st, ext of mtg for $32,000 to June28'14, 5%; Mar12; July9'14, Abr Sandberg, 124 W 114, with The Philadelphia Trust, Safe Deposit & Ins Co, a corpn, 415 Chestnut st, Phila, Pa, trste for Nellson Brown et al. nom

**Ludlow st, 82-4** (2:409), es, 60 n Broome, 40x66.6; PM; pr mtg $24,000; July2; July9 '14, 5½%; N Y, Westchester & Suburban Land Co, a corpn, to Sophie Levin, 119 W 71. 6,000

**Reade st, 78** (1:150), ns, 39 e Church, runs e50xn61.3xw69.3 to es Church st (No 177) xs25xe39xs36.3 to beg; ext of mtg for $45,000 to May1'17, 5%; May1; July6'14; Eliza L Edgar, 25 Beach st, Newport, RI, with Union Dime Savings Bank, a corpn, 701 6 av. nom

**Sheriff st, 118** (2:335), es, 150 s Houston, 25x100, pr mtg $——; May1; July8'14; 6y6%; Sam Jacobs, 9 E 97, to Jacob Finkelstein, 783 Beck. 9,000

**South st, 180,** see Water, 341.

**Suffolk st, 45-51,** see Eldridge, 133.

**Water st, 341** (1:110), ss, abt 105 e Roosevelt, 25x200 to ns South (No 180), x 22.4x200, except part for South; ½ pt; AT; June23; July7'14; due & int as per bond; Eliz F Harper, 143 E 63, & Julia T H Millard, of Paris, France, to Title Guar & Trust Co, a corpn. 6,000

**Water st, 646** (1:260), ns, 163.4 e Scammel, 21.6x½ blk, June30; July3'14; installs $60 monthly, 6%, Patk McInerney to East Bklyn Savgs & Loan Assn, a corpn, 1012 Gates av, Bklyn. 6,500

**William st, 194 (198)** (1:103), ses, abt 65 s Franklort, 17.4x76.7x17x74.3, ss; Apr3; July7'14; due Oct3'15, 6%; Jno E Bullwinkel, 533 Washington av, Bklyn, to Matilda A Sanderson, 258 Emerson pl, Bklyn. 1,000

**Wooster st, 179-83** (2:524), ws, 100 s Bleecker, 74.8x100; pr mtg $102,500; July8; July9'14; due Jan1'22, 4½%; The Newstate Co, a corpn, to Bklyn Savgs Bank, a corpn, 141 Pierrepont, Bklyn. 37,500

**Wooster st, 179-83;** certf as to above mtg; Jan8, (?) meant for July8; July9'14; same to same.

**2D st, 289-91 E,** see Houston, 398-400 E.

**3D st, 342 E,** see Av D, 14.

**6TH st, 443-5 E,** see Av A, 95-9.

**6TH st, 516 E** (2:401), ss, 249.7 e Av A, 25x97, leasehold; July6'14; installs, 6%; Eva Boyer to Wilhelmina B Leining, both 448 W 20. 400

**7TH st, 66 E** (2:448), ss, 300 w 1 av, 25x 91, PM; pr mtg $——; July8'14; 3y6%; Herman Weisner & Jacob Schwartz to Gusta Schwabe, 213 Manhattan av, Bklyn. 5,500

**7TH st, 229 E,** see Av C, 107-9.

**8TH st, 23-5 W** (2:572), nes, 355.9 nw 5 av, 50x93.11; pr mtg $35,000; July1; July 9'14; due & int as per bond; Hy Gutmann & Hy C Frank, trstes Adelaide Gutmann, to Chas S Gutmann, 509 W 110, & ano. 7,500

**13TH st, 207-23 E** (2:469), ns, 100 e 3 av, runs n103.3xe58xn103.3 to ss 14th (No 214) xe24xs103.3xe75xs103.3 to 13th xw157.6 to beg, with theatre fixtures, &c; July7; July 8'14; due July1'19, 6%; Irvington Constn Co, a corpn, 701 7 av, to Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany. 165,000

**13TH st, 207-23 E;** also 14TH ST, 214 E; certf as to mtg for $165,000; July7; July8 '14; same to same.

**13TH st, 207-23 E;** also 14TH ST, 214 E; sobrn of mtg for $40,000 to mtg for $165,000; July6; July8'14; same & Morris Levy, 143 W 111, & Wm Howitz, 85 W 119, with same. nom

**14TH st, 214 E,** see 13th, 207-23 E.

**16TH st, 310 W** (3:739), ss, 125 w 8 av, 25x103.1; PM; pr mtg $19,500; July2; July 3'14; installs, 6%; Marie Schanno, 237 Willis av, to Leonard Weill, 155 W 103. 2,000

**17TH st, 340 E** (3:922), sws, 191 nw 1 av, 23x92; July2; July3'14; 3y5%; Frances M Carlo, trste Martin Merklen, to N Y Title Ins Co, a corpn. 11,000

**17TH st, 426 E** (3:948), ss, abt 225 w Av A, —x—; pr mtg $——; July6; July8'14; 3y or sooner, 6%; Salvatore Lo Piccolo, 426 E 17, to Jacob J Dorn, 361 3 av. 3,000

**18TH st, 342 W** (3:741), ss, 300 e 9 av, 25x92; July9'14; 5y5%; Mary E Sandford, 88 Ralph st, Belleville, NJ, to Lawyers Title Ins & Trust Co, a corpn. 20,000

**18TH st, 342 W;** sobrn of mtg for $8,000 to mtg for $20,000; July9'14; same & Chas B Van Valen, 162 N 7, Newark, NJ, with same. nom

**20TH st, 220 W** (3:769); ext of mtg for $17,000 to July1'19, 5%; July2; July3'14; Saml Goldsticker, 171 E 64, with Rudolph F Rabe, 900 Hudson st, Hoboken, NJ, & ano. nom

**22D st, 8 E,** see Bway, 932-8.

**24TH st, 223 W** (3:774), ns, 283.4 w 7 av, 16.8x80; ext of mtg for $11,000 to Apr6'19, 5%; June25; July7'14; Isabelle Solomons, 1205 K st, Washington, DC, et al, with Jno Flynn, 54 E 122. nom

**24TH st, 427 W** (3:722), ns, 325 w 9 av, 25x98.9; July3; July6'14; due & int as per bond; Edna F E Spear of Paterson, NJ, to Title Guar & Trust Co, a corpn. 16,000

**26TH st, 349-51 W** (3:750), ns, 186 e 9 av, runs w.01⅜xn62.6 & 9xe.01⅜xn27.3xe49.7 xs98.9 to st xw49.7 to beg; July7; July8'14; 3y4½%; Margt H Hamilton, widow, of Bayside, B of Q, to Bowery Savgs Bank, a corpn, 128 Bowery. 5,000

**26TH st, 562 W,** see 11 av, 230-40.

**31ST st, 362 W** (3:754), ss, 160 e 9 av, 20x98.9; AT; Feb5'13; July8'14; due Dec 31'13, 5%; Eva G Abbott, of Stamford, Conn, to Lillie J Mott, 170 W 94. 1,660

**33D st, 33-43 E;** also 34TH ST, 48-52 E (3:863); sobrn agmt as to ownership of bonds & mtgs; July6; July7'14; Mutual Life Ins Co of NY with Mal Elmendorf Walker, 7 E 54. nom

**33D st, 446-8 W** (3:730); ext of mtg for $25,000 to July2'17, 5%; July2, July3'14, Emigrant Indust Savgs Bank, a corpn, with Cath McDonald, 315 W 35. nom

**34TH st, 48-52 E,** see 33d, 33-43 E.

**35TH st, 129 W,** see Bway, 1331-49.

**35TH st, 417 W** (3:735), ns, 199.11 w 9 av, runs n71.2xw.02½xn27.7xw25xs98.9 to st xe25.1 to beg; June15; July14; 5y5%; Max Heller & Millie Lichtwitz, formerly Perita to Lawyers Title Ins & Trust Co, a corpn. 15,000

**36TH st, 120-2 W,** see Bway, 1331-49.

**36TH st, 147 W** (3:812), ns, 235.2 e 7 av, 20x98.9; pr mtg $——; June4; July3'14; due July1'16, 6%; Finney & Mathews, a corpn, to Sarah Bernstein, 235 W 43. 5,000

**36TH st, 147 W;** certf as to above mtg; June4; July3'14; same to same.

**36TH st, 147 W** (3:812); sobrn of Ls & mtg for $5,000 to mtg for $5,000; pr mtg $38,000; July2; July3'14; Wm Postel, lessee, & Hy Elias Brewing Co, a corpn, with Sarah Bernstein, 235 W 43. nom

**39TH st, 39 E** (3:869), ns, 80 w Park av, 25x98.9; July8; July9'14; due & int as per bond; Percy H Jennings to Guaranty Trust Co of N Y, a corpn, 140 Bway. 55,000

**43D st, 327 E** (5:1336); ext of mtg for $17,500 to July1'17, 5%; July3; July8'14; Emigrant Indust Savgs Bank, a corpn, with Loewer Realty Co, a corpn, 528 W 42. nom

**44TH st, 401 E,** see 1 av, 788-802.

**44TH st, 403-15 E,** see 1 av, 788-802.

**45TH st, 400-2 E,** see 1 av, 788-802.

**45TH st, 404-28 E,** see 1 av, 788-802.

**46TH st, 73 W** (5:1262), ns, 70.9 e 6 av, 19.9x50.2; July6'14; 3y5½%; Philip A Fitzpatrick to County Holding Co, a corpn, 100 Bway. 26,500

**48TH st, 254-6 E,** see 2 av, 899.

**48TH st, 301-3 W,** see 8 av, 791-3.

**49TH st, 31-3 E,** see Madison av, 431-7.

**49TH st W, ns, 80 w 11 av,** see 11 av, 687-9.

**50TH st E, nec Park av,** see Park av, es, 50th to 51st.

**51ST st E, sec Park av,** see Park av, es, 50th to 51st.

**52D st, 421-3 E** (5:1364), ns, 277.4 e 1 av, 41.8x70x42.4x77.6; July9'14; 5y5%; Hy Levis to Emigrant Indust Savgs Bank, a corpn. 12,000

**52D st, 522 W** (4:1030), ss, 500 e 11 av, 25x100.5; Mar4; July8'14; 5y5½%; Patk & Jas J McGuirl to Chas R Bauderdorf, 214 W 92. 10,000

**52D st, 622 W** (4:1099), ss, 375 w 11 av, 25x100.5; ext of mtg for $6,500 to Jan3'17, 5%; June23; July9'14; Ellen Rafferty, 622 W 52, with Terence F Gallagher, 139 W 60. nom

**52D st, 624 W** (4:1099), ss, 375 e 12 av, 25x100.5; ext of mtg for $10,000 to Mar1 '18, 5½%; June3; July9'14; Wm P Waters with Jno & Peter Rafferty, firm Rafferty Bros. nom

**53D st, 201 W,** see 7 av, 824.

**53D st, 430 W** (4:1062); certf as to reduction of mtg to $15,000; May2; July7'14; North Eastern Dispensary, a corpn, to Jas Dick, of Whitestone, LI.

**53D st, 430 W;** certf as to reduction of mtg to $14,000; July2; July7'14; same to same.

**55TH st W, nec 8 av,** see 8 av, 930.

**57TH st, 105-7 W** (4:1010), ns, 100 w 6 av, 43x100.5; July8; July9'14; 5y4½%; Freundschaft Soc of City N Y, 105 W 57, to Seamens Bank for Savgs, 76 Wall. 40,000

**57TH st, 105-7 W;** agmt modifying & ext of mtg for $120,000 to July8'19, 4½%; July8; July9'14; same with same. nom

**57TH st, 105-7 W;** certf as to delivery of deed on Dec31'12 & execution of PM mtg on Mar1'13 for $120,000, &c; July1; July9'14; Wm R Rose, exr &c for Max E Bernheimer, decd, to The Freundschaft Soc, a corpn, 105 W 57.

**57TH st, 105-7 W** (4:1010), ns, 100 w 6 av, 43x100.5; trust mtg to secure bonds; pr mtg $160,000; July8; July9'14; due Oct 1'64, 4%; Freundschaft Soc of City N Y, a corpn, to Abram I Elkus, 26 E 61, et al, as trstes. 200,000

**58TH st, 34-6 & 40 E** (5:1293); ext of three mtgs for $28,000 each to Dec1'14, 4½%; Dec30'09; July9'14; Van Schaick Realty Co, a corpn, & Hy Van Schaick, with N Y Savgs Bank, a corpn. nom

**59TH st, 306 E** (5:1351); ext of mtg for $18,000 to July5'17, 5%; June26; July7'14; Sigmund Bendit, 7 W 18, et al trstes Bella B Heiden with Wm F Crockett. nom

**67TH st, 39-41 W** (4:1120), ns, 150 e Columbus av, 50x100.5; ext of mtg for $180,000 to Nov1'20, 5%; June27; July3'14; Colonial Studios, a corpn, 39 W 67, with Metropolitan Life Ins Co, a corpn, 1 Madison av. nom

**69TH st, 209 E** (5:1424); ext of mtg for $6,000 to June1'17, 6%; July3; July6'14; Bertha Lopez De Victoria, 169 E 69, with Amelia W Schenck, 209 E 69. nom

**69TH st, 209 E** (5:1424), ns, 184 e 3 av, 28x100.4; pr mtg $——; July1; July6'14; 1 y6%; Amelia W Schenck to Fredk C Schneider, 146 W 142. 2,776.07

**69TH st, 100 W,** see Columbus av, 190-8.

**73D st, 48 E** (5:1387), ss, 184 e Madison av, 20x102.2; sobrn of judgmt for $4,253.54 to mtg for $3,000; June26; July3'14; Eliz A Demarest, 48 E 73, owner, & Saml R Parker, Jr, 1164 Stebbins av, with Chelsea Realty Co, a corpn, 135 Bway. nom

**74TH st, 210 E** (5:1428), ss, 135 e 3 av, 25 x102.2; ext of mtg for $11,000 to Aug30'17, 5½%; June29; July6'14; Kath W A Shrady, 575 Lex av, with Carrie Nichols, 205 Patchen av, Bklyn. nom

**75TH st, 19 E** (5:1390), ns, 64 w Madison av, 30.11x27.2, with easement of strip adj on n 30x10; July1; July9'14; due Sept1'14, 6%; The Royal Atlantic Realty Corpn to Wm H Griffith, 23 E 75. 500

**82D st, 176-82 E,** see 3 av, 1444.

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**84TH st, 267-81 W,** see West End av, 260-6.

**85TH st, 150-4 W** (4.1215), ss, 250 e Amsterdam av, 50x100.8x50xx86.6, pr mtg $——, Julys; July6'14, 1y6——, Emma, wife of & Hy H. Hinnes, 407 W 143, to Mary L Du Bois, 400 W 149. 1,000

**87TH st, 128 W** (4.1217), ss, 274 w Columbus av, 18x100.8, PM, July2; July3'14; due & int as per bond; Leigh F Sturges to Manhattan Savgs Instn, 644 Bway. 3,000

**87TH st, 150 W** (4.1217), ss, 250.9 e Amsterdam av, 82.8x100.8, pr mtg $208,250; July3'14; 5y6%, Princeton Constn Co, a corpn, 30 E 42, to Abel King, 148 E 65, & ano. 20,000

**87TH st, 150 W;** certf as to mtg for $20,000, July3'14; same to same.

**88TH st, 162 E** (5:1516), ss, 137.9 e Lexington av, 20.10x100.8; pr mtg $15,000; July1; July7'14; due & int as per bond; Jos Laemmle, 2424 7 av, to Louisa Stief, 1593 3 av, & ano. 5,000

**91ST st, 69 E** (5:1503), ns, 247.8 e Madison av, 15x11x100.8, also 87TH AV, 862 (4:1253), es, 42.8 s 92d, 20x80, pr mtg $——, Julys, July3'14, 1y6——, Andw A Smith, 69 E 91, to Philip Smith, 178 6 av. 5,000

**91ST st, 172 E** (5:1523), ss, 226.3 e Lexington av, 18.9x100.8; PM; June30; July 3'14, 5y5%, Leo Schloss to Louise Christman, 172 E 90. 10,000

**91ST st, 172 E** (5:1523), ss, 226.3 e Lexington av, 18.9x100.8; PM; pr mtg $——; July2, July3'14, due Aug1'14, 6%; Lillian Ehret, 176 E 90, to E V Constn Co, a corpn, 303 3 av, & ano. 750

**102D st, 77 W** (7:1838), ns, 100 e Columbus av, 19x100.11, pr mtg $——; July3; July6'14; due Feb15'15, 6%; Francis J McElkenney of Bronx, to Meyer Abraham, 17 So Elliott pl, Bklyn. 350

**103D st, 150 E** (6:1630), ss, 29.6 e Lexington av, 20x100.10; also W 19TH ST (Bklyn), ws, 130 n Mermaid av, 40x118.10; PM; pr mtg $——; June24, July3'14; due as per bond, 6%; S & H Holding Corpn, Inc, to Gussie Morgenstern, 53 Lenox av. 1,300

**103D st, 169 E** (6:1631), ns, 82.6 w 3 av, 17.6x99.11, pr mtg $——; July6'14; due July1'16, 6%, David Samuels of Bklyn to Jacob Mendelsonn, 38 Ft Washington av. 2,500

**111TH st, 170 E** (6:1638), ss, 222.6 w 3 av, 18x100.11; July2; July6'14; due & int as per bond; Nathan Ritter to Title Guar & Trust Co, a corpn. 5,000

**114TH st, 217 E** (6:1664), ns, 260 e 3 av, 25x100.11; PM; July1, July3'14, 3y5%; Paul Campagniac to J Thomas Webb, at New Braintree, Mass. 12,000

**115TH st, 415-7 E** (6:1709); sal Ls; July 3'14; demand, 6%; Antonio Tufaro to Clausen-Flanagan Brewery, a corpn, 441 W 25. 2,000

**116TH st, 12 E** (6:1621); ext of mtg for $5,000 to July1'17, 6%, July1; July3'14; Minnie Glauber, 1222 Madison av, with Max Leserman, 720 Riverside dr. nom

**116TH st, 12 E;** ext of mtg for $2,000 to July1'16, 6%; July1; July3'14; same with same. nom

**117TH st, 56 E** (6:1662), ss, 135 e Madison av, 20x100.11; ext of mtg for $18,000 to June1'15, 5%; May5'12; July7'14; Jno Cornell with Saml Sandler. nom

**118TH st, 162-4 E** (6:1645), ss, 201.9 w 3 av, 33.4x100.11; July2; July3'14; due & int as per bond; Wm N McComb to Title Guar & Trust Co, a corpn. 12,000

**119TH st, 147-51 E,** see Lex av, nec 119.

**120TH st, 66 E** (6:1746), ss, 239 e Madison av, 26x100.11; pr mtg $18,250; July1; July3'14; 5y6%; Richd Fleischhauer, 55 Lawrence av, Tuckahoe, NY, to Julius W Hamtsch, 546 E 86. 1,000

**120TH st, 103-5 W** (7:1905), ns, 100 w Lenox av, ——x——; ext of mtg for $9,000 to June15'16, 6%, July3; July6'14; Abel King, 148 E 65 & ano with Mesaba Realty Co, Inc, 2790 Bway. nom

**122D st, 158 E** (6:1770), ss, 313 w 3 av, runs w22xs100.11xe25xn34.3xw3xn66.1 to beg; July3'14; 5y5%; Emma J Velders, of Bklyn, to Seamens Bank for Savgs, a corpn, 76 Wall. 3,500

**124TH st, 497 W** (7:1965), ns, 99.7 e Ams av, 25.5x100.11; ext of mtg for $16,000 to July1'15, 5%; June6; July7'14; Wm H Hottes with The Roxbury Realty Co, a corpn, 55 Liberty. nom

**125TH st, 105-11 E** (6:1777), ns, 80 e Park av, 100x199.10 to ss 129th (Nos 104-10); ext of mtg for $125,000 to July2'19, 5%; July2; July3'14; Adelbert S Nichols to Seamens Bank for Savings, a corpn, 76 Wall. nom

**129TH st, 104-10 E,** see 128th, 105-11 E.

**129TH st, 131-5 W** (7:1914), ns, 300.3 w Lenox av, 74.9x99.11; pr mtg $57,500; July 1, July6'14; 5y6%; Nora D McCall to Leo Co, a corpn, 770 St Nicholas av. 5,000

**130TH st W, nwc Convent av,** see Convent av, nwc 130.

**131ST st W, swc Convent av,** see Convent av, nwc 130.

**131ST st, 501-9 W,** see Ams av, 1440.

**134TH st, 68 W** (6:1731), ss, 235 e Lenox av, 25x99.11; July6'14; 5y5%; Florence E W Schnefel & Arthur McKenna to American Mtg Co, a corpn. 9,000

**139TH st E, swc Madison av,** see 5 av, sec 139.

**139TH st E, sec 5 av,** see 5 av, sec 139.

**146TH st, 601 W,** see Bway, 3561.

**157TH st, 551 W** (8:2116); ext of mtg for $5,000 to Nov15'14, 6%; July8; July9 '14; Lincoln Mtg Co, a corpn, 233 Bway, with N Y State Investing Co, a corpn, 56 W 36. nom

**157TH st, 551 W** (8:2116), ns, 575 w Ams av, 75x99.11; ext of mtg for $105,000 to July6'18, 5%; Mar24'13; July9'14; Priscilla T P Starin, 169 W 93, & ano, exrs, &c, Ransom Parker, with Geo J Wolf, 744 Ocean av, Jersey City, NJ. nom

**180TH st W** (8:2177), ns, 100 w Northern (Haven) av, 47x125; building loan; pr mtg $80,000; July3; July6'14; due Aug1'15 or sooner, 6%; Haven Constn Co Inc to Premium Holding Corpn, 149 Church. 45,000

**180TH st W** (8:2177), same prop; certf as to mtg for $45,000; July3; July6'14; same to same.

**180TH st W, nwc Northern av,** see Northern av, nwc 180.

**Av A, 95-9** (2:434), nwc 6th (Nos 443-5), 63.2x100; July2; July9'14; 3y5%; Chas A Bristed, of Stockbridge, Mass, to U S Trust Co of N Y, a corpn, 45 Wall. 8,000

**Av B, 131** (2:391), es, 117.6 s 9th, 23.6x 93; pr mtg $22,000; July1; July3'14; 2y or sooner, 6%; Frieda Hart to Johanna Cohenno, 141 W 127. 3,500

**Av C, 107-9** (2:390), nwc 7th (No 229), 39.4x63; ext of mtg for $45,000 to June29 '17, 5½%; May26; July9'14; N Y Life Ins Co with Harris Schonzeit. nom

**Av D, 8-12** (2:357), es, 37.2 s 3d, runs e 70xs18.11xe20xs37.2xw90 to av xn56.1 to beg; PM; pr mtg $60,000; July7; July8'14; 6y6%; Lottie Schaffler, 8-12 Av D, to Saml A Berger, 56 E 87. 41,000

**Av D, 14** (2:357), es, 18.2 s 3d, 19x70.1; also AV D, 16, sec 3d (No 342), 18.2x70.1; pr mtg $——; July2; July6'14; due Aug2 19, 6%; Simon Silverman, 783 Dawson to Abr Reich, 58 Av C. 1,500

**Av D, 16,** see Av D, 14.

**Amsterdam av, 1440** (7:1986), nwc 131st (Nos 501-9), 99.11x125; July9'14; 5y or sooner, 5%; Knickerbocker Hospital, a corpn, to N Y Trust Co, 26 Broad. 30,000

**Bowery, 64-8½** (1:203), ws, abt 25 n Canal, 75.4x100, 1-6 pt; pr mtg $50,000; July 7; July8'14; 2y6%; Jacob Simon, 460 W 147, to Morris Leben, 460 W 149. 2,500

**Broadway, 932-8** (3:850), sec 22d (No 8), 102.6x95x98.9x122.2; leasehold; also PROP in Newark, NJ & STOCKS, BONDS, &c; 1-6 pt; June10; July8'14; due on death of Fredk A Fane, 6%; Cecil Fane, of Clifton, Rugby, in County of Warwick, Eng, to Equity & Law Life Assur Soc, Inc, 18 Lincoins Inn, Fields, London, Eng. tax $143.00; £5,900

**Broadway, 1331-49** (3:811), nwc 35th (No 129), runs n211.5 to ss 36th (Nos 120-2) xw81.6xs98.9xw50xs98.9 to ns 35th xe 207.1 to beg; PM; sub to bldg loan; mtg $1,500,000; July8; July9'14; 10y2½% to May1'16 & thereafter 5%; 1337 Bway Corpn to Chas E Jonnson, 225 W 86. 5,000,000

**Broadway, 1331-49,** nwc 35th (No 129), runs n211.5 to ss 36th (Nos 120-2); bldg loan; July8; July9'14; 5y 6% until completion of bldg & thereafter 5%; same to Thompson-Starett Co, a corpn, 49 Wall. 1,500,000

**Broadway, 1331-49,** nwc 35th (No 129), runs n211.5 to ss 36th (Nos 120-2); certf as to mtg for $1,500,000; July8; July9'14; same to same.

**Broadway, 3157** (7:1993), ext of mtg for $47,000 to July2'19, 5%; July2; July6'14; Emigrant Indust Savgs Bank, a corpn, with Herman Fichter, 562 W 148. nom

**Broadway, 3561** (7:2093), nwc 146th (No 601), 99.11x100; PM; June30; July7'14; 1y or sooner, 5%; Broadway & 146th St Corpn to Pauline D Riggs, 11 Rue Boissiere, Paris, France, & ano. 112,500

**Broadway** (13:3402), ns, 438 w Terrace View av, 20x100; ext of mtg for $3,000 to Sept2'17, 5½%; July3; July6'14; Title Guar & Trust Co, a corpn, 176 Eway, with Michl Grenthal, 201 W 121. nom

**Columbus av, 190-8** (4:1140), swc 69th (No 100), 100.5x25; pr mtg $21,000; June29; July3'14; due July2 19, 5½ & 6%; Chas A & Jas J O'Reilly to Herman Keil, 408 Tremont av. 2,000

**Convent av** (7:1970), nwc 130th, runs w 138.7xn99.11xw55xn99.11 to ss 131st xe 109.5 to ws of av xs216.10 to beg; PM; July9'14; due & int as per bond; Logan O Timberlake, of Bklyn, to Jas S Lawson, 7207 Shore rd, Bklyn, et al, exrs Jacob Lawson. 65,800

**Convent av, swc 131st,** see Convent av, nwc 130.

**Fort Washington av** (8:2180), es, 165.7 s Overlook Ter, 112x90x105x115; July7'14; 3y 5½%; Jonas M Libbey, 1 E 39, to Hy M Sanders, 9 E 39. 22,500

**Lexington av, 582-4** (5:1306), ws, 60.5 n 51st, 40x90; June19; July3'14; due & int as per bond; Geo W Bond Jr, of South Orange, NJ, to Title Guar & Trust Co, a corpn. 20,000

**Lexington av** (6:1768), nec 119th (Nos 141-51), runs e80xn61.8xn29.3xw50.3 to av x s63.2 to beg; also PARK AV, 1807-13 (6:1775), es, 75.8 s 125th, 63x90; also 152D ST E (10:2644), ns, 25 w Wales av, 25x86.11x 28.11x101.5; June30; July6'14; 3y6%; Denis J McCarthy, Port Angeles, Wash; Mary D, wife Wm D J McCarthy; Helen D Lewis, Flushing, LI, & Marie R Winters, Port Washington, LI, to N Y Mtg & Security Co, 135 Bway. 61,000

**Madison av, 431-7** (5:1285), nec 49th (Nos 31-3), runs n79.6xe75xn20.11xe10xs 100.5 to st xw85 to beg; pr mtg $760,000; July2; July3'14; due & int as per bond; Geo L Sanborn to Jewett W Lowe, at Tamworth, NH. 5,000

**Madison av, swc 139th,** see 5 av, sec 139.

**Northern av (Haven av)** (8:2177), nwc 180th, 125x147; PM; pr mtg $25,000; July3; July6'14; due Aug1'15 or sooner, 6%; Haven Constn Co, Inc, to Central Bldg Impt & Investment Co, a corpn, 149 Church. 55,000

**Northern av (Haven av)** (8:2177), nwc 180th, 75x100; building loan; pr mtg $80,000; July3; July6'14; due Aug1'15 or sooner, 6%; Haven Constn Co, Inc, to Premium Holding Corpn, 149 Church. 90,000

**Northern av (Haven av)** (8:2177), nwc 180th, same prop; certf as to mtg for $90,000, July3, July6'14; same to same.

**Northern av (Haven av)** (8:2177), ws, 75 n 180th, 50x100; building loan; pr mtg $80,000; July3; July6'14; due Aug1'15 or sooner, 6%; Haven Constn Co, Inc, to Premium Holding Corpn, 149 Church. 45,000

**Northern av (Haven av)** (8:2177), same prop; certf as to mtg for $45,000; July3; July6'14; same to same.

**Park av** (5:1305), es, 50th, ns, & 51st, ss, ——x——, mortgagee is estoppel certf as to payment of $50,000 on a/c of mtg for $150,000, & $100,000 is now due; June29; July6'14; Bank for Savgs in City N Y, a corpn, to Rector &c of St Bartholomew's Church, a corpn, 342 Madison av.

**Park av, 1807-13,** see Lexington av, nec 119.

**West End av, 500-6** (4:1232), nec 84th (Nos 261-81), 102.2x133; PM; pr mtg $675,000; July2; July3'14; due Nov15'15, or sooner, 6%; Mayer & Mayer, Inc, to 120 West 86th St Corpn, 527 5 av. 30,000

**1ST av, 210-2** (2:440); ext of mtg for $35,000 to June1'17, 5%; June24; July3'14; Jno Frankenheimer, 139 W 81 et al trstes Sol Rothfeld, with Ferd Stern, 150 E 49. nom

**1ST av, 788-802** (5:1356), es, extends from 44th (No 401) to 45th (Nos 400-2), 200.10 x106; also 45TH ST, 404-28 E (5:1356), ss, 106 e 1 av, runs e298 to East River xs to ns 44th (Nos 403-15) xw200xn200.10 to beg; also 152D ST E (9:2361), ns, 100 e Bergen av, runs n47.9xe133.11 to ws Brook av (Nos 625-9) & s47.9 to 152d xw133.11 to beg; also PROP in Bklyn, NY; also in States of Illinois, Nebraska, Kansas, Minnesota, Colorado, New Jersey, Ohio, Georgia, North Carolina, South Carolina, Maryland, Tennessee, Florida, Indiana & deed of trust or general mtg; value of taxable prop in N Y State $716,555; tax paid $3,583; Feb2; July8'14; due July1'44, 5%, Swift & Co, a corpn, of Illinois, to First Trust & Savgs Bank, a corpn, & Emile K Boisot, as trstes, both at 65 West Monroe st, Chicago, Ill; gold bonds $50,000,000, of which $10,000,000 is advanced.

**1ST av, 947** (5:1345); ext of mtg for $35,000 to July2'19, 4½%; July2; July7'14; Cremieux Benevolent Society, a corpn, with Rebecca Lichtenberg, 42 W 120. nom

**1ST av, 1563** (5:1044), ws, 23.8 n 81st, 26x75; ext of mtg for $12,000 to May1'17, 5%; June16; July7'14; Saml D Wohlfeil, 441 E 87, with U S Trust Co of N Y, trste Saml Willets. nom

**2D av, 774** (5:1334), es, 98.10 s 42d, 24.7 x70; pr mtg $15,000; July6; July7'14; due & int as per bond; Philip M Schell, 226 E 50, to Chas Ludwig, 555 3 av. 2,000

**2D av, 899** (5:1321), swc 48th (Nos 254-6), 21.6x69.6; July6; July7'14; 5y5%; Timothy J Tobin to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 18,000

**2D av, 899** (5:1321); sobrn of mtg for $7,436.25 to mtg for $18,000; July3; July7 '14; Timothy J Tobin, 899 2 av, & Central Brewing Co, 68th & E R, with Emigrant Indust Savgs Bank, a corpn. nom

**2D av, 908** (5:1341), es, 50.3 n 48th, 25.1x 100; July6; July7'14; 5y5%; Wm H Stauf to Lawyers Title Ins & Trust Co, a corpn, 160 Bway. 10,000

**2D av, 2426** (6:1801), es, 60.11 n 124th, 20 x80; PM; pr mtg $6,000; July1; July6'14; 3 y5%; Anna wife Geo Richter, 2426 2 av, to Julius Starost, 2426 2 av. 2,500

**3D av, 1877** (6:1653), es, 50.9 s 104th, runs s24.10xe110xn24.10xw40xs.02½xw70 to beg; PM; pr mtg $——; June19; July3'14; due Nov1'16, 6%; Esther Horowitz to Jno J Tully Co, a corpn, 391 E 149. 1,350

**3D av, 1444** (5:1510), swc 82d (Nos 176-82), 25.6x102.2; July8; July9'14; due & int as per bond; Jas H Naughton, 664 W 179, to Lawyers Mtg Co, a corpn, 59 Liberty. 36,000

**3D av, 1444,** swc 82d (Nos 176-82); sobrn of mtg for $8,000 to mtg for $36,000; July 8; July9'14; same & Emanuel Arnstein & Saml Levy, both at 600 West End av, with same. nom

**3D av, 1990-4** (6:1637), ws, 60.10 n 109th, 59.11x95; July3; July6'14; 3y5¾%; Eliz B Colt of Ridgefield, Conn, to Millie Jacobson, 605 W 151. 7,000

**5TH av, 2019** (6:1749), es, 19.11 s 125th, 18x80; 4-5 pts; AT; July6; July9'14; due & int as per bond; Gladys, Beatrix E, Chas C & Hy C P Baldwin to Title Guar & Trust Co, a corpn. 6,000

**5TH av** (6:1763), sec 139th, 99.11 to ns approach to Madison av bridge x434.2 to ws Madison av & 43.2 to 139thx420; pr mtg $15,000; July2; July8'14; 1y5%; Jacob A Cantor, 9 W 70, to Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany. 10,000

**5TH av** (6:1763), sec 139th; same prop; ext of mtg for $15,000 to Aug15'15, 6%; June29; July8'14; Susan L Ernst with Jacob A Cantor, 9 W 70. nom

**7TH av, 824;** also 53D ST, 201 W (4:1025), ext of mtg for $35,000 to Oct24'19, 4½%; June26; July7'14; Ellen Connell, 300 W 106, with Jno A Brown Jr at Newtown Township, Delaware Co, Pa. nom

**8TH av, 353** (3:757), ws, 74 s 28th, 24.8x 100; sobrn of judgmt for $4,253.54 to mtg for $3,000; June26; July8'14; Eliz A Demarest, 48 E 73, & Saml R Parker Jr, 1164 Stebbins av, with Ernest C Schultze, 40 E 41. nom

**8TH av, 791-3** (4:1039), nwc 48th (Nos 301-3), 25x100; pr mtg $72,750; July3; July 6'14; 1y5%; Patk J McGuinness to Geo Ehret, 1197 Park av. 25,000

**8TH av, 862,** see 91st, 69 E.

**8TH av, 930** (4:1027), nec 55th; leasehold; June30; July3'14; due as per agmt, 6%; Walter Von Erlenbell, 617 8 av, to Jas Everard's Breweries, 12 E 133. gold 1,500

**9TH av, 117** (3:715), ws, 53.10 n 17th, 26.1 x100; ext of mtg for $3,500 to Jan2'17, 6%; pr mtg $20,000; July3; July6'14; Louis Roeser, 973 Aldus, Bronx, with Richd P Poschmann, 618 Hudson. nom

**11TH av, 230-40** (3:697), sec 26th (No 562), 98.9x100; July8; July9'14; due & int as per bond; Melissa E & Herbt K Smith & Gertrude D, his wife, & Ernest W Smith to Title Guar & Trust Co, a corpn. 45,000

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**11TH av, 687-9** (4:1097), ws, 50 n 49th, runs n42xw100xs93 to ns 49th xe20xn50xe 80 to beg; ext of mtg for $22,000 to Oct1 '19, 5½; Apr14; July7'14; Albt Smith with S Ross MacClements, of Asbury Park, NJ. nom

**11TH av, 691** (4:1097), ws, 92 n 49th, 20.10 x100x19.10x100; pr mtg $——; July3; July 7'14; 1y6%; Ellen H McAleer to Anna Pekowsky, 450 Audubon av. 500

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Powell st** (Bklyn), es, 300 s Livonia av, 100x100; certf as to mtg for $36,000; July 3; July7'14; Plymouth Impt Co, Inc, to Title Guar & Trust Co, a corpn, 176 Bway. ——

**E 10TH st** (Bklyn), es, 212 n Av M, 48x 100; certf as to mtg for $6,000; July6; July 8'14; The Hollow Wall Constn Co, Inc, to Lawyers Mtg Co, a corpn, 59 Liberty. ——

**Alabama av** (Bklyn), es, 100 s Livonia av, 300x100; certf as to 15 mtgs for $1,500 each; July6; July9'14; Progressive Realty & Impt Co, a corpn, to Tillie Jacobson et al. ——

**Certf** (miscl) as to chattel mtg; July7; July8'14; Sam L Ashenfarb Co, Inc, to J & E Homan Co. ——

**Certf** (miscl) of consent to mtg for $1,-000; July1; July8'14; Wayfourth Constn Co, Inc, to Realty Supply Corpn. ——

**Edgemere, LI** (miscl); certf as to mtg for $10,500; June6; July9'14; Lancaster-Sea Beach Impt Co, a corpn, to Title Guar & Trust Co, a corpn. ——

**Equipment agmt** (miscl), car & R R Ls, gen mtg, &c; June1; July3'14; 15v 5%; Jno Carstensen et al, vendors, & Guaranty Trust Co of N Y, as trstes, with The Cleveland, Cincinnati, Chicago & St Louis Railway Co. gold bonds 5,600,000

**Little Neck, LI** (miscl); certf as to mtg for $15,000; July2; July7'14; Long Island Sound Realty Co, a corpn, to Title Guar & Trust Co, a corpn, 176 Bway. ——

**Rye, NY** (miscl); certf as to mtg for $6,500; June29; July3'14; Apawamis Land Co, a corpn, to Westchester & Bronx Title & Mtg Guaranty Co. ——

## MORTGAGES.

### Borough of the Bronx.

**Aldus st, swc Bryant av,** see Bryant av, swc Aldus.

**Austin pl** (10:2600), nws, 322.8 ne 144th, 50x100; July3; July6'14; due, &c, as per bond; Geo B Salmon to Wm G Schaff, 30 Castle pl, New Rochelle, NY. 3,300

**Charlotte st, 1503** (11:2966), ws, 37.6 n 170th, 37.6x100; PM; pr mtg $23,000; July 1; July3'14; 2y6%; Hannah Gersten to Jacob Lishinsky, 110 Lenox av. 2,900

**Charlotte st, nwc 170th,** see 170th, 881 E.

**Exterior st, es,** see Bailey av, ws, etc.

**Faile st, see Bryant av,** see Bryant av, swc Aldus.

**Fox st, nec 165th,** see 165th, nec Fox.

**Fulton st (*),** ses, 245 sw 240th, 33x151; ext of $2,500 mtg to July3'19 at 5½%; July 3; July6'14; Adolf Wellward with Theo Kuhner, 4550 Richardson av. nom

**Garfield st (*),** ws, 130 n Van Nest av, 25x100; July3; July6'14; due as per bond; Julius Jirinec to Marie Ott, 793 Forest av. 3,500

**Hoffman st, 2554,** see 109th, 325 E, Manhattan Cons.

**Hoffman st** (11:3054), ws, 402 n 3 av or road from Kingsbridge to West Farms, 50 x100; ext of $1,500 mtg to June6'17 at 6%; June26; July7'14; Michellina Morrone with Vincenzo Tramonte, 95 Park st, admr. nom

**Hoffman st** (11:3054), same prop; ext of $1,500 mtg to June6'14 at 6%; June5'11; July7'14; same with same individ. nom

**Hoffman st** (11:3054), ws, 402 n 3 av or road from Kingsbridge to West Farms, 50 x100; June6'08; July7'14; 3y5%; Michelina & Francesco Morrone to Annonziata Tramonte, 95 Park st & ano. 1,500

**Home st, nwc West Farms rd,** see West Farms rd, nwc Home.

**Kelly st, 1013** (10:2704), ws, 100.5 s 165th, 25x100; pr mtg $19,000; July1; July 3'14; 3y6%; Keilbert Constn Co to Mary E Bellinger, 815 W 179. 3,000

**Kelly st ,1013;** certf as to above mtg; July1; July3'14; same to same. ——

**Kingsbridge ter** (12:3256), nwc 230th, 110 x119.11x110x120; ext of $1,000 mtg to July 1'15 at 5½%; July8'14; Annie A Boden with Thos W Martin, 3072 Bailey av. nom

**Logan st (*),** ns, 100.10 w Maple av, runs n50xe0.10xn50xw25xs100 to st xe24.2 to beg; pr mtg $11,000; June22; July9'14; 5y5%; Maria A D'Angelo to Josephina D'Angelo, 3514 Holland av. 2,000

**Louise st (*),** ws, 545 n Morris Park av, 25x95; July1; July3'14; 5y5%; Henry Kehlenbeck to Geo Roll, 201 E 82. 3,500

**Lyman pl** (11:2970), ws ,192.8 n 169th, 75 x55.3x82.9x90.3; July3; July6'14; due, &c, as per bond; Gifford Bldg Co Inc to Estates Settlement Co, 200 Bway. 2,000

**Lyman pl** (11:2970), same prop; certf as to above mtg; July3; July6'14; same to same. ——

**Lyman pl** (11:2970), ws, 192.8 n 169th; ext of $36,500 mtg to July2'19 at 5%; July 2; July7'14; Lawvers Mort Co with Gifford Bldg Co, Inc, 2742 Gifford av. nom

**Madison st, see Van Nest av,** see Van Nest av, see Madison.

**North st, 27,** see Davidson av, nwc North.

**Northern ter** (13:3417), ss, 162.6 e rd to Yonkers, 75x150; PM; July6; July7'14; 5y 6%; Jno J O'Connell to Jno H Thorn, Spuyten Duyvil Pkway, West Riverdale av. 6,800

**Oakland pl** (11:3080), ns, 169 w Crotona av, 37x97.10x37x98.3; ext of $6,000 mtg to July5'15, at 6%; July1; July3'14; Fredk Blank with Chas Berg, 2074 Belmont av. nom

**Poplar st (*),** ns, 88.1 e Bear Swamp rd, 25x97.7x25x97.6; July7; July8'14; installs, 6%; Jno O'Connell to Franklin Soc for Home Building & Savings, 38 Park Row. 2,800

**Railroad ter, es, 314 n 234th,** see Carpenter av, ws, 314 n 234.

**Simpson st** (11:2975), es, 247.11 n Home, 25x100; July2; July3'14; due, &c, as per bond; Margaretta H McCreery to Mary A Jones, 1144 Union av. 6,000

**Simpson st** (10:2724), ws, 369.8 s Westchester av, 43x106.5x43x105.11; ext of $35,-000 mtg to July1'19 at 5%; July1; July6 '14; Lawyers Mtg Co with Freeminstreet Co, Inc, 1474 Shakespeare av. nom

**Storrow st (*),** ws, 20.10 s Old rd, 41.9x 102.11x43.6x90.11; PM; July8; July9'14; 2y 5%; Jos Wormser to Catherine Reilly, 353 8 av. 2,000

**Tiffany st** (10:2716), ws, 206.3 n 165th, 25x100; PM; pr mtg $3,000; July8; July9 '14; 6y6%; Annie Katz to Jno Doerr, 896 Madison av. 1,500

**Timpson pl, 515-9** (10:2600),; ext of $33,-000 mtg to Mar4'16 at 5%; June3; July3 '14; Helen M Kelly, gdn, with Wm F Kenny Co, 841 Bway. nom

**4TH st (*),** ns, 180 w Av B, 25x108, Westchester; July3'14; 3y6%; Baisley & Watson Inc to Helen Arnow, nec City Island av & Belden la. 600

**4TH st (*),** same prop; certf as to above mtg; July3'14; same to same. ——

**138TH st, 593 E** (10:2551-2552), ext of $26,000 mtg to July6'19 at 5%; July2; July 7'14; Emigrant Indust Savings Bank, a corpn, 51 Chambers, with Sidney J Baumann, 77 E 89. nom

**145TH st, 328 E** (9:2325), ss, 200 w 3 av, 25x100, except part for st; PM; July3; July 7'14; due, &c, as per bond; Jacob Erdenbrecher to Lawyers Mort Co, 59 Liberty. 5,000

**149TH st E, swc Whitlock av,** see Whitlock av, swc 149.

**149TH st, 554 E** (9:2275), ss, 39.4 w St Ann's av, 36.6x84.11; PM; pr mtg $——; July6; July8'14; 5y6%; Grace S Cornell to Wm F Schneider, 486 Lenox av. 4,000

**150TH st E** (9:2331), ss, 250 w Courtlandt av, 25x100; July8; July9'14; 3y5%; Chas Szumska to Frank Wilczewski, 530 E 148. 2,000

**150TH st, 144 E** (9:2347), ss, 188.6 w Mott av, 18.9x100; June24; July3'14; 3v4%; Anna B Huss to Jno C Gulick, Carmel, NY 1,800

**150TH st E** (9:2348), ns, 29.3 e Walton av, 16.10x95.4x17x94.9; June4; July6'14; installs, 6%; Jno B Hardy to Model B & L Assn of Mott Haven, 2663 3 av. 1,500

**151ST st E** (9:2353), ws, 3.10 n Walton av, 23.8x74.6x16x91.8; pr mtg $2,000; July 6; July7'14; 3v5%; Mary A Beacom to Jno B Suffern, 3123 Park av. 500

**152D st E** (9:2361), ns, 100 e Bergen av, 133.11 to Brook av x47.9; also LAND in N Y County, Kings County; also LAND in Illinois, Nebraska, Kansas, Minnesota, Colorado, New Jersey, Ohio, Georgia, North Carolina, South Carolina, Maryland, Tennessee, Florida, Indiana, Nebraska; Feb2; July9'14; due July1'44, 5%; Swift & Co to First Trust & Savgs Bank, an Illinois corpn, & ano, trstes; mtg tax paid in Bronx Co $3.583; gold bonds, total amount $50,000,000; amount advanced, $10,000,000 ——

**152D st E, ns, 100 e Bergen av,** see 1 av, 788-802, Manhattan mtgs.

**152D st E, ns, 25 w Wales av,** see Lexington av, nec 119th, Manhattan Mort.

**162D st, 408-12 E** (9:2383), ss, 69.4 e Melrose av, 50.8x100; pr mtg $32,000; July2; July6'14; 1y6%; Ernst Kubler to Benenson Realty Co, 407 E 153. 6,000

**165TH st E** (10:2691), ns, 100 e Stebbins av, runs e50x— on curve 13.11xn93.1xnw 77.9xs113.4 to beg; pr mtg $55,000; July2; July3'14; due Sept2'14, 6%; Angel Constn Co Inc to Theo Gutman, 816 Bway, Bklyn. 5,000

**165TH st E** (10:2691), same prop; certf as to above mtg; July2; July3'14; same to same. ——

**165TH st E** (10:2726), nec Fox, 98.7x19.2 x96.8x26; given to secure note for $400; July3; July6'14; due as per bond; Anthony M Hoffman to Jno J Bresnan, 3188 Perry av. 400

**169TH st E, nec Findlay av,** see Findlay av, nec 169.

**170TH st, 446 E** (11:2901), ss, 64 e Park av, 21.4x88; June30; July9'14; 3y5%; Emma V Hartung & Augusta L Anderson to Wm Jewell, Mt Vernon, NY. 4,000

**170TH st, 881 E** (11:2966), nwc Charlotte, 37.6x100; agmt as to share ownership in mtg; May4; July6'14; Jno J Tully Co with Emilie Mehllich. nom

**171ST st W, swc Sedgwick av,** see Sedgwick av, swc 171.

**172D st, 500-8 E,** see Bathgate av, 1612.

**173D st E (*),** es, 531.8 s Gleason av, 25x 100; July1; July3'14; 5y5%; Jno Rohrbach to Geo Busch, 164 Ams av. 3,000

**176TH st E, nec Crotona Pkway,** see Crotona Pkway, nec 176.

**180TH st E, see Boston rd,** see Boston rd, sec 180.

**181ST st, 660 E,** see Belmont av, sec 181.

**181ST st E, see Crotona av,** see Crotona av, sec 181.

**182D st E** (11:3051), ns, 100 w 3 av, 40x 140; pr mtg $32,800; June29; July3'14; due, &c, as per bond; Di Benedetto Realty Co to Jennie Wolff, 3768 Barnes av. 1,500

**183D st W** (11:3197), ns, 100 w Jerome av, 25x100; ext of $4,000 mtg to May17'19 at 6%; June6; July7'14; Nellie M Soanier with Bowery Savings Bank, 123 Bowery. nom

**188TH st E, nwc Marion av,** see Marion av, 2463.

**191ST st, 570 E,** see 109th, 325 E, Manhattan Cons.

**201ST st E** (12:3298), ws, 38.4 n Bainbridge av, 25x100; July2; July3'14; due, &c, as per bond; Jno H Paradies, 388 E 201, to Jas Kneuer, 303 E 143. 5,000

**216TH st E (*),** ss, 302 w Barnes av, 50 x114; PM; July6; July7'14; due, &c, as per bond; Ellen Barrett & Cath F Dougherty to Pasqualina Guarino, 3687 White Plains av. 1,700

**217TH st E (*),** ns, 200 e White Plans av, 50x114, Wakefield; July1; July7'14; 3y5%; Michael Brennan Inc to Mary Rafferty, 327 S 6 av, Mt Vernon, NY. 2,000

**218TH st E (*),** ss, 250 e White Plains av, 50x114, Wakefield; Mar29'11; July3'14; installs, 6%; Luigi Farano to Carmela V Marino, 271 E 154. 200

**222D st E, see White Plains rd,** see White Plains rd, see 222.

**223D st E (*),** ns, 175 w Laconia av; June2; July3'14; 5y5½%; Giuseppe Varanelli to Eliz K Dooling, 179 E 80. 3,200

**227TH st E (*),** ss, 171.8 e Carpenter av, 50x114; July3; July6'14; due, &c, as per bond; Jno Davidson to Jno Kwilecki, 800 E 225. 4,500

**229TH st E (*),** ns, 130 w Prospect ter, 24.6x114; July7; July9'14; 2y6%; Jno J McGauley to Walter Schelles, 1277 Hoe av. 700

**229TH st E (*),** ns, 155 w Prospect ter, 25x114; ext of $2,700 mtg to Jan10'17 at 5½%; Jan9; July9'14; Emma A Bedell with Jno J McGauley, 655 E 229 nom

**230TH st W, swc Bailey av,** see Bailey av, ws, etc.

**230TH st W, nwc Bailey av,** see Bailey av, ws, etc.

**230TH st E (*),** ns, 200 e Barnes av, 25x 114, Wakefield; June30; July7'14; due, &c, as per bond; Benedict Luizzo & Giovannia Livolzi to Alice E Howes, 1524 Commonwealth av. 3,500

**230TH st W, see Bway,** see Bailey av, ws, etc.

**230TH st W, nec Bway,** see Bailey av, w s, etc.

**230TH st W, nec Kingsbridge av,** see Bailey av, ws, etc.

**230TH st W, nwc Kingsbridge ter,** see Kingsbridge ter, nwc 230

**239TH st E** (12:3287), ss, 325 e Katonah av, 3 lots, ea 25x100; 3 mtgs, ea $1,500; June15; July3'14; 3v5½%; Ehrich Peterson to Dora M Schrenkeisen, 29 Fletcher av, Mt Vernon, NY. 4,500

**241ST st E (*),** sws, 50 se Bronx Blvd, 50x100, Washingtonville; PM; Apr15; July6 '14; 3v6%; Jno Stahl to Nicholas Wanler, 670 Napier av, Queens NY. 1,500

**Arlington av** (12:3496), bet 259th & 260th, being lots 110, 280, 284 & 288, blk 3496 on Land map; also INDEPENDENCE AV (12:-3496), bet 259th & 260th, being lots 243 & 247, blk 3496 Land map; pr mtg $——; June20; July8'14; due Apr24'19, 4½%; Louis Dannhauser, of Munich, Bavaria, to Heinrich Marx of same place & ano. 12,000

**Arthur av** (11:3069), ws, 312.9 sw 180th 18x67.6; all title to strip 18x329.6; PM; pr mtg $9,000; July6; July9'14; 5y6%; Clara Wright & Wm & Jas A Gerns to Mons Johnson, 48 Alexander av, Yonkers, NY. 1,400

**Bailey av** (12:3264, 3265 & 3266; 13:3102 & 34044), ws at line bet land hereby described & land now or late Geo B Peck, runs sw240xn223xne246 to av xs213.5 to beg except part for Bailey av; also EXTERIOR ST, es at ws right of way of Spuyten Duyvil & Port Morris Branch of N Y C & H R R R Co, runs n159.5xne64.5x s183.11 to beg; also BAILEY AV, swc 230th, runs s107.7xw96.9xs25.1xs58.9xsw190.6xn— to st xe155.5 to beg; also BROADWAY, s ec 230th, runs s334.1xs43.5xe95.5xn269.7xw 212.4 to beg; also BAILEY AV, nwc 230th, runs w957.9xn676.8 to 231st xe47.5 to Albany rd xs209.5xs201.9xs52.6xs55xe152.8 to Bailey av xs106.1 to beg, except part for Bailey av; also 230TH ST, ns at ws land N Y & Putnam R R, runs n677 to 231st x w125.1xs - to pt 151.1 s 231st xw78.6 to Bway xs62.8xs590.9 to 230th xe63.3 to beg; also BROADWAY, nec 230th, runs n390.5xs 190.2 to 230th xw190.11 to beg; also KINGSBRIDGE AV, nec 230th, runs n xe 565 to ws Bway xs458.1x—on curve 158.9 x— on curve 96.9x—215.7 to Bway xw327.3 to 230th xw43.3 to beg; also 230TH ST, ss 57.11 e Kingsbridge av, runs e314.7xs199 xw101.11xn126.9 to beg; all title to land under water Harlem River to Spuyten Duyvil Creek, bet 225th & Kingsbridge av; 1-10 part; AT; pr mtg $15,000; July2; July 8'14; demand 6%; Raynor Godwin to Jos A Deering, 22 W 45. 6,221

**Bailey av, swc 230th,** see Bailey av, ws, etc.

**Bailey av, nwc 230th,** see Bailey av, ws, etc.

**Bainbridge av, 2040** (12:3284), es, 67.8 n Mosholu Pkway N, 25x100; pr mtg $——; June29; July6'14; 3v6%; Jno A Fleckenstein to Julius Wolf, 40 Edgecombe av. 1,000

**Bathgate av, 1574-92** (11:2919), es, 97.10 n Claremont Pkway, 200x39.5; July8; July 9'14; due &c as per bond; Tobias Realty Co to Lawyers Mtg Co, 59 Liberty. 28,000

**Bathgate av, 1574-92;** certf as to above mtg; July8; July9'14; same to same. ——

**Bathgate av, 1612** (11:2919), sec 1794 (Nos 500-8), 55.4x82.7x55.8x87; bldg loan; July3; July8'14; due, &c, as per bond; Bathgate Realty Corpn to Lawyers Mort Co, 59 Liberty. 32,000

**Bathgate av, 1612** (11:2919), sec 1794 Nos 500-8); certf as to above mtg; July2; July8'14; same to same. ——

**Bathgate av, 1612,** sec 1794 (Nos 500-8); extn agmt; July6; July8'14; same & Sol Geller with same. nom

**Beach av (*),** ws, 200 n Randall av, 25 x100; pr mtg $2,000; July2; July9'14; due, &c, as per bond; Bertha Wrieht to Academy Bldg Co, Inc, 2069 Westchester av. 500

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**Belmont av** (11:3081), sec 181st (No 660), 40.4x100.9x40.3x100.9; bldg loan; July2; July3'14; 1y6%; Robt Eff Corpn to Jos N Finkelstein, 1416 49th, Bklyn. 35,000

**Belmont av** (11:3081), sec 181st (No 660); certf as to mtg for $35,000; July2; July3'14; Robert Eff Corpn to Jos N Finkelstein.

**Belmont av (11:3074),** ws, 50 n 186th, 25 x87.6; PM; pr mtg $4,000; July2; July7'14; due, &c, as per bond; Maria Di Cristina to Kate Griffin, 683 Lex av. 500

**Belmont av** (11:3074), ws, 50 n 186th, 25 x87.6; ext of $4,000 mtg to June30'17 at 5½%; June12; July3'14; Kate Griffin with Jno H Logie, Bar Harbor, Me. nom

**Boston rd** (11:3140), sec 180th, 67.4x91.11 x71.11x90.4, except part for Boston rd & 180th; pr mtg $10,000; July3; July6'14; due, &c, as per bond; Chas H Weigle to Emma M Lewis, 112 E 16. 6,000

**Broadway, sec 230th,** see Bailey av, ws, etc.

**Broadway, nec 230th,** see Bailey av, ws, etc.

**Brook av, nwc 152d,** see 152d E, ns, 100 e Bergen av.

**Brook av, 625-9,** see 1 av, 788-802, Manhattan mtgs.

**Bryant av** (10:2747), swc Aldus, 100x 200 to es Faile; July8; July9'14; due &c as per bond; Wm Simpson, New Hudson, NY, to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. 30,000

**Bryant av** (11:2994), ws, 300 n Freeman, 50x100; pr mtg $——; July8; July9'14; installs, 6%; Hugh D Smyth to Henrietta Jacobs, 1152 Ams av, et al. 400

**Bryant av** (10:2764), es, 150 n Lafayette, 25x100; pr mtg $3,500; July7; July8'14; due June1'15, 6%; Albt Gerhards to Chas F Halsted, 174 Prospect pl, Bklyn. 1,390

**Bryant av** (10:2761), es, 230 s Garrison av, 20x100; certf as to mtg for $6,000; June 3; July7'14; Martin Pletscher Constn Co, Inc, to Henry Tietjen.

**Bryant av, sec Home,** see West Farms rd, swc Home.

**Burke av (*),** ss, 75 e Barker av, 24x 99.7; July9'14; 3y6%; Mary McGarry to Chas F King, 49 Prospect, Bklyn. 2,000

**Burke av (*),** swc Matthews av, 200 to Barnes av x100; June27; July3'14; 1y5½%; Grace A, wife Isaac S Holbrook, to Jas H McGraw, Morris Co, NJ. 9,000

**Cambreleng av, 2457** (11:3075), ws, 75 s 189th, 25x100; July2; July3'14; 5y5%; Gustaf N Peterson to Emigrant Indust Savgs Bank, a corpn. 4,000

**Carpenter av (*),** ws, 314 n 234th, runs w210 to R R Terrace xn84.6xe105xs25xe105 to av xs109.6 to beg; ext of $10,000 mtg to July1'17 at 5¼%; July3; July6'14; Michl Scheringer with Augusta H F Reisch, 4257 Carpenter av et al. nom

**Coddington av (*),** ss, 525 e Ft Schuyler rd, 100x108.11x100x105.8; July2; July3'14; 5 y5¼%; Frank Platzer to Severin Magda, 1146 Longfellow av & ano. 1,200

**Coddington av (*),** same prop; July2; July3'14; 5y5¼%; Franz Platzer to Severin Magda, 1146 Longfellow av & ano. 2,800

**Crosby av, nwc Middletown rd,** see Middletown rd, nwc Crosby av.

**Crotona Pkway** (11:2985), nec 176th, runs e6.10xn162.2xw75.3xs31.3 to Pkway xs147.1 to beg; PM; pr mtg $4,000; July6; July7'14; 2y6%; S O Constn Co Inc to David J Lyons, 147 Donaldson av, Rutherford, NJ. 5,000

**Crotona av, 2073** (11:3080), ws, 125.2 s 180th, 25x125; ext of $5,500 mtg to Oct1'19 at 5%; June27; July7'14; Jacob Bauer with Daniel McBride, 2073 Crotona av. nom

**Crotona av** (11:3096), sec 181st, 65x102; bldg loan; July7; July8'14; demand, 6%; Masons Builders Co Inc to Rockland Realty Co, 509 Willis av. 55,000

**Crotona av** (11:3096), same prop; certf as to above mtg; July7; July8'14; same to same.

**Crotona av, 2006,** see 109th, 325 E, Manhattan Cons.

**Davidson av** (11:3198), nwc North (No 27), 37.6x100; bldg loan; July2; July6'14; demand, 6%; Henry Cleland Inc to City Mtg Co, 15 Wall. 35,000

**Davidson av** (11:3198), same prop; certf as to above mtg; July2; July6'14; same to same.

**Elliott av (*),** es, 525 s Elizabeth, 25x 125; July3; July8'14; 5y5%; Julia G Larty, widow, to Bernard Goehring, 1025 Fox. 3,000

**Elliott av (*),** same prop; sobrn agmt; July6; July8'14; Clara Hochstetter with Bernard Goehring, 1025 Fox nom

**Findlay av** (11:2782 & 2783), nec 169th, 90x19.4; July8; July9'13; due &c as per bond; Jno Geiger to Aug Geiger, 500 E 167. 2,000

**Forest av** (10:2658), es, 152.9 s 163d, 18.9 x95; June18; July3'14; 1y5½%; Aurelie Schlockow to Oswald Schlockow, 1162 Pacific, Bklyn. 600

**Franklin av, 1389** (11:2931), ws, 93.5 s 170th, 20x100, except pt for av; July7; July9'14; 5y5%; Emilie Hake to Henry M Armsheimer, 1338 Prospect av. 500

**Franklin av, 1389** (11:2931); agmt changing interest days; July7'14; Emilie Hake with German Savings Bank, 157 4 av. nom

**Gleason av (*),** ns, 50 w 172d, 50x100; July1; July6'14; 5y5%; Patk J Ryan to Lillian E Acker, 769 Forest av. 5,000

**Grace av (*),** ws, 776.1 s Boston rd, 50x 95; July6; July8'14; due, &c, as per bond; Michl Weisdorfer to Martha Handel, 647 E 219. 400

**Gun Hill rd, nwc Webster av,** see Webster av, nwc Gun Hill rd.

**Hering av (*),** es, 475 s Neil av, 19x96.10 x15.5x67.11; PM; June26; July8'14; 5y5%; Wm Robinson to Sound Realty Co, 128 Bway. 280

**Hering av (*),** es, 425 s Neil av, 25x99.11 x25.1x101.4; PM; June29; July8'14; 5y4½%; Sam Nilsen to Sound Realty Co, 128 Bway. 300

**Hering av (*),** es, 100 s Neil av, 25x 100; PM; June29; July3'14; 5y5%; Danl J Calnan to Sound Realty Co. 367.50

**Hering av (*),** ws, 350 s Neil av, 50x 100; PM; June29; July3'14; 5y5%; Matthew J McQuillan to Sound Realty Co. 805

**Hering av (*),** ws, 400 s Neil av, 50x 100; PM; June29; July6'14; 5y4½%; Andw Lauder to Sound Realty Co. 690

**Hoe av, 1501** (11:2981), ws, 75 s 172d, 25 x100; June27; July3'14; due, &c, as per bond; Mary J Crane to Title Guar & Trust Co, 176 Bway. 2,000

**Hollers av (*),** ns, 25 w Merritt av, 25x 100; June25; July3'14; 3y6%; Giuseppe Marchioli to Cawin Le G Washburn, Chappaqua, NY, admr. 500

**Hollers av (*),** same prop; pr mtg $500; June25; July3'14; installs, 6%; same to Westchester Mort Co at Pleasantville, NY. 700

**Hughes av** (11:3082), es, 69.4 n 181st, 16.10x85.3x16.10x85; ext of $4,500 mtg to July1'17 at 5½%; July6; July7'14; Francis J Mulgannon with Emilie Hegelein, 303 St Ann's av. nom

**Independence av,** see Arlington av, bet 259th & 260th sts.

**Jackson av, 885** (10:2638), ws, 114.6 n 161st, 19.9x75; July2; July3'14; due, &c, as per bond; Wm Schilling to Sophie M Berman, 439 E 86. 3,000

**Kingsbridge av, nec 230th,** see Bailey av, ws, etc.

**Liebig av** (13:3423), ws, 200 n 259th, 25x 100, except part for av; July7; July8'14; installs, 6%; Eliz M Rawlinson to Yonkers B & L Assn, Yonkers, NY. 1,000

**Longfellow av, 1479** (11:3000), ws, 300 s 172d, 37.6x100; bldg loan; July1; July6'14; demand, 6%; O'Leary Realty & Constn Co to N Y Trust Co, 26 Broad. 25,000

**Longfellow av** (11:3000), same prop; certf as to above mtg; July1; July6'14; same to same.

**Lydig av (*),** ns, 50 e Hering av, 25x 100; PM; June29; July6'14; 5y5%; Max Zaritzky to Sound Realty Co. 455

**Lydig av (*),** ns, 50 e Narraganset av, 50x100; PM; June29; July6'14; 5y5%; Rose Ferrara to Sound Realty Co. 910

**Lydig av (*),** ss, 27.4 e Narraganset av, 27.4x79.11 to Neil av x25.3x89; PM; June29; July3'14; 5y5%; Clara J Reilly to Sound Realty Co. 490

**Lydig av (*),** nwc Tenbroeck av, 25x 100; PM; June29; July3'14; 5y5%; Mollie Hefler & Harry Barcham to Sound Realty Co. 700

**Lydig av (*),** ss, 27.4 w Tenbroeck av, 54.9x132.2x50x109.11; also LYDIG AV (*), swc Tenbroeck av, 27.4x109.11x25x98.8; PM; June29; July3'14; 5y5%; Anna Wittekind to Sound Realty Co. 2,152.50

**Lydig av (*),** swc Van Hoesen av, 57.4x 46.8x55.4x15; also LYDIG AV, ss, 57.3 w Van Hoesen av, 50x79.11 to Neil av x46.2 x46.7; PM; June29; July6'14; 5y5%; Sara I Maggio to Sound Realty Co. 1,190

**Lydig av (*),** ss, 25 w Yates av, 25x100; PM; June29; July3'14; 5y5%; Annie McCabe to Sound Realty Co. 665

**Lydig av (*),** swc Yates av, 25x100; PM; June29; July3'14; 5y5%; Mary Mone to Sound Realty Co. 892.50

**Lydig av (*),** ss, abt 81.2 e Yates av, 27.4 x84.7x25x95.10; June29; July3'14; 5y4½%; Anna Duggan to Sound Realty Co. 420

**Mapes av, 1981,** see 109th, 325 E, Manhattan Cons.

**Marmion av, 1892** (11:2959), es, 26 s Fairmount pl, 35x106.10x34.10x103.4; ext of $20,000 mtg to May10'17 at 5%; July2; July 7'14; Chas C Bull trste with Rehsom Realty Corpn, 135 Bway. nom

**Marion av, 2463** (11:3026 & 3023), nwc 188th, 97.4x50x95.1x50; pr mtg $40,000; June15; July3'14; 1y6%; Thos C Lisk to Jno L Thomas, 227 Mott av. 850

**Matthews av, swc Burke av,** see Burke av, swc Matthews av.

**Middletown rd (*),** nwc Crosby av, 52.1x 92.1x50x87.11; July6; July8'14; 3y6%; Pasquale Monaco to Julia Cole, 424 E 134. 1,500

**Middletown rd (*),** ns, 75.7 w Mayflower av, 50.4x125.3x50x119.1; July6; July8'14; 3y 6%; Pasquale Monaco to Teresa J Keegan, 2330 Andrews av. 1,000

**Mt Hope av** (11:2792), ws, 100 s 173d, 100x100, except part for av; July8; July9 '14; 5y5%; Eleanor M, wife of & Alex S Williams, to Bowery Savgs Bank, 128 Bowery. 6,000

**Mulford av (*),** es, 1.028.1 n Libby, 150x 100; July2; July3'14; 3y5%; Eliz Schmitt to Louis Hansler, 2140 Wash av. 2,000

**Neil av (*),** ns, 75 w Hering av, 25x 100; also NEIL AV, ns, 75 e Yates av, 25x 100; PM; June29; July3'14; 5y4½%; Lewis Crown to Sound Realty Co. 780

**Neil av (*),** nwc Hering av, 25x100; PM; June29; July3'14; 5y5%; Frieda Rauch to Sound Realty Co. 665

**Neil av (*),** see Tenbroeck av, 25x 120.3; PM; June29; July3'14; 5y5%; Wolf & Karl Barcham to Sound Realty Co. 630

**Neil av (*),** ns, 25 e Yates av, 50x100; PM; June29; July3'14; 5y4½%; Lewis Crown to Sound Realty Co. 810

**Neil av (*),** nwc Yates av, 25x100; PM; June29; July6'14; 5y5%; Max Zaritzky to Sound Realty Co. 752.50

**Old Boston rd (*),** ws, 200.5 s Julianna, 75.1x132.5, except part for White Plains rd; July1; July3'14; due, &c, as per bond; Max Marx to Annie N Alexander, Harriman, NY. 7,500

**Park av, 4282 & 4290,** see 109th, 325 E, Manhattan Cons.

**Pelham Pkway S (*),** see Narraganset av, 25x100; PM; June29; July3'14; 5y5%; Rosa Weiss to Sound Realty Co. 1,470

**Pelham Pkway S (*),** ss, 50 e Van Hoesen av, 25x100; PM; June29; July3'14; 5y5%; Zetta Block to Sound Realty Co. 997.50

**Pelham Pkway S (*),** ss, 100 e Van Hoesen av, 50x150; PM; June29; July3'14; 5y 5%; Ida Haber to Sound Realty Co, 128 Bway. 2,170

**Pelham Pkway S (*),** sec Yates av, 25x 100; PM; June29; July3'14; 3y4½%; Edgar H & Delano E Farr to Sound Realty Co. 1,800

**Popham av** (11:2877), ws, 177.4 n 176th, 50 x100; PM; July3; July6'14; due, &c, as per bond; Herman C Doctermann to Fernando Wood, at Kitchawan, NY. 1,600

**St Ann's av, 346** (10:2556); ext of $7,000 mtg to July6'19 at 5%; July6; July8'14; Emigrant Indust Savgs Bank with Josephine, Sydney, Arthur & Jessie Steiner, 346 St Anns av. nom

**Sedgwick av** (9:2541), swc 171st, 50x95; ext of $10,000 mtg to July1'17 at 6%; July 3; July7'14; Francis S Whitehouse with Wm H Hays, 21 Maiden la. nom

**Southern blvd, 1765** (11:2940); ext of $22,500 mtg to July28'17 at 5%; June29; July8'14; Wm S Mason et al, trstes, with Thos P Concannon, 1765 So blvd. nom

**Steuben av** (12:3327 & 3339), ws, 235 s Gun Hill rd, 25x100; June24; July6'14; 3v 5%; Frances Devine, 665 W 178, to Francis Ludford, 2539 Cambreling av. 750

**Tenbroeck av (*),** es, 150 n Lydig av, 25x125; PM; June29; July6'14; 5y5%; Jno J Cummins to Sound Realty Co. 525

**Tenbroeck av (*),** es, 175 n Lydig av, 25x125; PM; June29; July3'14; 5y5%; Brana Friedman to Sound Realty Co. 507.50

**Tenbroeck av (*),** ws, 150 s Pelham Pkway S, 25x112.6; PM; June29; July6'14; 5y5%; Isidor Fruim to Sound Realty Co. 540.50

**Tenbroeck av (*),** es, 100 s Pelham Pkway S, 25x125; PM; June29; July3'14; 5y 5%; Fredk S Myers to Sound Realty Co. 700

**Tenbroeck av (*),** es, 150 s Pelham Pkway S, 25x125; PM; June29; July3'14; 5y 5%; Harry Sado to Sound Realty Co. 507.50

**Tinton av** (10:2658), ws, 240.5 n 161st, 27 x135; May26; July6'14; due, &c, as per bond; Sara Constn Co Inc to Eliz K Dooling, 179 E 80. 11,000

**Tinton av** (10:2758), same prop; certf as to above mtg; June18; July6'14; same to same.

**Tremont rd, ss, 50 w Robin av,** see Williams av, es, 96.7 n Middletown rd.

**Undercliff av** (9:2537), es, 225 s Boscobel pl, 50x113.2x50.2x115.3; July1; July8'14; 3y 6%; Cath Pilkington to May Terhune, 167 Elm, Elizabeth, NJ. 32,000

**Union av, 1229** (10:2673); ext of $6,000 mtg to June30'17 at 5%; June30; July7'14; Lawyers Title Ins & Trust Co, a corpn, 160 Bway, with Louis Sander, 1229 Union av. nom

**University av** (11:3218), ws, 514 n 183d, 50x100; ext of $15,000 mtg to Aug11'19 at 5%; June18; July7'14; Oscar Willgerodt with Seamen's Bank for Savings, 76 Wall. nom

**Van Hoesen av (*),** es, 100 n Lydig av, 50x100; PM; June29; July3'14; 5y4½%; Edwin R Lockwood to Sound Realty Co. 840

**Van Hoesen av (*),** es, 175 n Lydig av, 25x100; PM; June29; July3'14; 5y5%; Rubin Klinger to Sound Realty Co. 525

**Van Hoesen av (*),** es, 150 n Lydig av, 25x100; PM; June29; July6'14; 5y5%; Jno Curristine to Sound Realty Co. 490

**Van Nest av (*),** sec Madison, 50x100; July8'14; 3y5%; Rudolf Proll to Eliz K Dooling, 179 E 80. 3,500

**Van Nest av (*),** sec Wallace av, 24x95; PM; pr mtg $9,000; July6; July7'14; 3y6%; Alcott Realty Co to Eliz K Dooling, 179 E 80. 4,000

**Van Nest av (*),** same prop; certf as to above mtg; July6; July7'14; same to same.

**Van Nest av (*),** sec Wallace av, 24x95; ext of $1,500 mtg to Apr17'17 at 6%; June 6; July7'14; Rosa Nathan with Alcott Realty Co, 309 Bway. nom

**Van Nest av (*),** same prop; ext of $7,500 mtg to Dec1'17 at 6%; June8; July7'14; Albert Mamlock with same. nom

**Walker av (*),** ns, 33.5 e Bear Swamp rd, 25x83.11x25.5x79.1; July7; July8'14; 3y 5½%; Edw Hoctor to Sarah J Brooks, 349 W 56. 4,000

**Wallace av, sec Van Nest av,** see Van Nest av, sec Wallace av.

**Washington av** (11:2911), es, 75.2 s 171st, 25.8x98.5x25x100.2, except part for av; June 29; July6'14; due, &c, as per bond; Jacob Mayers to Morris Friedman, 1375 Intervale av. 1,300

**Webster av, 2059,** see 109th, 325 E, Manhattan Cons.

**Webster av** (12:3356), nwc Gun Hill rd, 78.1x22.2x76.9x9.2; July1; July3'14; 3v6%; Jno L & Peter S O'Hara to Peter O'Donnell, 410 E 141. 5,000

**West Farms rd** (10:2753), swc Home, runs sw51.10xw91.11 to Bryant av xn2.8xn 37.6 to Home xe120.6 to beg; ext of $38,000 mtg to July1'19 at 5½%; July1; July7'14; Lawyers Title Ins & Trust Co, a corpn, with Absar Realty Co, 919 Fox. nom

**White Plains rd, 3320 (*),** es, 200 n Locust av, 25x100x25x98.6, except pt for rd; pr mtg $7,500; June24; July9'14; due July1'16, 6%; Saml Freedman, Bklyn, & Jas F Waldron, Corona, LI, to Fredk Glittenberg, 349 W 52. 1,500

**White Plains rd (*),** sec 222d, 89.5x100; July8; July9'14; 3v5%; Frank L Bacon, Far Rockaway, LI, to Emigrant Indust Savgs Bank, a corpn. 23,000

**White Plains rd (*);** same prop; sobrn agmt; July6; July9'14; same & Cath S Hill with same. nom

**Whitlock av** (10:2601), swc 149th, runs n w60.11xnw69xs110xe157.6 to av xn49.11 to beg; ext of $2,000 mtg to July2'16 at 6%; July2; July3'14; Margt Schaefer with Friedrich Rubel, 109 Kelly av, Woodside, LI. nom

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**Williams av** (*), es, 96.7 n Middletown rd, 50x100; also WILLIAMS AV (*), es, 150 s Tremont rd, 50x100; also TREMONT RD (*), ss, 50 w Robin av, 50x100; July7; July 8'14; 3y5½%; Richd H Arnold to Mary E Abbott, New Haven, Conn. 2,500

**Williams av,** es, 150 s Tremont rd, see Williams av, es, 96.7 n Middletown rd.

**Williamsbridge rd** (*), es, 150 s Neil av, 25x100; PM; June29; July3'14; 5y5%; Rosie Herman to Sound Realty Co. 612.50

**Yates av** (*), es, 175 s Pelham Pkway S, 25x100; PM; June29; July3'14; 5y5%; Myer Gladstone to Sound Realty Co. 542.50

**Williamsbridge rd** (*), nec Neil av, 25.1x 95.5x25x94.9; PM; June29; July3'14; 5y5%; Clara J Reilly to Sound Realty Co. 1,015

**Yates av** (*), es, 475 s Neil av, 28.9x100.1 x24.11x100; PM; June29; July6'14; 5y5%; Max Zaritzky to Sound Realty Co. 420

**Yates av** (*), es, 100 n Neil av, 50x100; PM; June29; July3'14; 5y5%; David Blum to Sound Realty Co. 910

**Yates av** (*), es, 150 s Pelham Pkway S, 25x100; PM; June29; July3'14; 5y4½%; Mary L Mayer to Sound Realty Co. 525

**3D av** (9:2362), es, 126.3 s 152d, 25x88.5x 25x88.3; July7'14; 5y5%; Chas O Fendrych to Dollar Savings Bank, 2808 3 av. 22,000

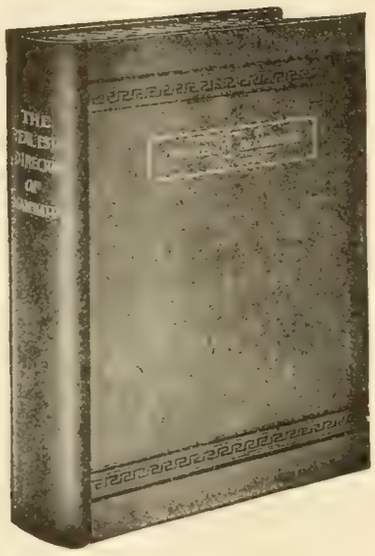
**3D av, 3683** (11:2910); sal Ls; June30; July6'14; demand, 6%; Ralph Barone to Clausen-Flanagan Brewery, 441 W 25. 1,400

**3D av** (11:3048), ws, 56.6 n 181st, 25x 102.11; May8; July3'14; 3y5½%; Renard S Padgett, Bklyn, to Christine Carmichel, 130 Amity, Bklyn. 3,500

**Lots 148 to 150** (12:3343), map 181 lots Varian Est; July3; July9'14; 5y5%; Gerald Fitzgerald to Dani Reidy, 325 W 11. 2,600

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# The
# Real Estate Directory
of the
# Borough of Manhattan
with
## Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2418 New York, July 18, 1914. (55) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**

*Allen st, 150 (or Rivington st, 70).
Catharine st, 57-9, & 64.
Cherry st, 423.
*Christopher st, 139 (or Greenwich, 679).
Chrystie st, 213.
East B'way, 280.
Eldridge st, 207.
Front st, 130.
*Goerck st, 123 (or Stanton st, 320).
Greenwich st, 189, 206-10 & 679.
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Houston st, 497-501 E.
James st, 67.
King st, 19.
Minetta st, 6-10.
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Norfolk st, 138.
Perry st, 32.
Pike st, 68.
Pitt st, 25.
Prince st, 195.
Rivington st, 70.
Stanton st, 127 & 320.
Suffolk st, 47.
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*Van Corlear pl, 29 (or 227th st, 118 W.).
*Vesey st, 72 (or Greenwich st, 206-10).
3d st, 36 E.
*8th st, E (swc Av D, 107-9), blk 377-37.
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14th st, 126-30 E.
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16th st, 403 E.
17th st, 219 W.
18th st, 348 W.
19th st, 144-6 W.
24th st, 13-5 W.
26th st, 239 E.
26th st, 110-2 W.
27th st, 39-43 E.
29th st, 236 & 409 E.
33d st, 321 E.
35th st, 210, 243 & 244-8 E.
*35th st, 250-2 E (or 2d Av, 641).
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37th st, 356 W.
39th st, 242 W.
46th st, 631-5 W.
47th st, 55 W.
48th st, 317 E.
49th st, 422 W.
*55th st, 100-4 E (or Park av, 413).
55th st, 106 E.
58th st, 32 W.
63d st, 236-8 E.
66th st, 134 W.
67th st, 135 W.
68th st, 38 E.
69th st, 2-12 & 306-8 W.
70th st, 41 W.
71st st, 136-8 E.
75th st, 126, 317 & 440 E.
79th st, 156-60 & 352 E.
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83d st, 35 W.
*83d st W, (nec West End av, 48[illegible]2), blk 1281-1.
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*106th st, 341 E (or 1st av, 2051).
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*110th st, 400 E (or 1st av, 2136).
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113th st, 72 E.
*114th st, 301-3 E (or 2d av, 2222).
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*115th st, 401 E (or 1st av, 2240).
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116th st, 227-33 W.
*117th st, 401 W (or Morningside dr, 70-3).
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*119th st, 2 E (or 5th av, 1475).
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121st st, 104 W.
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123d st, 128 & 449-53 W.
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128th st, 129 E.
*128th st, 200-200a W (or 7th av, 2154).
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130th st, 168 W.
131st st, 63-9 & 163 W.
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*143d st W (nec Riv. dr, 660-6), blk 2090-16.
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145th st, 531-3 W.
148th st, 402-10 W.
151st st, 521 W.
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*161st st W (nec Ft. Wash. av, 56-64), blk 2137-52.
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165th st, 471 W.
*183d st, 550 W (or Audubon av, 350).
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7th av, 2152-4, 2255-7 & 2307-9.
8th av, 2283-5.

**WILLS.**

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16th st, 613 E
34th st, 141 E.
60th st, 22 E.
61st st, 205 W.
70th st, 227 W.
94th st, 150 W.
Broadway, 1491.
Lexington av, 345.
West Broadway, 154-6.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JULY 10, 11, 13, 14, 15 & 16.

**Allen st, 150,** see Rivington, 70.

**Catharine st, 57-9** (1:276-1 & 58-59), nec Monroe (Nos 1-3), 47.9x102.10x47.7x99.8, with AT to any strips on n & e sides, 2-3 & 1-2-sty bk tnts & strs; Pincus Lowenfeld et al to Church of St Joachim, a corpn, 23 E 51; mtg $35,000 & AL; July15; July16'14; A$44,000-48,000. nom

**Catharine st, 64** (1:278-39), ws, 50 n Oak, 25.3x102x25.2x103.9, 2 & 3-sty bk theatre; Fredk Mazzio to Vincenzo Jannuzzi, 26 Roosevelt; mtg $19,000; July11; July13'14; A$16,000-19,000. nom

**Cherry st, 423** (1:260-41), ss, 150.4 w Jackson, 25.3x88.9, 2-sty fr tnt & 2-sty bk rear stable; Edw J Brown & ano, heirs Richd E Brown, to Jas J McDermott Jr, 82 Herald av, Richmond Hill, B of Q; mtg $2,900; July14'14; A$7,000-7,500. O C & 100

**Chrystie st, 213** (2:427-40), ws, 86.10 n Stanton, runs n28.10xw100xs15.8xse25.10x ne1.1xse34.6xne3.2xse41.4 to beg, 5-sty bk tnt & strs; S Morrill Banner, ref, to Louis Lowenstein, 42 E 74; Aubrey E Meyer, 807 7 av, & Edw Lauterbach, 301 W 106, TRSTES will Isaias Meyer, for benefit Linda Meyer, 21-25 pts, & Irma Ferrulli, 2109 Bway, 4-25 pts; FORECLOS July2; July9; July14'14; A$16,000-30,000. **25,000**

**Christopher st, 139,** see Greenwich, 679.

**East Broadway, 280** (1:287-35), ns, 211 e Montgomery, 21.2x59.3x21.5x59.5, 4-sty bk tnt & strs; Benj Jackson, ref, to Fernando G Echeverria, 49 Wall; FORECLOS July 7; July15; July16'14; A$12,000-17,000. **14,000**

**Eldridge st, 207** (2:421-67), ws, 150 s Stanton, 25x100, 6-sty bk tnt & strs; Hersam Realty Co to Herman M & Saml Solomon, 501 W 110, EXRS &c Marx Solomon; mtg $35,500; July8; July13'14; A$22,000-42,000. O C & 100

**Eldridge st, 207;** Herman M Solomon & ano, EXRS &c Marx Solomon, to Tillie Salvin, 540 Manhattan av; mtg $35,500; July11; July13'14. **46,500**

**Eldridge st, 207;** Herman M Solomon et al to same; QC; AL; July11; July13'14. nom

**Front st, 130** (1:38-36), ws, 40.10 s Pine, 23.4x72.1x22.10x73.6, 4-sty bk loft & str bldg; Lester S Holmes to Gertrude A Vanderbeck, 149 W 126; B&S; AL; July15; July 16'14; A$21,000-27,000. O C & 100

**Front st, 130;** Gertrude A Vanderbeck to Emma Breidenbach, 5 New England ter, Orange, NJ; B&S; mtg $16,000 & AL; July 15; July16'14. O C & 100

**Goerck st, 123,** see Stanton, 320.

**Greenwich st, 189** (1:81-15), es, 48.5 n Dey, 26.10x73.9x25.4x65.5, 5-sty bk tnt & strs; Maxwell Lustig, ref, to Harry Lippmann, 2 W 88; FORECLOS July6; July10 '14; A$39,000-45,000. **18,575**

**Greenwich st, 189;** Harry Lippmann to Wm Infeld, 306 E 72; B&S & CaG; AL; July10; July11'14. O C & 100

**Greenwich st, 206-10** (1:84-48), nwc Vesey (No 72), 53.10x22.10x50.5x41.11, 3-sty bk hotel; Sellwell Realty Co, a corpn, to Emil S Levi, 29 W 71 [22 W 19]; ⅓ pt; B&S & CaG; mtg $60,000; Feb28'10; July 14'14; A$60,000-69,000. O C & 100

**Greenwich st, 679** (2:630-30), nec Christopher (No 139), 35x67x6.9x74.9, 3-sty bk tnt & strs; Mary H Cassidy, daughter & heir Jas Holmes, 173 W 73, to Eliz A Shields, daughter & heir Jas Holmes at Grantwood, NJ; ¼ pt; July10; July11'14; A$25,000-35,000. **4,500**

**Henry st, 97** (1:282-14), ns, abt 90 w Pike, 24.9x100, 4-sty bk tnt & strs; also HENRY ST, ns, 85.4 w Pike, a strip .04½x67.6; Geo H Francoeur, ref, to Jas Shea, 164 E 81; FORECLOS June25; July9; July 10'14; A$18,000-22,000. **19,025**

**Houston st, 497-501 E** (2:325-15), ss, 80 e Goerck, 40x75, 7-sty bk loft & str bldg; Geo J Gillespie, ref, to Henry Bruere, as Chamberlain of City NY at Municipal Bldg; FORECLOS July1; July2; July15'14; A$18,000-41,000.

**20,000 over & above all liens**

**James st, 67** (1:116-27), ws, abt 50 n Oak, 25.1x100x23.1x100, 5-sty bk tnt & strs; David Zierler to Guiseppe Taravella, 142 Cherry; mtg $18,000 & AL; July11'14; A $15,000-29,000. O C & 100

**King st, 19** (2:520-41), ns, 42.2 w Congress, 21x75, 3-sty & b bk tnt; Dora Farrell to Vincenzo Pascale, 19 King; June1; July11'14; A$7,500-9,500. O C & 100

**Minetta st, 6** (2:542-22), ns, 153.1 e Bleecker, 22.1x75x22.2x75, 2-sty fr bk ft tnt; A$6,500-7,000; also MINETTA ST, 8 (2:542-21), ns, 175.3 e Bleecker, 22x75x 22.2x75, 2-sty fr bk ft tnt; A$6,500-7,000; also MINETTA ST, 10 (2:542-20), ns, 197.3 e Bleecker, runs n39.10xs34 to st xsw21.11 to beg, gore, 3-sty bk tnt; A$3,000-3,500; Moser Arndtstein to Gesine Young, 851 W 181; mtg $12,000; July10; July11'14. nom

**Minetta st, 8-10,** see Minetta st, 6.

**Monroe st, 1-3,** see Catharine, 57-9.

**New Chambers st, 57 (formerly 64 Roosevelt)** 1:116-2), es, abt 35 n Oak, 25x 50, except pt for st, 2-sty fr bk ft tnt & str; Margt Murphy, heir Jno J McAuliffe, to Cath Murphy, 312 E 46; AT; May22; July15'14; A$7,500-8,000. nom

**Norfolk st, 138** (2:354-42), es, 125 n Rivington, 25x100, 5-sty bk tnt & strs; Lena Weissberg to Rose Weissberg, 40 Lee av, Bklyn; mtg $33,000 & AL; July14; July15 '14; A$24,000-34,000. O C & 100

**Perry st, 32** (2:612-15), ss, 145.10 w Waverly pl, 25.10x95x20.10x95, 3-sty & b bk dwg; Robt A Downs, of Chicago, Ill, to Chicago Title & Trust Co, 69 W Washington st, Chicago, Ill, TRSTE; ⅓ pt; June 30; July13'14; A$9,500-12,000. nom

**Pike st, 68** (1:254-27), ws, 94.5 s Monroe, 25.3x62x25.5x61.5, 6-sty bk tnt & strs; Lawrence S Greenbaum, ref, to Hebrew Orphan Asylum, Ams av & 138th; FORECLOS July7; July10; July13'14; A$11,000-20,000. **20,000**

**Pitt st, 25** (2:342-58), ws, 100 n Broome, 25x100, 5-sty bk tnt & strs; Warren Leslie, ref, to B T Realty Co, a corpn, 309 Bway; FORECLOS June30; July10'14; A 17,000-32,000. **27,500**

**Prince st, 195** (2:518-45), ns, 50 w Sullivan, 25x78, 5-sty bk tnt; Emily R Maitinsky et al to Paul Pringal, 128 Charlton; AL; June25; July11'14; A$14,000-21,000. O C & 100

**Rivington st, 70** (2:416-74), nec Allen (No 150), 22.4x75, 3-sty bk tnt & strs, 2-sty ext; Isidor Leibowitz to Leibowitz Realty Co, Inc, 150 Allen; mtg $64,000; July13; July14'14; A$30,000-38,000. O C & 100

**Stanton st, 127** (2:354-15), ss, 100 w Norfolk, 25x75, 5-sty bk tnt & strs; Chas H Murray, ref, to Barnet Realty Corpn, 271 Bway; mtg $23,000; FORECLOSED, drawn & recorded July13'14; A$19,000-26,000. **23,100**

**Stanton st, 320** (2:330-70), nwc Goerck (No 123), 25x75, 5-sty bk tnt & strs; Eva Diamondston to Reliable Constn Co, Inc, 1905 Marmion av; mtg $32,000; July15; July16'14; A$21,000-34,000. O C & 100

**Stanton st, 320;** Reliable Constn Co, Inc, to Bessie Kamber, 1166 Simpson; mtg $32,000; July15; July16'14. O C & 100

**Suffolk st, 47** (2:351-51), ws, 125.10 s Broome, 74.11x100.7x75.1x100.7, 1-sty bk theatre; El Nido Holding Co, Inc, to 45 Suffolk St Co, Inc, 505 5 av; mtg $79,000; July15; July16'14; A$67,000-90,000. nom

**Van Corlear pl, 27** (13:3402-438), es, 85 s 227th, runs e50xs15xe50xs20xw100 to pl xn35 to beg, 2-sty bk dwg; Harry H Holbert to Emma, wife Geo C Sauter, 27 Van Corlear pl; B&S; AL; May14; July15'14; A$4,200-14,000. nom

**Van Corlear pl, 29,** see 227th, 118 W.

**Vesey st, 72,** see Greenwich, 206-10. . . . .

**3D st, 36 E** (2:458-25), ss, 22.11 w 2 av, 23.1x57.4x22.7x56.8, 3-sty & b bk dwg; Jno H Bodine to Estelle Wohlgemuth, 745 Riverside dr; July9; July15'14; A$9,000-11,000. nom

**8TH st E, swc Av D,** see Av D, 107-9.

**9TH st, 612 E** (2:391-13), ss, 193 e Av B, 20x93.11, 4-sty bk tnt & strs & 3-sty bk rear stable; Marie Staudinger, EXTRX Wm Staudinger with Jacob Reisberg, 122 Penn, Bklyn; ½ pt; mtg $12,000; June26; July13'14; A$13,000-15,000. **1,650**

**13TH st, 123-7 E,** see 14th, 126-30 E.

**13TH st, 438 E** (2:440-27), ss, 172.9 w Av A, 24.3x103.3, 5-sty bk tnt & strs; Isidor Leibowitz to Leibowitz Realty Co, Inc, a corpn, 150 Allen; mtg $27,000; July 13; July14'14; A$15,000-25,000. O C & 100

**13TH st, 440 E** (2:440-28), ss, 148.6 w Av A, 24.3x103.3, 5-sty bk tnt & strs; Isidor Leibowitz to Leibowitz Realty Co, Inc, 150 Allen; mtg $27,000; July13; July 14'14; A$15,000-25,000. O C & 100

**13TH st, 126-30 E** (2:559-22), ss, 262.6 w 3 av, 62.6x206.6 to ns 13th (Nos 123-7), 1 & 3-sty bk theatre & 3-3-sty bk tnts; Patk H Sullivan to Sarah F Sullivan, both at 80 E 4; AT; B&S & CaG; AL; July8; July14'14; A$220,000-250,000. nom

**14TH st, 252 W** (2:618-7), ss, 80 e 8 av, 22x84.2x27.4x68, 4-sty stn tnt & strs; Fred H Langdon to Louis Berni, 250 W 14; mtg $20,000; July8; July15'14; A$18,000-24,500. O C & 100

**16TH st, 403 E** (3:948-6), ns, 94 e 1 av, 25x92, 4-sty bk tnt & strs & 3-sty bk rear loft bldg; Valentine Neuberger, 77 Mott, to Franz Neuberger, 403 E 16; AT; AL; Mar11'02; re-recorded from Mar11'02; July 16'14; A$11,500-15,000. 1,825

**17TH st, 219 W** (3:767-29), ns, 211.6 w 7 av, 17.2x42.6x17.2x42.9, 2-sty bk tnt; Julie Sasse to Emil Sasse, 25 Dodge av, Rockaway Beach, LI; mtg $6,500; July9; July 10'14; A$4,500-5,500. O C & 100

**18TH st, 348 W** (3:741-59), ss, 225 e 9 av, 25x92, 5-sty bk tnt; Carrie A Miller to Jno T Stanley, 448 W 23; July14; July 15'14; A$12,000-17,500. O C & 100

**19TH st, 144-6 W** (3:794-64 & 65), ss, 197 e 7 av, 44x93.3x46.3x93.6, 2-4-sty fr bk ft tnts & strs & 2-4-sty bk rear storage bldgs; Chas F Gardner to Chas I Weinstein Realty Co, a corpn, 17 W 120; mtg $25,000 & AL; July1; July11'14; A$33,000-37,000. O C & 100

**24TH st, 13-5 W** (3:826-29), ns, 551.6 e 6 av, 52x98.9, 11-sty bk loft & str bldg; Sol Realty Co, a corpn, to Louise Engesser, 445 Ogden av, Jersey City, NJ; correction deed; AL; July9; July13'14; A$125,-000-246,000. O C & 100

**24TH st, 13-5 W;** Louise Engesser to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $240,000 & AL; July13'14. O C & 100

**26TH st, 239 E** (3:907-23), ns, 100 w 2 av, 25x98.8, 5-sty bk tnt & strs; Lena Block to Saml Welk, 239 E 26; mtg $20,-000; Nov22'13; July14'14; A$12,000-22,000. nom

**26TH st, 239 E;** Saml Welk to Alfanso Oliva, at Garfield, NJ; mtg $24,000; July 13; July14'14. O C & 100

**26TH st, 110-2 W** (3:801-49), ss, 129.11 w 6 av, 41.6x98.9, 7-sty bk loft & str bldg; Land Map Realty Corpn to Nason Realty Co, Inc, both at 206 Bway; mtg $106,500 & AL; July10; July15'14; A$72,000-123,000. nom

**27TH st, 39-43 E** (3:857-32), ns, 150 w 4 av, 75x113.6, 2-8-sty stn tnts; Durham Realty Corpn to 39 to 43 E 27th St Co, a corpn, 2309 Bway; mtg $260,000 & AL; July15; July16'14; A$220,500-400,000 O C & 100

**29TH st, 236 E** (3:909-36), ss, 120 w 2 av, 20x98.9, 5-sty bk tnt & strs; Philip J McCook, ref, to Myrtilla F Hendricks, 153 W 75, & Harmon W Hendricks, 10 E 44, EXRS & TRSTES Hy H Hendricks; FORECLOS June30; July9; July15'14; A$9,600-13,500. **12,000**

**29TH st, 409 E** (3:961-8), ns, 150 e 1 av, 25x98.9, 5-sty bk tnt; Celia Leventhal to Tillie Youdelman, 223 E 123; mtg $11,000; July9; July16'14; A$7,500-13,000. O C & 100

**33D st, 321 E** (3:939-15), ns, 243 e 2 av, 16x98.9, 3-sty & b bk dwg; Jas M Byrne to Michl D Byrne, 321 E 33; July11; July 14'14; A$6,250-8,200. O C & 100

**35TH st, 210 E,** see 2 av, 641.

**35TH st, 243 E,** see 2 av, 641.

**35TH st, 244-8 E,** see 2 av, 641.

**35TH st, 250-2 E,** see 2 av, 641.

**36TH st, 63-5 W** (3:838-8-9), ns, 100 e 6 av, 50x98.9, 5-sty stn tnt & 4-sty stn tnt & strs; 385 Park Ave Apartments to 63 West 36th St Co, Inc, 30 E 42; mtg $113,-000; July13; July15'14; A$170,000-188,000. O C & 100

**37TH st, 356 W** (3:760-73), ss, 64 e 9 av, 18x49.4, 4-sty bk tnt & strs; Jos Stern to Morris J Gordon, 461 9 av; ⅓ pt; July8; July10'14; A$7,000-9,500. nom

**39TH st, 242 W** (3:788-70), ss, 363.1 e 8 av, 17.1x98.9, 4-sty bk tnt; Louis Bernstein & ano, EXRS Jennie Bernstein to Shapiro, Bernstein & Co, Inc, 1416 Bway; mtg $18,000; July10; July11'14; A$25,500-27,000. **4,863.53**

**46TH st, 631 W** (4:1094-16), ns, 400 w 11 av, 25x100.5, 4-sty bk rear bldg; A$8,-000-8,000; also 46TH ST, 633-5 W (4:1094-14), ns, 425 w 11 av, 50x100.5, 3-sty bk stable; A$17,000-20,500; Michl Shea & ano EXRS &c Bernard Campbell, to Owen Rafferty, 403 W 57; AL; June1; July16'14. **38,200**

**46TH st, 631-5 W;** same prop; Owen Rafferty to Semaj Realty Co, Inc, 303 5 av; mtg $35,000 & AL; July9; July16'14. **22,000**

**46TH st, 633-5 W,** see 46th, 631 W.

**47TH st, 55 W** (5:1263-6½), ns, 757 w 5 av, 21.8x100.5, 4-sty & b stn dwg; Edwin H Griffin to Thos B Moran, 266 St Marks av, Bklyn; mtg $39,000 & AL; Dec29'13; July9'14; A$54,000-61,000. O C & 100

**47TH st, 55 W;** Thos B Moran to Charlemagne Realty Co, Inc, 55 W 47; mtg $39,000 & AL; July6; July9'14. (Corrects error in last issue when street No appeared as 53). O C & 100

**48TH st, 317 E** (5:1341-10), ns, 225 e 2 av, 25x100.5, 5-sty bk tnt & strs; Felix Kunstler to Gaetano Lopes, 649 1 av; mtg $18,250; July1; July10'14; A$9,000-23,000. nom

**49TH st, 422 W** (4:1058-44), ss, 275 w 9 av, 25x100.5, 4-sty bk tnt & strs & 3-sty fr rear tnt; Sallie S Flammer, widow, et al, individ, EXRS, &c Caroline W Sommer, to Louis F & Wm F Sommer, both 259 W 93 [847 Columbus av], EXRS &c Caroline W Sommer; B&S & CaG; July2; July14'14; A$12,000-14,500. O C & 100

**55TH st, 100-4 E,** see Park av, 106 E.

**55TH st, 106 E** (5:1309-68¾), ss, 60 e Park av, 30x25.5, 4-sty bk tnt; A$10,500-14,500; also PARK AV, 413 (5:1309-69), se c 55th (Nos 100-4), 25.5x60, 4-sty bk tnt & strs; Philip B La Roche et al to Swan Brown Co, a corpn, 340 Mad av; mtg $85,-000; July1; July10'14; A$39,000-48,000. O C & 100

**58TH st, 32 W** (5:1273-55), ss, 425 w 5 av, 25x100.5, 6-sty bk loft & str bldg, 1-sty ext; Alliance Realty Co to Martha B Philips, 161 Madison av; mtg $55,000 & AL; July14'14; A$70,000-90,000. O C & 100

**63D st, 236 E** (5:1417-29), ss, 105 w 2 av, 25x100.5, 5-sty bk tnt & strs; Jas G Wallace Jr, ref, to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; FORECLOS May 26; June5; July16'14; A$12,000-28,000. **500**

**63D st, 238 E** (5:1417-28½), ss, 80 w 2 av, 25x100.5, 5-sty bk tnt & strs; Arthur M Levy, ref, to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; FORECLOS May26; June4; July16'14; A$12,000-28,000. **500**

**66TH st, 134 W** (4:1137-48), ss, 148.1 w Bway, 25x100.5, 5-sty stn tnt; Fred R Moore to Wm S Norton, 10 Grove, NY, & Frank L McSorley, 40 Cedar st, Bklyn; Q C; July9; July11'14; A$22,000-29,000. O C & 100

**66TH st, 134 W;** Wm S Norton et al to Reginald Steel, 558 W 162; mtg $25,000; July10; July11'14. O C & 100

**67TH st, 135 W** (4:1139-8), ns, 175 e Ams av, 25x100.5, 5-sty stn tnt; Laura S Heilner to Hamilton Carhartt, 843 Jefferson av, Detroit, Mich; AL; May26; July14'14; A$16,000-28,000. O C & 100

**68TH st, 38 E** (5:1382-46), ss, 159 e Mad av, 16x100.5, 5-sty stn dwg; Stephen C Clark to Frank P Briody, 714 41st, Bklyn; B&S; July7; July11'14; A$40,000-60,000. O C & 100

**68TH st, 38 E;** Frank P Briody to City Real Estate Co, a corpn, 176 Bway; mtg $32,000; July10; July11'14. O C & 100

**69TH st, 2-12 W,** see Central Pk W, 86.

**69TH st, 306-8 W** (4:1180-39 & 40), ss, 150 w West End av, 50x100.5, 2-5-sty bk tnts & strs; Jos Barsky to Fannie Rocklin, both 269 Hewes st, Bklyn; ½ pt; AT; mtg $31,000; July3; July10'14; A$16,000-40,000. O C & 100

**70TH st, 41 W** (4:1123-14), ns, 325 e Columbus av, 20x100.5, 4-stv & b stn dwg; Aimee M Wolf to Mercantile Holding Co, Inc, 170 Bway; AL; June30; July14'14; A $18,000-36,000. O C & 100

**71ST st, 136-8 E** (5:1405-58 & 58½), ss, 30 w Lex av, 30x—x30x82.11, & part of alley in rear, 2-5-sty stn dwgs, all of this; also ½ RT&I to strip or alley as follows: Lexington av, ws, 80.5 s 71st, 2.6x30; City Real Estate Co to Stephen C Clark, at Cooperstown, NY [149 Bway]; B&S; mtg $60,000 & AL; July10; July11'14; A $42,000-72,000. O C & 100

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**75TH st, 126 E** (5:1409-60), ss, 80 w Lex av, 39.6x102.2, 2 & 3-sty bk garage, with all title to right of way or easement over strip on w; Therese, wife Jacob H Schiff, to Soc of Beaux Arts, Architects, a corpn, 16 E 33; AL; July10; July15'14; A$35,500-54,000. O C & 100

**75TH st, 317 E** (5:1450-11), ns, 250 e 2 av, 25x102.2, 6-sty bk tnt & strs; 75th St Realty Co Inc to Eliz C Norton at Highstown, NJ; AL; July2; July11'14; A$9,000-25,000. nom

**75TH st, 440 E** (5:1469-30), ss, 125 w Av A, 25x102.2, 6-sty bk tnt & strs; Hellgate Realty Co, Inc, to Jos Krejci, 422 E 75; mtg $18,000; July14'14; A$8,000-28,000. O C & 100

**79TH st, 156-60 E** (5:1413-48½, 49 & 50), ss, 70 e Lex av, 60x102.2, 3-4-sty stn tnts; Birchwood Realty Co, a corpn, to H S & S O Crystal, Inc, 47 West; mtg $73,000 & AL; July9; July14'14; A$42,000-66,000. O C & 100

**79TH st, 352 E** (5:1453-30½), ss, 76 w 1 av, 17x100, 3-sty & b stn dwg; Saml Greenfeld to Esther Greenfeld, his wife, 252 E 79; mtg $6,000; July15'14; A$6,000-9,500. nom

**80TH st W, nec West End av,** see West End av, 422.

**82D st, 166 E** (5:1510-44), ss, 177.9 w 3 av, 25.2x102.2, 5-sty bk tnt & strs; Gabriella Engle to David Steigerwald, 1226 Madison av; mtg $24,500 & AL; July10; July16'14; A$13,000-28,000. O C & 100

**83D st, 35 W** (4:1197-18), ns, 428.9 e Columbus av, 20x80, 3-sty & b bk dwg; Wm H Hamilton, ref, to Felicitas Fuhr, 381 Union, Bklyn; FORECLOSED & drawn June24; July15'14; A$13,500-17,500. **15,000**

**83D st W, nec West End av,** see West End av, 480-92.

**84TH st, 46 W** (4:1197-54), ss, 256.9 e Columbus av, 18.3x102.2, 3-sty & b stn dwg; Grace F Crook to Mary A & Eliz P Keena, 48 W 84; mtg $16,000; July15'14; A$13,500-20,000. O C & 100

**85TH st, 228-30 E** (5:1530-34), ss, 354.6 e 3 av, 50x102.2, 1-sty bk church; Eliz Gilmore to Eliz C Galbraith, 82 W 92; mtg $15,000; June8; July15'14; A exempt-exempt. O C & 100

**86TH st, 434 E** (5:1565-35), ss, 369 e 1 av, 25x102.2, 4-sty stn tnt & strs; Hy E Tobey to W Kintzing Post, at Bayport, L I; B&S; July1; July10'14; A$9,000-15,500. nom

**86TH st, 434 E;** W Kintzing Post to Dora Jackel, 424 E 86; mtg $12,000; July2; July10'14. nom

**86TH st, 316 W** (4:1247-43), ss, 241.1 w West End av, 20.11x102.2, 4-sty & b stn dwg; Stuard Hirschman to Realty Co of America, a corpn, 2 Wall; mtg $25,000; July13; July14'14; A$21,000-33,500. O C & 100

**89TH st, 225 E** (5:1535-16), ns, 200 w 2 av, 25x100.8, 5-sty bk tnt; Alice Rochelle to Isaac D Miller, 800 Broad st, Newark, NJ; mtg $18,000 & AL; July9; July14'14; A $10,000-22,000. O C & 100

**92D st, 104 E** (5:1520-70½), ss, 38 e Park av, 17x80, 3-sty & b stn dwg; Gussie Spektorsky to Esthold Realty Co, Inc, 1T9 W 40; mtg $12,000; July16'14; A$14,000-15,500. O C & 100

**92D st, 114 E** (5:1520-67), ss, 125 e Park av, 25x100.8, vacant; Phelps Stokes Estates Inc, to Esthold Realty Co, Inc, 119 W 40; mtg $10,000; July1; July16'14; A$15,000-15,000. O C & 100

**95TH st, 8 W** (4:1208-38), ss, 133.4 w Central Park W, 16.8x100.8, 3-sty & b stn dwg; Eleanor M Williams to Alex S Williams, 8 W 95; mtg $12,000 & AL; July15; July16'14; A$11,000-20,000. nom

**95TH st, 122 W** (4:1225-43), ss, 530 e Ams av, 20x100.9x18.3x100.8, 3-sty & b bk dwg; Marie A Clark to Lura E Murphy, 122 W 95; mtg $13,000; June30; July13'14; A$11,000-14,500. nom

**99TH st, 210 E** (6:1648-41), ss, 185 e 3 av, 25x100.11, 5-sty bk tnt; Simon Sturm & ano to Louis J Gumbiner, 18 E 110; ½ pt; AL; July10; July15'14; A$9,000-19,000 O C & 100

**100TH st, 317 E** (6:1672-12), ns, 260 e 3 av, 40x100.11, 6-sty bk tnt & strs; Sarah Grauer to Rosie Press, both at 158 E 103; AL; Mar4; July16'14; A$9,500-37,000. O C & 100

**100TH st, 317 E;** Rosie Press to Adolph Press, her husband, 158 E 103; mtg $38,-166.67; July16'14. O C & 100

**102D st, 15 W** (7:1838-23), ns, 237.6 w Central Park W, 18.6x100.11, 5-sty stn tnt; Mary F Martin to Fred W Crandall, 356 W 145, & W Burton Foote, 561 W 180; each ½ pt; mtg $14,000; July15; July16'14; A$10,500-20,000. O C & 100

**104TH st, 27-31 W** (7:1840-24), ns, 140 e Manhattan av, 50x100.11, 6-sty bk tnt; Chas I Weinstein Realty Co to Lillian B L Gardner, at Raymond, NH; mtg $62,000; July10; July11'14; A$37,500-83,000. O C & 100

**105TH st, 355 E,** see 116th, 428-34 E.

**106TH st, 212 E** (6:1655-42), ss, 160.6 e 3 av, runs s23.5xw0.6xs40.2xe0.6xs24xw0.6 xs13.4xe27xn100.11 to st xw26.6 to beg, 6-sty bk tnt & strs; A$11,000-27,000; also 106TH ST, 214 E (6:1655-41), ss, 187 e 3 av, 27x100.11, 6-sty bk tnt & strs; Bellington Realty Corpn to Louis Herskowitz, 764 E 161, Bronx; mtg $48,000 & AL; July8; July15'14; A$11,000-27,000. nom

**106TH st, 214 E,** see 106th, 212 E.

**106TH st, 341 E,** see 116th, 428-34 E.

**106TH st, 50 W** (7:1841-52½), swc Manhattan av, 75x17.4, 3-sty & b bk dwg; Jno B Lord, ref, to Lillian P Dyer, 73 Barnes st, Providence, RI; mtg $11,000; PARTITION Apr20; June30; July14'14; A$14,500-17,000. **350**

**107TH st, 236 E** (6:1656-30), ss ,125 w 2 av, 25x100.11, 4-sty bk tnt & strs; Giovanni Zangara to Rosa Colletti, 236 E 107; ¼ pt; mtgs $7,500; July1; July10'14; A$8,000-13,500. O C & 3,000

**107TH st, 310-4 E,** see 116th, 428-34 E.

**109TH st, 311-5 on map 309-11 E** (6:1681-7), ns, 157 e 2 av, 44x100.11, 6-sty bk tnt & strs; Little Italy Realty Co to Frank Garofalo, 419 E 116; ½ pt; AL; Feb1'12; July15'14; A$12,500-42,000. nom

**109TH st, 311-5 on map 309-11 E,** see 116th, 428-34 E.

**110TH st, 309 E,** see 116th, 428-34 E.

**110TH st, 400-4 E,** see 116th, 428-34 E.

**112TH st, 310-2 E** (6:1683-45), ss, 142.6 e 2 av, 42.6x100.11, 6-sty bk tnt & strs; Ciro Poggioriale to Henrietta Vickers, 1764 Bedford av, Bklyn; mtg $39,500; July 9; July15'14; A$14,500-43,500. O C & 100

**112TH st, 31-3 W** (6:1596-18 & 19), ns, 400 e Lenox av, 50x100.11, 2-5-sty bk tnts; Sadie, wife of & Aaron Birnbaum to Arbi Realty & Constn Co, a corpn, 414 Spring st, West Hoboken, NJ; mtg $41,000; June 17; July14'14; A$28,000-52,000. nom

**112TH st, 137 W** (7:1822-7), ns, 120.3 e 7 av, 20.3x100.1, 5-sty bk tnt; Frederic E Klein to Bernard A Shalit, 64 Bradshaw st, Dorchester, Mass; mtg $19,500; July14; July15'14; A$13,000-22,000. O C & 100

**113TH st, 72 E** (6:1618-45), ss, 180 w Park av, 25x100.11, 5-sty bk tnt & strs; 75th st Realty Co Inc to Eliz C Norton at Highstown, NJ; AL; July2; July11'14; A $11,000-20,500. nom

**114TH st, 301-3 E,** see 116th, 428-34 E.

**115TH st, 5 E** (6:1621-6), ns, 125 e 5 av, runs n110xse— to cl of blk xe16.5x—100.11 to st xw25 to beg, 5-sty bk tnt & strs; Pauline Erdmann to Chas Blum, 173 E 93; B&S; mtg $26,100; Aug20'12; July14'14; A $13,000-26,000. nom

**115TH st, 401 E,** see 116th, 428-34 E.

**115TH st, 446-8 E,** see 116th, 428-34 E.

**116TH st, 419 E,** see 116th, 428-34 E.

**116TH st, 428-34 E** (6:1709-35 & 36), ss, 262.9 w Pleasant av, 70.10x100.11, 2-6-sty bk tnts & strs; A$26,000-75,000; also 116TH ST, 419 E (6:1710-11), ns, 219 e 1 av, 20x 100.11, 3-stv & b stn dwg; A$7,000-8,000; also PLEASANT AV, 286-8 (6:1714-3 & 4), es, 58.6 n 115th, 37.6x94, 2-4-stv bk & stn tnts; A$13,000-21,000; also 115TH ST, 446-8 E (6:1708-29 & 30), ss, 118.10 w Pleasant av, 49.6x100.10, 2-5-sty bk tnts & strs; A $16,000-42,000; also 1ST AV, 2240 (6:1709-1), nec 115th (No 401), 25x75, 4-sty bk tnt & strs; A$15,500-'22,500; also 1ST AV, 2223 (6:1686-24), ws, 25.10 n 114th, 25x100, 4-stv bk tnt & strs; A$12,500-18,000; also 2D AV, 2222 (6:1686-1), nec 114th (Nos 301-3), 22.11x75, 5-sty bk tnt & strs; A$12,000-21,-500; also 1ST AV, 2129 (6:1681-27), ws, 100.11 n 109th, 25x75, 4-stv bk tnt & strs; A$8,500-14,000; also 110TH ST, 309 E (6:-1682-7), ns, 150 e 2 av, 25x100.11, 5-sty bk tnt & strs; A$7,000-15,000; also 1ST AV, 2134-6 (6:1703-47 & 48), sec 110th (Nos 400-4), 50.10x95, 3-4-stv bk tnts & strs; A $26,000-67,500; also 109TH ST, 311-5 on map 309-11 E (6:1681-7), ns, 157 e 2 av, 44 x100.11, 6-stv bk tnt & strs; A$12,500-42,-000; also 107TH ST, 310-4 E (6:1678-43 to 45), ss, 175 e 2 av, 75x100.11, 3-4-stv bk tnts & strs, A$21,000-45,000; also 1ST AV, 2051-3 (6:1678-23 & 24), nwc 106th (No 341), 50.11x100, 2-5-sty bk tnts & strs; A $25,000-47,000; all of above & ¾ int being AT of following: 1ST AV, 2035 (6:1677-23), nwc 105th (No 355), 25.11x100, 6-sty bk tnt & strs; A$21,000-42,500; Frank Garofalo & Leonilda, his wife, 419 E 116, to FL Realty Corpn, 74 Bway; AL; July10; July15'14. nom

**116TH st, 227-9 W** (7:1922-16), ns, 360 e 8 av, 40x100.11, 6-sty bk tnt & strs; Benj Jackson, ref, to Lawvers Mtg Co, a corpn, 59 Liberty; FORECLOS July10; July14; July15'14; A$33,000-62,000. **53,000**

**116TH st, 231-3 W** (7:1922-14), ns, 320 e 8 av, 40x100.11, 6-sty bk tnt & strs; Chas H Murray, ref, to Lawvers Mtg Co, a corpn, 59 Liberty; FORECLOS July10; July 14; July15'14; A$33,000-62,000. **52,000**

**117TH st, 401 W,** see Morningside dr, 70-3.

**118TH st, 320 E** (6:1689-41), ss, 275 e 2 av, 25x100.11, 5-sty stn tnt; Wilson M Powell, TRSTE Edmund P Rushmore, to Nicholas Nassy, 152 W 64; July9; July15 '14; A$8,000-19,500. **18,400**

**119TH st, 2 E,** see 5 av 1475.

**119TH st, 306 E** (6:1795-50), ss, 100 e 2 av, 20x100.11, 5-sty bk tnt; A$6,500-13,-000; also 119TH ST, 308 E (6:1795-49), ss, 120 e 2 av, 20x100.11, 5-stv bk tnt; Jno J Kelly to Selara Holding Co, Inc, 5 Beekman; mtg $30,000 & AL; Feb10; July13'14; A$6,500-13,000 O C & 100

**119TH st, 306-8 E;** Selara Holding Co, Inc, to Selvin Realty Co, Inc, 5 Beekman; mtg $30,000 & AL; July3; July13'14. O C & 100

**119TH st, 308 E,** see 119th, 306 E.

**120TH st, 78 W** (6:1718-66), ss, 125 e Lenox av, 20x100.11, 3-stv & b stn dwg; Rose Reddy to Cath V Hardiman 29 Atterbury av, Trenton, NJ; mtg $15,000 & AL; July14'14; A$13,000-18,000. O C & 100

**121ST st, 104 W** (7:1905-38), ss, 96 w Lenox av, 20x100.11, 3-stv & b stn dwg; Virginia Schreiner to B & E Holding Co, Inc, 140 Nassau; mtg $12,000; July13; July 14'14; A$10,400-18,000. O C & 100

**122D st, 62 E** (6:1747-66), ss, 180.6 w Park av, 20.6x100.11, 5-stv stn tnt; Julia Shiers & Ben Shiers, EXRS Rebecca Roos, to Emanuel Oppenheimer, 62 E 122; ½ pt; AT; July9; July14'14; A$9,000-17,500. **8,000**

**122D st, 62 E;** Julia Shiers to same; ½ pt; AT; B&S; July9; July14'14. nom

**122D st, 62 E;** Esther Cohen et al, heirs &c Rebecca Roos, to same; ½ pt; AT; O C; July9; July14'14. nom

**122D st, 62 E;** Emanuel Oppenheimer to Julia Shiers, 3-6 pt; Esther Cohen 1-6 pt; Florence Roos, 1-6 pt, & Blanche Roos, 1-6 pt; all at 62 E 122; B&S; mtg $15,000; July13; July14'14. nom

**123D st, 128 W** (7:1907-47), ss, 333.4 w Lenox av, 16.8x100.11, 3-sty & b bk dwg; Wells Holding Co to Ida M Skinner, 123 W 80; mtg $7,500 & AL; July14; July15'14; A$8,600-9,500. O C & 100

**123D st, 449-53 W** (7:1964-5), ns, 100 e Ams av, 75x100.11, 6-sty bk tnt; Myron Sulzberger, ref, to Edw A Kerbs, 19 E 82; FORECLOS July8; July13; July14'14; A $47,000-130,000. **109,000**

**125TH st, 446-8 W** (7:1965-56 & 57), ss, 175 e Ams av, 50x100.11, 2-5-sty bk tnts & strs; Vermilyea Realty Co to Edw Ince, 125 Vermilyea av; mtg $37,000 & AL; July 14'14; A$28,000-50,000. O C & 100

**125TH st, 516 W** (7:1979-41), ss, 200 w Ams av, 27x100.11, 5-sty bk tnt & strs; Gustav Immisch to Anna Immisch, 929 Ams av; mtg $23,000; July10'14; A$15,100-27,000. O C & 100

**128TH st, 129 E** (6:1777-14), ns, 320 e Park av, 20x99.11, 3-sty & b stn club house; Jno A McEveety, ref, to Percival E Nagle, 3 E 129; mtg $7,500 & AL; FORECLOS Aug5; Sept26'13; July16'14; A$7,-000-8,000. **1,100 over & above mtg**

**128TH st, 200-200A W,** see 7 av, 2152-4.

**129TH st, 110-2 W** (7:1913-38-39), ss, 97 w Lenox av, 53x99.11, 2-5-sty stn tnts; Moses Misch to Utility Realty Co, a corpn, 30 E 42; mtg $53,000; July9; July16'14; A $23,400-52,000. O C & 100

**130TH st, 168 W** (7:1914-59), ss, 96 e 7 av, 20x99.11, 3-sty & b bk dwg; Moses Misch to Utility Realty Co, a corpn, 30 E 42; mtg $9,000; July9; July16'14; A$8,000-10,000. O C & 100

**131ST st, 63-5 W** (6:1729-9), ns, 185 e Lenox av, 50x99.11, 5-sty bk tnt; Phoenix Ingraham, ref, to Manhattan Savgs Instn, 644 Bway; FORECLOSED & drawn July 7; July13'14; A$22,000-43,000. **35,000**

**131ST st, 67-9 W** (6:1729-7), ns, 135 e Lenox av, 50x99.11, 5-sty bk tnt; Phoenix Ingraham, ref, to Manhattan Savgs Instn, 644 Bway; FORECLOSED & drawn July7; July13'14; A$22,000-43,000. **35,000**

**131ST st, 163 W** (7:1916-7), ns, 125 e 7 av, 16x99.11, 3-sty & b stn dwg; Jas M Betts to Marv Schwab, 351 W 145; mtg $9,-000; Mar1; July14'14; A$6,400-8,500. O C & 100

**136TH st ,134 W** (7:1920-47), ss, 333.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Denis A Spellissy, ref, to TRUSTEES of Robert College of Constantinople, a corpn, 99 John, NY; FORECLOS July8; July10; July11'14; A$6,700-10,000. **8,000**

**136TH st, 214 W** (7:1941-42), ss, 201.8 w 7 av, 16.8x99.11, 3-sty & b bk dwg; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $6,500; July9; July13'14; A$6,600-9,000. nom

**136TH st, 226 W** (7:1941-46), ss, 302.6 w 7 av, 17.6x99.11, 3-sty & b bk dwg; Louis M Bailey to Equitable Life Assur Soc of U S, a corpn; B&S; July1; July13'14; A$7,-000-9,500. nom

**137TH st, 15 W** (6:1735-25), ns, 285 w 5 av, 40x99.11, 6-stv bk tnt; Elizabeth Realty Co to Jno B Campbell, 2309 7 av; mtg $40,875; July14; July15'14; A$11,000-40,000 O C & 100

**137TH st, 106 W** (7:1921-38), ss, 100 w Lenox av, 25x99.11, 5-sty bk tnt; Morris Steinberg to Maurice Cohen on Pennsylvania av, Crestwood, Yonkers, NY; AL; July10'14; A$8,000-24,000. O C & 100

**143D st W, nec Riverside dr,** see Riverside dr, 660-6.

**145TH st, 531-3 W** (7:2077-10-12), ns, 225 e Bway, 66.6x99.11, 2-5-sty bk tnts; Fred W Crandall et al to Marv F Martin, 2610 Grand av; mtg $60,000; July13; July 16'14; A$44,000-80,000. O C & 100

**145TH st W** (7:2014-21-27), ns, 100 w Lenox av, 175x99.11, vacant; Hamilton Holding Co to Wm Slattery Constn Co, a corpn, 99 Nassau; mtg $70,000; July14; July15'14; A$77,000-77,000. nom

**145TH st W** (7:2014-21-27), ns, 100 w Lenox av, 175x99.11, vacant; Pincus Lowenfeld et al to Hamilton Holding Co, a corpn, 149 Bway; AL; July9; July13'14; A $77,000-77,000. nom

**148TH st, 402-10 W** (7:2062-37), ss, 175 e Convent av, 100x99.11, 6-stv bk tnt; Seamens Bank for Savgs to 406 West 31st St Co, Inc, 80 Maiden la; B&S; AL; June30; July15'14; A$50,000-153,000. O C & 100

**151ST st, 521 W** (7:2083-21), ns, 266.8 w Ams av, 33.4x99.11, 5-sty bk tnt; Canebrake Realty Co, a corpn, to Chas E Saulpaugh, 587 Riverside dr; mtg $27,000 & AL; July15; July16'14; A$17,500-39,000. O C & 100

**153D st, 538 W** (7:2084-54), ss, 525 w Ams av, 25x99.11, 5-sty bk tnt; Mary F Martin to Fred W Crandall, 356 W 145, & W Burton Foote, 561 W 180; each ½ pt; mtg $22,000; July15; July16'14; A$13,000-27,000. O C & 100

**161ST st W, nec Ft Washington av,** see Ft Washington av, 56-64.

**163D st, 465 W** (8:2110-104), ns, 125 e Ams av, 25x112.6, 5-sty bk tnt; Mary A Dempsey to Thos W Fassman, 116 W 23; AL; July9; July16'14; A$9,000-24,500. nom

**165TH st, 471 W** (8:2111-74), cl 200 e Ams av, runs n113.3xe25.3xs109.7xw25 to beg, except pt for st. 3-stv fr dwg; Lamont McLoughlin, EXR Margt F Kennedy, to Minnie G Moeller, 469 W 171; AL; June24; July14'14; A$7,000-8,500. **8,500**

**183D st, 550 W,** see Audubon av, 350.

**209TH st W** (8:2190-21), ns, 306.6 e 9 av, all land under water lying n of ns 209th st & w of said line, runs to ss 210th st; City NY to Jas McClenahan at Portchester, NY [540 W 391; AT; re QC, &c; April8; July10'14; A exempt-A exempt. 113.50

**227TH st, 118 W** (13:3402-439), sws, at ses Van Corlear pl (No 29), 25x85, 3-stv & b fr dwg; Jno Campbell & ano to Caroline M, wife Harry H Holbert, 113 W 227; B&S; AL; May7; July15'14; A$5,500-11,800. nom

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**Av D, 407-9** (2:377-37), swc 8th, 60x50, 6-sty bk tnt & strs; Sol Margaretten to Max Horowitz, 206 Broad st, Johnstown, Pa; AL; July14; July15'14; A$35,000-65,-000. O C & 100

**Audubon av, 350** (8:2154-52), swc 183d (No 550), 104.11x25, 5-sty bk tnt; Jno H C Dodt to Bertha Dodt, 107 W 106; mtg $33,-000; July9; July10'14; A$18,000-38,000. nom

**Central Park W, 86** (4:1121-36), swc 69th (Nos 2-12), runs w150xs100.5xe50xs25xe100 to st xn125.5 to beg, 12-sty bk tnt & 2-sty bk studio; Esthold Realty Co, a corpn to Akron Building Co, a corpn, both at 119 W 40; mtg $750,000 & AL; July8; July11'14; A$297,500-797,500. O C & 100

**Fort Washington av, 56-64** (8:2137-52), nec 161st, 102.2x130.4x99.11x108.10, 6-sty bk tnt; Shenk Realty & Constn Co to Raywin Realty Co, Inc, P O Bldg, on Fulton st, Jamaica, B of Q; mtg $195,500; July15; July16'14; A$65,000-210,000. O C & 100

**Fort Washington av, 56-64,** nec 161st; Raywin Realty Co, Inc, to Fifth Av Bond & Mtg Co, a corpn, 334 5 av; mtg $195,500; July15; July16'14. nom

**Lexington av, ws, 80.5 s 71st,** see 71st, 136-8 E.

**Manhattan av, swc 106th,** see 106th, 50 W.

**Morningside dr, 70-3** (7:1961-53), nwc 117th (No 401), 100.11x120, 6-sty bk tnt & strs; Major Realty Co, a corpn, to Meizon Realty Corpn, both at 2 Rector; mtg $205,-000; July11; July14'14; A$140,000-275,000. nom

**Park av, 411** (5:1309-70), es, 25.5 s 55th, 25x90, 4-sty stn tnt & strs; Frederica Wetterau, EXTRX, &c, Jno B Wetterau to Swan Brown Co, a corpn, 340 Mad av; AL; July1; July10'14; A$33,000-41,000. **95,000**

**Park av, 413,** see 55th, 106 E.

**Park av, 953** (5:1510-71), es, 50.10 s 82d, 25.8x100, 5-sty bk tnt & strs; Operating Realty Co, a corpn, to Akron Bldg Co, a corpn, 119 W 40; mtg $38,000; July 16'14; A$51,000-55,000. O C & 100

**Park av, 1444** (6:1612-37), ws, 75.11 s 107th, 25x75, 5-sty stn tnt; Wm H Klenke, ref, to Amalie De Vries, 232 W 103 [18 So Victoria av, Atlantic City, NJ]; FORECLOS July7; July9; July10'14; A$7,000-14,-500. **12,600**

**Pleasant av, 286-8,** see 116th, 428-34 E.

**Riverside dr, 660-6** (7:2090-16), nec 143d, 100x60.7x99.11x65, 6-sty bk tnt; Utility Realty Co, a corpn, to Moses Misch, 168 W 130; mtg $90,000 & AL; July15; July16'14; A$80,000-155,000. nom

**St Nicholas av, 254,** see 8 av, 2283-5.

**Terrace view av, 168** (13:3402-66), ws, 106.9 n Leyden, 50x100, 1 & 2-sty bk stables; Graycie M, wife of & Ernest C Schumacher, to Anna A Schumacher, 168 W 225; ½ pt; AT; mtg $21,050; July1; July 16'14; A$7,500-22,000. O C & 100

**West Broadway, 307-9** (1:228-11), es, 69.8 n Canal, runs e88.10 & 11.6xn39.10xw100 to st xs38.6 to beg, 7-sty bk loft & str bldg; Alonzo Kimball to A Kimball Co, 307-9 West Bway; AL; July9; July14'14; A$35,000-70,000. **116,000**

**West End av, 422** (4:1228-1), nec 80th, 77.2x100, 7-sty bk tnt; Martha B Phillips to Alliance Realty Co, a corpn, 115 Bway; B&S; mtg $120,000; July14'14; A$155,000-230,000. O C & 100

**West End av, 480-92** (4:1231-1), nec 83d, runs e 125 xn 92.2xw1.4xn10xw23.8xn9.10xw 100 to av xs112 to beg, 12-sty bk tnt; Charmion Constn Co, a corpn, to Durham Realty Corpn, 200 5 av; mtg $665,000; July 15; July16'14; A$275,000-800,000. O C & 100

**1ST av, 154** (2:437-4), es, 69.2 n 9th, 23.1 x100, 5-sty bk tnt & strs; Frieda Pleser to Abr.Huppert, 1412 Madison av; ½ pt; July 14'14; A$20,000-27,000. O C & 100

**1ST av, 352** (3:952-61), es, 46 s 21st, 23x 68.8, 3-sty bk tnt & strs; Saml Welk to Alfanso Oliva, — Grenelle av, Garfield, NJ; mtg $7,000; July13; July14'14; A$9,500-12,000. O C & 100

**1ST av, 519** (3:936-33), ws, 49.5 n 30th, 24.8x75, 5-sty bk tnt & strs; Pincus Lowenfeld et al to Valentine Herold, 517 1 av; mtg $10,500; July15; July16'14; A $11,500-15,500. nom

**1ST av, 2035,** see 116th, 428-34 E.
**1ST av, 2051-3,** see 116th, 428-34 E.
**1ST av, 2129,** see 116th, 428-34 E.
**1ST av, 2134-6,** see 116th, 428-34 E
**1ST av, 2223,** see 116th, 428-34 E.
**1ST av, 2240,** see 116th, 428-34 E.
**2D av, 639,** see 2 av, 641.

**2D av, 641** (3:915-36), swc 35th (Nos 250-2), —x—, 2 & 4-sty bk tnt & strs; A $18,500-23,000; also 2D AV, 639 (3:915-35), ws, abt 20 s 35th, —x—, 4-stv bk tnt & strs. A$13,000-15,000; also 35TH ST, 210 E (3:915-56), ss, abt 125 e 3 av, —x—, 4-stv bk tnt; A$11,500-16,000; also 35TH ST, 244 E (3:915-39), ss, abt 125 w 2 av —x—; 4-stv bk tnt & strs; A$11,500-17,000; also 35TH ST, 246 E (3:915-38), ss, abt 100 w 2 av —x—, 4-stv bk tnt & strs A$11,500-17,000; also 35TH ST, 248 E (3:915-37), ss, abt 75 w 2 av, —x—, 2-stv bk tnt & 2-stv bk rear stable; A$11,500-13,000; also 35TH ST, 243 E (3:916-26), ns, abt 125 w 2 av, —x—, 4-stv bk storage; A$11,500-17,000; A Oldrin Salter to Marguerita Clausen, 1118 Jackson av, Bronx; AT; CaG; AL; Mar 3; July14'14. nom

**2D av, 641;** also 35TH ST, 250 E, also 2D AV, 639; also 35TH ST, 210 E; also 25TH ST, 244 E; also 35TH ST, 246 E; also 35TH ST, 248 E; also 35TH ST, 243 E; Marguirita Clausen to Rebecca M Clausen, 1118 Jackson av; ½ pt; AT; CaG; AL; June22; July 15'14. nom

**2D av, 1269** (5:1421-24), ws, 80.11 s 67th, 29x100, 6-sty bk tnt & strs; Catherine & Water St Constn & Realty Co, a corpn, 14 Maiden Ln to Sadie L Holowitz, 50 E 96; mtg $46,000; Nov29'11; July10'14; A$24,000-55,000. O C & 100

**2D av, 2222,** see 116th, 428-34 E

**3D av, 853** (5:1325-53½), es, abt 45 s 52d, —x—, 4-sty bk tnt & strs; Louis W Froelick, 609 E 21, Bklyn, decd, by will to Sarah Froelick, his wife, ⅓ pt, & Louis D & Howard Froelick, his sons, & Millicent & Lulu Egleston, ⅔ pts, [721 E 21, Bklyn]; Dec29'06; July13'14; A$10,500-15,-000.

**5TH av, 1475** (6:1745-69), sec 119th (No 2), 25x85, 5-sty bk tnt & strs; Esther Geiger & ano to Grand Investing Co, a corpn, 49-51 W 23; mtg $30,000; June17; July11 '14; A$28,000-40,000. O C & 100

**7TH av, 2152-4** (7:1912-35-36), swc 128th (Nos 200-200A), 49.11x75, 2-5-sty stn tnts & strs; Janem Realty Co, Inc, to Utility Realty Co, a corpn, 30 E 42; mtg $59,000; July11; July16'14; A$33,500-41,000. O C & 100

**7TH av, 2255-7** (7:1917-62-63), es, 25 s 133d, 49.11x100, 2-5-sty bk tnts & strs; Paul A McGolrick to Anna L Garrabrant, at Mt Hope, NY; June13; July14'14; A$46,-000-58,000. nom

**7TH av, 2307** (7:1920-3), es, 62.11 n 135th, 17x75, 3-sty & b stn dwg; A$10,500-13,000; also 7TH AV, 2309 (7:1920-4), es, 79.11 n 135th, 15x75, 3-sty & b stn dwg; Jno B Campbell to Elizabeth Realty Co, a corpn, 55 Liberty; mtg $13,000; July14; July15'14; A$9,000-11,000. O C & 100

**7TH av, 2309,** see 7 av, 2307.

**7TH av, 2309** (7:1920-4), es, 79.11 n 135th, 15x75, 3-sty & b stn dwg; Elizabeth Realty Co, a corpn, to Charlotte Williams, 210 W 133; mtg $4,000; July14; July15'14; A$9,000-11,000. O C & 100

**8TH av, 2283-5** (7:1949-33 & 34), ws, 50.11 s 123d, runs w100xsw34.5 to nes St Nicholas av (No 254) xse18.3xe90.5 to 8 av xn50 to beg, 3-sty bk str & theatre; Siphia, wife Cornelius S Pinkney, 2360 Bway, to Cornelius S Pinkney, 716 Madison av; July13; July15'14; A$42,000-51,000. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Allen st, 151-3** (2:416), ws, 75 n Rivington, 41.6x88.9; consent to 3d track; Meyer Bloom et al to Manhattan Railway Co, a corpn; mtg $59,000; July9; July16'14. 913.91

**Allen st, 151-3;** consent to 3d track; Marks Kirshbaum & ano, mortgagees, to same; mtg $12,000; July13; July16'14. nom

**Allen st, 151-3;** consent to 3d track; German Savgs Bank, mortgagee, to same; mtg $35,000; June23; July16'14. nom

**Allen st, 151-3;** consent to 3d track; Sol Klingenstein, TRSTE Bernhard Klingenstein, mortgagee, to same; mtg $12,000; July10; July16'14. nom

**Allen st, 163** (2:416), ws, 175 s Stanton, 25x87.6; consent to 3d track; Jos L Buttenwieser to Manhattan Railway Co, a corpn; June27; July16'14. 550

**Allen st, 163** (2:416); consent to 3d track; Jos L Buttenwieser, mortgagee, to Manhattan Railway Co, a corpn; mtg $22,-000; July3; July16'14. nom

**Greenwich st, 151-61** (1:60), nec Liberty (No 123), 102.11x50.3x100.10x36.8; consent to 3d track; Emmeline M Ivison & ano, EXRS &c David D Ivison, to Manhattan Railway Co, a corpn; mtg $175,000; July3; July15'14. 2,265.08

**Greenwich st, 151-61;** consent to 3d track; Dime Savgs Bank of Bklyn mortgagee, to same; mtg $175,000; July6; July 15'14 nom

**Greenwich st, 236** (1:128); consent to 3d track; Clas E Rhinelander to Manhattan Railway Co, a corpn; July2; July15'14 484.45

**Greenwich st, 452** (1:223); consent to 3d track; Minetta C Howenstine, mortgagee, to Manhattan Railway Co, a corpn; mtg $14,000; June9; July16'14. nom

**Greenwich st, 558** (2:598), ws, 36 n Charlton, 17.6x58.4x —x54.4; consent to 3d track; Frederic E Gunnison, EXR &c Jas H Fancher, to Manhattan Railway Co, a corpn; Oct27'13; July16'14. 385

**Liberty st, 123,** see Greenwich, 151-61.

**New Bowery, 36-40** (1:117), begins Roosevelt st, es, 81 n New Bowery, runs e 56.11 to nws New Bowery at pt 114.3 ne Roosevelt xne80.3xn50.1xw135 to Roosevelt xs104 to beg; consent to 3d track; Church of St Joachim to Manhattan Railway Co, a corpn; mtg $130,000; July9; July 10'14. 7,784.25

**New Bowery, 37-43** (1:116), ses, 2.4 sw James, runs e2.5 to ws James xs78xw89.6 to New Bowery xne110.9 to beg; consent to 3d track; Church of St James to Manhattan Railway Co, a corpn; mtg $20,000; July13; July15'14. 10,742.75

**New Bowery, 37-43;** consent to 3d track; Emigrant Indust Savgs Bang, a corpn, mortgagee, to same; mtg $15,000; June25; July15'14. nom

**New Bowery, 37-43;** consent to 3d track same to same; mtg $5,000; June25; July15 '14. nom

**New Bowery, 38-40;** consent to 3d track; Emigrant Indust Savings Bank, a corpn, mortgagee, to Manhattan Railway Co, a corpn; mtg $130,000; June27; July10'14. nom

**Pearl st, 370** (1:112), es, 212.6 s Oak, 18.6x102.2x18.1x94.7; consent to 3d track; Frances Sackett to Manhattan Railway Co, a corpn; June25; July16'14. 925

**17TH st, 347 E** (3:923); asn rents for 5yf Sept1'14; Chaskel Pines to Meyer Jarmulowsky, firm M & L Jarmulowsky, 27 E 95; July13; July14'14. O C & 100

**29TH st, 240 E,** see 2 av, 519.

**38TH st, 242-4 E,** see 2 av, 705.

**55TH st, 151 W,** see 7 av, 867-71.

**61ST st, 236-8 W** (4:1152); agmt as to hold deed in trust & delivery of deed upon payment of 2d, 3d & 4th mtgs for $12,750, &c; David Kass with Max Rosenkrantz & Sarah, his wife; AT; 1st mtg $26,000; Aug 10'08; July16'14. nom

**65TH st, 9 E** (miscl); power of atty; Leonard C Levy, 9 E 65, et al, to Lazarus Levy, 9 E 65; May16; July13'14.

**69TH st, 308 W** (4:1180), ss, 175 w West End av, 25x100.5; general re of all claims, &c; Wm B Noyes to Jos Barsky, of Bklyn; AT; July15'14. nom

**70TH st, 301 E,** see 2 av, 1328.

**129TH st, 128 E** (6:1777-58), ss, 45 w Lex av, 20x99.11, 4-sty bk tnt; re legacy; QC, &c; Albt J Hambrecht to Kate Kershaw, 412 Hawthorne av, Yonkers, NY; A T; July14; July15'14; A$6,000-11,000. nom

**129TH st, 128 E;** re legacy; QC &c; Ella Overington to same; AT; July14; July 15'14. nom

**129TH st, 128 E;** re legacy; QC &c; Jos Roys to same; AT; July14; July15'14. nom

**129TH st, 128 E;** Albt J Hambrecht & Wm D Kershaw, EXRS Thos Overington, to same; July14; July15'14. nom

**129TH st, 128 E;** re legacy; QC &c; Theresa Wertheimer to same; AT; July14; July15'14. nom

**129TH st, 128 E;** re legacy; QC &c; Minnie Donnell to same; AT; July14; July15 '14. nom

**129TH st, 128 E;** re legacy; QC &c; Maud Overington to same; AT; July14; July15 '14. nom

**129TH st, 128 E;** re legacy; QC &c; Jane Overington to same; AT; July14; July15 '14. nom

**129TH st, 128 E;** re lagacy; QC &c; Mary A Smith to same; AT; July14; July 15'14. nom

**180TH st W** (8:2152-89), ns, 120 e Audubon av, 50x100; bk tnt, abandoned at basement; re mtg; American Mtg Co, a corpn, to Hennion Constn Co, 256 W 46; June15; July16'14; A$36,000-36,000. 13,000

**181ST st, 750 W,** see Ft Washington av, 454-66.

**Fort Washington av, 454-66** (8:2176-104), sec 181st (No 750), runs e140.5xs150xw32x s10xw100 to av xn173.10 to beg, 6-sty bk tnt & strs; asn of $10,000 from proceeds in event of sale of above; Brown-Weiss Realties, a corpn, to Abr & Louis Davis, both at 241 W 113; June15; July15'14; A $135,000-440,000. 10,000

**2D av, 519** (3:909); consent to 3d track; Emigrant Indust Savgs Bank, a corpn, mortgagee, to Manhattan Railway Co, a corpn; mtg $1,500; July10; July16'14. nom

**2D av, 519;** consent to 3d track; Wm C Young, mortgagee, to same; mtg $800; July10; July16'14. nom

**2D av, 519** (3:909), swc 29th (No 240), runs w99.11xs15.8xse11xe94.11 to av xn24.8 to beg; consent to 3d track; Mary L Hatton to Manhattan Railway Co, a corpn; mtg $25,800; July10; July16'14. 296.25

**2D av, 519;** consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $20,000; July10; July16'14. nom

**2D av, 519;** consent to 3d track; same to same; mtg $3,500; July10; July16'14. nom

**2D av, 705** (3:918), swc 38th (Nos 242-4), 20.1x80 consent to 3d track; Hugo Lassner to Manhattan Railway Co, a corpn; mtg $12,000; July1; July16'14. 241

**2D av, 705;** consent to 3d track; Lulu F Weinstein to same; mtg $12,000; July1; July16'14. nom

**2D av, 1328** (5:1448), nec 70th (No 301), 25.5x74; consent to 3d track; Richd R Costello to Manhattan Railway Co, a corpn; mtg $15,000; July1; July16'14. 305

**2D av, 1328;** consent to 3d track; Bank for Savgs, NY, mortgagee, to same; mtg $15,000; July6; July16'14. nom

**2D av, 1575** (5:1527); consent to 3d track; Jno J Hoff to Manhattan Railway Co, a corpn; mtg $10,000; June12; July16 '14. 228

**2D av, 1575;** consent to 3d track; Agnes J Cornell, mortgagee, to same; mtg $10,-000; May20; July16'14. nom

**2D av, 1770** (5:1555); consent to 3d track; Lambert S Quackenbush to Manhattan Railway Co, a corpn; June25; July 15'14. 675

**3D av, 631** (5:1314); consent to 3d track; Eugene Staubsandt to Manhattan Railway Co, a corpn; mtg $15,000; July1; July15'14. 532.13

**3D av, 631;** consent to 3d track; Bank for Savgs, NY, mortgagee, to same; mtg $15,000; July6; July15'14. nom

**7TH av, 867-71** (4:1008), es, 50.5 n 55th, runs e100xs50.5 to ns 55th (No 151) xe25xn 117.2xw25.1xn10.3xw100 to av xs75 to beg; asn rents to secure int, taxes, etc; Welham Co, a corpn, 116 Hamilton pl, to Metropolitan Life Ins Co, a corpn, 1 Mad av; mtg $520,000; July7; July11'14. nom

**General release** (miscl); Augustus Van Cortlandt Jr to Augustus Van Cortlandt, both at Scheron, Conn; June30; July15'14. nom

**Power of atty** (miscl); Eleanor Van Koppenfels to Edw Earl, 2 E 55; Apr18'13; July15'14.

**Asn & termination of trust** (miscl) of stocks, bonds, &c; Franklin Thomasson as trste to Kath Thomasson; June9; July 14'14. nom

**Exemplified copy** (miscl) last will of Eliz S Miller, late of Geneva, NY; Nov8'02; July14'14.

**Power of atty** (miscl); Wm S Edwards to Nora B Edwards, his wife, both at 513 Spruce st, Richmond Hill, LI; Apr9; July 10'14

**Power of atty** (miscl); Letitia M Howard to Wm F Clare, 317 W 108; July14'13; July11'14.

**Power of atty** (miscl); Mary J Cunningham to Frank L Cunningham; July10; July11'14

## WILLS.

### Borough of Manhattan.

**Waverly pl, 148-50** (2:592-58 & 59), 14 out in No 150, ss, 196 w 6 av, 44x98, 1-3 & 14-sty bk dwgs with 2-sty bk ext; Friedrich Mohr Est Christine Mohr, EXTRX, 150 Waverly pl; attys A & H Block, 99 Nassau. A$28,000-34,000. Will filed July13 '14.

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**5TH st, 719-21 E** (2:375-59 & 60), ns, 233 e Av C 50x104x irreg, pt int, 2-5-sty bk tnts; A$33,200-62,500; also 13TH ST, 316-18 E (2:454-18-19), ss, 185 e 2 av, 52x103.2, 2-5-sty bk tnts; A$38,000-68,000; also 16TH ST, 613 E (3:984-11), ns, 213 e Av B, 25x92, 5-sty bk tnt & 1-sty bk ext; A$7,500-14,500; also 34TH ST, 141 E (3:890-30), ns, 115 e Lex av, 17x100, 4-sty stn dwg & 1-sty ext; A$28,000-33,000; also 61ST ST, 205 W (4:1153-27), ⅓ int, ns, 119 w Ams av, 25x100, 5-sty bk tnt; A$6,500-14,000; also LEXINGTON AV, 345 (3:895-73), es, 103 n 39th, 20x99, 4-sty stn dwg; A$30,700-35,-500; Jas Schaeffler Est, Emily Schaeffler EXTRX, Cambreling av & Grote st; atty, Jno C Gulick, 132 Nassau. Will filed Sept 17'13.

**13TH st, 316-18 E,** see 5th, 719-21 E.

**16TH st, 613 E,** see 5th, 719-21 E.

**34TH st, 141 E,** see 5th, 719-21 E.

**60TH st, 22 E** (5:1374-48), ss, 112 e Madison av, 22x100, 4-sty sttn dwg; Edw C Rice Est, Waldo E Rice, EXR, 77 Clark av, Ocean Grove, NJ; attys, Baldwin, Roy & Fisher, 31 Nassau; A$49,000-57,000. Will filed June6'14.

**61ST st, 205 W,** see 5th, 719-21 E.

**70TH st, 227 W** (4:1162-20½), ns, 294 w Amsterdam av, 19x100, 3-sty stn dwg; A $14,000-23,000; also BROADWAY, 1491, or 7TH AV (4:1014-36), swc 43d (Nos 200-2), 20x80x irreg, 4-sty bk tnt & strs; A$300,-000-310,000; Michl Dowling Est, Kath Dowling, EXTRX, 227 W 70; atty, Chas B Bretzfelder, 55 Liberty. Will filed July 11'14.

**94TH st, 150 W** (4:1224-52), ss, 475 w Columbus av, 18x100, 4-sty stn dwg; Wm H B Totten Est, Allan B A Bradley, EXR, 520 W 114; attys, Lord, Day & Lord, 49 Wall; A$9,500-19,000. Will filed July15'14.

**Broadway, 1491,** see 70th, 227 W.

**Lexington av, 345,** see 5th, 719-21 E.

**West Broadway, 154-6** (1:144-55 & 56), pt int, ws,, 50 n Thomas, 50x75x irreg, 2-5-sty bk loft bldgs & strs; Egbert B Seaman Est, Robt B Seaman, EXR, 80 Berkley av, Orange, NJ; attys, Eidlitz & Hulse, 31 Nassau; A$44,000-57,500. Will filed July 7'14.

## CONVEYANCES.

### Borough of the Bronx.

**Beck st, 695** (10:2685), ns, 407.5 e Av St John, 25x125, 4-sty bk tnt; Josie Sloman to Nachum Kohan, 43 E 25; mtg $12,500; July15; July16'14. O C & 100

**Bridge st, sec Barker av,** see Barker av, sec Bridge.

**Bridge st, sec Olinville av,** see Barker av, sec Bridge.

**Byron st, ws, 195.11 s 237th,** see Nereid av, ss, 48.10 w Byron.

**Canal pl, ws, abt 300 n 138th,** see Park av, es, 300 n 138.

**Fairmount pl, 714** (11:2950), ss, 170.2 e Grove, now Crotona av, 27.2x94.6x26.10x 93.4, 4-sty bk tnt; David Kraus to Wm O Patton, 2694 Briggs av; mtg $15,100; July 9; July16'14. O C & 100

**Fox st, 1063-7** (10:2717), ws, 254 s 167th, 75x100, 2-5-sty bk tnts; Reliable Constn Co, Inc, to Harris Schwartz, 920 Av St John; mtg $34,750; July15; July16'14. O C & 100

**Fox st, 1127** (10:2719), ws, 57.6 n 169th, runs w41.7xn12.6xn14.11xe34.3 to st xs25 to beg, 3-sty bk tnt & strs; Jas C Gaffney to Emilie Kauders, 978 Prospect av; July 14; July16'14. nom

**Jennings st, 759** (11:2962), ns, 293 e Union av, 40x134.5x42.6x119.11, 5-sty bk tnt; Bertha Tim to B & E Holding Co, Inc, 140 Nassau; mtg $25,000; July1; July14'14. O C & 100

**Jennings st, 759;** B & E Holding Co, Inc, to Virginia Schreiner, 104 W 121; mtg $25,000; July9; July14'14. O C & 100

**Lorillard pl, 2442 on map 2444** (11:3058), es, 105 n 188th, 23x97.5, 2-sty fr dwg; Caroline A Weber to Chas A Weber, 2442 Lorillard pl; ½ pt; Mar20'09; July15'14. O C & 100

**Lorillard pl, 2442 on map 2444;** same to Augusta C Wolfe, 525 58th, Bklyn; ½ pt; July14; July15'14. O C & 100

**Manida st, 727** (10:2768), es, 226.8 s Spofford av, 20x73.9 to Old Hunts Point rd x20x70.10, 3-sty bk dwg; Victor Gerhards to Wm Bondy, 727 Manida; mtg $4,500; July15; July16'14. O C & 100

**Mt Hope pl, 26** (11:2851), ss, 115 w Walton av, 25x125, 3-sty bk dwg; Saul Renneck to Max Renneck, 12 So Eldred av, Rockaway Beach, LI; mtg $9,000; July15; July16'14. O C & 100

**Oakland pl, 750-2,** see Prospect av, swc Oakland pl.

**Odell st** (*), ws, 180 s Starling av, 25x 108; Wm J McMann to Jno McMahon, 244 Bowers, Jersey City, NJ; mtg $3,500; July 10; July13'14. nom

**Osborne pl** (11:3228), es, 100 s 179th, 50 x84.11x50x83.4; also 179TH ST (11:3228), s s, 26.8 e Osborne pl, 44x100, vacant; Forbes J Hennessy et al EXRS Ellen M Hennessy to Jno A Gasperick, 604 North Laurel st, Hazelton, Pa; May26; July15'14. **6,000**

**Rose pl, nec Grace av,** see Grace av, nec Rose pl.

**Simpson st, 1061** (10:2726), ws, 241.3 n Westchester av, 43.9x100, 5-sty bk tnt; Adam Trillich to Bertram Trillich, 1123 Woodycrest av; July10; July16'14. O C & 100

**Simpson st, 1094** (10:2727), es, 264 s 167th, 38x100, 5-sty bk tnt; Wm F McLaughlin to Ralph W Horne, 18 Morningside av; AL; July9; July11'14. O C & 100

**Storrow st** (*), ws, 25 n Benedict av, 75x 100; Henry Schoen to Tri-Chester Impt Co, Inc, 1901 Westchester av; July8; July14'14. O C & 100

**Storrow st** (*), swc Old rd, 20.10x90.10x 21.9x84.10; Kate or Kate H Osterhaus to Tri-Chester Impt Co, Inc, 1901 Westchester av; AL; July10; July11'14. O C & 100

**Storrow st** (*), swc Old rd, 20.10x21.9x 84.10; Kate or Kate H Osterhaus to Tri-Chester Impt Co, Inc, 1901 Westchester av; AL; July10; July11'14. O C & 100

**135TH st, 302 E** (9:2310), ss, 200 w Alex av, 25x100, 5-sty bk tnt & strs; Jno C Gulick, ref, to Frederic de P Foster, Tuxedo Park, NY, & Danl K De Beixedon, Amityville, LI, TRSTES Albert A Kingsland, will Ambrose C Kingsland; FORECLOS July10; July15'14. **11,500**

**135TH st, 304 E** (9:2310), ss, 175 w Alex av, 25x100, 5-sty bk tnt & strs; Jno C Gulick, ref, to Frederic de P Foster, Tuxedo Park, NY, & Danl K De Beixedon, Amityville, LI, TRSTES Augusta L Jones will Ambrose C Kingsland; FORECLOS July10; July15'14. **9,500**

**135TH st, 308 E** (9:2310), ss, 125 w Alex av, 25x100, 5-sty bk tnt; Saul Ellner to Clara Ellner, 504 E 188; mtg $15,000; Sept 1'13; July11'14. nom

**138TH st, 574 E** (10:2550), ss, 62.3 e St Anns av, 50x100, 6-sty bk tnt & strs; Saul Ellner to Clara Ellner, 504 E 188, mtg $49,250; Sept1'13; July11'14. nom

**141ST st E,** (10:2570), ss, 250 e Jackson av, 150x148.5x150.4x127.8, vacant; Jno H Bodine to Phebus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; ⅔ pt; mtg $8,000; Apr 15'13; July15'14. nom

**141ST st E** (10:2570); same prop; same to Chas J Kroehle, 159 E 71, & Fredk H Kroehle, 104 E 57, ⅓ pt; mtg $8,000; Apr 15'13; July15'14. nom

**149TH st, 724-7 E,** see Jackson av, 548.

**152D st, 807 E,** see Tinton av, 661.

**152D st E, nec Tompkins av,** see 152d st E, nwc Tompkins av.

**152D st E** (*), nwc Tompkins av, 50x 100, also 152D ST (*), nec Tompkins av, 50x100, Wm Kempton et al to Eliz F Liddington, 214 W 125, July6, July16'14. 5,000

**152D st E** (*), nwc Tompkins av, 50x 100, Eliz F Liddington to Annie Lamont, 1494 Commonwealth av; July7, July16'14. nom

**152D st** (*), nec Tompkins av, 50x100, Eliz F Liddington to Sarah Kempton, 1414 Barnes av; July7; July16'14. nom

**153D st E, swc Morris av,** see Morris av, 651-5.

**156TH st, 849 E,** see Prospect av, 759.

**156TH st, 1015 E** (10:2720), ns, 45 e Fox, 40x100, 5-sty bk tnt, Benenson Realty Co to Hyman Shapiro, 2949 3 av, & Morris Brooks, 426 E 156; mtg $25,000, July15, July16'14. O C & 100

**160TH st, 379-81 E** (9:2407), ns, 242 e Courtlandt av, 50x100.8, 5-sty bk tnt; East 180th St Bldg Corpn to Robt J Moorehead, 415 E 140, mtg $4,000; July15'14. O C & 100

**163D st, 98 W** (9:2511), ss, 115 e Ogden av, 50x100, 5-sty bk tnt, Summit Bldg Co to W Irving Scott, 44 Prospect st, East Orange, NJ; July15, July16'14. O C & 100

**164TH st, 314 E** (9:2423), ss, 66.1 e College av, 22x88.7x22x90.3, 2-sty & a fr dwg; Judah Jacobson to Philemmia Spadaccini, 445 E 189, mtg $4,000; July13; July16'14. nom

**167TH st, 850 E** (10:2691), ss, 119.1 e Stebbins av, 37.6x111, 5-sty bk tnt, Geo F Schwarz to Arthur Alkier, 243 E 5, Bklyn, B&S, July2, July10'14. O C & 100

**167TH st, 854 E** (10:2691), ss, 113.4 w Hall pl, 37.6x111, 5-sty bk tnt; Geo F Schwarz to Arthur Alkier, 243 E 5, Bklyn, B&S, July2; July10'14. O C & 100

**168TH st, 762-8 E** (10:2662), sws, 312.4 se Boston rd, 75x125, 2-5-sty bk tnts; East 180th St Bldg Corpn to Robt J Moorehead, 415 E 140; mtg $56,000; July15'14. O C & 100

**169TH st, 364 E** (9:2436-2431), ss, 40 w Teller av, 20x90, 3-sty fr tnt; Caroline A Weber to Chas A Weber, 2442 Lorillard pl; ½ pt; mtg $6,800; July18'11; July15'14. O C & 100

**169TH st, 364 E;** same to Augusta C Wolfe, 525 58th, Bklyn, ½ pt; July14; July 15'14. O C & 100

**170TH st, 446 E** (11:2901), ss, 64 e Park av, 21.4x88, 2-sty fr dwg; Wm Jewell to Mary App, Emma V Hartung & Augusta L Andersen, 446 E 170; mtg $4,000; June 30; July14'14. nom

**170TH st W, swc Inwood av,** see Inwood av, swc 170.

**174TH st E, nwc Anthony av,** see Anthony av, 1725.

**177TH st E** (*), es, 175 n Pugsley av, 25x200; Saml Berger to Jacob Oken, 3815 3 av; July3; July10'14. O C & 100

**177TH st, 660 E,** see Belmont av, sec 177.

**179TH st, ss, 26.8 e Osborne pl,** see Osborne pl, es, 100 s 179.

**180TH st, 820-6 E,** see Southern blvd, 2081-5.

**184TH st, 490 E,** see Bassford av, swc 184.

**185TH st E** (11:3114), ns, 94.11 e Prospect av, strip 0.½x32.11x0.3x32.11; Mary A Haugh to Nicol Bldg Corpn, 1116 Intervale av; July13; July14'14. nom

**185TH st E** (11:3114), ns, 120.1 w So blvd, 79.11x130x80.10x130, vacant; Angel Constn Co, Inc, to Nicol Bldg Corpn, 1116 Intervale av; B&S; July10; July14'14. nom

**186TH st E, nec Belmont av,** see Belmont av, 2370.

**198TH st, 371 E,** see Decatur av, 2805.

**206TH st E** (12:3342), ns, 114.11 w Perry av, 100x100, vacant; Annie Moritz to Isaac Moritz, 116 E 81; mtg $3,250; July14; July 15'14. O C & 100

**211TH st E** (*), ss, 50 w Rosewood av, 25x100; Francesco Tomasino to Antonio Cianadio, 2253 7 av; QC; July1; July11'14. nom

**211TH st E** (*), ss, 75 w Rosewood av, 25x100; Antonio Cianadalo to Francesco Tomasino, 630 Van Nest av; QC; July6, July11'14. nom

**223D st E** (*), ns, 300 w Laconia av, 25 x109.6; Rosina Pezza to Augelandono & Agostino Grosso, 2415 Lorillard pl; July 14; July16'14. O C & 100

**237TH st E, sec Kepler av,** see Kepler av, sec 237.

**239TH st, 647 W (Northern ter)** (13:-3417), ns, 25 e Yonkers av, 75x118.10x71.7x 105.1, 2-sty fr dwg; Matthew F Hatton to Anna C, Cath V & Mary C Hatton, 647 W 239; July14'14. nom

**Amsterdam av** (*), ws, 250 s Tremont rd, 50x100, except pt for sts; Richd H Arnold to Wm F McCormack, 71 Barrow; July8; July10'14. O C & 100

**Anthony av, 1725** (11:2890 & 2897), nwc 174th, 42.11x67.4x26x59.6, 2-sty bk dwg; Mary Miller to Max Miller, 2178 Belmont av; B&S; June22; July15'14. nom

**Anthony av, 1727** (11:2890-2891), es, 42.1 n 174th, 25.7x73.3x25x67.4, 2-sty bk dwg; Mary Fuller to Max Miller, 2178 Belmont av; ½ pt; AT; June22; July14'14. nom

**Anthony av, 1798** (11:2892), es, 55.8 n 175th, 25x127.11x26x120.8, 2-sty fr dwg; Emily H, wife Leo G Steiner, to Jennie Geller, 417 Claremont Pkway; mtg $5,000; July6; July10'14. O C & 100

**Arthur av** (11:3069), ws, 27.8 n 179th, runs n100.11xw190 to Lafontaine av xs75.3 xe95xs25xe95 to beg, vacant; Lewis L Delafield Jr, ref, to Frank F Russell, ADMR Louisa H Dickinson, 103 Grove, Putnam, Conn; FORECLOS June30; July14; July16 '14. **10,000**

**Amsterdam av** (*), ws, 122.3 n Middletown rd, 50x100; Wellman Finance & Realty Co to Bernard Brand, 807 Cauldwell av; July9; July16'14. nom

**Amsterdam av** (Contracts), ws, 122.3 n Middletown rd, 50x100; asn CONTRACT; Jacob Brand to Bernard Brand; July9; July16'14. nom

**Bailey av** (12:3266), ws, 61.3 s Albany Crescent, 50x128.7x50x130, vacant; Emeline Y Godwin to Jos Maffia, 2917 Heath av; AT; July6, July13'14. O C & 100

**Barker av** (*), sec Bridge, 205.11 to Olinville av x291.5 to Union x177x284; also BRIDGE ST (*), sec Olinville av, 83.11 to Elliott av x295.9 to Union x49.11x292.1; Matthew P Doyle, ref, to Julia F Siedler, Bloomfield, NJ; FORECLOS Mar12; May 29; July16'14. **16,000**

**Barnes av** (*), ws, at ss Brady av, runs n1647 to ss Bronx & Pelham Pkway xe—to es Barnes av xs605.7x—xsw—xe— to cl Barnes av xs260xe12.6 to es Barnes av xs 100 xw 12.6 xs 25 xw 12.6 xs 25 xe 12.6 to es Barnes av xs325xw12.6xs160 to cl Brady av xw47.6 to beg, land in bed of Barnes av; Morris Park Estates et al to City N Y; Jan9; July10'14. nom

**Bassford av** (11:3053), swc 184th (No 490), 34.1x97.8x25.6x100, 5-sty bk tnt; East 180th St Bldg Corpn to Robt J Moorehead, 415 E 140; mtg $23,000; July15'14. O C & 100

**Bathgate av, 1816** (11:2923), es, 53.5 n 175th, 50x100, 2-sty fr dwg & vacant; M Estelle Butcher to Madeira Realty Corpn, 1 Madison av; mtg $7,500; July1; July16 '14. nom

**Bathgate av, 1836** (11:2923), es, 164 s 176th, 25x101x25x102, except pt for av, 3-sty fr dwg; David F Butcher to Madeira Realty Corpn, 1 Madison av; B&S; July1; July16'14. nom

**Beaumont av, 2338,** see Beaumont av, 2344.

**Beaumont av, 2344** (11:3103), es, 170 s 187th, 50x100; also BEAUMONT AV, 2338 (11:3103), es, 220 s 187th, 50x100, 2-5-sty bk tnts; Wm Slattery Constn Co to Hamilton Holding Co, 149 Bway; mtg $68,500; July14; July16'14. O C & 100

**Belmont av** (11:2946), sec 177th (No 660), 200x57.6, 2-2-sty fr dwgs & vacant; Chas V Ryer Jr, EXR Alex Heckert, to Stephen McBride, 2904 Valentine av; July 15; July16'14. **20,000**

**Belmont av, 2370** (11:3074), nec 186th, 100x105.4 to Crescent av x128.4x25, except pt for 186th & Belmont av, 5-sty bk tnt & strs; Iamascia Realty Corpn to Rosina Iamascia, 651 Crescent av; mtg $37,000; July9; July10'14. nom

**Belmont av, 2508** (11:3091), es, 132.2 s Fordham rd, 25x100, 2-sty fr dwg; Jno T Dooling, ref, to Gerardo De Angelis, 2510 Belmont av; FORECLOS June26; July10; July13'14. **4,100**

**Boston av, 3142** (12:3254), ses, 442 ne Perot, 24.6x72.6x25.8x79.11, 2-sty fr dwg; Jos Polsenski to Teachers' Co-op B & L Assn, 166 E 60; July9; July10'14. O C & 100

**Brady av, ss, at ws Barnes av,** see Barnes av, ws, at ss Brady av.

**Briggs av, es, abt 291.11 n Kingsbridge rd,** see Kingsbridge rd, 261.

**Bronx blvd** (*), ws, 206.6 s 240th, 34.5x 145.3, except pt for Bronx blvd; Wilhelmina Baccaglini et al to Annie Brandau, widow, 4559 Bronx blvd; AT; mtg $1,200; July13; July14'14. gift

**Bryant av, 914** (10:2761), es, 190 s Garrison av, 20x100, 3-sty bk dwg; J Homer Hildreth to Martin Pletscher Constn Co, Inc, 918 Bryant av; AL; July1; July10'14. nom

**Clay av, 1042** (9:2425), es, 60 n 165th, 27x80, 2 & 3-sty & b bk dwg; Mina Rosenbrock to Caroline Borchers; Feb26'04; July 15'14. nom

**Crescent av, nwc 186th,** see Belmont av, 2370.

**Cromwell av, 1441** (11:2872), nws, 179 s Devoe, 26x125x26x124, 2-sty fr dwg; Jos Falvella, by GDN, to Seth B Howes, 1931 Bway; AT; July9; July10'14. **315**

**Cromwell av, 1441** (11:2872); Wm H Feeney et al to same; ⅔ pt; mtg $600; June29; July10'14. nom

**Cromwell av, ws, 87.4 n 165th,** see Jerome av, es, 87.4 n 165.

**Decatur av, 2805** (12:3284), nwc 198th (No 371), 88.7x21.1x88.6x17.11, vacant Anna L McDonald to Kath M Buell, 156 Halsey, Bklyn; mtg $6,000; July9; July13'14. nom

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**Eastern blvd** (*), es, 200 n La Salle av, 25x109.4x25x109. Wm R Dodge to Minnie N Goldberg. - Surf av, Coney Island, NY; mtg $1,[illegible]. Oct5'15. July14'14.
O C & 100

**Findlay av** (11:2783), ws, 515.2 n 176th, 115.6x100, vacant. Jno H Bodine to Theus Lowenfeld, 106 E 64, & Wm Trager, 129 E 74, mtg $[illegible]. May7. July15'14. nom

**Franklin av** (10:2612), ws, 116.3 n from tangent pt n 165th, runs n16.6xw165.8xs80x w11.6xs xe143.8xn66.2xe11.3 to be2, part lots 116 & 117 map Morrisania, 2-2-sty fr dwgs, Stephen D Pringle to Mack Constn Co, Inc, 957 Hoe av; July14; July15'14.
O C & 100

**Fulton av, 1361** (11:2925), ws, 359.2 s 170th, 33.2x206.11x31.6x207, 2-2-sty fr dwgs; Ernest Biggio to Moritz Schwartz, 550 E 138; mtg $4,500, Nov5'13, July14'14. nom

**Garrison av** (10:2761), ss, 75 e Bryant av, 50x100, vacant; Goldie Cowen to Chas P Latting, 37 E 49; mtg $5,500; July2; July 15'14. nom

**Grace av** (*), nec Rose pl, 25x100; Albt W Schwarzler to Bronx Borough Bank, 440 Tremont av; AL; July6; July11'14. nom

**Hering av, nwc Lydig av,** see Lydig av, nwc Hering av.

**Hering av** (*), ws, 125 n Lydig av, 25x 100; also YATES AV, es, 275 s Neill av, 2ax100; Sound Realty Co to Jno Haut, 60 W 162; June29; July10'14. nom

**Hering av** (*), ws, 450 s Neill av, 46.3x 100x49.11x100; Sound Realty Co to Gustave Buhr, 738 E 180, June29; July10'14. nom

**Hering av** (*), ws, 100 n Neil av, 50x 100; Sound Realty Co to Chas Laird, 1805 Clinton av; June29; July13'14. nom

**Hering av, swc Neill av,** see Lydig av, nec Tenbroeck av.

**Hoe av, 961** (10:2742), ws, 126 s Aldus, 42x150, 5-sty bk tnt; Mack Constn Co Inc to Stephen D Pringle at Biarritz, France; mtg $37,500; July14; July15'14.
O C & 100

**Hughes av, 2258** (11:3086), es, 149.6 s 183d, 25.3x100, 2-sty fr dwg; also HUGHES AV (11:3086), es, 175 s 183d, 25x100, vacant; Josephine Regnault widow, to Jas Natella, 1595 Madison av, & Teresa Natella, 2127 1 av; July9; July10'14. nom

**Hughes av, es, 175 s 183d,** see Hughes av, 2258.

**Hull av, 3308** (12:3352), es, 150 n 209th, 25x100, 2-sty fr dwg; Patk M Burke to Gustav R Moje, 1309 Clay av; mtg $5,700; July6; July11'14. O C & 100

**Inwood av** (11:2864), swc 170th, lot 46 blk 2864 tax map; vacant; Walter F Welch to Erie Basin Impt Co, Portland, Me; CaG; June30; July16'14. O C & 100

**Intervale av, 1234** (11:2974), ses, 219.4 ne Home, 24.10x51.1x26.3x59.1, 3-sty bk tnt & strs; Caroline Cahn to Marie C Holsten, 917 Eagle av; mtg $9,200; July 9; July14'14. nom

**Jackson av, 330** (10:2573), es, 100 n 141st, 20x100, 2-sty bk dwg; Chas A Cassidy to Edw J McArdle, 737 E 141; mtg $2,000; July9; July10'14. nom

**Jackson av, 548** (10:2641), nec 149th (Nos 721-7), 100x105, except part for st & av, 2-5-sty bk tnts, strs on cor; East 180th St Bldg Corpn to Robt J Moorehead, 415 E 140; mtg $55,000; July15'14. O C & 100

**Jackson av** (10:2636), ws, 225 n 156th, 57.1x79.10x57.9x79.3, 2-sty fr dwg; Hyman Rossberg to Taube E Sussman, 2145 2 av; mtg $5,500; July15; July16'14. nom

**Jerome av** (12:3324), ws, 230.11 n Mosholu Pkway N, 150x100; vacant; Geo M Thompson, TRSTE, to Iwan Pels, 840 Lex av; CaG; June24; July16'14. **16,320**

**Jerome av** (12:3324), ws, 380.11 n Mosholu Pkway N, 150x100, vacant; Elbert H Dickinson to Iwan Pels, 840 Lex av; CaG; June22 July16'14. nom

**Jerome av** (9:2503), es, 87.4 n 165th, 106.8 x198.9 to ws Cromwell av x106.7x194.9, vacant; Edw F Robinson to Francis H Robinson, Montclair, NJ; July7; July14'14.
O C & 100

**Kepler av** (12:3377), sec 237th, 100x100, 2-sty fr dwg, 2-sty fr stable & vacant; Mathilda Bambis to Wm A Ellis, 249 E 235; mtg $3,000; July15; July16'14. nom

**King av** (*), ws, 50 s Sutherland, 50x 100; City Real Estate Co to Geo W Kibitz, 800 E 175; B&S; July15; July16'14.
O C & 100

**Kingsbridge rd, 261** (12:3293), es, 291.11 n Briggs av, 27.9x167.9 to Briggs av x24.4 x153.7; Louisa K Kuntz to Kay Co, 499 Willis av; mtg $5,180; July8; July10'14. nom

**Lafontaine av, es, 27.8 n 170th,** see Arthur av, ws, 27.8 n 179.

**Livingston av** (*), ws, 372 s Kingsbridge rd, 150x87.5; Chas Kanders to Jas C Gaffney, 1148 Tiffany; mtg $1,650; July 14, July16'14. O C & 100

**Longfellow av** (10:2754), ws, 207.3 n 167th, 100x100, vacant; Lyman Perry to Wm Sinnott, 967 E 165; mtg $9,000; June 29; July16'14. O C & 100

**Longfellow av** (10:2754); same prop; Wm Sinnott to Wm Sinnott Co, 967 E 165; July 15; July16'14. nom

**Lurting av** (*), ws, 250 n Morris Park av, 25x100; Morris Park Estates to Morris Levine, 857 Elsmere pl; June25; July10'14. nom

**Lydig av** (*), nwc Hering av, 50x100; Douglas O'D Tracy to Sarah T Creighton, 600 W 115, B&S, June29, July10'14
O C & 100

**Lydig av** (*), nwc Hering av, 50x100; Sound Realty Co to Douglas O'D Tracy, 600 W 115; June29; July10'14. nom

**Lydig av** (*), ns, 75 w Narraganset av, 50x100; Sound Realty Co to Terence Quinn, 1221 3 av; June29; July10'14. nom

**Lydig av** (*), sec Narraganset av, 27.4 x89 to Neill av x25.3x104; Sound Realty Co to Nathan & Israel Halperin, 546 Claremont Pkway; June29; July10'14. nom

**Lydig av** (*), nec Tenbroeck av, 50x 100; also WILLIAMSBRIDGE RD, es, 100 s Neill av, 50x119.1x50x119.8; also NEILL AV, swc Hering av, 25x100; Sound Realty Co to Chas M Bernstein, 230 W 101; June 29; July10'14. nom

**Lydig av** (*), ss, 75 w Yates av, 25x100; Sound Realty Co to Chas B Kaufmann, 327 Edgecombe av; June29; July10'14. nom

**Lydig av** (*), ss, 50 w Yates av, 25x 100; Sound Realty Co to Bertha K Cutter, 327 Edgecombe av; June29; July10'14. nom

**Madison av** (*), ns, 160 e Ams av, 25x 197 to Pelham rd x33.1x175.4; Salvatore Carillo & ano to Pietro Matone, 311 20th, West New York, NJ; AL; July11; July13 '14. O C & 100

**Mapes av, 2001** (11:3106), ws, 75.5 s 179th, 33x149.3, 1-sty fr rear bldg; Mapes-Tratman Avenues Co, Inc, to Geo Roberts Co, 1994 Morris av; QC; June30; July 13'14. nom

**Marmion av, 1892** (11:2959), es, 26 s Fairmount pl, 35x106.10x34.10x103.4, 4-sty bk tnt; Rehsom Realty Corpn to Gertrude A Vanderbeck, 149 W 126; mtg $20,000, July3; July14'14. O C & 100

**Marion av, 2793** (12:3289), ws, 100 s 198th, 16.8x125, 2-sty fr dwg; Harry Cahn et al to Edw Hart, 2600 Decatur av; mtg $3,500; July6, July10'14. O C & 100

**Middletown rd, nec Pier av,** see Pier av, nec Middletown rd.

**Middletown rd, ns, 58.9 e Pier av,** see Pier av, nec Middletown rd.

**Morris av, 651-5** (9:2442), swc 153d, 75x 100, 2-sty fr dwg & str & 3-1-sty fr strs; Ely Neumann, ref, to Jacob L Markel, 1119 Forest av, ¼ pt; Gerson Markel, 81 E 7, ¼ pt, & Jos Solomon, 1884 7 av, ½ pt; FORECLOS July7;; July14; July15'14. **20,000**

**Mt Hope av, 1655-9** (11:2792), ws, 100 s 173d, 100x100, except pt for av, 2-2-sty fr dwgs; Eleanor M Williams to Alex S Williams, 8 W 95; mtg $6,000; July16'14. nom

**Mulford av** (*), es, 150 n James, 25x 100; Jacob Kuhmichel to Wm J Lahr, 1864 Mulford av; B&S; July9; July11'14. nom

**Mulford av** (*), es, 150 n James, 25x100; Wm J Lanr to Jacob Kuhmichel, 1864 Mulford av; B&S; July9; July11'14. nom

**Munroe av** (*), es, 225 s Pierce av, 25x 100; Morris Levine to Morris Park Estates, 25 Broad; June25; July10'14. nom

**Narraganset av, sec Lydig av,** see Lydig av, sec Narraganset av.

**Narraganset av** (*), ws, 100 n Lydig av, 50x125; also PELHAM PKWAY S, swc Van Hoesen av, 25x100; Sound Realty Co to Jno J O'Brien, 529 Dean, Bklyn; June29; July10'14. nom

**Neill av, swc Hering av,** see Lydig av, nec Tenbroeck av.

**Neill av** (*), ns, 25 w Hering av, 50x 100; Sound Realty Co to Ira Merlis, 136 W 142; June29; July10'14. nom

**Neill av, nec Narraganset av,** see Lydig av, sec Narraganset av.

**Narraganset av, nec Neill av,** see Lydig av, sec Narraganset av.

**Neill av, nwc Wilson av,** see Pelham Pkway S, swc Wilson av.

**Neill av** (*), ns, 95.5 e Williamsbridge rd, 25x100; Sound Realty Co to Simon Abrons, 15 W 102; June29; July10'14. nom

**Neill av** (*), ns, 50 w Yates av, 50x100; Sound Realty Co to Louis Abrons, 1201 Gilbert pl; June29; July10'14. nom

**Neill av** (*), swc Yates av, 25x100; Sound Realty Co to Felix M Rutkiewicz, 25 5th st, Weehawken, NJ; June29; July 10'14. nom

**Nereid av** (*), ss, 48.10 w Byron, 24.5x 100; also BYRON ST (*), ws, 195.11 s 237th, 25x100; Whitehall Realty Co to Wolf Nabutovsky, 623 E 178; confirmation deed; July6; July13'14. O C & 100

**Nereid av** (*), ss, 48.10 w Byron, 24.5x 100; Wolf Nabutovsky to Wm H Christian, 777 E 225; July10; July13'14.
O C & 100

**North Oak dr** (*), ns, e ½ lot 71 amended map Bronxwood Park, 25x135x25.8x 142.5; also pt LOT 73, same map, runs ne 52xse17.2xsw16.5xse35.4xnw35.5 to beg; also LOT 72 (*), same map; Louis H Stone & ano to Chas Williams, 3314 Hickory; July7; July10'14. **1,275**

**Old rd, swc Storrow,** see Storrow, swc Old rd.

**Olinville av, sec Bridge,** see Barker av, sec Bridge.

**Park av** (9:2340), es, 100 s from monument which is 300.9 n 138th, 50x222.4 to Canal pl, bk & fr shops; Kemp-Jones Realty Co to Whitegate Co, Inc, 1455 Undercliff av; mtg $6,000; July7; July11'14.
O C & 100

**Pelham rd, ss, abt 160 e Amsterdam av,** see Madison av, ns, 160 e Amsterdam av.

**Pelham Pkway S, swc Van Hoesen av,** see Narraganset av, ws, 100 n Lydig av.

**Pelham Pkway S, ss, 75 e Van Hoesen av,** see Pelham Pkway S, sec Van Hoesen av.

**Pelham Pkway S** (*), sec Van Hoesen av, 50x100; also PELHAM PKWAY S, ss, 75 e Van Hoesen av, 25x100; also VAN HOESEN AV, es, 100 s Pelham Pkway S, 25x100; Sound Realty Co to Simon G Katzen, 1117 Westchester av; June29; July10 '14. nom

**Pelham Pkway S** (*), swc Wilson av, runs w100.2xs125xe25xs126.1 to Neill av xe 58.3xn189.11 to beg; Sound Realty Co to Danl P Ritchey, 42 W 35; June29; July10 '14. nom

**Pier av** (*), nec Middletown rd, 114.3x 46.7x106.5x58.9; also MIDDLETOWN RD (*), ns, 58.9 e Pier av, 25.2x103.4x25x106.5; Jos Rosenberg, ref, to Jno H Stobbe, 654 Delamere pl, Bklyn; mtg $1,400; FORECLOS July8; July13; July15'14. **500**

**Prospect av** (11:3094), swc Oakland pl (Nos 750-2), 25x100, 5-sty bk tnt & strs; East 180th Street Bldg Corpn to Robt J Moorehead, 415 E 140; mtg $20,000; July 15'14. O C & 100

**Prospect av, 583** (10:2674), ws, 75 n 150th, 20x100, 4-sty bk tnt; Bertha Gans to Henry W Koster, 365 E 169; mtg $8,500; July10; July11'14. nom

**Prospect av, 759** (10:2676), nwc 156th (No 849), 25x95.5x28.9x94.3, 3-sty fr tnt & strs; also PROSPECT AV (10:2676), ws, 25 n 156th, strip 0.3x95.5; Celeste B Levy to Pauline Levy, 601 W 113; AL; July14; July16'14. nom

**Prospect av, 958** (10:2690), es, 137.11 n 163d, 37.6x125, 5-sty bk tnt; Fredk Richter to Margt Richter, 958 Prospect av; mtg $25,000, July15'14. O C & 100

**Rhinelander av** (*), ss, 355 w Stillwell av, 25x100; Hudson P Rose Co to Antonio Laino, 444 E 123; July13; July15'14. nom

**Ryer av, 2098** (11:3149 & 3144), es, 181.6 n 180th, 18.6x103.8x18.6x103.10, 3-sty bk dwg; Anna C McLaughlin to Ralph W Horne, 18 Morningside av; AL; July9; July 11'14. O C & 100

**Southern blvd, 1208-10** (11:2979), es, 38.10 n Home, 50x100, 5-sty bk tnt & strs; East 180th St Bldg Corpn to Robt J Moorehead, 415 E 140; mtg $36,000; July15'14.
O C & 100

**Southern blvd, 2081-5** (11:3108), swc 180th (Nos 820-6), runs s154.3xw149.6xn54.3 xe50xn100 to 180th xe99.9 to beg, 4-5-sty bk tnts & strs in 180th; except Southern blvd, swc 180th (Nos 824-6), 79.3x49.11x 79.3x50, 5-sty bk tnt & strs; East 180th St Bldg Corpn to Robt J Moorehead, 415 E 140; mtg $80,000; July15'14. O C & 100

**Spencer av** (13:3423), es, 100 n 260th, 25x105; Anna M F Krings, widow, to W Waldo Weller, 30 Alburtus av, Corona, LI; Jan16; July10'14. O C & 100

**Steuben av** (12:3337), es, 50 n 208th, 25x 100, vacant; Chas Velehradsky to Burghard Hank, 2922 Briggs av; mtg $1,000; July6; July11'14. O C & 100

**Stillwell av** (*), ws, 70 n McDonald, 62.5 x152.9x50x115.3; Hudson P Rose Co to Bridget Doyle, 66 E 131; July10; July13'14. nom

**Tenbroeck av, nec Lydig av,** see Lydig av, nec Tenbroeck av.

**Tenbroeck av** (*), ws, 125 n Lydig av, 50x112.6; Sound Realty Co to Chas Hamburg, 124 Orchard; June29; July10'14. nom

**Tiebout av, ws, abt 100 n 187th,** see Valentine av, 2438-42.

**Tinton av, 661** (10:2654), nwc 152d (No 807), 49.10x100, 5-sty bk tnt & strs; 152d St Constn Co to Adolph Granet, 65 E 2; mtg $50,500; July15; July16'14. O C & 100

**Tinton av, 672-4** (10:2665), es, 146.2 n 152d, 35.9x121x58.8x112.1, 5-sty bk tnt; Saul Ellner to Clara Ellner, 504 E 188; mtg $36,400; Dec1'13; July11'14. nom

**Tompkins av, nec 152d,** see 152d E, nwc Tompkins av.

**Tompkins av, nwc 152d,** see 152d E, nwc Tompkins av.

**Valentine av, 2438-42** (11:3147), es, 100 n 187th, runs e135xn1.11xe100 to ws Tiebout av xn100.8xw235 to Valentine av xs 101.11 to beg, 2-2-sty fr dwgs; Wm T Quinn, ref, to Mortimer Smith, 215 W 70; FORECLOS June9; June15; July11'14. **17,825**

**Valentine av, 2438-42;** Mortimer Smith to Edw M Clarke, 205 Gordon, Roselle, NJ; June24; July11'14. O C & 100

**Van Hoesen av, swc Pelham Pkway S,** see Narraganset av, ws, 100 n Lydig av.

**Van Hoesen av, es, 100 s Pelham Pkway S,** see Pelham Pkway S, sec Van Hoesen av.

**Van Hoesen av, sec Pelham Pkway S,** see Pelham Pkway S, sec Van Hoesen av.

**Villa av, 3158** (12:3311), es, 69.10 n 205th, 25x100, 4-sty bk tnt & strs; Carmela Palatucci to Gennaro Langello, 3158 Villa av; mtg $8,000; June29; July14'14. nom

**Vyse av, 1141-5** (10:2752), ws, 200 n 167th, 60x100, 3-3-sty bk dwgs; Emily S Arnold to Philip Epstein & Harry M Fischer, 12 W 118; July1; July16'14.
O C & 100

**Webb av, 2468** (11:3219), es, 322.6 s 196th, 24.4x100.7x24.3x91.11, 2-sty fr dwg; Gustave Larsen to Ella L Tessier, 136 Madison, Bklyn; mtg $7,100; Nov30'12; July10'14. O C & 100

**Webster av, 1357** (11:2887), ws, 286.5 s 170th, 25x90, 4-sty bk tnt & strs; Wm F Schneider, EXR Sophia Schneider, to Aug Schneider, 433 23d, West New York, NJ; mtg $13,000; July9; July13'14. **15,500**

**Webster av** (12:3357), ses, 275 ne 204th, 50x163.9x50.6x170.7, vacant; Pauline T Baumann to Monticello Realty Co, 116 Monticello av, Jersey City, NJ; mtg $3,500; July 14; July15'14. nom

**Wilkins av, 1419-23** (11:2965), ws, 182.11 n Jennings, 81.3x121.3x80.1x139.11, 2-5-sty bk tnts & strs; Success Constn Co to Bernhard Mayer, 41 E 72; mtg $71,800; July15; July16'14. O C & 100

**Williamsbridge rd, es, 100 s Neill av,** see Lydig av, nec Tenbroeck av.

**Williamsbridge rd** (*), es, 200 s Neill av, 50x117.8x50x118.4; Sound Realty Co to Jacob Silverman, 555 E 141; June29; July 10'14. nom

**Williamsbridge rd** (*), es, 175 s Neill av, 25x118.8x25x118.4; Sound Realty Co to Meyer Gladstone, 744 Fox; June29; July 10'14. nom

**Wilson av, nwc Neill av,** see Pelham Pkway S, swc Wilson av.

**Wilson av, swc Pelham Pkway S,** see Pelham Pkway S, swc Wilson av.

**Yates av** (*), ws, 100 s Lydig av, 25x 100; Sound Realty Co to Eva Divak, 100 W 137; June29; July10'14. nom

**Yates av, swc Neill av,** see Neill av, swc Yates av.

**Yates av, es, 275 s Neill av,** see Hering av, ws, 125 n Lydig av.

**Yates av, es, 200 s Neill av,** see Yates av, ws, 225 s Neill av.

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**Yates av** (*), es, 375 s Neill av, 50x100, Sound Realty Co to Jos McDonough, 2724 3 av, June29; July10'14. nom

**Yates av** (*), ws, 225 s Neill av, 50x100; also YATES AV, es, 200 s Neill av, 50x100, Sound Realty Co to Martin Wetzel, Westchester, NY, June29, July10'14. nom

**Yates av** (*), es, 300 s Neill av, 25x100, Sound Realty Co to Gustav Haut, 242 Bradhurst av, June29, July10'14. nom

**3D av, 3713** (11:2911), nws, 113.5 ne 170th, 26x124.11x26x123.1, 4-sty bk tnt & strs; Evaline Saulpaugh et al to Canebrake Realty Co, 35 Nassau; mtg $11,500; July15, July16'14. nom

**3D av, 3993-5** (11:2921), ws, 150 ne 173d, 50x.29.8x50x124.9; also 3D AV, 3997-9 (11-2921), ws, 201.9 n 173d, 50.1x131.8x50x131.3, 2-6-sty bk tnts & strs; David F Butcher to Madeira Realty Corpn, 1 Madison av; B&S; mtg $100,000; July1; July16'14. nom

**3D av, 3997-9,** see 3 av, 3993-5.

**Creek** (*), running west of Goose Island in Eastchester Creek, ws, being plot bounded on s by Salt Meadow land now or formerly Saml Valentine, on w by a small creek, & on n by Salt Meadow now or formerly Andrew George, contains abt 34 acres; Jno H Campbell to Gertrude D Hawes, 596 West End av; May 3; July15'14. nom

**Lots 72 & 73 amended map Bronxwood Park,** see North Oak dr.

**Plot** (11:3053), begins at boundary line lands Thos Bassford distant 105.2 ne Taylor st, runs ne25xse85xsw— to pt 105.2 ne Taylor, xnw85 to beg, being part lot 18, map Adamsville, except part for Bassford pl; Moser Arndtstein to Johanna Zulegar, 50 Cathedral Pkway; mtg $5,000; May21; July13'14. O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Byron st, sec 237th,** see 237th E, see Byron.

**Byron st, swc 237th,** see 237th E, swc Byron.

**Fox st, 1063** (10:2717), ws, 291.6 s 167th, 37.6x100, 5-sty bk tnt; re mtg; Jos Salzman to Reliable Constn Co, Inc, 1905 Marmion av; July10; July16'14. nom

**Fox st, 1067** (10:2717), ws, 254 s 167th, 37.6x100, 5-sty bk tnt; re mtg; Jos Salzman to Reliable Constn Co, Inc, 1905 Marmion av; July10; July16'14. nom

**Fox st, 1127** (10:2719), ws, 57.6 n 169th, runs w41.7xn12.6xn14.11xe34.3 to st xs25 to beg; 3-sty bk tnt & strs; re mtg; Margt Knox to Jas C Gaffney, 1148 Tiffany; July 14; July16'14. nom

**188TH st E** (11:3152), ss, 168 w Valentine av, 68x13.5, vacant; re mtg; Jno H Henshaw, EXR Abbie L Henshaw, to Jno M Ireland, 2505 Creston av; June9; July 10'14. nom

**Brady av, nwc Cruger av,** see Cruger av, nwc Brady av.

**Brady av, sec Cruger av,** see Cruger av, nwc Brady av.

**Brady av, swc White Plains rd,** see White Plains rd, swc Brady av.

**Cruger av, sec Brady av,** see Cruger av, nwc Brady av.

**Cruger av** (*), nwc Brady av, runs n —xe—xse— to es Cruger av xs - to ns Brady av xw60 to beg; also CRUGER AV (*), sec Brady av, runs s— to ns Old Bear Swamp rd xse to es Cruger av xn— to ss Brady av xw60 to beg; deed of cession; Richd H Hunt to City NY; July17'13; July10'14. nom

**162D st E** (3:2511), lot 22 blk 2511 tax map; consent to operate R R; Louisa Theriott to Manhattan Railway Co, a corpn; July9; July13'14.

**177TH st E, sec Jerome av,** see Jerome av, sec 177.

**177TH st E** (11:2946), ss, 260 se Arthur av, runs sw300xse8.9xne100xe58.9xn200 to av xw67.6 to beg, vacant; re dower; Sarah R Heckert to Chas V Ryer Jr, 1920 Belmont av, EXR; Oct30'11; July16'14. nom

**237TH st E** (*), sec Byron, 75x100; land in bed of st in front of above; re mtg; Helen J Lehon to City N Y; Oct24'10; July 10'14. nom

**237TH st E** (*), swc Byron, 71.3x95.11, land in bed of st in front of above; re mtg; Helen J Lehon to City NY; Oct24'10; July10'14. nom

**Amsterdam av** (*), ws, 122.3 n Middletown rd, 50x100; also MAYFLOWER AV (*), ws, 409.11 n Middletown rd, 25x137x31 x154.9; re mtg; Poughkeepsie Trust Co to Wellman Finance & Realty Co, 120 Westchester sq; June12; July16'14. nom

**Amsterdam av** (*),; also MAYFLOWER AV, same prop; re mtg; same to same; June12; July16'14. nom

**Amsterdam av** (*), ws, 250 s Tremont rd, 50x100, except pt for sts; re mtg; Poughkeepsie Trust Co to Richd H Arnold, 1613 Plymouth; July8; July10'14. nom

**Amsterdam av** (*); same prop; re mtg; same to same; July8; July10'14. nom

**Hoe av, 961** (10:2742), ws, 126 s Aldus, 42x150, 5-sty bk tnt; re mtg; American Real Estate Co to Mack Constn Co, Inc, 957 Hoe av; July14; July15'14. nom

**Hunt av** (*), es, 823.1 s Bronxdale av, 24.10x100; re judgmt; Harold S Sidway to Karoline Behrens, 2253 Perry av; June22; July10'14. nom

**Jerome av** (11:2852), sec 177th, runs e 88.7xs25xw116.1xw3 to av xn128.9 to beg; consent to easement agmt; Eliz C Winston to Jos K Wells; Apr24; July13'14. nom

**Longfellow av** (11:3002 & 3003), nwc 174th, 100x50, parcel 15 on damage map; re mtg; Wm C Koechling to City NY; May 23; July10'14. nom

**Mayflower av, ws, 409.11 n Middletown rd,** see Amsterdam av, ws, 122.3 n Middletown rd.

**Old Bear Swamp rd, nec Brady av,** see White Plains rd, swc Brady av.

**Old Bear Swamp rd, nec Cruger av,** see Cruger av, nwc Brady av.

**Richardson av, 4420** (*), es, 100 n Neried av, 50x120, CONTRACT, Martha Frank to Thos K Gorman, mtg $5,000; June16, July 10'14. 5,500

**Story av, 2069** (*), ns, 90.3 w Olmstead av, 20x100, re mtg, Henry H Grote to Chas Monk 3d, 1492 Rosedale av; June30; July 10'14. nom

**University av** (11:2878), ws, 491 n 176th, 75x100, south of Ls & mtg to mtg, A Huphes Sons, a corpn, & Talk Moran, with Saml A Arcadoro, 2741 Blvd, Jersey City, NJ, July11, July13'14. nom

**Webster av** (12:3057), lot 92, blk 3057, tax map; consent to operate R R; Hermann M Biggs to Manhattan Railway Co, a corpn, June26, July14'14.

**White Plains rd** (*), swc Brady av, runs n60 to Ls Brady av xw100 to es Old Bear Swamp rd xs63.10 to ss Brady av xe 54.10 to beg, also WHITE PLAINS RD (*), sec Brady av, runs n60 to ns Brady av xe 50.11xs60 to ss Brady av xw54.1 to beg, deed of cession, Richd H Hunt, EXR Richd M Hunt, to City NY, July2; July10 '14. nom

**White Plains rd, sec Brady av,** see White Plains rd, swc Brady av.

**3D av, 3212-16** (10:2620); consent to 3d track; Anna M Decker to Manhattan Railway Co, a corpn, Apr29; July15'14. 1,006.80

**3D av, 3212-16;** consent to 3d track; German Savings Bank to same; Apr29; July15'14. nom

**3D av, 3391** (9:2371); consent to 3d track; Richd Dickson to Manhattan Railway Co, a corpn, June3; July15'14. 205

**3D av, 3393** (9:2371); consent to 3d track; Richd Dickson to Manhattan Railway Co, a corpn; June4; July15'14. 250

**3D av, 3393;** consent to 3d track; Harlem Savings Bank to same; June30; July 15'14. nom

**Parcel 1B** (*) on damage map to open McGraw av from Beach av to Unionport rd; consent to payment of award; David Heck to City NY; May29; July10'14. O C & 100

**Parcel 1B** (*) on damage map to open same; consent to payment of award; Sarah J Gedney to City NY; May29, July10'14. nom

**Parcel 4S** (*), on damage map to open Garfield st from West Farms rd to Morris Park av; consent to payment of award; Title Guar & Trust Co to City NY; May8; July10'14. nom

**Parcel 39D** (*) on damage map to open same; re mtg; Louis F Miller to City NY; Apr18; July10'14. nom

**Parcel 42** (*) on damage map to open same; consent to payment of award; Bank of Europe to City NY; Apr22; July10'14. nom

**Parcel 53** (*) on damage map to open same; similar consent; Geo Burckhardt to City NY; May28; July10'14. nom

**Parcel 49** (*) on damage map to open same; similar consent; Title Guar & Trust Co to City NY; May8; July10'14. nom

**Parcel 43D** (*) on damage map to open 228th from Bronx River to 7th; re mtg; Lukasz Owsian to City NY; May16; July 10'14. nom

**Parcel 84** (*) on damage map to open Guerlain st from Beach to Unionport; re mtg; Emma J Cook to City NY; June9; July 10'14. nom

**Parcel 86** (*) on damage map to open same; re mtg; same to City NY; June9; July10'14. nom

**Parcel 86** (*) on damage map to open same; re mtg; same to City NY; June9; July10'14. nom

**Parcel 81AA** (*) on damage map to open same; re mtg; Anna E Zeiring to City NY; Apr18; July10'14. nom

**Parcel 22** (*) on damage map to open McGraw av; re mtg; Abbie E Wille to City NY; May28; July10'14. nom

**Parcels 39K & 39KK** (*) on damage map to open Garfield st from Morris Park av to N Y, N H & H R R; re mtg; Fredk Cook & ano, EXRS Kath Cook, to City NY; Mar 23; July10'14. nom

**Parcel 39H** (*) on damage map to open same; re mtg; Manhattan Mtg Co to City NY; Mar16; July10'14. nom

**Parcel 7E** (*) on damage map to open Boston rd from White Plains rd to city line; re mtg; Anna McPrentiss to City NY; May4; July10'14. nom

**Parcel 43P** (*) on damage map to open 227th & 228th sts; re mtg; Eastchester Savgs Bank to City NY; May29; July10'14. nom

**Parcel 43P** (*) on damage map to open same; re mtg; David Henry to City NY; June13; July10'14. nom

**Parcel 135** (*) on damage map to open Castle Hill av from West Farms rd to Public pl; re mtg; A Hupfel's Sons to City NY; May20; July10'14. nom

**Parcels 1J & 1JJ** (*) on damage map to open Beach av from Gleason av to Bronx River av; re mtg; Anna C Fedden to City NY; Dec31'13; July10'14. nom

**Parcel 9S** (*) on damage map to open Cruger av from Williamsbridge rd to South Oak dr; re mtg; Kath C Brennan & ano, EXRS, to City NY; May9; July10'14. nom

**Parcel 40B** (*) on damage map to open same; re mtg; Emily A Hall to City NY; Dec12'13; July10'14. nom

**Parcel 26** (13:3402) on damage map to open Spuyten Duyvil rd from Spuyten Duyvil Pkway to Spuyten Duyvil Depot; re mtg; Maximilian Polsenski to City NY; Jan19; July10'14. nom

**Parcels 54 & 62** (*) on damage map to open Main st, City Island; re mtg; Wm Webber et al, EXRS &c, to City NY; Feb 3; July10'14. nom

**Power of atty** (PA); Heinrich M Piepjunge to Chas Oakes, 49 Wall, & ano; June 9, July10'14.

**Power of atty** (PA); Louis Levi to Louis M Simson, 29 E 93; May26; July15'14.

**Power of atty** (PA); Stephen D Pringle to Chalmers Wood, 948 Lex av; May7'11; July15'14. nom

**Stocks, securities, &c** (misc), deed of trust; Mary F Sturges to Fredk & Arthur P Sturges, 36 Park av, & Francis Speir, 276 Ridgewood rd, So Orange, NJ, TRSTES; June16; July14'14. nom

## LEASES.

### Borough of Manhattan.

JULY 10, 11, 13, 14, 15 & 16.

**Bleecker st, 403** (2:623); asn Ls; Francis H Brennan to Stuart N Clarke, — Forest av, Yonkers, NY; July9; July16'14. nom

**Cherry st, 146** (1:253), w ½ of str & b; M B Geraghty to Gaetano Licata, 146 Cherry; 3yr May1; July14'14. 540

**Cherry st, 146;** consent to asn ½ int to Salvatore Mammona; same to same; June 24; July14'14. nom

**Clinton st, 2-4** (2:350), sec Houston, cor str & str adj on Houston, & bs; Leopold M Rothman & ano to Isidore Berger, 305 Bedford av, Bklyn; 10 2-12yf Aug1; July 11'14. 4,400

**Downing st, 63-7** (2:528), two bldgs, all; Annie Hochfelsen to Morris Schwinger, 75 E 1; 5yf July1; July13'14. 5,000

**Elizabeth st ,79** (1:238), all; Evelyn M Conway to Antonio Calleo, 81 Elizabeth; 3yf June1; 2yren; July14'14. 1,200

**Elizabeth st, 79,** all; Mary A Conway to Antonio Calleo, 81 Elizabeth; 5yf June1; July14'14. 1,800

**Greenwich st, 348** (1:182); also HARRISON ST, 25, all; Eliz M Stevens & ano to Fredk F Lowenfels, 310 W 87; 20yf May1; July15'14. taxes, &c, & net 2,400

**Hanover sq, 1 & 2** (1:29), basement; also PEARL ST, 101, basement; also STONE ST, 64, part basement; Geo Ehret to Xavier Stuetzle, 1 & 2 Hanover sq; 10yf May1; July16'14. 4,250 & 4,500

**Harrison st, 25,** see Greenwich, 348.

**Houston st, sec Clinton,** see Clinton, 2-4.

**Jumel pl, 29-31** (8:2112), all; Christopher Hackett to Interboro Long Distance Moving Co, Inc, 2157 Ams av; 10yf June1'13; 5 yren at $7,000; July16'14. 5,000 to 6,500

**Madison st, 331** (1:267), all; Maurice Robinson to Saml Weinstein, 82 E 110; 3yf Jan1'13; July11'14. 4,453

**Monroe st, 156** (1:258), all; Jacob Heller & ano to Nathan Olenek, 110 Suffolk; 3yf July1; July14'14. 3,450

**Orchard st, 186** (2:412), all; Saml Zaleschitz to Isaac Hefter, 186 Orchard; 5yf Feb1'12; July16'14. 3,120

**Pearl st, 101,** see Hanover sq, 1-2.

**Stone st, 64,** see Hanover sq, 1-2.

**Union sq or pl, 1 & 3** (3:842), nwc 14th, 51.7x116.10, asn Ls; Wm Crawford to Wheatly Hills Land Co, a corpn, at East Williston, LI; June30; July15'14. O C & 100

**Union sq or pl, 1-3,** nwc 14th; agmt as to covenants by assignee; Wheatly Hills Land Co to Fredk T Van Beuren, 60 E 75 et al; July1; July15'14. nom

**Washington st, 316** (1:142), str fl; Sarah Friedlander to Max Kirschner, 22 Av A & ano; 5yf June1; July14'14. 2,000

**1ST st, 7 E** (2:456), all; Maurice Black to Simone Cenere, 98 E Houston, & ano; 5yf July1; 5y ren; July13'14. 2,400

**6TH st, 503 E** (2:402); asn Ls; Frank Miller to Jos Kohout, 55 9 av, L I City; July14; July15'14. nom

**8TH st, 11 E** (2:556), ns ,175 e 5 av, 25 x93.11; sur Ls; Mary G Ray to TRUSTEES of the Sailors Snug Harbor, a corpn, 61 Bway; AT; June23; July15'14. nom

**14TH st E, nwc Union sq or pl,** see Union sq or pl, 1-3.

**15TH st, 203 E** (3:897), nes, 530 nw 2 av, 20x103.3, the land; Augustus Van H Stuyvesant to Arthur Blue; 7yf Aug1'07; July14'14. taxes, &c, & 550

**15TH st, 412 E** (3:946), sws, 194 se 1 av, 25x103.3; asn Ls; Chas G Neumann et al, individ, EXRS, &c, Cath Neumann to Annie M Von Scheidt, 23 Martin st, Maspeth, LI; July6; July16'14. 6,000

**18TH st E, nwc 4 av,** see 4 av, nwc 18.

**19TH st, 517-25 W** (3:691), all, with machinery; Mary A Lincks et al to Consumers Biscuit & Mfg Co, a corpn; from May 1'13 to Apr30'18; July16'14. 6,000

**24TH st W, swc 6 av,** see 6 av, 389.

**31ST st, 406-26 W** (3:728), 1st to 5th floors and part east basement; 406 W 31st Co, Inc, to Louis Satenstein, 452 Riverside dr, doing business as American Book Bindery; 9 11-12yf May1'15; 5yren at $47,300; July16'14. 43,000

**37TH st, 232-4 E** (3:917), all, except basement of 232 E 37; Otto Grimmer to Jos P & Jas S McHugh, 55 Burns st, Forest Hills, B of Q, firm Jos P McHugh & Son, 9 W 42; 5yf May1; July14'14. 3,000

**49TH st W, sec 6 av,** see 6 av, 866.

**92D st, 320-2 E** (5:1554), all; Nathan Schlessel & ano to Benj Bernstein, 124 E 107; 5yf June1; July14'14. 4,900

**98TH st E, nwc 3 av,** see 3 av, nwc 98.

**117TH st, 248 E** (6:1666); asn Ls; Herman J Gromann to Henrietta D Gromann, 248 E 117; June1; July16'14. nom

**136TH st, 174 W** (7:1920), all; Jos Shenk to Kath L Jones, 135 W 138; 5yf July15; July10'14. 5,500

**145TH st W, swc Amsterdam av,** see Amsterdam av, 1714.

**145TH st W, swc Edgecombe av,** see Edgecombe av, swc 145.

**148TH st, 218 W** (7:2033), strs & b; O M & D Realty Corpn to Casper M Totosian, 159 W 145; 4 3-12yf July1; July11'14. 600

**176TH st, 505-7 W** (8:2132), all; Frank Nickerson to Ida Mondschein, 1541 Hoe av; 5yf June1; July14'14. 3,000

**178TH st, 508-10 W** (8:2132), all; Edw G Schroeder to Ida Mondschein, 1541 Hoe av; 3yf May1; July14'14. 7,000

**181ST st W** (8:2153), sec St Nicholas av, 25x100; sur Ls recorded Nov13'06; Herman G Grosse & Jos Wolf to Melville H Bearns, 10 Hubert; July10; July13'14. nom

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**181ST st W** (8:2153), sec St Nicholas av, 25x100, all; Melville H Beairns to Herman G Grosse & Jos Woll, both at 1420 St Nicholas av; 10yf July1; July13'14. 8,750

**Amsterdam av, 1714** (7:2076), swc 145th, str fl & c; Thos Sheils to Thos A Sheils, 146 St Nicholas av; 10yf Mar3'13; July16 '14. 4,500 to 5,000

**Bowery, 321-3** (2:457), strs & bs & es; Morris Lederman to Wm H Lensh, 321 Bowery, & ano; from June1'14 to Mar1'18; July16 '14, $2,760 per annum; also notes each month for $500 to $250.

**Broadway, 2904-6** (7:1885), es, 50.11 n 113th, 50x100; asn Ls; Jos Murray & ano to Gustav Schock, 570 Park av; mtg $8,500 & AL; July10; July11'14. nom

**Broadway, 2904-6;** asn Ls; Jos Murray & ano to Gustav Schock, 570 Park av; mtg $3,750 & AL; July10; July11'14. nom

**Edgecombe av** (7:2051), swc 145th, str & front c; Geo Leerburger AGENT for Ristori Leerburger & ano to Herman F Heuer, 338 W 145; 5yf Sept1'14; July15'14. 1,000 & 1,100

**Lexington av** (5:1301), —s, bet 46th & 47th, part occupied as restaurant, bar, kitchen cloak room & for storage; Merchants & Mfrs Exch of N Y, a corpn, 480 Lex av, to Harry M Stevens, 128 W 84; from July9'14 to Sept18'19; July10'14. 25% of gross receipts

**Madison av, 1141** (5:1496), str & b; Jno A Pleines to Hy P F Pleines, 51 E 87, 10yf July1; July15'14. 3,600

**Madison av, 1570-6** (6:1611), all; Rae G & Regina Holtwasser to Nathan Mondschein, 59 E 7; 3yf June1; July14'14. 6,200

**Madison av, 1814** (6:1745), str & pt b; Sol Weinhandler to Morris Raff; from Dec 1'13 to Apr30'16; with ren to Apr30'18; July16'14. 1,000 to 1,300

**Park av, 1408** (6:1610); asn Ls; Timothy Cronin to Danl Devaney, 283 W 132; mtg $——; July3; July16'14. nom

**Park av, 1952** (6:1756); asn Ls; Morris Yudkowitz & ano to Stuart N Clarke, — Forest av, Yonkers, NY; July10; July16'14. nom

**Park av, 1952** (6:1756); asn Ls; Paul Wesser to Morris Yudkowitz & Julius Helmke, 2262 5 av; July10; July13'14. nom

**St Nicholas av, sec 181st,** see 181st W, sec St Nicholas av.

**1ST av, 1556** (5:1563); asn Ls; Frank Valle & ano to Max Bobker ,1563 1 av; mtg $1,800; June11; July1'14; corrects error in issue of July 4 when names were omitted. 1,800

**3D av, 149** (3:897), ses, 27 ne 15th, 19x 60, the land; Augustus Van H Stuyvesant to David Schwartz; 7yf Aug1'07; July14'14. taxes, &c, & 550

**3D av, 153** (3:897), ses, 84 ne 15th ,19x 60, the land; Augustus Van H Stuyvesant to Clinton W Van Tassell; 7yf Aug1'07; July14'14. taxes, &c, & 550

**3D av** (6:1626), nwc 98th, 145x110, the land, except pt occupied by elevated R R, lessee, to erect bldgs; Interborough Rapid Transit Co & Manhattan Railway Co, a corpn, to Hudson N Mason, 421 E 139; 10yf Apr1'12; 11y ren at $5,500; July11'14. 3,375 to 5,500

**3D av** (6:1626), nwc 98th; same prop; agmt amending Ls; same with Hygrade Amusement Co, Inc, a corpn, 1770 3 av; Mar31'13; July11'14. nom

**3D av** (6:1626), nwc 98th; same prop; asn Ls; Hudson N Mason to same; Sept8 '13; July11'14. nom

**4TH av** (3:847), nwc 18th, rear ½ of 11th loft; Belvedere Bldg Co, a corpn, to De Graff & Palmer, a corpn; 2yf Feb1'15; 5y ren; July14'14. 2,500

**5TH av, 2174** (6:1730), str; Chas Kaufmann to Hermann Levy, 48 Patchen av, Bklyn; 5 2-12yf Aug1; 5yren at $2,400; July 15'14. 2,100

**6TH av, 389** (3:799), swc 24th; all; Elmer A Darling to Morris Tekulsky, 389 6 av; 9 8-12yf June1; July13'14. 6,500 to 8,000

**6TH av, 866** (5:1264), sec 49th, str & front c; Walter W Oakley et al to Geo E Schweinfurth, 414 Central Park W; 3yf May1; 2y ren; July13'14. 2,800

**8TH av, 2729** (7:2045), str; Ferd Brakmann to Harris Levine, 2729 8 av; 5yf May1; July10'14. 720

**8TH av, 2283-5** (7:1949); sobrn of ls to mtg for $18,000; Sophia wife of & Cornelius S Pinkney, owners, & Ed Bach & Co, 2585 8 av, lessees, to Title Guar & Trust Co, a corpn; July8; July15'14. nom

**10TH av, 148** (3:717), n str; Otto H Schlobohm to Casimiro Damiano, 122 E 18; 4yf Jan1; July16'14. 300

## LEASES.

### Borough of the Bronx.

**214TH st, 711 E** (*), w str; Gennaro Lombardo to Maria Volpe, 728 E 214; 5yf July6; July13'14. 480

**Elsmere pl** (11:2960), nwc Southern blvd, —x—; all; Narcorth Realty Co to Louis Slutnik, 509 W 133; 3yf June1; July 16'14. 9,100

**Fox st, 1063-7** (10:2717); sur Ls; Louis Tendler & ano to Reliable Constn Co, Inc; July15; July16'14. O C & 100

**183D st, 711 E,** see Crotona av, 2291.

**Balcom av, swc Ft Schuyler rd,** see Ft Schuyler rd, swc Balcom av.

**Boston rd, 2020** (11:3139), es, 100 n 177th, 20x—, all; Cornelia E McCormack to Saml D Kupersmith, 326 E 159; 15yf July1; July 15'14. 600 to 1,080

**Boston rd, ws, abt 200 n McKinley sq,** see Clinton av, es, 193.2 n McKinley sq.

**Clinton av** (11:2934), es, 193.2 n McKinley sq, 102.1x186.11 to Boston rd x101.7x 153; all; McKinley Square Theatre Bldg Corpn to Lilac Amusement Co, 701 7 av; 5yf Sept1; July10'14. 12,600

**Crotona av, 2291;** also 183D ST, 711 E (11:3103), all; Max Marx to David Jacobs, 125 W 142; 3½yf Jan1; July16'14. 1,800

**Crotona av, 2291-9** (11:3103); asn 3 Ls; David Jacobs to Abr Koch, 626 Concord av; July13; July16'14. nom

**Crotona av, 2293-5** (11:3103), all; Hickory Realty Corpn to David Jacobs, 125 W 142; 3 4-12yf Jan1; July16'14. 1,350

**Crotona av, 2297-9** (11:3103), all; Hickory Realty Corpn to David Jacobs, 125 W 142; 3⅛yf Jan1; July16'14. 1,350

**Ft Schuyler rd** (*), swc Balcom av; asn Ls; Annie Daisenberger to Frank Sams, 1889 McGraw av; July2; July13'14. nom

**Intervale av, 984** (10:2704), es, 150 n Westchester av, 25x75; sur Ls; Abram Adeland to Chas H Roe Estate, a corpn; July 14'14. nom

**Southern blvd, nwc Elsmere pl,** see Elsmere pl, nwc Southern blvd.

**Tremont av, 794** (11:2956); asn Ls; Bernard M Manus to Jno Kilkeary, 114 W 44; July7; July11'14. nom

**Webster av, 1942-4** (11:3027); consent to cancel Ls; Bash Amusement Co to Echo Amusement So, 1940 Webster av; June15; July16'14.

**White Plains av, 3427** (*), all; Sophia M Woessner to Alfred Buecher, 3427 White Plains av; 5yf July1; July13'14. 1,200 to 1,800

**Surrender lease** (10:2689); Motion Picture Sales & Constn Co Inc to Samson Lachman, 313 W 106 & ano; June18; July 8'14. nom

**Surrender lease** (9:2362); Royal Theatre Co to Samson Lachman, 313 W 106, & ano; June26; July8'14. nom

## MORTGAGES.

### Borough of Manhattan.

JULY 10, 11, 13, 14, 15 & 16.

**Bond st, 36** (2:530), ns, 324.8 w Bowery, 27x100; pr mtg $3,000; July8; July10'14; due July1'15, 5%; Chas E Irving, of Crown Point, Essex Co, NY, to Cruikshank Co, a corpn, 141 Bway. 5,000

**Cedar st, 1** (1:42), ns, 71.4 w Pearl, runs n29.5xe12.8xn0.7xe60 to ws Pearl (No 191) xn23.2xw94.6xs47.8 to Cedar xe22.2 to beg; July10; July11'14; due & int as per bond; Harvey N Weed, at Darien, Conn, to Albt V de Goicouria, 70 W 55. 30,000

**Central Park S, 200-2,** see 7 av, 936.

**Cherry st, 146** (1:253); sal Ls; July13; July14'14; demand, 6%; Gaetano Licata & Salvatore Mammona to Kips Bay Brewing & Malting Co, a corpn. 1,000

**Clarkson st, 66-72,** see West, 350-2.

**Delancey st, swc Essex,** see Essex, 89.

**Division st, 123-23½** (1:283), ss, 185 e Pike, 25x62; July2; July10'14; due July7'19, 5%; Nathan Horwitz to Simon M Roeder, 174 E 95. 16,000

**Eldridge st, 21** (1:292); ext of mtg for $27,000 to June1'19, 5%; June1; July14'14; Mary Ryan with Max Welinsky & ano. nom

**Essex st, 89** (2:409), swc Delancey, 24.9 x87.10; pr mtg $——; July14; July16'14; due & int as per bond; Grand-Delancey Co, a corpn, to State Bank, 378 Grand. 7,000

**Essex st, 89,** swc Delancey; certf as to mtg for $7,000; July14; July16'14; same to same.

**Essex st, 133-5** (2:411), nws, 80 ne Rivington, 45x89x45x88.11; ext of mtg for $30,000 to July15'17, 5%; July16'14; N Y Title Ins Co, a corpn, with Felix Tausend, 227 Westchester av, Mt Vernon, NY. nom

**Front st, 130** (1:38), ns, 40.10 s Pine, 23.4x72.1x22.10x73.6; PM; July15; July16 '14; 5y5%; Gertrude A Vanderbeck to N Y Title Ins Co, a corpn. 16,000

**Goerck st, 123,** see Stanton, 320.

**Greenwich st, 64** (1:18), ws, 262.1 n Morris, 26.2x99.10x24.7x103; July8; July10 '14; due July5'17, 5%; Louise W Augustin, of Hicksville, LI, to Augusta Bierler, 64 Greenwich. 5,000

**Greenwich st, 189** (1:81), es, 48.5 n Dey, 26.10x73.9x25.4x65.5; PM; July10; July11 '14; due & int as per bond; Wm Infeld to Title Guar & Trust Co, a corpn. 18,000

**Henry st, 97** (1:282), ns, abt 90 w Pike, 24.9x100; also HENRY ST, ns, 85.4 w Pike, a strip .04½x67.6; PM; July9; July10'14; 1y or sooner, 5%; Jas Shea to Edw Goldschmidt, 307 W 76. 5,000

**Henry st, 249** (1:287); ext of mtg for $31,000 to Oct1'19, 5%; July15'14; Wm P Dixon, exr, &c, Josiah M Fiske with Himan Margolis. nom

**Houston st, 214-8 E;** also 1ST ST, 107-11 E (2:428); ext of mtg for $51,000 to June 1'17, 5%; July10; July16'14; Jessica R Green, of Englewood, NJ, with Julius Valenstein, 56 E 11. nom

**Houston st, 214-8 E;** also 1ST ST, 107-11 E; agmt as to ownership of bond & mtg for $51,000; July10; July16'14; same with Mamie Diebel, 505 E Houston. nom

**James st. 66** (1:278), es, lot bounded n by land Thos Lewis, s by Jno Baker, e by 49 Oliver st & w by James st, 24.11x99.6; ext of mtg for $5,800 to Oct6'22, 6%; pr mtg $15,000; May20; July13'14; Lumeno Masucci, 612 8 av, with Giovanni Cannonico. nom

**James st, 67** (1:116), ws, abt 50 n Oak, 25.1x100x23.1x100; PM; pr mtg $18,000; July 10; July11'14; 4y6%; Guiseppe Taravella, 142 Cherry, to David Zierler, 134 Rivington. 5,000

**James st, 67;** ext of mtg for $18,000 to Nov3'18, 5½%; July11'14; David Zierler, 129 Rivington, with Wesley A & Edith H Tyson, 226 W 49, exrs Henrietta Tyson. nom

**James st, 67;** pr mtg $23,000; July10; July11'14; due Nov30'15, 3%; same to same. 735

**King st, 19** (2:520), ns, 42.2 w Congress, 21x75; PM; June1; July11'14; 5y5%; Vincenzo Pascale to Dora Farrell, 65 W 96. 7,000

**Nassau st, 109** (1:90), nws, abt 35 n Ann, 25x70; ½ pt; AT; July7; July10'14; due & int as per bond; Chas W Russell, of Albany, NY, to Title Guar & Trust Co, a corpn. 20,000

**Orchard st, 145** (2:416); ext of mtg for $28,000 to July28'17, 5%; June30; July10 '14; Wm Jay, trste Mary E B Field, with Mendel Singer, 141 Cathedral Pkway. nom

**Orchard st, 147** (2:416); ext of mtg for $28,000 to July28'17, 5%; June30; July10 '14; Wm Jay, trste Mary E B Field, with Mendel Singer, 141 Cathedral Pkway. nom

**Orchard st, 149** (2:416); ext of mtg for $28,000 to July28'17, 5%; June30; July10 '14; Wm Jay, trste Isaac Bell Jr, with Mendel Singer, 141 Cathedral Pkway. nom

**Orchard st, 182** (2:412); ext of mtg for $22,000 to July7'17, 5%; July7; July10'14; Title Guar & Trust Co, a corpn, with Morris Levine, 182 Orchard. nom

**Orchard st, 186** (2:412); asn Ls by way of mtg as collateral to secure notes; July 9; July16'14; Isaac Hefter, 186 Orchard, to Benj Schorr, 170 Orchard. 280

**Pearl st, 191,** see Cedar, 1.

**Pitt st, 25** (2:342), ws, 100 n Broome, 25x 100; PM; July10'14; 5y5%; B T Realty Co, a corpn, to Harriet B Morse, 170 W 73. 20,000

**Prince st, 195** (2:518), ns, 50 w Sullivan, 25x78; PM; July10; July11'14; 3y5%; Paul Pringal to Alfred Rauchfuss, 606 W 148, et al. 16,000

**Prince st, 195;** PM; pr mtg $16,000; July 10; July11'14; 5y or sooner, 6%; same to same. 3,500

**Rivington st, 1½,** see Bowery, 211.

**Rivington st, 107-9** (2:410); ext of two mtgs for $22,000 each to July2'19, 4½%; July2; July15'14; Bertha Isaac, 241-3 W 111, with Union Trust Co of N Y, a corpn, 80 Bway. nom

**Stanton st, 320** (2:330), nwc Goerck (No 123), 25x75; PM; pr mtg $——; July15; July16'14; due Jan15'17, 6%; Bessie Kamber, 1166 Simpson, to Reliable Constn Co, Inc, 1905 Marmion av. 2,000

**Union sq W, 1-3** (3:842), nwc 14th (Nos 27-35), 51.7x116.10; leasehold; July1; July 15'14; due May1'19 or sooner, 6%; Wheatley Hills Land Co, a corpn, to Wm Crawford at Monroe, NY. 42,300

**Union sq W, 1-3** (3:842), nwc 14th (Nos 27-35); certf as to above mtg; July1; July 15'14; same to same.

**Water st, 398-400** (1:250), ns, 75.6 e Cath, 33.4x57.11x33.4x60.3; pr mtg $——; July9; July10'14; due July1'19, 5%; Jno Lagomarsino, of Bklyn, to Henrietta Gardella, 64 Henry, Bklyn. 6,000

**Waverly pl, 177** (2:610), es, 70 n Christopher, 20x80, except strip on Waverly pl, es, 70 n Christopher, 1.2x60; July10'14; 5y 5%; Chas Seidel to Emigrant Indust Savgs Bank, a corpn. 13,000

**West st, 350-2** (2:600), sec Clarkson (Nos 66-72), 75x105.1x irreg x131.10; ext of mtg for $70,000 to Apr1'18, 5%; June27; July16 '14; Marianna C MacDougall with Wm E Aitken, 10 W 61. nom

**Willett st, 26** (2:337); ext of mtg for $19,000 to Apr1'17, 5%; June25; July13'14; Jos Wilson, 365 Union, Bklyn, with Nathan Ulman, 767 Bushwick av, Bklyn. nom

**1ST st, 7 E** (2:456); asn Ls by way of mtg as collateral to secure $1,000; July10; July13'14; Simone Cenere & Natale Prestigiacomo to The Jacob Hoffmann Brewing Co, a corpn, 211-3 E 55. nom

**1ST st, 107-11 E,** see Houston, 214-8 E.

**2D st, 65 E** (2:443), ss, 300 e 2 av, 25x 57.9x25.2x54.6; pr mtg $7,000; July11; July 14'14; installs, $1,500 per annum, 6%; Eliza Granet, 65 E 2, to Dora Haskel, 882 6 av. 6,000

**2D st, 236 E** (2:385), ns, 298 w Av C, 24.9x 105.10; pr mtg $26,000; July13; July15'14; 3y6%; Henrietta Fisher to Meyer Rosenberg, 1890 7 av. 4,000

**2D st, 236 E** (2:385); ext of mtg for $26,000 to June1'17, % as per bond; July 14; July15'14; Morris Fisher, 201 W 79, with Achilles H Kohn, 52 E 65. nom

**6TH st, 342 E,** see 1 av, 95-7.

**11TH st, 224-6 E** (2:466), ss, 265 w 2 av, 43x95; pr mtg $45,000; July9; July10'14; 3y 6%; Fannie Levy, 193 2 av, to Morris Rosenfeld, 309 Van Buren, Bklyn, & ano. 10,000

**14TH st, 27-35 E,** see Union sq W, 1-3.

**16TH st, 154 W** (3:791), ss, 150 e 7 av, 20.10x103.3; July11; July13'14; 3y5%; Wilhelmina Wagner, Eliz Herrmann, Mary Mather, Emma B Matthaeus & Wm Matthaeus & Eliz, his wife, to Lawyers Title Ins & Trust Co, a corpn. 5,000

**16TH st, 335-41 W** (3:740); ext of mtg for $65,000 to July14'17, 4½%; July14; July 16'14; Edw H Dandon with Saml Woolverton, at Scarsdale, NY, trste Ann E Cairns, decd. nom

**17TH st, 426 E** (3:948); ext of mtg for $14,000 to July7'17, 5%; July6; July10'14; Title Guar & Trust Co, a corpn, with Salvatore Lo Piccolo, 426 E 17. nom

**24TH st W, swc 6 av,** see 6 av, 389.

**26TH st, 429 W** (3:724), ns, 362.10 w 9 av, 27.11x98.9; pr mtg $13,000; July2; July 10'14; due & int as per bond; Bruno Steinel to Edw A Dahlke, 329 W 21. 2,000

**27TH st, 519 W** (3:699), ns, 250 w 10 av, 25x98.9; ext of mtg for $18,000 to July1'17, 5%; July6; July15'14; David & Amelia May, exrs Moses May, with Fredk Reifel. nom

**31ST st, 314 E** (3:936), ss, 212.6 e 2 av, 22.6x98.9; July9; July13'14; 3y6%; Louise, Hy & Julia Goepfert & Mary E Gussow & Isabelle Hess, individ & exrs &c Jno F Goepfert, to Caroline Hagen, of Stamford, Conn. 1,000

**31ST st, 406-26 W** (3:728), ss, 425 e 10 av, 250x103.4x—x85.2; pr mtg $700,000 to extent of $575,000, also sub to 21 pr mtgs aggregating $186,000; July14; July15'14; due Jan1'16, 6%; 406 West 31st St Co, Inc, 80 Maiden la, to Hosmer J Barrett, 718 5 av. 235,000

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**31ST st, 406-26 W;** certf as to mtg for $235,000; July14; July15'14; same to same.

**38TH st, 355-9 W,** see 9 av, 502.

**41ST st E** (5:1296), ns, at ws old Post rd, 40.7x98.9x24.3x100.1 on old rd; also 41ST ST E (5:1296), ns, at cl former Eastern Post rd at ft 114.9 e Lex av, runs n100.3xe 38.8 to es said rd xs100.1 to st xw39.7 to beg; 1-9 pt; AT; July8; July10'14; 2y6%; Adelaide Lyons, 211 Central av, Flushing, LI, to Andw Nebel, 311 E 85. 2,000

**44TH st, 4 E** (5:1278), ss, 105 e 5 av, 45 x96.10; consolidation & ext of two mtgs for $190,000 & 10,000 to July9'19, 4¾%; July9; July11'14; Jno W Sterling, 912 5 av, with Wetzel Building, a corpn, 2 & 4 E 44. nom

**45TH st, 7-11 W** (5:1261), ns, 155 w 5 av, 45x100.5; pr mtg $325,000; July10; July11 '14; due May1'19, 6%; Forty-fifth St Realty Co, a corpn, 9-11 W 45, to Fleischmann Bros Co, 507 5 av. 158,000

**45TH st, 7-11 W;** certf as to mtg for $158,000; July9; July11'14; same to same.

**45TH st, 7-11 W;** pr mtg $483,000; July 10; July11'14; due May1'19, 6%; same to H D Baker Co, a corpn, 135 Bway, et al. 14,750

**45TH st, 7-11 W;** certf as to mtg for $14,750; July9; July11'14; same to same.

**45TH st, 7-11 W;** ext of mtg for $325,000 to May1'19, 5%; July9; July11'14; same with Union Dime Savgs Bank, 701 6 av. nom

**45TH st, 7-11 W;** certf as to ext of mtg for $325,000; July9; July11'14; same to same.

**46TH st, 631 W** (4:1094), ns, 400 w 11 av, 25x100.5; also 46TH ST, 633-5 W (4:-1094), ns, 425 w 11 av, 50x100.5; PM; June 1; July16'14; 5y5%; Owen Rafferty, 403 W 57, to Michl Shea, 508 W 143, & ano, exrs &c Bernard Campbell. 35,000

**46TH st, 633-5 W,** see 46th, 631 W.

**48TH st, 317 E** (5:1341), ns, 225 e 2 av, 25x100.5; PM; pr mtg $15,000; July1; July 10'14; installs, 6%; Gaetano Lopes to Harris Koppelman, 144 Rivington. 3,250

**48TH st, 328 E** (5:1340), ss, 350 e 2 av, 25x100.5; July16'14; 3v5%; Luigi Rapuzzi, NY, & Bonifacio Colombo, of Bklyn, to Emigrant Indust Savgs Bank, a corpn. 12,000

**48TH st, 328 E;** sobrn of mtg for $2,500 to mtg for $12,000; July7; July16'14; Catarina Dondero, 33 James, with same. nom

**54TH st, 410-2 E** (5:1365), ss, 194 e 1 av, 100x100.5; June29; July11'14; due & int as per bond; Henry Elias Brewing Co, a corpn, 403 E 54, to Arthur E Duerr, 955 Lex av. 10,000

**54TH st, 410-2 E;** certf as to above mtg; June17; July11'14; same to same.

**55TH st, 100-4 E,** see 55th, 106 E.

**55TH st, 106 E** (5:1309), ss, 60 e Park av, 30x25.5; also PARK AV, 413 (5:1309), sec 55th (Nos 100-4), 25.5x60; PM; equal lien with mtg $30,000; July1; July10'14; due as per bond, 5%; Swan-Brown Co, a corpn, 340 Madison av, to Philip B La Roche, 704 Madison av. 55,000

**55TH st, 106 E;** also PARK AV, 413, sec 55th (Nos 100-4); same prop; PM; equal lien with mtg $55,000; July1; July10'14; due as per bond, 5%; same to Lurana M La Roche, 704 Madison av. 30,000

**59TH st, 200-2 W,** see 7 av, 936.

**61ST st, 236 W** (4:1152); agmt as to payment f $300 monthly until 2d, 3d & 4th mtgs for $12,750 is paid, &c; pr mtg $26,-000; Aug10'08; July16'14; David Kass with Max Rosenkrantz & Sarah, his wife. nom

**63D st, 227 E** (5:1418), ns, 205 w 2 av, 25x100.5; July15'14; due July1'17, 5%; Eugene C Wolff, 340 W 86, to Pauline Gutman, 40 E 83. 17,000

**64TH st, 115 E** (5:1399), ns, 125 e Park av, 20x100.5; July10; July11'14; 3v5%; Albt J Kramer to U S Savgs Bank of NY, a corpn, 606 Madison av. 30,000

**67TH st, 55 E** (5:1382); ext of mtg for $45,000 to Jan1'17, 5%; Dec31'13; July13 '14; Equitable Life Assur Soc of U S, a corpn, with Edith W L Bush, 55 E 67. nom

**67TH st, 135 W** (4:1139), ns, 175 e Ams av, 25x100.5; PM; May26; July14'14; due July1'19, 5%; Hamilton Carhartt, at Detroit, Mich, to Laura S Heilner, 35 W 90. 27,500

**68TH st, 38 E** (5:1382), ss, 159 e Madison av, 16x100.5; PM; July7; July11'14; due & int as per bond; Frank P Briody, of Bklyn, to Stephen C Clark, of Cooperstown, NY. 32,000

**68TH st E, swc 3 av,** see 3 av, 1164.

**69TH st, 308 W** (4:1180), ss, 175 w West End av, 25x100.5; ext of mtg for $15,000 to Feb5'19, % as per bond; July8; July15'14; Rebecca Barsky & Fannie Racklin, both of Bklyn, with Wm B Noyes. nom

**70TH st, 41 W** (4:1123); ext of mtg for $33,000 to July7'17, 5%; July13; July16'14; Yale University with Mercantile Holding Co, Inc, 170 Bway. nom

**71ST st, 412 E** (5:1465), ss, 188 e 1 av, 25x145.4; pr mtg $8,000; Mar5; July11'14; due July15'16, 6%; Jno E Warner, 152 E 82, & Lauren A Warner, of Whitefield, Coos Co, NH, to Herman Roth, 217 E 71. 2,000

**74TH st, 203 E** (5:1429), ns, 71 e 3 av, 19x62.2; July8; July13'14; due July1'15, 6%; Jno Mohl to Lizzie Blake, 429 E 123. 750

**75TH st, 126 E** (5:1459), ss, 80 w Lex av, 39.6x102.2, with all title to strip on w; P M; July10; July15'14; 5y5%; Soc of Beaux Arts Architects, a corpn, 16 E 33, to Max M Warburg, 75 Ferdinand Strasse, Hamburg, Ger. 49,500

**75TH st, 244 E** (5:1429), ss, 72 w 2 av, 28x76.8; pr mtg $21,000; July13; July14'14; due July1'16, 6%; Jacob Dieter, 362 W 120, to Michl Laxer, 518 E 88. 3,000

**75TH st, 440 E** (5:1469), ss, 125 w Av A, 25x102.2; PM; pr mtg $——; July14'14; 5y 6%; Jos Krejci, 422 E 75, to Hellgate Realty Co, Inc, 115 W 27. 5,700

**77TH st, 274 W,** see West End av, 358.

**79TH st, 156-60 E** (5:1413), ss, 70 e Lex av, 60x102.2; PM; pr mtg $73,000; July9; July14'14; due & int as per bond; H S & S O Crystal, Inc, to Birchwood Realty Co, a corpn, 18 E 41. 35,000

**79TH st, 133 W** (4:1210); ext of mtg for $20,000 to Sept29'17, 5%; June18; July14 '14; Mary G Dean, 157 Roseville av, Newark, NJ, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

**79TH st, 223 W** (4:1227), ns, 268 w Ams av, 16x102.2; July9; July13'14; due July 12'15, 6%; Evan S Potter to Adrienne E Peabody, 47 Brevoort pl, Bklyn. 2,500

**82D st, 152 E** (5:1510), ss, 333.4 w 3 av, 16.8x87; collateral to mtg for $2,000 on 412 E 71st; pr mtg $12,000; Mar5; July11 '14; due July15'16, 6%; Jno E Warner, 152 E 82, to Herman Roth, 217 E 71. 2,000

**82D st, 509 E** (5:1579), ns, 147.7 e Av A, 29.8x102.6; ext of mtg f r $10,000 to Mar 30'15, 4½%; July2; July15'14; Mary J Smith, of Binghamton, NY, with Hy M Schuh, 509 E 82, exr &c Louisa Schuh. nom

**83D st, 216 E** (5:1528); ext of mtg for $18,000 to May15'19, 5%; July9; July16'14; Herman Fath with Frank W Matteson, 169 Hope st, Providence, RI, trste will Harold Brown, for Sophia A Sherman. nom

**83D st W, nec West End av,** see West End av, 480-92.

**84TH st, 46 W** (4:1197), ss, 256.9 e Col av, 18.3x102.2; ext of mtg for $14,500 to July15'17, 4½%; July8; June16'14; Mary A & Eliz P Keena, 48 W 84, with Jno N Luning at Manhanset, Shelter Island, LI. nom

**84TH st, 46 W;** ext of mtg for $1,500 to July15'17, 4½%; July8; July16'14; Mary A & Eliz P Keena, both 48 W 84, with Jno N Luning at Manhanset, Shelter Island, NY. nom

**85TH st, 224 E** (5:1530), ss, 304.9 e 3 av, 24.9x102.2; July14; July16'14; due & int as per bond; Hannah Frieder, 62 Av C, to Saml & Isad re Deutsch, 69 Av A. 500

**86TH st, 434 E** (5:1565); ext of mtg for $12,000 to July3'20, 5%; July3; July11'14; Leon R Jillson, 202 W 74, with Dora Jackel, 424 E 86. nom

**86TH st, 520 E** (5:1582), ss, 223 e Av A, 28x102.2; June25; July10'14; due July6'17, 5%; Anthony, Gaetano, Jos & Donato Pinto to Italian Savgs Bank, a corpn, 64 Spring. 14,000

**86TH st, 520 E;** sobrn of mtg for $2,500 to mtg for $14,000; July6; July10'14; Jas E March with same. nom

**87TH st, 167 W** (4:1218); ext of mtg for $2,500 to June19'19, 4½%; June19; July11 '14; Sarah S Brett, widow, with Bowery Savgs Bank, a corpn, 128 Bowery. nom

**88TH st, 522 E** (5:1584); ext of mtg for $4,000 to July1'17, 5½%; July9; July13'14; Adrien C Beckert, exr Emily Beckert, with Saml Wenk. nom

**99TH st, 208 E** (6:1648); ext of mtg for $15,000 to July1'17, 5%; June6; July16'14; Josephine B Rich, 60 Park av, Montclair, NJ, with Philip Kalisch, 842 Tinton av. nom

**104TH st, 27-31 W** (7:1840), ns, 140 e Manhattan av, 50x100.11; PM; pr mtg $62,-000; July10; July11'14; 4v6%; Lillian B L Gardner, at Raymond, NH, to Chas I Weinstein Realty Co, a corpn, 17 W 120. 12,000

**104TH st, 27-31 W;** pr mtg $70,700; Apr 20; July11'14; demand, 6%; Chas I Weinstein Realty Co, a corpn, to St Luke's Realty Co, 1200 Madison av. 5,000

**116TH st, 217 E** (6:1666), ns, 202.8 e 3 av, 17.2x100.11; June24; July10'14; due & int as per bond; Augusta Roeszler & Theresa, Chas & Amelia Karg & Matilda Sutherland to Title Guar & Trust Co, a corpn. 5,000

**117TH st, 56 E** (6:1622); agmt as to ownership of bond & mtg for $18,000; July6; July10'14; Eugene E Adams, 415 W 118, with Lawyers Mtg Co, a corpn. nom

**118TH st, 320 E** (6:1689), ss, 275 e 2 av, 25x100.11; PM; July9; July15'14; 5y4% Nicholas Nassy to Wilson M Powell, 490 West End av, trste Edmund P Rushmore, decd. 7 Wall. 16,400

**118TH st, 370 W,** see Morningside av, 38.

**121ST st, 438 E** (6:1808), ss, 175 w Pleasant av, 25x100.11; pr mtg $16,950; July3; July14'14; due & int as per bond; Saml Eichelbaum, of Bronx, to Christian Biersack, 280 E 201. 2,000

**122D st, 62 E** (6:1747), ss, 180.6 w Park av, 20.6x100.11; PM; July9; July14'14; 3y 5½%; Emanuel Oppenheimer, 62 E 122, to Wm Hasselberger, 229 E 37. 15,000

**126TH st, 239 W** (7:1932); ext of mtg for $11,000 to June1'17, 5%; Apr14; July13'14; Equitable Life Assur Soc of U S, a corpn, with Abr Weiss, 239 W 126. nom

**127TH st, 119 E** (6:1776), ns, 115 w Lex av, 31x99.11; pr mtg $——; July2; July16 '14; 3v6%; Jacob Steiner to Sidney Steiner, 164 W 141. 3,500

**128TH st, 30-2 E,** see Madison av, 2006-16.

**129TH st, 128 E** (6:1777), ss, 45 w Lex av, 20x99.11; July14; July15'14; due July1 '17, 5½%; Kate Kershaw, 412 Hawthorne av, Yonkers, NY, to Albert J Hambrecht, 330 W 95. 6,000

**131ST st, 101 W** (7:1916); ext of mtg for $16,000 to June9'16, 5%; July1; July 13'14; Bernard Frank, 449 W 24, with Robt F & Hy F Elias, 1239 Madison av. nom

**136TH st, 214 W** (7:1941), ss, 201.8 w 7 av, 16.8x99.11; July9; July10'14; due & int as per bond; Jno H Bodine to Caroline A Wheeler, 1824 Arthur av. 6,500

**139TH st, 511 W** (7:2071), ns, 200 w Ams av, 50x99.11; pr mtg $59,000; July14'14; due Dec1'14, 6%; Mary A Dempsey & Danl F McElkenney to Aaron Langstadter, 265 W 127. 1,500

**143D st W, nec Riverside dr,** see Riverside dr, 660-6.

**143D st, 450-6 W,** see Convent av, 310-8.

**144TH st, 222 W** (7:2029); ext of mtg for $30,000 to Dec1'14, 5%; June30; July 13'14; Equitable Life Assur Soc of U S, a corpn, with Frances R Scott, 574 St Nicholas av. nom

**144TH st, 226 W** (7:2029); ext of mtg for $30,000 to Dec1'14, 5%; June30; July 13'14; Equitable Life Assur Soc of U S, a corpn, with Frances R Scott, 574 St Nicholas av. nom

**145TH st W, swc Ams av,** see Ams av, 1714.

**145TH st W** (7:2014), ns, 100 w Lenox av, 175x99.11, PM; pr mtg $ —; July9; July13'14; 1y or sooner, 6%; Hamilton Holding Co, a corpn, 149 Bway, to Pincus Lowenfeld, 106 E 64, & ano. 3,000

**145TH st W** (7:2014), ns, 100 w Lenox av, 175x99.11; bldg loan; July14; July15 '14; 1y6%; Wm Slattery Constn Co, a corpn, to Hamilton Holding Co, a corpn, 149 Bway. 80,000

**145TH st W** (7:2014), same prop; certf as to above mtg; July14; July15'14; same to same.

**145TH st W** (7:2014), ns, 100 w Lenox av, 175x99.11, pr mtg $ —; July13; July 15'14; 1y or sooner, 6%; Hamilton Holding Co, a corpn, to Pincus Lowenfeld, 106 E 64, & ano. 1,000

**148TH st, 402-10 W** (7:2062), ss, 175 e Convent av, 100x99.11; PM; June30; July 15'14; 5y5%; 406 West 31st St Co, Inc, at 80 Maiden la, to Seamens Bank for Savings, 76 Wall. 130,000

**148TH st, 402-10 W;** pr mtg $130,000; July14; July15'14; due Sept1'14, 6%; same to Hosmer J Barrett, 718 5 av. 30,000

**148TH st, 402-10 W;** certf as to mtg for $30,000; July14; July15'14; same to same.

**151ST st, 521 W** (7:2083), ns, 266.8 w Ams av, 33.4x99.11; PM; pr mtg $27,000; July15; July16'14; due & int as per bond; Chas E Saulpaugh, 587 Riverside dr, to The Canebrake Realty Co, a corpn, 35 Nassau. 2,000

**151ST st W, see Riverside dr,** see Riverside dr, sec 151.

**152D st, 592 W** (7:2083), ss, 52 e Bway, 16x74.11; pr mtg $7,000; Dec22'10; July13 '14; 2y, int as per bond; Mary J, wife Frank B Knight, to Henry E Knight, 17 Livingston pl. 5,000

**165TH st, 471 W** (8:2111), ns, 200 e Ams av, 25x69.7x25.3x73.3; July14'14; 3y5%; Minnie G Moeller, 469 W 165, to Matilda C Koenig, 445 E 58. 5,000

**172D st W, sec Ft Washington av,** see Ft Washington av, sec 172.

**180TH st W** (8:2152), ns, 120 e Audubon av, 50x100; bldg loan; July15; July16'14; demand, 6%; Hennion Constn Co, a corpn, to City Mtg Co, a corpn, 15 Wall. 45,000

**180TH st W** (8:2152); same prop; certf as to above mtg; July15; July16'14; same to same.

**181ST st W** (8:2153), sec St Nicholas av (No 1420), 25x100; sal Ls; July10; July 13'14; demand, 6%; Herman G Grosse & Jos Wolf to Geo Ehret, 1197 Park av. 9,350

**181ST st W,** sec St Nicholas av (No 1420); sal Ls, chattels, &c; pr mtg $9,350; July10; July13'14; due as per 34 notes, 5%; same to Wm Weimann, 560 W 180. 8,500

**181ST st W** (8:2155), nwc Audubon av, 25x60, str & b; sal Ls; July7; July10'14; demand, 6%; Thos J Cryan to Beadleston & Woerz, a corpn, 291 W 10. 5,000

**Av A, 44** (2:399), es, 24 n 3d, 24x100; P M; leasehold; June17; July10'14; installs, 6%; Hurwitz Contracting Co Inc to Benj Joelson, 44 Av A. 1,200

**Av B, 82** (2:401); ext of mtg for $24,000 to May10'17, 5%; June17; July15'14; Nathan Hutkoff, 121 E 80, with Jno A Brown, Jr, at Newtown Township, Delaware Co, Pa. nom

**Av C, 73** (2:388), ws, 24.3 n 5th, 36.4x90; pr mtg $40,000; July15; July16'14; 2y6%; Jos Herring, 104 Av C, to Arthur Lederer, 100 W 80. 6,000

**Av D, 120-2** (2:365); ext of mtg for $35,000 to June1'17, 5%; May21; July13'14; Equitable Life Assur Soc of U S, a corpn, with Jacob Moersfelder, 1128 Jackson av. nom

**Av D, 130** (2:366); ext of mtg for $19,000 to July15'19, 5%; July15; July16'14; Emigrant Indust Savgs Bank, a corpn, with Abr Michelson, of Coytesville, NJ. nom

**Amsterdam av, 1714** (7:2076), swc 145th; sal Ls; Feb27'13; July16'14; demand, 6%; Thos A Sheils to Clausen-Flanagan Brewery, a corpn, 441 W 25. 15,000

**Audubon av, nwc 181st,** see 181st W, nwc Audubon.

**Bowery, 211** (2:425); also RIVINGTON ST, 1½; ext of mtg for $33,000 to Jan1'17, 5%; Apr16; July13'14; Equitable Life Assur Soc of U S, a corpn, with Morris Glucksman, 1871 7 av, & Rosie Kraus, 557 W 124. nom

**Central Park W, 467** (7:1842), ws, 50.11 s 107th, 25.1x100; pr mtg $20,000; July10; July13'14; due Sept1'16, or sooner, 6%; Minnie N Goodwin, 467 Central Park W, to Jno A Goodwin, 790 Riverside dr, & ano, firm Goodwin & Goodwin. 4,000

**Convent av** (7:1870), ws, 193.6 s 133d, 135.5x127.5x131.6x100; bldg loan; July9; July13'14; due Dec1'14, 6%; Convent Park Constn Co, a corpn, to Austin B Fletcher, 1 E 60, as trste. 120,000

**Convent av** (7:1970), ws, 193.6 s 133d, 135.5x127.5x131.6x100; sobrn of mtg for $40,000 to mtg for $120,000; July9; July11 '14; Convent Park Constn Co, a corpn, 198 Bway, with Austin B Fletcher as trste, 1 E 60. nom

**Convent av** (7:1970), same prop; certf as to mtg for $120,000 of which $70,000 only is to be advanced; July9; July11'14; same to same.

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**Convent av, 310-8,** (7:2058), swc 143d (Nos 130-6), 99.11x125, pr mtg $241,389.94; July15'14; installs $1,958.59 monthly, 6%; Albion Constn Co, a corpn, 2228 Bway, to F R Wood, W H Dolson Co, a corpn, 2240 Bway. notes 13,710.15

**Convent av, 310-8,** swc 143d (Nos 130-6), certf as to above mtg; July15'14; same to same.

**Edgecombe av, 161-3** (7:2051), ws, 555 s 145th, 40x100; July13; July15'14; due & int as per bond, Terence Smith, 109 E 88, to Abe Schulman at Spring Valley, NY. 1,500

**Fort Washington av** (8:2142), sec 172d, 93.4x106.7x92x122.5; July14'14; due & int as per bond, Tilman Constn Co, Inc, 961 St Nicholas av, to Manhattan Mtg Co, 200 Bway. 165,000

**Fort Washington av** (8:2142), sec 172d; same prop, certf as to mtg for $165,000, July14'14; same to same.

**Fort Washington av** (8:2142), sec 172d; same prop, sobrn of mtg for $52,500 to mtg for $165,000 to an extent of $115,000; July13; July14'14; same & State Realty & Mtg Co, a corpn, 18 E 41, with same. nom

**Lenox av, 555** (7:2067), ext of mtg for $13,500 to July9'19, 5%; July9; July10'14; American Mtg Co, a corpn, 46 Cedar, with Jno Miller, 1814 Weeks av, Bronx. nom

**Madison av, 1141** (5:1496), sal Ls; July 10; July15'14; demand, 6%; liv P F Pleines to Jacob Ruppert, a corpn, 1639 3 av. 7,730.88

**Madison av, 1570-6** (6:1611); secures performance of covenants in Ls; pr mtg $——; May22; July14'14; due May31'17, 2%; Rae G & Regina Holtwasser, landlords, to Nathan Montschein, 59 E 7, tenant. deposit 1,050

**Madison av, 2006-16** (6:1752), swc 128th (Nos 30-2), 80x60, pr mtg $——; June24; July16'14; 1y6%; Mayers-Kahn Realty Co, a corpn, 110 W 34, to Cecilia Kahn, 1361 Madison av. 10,000

**Madison av, 2006-16,** swc 128th (Nos 30-2); certf as to mtg for $10,000; June24; July16'14; same to same.

**Morningside av, 38** (7:1944), sec 118th (No 370), 25.5x100; pr mtg $30,000; Apr28; July14'14; 2y or sooner, 6%; Bergen Estates, a corpn, at Ridgewood,NJ, to W L Scott Lumber Co, a corpn, at Norwich, NY. 11,000

**Park av, 411** (5:1309), es, 25.5 s 55th, 25x 90; PM; July1; July10'14; 2y or sooner, 5%; Swan-Brown Co, a corpn, 340 Madison av, to Frederica Wetterau, at The Meadows, South rd, Poughkeepsie, NY, extrx &c Jno B Wetterau. 70,000

**Park av, 413,** see 55th, 106 E.

**Park av, 1408** (6:1610); sal Ls; July15; July16'14; demand, 6%; Danl Devaney to Kips Bay Brewing & Malting Co, a corpn. 6,291.90

**Pleasant av, 409** (6:1809), ws, 84.2 s 122d, 16.8x100; ext of mtg for $4,500 to July13'19, 5%; July9; July16'14; Duncan Smith, 101 Hudson Ter, Yonkers, NY, & ano, trstes Wm M Prichard, with Henrietta Hirsch, 409 Pleasant av. nom

**Riverside dr, 291** (7:1889), es, 27.7 n 101st, 24.6x101.9x24x107; July7; July10'14; 5y4½%; Sarah G Crabb to N Y Title Ins Co, a corpn. 20,000

**Riverside dr, 660-6** (7:2090), nec 143d, 100x60.7x99.11x65; PM; pr mtg $90,000; July15; July16'14; 5y or sooner, 6%; Moses Misch to Henry Morgenthau Co, a corpn, 30 E 42. 25,000

**Riverside dr** (7:2097), sec 151st, 103.9x 125x99.11x153.1; PM; pr mtg $232,500; June 24; July11'14; 4y6%; Annie Marder, 730 Riverside dr, to Saml London, 1042 College av. 19,000

**St Nicholas av, 254,** see 8 av, 2283-5.

**St Nicholas av, 1420,** see 181st W, sec St Nicholas av.

**Terrace View av, 168** (13:3402), ws, 106.9 n Leyden, 50x100; PM; pr mtg $——; July1; July16'14; 3y5%; Anna A Schumacher to Graycie M Schumacher, 168 W 225. 2,000

**West Broadway, 307-9** (1:228), es, 69.8 n Canal, runs e88.10 & 11.6xn39.10xw100 to st xs38.6 to beg; PM; July10; July14'14; installs, $10,000 yearly, 5%; A Kimball Co, a corpn, 307 West Bway, to Alonzo Kimball, 727 Park av. 45,000

**West End av, 358** (4:1168), sec 77th (No 274), 24.2x55; July9; July10'14; 3y5%; Bendet Isaacs to Bowery Savgs Bank, a corpn, 128 Bowery. 30,000

**West End av, 480-92** (4:1231), nec 83d, runs e125xn92.2xw1.4xn10 xw 23.8xn9.10 xw 100 to av xs112 to beg; PM; pr mtg $665,000; July15; July16'14; 4y6%; Durham Realty Corpn, 200 5 av, to Charmion Constn Co, a corpn, 2309 Bway. 190,000

**1ST av, 95-7** (2:447), swc 6th (No 342), 2 lots, ea 24.3x100; certf as to payment of $6,000 on a/c of mtg, leaving $19,000 due; pr mtg $70,000; July10; July11'14; Edw Steiner, 319 W 94, to Fonda Realty Co, a corpn, 309 Bway.

**1ST av, 1853** (5:1558), ws, 25.8 s 96th, 25x80; ext of mtg for $10,000 to May1'17, 5%; June22; July15'14; Richd A Zerega & ano, trstes Jno F Zerega, with Salomon Margaretten. nom

**3D av, 1164** (5:1402), swc 68th, leasehold; July14; July15'14; installs, 6%; Kathryn B O'Reilly, 1164 3 av, to Morris & Jacob Shapiro, 12 E 111. 1,500

**3D av, 1317** (5:1430); ext of mtg for $20,000 to June18'17, 5%; May22; June16'14; Ernest N Adler, 1506 1 av, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

**3D av, 1374** (5:1413), sal Ls; June24; July 15'14; demand, 6%; Barnard Kelly to Jacob Ruppert, a corpn, 1639 3 av. 3,544.46

**5TH av, 2174** (6:1730), sal Ls; July9; July15'14; demand, 6%; Hermann Levy, of Bklyn, to Jacob Ruppert, a corpn, 1639 3 av. 4,000

**6TH av, 389** (3:799), swc 24th; sal Ls; July10; July13'14; remand, 6%; Morris Tekulsky to Geo Ehret, 1197 Park av. 2,500

**7TH av, 936** (4:1030), swc 59th or Central Park S (Nos 200-2), 25.5x100; bldg loan; pr mtg $245,000; July10; July11'14; due Oct1'24, 6%; Sol Bloom to Theo W Myers, 44 W 77. 100,000

**7TH av, 2309** (7:1920), es, 79.11 n 135th, 15x75; PM; pr mtg $4,000; July14; July15'14; 5y or sooner, 6%; Charlotte Williams to Elizabeth Realty Co, a corpn, 55 Liberty. 6,000

**9TH av, 502** (3:762), nec 38th (Nos 355-9), runs n24.9xe40xn—xe60xs— to st xw 100 to beg; July9; July11'14; 1y5%; Mary O'Leary to Edwin S Laffey, 31 Union sq. 5,800

**8TH av, 2283-5** (7:1949), ws, 50.11 s 123d, runs w100xsw34.5 to nes St Nicholas av (No 254) xse18.2xe90.5 to 8 av xn50 to beg; July14; July15'14; due & int as per bond; Sophia, wife of & Cornelius S Pinkney to Title Guar & Trust Co, a corpn. 18,000

**10TH av, 163** (3:691), nws, 46 sw 20th, 23x100; July14'14; 3y5%; Mary MvVicker to Emigrant Indust Savgs Bank, a corpn. 10,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**75TH st** (Bklyn), ns, 360 w 12 av, 160x 100; certf as to mtg for $24,000; July8; July10'14; Meister Builders, Inc, to Title Guar & Trust Co, a corpn.

**Certf** (miscl) as to mtg for $2,458.33; July9; July15'14; Union Dyeing & Finishing Works, a corpn, to Max Steiner et al.

**Little Neck, LI** (miscl); certf as to mtg for $5,000; July1; July16'14; Long Island Sound Realty Co, a corpn, to Geo C Morgan.

**Sands Point, LI** (miscl); certf as to mtg for $25,000; July8; July14'14; Hill View Co, a corpn, to U S Title Guar Co, 51 Chambers.

## MORTGAGES.

### Borough of the Bronx.

**Clifford pl** (11:2848), ss, 100 w Townsend av, 43.7x40.1x40.6x40; also JEROME AV, sec Clifford pl, 25x58.4x25.1x56.4; July 10; July11'14; due &c as per bond; Riker R James to Henry D Winans, 337 Convent av. 7,000

**Clifford pl, sec Jerome av,** see Clifford pl, ss, 100 w Townsend av.

**Fox st, 847** (10:2709), ws, 400 n Longwood av, 33.3x100; pr mtg $——; July10; July14'14; due, Aug1'17, 6%; Eva Friedenberg to Saml Friedenberg, 182 St Nicholas av. 2,500

**Fox st, 1127** (10:2719), ws, 57.6 n 169th, runs w41.7xn12.6xn14.11xe34.3 to Fox xs 25 to beg; PM; July14; July16'14; 2y5%; Emilie Kauders to Jas C Gaffney, 1148 Tiffany. 5,000

**Green la** (*), ss, 229.9 e Castle Hill av, 25x104.1x25x104.2; June29; July15'14; 3y 5½%; Antonio Marinello to Eliz K Dooling, 179 E 80. 4,000

**Jennings st, 759** (11:2962), ns, 293 e Union av, 40x134.5x42.6x119.11; PM; July 1; July14'14; 3y5%; B & E Holding Co Inc, 140 Nassau, to Bertha Tim, 16 W 74. 25,000

**Jennings st, sec Bryant av,** see Bryant av, sec Jennings.

**Manida st, 727** (10:2768), es, 226.8 s Spofford av, 20x73.9 to Old Hunts Point rd x 20.2x70.10; pr mtg $4,500; July15; July16'14; 3y6%; Wm Bondy to Victor Gerhards, 800 E 169. 750

**Odell st, 1351** (*); ext of $3,500 mtg to July15'15 at % as per bond; Jan25; July 15'14; Wm J McMann with Anna M Braun, 102 Summit av, Jersey City, NJ. nom

**Osborne pl** (11:3228), es, 100 s 179th, 50x 84.11x50x83.4; also 179TH ST (11:3228), s s, 26.8 e Osborne pl, 44x100; PM; May26; July15'14; 5y5%; Jno A Gasperick, Hazelton, Pa, to Forbes J Hennessy, 38 W 70 et al, exrs Ellen M Hennessy. 4,200

**Storrow st** (*), ws, 25 n Benedict av, 75x100; July8; July14'14; 2y5%; Tri-Chester Impt Co, Inc, 1901 Westchester av, to Henry Schoen, 1897 Bway. 5,500

**Storrow st** (*), swc Old rd, 20.10x90.10x 21.9x84.10; PM; July10; July11'14; 1y5%; Tri-Chester Impt Co Inc, 1901 Westchester av, to Kate or Kate H Osterhaus, 907 Faile. 1,200

**135TH st E** (9:2311), ns, 150 w Alex av, 25x100; July10'14; 3y5½%; Margt E Rich Westfield, NJ, to N Y Title Ins Co, 135 Bway. 6,500

**137TH st E** (9:2281), ss, 350 e Willis av, 25x100; pr mtg $6,000; July15; July16'14; 3y5%; Ellen Sica to Emigrant Indust Savgs Bank, a corpn. 2,000

**138TH st E** (10:2551-2552), ns, 242.10 e St Anns av, 39.3x100; pr mtg $26,000; July 6; July15'14; 5y6%; Sidney J Baumann to Amelia Gattman, 85 W Tremont av. 4,000

**140TH st, 580 E** (10:2551-2552); ext of $11,000 mtg to July9'17 at 5%; July6; July 10'14; Jno E Domschke Jr with Wm Schrader, 580 E 140 nom

**142D st E, nwc Morris av,** see Morris av, nwc 142.

**144TH st, 167 E** (9:2343), ns, 100 e Mott av, 25x100; July15; July16'14; 3y5%; Caroline M Schumann to Jacob Klein, 122 Kimball av, Yonkers, NY. 4,000

**145TH st E** (9:2289), ss, 350 e Willis av, 25x100; July16'14; due &c as per bond; Geo J Lyons, Lancaster, NH, to Thos J Donlon, Irvington, NY. 2,500

**152D st E** (9:2412), ns, 575 w Courtlandt av, 25x100; ext of $8,000 mtg to July9'24 at 6%; July9; July11'14; Federico Del Giudico with Eduardo Merenda. nom

**152D st E, nwc Tinton av,** see Tinton av, nwc 152.

**153D st E, swc Morris av,** see Morris av, 651-5.

**156TH st, 1015 E** (10:2700), ns, 45 e Fox, 46x100; PM; pr mtg $25,000; July15; July16'14; 3y6%; Hyman Shapiro & Morris Brooks to Benenson Realty Co, 407 E 153. 3,300

**163D st, 931 E** (10:2649), ns, 81 w Forest av, runs n68.4xw6.6xn18xw18.6xs86.4 to st x e25 to beg; pr mtg $12,000; July10; July11'14; 1y6%; Barbara C Farrell to Wm Sieling, 504 E 175. 1,000

**163D st W** (9:2511), ss, 115 e Ogden av, 50x100; ext of $11,500 mtg to July28'16, 6%; July14; July16'14; Cath L Wynne with Summit Bldg Co, 950 Ogden av. nom

**165TH st W, nwc Summit av,** see Summit av, nwc 165.

**165TH st E, swc Union av,** see Union av, swc 165.

**167TH st, 850 E** (10:2691), ss, 119.1 e Stebbins av, 37.6x111; PM; July9; July10'14; 5y5%; Arthur Alkier, 243 E 5, Bklyn, to Geo F Schwarz, 1470 Beacon st, Brookline, Mass. 36,000

**167TH st, 854 E** (10:2691), ss, 113.3 w Hall pl, 37.6x111; PM; July9; July10'14; 5y 5%; Arthur Alkier, 243 E 5, Bklyn, to Geo F Schwarz, 1470 Beacon, Brookline, Mass. 36,000

**169TH st E** (11:2782 & 2783), ns, 40 w Teller av, 19.11x90; pr mtg $4,500; July9; July11'14; due, &c, as per bond; Henry W Koster to Henry E Lutjen, 25 Main st, Jersey City, NJ. 600

**173D st E** (11:2898), ns, 150 w Brook av, 50x92x51x90.4; bldg loan; July10; July11'14; demand, 6%; Simplex Impt Corpn to Jas G Wentz, 335 West End av. 27,000

**173D st E** (11:2898), same prop; certf as to above mtg; July10; July11'14; same to same.

**173D st E** (11:2898), same prop; sobrn agmt; July10; July11'14; 1da Spindler with Alice nom

**177TH st E, sec Belmont av,** see Belmont av, sec 177.

**177TH st E** (11:3106), nec Prospect av, 100x100; PM; pr mtg $——; Mar30;; July 13'14; due Apr1'15, 6%; Hopkins G Barrett Co to Clement H Smith, 1854 Mt Hope av. 6,000

**177TH st E** (11:3106); same prop; certf as to above mtg; Mar30; July13'14; same to same.

**178TH st, 1005-7 E** (11:3136), ns, 38x89x 38x91; pr mtg $——; June1; July13'14; due &c as per bond; Bonagur Bldg Co, 789 Home, to Pinover Constn Co, 16 Court, Bklyn. 1,000

**178TH st, 1005-7 E** (11:3136); certf as to above mtg; June1; July13'14; same to same.

**178TH st E** (11:3035), ns, 183.4 e Park av, 16.8x108.3; ext of $2,500 mtg to July 1'17 at 5%; June27; July10'14; Chas E Gleason & ano exrs Saml Campbell with Cath E, Mary A & Helen V Power, 461 E 178. nom

**179TH st, ss, 26.8 e Osborne pl,** see Osborne pl, es, 100 s 179.

**179TH st E, swc Prospect av,** see Prospect av, swc 179.

**185TH st E** (11:3114), ns, 120.1 w Southern blvd, 80x130x80.11x130; bldg loan; July 10; July14'14; demand, 6%; Nicol Bldg Corpn to Jas G Wentz, 335 West End av. 55,000

**185TH st E** (11:3114), same prop; certf as to above mtg; July10; July14'14; same to same.

**186TH st E, nec Belmont av,** see Belmont av, 2370.

**186TH st E, nec Belmont av,** see Belmont av, nec 186.

**197TH st E** (12:3304-3315), ns, 95 e Creston av, 55.4x140x62.1x140.2, lots 17 & 22, map prop Met Real Est Assn, except part for Grand Blvd & Concourse; pr mtg $6,000; Oct18'13; July10'14; due Nov15'15, 6%; Bertha Pirk, 114 E 98, to Victor Gerhards, 800 E 169. 800

**198TH st, 371 E,** see Decatur av, 2805.

**206TH st E** (12:3342), ns, 114.11 w Perry av, 100x100; July14; July15'14; due &c as per bond; Annie, wife of & Isaac Moritz, to Title Guar & Trust Co, 176 Bway. 3,250

**218TH st E** (*), ss, 150 w Paulding av, 75x109.4; pr mtg $——; June25; July11'14; 3y5½%; Daniel London to Delia L Gans, 824 Greene av, Bklyn. 2,500

**220TH st E** (*), ns, 200 w White Plains av, 50x114, Wakefield; ½ pt; June23; July 13'14; 2y6%; Chas H Hallock, Poughkeepsie, NY, to Wm S Bedell, 363 Main st, Poughkeepsie, NY. 500

**226TH st E** (*), ns, 188 e Paulding av, 75x109.5; pr mtg $1,500; July7; July10'14; due, &c, as per bond; Andrea Russo to Luigi De Francesco, 4009 Barnes av. 1,000

**232D st E** (*), ns, bet Barnes av & 5 av, runs n114xw50xs114 to st xe50 to beg; pt of lot 228 & gore lot 29 map Wakefield; July1; July15'14; 3y6%; Carl M Nicholson to Peter M Johnson, 265 W 129. 1,500

**237TH st E, sec Kepler av,** see Kepler av, sec 237.

**239TH st, 218 E** (12:3379), 40x100; July 9; July11'14; 10y, installs, 5½%; Geo W Homan to Title G & T Co, 176 Bway. 3,000

**240TH st E** (12:3394), ns, 160 e Martha av, runs e50xn174.7xnw28.8xsw—xs178 to beg; agmt as to interest of parties first part in mtg for $12,000; Apr15; July11'14; The Aetna Life Ins Co et al with Geo Brown & Co, 270 Passaic st, Newark, NJ. nom

**Amsterdam av** (*), ws, 122.3 n Middletown rd, 50x100; July9; July16'14; due, &c, as per bond; Bernard Brand to Poughkeepsie Trust Co at Poughkeepsie, NY. 333.33

**Anthony av, 1798** (11:2892), es, 55.8 n 175th, 25x127.11x26x120.8; PM; pr mtg $5,000; July9; July10'14; installs, 6%; Jennie Geller to Emily H Steiner, 602 W 164. 1,000

**Bailey av** (12:3266), ws, 61.3 s Albany Cres ext, 55x128xx5x120; pr mtg $3,750, July8; July13'14; 2y5½%; Jos Maffia to Emeline Y Godwin, 601 W 156. 1,750

**Beaumont av** (11:3090), ws, 100 n 187th, 50x63.6 to es Crescent av (closed) x59.5x 95.8; July9; July10'14; due, &c, as per bond; Farago Constn Co Inc to Lawyers Mort Co, 59 Liberty. 25,000

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**Beaumont av** (11:3090), same prop; certf as to above mtg; July9; July10'14; same to same. ——

**Belmont av, 2370** (11:3074), nec 186th, 100x105.4 to ns Crescent av x128.4x25, except part for Crescent av, 186th st & Belmont av; pr mtg $37,000; July9; July10'14; due, &c, as per bond; Rosina Iamascia to Henry Elias Brewing Co, 403 E 54. 6,700

**Belmont av, 2508** (11:3091), es, 132.2 s Fordham rd, 25x100; PM; July10; July13 '14; 3y5½%; Gerardo De Angelis to Kunegunde E Pfister, 355 E 84. 2,000

**Belmont av** (11:2946), sec 177th, 100x 57.6; PM; July15; July16'14; due &c as per bond; Stephen McBride to Annie McBride, 162 E 85. 10,000

**Belmont av** (11:3082), ws, 29 n 181st, 16.3 x78.4x16.3x77.11; pr mtg $——; Oct22'13; July14'14; due, &c, as per notes; Maria Germano to Alessandro Cilento, 2026 1 av, notes 750

**Belmont av** (11:3074), nec 186th, 74.6x 86.4 to ws Crescent av x96.4x25.3; July9; July10'14; 3y5½%; Rosina Iamascia, 651 Crescent av, to Aaron Cohn, 247 E 68. 33,000

**Belmont av** (11:3074), same prop; sobrn agmt; July3; July10'14; Henry Elias Brewing Co with same. nom

**Briggs av (*),** ns, 322.8 e Maple av, 50x 89.7x50x90.7; July1; July16'14; 3y6%; Jos S Wood, Mt Vernon, NY, to Frank C Mayhew, 3830 White Plains av & ano trstes. 1,250

**Bryant av** (11:2999), sec Jennings, 25x 100; July9; July10'14; due, &c, as per bond; Elle Beline to Lawyers Mort Co, 59 Liberty. 13,500

**Bryant av** (11:2999), same prop; sobrn agmt; July9; July10'14; Hyman Glasser with same. nom

**Chatterton av (*),** ns, 330 w Olmstead av, 25x108; ext of $3,000 mtg to Jan1'—; Jan10; July13'14; Lillie A Mink with Raymond Page ,2193 Sterling av. nom

**Columbus av (*),** ss, 215.8 w Bear Swamp rd or Bronxdale av, 25x73.10x25.3x77.5; July10; July11'14; due, &c, as per bond; Eliz J Johnston to Chas Walther, 53 W 106. 3,000

**Concord av, 4437 (*),** ws, 201 s Kossuth av, 49x100; July13; July16'14; due &c as per bond; Jas Kelly to Jno J Carle, 55 E 54. 3,000

**Crescent av, nwc 186th,** see Belmont av, nec 186.

**Crescent av, nwc 186th,** see Belmont av, 2370.

**Crescent av, es, abt 100 n 187th,** see Beaumont av, ws, 100 n 187.

**Daly av, 2095** (11:3122), nws, 25x112.1x 25x110.1, except part for av; July7; July 10'14; demand, 5%; Rachel Schoepp to Fredk N Winkler, 368 E 161. gold 250

**Davidson av** (11:3199), ws, 200 n 184th, 50x100; July15; July16'14; due &c as per bond; Margt A McCormack to North Side Savgs Bank, 3230 3 av. 7,500

**Decatur av, 2805** (12:3284), nwc 198th (No 371), 88.7x21.1x88.6x17.11; PM; pr mtg $——; July9; July13'14; 3y6%; Kath M Buell, 156 Halsey, Bklyn, to Anna L McDonald, 15 W 82. 3,000

**Doon av (*),** ws, 425 s Jefferson av, 25x 95.8; pr mtg $1,500; Dec1'13; July16'14; installs, 6%; Jno J Flahive to Vincent Merendino, 907 E 233. 700

**Doris av (*),** ws, 203.10 n Westchester av, runs w162.6xn31.1xn79xe118.9 to avxs 100 to beg, except part for st; July9; July 10'14; due, &c, as per bond; Dora Splitdorf to Title G & T Co, 176 Bway. 7,000

**Fordham rd** (11:3235), ns, 49 e Harlem River ter, 50x60; pr mtg $6,000; July3; July13'14; due &c as per bond; Jos Gruber to Adolph G Hupfel, 611 W 110. 2,000

**Fordham rd** (11:3235); same prop; sobrn agmt; July3; July13'14; A Hupfel's Sons, a corpn, with same. nom

**Franklin av** (10:2612), ws, 196 n 168th, runs n76.6xw168.8xs60xw11.6xs—xe44.8x n 46.2xe115.3 to beg; July14; July15'14; due Nov1'14, 6%; Mack Constn Co, Inc, to Stephen D Pringle at Villa Pringle, Biarritz, France. 12,000

**Gifford av (*),** ss, 528.10 e Balcom av, 25x 83x26.11x93.2; July14; July16'14; installs, 6%; Ingrid Thorsland to Bronx Security & Brokerage Co, 258 E 138. 400

**Grand blvd & concourse,** see 197th E, ns, 95 e Creston av.

**Havemeyer av (*),** es, 83 s Ellis av, 25x105; July1; July13'14; due &c as per bond; Geo Helfrich to Theo Lauenstein, 314 E 26. 3,500

**Heath av, 3053** (12:3261), ws, 237 n Boston av, 25x91.3x25x92.2; July10; July11'14; due, &c, as per bond; Mary A Mahoney to Title G & T Co. 6,000

**Hering av (*),** ws, 89.11 s Lydig av, 50 x100; PM; June29; July10'14; 5y5%; Jos McDonough to Sound Realty Co. 805

**Hering av, nwc Lydig av,** see Lydig av, nwc Hering av.

**Hering av (*),** ws, 100 n Neil av, 50x 100; PM; June29; July13'14; 5y5%; Chas Laird to Sound Realty Co, 128 Bway. 840

**Hering av (*),** ws, 450 s Neill av, 46.3x 100x49.11x100; PM; June29; July10'14; 5y 4½%; Gustave Buhr to Sound Realty Co. 600

**Hering av, swc Neill av,** see Neill av, s wc Hering av.

**Hoe av, 961** (10:2742), ws, 126 s Aldus, 42x150; pr mtg $——; July14; July15'14; 1y6%; Mack Constn Co, Inc, to American Real Estate Co, 527 5 av. 2,000

**Hoe av, 961;** certf as to above mtg; July14; July15'14; same to same. ——

**Hoe av** (10:2742), ws, 126 s Aldus, 42x 150; ext of $5,000 mtg to July1'15, at 6%; July14; July15'14; American Real Estate Co with Mack Constn Co, Inc, 957 Hoe av. nom

**Hughes av, 2258** (11:3086), es, 149.9 s 183d, 25.3x100; also HUGHES AV (11:3086), es, 175 s 183d, 25x100; PM; July9; July10 '14; due, &c, as per bond; Jas & Teresa Natella to Josephine Regnault , 2258 Hughes av. 6,000

**Hughes av, es, 175 s 183d,** see Hughes av, 2258.

**Jackson av** (10:2636), ws, 225 n 156th, 57.1x79.10x57.9x79.3; PM; pr mtg $——; July15; July16'14; 1y6%; Taube E Sussman to Hyman Rossberg, 701 Prospect av. 400

**Jerome av, sec Clifford pl,** see Clifford pl, ss, 100 w Townsend av.

**Jerome av** (12:3324), ws, 230.11 n Mosholu Pkway N, 150x100; PM; July15; July16 '14; 3y5%; Iwan Pels to Geo M Thompson, Bound Brook, NJ, trste for Mary L Hillhouse et al. 12,240

**Jerome av** (12:3324), ws, 380.11 n Mosholu Pkway N, 150x100; PM; July15; July16 '14; 3y5%; Iwan Pels to Elbert H Dickinson, at Rindge, NH. 12,240

**Kepler av** (12:3377), sec 237th, 100x100; July15; July16'14; 5y5½%; Wm A Ellis, 249 E 235, to Mathilda Bambis, 4304 Kepler av. 4,300

**Kinsella av (*),** ns, 223 e Rose, 25x100; July9; July10'14; 5y5%; Morris Strauss to Josephine Jelinek, 847 Kinsella. 3,500

**Longfellow av** (10:2754), ws, 207.3 n 167th, 2 lots, ea 50x100; 2 bldg loan mtgs, ea $36,000; 2 pr mtgs, $—— each; July15; July16'14; due &c as per bond; Wm Sinnott Co to Manhattan Mtg Co, 200 Bway. 72,000

**Longfellow av** (10:2754), same prop; 2 certfs as to above mtgs; July15; July16'14; same to same. ——

**Lurting av (*),** ws, 250 n Morris Pk av, 25x100; PM; June25; July10'14; due July9 '16, 5%; Morris Levine to Morris Park Estates, 25 Broad. 300

**Lydig av (*),** nwc Hering av, 50x100; P M; June29; July10'14; 5y5%; Douglas O'D Tracy to Sound Realty Co. 1,347.50

**Lydig av (*),** sec Narraganset av, 27.4x 89 to Neil av x25.3x104; PM; June29; July 10'14; 5y5%; Nathan & Israel Halperin to Sound Realty Co. 700

**Lydig av (*),** nec Tenbroeck av, 25x 100; PM; June29; July10'14; 5y5%; Chas M Bernstein to Sound Realty Co. 717.50

**Lydig av (*),** ns, 25 e Tenbroeck av, 25x 100; PM; June29; July10'14; 5y5%; Chas M Bernstein to Sound Realty Co. 542.50

**Marion av, 2489** (11:3023 & 3026), ws, 122.4 n 189th, 25x76.7x25x75.10; July9; July 10'14; due, &c, as per bond; Henry E Kahl to Title G & T Co, 176 Bway. 4,000

**Marion av, 2793** (12:3289), ws, 100 s 198th, 16.8x125; PM; pr mtg $3,500; July8; July10'14; due, &c, as per bond; Edw & Margt Hart, 2600 Decatur av, to Harry Cahn, 2540 Grand av & ano. 500

**Melrose av** (9:2383), es, 48 s 162d, 52x 67.7x52x68.7; July14; July15'14; due &c as per bond; Cedar Constn Co, Inc, to Lawyers Mtg Co, 59 Liberty. 35,000

**Melrose av** (9:2383); same prop; certf as to above mtg; July14; July15'14; same to same. ——

**Morris av** (9:2334), nwc 142d, runs w38x n74.6 to ws Morris av xs83.11 to beg; July 9; July16'14; due &c as per bond; Marks Arkison, Hudson, NY, to Hudson City Savgs Instn, 560 Weaver st, Hudson, NY. 1,000

**Morris av, 651-5** (9:2442), swc 153d, 75x 100; PM; July14; July15'14; 3y5%; Jacob L & Gerson Markel & Jos Solomon to Mary D Gerard, 725 5 av. 18,000

**Mosholu Pkway** (12:3309), ws, 36 n 203d, 64.7x34x49x76; June15; July10'14; 5y5½%; Elise Levy to Luella Pierce, Lofin Dell, Highland, Ulster Co, NY, & ano trstes Willard I Pierce. 10,000

**Mosholu Pkway** (12:3309), same prop; sobrn agmt; July9; July10'14; same & Peter Keller with same. nom

**Narraganset av, see Lydig av,** see Lydig av, sec Narraganset av.

**Narraganset av (*),** ws, 100 n Lydig av, 50x125; PM; June29; July10'14; 5y5%; Jno J O'Brien to Sound Realty Co. 1,085

**Narraganset av, nec Neill av,** see Lydig av, sec Narraganset av.

**Neill av (*),** swc Hering av, 25x100; P M; June29; July10'14; 5y5%; Chas M Bernstein to Sound Realty Co. 770

**Neill av, nec Narraganset av,** see Lydig av, sec Narraganset av.

**Neill av, nwc Wilson av,** see Pelham Pkway S, swc Wilson av.

**Neil av (*),** swc Yates av, 25x100; PM; June29; July10'14; 5y5%; Felix M Rutkiewicz to Sound Realty Co. 705

**Neill av (*),** ns, 50 w Yates av, 50x100; PM; June29; July 10'14; 5y5%; Louis Abrons to Sound Realty Co. 1,120

**Neill av (*),** ns, 100 w Yates av, 25x100; PM; June29; July10'14; 5y5%; Simon Abrons to Sound Realty Co. 560

**North Oak dr (*),** ns, being lot 72, east ½ lot 71, & part lot 73, amended map Bronxwood Park, runs n134.7xe25.8xne52x e17.2xsw16.5xse13.1xsw35.3xe15.11xs153 to dr xw75.1 to beg; July9; July10'14; due, &c, as per bond; Chas Williams to Gepke Schulte, 359 E 145. 6,000

**Old rd, swc Storrow,** see Storrow, swc Old rd.

**Park av** (9:2442), es, 54.3 n 152d, 54.3x 92.4x50x113.10; pr mtg $7,000; July11; July 13'14; due &c as per bond; Angela, wife Monteleone to Giuseppe Gariolo, 480 College av. 2,000

**Pelham rd (*),** nwc Pilgrim av ,25.9x 89.5x25x95.8; July9; July11'14; due, &c, as per bond; Andw Bechmann to Emil D'Ochs, 1426 Vyse av. 1,000

**Pelham Pkway S (*),** ss, 75 e Van Hoesen av, 25x100; PM; June29; July10'14; 5y 5%; Simon G Katzen to Sound Realty Co. 945

**Pelham Pkway S (*),** sec Van Hoesen av, 50x100; PM; June29; July10'14; 5y5%; Simon G Katzen to Sound Realty Co 2,432.50

**Pelham Pkway S (*),** swc Van Hoesen av, 25x100; PM; June29; July10'14; 5y5%; Jno J O'Brien to Sound Realty Co. 1,802.50

**Pelham Pkway S (*),** swc Wilson av, runs w100.2xs125xe25xs126.1 to Neill av xe 58.3xn189.11 to beg; PM; June29; July10 '14; 5y5%; Danl P Ritchey to Sound Realty Co. 5,337.50

**Pilgrim av, nwc Pelham rd,** see Pelham rd, nwc Pilgrim av.

**Popham av** (11:2877), ws, 31.3 sw Palisade pl, 50x100; July1; July16'14; 2y6% Martin J Lyons, 1795 Popham av, to D Roy Shafter, 445 W 21. 750

**Prospect av, nec 177th,** see 177th E, nec Prospect av.

**Prospect av** (11:3093), swc 179th, 20x 100; Oct8'13; July13'14; 2y6%; Ernestine, wife of & Louis Vollmer, to Frank Herwig, 408 E 82. 200

**Prospect av** (10:2690), es, 188.11 n Westchester av, 20x72.1x21.11x65.4; July15; July16'14; 5y5½%; Babbetta Beck to Lawyers Mtg Co, 59 Liberty. 7,500

**Prospect av** (11:3110), es, 25 sw line bet lots 83 & 84, runs se150xne25xnw150 to av x—25 to beg; July11; July13'14; 3y 5%; Jeremiah J Sullivan to Robt H Toner, 231 E 39. 800

**Rhinelander av (*),** ss, 355 w Stillwell av, 25x100; PM; July13; July15'14; 3y5%; Antonio Laino to Hudson P Rose Co, 7 W 45. 500

**St Anns av, 334** (10:2556), es, 25.11 n 141st, 25x95; pr mtg $——; July9'12; July 15'14; 2y6%; Jno Miller to Anton Mayer, 613 Eagle av. 3,000

**St Raymond av (*),** nws, 155.4 ne Zerega av; July6; July16'14; installs, 6%; Harry F Reese to Bronx Security & Brokerage Co, 258 E 138. 550

**Southern blvd or 200TH st, 352 E** (12:-3284), ss, 57.7 s e Marion av, 50.1 x100.5x50x103.9; ext of $9,000 mtg to July8'19 at 5%; July8; July10'14; Metropolitan Savings Bank with Jennie E Kies, 610 W 111. nom

**Story av (*),** ns, 90.3 w Olmstead av, 25x103; pr mtg $4,000; July1; July15'14; due &c as per bond; Chas Mohr Jr to Magdalena Eid, Irvington-on-Hudson, NY. 500

**Summit av** (9:2526), nwc 165th, runs n 168.11xw75xs100xe40.6xs93xe42.1 to beg; ext of $7,000 mtg to July12'17 at 5%; July 8; July14'14; Title Guar & Trust Co with Jno J Lee, 1090 Summit av. nom

**Tenbroeck av (*),** ws, 125 n Lydig av, 50x112.6; PM; June29; July10'14; 5y4½%; Chas Hamburg to Sound Realty Co. 870

**Tenbroeck av, nec Lydig av,** see Lydig av, nec Tenbroeck av.

**Tiebout av, ws, abt 100 n 187th,** see Valentine av, 2438-42.

**Tinton av** (10:2654), nwc 152d, 49.10x 100; PM; pr mtg $48,000; July15; July16 '14; installs, 6%; Adolph Granet to 152nd St Constn Co, 661 Tinton av. 2,500

**Union av** (10:2669), swc 165th, 80x20; pr mtg $6,500; July1; July14'14; due, &c, as per bond; Lorenz Pfeifer to Fredk A Stroh, treasurer of the Hohenzollern und Unterfranken Kranken Unterstuetzungs Verein, 421 E 141. 3,000

**University av** (11:2878), ws, 491 n 176th, 75x100; pr mtg $14,200; July11; July13'14; 1y6%; Decatur Constn Co to Saml A Archibold, 2741 Boulevard, Jersey City, NJ. 2,000

**University av** (11:2878), same prop; sobrn of mtg & ls to mtg; July11; July13 '14; A Hupfel's Sons, a corpn, & Patk Moran with Saml A Archibold, 2741 Boulevard, Jersey City, NJ. nom

**Valentine av, 2438-42** (11:3147), es, 100 n 187th, runs e135xn1.11xe100 to ws Tiebout av xn100.1xw235 to Valentine xs101.11 to beg; PM; June24; July11'14; due, &c, as per bond; Edw M Clarke, Roselle, NJ, to Mortimer Smith, 215 W 70. 18,000

**Van Hoesen av, swc Pelham Pkway S,** see Pelham Pkway S, swc Van Hoesen av.

**Van Hoesen av, sec Pelham Pkway S,** see Pelham Pkway S, sec Van Hoesen av.

**Van Hoesen av (*),** es, 100 s Pelham Pkway S, 25x100; PM; June29; July10'14; 5y 5%; Simon G Katzen to Sound Realty Co. 560

**Van Nest av (*),** sec Wallace av, 24x95; PM; pr mtg $13,000; July6; July10'14; 1y 6%; Alcott Realty Co to Albert Mamlock, 230 W 103. 1,000

**Van Nest av (*),** same prop; certf as to above mtg; July6; July10'14; same to same. ——

**Vyse av, 1141** (10:2752), ws, 200 n 167th, 20x100; PM; July1; July16'14; 5y5%; Philip Epstein & Harry M Fischer to Emily S Arnold, 303 Lex av. 5,500

**Vyse av, 1143** (10:2752), ws, 220 n 167th, 20x100; PM; July1; July16'14; 5y5%; Philip Epstein & Harry M Fischer to Emily S Arnold, 303 Lex av. 5,700

**Vyse av, 1145** (10:2752), ws, 240 n 167th, 20x100; PM; July1; July16'14; 5y5%; Philip Epstein & Harry M Fischer to Emily S Arnold, 303 Lex av. 5,500

**Wallace av, sec Van Nest av,** see Van Nest av, sec Wallace av.

**Webster av** (11:3029), es, 40.10 n 179th, runs e54.6xn7xe47.9xn7xw2.2xn50xw100 to av xs59.2 to beg; ext of $10,000 mtg to June5'17 at 5%; May27; July11'14; Eliza N Hall with Olive P Burrows, 1128 Lind av & ano. nom

**Webster av** (12:3357), ses, 275 ne 204th, 50x163.9x50.6x170.4; July14; July15'14; due Jan1'17, 6%; Pauline T Baumann, Closter, NJ, to Wm F Melosh, 69 Astor pl, Jersey City, NJ. 1,000

**White Plains av, 3427 (*):** July3; July 13'14; demand, 6%; Alfred Buecher to A Hupfel's Sons, a corpn, 842 St Anns av. 2,250

**Wilkins av, 1419** (11:2965); ext of $3,-800 mtg to Jan1'16 at 6%; July15; July16 '14; Harriett Hess with Success Constn Co, Seaford, LI. nom

**Wilkins av, 1419** (11:2965); ext of $32,-000 mtg to Sept1'17 at 5%; May27; July16 '14; Jos F Stier with Success Constn Co at Seaford, LI. nom

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**Wilkins av, 1423** (11:2965); ext of $4,000 mtg to July28'15 at 6%; Mar4; July16 '14; Hugo E Distelhurst with Success Constn Co. nom

**Williamsbridge rd (*),** es, 125 s Neill av, 25x119.1x25x119.4; PM; June29; July10 '14; 5y5%; Chas M Bernstein to Sound Realty Co. 595

**Williamsbridge rd (*),** es, 100 s Neill av, 25.1x119.4x25x119.8; PM; June29; July 10'14; 5y5%; Chas M Bernstein to Sound Realty Co. 595

**Williamsbridge rd (*),** es, 200 s Neill av, 50x117.8x50x118.4; PM; June29; July10'14; 5y5%; Jacob Silverman to Sound Realty Co. 1,225

**Williamsbridge rd (*),** es, 175 s Neill av, 25x118.8x25x118.4; PM; June29; July10 '14; 5y5%; Meyer Gladstone to Sound Realty Co. 612.50

**Willis av, 477-81** (9:2307), ws, 75 s 147th, runs s75xw105.4xn9.8xw0.8xn65.3xe106 to beg; ext of $44,000 mtg to June28'18 at 5%; June9; July15'14; Xesia Y Forman with Emma L Mahoney. nom

**Wilson av, nwc Neill av,** see Pelham Pkway S, swc Wilson av.

**Wilson av, swc Pelham Pkway S,** see Pelham Pkway S, swc Wilson av.

**Yates av, swc Neill av,** see Neill av, sw c Yates av.

**Yates av (*),** es, 200 s Neill av, 50x100; PM; June29; July10'14; 5y5%; Martin Wetczl to Sound Realty Co. 875

**Yates av (*),** ws, 225 s Neill av, 50x100; PM; June29; July10'14; 5y5%; Martin Wetczl to Sound Realty Co, 128 Bway. 735

**Lots 17 & 22 map prop Met Real Estate Assn,** see 197th E, ns, 95 e Creston av.

**Plot (*),** begins 655.1 from corner formed by Castlehill av with Newbold av, runs w51.2xs108xe51.2xn108.5 to beg; pr mtg $——; July1; July16'14; due, &c, as per bond; Wm Beck to L Wm Malone, 817 Willoughby av, Bklyn. 1,525.78

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. X CIV No. 2419 New York, July 25, 1914. (56) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.


Carmine st, 80-2.
Cherry st, 231.
Columbia st, 77.
Cortlandt st, 60
*Ellwood st (nwc Hillside av), blk 2171-42.
*Emerson pl (nwc Seaman av), blk 2248-92.
Essex st, 40.
Front st, 332.
*Gouverneur sl (n e c Front st, 332), blk 243-50-55.
*Hamilton st, 48 (or Market st, 59-65).
Hester st, 126.
Houston st, 214-8 & 394-400 E.
Lafayette st, 231-5.
Madison st, 195.
Market st, 11, 35 & 59-65.
Mercer st, 231.
*Norfolk st, 163-5 (or Stanton st, 134-6).
Orchard st, 154.
Pearl st, 140-2.
Pike st, 54.
Prince st, 177.
Rivington st, 5 & 40.
Sheriff st, 118.
Spring st, 61.
Stanton st, 134-6.
Walker st, 15.
*Water st, 106-8 (or Pearl st, 140-2).
Watts st, 50.
Worth st, 20-2.
*1st st, 207-11 E (or Houston st, 214-8 E.
*2d st, 280-91 E (or Houston st, 398-400 E.
*6th st, 238-40 E (or 2d av, 101).
10th st, 28 E
10th st, 211 W.
14th st, 347 E.
14th st, 209 W.
17th st, 330 & 334-40 W.
21st st, 558 W.
22d st, 213 W.
32d st, 145-51 E.
34th st, 129-33 W (or Bway, 1319-21).
*35th st, 122-6 W (or Bway, 1319-21).
37th st, 337 W.
38th st, 218 W.
48th st, 317 E.
48th st, 32 & 612 W.
51st st, 347 W.
52d st, 205 W.
55th st, 52 E.
56th st, 70 E.
56th st, 421 W.
*62d st, 160 W (or Amsterdam av, 49-55).
63d st, 154-6 E.
65th st, 236 W.
*67th st, 121 W (or Bway, 1981).
67th st, 123-7 W.
68th st, 16 W.
74th st, 345 E.
78th st, 22 & 46-8 E.
79th st, 100 W.
*84th st, 251 W (or Bway, 2321-5).
84th st, 253-65 W.
*90th st, 100-2 E (or Park av, 1109-15).
90th st, 104 E.
92d st, 110-112 E.
103d st, 225 E
105th st, 142 W.
106th st, 320 W.
107th st, 54 E.
108th st, 323-9 E.
109th st, 100 E.
109th st, 130 & 227 W.
110th st, 320 E.
115th st, 223 E.
115th st, 301-5 W.
116th st, 58-60, 123 & 336 E.
120th st, 154 & 352 W.
*121st st W (swc Manhattan av, blk 1947-53.
124th st, 232-4 E.
126th st, 306 W.
128th st, 8 E.
130th st, 526 W.
134th st, 72 W.
*143d st W (nec Riverside dr, 660-6), blk 2090-16.
*143d st, 450-6 W (or Convent av, 310-8).
*146th st, 167 (or 7th av, 2521-3).
*147th st, 164 W (or 7th av, 2537-9).
150th st, 420 W.
152d st, 259-65 W.
*156th st W (nwc St Nicholas av), blk 2107-79.
163d st, 510 W.
167th st W, ss, blk 2123-58.
*181st st, 750 W (or Ft Washington av, 454-66).
183d st, 520 W.
*186th st W (sec Wadsworth av), blk 2166-33.
Av A, 1638.
Audubon av, 97-99.
Amsterdam av, 710-2.
Broadway, es, blk 2167-32.
Broadway, 1319-21, 2321-31, 1981-7 & 1991.
Columbus av, 70.
*Columbus av, 390-6 or 77th st, 100 W.
Convent av, 310-18.
Ft Washington av, 454-66.
*Hillside av (nwc Ellwood), blk 2171-42.
Madison av, 1677.
Manhattan av, 156-64 & 505.
Old Broadway, 41-3.
*Old Broadway, 45-7 (or 130th st, 526 W).
Park av, 951, 1109-15 & 1110.
*Park av, 1489 (or 109th st, 100 E.
Riverside dr, 660-6.
St Nicholas av, 921.
Seaman av (nwc Emerson pl), blk 2248-92, 97-pt lot 98.
Wadsworth av (s e c 184th st), 2166-33.
West End av, 885.
1st av, 154 & 693.
2d av, 101.
2d av, 1890.
2d av, 2453.
7th av, 2521-3 & 2537-9.
8th av, 2131-9.
9th av, 445.
*11th av, 130-6 (or 21st st, 558 W).

WILLS.

10th st, 341 E.
55th st, 7 E.
Broadway, 1841.


**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
r—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhatan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JULY 17, 18, 20, 21, 22 & 23.

**Carmine st, 80-2,** see Sheriff, 118.

**Cherry st, 231** (1:248-38), ss ,218.9 e Pike st or sl, runs s19.11xe0.6xs10xe.4xs60 to st xw44.9 to beg, 5-sty bk tnt & strs; Frederic Harrington to Frederic Harrington, Inc, 1840 North Front st, Plainfield, N J, mtg $35,250 & AL; July14, July17'14; A $13,000-28,500. nom

**Columbia st, 77** (2:334-31), ws, 80 n Rivington, 20x19.8, 5-sty bk tnt & strs; Jas A Lynch, ref, to Bella Feldman, 211 W 111. FORECLOS July15. July22'14. A $8,000-13,000. **2,500**

**Courtlandt st, 60** (1:59-35), ns, 25.9 w Greenwich, runs x41.10 & 13.11xw19.4xs60 to st xe21.2 to beg, 4-sty bk loft & str bldg; Hy J Schnitzer & Laura E, his wife, to Henry J Schnitzer, 141 Washington, July15; July20'14; A$34,000-38,000. nom

**Ellwood st, nwc Hillside av,** see Hillside av, nwc Ellwood.

**Emerson pl, nwc Seaman av,** see Seaman av, nwc Emerson pl.

**Essex st, 40** (1:311-6), es, abt 175 s Grand, 25x100, 7-sty bk tnt & strs; Yetta Cohn to Dora Berman, 101 W 112. AL; July15; July21'14; A$26,000-45,000. nom

**Front st, 332** (1:243-50 to 55), nec Gouverneur sl, 150x70, vacant; N Y Trust Co TRSTE Jane Brown, decd, et al to City N Y; June1; July18'14; A$22,000-22,000. **45,000**

**Gouverneur sl, nec Front,** see Front, 332.

**Hamilton st, 48,** see Market, 59-63.

**Hester st, 126** (1:303-19), ss, 49.11 w Chrystie, 24.11x50.3x24.10x49.10, 6-sty bk tnt & strs; Jos J O'Donohue Jr & Teresa R O'Donohue, EXRS Annie C Riley, to Teresa M J O'Donohue, 5 E 65. July20, July21'14; A$16,000-23,000. **20,000**

**Houston st, 214-8 E,** see 1st, 107-11 E.

**Houston st, 398-400 E** (2:371-71), ns, abt 60 w Sheriff, 40x60.7 to ss 2d (Nos 289-91) x40.4x65.8, ws, 6-sty bk tnt & strs; Fischel Weintraub to Louise Kaufold, 450 Throop av, Bklyn; mtg $52,500; June25; July23'14; A$27,000-53,000. nom

**James st, ws, at es New Bowery,** see New Bowery es at ws James.

**Lafayette st, 231-5,** see Spring, 61.

**Madison st, 195,** see Market, 35.

**Market st, 11** (1:280-26), ws, 25 s East Bway, 25x90, 4-sty bk tnt & strs & 4-sty bk rear tnt; Wm A Boyd, ref, to Annie J Gruner, 161 Madison av; Hy Schaefer, at Greenwich, Conn, & Frederic J Middlebrook, 2030 Bway, TRSTE Siegfried Gruner; FORECLOS July20; July21; July 23'14; A$20,500-26,000. **21,000**

**Market st, 35** (1:277-21), ws, abt 25 n Madison, 25x—, 6-sty bk tnt & strs; all of; A$17,500-32,000; also MADISON ST, 195 (1:273-19), ns, abt 85 w Rutgers, 23.10x 100; ½ pt; 6-sty bk tnt & strs; Sarah, wife of & Sam Jacobs to Emeritus Realty Co, Inc, 346 Bway; AL; July15; July21'14; A $18,500-35,000. O C & 100

**Market st, 59-63** (1:253-37), swc Hamilton (No 48), 44.1x57.5x25.7x59.6, 6-sty bk tnt & strs; A$30,000-66,000; also MARKET ST, 65 (1:253-34), ws, 44.1 s Hamilton, 25x 57.6, 6-sty bk tnt & strs; A$15,000-31,000; Annie Kalikow & ano to Highstone Co, Inc, 357 Sheffield av, Bklyn; mtg $56,500; July1; July21'14. nom

**Market st, 65,** see Market, 59-63.

**Mercer st, 231** (2:533-23), ws, 175 s 3d, 25x100, 7-sty bk loft & str bldg; Moritz Weil et al to Louise Fox, 520 Ocean av, Jersey City, NJ; B&S; AL; June13; July 20'14; A$23,000-45,000. O C & 100

**Norfolk st, 163-5,** see Stanton, 134-6.

**Orchard st, 154** (2:411-5), es, 175.5 n Rivington, 25x87.10, 5-sty bk tnt & strs; Isidore Colle to Helene Lustgarten, 699 Prospect av, Bronx; mtg $23,000; July15; July22'14; A$22,000-28,000. nom

**Pearl st, 140-2** (1:31-16 & 17), es, abt 100 s Wall, 41x100.5 to ws or ns Water (Nos 106-8) x41.5x100.1, 5 & 6-sty bk office & str bldg; Fredk L Carter to Kate C Macy, 22 Riverside dr; May25'03; July23'14; A $60,000-100,000. nom

**Pike st, 54** (1:274-16), ws, abt 25 n Monroe,, 24x86, 5-sty bk tnt & strs; Arthur D Truax, ref, to Kath Chambers, 277 South st, Morristown, NJ; FORECLOS July21; July23'14; A$14,500-24,000. **24,500**

**Prince st 177** (2:517-40), ns, 100 e Sullivan, 25x95.6, 6-sty bk loft & str bldg; Jno J Lee Prell to Brown-Weiss Realties, a corpn, 63 Park Row; mtg $25,000; July6; July18'14; A$17,000-25,000. O C & 100

**Prince st, 177;** Brown-Weiss Realties to J & D Realty Corpn, 63 Park Row; mtg $25,000; July15; July18'14. O C & 100

**Rivington st, 5** (2:425-19), ss, 119.5 e Bowery, 28.9x99.10x22.6x99.11, 5-sty bk tnt & strs; Saml Marks, ref, to Hannah Sullivan, 222 E 12; mtg $30,000; FORECLOSED & drawn July20; July22'14; A$28,000-38,000. **500 over & above mtg**

**Rivington st, 40,** see Sheriff, 118.

**Sheriff st, 118** (2:335-6), es, 150 s Houston, 25x100, 6-sty bk tnt & strs, all; A$19,-000-37,000; also RIVINGTON ST, 40 (2:-421-80), ns, abt 50 e Forsyth, 24.9x100, 6-sty bk tnt & strs, all; A$23,000-41,000; also CARMINE ST, 80-2 (2:528-61), ss, 58.9 e Varick, old line, 40x60, 6-sty bk tnt & strs; ½ pt; Sarah, wife, & Sam Jacobs, to Emeritus Realty Co, Inc, 346 Bway; AL; July15· July21'14; A$17,000-36,000. O C & 100

**Spring st, 61** (2:495-1 & 47), nec Lafayette (Nos 231-5), 25.3x100.9x25x95, 5-sty bk tnt & strs; deed of trust; Jno G Wendel to Rebecca A D W, wife Luther A Swope; Mary E A & Ella V von E Wendel, all at Irvington, NY, in trust for life of Mary E A Wendel; July22; July23'14; A$——-——. nom

**Stanton st, 134-6** (2:355-29), nwc Norfolk (Nos 163-5), 47.5x68.9x47.5x68.8, 6-sty bk tnt & strs; Gussie or Augusta Greenspan to Abr Levine, 1466 1 av; mtg $87,500 & AL; July21; July22'14; A$55,000-90,000. O C & 100

**Walker st, 15** (1:191-24), ss, 160 e West Bway, 20x106, 6-sty stn loft & str bldg; A $20,000-35,000; also TOWNSEND AV (11:-2850), sec 176th, 59x100x83.4x102.11, vacant; also 139TH ST E (9:2267), ns, 124.8 e BROOK AV, runs e25xn9xsw14.6xn59.4xs 64.10 to beg, vacant; also 139TH ST E (9:-2267), ns, 97.8 e Brook av, runs n100xe20.6 xs35.10 & 64.10 to st xw27 to beg, vacant; also 139TH ST (rear of) (9:2267), begins 9 n 139th & 341.5 w St Ann's av, runs n 90.11xw29.2xs94.6xe10.4 to beg, vacant; Mary Ehrmann to Sadie Ehrmann, 1464 St Nicholas av; AL; Jan7'13; July23' 14. O C & 100

**Walker st, 15** (1:191-24), ss, 160 e West Bway, 20x106, 6-sty stn loft & str bldg; Sadie Ehrmann to 15 Walker St Corpn, 320 Bway; AL; May26; July23'14; A$20,000-35,-000. O C & 100

**Watts st, 50** (2:477-67), ns, 247.2 e Varick, old line, 21.2x84.8 to 3 ft alley x21.2x 84.6, with AT to alley, 2-sty fr bk ft dwg; Jessie Ridley et al, individ & TRSTES Annie R Finch, to Edw & Jas Bergonzi, both at 48 Watts; mtg $5,000 & AL; July17; July23'14; A$10,000-11,000. **11,000**

**Water st, 106-8,** see Pearl, 140-2.

**Worth st, 20-2** (1:144-50 & 51), ss, 50 w West Bway, 50x80, 2-5-sty bk loft & str bldgs; Mary E Youngs et al to Mary B Brandegee, at Brookline, Mass; mtg $35,000 & AL; June29; July21'14; A$42,000-54,000. O C & 100

**1ST st, 107-11 E** (2:428-22), ss, 150 w Av A, 50x61.4 to ns Houston (Nos 214-8) x50.4x 55 to beg, 6-sty bk tnt & strs; Julius Valenstein to Henry G Feinberg, 141 Bay 8, Bklyn; mtg $75,000; July16; July21'14; A$32,000-57,000. O C & 100

**2D st, 289-91 E,** see Houston, 398-400 E.

**6TH st, 238-40 E,** see 2 av, 101.

**10TH st, 28 E** (2:561-9), ss, 148.9 e University pl, 46x92.3, 12-sty bk loft & str bldg; 28 East 10th St Corpn to 406 West 31st St Co, Inc, 80 Maiden la; mtg $225,000; July6; July21'14; A$70,000-200,000. O C & 100

**10TH st, 211 W** (2:620-82), ns, 49.7 e Bleecker, 50.5x86x50.5x86.2, 6-sty bk tnt & strs; A$25,000-60,000; also LAND at Coxsackie, NY; McDougall Hawkes, receiver in bankruptcy of & Max G Rieser, bankrupt, to Jno K Erskine Jr, 49 W 44; AT; QC; AL; June8'10; July21'14. 1,100

**10TH st, 211 W;** also LAND at Coxsackie, NY; Ezra P Prentice, TRSTE in bankruptcy of & Max G Rieser, to same; AT; QC; AL; Nov23'11; July21'14. nom

**10TH st, 211 W;** also LAND at Coxsackie, NY; Jno K Erskine Jr to M Gustine Rieser Realty Co, a corpn, 427 E 57; AT; AL; July29'10; July21'14. nom

**10TH st, 211 W;** also LAND at Coxsackie, NY; same to same; AT; Nov25'11; July21'14. nom

**14TH st, 347 E** (3:921-24), ns, 101.6 w 1 av, 22.6x103.3, 4-sty bk home; Platon Rozdestvensky, Archbishop of the Russian Orthodox Catholic Church of N A, to Alex Nemolonsky, 15 E 97, Bishop of the Russian Orthodox Catholic Church of N A; mtg $17,000; May28; July22'14; A exempt-2,500 & exempt. nom

**14TH st, 209 W** (3:764-33), ns, 100 w 7 av, 25x120, 4-sty stn tnt & strs; Chas D Taylor to Clara Taylor, 222 W 23; mtg $12,000 & AL; July10; July20'14; A$19,500-25,000. nom

**17TH st, 330 W** (3:740-48), ss, 425 e 9 av, 25x92, 5-sty bk tnt; A$10,500-26,000; also 17TH ST, 334-40 W (3:740-50 to 53), ss, 300 e 9 av, 100x92, 4-5-sty bk tnts; Louise Fox to Jos L Buttenwieser, 300 Central Park W; AL; July15; July17'14; A $42,000-104,000. O C & 100

**17TH st, 334-40 W,** see 17th, 330 W.

**21ST st, 558 W,** see 11 av, 130-6.

**22D st, 213 W** (3:772-38), ns, 101.2 w 7 av, 15x78.5x15x78.7, 3-sty & b stn dwg; Harriet E Rummell, widow, to Eliphalet L Davis, 249 W 22; AL; July17; July22'14; A $9,000-12,000. O C & 1,000

**32D st, 145-51 E** (3:888-27 to 30), ns, 95.6 e Lex av, runs n50xw0.6xn48.9xe50xs22.1xe 50xs74.8 to st xw99.6 to beg, 4-5-sty bk tnts & strs; Geo W Eccles to Milledge Realty Corpn, 5 Bullard pl, Flushing, B of Q; mtg $97,500 & AL; July18'14; A$88,000-106,500. O C & 100

**34TH st, 111 W,** see Bway, 1319-21.

**34TH st, 129-33 W,** see Bway, 1319-21.

**35TH st, 122-6 W,** see Bway, 1319-21.

**37TH st, 337 W** (3:761-14), ns, 449.9 w 8 av, 24.9x98.9, 4-sty bk tnt & strs; Wm H F Finck, heir &c Ferd Wieler, to Theresa Kubler, 89 N 18, East Orange, NJ, & Adolph Wieler, 455 W 50; ⅛ pt; AT; June26; July20'14; A$13,000-18,000. O C & 100

**39TH st, 218 W** (3:788-58), ss, 187 w 7 av, 20x98.9, 3-sty stn tnt; Arthur S Friend, ref, to Gabriel I Lewis, 111 W 75; FORECLOS July22; July23'14; A $30,000-31,500. **25,000**

**48TH st, 317 E** (5:1341-10), ns, 225 e 2 av, 25x100.5, 5-sty bk tnt & strs; Gaetano Lopes to Philip Bongiorno, 319 E 48; ½ pt; mtg $18,250; July13; July20'14; A$9,000-32,000. O C & 100

**48TH st, 32 W** (5:1263-55½), ss, 432 w 5 av, 20.6x100.5, 4-sty & b bk dwg; Annette A Bryant & Wisner R Townsend, EXRS Jos D Bryant, to Juliet K Lamont, 2 W 53; July6; July20'14; A$51,000-59,000. **re of claims for 68,000 & nom**

**48TH st, 32 W;** Juliet K Lamont to Florence B de Peyster, 5846 Kenmore av, Chicago, Ill; B&S; July6; July20'14. gift

**48TH st, 612 W** (4:1095-41), ss, 200 w 11 av, 25x100.5, 5-sty bk stable; Hattie C Chace to Sarah McNiff, 342 W 52; Nov15 '09; July22'14; A$8,000-20,000. omitted

**48TH st, 612 W;** Sarah McNiff to C G C Realty Corpn, 612 W 48; AL; July17; July 22'14. nom

**51ST st, 347 W** (4:1042-11), ns, 265 e 9 av, 20x100.5, 3-sty & b stn dwg; Saml Huston to Annie Huston, 603 W 138; B&S; mtg $10,000; Mar24; July20'14; A$13,500-17,500. O C & 100

**52D st, 265 W** (4:1024-5½), ns, 114 e 8 av, 14x100.5, 3-sty & b stn dwg; Jessie E Smith to May Irwin Eisfeldt, 127 W 43; mtg $8,000; July13; July21'14; A$18,000-19,000. O C & 100

**53TH st, 52 E** (5:1290-48½), ss, 82.6 e Madison av, runs s50.2xe17.6xs50.2xe8.6xn 100.5 to st xw26 to beg, 4-sty & b stn dwg; Clarence P Wyckoff et al to Jno C Tomlinson Jr, 30 W 44; ⅓ pt; mtg $21,000; Jan6; July21'14; A$40,000-50,000. nom

**56TH st, 70 E** (5:1291-43), ss, 156 w Park av, 18x100.5, 4-sty & b stn dwg; Fredk S Pinkus to Fredk B & Walter D Pinkus, 70 E 56, & Alice B Dexter, at Chemin De L'elysee, Ouchy, Switzerland; AL; July14; July20'14; A$36,000-45,000. nom

**56TH st, 421 W** (4:1066-20), ns, 300 w 9 av, 25x100.5, 5-sty bk tnt; Chas L Cohn, ref, to Bertha Wolf, 1218 Boston rd; mtg $13,000; FORECLOS July17; July21· July 22'14; A$11,000-19,000. **15,000**

**62D st, 160 W,** see Ams av, 49-55.

**63D st, 154 E** (5:1397-46), ss 234 w 3 av, 16x105.10x16x105, 3-sty & b stn dwg; Henry Meyers to Fredk J Sterner, 139 E 19; mtg $14,000 & AL; July16; July21'14; A$13,500-17,000. O C & 100

**63D st, 156 E** (5:1397-45½), ss, 218 w 3 av, 16x105x16x104, 3-sty & b stn dwg; Dina Beinhauer, individ & EXTRX Fredk W Beinhauer, to Fredk J Sterner, 139 E 19; AL; July21'14; A$13,00016,500. **20,000**

**65TH st, 236 W** (4:1156-50), ss, 350 e West End av, 25x100.5, 4-sty bk tnt & 1-sty fr rear tnt; Peter Docherty to Alex Henderson, 305 W 21; mtg $9,500; July20; July 21'14; A$8,000-11,000. nom

**67TH st, 121-7 W,** see Bway, 1991.

**68TH st, 16 W** (4:1120-40), ss, 175 w Central Park W, 18x100.5, 5-sty bk dwg; May Irwin Eisfeldt to Jessica E Smith, 853 7 av; mtg $12,000 & AL; July14; July21 14; A$16,000-29,000. O C & 100

**74TH st, 345 E** (5:1449-19), ns, 175 w 1 av ,25x98, 5-sty bk tnt & strs; Clara Goldberg to Clara Goldberg, his wife, 50 E 96; 000; July14; July17'14; A$9,000-18,000. O C & 100

**74TH st, 345 E** (5:1449-19), ns, 175 w 1 av, 25x98, 5-sty bk tnt & strs; Isaac Goldberg to Clara Goldberg, his wife, 50 E 91; mtg $19,000; July23'14; A$9,000-18,000. nom

**78TH st, 22 E** (5:1392-60½), ss; 104.8 w Mad av, 15.4x102.2 4-sty & b stn dwg; Jas McLean to Emily M Roemer, 494 Greene av, Brooklyn; B&S & CaG; June3; July17 '14; A$43,000-48,000. O C & 100

**78TH st, 22 E;** Emily M Roemer to Jno L De Saulles, 18 E 60 [5 av & 57th] AL; July16; July17'14. O C & 100

**78TH st, 46-8 E** (5:1392-47 & 48), ss, 100 e Madison av, 54x102.2, 2-4-sty & b bk & stn dwgs; Maria S Gibbs to Laura G Kirkby, her daughter, at the rectory, St Michael-Penkevil, Cornwall, Eng, party 1st pt, reserves life estate; AL; July16; July 21'14; A$87,000-113,000. gift & 100

**79TH st, 100 W,** see Columbus av, 390-6.

**84TH st, 253-65 W,** see Bway, 2321-31.

**90TH st, 100-2 E,** see Park av, 1109-15.

**90TH st, 104 E** (5:1518-68), ss, 82.2 e Park av, 29x100.8, 4-sty stn tnt; Henry Korminsky et al to Alliance Realty Co, 115 Bway; mtg $8,000; July20; July21'14; $17,-500-26,000. O C & 100

**92D st, 110 E** (5:1520-68½), ss, 89 e Park av, 18x100.8, 3-sty & b stn dwg; Marie N Hoguet to Oaklawn Corpn, 27 Wm; B&S & CaG; mtg $12,000; July8; July17'14; A$10,-500-14,500. nom

**92D st, 110 E** (5:1520-68½), ss, 89 e Park av, 18x100.8, 3-sty & b stn dwg; mtg $12,000; A$10,500-14,500; also 92D ST, 112 E (5:1520-68). ss, 107 e Park av, 18x100.8, 3-sty & b stn dwg; mtg $9,000; Oaklawn Corpn, a corpn, to Esthold Realty Co, Inc, 119 W 40; July14; July17'14; $10,500-14,500. nom

**92D st, 112 E** (5:1520-68), ss, 107 e Park av, 18x100.8, 3-sty & b stn dwg; Marie N Hoguet et al to Oaklawn Corpn, 27 Wm; B&S & CaG; mtg $9,000; July8; July17'14; A$10,500-14,500. nom

**92D st, 112 E,** see 92d st, 110 E.

**102D st, 225 E** (6:1652-15), ns, 355 e 3 av, 25x100.11, 5-sty bk tnt & strs; Asa B Gardiner, ref, to Chas A Robinson, 52 Winter st, Portland, Me, & I Townsend Burden Jr, 65 E 78, TRSTES for Geo H Robinson, will of Agnes H Robinson; FORECLOS June30; July10; July21'14; A$10,000-21,000. **20,000**

**105TH st, 143 W** (7:1860-18¼), ns, 415.5 e Ams av, 33.5x134.10, 5-sty bk tnt; Lilly Lang to Edw G Schroeder, 414 E 4, Mt Vernon, NY; mtg $22,000; July20; July23 '14; A$19,000-27,500. nom

**106TH st, 320 W** (7:1891-66), ss, 100 e Riverside dr, 23x100.11, 5-sty stn tnt; Harriet F Gibson to Hudson Investing Co, Inc, 55 Wall; B&S; mtg $6,000 & AL; May 16; July20'14; A$21,000-43,000. nom

**107TH st, 54 E** (6:1612-48), ss, 100 e Madison av, 25x100.11, 5-sty bk tnt; Jacob Levin & Rosa, his wife, to Sarah Levin, 3 W 116; mtg $22,750; July16; July17'14; A $11,000-22,000. O C & 100

**108TH st, 323-5 E** (6:1680-15), ns, 250 w 1 av, 50x100.11, 6-sty bk tnt & strs; Eugene A Donohue to Lawyers Mtg Co, a corpn; B&S; Apr3; July21'14; A$14,000-49,000. nom

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**108TH st, 327-9 E** (6:1680-17), ns, 200 w 1 av, 50x100.11, 6-sty bk tnt & strs; Eugene A Donohue to Lawyers Mtg Co, a corpn, D&S, Apr15, July21'14; A$14,000-49,000. nom

**109TH st, 100 E,** see Park av, 1489.

**109TH st, 130 W** (7:1863-51), ss, 325 e Ams av, 25x100.11, 5-sty bk tnt; Emma L Kuhne to Anna Lieb, at Clinton, Conn, mtg $26,000 & AL; July21; July22'14, A $13,000-27,000. O C & 100

**109TH st, 227 W** (7:1881-17), ns, 344.4 w Ams av, 55.8x100.11, 9-sty bk tnt; Paterno Investing Corpn to Bendheim Constn Co, a corpn, 128 Bway; mtg $130,000; July 21; July23'14; A$40,000-160,000. O C & 100

**110TH st, 320 E** (6:1681-42), ss, 250 e 2 av, 25x100.11, 1 & 2-sty bk market; Carmela Pompa to Giusseppe Pompa, 351 E 114; July16; July17'14; A$7,000-12,000. nom

**115TH st, 223 E** (6:1665-11), ns, 257 e 3 av, 16.6x100.11, 3-sty & b stn dwg; Annie Omsk et al, heirs &c Hulda Menke, to Louis G Menke, 223 E 115; also heir of same; AT; correction deed; mtg $7,000; May8'12; July22'14; A$6,000-8,000. nom

**115TH st, 223 E;** Louis G Menke to Victor E Meert, 154 E 91; mtg $7,000 & AL; July18; July22'14. 200

**115TH st, 301-5 W,** see 8 av 2131-9.

**116TH st, 58 E** (6:1621-47), ss, 130 e Madison av, 20x100.11, 5-sty bk tnt & strs; A $13,000-20,000; also 116TH ST, 60 E (6:1621-46), ss, 150 e Madison av, 20x100.11, 5-sty bk tnt & strs; Ridgewood Development & Constn Co, a corpn, to Central Trust Co of N Y, 54 Wall; AL; July14; July21'14; A$13,-000-20,000. O C & 100

**116TH st, 58 E** (6:1621-47), ss, 130 e Madison av, 20x100.11, 5-sty bk tnt & strs; Philip I Hover to Ridgewood Estates, a corpn, 212 Bway; AL; July14; July21'14; A $13,000-20,000. O C & 100

**116TH st, 58 E** (6:1621-47)„ ss, 130 e Madison av, 20x100.11, 5-sty bk tnt & strs; A$13,000-20,000; also 116TH ST, 60 E (6:-1621-46), ss, 150 e Madison av, 20x100.11, 5-sty bk tnt & strs; Ridgewood Estates, a corpn, to Ridgewood Development & Constn Co of Ridgewood, NJ; AL; July14; July 21'14; A$13,000-20,000. O C & 100

**116TH st, 60 E** (6:1621-46), ss, 150 e Madison av, 20x100.11, 5-sty bk tnt & strs; Philip I Hover to Ridgewood Estates, a corpn, 212 Bway; AL; July14; July21'14; A$13,000-20,000. O C & 100

**116TH st, 60 E,** see 116th, 58 E.

**116TH st, 123 E** (6:1644-11), ns, 256 e Park av, 25x100.11, 7-sty bk tnt & strs; S Stanwood Menken, ref, to Adrian H Jackson, 53 E 67; FORECLOSED & drawn Dec 14'10; July17'14; A$15,000-45,000. **5,000**

**116TH st, 123 E;** Adrian H Jackson to Benj Goldberg, 1251 47th, Bklyn; mtg $75,-000; July15; July17'14. O C & 100

**116TH st ,336 E** (6:1687-36), ss, 241.8 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Hyman Stern to Dora Schwarz, 336 E 116; B&S; AL; July15; July17'14; A$6,500-9,500. nom

**121ST st, 104 W** (7:1905-38), ss, 96 w Lenox av, 20x100.11, 3-sty & b stn dwg; B & E Holding Co, Inc, to Sophie Karp, 69 W 104; mtg $12,000; July16; July17'14; A $10,400-18,000. O C & 100

**121ST st, 353 W** (7:1948-7), ns, 186 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Hy Muller to Rena Arvine, 353 W 121; mtg $7,000; July17'14; A$8,300-10,500. O C & 100

**121ST st W, swc Manhattan av,** see Manhattan av, 505.

**124TH st, 232-4 E** (6:1788-35 & 36), ss, 360 e 3 av, 40x100.11, 2-3-sty & b stn dwgs; Morgan J O'Brien Jr, ref, to B Aymar Sands, 58 W 48, TRSTE for Helen A Howell; FORECLOS July16; July22; July 23'14; A$16,500-22,000. **16,000**

**126TH st, 306 W** (7:1952-37½), ss, 116.8 w 8 av ,16.8x99.10, 3-sty & b stn dwg; Arnstaedt & Co, a corpn, to Anna P Pettes, 306 W 126; B&S; mtg $7,000; July14; July 18'14; A$10,000-12,500. nom

**128TH st, S E** (6:1752-67), ss, 130 e 5 av, 20x99.11, 3-sty & b stn dwg; Harriette M J Wood, ref, to Emma C Stuart, 4368 Lindell blvd, St Louis, Mo, TRSTE for Robt Stuart, Jr, will Robt Stuart; FORECLOSED & drawn July16; July17'14; A $9,500-14,000. **13,000**

**130TH st, 526 on map 520A W** (7:1984-47), sec Old Broadway (Nos 45-7), 100.1x 45, 6-sty bk tnt & strs; Wm H Wood, ref, to Port Sage Corpn, 354 4 av; FORECLOSED & drawn; July17'14; A$26,000-65,000. **500 over & above all liens**

**134TH st, 72 W** (6:1731-64), ss, 185 e Lenox av, 25x99.11, 5-sty stn tnt; Lizzie J Waugh to August Lauter, 789 Elton av; mtg $15,000; July15; July17'14; A$7,000-17,000. O C & 100

**143D st W** (7:2090-16), ns, 325 w Bway 65 to es Riverside dr (Nos 660-6), 100x 60.7x99.11, 6-sty bk tnt; Moses Misch to Janem Realty Co, Inc, 168 W 130; mtg $115,000 & AL; July15; July20'14; A$80,-000-155,000. O C & 100

**143D st, 450-6 W,** see Convent av, 310-8.

**143D st W, nec Riverside dr,** see 143d W, ns, 325 w Bway.

**146TH st, 167 W,** see 7 av, 2521-3.

**147TH st, 164 W,** see 7 av, 2537-9.

**150TH st, 420 W** (7:2064-43), ss, 67 e Convent av, 16.6x81.11, 3-sty & b bk dwg; Ensign Realty Co, a corpn, to Corporal Realty Co, a corpn, 55 Liberty; mtg $8,000; July20; July22'14; A5,000-10,300. O C & 100

**152D st, 259-65 W** (7:2038-5 & 7), ns, 100 e 8 av, 100x99.11, 2-6-sty bk tnts & strs; Sand Realty Co, a corpn, to W & J Realty Corpn, 378 Grand; AL; July23'14; A$38,-000-112,000. O C & 100

**156TH st W, nwc St Nicholas av,** see St Nicholas av, 921.

**167TH st, 510 W** (8:2123-57-58), ss, 175 w Ams av, 50x85, 3-sty fr dwg & vacant; Chas J W Meisel to Jas R Hayes, 486 W 165; mtg $14,000 & AL; July1; July22'14; A$15,000-16,500. nom

**181ST st 750 W,** see Ft Washington av, 454-66.

**183D st W, sec Audubon av,** see 183d, 520-2 W.

**183D st, 520-2 W** (8:2155-39), ss, 270 w Ams av, 100 es Audubon av x104.11, 6-sty bk tnt; Central Bldg, Impt & Investment Co to Chateau Holding Co, Inc, 149 Church; mtg $135,000; July17; July18'14; A $52,500-170,000. O C & 100

**186TH st W, sec Wadsworth av,** see Bway, es, 214.6 n 185.

**Av A, 184** (2:405-6), es, 51.9 s 12th, 25.9 x95.6, 4-sty bk tnt & strs & 4-sty bk rear tnt; Adavine Constn Corpn to Ezekiel Yachnowitz, 62 Rutgers; B&S; AL; July21; July22'14; A$20,000-23,000. O C & 100

**Av A, 1638** (5:1583-4), es, 40 n 86th, 20x75, 4-sty stn tnt & strs; Hajmyn or Hyman S Roth to Annie Roth, his wife, 1638 Av A; QC; July16; July20'14; A$7,500-12,500. nom

**Amsterdam av, 49-55** (4:1133-61), sec 62d (No 160), 100.5x100, 2-sty bk str; Wolcott G Lane et al, EXRS Wm A Spencer, to Edwin de B Newman, 24 Wellington ct, Bklyn; June20; July21'14; A$95,000-105,000. **82,500**

**Amsterdam av, 710-2** (4:1242-33), ws, 80.8 n 94th, 40x100, 5-sty bk tnt & strs; Adolphe Blum to Henriette Blum, his wife, 301 W 91; AL; July7; July20'14; A $35,000-60,000. nom

**Audubon av, sec 183d,** see 183d, 520-2 W.

**Broadway, 1319-21** (3:810-pt lot 50), ws, 56 n 34th, runs n48.2xw64.5xs74.11 to ns 34th (No 111) xe16.8xn31xe64.6 to beg; also 35TH ST, 122-6 W (3:810-pt lot 50), ss, 425 e 7 av, 75x98.9; also 34TH ST, 129-33 W (3:810-pt lot 50), ns, 450 e 7 av, 50x98.9; pt 10-sty bk str; Jno H Towle, by Guaranty Trust Co of N Y GDN to Percy S Straus, 875 Park av; 1-5 pt; AT; sub to Ls of R H Macy & Co; July21'14; A$——$——. **107,500**

**Broadway, 1981-7,** see Broadway, 1991.

**Broadway, 1991** (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk str; A$85,000-87,000; also BROADWAY, 1981-7 (4:1139-14¼-16), nwc 67th (Nos 121-7), 84.9x93x75.5x131.8, 3-4-sty & b stn tnts & 4-4-sty bk tnts & strs; Eliza J Wiggins to Broadway & 63d St Co, a corpn, 165 Bway; 1-6 pt; AT; sub to life estate of Eliza J Arkenburgh; July8; July23'14; A$254,000-276,000. O C & 100

**Broadway, 2321-31** (4:1232-5½-12), nwc 84th (Nos 253-65), 102.5x140.7x102.2x133.5, vacant; Max Marx to Paterno Constn Co, a corpn, 240 Cathedral Pkway; B&S; mtg $335,000; July20; July22'14; A$247,000-247,-000. O C & 100

**Broadway** (8:2167-32), es, 214.6 n 185th, runs s149.5xe191xn154.5xw35 xn 2.1 xw 176.4 to beg, vacant; A$105,000-105,000; also WADSWORTH AV (8:2166-33), sec 186th, 155.2x200x156x200, vacant; Jno N Blair to Blosben Corpn, a corpn, 128 Bway; CaG; July18; July21'14; A$67,000-67,000. nom

**Columbus av, 70** (4:1134-34), ws, 50.8 s 63d, 25x100, 3 & 4-sty bk tnt & strs; Herman A Strubbe & ano to Johanna Gunther, 781 E 161; mtg $30,000; July21'14; A$29,000-34,000. nom

**Columbus av, 390-6** (4:1150-34), swc 79th (No 100), 76.8x18.6, 5-sty stn tnt & strs & 1-sty bk str; Jos Ullman, ref, to Josiah H DeWitt, 40 W 51, TRSTE Wm P DeWitt, decd; sub to taxes &c; FORECLOSED & drawn July14; July21'14; A$37,000-45,000. **43,000**

**Convent av, 310-8** (7:2058-47), swc 143d (Nos 450-6), 99.11x125, 6-sty bk tnt; Albion Constn Co to Esresy Building Co, Inc, 35 Nassau; AL; July16; July17'14; A$78,-000-230,000. O C & 100

**Ft Washington av, 454-66** (8:2176-104), s ec 181st (No 750), runs e140.5xs150xw32xs 10xw100 to av xn173.10 to beg, 6-sty bk tnt & strs; Brown-Weiss Realties, a corpn, to J & D Realty Corpn, 63 Park Row; mtg $405,000; July15; July18'14; A$135,000-440,000. O C & 100

**Hillside av** (8:2171-42), nwc Ellwood, 204x154.10x200x115.2, vacant; Jas A Beha, ref, to Minerva Realty Co, 128 Bway; FORECLOS tax lien May28; June18; July 17'14; A$20,000-20,000. **10,000**

**Madison av, 1677** (6:1617-21¼), es, 30.3 n 111th, 15.3x70, 3-sty & b stn dwg; Abr H Sarasohn to Sheppard H Sapiro, 111 W 113; mtg $10,000; July17'14; A$8,000-10,500. O C & 100

**Manhattan av, 156-64** (7:1843-18, 46 & 47), es, 40.11 n 107th, 120x95, 3-6-sty bk tnts; Josephine Kessel to Rachel Kafka, 118 W 57; AT; B&S; July15; July17'14; A $84,000-186,000. O C & 100

**Manhattan av, 505** (7:1947-53), swc 121st, 18.5x80, 3-sty & b stn dwg; Harry Bijur, ref, to Bernhard Schneller, 67 Cooper sq; FORECLOS July9; July17; July 20'14; A$13,500-17,000. **10,000**

**New Bowery** (1:116), es, at ws James, runs sw along New Bowery, 3.6xe2.5 to James xn2.6 to beg, gore; Eugene F O'Connor & ano to Church of St James, a corpn, 23 Oliver; QC & CaG; July16; July18'14. nom

**Old Broadway, 41-3** (7:1984-19), es, 45 s 130th, 40x100.1, 6-sty bk tnt & strs; Wm H Wood, ref, to Port Sage Corpn, 354 4 av; FORECLOSED & drawn July17'14; A $17,500-40,000. **500 over & above all liens**

**Old Broadway, 45-7,** see 130th, 526, on map 520A W.

**Park av, 951** (5:1510-72), es, 76.6 s 82d, 25x100, 5-stv bk tnt & strs; Adolph Ganzenmuller to Akron Bldg Co, a corpn, 119 W 40; mtg $18,000 & AL; July22'14; A$51,-000-55,000. O C & 100

**Park av, 1110** (5:1501-38), ws, 50.5 s 90th, 25.2x82.2, 3-sty bk tnt & strs; Fredk W Marks to Blackstone Realty Co, a corpn, 505 5 av; mtg $25,000 & AL; June29; July 22'14; A$24,000-26,000. O C & 100

**Park av, 1109-15** (5:1518-69 to 72), sec 90th (Nos 100-2), 100.8x82.2, 4-5-sty bk tnts & strs; Augustus B Gray to Alliance Realty Co, a corpn, 115 Bway; mtg $112,-000; July20; July21'14; A$109,000-139,000. O C & 100

**Park av ,1489** (6:1636-71), sec 109th (No 100), 73.10x19, 4-sty bk tnt & strs; Bertha Rapoport to Jacob Altman, 52 E 116; mtg $10,250 & AL; July17; July18'14; A$10,500-13,000. O C & 100

**Riverside dr, 660-6,** see 143d W, ns, 325 w Bway.

**St Nicholas av, 921** (8:2107-79), nwc 156th, 25.10x92.10x24.11x99.9, 5-sty bk tnt; Irving H Tifft, ref, to Henry Bruere, as Chamerlain of City NY, at Municipal Bldg; FORECLOS July15; July17; July18'14; A $24,000-43,000. **25,000**

**Seaman av** (8:2248-92-97 & pt lot 98), nwc Emerson pl, 160x150, vacant; Wesley Wait to Seaman Constn Corpn, 612 W 207; D&S, July21; July22'14, A$——$——. O C & 100

**Wadsworth av, sec 186th,** see Bway, es, 214.6 n 185.

**West End av, 885** (7:1890-55), ws, 40.11 n 103d, 20x100, 3 & 4-sty & b stn dwg; Abram F Sterne to Louis Crist, 196 Schermerhorn, Bklyn; mtg $15,000; July18; July 22'14; A$18,500-29,000. O C & 100

**West End av, 885;** Louis Crist to Paterno Bros, a corpn, 601 W 115; mtg $28,-000; July21; July22'14. nom

**1ST av, 154** (2:437-4), es, 69.2 n 9th, 23.1 x100, 5-sty bk tnt & strs; Hy Silverstone to Louis Berman, 24 E 99; ⅓ pt; AT; AL; Apr29; July17'14; A$20,000-27,000. O C & 100

**1ST av, 693** (3:945-30), ws, 74 s 40th, 24.8 x75, 5-sty bk tnt & strs; Giovanni Lopez to Antonina Lopez, both at 740 2 av; ½ RT&I; mtg $10,500; July16; July17'14; A $10,000-14,500. nom

**1ST av, 693;** Antonina Lopez to Giovanni Lopez, both at 740 2 av; ½ RT&I; mtg $10,500; July16; July17'14. nom

**2D av, 101** (2:461-28), swc 6th (Nos 238-40), 24.3x105, 5-sty bk tnt & strs; Pauline Weiss to Hugo Rosenthal, EXR Wm Rosenthal, decd, & Nellie Rosenthal, both at 60 W 75; AT; QC; June25; July21'14; A $36,000-56,000. nom

**2D av, 1890** (6:1669-51), es, 50.5 s 98th, 24.9x100, 4-sty & b bk dwg; Harold V Story, ref, to Anna R Fairchild, 9 Rue Jean Gonjon, Paris, France; FORECLOSE July9; July17; July18'14; A$10,000-13,000. **10,000**

**2D av, 2453** (6:1790-26), ws, 74.11 s 126th, 25x105, 6-sty bk tnt & strs; Sand Realty Co, a corpn, to W & J Realty Corpn, 378 Grand; AL; July23'14; A$11,000-28,000. O C & 100

**7TH av, 2521-3** (7:2015-1), nec 146th (No 167), 40x100, 6-sty bk tnt & strs; Chas F MacLean, ref, to Dry Dock Savgs Instn, 341 Bowery; FORECLOS July9; July13; July20'14; A$27,000-59,000. **40,000**

**7TH av, 2537-9** (7:2015-5), sec 147th (No 164), 40x100, 6-sty bk tnt & strs; Chas F MacLean, ref, to Dry Dock Savgs Instn, 341 Bowery; FORECLOS July9; July13; July20'14; A$26,000-58,000. **40,000**

**8TH av, 2131-9** (7:1848-46-47), nwc 115th (Nos 301-5), 100.11x125, 1 & 2-sty bk theatre & strs; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $90,000; July17; July18'14; A $120,000-130,000. O C & 100

**9TH av, 445** (3:732-42), ws, 25.1 s 35th, 24.4x80, 3-sty bk tnt & strs; Eva J Ellis to Christopher C Ellis, her husband, 209 W 121; mtg $20,000; May18; July22'14; A$19,-000-22,000. nom

**11TH av, 130-6** (3:692-63), sec 21st (No 558), runs e33.9xs87.4 to av xn93.8 to beg, gore, 3-sty bk loft & str bldg; Michl Fogarty to Jno J Halpin, 56 Clark av, Far Rockaway, B of Q; July20'14; A$18,000-24,500. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Arden st, 2;** also NAGLE AV, 21-3 (8:-2174); asn rents to secure mtgs, &c; Wm L O'Conor, 902 West End av, to Gertrude A Vanderbeck, 149 W 126; June9; July17 '14. nom

**Attorney st, 90-2** (2:343-6); consent to award of $400 for change of grade; Harry Jacobs, mortgagee, to Plain Realty Co; mtg $18,500; May29; July22'14. nom

**Bayard st, 9** (1:289-44); consent to award for $2,700 for Manhattan Bridge; Kath Rainsford, mortgagee, to Betsey Rubin; mtg $12,000; May14; July22'14. nom

**Bayard st, 9;** consent to award as above; Wm Rubin, mortgagee, to same; mtg $3,-000; May12; July22'14. nom

**Duane st, swc Greenwich,** see Greenwich, 320.

**Emerson pl, nwc Seaman av,** see Seaman av, nwc Emerson pl.

**Exchange alley, nwc Bway,** see Bway, 57-61.

**Fulton st, 226,** see Greenwich, 188-90.

**Greenwich st, 188-90** (1:82), swc Fulton (No 226), 43.11x24.6x43.11x24.2; consent to 3d track; Eliza C Fessenden et al to Manhattan Railway Co, a corpn; mtg $17,000; July14; July23'14. 967.54

**Greenwich st, 188-90;** consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $17,000; July14; July23'14. nom

**Greenwich st, 320** (1:139), swc Duane, 25x60; consent to 3d track; Eliza C Fessenden et al to Manhattan Railway Co, a corpn; mtg $25,000; July14; July23'14. 550

**Greenwich st, 320;** consent to 3d track; Emigrant Indust Savgs Bank, a corpn, mortgagee, to same; mtg $25,000; July15; July23'14. nom

**Madison st, 31,** see New Bowery, 33-5.

**Wadsworth ter** (8:2170), from 188th to Fairview av; also BROADWAY TER, from 193d to Fairview av; also 188TH & 190TH STS, from Wadsworth av to Wadsworth ter; also 193D ST, from Bway ter, being damage parcel 3, to acquire title; re mtg; Georgiana Kendall to City N Y; May18; July22'14. omitted

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**30TH st, 250 E,** see 2 av, 541.

**38TH st, 312 E** (3:943-50), ss, 217.4 e 2 av, 21.2x92.8x19x92.8, 4-sty stn tnt; re dower; Mary A Turley, widow, to Jno J Delehanty, 696 2 av, & Chas W Artz, 103 W 54, EXRS, &c, Robt J Turley; July15; July18'14; A$3,500-10,500. **2,125.39**

**54TH st, 243 E,** see 2 av, 1029.

**74TH st, 255-7 E,** see 2 av, 1421.

**109TH st, 100 W,** see Park av, 1489.

**116TH st, 58 E** (6:1621), ss, 130 e Madison av, 20x100.11; also 116TH ST, 60 E (6:1621), ss, 150 e Madison av, 20x100.11; re judgmt, Patk J McCarthy to Philip I Hover, of Ridgewood, NJ; July15; July22 '14. nom

**116TH st, 58-60 E;** re judgt; Henry W Fairfax to Ridgewood Development & Constn Co, of Ridgewood, NJ; July14; July 22'14. nom

**116TH st, 58-60 E;** re judgt; Morris B Chelimer to Ridgewood Development & Constn Co, of Ridgewood, NJ; July14; July 22'14. nom

**116TH st, 58-60 E;** re judgt; Roebling Constn Co to same; July14; July22'14. nom

**116TH st, 58-60 E;** re judgt; Siegfried Co, Inc, to same; July7; July22'14. nom

**116TH st, 58-60 E;** re judgt; Minnie Graff to same; July15; July22'14. nom

**116TH st, 58-60 E;** re judgt; Ferd S Ferguson to same; July17; July22'14. nom

**116TH st, 58-60 E;** re judgt; Marit E Folsom, atty for Jno B Owens, trading as Empire Floor Tile Co, to same; July20; July22'14. nom

**116TH st, 58-60 E;** re judgt; Chas E Reeb & Tyre J Dinkins, firm Reeb & Dinkins, to same; July11; July22'14. nom

**116TH st, 58-60 E;** re judgt; Jos P Slensby & David M Wolff, firm Slensby & Wolff, to same; July16; July22'14. nom

**116TH st, 60 E,** see 116th, 58 E.

**Broadway, 57-61** (1:21), nwc Exchange alley, 105.1x209 to es Church or Trinity pl, x110.8x202.2; agmt as to passageway in basement from subway, etc; Adams Express Bldg Co, a corpn, with Interborough Rapid Transit Co, a corpn, 165 Bway, & The City of NY; June25; July18'14. nom

**Nagle av, 21-3,** see Arden, 2.

**New Bowery, 33-5** (1:116), es, 61.6 n Madison, runs s43.3 to ns Madison (No 31) xe55.2xn79.6xw13.10 to es New Bowery xsw 51.1 to beg; consent to 3d track; Nicholas T Brown to Manhattan Railway Co, a corpn; mtg $38,000; July2; July23'14. 4,957.10

**New Bowery, 33-5;** also MADISON ST, 31; consent to 3d track; Mabel W Hill, mortgagee, to same; mtg $10,000; July3; July23'14. nom

**New Bowery, 33-5;** consent to 3d track; Lucy B Hutchinson, mortgagee, to same; mtg $6,000; July3; July23'14. nom

**New Bowery, 33;** consent to 3d track; Hugh Hill, mortgagee, to same; mtg $10,000; July10; July23'14. nom

**New Bowery, 35;** consent to 3d track; Emigrant Indust Savgs Bank, a corpn, mortgagee, to same; mtg $10,000; July10; July23'14. nom

**Park av ,1489** (6:1636-71), sec 109th (No 100), 73.10x19, 4-sty bk tnt & strs; re dower; Rachael Leibson to Bertha, wife Eli Leibson, 1540 43d, Bklyn; mtg $9,000 & AL; June25; July18'14; $10,500-13,000. nom

**Seaman av** (8:2248-92-97 & pt lot 98), nwc Emerson pl, 160x150; re mtg; Hickory Realty Corpn to Wesley Wait, of Newburgh,NY; QC; July20; July22'14; A$—— $——. 10,500

**2D av, 541** (3:910), swc 30th (No 250), 18.5x65; consent to 3d track; Eliza R Tucker to Manhattan Railway Co, a corpn; mtg $13,500; July16; July23'14. 221.24

**2D av, 541;** consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $11,000; July21; July23'14. nom

**2D av, 541;** consent to 3d track; same to same; mtg $2,500; July21; July23'14. nom

**2D av, 743** (3:920), ws, 24.8 s 40th, 24.8 x85; consent to 3d track; Kate E Hume to Manhattan Railway Co, a corpn; May1; July23'14. 296.25

**2D av, 973** (5:1325); consent to 3d track; Abr Rice to Manhattan Railway Co, a corpn; July6; July17'14. 840

**2D av, 1024** (5:1347), nec 54th (No 301), 20.5x74; consent to 3d track; Eliz Bohmfalk to Manhattan Railway Co, a corpn; July15; July23'14. 1,163.75

**2D av, 1029** (5:1328), nwc 54th (No 243), 25.5x75; consent to 3d track; Eliz Bohmfalk to Manhattan Railway Co, a corpn; July15; July23'14. 1,448.75

**2D av, 1421** (5:1427), nwc 74th (Nos 255-7), 22x77; consent to 3d track; Julia Aichele to Manhattan Railway Co, a corpn; July6; July17'14. 264

**2D av, 1555** (5:1526), ws, 38.11 s 81st, 18.10 x80; consent to 3d track; Hy Nuis to Manhattan Railway Co, a corpn; mtg $19,000; July17; July23'14. 226

**2D av, 1555** (5:1526); consent to 3d track; Emma Polack, mortgagee, to Manhattan Railway Co, a corpn; mtg $12,000; July20; July23'14. nom

**2D av, 1555;** consent to 3d track; Jno A Straley & ano to same; mtg $3,000; July 20; July23'14. nom

**An easement** (8:2170) for opening &extending of a Tunnel st from Bway, near Fairview av, to subway station at W 191st & St Nicholas av, being damage parcel 3 to acquire title; re mtg; Georgiana Kendall to City NY; May18; July22'14. omitted

**Certified copy** of bankruptcy & order of reference; Jno A Anger, alleged bankrupt, & referred to Wm Allen, ref; Apr28; July 23'14.

**Certified copy** order approving TRSTES bond; same bankrupt, same ref, & Thos R Van Boskerck, E B Walder & Saml Rowland TRSTEs; July23'14.

**General release** (misc1); Rosie Rosen to Herman M & Saml Solomon, 226 W 113, EXRS Marx Solomon; Feb27'12; July22'14 3,010.80

**General release;** Tillie Salvin to same; Feb20'11; July22'14. 2,000

**General release;** Irvin Solomon to same; July11'14; July22'14. 10,211.50

**General release;** Rachel Williams to same; June1'10; July22'14. 4,000

**Power of atty** (misc1); Robt P Zobel to Jas A Zobel, 35 W 39; June5; July22'14.

**Power of atty** (misc1); Kath T Moore, at Scarborough, NY, to Jas P Eadie, 121 Barclay st, Flushing, LI; July21; July23'14.

**Power of atty** (misc1); Mary L Markey, 441 E 187, to Frank J Markey, both at 441 E 187; Feb6'12; July18'14.

**Power of atty** (misc1); Anna M Braun, of Jersey City, NJ, to Michl F Bauer, also of Jersey City, NJ; May8'11; July20'14.

**Receipt of legacy** (misc1); Beth Israel Hospital Assn, a corpn, 70 Jefferson, to Herman M & Saml Solomon, 226 W 113, EXRS Marx Solomon; July10; July22'14. 1,152.89

**Receipt of legacy** (misc1); Home of the Daughters of Jacob, a corpn, 301-3 East Bway, to same; July9; July22'14. 1,212.89

**Renunciation of appointment** (misc1) by Adolph Jentes, of N Y, to act as TRSTE in matter of Estate of Emma Meier, decd; June3; July21'14.

# WILLS.

## Borough of Manhattan.

**10TH st, 341 E** (2:404-35), ns, 45 w Av B, 25x70, 5-sty bk tnt & strs; A$15,000-20,000; also BROADWAY, 1841-3 (4:1113-18), nwc 60th (Nos 5-11), 58x123, 1-1, 2-2 & 2-4-sty bk tnts & strs; A$320,000-330,000; Petro Vogler Est, Augusta Vogler EXTRX, 341 E 10; atty, Henry P Botty, 302 Bway. Will filed July14'14.

**55TH st, 7 E** (5:1291-7), ns, 150 e 5 av, 27x100.5, 4-sty & b stn dwg; (undivided int); Louise Graves Chappell Est, Dr Walter F Chappell, EXR, 7 E 55; atty, Saml Riker, 19 Cedar; A$80,000-92,000. Will filed July18'14.

**60TH st, 5-11,** see 10th, 341 E.

**Broadway, 1841-3,** see 10th, 341 E.

# CONVEYANCES.

## Borough of the Bronx.

**Charlotte st** (11:2977), ws, 100.4 n Jennings, 40x100; Dertinger Constn Co to Herman A Strubbe, 278 W 130; QC; AL; July 20; July22'14. nom

**Charlotte st** (11:2977), same prop; Johanna Gunther to same; mtg $34,000; July 20; July22'14. O C & 100

**Daniel st, swc Bway,** see Williams av, e s, 100 s Tremont rd.

**Dawson st, 779** (10:2695), nws, 200 sw Longwood av, 25x100, 2-sty bk dwg; Celia Leventhal to Fannie Schumacher, 779 Dawson; mtg $5,000; July9; July17'14. O C & 100

**Delancey pl (*),** ws, 105.8 n Morris Park av, 25x95, except part for Muliner av; Fredk G Durr to Jas A Clynes, 202 16th, Jersey City, NJ; mtg $4,000; July22'14. nom

**Delancey pl (*),** ws, same prop; Jas A Clynes to Ellen M Durr, 1904 Hunt av; mtg $4,000; July22'14. nom

**Featherbed la** (11:2865), sec Macombs rd, —x—, being lot 142, blk 2865, tax map, 3-sty fr dwg & vacant; Phebe L Robinson to House of Calvary, 5 Perry; mtg $13,000; July16; July17'14. O C & 100

**Fox st** (10:2719), ws, 57.6 n 169th, runs w41.7xn12.6xn14.11xe34.3 to st xs25 to beg, 4-sty bk tnt; Emilie Kauders to Chas Kauders, 978 Prospect av; mtg $6,198; July14; July18'14. O C & 100

**Home st, 918** (10:2719), ss, 81.3 e Fox, runs e20xs82xs5xw19.7xn84.9 to beg, 3-sty fr tnt; Mae Adler to Jos De Angelis & Saverio Perrone, 330 E 149; mtg $3,500; July 20; July21'14. O C & 100

**Kelly st, 935,** see Intervale av, 938.

**Manida st, 853-7** (10:2740), sws, 208.1 se Garrison av, 50x100; Ethel A Branner to Minnie Branner, 868 Manida; mtg $19,000; Dec29'13; July21'14. O C & 100

**Manida st, 853-7;** Minnie Branner to Margt McL Setzer, 56 Gerome av, Fort Lee, NJ; mtg $16,000; July17; July21'14. O C & 100

**Newell st, swc Gun Hill rd,** see Newell, sec Gun Hill rd.

**Newell st** (12:3359), sec Gun Hill rd, 36x62.5, vacant; also NEWELL ST (12:3358), swc Gun Hill rd, 50x100, vacant; Geo W Lyden to Marv L Trede, 3202 White Plains rd; QC; AT; July13; July20 '14. nom

**Purdy st (*),** es, 905 e Starling av, 103.3x 156.9x51x148; Bridget Noonan to Jno Noonan & Margt Dunn, 1337 Herschel; mtg $4,200; July20; July22'14. O C & 100

**Van Buren st, 1726 (*),** es, 287.6 s Morris Park av, 25x100; Thos J Gallagher to Helga S Wickstorm, at Wayside, on Madison av, Convent, NJ; July18; July20'14. O C & 100

**Whittier st, swc Seneca av,** see Seneca av, swc Whittier.

**139TH st E, ns, 97.8 e Brook av,** see Walker st, 15, Manhattan Cons.

**139TH st E, ns, 124.8 e Brook av,** see Walker st, 15, Manhattan Cons.

**150TH st, 148 E** (9:2347), ss ,141.6 w Mott av, runs s150xe39.6 to alley 11 ft wide xs10.2xw47.5xs10.6xw2.3xn71.6xe3 x n 100 to st xe18.6 to beg; all title to strip adj above on e, 10.2x11 or 12, 3-sty & b bk dwg; Jno J Hynes, ref, to Jno Toner, 339 W 49; mtg $5,500; FORECLOS June25; July17'14. **3,000**

**152D st, 560 E,** see Bergen av, 610-2.

**156TH st, 947 E** (10:2701), ns, 25 w Kelly, 25x100, 2-sty fr dwg; Valerie Pollack to Jos Kammerer, 695 Prospect av; mtg $7,000; July16; July23'14. O C & 100

**159TH st, 390 E** (9:2405), ss, 24.6 w Melrose av, 24.6x98.3, 5-sty bk tnt; David Steigerwald to Gabriella Engle, 120 W 112; mtg $17,000; July15; July17'14. O C & 100

**163D st, 930-6 E,** see Intervale av, 938.

**163D st, 940-8 E,** see Intervale av, 938.

**165TH st, 667 E** (10:2633), ns, 49.3 w Trinity av, 24.2x100x24.1x100, 4-sty bk tnt; Frank J Dreher et al to Ernst O Becher, 835 E 155; mtg $17,000; July21; July22'14. O C & 100

**167TH st, 581 E,** see Franklin av, 1160.

**169TH st, 773-81 E** (11:2961), ns, 157 e Boston rd, 98.11x109x98.3x108.8, 3-sty bk casino; also UNION AV, 1281-3 (11:2961), ws, 311 s Boston rd, 33.4x94.2x41.3x118.6, 2-2-sty fr dwgs; also UNION AV, 1285 (11:2961), ws, 286 s Boston rd, 25x118.6x 22.7x122.9, 2-sty & b bk dwg; McKinley Sq Casino Co to Brown-Weiss Realties, 61 Park row; mtg $105,980; July20; July23'14. O C & 100

**169TH st, 286 E,** see College av, 286.

**172D st E, sec Park av,** see Park av, se c 172.

**176TH st E, sec Townsend av,** see Walker st, 15, see Manhattan Cons.

**178TH st E** (11:2808), ss, 120 w Morris av, now Grand blvd & concourse, 25x100, except part for 178th, 2-sty fr dwg; Geo E Buckbee to Chas L Peacock, 164 E 178; A L; Mar25; July17'14. O C & 100

**179TH st, 716 E** (11:3092), ss, 100 w Clinton av, 16.8x100, 2-sty fr dwg; Agnes V Ford to Alice S Morris, 61 Monticello av, Jersey City, NJ; mtg $4,000; July14; July20'14. O C & 100

**187TH st, 764 E** (11:3114), ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Mabel A Pragnell to Elnora Koblish, 398 Main, Kansas City, Kansas; July14; July22'14. O C & 100

**188TH st, 689 E** (11:3075), ns, 50 e Cambreleng av, 50x100, except pt for 188th, 5-sty bk tnt & strs; Nicoletta Criscuolo to Maiche Marino, 2450 Belmont av; mtg $6,000; July18; July20'14. O C & 100

**203D st, 218 E** (12:3308), ss, 748.6 w Valentine av, 50x100, 2-sty fr dwg; Jessie B Leary to Erma R Leary, 77 W 124; mtg $3,500; Nov26'13; July21'14. nom

**214TH st E (*),** ns, 375 e Maple, 25x 125; Andw Bilotto to Vincenzo Pinelli, 781 E 214; July16; July17'14. O C & 100

**215TH st, 932 E (*),** ss, 325 e Bronxwood av, 25x100; Angelo Guazzo to Alessio Monaco, 932 E 215; mtg $2,000; July22; July 23'14. O C & 100

**241ST st, 321 E** (12:3390), ns, 377.4 w Martha av, 25x100, 2-sty fr dwg; Jos Hall, EXR Thos H Hall, to Louis R Hall, 59 E 75; June29; July21'14. 100

**241ST st, 333 E** (12:3390), ns,, 252.4 w Martha av, 25x100, 2-sty fr dwg; Jos Hall, EXR Thos H Hall, to Louis R Hall, 59 E 75; June29; July21'14. 100

**241ST st, 646 E (*),** ss, 116.8 w White Plains av, 18.9x128.10x18.9x130.1; Fredk F Graham to Louis R Hall, 59 E 75; B&S; June29; July20'14. O C & 100

**Amsterdam av (*),** es, 200 s Mad av, 50x 100; Ann Davis, widow, to Richd R Maslen, 2312 Aqueduct av; mtg $3,000; July6; July21'14. O C & 100

**Amsterdam av (*),** es, 200 s Mad av, 25x 100; Richd R Maslen to Ada Long, 1742 Hobart av; mtg $3,000; July8; July21'14. O C & 100

**Amsterdam av, ws, 100 s Tremont rd,** see Williams av, es, 100 s Tremont rd.

**Arthur av, 2375-7** (11:3065), nws, 150 se 187th, 50x124, 1-sty bk theatre & 2-sty fr dwg & str, except pt for av; Frank A Saporito to Jno Bussing Jr, Mt Vernon, NY; FORECLOS June3; June19; July17'14. **8,000**

**Bathgate av, 1624** (11:2920), es, 60.1 n 172d, 20x115.7, 2-sty fr dwg; Geo L Hurd to Paul Reimann, 1626 Bathgate av; July 17; July20'14. O C & 100

**Bathgate av, 1993** (11:3044), nws, 75 sw 179th, 37.6x100, except part for av, 5-sty bk tnt; Kate Upton to Harriet Rummell, 213 W 22; mtg $24,000; June29; July22'14. O C & 100

**Bathgate av, 2272** (11:3051), nes, abt 125 s 183d, except pt for av, 3-sty fr dwg; Henry A Schwicardi to Nathalie Schwicardi, 2272 Bathgate av; July17; July20'14. nom

**Beaumont av, 2416** (11:3105), es, 133.3 n 187th, 33.3x100, 4-sty bk tnt; American Real Estate Co to Pasquale Stiso, 2344 Beaumont av; mtg $16,000; July22; July 23'14. O C & 100

**Belmont av, ws, 210.9 n 177th,** see Hughes av, 1978.

**Belmont av** (11:3079), ws, 200 s 179th, 75x100 to Hughes av, vacant; Wm B Doutney to Mary, wife Wm B Doutney, 277 Van Buren, Bklyn; B&S; July22; July 23'14. nom

**Bergen av, 610-2** (9:2361), sec 152d (No 500), 51.5x100, 1-sty bk garage; Isidor Teitelbaum to I & S Co, Inc, 626 Bergen av; AT; July13; July22'14. nom

**Bogart av (*),** es, 75 s Woodmansten pl, 25x100; Walter K Thomas to Chas Goell Constn Co, 2586 Bedford av; mtg $680; July22; July23'14. nom

**Boscobel av, ws, abt 150.5 s 169th,** see Shakespeare av, es, 175.5 s 169.

**Boston rd (*),** nws, abt 200 se Thwaites pl, 50x115.11x57.4x151.11, except part taken by city; Fredk G Durr to Wm Duerr, 1904 Hunt av; July21; July22'14. nom

**Bracken av (*),** es, 100 n Jefferson av, 25x100; Michl O'Connor to Cath O'Connor, 4211 Barnes av; July21; July22'14. O C & 1,000

**Broadway, swc Daniel,** see Williams av, es, 100 s Tremont rd.

**Bronxdale av (*),** ss, 50.3 e Hunt av, 25.3 x112.2x25x115.9; Kitchen Impt Co to Harvey F Kitchen, 2009 Bronxdale av; AL; July15; July18'14. O C & 100

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**Bryant av, 914** (10:2761), es, 190 s Garrison av, 20x100, 3-sty bk dwg; Martin Pletscher Constn Co, Inc, to J Homer Hildreth, 362 E 136; mtg $7,250; July19; July 23'14. O C & 100

**Bryant av** (10:2764), es, 350 n Lafayette av, 114.7x101.10x133.10x100, 1-sty fr bldg & vacant; Henry D Macuse to Sigmund Firestone, Rochester, NY, & Pauline Dauere, 685 Dawson; mtg $4,000.50; Aug8'13; July 17'14. nom

**Buhre av (*),** ss, 50 w Hobart av, 50x100; also BUHRE AV (*), ss, 50 e Hobart av, 50x100; also BUHRE AV (*), ss, 50 w Jarvis av, map Tremont; also BUHRE AV (*), ss, 50 e Jarvis av, 50x100; Josephine T Deady to J Lawrence Davis, 35 W 82; July 20; July21'14. O C & 100

**Buhre av, ss, 50 e Hobart av,** see Buhre av, ss, 50 w Hobart av.

**Buhre av, ss, 50 w Jarvis av,** see Buhre av, ss, 50 w Hobart av.

**Buhre av, ss, 50 e Jarvis av,** see Buhre av, ss, 50 w Hobart av.

**Cambreling av** (11:3075), es, 618.6 s Fordham rd, 21.10x100, vacant; Benj Schmidt to Pasquale Reale, 192 Bleecker; AL; June2; July22'14. O C & 100

**Castle Hill av (*),** sec Hermany av, 75x105, except part for avs; Frank Gass to Johanna L Barry, 2159 Westchester av; Q C; July18; July22'14. nom

**Castle Hill av (*),** es, 50 s Hermany, 25x105, except part for Castle Hill av; Johanna L Barry to Eugene Nonnon, 1528 Overing; mtg $2,800; July21; July22'14. O C & 100

**Cedar av** (11:2881), es, 256.5 s 177th, 16.3x83.6x18.8x92.9; also CEDAR AV (11:2881), es 272.8 s 177th, 16.3x74.3x18.8x83.6, 2-3-sty bk dwgs; Milton Bldg Co Inc to Harry B Davis at Stuyvesant Plaza, Mt Vernon, NY; mtg $10,000; July15; July17'14. O C & 100

**Cedar av, es, 272.8 s 177th,** see Cedar av, es, 256.5 s 177.

**Clasons Point rd** (*), nes, 410.6 nw Harrison, 50x104.9x50x103.11; Geo W Eccles to Lydia L, wife Geo W Eccles, 5 Bullard pl, Flushing, LI; July17; July20'14. nom

**College av, 286** (9:2439), swc 169th (No 286), 95x25, 2-sty fr tnt & strs; Thornton Brothers Co to Anna Goosen, 1127 Clay av, mtg $6,000, July15; July17'14. O C & 100

**Creston av, 2263** (11:3171), ws, 153 s 183d, 20x120, 2-sty bk dwg; Ida F Freitag to Agnes Joyce, 1132 Forest av; mtg $6,500; June10; July21'14. O C & 100

**Crotona av, 2143** (11:3083), ws, 185 n 181st, runs n26.5xw150.2xs79.3xe29.6xn52.10 xe120.8 to beg, 2-sty fr dwg; Jos W A McConaghy to Agnes Cook, 152 W 96; July1; July23'14. nom

**Crotona av, 2364** (11:3102), es, 90 s 187th, 20x100, 3-sty bk dwg; Herman Solomon to Saml M Wertheimer, 2364 Crotona av, ⅛ pt; mtg $1,500; June26; July20'14. nom

**Daly av, 1896** (11:2992), es, 555.7 s 177th, 37.10x150.11, 5-sty by tnt; Hoffmann Co Builders Inc to Edw M Clarke, 205 Gordon st, Roselle, NJ; mtg $31,000; July16; July 17'14. O C & 100

**Edison av, es, 100 s Tremont rd,** see Williams av, es, 100 s Tremont rd.

**Findlay av** (9:2436-2439), ws, 200 n 168th, 115x100, vacant; Yorktown Realty Co to Laura Gross, 65 Hamilton Ter; June 29; July17'14. **8,000**

**Fordham rd** (12:3273), nes, 100 se Hoffman, 28.1x83x27.4x83, vacant; Richd R Maslen to Ann Davis at Gouverneur, NY; mtg $1,400; July8; July21'14. O C & 100

**Franklin av, 1160** (10:2614), nec 167th (No 581), 100x25, 2-sty fr dwg; Jas J Martin to Fred W Crandall, 356 W 145, & W Burton Foote, 561 W 180; each ½ pt; mtg 6,000; July15; July17'14. O C & 100

**Franklin av, 1168** (10:2614), es, 100 n 167th, 72x190, 3-sty & b fr academy & vacant; Sisters of Charity of St Vincent De Paul, a corpn, to Thos F Gregg, 1183 Franklin av; July16; July23'14. **22,000**

**Franklin av, 1168;** Thos F Gregg to Church of St Augustine, nwc Franklin av & 167th; July22; July23'14. O C & 100

**Grant av (*),** ws, 200 n John, 50x168.11x 54.11x191.7; Henry V Becher to Lena Becher, his wife, 1571 Grant av; July22; July23'14. nom

**Gun Hill rd, sec Newell,** see Newell, sec Gun Hill rd.

**Gun Hill rd, swc Newell,** see Newell, sec Gun Hill rd.

**Havemeyer av (*),** sec Story av, 205x 108, Unionport; Geo Lengenfelder to Henry A Spielman, Youngsville, NY; mtg $6,000; July17; July18'14. 250

**Hermany av, sec Castle Hill av,** see Castle Hill av, sec Hermany av.

**Hering av, swc Pelham Pkway S,** see Pelham Pkway S, swc Hering av.

**Hughes av, 1978** (11:3079), es, 210.9 n 177th, 26x95 to Belmont av, 2-sty fr dwg; Geo B Haves, ref, to Beatrice O'Connor, 251 E 203; FORECLOS transfer of tax lien; July16; July17; July18'14. **4,000**

**Hughes av, es, 200 s 179th,** see Belmont av, ws, 200 s 179.

**Hunt av, 1904** (*), es, 797.11 s Bronxdale av, 25.2x100; Fredk G Durr to Ellen M Durr, 1904 Hunt av; mtg $4,400; July21; July22'14. nom

**Hunt av, 1956** (*), es, 297.11 s Bronxdale av, 25x100; Fredk G Durr to Ellen M Durr, 1904 Hunt av; mtg $3,000; July21; July22 '14. nom

**Intervale av, 938** (10:2703), sec 163d (Nos 930-6), 100.1x74.8x100x75, 5-sty bk tnt & strs; also 163D ST, 940-8 (10:2703), swc Kelly (No 935), 74.7x111.11x60x131.3, 5-sty bk tnt & strs; Simbar Realty Corpn to Sarah B Smith, 815 Riverside dr; mtg $185,000; July15; July17'14. O C & 100

**Johnson av** (13:3407), ws, 20.10 from sec lot 260, blk 3410, tax map, runs s80.1xw5 to ws Johnson av xn80.1 to beg, land in bed of av; Thos E Huser to Estate Isaac G Johnson, a corpn; CaG; July15; July17 '14. nom

**Longfellow av, 1153** (10:2754-2758), ws, 333.3 n 167th, 25x100, 2-sty bk dwg, Julia A Golden to Henry W Uhl, 909 Forest av, July21'14. O C & 100

**Longfellow av, 1255** (11:2993), ws, 90.4 s Freeman, 41.4x109.5, 5-sty bk tnt; Levi S Tenney & ano IRSTE Wm D Thompson to Dani J Mendelson, Islip, LI; CaG, June30, July21'14. **34,600**

**Ludlow av (*),** ss, 255 e Castle Hill av, 50x150 except part for Ludlow av; Gertrude Schwarz to Ehz J Snyder, 2221 Houghton av; July15; July21'14. O C & 100

**Lydig av** (*), ns, 100 e Tenbroeck av, 25x100; Sound Realty Co to Clarence J Krenski, 133 20th, Bklyn; June29; July23 14. nom

**Lydig av** (*), ns, 25 e Yates av, 25x100; Sound Realty Co to Hy K King, 1014 Eastern Pkway, & Lawrence Wishengrad, 9 Essex; June29; July20'14. nom

**Lyon av, 2310** (*), ses, at line bet lots 27 & 28, blk C, Dore Lyon prop, runs se 100xne25xnw100 to av xsw25 to beg; Saml B Steinmetz to Gustave Kessler, 346 E 134; mtg $5,000; July20; July23'14. nom

**Macombs rd, sec Featherbed la,** see Featherbed la, sec Macombs rd.

**Mayflower av, ws, 159.11 n Middletown rd,** see Williams av, es, 100 s Tremont rd.

**Merriam av** (9:2534), sec University av, 125x42.10x42.10x125, vacant; Sarah Barnes to Simbar Realty Corpn, 1029 E 163; July 9; July17'14. nom

**Mott av, 564** (9:2347), es, 100 ne 149th, 25x102.2x25x102.5, except part for av, 3-sty bk dwg; Fanny S Norton to United States of America, Wash, DC; July17'14. **17,742**

**Nelson av (*),** ss, 300 w 5 av, 50x102.5, 50.4x104.2; Land Co "D" of Edenwald to Augusta Peterson, Fairbanks, Alaska; Sept 29; July22'14. nom

**Newbold av** (*), ns, 105 w Zerega av, 100x108, Unionport, except pt for Newbold av; Minnie Zimmerman to Benenson Realty Co, 407 E 153; mtg $1,200; July15; July18'14. O C & 100

**Newbold av** (*); same prop; Benenson Realty Co to August Lauter, 789 Elton av; mtg $1,200; July16; July18'14. O C & 100

**Newell av (*),** ws ,125 sw Elizabeth, runs sw25xnw253.9 to cl Bronx River, xnw 6.9xnw21.3xse264.1 to beg; Salvatore M de Pasquale to Bronx Parkway Commission; June3; July18'14. **5,304.24**

**Palisade av** (13:3411), ws, at ss land David M Morrison, runs w208 to River dr xs166.1xe207 to av xn165.11 to beg; Junius J Pratt to Along-The-Hudson Co, 84 William; Feb6; July17'14. nom

**Park av** (11:2904), sec 172d, 34.9x95x 34.7x95, 5-sty bk tnt; Benenson Realty Co to Minnie Zimmerman, 720 Tinton av; mtg $32,750; July15; July18'14. O C & 100

**Pelham Pkway S (*),** swc Hering av, 50 x100; Frank B Proctor to Mabel M Boteler, 161 E Boston rd, Mamaroneck, NY; ⅛ pt; July1; July22'14. O C & 100

**Pelham Pkway S (*),** ss, 150 e Van Hoesen av, 50x125; Sound Realty Co to Rose Herman, 1008 Garrison av; June29; July23'14. nom

**Plimpton av, 1329** (9:2522), ws, 75 s 170th, 22.7x100, 2-sty & b bk dwg; Chas C Marrin, ref, to Jno P Herren, on Cobb la, Tarrytown, NY; FORECLOS July2; July 22; July23'14. **8,225**

**Prospect av, 1327** (10:2682), ws, 71.5 n 168th, 40x100, 5-sty bk tnt; David Harris to Henry Seib, 60 Evergreen pl, East Orange, NJ; mtg $36,000; July20; July21'14. 300

**Robin av, ws, 225 s Madison av,** see Williams av, es, 100 s Tremont rd.

**Robin av, ws, 225 s Tremont rd,** see Williams av, es, 100 s Tremont rd.

**St Lawrence av** (*), ws, 156.3 s Walker av, 25x100, except pt for St Lawrence av; Violet J Graham to Mary Franz, 2147 Honeywell av; mtg $3,500; July17; July 18'14. O C & 100

**Seneca av** (10:2762), swc Whittier, 50x 100, vacant; Prospect Holding Co to Lawrence Davis, 76 Green, Newark, NJ; mtg $3,000; July8; July17'14. O C & 100

**Seton av (*),** ws, 225 n Randall av, 25x 100; Marie Schwalm to Jno Ulm, 937 14th st, San Francisco, Cal; July3; July21'14. nom

**Shakespeare av, 1260** (9:2506), es, 175.5 s 169th, runs e100.1xn25xe100.1 to ws Boscobel av xs50xw200.2 to Shakespeare av xn 25 to beg, vacant; May M Morton, widow, to Leonora Bell, 1187 Woodycrest av; July 20; July21'14. O C & 100

**South Chestnut dr (*),** ss, being lot 132 amended map Bronxwood Park; Clara S Dean to Valhalla Corpn, 3153 3 av; mtg $3,500; July10; July17'14. O C & 100

**South Oak dr (*),** ss, 50 w Wallace av, 25x98.9x25x98.1; Jos Buehler Inc to Ernest Wm Keller, 909 Cauldwell av; July15; July18'14. O C & 100

**Story av, sec Havemeyer av,** see Havemeyer av, sec Story av.

**Story av (*),** ns, 90.3 w Olmstead av, 25 x103; Chas Mohr Jr to Lena Thorman, 1027 Tremont av; mtg $4,500; July1; July22'14. O C & 100

**Summit av** (9:2524), es, 75 n 162d, 50x 95, vacant; Thos H Reynolds to Emma C McDermott, 791 Prospect av; July7; July 22'14. O C & 100

**Tiebout av** (11:3143), ses, 133.5 n 183d, runs ne54.6xse8.2xsw54.11 to beg, vacant; Carrie E Tyler, EXTRX Saml J Tyler, to Kabee Realty Co, 55 Liberty; July8; July 23'14. nom

**Tiebout av, ws, 100 n 187th,** see Valentine av, 2438-42.

**Townsend av, sec 176th,** see Walker st, 15, Manhattan Cons.

**Union av, 1281-5,** see 169th, 773-81 E.

**University av, sec Merriam av,** see Merriam av, sec University av.

**University av** (11:2877-2878 & 2880), ws, being lot 165, blk 2877, & lots 1 & 75, blk 2878, tax map, —x— to Undercliff av, except part for 174th st, 175th st, Montgomery av, & Popham av; also UNDERCLIFF AV, ws, lot 33, blk 2880, tax map, —x—, to Sedgwick av; Central Bldg Impt & Investment Co to Lees Tract Corpn, 149 Church, June30; July17'14. O C & 100

**Undercliff av, ws,** see University av, ws, being lot 165, blk 2877, etc.

**Valentine av, 2438-42** (11:3147), es, 100 n 187th, runs e135xn1.11xe100 to ws Tiebout av xn100.1xw235 to Valentine av xs 101.11 to beg, 2-2-sty fr dwgs & vacant; Edw M Clarke to Hoffmann Co Builders Inc, 1132 Clay av; mtg $18,000; July16; July17'14. O C & 100

**Van Cortlandt av** (12:3313), ss, abt 107.4 ne on curve from St George's Crescent, 75 x125.6x95.6x66.8, vacant; Timothy A Leary, ref, to Annie McMahon, 47 W 125; FORECLOS June16; June19; July20'14. **1,500**

**Virginia av (*),** ws, 239 s Walter, 25.3x 101.3; Banks M Moore to Saml Kriegel, 400 E 102; mtg $5,750; July20; July23'14. nom

**Washington av ,1585** (11:2904), ws, 310 s 172d, 25x150, except part for av, 2-sty fr dwg & 2-sty fr rear bldg; Ernst A Behrens to Philip J Schaaf, 3411 3 av; Wm L Schaaf, 1913 Bogert av; Edw H Schaaf, 697 Jackson av, & Geo L Schaaf, Huntington, LI; QC; July9; July17'14. nom

**Washington av ,1585;** Philip J Schaaf et al to Chas Birch, 1587 Wash av; July15; July17'14. O C & 100

**Washington av** (*), sws, 25.7 nw Halsey pl, 50.6x92.5x50x100.5; Bridget Noonan to Jno Noonan & Margt Dunn, 1337 Herschel; mtg $2,200; July17; July18'14. 1,000

**Webster av** (9:2427), ws, 345 n 168th, 100x100, vacant; Yorktown Realty Co to Laura Gross, 65 Hamilton Ter; mtg $9,000; June29; July17'14. 18,000

**Webster av, 2089-2101** (11:3143), ws, 220.2 s 181st, 250.2x100.1, 7-4-sty bk tnts; Wenigmann Constn Co to Pauline Wenigmann, 2013 Grand blvd & concourse; mtg $18,000; July18; July22'14. O C & 100

**Webster av, 2089-2101;** Pauline Wenigmann to Isabella M Meeks, 368 E 173; mtg $18,000; July21; July22'14. O C & 100

**Westchester av, 454** (9:2294), ss, 72.3 w Brook av, 24.6x54.2x29.4x38, 2-sty fr dwg, & str; all; also WESTCHESTER AV, 452 (9:2294), ss, 253 e Bergen av, 28x54.2x33.7x 72.8, ½ pt, 3-sty fr tnt & strs, 1-sty ext; Sara Teitelbaum to I & S Co Inc, a corpn, 626 Bergen av; July13; July22'14. nom

**Westchester av** (10:2690), ns, 378 ne Prospect av, 84x100, vacant; Fredk Johnson to Reich Bldg Co, Inc, 822 Beck; B&S; July8; July21'14. O C & 100

**Westchester av, 452,** see Westchester av, 454.

**Wilkins av, 1336-8** (11:2976), es, 253.11 n Southern blvd, runs e91.4xn60.7xw122.5 to av xs50 to beg, 2-3-sty fr tnts; Susan Lyon to Matilda Kleban, 1714 Crotona Park E; mtg $2,000; July15; July21'14. O C & 100

**Williamsbrudge rd** (*), es, 217.10 s Pelham Pkway S, 50x147.10x50x156.3; Sound Realty Co to Rose Herman, 1008 Garrison av; June29; July23'14. nom

**Williamsbridge rd** (*), es, 267 s Pelham Pkway S, 51x139.5x50x147.10; Sound Realty Co to Rose Herman, 1008 Garrison av; June29; July23'14. nom

**Williams av (*),** es, 100 s Tremont rd, 50x100; also ROBIN AV (*), ws, 225 s Tremont rd, 50x100; also ROBIN AV (*), ws, 225 s Madison av, 50x100; also BROADWAY (*), swc Daniel, 100x100x100x93.10; also AMSTERDAM AV (*), ws, 100 s Tremont rd, 50x100; also EDISON AV (*), es, 100 s Tremont rd, 25x100; also MAYFLOWER AV (*), ws, 159.11 n Middletown rd, 50 x100; also MADISON AV (*), ss, 50 e Amsterdam av, 25x100; Fred M Weiss to Poplar Realty Co, Inc, 120 Westchester sq; mtg $3,200; July15; July22'14. O C & 100

**Yates av** (*), ws, 100 s Pelham Pkway S, 25x125x25.2x121.11; Sound Realty Co to Jos P Ryan, 158 E 36; June29; July20'14. nom

**3D av, 2870** (11:2929), es, 164.5 n Claremont Pkway, 25x125, 4-sty bk tnt & strs; Jacquin Frank, ref, to Chas L Kellner, 2 Merrill rd, Far Rockaway, NY; mtg $13,000; FORECLOS July14; July15; July18'14. **1,000**

**Plot (*),** begins 490 e White Plains rd at point 1150 n along same from Morris Park av, runs e100xn75xw100xs75 to beg, with right of way over strip to Morris Park av; Fredk G Durr to Wm Duerr, 1904 Hunt av; mtg $1,900; July21; July22'14. nom

**Plot** (11:3152) begins 92.7 s 188th & 168 w Valentine av, runs s0.10xw68.3xn0.10xe 68.2 to beg; re mtg; Mary M Henshaw to Jno M Ireland, 2505 Creston av; June11; July20'14. nom

**Plot** (*), begins 295 w White Plains rd, at point 625 n along same from Morris Park av, runs w100xn38.4xe100xs49.10 to beg; also PLOT begins 395 w White Plains rd at point 663.4 n along same from Morris Park av, runs s663.4 to Morris Park av xw45xn661.7xe45.1 to beg; Fanny Franz to Henry Keller, 1862 Amethyst av; July14; July18'14. nom

**Plot** (*); same prop; Henry Keller to Fanny Franz, 1435 1 av; July14; July18'14. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Daniel st, ss, 83.4 e Waldo pl,** see Middletown rd, ns, 50.3 w Edison av.

**Waldo pl, ws, 150 s Tremont rd,** see Middletown rd, ns, 50.3 w Edison av.

**177TH st E** (*), es, 156.8 s Larkin av, 50x 145.3x50.6x141.4; re mtg; Gertrude M Gleason to Wm Allik, 122 E 127; Apr10; July17'14. 150

**181ST st E, sec Creston av,** see Creston av, sec 181.

**Amsterdam av, nec Madison av,** see Madison av, nec Amsterdam av.

**Amsterdam av, ws, 100 n Tremont rd,** see Middletown rd, ns, 50.3 w Edison av.

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**Bathgate av, 1993** (11.3044), nws, 75 sw 179th, 31.6x100, except part for av, re assessments, 5-sty bk tnt, P J Brennan to Kate Upton, 4140 Jackson, blvd, Chicago, Ill. July24, July2214. nom

**Bathgate av, 1993** (11.3044), re mtg, same to same; July21, July2214. nom

**Buhre av, ss, 50 e Hobart av,** see Buhre av, ss, 50 w Hobart av.

**Buhre av (*),** ss, 50 w Hobart av, 50x100, also BUHRE AV (*), ss, 50 e Hobart av, 50x100, also BUHRE AV (*), ss, 50 w Jarvis av, 50x100; also WILLIAMS AV (*), ws, 150 n Tremont rd, 100x100; also TREMONT RD (*), nec Williams av, 50x100, also BUHRE AV (*), ss, 50 e Jarvis av, 50x100; re mtg; Poughkeepsie Trust Co to Josephine T Deady, Mt Vernon, NY; June 12; July21'14. 150

**Buhre av (*),** same prop; re mtg; same to same; June12; July21'14. 150

**Buhre av, ss, 50 w Jarvis av,** see Buhre av, ss, 50 w Hobart av.

**Buhre av, ss, 50 e Jarvis av,** see Buhre av, ss, 50 w Hobart av.

**Castle Hill av (*),** nec Quimby av, —x—; asn of award; Jas Reynolds to Lyra B Conrow, Paris, France; July17; July18'14. nom

**Creston av** (11:3161), sec 181st, runs s 100xw50xn50xn50 to st x—50 to beg, except part for Grand blvd & concourse & 181st; also 181ST ST E (11:3161), ss, abt 170 e Av A on said map; also at nec lot 223, map Prospect Hill Est, runs s50 to w s Creston av xn50 to st xw10 to beg, except part for st, vacant; given to secure payment of $2,000 (mtg tax paid $10); Conrad R Schmitt to Adam P Schmitt, 1045 Faile; ½ pt; June22; July23'14. 2,000

**Gainsborg av, ws, 125 n Madison av,** see Middletown rd, ns, 50.3 w Edison av.

**Gainsborg av, swc Tremont rd,** see Tremont rd, swc Gainsborg av.

**Jerome av** (9:2501), es, 281.6 s 164th, runs e47xe57.7xe105.10xs32.4xw—xw57.7xw 54.11 to es Jerome av, xn38 to beg; consent to operate R R; Geo H Huber to Manhattan Railway Co, a corpn; June25; July 18'14. nom

**Lacombe av** (*), ss, at cl Dairy Creek, runs sw60.10xne68.3 to cl Dairy Creek xs 9.6xs28.7 to beg, being parcel 2 on damage map to open Lacombe av; re mtg; Emigrant Indust Savgs Bank, a corpn, to City NY; June17; July17'14. nom

**Madison av (*),** nec Amsterdam av, 85x 103.6x100.10x30.10; re mtg; Poughkeepsie Trust Co to J Lawrence Davis, 35 W 82; June12; July21'14. 150

**Matilda av** (*), ses, 300 sw 240th, 50x 100; court order declaring plff to be owner of above, &c; Philip S Bolton, plff, vs Wm H Farrington et al, defts; July11; July18'14. order of court

**Middletown rd (*),** ns, 50.3 w Edison av, 45.2x109.11x45.2x104.5; also WALDO PL (*), ws, 150 s Tremont rd, 50x100; also DANIEL ST (*), ss, 83.4 e Waldo pl, 25x 100; also AMSTERDAM AV (*), ws, 100 n Tremont rd, 25x100; also GAINSBORG AV, ws, 125 n Madison av, 25x100; re mtg; Poughkeepsie Trust Co to Richd H Arnold, 1613 Plymouth; July11; July17'14. nom

**Middletown rd (*);** same prop; re mtg; same to same; July11; July17'14. nom

**Southern blvd** (11:2980), es, 25 s Jennings, 50x100, 1-sty bk theatre; re mtg; Richard Stein to York Constn Corpn, 233 Bway; Dec2'13; July22'14. nom

**Tremont rd (*),** swc Gainsborg av, 25x 100; re mtg; Poughkeepsie Trust Co to Richd H Arnold, 1613 Plymouth; July11; July17'14. nom

**Tremont rd (*);** same prop; re mtg; same to same; July11; July17'14. nom

**Tremont rd, nec Williams av,** see Buhre av, ss, 50 w Hobart av.

**Williams av, ws, 150 n Tremont rd,** see Buhre av, ss, 50 w Hobart av.

**Williams av, nec Tremont rd,** see Buhre av, ss, 50 w Hobart av.

**3D av, 377-9** (11:2911); consent to 3d track; Cyril Crimmins to Manhattan Railway Co, acorpn; May13; July17'14. 250.35

**3D av, 377-9;** consent to 3d track; German Savgs Bank to same; July17'14. nom

**3D av** (11:2929), es, 29.8 n 172d, 25x100; consent to 3d track; Marie L Everson to Manhattan Railway Co, a corpn; June2; July17'14. 125

**3D av** (11:2929); same prop; consent to 3d track; Duane S Everson to same; June 30; July17'14. nom

**3D av, 3063** (9:2378); consent to 3d track; Saml Jones to Manhattan Railway Co, a corpn; July2; July17'14. 250

**3D av, 3063;** same prop; consent to 3d track; Geo Ehret to same; July7; July17 '14. nom

**3D av, 3603-5** (11:2910), ws, 96.11 n 169th, 48.6x98.11; consent to 3d track; Mary A Nolan to Manhattan Railway Co, a corpn; July7; July17'14. 634.50

**3D av, 3603-5;** consent to 3d track; Phebe Peters to same; July15; July17'14. nom

**3D av, 3603-5;** consent to 3d track; Edw Knapp to same; July7; July17'14. nom

**3D av** (11:2911), ws, 200.3 s 171st, runs w159.9xs195.11xe149.1 to av xn188.2 to beg; consent to 3d track; Jno D Crimmins to Manhattan Railway Co, a corpn; July17'14. 911.10

**3D av** (11:2911); same prop; consent to 3d track; Cyril Crimmins to same; July2; July17'14. nom

**Parcel *** (13:3423) on damage map to open Liebig av from Mosholu av to city line; re mtg; Wm Radigan to City N Y Feb19; July17'14. nom

**Parcel 6** (13:3423) on damage map to open same; re mtg; Wm L Purcell to same; Feb19; July17'14. nom

**Parcels 32 & 32A** (*) on damage map to open 217th st from White Plains av to Oakley st; re mtg; Mary A McK Quinn, individ & as EXTRX, to City N Y; Feb16; July17'14. nom

**Parcel 1D** (*) on damage map to open same; Mary A Kelly to same; Apr27; July 17'14. nom

**Parcel 11B** (*) on damage map to open McGraw av from Beach av to Unionport rd; re mtg; Kath L Butler to City NY; June2; July17'14. nom

**Parcel 83A** (*) on damage map to open Ludlow av from Tremont av to Whitlock av; re mtg; Eliz Dietrich to City N Y; Apr2; July17'14. nom

**Parcel 47** (*) on damage map to open Garfield st from West Farms rd to Morris Park av; re mtg; Chas R Strong to City N Y; Apr14; July17'14. nom

**Parcel 51** (*) on damage map to open same; re mtg; Agnes W Forbes to City N Y; May20; July17'14. nom

**Parcel 2** (*) on damage map to open Lacombe av from bulkhead line Bronx River to bulkhead line Westchester Creek; re mtg; Dollar Savgs Bank to City N Y; May2; July17'14. nom

**Parcel 2** (*) on damage map to open same; re mtg; Emigrant Indust Savgs Bank, a corpn, to City N Y; June17; July 17'14. nom

**Parcel 204** (*) on damage map to open Bronx blvd from Old Boston Post rd to 242d; re mtg; Adaline H Dodge to City N Y; May21; July17'14. nom

**Parcels 89, 91B, 92, 92A, 94 & 97** (*) on damage map to open Boston rd from White Plains av to city line; re mtg; Kath G Lower to Crawford Real Estate & Bldg Co, 7 E 42; Apr7; July17'14. 1,000

**Parcels 29B & 29BB** (*), on damage map to open Guerlain st bet Rosedale av & Beach av; re mtg; Herman F Epple to City N Y; June8; July17'14. nom

**Parcel 22** (*) on damage map to open 236th & 237th; Sarah V Bolner to Hattie E Rogers, 683 E 236; May27; July17'14. nom

**Parcel 36** (*) on damage map to open 217th; re mtg; Eliz K Dooling to City N Y; June10; July17'14. nom

# LEASES.

## Borough of Manhattan.

JULY 17, 18, 20, 21, 22 & 23.

**Beaver st, 23-5** (1:24); cigar stand in b; Beaver St Restaurant Co, Inc, to Ben Lascohow, 1327 Wilkins av; 1yf May1; July17'14. 10% of gross receipts & 200

**Bleecker st, 132** (2:524), str fl; Nathan Harrison Realties to Max Holder, 1648 Bedgate or Bathgate av, Bronx; 4 9-12yf May 1; July21'14. 1,200

**Chambers st, 111** (1:145), ns, 25x75, the land; Rector &c of Grace Church to Edw Bridge Holding Co, Inc, 178 St Johns pl, Bklyn; 21yf May1; 21y ren; July21'14. taxes &c & 2,100

**Clinton st, 28** (2:350); s str; Sol Cohen & ano to Benj Grassfield; 3yf May1; July21'14. 740

**Essex st ,133-5** (2:411); asn Ls & deposit; Louis Block & ano to Morris Liebman; July17; July21'14. nom

**Essex st, 170** (2:355), str & b; Simon Bollt to Isaac Koss, 1705 Anthony av, & Max Halperin, 1925 Bergen, Bklyn; from Aug1'14 to May1'17; July17'14. 1,920 & 2,160

**Grand st, 574** (2:326); asn Ls; Patk Dugan to James Everards Breweries, a corpn, 12 E 133; July21; July22'14. nom

**Greenwich st, 202** (1:83); asn two Ls; Tony Wamser to Wm F Busching, 11 W 102; July10; July17'14. nom

**Hudson st, 453** (2:603); asn Ls; Chas Suess & ano to Patk J Cullen, 103 W 101 & ano; July2'13; July21'14. nom

**Hudson st, 453;** asn Ls; Patk J Cullen to Michl Sheehan, 23 Dominick; AT; July 14; July21'14. nom

**James st, 68** (1:278); asn two Ls; Jos Carpineto to Stuart N Clarke, — Forest av, Yonkers, NY; July15; July17'14. nom

**Macdougal st, 107;** also MINETTA ST, 15 (2:542); all; Wm S McCotter to Giovanni Morando, 107 Macdougal; 5yf May 1; July17'14. 2,020

**Macombs pl, 67** (7:2028); power of atty to execute ls; Helen A Knobloch to Geo A Knobloch, both at 2000 Grand Blvd & Concourse; July2; July20'14.

**..Macombs pl, 67** (7:2038), nwc 152d, all; Helen A Knobloch to Morris Insel, 864 Dawson, Bronx; 5yf July1; July20'14. 7,000

**Market st, 33** (1:277), str & kitchen; Jos Feinstein & ano to Celia Friedman, 33 Market; 2½yf May1; July23'14. 780

**Minetta st, 15,** see Macdougal, 107.

**Norfolk st, 163-5,** see Stanton, 134-6.

**Roosevelt st, cor South,** see South, 174-5.

**South st, 29** (1:34); asn Ls; Herman Born to A J Greiner & Albert Kleen, 29 South; July6; July21'14. nom

**South st, 29;** asn Ls as collateral for $11,000; A J Greiner & ano to Consumers Bwg Co of NY, a corpn, 1011 Av A; July6; July21'14. nom

**South st, 174-5** (1:108), cor Roosevelt; asn Ls; Jos Schwarz to Otto Gathmann, 523 E 85; mtg $2,500; June15; July17'14. nom

**Stanton st, 134-6** (2:355); also NORFOLK ST, 163-5; asn rents due under Ls to secure $2,500; Augusta Greenspan to Nassau-Beekman Investing Co; Mar23; July22'14. 2,500

**6TH st, 238 E,** see 2 av, 101.

**13TH st, 31 W,** see 14th, 32 W.

**14TH st, 32 W** (2:577), ss, 450 w 5 av, 25x103.3; also 13TH ST, 31 W (2:577), ns, 450 w 5 av, 25x103.3; all; Saml W Steel to Sol Milkman, of Bklyn; 3yf Feb1'13; July 17'14. 20,250

**18TH st, 12 E** (3:846), ss, 224.6 w Bway, 24.6x91.10; all; Duncan Realty Co, a corpn, to Arthur W Ware, 316 W 79, & ano; 10yf Feb1'15; July23'14. 5,200 to 5,500

**23D st, 10 W,** see 5 av, 186.

**31ST st E** (3:962), ss, 354.9 e 1 av, — to es bulkhead of East River x ½ blk, 4 lots, with bulkhead wharfage, &c; Marion P Brookman & ano, GDNS Jno Vanneck, to Swift & Co, a corpn, of Illinois, 32 1st av, 5yf Oct22, July18'14. 4,100

**37TH st, 438-48 W** (3:734); str, b, 2d & 3d floors with privilege of 4th fl at $5,000 additional; Elise T Underhill to Max & Abe Baer, 2 W 89, firm Baer Bros; 10 3-12y & 16 days from Jan15'15; 5y ren; July21'14. 17,000

**45TH st, 17-19 W** (5:1261), front pt & ½ of rear of 3d loft, east; Midville Realty Co to Saml Newman, 12 W 29; 5yf Sept15; 5y ren at $1,500; July21'14. 1,200 to 1,400

**47TH st, 145-55 W** (4:1000); all, with furniture, &c; Victor Hotel Co to Peerless Hotel Co, Inc, a corpn, 155 W 47; 21yf July 1; July21'14. taxes &c & 45,000

**47TH st, cor Lex av,** see Lex av, cor 47.

**64TH st E, swc 2 av,** see 2 av, 1207-15.

**75TH st, 170 W,** see Amsterdam av, 315-7.

**83D st, 502 E** (5:1579), bakery, 3 living rooms & stable; Henry Leopold to Fritz Bruch, 502 E 83; from July15'14 to May1 '19; July23'14. 840

**86TH st, 220 E** (5:1531); str; Herman A Schmidt to Jno E Lynehan, 220 E 86; 5yf May1'13; July21'14. 660 & 720

**98TH st E, see Madison av,** see Madison av, 1413.

**115TH st E, sec 5 av,** sec 5 av, 1399.

**116TH st, 117-9 W** (7:1901), w str & b; Arthur M Bier to Frank Klein, 131 W 117, & Nicholas Vikol, 335 E 19; 3yf July1'15; July18'14; per mo $110 to $117.50, or for term, $4,140.

**152D st W, nwc Macombs pl,** see Macombs pl, 67.

**207TH st, 552 W** (8:2226); Dyckman Theatre Building with auditorium on said bldg on Sherman av; Gustavus L Lawrence to Dyckman Photoplay Corpn, 306 E 42; 15y from Oct1; 5y ren at $24,000; July17'14; aggregate rental for term $210,000, or per annum, taxes &c & $5,000 to $20,000.

**Av A, 44** (2:399), es, 24 n 3d, 24x100; asn Ls; Benj Joelson, 44 Av A, to Hurwitz Contracting Co, Inc, a corpn; mtg $1,200; June17; July17'14. nom

**Av C, 212** (2:382); cor str & b & 4 rooms on 2d fl; Firm Realty Co, a corpn to Jacob Hoffmann Bwg Co, a corpn, 211-13 E 55; 5yf May1'15; July22'14. 1,260

**Amsterdam av, 315-7** (4:1146), stores & b of No 315 in bldg known as 170 W 75th st; Arthur Bookman to Hy F Strauss, 310 Ams av; 3yf Oct1; July20'14. 2,990 to 3,090

**Amsterdam av, 1022½** (7:1882), str; Brown-Weiss Realties to Hy Eichhorn, 998 Ams av; 5yf Oct1; July23'14. 1,100

**Broadway** (8:2138), from 165th to 168th, privilege to sell mdse, also advertising on inner fences &c on the baseball grounds, removed to Polo Grounds in 1913; Greater N Y Baseball Assn to Harry M Stevens, of Niles, Ohio, for seasons of 1910 to 1919 (liquor privilege where permitted, $2,000 per annum additional); Sept9'09; July23'14. 4,000

**Lexington av** (5:1301), cor 47th privilege to sell soda water, ice cream, tobacco, &c, in Grand Central Palace; International Exposition Co a corpn, 480 Lex av, to Harry M Stevens, 128 W 84; same term as Ls dated July9; July22'14. 25% of gross receipts

**Madison av, 1413** (6:1603), sec 98th; asn Ls; Harry Weisman to Wm Zoll, 564 W 149; mtg $2,500; July3; July17'14. nom

**Sherman av,** see 207th, 552 W.

**2D av, 101** (2:461), swc 6th, 238 E; sobrn of Ls to two mtg for $50,000 & $5,500; May 27; July21'14; Wm Levine lessee with Hugo Rosenthal EXR of Wm Rosenthal & Nettie Rosenthal individ. nom

**2D av, 721** (3:919), str & b; Fredk Gebien to Otto C Schmidt, 761 E 219, & Frank Willi, 722 2 av, firm Schmidt & Willi, 721 2 av; 5yf May1; 3y ren at $1,320; July20'14. 1,200

**2D av, 1207-15** (5:1418), swc 64th, 125x 100, the land, lessee to erect garage, &c; Jane Sanders & ano to Edw Klein, 150 E 91; 10yf July1; 10y ren at $4,000; July17 '14. taxes &c & 3,000

**2D av, 1207-15** (5:1418), swc 64th; asn Ls; Edw Klein to Hollywood Garage Corpn, 261 Bway; July2; July17'14. O C & 100

**3D av, 1303** (5:1429); asn Ls; Jas Lyons to Dominick Coyne, 351 E 58; mtg $3,475; July21; July22'14. nom

**5TH av, 186** (3:824), swc 23d (No 10); agmt as to cancellation of Ls: Max Rubel, 450 West End av, landlord, with Lebolt & Co, an Illinois corpn, tenant; Apr17; July 23'14. rom

**5TH av, 218-20** (3:828); pt 1st loft; Croisic Realty Co, a corpn, to Jno B Stetson Co, a corpn of Pa; 10 3-12yf Feb1'12; July22'14. 5,000

**5TH av, 1399** (6:1620), cor str & pt b; Emanuel Neuman to Jacob Levin, 2 E 115; 5yf May1'13; July17'14. 2,310

**5TH av, 1399** (6:1620), sec 115th; asn Ls; Jacob Levin to Isaac Finkelstein, 16 W 113; July15; July17'14. nom

**6TH av, 624** (3:838); all; Louise B O'Donohue & ano to Commercial Cafe Co; 9 10-12yf July1; July21'14. taxes, &c, & 3,000 to 6,000

**8TH av, 65** (2:629); asn Ls; Michl McGovern to Stuart N Clarke, at Forest av, Yonkers, NY; July17; July21'14. nom

**8TH av, 407** (3:754), str & b; Sol D Silberstein & ano EXRS &c David Silverstein to Chas Geisert, 407 8 av; 5yf Jan1'19; July 18'14. 3,000 & 3,300

**8TH av** (8:2106); also 157TH ST (Polo Grounds); liquor privilege, mdse, but without advertising privilege; Greater NY Baseball Assn to Harry M Stevens, of Niles, Ohio; from 1913 to 1919 (release of payment of $2,000 for liquor privilege); Feb15'13; July23'14. 4,000

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**5TH av** (8.2106); also 157TH ST (polo Grounds), agmt as to re of adv privilege by party 2d pt & re from payment of $2,000 for liquor privilege by party 1st pt, same & American League Baseball Club of N Y with same, Sept25'13; July23'14. ——

**5TH av** (8.2106); also 157TH ST (Polo Grounds) or BROADWAY & 225TH ST or elsewhere; same to same; ext L& from 1920 to 1923; Feb11'14; July 23'14. same terms

# LEASES.

## Borough of the Bronx.

**169TH st, 286 E** (9:2439), swc College av, double str, &c; Jacob Goossen to Philip Wesemann, 1460 Commonwealth av; 5yf Sept1; July22'14. 600 to 780

**170TH st E, nwc Stebbins av,** see Stebbins av, nwc 170.

**173D st E, sec Hoe av,** see Hoe av, sec 173.

**Arthur av, 2127** (11:3062), all; Albert Strasser to Louisa Hartstein, 2127 Arthur av; 5yf July1; July20'14. 840 & 900

**Claremont pkway, 417** (11:2897), west apartment on stoop fl; Jno B Schadel to Jno J Gurtov; 3yf June1; July21'14. 384

**College av, swc 169,** see 169th, 286 E.

**Cromwell av, es, 777.6 n 150th,** see River av, ws, 777.6 n 150.

**Glebe av, nec Westchester av,** see Westchester av, 2251.

**Hoe av** (11:2989), sec 173d, s str; Marrazzi Constn Co to Max Rosenblum, 871 E 178; 2 8-12yf Sept1'13; July23'14. 660 & 720

**Hughes av, 1968** (11:3079); all; P A Engelson to Hy C Kuver, 1968 Hughes av; 5yf Apr1; July20'14. 600

**River av** (9:2357), ws, 777.6 n 150th, 125 x200 to es Cromwell av; all; Wm V Astor to Adolph Saurer, Inc, 100 William; 17 9-12yf Aug1; 20y ren; July20'14. taxes &c & 2,500

**Southern blvd, 1129** (10:2728); asn Ls; Julius Kahn to Roman Spraul, 313 Alex av; July18; July22'14. nom

**Stebbins av** (11:2964), nwc 170th, double str adj cor; Gruenstein & Mayer to Gerson Mezebish, 1471 Brook av, & ano; 5½yf Nov1'13; July20'14. 900 to 1,020

**Union av, 997** (10:2669), all; Sam Levy to Rosalie Rosenberg, 451 E 171; 3 3-12yf July1; July20'14. 4,500

**Webster av, 2759-61** (12:3278), 2d fl; Henry Tiedemann to Fredk Pump Jr, at 198th, swc Webster av; 4 1-12yf July13; July20'14. 750

**Westchester av, 2251 (*),** nec Glebe av, double str; Wilhelmina Ruppel to Patk Wernhart, 2251 Westchester av; 5yf Aug1; July17'14. 780 & 900

**3D av, 3038** (9:2363), all; Bernard J MacCorry to Fredk Rossbach, 428 E 157; 5yf May1'16; July20'14. 6,000 & 6,300

**3D av, 3038;** asn Ls; Fred Rossbach to Fred Rossbach Inc, 3038 3d av; July17; July20'14. nom

**3D av, 4187** (11:2924); all; Sol Katz to Harry B Smith, 4187 3 av; 5yf July1; July 21'14. 900

**Plot (*)** begins at intersection of two stone walls distant 150 from ss road leading from Henderson corner to the New Dock (commonly called New Road), runs nw100xe50 to high water mark x—103xsw 50 to beg; all; Margt J Uebel et al to Geo W Edinondson, 2251 Tiebout av; 5yf June1; July21'14. 1,000 to 1,500

# MORTGAGES.

## Borough of Manhattan.

JULY 17, 18, 20, 21, 22 & 23.

**Academy st** (8:2237), ws, 175 n Bway, 50 x137.6x50.7x129.7; pr mtg $——; July17; July18'14; due & int as per bond; The Jarvis Realty Co, Inc, to Manhattan Mtg Co, a corpn, 200 Bway. 47,000

**Academy st** (8:2237); same prop; certf as to mtg for $47,000; July17; July18'14; same to same. ——

**Academy st** (8:2237), ws, 125 n Bway, 50 x129.7x50.7x121.8; pr mtg $——; July17; July18'14; due &c as per bond; Knapp & French, Inc, to Manhattan Mtg Co, a corpn, 200 Bway. 45,000

**Academy st;** same prop; certf as to mtg for $45,000; July17; July18'14; same to same. ——

**Academy st** (8:2237); same prop; sobrn of mtg for $6,000 to mtg for $45,000; July 17; July18'14; Edw J Knapp with same. nom

**Allen st, 131,** see 2d, 214-6 E.

**Bleecker st, 285** (2:590), es, 50 n Jones, 25x75; July21; July23'14; due & int as per bond; Lorenzo Ciaffone, of Bklyn, to Jos Libonati, 376 West Bway. 6,000

**Clinton st, 70-2,** see Rivington, 164-6.

**Delancey st, 268** (2:333); ext of mtg for $21,000 to Feb17'17, 5%; June9; July21'14; Julia Bachrach, 18 E 60, with Jno A Brown, Jr, at Newtown Township, Delaware Co, Pa. nom

**Ellwood st, sws, at nws Hillside av,** see Hillside av, nws, at sws Ellwood.

**Essex st, 40** (1:311); ext of mtg for $27,000 to Dec12'17, 4½%; July15; July21'14; Louise Benziger with Yetta Cohn, widow, 101 W 112. nom

**Grand st, 451-3** (1:315), ss, 88.2 w Pitt, 31.2x96.10x34.8x80.11; pr mtg $43,000; July 15; July17'14; due Jan15'16, 6%; The 451 to 455 Grand St Corpn to Isidor Eckert, 324 E 4, & Saml Schack, 86 W 119. 2,000

**Henry st, 302** (1:267); ext of mtg for $14,000 to July16'17, 5%; July16; July17'14; Emigrant Indust Savgs Bank with Morris L Mashkowitz, 838 Kelly. nom

**Hester st, 126** (1:303), ss, 49.11 w Chrystie, 24.11x50.3x24.10x49.10; PM; July20; July21'14; 5y5%; Teresa M J O'Donohue to Emigrant Indust Savgs Bank, a corpn. 12,000

**Horatio st, 26-8** (2:626), ss, 74.1 w 4th, 49.11x87.6x49.7x87.6; pr mtg $39,000; July 22'14, due & int as per bond; Edmund D Teller to NY Savgs Bank, a corpn, 81 8 av. 1,000

**Houston st, 398-400 E** (2:371), ns, about 60 w Sheriff, 40x69.7 to ss 2d (Nos 289-91), x40.4x69.8, ws, PM, pr mtg $——, June25; July23'14; due June10'17, 6%, Louise Kaufold, 450 Throop av, Bklyn, to Fischel Weintraub, 140 Rivington. 12,500

**Hudson st, 453** (2:603); sal L&; July17; July21'14; demand, 6%; Michl Sheehan to Lion Brewery, a corpn, 104 W 10th. 500

**Macdougal st, 1-7,** see Spring, 223-31.

**Macdougal st, 107;** also MINETTA ST, 15 (2:542); leasehold; July14; July17'14; demand, —%; Jno or Giovanni Morando to Saranac Realty Co, a corpn, 149 Bway. note, 635

**Madison st, 49** (1:279), ns, 76.1 w Oliver, runs n29.10xw1.3xn74.6xw25xs104.5 to st xe 26.3 to beg; July20; July21'14. Church of St James to Emigrant Indust Savgs Bank, a corpn. 12,000

**Madison st, 317** (1:268), ns, 26.8 w Gouverneur, —x—; ext of mtg for $25,000 to July12'17, 4½%; July16; July17'14; Nicholas C Benziger & ano, exrs &c Louis Benziger, with Saml Kleban, 1800 7 av. nom

**Madison st, 333-43** (1:267); ext of mtg for $48,000 to July9'17, 5%; July9; July17 '14; Mary B Schwab, 118 E 39, with Scammel Realty Co, Inc, 220 Bway. nom

**Minetta st, 15,** see Macdougal, 107.

**Monroe st, 235** (1:266), ns, 168 e Scammel, 23.8x96x24x96; Feb2; July17'14; due Dec10'14, —%; Michl Rothstein, of Bklyn, to Delia L Gans, 824 Greene av, Bklyn. notes 500

**Orchard st, 156** (2:411); ext of mtg for $19,000 to July17'17, 5%; July17; July20 '14; Title Guar & Trust Co, a corpn, with Fredericke or Friedericke Winckler, widow. nom

**Orchard st, 156** (2:411), es, abt 205 n Rivington, 25x87.6; Dec7'11; re-recorded from Dec14'11; July18'14; 1y6%; Fredericke Winckler, of Bklyn, to Cath A Whitaker, 783 5 av. 2,500

**Pitt st, 52** (2:338); certf of payment of $3,000 on a/c of mtg & reducing same to $22,000; July20'14; Frank Drechsel, 720 Tinton av, to Jacob Eisen, 1416 Bryant av. ——

**Rivington st, 164-6** (2:349), nec Clinton (Nos 70-2), 50x57; June24; July22'14; due July21'19, 5%; Jos D Goldstein to Title Guar & Trust Co, a corpn. 55,000

**Rivington st, 164-6,** nec Clinton (70-2); sobrn of mtg for $2,500 to mtg for $55,000; July10; July22'14; Sam Bernard with same. nom

**Rutgers st, 64** (1:255); ext of mtg for $25,000 to July1'17, 5%; July1; July17'14; Nicholas C Benziger & ano, exrs &c Louis Benziger with Saml Tishman, 35 W 82. nom

**South st, 29** (1:34); asn Ls by way of mtg as collateral for $11,000; July6; July 21'14; A J Greiner & Albt Kleen to Consumers Brewing Co of N Y, a corpn, 1011 Av A. nom

**Spring st, 223-31** (2:505), nwc MacDougal (Nos 1-7), runs w99.5xn214 to ss Vandam (Nos 12-8), xe88.5xs100.1xe25.3xs6.11xe 18.1xs39.1 to ws Macdougal & again s along st 74.10 to beg; ext of mtg for $600,000 to Sept7'19, 5%; July10; July20'14; Republic of Panama by Wm N Cromwell, its fiscal agent with Butterick Publishing Co & The Butterick Co, both corpns at 223 Spring. nom

**Vandam st, 12-8,** see Spring, 223-31.

**Watts st, 50** (2:477), ns, 247.2 e Varick, old line, 21.2x84.8 to 3 ft alley x21.2x84.6; also WATTS ST, ns, 268.1 e Varick, runs n 85 to 3 ft alley xe42.6xs9xw21.6xs76 to st xw21 to beg, with AT to alley; July17; July22'14; due & int as per bond; Edw & Jas Bergonzi, 48 Watts, to Louis Campora, at Northvale, NJ, exr Alessandro Simonetti. 15,000

**Watts st, 50;** both parcels; same prop; PM; pr mtg $15,000; July17; July22'14; due & int as per bond; same to Jessie Ridley, 293 State, Bklyn, et al, individ & trstes Annie R Finch. 5,000

**2D st, 214-6 E** (2:385), ns, 74.9 e Av B, 60x111.10; also ALLEN ST, 131 (2:415), ws, abt 150 s Rivington, 25x87.6; July18; July 22'14; demand, 6%; Meichel & Salomon Henig to Ebling Brewing Co, a corpn, 760 St Anns av. 1,000

**2D st, 289-91 E,** see Houston, 398-400 E.

**6TH st, 238-40 E,** see 2 av, 101.

**6TH st, 645 E,** see Av C, 89-97.

**14TH st, 534 E** (2:407), ss, 170 w Av B, 25x103.3; July20; July22'14; due & int as per bond; Etbert Realty Co, Inc, to Wm Piat at Farmingdale, LI. 2,250

**14TH st, 534 E;** certf as to above mtg; July20; July22'14; same to same. ——

**17TH st, 336 E** (3:922), sws, 237 nw Livingston pl, 23x92; July16; July17'14; due & int as per bond; Wm F Flynn, 1261 3 av, to Catholic Women's Benevolent Legion, a corpn, 153 E 44. 13,000

**17TH st, 336 E;** sobrn of mtg for $2,000 to mtg for $13,000; July15; July17'14; Bertha Sattler, 306 W 102, with same. nom

**18TH st, 325 W** (3:742), 21.10x92; ext of mtg for $10,000 to July1'17, 5%; July 17'14; Louisa Ohlsen, at Bayside, LI, with Margt Fitzsimmons, 359 W 22. nom

**20TH st, 35-7 E** (3:849), ns, 275 w 4 av, 49.7x92; ext of mtg for $100,000 to July22 '17, 5%; June30; July20'14; Robt S Clark at Cooperstown, NY, with Emily B Hopkins, 1 E 56. nom

**22D st, 213 W** (3:772), ns, 101.2 w 7 av, 15x78.5x15x78.7; PM; July17; July22'14; 3y 5%; Eliphalet L Davis to Jas H Ripley at Hempstead, LI. 8,000

**28TH st, 113 W** (3:804), ns, 185 w 6 av, 21.5x98.9; 1-3 pt; also asn rents; pr mtg $——; July18; July22'14; 1y6%; Edw E Dunne, 305 W 29 to Jno C L Daly, 377 Union, Bklyn. 220

**30TH st, 233 E** (3:911), ns, 250 w 2 av, 20x98.9; pr mtg $7,500; July15; July17'14; due & int as per bond; Katharine A Smith & Mary E Langmack to Mary E McCourt, 441 9 av. 1,000

**44TH st, 557 W** (4:1073), ns, 100 e 11 av, 25x100.4; pr mtg $9,000; July22'14; 2y6%; Eliz Gorgels, 501 W 44, to Jno J Ahearn, 612 Hudson. 3,000

**52D st, 265 W** (4:1024), ext of mtg for $5,000 to Mar15'17, 5%; Jan20; July21'14, Fannie Veith, 9 W 95, with Jessie E Smith, 853 7 av. nom

**57TH st, 345 W** (4:1048), ns, 237 e 9 av, 19x100.5; pr mtg $18,000; July20; July21 '14; 1y6%; Emma J Herren at Tarrytown, NY, to Margaretne Banks, 431 Audubon av. 2,000

**62D st, 160 W,** see Amsterdam av, 49-55.

**63D st, 156 E** (5:1397), ss, 218 w 3 av, 16 x105x16x104; July21'14; due & int as per bond; Fredk J Sterner to Lawyers Mtg Co, a corpn. 14,000

**67TH st, 121-7 W,** see Bway, 1981-7.

**77TH st, 266 W** (4:1168), ss, 118.9 e West End av, 18.9x102.2; pr mtg $15,000; July1; July21'14; 1y6%; Benj F Romaine, 24 E 11, to Louis F & Girard Romaine, 68 Broad, exrs, &c, Julia A T Romaine. 5,000

**78TH st, 22 E** (5:1392), ss, 104.8 w Madison av, 15.4x102.2; PM; July16; July17'14; 5y5%; Jno L de Saulles, 18 E 60, to Lawyers Title Ins & Trust Co, a corpn. 30,000

**78TH st, 22 E;** PM; pr mtg $30,000; July 16; July17'14; 5y5%; same to Francis B Robert, 38 W 59. 6,500

**78TH st, 217 W** (4:1170), ns, 200 w Ams av, 21x102.2; 1-9 pt; July17; July18'14; 3y or sooner, 5%; Geo D Wagner & Edna M, his wife, to Mary E Wagner, 60 W 126, gdn of Walter E Wagner. 1,500

**79TH st, 117 W** (4:1210); ext of mtg for $130,000 to Aug1'19, 5%; July16; July20'14; Republic of Panama, by Wm N Cromwell, its Fiscal Agent, with Philip J Rudden. nom

**82D st, 509 E** (5:1579), ns, 147.8 e Av A, 29.8x102.2; ext of mtg for $4,150 to July1 '19, 6%; July20; July23'14; Chas Heintz, 1556 Av A, with Hy M Schuh, 509 E 82, exr, &c, Louisa Schuh. nom

**84TH st, 253-65 W,** see Bway, 2321-31.

**92D st, 321 W** (4:1252), ns, 250 w West End av, 150 to es Riverside dr (Nos 200-1), x61.7x153.10x56.11; ext of mtg for $200,000 to July7'17, 4½%; June7; July23 '14; Albt D Oppenheim with Bank for Savings, NY, 280 4 av. nom

**94TH st, 146-8 W** (4:1224), ss, 439.10 w Col av, 35.2x82.11 to ns Apthorps la x35.2x 84.5, with AT to Apthorps la; pr mtg $23,000; July1; July21'14; 1y6%; Benj F Romaine, 24 E 11, to Louis F & Girard Romaine, 68 Broad, exrs, &c, Julia A T Romaine. 4,000

**110TH st, 2 E** (6:1615); ext of mtg for $49,000 to Apr30'19, 5%; July10; July21'14; Mary B Slevin with Jno A Sonntag. nom

**112TH st, 210-4 E** (6:1661), ss, 155 e 3 av, 40.6x100.11; ext of mtg for $39,500 to June15'19, 5½%; July13; July21'14; Isaac Marx, 585 Quincy, Bklyn, with Jacob Holtzberg 231-3 W 111. nom

**114TH st, 508 W** (7:1885); ext of mtg for $160,000 to July16'17, 5%; July16; July 17'14; Emigrant Indust Savgs Bank, a corpn, with Carolina T Paterno, 344 Northern av. nom

**114TH st, 508 W;** sobrn of two mtgs for $27,500 & $11,000 to mtg for $160,000; July 16; July17'14; Carolina T Paterno, 344 Northern av, & Jos Paterno, 435 Riverside dr, with Emigrant Indust Savgs Bank, a corpn. nom

**116TH st, 123 E** (6:1644), ns, 256 e Park av, 25x100.11; PM; pr mtg $——; July16; July17'14; due & int as per bond; Benj Goldberg, 1251 47th, Bklyn, to Adrian H Jackson, 151 W 121. 15,000

**121ST st, 353 W** (7:1948), ns, 186 w Manhattan av, 16x100.11; PM; pr mtg $——; July17'14; 5y5%; Rena Arvine to Henry Muller, 251 E Kingsbridge rd. 6,000

**123D st, 214-6 E** (6:1787); ext of mtg for $37,500 to June30'19, 5%; July9; July17'14; Max J Klein, 22 Mt Morris Park W, & Ignatz Roth, 102 W 121, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

**124TH st, 206 E** (6:1788); ext of mtg for $10,000 to June1'17, 4½%; June23; July17 '14; Wm Becker, 1413 Sterling pl, Bklyn, with Jno A Brown Jr, at Newton Township, Delaware Co, Pa. nom

**126TH st, 306 W** (7:1952), ss, 116.8 w 8 av, 16.8x99.10; PM; pr mtg $6,000; July14; July18'14; due & int as per bond; Anna P Pettes, 306 W 126, to Arnstaedt & Co, a corpn, 104-12 E 25. 1,000

**129TH st, 515 W** (7:1984); ext of mtg for $18,000 to July23'17, 5%; July10; July17'14; Thos Latham, 200 E 75, with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

**129TH st, 517 W** (7:1984); ext of mtg for $18,000 to July23'17, 5%; July10; July17'14; Thos Latham, 200 E 75, with Walter F Kingsland, 22 Ave du Bois de Boulogne, Paris, France. nom

**133D st, 119 W** (7:1918); agmt not to record deed of even date unless party 1st pt defaults in sum of $100 & upon pavment of same deed to be returned by party 2d pt; pr mtg $14,000 & AL; July20; July21'14; Lottie Laing, 70 W 133, with Harry Demore, 2283 7 av. nom

**134TH st, 72 W** (6:1731); ext of mtg for $15,000 to May19'16, 5%; Jan27'13; July17 '14; Emma Keller with Louise M Pollock, at Pittsfield, Mass. nom

**141ST st, 158 W** (7:2009), ss, 294.10 e 7 av, 27.7x99.11; pr mtg $19,000; July17; July 14; due July23'19, 6%; Nellie Lorge, 4230 Bway, to Jeannette Monheimer, 601 W 149. 2,100

**141ST st, 158 W;** sobrn of mtg for $9,000 to mtg for $2,100; July17; July23'14; same & Max H Levy, 2048 E 17, Bklyn, with same. nom

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**157TH st, 516-20 W** (8:2115), ss, 250 w Amsterdam av, 99x99.11, July14; July23'14; due [illegible] Chas E Fay & Chas D Isherwood, individ & exrs Edwin R Fay, both at Stamford, Conn, & Wm S Fay, of [illegible] Somerville, Mass, to N Y Title Ins Co, a corpn. 16,000

**161ST st, 521 W** (8:2120), ns, 350.6 w Amsterdam av, 50x100, ext of mtg for $4,500 to Augl'15, 6%; July20; July22'14, Chas Mueller, 211 Av N, Bklyn, with Jno B Kelly, NY. nom

**167TH st W, nec Audubon av,** see Audubon av, 39-45.

**171ST st, 510 W** (8:2127); ext of mtg for $31,000 to July16'19, 5%, July16, July17 '14, Emigrant Indust Savgs Bank, a corpn, with Jno H Heitmann, 890 Ams av. nom

**171ST st, 510 W** (8:2127); subrn of mtg for $4,000 to mtg for $31,000; May27; July 17,14; Abr Kornbluth with Emigrant Indust Savgs Bank, a corpn. nom

**171ST st, 566 W** (8:2120), ss, 100 e St Nicholas av, 25x95, July14; July18'14, due & int as per bond, Mary I Schreyer, 53 W 8d, to Lemuell A W Olive, 1795 Popham av. 2,500

**180TH st W, swc Ft Washington av,** see Ft Washington av, 427-41.

**183D st, 505-11 W** (8:2155), ns, 100 w Ams av, 170x74.11; pr mtg $127,000; July 20'14, 5%. Placid Realty Co, a corpn, 30 Nassau, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 3,500

**183D st, 505-11 W;** certf as to mtg for $3,000, July20'14; same to same. ——

**191ST st W, nec Wadsworth av,** see Wadsworth av, nec 191.

**207TH st W, sec Ams av,** see Ams av, sec 207th.

**Audubon av, 39-45** (8:2123), nec 167th, 76.7x95; July14'14; 3y or sooner, 6%; Harris L. Rosenthal to N Y Mtg & Security Co, a corpn. 20,000

**Av A, 1638** (5:1583), es, 40 n 86th, 20x 75; July15; July20'14; due & int as per bond; Annie Roth, 1638 Av A, to Rose Lutz, 328 E 85. 10,000

**Av A, 1638;** sobrn of mtg for $3,750 to mtg for $40,000, July17; July20'14; same & D Strausz Dry Goods Co, a corpn, 1494 1 av, with same. nom

**Av C, 77** (2:388); ext of mtg for $7,000 to July15'19, 6%; July10; July21'14; Leon Tuchmann with Hattie Taub, 804 W 180, trste Leon Taub, decd. nom

**Av C, 89-97** (2:389), nwc 6th (No 645), 100.4x41; ext of mtg for $80,000 to July 20'17, 5%; July20'14; Julius Goebel, 120 E 95, with Jno C & Jacob G Eberle, 512 Rugby rd, Bklyn. nom

**Av C, 89-97** (2:389), nwc 6th (No 645), 100.4x41; ext of mtg for $10,500 to July20 '17, 6%; July20'14; Julius Goebel, 120 E 95, with Jno C & Jacob G Eberle, 512 Rugby rd, Bklyn. nom

**Av C, 132-4** (2:378); ext of mtg for $35,000 to July10'17, 5%; July10; July17 '14; Henry M Greenberg, 34 W 119, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

**Av C, 136** (2:378); ext of mtg for $35,-000 to July10'17, 5%; July10; July18'14; Hy M Greenberg, 34 W 119, with Girard Trust Co, a corpn, cor Broad & Chestnut, Phila, Pa. nom

**Amsterdam av, 49-55** (4:1133), sec 62d (No 160), 100.5x100; PM; July20; July21'14; 3y or sooner, 5%; Edwin de B Newman of Bklyn to Wolcott G Lane, 15 E 74 et al exrs Wm A Spencer. 70,000

**Amsterdam av, 685** (4:1224); ext of mtg for $22,000 to July16'19, 5%; July14; July 20'14; Lawyers Mtg Co, a corpn, with Mary McPartland, 5420 6 av, Bklyn. nom

**Amsterdam av** (8:2203), sec 207th, 49.11 x100; leasehold; June30; July20'14; monthly installs, 6%; Thos F Brady, on premises, to Jacob Froehlich Cabinet Works, nec Whitlock & Leggett avs. notes 8,000

**Broadway, 1981-7** (4:1139), nwc 67th (Nos 121-7), 84.9x93x75.5x131.8; also BROADWAY, 1991 (4:1139), ws, 84.9 s 68th, 28.1x130.2x25x117.4; 1-6 pt; AT; sub life estate of Eliz J Arkenburgh, in whole; PM; July22; July23'14; 5y6%; Broadway & 63d St Co, a corpn, to Edgar S & Jno S Appleby, both at Glen Cove, LI. 37,500

**Broadway, 1981-7,** nwc 67th (Nos 121-7); also BROADWAY, 1991; certf as to mtg for $37,500; July22; July23'14; same to same. ——

**Broadway, 1991,** see Bway, 1981-7.

**Broadway, 2321-31** (4:1232), nwc 84th (Nos 253-65), 102.5x140.7x102.2x133.5; ext of mtg for $203,000 to Aug1'15, 6%; June 22; July22'14; Mary D Gerard with Paterno Constn Co, a corpn. nom

**Edgecombe rd** (8:2108), ws, 25.7 s 159th, 51.1x90.7x50x101.8; July16; July17'14; 5y or sooner, 5%; Jno Dreyer, 149 W 103, to Emigrant Indust Savgs Bank, a corpn. 3,000

**Ft Washington av, 427-41** (8:2177), swc 180th, runs w111.5xs200.5 to ns 179th xe 115.4 to av xn200.2 to beg; agmt as to ownership of bond & mtg for $30,000; July 20; July22'14; Picken Bldg Co, a corpn, with Max Marx, 419 Convent av. nom

**Hillside av** (8:2171), nws, at sws Ellwood, 204x154.10x200x115.2; July16; July 17'14; 3y or sooner, 6%; Minerva Realty Co, a corpn, to Ringland F Kilpatrick, 57 W 75. 12,000

**Hillside av** (8:2171), nws, at sws Ellwood; same prop; certf as to above mtg; July16; July17'14; same to same. ——

**Lexington av, 441** (5:1299), es, 41.11 n 44th, 19.6x75; ext of mtg for $18,000 to July9'17, 4½%; June25; July17'14; Emily A Hurry et al, exrs &c Edmund A Hurry, with Bowery Savgs Bank, a corpn, 128 Bowery. nom

**Riverside dr, 200-1,** see 92d st, 321 W.

**Wadsworth av** (8:2169), nec 191st, 101.4 x35.11x100x50; sub to ext of $49,000 to pr mtg $55,000; July22'14; due Nov27'16, or sooner, 6%; 191st St Constn Co, a corpn, to Henry Morgenthau Co, a corpn, 30 E 42. 7,500

**Wadsworth av** (8:2169), nec 191st; same prop, certf as to mtg for $17,500, July22 14, same to same. ——

**Wadsworth av** (8:2169), nec 191st; same prop; ext of mtg for $49,000 to Dec1'18, 5%; July22'14, Henry Morgenthau Co, a corpn, 30 E 42, with 191st St Constn Co, a corpn, 30 E 42. nom

**West End av, 267** (4:1184), ws, 61 n 72d, 19.6x115; ext of mtg for $30,000 to June17, 4½%, May1; July20'14; Edw S & Stephen C Clark, both at Cooperstown, NY, trstes Eliz S Potter, for Ellen S Wade, with Gramercy Investing Co, 54 Irving pl. nom

**West End av, 885** (7:1890), ws, 40.11 n 103d, 20x100; PM; pr mtg $15,000; July18; July22'14; 2y or sooner, 5%; Louis Crist of Bklyn to Abram F Isterne, on ms of Grove st, Far Rockaway, B of Q. 13,000

**2D av, 101** (2:461), swc 6th (Nos 238-40), 24.3x105; July20; July21'14; due & int as per bond; Hugo Rosenthal exr of & Nettie Rosenthal, devisee of Wm Rosenthal, to Fredk Wiemann, 110 E 31. 50,000

**2D av, 101,** swc 6th (Nos 238-40); sobrn of mtg for $5,500 to mtg for $50,000; July 20; July21'14; Saml Brand with same. nom

**2D av, 1166-8** (5:1436), es, 50.5 n 61st, runs e75xn25xe25xn25xw100 to av xs50 to beg; pr mtg $43,000; July14; July17'14; 2y6%; Benj Goldberg, 1251 47th, Bklyn, to Adrian H Jackson, 151 W 121. 8,500

**2D av, 2288** (6:1689), es, 100.11 s 114th, 25.3x100; July2; July21'14; 5y5%; Jos A Pagliughi at Union Hill, NJ, & Rudolph J Pagliughi, NY, to Emigrant Indust Savings Bank, a corpn. 13,000

**2D av, 2288;** sobrn of mtg for $4,000 to mtg for $13,000; July2; July21'14; Hy V Allen of Montclair, NJ, with same. nom

**3D av, 1303** (5:1429); saloon Ls; July21; July22'14; demand; 6%; Dominick Coyne to Geo Ehret, 1197 Park av. 2,000

**6TH av, 624** (3:838), leasehold; July21'14; demand, —%; Commercial Cafe Co, a corpn, 624 6 av, to The F & M Schaefer Brewing Co, a corpn, 114 E 51. 3,500

**6TH av, 624;** certf as to mtg for $3,500; July21'14, same to same. ——

**6TH av, 624** (3:838); sal Ls; pr mtg $3,-500; July21; July23'14; demand, 6%; Commercial Cafe Co, Inc, 624 6 av, to Chas Koster, 29-35 W 32. 2,925

**7TH av, 2524** (7:2032), ws, 26.6 n 146th, 27.1x100; July17'14; due & int as per bond; Frank Tozzi & Frank Pinto, both at 210 W 142, to N Y Savgs Bank, a corpn, 81 8 av. 2,000

**7TH av, 2524;** pr mtg $18,000; July17'14; due & int as per bond; same to Sophie Bishop, 2085 Ams av. 8,000

**7TH av, 828-30** (4:1025), ws, 50.2 n 53d, 50.4x100; pr mtg $200,000; July16; July17 '14; due & int as per bond; Adler Constn Co, Inc, 812 Bway, to Brevoort Real Estate Co, a corpn, 15 Wall. 15,000

**7TH av, 828-30;** certf as to above mtg; July9; July17'14; same to same. ——

**7TH av, 828-30;** ext of mtg for $200,000 to July16'19, 5%; July15; July17'14; same with City Mtg Co. nom

**8TH av, 2504** (7:1939); re from all claim or liability on bond dated Nov15'10 to secure $15,000; Feb17; July20'14; Sigmund B Heine to Chas & Rebecca Cohen, 304 W 72. notes for 1,800 & cash 2,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Chester st** (Brooklyn), es, 100 s Sutter av, 49.7x—; certf as to mtg for $18,000; July14; July21'14; Harry Rubin Bldg Co to Title Guar & Trust Co, a corpn. ——

**14TH av, 6001-9** (Bklyn), sec 60th, 40x 100; also 60TH ST, 1342, 20x100; certf as to mtg for $4,000; July9; July20'14; Campania Real Estate Co, a corpn, to Flora E Solomon. ——

**Dunton Lodge, B of Q** (miscl); declaration as to mtg for $3,750; July8; July18 '14; The VanWyck Realty Co, a corpn, to Isabella J Leonard. ——

**Far Rockaway, L I** (Miscl), certf as to two mtgs for $3,250 each; July13; July 22'14; Banister Realty Co, a corpn to Title Guar & Trust Co, a corpn, 176 Bway. ——

**Clarendon rd** (Bklyn), cor E 35th, 100x 100; certf as to mtg for $15,500; July16; July20'14; Comet Constn Co, Inc, to Title Guar & Trust Co, a corpn. ——

## MORTGAGES.

### Borough of the Bronx.

**Bristow st, 1344,** see Jennings, sec Bristow.

**Chisholm st, swc Intervale av,** see Intervale av, swc Chisholm.

**Daniel st, ss, 83.4 e Waldo pl,** see Middletown rd, ns, 50.3 w Edison av.

**Dawson st, nwc Longwood av,** see Longwood av, 921.

**Fox st** (10:2719), ws, 57.6 n 169th, runs w41.7xn12.6xn14.11xe34.3 to st xs25 to beg; pr mtg $5,000; July14; , July18'14; 2y6% Emilie Kauders to Saml Schwartz, 250 W 139. 1,198

**Home st, 735** (10:2652), ext of $21,500 mtg to July14'15 at 5%; July14; July20 '14; Emigrant Indust Savgs Bank, a corpn, with Fredk J Feuerbach, 506 E 87. nom

**Home st, 918** (10:2719), ss, 81.3 e Fox, runs e20xs82xs5xw19.7xn84.9 to beg; PM; pr mtg $3,500, July20; July21'14, 4y5%; Jos De Angelis & Saverio Perrone to Mae Adler, 918 Home. 2,100

**Jennings st** (11:2972), sec Bristow (No 1344), 27.5x78.9; pr mtg $8,500; July20; July22'14; due, &c, as per bond; Jos Sonsin Co Inc to Abr H Rabinowitz, 995 Southern blvd. 2,000

**Jennings st** (11:2972), sec Bristow, same prop; certf as to above mtg; July15; July 22'14; same to same. ——

**Lyman pl, 1365** (11:2970), ws, 192.8 n 169th, 75x55.3x82.9x90.3; pr mtg $40,000; July16; July17'14; due &c as per bond; Gifford Bldg Co, Inc, to Hermann Seeckamp, 974 Prospect av. 6,000

**Lyman pl, 1365;** certf as to above mtg; July16; July17'14; same to same. ——

**Oakland pl** (11:3095), ns, 125 w Clinton av, 25x120; Oct16'12; July18'14; 3y6%; Carl H Meyer to Caroline Stegmayer, 783 E 168. 500

**St Pauls pl, 540-2** (11:2926), ss, 100.7 e 3 av; ext of $26,000 mtg to July15'17 at 5%; July15; July18'14; N Y Trust Co with Herman F Schusing, 1210 5 av. nom

**Simpson st, 1247** (11:2974), ws, 57.6 s Freeman, 17.6x58; July22; July23'14; due &c as per bond; Sarah E Martin, Elmhurst, LI, to Title Guar & Trust Co, 176 Bway. 5,000

**Simpson st** (10:2724), ws, 455.9 s Westchester av, 43x107.4x43x106.11; ext of $36,-500 mtg to July1'17 at 5%; July1; July17 '14; Fannie M Gross with Freeminstreet Co. nom

**Simpson st** (10:2724), ws, 412.8 s Westchester av, 43x106.11x43x106.5; ext of $36,-500 mtg to July1'17 at 5%; July1; July17 '14; Fannie M Gross with Freeminstreet Co. nom

**Truxton st, swc Longwood av,** see Longwood av, swc Truxton.

**136TH st E** (9:2264), ns, 220 e Brook av, runs n200 to ss 137th xw30xsw—xe66 to beg; ext of $12,500 mtg to Junel'17 at 5%; Junel; July18'14; Arthur W Sheafer & ano with Mary Ehrmann. nom

**137TH st E, ss, 220 e Brook av,** see 136th E, ns, 220 e Brook av.

**140TH st E** (9:2302), ss, 156.6 e Alex av, 28.10x100; ext of $5,500 mtg to Jan8'19 at 6%; June25; July22'14; Helen E Bingham & ano with Mary W Smith, Springfield, Mass. nom

**148TH st E, nec Bergen av,** see Bergen av, es, at ns 148.

**149TH st E, nec Brook av,** see Brook av, nec 149.

**161ST st E** (10:2630 & 2637), ss, 91.6 e Trinity av, 41x100, except 0.2 on ws; pr mtg $2,500; July20; July21'14; due July1'17, 5%; August Meyer to Helen D Seibert, 2230 83d, Bklyn. 1,250

**173D st, 909 E** (11:2978), ns, 40 w So blvd, runs n80.5xw33xs24xnw17.10xs67.5 to st xe60 to beg; pr mtg $——; July17; July 18'14; 3y6%; Trask Bldg Co to Dora Schwenk, 3200 3 av. 4,000

**173D st, 909 E;** certf as to above mtg; July17; July18'14; same to same. ——

**174TH st E,** swc Hoe av, see Hoe av, sw c 174.

**174TH st E, swc Hoe av,** see Hoe av, sw c 174.

**175TH st E, swc Gleason av,** see Gleason av, swc 175.

**176TH st E, swc Clinton av,** see Clinton av, swc 176.

**177TH st E** (11:3106), nec Prospect av, 100x100; sobrn agmt; July2; July17'14; Hopkins G Barrett Co & Mary A Langbein with Clement H Smith, 1854 Mt Hope av. nom

**177TH st E** (11:3106); same prop; sobrn agmt; July2; July17'14; Hopkins G Smith Co & Thos J Higgins with same. nom

**178TH st E** (11:3092), ns, 100 e Crotona av, 22.7x95x22.2x95; also CLINTON AV (11:3097), es, 132 n 181st, 66x150; pr mtg $9,500; July14; July22'14; due, &c, as per bond; Giosne Galiani & Maria Galiani to Bronx Borough Bank, 440 Tremont av. 2,000

**178TH st E** (11:2808), ss, 120 w Morris av (now Grand blvd & concourse), 25x 100, except pt for 178th; pr mtg $——; July 16; July17'14; 1y6%; Chas L Peacock to Eleanor Taber, 651 E 165. 1,000

**187TH st E** (11:3076), ns, 75 e Hughes av, 25x100, except part for st; also BELMONT AV, nwc 187th, runs w75xn70xw12.6 xn87.6xe87.6 to av xs157.6 to beg, except 0.6 on ns June15; July22'14; 1y5%; Church of Our Lady of Mt Carmel to Emigrant Indust Savgs Bank, a corpn, 51 Chambers. 14,000

**190TH st E** (11:3174), ss, 118.6 e Morris av, 50x141.6x40.4x142.6; bldg loan; July17; July18'14; due Jan1'15, 6%; Arthel Realty Co to Bronx Investment Co, 100 Bway. 45,000

**190TH st E** (11:3174); same prop; certf as to above mtg; July17; July18'14; same to same. ——

**190TH st E** (11:3174); same prop; sobrn agmt; June12; July18'14; Edith M Haskin with same. nom

**192D st W, swc Grand av,** see Grand av, swc 192.

**198TH st E** (12:3315), ss, 100 e Creston av, 25x98; July21; July22'14; due, &c, as per bond; May J Walsh to Manhattan Mort Co, 200 Bway. 1,200

**198TH st E** (12:3319), ns, 266.11 e Jerome av, 25.10x106x25x112.11; July17; July 18'14; 3y5%; Cath A Driscoll to Emigrant Indust Savgs Bank, a corpn. 5,000

**199TH st E** (12:3284), ns, bet Marion & Decatur avs, lot 48, blk 974, tax map transfer tax lien for yrs 1902 to 1908, assessed to unknown; Mar16'12; July23'14; 3y1 City N Y to Herman Knobloch, 55 Liberty, assigned to Kabee Realty Co. 605.85

**212TH st E, sec DeKalb av,** see DeKalb av, sec 212.

**214TH st E** (*), ns, 375 e Maple, 48x 125; July16; July17'14; 5y6%; Vincenzo Pinelli to Thos Burke, 453 W 37. 3,000

**215TH st, 932 E** (*), ss, 325 e Bronxwood av, 25x100; pr mtg $2,000; July22; July23 '14; due as per bond; Alessio Monaco to Barbato Andriola, 183 York, Bklyn. 600

**221ST st E** (*), nec Barnes av, 105x114; Junel; July18'14; 3y6%; Oscar D Weed, New Orleans, La, to Hortense M Gieseking, 3917 8th, N W Wash, DC. 4,000

**223D st, 673 E** (*), ns, 25x114; July18; July21'14; due &c as per bond; Herman Helbig to Wm Scholz, 465 E 143. 4,000

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**223D st E** (*), ss, 230 e Barnes av, 25x114; July10; July17'14; 5y5%; David Schini to Emilia Calvani, 363 E 180. 2,000

**224TH st E** (*), ns, 253.8 w Barnes av, 50x114; July2; July20'14; due &c as per bond; Pit Raben to Herman Reinheimer, 837 Tilden. 1,500

**231ST st W, swc Bway,** see Bway, swc 231.

**234TH st W** (13:3405), sws, extends from Bway to Kingsbridge av, 370.3x100.6x360.8 x95; agmt as to share ownership in mtg; July7; July21'14; Winifred B Marsh with Lawyers Title Ins & Trust Co, a corpn. nom

**236TH st E** (*), swc Hobart av, 25x100, July20; July21'14; due &c as per bond; Jno M Buehler to Geo F Schroder, 718 E 175. 3,750

**236TH st E** (12:3371), ns, 100 w Keppler av, 25x100; July17; July18'14; 5y5½%; Alex T Forsberg to Reinhold Casper, 418 W 48. 4,500

**236TH st E** (12:3371); same prop; sobrn agmt; July17; July18'14; Wm F Fetzer with same. nom

**238TH st E** (12:3379), ns, 360 e Kepler av, 60x100; July20; July21'14; due &c as per bond; Sadie L Kirby to Title Guar & Trust Co, a corpn. 3,500

**239TH st E** (12:3393), ns, 100 e Martha av, 25x100; July5; July17'14; 1y6%; Anthony J Pugliese to Jno Durando, 59 E Houston. 1,000

**Amsterdam av, ws, 100 n Tremont rd,** see Middletown rd, ns, 50.3 w Edison av.

**Arthur av, es, 125 n 188th,** see Arthur av, es, 150 n 188.

**Arthur av** (11:3077), es, 150 n 188th, 50x87.6; also ARTHUR AV (11:3077), es, 125 n 188th, 25x87.6; pr mtg $3,500; July21; July23'14; 5y5%; Giuseppe Capasso to Augelamaria Angino, 114 Mulberry. 700

**Barnes av, nec 221st,** see 221st E, nec Barnes av.

**Bathgate av** (11:2920), es, 60.1 n 172d, 45x115.7; July17; July20'14; 3y5½%; Paul Reimann to Lawyers Title Ins & Trust Co, a corpn. 4,000

**Bathgate av, 1993** (11:3044), nws, 75 sw 179th, 37.6x100, except part for av; July21; July22'14; due as per bond without int; Harriet E Rummell, 213 W 22, to Florence L McCoy at Nayatt Pt, RI, & ano. 2,000

**Beach av, ws, 150 n Randall av,** see Beach av, ws, 250 n Randall av.

**Beach av (*),** ws, 250 n Randall av, 25x100; also BEACH AV (*), ws, 209 n Randall av ,25x100; also BEACH AV (*), ws, 150 n Randall av, 25x100; pr mtg $8,750; July6; July23'14; due, &c, as per bond; Academy Bldg Co Inc to Classon Realty Co, 2069 Westchester av. 2,000

**Beach av (*),** same prop; certf as to above mtg; July6; July23'14; same to same.

**Beaumont av, 2302** (11:3103), es, 75 n 183d, 37.6x100; pr mtg $——; July21; July 22'14; due Jan21'15, 6%; Louis Sturcke to Jas S Lawson, 7207 Shore rd, Bklyn. 1,122.74

**Beaumont av** (11:3105), es, 133.3 n 187th, 33.3x100; PM; pr mtg $——; July22; July23'14; 1y6%; Pasquale Stiso to American Real Estate Co, 527 5 av. 500

**Bergen av** (9:2293), es, at ns 148th, runs e109.10xne27.3xnw100 to av xsw72.8 to beg; Sept1'04; July23'14; 5y4½%; Jennie Rosenbaum to Augustus C Gurnee, Bar Harbor, Me. 42,500

**Boscobel av, ws, abt 150.5 s 169th,** see Shakespeare av, 1260.

**Boscobel av** (9:2506), ws, being plot begins at cl of blk bet Shakespeare & Boscobel avs, distant 175.5 s 169th, runs n 25xe100.1 to ws Boscobel av xs50xw100.1 xn25 to beg; PM; July20; July21'14; 5y5%; Leonora Bell to May M Morton, 511 Main; st, Hackensack, NJ. 1,900

**Boston rd** (11:2962), ses, adj a lane extending s from said rd, runs s98.2xnw 83.1 to rdxne4.6 to beg; ext of $7,500 mtg to Nov1'18 at 5½%; May21; July18'14; Duane S Everson with Mary & Jos Farley. nom

**Boston rd, 2003** (11:3135); leasehold; July1; July21'14; 3y6%; Chas Klussmann & Chas Meyer to Geo H Hachmann, 2719 Creston av. 4,000

**Broadway** (12:3266), swc 231st, 28.1x 74.11x27x74.11, except pt for st; pr mtg $20,000; July23'14; due &c as per bond; Jno Gilbert, 5572 Bway, to Rosalynde Mayer, 2085 5 av. 5,000

**Briggs av** (12:3298), ns, 150 e Bedford Park blvd, 50x110; also MOSHOLU PKWAY (12:3332), nec Hull av, 119.8x 152.11x110x105.11; also BRIGGS AV (12:-3298), ns, 250 e So blvd, 100x110; Apr14; July21'14; due Apr14'16, 6%; Francis P A McGowan to O Chas Meyer, 39 W 8. 1,664.14

**Briggs av, ns, 250 e Bedford Park blvd,** see Briggs av, ns, 150 e Bedford Park blvd.

**Bronx Park av, 371-3** (*), ws, 125 n Wyatt, 2 lots, ea 25x100; 2 mtgs, ea $4,500; July17; July18'14; 3y5½%; Royal Bronx Realty Co, Inc, to Emma Kingsman, 434 S 1 av, Mt Vernon, NY. 9,000

**Bronx Park av, 371-3** (*), ws, 125 n Wyatt av, 50x100; certf as to 2 mtgs for $4,500; July17; July18'14; Royal Bronx Realty Co, Inc, with Emma Kingsman, 434 S 1 av, Mt Vernon, NY. ——

**Brook av** (9:2294), ws, 99.11 n 149th, 24.11x121.11x24.11x133.11; July21; Julv22'14; installs, 6%; Frank J Dreher to Melville H Bearns, 95 Joralemon, Bklyn. notes 1,500

**Brook av** (9:2276), nec 149th, 35x100; July16; July17'14; due &c as per bond; One Hundred & Forty-Ninth St Realty Co to Title Guar & Trust Co, 176 Bway. 25,000

**Brook av** (9:2276); same prop; certf as to above mtg; July16; July17'14; same to same. ——

**Buhre av** (*), ss, 50 w Hobart av, 50x100; July8; July21'14; 3y6%; J Lawrence Davis to Wm Saier, 740 E 175. 1,800

**Buhre av** (*), ss, 50 e Hobart av, 50x100; July20; July21'14; 3y6%; J Lawrence Davis to Wm Saier, 740 E 175. 1,700

**Buhre av** (*), ss, 50 e Jarvis av, 50x100; July20; July21'14; 3y6%; J Lawrence Davis to Adolph Becker, 352 E 140. 1,500

**Buhre av** (*), ss, 50 w Jarvis av, 50x100; July20; July21'14; 3y6%; J Lawrence Davis to Adolph Becker, 352 E 140. 1,500

**Castle Hill av (*),** es, 50 s Hermany av, 25x105, except part for Castle Hill av; P M; July21; July22'14; 5y int as per bond; Eugene Nonnon to Johanna L Barry, 2167 Westchester av. 2,800

**Castle Hill av, nec Quimby av,** see Quimby av, nec Castle Hill av.

**Castle Hill av (*),** es, 75 n Quimby, 33x100; July17; July18'14; 1y6%; Jas Reynolds to Russell T Kirby, at Bronxville, NY. 2,100

**Castle Hill av** (*), es, 41.4 n Quimby av, 16.8x100; July17; July18'14; 1y6%; Jas Reynolds to Russell T Kirby, Bronxville, NY. 3,100

**Castle Hill av (*),** es, 58 n Quimby av, 16.11x100; July17; July18'14; 1y6%; Jas Reynolds to Russell T Kirby, Bronxville, NY. 3,100

**Castle Hill av (*),** es, 23.2 n Quimbv av, 18.2x100; July17; July18'14; 1y6%; Jas Reynolds to Lyra B Conrow, Paris, France. 3,100

**Clinton av** (11:2949), swc 176th, 57.10x 100; pr mtg $——; July16; July17'14; due &c as per bond; Hargton Bldg Co, Inc, to Manhattan Mtg Co, 200 Bway. 55,000

**Clinton av** (11:2949); same prop; July 16; July17'14; same to same. ——

**Clinton av, es, 132 n 181st,** see 178th E, ns, 100 e Crotona av.

**Cottage Grove av, 1373 (*),** ws, 100 s Wood av, 25x100, except part for White Plains rd; July21; July22'14; 3y5½%; Carl M Watson to Sarah M Brandt, 100 Wash av. 3,000

**Crotona av** (11:3079), ws, 230 n 177th, runs w87.6xn67xe13.3xs19xe78.3 to av xs50 to beg; July20; July21'14; due &c as per bond; Martin J Klug to Title Guar & Trust Co. 3,000

**DeKalb av** (*), sec 212th, —x—; ext of $4,000 mtg to Feb23'16 at 5½%; Feb26; July18'14; Chas R Strong with Patk H Comerford. nom

**Elliott av** (*), ws, 38.7 s Morris, 26.1x 113.7x25x106.8; July13; July17'14; due &c as per bond; North Bronx Realty Co to North Side Mtg Corpn, 391 E 149. 350

**Franklin av** (10:2614), es, 100 n 167th, 72x190; PM; July16; July23'14; due July 22'24, 5%; Thos F Gregg to Sisters of Charity of St Vincent De Paul, at nwc 261st & Riverdale av. 19,000

**Gainsborg av, swc Tremont rd,** see Middletown rd, ns, 50.3 w Edison av.

**Gleason av** (*), swc 175th, 50x106.8; ext of $2,000 mtg to July15'17 at 5½%; July 15; July20'14; Margt C Hicks, individ & as extrx Mathew Hicks, with Anna Kreutzer, 1838 Gleason av. nom

**Glebe av, swc Grace av,** see Grace av, s wc Glebe av.

**Grace av** (*), swc Glebe av, 81.10x90x 102.5x28.11; July15; July23'14; 3y5½%; Henry & Josephine Skrivanek to Mary C Weeks, 123 Church, New Rochelle, NY. 5,000

**Grand av, 2385-7** (11:3212), ws, 100 n 184th, 50x136.10x50.8x144.11; July17; July 18'14; due &c as per bond; Nellie C Swan to Lawyers Mtg Co, 59 Liberty. 8,000

**Grand av, 2406** (11:3199); ext of $4,000 mtg to July15'19 at 5%; July15; July17'14; Lawyers Mtg Co with Jno Spahr Jr, 163 W 97, & ano. nom

**Grand av, 2530** (11:3204), es, 300 s 192d, 50x100; pr mtg $——; July10; July22'14; 3 y5%; Thos H Thorn to Henry Staats, 2538 Grand av. 1,000

**Grand av** (11:3214), swc 192d, 50x106; pr mtg $10,000; May1'13; July22'14; 1y6%; Thos H Thorn to Henry Staats, 2538 Grand av. 2,000

**Grant av** (9:2448), es, 82 s 166th, 25x 100; ext of $7,500 mtg to June29'17 at 5%; June24; July18'14; Mary Ambrose with Mary Wynne. nom

**Hering av, swc Pelham Pkway S,** see Pelham Pkway S, swc Hering av.

**Hobart av, swc 236th,** see 236th E, swc Hobart av.

**Hoe av** (11:2988), swc 174th, 100x38; bldg loan; July15; July22'14; demand, 6%; Trask Bldg Co to City Mort Co, 15 Wall 38,000

**Hoe av** (11:2983), same prop; certf as to above mtg; July15; July22'14; same to same. ——

**Hoe av** (11:2980), ws, 208.11 n Freeman, 50x100; July14; July17'14; 5y5%; Galveston Bldg Co, 1041 Hoe av, to N Y Protestant Episcopal City Mission Soc, 38 Bleecker. 35,000

**Hoe av** (11:2980); same prop; certf as to above mtg; July14; July17'14; same to same. ——

**Hoe av** (11:2933), swc 174th, 38x100; sobrn agmt; July15; July23'14; H W & B Realty Co with City Mort Co, 15 Wall nom

**Hull av, nec Mosholu Pkway,** see Briggs av, ns, 150 e Bedford Park blvd.

**Intervale av** (11:2973), swc Chisholm, 50x157.10; pr mtg $8,000; July17; July22'14; 3y6%; Anton Krontil & Anton Krontil, 1356 1 av to Jno Kulik, 1239 Intervale av. 4,500

**Jackson av, 600-4** (10:2642); asn rents, July9; July23'14; Robt Fulton Realty Co to Public Bank. nom

**Leland st (*),** es, 325 n 152d, 21x100x25x 100; July1; July23'14; 3y6%; David J Hourahan to North N Y Savings & Loan Assn, 499 Willis av. 2,750

**Longfellow av, 1255** (11:2993), ws, 90.4 s Freeman, 41.4x109.5; PM; June30; July 21'14 due June1'17, 5%; Danl J Mondelson, Islip, LI, to Levi S Tenney, Montclair, NJ, & ano, trstes Wm D Thompson. 32,000

**Longwood av, 921** (10:2696), nwc Dawson (No 811), leasehold; July16; July22'14; due, &c, as per notes; Saml, Abr & Sol Levitt to Jacob Froehlich Cabinet Works, ne c Whitlock & Leggett av. 1,800

**Longwood av** (10:2736-2737), swc Truxton, 44x157x50x114; ext of $10,000 mtg to June7'16 at 6%; July9; July22'14; Emma W Cone with Lorey Realty Co, Inc. nom

**Ludlow av** (*), ss, 255 e Castle Hill av, 50x150, except pt for Ludlow av, Unionport; PM; pr mtg $——; July15; July21 '14; 3y5%; Eliz J Snyder to Gertrude Schwarz, 2224 Ludlow av. 2,500

**Lydig av** (*), ns, 25 e Yates av, 25x 100; PM, June29; July20'14; 5y5%; Henry K King & Lawrence Wishengrad to Sound Realty Co, 128 Bway. 560

**Lydig av** (*), ns, 100 e Tenbroeck av, 25 x100; PM; June29; July23'14; 5y5%; Clarence J Krenski to Sound Realty Co, 128 Bway. 472.50

**Maclay av, 2523** (*); ext of $4,000 mtg to Aug24'17 at 5½%, May23, July18'14; Clarence A Fowler with Emma Diemb, 2523 Maclay av. nom

**Marmion av** (11:3107), ws, 75 s 179th, 66.1x150.2; July15; July17'14; 5y5%; Jos Diamond Constn Co to Union Square Savgs Bank, 20 Union sq. 54,000

**Marmion av** (11:3107); same prop; certf as to above mtg; July15; July17'14; same to same.

**Marmion av** (11:3107); same prop; pr mtg $54,000; July16; July17'14; 3y6%; same to Abel King, 148 E 65. 8,000

**Marmion av** (11:3107); same prop; certf as to above mtg; July16; July17'14; same to same.

**Matilda av** (*), nws, 100 ne 240th, 50x 100, Washingtonville; July21; July22'14, due, &c, as per bond, Nicholas Volckmann to Mary G McCarthy, 4761 Richardson av. 600

**Middletown rd** (*), ns, 50.3 w Edison av, 45.2x109.11x45.2x104.5; also DANIEL ST (*), ss, 83.4 e Waldo pl, 25x100, also AMSTERDAM AV (*), ws, 100 n Tremont rd, 25x100; also TREMONT RD (*), swc Gainsborg av, 25x100; also GAINSBORG AV (*), ws, 125 n Madison av, 25x100, July16; July17'14; due &c as per bond; Richd H Arnold to Adolf Sundmacker, 1156 Forrest av, Bronx. 2,500

**Mosholu Pkway, nec Hull av,** see Briggs av, ns, 150 e Bedford Park blvd.

**Pelham Pkway S (*),** swc Hering av, 50x 100; ½ pt; PM; July1; July22'14; due, &c, as per bond; Mabel M Boteler, Mamaroneck, NY, to Henrietta L Higgins, 125 E 24. 1,000

**Pelham Pkway S** (*), ss, 150 e Van Hoesen av, 50x125; PM; June29; July23'14, 5y5%; Rose Herman to Sound Realty Co. 2,065

**Plimpton av** (9:2522), ws, 75 s 170th, 22.7x100; PM; July22; July23'14; due &c as per bond; Jno P Herren, Tarrytown, NY, to Jas S Alexander, gdn, 507 Madison av. 7,900

**Prospect av, nec 177th,** see 177th E, nec Prospect av.

**Prospect av** (11:3094), ws, 100 n 179th; ext of $10,000 mtg to Apr25'17 at 5%; Apr 23; July18'14; Duane S Everson with Mary E Tuttle. nom

**Quimby av** (*), nec Castle Hill av, 23.2x 100; July17; July18'14; 1y6%; Jas Reynolds to Lyra B Conrow, Paris, France. 3,500

**Quimby av** (*), ss, 305 w Havemeyer av, 25x216 to Story av; except pt for Quimby & Story avs; July10; July17'14; 3y int as per bond; Michl B McHugh to Peter Corell, 212 E 115. 1,000

**Rochambau av** (12:3328), es, 100 s 212th, 25x103.7; July22; July23'14; 3y6%; Mary Malone to Saml A Archibold, 2741 Blvd, Jersey City, NJ. 800

**St Lawrence av, 1552** (*), es, 105.1 s Walker av, 25x100, except pt for av; July 16; July17'14; due &c as per bond; Thos Clarey to Title Guar & Trust Co, 176 Bway. 2,500

**Sedgwick av, 940** (9:2523), es, 360.7 n 161st, 25x81.8x25.1x84.4; June25; July17'14; 3y6%; Margt Crowley, Cortland, NY, to Chas R Purdy, Bayport, LI, exr Ann Lohman. 500

**Shakespeare av, 1260** (9:2506), es, 175.5 s 169th, 25x100.1; PM; July20; July21'14; 5y5%; Leonora Bell to May M Morton, 511 Main, Hackensack, NJ. 2,000

**Shakespeare av, 1260** (9:2506), es, 175.5 s 169th, runs e100.1xn25xe100.1 to Boscobel av xs50xw200.2 to Shakespeare av xn 25 to beg; pr mtg $3,900, July20; July21 '14; due &c as per bond; Leonora Bell to Louise Auerbach, 235 W 13. 500

**Sherman av** (9:2455), ws, 207.6 n 163d, 2 lots, ea 45x100; 2 mtgs, ea $32,000; July 16; July23'14; demand, 6%; Kovacs Constn Co to Maurice Muller, 939 Intervale av. 64,000

**Sherman av** (9:2455); same prop; 2 certfs as to above mtgs; July16; July23'14, same to same. ——

**South Oak dr** (*), ss, 50 w Wallace av, 25x98.9x25x98.1; July17; July18'14; 1y5% Ernest W Keller to Herman Paul, 1033 Prospect av. 3,500

**Southern blvd** (11:2980), es, 25 s Jennings, 50x100; July21; July22'14; due Oct 21'14, 6%; York Constn Corpn, 53 1 av, to Saml Klein, 402 Van Sicklen av, Bklyn. 3,000

**Southern blvd** (11:2978), ws, 80.5 n 173d, runs w73xne60.11xn21xe44.9xs75 to beg; pr mtg $——; July17; July18'14; 3y6%; Trask Bldg Co to Dora Schwenk, 3200 3 av. 3,000

**Southern blvd** (11:2978); same prop; certf as to above mtg; July17; July18'14; same to same.

**Southern blvd** (11:2940), ws, 175 s Crotona Park E, 25x130.1; pr mtg $22,500 July13; July20'14; 5y6%; Dominicus J Mehler to Jos V Mehler, 46 W 60. 8,000

**Southern Blvd** (11:2980), es, 25 s Jennings, 50x100; certf as to mtg for $3,000; July21; July22'14; York Constn Corpn to Saml & Chas Klein.

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**Story av, ns, 305 w Havemeyer av,** see Quimby av, ss, 305 w Havemeyer av.

**Tinton av** (10:2665), es, 174.4 s 156th, 24.7 x156x24.2x160.5, pr mtg $7,000; July15; July 18'14; due &c as per bond; Minnie Zimmerman to Benenson Realty Co, 407 E 153. 1,500

**Town Dock rd** (*), foot of, on L I Sound; sal Ls; July7; July21'14; demand, 6%; Geo W Edmonson to Clausen-Flanagan Brewery, 441 W 25. 1,825

**Tremont rd, swc Gainsborg av,** see Middletown rd, ns, 50.3 w Edison av.

**Unionport rd, 1732** (*), es, 175.1 s Morris Park av, 25x100.5x25x102.4; July20; July 21'14; due &c as per bond; Julius Kast Jr to Title Guar & Trust Co. 2,000

**Valentine av** (11:3149), ws, 325 s 180th, 16.8x78.6x16.8x98.9; ext of $2,500 mtg to July14'19 at 5%; July8; July18'14; Cath Bigley with Euphemia S Stokes. nom

**Valentine av** (11:3149), ws, 341 s 180th, 16.8x98.5x16.8x98.6; ext of $2,500 mtg to July14'19 at 5%; July8; July18'14; Cath Bigley with Mary Hebe. nom

**Valentine av, 2974** (12:3303), ses, 225 ne Bedford Park blvd, 50x100; July21; July2? '14; due, &c, as per bond; Lavinia A Dunn to Title Guar & Trust Co, a corpn. 5,000

**Van Nest av** (*), ss, 25 e Taylor av, 25x 100; pr mtg $3,000; July22; July23'14; 3y 6%; Anna Haindl to Cornelius Schouten, 832 Tinton av. 1,000

**Vyse av** (11:2992), ws, 72.3 n Boston rd, 58.8x145.3x49x147.2; July22; July23'14; due &c as per bond; Eliz Willetts, Newark, NJ, to Harlem Savgs Bank, 124 E 125. 40,000

**Washington av** (*), ws, 148.4 n 2d, —x 100, except pt for Glebe av & Overing; July7; July21'14; due &c as per bond; Davis Brown & Fred M Weiss to Jennie Brown, 2967 Perry av. 3,422

**Washington av, 1585** (11:2904), ws, 310 s 172d, 25x150, except pt for av; PM; July16; July17'14; 5y5%; Chas Birch to Metropolitan Savgs Bank, 59 Cooper sq. 11,000

**Washington av, 1585;** PM; pr mtg $11,-000; July16; July17'14; 3y6%; same to Philip J Schaaf, 3411 3 av. 2,000

**Washington av, 2145** (11:3037), ws, 150 n 181st, 25x145; July20; July21'14; 3y5%; Kate Douglass to Percival C Smith, 310 W 79, trstes Stephen R Hicks. 500

**Westchester av, 2251** (*); sal Ls; July 14; July17'14; demand, 6%; Patk Wernhart to A Hupfel's Sons, 842 St Anns av. 2,467.66

**Westchester av** (10:2690), nws, 378 ne Prospect av, 2 lots, ea 42x100; 2 bldg loan mtgs, ea $35,000; July20; July21'14; demand, 6%; Reich Bldg Co, Inc, to City Mtg Co, 15 Wall. 70,000

**Westchester av** (10:2690); same prop; 2 certfs as to above mtg; July20; July21 '14; same to same.

**Westchester av** (10:2690), nws, 378 ne Prospect av, 84x100; PM; pr mtg $70,000; July8; July21'14; due Jan1'17, 6%; Reich Bldg Co, Inc, a corpn, to Fredk Johnson, Oyster Bay, LI. 15,000

**Wilcox av** (*), es, 150 s Fairmount av, 50x100; July8; July17'14; 5y6%; Wm J Merritt to Thos Burke, 456 W 37. 2,500

**Wilcox av** (*); same prop; July8; July 17'14; 5y6%; same to same. 1,000

**Wilkins av, 1336-8** (11:2976), es, 253.11 n So blvd, 50x122.5x60.7x91.4; PM; pr mtg $— ; July15; July21'14; due &c as per bond; Matilda Kleban to Morris Osmansky, 129 Franklin av, Long Branch, NJ. 24,000

**Wilkins av, 1423** (11:2965); ext of $31,-250 mtg to June30'17 at 5%; Feb28; July 17'14; Success Constn Co with Irene B Braman, 321 Clinton av, Bklyn. nom

**Williamsbridge rd** (*), es, 217.10 s Pelham Pkway S, 50x147.10x50x156.3; PM; June29; July23'14; 5y5%; Rose Herman to Sound Realty Co, 128 Bway. 2,520

**Williamsbridge rd** (*), es, 267 s Pelham Pkway S, 51x139.5x50x147.10; PM; June29; July23'14; 5y5%; Rose Herman to Sound Realty Co. 2,415

**Yates av** (*), ws, 100 s Pelham Pkway S, 25x125x25.2x121.11; PM; June29; July20 '14; 5y5%; Jos P Ryan to Sound Realty Co, 128 Bway. 1,050

**3D av, 3038** (9:2363); sal Ls; July17; July20'14; demand, 6%; Fred Rossbach & Fred Rossbach Inc to Beadleston & Woerz, 291 W 10. 1,200

**3D av, 3038;** leasehold; certf as to above mtg; July17; July20'14; Fred Rossbach, Inc, to same.

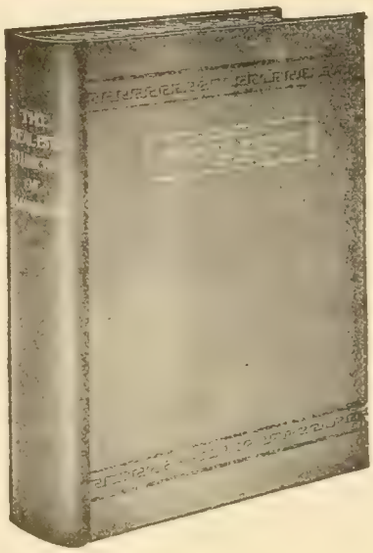
**3D av** (9:2362), es, 200 s 152d, 25x88.9x 25x88.8; July16; July17'14; 5y5%; Geo W Fennell to Henry L Morris, trste Patsey J Morris, 12 W 53. 35,000

**3D av, 3038** (9:2363); sal Ls; July17; July21'14; demand, 6%; Fred Rossbach & Fred Ross bach, Inc, to Beadleston & Woerz, a corpn, 291 W 10. 8,044.04

**Lots 165 & 166** (11:2980), map sec A Vyse Estate; agmt as to share ownership in mtg; July16; July23'14; Morton Stein with N Y Protestant Episcopal City Mission Soc, 381 Bleecker. nom

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# The Real Estate Directory of the Borough of Manhattan with Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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**119 West 40th St., New York**

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2420 New York, August 1, 1914. (57) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.


Allen st, 16-18.
*Bethune st, 43 (or Washington st, 753).
Cathedral Pkway, ns, blk 1826-5.
Cherry st, 181.
Chrystie st, 5.
Downing st, 24-8.
Dyckman st (ss), blk 2246-58.
Grove st, 42-4.
*Jackson st, 55-61 (or Water st, 684).
Jane st, 80.
King st, 4.
Lewis st, 32.
*Little West 12th st, 6 (or 9th av, 7).
Little West 12th st, 8-20.
Mangin st, 25 & 82-6.
Mercer st, 237.
*New st, 41-7 (or Bway, 44-50).
Orchard st, 145-9.
Perry st, 4 & 155-9.
St Marks pl, 90.
St Nicholas pl, 44-50.
Sullivan st, 223.
Thompson st, 152-4.
*Tompkins st, 75 (or Mangin st, 82).
Tompkins st, 77-9.
Walker st, 25.
Washington st, 753.
Water st, 678-80 & 684.
White st, 24-6 & 90-2.
5th st, 223 E.
9th st, 38-44 W.
13th st, 406 W.
*17th st E, ns, blk 873-6.
*18th st, 48 E (or 4th av, 220).
23d st, 273 W.
*23d st, 275-9 W (or 8th av, 258).
25th st, 151-5 W.
26th st, 355 & 446 W.
28th st, 146-8 W.
38th st, 32 E.
38th st, 223-31 W.
39th st, 216 & 220 W.
46th st, 17 W.
50th st, 224-32 W.
52d st, 441 W.
54th st, 329 E.
55th st, 508-16 W.
57th st, 332 E.
57th st, 117 W.
62d st, 144 & 235 E.
65th st, 9 E.
71st st, 432-4 E.
76th st, 116 W.
78th st, 44 E.
*78th st E (sec Madison av, 1009), blk 1392-49.
*83d st, 200-2 E (or 3d av, 1469).
83d st, 35 W.
84th st, 355 W.
86th st, 342 E.
86th st, 310-22 W.
89th st, 103 E.
90th st, 106 & 110 E.
92d st, 71 & 148 W.
95th st, 104 W.
96th st, 334 E.
102d st, 118 W.
103d st, 79 & 163 E.
103d st, 103 W.
107th st E, ss, blk 1700-25.
109th st, 238 E.
*109th st W (sec Riverside dr, 362), blk 1893-32.
111th st W (ss), blk 1826-60.
112th st, 56-60 E.
112th st, 51 W.
113th st, 60 E.
116th st, 329 E.
119th st, 330 & 523-33 E.
121st st, 334-336 E.
121st st, 157 W.
122d st, 347 W.
125th st, 254 E.
127th st, 57 E.
*128th st, 168 W (or 7th av, 2161).
129th st, 39-41 W.
131st st, 132 W.
132d st, 23-5 W.
134th st, 16, 24-6 W.
136th st, 107 W.
139th st, 511 W.
140th st, 133-41 W.
142d st, 202 W.
147th st, 507-9 W.
157th st, 542 W.
*172d st W (nec Audubon av, 145), blk 2129-30.
*173d st W (sec Audubon av, 155), blk 2129-37.
173d st, 554 W.
*179th st W (nwc Ft Washington av, 427-33), blk 2177-150.
*180th st W (swc Ft Washington av, 435-41), blk 2177-152.
215th st W (ss), blk 2195-17-19.
Av C, 175.
Amsterdam av, 112 & 1293.
Audubon av, 145-55.
Bennett av (es), blk 2180-pt lot 96.
Bradhurst av, 184-6.
Broadway, 44-50 & 1849.
*Edgecombe av, 335-7 (or St Nich av, 772-8).
Ft Washington av, 427-41.
Lenox av, 362-8.
Madison av, 1003-9.
Nagle av (ses), blk 2173-21.
Park av, 1107.
*Park av, 1382 (or 103d st, 79 E).
Park Row, 108.
Pinehurst av, 70-8.
*Pleasant av (swc 107th st E), blk 1700-25.
Riverside dr, 362.
St Nicholas av, 364, 772-8 & 1251-7.
*1st av, 132 (or St Marks pl, 90).
3d av, 1469.
4th av, 213 & 220.
7th av, 2157-61.
8th av, 258 & 2799.
9th av, 3-7.


**WILLS.**


68th st, 65 W.
76th st, 45 W.
82d st, 336 E.
84th st, 415 E.
95th st, 219 E.
132d st, 271 W.
Av A, 1631.
Bowery, 99.
1st av, 1059 & 1473.
Amsterdam av, 108.
7th av, 350.


**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts tenements
w—west
y—years.
O C & 10O—other consideration and $100.
TS—Torrens System

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JULY 24, 25, 27, 28, 29 & 30.

**Allen st, 16-8** (1:299-1), es, abt 55 n Canal, 45.6x50, 6-sty bk tnt & strs; Sarah Mandel to Ida Feinstein, 48 Hester; mtg $30,000; July21; July27'14; A$25,500-39,000. nom

**Bethune st, 43,** see Washington, 753.

**Cathedral Pkway, nec 8 av or Circle,** see 111th W, ss, 100 e 8 av.

**Cherry st, 181** (1:249-72), ss, 130.7 e Market, 21x60.7, 3-sty bk home; Paul C Elliott et al, by Denis Mullins, GDN, to Abr Golden, 181 Orchard [181 Cherry]; 5 equal undivided pts; AT; B&S; mtg $3,500 & AL; July23; July24'14; A$5,000-6,000. **2,828.63**

**Chrystie st, 5** (1:289-23), ws, 75.3 s Bayard, 25x148, 5-sty bk tnt & strs & 4-sty bk rear tnt; Hy N Goebbels to Jas Kalman, 1047 Tinton av; B&S; AL; Sept30'13; July 28'14; A$22,000-38,000. nom

**Chrystie st, 5;** Jas Kalman to Hy N Goebbels, 1532 Vyse av; mtg $40,400; Dec 31'13; July28'14. nom

**Dyckman st** (8:2246-58), ss, 288.11 w Riverside dr, 75x100, vacant; Herman Cohen to Hy H Grote, 2552 8 av; mtg $6,-000; July27; July28'14; A$12,000-12,000. nom

**Downing st, 24-8** (2:527-13 & 15), ss, 75 e Bedford, 60x75, 7-sty bk loft & str bldg; Oakwood Constn Co to Hubener-Escher Co, 748 Melrose av; B&S; mtg $60,000; July24'14; A$21,500-66,000. nom

**Grove st, 42-4** (2:588-18 & 19), ss, 83 w Bleecker, 42x100, 2-3-sty & b bk dwgs; Pincus Lowenfeld et al to Chas I Weinstein Realty Co, 17 W 120; mtg $20,000; July23; July24'14; A$20,000-23,000. nom

**Jackson st, 55-61,** see Water, 684.

**Jane st, 80** (2:641-46), ss, 148.9 w Greenwich, 14.3x80, 3-sty & b bk dwg; Jno Corse, EXR &c Hy Corse, to Edw J Keller, 89 Greenwich av; B&S; July24; July25'14; A $4,500-6,000. **4,500**

**King st, 4** (2:519-37), ss, 60 w Macdougal, 22x53, 5-sty bk tnt; Mary Boasso to Pietro De Masi, 162 Sullivan; mtg $9,000; July27'14; A$7,000-13,000. O C & 100

**Lewis st, 32** (2:327-38), es, 149.3 n Broome, 25x100, 6-sty bk tnt & strs; Eberhardt & Podgur to Mary Wechter, 54 Middleton, Bklyn; mtg $26,000; July24'14; A $11,000-27,000. O C & 100

**Little W 12TH st, 6-20,** see 9 av, 3-7.

**Mangin st, 25** (2:322-21), ws, 175 s Delancey (old line), 25x100, 5-sty bk tnt; Saml J Wagstaff to Union Trust Co of NY, 80 Bway; FORECLOS July21; July23; July24'14; A$9,500-15,000. **11,000**

**Mangin st, 80-6,** see Tompkins, 77-9.

**Mercer st, 237** (2:533-20), ws, abt 100 s 3d, 25x100, 6-sty bk loft & str bldg; Charter Constn Co to 190th St Holding Co, 35 Nassau; B&S; mtg $28,000; July28; July29 '14; A$23,000-39,000. O C & 100

**New st, 41-7,** see Bway, 44-50.

**Orchard st, 145-9** (2:416-66, 67 & 68), ws, 35 n Rivington, 75x87.6, 3-6-sty bk tnts & strs; Mendel Singer, 141 W 110, to Mendel Singer Real Estate Co, 23 Elizabeth; AL; July28; July30'14; A$64,500-105,000. nom

**Perry st, 4** (2:612-55), ss, 63.8 w Greenwich av, 22x95, except small gore on ws 2.4 in rear x—x— to point on st, 3-sty & b bk dwg; Jno Corse, EXR &c Hy Corse, to Thos O'Donnell, 197 W 10; B&S; July 24; July25'14; A$11,000-13,000. **9,050**

**Perry st, 155-9** (2:637-75), ns, 70 w Washington, 66x100.3, 8-sty bk loft & str bldg; St Johns Park Realty Co to Colonial Real Estate Assn, 309 Bway; mtg $110,000; July24; July25'14; A$32,000-165,000. nom

**St Marks pl, 90,** see 1 av, 132.

**St Nicholas pl, 44-50** (7:2054-92), es, 75 s of cl 153d, 99.1x100, 6-sty bk tnt; Wenonah Realty Co, Inc, to Swetland Realty Co, 239 W 39; mtg $155.000 & AL; July17; July 24'14; A$55,000-150,000. nom

**Sullivan st, 223** (2:539-8), es, 300 n Bleecker, 25x100, 5-sty stn tnt & strs; Teresa Andreiuolo to Emidio Andreiuolo, 223 Sullivan; mtg $26,000; July24; July29 '14; A$16,000-26,000. **30,000**

**Tompkins st, 75,** see Tompkins, 77-9.

**Tompkins st, 77-9** (2:324-61-62 & 42-43), ws, 152.6 n Rivington, 49.11x200 to es Mangin (Nos 84-6), 1-sty bk & fr bldgs; A $26,800-27,300; also MANGIN ST, 82 on map 80 (2:324-41), es, 122.5 n Rivington, 30.1x 200 to ws Tompkins (No 75), 1-sty bk shop & stable; A$17,500-20,000; deed of trust; Jno G Wendel to Rebecca A D W, wife Luther A Swope, & Mary E A & Ella V von E Wendel, all at Irvington, NY, in trust for life of Ella V von E Wendel; July22; July28'14. nom

**Thompson st, 152-4** (2:516-14), es, 73.3 s Houston, 48.11x98.2x48.11x98.9, 6-sty bk tnt & strs; Citizens Investing Co to Carmelo Lacaprina, 153 Bleecker; mtg $57,000; July27; July28'14; A$33,000-P33,000. O C & 100

**Walker st, 25** (1:191-29), ss, abt 75 w Church, 25x106, 6-sty bk loft & str bldg; Manhattan Real Estate Assn to St Johns Park Realty So, 55 Liberty; July24; July 25'14; A$25,000-42,000. nom

**Washington st, 753** (2:635-11), sec Bethune (No 43), 20x56.3x20x55, 3 & 4-sty bk tnt & strs; Jno Corse, EXR &c Hy Corse, to Arthur W Corse, 178 W 94; B&S; July24; July25'14; A$9,000-12,000. **9,000**

**Water st, 678-80** (1:260-30), ns, 50 w Jackson, 50x100, 6-sty bk stable; Thos Crump to Jno A Bingham, 298 East Bway; ¼ pt; AT; mtg $27,000; July30'14; A$13,-000-43,000. nom

**Water st, 684** (1:260-33), nwc Jackson (Nos 55-61), 25x100; 5-sty bk tnt & strs; Matilda Healy to Ernestine Schleicher, 1416 Clinton av, Ozone Park, B of Q; mtg $32,000; July6; July25'14; A$14,000-34,000. O C & 100

**White st, 24-6** (1:191-2), ns, 75 w Church, 37.6x100, 6-sty stn loft & str bldg; Colonial Real Estate Assn to St Johns Park Realty Co, 55 Liberty; AL; July24; July25 '14; A$42,000-65,000. nom

**White st, 90** (1:195-25), nes, abt 65 w Lafayette, 24x103.4, 5 & 6-sty bk loft & str bldg; A$29,000-33,000; also WHITE ST, 92 (1:195-24), nes, 44.1 nw Lafayette, 22.3x 81.8x23.2x82.8, 3 & 4-sty bk loft & str bldg; A$22,000-23,000; Alex Laird of Toronto, Can (Bank Manager) to Edw Roper Curzon Clarkson, 15 Wellington st W, Toronto, Can (Receiver); B&S; mtg $15,000; July20; July29'14. nom

**White st, 92,** see White, 90.

**5TH st, 223 E** (2:461-45), ns, abt 285 w 2 av, 25x97, 5-sty bk tnt & strs; Mendel Singer, 141 W 110, to Mendel Singer Real Estate Co, 23 Elizabeth; AL; July28; July 30'14; A$19,000-32,000. nom

**9TH st, 38-40 W** (2:572-pt lt 19), ss, 531.5 w 5 av, 46x93.11, 6-sty bk tnt; Clementina Furniss to Margt E Zimmerman, 280 Madison av; ½ pt; CaG; Jan6; July29'14. exch

**9TH st, 42-4 W** (2:572-pt lt 19), ss, 600.5 w 5 av, 46x99.11, 6-sty bk tnt; Margt E Zimmerman to Clementina Furniss, 280 Mad av; ½ pt; CaG; Jan6; July29'14; A $——$——. exch

**13TH st, 406 W** (2:645-38), ss, 105.4 w 9 av, 18.10x103.3, 3-sty bk tnt & strs; Jno Corse, EXR &c Hy Corse, to Emelie M Schmidt, 406 W 13; B&S; July24; July25'14; A$8,500-10,000. **11,150**

**17TH st E, nes, 115 se 4 av,** see 4 av, 213.

**18TH st, 48 E,** see 4 av, 220.

**23D st, 273-9 W,** see 8 av, 258.

**25TH st, 151-5 W** (3:801-11), ns, 189.9 e 7 av, 59.4x98.9x59.3x98.9, 12-sty bk loft & str bldg; Max Goldstein et al to Wiegold Realty Co, 15 E 26; mtg $225,000 & AL; July25; July27'14; A$98,000-257,000. nom

**26TH st, 355 W** (3:750-9), ns, 142 e 9 av, 22x98.9, 3 & 4-sty bk shop; Archie E Baxter, ref, to Wm N Croxton, 440 Riverside dr; mtg $11,000; FORECLOS July7; July27'14; A$9,500-13,000. **4,000**

**26TH st, 446 W** (3:723-62), ss, 275 e 10 av, 25x98.9, 4-sty bk tnt; Moritz Kaufmann to Jake Schlesinger, 424 E 51; mtg $8,000; July29; July30'14; A$10,000-12,000. O C & 100

**28TH st, 146-8 W** (3:803-65), ss, 201.8 e 7 av, 46.4x98.9, 7-sty bk loft & str bldg; Samson Lachman, ref, to Mathew Micolino, 241 W 102; mtg $97,000; FORECLOS Nov28; Dec8'10; July27'14; A$71,000-130,-000. **$45,000 above said mtgs**

**38TH st, 32 E** (3:867-47), ss, 206.6 e Madison av, 18.6x98.9, 5-sty & b stn dwg; Edw W Humphreys to Palher Realty Co, 233 Bway; mtg $47,500 & AL; July22; July 24'14; A$56,000-79,000. O C & 100

**38TH st, 223-31 W** (3:788-31 to 35), ns, 227.7 w 7 av, 102.11x98.9, 5-4-sty & b bk & stn dwgs; Bayswater Realty Co to Birwin Realty Corpn, 1133 Bway; mtg $160,-000; July24'14; A$155,000-167,500. O C & 100

**39TH st, 216 W** (3:788-57), ss, 166.6 w 7 av, 20.6x98.9, 3-sty & b stn dwg; Realty Holding Co to Gabriel I Lewis, 111 E 71; B&S; mtg $25,000 & AL; July23; July28 '14; A$30,500-32,000. O C & 100

**39TH st, 216 W;** Gabriel I Lewis, 111 W 75, to Julius Kayser, 18 E 71; B&S; July 27; July28'14. nom

**39TH st, 220 W** (3:788-59), ss, 207 w 7 av, 20x98.9, 3-sty & b bk dwg; Mary E Coleman to Gabriel I Lewis, 111 W 75; AL; July27; July28'14; A$30,500-32,000. nom

**46TH st, 17 W** (5:1262-27), ns, 250 w 5 av, 12.6x100.5, 4-sty stn tnt & str; Marie A, wife Edw B Dench, to Jno F Erdmann, 60 W 52; AL; June25; July25'14; A$43,000-48,000. O C & 100

**50TH st, 224-32 on map 230 W** (4:1021-52), ss, 250 e 8 av, 75x100.5, 7-sty bk tnt; Dallas Flannagan, ref, to Jos L Graf, 812 Bway, & Morris L Goldstone, 2170 Bway; mtg $135,000; FORECLOSED & drawn July 28; July29'14; A$110,000-200,000. **58,000**

**52D st, 441 W** (4:1062-11), ns, 250 e 10 av, 25x100.5, 5-sty bk tnt & strs; Danl L Korn to Ralph H Korn, 1 W 70; AL; July 28; July30'14; A$11,000-22,500. nom

**52D st, 441 W** (4:1062-11), ns, 250 e 10 av, 25x100.5, 5-sty bk tnt & strs; Wm Dyer to Danl L Korn, 170 W 74; AL; May 4; July27'14; A$11,000-22,500. nom

**54TH st, 329 E** (5:1347-14), ns, 323.4 e 2 av, 23.2x100.5, 5-sty bk tnt & strs; German Savgs Bank to Ferdinand Cibulav, 334 E 54; B&S; July28; July29'14; A$9,000-13,-000. **17,500**

**55TH st, 508-16 W** (4:1083-40 to 43), ss, 175 w 10 av, 100x100.5, 5-4-sty bk tnts; Jno Corse, EXR &c Hy Corse, to Arthur W Corse, 178 W 94; B&S; AL; July24; July 25'14; A$35,000-40,000. **30,500**

**57TH st, 332 E** (5:1349-39), ss, 300 w 1 av, 25x63x25x64.8, 3-sty & b stn dwg; Preston M Hart Jr to Dorothy Hart, 6 Riverview Ter; AT; B&S; July25; July29 '14; A$10,000-14,000. nom

**57TH st, 117 W** (4:1010-23), ns, 226 w 6 av, 20x79.4x—x82.6, 4 & 5-sty bk dwg; Gustav Ulbricht to Fanny G Villard, at Dobbs Ferry, NY; QC; mtg $40,000; July 29; July30'14; A$39,000-58,000. nom

**62D st, 144 E** (5:1396-47), ss, 160 e Lex av, 20x100.5, 3-sty & b stn dwg; Robt L Luce, ref, to Frank P Briody, 714 41st, Bklyn; FORECLOS July28; July29; July 30'14; A$18,000-22,000. **24,250**

**62D st, 235 E** (5:1417-15½), ns, 371.8 e 3 av, 16.8x100.5, 3-sty & b stn dwg; Bernhard Hirsh to Abr M de Leeuw, 180 St Nicholas av; June15; July27'14; A$10,000-13,500. nom

**65TH st, 9 E** (5:1380-9), ns, 200 e 5 av, 25x100.5, 4-sty & b stn dwg, 2-sty ext; Lazarus Levy et al to Edw W Humphreys, 32 E 38; AL; July13; July24'14; $96,-000-106,000. O C & 82,500

**71ST st, 432-4 E** (5:1465-30), ss, 100 w Av A, 50x145.4, 7-sty bk loft bldg; East River Savgs Instn to Edw E Leissner & Millie Lindblad, both at DeWitt av, Bronx Manor, Bronxville, NY; AL; July9; July27 '14. 45,222.02

**76TH st, 116 W** (4:1147-40½), ss, 185.1 w Columbus av, 20x102.2, 4-sty & b stn dwg; Abram Ellenbogen, ref, to Julia W Little, of Garden City, LI; all RT&I of Jno J Kirby; FORECLOS June25; July27'14; A$16,000-29,000. **31,400**

**78TH st, 44 E,** see Madison av, 1003-9.

**83D st, 200-2 E,** see 3 av, 1469.

**83D st, 35 W** (4:1197-18), ns, 428.9 e Columbus av, 20x80, 3-sty & b bk dwg; Felicitus Fuhr to Harold L Naughton, 142 W 83; June30; July28'14; A$13,500-17,500. O C & 100

**83D st, 35 W;** Harold L Naughton to Babette L Venino, 211 W 106; mtg $13,500; July28'14. O C & 100

**84TH st, 355 W** (4:1246-11½), ns, 517 w West End av, 16x102.2, 4 & 5-sty & b bk dwg; Jos F Geraghty to Ralph M Drucker, 13353 Euclid av, Cleveland, O; mtg $12,000 & AL; July29; July30'14; A$12,500-25,000. O C & 100

**86TH st, 342 E** (5:1548-34), ss, 175 w 1 av, 25x102.2, 3-sty bk tnt & 2-sty rear bk bldg; Johann H Antonius to Margt E Quinn, 302 E 87; B&S & CaG; mtg $3,000; July15; July24'14; A$10,000-13,000. O C & 100

**86TH st, 342 E;** Margt E Quinn to Johann H Antonius & Mary, his wife, 342 E 86; B&S & CaG; mtg $3,000; July15; July 24'14. O C & 100

**86TH st, 310-22 W** (4:1247-40 to 45), ss, 181 w West End av, 144x102.2, 7-4-sty & b stn dwgs; Realty Co of America to 86th St & West End Av Co, 103 Park av; mtg $223,500; July14; July25'14; A$144,000-230,-000. O C & 100

**89TH st, 103 E,** see Park av, 1107.

**90TH st, 106 E** (5:1518-67), ss, 111.2 e Park av, 18.6x100.8, 4-sty stn tnt; Jennie Spitzer to Alliance Realty Co, 115 Bway; mtg $10,000; July18; July24'14; A$11,000-15,000. **25,000**

**90TH st, 110 E** (5:1518-65), ss, 218.7 w Lex av, 27.6x100.8, 4-sty stn tnt; Hermine Zimmermann to Alliance Realty Co, 115 Bway; mtg $18,000; July23; July24'14; $16,500-24,000. O C & 100

**92D st, 71 W** (4:1206-6), ns, 125 e Columbus av, 20x100.8, 3-sty & b stn dwg; Richd J Scofield to Rosalie Scofield, 71 W 92; B&S; mtg $15,000; July25; July2; A$14,000-18,000. nom

**92D st, 148 W** (4:1222-54), ss, 537.6 w Columbus av, 19x100.8, 3-sty & b stn dwg; Henrietta Starr to Phebe S Peters, 109 W 86; Mar12'06; July27'14; A$13,000-22,000. nom

**93TH st, 104 W** (4:1225-37), ss, 100 w Columbus av, 25x100.8, 5-sty bk tnt; Wm P Rooney to Arno C Weissleder & Katie, his wife, 114 W 90, tenants by entirety; mtg $20,000; July14; July30'14; A$14,000-27,000. O C & 100

**96TH st, 334 E** (5:1568-33), ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; Louis T Lehmeyer to Oscawana Park Co, 29 Bway; CaG; mtg $27,000; July29; July30 '14; A$11,000-37,000. O C & 100

**102D st, 118 W** (7:1856-44), ss, 275 w Col av, 24.7x100.11, 5-sty bk tnt; August Menken & ano, heirs, &c, Margaretha Menken to Chas A Merten & Annie, his wife, 134 W 103, tenants by entirety; mtg $15,000; July20; July29'14; A$15,000-21,000. O C & 100

**103D st, 79 E** (6:1609-36), nwc Park av (No 1382), 27x75, 5-sty bk tnt & strs; Jos C Levi, ref, to Wm Jay, 22 E 72, & Moncure Robinson, 8 W 49, EXRS E Randolph Robinson; FORECLOS July23; July28; July 29'14; A$16,000-26,000. **24,500**

**103D st, 163 E** (6:1631-30), ns, 150 w 3 av, 30x100.11, 4-sty bk tnt; Bessie Block to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $18,000 & AL; May15; July30'14; A $12,000-19,500. O C & 100

**103D st, 103 W** (7:1858-28), ns, 100 w Columbus av, runs n78.2 & 22.9xw25xs22.9 & 78.2 to st xe25 to beg, 5-sty bk tnt & strs; Theresa Arnstein & ano, EXRS &c Sofie Popper, to Bertha Lindenberger, 200 W 86; AT; mtg $25,000; July24; July28'14; A$16,000-28,000. nom

**107TH st E, swc Pleasant av,** see Pleasant av, swc 107th.

**109TH st, 238 E** (6:1658-31), ss, 150 w 2 av, 25x100.10, 5-sty bk tnt & strs; Edw J Redington, ref, to Alfred M Snydacker, 156 W Washington st, Chicago, Ill; FORECLOS July14; July29; July30'14; A$8,000-17,500. **16,000**

**109TH st W, see Riverside dr,** see Riverside dr, 362.

**111TH st W** (7:1826-5 & 60), ss, 100 e 8 av, runs e25xs171.10 to ns Cathedral Pkway xw9.8xnw on curve 36.11xn138.3 to beg; vacant; Zillah S Cullman et al to S & R Amusement Co, 66 Bway; AL; Apr 17; July28'14; A$36,000-36,000. O C & 100

**112TH st, 56-60 E** (6:1617-45), ss, 162.6 w Park av, 39x100.11, 6-sty bk tnt & strs; Barnet Turner to Pa Adolphe, 41 W 46; ¼ pt; mtg $56,000; July24; July27'14; A $17,000-45,000. O C & 100

**112TH st, 51 W** (6:1596-8), ns, 150 e Lenox av, 25x100.11, 5-sty bk tnt; Isaac J Newburg & Ottilie, his wife, to Ottilie Realty Co, 130 Fulton; B&S & CaG; July 27; July28'14; A$14,000-26,000. O C & 100

**113TH st, 60 E** (6:1618-51), ss, 45 e Madison av, 25x100.10, 5-sty stn tnt & strs; Jno H Rogan, ref, to Clarence Tucker, at Mamaroneck, NY; Chas A Tucker, at Gratitude, Md; Arthur C Tucker [141 Bway] & Upper Nyack, NY, TRSTES Geo W Tucker; FORECLOS July14; July24; July27'14; A $11,000-20,500. **18,000**

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**116TH st, 329 E** (6:1688-13½), ns, 316.8 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Frank Keck, ref, to Lawrence Contessa, 329 E 116; mtg $6,000; FORECLOS July24; July29; July30'14; A$6,500-10,000. 1,000

**116TH st, 329 E;** Sarah, wife Barnett Levy, to same; QC; July28; July30'14. nom

**119TH st, 330 E** (6:1795-40), ss, 300 w 1 av, 18.9x100.10, 2-sty & b bk dwg; Timothy A Leary, ref, to Lawyers Mtg Co, a corpn; FORECLOS July17; July23; July24'14; A $6,000-7,000. 7,000

**119TH st, 523-33 E** (6:1816-14), ns, 323 e Pleasant av, 150x100.10, 1, 2 & 3-sty bk factory and stable; Levine & Posner, Inc, to Standard Oil Co of NY, 26 Bway; July 23; July25'14; A$30,000-43,000. O C & 100

**121ST st, 334 E** (6:1797-41), ss, 275 w 1 av, 25x100.11, 6-sty bk tnt; A$8,000-25,000, also 121ST ST, 336 E (6:1797-40), ss, 250 w 1 av, 25x100.11, 6-sty bk tnt; A$8,000-25,-000; Saml Bruder & Mary, his wife, to Gene Bruder, 78 W 114; Apr30; July27'14. nom

**121ST st, 336 E,** see 121st, 334 E.

**121ST st, 157 W** (7:1906-6½), ns, 110 e 7 av, 18x100.11, 3-sty & b stn dwg; Morris Cooper, ref, to Helen B Rennell at Bridgeport, Conn; FORECLOSED & drawn July 22; July29'14; A$9,300-15,500. 12,500

**122D st, 347 W** (7:1949-9), ns, 208 e Morningside av E, 16x100.11, 3-sty & b stn dwg; Augustine R McMahon, ref, to Lawyers Mtg Co, a corpn; FORECLOS July17; July24'14; A$8,000-10,500. 11,000

**125TH st, 254 E** (6:1789-29), ss, 80 w 2 av, 30x100.11, 5-sty bk tnt & strs; Bertha, wife Harry C Schoenholz, to Rose Schoenholz, 365 Remington av, Arverne, B of Q; AT dower, &c; QC; AL; July27; July30'14; A$14,500-26,500. nom

**127TH st, 57 E** (6:1752-25), ns, abt 110 e Madison av, —x—, 3-sty & b stn dwg; also ALL ESTATE, real & personal; Walter J Sutherland, decd, by will, to Emma L Sutherland, his wife, at 57 E 127; Nov16'11; July30'14; A$7,500-8,000.

**128TH st, 168 W,** see 7 av, 2157-61.

**129TH st, 39-41 W** (6:1727-16), ns, 341.8 e Lenox av, 50x99.11, 6-sty bk tnt; Blume Hochberg to Hamilton Holding Co, 149 Bway; AL; July23; July24'14; A$22,000-65,-000. O C & 100

**131ST st, 132 W** (7:1915-48), ss, 370 e 7 av, 20x99.11, 3-sty & b stn dwg; Lawyers Mtg Co to Caroline H Greenough, 38 E 63; Alice Iselin, 745 5 av, & Marione C Fiske, 39 Riverside dr; B&S; July23; July29'14; A $8,000-10,000. O C & 100

**132D st, 23-5 W** (6:1730-27), ns, 228 w 5 av, 32x99.11, 5-sty bk tnt; Hy Huckriede to Checchina Carucci at Nelsonville, NY; mtg $16,000; July23; July25'14; A$9,500-20,000. O C & 100

**134TH st, 16 W,** see 134th, 24 W.

**134TH st, 26 W** (6:1731-52), ss, 386 w 5 av, 26x99.11, 5-sty stn tnt; Pauline Brown to Saml Herzog, 827 Union av; mtg $21,500; June30; July24'14; A$7,300-18,000. O C & 100

**134TH st, 24 W** (6:1731-51), ss, 360 w 5 av, 26x99.11, 5-sty stn tnt; mtg $13,000 & AL; A$7,300-18,000; also 134TH ST, 16 W (6:1731-47), ss, 260 w 5 av, 25x99.11, 5-sty stn tnt; Clothilde Cohn, 790 Riverside dr, to hold 1st parcel, & Irma Loeb, 202 Brown pl, Bronx, to hold 2d parcel; AT; B&S; mtg $12,500 & AL; July27; July30'14; A $7,000-17,500. agmt as to allotment

**134TH st, 24 W** (6:1731-51), ss, 360 w 5 av, 26x99.11, 5-sty stn tnt; Clothilde Cohn to Clarence I Cohn, 790 Riverside dr; B&S; mtg $13,000 & AL; July27; July30'14; A $7,300-18,000. nom

**136TH st, 107 W** (7:1921-26½), ns, 125 w Lenox av, 16.8x99.11, 3-sty & b bk dwg; Annie E & Fannie C Fulton to Martha E Howell, 22 W 133; B&S & CaG; mtg $7,000; July7; July28'14; A$6,700-10,000. nom

**139TH st, 511 W** (7:2071-23), ns, 200 w Ams av, 50x99.11, 5-sty bk tnt; Mary A Dempsey to Jos H Cogney, 5 Van Corlear pl; mtg $59,000; July20; July27'14; A$27,-000-59,000. O C & 100

**140TH st, 133-41 W** (7:2009-23), ns, 120 w Lenox av, 115x99.11, 7-sty bk tnt; Central Bldg, Impt & Investment Co to Premium Holding Corpn, both at 149 Church; mtg $100,000; July29; July30'14; A$50,000-155,000. O C & 100

**142D st, 202 W** (7:2027-37), ss, 75 w 7 av, 16.9x99.11, 3-sty & b stn dwg; Theresa Froatz et al to Ensign Realty Co, 55 Liberty; ⅞ pts; July6; July24'14; A$7,000-9,-000. O C & 100

**142D st, 202 W;** Theresa F Froatz & ano EXRS, &c, Julia Madden, decd, & Jno P Beckingham by Patk Beckingham, his GDN, to same; AT; B&S; July23; July24'14. **7,750 & 968.75**

**142D st, 202 W;** Ensign Realty Co to Church of St Charles Borromeo, 211 W 141; July23; July24'14. O C & 100

**147TH st, 507-9 W** (7:2079-25), ns, 150 w Ams av, 50x99.11, 6-sty bk tnt; Hy M Bloch et al to Noillacs Realty Co, 541 Manhattan av; mtg $60,000 & AL; July18; July24'14; A $29,000-66,000. O C & 100

**157TH st, 542 W** (8:2115-14), ss, 200 e Bway, 75x99.11, 6-sty bk tnt; Incorporated Plutus Realty Co to F S Loewenthal, 1347 Boston rd; mtg $132,142; July28; July29'14; A$55,000-130,000. nom

**172D st W, nec Audubon av,** see Audubon av, 145-55.

**173D st, 554 W** (8:2129-15½), ss, 33.6 w Audubon av, 16.6x50, 4-sty & b bk dwg; Mathilde Fordon to Eugenie Hoennchen, 14 Convent av; mtg $6,500; July30'14; A $4,500-9,400. O C & 100

**173D st W, sec Audubon av,** see Audubon av, 145-55.

**179TH st W, nwc Ft Washington av,** see Ft Washington av, 427-41.

**180TH st W, swc Ft Washington av,** see Ft Washington av, 427-41.

**215TH st W** (8:2195-17-19), ss, 275 e 9 av, runs s99.11xe— to h w mark Harlem River xn— to st xw— to beg, with AT to land under water in front of above on e; vacant; Jas W White & ano, EXRS Lydia M White, to Weber-McLoughlin Realty Corpn, 132d & Hudson River; mtg $34,000 & AL; July14; July30'14; A$34,000-34,000. **39,000**

**215TH st W** (8:2195); same prop; Josephine H White, widow, et al, to same; B&S; mtg $25,000 & AL; July14; July30'14. nom

**Av C, 175** (2:393-33), ws, 23.8 s 11th, 23.8 x65, 5-sty bk tnt & strs; Aug Weymann to Wm Lustgarten & Co, 68 William; ½ pt; July23; July28'14; A$10,000-14,000. nom

**Amsterdam av, 112** (4:1156-35), ws, 25 s 65th, 25x75, 2 & 3-sty fr & bk tnt & strs; Esther Bogen to Saml Parsont, 258 W 129; mtg $13,000; July8; July27'14; A$13,500-17,000. nom

**Amsterdam av, 1293** (7:1964-64), es, 75.11 s 124th, 25x100, 5-sty bk tnt & strs; Isaac J Newburg & Ottilie, his wife, to Ottillie Realty Co, 130 Fulton; B&S; July27; July 28'14; A$19,000-30,000. O C & 100

**Audubon av, nec 172d,** see Audubon av, 145-55.

**Audubon av, 145-55** (8:2129-30 & 37), sec 173d, 194.6 to ns 172d x95, 2-6-sty bk tnts; W J Rich Development Co to Herbstone Realty Corpn, 52 Wm; mtg $285,000; July 20, July27'14, A$96,000-318,000. O C & 100

**Bennett av** (8:2180-pt lot 96), es, 181.11 n from cl 182d on Randels map, runs e 100xn90.10 to pt 24 n of cl 183d xw100.11 to av xs104.7 to beg, vacant; Patk H McNulty to Bennett Av Realty Co, 549 W 52; mtg $45,000 on this & adj prop; July21; July27'14; A$——$——. O C & 100

**Bradhurst av, 184-6** (7:2046-22), es, 49.11 s 151st, 49.11x85, 6-sty bk tnt; Jos Spector & Fannie, his wife, to Beatrice Spector, all at 241 E 68; mtg $44,500; July22; July 24'14; A$18,000-43,000. O C & 100

**Broadway, 44-50** (1:22-24-27), es, at swc of bldg known as Exchange Court, runs s81.11 to 42 Bway xe— to ws New (Nos 41-7) xn80.2xw— to beg; vacant; Morris Building Co to Standard Oil Co of N Y, 26 Bway; July12'09; July30'14; A$1,295,000-1,295,000. O C & 100

**Broadway, 1849** (4:1113-46), ws, abt 120 n 60th, 28x125.4x25x139.10, 2-sty bk office & str bldg; Algernon S Norton, ref, to Mary B Averill at Lake Mahopac, NY; A PARTITION June25; July23; July25'14; A $120,000-130,000. **100,000**

**Edgecombe av, 335-7,** see St Nicholas av, 772-8.

**Fort Washington av, 427-41** (8:2177-150-152), swc 180th, 200.2 to ns 179th x115.4x 200.5 to 180th x111.4, 2-6-sty bk tnts; W J Rich Development Co to Herbstone Realty Corpn, 52 William; mtg $357,500; AL; July 20; July27'14; A$129,000-413,000. O C & 100

**Fort Washington av, nwc 179th,** see Ft Washington av, 427-41.

**Hillside av, nws, abt 510 ne Nagle av,** see Nagle av, ses, 500 ne Elwood.

**Lenox av, 362-8** (6:1726-2-4), es, 25 n 128th, 75x75, 4-5-sty bk tnts & strs; Mary Schaefer to Geo Schaefer, 368 Lenox av; mtg $57,000; July29'14; A$56,000-68,000. nom

**Madison av, 1003-9** (5:1392-49 to 51), sec 78th (No 44), runs s82.2xe79xs20xe21xn102.2 to ss 78th xw100 to beg, 5-4-sty & b stn dwgs; Algernon S Norton, ref, to Chas Gulden, 318 W 102; PARTITION June25; July 23; July25'14; A$172,000-214,000. **191,000**

**Nagle av** (8:2173-21), ses, 500 ne Elwood, 100x181.6 to nws Hillside av x101x 195.10; vacant; Central Bldg, Impt & Investment Co to Premium Holding Corpn, both at 149 Church; mtg $21,000; July27; July30'14; A$35,000-35,000. O C & 100

**Park Row, 108** (1:159-57), ns, 74.7 ne Duane, 24.8x102.11x24.8x101.11, 6-sty bk loft & str bldg; Jas K Shaw, 321 W 92, to Wm A Shaw, 353 W 85; ½ pt; mtg $52,000; July24'14; A$63,000-78,000. nom

**Park av, 1107** (5:1518-4), es, 73.8 n 89th, 27x80, 5-sty bk tnt & strs; mtg $33,000; A $25,000-32,000; also 89TH ST, 103 E (5:-1518-5), ns, 80 e Park av, 26.8x100.8, 5-sty stn tnt & strs; mtg $23,000; Prosper Realty Corpn & ano to Betty M Hawks, 435 W 119; July30'14; A$16,000-29,000. O C & 100

**Park av, 1107;** mtg $40,000; also 89TH ST, 103 E; mtg $26,000; Betty M Hawks to Alliance Realty Co, 115 Bway; July30 '14. O C & 100

**Park av, 1382,** see 103d, 79 E.

**Pleasant av** (6:1700-25), swc 107th, 100.11 x175, 1-sty fr bldgs of coal yard; Bertha Bechtold to Burns Bros, 50 Church; mtg $59,000; July24; July30'14; A$45,000-52,000. **44,000**

**Pleasant av** (6:1700-25), swc 107th, 100.11 x175, frame coal pockets; Diedrich Denker & ano EXRS, &c, Jno H Meyer to Bertha Bechtold, 52 42d, Corona, B of Q; mtg $27,-000; July24; July29'14; A$45,000-52,000. **44,000**

**Pinehurst av, 70-8** (8:2177-134), ws, 109.9 s 181st, 100.1x111.2x100.10x115.7, vacant; Noillacs Realty Co to Riverview Constn Co, 21 Waverly pl; mtg $31,000 & AL; July 23; July24'14; A$44,500-44,500. O C & 100

**Riverside dr, 362** (7:1893-3), sec 109th, 151.10x100, 10-sty bk tnt; Isaac Cohen, ref, to Arrow Realty Co, 701 6 av; mtg $550,000; FORECLOS July21; July24; July25'14; A $265,000-700,000. **75,000**

**St Nicholas av, 364** (7:1955-3), es, 40.4 n 128th, 20.2x83.7x20x86.6, 5-stv bk tnt; Nellie Sandy to Adam Moran, 599 5 av, Bklyn; July22; July24'14; A$10,800-16,000. O C & 100

**St Nicholas av, 772-8** (7:2053-114), es, 199.10 s 150th, runs e100xs60xe100 to ws Edgecombe av (Nos 335-7) xs49.11xw200 to St Nicholas av xn109.11 to beg, 2-6-sty bk tnts & strs; Central Bldg, Impt & Investment Co, a corpn, to Premium Holding Corpn, both at 149 Church; mtg $150,-000; July27; July30'14; A$78,000-225,000. O C & 100

**St Nicholas av, 1251-7** (8:2141-42), ws, 25 s 173d, 75x100, 6-sty bk tnt & strs; Chas M Rosenthal to Leo A Baum [90 Wm], 70 Shanley av, Newark, NJ; mtg $100,000; June25; July28'14; A$42,000-115,-000. nom

**1ST av, 132** (2:435-9), sec St Marks pl (No 90), 21.2x53.10, 5-sty bk tnt & strs; Belle Bloch to Rema C Block, both at 14 Morningside av E; mtg $30,830.18; Jan5; July27'14; A$18,000-25,000. O C & 100

**3D av, 1469** (5:1528-45), sec 83d (Nos 200-2), 22.2x80, 4-sty bk tnt & strs, 2-sty ext; Jas Gillroy, EXR &c Jno Gillroy, to Peter Doelger Brewing Co, 407 E 55; mtg $15,000; July18; July28'14; A$26,000-35,000. **45,500**

**4TH av, 213** (3:873-4 & 6), ses, 80 ne 17th, 25.6x115, 5-sty bk restaurant, all of; also 17TH ST E (3:873), nes, 115 se 4 av, 10x131, vacant; ¼ pt; Algernon S Norton, ref, to Mary B Averill at Lake Mahopac, NY; PARTITION June25; July23; July25 '14; A$100,000-125,000. **103,000**

**4TH av, 220** (3:846-41), swc 18th (No 48), 42x78.7, 9-sty bk office & str bldg; Algernon S Norton, ref, to Forbes J Hennessy, 38 W 70; Ellen M Parker, 155 Lex av, & Michl Coleman, 50 W 51, TRSTES Ellen M Hennessy, decd; PARTITION June 25; July23; July25'14; A$210,000-285,000. **170,000**

**7TH av, 2157-61** (7:1912-61-62), sec 128th (No 168), 49.11x75, 2-5-sty stn tnt & strs; Janem Realty Co to Utility Realty Co, 30 E 42; mtg $59,000; July11; July16'14; A $47,000-68,000. (Corrects error in issue July 18 when property was 7th av, 2152-4, swc 128th (Nos 200 & 200A). O C & 100

**8TH av, 258** (3:773-1 & 7), nec 23d (Nos 273-9), 24.8x100, 3 & 4-sty bk tnt & strs; Jno Corse, EXR, &c, Hy Corse, to Hy Offermann, 258 8 av; B&S; July24; July25'14; A$72,000-81,000. **91,500**

**8TH av, 2799** (7:2045-75), ws, 25 s 149th, 25x100, 5-sty bk tnt & strs; Ottilie Newburg to Ottilie Realty Co, 130 Fulton; B&S; July27; July28'14; A$12,000-27,000. O C & 100

**9TH av, 3-7** (2:644-48 to 56), ws, plot bounded on e by 9 av, 71.5 n by Little W 12th (Nos 6-20), 178 s by Great Kill rd, 179.6, & w by lot 525, 77.4, with s ½ of 12th, except pt for Gansevoort, 5-3-sty bk tnts & strs, 1-4-sty bk tnt & strs, 4-1-sty fr strs & 5-sty bk factory; deed of trust; Jno G Wendel to Rebecca A D, wife Luther A Swope, & Mary E A & Ella V von E Wendel, all at Irvington, NY, in trust for life of Rebecca A D Swope; July 24; July28'14; A$91,000-102,000. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Cherry st, 181** (1:249-72), ss, 130.7 e Market, 21x60.7, 3-sty bk home; re dower; Kath M Elliott, widow, to Abr Golden, 181 Orchard; mtg $3,500; July15; July24'14; A $5,000-6,000. 671.37

**Greenwich st, 345-7** (1:180); consent to 3d track; Adolph Kaster, EXR, &c, Jos Bacharach to Manhattan Railway Co, a corpn; July7; July25'14. 1,098.16

**Greenwich st, 345** (1:180); consent to 3d track; Union Square Savings Bank mortgagee, to Manhattan Railway Co, a corpn; mtg $20,000; July10; July25'14. nom

**Greenwich st, 347;** consent to 3d track; Union Square Savings Bank, mortgagee, to Manhattan Railway Co, a corpn; mtg $20,-000; July10; July25'14. nom

**Greenwich st, 544** (2:596); consent to 3d track; Lee G Lawrence to Manhattan Railway Co, a corpn; mtg $20,000; July18; June 25'14. 550

**New Bowery, 44-8** (1:117), nws, 74.8 s from ws James, runs w80.5xs25.10 & 29.3x e22.10 to New Bowery xne75.1 to beg; consent to 3d track; Dominick Milano to Manhattan Railway Co, a corpn; mtg $30,000; July20; July25'14. 7,287.13

**New Bowery, 44-8;** consent to 3d track; Broadway Savings Instn mortgagee to same; mtg $30,000; July24; July25'14. nom

**St. Marks pl, 83,** see 1 av, 133-7.

**Thompson st, 152-4** (2:516-14), es, 73.3 s Houston, 48.11x98.2x48.11x98.9, 6-sty bk tnt & strs; re mtg; Bronx Investment Co to Citizens Investing Co, 226 Lafayette; July24; July28'14; A$33,000-P33,000. O C & 100

**Van Corlear pl, 29,** see 227th, 118 W.

**42D st, 241 E,** see 2 av, 785.

**46TH st, 43 W** (5:1262); agmt modifying agmt dated Apr20'14; Morris Frank, 538 9 av, contractor, with Mary A & Eliz P Keena, 43 W 46, owners; mtg $50,000; June 3; July27'14. nom

**83D st, 41-3** (5:1495); asn rents for 5yf Aug1'14; Hennessy Realty Co, 220 Bway, to Estate of S Jarmulowsky, 54 Canal; July23; July27'14. nom

**83D st, 200-2 E,** see 3 av, 1469.

**86TH st W** (4:1247), ss, 325 w West End av, premises of party 1st pt, extends e 72 ft, & premises of party 2d pt, extends w 25 ft; agmt as to restrictions, party walls & boundary lines, &c; 86th St & West End Av Co, 103 Park av, with Caroline Seligman, 324 W 86; July14; July28'14. nom

**136TH st W, nwc 7 av,** see 7 av, 2320.

**227TH st, 118 W** (13:3402-439), sws, at ses Van Corlear pl (No 29), 25x85; consent that trust made Sept9'08 be terminated; Katie, wife Fredk P Hummel, & Harry H Holbert, husband of Caroline M, to said Caroline M Holbert; AT; Mar7; July25'14; A$5,500-11,800.

**Vermilyea av, 121-3** (8:2226), ss, 150 & 175 w 207th, 2 lots, each 25x150; agmt as to rel of mtg on either lot when $4,500 is paid; Jos Kropp, 601 W 178, owner of mtg, with Hy J Beck, 601 W 168, owner of premises; July20; July29'14. nom

**1ST av, 133-7** (2:450), nwc St Marks pl (No 83), 85.11x25; consent to 3d track; Emma A Wetterau et al to Manhattan Railway Co, a corpn; mtg $9,000; May6; July25'14. 1,021

**1ST av, 133-7;** consent to 3d track; Bella C Peterkin, mortgagee, to same; mtg $3,-000; May13; July25'14. nom

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**1ST av, 133-7;** consent to 3d track; Trustees of the Episcopal Fund of the Diocese of N Y, mortgagee, to same, mtg $6,000; July10; July28'14. nom

**1ST av, 334;** consent to 3d track; Lottie & Seymour Schlussel, as EXRS &c, mortgagees, to same, mtg $11,000; July10; July28'14. nom

**1ST av, 334;** consent to 3d track; same mortgagees to same; mtg $1,000; July10; July28'14. nom

**2D av, 537** (3:910); consent to 3d track; Chas H Liss to Manhattan Railway Co; June14; July28'14. 210

**2D av, 732-6** (3:915), es, 19 n 39th, runs e52xn0.4xe23xn16xe25xn33.4xw100 to av xs 49.9 to beg; consent to 3d track; Akron Bldg Co, a corpn, to Manhattan Railway Co, a corpn, mtg $81,829.65; June8; July28'14. 597

**2D av, 732-6;** consent to 3d track; Erentmore Realty Co, mortgagee, to same; mtg $6,829.65; July7; July25'14. nom

**2D av, 732-6;** consent to 3d track; same mortgagee to same; mtg $15,000; July7; July25'14. nom

**2D av, 732-6;** consent to 3d track; Cath A B Abbe, TRSTE Cortlandt Palmer Jr to same; mtg $60,000; June25; July25'14. nom

**2D av, 733** (3:920); consent to 3d track; Wolf Baumgarten to Manhattan Railway Co; mtg $13,300; June18; July28'14. 240

**2D av, 733;** consent to 3d track; Felix Lorch, mortgagee, to same; mtg $2,300; July20; July28'14. nom

**2D av, 733;** consent to 3d track; Lawyers Mtg Co, mortgagee, to same; mtg $11,000; July17; July28'14. nom

**2D av, 785** (5:1316), nwc 42d (No 241), 25.4x80; consent to 3d track; Wilson Marshall to Manhattan Railway Co, a corpn; July7; July25'14. 861.33

**2D av, 1108** (5:1351); consent to 3d track; Mary E Kuhn to Manhattan Railway Co; mtg $10,000; June25; July28'14. 1,931.42

**2D av, 1108** (5:1351); consent to 3d track; Henry Bruere, as City Chamberlain, as mortgagee, to Manhattan Railway Co; mtg $10,000; July24; July30'14. nom

**2D av, 1634** (5:1547), es, 50 s 85th, 25x85; consent to 3d track; Louis Wolf to Manhattan Railway Co, a corpn; mtg $18,000; June5; July27'14. 300

**2D av, 1634;** consent to 3d track; U S Trust Co of NY, TRSTE Saml Willets, decd, mortgagee, to same; mtg $14,000; July3; July27'14. nom

**2D av, 1634;** consent to 3d track; Philip Stiehl, mortgagee, to same; mtg $4,000; July2; July27'14. nom

**3D av, 1469** (5:1528-45), sec 83d (Nos 200-2), 22.2x80, 4-sty bk tnt & strs, 2-sty ext; re dower; Maggie K Gillroy, widow, to Peter Doeiger Brewing Co, 407 E 55; July23; July28'14; A$26,000-35,000. nom

**7TH av, 2320** (7:1942), nwc 136th, 32.5x100; power of atty; Gertrude, wife Herman Michel, at Stockholm, Sweden, to Wm Michel, 201 W 136, her son; Feb10; July27'14. ——

**Exemplified copy will** (miscl) of Emma E Baker, late of N Y City; Sept29'02; July27'14. ——

**Power of atty** (miscl); Caroline Seligman to Geo W Seligman & Geo L Beer; Sept21'05; July28'14. ——

**Receipt for legacy** (miscl); Hebrew Free Loan Soc, 108 2 av, to Herman S & Saml Solomon, 501 W 110, EXRS Marx Solomon; July10; July28'14. 576.42

**Receipt for legacy** (miscl); Montefiore Home, at 210th & Gun Hill rd, to same; July10; July28'14. 546.42

**Revocation of Power of atty** (miscl); Chas Stanley to Thos V Farrell; July28'14. ——

**Power of atty** (miscl); Julius Hannoch to Rudolph Hannoch, 1077 Teller av, Bronx, his son; July25; July27'14. ——

**Power of atty** (miscl); Wilhelmina, wife Karl Scholoffel et al, to Richd M Bruno; Sept13'12; July27'14. ——

**Power of atty** (miscl); Robt Rogers, individ & doing business at 23 South st, as Automatic Supply Co, & Rogers Towing Line, to Avon A Donohue; Dec24'06; July 24'14. ——

**Power of atty** (miscl); Mary L Barbey, widow, to Adrian Iselin Jr, NY, & Hy G Barbey of Katonah, NY; Jan23'07; July24 '14. ——

## WILLS.

### Borough of Manhattan.

**68TH st, 65 W** (4:1121-6), ns, 128 e Col av, 22x100.5, 5-sty bk dwg; Jas Harvie Dew Est, Bessie M Dew EXTRX, 65 W 68; atty, Hector W Thomas, 43 Cedar; A$18,500-33,000. Will filed Feb11'14.

**76TH st, 45 W** (4:1129-7), ns, 164 e Col av, 20x102.2, 4-sty & b stn dwg; Isaac P Smith Est, N Y Life Ins & Trust Co, EXRS, 52 Wall; attys, Emmet & Parish, 52 Wall; A$19,000-37,000. Will filed July18'14.

**82D st, 336 E** (5:1544-36), ss, 225.6 w 1 av, 25x102.2, 4-sty stn ft tnt; A$9,000-16,000; also 84TH ST, 415 E (5:1564-8), ns, e 1 av, 26.6x102.2, 4-sty stn ft tnt; A$9,000-17,000; also 95TH ST, 219 E (5:1541-12), ns, 300 w 2 av, 25x100.8, 5-sty bk tnt; A$9,000-18,000; also AV A, 1631 (5:1565-28), swc 86th (No 446), 26.8x75.9, 5-sty stn ft tnt; A$17,000-27,000; also 1ST AV, 1059 (5:1350-28), ws, 50 s 88th, 25x73, 5-sty bk tnt & str; A$10,000-20,000; also 1ST AV, 1473 (5:1451-29), ws, 27.2 s 77th, 25x75, 4-sty stn ft tnt; A$11,500-22,500; Max Orbach Est, Mame (or Mamie) Orbach EXTRX, 1815 7 av; atty, Saml Strasbourger, 74 Bway. Will filed July21'14.

**84TH st, 415 E,** see 82d, 336 E.

**86TH st, 446 E,** see 82d, 336 E.

**95TH st, 249 E,** see 82d, 336 E.

**132D st, 271 W** (7:1938-8), ns, 180.4 e 8 av, 15x99.11, 3-sty stn ft dwg; Jno Reilly Est, Andw J Clarke, EXR, 675 Willoughby av, Bklyn; atty, Wm L Carey, 115 Nostrand av, Bklyn; A$5,400-6,500. Will filed July20'14.

**Av A, 1631,** see 82d, 336 E.

**Amsterdam av, 108** (4:1156-33), ws, 100.5 n 64th, 25.1x100, 5-sty bk tnt & str; Chas S Erb Est, Anna C Erb ADMTRX, 51 W 84; atty, Cornelius Huth, 34 Nassau; A $15,000-25,000. Will filed July27'14.

**Bowery, 99** (1:304-3), es, 50.3 n Hester, 25.1x123.5, 4-sty stn bldg & str; 1-6 int; Howard Ackerman Est, Arthur P Ackerman, EXR, 525 W 150; atty, Adam Frank, 52 William; A$34,000-45,000. Will filed July 22'14.

**1ST av, 1059,** see 82d, 336 E.

**1ST av, 1473,** see 82d, 336 E.

**7TH av, 350** (3:779-40), ws, 78.9 n 29th, 17.1x64, 4-sty bk tnt & str; Jno Herdtfelder Est, Geo Eiler Jr, EXR, 2213 N 13, Phila, Pa; attys, Appell & Taylor, 51 Chambers; A$27,000-29,000. Will filed July 24'14.

## CONVEYANCES.

### Borough of the Bronx.

**Beech ct (*),** ws, being lot 70 on amended map of re-subdivision of lots 70 to 76 on map 126 lots being a subdivision of plot 23 map Clason Pt; Hudson P Rose Co to Sebastiano de Maria, 242 E 150; July 25; July28'14. nom

**Bristow st, 1378** (11:2964), es, 85 n Jennings, 20x100, 2-sty fr dwg; Geo Cook & ano EXRS Kath Cook to Adolph Weygandt, 523 E 156; July25; July27'14. **6,200**

**Brown pl, 190-204,** see 136th, 491 E.

**Bush st, 160** (11:2808), ss, 64.7 e Creston av, 32x75, 2-sty fr dwg; Frank A Schoerer to Michl Burke, 2465 7 av; mtg $8,000; July23; July28'14. O C & 100

**Dorothea pl, nws, abt 150 n Kingsbridge rd,** see Kingsbridge rd, nec Marion av.

**Grove st** (11:2822 & 2838), es, lots 1 to 6, map Townsend Poole, runs n681.7xsw 400.11xe abt 80 to Spring xe abt 396.11 to beg; also GROVE ST, ws, abt 200 s Oxford pl, 591.6x178x720.6x100; also WALTON AV, es, 200 s 175th, runs s743.6 to 4 av xse 59.6xe99xn718xw100 to beg; also 4TH AV, swc Belmont pl, runs s125xw90xn197xne 17.1 to pl xw— to beg; also WALTON AV, ws, extends from Clifford pl to Belmont pl, 425x200 to Townsend av; also WALTON AV, ws, extends from Clifford pl to 175th, 400x200 to Townsend av; also WALTON AV (11:2850), ws, extends from 175th to 176th, 457x205.10 to Townsend av x409 x200; also TOWNSEND AV (11:2849), swc 175th, 879.6x100; also TOWNSEND AV (11:2849), ws, extends from 175th to 176th, 394.6x205.10 to Jerome av x346x 200; vacant; Theo M Squires to Nathaniel Jarvis Jr; mtg $——; Oct26'71; July24'14. nom

**Highbridge st, nec Highbridge av,** see Highbridge av, nec Highbridge.

**John st (*),** es, being lots 69 & 70, map 1, partition, Conrad Buhre Est; Herman C Stinner & ano to Mrs Louisa Stinner, 3120 Park av, & Mrs Louisa Grummler, 597 E 136; mtg $800; May9; July29'14. nom

**Kelly st** (10:2716), sec 167th (No 890), runs e19.4xse80.10xs15xw46.5 to Kelly xn 83.11 to beg, vacant; May Scheer to Marquis Realty Co, Inc, 51 Chambers; June30 July27'14. O C & 100

**Kelly st, 1100** (10:2706), nec 167th, 99.1 x15.4x97.6x23.7, vacant; Jas G Wentz to Julia Schneider, 120 W 88; July23; July25 '14. nom

**Kelly st, 1100** (10:2706), nec 167th, vacant; Julia Schneider to Value Realty Co, 170 Bway; July22; July25'14. O C & 100

**Main st (*),** es, 25 n Mary, 50x99.5x60.8x 97.1; Jas Pilkington to Lily Pilkington, 3377 Sedgwick av; mtg $4,000; July23; July 24'14. O C & 100

**Orchard st, nws, at sws Bedford Park blvd,** see Bedford Park blvd, 356.

**Parkview pl** (13:3421), ws, 165.5 s Iselin (Faraday) av, 50x100, vacant; Herman A Wehmann to Andw S Corbett, Newton av, Riverdale, NY; July3; July28'14. **2,500**

**Prospect st** (9:2379), ns, 250 w Elton av, strip, runs s1.10 to ns 157th xw50xn1.10 to Prospect xe50 to beg; Mary I Frost et al to Jas T Judge, 2929 Briggs av; QC May13; July27'14. nom

**Prospect st** (9:2379), ns, 275 w Elton av, strip, runs s1.10 to ns 157th xw25xn1.10 to Prospect xe25 to beg; Jas T Judge to Mary I Benja, Herschel W & Frank H Frost, 1079 Wash av; QC; June2; July27'14. nom

**Reservoir pl, ss, 110 w Perry av,** see Perry av, ws, 89.11 from Reservoir pl.

**Spencer pl, ses, lot 63,** see 262d W, ns, 182.5 w Bway.

**Spencer pl, es, abt 172.4 ne 262d,** see Bway, ws, 172.4 n 262.

**Spencer pl, es, 350.1 n 262d,** see Bway, ws, 350.1 n 262.

**Spencer pl** (13:3423), nec Leighton av, 106.3x109.5x88.2x115.10; also 263D ST W, ws, 131.9 w Leighton av, 231.2x104.5x225.9x 84.6; American Real Estate Co to Dora S Holtz, 540 W 157; July16; July28'14. O C & 100

**Spencer pl** (13:3423), swc Spencer pl, 100x105.10x100x103.2; American Real Estate Co to Wm L Thompson, 45 Pinehurst av; July16; July24'14. O C & 100

**Spencer pl** (13:3423), ws, 100 s Spencer pl, 100x108.7x100x107.10; American Real Estate Co to Maria J Niven, 145 W 45; July16; July24'14. O C & 100

**Spencer pl, see Spencer av,** see Spencer pl, see Spencer pl.

**Spencer pl, ws, 200 s Spencer pl,** see 263d W, ns, 104.9 e Spencer av.

**Thwaites pl** (*), ss, 107.8 w Boston rd, 50x175; also THWAITES PL (*), ss, 232.8 e Boston rd, 50x114.4x56.2x126.11; also THWAITES PL (*), ss, 114 e Wms Bridge rd, 26x78.7x28.1x98.9, except part for Olinville av; Maurice S Cohen, ref, to Philip A Moore, 263 East Tremont av; FORECLOS July16; July22; July25'14. 1,500

**Thwaites pl, ss, 232.8 w Boston rd,** see Thwaites pl, ss, 107.8 w Boston rd.

**Thwaites pl,** ss, 114 e Williamsbridge rd, see Thwaites pl, ss, 107.8 w Boston rd.

**Waldo pl (*),** ws, 150 s Tremont rd, 50 x100; Richd H Arnold to Jno Kadel, 1473 St Lawrence av; July24; July27'14. O C & 100

**136TH st, 261 E,** see 3 av, 2488.

**136TH st, 491 E** (9:2264), nec Brown pl (Nos 190-204), 90x200 to 137th (No 490), 4-5-sty bk tnts & strs; Regina Rohman to Henry D Maisel, 110 East Bway, & Sadie S Rohman, 1236 50th, Bklyn; AL; July29; July30'14. O C & 100

**137TH st, 490 E,** see 136th, 491 E.

**139TH st, 587-9 E** (10:2551-2552), ns, 250 e St Anns av, 50x100, 2-4-sty bk tnts; Jacob Cohen to Rosabella, wife Jacob Cohen, 86 W 119; AL; July29; July30'14. nom

**155TH st, 289-91 E** (9:2415), ns, 166.3 e Morris av, 54x100, 2-5-sty bk tnts; Lena Jacobs to Celia Sommerfield, 328 E 84; AL; July20; July25'14. nom

**157TH st E, ns, 250 w Elton av,** see Prospect st, ns, 250 w Elton av.

**164TH st, 292-8 E** (9:2423), ss, 25 w College av, 75.2x106.7x75x100.11, 4-3-sty fr tnts; Reloc Realty to Barbara W Simpson, 296 E 164; mtg $20,000; July28; July29'14. O C & 100

**167TH st E, ss, at nes College av,** see College av, nes, at ss 167.

**167TH st E, swc Findlay av,** see College av, nes, at ss 167.

**167TH st E, nec Kelly,** see Kelly, 1100.

**167TH st, 890 E,** see Kelly, sec 167.

**168TH st E, nwc 3 av,** see 3 av, 3521-9.

**173D st E, swc Washington av,** see Washington av, 1667.

**175TH st, 486 E** (11:2916), ss, 76.10 e Wash av, 18.8x103.9x18.8x103.10, 2-sty fr dwg; Robt H Bergman, ref, to American Savgs Bank, 115 W 42; FORECLOS June 3; July23; July24'14. **1,000**

**175TH st, 486 E;** American Savgs Bank to Lena Schwab, 519 E 83; July23; July24 '14. O C & 100

**176TH st, 921 E,** see Crotona Pkway, ne c 176.

**176TH st E, nec Crotona Pkway,** see Crotona Pkway, nec 176.

**176TH st, 507 on map 509 E** (11:2924), n s, 97.6 w 3 av, 20x72, 2-sty fr dwg; Geo E Weller, ref, to Lena Brotz, Branchville, Conn; FORECLOS transfer tax June3; July 21; July25'14. **3,050**

**178TH st, 865 E,** see Crotona Pkway, nec 178.

**183D st E, swc Hughes av,** see Hughes av, swc 183.

**187TH st, 768 E** (11:3114), ss, 60.2 e Prospect av, 34.3x70, 4-sty bk tnt; Jennie B Davis to Edw J Dunn, 334 E 176; mtg $18,250; July27; July30'14. O C & 100

**189TH st E** (11:3091), nwc Crotona av (No 2481), runs nw156xne91.8xse138 to av xs90 to beg, except pt for Bway or Crotona av, 2-sty stn dwg & 2-sty bk rear stable & vacant; Giasualdo Di Miro to Maria Vernaglia, 2481 Crotona av; mtg $19,000; July27; July28'14. O C & 100

**204TH st, 101-3 E,** see Villa av, 3133.

**207TH st, 360 E,** see Decatur av, 3244.

**215TH st E, ss, 275 e Paulding av,** see 215th E, ss, 300 e Paulding av.

**215TH st E (*),** ss, 300 e Paulding av, 50x100, all; also 215TH ST E (*), ss, 275 e Paulding av, 25x100; ½ pt; Jas A Clynes to Antonio Suozzi, 318 E 108; July1; July 29'14. nom

**215TH st E (*),** ss, 275 e Paulding av, 25x100; Jas A Clynes to Michelangelo Errico, 2233 2 av; ½ pt; July1; July29'14. nom

**215TH st E (*),** ss, 275 e Paulding av, 75x100; Antonio Suozzi to Jas A Clynes, 202 16th, Jersey City, NJ; July1; July29'14. nom

**215TH st, 727 E (*),** ns, 260.3 e White Plains rd, 27.7x85x28x90; Christopher H Steinkamp to Andrea Bilotta, 779 E 214; mtg $1,500; July27; July29'14. nom

**223D st E (*),** ss, 75 e Carpenter av, 26 x90; W M Realty Co to Patk M Burke, 326 E 21; mtg $3,000; July24; July25'14. O C & 100

**224TH st E (*),** ns, 80 w White Plains rd, 20x114; David M Mayerson to Jacob M Slatchow, 44 Beaver, Bklyn; AL; Jan9; July30'14. nom

**229TH st E, nwc Bronxwood av,** see Bronxwood av, ws, extends from 229 to 230.

**230TH st E, swc Bronxwood av,** see Bronxwood av, ws, extends from 229 to 230.

**235TH st, 117 E** (12:3370), ns, 175 e Oneida av, 25x100, 2-sty fr dwg; Adelaide R Kavanagh to Jas W Mortimer, 117 E 235; mtg $3,500; July24; July25'14. O C & 100

**236TH st, 139 E** (12:3371), ns, 125 w Keppler av, 25x100, 2-sty fr dwg; E Loewenthal & Son to Incorporated Plutus Realty Co; mtg $4,500; July27; July29'14. nom

**236TH st, 139 E;** Incorporated Plutus Realty Co to Ida L Terwilliger, 703 W 180; July29'14. nom

**236TH st E** (12:3384), ss, 300 e Carpenter av, 25x100; Richd H W Baker to Patk M Burke, 326 E 21; July22; July24'14. O C & 100

**238TH st W** (12:3270), swc Albany rd, 68.11x125.8x50.1x125.2; also ALBANY RD, ws, 125.2 s 238th, 25x80.1x25.1x77.8, vacant; Louise Burkard to Margt Heim, Amityville, LI; AL; July25; July27'14. O C & 100

**243D st, 679-81 E (*),** ns, 50.2x100; Jos Cohen to Jennie Stich, 444 Claremont Pkway; mtg $6,000; June28; July29'14. nom

**261ST st W** (13:3423), sec Spencer av, 45.6x92.7x45x100; American Real Estate Co to Christopher J & Edw J Dunn, 1590 Ams av; July16; July24'14. O C & 100

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**261ST st W** (13:3423), ss, 46 e Spencer av, 58.0x63x50x92.7; American Real Estate Co to Stella Wolf, 242 W 49; July16; July 24'14. O C & 100

**262D st W, ns, 108.2 w Bway,** see Bway, swc 262.

**262D st W, ns, 210.1 w Bway,** see 262d W, ns, 135.1 e Spencer av.

**262D st, nwc Bway,** see Bway, nwc 262.

**262D st W, ss, 75 w Bway,** see Bway, ws, 76.10 s 262.

**262D st, swc Bway,** see Bway, swc 262.

**262D st W** (13:3423), ns, 183.5 w Bway, 27.1x149.5x25.5x140.6; also SPENCER PL, ses, lot 63 map 197 lots Bway city line prop, 24.11x32.10x50x59; American Real Estate Co to Harriet I Noble, 262 Putnam av, Bklyn; July16; July24'14. nom

**262D st W** (13:3423), ns, 133.2 w Bway, 50.3x90.4x50x93.8; also TYNDALL AV, es, 150 s 262d, 113.11x95x110.9x95; American Real Estate Co to Alice G Hudgins, 7 Tyndall av; July16; July24'14. O C & 100

Schloss, 31 E 28; July17; July24'14. O C & 100

**262D st W, ss, 65 w Fieldston rd,** see Fieldston rd, ws, 250 s 262.

**262D st W, sec Fieldston rd,** see Fieldston rd, sec 262.

**262D st W, swc Fieldston rd,** see Bway, ws, 223.4 n 262.

**262D st W** (13:3423), ss, 45 w Fieldston rd, 25x100; American Real Estate Co to A Gordon Peters, 200 Germain st, St Johns, NB; July17; July28'14. O C & 100

**262D st W** (13:3423), ss, 52.3 e Huxley av, 25x97.1x25x97.3; vacant; American Real Estate Co to Alex J Baxter, 605 W 141; July16; July30'14. O C & 100

**262D st W, ns, 75 w Spencer av,** see 262d W, ns, 150 w Spencer av.

**262D st W** (13:3423), ns, 168.6 e Spencer av, 77.10x130.11x58.2x101.2; American Real Estate Co to Emily Moore, 1121 Elmore pl, Bklyn; July16; July24'14 . O C & 100

**262D st W** (13:3423), ns, 104.9 e Spencer av, 30.3x118.11x25x101.9; also SPENCER PL, ws, 200 s Spencer pl, 76x99.8x25x83.4; American Real Estate Co to Fannie L Freedman, 1165 Longfellow av; July16; July24'14. O C & 100

**262D st W** (13:3423), swc Spencer av, 45x100; American Real Estate Co to Bella A Binswanger, 533 W 124; July17'14. O C & 100

**262D st W** (13:3423), ns, 50 w Spencer av, 25x100; American Real Estate Co to David Weintraub, 1106 So blvd; July17; July24'14. O C & 100

**262D st W** (13:3423), ss, 70 w Spencer av, 25x100; American Real Estate Co to Ronald Macdonald, 2010 La Fontaine av; July16; July24'14. O C & 100

**262D st W** (13:3423), ns, 100 w Spencer av, 50x137.6; American Real Estate Co to Alex E Crowley, 2252 Crotona av; July17. O C & 100

**262D st W** (13:3423), ns, 150 w Spencer av, 50x137.6; also 262D ST W, ns, 75 w Spencer av, 25x100; American Real Estate Co to Fredk C Solz, 430 Ams av; July17; July24'14. O C & 100

**262D st W** (13:3423), ns, 135.1 e Spencer av, 33.5x101.2x29.10x93.11; also 262D ST W, ns, 210.7 w Bway, 32.7x130.11x27.6x140.6; American Real Estate Co to Anna Bordner, 1003 So blvd; July26; July24'14. O C & 100

**262D st W** (13:3423), ns, 200 w Spencer av, 50x137.6; American Real Estate Co to Saml Isaacs, 158 W 118; July17; July24'14. O C & 100

**262D st W** (13:3423), swc Spencer av, 50 x100; American Real Estate Co to Emil Schloss, 31 E 28; July17; July24'14. O C & 100

**262D st W, nec Spencer av,** see Spencer av, nec 262.

**262D st W** (13:3423), ns, 250 w Spencer av, 25x137.6; American Real Estate Co to Frank J Novotny, 2124 8 av; July17; July 28'14. O C & 100

**262D st W** (13:3423), ns, 50.5 e Spencer av, 54.2x126.9x50x106.4; American Real Estate Co to Philip April, 961 St Nicholas av; July23; July28'14. O C & 100

**262D st W** (13:3423), ns, 154.11 e Tyndall av, 50x137.6; American Real Estate Co to Emile Brunel, 285 W 261; July17; July24 '14. O C & 100

**262D st W** (13:3423), nec Tyndall av, 78.11x93.3x40x30; American Real Estate Co to August Rabe, 158 Manhattan, Jersey City, NJ; July17; July24'14. O C & 100

**262D st W** (13:3423), sec Tyndall av, 45x 100; American Real Estate Co to Geo Stevenson, 506 W 11; July16; July24'14. O C & 100

**262D st W** (13:3423), ss, 45 e Tyndall av, 50x100; American Real Estate Co to Florence E Lyons, 15 State, Boston, Mass; July 17; July24'14. O C & 100

**262D st W** (13:3423), ns, 78.11 e Tyndall av, 26x99.10x25x93.3; American Real Estate Co to Adolph Kern, 383 Germania av, Jersey City, NJ; July17; July24'14. O C & 100

**263D st W** (13:3423), ns, 441.2 w Leighton av, 29.3x144.4x25.1x127.5; American Real Estate Co to Thos Sartorio, 30 Leroy; July17; July24'14. O C & 100

**263D st W** (12:3423), ns, 413.2w Leighton av, 27.11x127.5x25.1x113.4; American Real Estate Co to Fred Wilson, 178 W 73; July17'14. O C & 100

**263D st W** (13:3423), ns, 362.3 w Leighton av, 50.11x113.4x50.11x102.1; American Real Estate Co to Margt Fitzgerald, 274 W 118; July17; July24'14. O C & 100

**263D st W** (13:3423), ns, 470.5 w Leighton av, 68.4x176.10x144.4x75.2; American Real Estate Co to Geo E Brown, Bayonne, NJ; July17; July24'14. O C & 100

**263D st W** (13:3423), ns, 98.3 w Leighton av, 33.7x131.4x66.1x130.7; American Real Estate Co to Richd Ockendon, 254th, nr Bway; July17; July24'14. O C & 100

**263D st W, ns, 131.9 w Leighton av,** see Spencer pl, nec Leighton av.

**263D st W, swc Spencer av,** see Fieldston rd, es, 100 s 262.

**263D st W** (13:3423), ss, abt 272.2 w Spencer av, 25.9x141.5x25x147.6; American Real Estate Co to Edw G Barritt, 392 5 av, July17'14. O C & 100

**263D st W** (13:3423), ss, 172.11 w Spencer av, 50.2x132.6x50x127.11; American Real Estate Co to Jemima Moore, 11 Lawrence st, Yonkers, NY; July17; July24'14. O C & 100

**263D st W** (13:3423), ss, abt 222.2 w Spencer av, 50.10x132.6x0x141.5; American Real Estate Co to Nadejda Karastoyanoff, 220 Audubon av; July17; July24'14. O C & 100

**263D st W** (13:3423), ss, 97.10 w Spencer av, 25.1x90.1x25x90.10; American Real Estate Co to Gustav Klemperer, 309 W 13; July17'14. O C & 100

**263D st W** (13:3423), ss, 122.10 w Spencer av, 50.1x127.11x50x127.6; American Real Estate Co to Frank J Stein, 4260 Bway; July16'14. O C & 100

**263D st W** (13:3423), ss, abt 297.4 w Spencer av, 52.5x163.3x50x147.6; American Real Estate Co to Mary H Goffe, 325 W 90; July16; July24'14. O C & 100

**263D st W, ss, 78.11 e Tyndall av,** see 263d W, sec Tyndall av.

**263D st W** (13:3423), sec Tyndall av, 78.11x106.3x40x43.1; also 263D ST W, ss, 78.11 e Tyndall av, 77.11x106.3x75x100.9; American Real Estate Co to Abr L Lusthaus, 704 W 180; July16; July24'14. O C & 100

**Albany rd, ws, 125.2 s 238th,** see 238th W, swc Albany rd.

**Albany rd, swc 238th,** see 238th W, swc Albany rd.

**Arthur av, 2187** (11:3063), ws, 16.8 s 182d, 16.8x80, 3-sty bk tnt; Jos Ettl to Jno F Bruder, 2301 Beaumont av; mtg $7,500; July9; July27'14. O C & 100

**Bathgate av, 1603** (11:2913), ws, 126.8 s 172d, 16.8x120, except pt for av, 3-sty fr tnt & str; Simon Garbulsky to Sol Kaufman, 1397 Stebbins av; mtg $3,000; July25; July28'14. O C & 100

**Bedford Park Blvd, sws at ses Marion av,** see Marion av, ses at sws Bedford Park Blvd.

**Bedford Park blvd, 356** (12:3284), sws, at nws Orchard (closed), 25x100, 2-sty fr dwg; also ORCHARD ST (closed), ws, 100 s Bedford Park blvd, runs w14.10xse36xe 9.4 to Orchard xn35.7 to beg, vacant, together, known as 356 Bedford Park blvd; Mary J, wife of & Geo D Kingston, to Chas J Williams, 340 E 198; mtg $5,000; July20; July24'14. O C & 100

**Boscobel av, 1421** (9:2521), ss, 136.9 e Plympton av, 25x85.2, 2-sty bk dwg; Kemp-Jones Realty Co to Wm F Raab, 1423 Boscobel av; mtg $7,500; July24; July 25'14. O C & 100

**Boston rd, 991-5,** see 3 av, 3300-8.

**Boston rd, 1351-3** (11:2934), nws, 251.9 s Jefferson pl, 35.11x131x37.6x142, 2-sty fr dwg & str & 1-sty bk theatre; Chas P Hallock, ref, to Franciska B Hohmann, 195 Valley rd, West Orange, NJ; mtg $18,000; FORECLOS July24; July27; July28'14. **1,000**

**Broadway** (13:3423), nwc 262d, 48.6x 98.4x47.6x108.2; American Real Estate Co to Madeline Sullivan, 2274 Bway; July16 '14. O C & 100

**Broadway** (13:3423), ws, 95.8 n 262d, 51.1x113.10x50x103.6; American Real Estate Co to Jennie P Boynton, 4 Thomas pl, New Rochelle, NY; July15'14. O C & 100

**Broadway** (13:3423), ws, 350.1 n 262d, 25.6x112.1 to Spencer pl x25x116.7 American Real Estate Co to Arthur D Lawrence, 741 No Bway, Yonkers, NY; July17; July 24'14. O C & 100

**Broadway** (13:3423), ws, 146.8 n 262d, 25.6x103.6x25x98.4; also TYNDALL AV, es, 30 n 262d, 50x115; American Real Estate Co to Mary T Loth, 431 Macon, Bklyn; July16; July24'14. O C & 100

**Broadway** (13:3423), ws, 76.10 s 262d, runs se18.1xsw23.1xs0.1xsw7.3xw65.11xn22.7 xe91.7 to beg; also BROADWAY, ws, 51.2 s 262d, 25.7x91.7x25x85.11; also 262D ST W, ss, 75 w Bway, 50x97.1x50.1x97.7; American Real Estate Co to Jno Murray, 74 Stockholm, Bklyn; July16; July24'14. O C & 100

**Broadway** (13:3423), swc 262d, 51.2x85.11 x50x75; also BROADWAY, ws, 48.6 n 262d, 47.10x98.4x46.1x88.10; also 262D ST W, ns, 108.2 w Bway, 25x93.8; American Real Estate Co to Marion S I Martin, 331 Madison av; July17; July24'14. O C & 100

**Broadway** (13:3423), ws, 172.4 n 262d, runs n51.1xw139 to Spencer pl xs9.4xse along Spencer pl 24.3xs again on Spencer pl 25.9xe131.2 to beg; American Real Estate Co to Thos Courtney Jr, 134 W 11; July16; July24'14. O C & 100

**Broadway** (13:3423), ws, 223.4 n 262d, 76.7x125.6 to Spencer pl. 75.1x139.1; also HUXLEY AV, ws, abt 158.8 n 261st, 51.5x 81.2x50x96.9; also SPENCER AV, es, 175 s 262d, 85x95x84.5x95; also SPENCER AV, ws, 100 s 263d, 50x95; also FIELDSTON RD, ws, 200 s 262d, 50x95.1; also 262D ST W, swc Fieldston rd, 45x100; American Real Estate Co to Alex Helfand, 41 Convent av, & Wm Abel, 1 E 106; July16; July24'14. O C & 100

**Broadway, ws, 51.2 s 262d,** see Bway, swc 262.

**Broadway, ws, 51.2 s 262d,** see Bway, ws, 76.10 s 262.

**Bronxwood av (*),** ws, extends from 229th to 230th, 228x205, Wakefield; Hattie L, wife Geo W Chamberlain, to Geo W Chamberlain; QC; Oct7'89; July24'14. nom

**Bryant av, 1507** (11:2995), ws, 40 s 172d, 20x100, 3-sty bk dwg; Wm H D North to Geo J Hublitz, 1512 Bryant av; AL; July 27; July29'14. nom

**Bryant av** (10:2764), es, 275 n Lafayette av, 25x100; vacant; Louis K Zitz to Sigmund Firestone, 293 Darthmouth st, Rochester, NY, & Pauline Dauere, 685 Dawson; mtg $490; July23; July30'14. O C & 100

**Bryant av** (10:2764), es, 300 n Lafayette av, 25x100, vacant, Wm G Geninger to Sigmund Firestone, 293 Darthmouth st, Rochester, NY, & Pauline Dauere, 685 Dawson, mtg $490, July23, July30'14. O C & 100

**Bryant av, nwc Randall av,** see Randall av, nwc Bryant av.

**Chatterton av (*),** ns, 330 w Olmstead av, 25x108; Raymond Page to Jessie McDuff, 125 E 86; mtg $3,000; May2; July29 '14. O C & 100

**Clay av, 1052** (9:2425), es, 195 n 165th, 27x80, 2 & 3-sty & b bk dwg; Jno Huter to Albt Hellrich, 300 E 162, mtg $10,000; July27; July29'14. O C & 100

**Clay av, 1210** (9:2426), es, 34.6 s 168th, 39x80, 5-sty bk tnt; Sophia Goeren to Louise Closius, 1310 Clay av, & Jos W Ohry, 1646 Av A; ea ½ pt; mtg $21,000; July23; July24'14. O C & 100

**College av** (9:2434), nes, at ss 167th, runs e322.3 to ws Findlay av xs108.7xw100 xn50xw100 to College av xn314.6 to beg; vacant; Central Bldg, Impt & Investment Co to Premium Holding Corpn, 149 Church; mtg $17,500; July27; July30'14. O C & 100

**Commerce av** (9:2541), es, 200 s 171st, 200x95, vacant; Blanche J Eckstein to University of Chicago, 134 So La Salle st, Chicago, Ill; mtg $4,480; June20; July24'14. nom

**Commerce av** (9:2541), es, 400 s 171st, 150x95; vacant; Blanche J Eckstein to Laura Wheeler, at Sharon Conn; mtg $8,360; June20; July24'14. nom

**Crescent av, 660** (11:3088), ses, 77.1 e Belmont av, 51.5x128.4x40x96, 4-sty bk tnt; Raffaela Telesca to Calogero Caputo, 165 Bleecker; mtg $29,500; July25; July27'14. O C & 100

**Crotona Pkway** (11:2985), nec 176th, runs e6.10xn162.2xw75.3xs31.3 to Pkway x s147.1 to beg; also 176TH ST, 921 E (11:2985), ns, 54.6 w Daly av, 37.8x162.2x37.8x 163.3; S O Constn Co to Crotona Holding Co, 320 Bway; mtg $16,000; July21; July27 '14. O C & 100

**Crotona Parkway** (11:3123), nec 178th (No 865), runs se78.4xn36.3xw80.2 to ses Mohegan av (No 2004) xsw32 to Crotona Pkway xs4.6 to beg, 5-sty bk tnt & strs; Malvina Friedman to Sutera & Villone, 575 E 184; mtg $31,000; July14; July29'14. **41,750**

**Crotona av, nwc 189th,** see 189th E, nwc Crotona av.

**Davidson av, 2365** (11:3198), ws, 80 s 184th, runs w100xs63.1xne103.5 to av xn 36.10 to beg, 2-sty fr dwg; Henry A Stahl to Pauline Stahl, 2365 Davidson av; mtg $7,000; Mar2; July24'14. nom

**Decatur av, 3244** (12:3354), sec 207th (No 360), 86.10x25x90.10x25.4, 2-sty fr dwg; Katie Lynch to Chas Scholle, 411 Morris Park av; mtg $7,000; July21; July25'14. O C & 100

**Eagle av, 911-3** (10:2620), ws, 175 s 163d, 50x125, 3-sty fr tnt & 3-sty fr tnt & str; Checchina Carucci to Henry Huckriede, 1302 Teller av; mtg $10,000; July22; July 24'14. nom

**Ellsworth av (*),** ws, 200 s Baisley av, 25x100; Benj Bernstein to Fred M Weiss, 1358 Herschel; July20; July27'14. nom

**Fieldston rd, ws, 200 s 262d,** see Bway, ws, 223.4 n 262.

**Fieldston rd, swc 262d,** see Bway, ws, 223.4 n 262.

**Fieldston rd** (13:3423), ws, 150 s 262d, 50x95; American Real Estate Co to Hulda Schwarz, 3905 Bway; July16'14. O C & 100

**Fieldston rd** (13:3423), es, 225 s 262d, 37.11x95x36.4x95; American Real Estate Co to Wm F Heidman, Northport, NY; July16; July24'14. O C & 100

**Fieldston rd** (13:3423), es, 100 s 262d, 25x95; also 263D ST W, swc Spencer av, runs se on curve 47.5xs51.11xw75xn90.10 xe50.4 to beg; American Real Estate Co to Geo H Lewis Jr, 109 Sterling, Bklyn; July 16; July24'14. O C & 100

**Fieldston rd** (13:3423), ws, 100 s 262d, 50x95; American Real Estate Co to Robt E Leve, 19 E 32, & Henry Berger, 148 W 142; July16; July24'14. O C & 100

**Fieldston rd** (13:3423), es, 175 s 262d, 50 x95; American Real Estate Co to Benj Latz, 736 Riverside dr; July17; July24'14. O C & 100

**Fieldston rd** (13:3423), es, 150 s 262d, 25 x95; American Real Estate Co to Edw J Grant, 34 Post av; July17; July24'14. O C & 100

**Fieldston rd** (13:3423), ws, 250 s 262d, 12.1x95.1x10.9; also 262D ST W, ss, 65 w Fieldston rd, 25x100; American Real Estate Co to Margt A Fearns, 2419 Grand blvd & concourse; July16; July24'14. O C & 100

**Fieldston rd** (13:3423), sec 262d, 95x100; American Real Estate Co to Harry M Zuckert, 160 Wadsworth av; July16; July 24'14. O C & 100

**Fieldston rd** (13:3423), es, 125 s 262d, 25 x95; American Real Estate Co to Jos Saunders, Jr, Craryville, NY; July17; July24'14. O C & 100

**Findlay av, swc 167th,** see College av, nes, at ss 167.

**Fordham rd E** (11:3023), ses, 143 sw Kingsbridge rd, 33x172x36.3x160, vacant; Martha W V McNamara et al to Delia McNamara, 198 Weirfield, Bklyn; QC; July18; July29'14. nom

**Forest av, 987** (10:2649), ws, 268.5 s 165th, 20.9x91x21.1x91, 3-sty fr tnt; Geo J Nevins to Margt A Nevins & Mary Nevins, 987 Forest av; mtg $3,500; June29; July 25'14. nom

**Goodridge av** (13:3421), es, 135 n 230th, runs ne142.1xne76.4xsw130.9 to av xs100 to beg; vacant; Delafield Est to Arthur I Keller, 876 St Nicholas av; July23; July30 '14. nom

**Grand blvd & concourse (late Ryer av)** (11:3165), ws, 125 s Irving, 25x100, except pt for Grand blvd & concourse, vacant; Annie C Murray to Jas T Murray, 115 W 129; July22; July24'14. nom

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**Grant av** (*), ws, 100 n John, 50x150; Emil Hemmerich to Jos F Flynn, 1211 Bradford av; July13; July24'14.
O C & 100

**Harrison av** (*), es, 105.4 n Davis, 25x100, Onofrio Miceli to Luigi Avitabile, 919 Union av; July22; July24'14. O C & 100

**Harrison av** (*); same prop; Maria Brancata to same; QC; July24'14. nom

**Hering av, see Pelham Pkway S,** see Pelham Pkway S, see Hering av.

**Highbridge av** (9:2531), nec Highbridge, 238x97x276x150, land in bed of st in Highbridge av & st front of above; Chas W Thorne to Merle I St John, 1 Gramercy Park; QC; AT; Dec30'11; July24'14.
O C & 100

**Honeywell av, 2012** (11:3122), ses, 417 ne 177th, 44x112.6, 2-sty fr dwg; Calogero Caputo to Rafaella Telesca, E 23d, Sheepshead Bay, NY; mtg $5,000; July25; July28 '14. O C & 100

**Houghton av** (*), ns, 305 w Olmstead av, 100x216 to Ludlow av, map Unionport; Emma O'Keefe to Marie Blechner; QC; July11'06; July24'14. nom

**Houghton av** (*); same prop; Wm F O'Keefe to same; QC; June27'06; July24'14. nom

**Houghton av** (*); same prop; Thos O'Keefe to same; QC; July5'06; July24'14. nom

**Hughes av** (11:3071), swc 183d, 75x25, vacant; Agnes L Burke to Frank A Schorer, 2241 Tiebout av; mtg $4,500; July24; July25'14. O C & 100

**Hughes av** (11:3071); same prop; Michl Burke to Agnes L Burke, 2465 7 av; July 24; July25'14. O C & 100

**Hunts Point av** (10:2764), ws, 218.10 s Coster, 50x100, vacant; Julian E Leve, ref, to Jno G Borgstede, Hunts Point av & Lafayette av; FORECLOS Apr30; July24; July27'14. **2,500**

**Huxley av** (13:3423), ws, abt 208 n 261st, 27.7x69.8x50x81.2; American Real Estate Co to Salomon P Konyn, 15 Wadsworth av; July16; July24'14. O C & 100

**Huxley av** (13:3423), ws, abt 100 n 261st, 58.8x96.9x59.6x104.5; American Real Estate Co to Saml B Hamburger, 365 Jackson av, L I City; July16; July24'14. O C & 100

**Huxley av** (13:3423), ws, abt 233 n 261st, 112.10x88x69.7, gore; American Real Estate Co to Harry M Zuckert, 160 Wadsworth av; July16; July24'14. O C & 100

**Huxley av, ws, abt 158.8 n 261st W,** see Bway, ws, 223.4 n 262.

**Kingsbridge rd** (12:3275), nec Marion av (No 2530), runs n142.10xe75xn5xe25xn95xe 21.4 to nws Dorothea pl xsw20xse20xsw49.1 xsel.10xsw97.4 to rd xw143.11 to beg, vacant; Wm N Cohen et al, EXRS Wm Wicke, to Henry F Keil, 2525 Creston av; June30; July28'14. O C & 100

**Kingsbridge av, 3450** (13:3405), es, at ns land formerly Patk King, now Saml L Berrian, runs e161.6xn50xw110.7 to road leading from Church st to Bway xsw61.8 to Church st to beg, 1-sty fr stable; Angeline B Texido to Chas B Ames, 2450 Kingsbridge av; B&S; AT; Sept30'14; July 27'14. 50

**Kingsbridge av, 3450;** Jas H Ames to same; ⅛ pt; B&S; Nov23'13; July27'14. 50

**Kingsbridge av, 3450;** Anna M Lesson to same; B&S; AT; Sept27'13; July27'14. 50

**Leighton av, nec Spencer pl,** see Spencer pl, nec Leighton av.

**Lincoln av, 181,** see 3 av, 2488.

**Ludlow av, ss, 305 w Olmstead av,** see Houghton av, ns, 305 w Olmstead av.

**Lyon av, 2314** (*), ses, 25x100; Saml B Steinmetz to Adolph Goodman, 112 E 198; mtg $5,000; July20; July24'14. nom

**Marion av** (12:3284), ses, at swc Bedford Park Blvd, 113.9x114.9x100x132.9; re restrictions; Jonathan B Curry et al to Mary J Kingston, Jennie E Kies & Augusta C Kohl; Jan16'13; July29'14. nom

**Marion av, 2530,** see Kingsbridge rd, nec Marion av.

**Mohegan av, 2004,** see Crotona Pkway, nec 178.

**Morris av, 479** (9:2336), ws, 25.4 s 148th, 25.4x84.5x25x88.8, 5-sty bk tnt & strs; Franz X Majewski to Antonio Mangieri, 292 E 148; mtg $12,000; July23; July24'14. O C & 100

**Morris av, 2422** (11:3173), es, 388.3 n 184th, 37.6x120, 2-sty fr dwg; Jos P Murray to Edw H Kelly, 2971 Valentine av; mtg $7,000; July30'14. nom

**Morris Park av** (*), ss, 20 w Wallace av, 25x100; Lucille Brunjes to Frank H G Helfst, 1743 Wallace av; mtg $1,600; Apr 28; July25'14. O C & 100

**Old Hunts Point rd** (10:2763), ws, at ns lot 33 on map made by Lespinasse & Friedman, runs e— to cl Old Hunts Point rd xs50.4xw— to ws Old Hunts Point rd xn50.4 to beg; Equitable Trust Co of N Y, as TRSTES Thos Leggett, to Bernard Benjamin, at Hazelton, Pa; July27; July 29'14. 125

**Park av, 3482** (9:2389), es, 241 n 167th, 50x150, 2-sty fr office & 1-sty fr shop & stable; Adelena Bachmann to Hieronymus Breunich, 1461 Wash av; mtg $6,000; July 28; July29'14. O C & 100

**Pelham Pkway S** (*), sec Hering av, 25 x100; also PELHAM PKWAY S, ss, 25 e Hering av, 175x100; also PELHAM PKWAY S, swc Tenbroeck av, 25x100; Sound Realty Co to Bellmill Realty Corpn, 22 W 19; June29; July25'14. nom

**Pelham Pkway S, ss, 25 e Hering av,** see Pelham Pkway S, sec Hering av.

**Pelham Pkway S, swc Tenbroeck av,** see Pelham Pkway S, sec Hering av.

**Perry av** (12:3343), ws, 89.11 from Reservoir pl, runs w100x—38.2 to Reservoir pl xe34xe94.1 to av xs50 to beg, vacant; Louis F Dodd, ref, to Joanna Donnelly 954 5 av; mtg $2400; FORECLOS June25; July22; July29'14. **700**

**Randall av** (10:2769), nwc Bryant av, 50 x100, vacant; Jos L Egan, ref, to Jno G Borgstede, Hunts Point av & Lafayette av; FORECLOS Apr30; July24; July27'14. **2,000**

**St Peter's av** (*), sws, 108.5 se Maclay av, 50x100, except part for St Peter's av; Helen Le R Pearsall to Salvatore Pristera, 1627 St Peter's av; July27; July28'14.
O C & 100

**St Peter's av** (*), nes, 125 nw Maclay av, 25x98.3; Wm Heinrich to Edwin Colgate Jones, 128 Westchester av; AL; July 27; July28'14. O C & 1,000

**Spencer av** (13:3423), es, 150 s Spencer pl, 25x100; American Real Estate Co to Jacob Y Cohen, 932 Hoe av; July16; July 24'14. O C & 100

**Spencer av** (13:3423), es, 50 s Spencer pl, 75x100; American Real Estate Co to Arturo de Arostegui, at Santa Teresa, Matanza, Cuba; July16; July24'14. O C & 100

**Spencer av** (13:3423), sec Spencer pl, 50 x100; American Real Estate Co to Jno S Lester, 15 No Bway, Yonkers, NY; July16; July24'14. O C & 100

**Spencer av** (13:3423), es, 125 s Spencer pl, 25x100; American Real Estate Co to Jesse K Giesey, Shrewsbury, Pa; July16; July24'14. O C & 100

**Spencer av, sec 261st W,** see 261st W, sec Spencer av.

**Spencer av** (13:3423), nec 262d, 50.5x106.4 x50x100; American Real Estate Co to Jos Levy, 934 Barretto; July23; July28'14.
O C & 100

**Spencer av, es, abt 223.4 n 262d W,** see Bway, ws, 223.4 n 262.

**Spencer av, swc 262d W,** see 262d W, swc Spencer av.

**Spencer av, es, 175 s 262d W,** see Bway, ws, 223.4 n 262.

**Spencer av, swc 262d W,** see 262d W, swc Spencer av.

**Spencer av, ws, 100 s 262d W,** see Bway, ws, 223.4 n 262.

**Spencer av** (13:3423), ws, 100 n 262d, 25x 100; American Real Estate Co to Jno G Michel, 332 45th, Bklyn; July16; July24'14.
O C & 100

**Spencer av** (13:3423), ws, 200 s 262d, 50x 95; American Real Estate Co to David L Quaid, 1324 Halsey, Bklyn; July16; July 24'14. O C & 100

**Spencer av** (13:3423), es, 150 s 262d, 25x 95; American Real Estate Co to Chas A B Murray, 449 W 163; July16; July24'14.
O C & 100

**Spencer av** (13:3423), es, 125 s 262d, 25x 95; American Real Estate Co to Hans Barth, 131½ Warburton av, Yonkers, NY; July16; July24'14. O C & 100

**Spencer av** (13:3423), ws, 125 n 262d, 50x 100; American Real Estate Co to Ormond E Lewis, 45 E 17; July16; July24'14.
O C & 100

**Spencer av, swc 263d,** see Fieldston rd, es, 100 s 262.

**Tenbroeck av, swc Pelham Pkway S,** see Pelham Pkway S, sec Hering av.

**Tiebout av** (11:3022), es, 301.3 n 184th, 25x107.1, vacant; Cecelia A Darms to Leon Longuemare, 3412 Glenwood rd, Bklyn; mtg $950; Dec3'13; July29'14. nom

**Throop av** (*), ws, 342.3 n Allerton av, runs s243.5 to nws Saw Mill la xne118.1 to es Throop av xn72.8xnw91.7 to beg, land in bed of Throop av; Chas D Stickney & ano to City N Y; Jan26; July30'14. nom

**Topping av, 1768** (11:2799), es, 215 s 175th, 20x95, 2-sty bk dwg; Rose Patton to Pearl Gottlieb, 209 W 148; mtg $7,500; July 2; July24'14. O C & 100

**Tyndall av, nec 262d W,** see 262d W, nec Tyndall av.

**Tyndall av, es, 30 n 262d W,** see Bway, ws, 146.8 n 262.

**Tyndall av, sec 262d W,** see 262d W, sec Tyndall av.

**Tyndall av, es, 150 s 262D W,** see 262d W, ns, 133.2 w Bway.

**Tyndall av** (13:3423), es, 125 s 262d, 25x 95; American Real Estate Co to Margt E Wylly, 460 W 147; July24; July25'14.
O C & 100

**Tyndall av** (13:3423), es, 100 s 262d, 25x 95; American Real Estate Co to Timothy J Dunn, 517 W 151; July24; July25'14.
O C & 100

**Tyndall av** (13:3423), es, 68.1 s 263d, 25 x115; American Real Estate Co to Alex Brandvein, 101 W 140; July17; July24'14.
O C & 100

**Tyndall av** (13:3423), es, 43.1 s 263d, 25x 115; American Real Estate Co to Benj Troy, 339 E 20; July17; July24'14.
O C & 100

**Tyndall av, sec 263d W,** see 263d W, sec Tyndall av.

**Union av, 1150** (10:2680), es, 51.9 s Home, 25x99.5, 2-sty & b fr dwg; Fredk C Callen to Anthony Plascyk, 1163 Union av; July 28; July29'14. O C & 100

**Unionport rd** (*), ws, 125.4 n Westchester av, 103x110x39x150, except pt for Olmstead av; Isaac R Rex to Tri-Chester Impt Co, 1901 Westchester av; July29; July30 '14. O C & 100

**Unionport rd** (*), es, plot begins 555.6 w White Plains rd & 375 n Morris Park av, runs e115.6xn25xw104 to rd xs27.6 to beg; Chas Peterson to Geo Hauser, 1379 Taylor av; mtg $5,100; July25; July28'14.
O C & 100

**Van Nest av** (*), ns, 50 e Rose, 25x100, except pt for Van Nest av; Pasqualina Ippolit & ano to Filippo Ippolito, 811 Van Nest av; July25; July27'14. O C & 100

**Van Nest av** (*), ns, 75 w Garfield, 25x 100, except pt for Van Nest av; Josephine Herow & ano to Filodelfio & Benedetto Lo Balbo, 570 E 191; mtg $4,000; July27; July 28'14. O C & 100

**Villa av, 3120,** see Villa av, 3133.

**Villa av, 3133** (12:3322), ws, 25 s 205th, 25x100, 3-sty bk tnt & strs; also VILLA AV, 3120 (12:3311), nec 204th (Nos 101-3), 82.6x50x82x50, 2-3-sty fr tnts, strs on cor; Nicola Moccia to Antoinetta Gingliano, 15 E 204; mtg $——; Apr22; July30'14.
O C & 100

**Washington av, 1010** (9:2369), es, 200 n 164th, 25 to Weiher ct x105, 5-sty bk tnt & strs; Diedrich Sidden to Bertha Heyer, 259 Summit av, West Hoboken, NJ; AL; July17; July30'14. nom

**Washington av, 1336** (11:2910), es, 376.5 n 169th, 25x125, except pt for av, 3-sty bk dwg; Jos W Rowan to Jno Kadel, 1473 St Lawrence av; mtg $10,600; July30'14.
O C & 100

**Washington av, 1461** (11:2902), ws, 325 s 171st, 18.9x150, except pt for av, 3-sty fr tnt; Hieronymus Breunich to Adalena Bachmann, 637 Bergen av; mtg $6,000; June29; July29'14. O C & 100

**Washington av, 1667** (11:2905), swc 173d, 50x105, except pt for av, 2-sty fr dwg & 1-sty bk garage; Jacob L Rubinstein to Bertha Rubinstein, 1667 Wash av; B&S; June13; July28'14. nom

**Watson av, 2045-7** (*), ns, 288.11 w Olmstead av, 50x108, except pt for Watson av; Elise Bentz to Edw E Miers, 3100 Bway; mtg $6,000; July30'14. O C & 100

**Webster av** (12:3355), ws, 401.11 s Gun Hill rd, 100x90, vacant; Louis F Dodd to Joanna Donnelly, 954 5 av; FORECLOS June25; July22; July29'14. **1,200**

**Woodycrest av, 1120** (9:2509), es, 62.6 n 166th, 50x100, 5-sty bk tnt; Thos D Malcolm Constn Co to Alfred W Levi, 60 W 129; mtg $39,000; July29'14. O C & 100

**3D av, 2488** (9:2318), nec 136th (No 261), 26.5x121.8 to Lincoln av (No 181) x 25x130.5, except pt for av, 5-sty bk tnt & strs; Harry I Berry to Stephen H Jackson, 151 W 121; mtg $25,500; July9; July 24'14. O C & 100

**3D av, 2505** (9:2320), nws, 175.6 ne 136th, runs w100xne—xe100 to avxs24.5 to beg, 5-sty bk lodging house; Isaac Boehm to Annie Boehm, his wife, 981 Madison av; mtg $——; Jan15; July25'14. nom

**3D av, 3300-8** (10:2607), nec Boston rd, 115x— to Boston rd (Nos 991-5) x159x—, 4-5 & 6-sty bk tnts & strs; Nathan Gordon, ref, to N Y Life Ins & Trust Co, 52 Wall; FORECLOS July28; July29'14. **80,000**

## MISCELLANEOUS CONVEYANCES.

### Borough of The Bronx.

**Fairmount pl, nwc So blvd,** see So blvd, nwc Fairmount pl.

**135TH st, 493 E** (9:2263); asn rents as collateral security for payment of mtg for $1,075; Cora L Penny & ano to Caroline E Robert, Mastic, LI; July22; July30 '14. 1,075

**146TH st E, swc 3 av,** see 3 av, 2737-49.

**157TH st E, nwc 3 av,** see 3 av, 3077.

**173D st E, nwc 3 av,** see 3 av, 3975-7.

**223D st E** (*), ss, 79 e Carpenter av, 26x 90; CONTRACT; W M Realty Co with Hale J Berlinsky, 129 Division, & Herman L Rosenthal, 75 Court, Bklyn; Feb2; July 25'14. nom

**223D st E** (*); same prop; asn CONTRACT; Hale J Berlinsky et al to Patk M Burke, 326 E 121; June12; July25'14.

**Castle Hill av** (*) bet 4th & 5th; parcel 139 on damage map to open Castle Hill av; asn award; Chas H Deshon to City NY; July8; July25'14. nom

**Goodridge av** (13:3415), ws, 246.9 s 250th, runs sw113.3xse101.10xne114.8 to av xn 100 to beg; agmt as to correction of description in deed dated May15'14; Delafield Estates to Geo A Wyeth, 254 W 82; July 28; July29'14. nom

**Laconia av** (*), ws, 25 n 232d, 39.10x 105; CONTRACT; Monatiquot Real Estate Co to Nicholas Cinelli, 705 E 187; June27; July25'14. **1,350**

**Morris Pk av** (*), ss, 25 w Wallace av, 50 x100; re mtg; Regent Realty Co to Frank H G Helfst, 1743 Wallace av; July28; July 29'14. 600

**Southern blvd** (11:2960), nwc Fairmount pl, 54.11x105.10x50x128.6; vacant; re mtg; Temperance P Reed to P J Building Co, 906 E 176; July22; July30'14. 3,000

**Valentine av** (11:3151), ws, 210.3 n 183d, 100x100, vacant; re mtg; Manhattan Mtg Co to Valhalla Corpn, 511 Willis av; July 24; July25'14. **5,500**

**3D av, 2737-49** (9:2326), swc 146th, 150x 150; consent to 3d track; TRSTES of The Reformed Protestant Dutch Church of Mt Haven to Manhattan Railway Co; June22; July29'14. 750

**3D av, 2737-49;** consent to 3d track; Ministers &c of Reformed Protestant Dutch Church of City N Y to same; July20; July 29'14. nom

**3D av, 3077** (9:2379), nwc 157th, 25x99; consent to 3d track; Burnett-Weil Constn Co to Manhattan Railway Co, a corpn; July27'14. 125

**3D av, 3077;** consent to 3d track; Cath Schroeder to Manhattan Railway Co, a corpn; July8; July24'14. nom

**3D av, 3428** (10:2608); consent to 3d track; Mary L Brown to Manhattan Railway Co, a corpn; June30; July24'14. 250

**3D av, 3428;** consent to 3d track; Comptroller of State of N Y to same; July11; July24'14. nom

**3D av, 3461** (9:2372); consent to 3d track; Henry J Salzman to Manhattan Railway Co, a corpn; June9; July24'14
116.25

**3D av, 3461;** consent to 3d track; Jno C Heintz to same; July8; July24'14. nom

**3D av, 3461;** consent to 3d track; Jno C Heintz to same; July10; July24'14. nom

**3D av, 3463** (9:2372); consent to 3d track; Henry J Salzman to Manhattan Railway Co, a corpn; June9; July24'14.
151.60

**3D av, 3463;** consent to 3d track; Lena Fischer to same; July8; July24'14. nom

**3D av, 3521-9** (9:2373), nwc 168th, runs w79.11xn50xw15xn25.3xe93.5 to av xs75 to beg; consent to 3d track; Fredk C Fisher to Manhattan Railway Co, a corpn; May25; July24'14. 375

**3D av, 3521-9;** consent to 3d track; Harlem Savgs Bank to same; June17; July24 '14. nom

**3D av, 3521-9;** consent to 3d track; Jno Riegelman to same; June6; July24'14.
nom

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**3D av, 3619** (11:2910); consent to third track; Herman L Schleif to Manhattan Railway Co, a corpn; June26; July24'14. 270

**3D av, 3619;** consent to 3d track; German Savgs Bank to same; July13; July24'14. nom

**3D av, 3827** (11:2912); consent to 3d track; Louis Frankenthaler to Manhattan Railway Co, a corpn; July7; July24'14. 340

**3D av, 3827;** consent to 3d track; Lawrence J Gallagher to same; July10; July24'14. nom

**3D av, 3975-7** (11:2921), nwc 173d, 50x109.11; consent to 3d track; Howard Cooper et al to Manhattan Railway Co; July30'14. 250

**3D av, 3975;** Howard Cooper to same; July29; July30'14. nom

**3D av, 3975-7;** same to same; July29; July30'14. nom

**Lots 45 & 50** (9:2541), parcel 27, map Wm B Ogden; re from all liability for payment of 3 mtgs; Laura Wheeler to Jas A Hennessy, 619 The Crescent, L I City; June29; July24'19. nom

**Lots 37 to 44** (9:2541), parcel 27, map Wm B Ogden; re from all liability for payment of 4 mtgs; University of Chicago to Jas A Hennessy, 619 The Crescent, L I City; June27; July29'14. nom

**Certified copy** (miscl) of appointment of TRSTE; Seaman Miller, ref, appoint Jos M Levine, 30 E 42; July16; July30'14. ——

**Certified copy** (miscl) adjudication of bankruptcy & order of reference in matter Wm A O'Neill, bankrupt; Apr29; July 30'14. ——

**Power of atty** (PA); Sittah R Rose to Walter J Rose; July8; July25'14. ——

**Parcel 95A** (*) on damage map to open Guerlain st from Beach av to Unionport rd; re mtg; N Y Cotholic Protectory to City N Y; June18; July25'14. nom

**Parcels 177 & 177A** (*) on damage map to open St Peters av from Westchester av to West Farms rd; re mtg; Helen Le R Pearsall to City NY; June10; July25'14. nom

**Parcel 58** (*) on damage map to open Garfield st from West Farms rd to Morris Park av; re mtg; Clara L Schramm to City NY; May20; July25'14. nom

**Parcels 59 & 59A** (*) on damage map to open same; re mtg; Martina J Everett, TRSTE Josephine Turner, to same; May19; July25'14. nom

**Parcel 60** (*) on damage map to open same; re mtg; Jno E Eustis to same; May 21; July25'14. nom

**Parcel 62** (*) on damage map to open same; re mtg; Martha L Tree to same; June2; July25'14. nom

**Parcel 44** (*) on damage map to open same; consent to asn of award; Alwell Realty Co to City NY; Apr16; July25'14. nom

**Parcel 37** (*) on damage map to open 227th st from Laconia av to Bronxwood av, & 228th, from Laconia to Chapin av; re mtg; Henry S Trenchard Jr to City NY; May18; July25'14. nom

**Parcel 18** (11:3015) on damage map to open 174th, from So blvd to West Farms rd; re mtg; Josephine Adams & ano to Henry J Semke, 1662 Boston rd; July8; July25'14. nom

**Parcel 6** (11:2875) on damage map to open 172d from Aqueduct av to Plimpton av; re mtg; Jas A Banzer to City NY; June 30; July25'14. 1,200

**Parcel 1G** (*) on damage map to open St Lawrence av; re mtg; Elvey K Johnston to City NY; Mar9; July25'14. nom

## LEASES.

### Borough of Manhattan.

JULY 24, 25, 27, 28, 29 & 30.

**Bleecker st, 259-63** (2:590), all; asn Ls; Giuseppe Misuraca to Linsa Misuraca, both at 261-3 Bleecker; July23; July27'14. O C & 100

**Broome st, 211;** also NORFOLK ST, 63 (2:351), all; Wm L Cahn to Hyman Rubin, 140 Clinton; 3 1-12yf Aug1; July28'14. 4,600

**Catherine st, 73** (1:253); asn Ls; Angelo Macaluso & ano to Stuart N Clarke, at Forest av, Yonkers, NY; July27; July29'14. nom

**Chambers st, 75** (1:149), str & c; Jos H Bearns to Geo E Schmidt, 29 Hawthorne, Bklyn; 10yf May1'17; July30'14. 5,500

**Christopher st, 121-3** (2:619), 50x90.5, all; Jere W Dimick to Fredk Stichweh, 329 E 89; 15yf May1'13; July27'14. taxes, &c, & 1,650 to 2,100

**Christopher st, 121-3** (2:619); asn Ls; Fredk Stichweh to Christopher Amusement Co; Mar25; July27'14. nom

**East Broadway, 58** (1:281), all; Louise Ferguson & ano to Bernard Ratkowsky, 50 W 120; 10yf May1'16; July25'14. 1,200

**East Broadway, 185** (1:284), 2d, 3d & 4th stories; also EAST BWAY, 187, 3d & 4th stories; Ezekiel Sarasohn & ano to Jos E Eron, 153 East Bway; ext Ls; 3yf May1'15; July30'14. 3,000

**East Broadway, 187,** see East Bway, 185.

**Forsyth st, 40** (1:301), str fl & c & 4 rooms above str; Pauline Cohen to Jacob Benjamin, 47 7th; 5yf May1; July27'14. 960

**Hamilton st, 39,** see Monroe, 34.

**Houston st, 65 E** (2:508); asn two Ls; Frank Lopinto to Stuart N Clarke, — Forest av, Yonkers, NY; July23; July29'14. nom

**Jefferson st, 56** (1:271), cor Monroe, cor str & b; Jennie Flatto to Isidor Bernstein, 191 S 9, Bklyn; 5yf Aug1; July27'14. 1,500

**Monroe st, 34** (1:253); also HAMILTON ST, 39; strs; Adolph Lifshutz to Giuseppe Prisinzano, 22 Monroe; 2 9-12yf Aug1; July 29'14. 840

**Monroe st, 34;** also HAMILTON ST, 39; asn Ls; Giuseppe Prisinzano to Jas Everards Breweries, 12 E 133; July27; July 29'14. nom

**Monroe st, cor Jefferson,** see Jefferson, 56.

**Norfolk st, 63,** see Broome, 211.

**Suffolk st, 46-8** (2:346), all; Eliz Anger to Elias Sobelson, 43 Suffolk; 10yf May1'15; July30'14. 5,000

**3D st, 184 E** (2:398), e b, str fl; Hy Schweitzer to Aug Vazac, 247 E 3; 5yf June1'12; July30'14. 600

**3D st, 184 E;** asn Ls; Aug Vazac to Jacob Hoffmann Brewing Co, 211-3 E 55; mtg $1,738.28; July29; July30'14. nom

**6TH st, 511 E** (2:402), str & b; Maria A Buhler to Jno Goodman, 511 E 6; 5 5-12yf Dec1'13; July29'14. 600

**8TH st, 64 E** (2:548), ss, 50.1 e Mercer, 25x100.6x25x98.10; sur Ls; J Allen Townsend to TRSTES of Sailors Snug Harbor, NY, 61 Bway; AT; QC; July30'14. O C & 100

**12TH st, 617 E** (2:395), ns, 218 e Av B, 25x103.3; asn Ls; Sam Shenkman to Bessie Sosnovsky, both 617 E 12; July27; July 28'14. 1,000

**16TH st E, swc Av A,** see Av A, 257.

**16TH st W, swc 8 av,** see 8 av, 125.

**36TH st, 506 W** (3:707), all; Equitable Trust Co of N Y, TRSTE Andw Kiernan, to Andw A Brennen, 501 W 35, & ano; 5yf Aug1; July28'14. taxes, &c, & 1,200 & 1,500

**43D st, 206-8 W** (4:1014), w str; Morris Newgold to Wm N Kerr, 408 E 9; 5yf May 1; July24'14. 1,500

**44TH st, 154 W** (4:996), str & b; Max & Maurice Kessler to Minnie Altschiller, 120 W 44; 5yf Aug1'12; July28'14. 2,300 to 2,500

**44TH st, 154 W;** asn Ls; Minnie Altschiller to French-American Bakery & Lunch Room Co; AT; Aug13'13; July28'14. nom

**44TH st, 154 W;** asn Ls; French-American Bakery & Lunch Room Co to Saml Altschiller & Geo Fisch, 152 W 44; AT; Apr 3'14; July28'14, nom

**44TH st, 154 W;** asn Ls; Saml Altschiller to Geo Fisch, 154 W 44; AT; July17; July 28'14. nom

**47TH st, 118 W** (4:999); all; Christopher D Sullivan to Saml Altschiller, 118 W 47; 5yf Sept1'12; 5y ren; July30'14. 3,000

**67TH st, 205-17 E** (5:1422), the concert hall & 1sty bldg adj on e with furnitnre; Kroywen Realty Co to Gustave H Loeb, 133 W 65; 10yf Aug1; July24'14. 5,000 to 8,000

**67TH st, 205-17 E;** asn Ls; Gustave H Loeb to Amusery, Inc, 205 E 67; June27; July24'14. nom

**102D st, 202-4 E** (6:1651), portions ground fl; Nathan Marks to Isidor Landman, 225 E 102; 5yf Oct10'13; July30'14. 960

**102D st, 306-8 E** (6:1673), all; Arnold Brudner to Abr Goldman, 85 Montgomery; 3yf Aug1; July29'14. 3,778

**102D st, 326-30 E** (6:1763), all; Meyer Jarmulowsky to Nathan Moses, 396 E 8; 3yf June1; July29'14. 5,500

**115TH st W, nwc 8 av,** see 8 av, nwc 115.

**117TH st, 546 E** (6:1715); asn Ls; Simon Muller to Jno Kuzmik & Andw Huska, 546 E 117; July27; July29'14. nom

**140TH st, 211 W** (7:2026), all; Berthold M Schey, EXR Simon Schey, to Osiac Wechsler, 120 E 110; 2yf July1; July28'14. 2,261.33

**140TH st, 213 W** (7:2026); all; Berthold M Schey, EXR Simon Schey, to Osiac Wechsler, 120 E 110; 2yf July1; July28'14. 2,261.33

**140TH st, 225 W** (7:2026); all; Berthold M Schey, EXR Simon Schey, to Osiac Wechsler, 120 E 110; 2yf July1; July28'14. 2,261.33

**Av A, 257** (3:947), str fl & pt c; Mary Scheu, individ, EXTRX &c Philip Scheu, to Patk J Young, 12 Broome; 3yf May1'16; July30'14. 1,380

**Av A, 257** (3:947), swc 16th; asn Ls; Patk J O'Brien to Patk J Young, 12 Broome; mtg $6,440; July28; July30'14. nom

**Av A, 257,** swc 16th; asn 2 Ls; Patk J Young to Carl Schiettinger, 1239 Union av; mtg $6,440; July29; July30'14. nom

**Amsterdam av, 466** (4:1230), str & b; Victor J Maier & ano to Edw Unterman, 219 W 83; 10yf Aug1; July30'14. 1,800

**Bowery, 295** (2:456), str & b; Chas Faruolo to Jos Webber; from May1'13 to Aug 31'15; July27'14. 1,500

**Bowery, 295;** asn Ls; Jos Webber to Wm Read & Son, 147 Bleecker; AT; Apr19'13; July27'14. nom

**Bowery, 295;** asn Ls; Wm Read & Son to Jno H Clifford of Bklyn; AT; June25'13; July27'14. nom

**Broadway, 182-4** (1:65), top loft & laboratory to be added to bldg; Convent Park Constn Co to Julius Wodiska, 231 W 113; 5 2-12yf Mar1; 4yren; July27'14. 4,000

**Columbus av, 908** (7:1859), str 8 ft front & part b; Hy C Copeland to Barnett Chinitz, 908 Columbus av; 5yf Feb1'13; 5y ren at $2,000; July30'14. 1,500 to 1,800

**Lexington av, 197** (3:887); asn Ls; Otto Plotzki to Stuart N Clarke, — Forest av, Yonkers, NY; Apr25; July24'14. nom

**Lexington av, 497** (5:1302), str & b; Sali Simonson to Peter Nugent, 319 E 55; 5yf Oct1; July27'14. 1,800 to 2,100

**Lexington av, 2085** (6:1774); sur Ls; Benj Winter to Tine & Julius Schottman Jr & Isaac L Cohn, 14 E 126; AT; July25 '14. nom

**Pleasant av, 280** (6:1714), str fl, rear hall & b; Filomena Curzio to Jos Bruno, 340 E 112; 5yf Aug1; July24'14. 720

**St Nicholas av, 1367** (8:2162); asn Ls & bill of sale of chattels; Wm J Coyle to Thos Mortimer, on Main st, Douglaston, B of Q; AT; mtg $7,300; July24; July30'14. 1,000

**1ST av, 2080** (6:1701), es, 50.11 s 108th, 20x95, all; Josephine J Schnurmacher to Jos Rotondi, 339-41 E 108, & ano; 11yf May1; July24'14. 660

**2D av, 1202** (5:1438); cor str & b; Richd Price to Jas Connern, 303 W 120; 5yf Aug 1, with 5y ren at $1,620; July28'14. 1,500

**3D av, 1081** (5:1418); sur Ls; David Lentin Realty Holding Co to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; AT; June15; July29'14. 500

**3D av, 1505** (5:1530); asn Ls; Patk J O'Brien to Jas F Ring, 201 E 66; July25; July28'14. O C & 100

**3D av, 1505;** agmt as to ext of Ls to Aug 1'19; Edw C Sheehy with same; July25; July28'14.

**5TH av, 1387** (6:1620), str fl, pt b & apt on fl above str; Mathilda White & ano to Morris Friedman, 1387 5 av; 6 9-12yf Aug 1; July24'14. 1,836

**8TH av, 125** (3:739), swc 16th; asn Ls; Danl Nealis, individ & EXR Jas Nealis, to Neil A Flannery, 52 E Kingsbridge rd; AL; July27; July28'14. nom

**8TH av, 241** (3:746); sur Ls & bldg; Mary E Wells to Kath T Moore, at Scarborough, NY; AT; July2; July29'14. nom

**8TH av, 533** (3:760), ws, 49.5 s 37th, 24.8 x100, all; Anna P Livingston et al TRSTES Sarah L Williams to Nathan Rapaport et al, 1626 Mad av; 10yf Feb1; July24'14. taxes, &c, & 2,400 to 3,000

**8TH av** (7:1848), nwc 115th, w part of bldg, theatre roof garden, &c; Central Bldg Impt & Investment Co to Trocadero Amusement Co, Inc, 175 5 av; from completion of bldg to May1'36; July24'14. 8,000 to 9,000

**8TH av,** nwc 115th; agmt as to alterations & party 2d part to pay $100 per annum extra during life of above Ls; same to same; May20; July24'14.

**8TH av, 2819** (7:2046), cor str; re bar fixtures &c from all lien & liability as security under Ls; Markert Realty Co, at Jamaica, LI, to Hy Foster, 305 W 150; July 28; July29'14. 284

## LEASES.

### Borough of The Bronx.

**Charlotte st, 1517-25** (11:2966), all; Julius Martinson to Monroe Holding Co, Inc, 255 Monroe; 5yf July15; July27'14. 14,136

**Tiffany st, 1147** (10:2706), all; Lizzie Cahn to David Pliner, 20 Ames, Bklyn; 5y f July1; July27'14. 2,952

**133D st, 269 E,** see Lincoln av, 127.

**138TH st, 416 E** (9:2282); str; Nathan Levin to Selma Davis, 424 E 138; 5yf May 15; July28'14. 1,200

**149TH st E** (9:2328), ns, 200 e Courtland av, 50x80; sobrn of Ls to mtg; Edgewater Realty Co & N Y Tel Co with Dollar Savgs Bank, 2808 3 av; July24; July29'14. nom

**180TH st, 577 E** (11:3062); asn Ls; Jno Leykam to Albt Strasser, 2 Gouverneur pl; July27; July29'14. nom

**Brook av, 1216** (9:2393), es, 151 s 168th, —x—; all; August Eimer to J Heppenheimer, 287 Morris av, & ano; from July1 '14 to Apr30'19; July28'14. 540 & 660

**Concord av, 347** (10:2573); asn Ls; Wm E M Schmidt to Frank J Neuberger, 461 E Tremont av; July22; July25'14. nom

**Jackson av, 662** (10:2644), str; Richd A Farrelly to Peter Heinstadt, 662 Jackson av; 4yf May1; July28'14. 1,980 & 2,100

**Lincoln av, 127** (9:2317), nwc 133d (No 269); str; Chas Derleth to Frank Rvs, 2334 Webster av; 3yf July15; July29'14. 1,200 & 1,320

**Tremont av, 513-5 E** (11:3043), all; Edw Becker to Geo Giakas, 513 Tremont av E & ano; 21yf May1; July29'14. 3,960

**Wilkins av, 1358** (11:2977 & 2976), str; W J Williamson & ano to Richd Reiss, 1064 Findlay av; 5yf May1'15; July24'14. 1,800 to 2,400

## MORTGAGES.

### Borough of Manhattan.

JULY 24, 25, 27, 28, 29 & 30.

**Bank st, 16** (2:614), declaration that mtg for $10,000 is not to merge in fee; July20; July25'14; Jos L Buttenwieser, 300 Central Park W, to Whom it may concern.

**Bank st, 31** (2:615), ns, 225 w Waverly pl, 25x95x25x100; supplemental to mtg dated July29'97 for $15,000, now reduced to $10,000; July16; July28'14; due & int as per bond; Lizzie Wirth, of Bklyn, to Union Sq Savgs Bank, at Union sq & 15th. 10,000

**Broome st, 344-6,** see Bowery, 150-4.

**Cathedral Pkway, nec 8 av or Circle,** see 111th W, ss, 100 e 8 av.

**Cherry st, 181** (1:249), ss, 130.7 e Market, 21x60.7; ext of mtg for $3,500 to Aug 1'17, 5%; July23; July24'14; East River Savgs Instn, 291 Bway, with Abr Golden, 181 Cherry. nom

**Cherry st, 444** (1:263-44), ns, bet Corlears & Jackson, assessed to T McCarthy; transfer of tax lien for yrs 1908-12; Sept 4'13; July28'14; 3½%; City NY to Tax Lien Co of N Y, 68 William. 1,730.37

**Chrystie st, 5** (1:289), ws, 75.3 s Bayard, 25x148; pr mtg $——; Jan2; July28'14; demand, 6%; Jas Kalman to Tillie Wolf, 854 E 169. 3,650

**Chrystie st, 5;** sobrn of mtg for $5,000 to mtg for $3,650; Jan2; July28'14; Geo Wolf, of Bronx, with same. nom

**Duane st, 12,** see William, 235-9.

**East Broadway, 215** (1:285); ext of mtg for $21,500 to July10'17, 5%; July2; July 27'14; Sarah wife of & Jos I Bluestone, 215 East Bway, with Philadelphia Trust, Safe Deposit & Ins Co, 415 Chestnut st, Phila, Pa, trste for Isabel B Coxe. nom

**Grand st, 31** (1:227); ext of mtg for $9,000 to Apr21'18, 5%; June10'13; July28 '14; Martha A Vicle et al, trstes will Almira J Brown, with Pietro A Ierardi. nom

**Grove st, 42-4** (2:588); certf as to mtg for $25,000; July17; July27'14; Chas I Weinstein Realty Co to Pincus Lowenfeld & Wm Prager.

**Grove st, 42-4** (2:588), ss, 83 w Bleecker, 42x100; PM; pr mtg $——; July23; July24 '14; 1y6%; Chas I Weinstein Realty Co to Peerless Holding Co, Inc, 46 Cedar. 11,000

**Grove st, 42-4;** bldg loan; pr mtg $——; July23; July24'14; 1y6%; same to same. 25,000

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**June st, 80** (2:641), ss, 148.9 w Greenwich, 14.3x80, PM; July24; July25'14; due & int as per bond; Edw J Keller, 89 Greenwich av, to Ephraim Bass, 1 W 85. 4,125

**Macdougal st, 118** (2:540), es, 25x100; pr mtg $22,000; July29'14; due July1'18, 6%; Morris Weslock, formerly Wesolek, to Morris Hassakof, 1506 2 av. 6,000

**Macdougal st, 118** (2:540); ext of mtg for $22,000 to Aug2'15, 4½%; Aug27'12; July29'14; Jacob A Geissenhainer & ano trstes Hy Elsworth, with Morris Weslock, formerly Wesolek. nom

**Mulberry st, 91** (1:199); sal Ls; July6; July30'14; demand, 6%; Antonetta Iannarone, 91 Mulberry, to Peter Doelger Brewing Co, 497 E 55. 500

**Pearl st, 228** (1:70); ext of mtg for $28,000 to Nov1'19, 5%; July15; July27'14; Republic of Panama by Wm N Cromwell, its nscal agent, with White Realty Co, 92 Wm. nom

**Perry st, 4** (2:612), ss, 63.8 w Greenwich av, 22x95x19.7x95; PM; July24; July25'14; 5y or sooner, 5%; Thos O'Donnell to American Mtg Co, a corpn. 6,000

**Thompson st, 67** (2:489); ext of mtg for $23,000 to July29'19, 5%; July29; July30'14; Emigrant Indust Savgs Bank with Morris & Sarah H Rosentover, 1340 Madison av. nom

**Thompson st, 152-4** (2:516), es, 73.3 s Houston, 48.11x98.2x48.11x98.9; PM; pr mtg $57,000; July27; July28'14; due Aug1 '20 or sooner, 6%; Carmelo Lacapria to Citizens Investing Co, 226 Lafayette. 26,000

**Walker st, 25,** see White, 24-6.

**West st, 420** (2:637), es, 73.3 n Perry, 23 x71.6x23.6x71.1; pr mtg $14,000; July10; July24'14; due & int as per bond; Madison Avenue Real Estate Co to Jos Roth, 286 Broome. 2,500

**White st, 24-6** (1:191), ns, 75 w Church, 37.6x100; also WALKER ST, 25 (1:191), s s, abt 75 w Church, 25x106; July24; July 25'14; 5y5%; St John's Park Realty Co, 55 Liberty, to Lillie McComb Hartigan at Mile Bush Hill, Leighton Buzzard, England, as gdn. gold 60,000

**White st, 24-6;** also WALKER ST, 25; certf as to mtg for $60,000; July24; July 25'14; same to same.

**White st, 24-6;** also WALKER ST, 25; pr mtg $60,000; July24; July25'14; 3y or sooner, 5%; same to Manhattan Real Estate Assocn, a corpn, 309 Bway. 30,000

**White st, 24-6;** also WALKER ST, 25; certf as to mtg for $30,000; July24; July 25'14; same to same.

**William st, 235-9;** also DUANE ST, 12 (1:121), str, b & sub b Ls; pr mtg $6,850; July29; July30'14; due & int as per note; Michl Iorio to Saranac Realty Co, 149 Bway. 6,000

**5TH st, 220 E** (2:460); ext of mtg for $13,500 to Sept6'17, 5%; June25; July28'14; Jno B Taylor with Jos Wollman. nom

**6TH st, 613 E** (2:389), ns, 218 e Av B, 25x90.10; ext of mtg for $27,000 to July25 '17, 5%; July17; July30'14; Anna M Goebel, 120 E 95, with Louis Bloch, 416 W 122, & Hy M Bloch, 12 E 97. nom

**8TH st, 359-61 E** (2:378), ns, 108 e Av C, 50x87.10; ext of mtg for $5,000 to July 22'18, 6%; July14; July30'14; Wm Levy, 273 East Bway, with Hyman Schlessinger et al. nom

**9TH st, 46-50 W** (2:572), ss, 622.10 w 5 av, 69.7x93.11; Jan6; July29'14; due Aug1 15, 4%; Margt E Zimmerman & Clementina Furniss to Warren Cruikshank, 70 Lenox rd, Bklyn, & ano, trstes Wm P Furniss, decd, for benefit parties 1st pt. 80,000

**10TH st, 389 E** (2:393); agmt as to ownership of bond & mtg for $27,000; Nov12 '13; July29'14; Mabel Rusch with Frieda Ebenstein, 279 W 113. nom

**10TH st, 389 E;** declaration as to payment of $2,500 on a/c of above mtg; July 24; July29'14; Frieda Ebenstein, 279 W 113, to Moses Maas.

**11TH st, 333 W** (2:634), ns, 137.2 e Washington, 21x95; July24; July27'14; due & int as per bond; Margt A Kelley, 333 W 11, to Jas C Kelly, 117 Waverly pl. 3,000

**13TH st, 406 W** (2:645), ss, 105.4 w 9 av, 18.10x103.3; PM; July24; July25'14; 5y 5%; Emelie M Schmidt to Dora Jacobs, 53 Lenox av, individ & gdn Elmore M Solinsky. 8,000

**15TH st, 257-61 W** (3:765); declaration that mtg for $27,000 is not to merge in fee; June22; July25'14; Jos L Buttenwieser, 300 Central Park W to Whom it may concern.

**16TH st W, swc 8 av,** see 8 av, 125.

**17TH st E, nes, 115 se 4 av,** see 4 av, 213.

**23D st, 303 E,** see 2 av, 402-6.

**23D st, 273-9 W,** see 8 av, 258.

**26TH st, 349-51 W** (3:750), ns, 186 e 9 av, runs w.01⅝xn62.6 & 9xe.01⅛xn27.3xe 49.7xs98.9 to st xw49.7 to beg; ext of mtg for $25,000 to July7'17, 4½%; July7; July 30'14; Margt H Hamilton, widow, of Bayside, B of Q, with Bowery Savings Bank, 128 Bowery. nom

**28TH st, 28 E** (3:857); ext of mtg for $60,000 to July21'17, 5½%; July21; July 30'14; Lawyers Mtg Co with De Mont Thompson Buildings, 43 W 27. nom

**29TH st, 240-2 E,** see 2 av, 519.

**30TH st, 20 E** (3:859), ss, 287.6 e 5 av, 18.9x98.9; July27'14; 3y4½%; Sarah E Roosa to N Y Title Ins Co, a corpn. 30,000

**30TH st, 133 E** (3:886); ext of mtg for $21,000 to June8'17, 5%; July23; July27'14; Fulton Trust Co of NY with Louise A Phillips, 133 E 30. nom

**31ST st, 32-4 E** (3:860), ss, 150 e Mad av, 45x98.9; bldg loan; July28; July29'14; due Apr1'15, 6%; Adroit Building Co to Bronx Investment Co, 100 Bway. 200,000

**31ST st, 32-4 E;** certf as to mtg for $200,000; July28; July29'14; same to same.

**36TH st, 506 W** (3:707); sal Ls; July16; July28'14; demand, 6%; Jno J Leddy to Jacob Ruppert, 1639 3 av. 1,200

**38TH st, 223-31 W** (3:788), ns, 227.7 w 7 av, 102.11x98.9; PM; pr mtg $——; July24 '14, due July15'16, 6%; Birwin Realty Corpn to Bayswater Realty Co, 28 W 27. 20,000

**39TH st, 220 W** (3:788), ss, 207 w 7 av, 20x98.9; PM; July27; July28'14; 1y or sooner, 5%; Gabriel I Lewis to Mary E Coleman, 50 W 51. 26,000

**42D st, 400-6 W,** see 9 av, 577-81.

**43D st, 206-8 W** (4:1014); sal Ls; July 22; July24'14; demand, 6%; Wm N Kerr to Lion Brewery, 104 W 108. 1,500

**43D st, 325 W,** see 48th, 312-6 W.

**43D st, 330 W,** see 48th, 312-6 W.

**44TH st, 154 W** (4:996); leasehold; July 17; July28'14; due & int as per bond; Geo Fisch to Minnie Altschiller, 120 W 44. 27 notes 2,700

**48TH st, 312-6 W** (4:1038), ss, 150 w 8 av, 50x100.5; pr mtg $78,000; also 43D ST, 325 W (4:1034), ns, 325 w 8 av, 25x100.5; pr mtg $33,500; also 43D ST, 330 W (4:1033), ss, 375 w 8 av, 25x100.5; pr mtg $32,000; July17; July24'14; 1y6%; Forty-Eighth St Co to Max Cohen, 1185 Fulton av, Bronx. notes 15,000

**48TH st, 312-6 W;** also 43D ST, 325 W; also 43D ST, 330 W; certf as to mtg for $15,000; July23; July24'14; same to same.

**51ST st, 241-9 W** (4:1023), ns, 122.6 e 8 av, 82.6x100.5; also ST NICHOLAS AV, 1447-57 (8:2165), swc 183d (No 600), 104.11 x150; also AMSTERDAM AV (8:2159), sw c 188th (No 500), 94.10x100; also AMSTERDAM AV, 2560 (8:2159), nwc 187th (No 501), 94.10x100; Feb11; July27'14; demand, 6%; Janpole & Werner Holding Co, a corpn, & Janpole & Werner Constn Co, a corpn, to Thos B Clarke Jr, 22 E 35. 64,000

**51ST st, 241-9 W;** also ST NICHOLAS AV, 1447-57, swc 183d (No 600); also AMSTERDAM AV, swc 188th (No 500); also AMSTERDAM AV, 2560, nwc 187th (No 501), same prop; certf as to mtg for $64,000; Feb11; July27'14; Janpole & Werner Holding Co to same.

**51ST st, 241-9 W;** also ST NICHOLAS AV, 1447-57, swc 183d (No 600); also AMSTERDAM AV, swc 188th (No 500); also AMSTERDAM AV, 2560, nwc 187th (No 501), same prop; Feb11; July27'14; Janpole & Werner Constn Co to same.

**54TH st, 329 E** (5:1347), ns, 323.4 e 2 av, 23.2x100.5; PM; July28; July29'14; 5y5%; Ferdinand Cibulay to German Savgs Bank, 157 4 av. 12,000

**61ST st, 328 E** (5:1435); ext of mtg for $15,000 to July28'19, 5½%; July28'14; Lawyers Title Ins & Trust Co with Fredk Nix, 328 E 61. nom

**62D st, 144 E** (5:1396), ss, 160 e Lex av, 20x100.5; PM; July29; July30'14; due & int as per bond; Frank P Briody, of Bklyn, to Title Guar & Trust Co. 12,000

**65TH st, 9 E** (5:1380), ns, 200 e 5 av, 25x 100.5; PM; July22; July24'14; due Nov23 '15, 5%; Edw W Humphreys to Lazarus Levy, cor South Lawn & Flower avs, Hastings, NY. 82,500

**65TH st, 34 E** (5:1379), ss, 80 e Mad av, —x—; ext of mtg for $30,000 to July31'17, 4½%; July13; July24'14; Carrie B Lefferts, devisee Peter C Baker, with Bowery Savings, 128 Bway. nom

**68TH st, 107-9 W** (4:1140), ns, 100 w Columbus av, 40.6x100.5; ext of mtg for $44,000 to Apr6'19, 5%; Apr29; July28'14; Fannie, wife of & Jno R Nugent, 54 Sterling pl, Bklyn, with Wilson M Powell & ano, individ & trste Nina W Lamb. nom

**70TH st, 145 W** (4:1142), ns, 425 w Col av, 20x100.5; July23; July24'14; due Jan30 '16, 5%; Mary M Trageser to Bowery Savings Bank, 128 Bowery. 5,000

**71ST st, 432-4 E** (5:1465), ss, 100 w Av A, 50x145.4; PM; July9; July27'14; due July 24'17, 5%; Edw E Leissner & Millie Lindblad, both at — De Witt av, Branx Manor, Bronxville, NY, to East River Savings Instn, 291 Bway. 40,000

**72D st, 303-7 W** (4:1184), ns, 115 w West End av, 60x102.2; modification & ext of mtg for $300,000 to Sept1'19, 5½%; July 28; July29'14; A Campagna Constn Co, 601 W 115, with Metropolitan Life Ins Co, 1 Mad av. nom

**73D st, 406 E** (5:1467); sal Ls; July20; July28'14; demand, 6%; Josephine Tomek to Jacob Ruppert, 1639 3 av. 3,500

**74TH st, 345 E** (5:1449); ext of mtg for $12,000 to July22'19, 5%; July22; July25 '14; Isabella S Shannon with Isaac Goldberg, 50 E 96. nom

**75TH st, 47 W** (4:1128), ns, 200 e Col av, 20x102.2; July23; July24'14; 3y, int as per bond; Jas H Burnside to Farmers Loan & Trust Co, 22 Wm. 15,000

**77TH st E, nec 3 av,** see 3 av, 1349.

**78TH st, 44 E,** see Madison av, 1003-9.

**83D st, 35 W** (4:1197), ns, 428.9 e Columbus av, 20x80; July28'14; due Sept7'19, 5%; Harold L Naughton, 142 W 83, to Felicitas Fuhr, 381 Union, Bklyn. 13,500

**86TH st, 43 W** (4:1200), ns, 210 e Columbus av, 25x100.8; AT; Feb2; July28'14; 1y 6%; Edwin A Rafter, 211 W 101, to Ros-

**86TH st, 310-6 W** (4:1247), ss, 181 w West End av, 72x102.2; PM; pr mtg $446,000 on this & other property; July14; July 25'14; due & int as per bond; 86th St & West End Ave Co to Realty Co of America, 2 Wall. 67,500

**86TH st, 318-22 W** (4:1247), ss, 253 w West End av, 72x102.2; PM; pr mtg $452,500 on this & other property; July14; July 25'14; due & int as per bond; 86th St & West End Ave Co to Realty Co of America, 2 Wall. 67,500

alie C Duessing 168 Lex av. 900

**89TH st, 103 E** (5:1518), ns, 80 e Park av, 26.8x100.8; PM; pr mtg $23,000; July30'14; due Aug1'15 or sooner, 6%; Betty M Hawks, 435 W 119, to Prosper Realty Corpn, 203 Bway, & ano. 3,000

**89TH st, 109 E** (5:1518), ns, 158.10 e Park av, 25.6x100.8; pr mtg $25,000; July23; July 29'14; due & int as per bond; Hinna Unger to Louis S Phillips, 266 W 132. 1,000

**91ST st, 423 E** (5:1571), ns, 219 w Av A, 25x100.8; equal llen with mtg $3,500; July 29'14; due Oct21'15, 5%; Albt Ahrens, 423 E 91, to Paul Fuller, 31 W 10 & ano trstes will Florine Pinchon, decd, for Hy & Louis Pinchon. 1,500

**96TH st, 334 E** (5:1558), ss, 140 w 1 av, 35x100.8; PM; July29; July30'14; 5y5%; Oscawana Park Co, 29 Bway, to Louis T Lehmeyer, 305 E 55. 27,000

**102D st, 118 W** (7:1856), ss, 275 w Col av, 24.7x100.11; ext of mtg for $15,000 to May1'18, 5%; May7'13; July29'14; Jameson Cotting with Margaretha & August Menken, 154 W 101. nom

**105TH st, 173 E** (6:1633), ns, 125 w 3 av, 25x100.11; pr mtg $13,000; July22; July 24'14; due & int as per bond; Jennie Kraus to Ferdinand A Sieghardt, 410 E 85. 2,000

**107TH st E, swc Pleasant av,** see Pleasant av, swc 107.

**111TH st W** (7:1826), ss, 100 e 8 av, runs e25xs171.10 to ns Cathedral Pkway xw9.8 xnw on curve 36.11xn138.3 to beg; pm, July27; July28'14; 10y or sooner, 5%; S & R Amusement Co to Zillah S Cullman, 39 W 71, et al. 50,000

**112TH st, 12 W** (6:1595); ext of mtg for $23,000 to July17'19, 5½%; July17; July27 '14; Lawyers Mtg Co, a corpn, with Mortimer Rouse, 1207 Park av & ano, exrs, &c, Callman Rouse. nom

**112TH st, 255 W** (7:1827); ext of mtg for $27,000 to July29'19, 5%; July29; July 30'14; Emigrant Indust Savgs Bank with Henry Schmidt, 255 W 112. nom

**113TH st E, nwc Lex av,** see Lex av, 1822-4.

**117TH st, 546 E** (6:1715), sal Ls; July 27; July29'14; demand, 6%; Jno Kuzmik & Andw Huska to A Hupfel's Sons, 842 St Ann's av. 500

**118TH st, 205-9 W** (7:1924), ns, 125 w 7 av, runs n201.10 to ss 119th (Nos 204-10), xw259.5 to es St Nicholas av (Nos 164-74), xs236.10 to 118th xe135.6 to beg; pr mtg $352,000; July25'14; 3y6%; Louis Greenblatt, 164 St Nicholas av, to Garden Court Realty Co, Inc, 299 Bway. 16,000

**119TH st, 32-4 E** (6:1745), ss, 75 w Madison av, 31.4x100.11; July29; July30'14; due & int as per bond; Gertrude A Forman to Lawyers Mtg Co. 9,000

**119TH st, 414-6 E** (6:1806-42 & 41), ss, 145x170 e 1 av, 2 lots, ea 25x100.10; ext of 2 mtgs for $13,000 ea to Aug1'17, 5%; July 17; July24'14; Louis Fuhs with Jno F C Wetter Jr & ano, exrs Hy Ficken. nom

**119TH st, 204-10 W,** see 118th, 205-9 W.

**122D st, 426 E** (6:1809), ss, 275 w Pleasant av, 16.8x100.11; Jan8; July27'14; a Raphael Picarelli, 426 E 122, to Rosa & Cosimo Ferri, 429 E 117. 1,400

**127TH st, 119 E** (6:1776); ext of mtg for $20,000 to Jan1'18, 5%; July8; July24'14; Henry Burden trste of Henry Burden, decd, with Jacob Steiner. nom

**128TH st, 220 E** (6:1792), ss, 273.9 e 3 av, 18.9x99.11; ext of mtg for $4,875 to Feb 24'14, 6%; Feb24; July25'14; Andw T McKegney, 2486 Devoe Terrace, with Arabella Kahn, 261 W 138. nom

**129TH st, 235 W** (7:1935); ext of mtg for $7,500 to July24'17, 5%; July24'14; Emigrant Indust Savings Bank, a corpn, with Horace L Ingersoll, 913 West End av. nom

**131ST st, 132 W** (7:1915), ss, 370 e 7 av, 20x99.11; PM; July23; July29'14; due July 1'23 or sooner, 5%; Carolina H Greenough, Alice Iselin & Marione C Fiske to Lawyers Mtg Co. 9,000

**132D st, 8 W** (6:1729); ext of mtg for $19,750 to July1'19, 5%; June30; July27'14; Chas P Buckley & Nathaniel Niles, exrs, &c, Saml I Hunt, with May Bentley, 230 W 40. nom

**136TH st, 107 W** (7:1921), ns, 125 w Lenox av, 16.8x99.11; ext of mtg for $7,000 to July11'17, 5%; July2; July28'14; Sophia Tobias with Annie E & Fannie C Fulton, devisees Anna Fulton, both at 483 E 5th, Mt Vernon, NY. nom

**136TH st, 201 W,** see 7 av, 2320.

**150TH st W, nwc 8 av,** see 8 av, 2819.

**164TH st W, sec Ams av,** see Ams av, sec 164.

**169TH st W** (8:2138), ns, 518.3 w Bway, 100x86.7; July27; July30'14; due Aug1'17, 5%; Ascher Detective Agency & N Y Harbor Patrol to Wm Jay, 22 E 72, & ano, exrs E Randolph Robinson. 16,000

**169TH st W** (8:2138); same prop; certf as to mtg for $16,000; July27; July30'14; same to same.

**171ST st W, nec Ft Washington av,** see Ft Washington av, nec 171.

**183D st, 600 W,** see 51st, 241-9 W.

**184TH st W** (8:2164), ss, 100 e Bway, 50x ½ blk; ext of mtg for $6,500 to May31'19, 6%; July14; July30'14; Maximilian Weinstein et al with Angel J Simpson. nom

**187TH st, 501 W,** see 51st, 241-9 W.

**188TH st, 500 W,** see 51st, 241-9 W.

**190TH st, 601 W,** see St Nicholas av, 1593.

**204TH st W** (8:2200), ss, 100 e Ams av, 150x99.11; pr mtg $102,000; July24; July 25'14; due Apr30'15, 6%; Orosant Constn Co to Peter J Shields, 68 Prospect pl. 1,100

**204TH st W** (8:2200), same prop; certf as to mtg for $1,100; July24; July25'14.

**215TH st W** (8:2195), ss, 275 e 9 av, runs s99.11xe— to h w mark Harlem River xn— to st xw— to beg, with AT to land under water; PM; pr mtg $25,000; July29; July30'14; installs $1,800 yearly, 6%; Weber-McLoughlin Realty Corpn, at 132d & Hudson River, to Jas W White, at White Plains, NY, & ano, exrs Lydia M White. 9,000

**Av A, 1425** (5:1470), ws, 76.7 n 75th, 25.6 x100; pr mtg $12,000; July25; July27'14; demand, —%; Max Pollak, 1506 1 av, to Bank of Europe, 1429 1 av. 2,000

**Amsterdam av, swc 188th,** see 51st, 241-9 W.

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**Amsterdam av, 2560,** see 51st st, 241-9 W.

**Amsterdam av** (8:2110), sec 164th, 34.6x 111; pr mtg $50,000; July24; July27'14; due & int as per bond; Fredk Plump to Louis Evers, 282 3 av. 6,000

**Bennett av** (8:2180), es, 181.11 n from c l 182d on Randels map, runs e100xn90.10 to pt 24 n of cl 183d xw100.11 to av xs104.7 to beg; bldg loan; July27; due May1'15, 6%; Bennett Avenue Realty Co, 549 W 52, to Van Dyck Estate, 331 Mad av. 125,000

**Bennett av** (8:2180), same prop; certf as to above mtg; July27'14; same to same.

**Bowery, 150-4** (2:478), nwc Broome (Nos 344-6), 60x99.3x38.3x101.1; July28; July29 '14; due & int as per bond; Kenneth McNeil Wylie to Lawyers Mtg Co. 55,000

**Bradhurst av, 184-6** (7:2046), es, 49.11 s 151st, 49.11x85; PM; pr mtg $39,500; July 22; July24'14; due & int as per bond; Beatrice Spector to Jos Spector, both at 241 E 68. 5,000

**Broadway, 724** (2:545), basement str Ls; July16; July28'14; monthly installs, 6%; Max Bleich, 249 W 111, & Jacob Parris, 1412 Wilkins av, firm Bleich & Parris, to Arnold Schleifer. 25 notes, total 3,750

**Ft Washington av** (8:2142), nec 171st, 98.3x106.7x98x100; bldg loan; pr mtg $37,-500; July21; July25'14; 1y or sooner, 6% Tilman Constn Co, Inc, 961 St Nicholas av, to Dorothy Gutman, 600 W 157. 70,000

**Ft Washington av** (8:2142), nec 171st, same prop; certf as to mtg for $70,000; July21; July25'14; same to same.

**Ft Washington av** (8:2142), nec 171st, same prop; sobrn of mtg for $52,500 to mtg for $70,000; July22; July25'14; State Realty & Mtg Co, a corpn, 18 E 41, with same. nom

**Lexington av, 497** (5:1302); sal Ls; July 27'14; demand, 6%; Peter Nugent, 319 E 55, to F & M Schaefer Brewing Co, 114 E 51. 2,944.95

**Lexington av, 711-3** (5:1312); ext of mtg for $45,000 to July18'16, 4½%; July8; July 24'14; Andw Freedman, committee Ida A Flagler with Julia H Eldridge at Mamaroneck, NY. nom

**Lexington av, 1822-4** (6:1641), nwc 113th, 40.11x73.10; also LEXINGTON AV, 1826-8 (6:1641), ws, 40.11 n 113th, 40x73.10; mtg or deed of trust; pr mtg $——; July27; July29'14; due Aug1'29, 6%; Beth David Hospital to Saul Oliner, 67 Clinton, as trste Max Winder, 220 Bway.
3d mtg bonds 15,00

**Lexington av, 1826-8,** see Lexington av, 1822-4.

**Madison av, 1003-9** (5:1392), sec 78th (No 44), runs s82.2xe79xs20xe21xn102.2 to st xw100 to beg; PM; July23; July25'14; 3 y or sooner, 5%; Chas Gulden to Algernon S Norton, ref, 2039 Bway. 130,000

**Park av, 1107** (5:1518), es, 73.8 n 89th, 27x80; PM; pr mtg $33,000; July30'14; due Aug1'15 or sooner, 6%; Betty M Hawks, 435 W 119, to Prosper Realty Corpn, 203 Bway, & ano. 7,000

**Pinehurst av, 70-8** (8:2177), ws, 100 n 180th, 100.1x111.2x100.10x115.7; PM; pr mtg $22,000; July23; July24'14; due Aug 15'15, 6%; Riverview Constn Co, 21 Waverly pl, to Noillacs Realty Co, a corpn, 541 Manhattan av. 9,000

**Pleasant av, 280** (6:1714); sal Ls; July 22; July24'14; demand, 6%; Jas Bruno to Lion Brewery, a corpn, 104 W 108. 1,358.50

**Pleasant av** (6:1700), swc 107th, 100.11x 175; PM; pr mtg $27,000; July24; July29 '14; 2y5½%; Bertha Bechtold, 52 42d st, Corona, B of Q, to Diedrich Denker, 20 Beekman pl, & ano, exrs &c Jno H Meyer. 12,000

**Riverside dr, 103** (4:1245), es, 95.7 s 83d, 26.4x55.10x24x66.9; pr mtg $20,000; July15; July27'14; 2y or sooner, 6%; Amelia Bingham, 103 Riverside dr, to Thos M McKee & Co, 36 Wall. 5,000

**Riverside dr, 103** (4:1245); ext of mtg for $20,000 to Apr3'18, 4½%; Sept27'13; July29'14; Sarah A Jefferson, 175 w 72, with Amelia Bingham, 103 Riverside dr. nom

**St Nicholas av, 164-74,** see 118th, 205-9 W.

**St Nicholas av, 1447-57,** see 51st, 241-9 W.

**St Nicholas av, 1593** (8:2169), nwc 190th (No 601), 97x120; pr mtg $165,000; July28; July29'14; due Aug1'17, 6%; 190th St Holding to Charter Constn Co, 119 W 40. 25,000

**St Nicholas av, 1593,** nwc 190th (No 601); certf as to mtg for $25,000; July28; July 29'14; same to same.

**Vermilyea av, 121-3** (8:2226), ss, 150 & 175 w 207th, 2 lots, each 25x150; agmt apportioning mtg for $9,000 due Dec16'16, 6%; July20; July29'14; Jos Kropp, 601 W 178, owner of mtg, with Hy J Beck, 601 W 168, owner of property. nom

**1ST av, 1516** (5:1559); certf as to payment of $2,500 on a/c of mtg; July10; July 29'14; Jere N Martin to Jos & Mollie Frisch, 1502 1 av.

**2D av, 402-6;** also 23D ST, 303 E (3:-929); ext of mtg for $50,000 to July29'15, 5%; July29; July30'14; Emigrant Indust Savgs Bank with Patk J Cuskley, 22 W 91, trste Hy Hunt. nom

**2D av, 519** (3:909), swc 29th (Nos 240-2), 24.8x100; pr mtg $19,300; July22; July 24'14; due & int as per bond; Mary L wife Patk J Hatton to Agnes Duffy, 236 E 44. 2,000

**2D av, 1202** (5:1438), sal Ls; July14; July28'14; demand, 6%; Jas Connern to Jacob Ruppert, 1639 3 av. 5,101.38

**2D av, 1265** (5:1421), ws, 41.11 n 66th, 39x100; pr mtg $42,000; July23; July24'14; 2y6%; Daycor Realty Co to Jas C Colgate at Ben Venue, Bennington, Vt, & ano exrs Jas B Colgate. 8,000

**2D av, 1265;** certf as to mtg for $8,000; July23; July24'14; same to same.

**3D av, 1349** (5:1432), nec 77th; sal Ls; July24; July25'14; demand, 6%; Jno H Harkins to Geo Ehret, 1197 Park av. 3,200

**3D av, 1501** (5:1530), es, 51.1 s 85th, 25.6x 100; July29'14; 3y5½%; Cornelia E McCormack of Bronx to N Y Title Ins Co, a corpn, 135 Bway. 19,000

**3D av, 1505** (5:1530); sal Ls; July25; July28'14; demand, 6%; Jas F Ring to Jacob Ruppert, 1639 3 av. 5,150

**4TH av, 213** (3:873), ses, 80 ne 17th, 25.6 x115, all of; also 17TH ST E (3:873), nes, 115 se 4 av, 10x131, ¼ pt; PM; July23; July25'14; 3y or sooner, 5%; Mary B Averill at Lake Mahopac, NY, to Algernon S Norton, ref, 2039 Bway. 17,000

**5TH av, 463-9** (5:1275), es, 26.7 n 40th, 66x95; AT; July22; July25'14; 3y6%; Elwood A Roessle at Irvington-on-Hudson, NY, to Theodosia H Roessle of same place. 5,000

**5TH av, 1387** (6:1620); sal Ls; July21; July24'14; demand, 6%; Morris Friedman to Lion Brewery, a corpn, 104 W 108. 1,000

**7TH av, 312-4** (3:777), ws, 58.9 s 28th, 49.11x93.6x50x93.6; July27'14; due Aug1'19, 5%; 312 & 314 Seventh Av Co to N Y Savgs Bank, 81 8 av. 160,000

**7TH av, 312-4;** certf as to mtg for $160,000; July27'14; same to same.

**7TH av, 312-4;** pr mtg $160,000; July27 '14; due July1'18, 6%; same to Sanford Mtg Co, 30 E 42. 72,000

**7TH av, 312-4;** certf as to mtg for $72,-000; July27'14; same to same.

**7TH av, 312-4;** pr mtg $232,000; July27 '14; due Oct—'15, 6%; same to same. 12,450

**7TH av, 312-4;** certf as to mtg for $12,-450; July27'14; same to same.

**7TH av, 2320** (7:1942), nwc 136th (No 201), 32.5x100; pr mtg $40,000; July24; July 27'14; due & int as per bond; Herman Michel to Geo W Hindmarsh, 208 W 135. 2,500

**8TH av, 125** (3:739), swc 16th; sal Ls; July27; July28'14; demand, 6%; Neil A Flannery to Geo Ehret, 1197 Park av. 4,000

**8TH av, 258** (3:773), nec 23d (Nos 273-9), 24.8x100; 2 PM; co-ordinate mtgs each for $27,500; July24; July25'14; due & int as per bond; Henry Offermann, 258 8 av, to Jno Corse, 129 W 94, exr, &c, Hy Corse. 55,000

**8TH av, 2182** (7:1923), es, 25.5 s 118th, 25x75; pr mtg $21,000; July23; July27'14; due & int as per bond; Fredk Plump to Wm Winckelmann, 570 Ams av. 2,000

**8TH av, 2819** (7:2046), nwc 150th; sal Ls; July28; July29'14; demand, 6%; Henry Foster to Geo Ehret, 1197 Park av. 1,000

**9TH av, 577-81** (4:1051), swc 42d (Nos 400-6), runs sw59xnw80xsw19.9xnw20xne 78.9 to 42d xse100 to beg; ¼ pt; AT; July 18; July24'14; due Mar11'17, 6%; Richd S McCaffery, 1931 Arlington pl, of Madison, Wis, to Ida Campion, 20 E 10 et al. 2,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Pine st** (Bklyn), es, 180 s Sutter av, 40x 100; certf as to mtg for $4,500; July23; July27'14; Beach Side Corpn to Title Guar & Trust Co, a corpn.

**Ocean av** (Bklyn), ws, 100.5 s Church av, 140.2x157.10x125.5x irreg; certf as to mtg for $115,000; July24; July25'14; Wolfinger & Lasberg Bldg Co, Inc, a corpn, 346 Bway, NY, to U S Title Guaranty Co, 32-4 Court, Bklyn.

**Sutter av** (Bklyn), ss, 20 w Pine, 160x 100; certf as to mtg for $20,000; July13; July27'14; Beach Side Corpn to New Netherland Bank of NY.

**Sutter av** (Bklyn), ss, 20 w Pine, 160x 100; certf as to mtg for $5,500; pr mtg $20,000; July13; July28'14; The Beach Side Corpn to Netherland Bank of NY.

**Car Ls,** gen mtg & equipment agmt; July30'14; 15y5%; Guaranty Trust Co of NY, trste, with Cleveland, Cincinnati, Chicago & St Louis Railway Co. 5,600,000

## MORTGAGES.

### Borough of The Bronx.

**Bristow st, 1378** (11:2964), es, 85 n Jennings, 20x100; July25; July27'14; 5y5% Adolph Weygandt to Geo Cook, 317 E 150, & ano, exrs Kath Cook. 3,000

**Brown pl, nec 135th,** see 135th E, nec Brown pl.

**Dorothea pl, nws, abt 150 n Kingsbridge rd,**

**Fairmount pl** (11:2960), nwc Southern blvd, 54.11x105.10x50x128.6; bldg loan; July 27; July29'14; demand, 6%; P J Building Co to City Mtg Co, 15 Wall. 65,000

**Fairmount pl** (11:2960); same prop; certf as to above mtg; July27; July29'14; same to same.

**Kelly st** (10:2716), sec 167th, runs e19.4 xs80.4xs15xw46.5 to Kelly xn83.11 to beg; July29; July30'14; 3y6%; Marquis Realty Co, Inc, to Kath Griesmer, 135 Hamilton pl. 4,000

**Kelly st** (11:2716); same prop; certf as to above mtg; July29; July30'14; same to same.

**Kelly st, 1100,** see 167th E, nec Kelly.

**Ritter pl** (11:2968), ss, 218.7 e Union av, 25x99.10x25x99.7; July29; July30'14; 5y5% Lena Stolz to Lawyers Title Ins & Trust Co, 160 Bway. 3,500

**Seabury pl** (11:2967-2977), es, 150 n 172d 3 lots, ea 41.8x100; 3 mtgs, ea $30,000; 3 pr mtgs, $—— ea; July24; July25'14; due &c as per bond; 173d St Impt Co, Inc, to Manhattan Mtg Co. 200 Bway. 90,000

**Seabury pl** (11:2967 & 3977); same prop; 3 certfs as to above mtgs; July24; July25 '14; same to same.

**Simpson st** (10:2724), ws, 455.9 s Westchester av, 43x107.4x43x106.11; pr mtg $36,500; July22; July24'14; due &c as per bond; Freeminstreet Co, Inc, to Bella Schulein, 1197 Carroll, Bklyn. 5,000

**Simpson st** (10:2724); same prop; certf as to above mtg; July22; July24'14; same to same.

**Spencer pl, ses, lot 63,** see 262d W, ns, 183.5 w Bway.

**Spencer pl, es, abt 223.4 n 262d W,** see Bway, ws, 223.4 n 262.

**Spencer pl, es, abt 350.1 n 262d W,** see Bway, ws, 350.1 n 262.

**Spencer pl** (13:3423), nec Leighton av, 106.3x109.5x88.2x115.10; also 263D ST W, ns, 131.9 w Leighton av, 231.2x104.5x225.9x 84.6; PM; July16; July28'14; 5y5%; Dora S Holtz to American Real Estate Co. 9,840

**Spencer pl, sec Spencer av,** see Spencer av, sec Spencer pl.

**Spencer pl** (13:3423), swc Spencer pl, 100 x105.10x100x103.2; PM; July16; July24'14; 5y5%; Wm L Thompson to American Real Estate Co. 2,435

**Spencer pl, ws, 200 s Spencer pl,** see 262d W, ns, 104.9 e Spencer av.

**Tiffany st** (10:2716), swc 167th, runs s 94.5xw38.6xnw75 to 167th xne69.1 to beg; ext of $42,000 mtg to May31'17 at 5%; Apr 24; July28'14; N Y Trust Co to Bronx Co Constn Co, 1029 Tremont av. nom

**135TH st E** (9:2263), nec Brown pl, 100x 33.4; pr mtg $——; July22; July25'14; due Jan23'15, 5%; Cora L Penny & Wm C Dewey to Caroline E Robert, Mastic, LI. 1,075

**142D st, 534 E** (9:2268); ext of $9,000 mtg to July28'19 at 5%; July28; July30'14; Lawyers Title Ins & Trust Co with Marie Wefelmeyer, 201 Neptune av, Jersey City, NJ. nom

**149TH st E** (9:2328), ns, 200 e Courtlandt av, 50x80; July28; July29'14; due Dec1'17, 5%; Edgewater Realty Co to Dollar Savgs Bank, 2808 3 av. 24,000

**149TH st E** (9:2328); same prop; certf as to above mtg; July20; July29'14; same to same.

**153D st E, nec Park av,** see Park av, nec 153.

**153TH st, 289-91 E** (9:2415); ext of 2 mtgs for $14,000 ea to July1'19, at 5%; July20; July25'14; American Mtg Co with Celia Sommerfield. nom

**165TH st, 942 E** (10:2715), ss, 45.3 e Kelly, runs e25xs70.5xs19.7xw25xn18.9xn 69.7 to beg; July28; July29'14; due &c as per bond; Morris Flasterstein to Title Guas & Trust Co. 4,000

**166TH st E, nec Findlay av,** see Findlay av, nec 166.

**167TH st E** (10:2706), nec Kelly (No 1100), 23.7x97.6x15.4x99.1; PM; July23; July 25'14; due &c as per bond; Value Realty Co to Jas G Wentz, 335 West End av. 4,750

**167TH st E, sec Kelly,** see Kelly, sec 167.

**167TH st E, swc Tiffany,** see Tiffany, swc 167.

**175TH st, 486 E** (11:2916), ss, 76.10 e Wash av, 18.8x103.9x18.8x103.10; PM; July 23; July24'14; 3y5%; Lena Schwab to American Savgs Bank, 115 W 42. 5,000

**176TH st E** (11:2924), ns, 75 e Bathgate av, 20x72; PM; July15; July25'14; 3y6%; Lena Brotz, Branchville, Conn, to Gustav Mornhingwey, Mt Vernon, NY, gdn. 3,500

**176TH st E** (11:2985), ns, 53.6 w Daly av, 37.8x162.2x37.8x163.3; PM; July6; July29 '14; PM; 2y6%; S O Constn Co to Alex Livingston, 121 Buena Vista av, Corona, LI. 5,300

**176TH st, 69 E** (11:2851), ns, 15 w Walton av, 50x125; pr mtg $5,000; July28; July 30'14; 1y6%; David Kraus, 246 W 129, to Victor Stolte, 563 W 161. 1,500

**177TH st E** (11:2956), ss, 525 w Marmion av, 25x100; bldg loan; July23; July24'14; demand, 6%; Otto Silberman to Margt Knox, 478 Mott av. 8,500

**177TH st E** (11:2956), ss, 50 w Marmion av, 50x100; certf as to payment of $750 on a/c of mtg; July24; July25'14; Seymour Realty Co to Smilow Realty & Constn Co, 460 Tremont av.

**178TH st E, nes, at es Crotona Pkway,** see Crotona Pkway, es, at nes 178.

**178TH st E, nec Honeywell av,** see Honeywell av, nec 178.

**178TH st E** (11:3060), ss, 115.7 e 3 av, 25x100; pr mtg $6,000; July23; July28'14; installs, 6%; Henry Langhorst to Merchants Realization Co, Inc, 116 Nassau. 500

**180TH st, 577 E** (11:3062); sal Ls; July 27; July29'14; demand, 6%; Albt Strasser to Jacob Ruppert, 1639 3 av. 4,000

**183D st W, nwc Grand av,** see Grand av, nwc 183.

**183D st E, sec Hughes av,** see Hughes av, sec 183.

**207TH st, 360 E,** see Decatur av, 3244.

**215TH st E** (*), ss, 275 e Paulding av, 25x100, lot 654, map Laconia Park; July1; July29'14; 3y5½%; Antonio Suozzi & Michelangelo Errico to Eliz K Dooling, 179 E 80. 2,700

**220TH st E, nwc White Plains av,** see White Plains av, 3833-5.

**223D st** (*), ss, 79 e Carpenter av, 26x 90; pr mtg $3,000; July24; July25'14; due Mar1'19, 5½%; Patk M Burke to Herman L Rosenthal, 53 E 97, & ano. 500

**227TH st, 825 E** (*), ns, 25.1x114.6; July 25; July27'14; due &c as per bond; Jno A Anderson to Title Guar & Trust Co, 176 Bway. 3,000

**238TH st E** (12:3387), ns, bet Katonah & Martha avs, lot 62, blk 3387, tax map; transfer tax lien for yrs 1889 to 1908, assessed to Emma Hopton; Dec11'11; July24 '14; 3y12%; City N Y to City NY (assigned to Hylan P Rice). 1,512.31

**239TH st E** (12:3387), ss, 325 e Katonah av, 3 lots, ea 25x100; 3 bldg loan mtgs, ea $3,200; June1; July29'14; 3y5½%; Ehrich Peterson to Central Mtg Co, 60 Wall. 9,600

**239TH st E** (12:3387); same prop; 3 sobrn agmts; July25; July29'14; Dora M Schrenkeisen, Mt Vernon, NY, with same. nom

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**201ST st W** (13:3423), sec Spencer av, 45.6x92.7x45x100, July16; 5y5%; Christopher J & Edw J Dunn to American Real Estate Co. 1,800

**261ST st W** (13:3423), ss, 46 e Spencer av, 58.6x63x50x92.7, PM, July16'14, 1y5%; Stella Wolf to American Real Estate Co. 1,200

**262D st W** (13:3423), ss, 125 w Bway, 25 x100, PM; July16; July24'14; 3y5%; Jno Murray, of Bklyn, to American Real Estate Co. 1,200

**262D st W** (13:3423), ss, 75 w Bway, 25 x100; PM, July16'14; 3y5%; Jno Murray, Bklyn, to American Real Estate Co. 1,725

**262D st W** (13:3423), ss, 45 e Tyndall av, 50x100, PM; July16, July24'14; 5y5%; Florence E Lyons, Boston, Mass, to American Real Estate Co. 975

**262D st W** (13:3423), ns, 158.2 w Bway, 25.4x93.8x25x90.4; PM; July16; July24'14; 5y5%; Alice G Hudgins to American Real Estate Co. 785

**262D st W** (13:3423), ns, 183.5 w Bway, 27.1x149.5x25.8x140.6; also SPENCER PL, ses, lot 63, map 197 lots of Bway city line prop, 24.11x32.10x75x50x59; PM; July16 '14; 5y5%; Harriet I Noble to American Real Estate Co. 1,590

**262D st W** (13:3423), ns, 133.2 w Bway, 25x93.8; PM; July16; July24'14; 5y5%; Alice G Hudgins to American Real Estate Co. 825

**262D st W, ns, 210.7 w Bway,** see 262d W, ns, 135.1 e Spencer av.

**262D st W, swc Bway,** see Bway, swc 262.

**262D st W, ns, 108.2 w Bway,** see Bway, swc 262.

**262D st W, nwc Bway,** see Bway, nwc 262.

**262D st W** (13:3423), ss, 45 w Fieldston rd, 25x100; PM; July17; July28'14; 5y5% A Gordon Peters, St Johns, NB, to American Real Estate Co. 525

**262D st W, sec Fieldston rd,** see Fieldston rd, sec 262.

**262D st W** (13:3423), swc Fieldston rd, 45x100; PM; July16; July24'14; 5y5%; Alex Helfand & Wm Albel to American Real Estate Co. 1,310

**262D st W** (13:3423), ss, 52.3 e Huxley, av, 25x97.1x25x97.3; July16; July30'14; 5y 5%; Alex J Baxter to American Real Estate Co, 527 5 av. 1,085

**262D st W** (13:3423), ns, 50 w Spencer av, 25x100, PM; July23, July24'14; 5y5%; David Weintraub to American Real Estate Co, 527 5 av. 710

**262D st W, nec Spencer av,** see Spencer av, nec 262.

**262D st W** (13:3423), ns, 50.5 e Spencer av, 54.2x126.9x50x106.4; PM; July23; July 28'14; 5y5%; Philip April to American Real Estate Co. 1,230

**262D st W** (13:3423), ns, 250 w Spencer av, 25x137.6; PM; July17; July28'14; 5y5%; Frank J Novotny to American Real Estate Co. 635

**262D st W, ns, 168.6 e Spencer av,** see 262d W, ns, 135.1 e Spencer av.

**262D st W, ns, 75 w Spencer av,** see 262d W, ns, 150 w Spencer av.

**262D st W** (13:3423), ss, 45 w Spencer av, 50x100; PM; July16; July24'14; 5y5%; Ronald Macdonald to American Real Estate Co. 1,000

**262D st W** (13:3423), ns, 125 w Spencer av, 25x137.6; PM; July17; 5y5%; Alex E Crowley to American Real Estate Co. 765

**262D st W** (13:3423), ns, 100 w Spencer av, 25x137.6; PM; July17'14; 5y5%; Alex E Crowley to American Real Estate Co. 765

**262D st W** (13:3423), ns, 25 w Spencer av, 25x100; PM; 5y5%; July17; July24'14; 5y5%; Emil Schloss to American Real Estate Co. 785

**262D st W** (13:3423), ns, 168.6 e Spencer av, 77.10x130.4x58.2x101.2; PM; July16; July 24'14; 5y5%; Emily Moore to American Real Estate Co. 1,200

**262D st W** (13:3423), ns, 104.9 e Spencer av, 30.3x118.11x25x101.9; also SPENCER PL, ws, 200 s Spencer pl, 76x99.8x25x83.7; PM; July16; July24'14; 4y5%; Fannie L Freedman to American Real Estate Co. 1,300

**262D st W** (13:3423), swc Spencer av, 45 x100; PM; July17; July24'14; 5y5%; Bella A Binswanger to American Real Estate Co. 1,800

**262D st W** (13:3423), ns, 150 w Spencer av, 50x137.6; also 262D ST W, ns, 75 w Spencer av, 25x100; PM; July17'14; 5y5%; Fredk C Solz to American Real Estate Co. 1,835

**262D st W** (13:3423), nwc Spencer av, 25x100; PM; July17; July24'14; 5y5%; Emil Schloss to American Real Estate Co. 1,215

**262D st W** (13:3423), ns, 135.1 e Spencer av, 33.5x101.2x20.10x93.11; also 262D ST W, ns, 168.6 e Spencer av, 77.11x130.11x58.2x 101.2; also 262D ST W, ns, 210.7 w Bway, 32.7x130.11x27.6x140.6; PM; July16'14; 5y 5%; Anna Bardner to American Real Estate Co. 1,100

**262D st W** (13:3423), nec Tyndall av, 78.11x93.3x40x30; PM; July17; July24'14; 5y 5%; Aug Rabe, Jersey City, NJ, to American Real Estate Co. 890

**262D st W** (13:3423), sec Tyndall av, 45 x100; PM; July16'14; 5y5%; Geo Stevenson to American Real Estate Co. 1,350

**262D st W** (13:3423), ns, 78.11 e Tyndall av, 26x99.10x25x93.3; PM; July17; July24 '14; 5y5%; Adolph Kern, Jersey City, NJ, to American Real Estate Co. 645

**263D st W, swc Spencer av,** see Fieldston rd, es, 100 s 262.

**263D st W** (13:3423), ns, 470.5 w Leighton av, 68.4x176.10x144.4x75.2; PM; July17 '14; 5y5%; Geo E Brown, Bayonne, NJ, to American Real Estate Co. 900

**263D st W** (13:3423), ns, 98.3 w Leighton av, 33.7x131.4x66.1x130.7; PM; July17 July24'14; 5y5%; Richd Ockendon to American Real Estate Co. 1,180

**263D st W** (13:3423), ns, 362.3 w Leighton av, 50.11x113.4x50.11x102.1; PM; July16 '14; 5y5%; Margt Fitzgerald to American Real Estate Co. 720

**263D st W** (13:3423), ns, 413.2 w Leighton av, 27.11x127.5x25.1x113.4; PM; July17 July24'14; 5y5%; Fred Wilson to American Real Estate Co. 300

**263D st W,** ns, 131.9 w Leighton av, see Spencer pl, nec Leighton av.

**263D st W** (13:3423), ss, abt 272.2 w Spencer av, 25.9x141.5x25x147.6; PM; July 17; July24'14; 5y5%; Edw G Barritt to American Real Estate Co. 580

**263D st W** (13:3423), ss, abt 222.2 w Spencer av, 50.10x132.6x50x141.5; PM; July 17; July24'14; 5y5%; Nadejda Karastoyanoff to American Real Estate Co. 1,385

**263D st W** (13:3423), ss, 172.11 w Spencer av, 25x129.9x25x127.11; PM; July17'14; 3y5%; Jemima Moore, Yonkers, NY, to American Real Estate Co. 600

**263D st W** (13:3423), ss, 122.10 w Spencer av, 50.1x127.11x50x127.6; PM; July16; July24'14; 3y5%; Frank J Stein to American Real Estate Co. 990

**263D st W** (13:3423), ss, 97.10 w Spencer av, 25.1x90.1x25x90.10; PM; July17'14; 5y 5%; Gustav Kleinperer to American Real Estate Co. 540

**263D st W** (13:3423), sec Tyndall av, 104.11x112.10x65x43.1; PM; July16; July24 '14; 5y5%; Abr L Lusthaus to American Real Estate Co. 875

**263D st W** (13:3423), ss, 104.11 e Tyndall av, 51.11x112.10x50x100.9; PM; July16; 5y 5%; Abr L Lusthaus to American Real Estate Co. 630

**Andrews av, swc Fordham rd,** see Grand av, nwc 183.

**Bathgate av** (11:3048), nec 181st, 26x 100; ext of $9,000 mtg to Nov1'17 at 5%; July20; July27'14; Harriet T Righter with Carmela Arena, 2156 Bathgate av. nom

**Broadway** (13:3423), ws, 146.8 n 262d, 25.6x103.6x25x98.4; also TYNDALL AV, es, 30 n 262d, 50x115; PM; July16; July24'14; 5y5%; Mary T Loth, Bklyn, to American Real Estate Co. 2,735

**Broadway** (13:3423), swc 262d, 51.2x85.11 x50x75; also BROADWAY, ws, 48.6 n 262d, 47.10x98.4x46.1x88.10; also 262D ST W, ns, 108.2 w Bway, 25x93.8; PM; July17; July 24'14; 5y5%; Marion S I Martin to American Real Estate Co. 12,225

**Broadway** (13:3423), ws, 223.4 n 262d, 76.7x125.6 to Spencer pl, 75.1x139.1; PM; July16; July24'14; 5y5%; Alex Helfand & Wm Abel to American Real Estate Co. 4,665

**Broadway,** nwc 262d, 48.6x98.4x47.6x 108.2; PM; July16; July24'14; 5v5%; Madeline Sullivan to American Real Estate Co. 9,485

**Broadway** (13:3423), ws, 350.1 n 262d, 25.6x112.1 to Spencer pl x25x116.7; PM; July17'14; 5y5%; Arthur D Lawrence, Yonkers, NY, to American Real Estate Co. 1,500

**Broadway** (13:3423), ws, 51.2 s 262d, 43.8 x25.11x47.7x96.5; PM; July16; July24'14; 3y 5%; Jno Murray to American Real Estate Co. 5,300

**Broadway, ws, 48.6 n 262d W,** see Bway, swc 262.

**Brook av, 1216** (9:2393); certf as to amt due on mtg; June5; July24'14; Dorothea Scholz, 3202 3 av, to whom it may concern.

**Burke av** (*), ss, 50 e Barker av, 25x 99.7; June27; July24'14; 1v6%; Mary McGerry to Chas F King, 49 Prospect, Bklyn. 400

**Cedar av** (*), es, 100 n Cornell av, 50x 100; July24; July27'14; 3y5%; Margt C O'Connell to Edmond J O'Connell, 564 W 171. 400

**Clinton av, 2066** (11:3094), es, 22 n Oakland pl, 22x100; July29'14; due July1'17, 5½%; Thos J Eustace to Lena Bergman, 3204 3 av. 2,500

**College av** (9:2436-2439), es, 200 s 168th, runs e100xn115xe100 to Findlay av xn155 xw200 to College av xs270 to beg; agmt that above shall be held as collateral security for payment of $3,000; July30'14; Conrov Bros with Casualty Co of America, 133 William. nom

**Crotona Pkway** (11:3123), es, at nes 178th st, runs se78.4xn36.3 to ses Mohegan av (No 2004), xsw32 to pkway xs4.6 to beg; pr mtg $——; July14; July29'14; due Apr1'17, 6%; Sutera & Villone to Malvina Friedman, 572 E 166. 3,500

**Decatur av, 3244** (12:3354), sec 207th (No 360), S6.10x25x90.10x25.4; pr mtg $7,000; July24; July25'14; due &c as per bond; Chas Scholle to Frank G Baumbach, 174 Willis av. 1,500

**Fieldston rd, swc 262d W,** see 262d W, swc Fieldston rd

**Fieldston rd** (13:3423), sec 262d, 95x100; PM; July16; July24'14; 5y5%; Harry M Zuckert to American Real Estate Co. 3,000

**Fieldston rd** (13:3423), ws, 200 s 262d, 50x95; PM; July16; July24'14; 5y5%; Alex Helfand & Wm Abel to American Real Estate Co. 1,050

**Fieldston rd** (13:3423), es, 100 s 262d, 25 x95; also 263D ST W, swc Spencer av, runs se on curve 47.5xs51.11xw75xn90.10xe50.4 to beg; PM; July23'14; 5y5%; Geo H Lewis Jr, Bklyn, to American Real Estate Co. 2,715

**Fieldston rd** (13:3423), es, 175 s 262d, 50 x95, PM, July17, July24'14; 5y5%; Benj Latz to American Real Estate Co. 1,000

**Fieldston rd** (13:3423), ws, 100 s 262d, 50x95; PM; July16; July24'14; 5y5%; Robt E Leve & Hy Berger to American Real Estate Co. 1,050

**Fieldston rd** (13:3423), ws, 150 s 262d, 50 x95; PM, July23'14; 5y5%; Hulda Schwarz to American Real Estate Co. 1,050

**Fieldston rd** (13:3423), es, 150 s 262d, 25x 95, PM; July17, July24'14; 5y5%; Edw J Grant to American Real Estate Co. 730

**Fieldston rd** (13:3423), es, 125 s 262d, 25 x95; PM; July17'14; 5y5%; Jos Saunders Jr, Crayville, NY, to American Real Estate Co. 785

**Findlay av** (9:2434), nec 166th, 40x100; bldg loan; July20; July25'14; demand, 6% A J Schwarzler Co to City Mtg Co, 15 Wall. 32,000

**Findlay av** (9:2434); same prop; certf as to above mtg; July20; July25'14; same to same.

**Findlay av** (9:2434), es, 40 n 166th, 38.4 x100; bldg loan; July20; July25'14; demand, 6%; A J Schwarzler Co to City Mtg Co, 15 Wall. 22,000

**Findlay av** (9:2434); same prop; certf as to above mtg; July20; July25'14; same to same.

**Findlay av** (9:2434), es, 78.4 n 166th, 3 lots, ea 38.4x100; 3 bldg loan mtgs, ea $21,000; July20; July25'14; demand, 6%; A J Schwarzler Co to City Mag Co, 15 Wall. 63,000

**Findlay av** (9:2434); same prop; 3 certfs as to above mtg; July20; July25'14; same to same.

**Findlay av** (9:2434), nec 166th, 193.4x 100; agmt that 3 mtgs aggregating $117,000 shall take the place of a blanket mtg for $95,000; July20; July25'14; A J Schwarzler Co with City Mtg Co, 15 Wall. nom

**Findlay av, ws, — s 168th,** see College av, es, 200 s 168.

**Fordham rd, 120-4,** see Grand av, nwc 183.

**Fulton av** (11:2931), es, 206.11 n 169th, 50x206.3x49.11x206.5; bldg loan; July29; July30'14; demand, 6%; Jno W Cornish Constn Co to City Mtg Co, 15 Wall. 52,000

**Fulton av** (11:2931), same prop; certf as to above mtg; July29; July30'14; same to same.

**Fulton av** (11:2931), es, 256.11 n 169th, 50.1x206x50.1x206.3; bldg loan; July29; July30'14; demand, 6%; Jno W Cornish Constn Co to City Mtg Co, 15 Wall. 52,000

**Fulton av** (11:2931); certf as to above mtg; July29; July30'14; same to same.

**Goodridge av** (13:3415), ws, 246.9 s 250th, runs sw113.3xse101.8xne114.8 to av xn100 to beg; bldg loan; July28; July29'14; 3y% until 1st advance is made, & thereafter at 5½%; Geo A Wyeth, 254 W 82, to Violetta W Delafield, near 246th & Half Moon pl, Fieldston. 11,000

**Grand av** (11:3209), nwc 183d, 100x100; also FORDHAM RD, 120 (11:3225), swc Andrews av, 28.8x114.1x20x100; July29'14; also FORDHAM RD, 124 (11:3225), ss, 240.8 e Loring pl, 21.9x102.11x18.4x91.3; Mar27; July29'14; demand, 6%; Janpole & Werner Holding Co to Thos B Clarke, Jr, 22 E 35. 7,000

**Grand av, nwc 183d;** also FORDHAM RD, 120 & 124; same prop; certf as to above mtg; Mar27; July29'14; same to same.

**Grand blvd & concourse (late Ryer av)** (11:3165), ws, 125 s Irving, 25x100, except pt for Grand blvd & concourse; July22; July24'14; due &c as per bond; Jas T Murray to Annie C Murray, his wife, 115 W 129. 2,000

**Harrison av** (*), es, 105.4 n Davis, 25x 100; July22; July24'14; 3y, int as per bond, Onofrio Miceli to Luigi Avitabile, 919 Union av. 212.69

**Hermany av** (*), ns, 139.6 e Olmstead av, 2 lots, ea 37.6x103; 2 mtgs, ea $4,000; July1; July29'14; 3y5½%; Edw J Moberg & Alfred Ekendahl to Central Mtg Co, 60 Wall. 8,000

**Hering av, sec Pelham Pkway S,** see Pelham Pkway S, sec Hering av.

**Honeywell av** (11:3122), nec 178th, 24.11 x88.8x25x88.8; pr mtg $——; July17; July 28'14; 1y6%; Emilie Blaesius to Wm Herz, 1125 Madison av. 1,500

**Hughes av** (11:3071), sec 183d, 75x25; July24; July25'14; due &c as per bond; Agnes L Burke to Michl Burke, 2465 7 av. 4,500

**Huxley av** (13:3423), ws, abt 208 n 261st, 27.7x69.8x50x81.2; PM; July16; July24'14; 5y5%; Salomon P Konyn to American Real Estate Co. 860

**Huxley av** (13:3423), ws, abt 100 n 261st, 33.9x101x34.5x104.5; PM; July16'14; 5y5%; Saml B Hamburger, L I City, to American Real Estate Co. 625

**Huxley av** (13:3423), ws, 133.5 n 261st, 25.4x96.9x25x101; PM; July16; July24'14; 5y5%; Saml B Hamburger, L I City, to American Real Estate Co. 475

**Huxley av** (13:3423), ws, abt 158.8 n 261st, 51.5x81.2x50x96.9; PM; July16'14; 5y 5%; Alex Helfand & Wm Abel to American Real Estate Co. 1,500

**Huxley av** (13:3423), ws, abt 233 n 261st, 112.10x88x69.7, gore; PM; July16; July24'14, 5y5%; Harry M Zuckert to American Real Estate Co. 1,725

**Intervale av, 1133** (10:2692), ses, 380.7 ne 167th, 25x123.9x26.4x122.5; pr mtg $10,000; July24; July25'14; due &c as per bond; Rosina Graziadio to Jno J Sullivan, 936 Home. 1,500

**Kingsbridge rd, nec Marion av,** see Marion av, 2930.

**Leighton av, nec Spencer pl,** see Spencer pl, nec Leighton av.

**Mapes av** (11:3106), nws, 661 sw 180th, 33x150; ext of $3,000 mtg to Apr13'17 at 5½%; May15; July24'14; Geo Roberts Co to Herman F Harms, 450 E 139. nom

**Marion av, 2930** (12:3275), nec Kingsbridge rd, runs n142.10xe75xn5xe25xn95xe 21.4 to nws Dorothea pl xsw20xse20xsw 49.1xse1.10xsw97.4 to rd xw143.11 to beg; PM; July27; July28'14; 5y5%; Henry F Keil to Wm N Cohen, 515 Park av, et al, exrs Wm Wicke. 43,000

**Mohegan av, 2004,** see Crotona Pkway, es, at nes 178.

**Morris av, es, 177.2 n 139th,** see 3 av, ws, 177.2 n 139.

**North Oak dr** (*), ss, pt lot 50 amended map Bronxwood Park, 20.1x103.1x20x103.2; ext of $3,000 mtg to July1'17 at 5½%; July 23; July25'14; Geo Fuchs with Jos E Trefzger, 776 No Oak dr. nom

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**Olinville av** (*), es, 94.11 n Adee av (proposed), 30x95.4x31.5x104.6; July23; July24 '14; 3y6%; North Bronx Realty Co to Phebe Rauch, 2925 Bainbridge av. 2,000

**Olinville av** (*), es, 124.11 n Adee av (proposed), 27x87.2x28.3x95.4; July23; July 24'14; 3y6%; North Bronx Realty Co to Phebe Rauch, 2925 Bainbridge av. 2,000

**Olinville av** (*), es, 151.11 n Adee av (proposed), 41x74.8x42.11x87.2; July23; July 24'14; 3y6%; North Bronx Realty Co to Alfred Loweth, 1000 E 182. 2,000

**Olinville av** (*), es, 192.11 n Adee av (proposed), 50x59.6x52.4x74.8; July23; July 24'14; 3y6%; North Bronx Realty Co to Mary A Farquhar, 2339 Quimby av. 1,600

**Olinville av** (*), es, 192.11 n Adee av (proposed), 50x59.6x52.4x74.8; certf as to mtg for $1,600; July22; July28'14; North Bronx Realty Co to Mary A Farquhar.

**Olinville av** (*), es, 151.11 n Adee av (proposed), 41x74.8x42.11x87.2; certf as to mtg for $2,000; July22; July28'14; North Bronx Realty Co to Alfred Loweth.

**Olinville av** (*), es, 124.11 n Adee av (proposed), 27x87.2x28.3x95.4; certf as to mtg for $2,000; July22; July28'14; North Bronx Realty Co to Phebe Rauch & ano.

**Olinville av** (*), es, 94.11 n Adee av (proposed), 30x95.4x31.5x104.6; certf as to mtg for $2,000; July22; July28'14; North Bronx Realty Co to Phebe Rauch & ano.

**Park av** (9:2442), nec 153d, 55.10x90.10x 50x115.7; July24; July27'14; 3y5%; Fredk Braun, White Plains, NY, to Mathias Haffen, 2979 Marion av. 7,000

**Pelham Pkway S** (*), sec Hering av, 125 x100; PM; June29; July25'14; 5y5½%; Bellmil Realty Corpn to Sound Realty Co, 128 Bway. 5,550

**Pelham Pkway S** (*), swc Tenbroeck av, 100x100; PM; June29; July25'14; 5y 5½%; Bellmil Realty Corpn to Sound Realty Co. 4,485

**St Peters av** (*), sws, 108.5 se Maclay av, 50x100, except pt for St Peters av; PM; July27; July28'14; 5y6%; Salvatore Pristera to Alfred Loweth, 1000 E 182. 2,500

**St Raymonds av** (*), ns, 125 w Benson av, 25x100, except pt for St Raymonds av; July23; July24'14; 3y5½%; Wm H Springstead to Henry Dilg, 2165 Ludlow av. 1,500

**Southern blvd, nwc Fairmount pl,** see Fairmount pl, nwc So blvd.

**Southern blvd** (11:2981), es, 450 n Jennings, 50x100; bldg loan; July22; July24 '14; demand, 6%; Simpson Constn Co to City Mtg Co, 15 Wall. 35,000

**Southern blvd** (11:2981); same prop; cerf as to above mtg; July22; July24'14; same to same.

**Spencer av, sec 261st W,** see 261st W, sec Spencer av.

**Spencer av** (13:3423), nec 262d, 50.5x 106.4x50x100; PM; July23; July28'14; 5y 5%; Jos Levy to American Real Estate Co. 1,410

**Spencer av, swc 262d W,** see 262d W, swc Spencer av.

**Spencer av, nwc 262d W,** see 262d W, nwc Spencer av.

**Spencer av, swc 262d W,** see Fieldston rd, es, 100 s 262d.

**Spencer av** (13:3423), ws, 125 n 262d, 50x &100; PM; July16; July24'14; 5y5%; Ormond E Lewis to American Real Estate Co. 1,200

**Spencer av** (13:3423), ws, 200 s 262d, 50 x95; PM; July16'14; 5y5%; David L Quaid, Bklyn, to American Real Estate Co. 1,425

**Spencer av** (13:3423), ws, 100 s 262d, 50 x95; PM; July16; July24'14; 5y5%; Alex Helfand & Wm Abel to American Real Estate Co. 1,200

**Spencer av** (13:3423), es, 175 s 262d, 85x 95x84.5x95; PM; July16; July24'14; 5y5%; Alex Helfand & Wm Abel to American Real Estate Co. 1,125

**Spencer av** (13:3423), es, 150 s 262d, 25 x95; PM; July16; July24'14; 5y5%; Chas A B Murray to American Real Estate Co. 300

**Spencer av** (13:3423), es, 75 s Spencer pl, 50x100; PM; July16; July24'14; 5y5%; Arturo de Arostegui, Matanza, Cuba, to American Real Estate Co. 1,740

**Spencer av** (13:3423), sec Spencer pl, 50 x100; PM; July16; July24'14; 5y5%; Jno S Lester, Yonkers, NY, to American Real Estate Co. 1,630

**Spencer av** (13:3423), es, 125 s Spencer pl, 25x100; PM; July16; July24'14; 5y5%; Jesse K Giesey, Shrewsbury, Pa, to American Real Estate Co. 550

**Spencer av** (13:3423), es, 150 s Spencer pl, 25x100; PM; July16; July24'14; 5y5%; Jacob X Cohen to American Real Estate Co. 650

**Tenbroeck av, swc Pelham Pkway S,** see Pelham Pkway S, swc Tenbroeck av.

**Tyndall av, es, 80 n 262d W,** see Bway, ws, 146.8 n 262.

**Tyndall av, sec 262d W,** see 262d W, sec Tyndall av.

**Tyndall av, nec 262d W,** see 262d W, nec Tyndall av.

**Tyndall av** (13:3423), es, 225 s 262d, 25x 95; PM; July16; July24'14; 5y5%; Alice G Hudgins to American Real Estate Co. 390

**Tyndall av** (13:3423), es, 250 s 262d, 13.11 x94.11x10.9x95; PM; July16; July24'14; 5y 5%; Alice G Hudgins to American Real Estate Co. 205

**Tyndall av** (13:3423), es, 150 s 262d, 25x 95; PM; July16; July24'14; 5y5%; Alice G Hudgins to American Real Estate Co. 375

**Tyndall av** (13:3423), es, 175 s 262d, 25x 95; PM; July16; July24'14; 5y5%; Alice G Hudgins to American Real Estate Co. 390

**Tyndall av** (13:3423), es, 200 s 262d, 25x 95; PM; July16; July24'14; 5y5%; Alice G Hudgins to American Real Estate Co. 390

**Tyndall av** (13:3423), es, 68.1 s 263d, 25x 115; PM; July17; July24'14; 5y5%; Alex Brandvein to American Real Estate Co. 675

**Tyndall av, sec 263d W,** see 263d W, sec Tyndall av.

**Tyndall av** (13:3423), es, 43.1 s 263d, 25x 115; PM; July17; July24'14; 5y5%; Benj Troy to American Real Estate Co. 540

**Undercliff av** (9:2537), es, 100 s Boscobel pl, 50x121.4x50.2x125.11; July23; July24'14; 2y6%; Cath Pilkington to Mary Durack, 588 5 av. 4,000

**Union av, 1150** (10:2680), es, 51.9 s Home, 25x99.5; PM; July28; July29'14; due &c as per bond; Anthony Plascyk to Title Guar & Trust Co. 2,700

**Unionport rd** (*), ws, 125.4 n Westchester av, 103x110x39x150, except pt for Olmstead av; PM; July29; July30'14; 3y5½%; Tri-Chester Impt Co, Inc, to Isaac R Rex, 2150 Newbold av. 2,800

**Valentine av** (11:3151), ws, 210.3 n 183d, 2 lots, ea 50x100; 2 mtgs, ea $36,000; pr mtg $——; July24; July25'14; due &c as per bond; Valhalla Corpn to Manhattan Mtg Co 200 Bway. 72,000

**Valentine av** (11:3151); same prop; 2 certfs as to above mtg; July24; July25 '14; same to same.

**Van Nest av** (*), ns, 75 w Garfield, 25x 100, except pt for Van Nest av; PM; July 27; installs, 5%; Filodelfio & Benedetto Lo Balbo to Josephine Herow, 585 Van Nest av, & ano. 1,200

**Washington av, 1364** (11:2910), es, 258.11 s 170th, 65.1x110.7x65.1x110.8; July23; July 24'14; due &c as per bond; Michl Fox Co to Lawyers Mtg Co, 59 Liberty. 50,000

**Washington av, 1364;** certf as to above mtg; June20; July24'14; same to same.

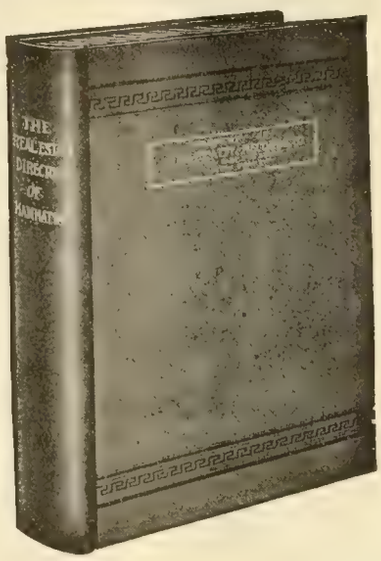
**White Plains av, 3833-5** (*), nwc 220th, 114x105, Wakefield, except pt for White Plains rd; July23; July24'14; due &c as per bond; Sophia Bolte to Title Guar & Trust Co, 176 Bway. 12,000

**White Plains av, 3833-5** (*); pr mtg $12,000; July23; July24'14; due &c as per bond; same to Noble H Briggs, Plainfield, NJ. 3,000

**3D av** (9:2321), ws, 177.2 n 139th, runs w122.4 to es, Morris av xn56.5xe149.11xs 49.6 to beg; July23; July24'14; 2y6%; Geo A & Wm C Reeber to Emil W Klappert, 873 West End av. 10,000

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# The
# Real Estate Directory
of the
# Borough of Manhattan
with
## Cumulative Bulletin Corrected Weekly



**The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.**

**The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.**

**We will send a copy for inspection to any Manhattan Real Estate Firm.**

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2421 New York, August 8, 1914. (58) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.


*Arden st, 1-13 (or Nagle av, ws).
Bleecker st, 375.
Cedar st, 131.
Croton st, ns, blk 2123-26.
East Broadway, 165.
Front st, 103.
Houston st, 36-8 E.
Lafayette st, 222.
*Lafayette st, 313-9 (or Houston st, 36-8 E).
*Lewis st, 68 (or Rivington st, 307).
Lewis st, 82-4.
Ludlow st, 181.
*Maiden la, 130-4 (or Water st, 152).
Market st, 31-3.
Monroe st, 173.
New Chambers st, 57.
Pearl st, 228.
Perry st, 32.
Pitt st, 127.
Rivington st, 307.
Roosevelt st, 62.
St Luke's pl, 3.
St Marks pl, 42½
Waverly pl, 156.
Water st, 152.
5th st, 318 E.
6th st, 739-41 E.
*9th st, 1 E (or 5th av, 23).
10th st, 207 E.
11th st, 70 E.
11th st, 271 W.
12th st, 34 W.
13th st, 626-8 E.
15th st, 132 W.
21st st, 558 W.
22d st E (ns), blk 954-19.
23d st, 424-6 E.
25th st, 308-10 W.
26th st, 225 E.
28th st, 129 W.
34th st, 508 W.
35th st, 9 W.
42d st, 425 W.
44th st, 504 W.
46th st, 303 E.
46th st, 15 W.
47th st, 256 W.
49th st, 145-9 E.
53d st, 331-3 W.
54th st, 333-335 E.
*55th st, 100-4 E (or Park av, 413).
55th st, 106 E.
*55th st, 200 E (or 3d av, 913).
55th st, 313 W.
56th st, 34 W.
57th st, 400-6 W.
59th st, 41 E.
61st st, 100 & 104 E.
61st st, 234 W.
62d st, 22 E.
71st st, 35 W.
74th st, 234 E.
75th st, 188 E.
77th st, 210 E.
79th st, 313 E.
82d st, 10 & 208 W.
83d st, 28 & 313 W.
84th st, 519 E.
88th st, 110 W.
90th st, 108 E.
*90th st, 1-3 W (or Central Pk W, 300).
*91st st, 2 W (or Central Pk W, 302).
92d st, 108 E.
93d st, 54 W.
*95th st, 101 E (or Park av, 1221).
95th st, 237 E.
96th st, 334 E.
97th st, 227 E.
97th st, 142 W.
99th st, 210 E.
100th st, 76 E.
100th st, 131 W.
102d st, 110 W.
103d st, 147 E.
*104th st, 134 E (or Lex av, 1642-8).
107th st, 66 W.
108th st, 125 E.
*108th st, 242 E (or 2d av, 2093).
110th st, 170 E.
112th st, 118 E.
113th st, 20 W.
*113th st, 562 W (or Broadway, 2890-8).
117th st, 328 E.
117th st, 50 W.
118th st, 111 E.
118th st, 157 & 415 W.
119th st, 319 E.
121st st, 128, 234 & 271 W.
122d st, 115 W.
123d st, 402-4 E.
125th st, 516 W.
*128th st, 168 W (or 7th av, 2161).
130th st, 21 E.
130th st, 249 W.
131st st, 258 W.
133d st, 15-21 W.
*136th st W, ss (or Broadway, 3350-60).
136th st, 140 W.
137th st, 106 W.
140th st, 235 W.
*146th st, 301 W or 8th av, 2741).
*152d st, 269 W (or 8th av, 2852).
152d st, 533 W.
153d st, 534 W.
180th st, 502 W.
183d st, 551 W.
*183d st, 600 W (or St Nicholas av, 1447-57).
204th st, 608-10 W.
209th st W (ss), blk 2205-14.
*Audubon av, 9 (or Croton st, ns).
*Audubon av, 360 (or 183d st, 551 W).
Broadway, 2890-8 & 3350-60.
Central Park W, 300-2.
Columbus av, 35.
Lexington av, 439, 1018, 1207 & 1636-48.
Nagle av (ws), blk 2174-77.
Northern av, es, blk 2179-142.
Park av, 409-13.
*Park av, 525 (or 61st, 100 E).
Park av, 1221-1223.
*Park av, 1316 (or 100th st, 76 E).
St Nicholas av, 1447-57.
Vermilyea av, 121.
West End av, 510.
1st av, 635.
2d av, 655, 1034, 2093 & 2149.
3d av, 913.
5th av, 23-5.
7th av, 2157-61 & 2311.
8th av, 2741 & 2852-4.
*9th av, 869-73 (or 57th st, 400-6 W).
*11th av, 130-6 (or 21st st, 558 W).


**WILLS.**


*133d st, 10 W (or 87th st, 403 E).
87th st, 403 E.


**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. & G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JULY 31, AUG. 1, 3, 4, 5 & 6.

**Arden st, 1-13,** see Nagle av, nec Arden.

**Bleecker st, 375** (2:621-37), es, 86.9 n Charles, runs e61.10xn8.8xe19.11xn9.8xw 81.10 to st xs18.9 to beg, 5-sty bk tnt & str; Maybelle Becker Titus, wife Fredk J Titus, to Mary G Becker, 533 W 152; July 24; Aug3'14; A$9,500-13,000. gift

**Cedar st, 131 (52)** (1:54-11), ns, abt 95 w Greenwich, 18x54, 7-sty bk loft & str bldg; Jas J Cruse to Bernard Cruse, 350 Hartford rd, South Orange, NJ; ½ pt; B &S; July29; Aug5'14; A$19,000-22,000. nom

**Croton st, nec Audubon av,** see Audubon av, 9.

**East Broadway, 169** (1:284-26), ss, abt 75 e Rutgers, 26.1x100, 5-sty bk tnt & strs; Hattie Korn to D & H K Corpn; AT to a life estate of Henry H Korn, husband of party 1st pt; B&S; AL; July31; Aug3'14; A $36,000-46,000. nom

**Front st, 103** (1:35-22), ses, abt 105 w Wall, 20.11x71.6x19.2x71.5, sws, 4-sty bk office & str bldg; J Rolf Searles to Eliz Drown, at St Johnsburg, Vt; mtg $45,000; July30; Aug6'14; A$40,000-47,000. nom

**Houston st, 36 E,** see Houston, 38 E.

**Houston st, 38 E** (2:522-44), nec Lafayette (Elm) (Nos 313-9), 7.7x100.8x 17.7x100.6, 6-sty bk tnt & strs; also HOUSTON ST, part of former 36 E (2:522), ns, 60.2 w Mulberry, 2.3x24.2x24.1, gore, vacant; Isaac Schlesinger to Leo Schlesinger, 2 E 59; mtg $55,000 & AL; Aug1; Aug 5'14; A$40,000-53,000. nom

**Lafayette st, 222 (Elm st, 208)** (2:482-25), ws, 100.7 s Spring, —x100x27.7x100, 6-sty bk tnt & strs & 5-sty bk rear tnt; Jas Carrano to Mayme L Lagattuta, 1954 85th, Bklyn; July22; Aug3'14; A$25,000-36,000. nom

**Lafayette st, 313-9,** see Houston, 38 E.

**Lewis st, 68,** see Rivington, 307.

**Lewis st, 82-4** (2:329-41-42½), es, 185 s Stanton, 40x100, 2-3-sty fr bk ft tnts & strs; Frances M Scott to Theresa Lemmon, 319 W 94; mtg $4,000; Aug3; Aug4'14; A $23,000-24,000. nom

**Ludlow st, 181** (2:412-25), nws, 100 sw Houston, 24x87.10, 7-sty bk loft & str bldg; Louis Karp to Jacob L Karp, 266 Godwin st, Paterson, NJ; mtg $36,500; July29; July 31'14; A$18,000-34,000. nom

**Maiden la, 130-4,** see Water, 152.

**Marginal st, sec 21st,** see 21st, 558 W.

**Market st, 31-3** (1:277-22), ws, 50 n Madison, 50x88, 6-sty bk tnt & strs; Jacob Cohen to Louis Rosenstein, 234 Madison; mtg $69,300; July31; Aug1'14; A$35,000-66,-000. nom

**Monroe st, 173 (123)** (1:269-12), ns, abt 118 w Montgomery, 23x100, 6-sty bk tnt & strs; Ester Hellenbrand to Gedalai Rothman, 1639 East New York av, Bklyn; mtg $27,000 & AL; July27; Aug3'14; A$15,-500-29,000. nom

**New Chambers st, 57, formerly 64 Roosevelt st** (1:116-2), es, at nes Roosevelt (No 62), 25x50, a portion taken for extension of Chambers st, 2-sty fr bk ft tnt & str; Margt Murphy, heir, &c, Jno J McAuliffe to Cath Murphy, 31 E 46; AT; May22; re-recorded from July15'14; Aug5 '14; A$7,500-8,000. nom

**New Chambers st, 57,** see Roosevelt, 62 (52).

**Pearl st, 228** (1:70-27), ses, 60.7 sw Burling slip, runs se97.4xsw23.6xnw65.7xne2.4xn w36.3 to st xne23.7 to beg, 6-sty bk loft & str bldg; White Realty Co to Ingraham Corpn at Hempstead, LI [192 Bway]; mtg $28,000 &AL; July30; July31'14; A$29,000-45,000. nom

**Perry st, 32** (2:612-15), ss, 145.10 w Waverly pl, 20.10x95, 3-sty & b bk dwg; Peter C La Forge to Wm La F Long, 195 New York av, Westerleigh, West New Brighton, SI; ½ pt; mtg $5,000; July30; Aug6'14; A $9,500-12,000. nom

**Perry st, 32;** Wm La F Long to Isabel S Long, 133 Runnymede av, Wayne, Pa; ⅓ pt; mtg $5,000; July30; Aug6'14. O C & 100

**Pitt st, 127** (2:345-63), nws, 175.2 e Stanton, 24.10x100x25x100, 7-sty bk tnt & strs; Tillie Gabrilowitz to Alex Sabsevitz [20 E Bway], 1418 Pitkin av, Bklyn, & Meyer Sabsevitz, 1420 Pitkin av, Bklyn; ½ RT& I; sub to ½ of mtg $30,150; Aug4; Aug6 '14; A$19,000-40,000. O C & 100

**Rivington st, 307** (2:328-48), sec Lewis (No 68), 24.11x80x25x80, 6-sty bk tnt & strs; Cora Kirschberg & ano to Louise N Larson, 962 67th, Bklyn; AL; July15; Aug 5'14; A$22,000-39,500. nom

**Roosevelt st, 62 (52)** (1:116-3), es, at nes New Chambers (No 57), 25x50, 2-sty fr bk ft tnt; Anna M Paris, heir Mary E & Jno D Paris, to Thos H Messenger, at Glen Ridge, NJ, & Wm M Huckel, at Manhasset, LI, EXRS Matilda McLean; QC; May23; Aug4'14; A$7,000-8,000. nom

**Roosevelt st, 62;** Anna M Paris & Mary A Green, heirs Mary E & Jno D Paris, to same; QC; May23; Aug4'14. nom

**Roosevelt st, 62;** Thos H Messenger & ano, EXRS Matilda McLean, to Bernard Golden, 4820 13 av, Bklyn [23 Duane]; A L; Aug3; Aug4'14. **7,000**

**Roosevelt st, 62,** see New Chambers, 57.

**St Marks pl, 42½** (2:449-10), ss, 106.2 e 2 av ,18.10x35, 4-stv & b bk dwg; T Henry Walter to Ralph Davis, 129 W 111; QC; July13; July31'14; A$7,500-9,500. nom

**St Marks pl, 42½;** Ralph Davis to Gizella K Bloch, 351 W 143; B&S; AL; July 31'14. O C & 100

**St Luke's pl, 3 (Leroy st)** (2:583-58), ns, 59.6 e Hudson, runs n45xe0.6xn22xe20xs67 to pl xw20.6 to beg, 3-sty & b stn club house; Loretta Eagleton to Utility Realty Co, 30 E 42; mtg $10,000 & AL; July31; Aug1'14; A$7,500-10,000. O C & 100

**Water st, 152** (1:39-26), swc Maiden la (Nos 130-4), 21.6x62x21.3x62, 6-sty bk loft & str bldg; Cronella Realty Co to Harry C Hallenbeck, 97 Gates av, Montclair, NJ; [497 Pearl]; mtg $26,000; Aug3; Aug4'14; A$30,000-38,000. O C & 100

**Waverly pl, 156** (2:592-55), ss, 287.6 w 6 av, 22.2x97, 3-sty & b bk dwg; Maybelle Becker Titus, wife Frank J Titus, to Mary G Becker, 533 W 152; July24; Aug4'14; A$14,000-16,000. gift

**5TH st, 318 E** (2:446-17), ss, 270 e 2 av, 30x96, 6-sty bk tnt; Bertha Bauer to Matthew M Edelman, 155 Audubon av; mtg $35,000 Mar30 Aug1'14 A$25,000-49,000. O C & 100

**5TH st, 318 E;** Matthew M Edelman to Gothic Holding Co, 52 Bway; mtg $35,000; July29; Aug1'14. O C & 100

**6TH st, 739-41 E** (2:376-44), ns, 166 w Av D, 44.11x90.10, 6-sty bk tnt & strs; Jos Goldstein to Lena Goldstein, his wife, 23 W 111; ½ pt; mtg $35,000; July28; Aug5 '14; A$27,000-54,000. nom

**9TH st, 1 E,** see 5 av, 23.

**10TH st, 207 E** (2:452-54), ns, 125 e 2 av, 25x94.10, 3-sty & b stn dwg; Jos B Adler et al to Partola Mfg Co, 160 2 av; mtg $16,000; Aug1; Aug4'14; A$17,500-22,000. O C & 100

**11TH st, 70 E** (2:562-19), ss, 197.7 w Bway, 21.3x—x21.3x94.9, 3-sty bk loft & str bldg; Chas L Taylor & ano, individ & EXR &c Wm Taylor, to Cath L T Whittemore, 305 W 84; B&S; July31; Aug4'14; A$31,000-34,000. nom

**11TH st, 271 W** (2:623-50), ns, 176.9 w 4th, 25.2x112, 4-sty & b bk dwg; Lillian D S Walker to Jas A Lowe, 109 W 11; mtg $13,500; Aug1; Aug3'14; A$13,000-17,000. O C & 100

**12TH st, 34 W** (2:575-37), ss, 350 w 5 av, 20.11x103.3, 4-sty & b stn dwg; Fred Ingraham to White Realty Co, 92 William; mtg $14,000; July30; Aug6'14; A$19,500-25,000. O C & 100

**13TH st, 626-8 E** (2:395-19), ss, 299 w Av C, 39x103.3, 6-sty bk tnt & strs; Edw G Schroeder to Gustave J Haase, 2150 Hughes av; mtg $32,500 & AL; Aug1; Aug 5'14; A$20,000-48,000. O C & 100

**15TH st, 132 W** (3:790-55), ss, 375 e 7 av, 25x103.3, 5-sty bk tnt; Wm E Good to Anna K Mitchell, 921 Trinity av, Bronx, & Mary J & Margt M Mitchell, 29 Bank, each ⅓ pt; mtg $18,000 & AL; July31'14; A$17,000-30,000. O C & 100

**21ST st, 558 W** (3:692-63), sec Marginal st or 11 av (Nos 130-6), 34x84 to av x93, 3-sty bk loft & str bldg; Wm W McLaughlin to Jno J Halpin, 56 Clark av, Far Rockaway, B of Q [46 Cedar]; QC; July25; Aug4'14; A$18,000-24,500. nom

**21ST st, 558 W** (3:692), sec Marginal st or 11 av (widened) (Nos 130-6), 33.9x87.4 to es of av x93.8 to beg, gore, 3-sty bk loft & str bldg; Henry Halpin to Jno J Halpin, 56 Clark av, Far Rockaway, B of Q; B&S; July31; Aug4'14. nom

**21ST st, 558 W,** sec Marginal st or 11 av (Nos 130-6); Michl Halpin to same; B&S; July31; Aug4'14. nom

**22D st E, ns, 354.7 e 1 av,** see 23d, 424-6 E.

**23D st, 424-6 E** (3:954-40), ss, 344 e 1 av, 50x98.9, 1 & 2-sty bk foundry; mtg $23,500; A$31,000-33,500; also 22D ST E (3:954-19), ns, 354.7 e 1 av, 46.10x98.9, vacant; mtg $14,000; A$19,000-19,000; Margt Daub to Lerner Realty Co, 744 Ocean av, Bklyn; July30; July31'14. nom

**25TH st, 308-10 W** (3:748-49-50), ss, 122.6 w 8 av, 40x98.9, 2-4-sty bk tnts; L J Kreshover, Inc, to Reliant Holding Co, 160 Bway; mtg $30,000; Aug3; Aug4'14; A$17,-000-24,000, nom

**26TH st, 225 E** (3:907-16), ns, abt 315 w 2 av, 25x98.8, 3-sty bk tnt & 3-sty bk rear tnt; Levi Pakelnishky, doing business Syracuse Loan Co, of Syracuse, NY, to Hugh Cavanagh, 724 Bergen, Bklyn; AT; QC; July22'12; Aug6'14; A$12,000-16,500. 75

**28TH st, 129 W** (3:804-20), ns, 375 w 6 av, 25x98.9, 2-sty bk loft & str bldg; 130 W 29th St Co to L J Kreshover, 112 W 28; mtg $35,000 & AL; Aug3; Aug4'14; A$35,-000-37,000. O C & 100

**34TH st, 508 W** (3:705-42), ss, 125 w 10 av, 20x98.9, 4-sty bk tnt; Percival H Gregory, ref, to Chas J & Peter D Toner, both 652 61st, Bklyn, & Annie L Toner, 508 W 34, NY; PARTITION June10; July31; Aug 1'14; A$11,500-16,500. **12,000**

**35TH st, 9 W** (3:837-35), ns, 200 w 5 av, 18.9x98.9, 6-sty bk loft & str bldg; Carnegie Constn Co to Consolidated Chandelier Co, 134 W 14; mtg $70,000; July1; Aug1'14; A$75,000-78,000. O C & 100

**42D st, 425 W** (4:1052-20), ns, 300 w 9 av, 25x100.4, 5-sty bk tnt & strs; Carlotta M O'Connor to Thos Farrell, 443 W 43; B &S & CaG; Aug3'14; A$18,000-23,000. O C & 100

**44TH st, 504 W** (4:1072-37), ss, 100 w 10 av, 25x100.5, 4-sty bk tnt; Wm Hoersch to Kath Kessler, 504 W 44; Jno Hoersch Jr, 320 5th, Union Hill, NJ, & Edw G Hoersch, — Franklin st, Thompsonville, Conn; ¼ pt; July30; July31'14; A$9,000-15,000. O C & 100

**46TH st, 303 E** (5:1339-4½), ns, 75 e 2 av, 25x100, 6-sty bk tnt & strs; Metropolitan Savgs Bank to Katharina wife Henry Schnepp at Valley Cottage, NY; July31'14; A$9,000-18,000. O C & 100

**46TH st, 15 W** (5:1262-28), ns, 228.7 w 5 av, 21.5x100.5, 4-sty & b stn dwg, 1-sty ext; Theresa E Dougan & ano EXRS, &c Eleanor D Just to Jno F Erdmann, 60 W 52; July31'14; A$74,000-81,000. **89,000**

**47TH st, 256 W** (4:1018-57), ss, 175 e 8 av, 25x100.5, 5-sty bk tnt & strs; Hattie Korn to D & H K Corpn [45 Cedar]; AL; July31; Aug3'14; A$31,000-34,000. nom

**49TH st, 145-9 E** (5:1304-26-27), ns, 218.5 w 3 av, runs n100.5xw— to pt 275 w 3 av xs100.5 to st xe— to beg, 3-3-sty & b stn dwgs; Harvard Realty Constn Co to Albt D Kuhle, 329 E 69; mtg $63,500; July24; Aug3'14; A$37,000-49,000. O C & 100

**53D st, 331-3 W** (4:1044-16-17), ns, 375 e 9 av, 34.11x42.4x39.7x47.4, 2-4-sty bk tnts; Eliz H Briggs to Mary E Burke ,7 W 120; mtg $10,000; July30; July31'14; A$10,500-12,500. omitted

**53D st, 331-3 W** (4:1044-16-17), ns, 375 e 9 av, 34.11x42.4x39.7x47.4, 2-4-sty bk tnts; Maurice B Blumenthal, ref, to Eliz H Briggs, 6 Rochelle pl, New Rochelle, NY; FORECLOS July22; July27; July31'14; A $10,500-12,500. **11,600**

**54TH st, 333 E** (5:1347-15½), ns, 264 w 1 av, 19.9x100.5, 5-sty bk tnt & strs; Crescent-Star Realty Co to Ferdinand Cibulay, 334 E 54; B&S; mtg $9,000; July31; Aug1 '14; A$8,000-15,500. nom

**54TH st, 335 E** (5:1347-16), ns, 244 w 1 av, 20x100.5x19.6x—, 4-sty bk tnt & strs & 3-sty fr rear tnt; Crescent-Star Realty Co to Ferdinand Cibulay, 334 E 54; B&S; mtg $10,000; July31; Aug1'14; A$8,000-13,500. nom

**55TH st, 100-4 E,** see Park av, 409.

**55TH st, 106 E,** see Park av, 409.

**55TH st, 200 E,** see 3 av, 913.

**55TH st, 313 W** (4:1046-25), ns, abt 180 w 8 av, 18 or 19x100.5, 3-sty & b stn dwg; Mary C O'Brien to Christian Schierlon [776 9 av], also at Great Neck, LI; mtg $18,000; Aug3; Aug6'14; A$13,500-18,500. nom

**56TH st, 34 W** (5:1271-57), ss, 475 w 5 av ,25x100.5, 4-sty & b stn dwg, 2-sty & b ext; Frank H Davis et al TRSTES under deed of trust to Adeline Ascher, at Bayport, LI; AL; Aug4; Aug5'14; A$70,000-82,000. O C & 100

**57TH st, 400-6 W,** see 9 av, 869-73.

**59TH st, 41 E** (5:1374-24½), ns, 90.6 e Mad av, 16.2x100.5, 4-sty stn tnt & strs; Wm T Quinn, ref, to Mary J McNamee, 237 Jefferson av, Bklyn, EXTRX Jno McNamee; mtg $43,000 & AL; FORECLOS July31; Aug1; Aug5'14; A$40,000-47,000. **5,000**

**61ST st, 100 E,** see Park av, 525.

**61ST st, 104 E** (5:1395-70), ss, 40 e Park av, 20x100.5, 4-sty & b stn dwg; Jas Muir to Salisbury Realty Co, 505 5 av; Aug3'14; A$33,000-40,000. O C & 100

**61ST st, 234 W** (4:1152-52), ss, 300 e West End av, 25x100.5, 1-sty bk str; M Groh's Sons to Wm L Turner, 71 W 107; B&S & CaG; July29; Aug3'14; A$6,000-7,000. O C & 100

**62D st, 22 E** (5:1376-58), ss, 58 w Madison av, 21x100.5, 4-sty & b bk dwg, 2-sty & b ext; Isaac Adler to Robt H Gay, 30 W 44; AL; June23; Aug4'14; A$73,000-82,000. O C & 100

**71ST st, 35 W** (4:1124-16), ns, 395 w Central Park W, 18x102.2, 4-sty & b stn dwg; Edwin C Jameson to Hilary R Chambers, 35 W 71; mtg $18,500 & AL; Dec11'12; re-recorded from Dec1'12; Aug6'14; A$16,-000-30,000. O C & 100

**74TH st, 234 E** (5:1428-34), ss, 233.4 w 2 av, 16.8x102.2, 4-sty & b stn dwg; Herman Hartman to Anna Von Der Lieth, 203 E 44; mtg $8,000; Aug3; Aug6'14; A$7,000-11,000. nom

**75TH st, 188 E** (5:1409-44), ss, 168.9 w 3 av, 18.9x102.2, 4-sty stn tnt; Abr Oberstein, ref, to Louis H Moos, 501 W 110; FORECLOSED & drawn July16; July31'14; A$11,500-15,000. **12,250**

**77TH st, 210 E** (5:1431-41), ss, 180 e 3 av, 25x102.2, 1 & 2-sty fr storage & 2-sty bk rear tnt; Abr G Meyer, ref, to Howard Conkling, 157 E 70; FORECLOS May19; Aug6'14; A$11,000-11,500. **7,400**

**79TH st, 313 E** (5:1542-8), ns, 185 e 2 av, 20x102.2, 4-sty stn tnt; Morris Chavin to Morris Woronock, 373 New Lots rd, Bklyn; [22 Eldridge]; mtg $13,000; July25; Aug6 '14; A$8,000-14,000. omitted

**82D st, 10 W** (4:1195-39), ss, 157 w Central Park W, 18x100, 4-sty & b stn dwg; Josepha B Hitze to Julius Steger, 16 Gramercy Park; mtg $19,500; Aug4'14; A $14,000-28,000. nom

**82D st, 208 W** (4:1229-39), ss, 144 w Ams av, 25x102.2, 5-sty bk tnt; Wm Hoersch to Kath Kessler, 504 W 44; Jno Hoersch, Jr, 320 5th st, Union Hill, NJ, & Edw G Hoersch, — Franklin st, Thompsonville, Conn; ¼ pt; mtg $29,000 &AL; July30; July31'14; A$28,000-33,000. O C & 100

**83D st, 28 W** (4:1196-45½), ss, 313 w Central Park W, 18x102.2, 4-sty & b bk dwg; Chas M Low to David H M Gillespie, 28 W 83; QC; July16; Aug6'14; A$14,-500-23,500. nom

**83D st, 313 W** (4:1245-66), ns, 133.4 w West End av, 16.8x100, 3-sty & b stn dwg; Grace N Prentice to Jno R Slattery, 118 W 57; July22; Aug5'14; A$12,500-17,000. **25,000**

**84TH st, 519 E** (5:1581-10), ns, 234.2 e Av A, 19.5x102.2, 3-sty & b stn dwg; A$6,000-9,500; also 113TH ST, 20 W (6:1596-48), ss, 295 w 5 av, 25x100.11, 5-sty stn tnt, A$14,-000-26,500, being all real estate of which Simon Simon died seized; Hy M Goldfogle & ano EXRS &c Simon Simon to Bernhard Simon, 519 E 84; AT; AL; July15; July31 '14. nom

**84TH st, 519 E;** also 113TH ST, 20 W; Bernhard or Bernard Simon, son & heir Simon Simon, to Bertha Simon, 519 E 84; ½ pt; July15; July31'14. nom

**88TH st, 110 W** (4:1218-37), ss, 100 w Columbus av, 16x100.8, 3-sty & b bk dwg; Chas L Taylor & ano, individ & EXRS &c Wm Taylor, to Louisa T McCutcheon, at Edgeworth, Pa; AT; B&S; July31; Aug4 '14; A$10,000-15,000. nom

**90TH st, 108 E** (5:1518-66), ss ,129.8 e Park av, 9.2x100.8, 4-sty stn tnt; Manert Realty Co to Alliance Realty Co, 115 Bway; mtg $20,000; July17; July31'14; A $17,500-26,000. O C & 100

**90TH st, 1-3 W,** see Central Park W, 300-2.

**91ST st, 2 W,** see Central Park W, 300-2.

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**92D st, 108 E** (5:1520-69), ss, 72 e 1 Ave av, 17x80, 3-sty & b stn dwg; Hy F Lippold to Esthold Realty Co, 119 W 40; mtg $8,000; July24; Aug1'14; A$11,000-14,000. O C & 100

**93D st, 54 W** (4:1206-54), ss, 248.4 e Columbus av, 26.8x100.8, 5-sty bk tnt; Anna Wenzel to Elysian Realty Co, 99 Nassau; AL; July24; Aug6'14; A$19,000-31,000. O C & 100

**95TH st, 101 E,** see Park av, 1221.

**95TH st, 237 E** (5:1541-20½), ns, 75 w 2 av, 25x75, 5-sty bk tnt & strs; Jacob Chopak to Abr Chopak, 109 E 59; ½ pt, mtg $11,000; June1; Aug5'14; A$8,000-15,500. nom

**96TH st, 334 E** (5:1558-33), ss, 140 w 1 av, 35x100.8, 6-sty bk tnt & strs; Oscawana Park Co to Marie Campbell, 302 W 106; B &S; mtg $27,000; July29; July31'14; A$11,000-37,000. O C & 100

**97TH st, 227 E** (6:1647-16), ns, 200 w 2 av, 25x100.11, 5-sty bk tnt & strs; Anna Potash to Martha Casner, 1621 Madison av; mtg $16,500 & AL; Feb5'13; Aug6'14; A$9,000-15,000. O C & 100

**97TH st, 142 W** (7:1851-48), ss, 400 e Ams av, 16.8x100.11, 3-sty & b stn dwg; Rosa A C Maher to Edw S Frith, 1373 President, Bklyn [49 Wall]; B&S, mtg $12,500; July31; Aug4'14; A$10,000-12,000. nomr

**99TH st, 210 E** (6:1648-41), ss, 185 e 3 av, 25x100.11, 5-sty bk tnt; Jos Weiss to Sarah Sturm, 185 7 av; ½ pt, AT, AL; July24; Aug1'14; A$9,000-19,000. nom

**99TH st, 210 E;** Louis J Gumbiner to same; ½ pt; AL; July27; Aug1'14. nom

**100TH st, 76 E** (6:1605-40), swc Park av (No 1316), 73.3x25.11, 5-sty bk tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; July31; Aug4'14; A$10,500-20,000. O C & 100

**100TH st, 131 W,** see 118th, 415 W.

**102D st, 110 W** (7:1856-40), ss, 175 w Col av, 25x100.11, 5-sty bk tnt; Ann T S McLane to Hannah Abraham, 86 W 103; mtg $18,000; July31; Aug1'14; A$15,000-21,000. O C & 100

**103D st, 147 E** (6:1631-15½), ns, 358 e Park av, 17x100.11, 3-sty bk tnt & str; Sami Klepner to Bernard Sacks, 139 E 103; mtg $6,000; July29; July31'14; A$6,000-6,500. O C & 100

**104TH st, 134 E,** see Lex av, 1636-48.

**107TH st, 66 W** (7:1842-57), ss, 148.9 e Col av, 48.9x100.11, 7-sty bk tnt; Ella M Thompson, widow, to Shenk Realty & Constn Co, 62 W 107; mtg $50,000; Aug4; Aug5'14; A$30,000-66,000. O C & 100

**108TH st, 125 E** (6:1636-14), ns, 75 w Lex av, 25x76, 5-sty bk tnt; Florence H Nolan et al EXRS, &c, Kate H Quinn to Martin J Nolan, 26 W 111; mtg $11,500, July31'14; A$9,500-17,000. **15,000**

**108TH st, 242 E,** see 2 av, 2093.

**110TH st, 170 E** (6:1637-42), ss, 145 w 3 av, 25x100.11, 6-sty bk tnt & strs; Loward Realty Co to Mercedes Toch at Roanoke av, Far Rockaway, LI; mtg $26,000; July 24; July31'14; A$11,000-29,000. nom

**112TH st, 118 E** (6:1639-65), ss, 153.9 e Park av, 17.1x100.11, 3-sty & b stn dwg; Florence H Nolan et al EXRS Kate H Quinn, to Emily H McCoy, 2049 5 av; mtg $6,500; July31'14; A$7,500-8,000. omitted

**113TH st, 20 W,** see 54th, 519 E.

**113TH st, 562 W,** see Bway, 2890-8.

**117TH st, 328 E** (6:1688-39), ss, 350 e 2 av, 25x100.11, vacant; Jos C Levi, ref, to Kath R & Margt A Jackson, both at 556 Mad av, & B Aymar Sands, 58 W 48, as TRSTES Wm H Jackson, decd; FORECLOS July20; July30; Aug1'14; A$8,000-8,000. **7,000**

**117TH st, 50 W** (6:1600-61), ss, 250 e Lenox av, 25x100.11, 5-sty bk tnt; Jos F Hoffner to Flora Unger [now Est, c/o Morris Unger, 133 W 140]; mtg $21,000; Oct23'05; re-recorded from Nov2'05; Aug3 '14; A$14,000-26,000. nom

**118TH st, 111 E** (6:1767-5), ns, 90 e Park av, 25x100.11, 5-sty stn tnt; Keilbert Constn Co to Mary E Bellinger, 815 W 179; mtg $23,000; July22; Aug6'14; A$11,000-22,000. O C & 100

**118TH st, 157 W** (7:1903-4), ns, 100 e 7 av, 18x100.11, 4-sty & b bk dwg; Ensign Realty Co to Lucia D'Onofrio, 158 W 119; July31; Aug1'14; A$9,000-18,000. O C & 100

**118TH st, 415 W** (7:1962-11), ns, 250 e Ams av, 50x100.11, 7-stv bk tnt; A$37,000-110,000; also 100TH ST, 131 W (7:1855-20), ns, 300 w Columbus av, 25x100.11, 4-stv bk tnt; A$15,000-17,000; also LONGWOOD AV, 1091-3 (10:2731), ns, 60.3 w Garrison av, 38.4 to lands of N Y, N H & H R R Co x63.5x36.5x65.8 to beg, 2-2-stv fr dwgs; order of court declaring conveyances fraudulent & null & void as to the plff & that same be set aside & that plff is entitled to final judgmt, &c; Jas C Bush [420 W 118], plff, vs Lancelot M & Robt C Berkeley, defts; June30; Aug3'14. court order

**119TH st, 319 E** (6:1796-10), ns, 206.9 e 2 av, 18.3x100.11, 4-stv stn tnt; Clinton Brettell to Geo W Brettell, 29 Meadow la, New Rochelle, NY [184 E 123]; B&S; AL; July30; Aug3'14; A$5,500-9,000. nom

**121ST st, 128 W** (7:1905-47), ss, 320 w Lenox av, 20x100.11, 4-stv & b stn dwg; Jonas Weil to Bertha Kaufmann, 1496 Lex av; B&S; AL; July30; Aug4'14; A$10,400-21,000. O C & 100

**121ST st, 128 W;** Bertha Kaufmann to Jonas Weil, 21 E 82; B&S; AL; July30; Aug4'14. O C & 100

**121ST st, 234 W** (7:1926-47½), ss, 339 w 7 av, 18x100.11, 5-stv bk tnt; Norbert Heinsheimer to Herbert J Wells ["Sherwell"], Kingstown, RI; B&S; mtg $13,000 & AL; July2; Aug1'14; A$9,300-14,000. nom

**121ST st, 271 W** (7:1927-5), ns, 67.9 e St Nicholas av, 17x100.11, 3-stv & b stn dwg; Mary E Flannery to Utility Realty Co, 30 E 42; mtg $8,000; July31; Aug1'14; A$8,800-10,000. O C & 100

**122D st, 115 W** (7:1907-23½), ns, 195 w Lenox av, 19.11x100.11, 3-sty & b stn dwg; Max Kobre to Sarah Kobre, both 115 W 122, AL; July30; Aug3'14; A$10,400-10,000 nom

**123D st, 402-4 E** (6:1810-44½ & 44¼), ss, 83 e 1 av, 36x100.11, 2-4-sty bk tnts; Diedrich Meyer to Jas R Clarke, at Ludlow, NY [154 Nassau], & Wm H Clarke, at Great Neck, LI; mtg $10,072.92; Aug4'14; A$8,000-15,000. nom

**123D st, 402-4 E,** see 123d, 402-4 E, Manhattan Mtgs.

**125TH st, 516 W** (7:1979-41), ss, 200 w Ams av, 27x100.11, 5-sty bk tnt & strs; Gustav Immisch to Anna Immisch, 929 Ams av; mtg $23,000; Aug3'14; A$15,100-27,000. O C & 100

**128TH st, 168 W,** see 7 av, 2157-61.

**130TH st, 21 E** (6:1755-10½), ns, 246 e 5 av, 16x99.11, 3-sty & b stn dwg; Mary A Thornton to Anna L Garrabrant at Mt Hope, NY; mtg $5,000; Aug3; Aug5'14; A $5,000-5,500. nom

**130TH st, 21 E;** Anna L Garrabrant to Marguerite Booker, 72-4 Grove st, Flushing, LI; mtg $6,000; Aug3; Aug5'14. omitted

**130TH st, 249 W** (7:1936-11), ns, 250 e 8 av, 18x99.11, 3-sty & b stn dwg; Richd M Henry, ref, to Sol Wertheim, 20 W 77; FORECLOS July15; Aug3; Aug5'14; A$7,200-12,500. **9,000**

**131ST st, 258 W** (7:1936-55½), ss, 220 e 8 av, 15x99.11, 3-sty & b stn dwg; Lizzie I Kelley to Chrisencia C Coleman at Poughkeepsie, NY; mtg $6,000; July27; July31'14; A$6,000-7,000. O C & 100

**133D st, 15-21 W** (6:1731-25-27), ns, 210 w 5 av, 100x99.11, 2-6-sty bk tnts & strs; Alfd H Ackers to State Investing Co, 15 Exchange pl, Jersey City, NJ; mtg $60,000; July31; Aug5'14; A$28,000-94,000. O C & 100

**133D st, 15-7 W** (6:1731-27), ns, 210 w 5 av, 50x99.11, 6-sty bk tnt & strs; Saul J Baron, ref, to Alfd H Ackers, 233 W 128; FORECLOS; July20; July31; Aug1'14; A $14,000-47,000. **40,000**

**133D st, 19-21 W** (6:1731-25), ns, 260 w 5 av, 50x99.11, 6-sty bk tnt & strs; Saul J Baron, ref, to Alfd H Ackers, 233 W 128; FORECLOS July20; July31; Aug1'14; A $14,000-47,000. **40,000**

**136TH st W, see Bway,** see Bway, 3350-60.

**136TH st, 140 W** (7:1920-49), ss, 350.6 e 7 av, runs s62xw0.6xs37.11xe16.9xn99.11 to st xw16.3 to beg, 3-sty & b stn dwg; Paula M J Farrelly to Birchie Williams, 26 W 131; mtg $6,000; June17; Aug3'14; A$6,500-10,000. **7,000**

**137TH st, 106 W** (7:1921-38), ss, 100 w Lenox av, 25x99.11, 5-sty bk tnt; Maurice Cohen to David Prowler, 1938 Lex av; mtg $25,000; July23; July31'14; A$8,000-24,000. O C & 100

**140TH st, 235 W** (7:2026-9), ns, 547 w 7 av, 28x99.11, 5-sty bk tnt; Hans J Widness to David Weingarten, 135 Central Park W; mtg $22,000 & AL; Aug3; Aug4 '14; A$13,000-29,000. O C & 100

**146TH st, 301 W,** see 8 av, 2741.

**152D st, 269 W,** see 8 av, 2852-4.

**152D st, 533 W** (7:2084-14½), ns, 450 w Ams av, 16.8x99.11, 3-sty & b bk dwg; Maybelle Becker Titus wife Fredk J Titus to Mary G Becker, 533 W 152; July24; Aug3 '14; A$8,600-11,500. gift

**153D st, 534 W** (7:2084-52), ss, 462.6 w Ams av, 37.6x99.11, 5-sty bk tnt; Wm F Morgan Jr & ano TRSTES Jno A Robinson, decd, to Wm F Morgan Jr, 140 W 57, as EXR, &c, Ellen R Morgan; B&S; Dec 26'13; Aug5'14; A$20,000-44,000. nom

**180TH st, 502 W** (8:2152-45), ss, 100 w Ams av, 37.6x100, 5-sty bk tnt; Margt S Brandreth et al EXRS, &c, Ralph Brandreth to Hy W Ruppert, 395 Manhattan av; AL; June26; July31'14; A$13,500-40,000. **32,226.86**

**183D st, 551 W,** see Audubon av, 360.

**183D st, 600 W,** see St Nicholas av, 1447-57.

**204TH st, 608-10 W** (8:2225-23), ws, 55 n Sherman av, 45x100, 5-stv bk tnt & strs; Vermilyea Realty Co to Hy J Beck, 601 W 168; mtg $32,000; July24; Aug1'14; A$—— $—— O C & 100

**209TH st W** (8:2205-14), ss, 225 e Ams av, 75x99.11, vacant; Hazel Real Estate Co to Louisa H Just, 2871 Bainbridge av & Mabel E Hensle, 5000 Bway; mtg $7,500; July30; Aug5'14; A$10,500-10,500. O C & 100

**Audubon av, 9** (8:2123-26), nec Croton, 90x49.8x90.5x49.9, vacant; Isaac Weil to Henry Morgenthau Co, 30 E 42; mtg $10,000; Aug3; Aug4'14; A$25,000-25,000. nom

**Audubon av, 360** (8:2154-88), nwc 183d (No 551), 74.11x25, vacant; Hudson Trust Co to Value Realty Co, 170 Bway; July31; Aug1'14; A$13,500-13,500. O C & 100

**Broadway, 2890-8** (7:1884-61), sec 113th (No 562), 100.11x125, 8-stv bk tnt & strs; Jas T Brundage to Beni F Romaine, 24 E 11; Louis T Romaine, 290 West End av; Girard Romaine, 15 Forest av, Lakewood, NJ; Julia R Van Schaick, 1417 Massachusetts av, Wash, DC, & said Girard & Louis T Romaine as TRSTES for Washington T Romaine & Jean S, his wife; mtg $360,000 & AL; June30; Aug6'14; A$220,000-525,000. nom

**Broadway, 3350-60** (7:1988-134), sec 136th, 99.11x105, 6-stv bk tnt & strs; Gertrude A Vanderbeck to Realty Mtg Co, 30 E 42; mtg $180,000; June27; Aug4'14; A$105,000-230,000 O C & 100

**Central Park W, 300-2** (4:1204-29 & 36), nwc 90th (Nos 1-3), 201.5 to ss 91st (No 2), x100, 8-stv bk tnt, Eldorado; Trio Realty Corp, 49 Wall, to Secured Holdings Corpn, 50 Church; mtg $915,000 & AL; July29; Aug4'14; A$350,000-880,000. nom

**Columbus av, 35** (4:1113-62), es, 20.5 s 81st, 20x70.6, 4-stv stn tnt & strs; Wm T Quinn, ref, to Mary J McNamee, 227 Jefferson av, Bklyn, EXTRX John M Namee; mtg $20,000 & AL; FORECLOS July31; Aug4; Aug5'14; A$21,000-26,000 **5,000**

**Lexington av, 439** (5:1299-21), es, 22.7 n 44th, 19.6x75, 3-sty & b stn tnt; Hattie L, wife Geo W Chamberlain, to Geo W Chamberlain, at Hinsdale, Mass; B&S; mtg $21,000; Aug3; Aug4'14; A$23,000-27,000. nom

**Lexington av, 1018** (5:1407-58), ws, 24.5 s 73d, 17x80, 3-sty & b bk dwg; Oscawana Park Co to Beneficial Holding Co, a corpn, 447 W 19; AL; July28; Aug1'14; A$15,000-19,000. nom

**Lexington av, 1207** (5:1510-51½), es, 22.2 s 82d, 20x70, 4-sty stn tnt; Guaranty Trust Co of N Y, TRSTE Jno Duane, to Eliphalet L Davis, 249 W 22; Aug5; Aug6'14; A $14,000-16,500. **16,750**

**Lexington av, 1636-48** (6:1631-56 & 56½), swc 104th (No 134), 100.11x85, 2-6-sty bk tnts & strs; Victor Land & Impt Co to Kayell Realty Co, 35 Nassau; mtg $157,000; May11; Aug6'14; A$41,500-118,500. O C & 100

**Nagle av** (8:2174-77), nec Arden (Nos 1-13), 110x134, 6-sty bk tnt & strs; Hensle Constn Co to F Monroe Dyer, at Closter, NJ [49 Wall]; mtg $160,000; Aug3; Aug4 '14; A$37,000-205,000. O C & 100

**Northern av** (8:2179-142), es, 556.2 n 181st, 100x212.2x103.9x224.2, vacant; Hazel Real Estate Co to Louisa H Just, 2871 Bainbridge av, & Mabel E Hensle, 5000 Bway; mtg $40,000; July30; Aug5'14; A $24,000-24,000. O C & 100

**Park av, 409** (5:1309-71), es, 50.5 s 55th, 25x90, 2-sty bk garage; A$33,000-37,000; also PARK AV, 411 (5:1309-70), es, 25.5 s 55th, 25x90, 4-sty stn tnt & strs; A$33,000-41,000; also PARK AV, 413 (5:1309-69), se c 55th (Nos 100-4), 25.5x60, 4-sty bk tnt & strs; A$39,000-48,000; also 55TH ST, 106 E (5:1309-68¾), ss, 60 e Park av, 30x25.5, 4-stv bk tnt; A$10,500-14,500; Swan Brown Co to Park Ave & 55th St. Corpn, 49 Wall; mtg $200,000 & AL; July29; Aug1'14. O C & 100

**Park av, 411,** see Park av, 409.

**Park av, 413,** see Park av, 409.

**Park av, 525** (5:1395-72), sec 61st (No 100), runs s100.5xe40xn30xw19xn70 to 61st xw21 to beg, 5-sty bk tnt & strs; Virginia H wife of Cortlandt De Peyster Field to Hy B Anderson at Great Neck, LI [15 Broad]; QC; July29; July31'14; A$80,000-100,000. nom

**Park av, 1221** (5:1524-1), nec 95th (No 101), 25.8x90, 5-sty stn tnt & strs; Logan O Timberlake to A L Mordecai & Son, 30 E 42; mtg $45,000; July31; Aug1'14; A$30,000-44,000. O C & 100

**Park av, 1221** (5:1524-1), nec 95th (No 101), 25.8x90, 5-sty stn tnt; Mary E Werner & ano to Logan O Timberlake, 184 Clinton, Bklyn; mtg $30,000; July31'14; A $30,000-44,000. O C & 100

**Park av, 1223** (5:1524-2), es, 25.8 n 95th, 25x90, 5-sty stn tnt; Morris Heimerdinger to Operating Realty Co, 1084 Lex av; mtg $18,000; Aug3; Aug4'14; A$20,000-28,000. O C & 100

**Park av, 1316,** see 100th st, 76 E.

**St Nicholas av, 1447-57** (8:2165-38), swc 183d (No 600), 104.11x150, 6-sty bk tnt & strs; Jay W Lewis to Abr Leipzig, 50 W 77; mtg $285,000; Aug6'14; A$100,000-305,000. O C & 100

**Vermilyea av, 121** (8:2226-13), ss, 175 w 207th, 25x150, 5-sty bk tnt; Hy J Beck to Fredk Plump, 601 W 180; mtg $26,500; July31; Aug1'14; A$6,000-29,000. nom

**West End av, 510 (410)** (4:1232-63), es, 62.2 s 85th, 20x80, 4-sty & b stn dwg; Simon Uhlmann to Mayer & Mayer, Inc, 120 W 86; Aug3; Aug4'14; A$28,000-35,000. O C & 100

**West End av, 510;** Mayer & Mayer, Inc, to Paterno Investing Corpn, 272 W 84; mtg $23,000; Aug3; Aug4'14. O C & 100

**1ST av, 635** (3:942-30), ws, 74 n 36th, 24.8x80, 5-sty bk tnt & strs; Anna Potash to Martha Casner, 1621 Madison av; mtg $18,500 & AL; Feb5'13; Aug6'14; A$11,000-17,500. nom

**2D av, 655** (3:916-35), nws, 49.4 sw 36th, 24.8x100, 1 & 2-sty bk theatre; Alex Betelman to Mary Zalka, 238 E 51; ¼ pt; mtg $16,700; July16; July31'14; A$17,300-22,000. O C & 100

**2D av, 1034** (5:1347-52), es, 80.5 s 55th, 20x64, 4-sty stn tnt & str; Emma Muller to Edw Freund, 546 W 147; mtg $9,500 & AL; Aug4; Aug5'14; A$9,000-13,000. nom

**2D av, 2093** (6:1657-28), swc 108th (No 242), 25.10x75, 4-sty bk tnt & strs; Gussie Rosenberg to Benj Abraham [116 Nassau]; AL; Oct4'09; Aug4'14; A$14,500-21,000. nom

**2D av, 2149** (6:1660-25), ws, 75.10 s 111th, 25x79, 4-sty bk tnt & strs; Gaetana Petruzzi to Salvatore Petruzzi, both 2149 2 av; ¼ of RT&I; AL; Aug3'14; A$8,500-14,500. O C & 100

**3D av, 913** (5:1328-45), sec 55th (No 200), 25.5x60, 4-sty bk tnt & strs; S Morrill Banner to Crescent Star Realty Co, 211 E 55; mtg $30,000; July30; Aug1'14; A$21,000-33,000. O C & 100

**5TH av, 23** (2:567-1), nec 9th (No 1), 52.8x100, 3 & 4-sty bk dwg; Branch P Kerfoot, ref, to Bowery Savgs Bank, 128 Bowery; FORECLOS July31; Aug4; Aug5 '14; A$143,000-149,000. **104,850**

**5TH av, 25** (2:567-3), es, 52.8 n 9th, 26.4 x100, 4-sty & b bk dwg; Branch P Kerfoot, ref, to Bowery Savgs Bank, 128 Bowery; FORECLOS July31; Aug4; Aug5 '14; A$58,000-62,000 **37,400**

**7TH av, 2157-61** (7:1912-61-62), sec 128th (No 168), 49.11x75, 2-5-sty stn tnts & strs; Utility Realty Co to Mary E Flannery & Loretta C Eagleton, both 545 W 111; mtg $59,000; July31'14; A$47,000-68,000. nom

**7TH av, 2311** (7:1920-64), es, 94.11 n 135th, 17x75, 3-sty & b stn dwg; Chrisencia C Coleman to Anna A Braxton, 258 W 131; mtg $6,000; July21; July31'14; A$10,000-12,000. O C & 100

**8TH av, 2741** (7:2045-29), nwc 146th (No 301), 25x100, 5-sty bk tnt & strs; Fredk Plump to Hy J Beck, 601 W 168; mtg $27,000; July24; Aug1'14; A$21,000-40,000. O C & 100

**8TH av, 2741;** Hy J Beck to Vermilyea Realty Co, 530 W 207; mtg $27,000; July24; Aug1'14. O C & 100

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**5TH av, 2741** (7:2045-29), nwc 146th (No 301), 25x100, 5-sty bk tnt & strs; Jno H Rogan, ref, to Fredk Plump, 601 W 180; FORECLOS June30, July24, Aug1'14; A [illegible] 6,500

**5TH av, 2852-4** (7:2038-1-2), nec 152d (No 2852, 54 [illegible]), 2-sty bk tnts & strs, Alice M Lyons & ano to Joral Realty Co, 99 Nassau; mtg $40,000; Feb21; Aug6'14; A [illegible] O C & 100

**9TH av, 869-73** (4:1066-32), swc 57th (Nos 400-6), 125.5x100, 3-7 & 2-8-sty bk tnts & strs; Sara J Keene, widow, to Foxhall P Keene, at Lawrence, LI; QC; July30; Aug5'14; A$130,000-230,000. O C & 1,000

**11TH av, 130-6,** see 21st, 558 W.

# MISCELLANEOUS CONVEYANCES.

## Borough of Manhatan.

**Allen st, 84-8** (2:413), see Broome (Nos 271-3), 87.8x42.5; consent to 3d track; Theresa Kraft to Manhattan Railway Co; mtg $70,000; May5, Aug4'14. 1,929.58

**Allen st, 84-8;** consent to 3d track; Chas Appel, EXR Sara Schaul, mortgagee, to same; mtg $3,500; July30; Aug4'14. nom

**Broome st, 271-3,** see Allen, 84-8.

**Greenwich st, 758** (2:634); consent to 3d track; Sarah M Mygatt, EXTRX &c Jacob A Robertson, to Manhattan Railway Co; June25; Aug4'14. 396

**4TH st, 130 E,** see 1 av, 59-61.

**16TH st, 345 E,** see 1 av, 281-5.

**21ST st E** (3:849), ss, 100 w 4 av, 75x92; asn rents; Kroywen Realty Co to Geo P Messervy at Peapack, NJ; July1; Aug1'14. O C & 100

**40TH st, 44 W** (3:841), ss, 23x—; agmt as to re of restrictions; Wm M Martin with Fannie D Wylie, 28 W 40; July30; Aug4'14. nom

**40TH st, 64 W** (3:841), ss, 18.6x98.9; agmt as to re of restrictions; Geo C Smith with Fannie D Wylie, 28 W 40; July29; Aug4'14. nom

**45TH st, 17-19 W** (5:1261), ns, 233.6 w 5 av, 41.6x100.5; asn rents to secure 4 mtgs aggregating $77,036.22; Midville Realty Co to Abby S Marshall at Millbrook, NY; mtg $250,000; July31; Aug5'14. nom

**45TH st, 17 W** (5:1261), ns, 233.6 w 5 av, 16.6x100.5; also 45TH ST, 19 W (5:-1261), ns, 250 w 5 av, 25x100.5; re 4 asns of rents; Philip Sugerman et al, firm Royal Co of NY, to Midville Realty Co, 4-6 W 37; Aug4; Aug5'14. nom

**45TH st, 19 W,** see 45th, 17 W.

**49TH st, 322 W** (4:1039), ss, 350 w 8 av, 25x100.5; re asn rents recorded Feb4'14; Bertha Steinberg to Barbara M Gillen, 322 W 49; AT; QC; Apr20; Aug3'14. nom

**49TH st, 322 W;** re asn rents recorded Apr21'14; same to same; AT; QC; July16; Aug3'14. nom

**49TH st, 322 W** (4:1039), ss, 350 w 8 av, 25x100.5; asn rents to secure $165; Barbara M Gillen, 322 W 49, to Chas Schimmer, 10 Wall; AT; Aug3; Aug4'14. nom

**90TH st, 1-3 W,** see Central Park W, 300.

**110TH st, 170 E** (6:1637), ss, 145 w 3 av, 25x100.11 asn rents to secure $625; Mercedes Toch to Sol Aronson, 818 E 165; July30; July31'14. nom

**115TH st, 17 W** (6:1599-26), ns, 270 w 5 av, 28.6x100.11; declaration by Mary E Schleiermacher, of 419 Sterling pl, Bklyn, that she holds above as EXTRX under will of Chas Schiermacher, in trust for Ferdinand, Chas & Ernst Schleiermacher; June15; Aug5'14.

**Bowery, 40** (1:282); consent to 3d track; Julia F Karsch to Manhattan Railway Co; mtg $15,000; June23; Aug6'14. 700

**Bowery, 40;** consent to 3d track; Franklin Savgs Bank, mortgagee, to same; mtg $15,000; July30; Aug6'14. nom

**Central Park W, 300** (4:1204), nwc 90th (Nos 1-3), 100.8x100; asn rents to secure $7,000; Secured Holdings Corpn, 50 Church, to Tillie Koscherak, 418 Central Park W; Aug5; Aug6'14. nom

**Park av, 1113** (miscl); power of atty, the business; Bessie Blank to Hyman Blank, 1113 Park av; July25; July31'14.

**Park row, 180** (1:161), consent to 3d track; Sarah A B Downs to Manhattan Railway Co; mtg $15,500; July27; Aug6'14. 1,462.17

**Park row, 180;** consent to 3d track; Equitable Life Assur Soc of U S, mortgagee, to same; mtg $15,500; Aug4; Aug6'14. nom

**West End av, 510** (miscl); power of atty to sell above at not less than $26,500; Simon Uhlmann to Fred R Minrath, 119 W 75; May15; Aug4'14

**1ST av, 59-61** (2:445), swc 4th (No 130), 48.1x74; consent to 3d track; Jno H Iden, 228 W 136, to Manhattan Railway Co; mtg $33,000; June5; Aug4'14. 577

**1ST av, 59;** consent to 3d track; Greenwich Savgs Bank, mtgee, to same; mtg $10,000; July15; Aug4'14. nom

**1ST av, 59;** consent to 3d track; same, mortgagee, to same; mtg $5,000; July15; Aug4'14 nom

**1ST av, 60** (2:431), es, 47.1g s 4th, 24x 94.11; consent to 3d track; Jno H Iden to Manhattan Railway Co; mtg $15,000; June 5; Aug4'14. 288.50

**1ST av, 60** consent to 3d track; Hy L Ebsen, TRSTE Jno C Claussen, to same; mtg $15,000; July14; Aug4'14. nom

**1ST av, 61;** consent to 3d track; Greenwich Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $18,000; July15; Aug 4'14. nom

**1ST av, 166** (2:438); consent to 3d track; Caroline Baumert, widow, to Manhattan Railway Co; mtg $12,000; June30; Aug6'14. 284

**1ST av, 166;** consent to 3d track; Dry Dock Sav To [illegible] mortgagee, to same; mtg $12,000; July [illegible] Aug6'14. nom

**1ST av, 281-5** (2:422), nwc 16th (No 345), [illegible] w75 [illegible] x100 to ws 1 av xs 69 to beg; consent to 3d track; Kate L Douglass to Manhattan Railway Co; mtg $33,000; July11; July31'14. 1,052.25

**1ST av, 281-5;** consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $8,000; July23; July31'14. nom

**1ST av, 281-5;** consent to 3d track; N Y Investors Corpn, mortgagee, to same; mtg $25,000; July23; July31'14. nom

**2D av, 949;** consent to 3d track; Jerome Rice to Manhattan Railway Co; mtg $10,-000; June16; Aug6'14. 240

**2D av, 949;** consent to 3d track; Sarah Marks & Seymour Rice, lessees, to same; June18; Aug6'14. nom

**2D av, 949;** consent to 3d track; Wm H Aymar, EXR &c, mortgagee, to same; mtg $7,500; July27; Aug6'14. nom

**2D av, 949;** consent to 3d track; Pincus Lowenfeld & ano, mortgagees, to same; mtg $1,500; June25; Aug6'14. nom

**2D av, 1424-8** (5:1449); consent to 3d track; Cordelia S Steward to Manhattan Railway Co; May21; July31'14. 721.99

**3D av, 2345-9** (6:1792); consent to 3d track; Thos W Miner to Manhattan Railway Co; mtg $25,000; June12; Aug3'14. 1,850

**3D av, 2345-9;** consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $25,000; June29; Aug3'14. nom

**3D av, 2347** (6:1792), es, 66.8 n 127th, 16.8x105; consent to 3d track; Patk Loughran, lessee, to same; June15; Aug3'14. nom

**Appointment of trste** (miscl) under marriage settlement; Frances, wife Hy J Maclean, at Ardgour, 24 Hayne rd, Beckenham, Kent, Eng, to David A Clarkson, at Merrick, LI; July17; Aug6'14.

**Asn of all RT&I** (miscl) to estates of Aaron & Harriet Stone, father & mother of party 1st pt; Saml Stone to Hortense L Stone, his wife, 205 W 54; July29; Aug4'14. gift

**Asn** (miscl) of all estate, real & personal, which is held or owned by firm to secure indebtedness; Fredk S Flower, 612 5 av; Jno S George, 3 W 34, & Chas H George, 57 W 75, firm Flower & Co, 49 Bway, to Chas H Werner, 31 E 30, in trust; July30; July31'14. nom

**Copy of adjudication** (miscl) of bankruptcy in matter of Guaranty Trust Co of N Y et al, vs Albt Le More & Edw E Carriere, individ & firms A Lemore & Co & Edward E Carriere & Co, at New Orleans, La; July20; Aug4'14.

**Power of atty** (miscl); Heinrich M Piepjunge & Anna M, his wife, to Chas Oakes & Carl L Schurz, firm Oakes & Schurz, 49 Wall; June9'11; Aug4'14.

**Power of atty** (miscl); Max M Warburg, of Hamburg, Germany, to Felix M & Paul M Warburg, both of N Y; July22; Aug6'14.

**Power of atty** (miscl); Solomon & Co of London, Eng, to Raphael M Bauer, 25 Broad; July23; Aug5'14.

**Power of atty** (miscl); Annie C Wood of Englewood, NJ, to Francis C Wood, 200 W 56; Apr28'13; Aug1'14.

**Power of atty** (miscl); Phebe W McConihe, individ & EXTRX Isaac McConihe to Warren McConihe; Jan17'03; July31'14.

**Power of atty** (miscl); Jas B Haggin, 1 E 64, to Louis T Haggin, Hickory Farm, Closter, NJ; July31; Aug1'14.

# WILLS.

## Borough of Manhattan.

**87TH st, 403 E** (5:1567-41½), ns, 80 e 1 av, 26x100, 4-sty bk tnt; A$9,000-16,000; also 133D ST, 10 W (6:1730-43), ss, 160 w 5 av, 25x99, 5-sty bk tnt; A$7,000-16,000; Columbus Schwarz Est, Jno R Steinbugler, 157 Lenox rd, Bklyn, EXR; atty, Jas A Sullivan, 912 Brook av, Bronx. Will filed July5'14.

**133D st, 10 W,** see 87th, 403 E.

# CONVEYANCES.

## Borough of the Bronx.

**Aldus st, 944** (10:2742), sec So blvd( Nos 996-8), 105x50, 5-sty bk tnt & strs; Eberhardt & Podgur to Patk H J Daly, 939 President, Bklyn; mtg $77,000; Aug3; Aug 4'14. nom

**Carlisle pl (*),** ws, 100 s 213th, 25x100; Frank Demucci to Jas A Clynes, 202 16th, Jersey City, NJ; July30; July31'14. nom

**Carlisle pl (*),** same prop; Jas A Clynes to Victoria Demucci, 203 West Houston; July30; July31'14. nom

**Elm st, nec Hicks av,** see Hicks av, nec Elm.

**Fox st, sec Av St John,** see Av St John, sec Fox.

**Fox st, 1145,** see Home, swc Fox.

**Fulton st (*),** sws, lot 20, map So Washingtonville, 40x125; Martha P Frank to Thos R Gorman, 4513 Byron av; mtg $3,000; July29; Aug1'14. O C & 100

**Home st** (10:2719), swc Fox (No 1145), 94x48.8x87.10x59, 5-sty bk tnt & strs; Pincus Lowenfeld et al to Chas I Stein, 90 E 108; mtg $44,000; July30; Aug1'14. nom

**Jennings st, 801** (11:2963), ns, 162.2 w Bristow, 37.1x180.4x25x178.6, 2-sty fr dwg & 1 & 2-sty fr rear stable; also LOTS 58 & 59 (*), map prop Wm H Wallace; Wm Haynes to Delbert Sales Co, Inc, 801 Jennings; July1; July31'14. nom

**Kappock st, nes, at line bet land described, &c,** see 227th W, ss, 31.9 e Westchester av.

**Lane** (12:3257-67), ns, 82.8 w Kingsbridge ter, 75x87.5, being lots 26, 27 & 28, map Est Benj Richardson; Patk Fay to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $1,000; July28; Aug1'14. nom

**Odell st, es, abt 305 s Starling av,** see Mott av, es, at line bet lands Hy L Morris & land formerly J L Mott.

**Pell pl (*),** es, 91 n 242d, 33.4x100; Jas P Kelly Co to Sarah A Kelly, Sherwood Park, Yonkers, NY Mar2'09; Aug1'14 O C & 100

**Pell pl (*);** same prop; Sarah A Kelly to Rose K Feely; Mar9'10; Aug1'14. O C & 100

**Purdy st, ws, 305 s Starling av,** see Mott av, es, at line bet lands Hy L Morris & land formerly J L Mott.

**Reservoir pl** (12:3343), ss, 67.6 e Reservoir Oval E, 22x100, 2-sty fr dwg; Jacob Cohen to Elise Spahr, 872 E 182; July27; Aug6'14. O C & 100

**Simpson st, 1069** (10:2726), ws, 360 n Westchester av, 37.6x100, 5-sty bk tnt; Peter Freess to Harry Weinstein, 1371 3 av; mtg $30,000; July30; Aug4'14. O C & 100

**Simpson st, 1076** (10:2727), es, 281.10 n Westchester av, 40x100, 5-sty bk tnt; Chas Danewitz to Lawrence Davis, 76 Green, Newark, NJ; mtg $33,500; July30; July31 '14. O C & 100

**Whittier st, swc Seneca av,** see Seneca av, swc Whittier.

**1ST st, nec 226th,** see Fordham rd E, ns, 100 se Emmet.

**134TH st E, nwc Walnut av,** see Walnut av, nwc 134.

**135TH st E, swc Walnut av,** see Walnut av, nwc 134.

**138TH st E, ss, 175 e Lincoln av,** see Mott av, es, at line bet lands Hy L Morris & land formerly J L Mott.

**139TH st, 414 E** (9:2283), ss, 118.9 e Willis av, 16.3x100, 2-sty & b bk dwg; Minnie Pfeiffer & ano to Arthur E Widmayer, Rutherford, NJ; mtg $4,500; July 29; Aug1'14. O C & 100

**143D st, 275-7 E** (9:2324), ns, 125 w College av, 49.8x100, 3-sty & b bk dwg & vacant; Eliz Ragette to St Rita's Roman Catholic Church, 448 College av; mtg $11,-500; July31; Aug1'14. O C & 100

**144TH st, 388 E,** see Willis av, 407.

**144TH st, 479 E** (9:2289), ns, 140 w Brook av, 25x99.9, 5-sty bk tnt; Sadie Weinstein to Peter Freess, 1148 Brook av; mtg $15,000; Aug1; Aug4'14. O C & 100

**150TH st, 301 E** (9:2410), ns, 320.3 e Morris av, 25x118.5, 2-sty & b fr dwg; Raffaele Sanza to Jno Gandiosi, 665 Fordham rd; July27; Aug6'14. O C & 100

**155TH st, 289-91 E** (9:2415), ns, 166.3 e Morris av, 54x100, 2-5-sty bk tnts; Celia Sommerfield to Lena Fuchs, 174 E 117, & Jacob Klein, 1975 7 av; B&S; AL; July20; Aug1'14. nom

**156TH st, 654 E** (10:2628), ss, 50 e Cauldwell av, 16.8x100, 2-sty fr dwg; Rosa Wiederman to Pauline Berg, 917 Union av; mtg $5,150; Aug3; Aug6'14. O C & 200

**156TH st, 834-6 E** (10:2675), ss, 25 e Union av, 50x91, 6-sty bk tnt & strs; Benenson Realty Co to Chas H Zumbuehl, 1041 Clay av; mtg $38,000; Aug3; Aug5 '14. nom

**160TH st E, nwc Park av,** see Park av, nwc 160th.

**170TH st W, swc Inwood av,** see Inwood av, swc 170.

**170TH st E, sec College av,** see College av, sec 170.

**170TH st, 400 E,** see Webster av, sec 170.

**171ST st E, ws, 631.8 s Gleason av,** see 171st E, ws, 156.8 s Gleason av.

**171ST st E, ws, 206.8 s Gleason av,** see 171st E, es, 106.8 s Gleason av.

**171ST st E (*),** es, 106.8 s Gleason av, 150x100; also LOT 701, map Gleason Prop; Jno A Steinmetz to River Realty Co, 1007 E 180; July29; Aug4'14. nom

**171ST st E (*),** ws, 156.8 s Gleason av, 50x139.6x52.6x141.11; also 171ST ST E, w s, 631.8 s Gleason av, 36.3x62.8x81.1, gore; Mary wife Geo Bonn to River Realty Co, 1005 E 180th; mtg $735; Oct4'13; Aug4'14. O C & 100

**171ST st E (*),** es, 106.8 s Gleason av, 125x100; also 171ST ST E, ws, 206.8 s Gleason av, 50x166.8x52.6x140.10; Wm Heinrich to River Realty Co, 1005 E 180; AL; July14; Aug4'14. O C & 100

**172D st E (*),** sec Gleason av, 25x106.8; Robt Anger individ & as EXR Sophia Anger to Margt Feitner, 2349 Waterbury av, NY; QC; June4; Aug4'14. nom

**173D st, 940 E,** see Hoe av, 1560-2.

**175TH st E, ss, — w Crotona av,** see Fordham rd E, ns, 100 se Emmet.

**175TH st E (*),** ws, 256.8 s Gleason av, 225x100; Wm Simpson Constn Co to Reloc Realty Co, 45 Cedar; July28; Aug3'14. nom

**176TH st, 509 E** (11:2924), ns, 75 e Bathgate av, 20x72, 2-sty fr dwg; Lena Brotz to Geo F Quelet, Bloomfield, NJ; mtg $3,500; July29; July31'14. nom

**176TH st E** (11:2959), ns, 145.5 w So blvd, 50x104x51.3x104, 5-sty bk tnt; C J Carey Bldg Co, Inc, to Wilhelmina C Popek, 501 W 146; mtg $41,000; July30; Aug6'14. nom

**176TH st E** (11:2851), ns, 625 w Morris av, 50x125, vacant; Jas Roche to Mary A Reardon, 135 E 163; Apr23; Aug6'14. O C & 100

**176TH st, 915 E,** see So blvd, 1873.

**177TH st, 826 E** (11:2956), swc Marmion av, 50x100, 2-1-sty bk strs; Bertha Levy to Pauline Levy, 601 W 113; AT; AL; Aug 4; Aug5'14. O C & 100

**180TH st E, nwc Mohegan av,** see Mohegan av, nwc 180.

**183D st E** (11:3030), ss, 84 e Webster av, 42x92.8x41.11x95.10, vacant. Lombardi Realty Co to Fredk H Levey, 323 N Broad, Elizabeth, NJ; May7; Aug4'14. O C & 100

**183D st, 541 E** (11:3052), ns, 102.11 nw 3 av, runs ne25xse3xne75xnw23xsw100 to st xse20 to beg, 1-sty bk str; Wm J Williamson et al to Bingle Realty Co, 499 Willis av; mtg $6,000; July23; Aug1'14. O C & 100

**187TH st, 653-5 E** (11:3075), ns, 19.10 e Belmont av, runs n54.9xn15.3xe40.1xs45.8x e0.11xs24.4 to st xw40.8 to beg, 4-sty bk tnt & strs; Rosina Cavaliere to Vincent Giannattasio, 225 E 110; mtg $12,500; July 30 Aug4'14. O C & 100

**263D st E** (12:3085), swc Williamsbridge rd or Boston av 98.7x100x78.6x32, also AP to plot adj above at nec; vacant; Ignace Gruber to Leo Jacobs, 385 Central Park W, & pl; mtg $6,000; June23; Aug6'14. O C & 100

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**216TH st E** (*), ns, pt lots 382 & 383, map Laconia Park; Jos Troiano to Wm Krusch, Norwalk, Conn; July30, Aug6'14. O C & 100

**216TH st E, nec Park av,** see Park av, nec 216.

**221TH st E** (*), ns, 160 w White Plains rd, 20x114, Edw P Dowling, ref, to Anna Young, 1316 Fulton av; FORECLOS July 31. Aug6'14. **3,000**

**226TH st E, nec 1st,** see Fordham rd E, ns, 100 se Emmet.

**227TH st W** (13:3407), ss, 31.9 e Westchester av, 94.6x310.3 to ns Westchester av x105.9x265.6; also KAPTOCK ST (13:-3407), nes, at line bet land hereby described & land Dora M Lesley, runs ne37.9 xnw105.3xsw37.10 to st xse — to beg, 2-sty fr dwg, Mary J, wife Henry O Heuer, to Jno H Boschen, 416 W 154; mtg $13,000; July30; July31'14. O C & 100

**229TH st E, nwc Bronxwood av,** see Bronxwood av, ws, extends from 229th to 230th.

**229TH st E** (*), ns, 355 w Paulding av, 25x114; Antonio Carella to Rosa Carella, 943 E 229, mtg $1,550; Aug3, Aug5'14. nom

**230TH st E, swc Bronxwood av,** see Bronxwood av, ws, extends from 229th to 230th.

**230TH st E, nwc Bronxwood av,** see Bronxwood av, ws, extends from 230th to 231st.

**231ST st E, swc Bronxwood av,** see Bronxwood av, ws, extends from 230th to 231st.

**261ST st, 400 W,** see Tyndall av, swc 261.

**Av St John** (10:2683), sec Fox, 75x100, vacant; Henry Morgenthau Co to Normal Constn Co, 329 Bway; B&S; July31; Aug 1'14. nom

**Anthony av, 1733** (11:2890 & 2891), ws, 113 n 174th, 22.7xn3.11x22x83.9, 2-sty bk dwg; Nettie Heller to Giulio Gallo, 474 3 av; mtg $5,000; July29; July31'14. nom

**Arthur av** (11:3065), nws, — n 184th, being lot 89, map Union Hill Powell Est, 50x124, except pt for av; Jno Bussing Jr to Frank Trocchio, 538 Morris av; July22; Aug1'14. nom

**Bathgate av, 1782** (11:2922), es, 202 s 175th, runs e110.10xs14xw1xs67xw22.1xn40 xw91.6 to av xn41 to beg, 3-sty fr dwg & 1-sty fr rear stable; Moses Lowenstein to Abr Oppenheimer, 22 Clarke pl; July27; Aug1'14. nom

**Bathgate av, 1831** (11:2917), ws, 162 n 175th, 27x120, except pt for av, 2-sty bk dwg; Jas Barrett & ano, EXRS Kate Ryan, to Mary Doherty, 1831 Bathgate av; July 31'14. **8,250**

**Briggs av, swc 203d,** see 203d E, swc Briggs av.

**Briggs av** (*), ns, 222.6 e Maple av, 50 x91.6x50x92.6; Vincenzo Gallo to Francesca Gallo, 311 E 60; AL; Feb11; Aug4 '14. nom

**Bronx blvd** (*), ws, 301.2 n Elizabeth, 50.2x100x50.2x100; Arthur F Du Cret et al, EXRS Wm P Sandford, to Bronx Parkway Commission, 100 Bway; July29; Aug3'14. **2,549.32**

**Bronxwood av** (*), ws, extends from 229th to 230th, —x—, Wakefield; Hattie L, wife Geo W Chamberlain, to Geo W Chamberlain, Hinsdale, Mass; B&S; Aug3; Aug4'14. nom

**Bronxwood av, swc 230th,** see Bronxwood av, ws, extends from 229th to 230th.

**Bronxwood av, nwc 230th,** see Bronxwood av, ws, extends from 230th to 231st.

**Bronxwood av** (*), ws, extends from 230th to 231st, 228x205; Hattie L, wife Geo W Chamberlain, to Geo W Chamberlain, Hinsdale, Mass; B&S; Aug3; Aug4'14. nom

**Bronxwood av, swc 231st,** see Bronxwood av, ws, extends from 230th to 231st.

**Brook av, 1008** (9:2386), es, 93.11 s 165th, 29.2x114.9x27.6x124.6, 4-sty bk tnt; Jos Kaiser to Lena Steinthal, 322 W 100; mtg $——; June10; Aug5'14. nom

**Bruner av** (*), es, 175 n 233d, 25x104.4; Maria Erickson to Alfilda E C Stolpe, 206 W 148; AT; May10; Aug5'14. nom

**Bruner av** (*), es, 200 n 233d, 25x104.4; David E Stolpe to Alfilda E C Stolpe, 206 W 148; AT; May10; Aug5'14. nom

**Bryant av, 1437** (11:2994), ws, 125 s Jennings, 25x100, 3-sty bk tnt; Geo Singer to Geo W Muller, 2994 3 av; B&S & AL; July 25; Aug3'14. nom

**Castle Hill av** (*), ws, 27 s Chatterton av, 76x105.4x76x105.3; Christian Vorndran et al to Pauline Fox, 1011 Castlehill av; mtg $15,000; Aug1'14. nom

**Castle Hill av** (*), ws, 50 s Hermany av, 25x100, Unionport; Annie M Walther to Chas & Annie Walther, 843 Castle Hill av; July31; Aug5'14. O C & 100

**Clinton av, 1812-18** (11:2949), es, 19.5 n 175th, 77.7x90.2x77.2x90.2, 4-3-sty bk dwgs; also PROSPECT AV, 2446 (11:3115), es, 460 n 187th, 20x—x20x95, 2-sty bk dwg; Chas H Zumbuehl to Benenson Realty Co, 407 E 153; mtg $38,800; Aug3; Aug 5'14. nom

**College av** (11:2783), sec 170th, 109.10x 50x107.4x50; also COLLEGE AV (11:2783), es, 109.10 s 170th, 100x100; also FINDLAY AV (11:2783), ws, 209.10 s 170th ,75.6x100 x75x107.6, vacant; Wilhelmina C Popek to C J Carey Bldg Co, 906 E 176; mtg $10,-600; July30; Aug5'14. O C & 100

**College av, es, 109.10 s 170th,** see College av, sec 170.

**Crotona av, ses, 70.6 sw Fairmount pl,** see Crotona av, 1884.

**Crotona av, 1884** (11:2950), ses, 40.6 sw Fairmount pl, 30x90, 2-sty fr dwg; also CROTONA AV (11:2950), ses, 70.6 sw Fairmount pl, strip 1.11x90.1x5.11x90, vacant; Annie S Clark to David Pistronk, 540 Claremont Park, & Jacob Wolfe, 1663 Washington av; mtg $5,000; July30; July 31'14. O C & 100

**Crotona av, 1991** (11:3079), ws, 25 s 179th, 25x100, 2-sty fr dwg; Michl Jackle to Lazzaro & Angela Pelezzare, 1991 Crotona av; mtg $3,600; July30; Aug1'14. nom

**Decatur av, 3323** (12:3352), ws, 225 n 209th, 25x100, 2-sty fr dwg; Peter Giakas to Nicholas Giakas, 515 Tremont av E; mtg $4,000; Jan4; Aug4'14. O C & 100

**Dudley av** (*), ss, 100 w Cornell av, 50x 100; Herman Roethler to Geo Mc Causlan, 3 6th st, Weehawken, NJ; mtg $735; July 29; Aug5'14. O C & 100

**Dudley av** (*), ss, 350 e Mapes av, 25x 100; Annie Kuber to Henry L Ogden, 1351 St Lawrence av; Aug3; Aug5'14. nom

**Dudley av** (*), ss, 350 e Mapes av, 25x 100; Henry L Ogden to Chas C Kuber, 1810 Gleason av; Aug3; Aug5'14. nom

**Dudley av** (*), ss, 200 w Mapes av, 50 x100; Jos Devlin to Geo McCauslan, 3 6th st, Weehawken, NJ; mtg $1,300; June26; Aug5'14. O C & 100

**Eagle av, 715** (10:2617), ws, 128 s 156th, 18x99.2, 2-sty & b bk dwg; Danl E Seybel to Jas S Segrave, 713 Eagle av; mtg $6,-000; Mar6; Aug4'14. nom

**Findlay av** (11:2783), ws, 515.2 n 169th, 112.6x100, vacant; Edmont Realty Co to Louise R Goodwin, 211 Verne st, Tampa, Fla; mtg $7,200; Aug5'14. O C & 100

**Findlay av** (11:2783), ws, 177.8 n 169th, 75x100, vacant; Mary Schwartz to Marrazzi Constn Co, 940 E 173; mtg $3,600; July31; Aug3'14. nom

**Findlay av** (11:2783), ws, 109.10 s 170th, 106.11 x 107.6 x 100 x 144.4, vacant; Mary Schwartz to Marrazzi Constn Co, 940 E 173; mtg $5,000; July31; Aug3'14. nom

**Findlay av, ws, 209.10 s 170th,** see College av, sec 170.

**Fordham rd** (12:3273), ns, 100 ne Emmet, 50x150, vacant; Stephen C Powell et al to Chas H Schroeder, 1948 Prospect av; QC; July28; Aug1'14. nom

**Fordham rd E** (12:3273), ns, 100 se Emmet, 50x150, vacant; also 1ST ST (*), nec 226th, 276x188x270x175; also 175TH ST E (11:2944), ss, — w Crotona av, also at line bet lots 3 & 4, runs s105xe24xn105 to av xw 24 to beg, part lot 4, map Fairmount, except pt for av; Mary A Mannion to Chas H Schroeder, 1948 Prospect av; July27; Aug1'14. nom

**Fordham rd** (12:3273); also 1ST ST, nec 226th (*); also 175TH ST E (11:2944); same prop; Mildred Mannion, by GDN, to same; AT; July27; Aug1'14. **22,000**

**Franklin av, 1391** (11:2931), ws,, 73.5 s 170th, 20x100, except pt for av, 2-sty & b bk dwg; Jos H Fargis, ref, to Eliz A, Kath B, Johanna & Eleanor E May,1323 Ditmars av, Bklyn; FORECLOSED & drawn July 31'14. **4,000**

**Garrison av** (10:2731), ws, 212.11 s Lafayette av, 25x96, vacant; Wm J McKeown, ref, to Chas B Bretzfelder, 187 Cedar, Far Rockaway, & David Shiman, 545 W 111; FORECLOS transfer tax lien; July7; Aug1; Aug5'14. **1,500**

**Gleason av, sec 172d,** see 172d E, sec Gleason av.

**Grand av, 2314** (11:3198), es, 100 n North, 25x100, 2-sty bk dwg; Jas J Ryan to Agnes K Ryan, 65 Ft Wash av; mtg $——; July2; Aug4'14. nom

**Haviland av** (*), ss, 305 w Olmstead av, 25x108; also HAVILAND AV (*), ss, 330 w Olmstead av, 25x108; also PELHAM RD (*), es, 100 n Lee, 75x100; Otto R Burger to Marie E Brupbacher, 2011 Mapes av; mtg $2,500; July7; Aug4'14. nom

**Haviland av, ss, 330 w Olmstead av,** see Haviland av, ss, 305 w Olmstead av.

**Hicks av** (*), nec Elm, 26x100; Luigi Marrandino to Giovanni De Blasio, 309 E 148; July1; July31'14. nom

**Hoe av, 1560-2** (11:2989), sec 173d (No 940), 75x100, 5-sty bk tnt & strs; Marrazzi Constn Co to Esther Polsky, 860 E 161; mtg $69,500; July31; Aug3'14. O C & 100

**Hollers av** (*), nec Romboult av, 25x100; Hudson P Rose Co to Francesco Maisto, 3710 3 av; July23; July31'14. nom

**Hull av, 3284** (12:3351), es, 125 s 209th, 25x100, 2-sty fr dwg; Eliz Rode to Bernard W Fuchs, 502 W 179; mtg $5,000; July29; Aug1'14. O C & 100

**Inwood av** (11:2864), swc 170th, 38.3x—, vacant; Ernest R Eckley, ref, to Walter F Welch, Jamaica, LI; FORECLOS June 16; June26; Aug1'14. **250**

**Jackson av, 483-5** (10:2557), ws, 25 s 147th, 50x100, vacant; Dollar Savgs Bank to Saml Stern, 518 W 143; July30; Aug3'14. O C & 100

**Jackson av, 483-5;** Saml Stern to Angel Constn Co, 1228 Hoe av; mtg $4,000; July 30; Aug3'14. O C & 100

**Jacksonville av** (*), nec Richardson av, 130.9x30.5x130x22.11; Augusta M de Peyster et al to American Real Estate Co, 527 5 av; July9; Aug6'14. nom

**Liebig av** (13:3423), es, 150 s 260th, 50x 95, vacant; Fredk P Hummel to Sophie Hummel, 22 Marble Hill av; June28; Aug 4'14. O C & 100

**Longfellow av, 1151** (10:2754), ws, 307.3 n 167th, 25x100, 2-sty bk dwg; Home Specialty Co to Timothy Cronin, 2492 8 av; mtg $8,700; July29; Aug1'14. nom

**Longfellow av, 1151;** Timothy Cronin to Katie Cronin, 2492 8 av; mtg $8,700; July 30; Aug1'14. nom

**Longwood av, 1091-3,** see 118th, 415 W, Man cons.

**Lyon (Briggs) av, 2311** (12:3301), ws, 100 n 196th, 20x91x20x91.3, 3-sty bk dwg; J Homer Hildreth, ref, to Marian H Erbacher, 2311 Lyon av; mtg $6,000; FORECLOSED & drawn July31; Aug1'14. **750**

**Madison av** (*), ss, 50 w Williams av, 25x100; Jas J Ryan to Agnes K Ryan, 65 Ft Wash av; July2; Aug4'14. nom

**Marmion av, swc 177th,** see 177th, 826 E.

**Mohegan av** (11:3119), nwc 180th, 132x 75, except part for av & st; Michele Anastasio to Antonino Anastasio, 212 W 80; Aug31'08; Aug5'14. nom

**Mohegan av** (11:3119), same prop; Antonino Anastasio to Salvatore Anastasio, 212 W 80, Aug1; Aug5'14 nom

**Morris av, 1065** (9:2448), ws, 350.10 n 165th, 25x100.8x25x100.10, 2-sty & b bk dwg; also MORRIS AV, 1067 (9:2448), ws, 375.10 n 165th, 25x100.6x25x100.8, 2-sty & b bk dwg; Patk H J Daly to Ida Brantman, 794 Hewett pl; mtg $5,000; Aug3; Aug5'14. O C & 100

**Morris av, 1067,** see Morris av, 1065.

**Mott av** (9:2343), es, at line bet lands Henry L Morris & land formerly J L Mott, runs e108xn50xw108 to av xs50 to beg, except pt for av; also 138TH ST E (9:2313), ss, 175 e Lincoln av, 50x100, vacant; also PURDY ST (*), ws, 305 s Starling av, 100 x216 to Odell; Chas R Lawson to Chas F Minor, 26 E 120; mtg $21,500; July29; Aug 4'14. nom

**Needham av** (*), ns, 337 w Corsa av, 50 x100; Jno J Crimmins to Jno S Swan, 1436 Oakley; July30; July31'14. O C & 100

**Park av** (9:2420), nwc 160th, as on map Morrisania, strip runs n124.3xe2.6 to ws Railroad av as now opened x123.7x3.11; Eva Van Cortlandt Hawkes to Jas T Barry, 1149 Boston rd; QC; June11; July 31'14. **45.84**

**Park av** (9:2420); same prop; Newbold Marris to same; QC; Apr20; July31'14. **45.83**

**Park av** (9:2420); same prop; Frederic A de Peyster et al to same; QC; Apr27; July31'14. nom

**Park av** (*), nec 216th, 100x150; Josephine A Stewart to Adelia M Valentine, West Orange, NJ; mtg $16,000; July30; Aug4'14. O C & 100

**Pelham Pkway S** (*), ss, whole front bet Williamsbridge rd & Yates av, 318.6x 141.10x293.11x100; Sound Realty Co to Theresa Lemmon, 314 W 94; June29; Aug 5'14. nom

**Pelham Pkway S** (*), ss, whole front bet Williamsbridge rd & Yates av; Theresa Lemmon to Fredk Joseph, 47 W 86; mtg $46,500; Aug3; Aug5'14. O C & 100

**Pelham Pkway S** (*), ss, 150 e Van Hoesen av, 50x125; Rose Herman to Katie S Gladstone, 729 Kelly; mtg $2,065; July 23; Aug1'14. nom

**Pelham rd, es, 100 n Lee av,** see Haviland av, ss, 305 w Olmstead av.

**Prospect av** (10:2680), ws, 248 n 167th, runs w115.6xs123xw104.10xn163.9xne124.10 xn6.7xe108.1 to av xs100.8 to beg, 3-1-sty bk strs & vacant; Central Bldg Impt & Investment Co to Premium Holding Corpn, 149 Church; July29; Aug5'14. O C & 100

**Prospect av, 2446,** see Clinton av, 1812-18.

**Richardson av, nec Jacksonville av,** see Jacksonville av, nec Richardson av.

**Romboult av, nec Hollers av,** see Hollers av, nec Romboult av.

**St Anns av, 107-9** (9:2260), ws, 25 n 132d, 50x74.11, 2-5-sty bk tnts; Municipal Holding Co to Edna V Burroughs, 1373 Union, Bklyn; mtg $10,000; July31; Aug 1'14. O C & 100

**Sedgwick av** (12:3263), ws, abt 165 s Van Cortlandt av, 50x99.11x71x90, vacant; Bruno W Kirschner to Katie B Kirschner, 151 W 129; mtg $2,587.50; July31; Aug4 '14. nom

**Seneca av** (10:2762), swc Whittier, 150x 100, vacant; Lawrence Davis to Chas Danewitz, 2682 Valentine av; mtg $8,000; July 30; July31'14. O C & 100

**Southern blvd, 996-8,** see Aldus, 944.

**Southern blvd, 1873** (11:2959), nwc 176th (No 915), 57.10x116.7x50.6x145.5, vacant; Louis E Bates to Park Hill Constn Co, 779 Crotona Park N; mtg $9,000; July29; Aug 1'14. O C & 100

**Taylor av** (*), es, 200 n Gleason av, 16.8 x100; Jno E Walpole to Chas P Walpole, 1224 Taylor av; B&S; July31; Aug3'14. nom

**Taylor av** (*), ws, 225 s Morris Park av, 25x100, except pt for Taylor av; Henry Pieschel to Elsie P Foley, 1602 Taylor av; QC; July18; Aug3'14. nom

**Taylor av** (*); same prop; Elsie P Foley & ano to Jno J McNamara, 357 E 137; mtg $5,500; Aug1; Aug3'14. O C & 100

**Taylor av** (*); same prop; Grace Pieschel, by GDN, to same; AT; mtg $5.500; Aug1; Aug3'14. 333.33

**Tiebout av, 2478** (11:3023), es, 165.3 n 188th, 31x100, 4-sty bk tnt; Elizabetha Erler to Philip H Felsing, Otisville, NY; mtg $16,560; Aug3; Aug6'14. O C & 100

**Trinity av, 921-3** (10:2631), ws, 100 s 163d, 50x125, 5-sty bk tnt; Anna K Mitchell to Wm E Good, Westwood, NJ; mtg $48,-000; July31; Aug1'14. nom

**Tyndall av** (13:3423), swc 261st (No 400), 100x37.6, 2-sty fr dwg; E Bright Wilson, ref, to Frances H Leavitt, at The Hill, Augusta, Ga; mtg $8,000; FORECLOS July28; July29; July31'14. **250**

**Valentine av, 2200** (11:3144), es, 296.2 n 181st, 16.8x116.3, 2-sty fr dwg; Jas J Ryan to Patk J Ryan, 2200 Valentine av; mtg $——; July2; Aug4'14. nom

**Van Nest av** (*), ss, 25 e Melville, 25x 100; Wilhelmina Deile to Rose G Zeitlin, 160 Garfield pl; mtg $6,500; Dec16'13; July 31'14. nom

**Van Nest av** (*), ss, 25 e Cruger av, 25 x100; Sol Kaplan to Louis Kaplan, 1719 Unionport rd; Nov28'13; Aug3'14. O C & 100

**Wallace av** (*), ws, 720 n Morris Park av, 25x100, except pt for av; Geo A Devermann to Julius A Meyer, 1926 Wallace av; mtg $3,500; July31; Aug1'14. O C & 100

**Walnut av** (10:2586), nwc 134th, 207.11 to 135th x275, 6-sty bk factory; Abr S Phillips to Phillips-Jones Co, 829 E 134; mtg $55,000; July30; Aug6'14. nom

**Walnut av, swc 135th,** see Walnut av, nwc 134.

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**Washington av, 1449** (11:2926), ws, 111 [illegible] Testa & Delgrosso, Peter C [illegible] to Vincent C Ricciardi, Flat Wash [illegible] noon

**Webster av** [illegible] 186th (No [illegible] Weinmann [illegible] Stevens, Inc, at 183d & Mott [illegible] noon

**Wilkins av, 1313-21** (11:2976), ws, 271.10 s Intervale av, 80.7x101.11x73.11x60, 5-sty bk tnt & strs; Utility Realty Co to Isaac [illegible] July15, Aug1'14. nom

**Wilkins av, 1358** (11:2976), es, 75 s Jen- [illegible] 25x93.2x80.1, 3-sty bk str; Wm J Williamson et al to Bingle Realty Co, 499 Willis av; mtg $8,000; July23; Aug1'14. O C & 100

**White Plains rd** (*), es, 150 s O'Brien av, 25x111.6; Evelyn Miers to Elise Bentz, 1953 Chatterton av; mtg $1,100; June30; July31'14. O C & 100

**Willis av, 107** (9:2305), swc 141th (No 388), old line, 25x94; 5-sty bk tnt & strs; Alex Karlin to Anoel Realty Co, 1800 7 av; mtg $16,000; FORECLOS July21; Aug 4 Aug5'14. 9,000

**Williamsbridge rd** (*), es, 207.1 s Pelham Pkway S, 50.1x139.5x50.4x147.10; Rose Herman to Katie S Gladstone, 729 Kelly; mtg $2,415; July23; Aug1'14. nom

**Williamsbridge rd** (*), es, 216.11 s Pelham Pkway S, 50.1x156.3x50.4x147.10; Rose Herman to Katie S Gladstone, 729 Kelly; $2,520; July23; Aug1'14. nom

**Williamsbridge rd, see Pelham Pkway S,** see Pelham Pkway S, ss, whole front. etc

**Willis av, 369** (9:2305), ws, 75 s 143d, 25x [illegible] 3-sty & b bk dwg, Celeste B Levy to Chas S Levy, 1956 Crotona Pkway; QC; July30; July31'14. nom

**Yates av, swc Pelham Pkway S,** see Pelham Pkway S, ss, whole front, etc.

**Lots 58 & 59, map Wm H Wallace,** see Jennings, 801.

**Lots 137 & 138** (*), map lots at Wakefield prop Monatiquot R E Co; Monatiquot Real Estate Co to May H Collins, 1347 Boscobel av; Mar2; July31'14. 1,500

**Lots 137 & 138** (*), map lots at Wakefield prop party 2d pt; Fannie Cannon to Monatiquot Real Estate Co; July22; July 31'14. 500

**Lot 4** (*), map 63 lots Herman Menaker, being a sub division of plots 23 & 25, map Clasons Pt; Evelyn Miers to Elise Bentz, 1953 Chatterton av; mtg $1,800; June30; July31'14. O C & 100

**Plot** (11:3224) begins at e line plot 7 on map lands Alfred J Taylor et al, runs w 160.1xs37.1xe155.8xe4.11xn35 to beg; Thos Snell & ano to Geo V Mullan, 118 W 183; B&S & C'a G; July11, Aug1'14. O C & 100

# MISCELLANEOUS CONVEYANCES.

## Borough of The Bronx.

**139TH st, 414 E** (9:2283), ss, 118.9 e Willis av, 16.3x100, 2-sty & b bk dwg; re mtg; Jacob S Gold to Minnie Pfeiffer, 290 Lockwood st, Astoria, LI, & Tessie K Scharps, 340 W 86; July27; Aug1'14. nom

**175TH st, E, swc 3 av,** see 3 av, swc 175.

**186TH st E, nwc Hughes av,** see Hughes av, nwc 186.

**Amsterdam av** (*), ws, 125 s Tremont rd, 50x100; re mtg; Poughkeepsie Trust Co to Poplar Realty Co, Inc, 120 Westchester sq; July31; Aug4'14. nom

**Amsterdam av** (*), ws, 125 s Tremont rd, 50x100; re mtg; same to same; July 31; Aug4'14. nom

**Arthur av** (11:3078), es, 225 s 186th, 75x 86.11x75x86.7, vacant; re mtg; Alfred Siegman to Aug Kuhn, 120 W 57; July27; July31'14. nom

**Arthur av** (11:3078), es, 60 n 189th, 70.11 x100x79.6x100, vacant; re mtg; Alfred Siegman to August Kuhn, 120 W 57; July 27; July31'14. nom

**Bathgate av, 1978** (11:3044), ses, 276.6 se 179th, 18x87.4x18x86.8, 2-sty bk dwg; re mtg; Harlem Savgs Bank to Willis B Pugh, 1978 Bathgate av; Aug1'14. nom

**Hughes av** (11:3073), nwc 186th, 50x87.6, vacant; re mtg; Alfred Siegman to Aug Kuhn, 120 W 57; July27; July31'14. nom

**Hughes av** (11:3073), ws, 125 s 186th, 75x87.6, vacant; re mtg; Alfred Siegman to Aug Kuhn, 120 W 57; July27; July31'14. nom

**St Anns av, 107-9** (9:2260); sur asn of rents; Francis Dovale & ano to Edna V Burroughs, 1373 Union, Bklyn; Aug4; Aug 6'14. nom

**Stebbins av** (10:2689 & 2696), ws, 529.1 s Westchester av, 40x100; agmt as to re of above premises from mtg agmt; City Mtg Co & Foxvale Realty Co with N Y Trust Co, 26 Broad; July29; July31'14. nom

**Taylor av** (*), es, 200 n Gleason av, 16.8 x100; re judgmt; H W Bell Co to Chas P Walpole, 1220 Taylor av; July9; Aug4'14. 60

**Taylor av** (*); same prop; re judgmt; Elmer C Miller & ano to same; July6; Aug 4'14. 60

**Taylor av** (*); same prop; re judgmt; McConnell Coal Co to same; July23; Aug 4'14. 60

**Taylor av** (*); same prop; re judgmt; Margt Knox to same; July3; Aug4'14. 60

**3D av, 3985-7** (11:2921); consent to 3d track; Chas G Wubbenhorst to Manhattan Railway Co; July1; July31'14. 250

**3D av, 3985;** consent to 3d track; Lincoln Trust Co to Manhattan Railway Co; July 20; July31'14. nom

**3D av, 3987;** consent to 3d track; Annie C Cochran to Manhattan Railway Co; July 22; July31'14. nom

**3D av, 3395** (9:2371), ws, 98.1 n 166th, 25x100; consent to 3d track; Peter Flach to Manhattan Railway Co; July16; Aug5 [illegible] 250

**3D av** (11:2922), swc 175th, 101.10x100.3 x102.1x100.7; consent to 3d track; Ayreshire Realty Co Inc to Manhattan Railway Co; June30; Aug5'14. 509.35

**3D av** (11:2922), same prop; consent to 3d track; Corn Exchange Bank to same, July27; Aug5'14. nom

**3D av, 4197** (11:2924); consent to 3d track; Jno W Dick to Manhattan Railway Co; July7; July31'14. 284

**3D av, 4197;** consent to 3d track; Caroline J Dick to same; July22; July31'14. nom

**3D av, 4197** (11:2924); consent to 3d track; Chas A Sherman, EXR, to same; July17; July31'14. nom

**3D av, 4415** (11:3048), ws, 81.6 n 181st, 25x102.11; consent to 3d track; Frances Stepath to Manhattan Railway Co; June 30; Aug5'14. 125

**Parcel 27** (*) on damage map to open Glebe av from Westchester av to Overing av; re mtg; Chessie E Zeller to Margt Berger, 2124 Glebe av; Apr8; Aug6'14. nom

**Parcel 11D** (*) on damage map to open **McGraw av from Beach av to Unionport** rd; re mtg; Peter Donnelly et al to City N Y, June5; Aug6'14. nom

**Parcels 55 & 55A** (*) on damage map to open Guerlain st from Rosedale av to Beach av; Patk J Bowen to City N Y; June 3; Aug6'14. nom

**Parcels 55 & 55A** (*) on damage map to open same; re mtg; same & ano to same; May29; Aug6'14. nom

**Power of atty** (PA); Jno Klein to Anton B Schmidt; Apr15'10; Aug6'14.

**Power of atty** (PA); Lily Loeb to Paul M Herzog, 41 W 68; May19; Aug4'14. nom

**Power of atty** (PA); Cora Loeb to Paul M Herzog, 41 W 68; May19; Aug4'14. nom

# LEASES.

## Borough of Manhattan.

JULY 31, AUG. 1, 3, 4, 5 & 6.

**Bleecker st, 233** (2:589), str; Jas Hughes to Calogero Sortino, 233 Bleecker; 5yf May1; Aug5'14. 420

**Chrystie st, swc Houston,** see Houston E, swc Chrystie.

**Cherry st, 132** (1:253); asn Ls; Giovanna Cino to Jas Everard's Breweries, 12 E 133; July29; Aug3'14. nom

**Cortlandt st, swc Bway,** see Bway, 169-71.

**Elizabeth st, 196** (2:492), ground fl & b; Mariano Scimeca to Giuseppe Lauria, 18 Spring; 5yf Aug1; Aug3'14. 1,500

**Houston st E** (2:427), swc Chrystie, theatre &c; asn Ls; Saml Davis & ano to Martin Berlin, 31 5 av, Rockaway Park, LI; July31; Aug3'14. 4,375

**Market st, 33** (1:277); sur Ls; Celia Friedman to Jos Feinstein & Louis Friedman, 33 Market; AL; July31; Aug1'14. nom

**Murray st, 72** (1:127-30); asn Ls; Mary J, wife Hy O Heuer, to Fredk W Waue or Wane, 100 Morningside av; mtg $6,000; July26; July31'14. O C & 100

**Spring st, 200** (2:489); asn Ls; Gerardo & Paul Santarseri to Stuart N Clarke, at Yonkers, NY; July30; Aug4'14. nom

**Sylvan pl, 3 & 5** (6:1769), ws, bet 120th & 121st, all; Annie M wife Jno B Harrison to Wilhelmina Mursch, 151 E 123; 5yf Aug 1; Aug1'14. 4,200

**Warren st, 30** (1:135), ns, 25x100; all title to bldgs, etc; leasehold; Ambrose E Barnes & Grace H Hall to Rector, etc, of Trinity Church, 187 Fulton; AT; Aug3; Aug4'14. 6,434.25

**3D st, 114 E** (2:430), ss, 400 w Av A, 25x90; asn Ls; Christina Schlosser to Barbara Ruis, 114 E 3; July31; Aug5'14. O C & 100

**9TH st, 437 E** (2:437), e str & pt c; Julie Deile to Jno Jordan, 342 E 9; 5yf Aug1; Aug1'14. 480

**9TH st, 621 E** (2:392), all; Abr Stadtmauer to David Kieselman, 138 Essex; 2yf Mar1'13; Aug4'14. 3,674

**14TH st, 60 E** (2:565); Abr Weintraub to Henry Martinson & Benj Nibur, both 2100 5 av; Aug5; Aug6'14. nom

**28TH st, 509 W** (3:700); sur Ls with bldg; Jno Murray, EXR Patk Mullen, to Marie M I De Courval, at Paris, France; AT; May1; Aug6'14. 1,000

**32D st, 106-8 W** (3:807), str & pt b; Greeley Square Leasing & Impt Co to Fredk W Anderson, 3100 Bway; 4 7-12yf Aug1; Aug6'14. 7,583 & 10,000

**32D st, 106-8 W** (3:807); asn Ls; Fredk W Anderson to Jane P McCarthy, 3100 Bway; July24; Aug5'14. 1,200

**41ST st & N R** (4:1107), the ss & outer end of pier at foot W 41st st, 700x60, extending from bulkhead line with wharfage rights, etc (if n end is tendered & given possession then rental to be $13,200); City N Y by Commr of Docks to Eben E Olcott, 322 W 75; ext Ls 10yf Nov28; Aug4'14. 8,800

**43D st W, nec 8 av,** see 8 av, 680.

**91ST st W, swc Central Park W,** see Central Park W, 302.

**101ST st W, sec Manhattan av,** see Manhattan av, 10-6.

**109TH st E** (6:1703), ns, at Harlem River, bulkhead space, runs n 187 ft; City N Y by Commr of Docks to Bunke & Meyer, Inc, 110th st & Harlem River; 5yf June1; Aug4'14. 2,083.73

**121ST st, 427-9 E** (6:1808), ns, 287.6 w Pleasant av, all; Hy L Scheuerman to Giuseppe Tripoli, 313 Bowery; 5yf June1; Aug 6'14. 3,600

**123D st W, nec 7 av,** see 7 av, nec 123.

**130TH st W, nwc Lenox av,** see Lenox av, 401.

**130TH st W, nwc Lenox av,** see Lenox av, 401.

**176TH st W, sec St Nicholas av,** see St Nicholas av, 1328.

**179TH st W, sec Bway,** see Bway, 4218.

**Av A, 17** (2:429); asn rents under Ls to secure notes $1,000; Walburga Horn to Hy Mindlin, 850 Kelly; July21; July31'14. nom

**Av A, 17-21** (2:429); asn rents under Ls to secure notes for $1,000; Walburga Horn TRSTE Felix Horn to Hy Mindlin, 850 Kelly; July21; July31'14. nom

**Av C, 185-7** (2:394), all; Abr Golden & ano to Jos Rothman, 157 Ludlow; 3yf Apr 1; Aug6'14. 8,430

**Broadway, 169-71** (1:62), swc Cortlandt, 56.6x104.2x56.1x106.1; asn Ls; Broadway-Cortlandt Co to City Investing Co, 165 Bway; AL; July1; Aug5'14. nom

**Broadway, 4218** (8:2163), sec 179th, str & b; E Stewart Manee & ano to Alphonse Andre, 884-6 Col av & ano, firm A Andre & Co; 5y & 3½ mos from June15; Aug1'14. 2,100

**Central Park W, 302** (4:1204), swc 91st, 100.8x100, all; Secured Holdings Corpn, 50 Church, to Milton J Gordon, 418 Central Park W; 3 mos from——; Aug5; Aug6'14. per mo 1.00

**Lenox av, 401** (6:1915), nwc 130th, cor str & ½ b; Nathan Hutkoff to Leopold Oppenheimer, 509 W 110; 2 8-12yf Sept1; 3 y ren; July31'14. 1,080 & 1,200

**Lenox av, 401** (7:1915), nwc 130th, str & ½ b Nathan Hutkoff to Leopold Oppenheimer, 509 W 110; 2 8-12yf Sept1; 3y ren; at $1,200; re-recorded from July31; Aug 5'14. 1,080 & 1,200

**Madison av, 629** (5:1294), all; 59th St-Madison Ave Co to S Cushman's Son; ext ls 2yf Apr1'15; Aug4'14. 9,500 & 9,750

**Manhattan av, 10-6** (7:1836), sec 101st, all; Shenk Realty & Constn Co to Isaac Specter, 95 W 119; 5yf Aug1; Aug6'14. 14,000

**Park av, 1408** (6:1610); asn Ls; Danl Devany to Timothy Cronin, 2492 8 av; mtg $——; July24; Aug6'14. nom

**Park av, 1408;** asn Ls; Timothy Cronin to Home Specialty Co, 385 E 161, Bronx; mtg $——; July31; Aug6'14. nom

**Park av, 1408;** sur Ls recorded June28 '11; Timothy Cronin to Thos Daly, 113 E 31; AT; mtg $——; July31; Aug6'14. nom

**Park av, 1408** (miscl); power of atty to Ls &c; Josephine E Daly to Thos Daly, both at 113 E 31; June30; Aug6'14.

**Park av, 1408** (6:1610), str; Josephine E & Thos Daly to Timothy Cronin, 2492 8 av; 10yf July1; Aug6'14. 1,100

**Park row, 53-63** (1:121), rooms 224-7 on 2d fl; Michl Sarcena to Wm V & Gretchen Preisler, 60 W 98; from Sept1'14 to Apr30 '18; Aug5'14. 2 000

**St Nicholas av, 1328** (8:2133), sec 176th, str & c; National City Amusement Enterprises to Alphonse Andre, 605 W 111 & ano; 4 10-12yf July1; Aug6'14. 1,200 to 1,800

**1ST av, 1556** (5:1560); asn Ls; Jos Scotti to Frank Valle, 358 E 81, & ano; AT; June 25; July31'14. nom

**1ST av, 2161** (6:1846), s str & b; Michl Manfredi to Antonio Melfi, 2161 1 av; 5yf July1; Aug5'14. 480

**2D av, 139** (2:464), 5 upper flrs; Sol Klingstein to Nathan Buchholtz, 199 Av B; 3yf Aug1; Aug3'14. 3,402

**2D av, 1112** (5:1351), all; Anna W Hepp et al to Patk Kerr, 19 Havard av, Jamaica, B of Q & ano; 11yf July1; Aug5'14. excess taxes & 3,000

**2D av, 1112** (5:1351); asn Ls; Patk Kerr & Harry Muller to Jas Madden, 344 W 14; Aug4; Aug5'14. O C & 100

**3D av, 940** (5:1311), str & b; Kath C O'Keeffe to Jacob Greenwald, 940 3 av; 3yf May1; Aug4'14. 1,900

**3D av, 1484** (5:1512), str & ft b; Martha B Kallman to David & Abr Steigerwald, 1226 Mad av; 10yf Aug1; Aug4'14. 2,600 & 2,750

**7TH av** (7:1908), nec 123d, n str; Metropolis Securities Co to Theo E Doelger, 2005 7 av; 5 1-12yf Sept1; Aug3'14. 1,600

**8TH av, 680** (4:1015), nec 43d, all; Chas A Christman to Thos Kieran, 209 7 av; 10yf July1; Aug6'14. 4,500 & 4,625

**8TH av, 2075** (7:1847), str fl & b; Leonard Graziadei & ano to Alphonse Andre & ano, firm A Andre & Co, 884 Columbus av; 3yf May1; Aug6'14. 1,500

**8TH av, 2193** (7:1945), str & front b; Andw Kane to Alphonse Andre, 605 W 111 & ano, firm A Andre & Co; 5yf Jan1 '15; Aug1'14. 2,000

**Pier Old 49, E R** (1:242); agmt as to tearing out said pier before expiration of Ls at expense of party 2d pt, etc; City N Y by Commr of Docks with N Y, N H & H R R Co, at Grand Central Terminal, Park av & 42d; July1; Aug4'14. nom

# LEASES.

## Borough of The Bronx.

**Belmont st, swc Jerome av,** see Jerome av, 1579.

**147TH st E, sec Willis av,** see Willis av, sec 147.

**172D st E, nec Bathgate av,** see Bathgate av, nec 172.

**173D st, 480 E,** see Washington av, 1656-60.

**189TH st, 615 E** (11:3078), nwc Hughes av, all; Chas Reinecke et al to Giovanna Madonna, 317 Pleasant av; 3yf July1; Aug 4'14. 2,760

**Bathgate av** (11:2919), nec 172d, cor str; Bathgate Realty Corpn to David L Shmulovitz, 1178 Wash av; 7yf June1; Aug4'14. 3,300

**Courtlandt av, 697** (9:2414), str & 5 rooms; Peter Emmerich to Frank Herp, 697 Courtlandt av; 2 11-12yf June1; Aug3 '14. 900

**Fordham rd E** (11:3188), sec Jerome av, str; Eva F Jung, individ & as TRSTE Walter C Rollins et al, to Patk Farrell, 250 Manhattan av; from June1'14 to May1 '19; Aug4'14. 2,400 to 3,600

**Hughes av, nwc 189th,** see 189th, 615 E.

**Jerome av, 1579** (11:2859), swc Belmont, all; Dora Schnapp, widow, to Jno McCaffery, 1579 Jerome av; 5yf Aug1; Aug6'14. 900 to 1,500

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**Jerome av, 1579;** asn Ls; Jno McCaffrey to Jas Everards Breweries, 12 E 133; July 31; Aug6'14. nom

**Jerome av, sec Fordham rd E,** see Fordham rd E, sec Jerome av.

**Southern blvd, 957** (10:2725), str; Kellwood Realty Co to Chas Corn, 213 W 111; 3yf Aug1; (2y ren); Aug5'14. 1,500 to 2,100

**Tinton av** (10:2658), ws, 240.5 n 161st, 27x135, all; Sara Constn Co Inc to Saml Bleustein, 853 Macy pl & ano; 5yf Sept1, Aug1'14. 2,400

**Tremont av, 792** (11:2956); asn Ls; Jno Kilkeary to Patk J O'Dare, 2077 Mapes av; Aug3; Aug4'14. nom

**Washington av, 1656-60** (11:2914); also 173D ST, 430 E, four bldgs; Harrisetta Holding Co to Isidor Mordkowitz, 1742 Bathgate av; 3yf Aug1; Aug5'14. 12,750

**White Plains av, 3331** (*); asn Ls; Jno V Braun to Lillian M Geyer, 3331 White Plains av; July17; Aug6'14. nom

**White Plains av, 3331** (*); asn Ls; Lillian M Geyer to Stuart N Clarke, Yonkers, NY; July17; Aug6'14. nom

**Willis av** (9:2291), sec 147th, 50x100; sobrn of Ls to mtg; Eliz C Doherty & ano with Dollar Savgs Bank, 2808 3 av; Aug1; Aug6'14. nom

**Willis av** (9:2291); same prop; Eliz C Doherty & ano with same; Aug1; Aug6'14. nom

**3D av, 3786** (11:2927), all; Olga Hirschman to Jos Goldfine, 929 Whitlock av; 5yf Sept1; Aug6'14. 600 to 780

**3D av, 4203** (11:2924); ext of Ls for 5yf Apr1'17 at $1,620 per yr; Mary Armstrong & ano, EXRS &c Jno Armstrong, with David Shapiro; Oct30'11; Aug4'14. nom

# MORTGAGES.

## Borough of Manhattan.

JULY 31, AUG. 1, 3, 4, 5 & 6.

**Arden st, nec Nagle av,** see Nagle av, nec Arden.

**Croton st, nec Audubon av,** see Audubon av, 9.

**Division st, 51,** see East Bway, 64.

**East Broadway, 64** (1:281), ns, 113.11 w Market, runs n—xw.03xn— to ss Division (No 51) xe25.6xs52.6 & 19.9 & — to East Bway, at pt 89 w Market xw24.11 to beg; Aug3; Aug4'14; 3y or sooner, 6%; Lewis Adelson to Benj Rinaldo, 509 Cathedral Pkway. 10,000

**Elizabeth st, 196** (2:492); asn Ls by way of mtg as collateral for $2,500; Aug1; Aug 3'14; Giuseppe Lauria to Jacob Hoffmann Brewing Co, 211-3 E 55. nom

**Essex st, 89** (2:409); ext of mtg for $52,000 to June27'19, 4½%; July15; July31'14; Grand-Delancey Co, 89 Essex, with Roosevelt Hospital, 9 av, swc 59th. nom

**Forsyth st, 118** (miscl); certf as to chattel mtg for $3,500 to secure notes; July30; Aug1'14; F & F Automatic Chain Co to Max Fine.

**Front st, 103** (1:35), ses, abt 105 w Wall, 20.11x71.6x19.2x71.5, sws; pr mtg $45,000; July30; Aug6'14; due & int as per bond; Eliz Drown, at St Johnsbury, Va, to Slawson & Hobbs, 162 W 72. 1,125

**Hudson st, 101** (1:181); leasehold; July 30; July31'14; due July15'17, 6%; Isidor Thomases & Saml Frieszel, firm Thomases & Frieszel, 101 Hudson, to Goldmeyer Co, 498 Broome. notes 3,500

**Lewis st, 82-4** (2:329), es, 185 s Stanton, 40x100; PM; Aug3; Aug4'14; 3y or sooner, 5%; Theresa Lemmon to Thos S Ollive, 23 W 74 as committee Edwin O Brinckerhoff. 12,000

**Maiden la, 28** (1:66), sec Nassau (Nos 52-4), 16x41.4x12x46; Aug3; Aug4'14; 5y 5%; Henry Ruhnstruck, 303 W 87, to Saml R Welser, 330 W 57, & ano trstes Emilie R Rogers, decd. 80,000

**Marginal st, 130-6,** see 21st, 558 W.

**Mott st, 221 (199)** (2:494), ws, abt 200 n Spring, 25x100; Aug5'14; 5y4½%; Julia M wife Edw J Deegan of Bklyn & Jno A Campbell, NY, heirs Margt Campbell, to Bowery Savings Bank, 128 Bowery. 4,000

**Nassau st, 52-4,** see Maiden la, 28.

**New Chambers st, 57,** see Roosevelt, 62.

**Orchard st, 51** (1:308); ext of mtg for $11,000 to July31'17, 4½%; July31; Aug6 '14; Charlotte A Day et al, all at Orange, NJ, with Bowery Savgs Bank, 128 Bowery. nom

**Orchard st, 51** (1:308), ws, 225 s Grand, 25x88.5; also ORCHARD ST, 53 (1:308), ws, 200 s Grand, 25x87.6; 2 mtgs, ea $2,000; July31; Aug1'14; 3y4½%; Charlotte A, Lilian M, Fanny A & Mabel V V Day & Ella D Endicott, all at Orange, NJ, to Bowery Savgs Bank, 128 Bowery. 4,000

**Orchard st, 53** (1:308); ext of mtg for $11,000 to July31'17, 4½%; July31; Aug 6'14; Charlotte A Day et al, all at Orange, NJ, with Bowery Savgs Bank, 128 Bowery. nom

**Orchard st, 53,** see Orchard, 51.

**Pearl st, 228** (1:70), ses, 60.7 sw Burling sl, runs se97.4xsw23.6xnw65.7xne2.4xnw36.3 to st xne23.7 to beg; PM; pr mtg $28,000; July30; July31'14; 12y or sooner, 5%; Ingraham Corpn to City Real Estate Co, 176 Bway. 12,000

**Roosevelt st, 62 (52)** (1:116), es, at nes New Chambers (No 57), 25x50; PM; Aug3; Aug4'14; due July1'17, 5%; Bernard Golden to Saml Miller, 35 Catherine. 5,000

**St Marks pl, 42½** (2:449), ss, 106.2 e 2 av, 18.10x35; July31'14; 5y5%; Ralph Davis to Lawyers Title Ins & Trust Co. 6,000

**Thompson st, 235-9** (2:541), nwc 3d (No 81, on map 79 W), 109.3x26.9x109.4x25.3; Aug5'14; due & int as per bond; N Y City Baptist Mission Soc to Mutual Life Ins Co of NY. 17,000

**Water st, 11** (1:8); ext of mtg for $17,000 to Aug4'19, 5%; Aug4; Aug6'14; Lawyers Mtg Co with Wm M Halsted, 98 Hancock, Bklyn. nom

**3D st, 81 on map 79 W,** see Thompson, 235-9.

**6TH st, 421 E** (2:434), nes, 244.3 se 1 av, 21.10x90.10; June15; Aug5'14; declaration by Mary E Schleiermacher, 419 Sterling pl, Bklyn, that she holds mtg for $—— as extra Chas Schleiermacher in trust for Ferd, Chas & Ernst Schleiermacher.

**10TH st, 207 E** (2:452), ns, 125 e 2 av, 25x94.10 PM; pr mtg $16,000, Aug1, Aug4 '14, due Feb1'16, 6%; Partola Mtg Co, 160 2 av, to Jos B Adler, 752 E 19, Bklyn, & ano. 2,000

**13TH st, 122 E** (2:558), ss, 275 w 3 av, 25x103.3; pr mtg $21,150; July30; Aug1'14; 1y6%; Margt Daub, widow, 68 1 av, to Lerner Realty Co, 744 Ocean View av, B of Q. 4,000

**15TH st, 626-8 E** (2:395), ss, 299 w Av C, 39x103.3, PM, pr mtg $——, Aug4; Aug 5 14; 3y, installs, 6%; Gustave J Haase of Bronx, to Edw G Schroeder, 414 E 4, Mt Vernon, NY. 3,000

**14TH st, 135 W** (3:790), ns, 325 e 7 av, —x—, ext of mtg for $50,000 to May15'16, 4½%; July28; Aug4'14; Styles & Cash with Bank for Savings, 280 4 av. nom

**15TH st, 432 E** (3:946), ss, 144 w Av A, 25x103.3; pr mtg $24,000; Aug4; Aug6'14; installs, 175 monthly, 6%; Natnan Konn to Frances Bieber, 38 Ft Washington av. 2,100

**18TH st, 460-4 W,** see 10 av, 128.

**21ST st, 558 W** (3:692), sec Marginal st or 11 av (Nos 130-6), 33.9x87.4x93.8 to beg, gore, Aug3; Aug4'14; 3y5%; Jno J Halpin to American Mtg Co. 9,000

**22D st, 318 W** (3:745), ext of mtg for $10,000 to Aug4'17, 4½%; Aug3, Aug6'14, Gustav Bergman, 1187 Lex av, with Louis Frank, 318 W 22. nom

**25TH st, 308-10 W** (3:748), ss, 122.6 w 8 av, 40x98.9; PM; pr mtg $25,000; Aug3; Aug 4'14; 1y or sooner, 6% Reliant Holding Co to L J Kreshover Inc, 112 W 28. 5,000

**28TH st, 202-4 W** (3:777), ss, 56.6 w 7 av, 40.4x61.4x39x60.4 Aug5'14; 3y5%; Laura A Cregan to American Mtg Co, 40 Cedar. 24,000

**29TH st, 100 E,** see 4 av, 415-9.

**32D st, 106-8 W** (3:807); asn Ls by way of mtg to secure contract for $3,880.80; Aug3; Aug5'14; Jane P McCarthy to Pabst Brewing Co, 606 W 49. nom

**34TH st, 508 W** (3:705), ss, 125 w 10 av, 20x98.9; PM; July31; Aug1'14; 3y5%; Chas J Toner, Peter D Toner & Cath, his wife all of Bklyn, & Annie L Toner, NY, to Emigrant Indust Savgs Bank. 6,000

**40TH st, 138-42 E** (3:895); ext of mtg for $78,000 to July27'19, 4½%; July27, Aug5'14; Geo V Foster with Seamens Bank for Savings, 76 Wall. nom

**40TH st, 28 W** (3:841), ss, 500 e 6 av, 30 x98.9 co-ordinate with pr mtg $90,000; July30; Aug4'14; 5y5%; Fannie D Wylie to Metropolitan Museum of Art, 5 av & 82d. 30,000

**41ST st, 41 E** (5:1276), ns, 100 e Madison av, 20.3x52; July31; Aug3'14; due Aug 3'17, 5%; Herbt A Sherman, at Rye, NY, to Lawyers Title Ins & Trust Co. 14,000

**41ST st, 41 E;** consolidation & ext of two mtgs for $26,000 & $14,000, total $40,000, to Aug3'17, 5%; Aug3'14; Lawyers Title Ins & Trust Co with Herbt A Sherman, at Rye, NY. nom

**41ST st, 137 W,** see 41st, 141 W.

**41ST st, 141 W** (4:994), ns, 25x98.9; pr mtg $40,000; also 41ST ST, 137 W (4:994), ns, 25x98.9; pr mtg $40,000; also 44TH ST, 156 W (4:996), ss, 24x100.4; pr mtg $50,000; Jan17; Aug6'14; due & int as per bond; Schuyler Realty Corpn, 141 W 41, to Alex F Ullman, 2 W 86. 30,000

**41ST st, 141 W;** also 41ST ST, 137 W; also 44TH ST, 156 W; certf as to mtg for $30,000; Jan17; Aug6'14; same to same.

**42D st, 425 W** (4:1052), ns, 300 w 9 av, 25x100.4; PM; Aug3'14; 5y5%; Thos Farrell to Emigrant Indust Savgs Bank. 16,500

**44TH st, 156 W,** see 41st, 141 W.

**44TH st, 504 W** (4:1072), ss, 100 w 10 av, 25x100.5; PM; July30; July31'14; 5y5%; Kath Kessler, individ & extrx Margt B Hoersch, NY; Jno Hoersch Jr, Union Hill, NJ, & Edw G Hoersch, of Thompsonville, Conn, to Lawyers Title Ins & Trust Co. 7,500

**46TH st, 303 E** (5:1339), ns, 75 e 2 av, 25x100, PM; July31'14, 5y or sooner, 4½; Katharina, wife Hy Schnepp, at Valley Cottage, NY, to Metropolitan Savgs Bank, 59 Cooper sq E. 10,000

**46TH st, 15 W** (5:1262), ns, 228.7 w 5 av, 21.5x100.5; PM; July31'14; 5y or sooner, 5%; Jno F Erdmann to Theresa E Dougan, 122 W 70 & ano, exrs &c Eleanor D Just. 74,000

**46TH st, 216 W** (4:1017); leasehold; July 30; July31'14; demand, 6%; Annie Moore to Lion Brewery, 104 W 108. 5,395.50

**46TH st, 216 W** (4:1017); leasehold; pr mtg $——; July30; July31'14; demand, 6%; same to Wm B Kelly, 425 W 34. 3,460.53

**48TH st, 241 W** (4:1020), ns, 160 e 8 av, 20x100.5; June17; Aug5'14; due & int as per bond; Jane L O & L Bertha T Douglas to Title Guar & Trust Co. 3,000

**50TH st W, nwc 8 av,** see 8 av, 831.

**51ST st, 309 W** (4:1042), ns, 141.8 w 8 av, 20x100.5; July31; Aug1'14; 3y5%; Louis T Klinker, 309 W 51, to Chas W Pierson, 925 Park av. 15,000

**51ST st, 421 E** (5:1363), ns, 202.4 e 1 av, 16.8x100.5; pr mtg $——; Aug4; Aug5'14, due Aug9'17, 6%; Julius Friedman to Hy H Jackson, 63 E 92. 2,900

**51ST st, 309 W;** sobrn of mtg for $2,000 to mtg for $15,000; July30; Aug1'14; same & Francis Biegen, 326 W 51, with same. nom

**53D st, 105-111 E** (5:1308), ns, 90 e Park av, 90x100.5; certf as to advances of $300,000 on bldg loan mtg for $350,000 &c; Apr27; Aug1'14; Aeon Realty Co to Union Dime Savgs Bank, 701 6 av.

**53D st, 331-3 W** (4:1044), ns, 375 e 9 av, 34.11x42.4x39.7x47.4; PM; July30; July31 '14; 3y5%; Eliz H Briggs, 6 Rochelle pl, New Rochelle, NY, to Geo B Lauck, 2421 85th, Bklyn, committee Jno W Quinn. 10,000

**54TH st, 333 E** (5:1347), ns, 264 w 1 av, 19.9x100.5, also 54TH ST, 335 E (5:1347), ns, 241 w 1 av, 20x100.5x19.6x—, PM, pr mtg $19,000, July31, Aug1'14, due & int as per bond; Ferd Cibulay to Crescent-Star Realty Co, 211-3 E 55. 7,000

**54TH st, 335 E,** see 54th, 333 E.

**56TH st, 12 W** (5:1271), ss, 275 w 5 av, runs s100xe25xn5xe25xn95 to st xw50 ,to beg; trust mtg; pr mtg $140,000; July28; July31'14; due Aug1'24, 6%; Calumet Club of City NY to Title Guar & Trust Co, in trust. 2d mtg gold bonds 75,000

**56TH st, 34 W** (5:1271), ss, 475 w 5 av, 25x100.5; PM; Aug4; Aug5'14; due & int as per bond; Adeline Ascher at Bayport, LI, to Frank H Davis, 851 N Broad st, Elizabeth, NJ, et al trstes under deed of trust. 65,000

**60TH st, 235 E** (5:1415); ext of mtg for $13,500 to Mar30'16, 5%; July6; Aug5'14; Tina wife & David Kutansky, 51 E 96, & Louis J Levy at Spring Valley, NY, with Philadelphia Trust Safe Deposit & Ins Co, 415 Chestnut st, Phila, Pa, trstes for Neilson Brown. nom

**62D st, 22 E** (5:1376), ss, 58 w Mad av, 21x100.5; Aug3; Aug4'14; due & int as per bond; Robt H Gay to Title Guar & Trust Co. 50,000

**62D st, 43-7 E** (5:1377), ns, 125 w Park av, 75x100.5; bldg loan; Aug3; Aug4'14; 1y 6% with agmt to extend $285,000 for 5y from completion at 5%; Sixty-Second St Co to Lawyers Title Ins & Trust Co. 300,000

**62D st, 43-7 E;** certf as to mtg for $300,000; Aug3; Aug4'14; same to same.

**68TH st, 236-8 W** (4:1159), ss, 125 w Ams av, 50x100.5; July24; Aug4'14; due Oct 24'14, 5%; Thos F Devine, 230-2 W 68, to Jno J Dietz, 155 E 88. 40,000

**71ST st, 35 W** (4:1124), ns, 395 w Central Park W, 18x102.2; July16; Aug5'14; due & int as per bond; Hilary R Chambers to Title Guar & Trust Co. 18,500

**71ST st, 35 W;** sobrn of mtg for $10,000 to mtg for $18,500; July16; Aug5'14; Edwin C Jameson with same. nom

**72D st, 415 E,** see 72d, 418 E.

**72D st, 418 E** (5:1466), ss, 263 e 1 av, 25x102.2; pr mtg $20,500; also 72D ST, 415 E (5:1467), ns, 350 w Av A, 25x102.2; pr mtg $20,000; July27; Aug6'14; demand, —%; Herman Drucker, 2460 7 av, to Bank of Europe, 1429 1 av. 2,000

**75TH st, 176 E** (5:1409), ss, 275 w 3 av, 18x102.2; July29; Aug5'14; 3y5%; Patk Conway to Irving Savings Instn, 115 Chambers. 7,000

**80TH st, 305-9 E** (5:1543), ns, 100 e 2 av, 75x102.2; building loan; Aug4; Aug5 '14; due Aug1'19, 6% until completion & then 5%; Sterling Stable Co, 523 E 73, to Germania Life Ins Co, 50 Union sq. 50,000

**80TH st, 305-9 E;** certf as to mtg for $50,000; Aug4; Aug5'14; same to same.

**81ST st, 118 W** (4:1211); ext of mtg for $17,000 to Aug6'17, 5%; Aug6'14; Bklyn Trust Co, 177 Montague, Bklyn, with Spencer & Co, 149 Bway. nom

**84TH st, 519 E** (5:1581); agmt changing int days, &c, in mtg for ——; Aug5; Aug 6'14; Bernard & Bertha Simon with German Savgs Bank, 157 4 av. nom

**86TH st, 43 W** (4:1200), ns, 210 e Columbus av, 25x100.8; AT; Feb2; July28'14; 1y 6%; Edwin A Rafter, 211 W 101, to Rosalie C Duessing, 168 Lexington av (corrects error in last issue, when lines were separated). 900

**87TH st, 160 W** (4:1217), ss, 205.6 e Ams av, 82.3x100.8; pr mtg $214,250; July31'14; 3y6%; Princeton Constn Co, 30 E 42, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 20,000

**87TH st, 160 W;** certf as to mtg for $20,000; July31'14; same to same.

**90TH st, 1-3 W,** see Central Park W, 300.

**91ST st W, swc Central Park W,** see Central Park W, ws, from 90th to 91st.

**93D st, 54 W** (4:1206); ext of mtg for $22,500 to Aug5'19, 5%; July27; Aug6'14; Lawyers Mtg Co with Elysian Realty Co, 99 Nassau. nom

**95TH st, 101 E,** see Park av, 1221.

**95TH st, 237 E** (5:1541), ns, 75 w 2 av, 25x75; PM; June1; Aug5'14; 3y4½%; Abr Chopak, 109 E 59, to Jacob Chopak, 884 3 av. 3,250

**95TH st, 104 W** (4:1225), ss, 100 w Columbus av, 25x100.8; pr mtg $20,000; July 31'14; due July15'16, 6%; Arno C Weissleder & Katie, his wife, to Marie Weissleder, 585 Ams av. 2,000

**98TH st, 156-8 E** (6:1625), ss, 100 & 125 w 3 av, 2 lots, each 25x ½ blk; ext of two mtgs for $10,000 each to May 7'17, 5½%; May1; Aug5'14; Horace Porter at Stony Ford NY, et al, trstes Mary E Porter, with Moses A Horowitz, 156 E 94. nom

**103D st, 147 E** (6:1631), ns, 353 e Park av, 17x100.11; PM; July30; July31'14; 3y 6%; Bernard Sacks, 139 E 103, to Saml Klepner, 222 E 10. 1,300

**106TH st, 330 E** (6:1677), ss, 325 e 2 av, 25x100.11; also 106TH ST, 332 E (6:1677), ss, 350 e 2 av, 25x100.11; July28; Aug3'14; demand, 6%; Jas G Andriaccio, 1938 Webster av, Bronx, to Frank Brewery, on Cypress av, bet Weirfield & Hancock sts, B of Q. 4,800

**106TH st, 332 E,** see 106th, 330 E.

**108TH st, 71 W** (7:1844); ext of mtg for $18,000 to July30'19, 5%; July29; Aug1'14. Lawyers Mtg Co with Chas O Foster, at Dumont, NJ, & Jno W Foster, 727 9 av. nom

**109TH st, 100 E** (6:1636), sec Park av (No 1489), 19x74, pr mtg $10,562.50; July 17; Aug1'14; due Jan1'15, —%; Jacob Altman to Abr Friedenbach, 892 Park av. 1,000

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**116TH st, 170 E** (6:1637), ss, 145 w 3 av, 25x100.11, pr lots $—, July30, July31'14; installs, —%, Mercedes Tech, Roanoke av, Far Rockaway, L I, to Sol Aronson, 515 E 165. 625

**117TH st, 212-4 W** (7:1826), ss, 250 w 7 av, 50x100.11, ext of mtg for $54,000 to May1'19, —%, Apr16; Aug4'14, Herman Cohen, 322 W 109, with Jonathan Wright, trste Mary W Wright. nom

**112TH st, 2-4 W,** see 5 av, 1334.

**113TH st, 502 W,** see Bway, 2890-8.

**116TH st, 68 W** (6:1599); agmt changing interest days etc in mtg for $30,000; Aug 4'14; Simax Realty Co with German Savgs Bank NY, 157 4 av. nom

**117TH st, 337-9 E** (6:1689), ns, 150 w 1 av, 50x100.11, pr mtg $22,000, Aug5, Aug 6'14, due & int as per bond; Teresa Pandozza, 337 E 117, to Filomena De Maio, 447 W 44. 5,000

**117TH st, 134 W** (7:1901), ss, 350 e 7 av, 25x100.11, pr mtg $14,000, July30; July31 '14; due & int as per bond, Eliz Galligan, 134 W 117, & Hugh McElroy, 150 W 67, exrs Jas J Galligan, to Jno T Stanley, 448 W 23. 5,000

**118TH st, 157 W** (7:1903), ns, 100 e 7 av, 18x100.11; PM; July31; Aug1'14; due Dec 1'14, 5%; Lucia D'Onofrio to Alonzo G McLaughlin, 5420 6 av, Bklyn. 10,000

**120TH st E** (6:1785-7), ns, bet 2 & 3 avs, assessed to Sol Jacobs, transfer of tax lien for yrs 1906-11; Dec18'13; Aug6'14; 3y 3 7-10%; City N Y to Tax Lien Co of NY, 68 William. 1,352.11

**120TH st, 84 W,** see Lenox av, 196-8.

**121ST st, 128 W** (7:1905); ext of mtg for $14,000 to July15'19, 4½%; July30; Aug 4'14; Scholle Bros, 5 Nassau, with Bertha Kaufmann, 1496 Lex av. nom

**122D st, 423 E** (6:1810), ns, 271.3 e 1 av, 16.8x100.11, pr mtg $——; July31; Aug1 '14, due Feb1'15, 6%; Eliza & Minnie Woodle to Samson Lachman, 313 W 106. 500

**123D st, 402-4 E** (6:1810), ss, 83 e 1 av, 36x100.11; deed recorded as mtg as per statement filed & tax of $6 paid; Feb26 '14; recorded in deeds Feb26'14; Diedrich Meyer, 406 E 123, to Jas R Clarke, at Ludlow, NY, & Wm H Clarke, at Great Neck, LI. nom

**123D st, 350 W** (7:1949), ss, 196 e Morningside Park E, 16x100.11; Aug5'14; due & int as per bond; Barbara Pirung to Title Guar & Trust Co. 5,000

**124TH st, 410 W** (7:1964), ss, 225 w Columbus av, 25x100.11; also PROP at Cairo, NY; pr mtg $——; Aug5; Aug6'14, 2y6%; Edmund M Ferrett, of Jersey City, NJ, to Benj F Edsall, 280 Roseville av, Jersey City, NJ. 5,200

**130TH st, 21 E** (6:1755), ns, 246 e 5 av, 16x99.11; PM; pr mtg $5,000; Aug3; Aug5 '14; due & int as per bond; Anna L Garrabrant of Mt Hope, NY, to Mary A Thornton, 500 W 143. 1,000

**133D st, 15-21 W** (6:1731), ns, 210 w 5 av 2 lots, ea 50x99.11; 2 PM mtgs, ea $30,000; July31; Aug1'14; 5y5%; Alfred H Ackers to Lincoln Trust Co, 204 5 av. 60,000

**137TH st, 106 W** (7:1921), ss, 100 w Lenox av, 25x99.11; ext of mtg for $5,000 to Apr14'20, 6%; pr mtg $20,000; July28; July31'14; Maurice Cohen, at Crestwood, Yonkers, NY, with Hy W Dazian, 2508 Bway. nom

**144TH st, 307 W** (7:2044), ns, 125 w 8 av, —x —; ext of mtg for $14,000 to July 1'17, 5½%; July1; Aug5'14; Walter L Bogert, 130 Claremont av et al with Mary wife Chas Appel, 307 W 144. nom

**145TH st W** (7:2014), ns, 100 w Lenox av, 175x99.11; certf as to mtg for $1,000; July13; Aug5'14; Hamilton Holding Co to Pincus Lowenfeld & ano.

**161ST st, 521 W** (8:2120), ns, 350.6 w Ams av, 50x100; ext of mtg for $4,500 to Aug1'17, 5%; Aug1'14; Chas Mueller, of Bklyn, with Jno E Kelly, NY. nom

**166TH st, 515 W** (8:2123), ns, 250 w Ams av, 25x95; secures performance of covenants in Ls of Nos 410-2 W 52; pr mtg $——; July21; Aug6'14; due & int as per Ls; Rudolph Von Heyn, 515 W 166, to Mary A Gordon, 261 Central Park W. 3,000

**180TH st, 502 W** (8:2152), ss, 100 w Ams av, 37.6x100; June26; July31'14; due & int as per bond; Hy W Ruppert, 395 Manhattan av, to Margt S Brandreth, at Bellport, LI, et al, exrs &c Ralph Brandreth. 30,000

**181ST st, 836 W,** see Pinehurst av, 80-8.

**186TH st W, swc St Nicholas av,** see St Nicholas av, swc 186.

**204TH st, 608-10 W** (8:2225), ws, 55 n Sherman av, 45x100; PM; pr mtg $32,000; July24, Aug1'14; due Aug1'16, 6%; Henry J Beck to Vermilyea Realty Co, 530 W 207. 4,500

**Amsterdam av, 1825** (7:2065), es, 129.7 s 151st, 26x100; Aug3; Aug4'14; 5y4% Adolf Eckstein to N Y Title Ins Co. 16,000

**Audubon av, 9** (8:2123), nec Croton, 90x 49.8x90.5x49.9 ext of mtg for $10,000 to June10'17, 6%; June12; Aug4'14; Amy Holder, 56 W 105, with Archibald H M Sinclair, at Regents Park Barracks, London NW, England. nom

**Broadway, 1614-24;** also 7TH AV, 744-52 (4:1021); ext of mtg for $75,000 to Feb15 '17, 5%; July30; Aug6'14; Barney Estate Co with Bank for Savgs, 280 4 av. nom

**Broadway, 1614-24;** also 7TH AV, 744-52; ext of mtg for $300,000 to Feb15'17, 5%; July30; Aug6'14; same with same. nom

**Broadway, 1614-24;** also 7TH AV, 744-52; consent of stockholders to ext of mtg for $300,000; May25, Aug6'14; same to same.

**Broadway, 1614-24;** also 7TH AV, 744-52, certf as to ext of mtg for $300,000; July30; Aug6'14; same to same.

**Broadway, 2890-8** (7:1884), sec 113th (No 562), 100.11x125; ext of mtg for $360,000 to July19'19, 4½%; July17; Aug6'14; Benj F Romaine, 24 E 71, et al, individ & trstes Washington T Romaine, & Jean S, his wife, with Seamens Bank for Savgs, 16 Wall. nom

**Central Park W, 300-4** (4:1204), nwc 90th (Nos 1-3), 100.8x100; pr mtg $100,000, Aug 5, Aug6'14, due & int as per bond, Secured Holdings Corpn, 50 Church, to Frederic W Le Form, 1919 Bedford av, Bklyn. 25,000

**Central Park W, 300-4;** certf as to mtg for $25,000, Aug6'14, same to same.

**Central Park W, 300-4;** sobrn of mtg for $25,000 to mtg for $25,000, Aug3, Aug6'14, same & Hy G King, 521 W 111, with same. nom

**Central Park W, 300-4;** agmt as to reduction of mtg from $57,500 to $27,500; pr mtg $400,000; Aug3; Aug6'14; same with Hy G King, 521 W 111. nom

**Central Park W, 300-4** (4:1204), nwc 90th (Nos 1-3), 100.8x100; ext of mtg for $400,000 to May1'16, 4½%, Marb, Aug6'14, H Livingston Beeckman et al trstes Saml Thomas with Trio Realty Corpn, 49 Wall. nom

**Central Park W** (4:1204), ws, extends from ns 90th to ss 91st, 201.5x100; pr mtg $910,000; Aug3; Aug6'14; due Oct25'14, 6%. Secured Holdings Corpn, 50 Church, to Tillie Koscherak, 418 Central Park W. 7,000

**Central Park W,** ws, from 90th to 91st, 201.5x100; certf as to mtg for $7,000; July 30; Aug6'14; same to same.

**Central Park W, 302** (4:1204), swc 91st, 100.8x100; ext of mtg for $57,500 to Feb 1'17, 6%; Aug3; Aug6'14; Hy G King, 521 W 111, with Secured Holdings Corpn, 50 Church. nom

**Central Park W, 302** (4:1204); ext of mtg for $400,000 to Apr6'16, 5%; June19, Aug3'14; N Y Life Ins Co with Trio Realty Corpn. nom

**Central Park W, 302** (4:1204); ext of mtg for $400,000 to Apr6'16, 5%; June19; Aug1'14; N Y Life Ins Co with Trio Realty Corpn. nom

**Central Park W, swc 91st,** see Central Park W, nwc 90.

**Lenox av, 196-8** (6:1718), sec 120th (No 84), 37.2x85, pr mtg $——; July31, Aug1 '14; 3y6%; Matilda White to Annie Engelsman, 220 W 98. 5,000

**Lexington av, 970** (5:1405), ws, 82.11 s 71st, 17.6x60; ext of mtg for $13,500 to Sept11'17, 5%; June30; Aug1'14; Josephine & Clara V Proben, of Sea Cliff, LI, with Utility Realty Co, 30 E 42. nom

**Lexington av, 1207** (5:1510), es, 22.2 s 82d, 20x70, PM; Aug5; Aug6'14, 3y5%; Eliphalet L Davis, 249 W 22, to Guaranty Trust Co of NY, 140 Bway, trste will Jno Duane. 12,000

**Madison av, 1987** (6:1751); ext of mtg for $8,600 to Aug5'17, 5½%; Aug5; Aug6'14; Marie & Adele Freese, 77 Eppirt st, E Orange, NJ, with Melinsa H Fox, 1987 Madison av. nom

**Morningside dr, 114** (7:1963), sws, 200 e Ams av, runs s91.1xe146.9 to sws said av x nw179.2 to beg; ext of mtg for $125,000 to May1'16, 5%; July29; Aug1'14; Sperry & Hutchinson Co, 2 W 45, with Union Dime Savgs Bank, 701 6 av. nom

**Nagle av** (8:2174), nec Arden, 110x134; ext of mtg for $20,000 to July1'15, 6%, July16; Aug4'14; Morris Mayer, 135 W 77, with Hensle Constn Co. nom

**Park av, 1221** (5:1524), nec 95th (No 101), 25.8x90; PM; pr mtg $30,000; July31 '14; 3y6%; Logan O Timberlake, of Bklyn, to Mary E Werner, at White Plains, NY, & ano. 15,000

**Park av, 1223** (5:1524), es, 25.8 n 95th, 25x90; PM; Aug3; Aug4,14; 1y or sooner, 6%; Operating Realty Co, 1084 Lex av, to Morris Heimerdinger, 81 E 79. 14,000

**Park av, 1408** (6:1610); sal Ls; July31; Aug6'14; demand, 6%; Home Specialty Co, Inc, 385 E 165, to Kips Bay Brewing & Malting Co, 650 1 av. notes 7,291

**Park av, 1408;** certf as to mtg for $7,-291; July29; Aug6'14; same to same.

**Park av, 1489,** see 109th, 100 E.

**Pinehurst av, 80-8** (8:2177), swc 181st (No 836), 109.9x117.11; agmt modifying & ext of mtg for $150,000 to Sept1'19, 5½%; Aug4; Aug5'14; Utility Realty Co, 42d & Madison av, with Metropolitan Life Ins Co, 1 Madison av. nom

**St Nicholas av** (8:2166), swc 186th, 157.2 x100x155.2x100; ext of mtg for $175,000 to Aug1'19, 5%; Aug1; Aug5'14; Lawyers Title Ins & Trust Co with Aldus Constn Co, 1509 St Nicholas av. nom

**Sherman av, 250-2** (8:2227), ns, 50 w Isham, 50x100; July31; Aug1'14; 3y5%; Purchase Holding Corpn, at Purchase, NY, to American Missionary Assn, 287 4 av. 38,000

**Sherman av, 250-2;** certf as to mtg for $38,000; July30; Aug1'14; same to same.

**Sherman av, 250-2;** sobrn of mtg for $13,500 to mtg for $38,000; July30; Aug1'14; same & Prospect Investing Co, at Purchase, NY, with same. nom

**Sherman av, 250-2;** sobrn of mtg for $15,000 to mtg for $38,000; July30; Aug1 '14; same & Prospect Investing Co, at Purchase, NY, with same. nom

**Sherman av, 250-2;** sobrn of mtg for $6,000 to mtg for $38,000; July13; Aug1'14; same & Sarah W Collins, at Harrison, NY, with same. nom

**Sherman av, 250-2;** sobrn of mtg for $8,-000 to mtg for $38,000; July13; Aug1'14; same & Richd S Collins, at Harrison, NY, with same. nom

**West End av, 510** (4:1232), es, 62.2 s 85th, 20x80 Aug3; Aug4'14; 3y5%; Mayer & Mayer, Inc, 120 W 86, to Board of Managers of the Diocesan Missionary & Church Extension Soc of the P E Church in Diocese of NY, 416 Lafayette. 23,000

**West End av, 510;** certf as to mtg for $23,000; Aug3; Aug4'14; same to same.

**2D av, 1034** (5:1347), es, 80.5 s 55th, 20x 64; PM; pr mtg $9,500; Aug4; Aug5'14; 2y 6%; Edw Freund, 546 W 147, to Emma Muller, 123 W 117. 2,500

**2D av, 1112** (5:1351) sal Ls; Aug4; Aug5 '14; demand, 6%; Jas Madden to Jacob Ruppert, a corpn, 1639 3 av. 8,000

**4TH av, 415-9** (3:884), sec 29th (No 100), 60.9x84.2; ext of mtg for $245,000 to Aug 1'15, 4½%; July7; Aug3'14; Almy G Gallatin, 2 E 55, with Hyman Adelstein, 110 W 86, et al, & Unita Holding Co, 71-3 Nassau. nom

**5TH av, 1334** (6:1595), swc 112th (Nos 2-4), 25.11x100; ext of mtg for $44,000 to Aug2'15, 5%, June23; Aug6'14, Robt E Rothfeld with Chas Lebenstein. nom

**6TH av, 451** (3:893), ws, 23.5 n 27th, 20x60; July17; Aug1'14; due Aug1'17, 5%; Chas E, Geo T & Geo E Diefenthaler, Grace E McCully & Annie M Rohe to Duncan McD White Jr, 102 W 93. 40,000

**7TH av, 744-52,** see Bway, 1614-24.

**7TH av, 2311** (7:1920), es, 94.11 n 135th, 17x75; PM; pr mtg $6,000; July30; July31 '14; due & int as per bond; Anna A Braxton to Chrisencia C Coleman, at Poughkeepsie, NY. 2,500

**8TH av, 831** (4:1041), nwc 50th; sal Ls; Aug4; Aug5'14; demand, 6%; Michl Finneran to Geo Ehret, 1197 Park av. 4,000

**10TH av, 124,** see 10 av, 128.

**10TH av, 128** (3:715), sec 18th (Nos 460-4), runs e100xs47.4xw25xn22.4xw75 to av xn25 to beg; also 10TH AV, 124 (3:715), es, abt 45 s 18th, 22.4x100; pr mtg $37,000; July31; Aug4'14; 3y6%; Lycon Realty Co to Alicia A Hentze, 428 E 58. 3,000

**10TH av, 267** (3:697), ws, 74 s 26th, 24.8 x72; ext of mtg for $10,250 to Aug1'19, 5%; July6; Aug4'14; Abr Mandelbaum & ano, trstes will Max Mandelbaum, in trust for Bella Del Monte, with Isidor Gerler, 176 9 av. nom

**11TH av, 130-6,** see 21st, 558 W.

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Long Beach, LI** (miscl); certf as to mtg for $5,000; July30; Aug3'14; Record Constn & Contracting Co to Title Guar & Trust Co.

**Certf** (miscl) as to mtg to secure $2,-623.83; June11; Aug4'14; The Weissman Co to Morris R Horovitz.

**Colonial Heights, Yonkers, NY** (miscl); certf as to mtg for $12,000; July29; Aug3 '14; Imperial Estates, a corpn, 149 Bway, to Westchester & Bronx Title & Mtg Guaranty Co, at White Plains, NY.

**S 2D st** (Bklyn), sws, 155 se Keap, 45x 120; certf as to mtg for $37,500; July28; Aug1'14; Solomon-Kraus Realty & Constn Co, Inc, to Title Guar & Trust Co.

**S 5TH st** (Bklyn), nes, 200 nw Hooper, 50x irreg; certf as to mtg for $37,500; July 28; Aug1'14; Solomon-Kraus Realty & Constn Co, Inc, to Title Guar & Trust Co.

## MORTGAGES.

### Borough of The Bronx.

**Aldus st, 944** (10:2742); ext of $11,500 mtg to Aug3'19 at 6%; Aug3; Aug4'14; American Real Estate Co with Patk H J Daly, 939 President, Bklyn. nom

**Aldus st, 953-7** (10:2743), —x—; pr mtg $——; Apr29; Aug1'14; 5y6%; Abr Wolf to Tobias Shapiro, 69 AV C. 12,000

**Beech ter** (10:2555), ns, 100 w Beekman av, 25x125; Aug4; Aug5'14; due Feb4'15, 6%; Margt M McNally to Twenty-Third Ward Bank, 2469 3 av. 4,400

**Carlisle pl** (*), ws, 100 s 213th, 25x100; July30; July31'14; 5y5½%; Victoria, wife Frank Demucci, to Eliz K Dooling, 179 E 80. 2,000

**Faile st, 900** (10:2761), es, 275 n Seneca av, 25x100; pr mtg $4,500; July27; Aug6 '14; 3y6%; Chas P Kelly to David W Cohen, 2010 7 av. 1,000

**Fairmount pl, 873** (11:2960), ns, 253.6 w So blvd, 25x100; Aug3; Aug4'14; due &c as per bond; Anna Atte & Cath Merkle to Saml J Ashley, 747 St Nicholas av, & ano. 5,500

**Fox st, sec Av St John,** see Av St John, sec Fox.

**Fox st, 1145** (10:2719), swc Home, 59x 87.10x48.8x94; PM; pr mtg $——; July31; Aug1'14; installs, 6%; Chas I Stein, 90 E 108, to Pincus Lowenfeld, 106 E 64, & ano. 4,000

**Fox st** (*), ws, 200 s Jefferson av, 25x 100; Aug3; Aug4'14; 4y6%; Louis Pugliese to Mary Anderson, 1847 Bathgate av. 2,000

**Home st, swc Fox,** see Fox, 1145.

**Jefferson st, nwc Starling av,** see Starling av, nwc Jefferson.

**Jennings st** (11:2963), ns, 162.2 w Bristow, 37.1x180.4x25x178.6; also LOTS 58 & 59 (*), map prop Wm H Wallace; July1; July31'14; demand, 6%; Delbert Sales Co Inc to Wm Haynes, 801 Jennings. 6,000

**Simpson st** (10:2724), ws, 369.8 s Westchester av, 43x106.5x43x105.11; Aug3; Aug 4'14; due &c as per bond; Freeminstreet Co Inc, to Elsie C Rohmann, 27 Webster pl, Bklyn. 5,000

**Simpson st** (10:2724); same prop; certf as to above mtg; Aug3; Aug4'14; same to same.

**Simpson st, 1076** (10:2727), es, 281.10 n Westchester av, 40x100; PM; pr mtg $33,-500; July30; July31'14; due Sept8'17, 6%; Lawrence Davis, Newark, NJ, to Chas Danewitz, 2682 Valentine av. 6,000

**Tiffany st** (10:2711), ws, 170 s 163d, 35x 105; ext of $16,000 mtg to July20'17 at 5%; July15; Aug1'14; Emile A Hassey with Utility Realty Co, 30 E 42. nom

**Weiher ct, 15** (9:2369); agmt as to share ownership in mtg; July28; Aug4'14; Pauline Stahl with Jacob Littau, 1136 Union av. nom

**1ST st** (*), nec 220th, 276x1SSx270x175, July27; Aug1'14; 1y6%; Chas H Schroeder to Clara P Meech, 605 W 178. 4,000

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**135TH st, 591 E** (10:2548); ext of $10,000 mtg to July30'17 at 5%; July30; Aug1'14; Theresa Riffel with Mathilda Doscher, 591 E 135. nom

**136TH st, 443 E** (9:2281); ext of $15,000 mtg to Aug3'19 at 5%; Aug3; Aug4'14; Emigrant Indust Savgs Bank with Aloysius Ungerland, 529 E 29. nom

**142D st E** (9:2334), ns, 230 w College av, 20.7x74.6; July15; Aug5'14; due July1 '19, 5%; August Ellinghaus to Workmen's Furniture Fire Ins Society, 241 E 84. 4,500

**147TH st E, see Willis av,** see Willis av, sec 147.

**156TH st E** (10:2675), ss, 25 e Union av, 50x91; PM; pr mtg $——; Aug3; Aug5 '14; 3y6%; Chas H Zumbuehl to Benenson Realty Co, 407 E 153. 4,500

**160TH st, 796 E,** see 166th, 790 E.

**160TH st E** (9:2407), ns, 242 e Courtlandt av, 50x100.8; Aug3; Aug4'14; due &c as per bond; Robt J Moorehead to Harlem Savgs Bank, 124 E 125. 30,000

**160TH st E, nwc Park av,** see Park av, ns, 95.6 w 161.

**165TH st E** (10:2691), ns, 100 e Stebbins av, runs e50x—13.11xn90.1xnw77.2xs113.4 to beg; Aug3'14; 5y5%; Angel Constn Co to Saml Stern, 518 W 143. 50,000

**165TH st E** (10:2691); same prop; certf as to above mtg; Aug3'14; same to same.

**165TH st E** (10:2691); same prop; agmt as to share ownership in above mtg; Aug 3'14; Saml Stern with Dollar Savgs Bank, 2808 3 av. nom

**169TH st, 790 E** (10:2670), ss, 100.6 e Tinton av, 20x225; also 160TH ST, 796 E, runs s 100xw20xs125xe44xn125xe10xn100 to st xw 34 to beg; agmt that 2 mtgs for $5,000 each shall act as one mtg for $10,000; July30; Aug4'14; Clara MacArthur with Title Guar & Trust Co, 176 Bway. nom

**171ST st E** (*), es, 106.8 s Gleason av, 150x100; July14; Aug4'14; 5y5½%; River Realty Co to Katie W Schunk, Great Kills, NY. 3,000

**172D st E, see Bathgate av,** see Bathgate av, sec 172.

**176TH st, 915 E,** see So blvd, 1873.

**187TH st, 616 E,** see Hughes av, swc 187.

**224TH st, 846 E (*),** being e ½ lot 279, map Wakefield pr mtg $3,150; July16; July31'14; 2y6%; Geo W Eccles to Peter Kozbau, 811 E 226. 200

**224TH st, 874 E** (*), ss, 40 w Bronxwood av, 32.6x114; Aug4; Aug6'14; 3y5½%; Cath L Walters to Title Guar & Trust Co, 176 Bway. 2,000

**224TH st, 874 E;** sobrn agmt; Aug4; Aug 6'14; Michl Rauch with same. nom

**226TH st E, nec 1st,** see 1st, nec 226.

**229TH st E (*),** ss, 272.2 w Barnes av, 33.4x114; Aug1; Aug5'14; 3y5½%; Marcella M Oakes to Wm C Butler, 1334 Chisholm. 2,500

**261ST st, 400 W,** see Tyndall av, swc 261.

**Av St John** (10:2683), sec Fox, 75x100; bldg loan; July31; Aug1'14; 1y6%; Normal Constn Co to Rockland Realty Co, 509 Willis av. 60,000

**Av St John** (10:2683); same prop; certf as to above mtg; July31; Aug1'14; same to same.

**Av St John** (10:2683); same prop; PM; pr mtg $60,000; July31; Aug1'14; due Feb 1'18, 6%; same to Henry Morgenthau Co, 30 E 42. 10,000

**Amsterdam av** (*), ws, 125 s Tremont rd, 25x100; Aug3; Aug4'14; due &c as per bond; Poplar Realty Co to Miriam Wilson, 111 W 76. 500

**Amsterdam av** (*), ws, 125 s Tremont rd, 25x100; certf as to above mtg; Aug3; Aug4'14; same to same.

**Amsterdam av** (*), ws, 100 s Tremont rd, 25x100; Aug3; Aug4'14; due &c as per bond; Ponuar Realty Co to Miriam Wilson, 111 W 29. 500

**Amsterdam av** (*), ws, 100 s Tremont rd, 25x100; certf as to above mtg; Aug3; Aug4'14; same to same.

**Anthony av, 1733** (11:2890, 2891), ws, 113 n 174th, 22.7x83.11x22'x83.9; PM; pr mtg $ —; July29; July31'14; installs, 6%; Giulio Gallo to Nettie Heller, 1725 Anthony av. 600

**Arthur av** (11:3070), es, 94.3 n 180th, 50.1 x92.6x50.2x94.2; sobrn agmt; Aug3; Aug4 '14; Peerless Holding Co with Jacob Levy, 1187 Lex av. nom

**Arthur av** (11:3065), nws n 184th, & being lot 89, map Union Hill Powell Est, 50x124, except pt for av; July29; Aug1'14; due Feb1'26, 6%; Frank Trocchio to Jno Bussing Jr, Mt Vernon, NY. 14,800

**Bathgate av** (11:2919), sec 172d; sal Ls; July29; Aug1'14; demand, 6%; David L Shmulovitz to Lion Brewery, 104 W 108. 5,298.34

**Blackrock av, 1928** (*), —x—; pr mtg $5,000; Aug1'14; due &c as per bond; Wm Buhl, 1940 McGraw av, to Amanda I Friend, 148 Alex av. 500

**Blackrock av, 1928;** certf as to above mtg; Aug1'14; same to same.

**Blackrock av, 1930;** —x—; pr mtg $5,000; Aug1'14; due &c as per bond; Wm Buhl to Lena Faith, 1239 Olmstead av. 500

**Blackrock av, 1930;** certf as to above mtg; Aug1'14; same to same.

**Boston rd** (11:2961), es, 187.6 n 169th, 27x97; Aug6'14; 3x5%; Jno H Gabel to German Savgs Bank, 157 4 av. 3,000

**Broadway** (*), es, 129 n Middletown rd, 26x121.9x25x114.5; July30; July31'14; due &c as per bond; Jno H May to Geo A Lawton, 1634 St Peters av. 3,200

**Brook av** (9:2386), es, 123.1 s 165th, 26.6 x155.11x25x164.9; Aug3; Aug5'14; due Jan 31'16, 6%; Chas H Zumbuehl to Benenson Realty Co, 407 E 153. 1,500

**Bryant av, 1437** (11:2994), ws, 125 s Jennings, 25x100; pr mtg $8,500; July27; Aug3'14; due &c as per bond; Geo W Muller to Bernhard Goehring, 1025 Fox. 2,000

**Castle Hill av (*),** ws, 27 s Chatterton av, 76x105.4x76x105.3; PM; pr mtg $5,000; July31; Aug1'14; due &c as per bond; Pauline Fox to Christian Vorndran, 2118 Gleason av. 2,000

**City Island av, es,** see Minnieford av, ws, 576.8 nw Cross.

**Creston av** (11:3165), es, 205.1 s 188th, runs e86.3xs10xe8.8xs60xw95 to av xn70 to beg; bldg loan; July30; July31'14; due as per bond, 6% until final advance, & 5½% thereafter; Jno Woods Corpn to Lawyers Mtg Co, 59 Liberty. 42,000

**Creston av** (11:3165); same prop; certf as to above mtg; July30; July31'14; same to same.

**Creston av** (11:3165); same prop; pr mtg $42,000; July30; July31'14; 2y6%; same to Henry F Keil, 2525 Creston av. 10,750

**Creston av** (11:3165), es, 205.1 s 189th, runs e86.3xs10xe8.9xs60xw95 to av xn70 to beg; certf as to above mtg; July30; Aug3 '14; Jno Woods Corpn to Henry F Keil.

**Crotona av, 1884** (11:2950), ses, 40.6 sw Fairmount pl, 30x90; also CROTONA AV (11:2950), ses, 70.6 sw Fairmount pl, 1.11 x90.1x5.11x90; pr mtg $5,000; July30; Aug 3'14; due &c as per bond; David Pistronk & Jacob Wolfe to Nettie Heller, 1725 Anthony av. 1,000

**Crotona av, 1884** (11:2950), ses, 40.6 sw Fairmount pl, 30x90; also CROTONA AV (11:2950), ses, 70.6 sw Fairmount av, strip 1.11x90.1x5.11x90; PM; July30; July31'14; 5y5%; David Pistronk & Jacob Wolfe to Annis E Clark, 2076 Daly av. 5,000

**Crotona av, ses, 70.6 sw Fairmount pl,** see Crotona av, 1884.

**Daly av** (11:3122), ws,, 83.7 n 179th, 44.1 x102.7x44x105.5; bldg loan; Aug5; Aug6 '14; demand, 6%; Steinmetz Constn Co to City Mtg Co, 15 Wall. 35,000

**Daly av** (11:3122); same prop; certf as to above mtg; Aug5; Aug6'14; same to same.

**Elliott av** (*), ws, being lot 2, blk A, map Lester Park; certf as to mtg for $350; July13; Aug6'14; North Bronx Realty Co to North Side Mtg Corpn.

**Findlay av** (11:2783), ws, 515.2 n 169th, 112.6x100; pr mtg $5,400; Aug5; Aug6'14; due Jan1'18, 6%; Louise R Goodwin, Tampa, Fla, to Edmont Realty Co, 535 E 166. 2,000

**Fordham rd E** (11:3188), sec Jerome av; sal Ls; Aug1; Aug4'14; demand, 6%; Patk Farrell to Lion Brewery, 104 W 108. 9,000

**Fordham rd** (12:3273), ns, 100 se Emmet, 50x150, except part for av; July1; Aug1'14; 3y6%; Chas H Schroeder to Frank Klein, 2026 Ryer av, & ano. 4,000

**Forest av** (10:2658), es, 121 n 161st, 26.6 x98.6; Aug4; Aug5'14 3y5%; Mary E Heisler to Effie Goff, 1675 High st, Denver, Colo & ano. 2,500

**Franklin av, 1240** (10:2615), es, 100 ne 168th, —x—; ext of $36,000 mtg to July7 '19 at 5%; July14; Aug3'14; Mary B Schwab with David Paley, 494 E 157. nom

**Garrison av** (10:2731), ws, bet Lafayette & Longwood avs, lot 48, blk 2731, tax map; transfer tax lien for yrs ——; Nov13'11; Aug1'14; 3x12%; City N Y to Herman Knobloch, 55 Liberty (assigned to Kabee Realty Co, 55 Liberty). 413.23

**Hoe av** (11:2988), es, 100 s 172d, 50x 100; pr mtg $——; July30; July31'14; due &c as per bond; Corvell Bldg Co to Manhattan Mtg Co, 200 Bway. 36,000

**Hoe av** (11:2988); same prop; certf as to above mtg; July30; July31'14; same to same.

**Hoe av** (11:2989), ses, 75 sw 173d, 50x 100; PM; June5; Aug6'14; due Jan1'15, 5%; Johanna Schlosser to Harriett Canning, 2987 W 30, Bklyn. 5,000

**Houghton av** (*), ns, 271.8 e Castlehill av, 33.4x66; July31; Aug6'14; installs, 6%; Jno Gannon to N Y & Suburban Co-operative B & L Assn, 147 E 125. 2,800

**Hughes av, 2141** (11:3070), ws, 162.11 s Oak Tree pl, 16.8x95; Aug4; Aug5'14; due, &c, as per bond; Jacob Katzmann to Title G & T Co, 176 Bway. 2,500

**Hughes av, 2141;** sobrn agmt; Aug4; Aug 5'14; Saml Samuels with same. nom

**Hughes av** (11:3073), swc 187th (No 616); sal Ls; July22; Aug1'14; demand, 6%; Rocco Paolino to Clausen-Flanagan Brewing Co, 441 W 25. 4,000

**Hull av, 3284** (12:3351), es, 125 s 209th, 25x100; PM; pr mtg $5,000; July29; Aug 1'14; due July1'25, 6%; Bernard W Fuchs & Giselle Fuchs to Eliz Rode, 159 E 26. 2,200

**Intervale av** (10:2692), nws, 380.7 ne 167th, 25x123.9x26.4x122.5; July27; July31 '14; 3y5%; Rosina Gradziadio to N Y Protestant Episcopal Public School, 63 Wall. 10,000

**Jackson av, 483-5** (10:2557), ws, 25 s 147th, 50x100; PM; July30; Aug3'14; 3y 5%; Saml Stern to Dollar Savgs Bank, 2808 3 av. 4,000

**Jacksonville av** (*), nec Richardson av, 130.9x30.5x130x22.11; PM; Aug5; Aug6'14; 5y5%; American Real Estate Co to Augusta M de Peyster, 11 E 86, et al. 1,000

**Jerome av, see Fordham rd E,** see Fordham rd E, see Jerome av.

**Kepler av** (12:3372), ws, bet 237th & 238th, lot 22, blk 3372, tax map; transfer of tax lien for yrs 1895 to 1908, assessed to J E Toomey; June19'11; July31'14; 3y 12%; City NY to Tax Lien Co of NY, 68 William. 460.88

**Kingsbridge rd** (12:3293), es, 261.11 n Briggs av, 27.9x167.9x24.4x153.7; pr mtg $5,180; July8; Aug1'14; due &c as per bond; Kay Co to Mary F Baker, 395 E 197. 3,000

**Matthews av** (*), ws, abt 136.3 n Neil av, 25x100; pr mtg $——; June22; Aug3'14, 3y6%; Aug Schmidt, 860 E 161, to Louis Keller, 873 Brook av. 500

**Minneford av** (*), ws, 576.8 nw Cross, runs n110.6xw34.10xs50xw165.6 to es Main or City Island av xse60.10xe201 to beg; pr mtg $4,500; July30; July31'14; 3y5½%; Cath W Moessner to Ferd R Minrath, 119 W 75. 1,500

**Oakley av** (*), ss, 326 e Elm, 50x100, July10; July31'14; 3y6%; Jno S Swan, 3830 White Plains av, to Frank S Mayhew & ano trstes Levi H Mace. 2,000

**Park av, nwc 160th,** see Park av, ns, 95.6 w 161.

**Park av** (9:2420), ns, 95.6 w 161st, runs nw143.10 xsw110 to 160th xse87.5 to av xe 123.7 to beg; July30; July31'14; 3y6%; Jas T Barry to N Y Title Ins Co, 135 Bway. 14,000

**Pelham Pkway S (*),** see Williamsbridge rd, 118.6x118.11x91.9x141.10; Aug3; Aug5 '14; due, &c, as per bond; Theresa Lemmon to Moses H Joseph, 271 Central Park West, et al, exrs Fannie S Joseph. 20,000

**Pelham Pkway S (*),** ss, 125 w Yates av, 75x100x77.1x118.11; Aug3; Aug5'14; due &c as per bond; Theresa Lemmon to Moses H Joseph, 271 Central Park West et al, exrs Fannie S Joseph. 9,000

**Pelham Pkway S, swc Yates av,** see Yates av, swc Pelham Pkway S.

**Richardson av, nec Jacksonville av,** see Jacksonville av, nec Richardson av.

**Southern blvd, 1873** (11:2959), nwc 176th (No 915), 57.10x116.7x50.6x145.5; PM; pr mtg $——; July29; Aug1'14; due Jan29'16, 6%; Park Hill Constn Co to Louis E Bates, 615 W 176. 6,000

**Starling av** (*), nwc Jefferson, 125x 122.6x265.6x358; July27; Aug4'14; due &c as per bond; Empire State Woodworking Co, Inc, to Vincent S Lippe, 560 W 165. 3,000

**Starling av** (*); same prop; certf as to above mtg; July23; Aug4'14; same to same.

**Stebbins av** (10:2689), ws, 529.1 s Westchester av, 40x100; ext of $29,000 mtg to July30'19 at 5%; July30; July31'14; Workmen's Sick & Death Benefit Fund of U S of A with Foxvale Realty Co, 198 Bway. nom

**Taylor av** (*), es, 200 s McGraw av, 25x 100; July31; Aug1'14; 5y5%; Anna Borgstedt to Helene Beerman, 932 1 av. 4,000

**Taylor av** (*), es, 200 n Gleason av, 16.8 x100; Aug1; Aug3'14; 3y5½%; Chas P Walpole to Annie F Smith, 202 E 123. 4,000

**Tyndall av** (13:3423), swc 261st (No 400), 100x37.6; July25; July31'14; 5y5%; Frances H Leavitt, The Hill, Augusta, Ga, to Emigrant Indust Savgs Bank. 4,000

**Tyndall av** (13:3423), swc 261st; same prop; sobrn agmt; July17; July31'14; Ida Turner with same. nom

**Undercliff av** (9:2537), es, 175 s Boscobel pl, 50x115.3x51x119.3; July31; Aug1'14; 3y6%; Cath Pilkington to Adam Kerner, Ghent, NY. 3,300

**Valentine av** (11:3142 & 3144), es, 100.1 n 178th, 25x90.11x25x89.11; July30; Aug4'14; 3y5½%; Patk J Cleary to Phebe S Peters, 109 W 86. 5,000

**Vyse av** (11:2994), es, 75 n Freeman, 25x 100; Aug1; Aug4'14; 5y5½%; Scandinavian Evangelical Lutheran Immanuel Church, N Y City, to Royal Bronx Realty Co, Inc, 1126 Walker av. 3,000

**Wilkins av** (11:2976), ws, 271.10 s Intervale av, S0.7x101.11x73.11x60.7; PM; pr mtg $49,000; July15; Aug4'14; 3y6%; Isaac Weil to Henry Morgenthau Co, 30 E 42. 9,000

**Willis av** (9:22191), sec 147th, 50x100; Aug5; Aug6'14; due Dec1'17, 5%; Eliz C Doherty to Dollar Savgs Bank, 2808 3 av. 40,000

**Williamsbridge rd, sec Pelham Pkway S,** see Pelham Pkway S, sec Williamsbridge rd.

**Yates av (*),** swc Pelham Pkway S, 100 x125; Aug3; Aug5'14; due &c, as per bond; Theresa Lemmon to Moses H Joseph, 271 Central Park W et al exrs Fannie S Joseph. 17,500

**3D av, 2495** (9:2320); ext of $15,000 mtg to May12'20 at 5½%; Apr29; July31'14; Florence S Lockwood with Sarah M Stiassny. nom

**3D av, 3351** (9:2370), ws, 113 n 165th, 25 x60; July31; Aug1'14; due &c as per bond; P J Dwyer Co to Ada E Mote, 815 West End av. 9,500

**3D av, 3351;** certf as to above mtg; July 31; Aug1'14; same to same.

**3D av** (11:2929), es, 200 s 172d, 25x125; Aug5; Aug6'14; demand, 6%; Poseidon Realty Co to Gibraltar Realty Co, 280 Bway. 3,000

**3D av** (11:2929), same prop; certf as to above mtg; Aug5; Aug6'14; same to same.

**Lot 2 (*),** s pt lot 52, map prop Eliz R B King; ext of $4,500 mtg to June30'17 at 5½%; July30; July31'14; Cath W Moessner to Ferd R Minrath, 119 W 75. nom

**Lots 58 & 59, map Wm H Wallace,** see Jennings, ns, 162.2 w Bristow.

**Lot 159 (*),** map Est Jos Husson, Clason Pt; July1; July31'14; 3y6%; Jas J Deasy to North N Y Savgs & Loan Assn, 199 Willis av. 2,500

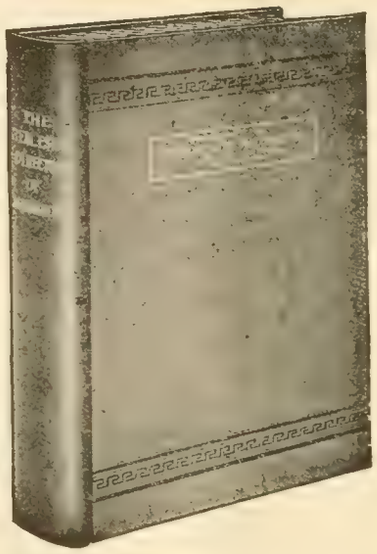
**Lots 92 & 93 (*),** map lot at Wakefield, Prop Monatiquot R E Co; July14; July31 '14; 5y6%; Jno Schweigan to Edmund Pfeuffer, 765 St Ann's av. 850

**Lots 137 & 138 (*)** map Monatiquot Real Est Co; July1; July31'14; installs, 6%; May H Collins to North New York Savings & Loan Assn, 499 Willis av. 3,000

**Lots 137 & 138 (*),** same prop; PM; pr mtg $3,000; July1; July31'14; due May1 '25, 6%; same to Monatiquot Real Estate Co, 154 Nassau. 650

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# The Real Estate Directory of the Borough of Manhattan with Cumulative Bulletin Corrected Weekly



**The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.**

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# RECORDS SECTION

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# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2422 New York, August 15, 1914. (59) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.


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Delancey st, 88.
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Eldridge st, 202.
Elizabeth st, 9 & 88.
*Exchange pl, 66 (or Broad, 30-6).
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*New st, 34-6 (or Broad st, 38).
*New st, 69-71 (or Broadway, 32-4).
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*6th st, 601 E (or Av B, 93).
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12th st, 532 & 619 E.
15th st, 111 W.
*18th st E (ns), blk 976-26.
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76th st, 346 E.
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85th st, 305 W.
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125th st, 31 W.
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*130th st, 500 W (or Amsterdam av, 1414).
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*151st st W (swc Convent av), blk 2065-48.
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*169th st, 709-15 W (or Haven av, es).
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*177th st, 551 W (or Audubon av, 240-6).
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Convent av, ws (s w c 141st st W, blk 2057-43-46.
Edgecombe av, 191.
Haven av (nec 169th st) blk 2139-140.
Lexington av, 176, 1207 & 1830.
*Madison av (nwc 65t st), blk 1380-17.
Madison av, 220 & 1629.
Manhattan av, 500-2.
*Park av, 1316 (or 100th st, 76 E).
*Park av, es (sec 101st st), blk 1628-72.
2d av, 336, 1710, 2101 & 2340-2.
5th av, 99-101 & 1071.


### WILLS.


Attorney st, 121.
*31st st, 16 W (or Attorney st, 121).
42d st, 241 W.
*43d st, 250-2 W (or 42d st, 241 W).
*60th st, 245-7 E (or 42d st, 241 W).
*71st st, 310 W (or 42d st, 241 W).
*Broadway, 1720 (or 42d st, 241 W).


**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preseding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
mpt—improvement.
nstalls—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

AUG. 7, 8, 10, 11, 12 & 13.

**Broad st, 30-6** (1:24-29), swc Exch pl (No 66), 88x146 to es New (Nos 30-2) x 87.10 to Exch pl x149.10, 16-sty stn office & str bldg; A$1,550,000-2,500,000; also BROAD ST, 38 (1:24-32-this includes New st, 34-6), ws, 88.1 s Exchange pl, 20.2x97.7x24.9x94.10, 4-sty stn office & str bldg; A$325,000-345,000; also NEW ST, 36 (1:24), es, 150.2 s Exch pl, runs n 31.2xe47.3xs17.2xe15.2xs2.7xw60.1 to beg, 5-sty bk office & str bldg; also all RT&I to land in rear for light & air; also NEW ST, 34 (1:24), es, 87.10 s Exch pl, 31.2x47.3x25x51.1; also all RT&I to land in rear, 5-sty bk office & str bldg; also BROAD ST, 40 (1:24-33), ws, 108.5 s Exch pl, runs s20.2xw90.2xn15.2 & 18.3xe99.10 to beg, 4-sty bk office & str bldg; also all RT&I to interior strip adj above on s at point 76.8 w Broad, runs w13.6xs2.7xe13.4 to beg, contains 17 superficial ft; A $190,000-200,000; Mary H Johnston, heir Jas B Johnston, to Emily J De Forest, 7 Washington sq N: ⅛ pt; AT; mtg $1,650,000; July20; Aug10'14. O C & 100

**Broad st, 30;** also BROAD ST, 38-40; also NEW ST, 34-6; Jno H Johnston, heir Jas B Johnston, to same; ⅛ pt; AT; mtg $1,650,000; July24; Aug10'14. O C & 100

**Broad st, 30;** also BROAD ST, 38-40; also NEW ST, 34-6; Margt T Johnston, heir Jas B Johnston, to same; ⅛ pt; AT; mtg $1,650,000; July20; Aug10'14. O C & 100

**Broad st, 38,** see Broad, 30-6.

**Broad st, 40,** see Broad, 30-6.

**Catharine st, 64** (1:278-39), ws, 50 n Oak, 25.3x102x25.2x103.9, 2 & 3-sty bk & fr theatre; Vincenzo Jannuzzi to Church of St Joachim, 23 E 51; mtg $19,000; Aug 11; Aug13'14; A$16,000-19,000. nom

**Cherry st, 277-9** (1:247-36), ss, 25 w Jefferson, 50x94.8x50x94, 3-sty bk loft bldg, 1-sty ext; Mary E. Hazelton, EXTRX Robt C Maxwell to Jacob & Isidor Kauffman, 314 S 5, Bklyn, & Isaac Lewenthal, 116 W 34, NY; ½ pt; Aug3; Aug 11'14; A$17,000-20,000. 854.93

**Cherry st, 277-9:** Germania Bank of NY to same; ½ pt; B&S & CaG; Aug4; Aug 11'14. O C & 100

**Columbia st, 75½** (2:334-32), ws, 60 n Rivington, 20x49.8, 5-sty bk tnt & strs; Warren Leslie, ref. to Lawyers Mtg Co; FORECLOS Aug7; Aug11; Aug12'14; A$8,500-13,000. **12,000**

**Delancey st, 88** (2:410-33), ns, 32.6 e Orchard, 27.6x75, 5-sty stn tnt & strs; Gilbert H Montague, ref. to Albt A Volk, 422 State, Bklyn; FORECLOS July13; July30; Aug12'14; A$20,000-30,000 **51,100**

**Delancey st, 88:** Jacob Heckler to same; QC; July24; Aug12'14. nom

**Delancey st, 88:** Albt A Volk to Percival C Smith, 210 W 79; B&S; mtg $27,000; Aug 12'14 nom

**East Broadway, 44** (1:281-30), ns, abt 225 w Market, 25x69.7x25x69.6, ws 4-sty bk loft & str bldg; Saml Wilder et al to Wilder Bros, a corpn, 83 Bowery; mtg $24,000; June17; June27'14; A$22,000-27,000 (corrects error in issue of June27, when this appeared as a foreclosure deed). nom

**Elizabeth st, 9** (1:201-26), ws, 125 n Bayard, 25x94.5, 3-sty bk loft & str bldg; Sol Zimet & Beile, his wife, to Beile Zimet, 120 Chrystie; ½ pt; AL; July31; Aug 7'14; A$17,000-21,000. nom

**Elizabeth st, 88** (1:239-10), es, 155.8 s Grand, 24.9x89.11x24.9x88.10, 6-sty bk tnt & strs; Alex Sabsivitz et al to Tillie Gabrilowitz, 554 Knickerbocker av, Bklyn; ½ pt; sub to ½ mtg $26,000; Aug4; Aug13'14; A$17,500-39,000. nom

**Eldridge st, 202 (formerly 176 & 178)** (2:416-4), es, abt 150 n Rivington, 24.4x88; 5-stv bk tnt & strs; Otto F Ziegenbein, TRSTE in bankruptcy of Moses & Harry Gutman, individ & firm M Gutman & Son, bankrunts, at Garden City, LI, to Isidore Colle, 723 Union av, Bronx [536 5 av]; ½ pt; B&S; AL; Apr28, Aug13'14; A $20,000-32,000. 250

**Exchange pl, 66,** see Broad, 30-6.

**Exterior st, sws,** see 129th E, ns, 245.4 e 3 av.

**Front st, 241,** see Front, 254.

**Front st, 243,** see Front, 254.

**Front st, 254 (former 250)** (1:107-30), ns, abt 45 w Dover, 22.4x67.3x23x68, ws, 5-sty bk loft & str bldg; A$9,000-17,000; also FRONT ST, 241 (1:107-17), ses, 68.3 ne Peck sl, 22.4x69.4x21.9x69, 4-sty bk loft & str bldg; A$9,500-14,000; also FRONT ST, 243 (1:107-18), ses, 90.5 ne Peck sl, 25.5 x61.9x25x60.5, 4-sty bk loft & str bldg; A$10,000-14,500; Roland S Pettit to Marie H. wife Arthur H Colby, at Fairhaven, NJ; ⅛ pt; AT; mtg $29,000 on whole; Aug7; Aug8'14. nom

**Front st, 254 (former 250)** (1:107-30), ns, abt 45 w Dover, 22.4x67.3x23x68, ws, 5-sty bk loft & str bldg; A$9,000-17,000; also FRONT ST, 256 (252) (1:107-29), ns, abt 25 w Dover, 22.4x72x23.4x72, 5-sty bk loft & str bldg; A$9,500-17,500; also FRONT ST, 241 (1:107-17), ses, 68.3 ne Peck sl, 22.4x69.4x21.9x69.1, 4-sty bk loft & str bldg; A$9,500-14,000; also FRONT ST, 243 (1:107-18), ses, 90.5 ne Peck sl, 25.5x61.9x25x60.5, 4-sty bk loft & str bldg; A$10,000-14,500; Roland S Pettit to Marie H. wife Arthur H Colby, at Fairhaven, NJ; ⅛ pt; AT; mtg $29,000 on whole; Aug7; Aug11'14 nom

**Greene st, 47-9** (2:475-50), ws, 175 n Grand, 48.4x100, 6-sty bk tnt & strs; Stephen S Day & Lydia A De Voursney, EXRS Marcus L De Voursney, to Bank for Savgs, NY, 280 4 av; mtg $60,000 & AL; Aug7; Aug8'14; A$42,000-65,000. O C & 100

**Greene st, 47-9;** Hattie E Eversfield, EXTRX Andw M De Voursney, to same; mtg $60,000 & AL; Aug7; Aug8'14. O C & 100

**Greene st, 47-9;** Hattie E Eversfield et al to same; B&S; mtg $60,000 & AL; Aug7; Aug8'14. O C & 100

**Greenwich st, 803** (2:625-3), es, 36.1 s Jane, 24x82.7x24x83.9, 4-sty bk tnt & str, 1-sty ext; Louise Boettcher to Jno D Shea, 1648 2 av; mtg $12,000; Aug5; Aug7'14; A $9,500-17,000. O C & 100

**Houston st, 442-4 E** (2:357-18), nwc Manhattan (No 1), 31.2x67.3, 6-sty bk tnt & strs; Sol M Landsmann to Landsmann Co, 232 Broome; ½ pt; mtg $34,000; Aug 10'14; A$23,000-38,000. O C & 100

**Hudson st, 422** (2:583-2), es, 23.1 n St Lukes pl or Leroy, 20.11x59.6, 4-sty bk tnt & strs; Stella N Levy to Stella N Levy, Inc, 361 Hudson; AT; AL; Aug8; Aug10'14; A$10,500-15,000. nom

**Hudson st, 424** (2:583-3), es, 45 n Leroy, 22x60, 4-sty bk tnt & strs; Stella N Levy to Stella N Levy, Inc, 361 Hudson; mtg $12,500; Aug8; Aug10'14; A$10,500-15,000. nom

**Lewis st, 55** (2:328-25), ws, 175 n Delancey, 25x100, 4-sty bk tnt & strs & 2-sty fr rear tnt; Eastern & Southern New York Realty Co of Bklyn to Abr L Kass, 226 S 9, Bklyn [100 Essex]; AL; Aug7; Aug8'14; A$13,000-17,000. O C & 100

**McDougal st, 46-8** (2:518-5 & 6), es, 160 n Prince, 40x75, 2-3-sty bk tnts; Adaline S C Kroeger to Pietro & Francesco Nervo & Giuseppe Balbiani & Angelo Cerutti, all at 18 King; mtg $11,000; Aug12; Aug13'14; A$19,000-20,000. O C & 100

**Manhattan st, 1,** see Houston, 442-4 E.

**New st, 30-2,** see Broad, 30-6.

**New st, 34,** see Broad, 30-6.

**New st, 36,** see Broad, 30-6.

**New pt, 69-71,** see Bway, 32-4.

**Spring st, 150 (132)** (2:487-26), ss, abt 60 w Wooster, 20x80, 4-sty stn loft & str bldg; Good Realty Co to Abr L Kass, 226 S 9, Bklyn [100 Essex]; AL; Aug7; Aug8'14; A$16,500-24,000. O C & 100

**Wooster st, 108-14** (2:500-5 & 7), es, 200 n Spring, 100x100, 2-6-sty bk lofts & str bldgs; Geo A Suter to 112 Wooster St Corpn, 112 Wooster; mtg $120,000; July31; Aug8'14; A$80,000-126,000. nom

**Washington ter, 18** (8:2156-43½), ws, 142 s 186th, 19x62.6, 3-sty & b bk dwg; Louis Flato to Eliz A, wife of & Michl D'Arcy, 82 Wadsworth av; mtg $3,000; July29; Aug11'14; A$1,500-6,500. nom

**3D st, 69 E** (2:445-52), ns, 305 e 2 av, 20x96.2, 4-sty bk tnt; Thos H Swartz, City Agent Empire State Surety Co, 58 William, to Wm T Emmet, as Supt of Insurance of State NY; QC; Dec12'13; Aug8'14; A$16,000-22,000. nom

**3D st, 69 E:** Wm T Emmet, as Supt of Insurance of State NY, to Julius Martinson, 295 E 10; QC; Dec12'13; Aug8'14. nom

**3D st, 69 E:** Julius Martinson to Abr A Levy, 69 E 3d; QC; AL; Apr1; Aug8'14. nom

**5TH st, 222 E** (2:460-22), ss, 308.1 w 2 av, 20.9x92.4, 3-sty bk tnt & strs; Chas Breithart to Rose Simon, 12 Cooper sq; AT; QC; June17; Aug8'14; A$13,000-17,000. nom

**6TH st, 601 E,** see Av B, 93.

**9TH st, 617 E** (2:392-54), ns, 243 e Av B, 25x92.3, 4-sty bk tnt & strs & 4-sty bk rear tnt; Beni Marco et al, EXRS &c Johanna Marco, to Eva Bikales, 917 Eagle av, Bronx; mtg $17,000; Aug10; Aug11'14; A$17,000-21,000. nom

**12TH st, 532 E** (2:405-24), ss, 445.6 e Av A, —103.3xse25xne103.3 to st xnw 25 to beg, 5-sty bk tnt & strs & 4-sty bk rear tnt; Tillie Sass to Sam Jacklowitz, 121 Chambers; mtg $21,500; Aug11; Aug12'14; A$15,000-22,000. O C & 100

**12TH st, 619 E** (2:395-52), ns, 243 e Av B, 25x103.3, 4-sty bk tnt; Louisa Bayer to Geo Bayer, both 619 E 12; mtg $3,000; Aug 7; Aug11'14; A$14,000-16,000. O C & 100

**13TH st, 111 W** (3:791-33), ns, 125 w 6 av, 25x103.3, 3-sty bk tnt & strs & 3-sty bk rear tnt; Progress Holding Co to Ensign Realty Co, 55 Liberty; AL; Aug11; Aug12'14; A$18,000-21,000. nom

**18TH st E, nwc Av B,** see Av B, 308-14.

**19TH st, 243 E** (3:900-26), nes, 100 nw 2 av, 16.6x92, 4-sty bk dwg; Jno R Costen to Jno L Lyttle, 1542 Hoe av [45 Cedar]; Feb20, Aug11'14; A$10,000-13,000. O C & 100

**24TH st, 411 E** (3:956-9), nes, abt 175 e 1 av, 25x98.9, 4-sty bk tnt & strs & 3-sty & b rear tnt; Lena Fishgal to Bessie Block, at Atlantic City, NJ; mtg $8,000 & AL; Aug10; Aug11'14; A$10,000-12,500. O C & 100

**25TH st, 308-10 W** (3:748-49-50), ss, 122.6 w 8 av, 40x98.9, 2-4-sty bk tnts; Reliant Holding Co to 130 W 29th St Co, 160 Bway; mtg $30,000 & AL; Aug6; Aug 7'14; A$17,000-24,000. O C & 100

**29TH st, 110 E** (3:884-79), ss, 253.1 w Lex av, 21.10x98.9, 3-sty & b stn dwg; Cleaveland C Kimball to Emily D, wife Chas O Kimball, 110 E 29; mtg $23,000; July28; Aug8'14; A$34,000-38,500. nom

**43D st E, ns, 350 e 1 av,** see 44th E, ss, 350 e 1 av.

**44TH st E** (5:1355-15), ss, 350 e 1 av runs e— to exterior bulkhead line xs— to ns 43d xw— to pt 350 e 1 av xn— to beg, 1-sty br shed; Harvey S Ladew, TRSTE Edw R Ladew, dcsd, for Elise Ladew, to Elise Ladew Grace, at Glen Cove, LI; 1-9 RT&I, being ½ pt in mt owned by and Ldw R Ladew, QC; Aug5; Aug11'14; A$150,000-170,000. nom

**45TH st, 141 E** (5:1300-26), ns, 240 w 3 av, 20x100.5, 3-sty & b stn dwg; Fredk W Stelle, ref, to Maze Realty Co [2650 Bway]; FORECLOS July6; Aug6; Aug7'14; A$14,500-19,500.

**4,000 over & above all liens**

**51ST st, 343 E** (5:1344-18), ns, 200 w 1 av, 25x100.5, 5-sty bk tnt & strs; Emanuel Jacobus & ano, EXRS Emanuel S Kahn, decd, & Nettie Altmayer, 335 E 51; & Josie Leo, 600 W 183, to Sol E Kahn, 335 E 51; AT; mtg $13,666.66; July28; Aug 12'14; A$10,000-23,000. nom

**51ST st W** (4:1042-7), ns, 143.6 e 9 av, 56.6x100.5, 1-sty bk church; TRSTES of St James Presbyterian Church of NY to 48th St Co, 312 W 48; B&S; mtg $35,000 & AL; Aug4; Aug7'14; A exempt-exempt. **43,000**

**53TH st, 52 E** (5:1290-48½), ss, 82.6 e Madison av, runs s50.2xe17.6xs50.2xe8.6xn100.5 to st xw26 to beg, 4-sty & b stn dwg; Jno C Tomlinson Jr to Marie E Ray, at Stoneleigh House, Wimborne, Dorset, Eng, & Florence T Ivory, 16 Coates Gardens, Edinburgh, Scotland; ½ pt; mtg $16,000 & AL; Aug12'14; A$40,000-50,000. O C & 100

**53TH st, 202 E** (5:1328-44¾), ss, 60 e 3 av, 20x50.5, 3-sty bk tnt & strs; A$5,500-7,500; also 55TH ST, 204 E (5:1328-44½), ss, 80 e 3 av, 20x50.5; also STRIP on e 0.3x—, 3-sty bk tnt & strs; A$5,500-7,500; Crescent-Star Realty Co to Jacob Hoffmann Brewing Co, 211-3 E 55; CaG; July 22; Aug10'14. nom

**55TH st, 204 E,** see 55th, 202 E.

**61ST st, 119 E** (5:1396-8½), ns, 214 w Lex av, 19x100.5, 5-sty stn dwg; E Hope Norton to Lily M Norton, at Darien, Conn; QC; Aug7; Aug13'14; A$30,000-45,000. nom

**61ST st, 239 W** (4:1153-10), ns, 225 e West End av, 25x100.5, 5-sty stn tnt; Harry Bijur, ref, to Leopold Levy, 329 E 20 [353 1 av]; mtg $7,000; FORECLOS July 9; Aug10'14; A$6,000-14,000. **9,000**

**65TH st, 25 E,** see Madison av, nwc 65.

**67TH st, 206-14 E** (5:1421-42 & 44), ss, 100 e 3 av, 90x100.5, 2-6-sty bk tnts & strs; Martha Seligman to Pauline Shatzkin, 1140 St Johns pl, Bklyn; ¼ pt; B&S; AL; July 27; Aug11'14; A$42,000-112,000. nom

**69TH st, 161 E** (5:1404-30), ns, 145 w 3 av, 25x105.5, 3-sty bk stable; Harvey S Ladew, TRSTE Edw R Ladew, decd, for Elise Ladew, to Elise Ladew Grace, at Glen Cove, LI; 1-9 RT&I; May31; Aug11'14; A$20,000-35,000. nom

**72D st, 247 W** (4:1164-12), ns, 275 e West End av, 25x102.2, 4-sty & b bk dwg; Geo N Ostrander & ano to Frank G Burke Jr, 565 Park av; 1-6 pt; AL; July27; Aug 7'14; A$42,000-62,000. nom

**72D st, 247 W** (4:1164-12), ns, 275 e West End av, 25x102.2, 4-sty & b bk dwg; Helen E Foulds to Frank G Burke Jr, 565 Park av; ½ pt; AL; July28; Aug13'14; A $42,000-62,000. O C & 100

**76TH st, 346 E** (5:1450-40), ss, 300 e 2 av, 25x102.2, 6-sty bk tnt & strs; Eastern & Southern New York Realty Co of Bklyn, to Abr L Kass, 226 S 9, Bklyn [100 Essex]; AL; Aug7; Aug8'14; A$9,000-27,-500. O C & 100

**76TH st, 324 W** (4:1185-37), ss, 300 w West End av, 22x102.2, 4-sty & b bk dwg; Abr Leipzig to Hannah Lewis, 600 W 183; mtg $31,000; Aug7; Aug8'14; A$22,000-39,-000. O C & 100

**77TH st, 52 E** (5:1391-52), ss, 57.6 e Madison av, 12.6x102.2, 4-sty & b bk dwg; Justa Realty Co to Lena Matherny, 57 E 77; AL; July17; Aug12'14; A$18,000-23,000. nom

**77TH st, 54 E** (5:1391-51½), ss, 70 e Madison av, 12.6x102.2, 4-sty & b bk dwg; Justa Realty Co to Lena Matherny, 57 E 77; AL; July22; Aug12'14; A$18,000-23,000. nom

**81ST st, 350 E** (5:1543-32), ss, 125 w 1 av, 24.4x102.2, 3-sty bk loft & theatre; Ernest N Adler to Moses H Israel, 172 Carlton av, Far Rockaway, B of Q; mtg $17,000; July25; Aug7'14; A$9,000-23,000. nom

**84TH st, 355 W** (4:1246-11½), ns, 517 w West End av, 16x102.2, 5-sty & b bk dwg, 3-sty ext; Ralph M Drucker to Ruth Drucker, 548 Riverside dr; July29; Aug11 '14; A$12,500-25,000. O C & 100

**85TH st, 305 W** (4:1247-pt lot 29), ns, 90 w West End av, 20x102.2, pt 13-stv bk tnt; Albt R Shattuck & ano, individ EXRS &c Eliz C Shattuck, to Ella L Murphy, 19 W 26, Bayonne, NJ; confirmation deed; Aug3; Aug10'14; A$——$——. nom

**88TH st E, ns, 102.8 e 5 av,** see 5 av, 1071.

**93D st, 54 W** (4:1206-54), ss, 248.4 e Col av, 26.8x100.8, 5-sty bk tnt; Elysian Realty Co to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74 [both at 149 Bway]; mtg $22,500; Aug5; Aug7'14; A$19,000-31,-000. O C & 100

**99TH st, 216-8 E** (6:1648-37-38), ss, 260 e 3 av, 50x100.11, 2-5-sty bk tnts & strs; Theo I Jacobus et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; Aug7; Aug 10'14; A$18,000-41,000. nom

**100TH st, 76 E** (6:1605-40), swc Park av (No 1316), 73.3x25.11, 5-sty bk tnt & strs; Bertha Kaufmann to Jonas Weil, 27 E 82, & Bernhard Mayer, 41 E 72 [5 Beekman]; B&S; AL; Aug4; Aug10'14; A$10,-500-20,000. O C & 100

**101ST st, 100 E** (6:1628-72), sec Park av, 16x100.11, 3-sty & b bk dwg; Gertrude L Smith to Albt L Kelly, 25 E 99; mtg $13,500 & AL; Aug8; Aug12'14. A$9,500-11,000 nom

**102D st, 108 E** (6:1629-68), ss, 105 e Park av, 25x100.11, 5-sty bk tnt; David Tim, ref, to American Mtg Co; FORECLOS Aug5; Aug7'14; A$9,000-14,000. **10,000**

**110TH st, 170 E** (6:1637-42), ss, 145 w 3 av, 25x100.11, 6-sty bk tnt & strs; Mercedes Toch to Sophie D Levy, 1867 7 av; Aug6; Aug8'14; A$11,000-29,000 nom

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**112TH st, 310-2 E** (6:1683-45), ss, 142.6 e 2 av, 42.6x100.11, 6-sty bk tnt & strs; Henrietta Vickers to David Kohn, 360 W 150; mtg $39,500; Aug4; Aug11'14, A$14,-500-45,500. O C & 100

**112TH st, 26 W** (6:1595-52), ss, 359 w 5 av, 30x100.11, 5-sty bk tnt, A$17,000-32,000; also 112TH ST, 28 W (6:1595-53), ss, 419 w 5 av, 30x100.11, 5-sty bk tnt; A$17,000-32,500; also 112TH ST, 30 W (6:-1595-54), ss, 449 w 5 av, 30x100.11, 5-sty bk tnt; A$17,000-32,500; Philip J McCook, ref, to Bernard Galewski, 26 W 120; FORECLOSED & drawn Aug7; Aug10'14. **2,000**

**112TH st, 28 W,** see 112th, 26 W.

**112TH st, 30 W,** see 112th, 26 W.

**112TH st, 124 W** (7:1521-50), ss, 320 e 7 av, 30x100.11, 5-sty bk tnt; Ensign Realty Co to Edw J Moore, 247 W 11; mtg $20,000; Aug3; Aug5'14; A$19,000-34,000. O C & 100

**113TH st, 210-4 E** (6:1662-44), ss, 140 e 3 av, 45x100.11, 6-sty bk tnt & strs; Joshua Silverstein to Beekman Constn Co, 320 Bway; mtg $45,000; Aug8'14; A$14,500-45,500. O C & 100

**115TH st, 167-67½ E** (6:1643-27 & 27½), ns, 245 w 3 av, 25x100, 2-3-sty & b stn dwgs; Emanuel Alexander to Alfred W Binns, on Sagamore rd, Bronxville, NY; mtg $9,000 & AL; Aug11; Aug12'14; A$10,-000-11,000. O C & 100

**116TH st, 68 W** (6:1599-69), ss, 45 e Lenox av, 30x100.11, 5-sty bk tnt & strs; Simax Realty Co to S E & M E Bernheimer Co, 460 W 128; mtg $30,000; Aug5; Aug 8'14; A$23,000-40,500. nom

**117TH st, 247 E** (6:1667-21¼), ns, 92.6 w 2 av, 17.6x75.7, 3-sty & b stn dwg; Robt E Leyendecker to Christina Adelmann, 1760 Westchester av; AL; Aug10; Aug13'14; A$5,500-6,500. O C & 100

**117TH st, 247 E** (6:1667-21¼), ns, 92.6 w 2 av, 17.6x75.7, 3-sty & b stn dwg; Robt Adelmann to Robt E Leyendecker, 537 8th, Bklyn; AL; Aug8; Aug11'14; A$5,500-6,500. O C & 100

**118TH st, 17 W** (6:1717-25), ns, 285 w 5 av, 25x100.11, 5-sty bk tnt; Edw J Moore to Corporal Realty Co, 55 Liberty; mtg $22,000; Aug3; Aug8'14; A$14,000-26,000. O C & 100

**120TH st, 301 E,** see 2 av, 2340-2.

**120TH st, 349-53 E** (6:1797-22), ns, 84 w 1 av, runs w49.4xn100.11xe33.4xs50.6xe 16xs50.5 to beg, 6-sty bk tnt & strs; Birmington Realty Co to Abr L Kass, 226 S 9, Bklyn [100 Essex]; AL; Aug7; Aug8 '14; A$16,000-48,000. O C & 100

**123D st, 449-53 W** (7:1964-5), ns, 100 e Ams av, 75x100.11, 6-sty bk tnt; Edw A Kerbs to Nason Realty Co, 206 Bway; mtg $102,000; July31; Aug11'14; A$47,000-130,-000. O C & 100

**125TH st, 31 W** (6:1723-22), ns, 370 w 5 av, 20x99.11, 5-sty bk office & str bldg; Patk H McNulty to Wm J Leonard, 442 E 136; mtg $42,250 & AL; Aug6; Aug7'14; A $36,000-50,000. nom

**128TH st, 59 E** (6:1753-28), ns, 198.4 w Park av, 16.8x99.11, 3-sty fr dwg; Rachel G McGrath, individ & EXTRX Michl J McGrath, to Michl Schultz, 216 E 76; AL; July28; Aug10'14; A$6,500-7,500. nom

**128TH st, 240 E** (6:1792-31), ss, 153 w 2 av, 26x99.11, 5-sty bk tnt; Emanuel Jacobus, ref, to Long Realty Co, 2004 Nostrand av, Bklyn; FORECLOS July17; Aug 11; Aug12'14; A$7,500-16,000. **10,000**

**129TH st E** (6:1794-pt lot 10), ns, 245.4 e 3 av, runs n116.3xne63.4 & 6.6 to sws Exterior xse— to es of 3 av bridge approach over Harlem River xs185.4xsw13.9 to ns 129th at pt 295 e 3 av xw49.7 to beg, 1-sty bk & fr bldgs; City N Y to Ambrose G Todd, 51 E 58 [165 Bway]; B&S; July 23; Aug13'14. **28,029.40**

**129TH st E** (6:1794), same prop; Ambrose G Todd to Ambrose G Todd, 51 E 58th [165 Bway], GDN of Margt T, Sarah L, Harriet & Leicester Payne; B&S; CaG; AL; July24; Aug13'14. O C & 100

**132D st, 23-5 W** (6:1730-27), ns, 228 w 5 av, 32x99.11, 5-sty bk tnt; Checchina Carucci to Carucci Holding Co, Inc, 641 E 183; AL; Aug10; Aug13'14; A$9,500-20,000. nom

**133D st, 61 E** (6:1758-31), ns, 113 w Park av, 27x99.11, 5-sty bk tnt; Paul A McGolrick to Chas W Walter, 76 Central av, White Plains, NY [203 Bway]; AL; Aug6; Aug8'14; A$5,500-15,000. nom

**133D st, 34 W** (6:1730-54), ss, 435 w 5 av, 25x99.11, 5-sty bk tnt; Pincus Lowenfeld & ano to Hamilton Holding Co, 149 Bway; mtg $6,500; Aug10; Aug11'14; A$7,-000-16,000. nom

**133D st, 34 W;** Hamilton Holding Co to Jno H Bodine, 461 Edgecombe rd; mtg $6,-500; Aug10; Aug11'14. nom

**138TH st, 612 W** (7:2086-41), ss, 202 w Bway, 16x99.11, 4-sty bk dwg; Maud H Rush to Abr Levy, 615 W 97; mtg $11,000 & AL; Aug7; Aug11'14; A$7,000-11,000. nom

**141ST st, 450 W,** see Convent av, swc 141.

**143D st, 122-4 W** (7:2011-47), ss, 308.4 w Lenox av, 41.8x99.11, 6-sty bk tnt; Lizzie J Waugh to Heathcote Holding Co, 52 Bway; mtg $35,000; Aug10; Aug13'14; A $16,500-45,000. O C & 100

**143D st, 122-4 W;** Heathcote Holding Co to May C Knowles, 64 Fairmont rd, Ridgewood, NJ; mtg $35,000; Aug12; Aug13'14. O C & 100

**143D st, 514 W** (7:2074-48), ss, 400 e Bway, old line, 25x99.11, 1-sty fr office & vacant; Sarah J Bloomer, widow, & Carolyn R Gorman, to Anna Reilly, 204 W 141 [220 W 139]; mtg $35,000; Apr1'12; Mar27 '13; A$13,000-37,000 (corrects error in issue of Mar29'14, when grantor was Sarah J Bloomer). nom

**151ST st W, swc Convent av,** see Convent av, 470.

**169TH st, 515 W** (8:2126-53), ns, 145 e Audubon av, 25x81.7, 2-sty & a fr dwg; Mary I J Campbell to Max H Scharf 515 W 169; July27; Aug12'14; A$7,300-7,700. O C & 100

**169TH st, 515 W;** Max H Scharf to Caroline Schaff, his wife, 515 W 169; mtg $5,-000, Aug12'14. O C & 100

**169th st, 709-15 W,** see Haven av, nec 169.

**172D st, 507-9 W** (8:2129-55), ns, 143.9 w Ams av, 43.9x94.6, 5-sty bk tnt; Theodor Bertsch & Barbara, his wife, to Alma B & Marguerite Bertsch, 507 W 160; mtg $25,000; Aug3; Aug7'14; A$15,000-40,000. omitted

**177TH st, 551 W,** see Audubon av, 240-6.

**181ST st W** (8:2150-45), ns, 362.3 w Bway, 50.7x205.8x50x198.11, vacant; Edw S Fowler, ref, to Barney Estate Co, 61 Bway; FORECLOS July16; Aug7; Aug8'14, A$26,000-26,000. **26,000**

**185TH st, 561 W** (8:2157-63), ns, 170.3 e St Nicholas av, 19.10x103, 3-sty & b bk dwg; Richd R Costello, ref, to Noah C Rogers, 19 E 56, TRSTE Jno L Rogers, decd; FORECLOS July16; Aug8; Aug11'14, A$6,000-10,000. **8,250**

**191ST st, 550 W,** see Audubon av, swc 191.

**Av A, 1425** (5:1470-25), ws, 76.7 n 75th, 25.6x100, 5-sty bk stable; Max Pollak to Improved Tenements Co, 80 Maiden la; mtg $14,000; July28; Aug13'14; A$9,000-14,500. O C & 100

**Av B, 93** (2:389-1), nec 6th (No 601), 20.2x93, 4-sty bk theatre; Richd M Lederer to Mutual Alliance Trust Co, 35 Wall; mtg $30,000; Aug3; Aug7'14; A$27,000-40,-000. nom

**Av B, 308-14** (3:976-26), nwc 18th, 100x 120, 2-sty fr bldg & vacant; Miller, Daybill & Co to Shorers Realty & Contracting Co of NY, 308 Av B; mtg $40,000; Aug 7'14; A$——$——. nom

**Amsterdam av, 1632** (7:2072-33), ws, 74.11 s 141st, 25x100, 5-sty bk tnt & strs; Lena Clark to Patk J McSherry, 103 W 91; mtg $20,000 & AL; Aug11; Aug12'14; A $27,000-29,000. nom

**Audubon av, 240-6** (8:2133-80), nwc 177th (No 551), 94.11x100, 6-sty bk tnt; Jas A Lynch, ref, to Middletown Savgs Bank, at Middletown, NY; FORECLOS Aug4; Aug6; Aug7'14; A$——$——. **135,000**

**Audubon av** (8:2161-71), swc 191st (No 550), 90.2x100.2x95.9x100, vacant; Alfred C Junker to Fulson Realty Co, 261 Bway; AL; Mar28'12; Aug10'14; A$30,500-30,500. nom

**Audubon av** (8:2161), swc 191st (No 550); Fulson Realty Co to Arthur McGlone, 19 W 65; AL; Aug8'13; Aug10'14. nom

**Audubon av** (8:2161), swc 191st (No 550); Krabo-Ernst Realty Co to same. QC & correction deed; July27; Aug10'14. nom

**Audubon av** (8:2161), swc 191st (No 550), 90.2x100.2x95.9x100; Arthur McGlone to Tralow Realty Corpn, 1931 Bway; AL; Aug3; Aug10'14. nom

**Bradhurst av** (7:2046-51), es, 79.10 s 153d, 39.11x100, vacant; Montrose Realty Co to Loyal Building Co, 391 E 149; mtg $8,000; Aug7; Aug12'14; A$15,000-15,000. O C & 100

**Broadway, 32-4** (1:22-17), es, 265 n Beaver, runs n53.3 to former 36 Bway xe along former 36 Bway & 67 New, 197 to ws New (Nos 69-71) xs40.4 to nec former 73 New xw65.7xs2.5xw140.5 to beg, 16-sty bk office & str bldg; Jno C Coleman, ref, to Mutual Life Ins Co; FORECLOS Aug6; Aug7'14; A$600,000-950,000. **825,000**

**Columbus av, 762** (7:1852-30), ws, 25.4 n 97th, 25.3x100, 5-sty bk tnt & strs; Percival C Katterer to Letitia K Ketterer, 33 W 74; mtg $25,000 & AL; Dec25'13; Aug8 '14; A$22,000-33,000. nom

**Convent av** (7:2057-43-46), swc 141st (No 450), 99.11x95, vacant; Nathaniel L McCready et al, TRSTES for Nathaniel L McCready, will Nathaniel L McCready, to Patk H McNulty, at Great Neck, LI; [549 W 52]; CaG; mtg $47,250 & AL; Aug 1; Aug7'14; A$64,000-64,000. O C & 100

**Convent av, 470** (7:2065-48), swc 151st, 108.11x43.5x99.11x86.10, 6-sty bk tnt; Heathcote Holding Co to May C Knowles, 64 Fairmont rd, Ridgewood, NJ; mtg $105,-000 & AL; Aug12; Aug13'14; A$55,000-135,000. O C & 100

**Edgecombe av, 191** (7:2051-78), ws, 425.4 s 145th, 17x100, 3-sty & b bk dwg; Kate E Zache to Anna M Lehmann, 6 Anderson av, Palisade, NJ; mtg $9,500; July15; Aug 10'14; A$7,300-11,000. O C & 100

**Haven av** (8:2139-140), nec 169th (Nos 709-15), 73.11x127.8x71.7x109.2, 6-sty bk tnt; Sol L Pakas to Imperator Realty Co, 170 Bway; mtg $140,000 & AL; July31; Aug11'14; A$30,000-135,000. O C & 100

**Lexington av, 176** (3:886-70), ws, 19.9 s 31st, 19.9x64, 4-sty bk tnt & strs; Milford Simis to Leon Kauffman, 530 W 157; mtg $15,000; May1; Aug11'14; A$18,250-22,000. nom

**Lexington av, 1207** (5:1510-51½), es, 22.2 s 82d, 20x70, 4-sty stn tnt; Eliphalet L Davis to Arthur Ochs, 1391 Madison av; mtg $12,000 & AL; Aug6; Aug7'14; A$14,-000-16,500. nom

**Lexington av, 1830** (6:1641-17), ws, 80.11 n 113th, 20x73.10, 4-sty bk tnt & str; Fredk Neugass & Anna, his wife, to Frank P Briody, 714 41st, Bklyn; Aug7; Aug8'14; A$8,000-12,000. nom

**Lexington av, 1830;** Frank P Briody to Anna Neugass, 219 W 136; Aug7; Aug8'14. nom

**Madison av, 220** (3:866-18), ws, 37.6 n 36th, 28.4x95, 5-sty & b bk dwg, 3-sty ext; Chas L Hoffman, ref, to Metropolitan Life Ins Co, 1 Madison av; FORECLOS Aug Aug7; Aug8'14; A$120,000-160,000. **120,000**

**Madison av** (5:1380-17), nwc 65th (No 25), 100.5x22, 4-sty & b bk dwg; Hy H Davis, ref, to Greenwich Savgs Bank, 246-8 6 av; FORECLOS Aug10; Aug11; Aug12'14; A$100,000-110,000. **85,000**

**Madison av, 1629** (6:1614-50), es, 25.6 s 109th, 25x95, 5-sty stn tnt & strs; Edw E McCall, ref, to Louis Levy, 2041 5 av; mtg $[illegible],000; FORECLOSURE Mar5, Judgm, Aug 14, A$15,000-20,000. **20,000**

**Manhattan av, 500,** see Manhattan av, 502.

**Manhattan av, 502** (7:1947-45½), es, 44.8 s 121st, 18.9x95, 5-sty stn tnt; A$10,800-17,000; also MANHATTAN AV, 500 (7:1944-46), es, 63.8 s 121st, 18.9x95, 5-sty stn tnt, A$10,000-17,000, Alfred H Heil to Hattie Heil, both 929 West End av; mtg $24,-500, Aug8'14. O C & 100

**Park av, 1316,** see 100th, 76 E.

**Park av, sec 101st,** see 101st, 100 E.

**2D av, 336** (3:925-70), es, 59.4 s 20th, 22.8x90, 3-sty stn tnt; N Y Life Ins & Trust Co, TRSTE will Noah Norris, decd, et al, to N Y Skin & Concer Hospital, 301 E 19; B&S; AL; Aug1; Aug7'14, A$14,000-19,000. **21,800**

**2D av, 1710** (5:1551-52), es, 50.8 s 89tn, 25x100, 5-sty bk tnt & strs; Louis Boettcher to Jno D Shea, 1648 2 av; mtg $18,-000; Aug5; Aug7'14; A$14,000-28,000. O C & 100

**2D av, 2101** (6:1658-24), ws, 101.3 s 109tn, 25x100, 5-sty bk tnt & strs; David H Hyman to Emandee Holding Corpn, 149 Bway; mtg $23,000; Aug5; Aug12'14; A $10,000-21,000. O C & 100

**2D av, 2340-2** (6:1797-1), nec 120th (No 301), 40.11x80, 6-sty bk tnt & strs; Louis B Schram to India Wharf Brewing Co, 60 Hamilton av, Bklyn; B&S; June13'13; Aug 11'14; A$20,000-48,000. nom

**5TH av, 99-101** (3:846-2), es, 29.6 n 17tn, 59x100, 11-sty bk loft & str bldg; City Real Estate Co to U S Life Ins Co, 277 Bway; B&S & CaG; mtg $380,000 & AL; Aug11; Aug12'14; A$225,000-400,000. nom

**5TH av, 1071** (5:1500-2), es, 25.8 n 88tn, runs e102.8xs25.8 to ns 88th xe25xn55.8xw 127.8 to 5 av xs30 to beg, 5-sty & b bk dwg; Philip Livingston to Charter Constn Co, 119 W 40; mtg $145,000; July21; Aug 13'14; A$170,000-275,000. O C & 100

**Interior strip at pt 76.8 w Broad,** see Broad, 30-6.

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Allen st, 84-8** (2:413); consent to 3d track; Agnes Neustadt et al, exrs Sigmond Neustadt, mortgagees, to Manhattan Railway Co; mtg $66,500; June1; Aug7'14. nom

**Duane st, 187½,** see Greenwich, 322

**Greenwich st, 322** (1:142), nwc Duane (No 187½), 50x20; consent to 3d track; Melville H Bearns to Manhattan Railway Co; May29; Aug10'14. 1,100

**Greenwich st, 322;** consent to 3d track; Fredk Schlichting, lessee, to same; mtg $4,000; June10; Aug10'14. nom

**New Chambers st, 54,** see New Bowery, 9.

**Oak st, 8,** see New Bowery, 9.

**5TH st, 400 E,** see 1 av, 82.

**14TH st, 334 E** (2:455); agmt to advance $1,200 to be returned within 3 yrs or sooner if premises are sold; First German Baptist Church N Y with General Missionary Soc of the German Baptist Churches of North America, 23 E 26; mtg $25,354.12; Jan31; Aug11'14. O C & 100

**18TH st, 315 E** (3:924-12), ns, 440 w 1 av, 20x92, 3-sty & b bk dwg; order of court vacating judgmt of foreclosure & sale & ordered that Harry Crone, ref, re-sell same, & that deed to plff recorded May 20'14, be cancelled, &c; Wilhelmina K Gronholz, plff, vs Harrie A James et al, defts; July14; Aug12'14; A$9,500-11,500. court order

**83D st, 123 E,** see 83d, 125 E.

**83D st, 125 E** (5:1512), ns, 289.4 e Park av, 22.10x102.2, owned by parties 1st pt; also 83D ST, 123 E, ns, adj above on e, owned by parties 3d pt; agmt that party 3d pt may maintain electric light & power plant, &c; Jennie Meyers et al, heirs &c Danl Rosendorf, parties 1st pt, & Emily M Wheeler, of Litchfield, Conn, owner of mtg for $20,000 thereon, party 2d pt, with N Y Edison Co, at Irving pl & 15th, party 3d pt; June30; Aug8'14. nom

**98TH st, 315 W** (7:1888), ns, 96.11 e Riverside dr, 75x100.11; asn rents for 5yf Aug 8'14, as collateral for mtg for $23,500; Minnie G Frank Realty Co, a corpn, to Jos L Feinberg, 250 Convent av, & Anna Scheer, 583 Riverside dr; mtg $180,000; Aug4; Aug13'14. nom

**115TH st, 167-67½ E** (6:1643-27 & 27½), ns, 245 w 3 av, 25x100, 2-3-sty & b stn dwgs; re mtg; Samson Lachman to Emanuel Alexander, 364 W 131; July20; Aug12 '14; A$10,000-11,000. O C & 100

**123D st, 449-53 W** (7:1964), ns, 100 e Ams av, 75x100.11; asn rents to secure $9,000; Nason Realty Co to Isaac Rosenfield, 430 W 118; Aug10; Aug12'14. nom

**181ST st W, ns,** see Riverside dr, es.

**Amsterdam av, 151** (4:1138), es, 50.2 s 67th, 25.1x100; agmt as to policy of insurance for $31,000, &c; Lawyers Title Ins & Trust Co to Louise Holz; mtg $22,000 & AL; Aug4'08; Aug7'14. O C & 100

**New Bowery, 9** (1:115), sec New Chambers (No 54), runs se36.4xs65.10 to ns Oak (No 8) xw22xn78.6xw17.6 to es New Bowery xne20.2 to beg; consent to 3d track; Jno A Weekes et al to Manhattan Railway Co; mtg $26,000; July1; Aug7'14. 1,453.50

**New Bowery, 9;** consent to 3d track; Alice D Weekes & ano, mortgagees, to same; mtg $10,000; July30; Aug7'14. nom

**New Bowery, 9;** consent to 3d track; Alice D Weekes, mortgagee, to same; mtg $16,000; July30; Aug7'14. nom

**Riverside dr** (8:2179), es, from ns 181st to pt 550 n therefrom; petition & order appointing Wm Viertel, P H McCormick & Herbt J Dahn as commrs of estimate & assessment to widen said drive; Aug10; Aug11'14.

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**1ST av, 82** (2:432), sec 5th (No 400), 21.9x67.2; consent to 3d track; Melville H Bearns to Manhattan Railway Co; mtg $25,750. May25, Aug10'14. 261

**1ST av, 82;** consent to 3d track; Hy Wilkens, mortgagee, to same, mtg $15,750. July18; Aug10'14. nom

**1ST av, 241** (3:921); consent to 3d track; Lena Wilkens to Manhattan Railway Co; July16; Aug12'14. 373

**2D av, 851** (5:1319); consent to 3d track; Marie L Kern to Manhattan Railway Co; mtg $13,000; July17; Aug12'14. 300

**2D av, 851;** consent to 3d track; Seamens Bank for Savgs, mortgagee, to same; mtg $13,000; Aug6; Aug12'14. nom

**2D av, 975** (5:1325); consent to 3d track; Isaac Kaplan to Manhattan Railway Co; mtg $13,000; July7; Aug10'14. 840

**2D av, 975;** consent to 3d track; Carl Heim, mortgagee, to same; mtg $3,000; July15, Aug10'14. nom

**2D av, 975;** consent to 3d track; Isaac Brown, mortgagee, to same; mtg $10,000; July24; Aug10'14. nom

**2D av, 1511** (5:1433); also 2D AV, 1513 (5:1433); consent to 3d track; Wilhelmina F Muller & ano to Manhattan Railway Co; mtg $30,000; July27; Aug7'14. 613.25

**2D av, 1511-3;** consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $10,000; July29; Aug7'14. nom

**2D av, 1511-3;** consent to 3d track; same, mortgagee, to same; mtg $5,000; July29; Aug7'14. nom

**2D av, 1511-3;** consent to 3d track; same, mortgagee, to same; mtg $15,000; July29; Aug7'14. nom

**2D av, 1513,** see 2 av, 1511.

**2D av, 1545** (5:1526); consent to 3d track; Anna R King to Manhattan Railway Co; May26; Aug12'14. 300

**2D av, 2404-8** (6:1800); consent to 3d track; Mutual Alliance Trust Co of N Y, mortgagee, to Manhattan Railway Co; mtg $27,500; July28; Aug10'14. nom

**2D av, 2404-8;** (6:1800); consent to 3d track; Isaac Silverman et al to Manhattan Railway Co; mtg $30,000; June25; Aug 7'14. 480

**2D av, 2404-8;** consent to 3d track; Pauline Bloch, mortgagee, to same; mtg $2,500; July29; Aug7'14. nom

**2D av, 2493** (6:1792); consent to 3d track; Mutual Life Ins Co to Manhattan Railway Co; June25; Aug7'14. 1,250

**3D av bridge approach, es,** see 129th E, ns, 245.4 e 3 av.

**Certified copy** (3:878), adjudication of bankruptcy & order of reference in matter of Jno Moriarty, bankrupt; Peter B Olney, ref; June13; Aug13'14. O C & 100

## WILLS.

### Borough of Manhattan.

**Attorney st, 121** (2:349-66), ws, 100 n Rivington, 25x100, 5-sty bk tnt & strs; A $18,000-34,000; also 31ST ST, 16 W (3:832-55), ss, 250 w 5 av, 25x98, 4-sty stn dwg; A$95,000-101,000; Saml H Cohen Est, Esther E Cohen, EXTRX, 11 Cavendish rd, St Johns Woods, London, England; attys, Pirsson & Beall, 5 Nassau. Will filed May7'14.

**31ST st, 16 W,** see Attorney, 121.

**42D st, 241 W** (4:1014-13), ns, 300 e 8 av, 20x100, 4-sty bk dwg & 2-sty bk ext; A$62,000-65,000; also 43D ST, 250-2 W (4:1014-52 & 53), ss, 280 e 8 av, 40x100, 2-sty stn tnts; A$69,000-88,000; also 60TH ST, 245-7 E (5:1415-20¼ & 20½), ns, 75 w 2 av, 40x100, 2-3-sty bk dwgs; A$24,000-$32,000; also 71ST ST, 310 W (4:1182-38), ss, 118 w West End av, 18x100, 3-sty stn dwg; A$10,000-21,000; also BROADWAY, 1720 (4:1026-44), es, 77 s 55th, 25x86x irreg, 3-sty bk bldg & str; A$68,000-73,000; Lillie McGovern Est, Anna L McGovern EXTRX, 310 W 71; atty, Max Stern, 64 Wall. Will filed Aug13'14.

**43D st, 250-2 W,** see 42d, 241 W.

**60TH st, 245-7 E,** see 42d, 241 W.

**71ST st, 310 W,** see 42d, 241 W.

**Amsterdam av, 1414** (7:1984-37), or 500 W 130th, 24x100x irreg, 1-3 & 1-4-sty bk tnts with str & 1-sty fr stable; Adam S Sands Est, ½ int; Edw A Larkin, EXR, 508 W 158; atty, Herman Lenitz, 99 Nassau; A $25,000-30,000. Will filed July31'14.

**Broadway, 1720,** see 42d, 241 W.

## CONVEYANCES.

### Borough of the Bronx.

**Beck st, 841** (10:2710), ws, 310 n Longwood av, 40x100, 5-sty bk tnt; Anthony J Griffen, ref, to Workmens Sick & Death Benefit Fund of the U S of A, 1 & 3 3 av; FORECLOS Aug4; Aug7; Aug10'14. 25,000

**Bristow st, 1337-41** (11:2972), ws, 95 s Jennings, 70x100, 5-sty bk tnt; Phoenix Ingraham, ref, to Abr Ufland, 545 W 111; FORECLOSED & drawn Aug11; Aug12'14. 10,000

**Bronx pl (*),** ns, 475 e White Plains av, 50x100; Wm S Coffey, ref, to Jno R & Sarah R Wheaton EXRS Abel Wheaton; FORECLOS July22; July30; Aug10'14. 750

**Byron st (*),** ws, 148.3 s Nereid av, 100x97.6; Nicholas G Lalor to Eliz B Dempsey, 98 Morningside av; mtg $2,250; Aug6; Aug 11'14. nom

**Coster st, 646** (10:2764), es, 300 s Spofford av, 20x100, 2-sty bk dwg; Jno J Hynes, ref, to City Real Estate Co, 176 Bway; FORECLOS June3; Aug6; Aug7'14. 4,500

**Coster st, 648** (10:2764), es, 280 s Spofford av, 20x100, 2-sty bk dwg; Jno J Hynes ref to City Real Estate Co, 176 Bway; FORECLOS June3; Aug11; Aug12'14. 4,500

**Dawson st, swc 163d,** see Rogers pl, sec 163.

**Featherbed la, ws, 607.9 sw Jerome av,** see Grand av, ses, abt 129.3 ne Featherbed la.

**Featherbed la, nws, 579.8 sw Jerome av,** see Grand av, ses, abt 129.3 ne Featherbed la.

**Hoffman st** (11:3056), ws, 100 n 187th, 50 x96.11, 1-sty fr office & vacant; Checchina Carucci to Carucci Holding Co, Inc, 641 E 183; AL; Aug10; Aug12'14. nom

**Julianna st, swc Barker av,** see Barker av, ws, bet Julianna & Elizabeth.

**Julianna st, see Bronx blvd,** see Barker av, ws, bet Julianna & Elizabeth.

**Kingsbridge ter, 3156 (late Boston av)** (12:3254), ses, 562 ne Perot, runs se86.6xn 99.10 to av xsw49.9 to beg, 2-sty bk dwg; Rose Giannini to Madeline Vitolo, 3156 Kingsbridge ter; AT; B&S & CaG; mtg $6,000; July20; Aug11'14. nom

**Loring pl** (11:3228), ws, 175 s 179th, 25 x90, vacant; Forbes J Hennessy et al, EXRS Ellen M Hennessy, to Otto M Orth, 260 4 av; July30; Aug13'14. 3,000

**Lyman pl, 1370** (11:2970), es, 145 s Freeman, runs e100xn20xe23.10xs52.2xw123.10 to pl xn32.2 to beg, 2-sty fr dwg & 2-sty fr rear stable; Johanna Schlosser to Morris Fein, Port Orange, NY; mtg $4,500; Aug12; Aug13'14. O C & 100

**Main st (*),** ws, 300 n Central av, 25x 100; also WESTCHESTER AV (*), sec Main, 100x500, except pt for Baychester av; Mary A Keenan to Louise Thomas, 1911 Arthur av; Aug10; Aug11'14. nom

**Main st, see Westchester av,** see Main, ws, 300 n Central av.

**Minford pl, 1467,** see 172d, 894 E.

**Overing st (*),** nes, 280.2 nw Frisby av, 62.6x94.11; also WILLIAMSBRIDGE RD (*), ws, 190.11 s Eastchester rd, runs w 164.5xnw25.3xe25.3xnw12.1xe143.1 to rd xs 37.5; also HOUGHTON AV, 2140-2, ss, 354.10 w Castle Hill av, 49.11x108, except pt for av; Bella Wolfson to Poplar Realty Co, Inc, 120 Westchester sq; AL; Aug12; Aug 13'14. nom

**Newell st, 3470** (12:3359), es, 250 s Gun Hill rd, 50x100, 2-sty fr dwg, except pt for av; Simon M Roeder, ref, to Jas Downs, 3319 Decatur av; FORECLOS July9; July 21; Aug8'14. 2,450

**Rogers pl** (10:2697), sec 163d, 100x168.8 to Dawson x101.10x187.1, vacant; Geo F Johnson to Rogers Place Realty Corpn, 1029 E 163; B&S; Aug3; Aug12'14. O C & 100

**140TH st E** (10:2551-2552), ns, 200 e St Anns av, 100x95, vacant; American Mtg Co to Nora Malone, 2936 Bainbridge av, B&S; Aug7; Aug8'14. O C & 100

**140TH st E** (10:2551-2552); same prop; Nora Malone to Edwin Robitzek, 47 S 11 av, Mt Vernon, NY; mtg $10,000; Aug7; Aug8'14. nom

**161ST st, 761 E** (10:2658), ns, 98.6 e Forest av, 28.6x47.6, 3-sty fr tnt & strs; Louise Merkel to Adam Bauer, 761 E 161; mtg $1,000; July18; Aug7'14. O C & 100

**162D st, 433 E** (9:2384), nes, abt 675 se Courtlandt av, 35x100, 2-sty fr dwg; Anita Realty Co to Daily Realty Co, Inc, 407 E 153; AL; June15; June27'14. (Corrects error in issue of July4 when prop appeared as 152d st). O C & 100

**163D st E, swc Dawson,** see Rogers pl, s ec 163.

**163D st E, sec Rogers pl,** see Rogers pl, sec 163.

**165TH st E, swc Morris av,** see Morris av, 1009.

**167TH st, 495 E** (9:2372), ns, 114.6 w 3 av, 26x122.4, 4-sty bk tnt & strs; Clara S Dean to Jno C Heintz, 2201 Bway, & Jacob Siegel, 1297 Fulton av; B&S & AL; Aug3; Aug10'14. O C & 100

**168TH st W, nwc Ogden av,** see Ogden av, 1233.

**172D st, 894 E** (11:2977), swc Minford pl (No 1467), 31.6x70, 4-sty bk tnt & strs; Otto Lippmann to Gustave Gross, 120 2 av; mtg $19,000; Aug12; Aug13'14. O C & 100

**173D st, 961 E,** see Bryant av, 1660.

**175TH st E, nwc Townsend av,** see Townsend av, nwc 175.

**175TH st E, nwc Townsend av,** see Townsend av, nwc 175.

**177TH st, 124 E** (11:2805), ss, 350 w Mt Hope av, 50x125, 2-sty fr dwg; Thos W Forster to Chas Schaeffer, Park & Glenwood avs, Leonia, NJ; mtg $8,000; Aug6; Aug7'14. O C & 300

**177TH st E** (*), es, 150 n Pugsley av, 25x 200; Heiman Heitner to Chas Oken, 800 E 160; Aug10; Aug11'14. O C & 100

**178TH st 200 E,** see Grand blvd & concourse, 1942.

**179TH st, 51 E,** see Walton av, 2000.

**180TH st, 734 on map 730 E** (11:3094), sec Clinton av (No 2080), 40x107x39.11x 107. 5-sty bk tnt & strs; Jno H Bodine to U E Realty Co, 650 1 av; mtg $57,000; Aug 10; Aug11'14. nom

**180TH st, 734 E,** see Clinton av, 2080.

**181ST st, 722 E** (11:3096), ss, 41.1 w Clinton av, 25x100, 3-sty fr tnt; Robt S Conklin, TRSTE in bankruptcy, to Rudolph J H Maier, 71 W 109; mtg $6,500; Oct11'13; Aug10'14. O C & 100

**181ST st, 722 E;** Rudolph J H Maier to Victor Gerhards, 806 E 169; mtg $6,500; Feb26; Aug10'14. nom

**183D st, 500 E** (11:3050), ss, 158.5 w Bathgate av, 15.4x82.8x12.10x82.8, 3-sty fr tnt & str; Fredk A Downes to Chas T Downes, 755 E 12, Bklyn; Mar3; Aug13'14. O C & 100

**183D st, 639-41 (923) E** (11:3087), ns, 50 e Hughes av, 50x100, 2-sty fr dwg & 3-sty fr tnt & strs; Checchina Carucci to Carucci Holding Co, Inc, 641 E 183; AL; Aug 10; Aug12'14. nom

**187TH st, 616 E** (11:3073), swc Hughes av (No 2373), 25x100, 5-sty bk tnt & strs; Antonio Mastellone to Giovannina Maresca, 2371 Hughes av; AL; Oct31'11; Aug 7'14. nom

**188TH st E, nwc Creston av,** see Cresotn av, nwc 188.

**188TH st E, nec Fordham rd,** see Creston av, nwc 188.

**215TH st E** (*), ss, 225 w Paulding av, 50x100; Jos A Mascia to Simira Mascia, 775 S oak dr, mtg $14,500; Aug6; Aug13 '14. O C & 100

**217TH st E** (*), ns, 205.2 e Barnes av, 100x114, Wakefield; Louise Kausen to Jos Spadaro, 1761 Anthony av; mtg $2,000; Aug6; Aug7'14. O C & 100

**228TH st E, nec White Plains rd,** see White Plains rd, 3848-58.

**228TH st E, ns, abt 410 w Paulding av,** see 229th E, ss, abt 410 w Paulding av.

**229TH st E** (*), ns, 105.6 w Barnes av, 50.3x114.6; Edw Brady to D Paul Gillespie, 3735 White Plains rd; B&S; Apr29; Aug7'14. nom

**229TH st E** (*), ss, abt 410 w Paulding av, 25x114, Wakefield; also 228TH ST E (*), ns, abt 410 w Paulding av, 50x109, Wakefield, except pt for 228th; Fredk W Schwiers to Geo H Janss, 1057 Hoe av; Aug10; Aug13'14. O C & 100

**231ST st E** (*), ns, 180 e White Plains av, 100x114; Jno T Golding et al to Cath C Golding, 717 E 231; B&S; Aug6; Aug7 '14. nom

**237TH st, 411-7 E** (12:3391), ns, 100 e Martha av, 100x100, 3-2-sty fr dwgs; Allen Caruthers, ref, to Jno McGonegal, 413 E 240; mtg $9,959; FORECLOS July2; Aug 5; Aug11'14. 650

**237TH st E, swc Katonah av,** see Katonah av, swc 237.

**262D st W, ns, 104.11 e Tyndall av,** see Spencer av, ws, 150 s 262.

**Baisley av (*),** nec Fairfax av, 50x100; Mary F McGrail to Sidney B Hickox, 2246 Gleason av; mtg $——; July31; Aug10'14. nom

**Baisley av (*),** nwc Kearney av, 25x100; Mary F McGrail to Sidney B Hickox, 2246 Gleason av; mtg $——; July31; Aug10'14. nom

**Barker av** (*), ws, bet Julianna & Elizabeth, being lot 35, blk 4622, sec 16, tax map, 100x125; also BRONX BLVD (*), sec Julianna, 100x100; also BRONX BLVD (*), es bet Julianna & Elizabeth, being lot 21, blk 4622, sec 16, tax map, 100x100; also BARKER AV (*), swc Julianna, 100x125; Chas L Cohn, ref, to Jno Borroni, 76 Chestnut av, Rosebank, SI; FORECLOS transfer of tax lien; July24; July30; Aug 11'14. 9,000

**Barker av, swc Julianna,** see Barker av, ws, bet Julianna & Elizabeth.

**Beaumont av, 2284** (11:3101), es, 72.6 s 183d, 20.6x88x20.11x92.11, 2-sty fr dwg; Josephine Murphy to Sarah J Schaefer, 784 E 179; mtg $4,750; July28; Aug12'14. O C & 100

**Benedict av (*),** nwc Olmstead av, 109.1 x20.4x124.9x67.10; also BENEDICT AV (*), ss, 20.4 w Olmstead av, runs w65.5xs27.7 xe60.3 to beg, except pt for Olmstead av; Edw W Murphy to Eliz C Galbraith, 15 W 36; QC; Aug6; Aug13'14. O C & 100

**Benedict av, ss, 20.4 w Olmstead av,** see Benedict av, nwc Olmstead av.

**Boston rd, 1877** (11:3005), nws, at es Vyse av (No 1884), runs ne139.7xse68.9x sw28xse58.9 to rd xs149 to beg; vacant; Noah C Rogers, TRSTE Jno L Rogers, to Pauline Dauere, 685 Dawson; Aug5; Aug 7'14. nom

**Bronx blvd, sec Julianna,** see Barker av, ws, bet Julianna & Elizabeth.

**Bronx blvd, es, bet Julianna & Elizabeth,** see Barker av, ws, bet Julianna & Elizabeth.

**Bronx Park E** (*), es, 50.1 s Waring av, 50.1x115.1x50x116.4; Edw E McCall, ref, to Maxwell C Lewis, 452 Ft Wash av; mtg $1,820; FORECLOS Apr21; July30; Aug7 14. 2,570

**Burnside av, sec University av,** see University av, sec Burnside av.

**Bryant av, 1660** (11:3001), nec 173d (No 961), runs n24.9xne30.11xne70.7xs41.9 to st xw100 to beg, 5-sty bk tnt & strs; Cieri Constn Co to Geo Kurzman, 608 Tinton av; mtg $32,500. Mar25; Aug7'14. O C & 100

**Cambreleng av, 2535** (12:3273), ws, 148.7 n Fordham rd, 25x100, 2-sty bk dwg; Chas or Carl Moritz to Philip De Cillis, 2409 Crotona av; mtg $3,500; Aug7; Aug11'14. O C & 100

**Clay av, 1310** (11:2887), es, 94.9 n 169th, 19x80, 3-sty fr tnt; Hermax Realty Co to Caroline Norz, 1332 Clay av; mtg $5,200; Aug12; Aug13'14. nom

**Clinton av, 2080** (11:3094), sec 180th (No 734), 107x39.9x107x40, 5-sty bk tnt & strs; Hamilton Holding Co to Jno H Bodine, 1427 Mad av; mtg $58,000; Nov18'13; Aug12'14. nom

**Clinton av, 2080,** see 180th, 734 on map 730 E.

**Creston av** (11:3174), nwc 188th, runs n81.9 to Fordham rd xsw117 to 188th xe96 to beg, vacant; Marie C Letts to Richd Carroll, 2778 Morris av; mtg $7,500; Aug 10; Aug11'14. O C & 100

**Decatur av, 3285** (12:3351), ws, 125 s 209th, 25x100, 2-sty fr dwg; Paul Hoenack to Martha L Hoenack, 3285 Decatur av; mtg $5,000; Aug8; Aug10'14. O C & 100

**De Reimer av (*),** ws, 102.10 n Boston rd, 75x100; Wm Loeb to Annie Huss, 1461 Bryant av; mtg $1,050; Aug5; Aug12'14. O C & 100

**Elliott av (*),** es, 500's Elizabeth, 25x125; Julia G Larty to Rosi Straus & Clara Hochstetter, 1055 Tiffany; Aug3; Aug12'14. O C & 100

**Fairfax av, nec Baisley av,** see Baisley av, nec Fairfax av.

**Fordham rd, nec 188th,** see Creston av, nwc 188.

**Fordham rd, swc Creston av,** see Creston av, nwc 188.

**Gleason av** (*), ns, 355 w Castlehill av, 25x108; Maria Fiala to Alice V Conklin, 1945 Benedict av; mtg $3,750; Aug6; Aug 7'14. O C & 100

**Gleason av** (*); same prop; Alice V Conklin to Otto Fiala, 2143 Gleason av; mtg $3,750; Aug7'14. O C & 100

**Grand av** (11:2865), ses, abt 129.3 ne Featherbed la, 25x100; also FEATHERBED LA, nws, 607.9 sw Jerome av, 132.7x 83.8x186.1, gore; vacant; also FEATHERBED LA, nws, 579.8 sw Jerome av, 28.11

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x102.11x25x115.9, vacant; Elsie Wahl to Louis T Lehmeyer, 305 E 55; mtg $4,532; Mar20; Aug7'14. O C & 100

**Grand blvd & concourse, 1942** (11:2810), sec 178th (No 200), 37.7x106.4x36x95.5, 2-sty fr dwg; Timothy A McCarthy, ref, to American Swedenborg Printing & Publishing Soc, 3 W 9; FORECLOS July30; Aug 6; Aug11'14. **14,900**

**Haight av** (*), ws, 200 s Neil av, 50x 100; Morris Friedland to Modern Cloak & Suit Co, 10 Division; Aug4; Aug7'14. nom

**Hering av, sec Neil av,** see Neil av, sec Hering av.

**Hughes av, 2373,** see 187th, 616 E.

**Katonah av** (12:3377), swc 237th, 100x85, vacant; Morris Lowenstein to Estelle King, 333 Central Park W; mtg $3,000; Aug10; Aug12'14. O C & 100

**Kearney av, nwc Baisley av,** see Baisley av, nwc Kearney av.

**Morris av, 1009** (9:2417), swc 165th, 79.7x 30x79.10x30, 5-sty bk tnt & strs; Checchina Carucci to Carucci Holding Co, Inc, 641 E 183; AL; Aug10; Aug12'14. nom

**Neil av** (*), sec Hering av, 50x100; Sound Realty Co to Thos V Kelly, 485 2d, Bklyn; June29; Aug13'14. nom

**North Chestnut st** (*), ns, pt lots 89 & 90, amended map Bronxwood Park, 26x 96, except pt for Barnes av & Chestnut; Barnett Brodsky to Sol Gettenberg, 801 N Chestnut; mtg $4,900; May15; Aug7'14. O C & 100

**Ogden av, 1233** (9:2529), nwc 168th, 18.11 x100x43.5x102.11, 1-sty fr str & 2-sty & b fr dwg; Peter J Hunt to Mary C, wife Peter J Hunt, 1233 Ogden av; B&S & AL; June25; Aug7'14. nom

**Olinville av** (*), es, 150 n Mace av, 50x 156.1x50.9x147.7; Edw E McCall, ref, to Bertha Levy, 2041 5 av; FORECLOS Apr 21; July30; Aug7'14. **400**

**Olinville av** (*), es, 200 n Mace av, 50x 163.3x50.6x156.1; Edw E McCall, ref, to Wm Lichtenfels, 413 Willis av; FORECLOS Apr21; July30; Aug7'14. **600**

**Olmstead av, nwc Benedict av,** see Benedict av, nwc Olmstead av.

**Olmstead av (*),** es, 96.11 n Westchester av, 47.6x28.11x39x10.8; Tri-Chester Impt Co, Inc, to Empire City Exhibition Co, Inc, 149 Church; July29; Aug12'14. O C & 100

**Park av, 2954** (9:2442), es, 54.6 s 153d, 54 x131.6x50x109.8, 1-sty bk market & vacant; Geo B Hayes, ref, to National Bank of Far Rockaway; mtg $6,000; FORECLOS July31; Aug1; Aug12'14. **1,000 over mtg**

**Paulding av** (*), ws, 125 n Morris Park av, 25x100; Sam Strass to Max Lipschitz, 1611 St Marks av, Bklyn; AT; July28; Aug 11'14. O C & 100

**Perry av, 3197** (12:3341), ws, 54.10 s 206th, 27.5x104x25x115.3, 2-sty fr dwg; Julia Bierach to Church of St Brendan, Perry av & 207th; mtg $5,000; Aug7; Aug 12'14. O C & 100

**St Raymond av (*),** ss, 350 e Zerega av, 25x100; Annie McDonnell to Myra J Condon, 1403 Wash av; AL; Aug4; Aug11'14. nom

**Spencer av** (13:3423), ws,, 150 s 262d, 50x95; also 262D ST W, ns, 104.11 e Tyndall av, 50.1x100x50x99.10; vacant; American Real Estate Co to Jno E Schmitz, 461 Ft Washington av; July16; Aug8'14. nom

**Teller av, 1324** (11:2782), ses, 199.8 ne 169th, 25x82.10x25x83, 2-sty bk dwg; Alfred Kinsella to Phoebe A Rose, 728 W 181; B&S; mtg $6,500; Apr16; Aug13'14. O C & 100

**Teller av, 1324;** Phoebe A Rose to Wolfgang Schunk, 1233 Webster av; B&S; mtg $5,500. Aug8; Aug13'14. O C & 100

**Timpson av** (*), ws, 100 n 205th, 25x100; Jos A Mascia to Simira Mascia, 775 So Oak dr; mtg $700; Aug6; Aug13'14. O C & 100

**Townsend av** (11:2850), nwc 175th, 100 x190, vacant; Jno C Gartelman et al, TRSTES, to Annie F La Vigne, 1765 Townsend av; mtg $——; Aug4; Aug8'14. **80,700**

**Townsend av** (11:2850), nwc 175th, 190x 100, vacant; Brandt & Gartelman to Annie F La Vigne, 1765 Townsend av; B&S; mtg $——; Aug4; Aug11'14. nom

**Union av, 1185-7** (10:2672), ws, 41 s 168th, 42x92.1x42x91.1, 5-sty bk tnt; Kate E Zache to Anna M Lehmann, 6 Anderson av, Palisade, NJ; mtg $30,000; July15; Aug 11'14. O C & 100

**University av** (11:2868), sec Burnside av, runs w & sw on curve 327.9xse193.11xn 321.11 to beg, gore, vacant; Forbes J Hennessy et al, EXRS &c Ellen M Hennessy, to University Bldg Co, Inc, 130 W 180; July30; Aug13'14. **52,750**

**Villa av, 3166** (12:3311), es, 391 n 204th or Potter pl, 18x100, 2-sty fr dwg; Edgar M Troutfelt, ref, to Geo F Dobson, Hotel St George, Clark &, Hicks sts, Bklyn TRSTE for Josephine A Goodwin will Patk Cannon; FORECLOS July14; Aug10; Aug12'14. **5,000**

**Vyse av, 1471-3** (11:2988), ws, 150 n Jennings, 50x100, 5-sty bk tnt; Checchina Carucci to Carucci Holding Co, Inc; AL; Aug 10; Aug12'14. nom

**Vyse av, 1884,** see Boston rd, 1877.

**Waldo av** (13:3415), es, 177.8 n 244th, 70x100, 2-sty bk dwg; Fredk A Camp to Olinda A Camp, 4418 Waldo av; Nov4'12; Aug7'14. O C & 100

**Walton av, 2000** (11:2829), nec 179th (No 51), 25x100, vacant; Hugh P Skelly to Hamilton Holding Co, 149 Bway; Aug10; Aug12 '14. O C & 100

**Washington av** (*), es, 235.6 s Westchester av, runs e101.3xs35.3xw101.3 to av xn 35.3 to beg, land in bed of av in front of above; Thos F McGinnis to City N Y; May 9; Aug11'14. nom

**Washington av** (*), es, 235.6 s Westchester av, 35.3x101.3; Wm J Hyland to Thos F McGinnis, 1354 Herschel; QC; May 5; Aug11'14. O C & 100

**Westchester av, sec Main,** see Main, ws, 300 n Central av.

**Williamsbridge rd, ws, 190.11 s Eastchester rd,** see Overing, nes, 280.2 nw Frisby av.

**White Plains av, 3848-58** (*), nec 221st, 114.3x80; Chas L Cohn, ref, to Jno Boroni, 76 Chestnut av, Rosebank, SI; FORECLOS transfer of tax lien July24; Aug1; Aug11'14. **21,850**

**Whitlock av, 844** (10:2731), es, 431 s Tiffany, 39x90, 5-sty bk tnt; Frieda Uffman to Alfred Taylor, 211 W 20; AL; July6; Aug7'14. O C & 100

**Whitlock av, 844;** Alfred Taylor to Biltrite Constn Co, 211 W 20; AL; Aug5; Aug7'14. O C & 100

**Zerega av, 1706** (*), es, 60 n Maclay av, 19.11x76x20x77.1; Hans Weissmann to Geo Kuhn, 818 10 av; AL; May17; Aug10'14. nom

**Approach** (*) to new City Island Bridge, being lot of land under water bounded n by line 100 s from ns water grant recorded in liber 1358 p 399 (West Co), 253.8 w by ws said water grant, 44.7 s & se by ns said approach 277, & e by ws said approach 60.1; Ferd Rosenberger to Edw Rosenberger, 663 City Island av, City Island; Aug10; Aug11'14. O C & 100

**Chimney Sweeps** (*), being two islands situate off n shore of City Island, contains 400 130-1,000 acres; also LAND under water L I Sound in front of & adj to above islands, contains 5 209-1,000 acres; Allen L Carey et al to Chas Swan, at The Chimney Sweeps, City Island; Aug1; Aug 7'14. O C & 100

**Chimney Sweeps** (*), being two islands off n shore City Island, contains 400 130-1,000 acres; Chas Swan to Franz Marquardt, 2249 Maclay av; Aug4; Aug7'14. O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of The Bronx.

**Jennings st, 1050** (11:2971); re asn of rents; Bronx Security & Brokerage Co to Adelina Gollubier, 1018 Hoe av; Feb1; Aug7'14. nom

**169TH st E, sec 3 av,** see 3 av, 3564-84.

**177TH st E, sec Jerome av,** see Jerome av, sec 177.

**179TH st, 1027 E** (11:3137), nes, 93.4 w Boston rd, 26.7x73x26.6x72.2, 2-sty fr dwg; CONTRACT; Ambleto Quaranta with Vincenzo Arienzo, 129 7 av, S Mt Vernon; mtg $3,600; July30; Aug7'14. **6,600**

**Bogart av** (*), lots 42 & 43, blk 45, map Morris Park, land in bed of av in front of above; deed of cession; Mary D Crary to City N Y; May25; Aug11'14. nom

**Bogart av** (*), lots 23 & 24, blk 44, map Morris Park, land in bed of av in front of above; deed of cession; Mary D Crary to City N Y; May25; Aug11'14. nom

**Bogart av** (*), es, 150 s Neil av, 50x 100; land in bed of av in front of above; re mtg; Ellen E Dean et al to City NY; May15; Aug11'14. nom

**183D st E, nwc 3 av,** see 3 av, 4351.

**Claremont Pkway, swc 3 av,** see 3 av, 3829.

**Jerome av** (11:2852), sec 177th, runs e 88.7xs125xw116.1 x w 3 to av xn128.9 to beg; consent to easement agmt; Eliz C Winston to Jos K Wells; Apr24; July13 '14. (Corrects error in issue of July18 when s course was 25). nom

**Matilda av** (*), ws, 477.6 n Becker av, 32.6x101.7x15.6x100; re mtg; Mary A Garry, ADMTRX Murtha J Garry, to Martha Papenbaum, 4747 Matilda av; July22; Aug13 '14. **3,086.49**

**Stebbins av** (10:2696), es, 80 s 163d, —x—; wall agmt; Geo F Johnson with Grossman Bros & Rosenbaum; July31; Aug10'14. nom

**Washington av** (*), es, 235.6 s Westchester av, 35.3x101.3, land in bed of av in front of above; re mtg; Christopher Belton to City N Y; Nov6'13; Aug11'14. nom

**Westchester av, 586** (10:2616); asn of award; Chas H Heck to City NY; July9; Aug13'14. 1,035.16

**Whitlock av** (10:2731), es, 431 s Tiffany, 39x90; bill of sale of chandeliers &c; Consolidated Chandelier Co to Biltrite Constn Co, Inc; Aug6; Aug10'14. 105

**Whitlock av, 844** (10:2731), es, 431 s Tiffany, 39x90, 5-sty bk tnt; re mtg; N Y Trust Co to Biltrite Constn Co, 211 W 20; Aug6; Aug7'14. 20,000

**3D av** (9:2379), nws, 100 sw 158th, 25 x100; asn rents to extent of $2,000; Harris B Goldman to Leo Lesinsky, 1229 Park av; Aug10; Aug12'14. nom

**3D av, 3564-84** (10:2610), sec 169th, runs e125xs100xe75xs118.5xw198 to av xn219 to beg; consent to 3d track; Jno Eichler Brewing Co to Manhattan Railway Co; June8; Aug8'14. 1,095

**3D av, 3564-84;** consent to 3d track; Jno C Heintz & ano to same; July30; Aug8'14. nom

**3D av** (9:2373), ws, 75 s 169th, 128x103x 130x95; consent to 3d track; Jno Eichler Brewing Co to Manhattan Railway Co; June30; Aug8'14. 640

**3D av** (9:2373), ws, 75 s 169th; same prop; consent to 3d track; Jno C Heintz & ano to same; July30; Aug8'14. nom

**3D av** (9:2373), ws, 203 s 169th, 75x100; consent to 3d track; Jno Eichler Brewing Co to Manhattan Railway Co; June30; Aug 8'14. 375

**3D av** (9:2373); same prop; consent to 3d track; Jno C Heintz & ano to same; July30; Aug8'14. nom

**3D av** (11:2925), es, 89 s 170th, 100x209; consent to 3d track; Jno C Heintz et al to Manhattan Railway Co; June30; Aug8'14. 500

**3D av, 4415;** consent to 3d track; Minerva E Miller to Manhattan Railway Co; July13; Aug8'14. nom

**3D av, 4351** (11:3052), nwc 183d, 25x 102.11; consent to 3d track; Jno C Heintz et al to Manhattan Railway Co; May28; Aug8'14. 300

**3D av, 3829** (11:2912), swc Claremont Pkway, 25.3x100x27.2x100; consent to 3d track; Jno C Heintz et al to Manhattan Railway Co; June5; Aug8'14. 252.70

**Order of court** (miscl) changing corporate name from Title Ins Co of N Y to N Y Title Ins Co; Nov8'12; Aug7'14. order of court

## LEASES.

### Borough of Manhattan.

AUG. 7, 8, 10, 11, 12 & 13.

**Broome st, 529** (2:476), cor str & b; Mose Martini to Anna D'Ambrosio, 102 Mott 5yf May1; Aug7'14. 600 & 700

**Broome st, 529** (2:476); asn Ls; Anna D'Ambrosio to Ebling Brewing Co, 760 St Anns av; June24; Aug7'14. nom

**Cathedral Pkway, 5 & 7 W** (6:1594); agmt to employ parties 2d part as caretakers, etc, of moving picture theatre, & to give them candy privileges, etc, in return therefor; Rosewin Amusement Co to David & Sam Hades, 12-14 E 117; 5yf Nov 1; July30; Aug12'14. nom

**Chrystie st, 155** (2:425); asn Ls; Max M Bernstein to Goldie J B Sachs, 777 Lafayette av, Bklyn; Apr20'12; Aug12'14. nom

**Forsyth st, 157** (2:420), all; Jonas Weil & ano to Isaac Steingartz, 97 Av B, & ano; 3yf Aug1; Aug11'14. 2,700

**Grand st, 203** (1:237), swc Mott, 16x30, str & b; Michele De Papa to Luigi Romano, cor Depot pl & Sedgwick av, Bronx; 5yf Aug 1; Aug7'14. 1,500 & 1,620

**Grand st, 203** (1:237); asn Ls; Luigi Romano to Ebling Brewing Co, 760 St Ann's av; July15; Aug7'14. nom

**Greenwich st, 14** (1:14); asn Ls; Stephen Hnath to Paul Bila, 1431 1 av; Aug4; Aug 10'14. nom

**Hamilton pl** (7:1988), es, 135.8 n 136th, moving picture theatre on rear of plot & part 2d fl; Milo Realty Co to Hamilton Square Photo Play Co, 11 Hamilton pl; 4yf July1; Aug11'14. 5,000 to 6,000

**Hamilton pl** (7:1988), es, 81.4 n 136th, rear part ground fl; Milo Realty Co to Hamilton Square Photo Play Co, 11 Hamilton pl; from Sept1'14 to July1'18; Aug13'14. 3,500 to 4,000

**Mott st, swc Grand,** see Grand, 203.

**Sullivan st, 66-70** (2:490); asn Ls; Rocco Dragonetti to Rosa Dragonetti, 70 Sullivan; mtg $——; Aug7; Aug10'14. nom

**Vesey st, 75** (1:83), ground fl, 7.6x17; Smith & McNells to Giovanni Laspina, 44 Oak; 3yf June1; Aug11'14. 840

**Water st, 492** (1:248), all; Saml Gross & ano to Max Kominsky, 2188 Ams av, & ano; 3yf Sept1'12; Aug10'14. 2,450

**9TH st, 617 E** (2:392); agmt as to cancellation of Ls; Benj & Julius Marco et al with Harry Klebanoff; Aug10; Aug11 '14. nom

**17TH st, 347 E** (3:923), all; Chaskel & Annie Pines to Sam Etlinger, 332 E 13; 3yf Aug1; Aug11'14. 3,156

**34TH st, 1 W** (3:836), w ½ of w str & b; Frederics, a corpn, to Madam Anna Jaegar, 2684 Bway; 7yf Mar1; Aug13'14. 12,000 to 13,000

**35TH st, 56-60 W** (3:836), 10th fl; Oppenheim-Collins Realty Co to Bert Nachman, 922 Madison, Bklyn, & ano, firm Star Embroidery Co, 5yf Feb1'15, Aug12'14. 3,500

**38TH st W, swc 10 av,** see 10 av, 499.

**39TH st, 441 W** (3:737), str & front c; Bernard J Foss to Felix Giancola, 438 W 39, & ano; 5yf Aug1; Aug12'14. 720 & 780

**39TH st, 443-5 W** (3:737), all; Lucy L I; Mott to Bernard J Foss, 349 W 33; 5yf Sept1; Aug12'14. 2,160

**57TH st W, sec Bway,** see Bway, sec 57.

**81ST st, 235 E** (5:1527), all; Jacob Gumpel to Gabriel Nemeth, 323 Pleasant av; 3yf Aug1; Aug12'14. 2,600

**102D st, 213 E** (6:1652), e str; Beatrice Sanders to Thos Gagliano, 213 E 102; 2yf May1; Aug8'14. 300 & 360

**107TH st W, sec Amsterdam av,** see Amsterdam av, 955.

**109TH st W, swc Manhattan av,** see Manhattan av, 200.

**112TH st, 6 W** (6:1595), all; Chas Levy to Morris Gold, 6 W 112; 3yf Sept1; Aug 7'14. 3,276

**115TH st W, nwc 8 av,** see 8 av, nwc 115.

**118TH st, 200-4 W** (7:1923), all; Comity Land & Mtg Co to Max Benin & Rudolph Jaffe, both at 208-10 Eldridge; 3yf July1; Aug12'14. 12,664

**118TH st, 200-4 W;** asn Ls; Max Benin & ano to Benin-Jaffe Leasing Co, 208 Eldridge; July13; Aug12'14. nom

**122D st, 239-43 E** (6:1787), all; Jacob Sheenki to Wolf Susser, 110 E 111; 3yf Aug1; Aug11'14. 4,300

**125TH st W, sec Lenox av,** see Lenox av, sec 125.

**126TH st W, nwc Morningside av,** see Morningside av, 160.

**128TH st W, nec Lenox av,** see Lenox av, 360.

**135TH st, 49 W** (6:1733); asn Ls; Hyman Dolger to Louis Steinreich, 100 W 142, & ano; AT; mtg $2,000; Aug11; Aug13'14. nom

**184TH st, 568 W** (8:2158), str fl; Louise Eckhardt to Carl Otto, 568 W 184; 3yf May1; Aug13'14. 360

**Amsterdam av, 955** (7:1861), sec 107th, str & pt b; Rose Selig et al TRSTES Moses Selig to Jas O'Malley, 214 W 103; 10 1-12yf Apr1; Aug7'14. 2,400

**Broadway, 365-7** (1:175), pt 1st fl, b & sub b; Holtz & Freystedt Co to Regensburg's Stores of N Y; 5yf Feb1'15; Aug12 '14. 3,600

**Broadway** (4:1028), sec 57th; cancellation of Ls & deposit of $25,000; A T Demarest & Co to Matoaka Realty Co, 66 Liberty; AT; Apr1; Aug11'14. nom

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**Lenox av, 81** (7:1824), cor str; Arnold Korn to Henry Kavanier, 604 3 av; 5yf July1, Aug1 14. 1,650 & 1,800

**Lenox av** (6:1722), sec 125th, top fl; Marion Realty Co to Morningside Billiard Co, & Corpn, 290 Lenox av; 5yf May1'15; Aug13'14. 3,600

**Lenox av, 360** (6:1726), nec 125th, str & c; Matthias Plau, of Yonkers, NY, to Fred Kalman, 205 W 127; 5y & 14 days from June16; Aug13'14. 2,400

**Lexington av, 639** (5:1309), str & c; Jno G H Kramer to Frank & Jos Di Palma, 639 Lex av; 5yf Oct1; Aug10'14. 1,500 & 1,800

**Madison av, 924** (6:1388), str fl & b; David Korn to H George Sanders, 1382 Prospect av, & ano; 10yf Oct1, Aug11'14. 1,800 to 2,000

**Manhattan av, 200** (7:1844), swc 109th. 100x75, theatre, &c, all, with option to purchase within two yrs for $140,000; Manhattan Av Theatre Corpn to 109th St Theatre Corpn, 56 W 109; 5yf Aug1; 5y ren at $15,000; Aug13'14. 13,000

**Morningside av. 160** (7:1967), str & b; Jno Schelberg to Diedrich Meyer, 172 W 107; 5 1-12yf Apr1'12; Aug13'14. 900

**Morningside av, 160** (7:1967), nwc 126th, asn Ls; Eric Schneiderwind to Diedrich Meyer, 6 St Nicholas ter; AT; Aug12; Aug 13'14. nom

**Park row, 93** (1:121); asn Ls & deposit of $2,000; Edw Freund & ano to Mecca Enterprise, Inc, 1269 Bway; Aug10; Aug 12'14. nom

**Park row, 93** (1:121); asn Ls; Edw Freund & ano to Mecca Enterprise Inc, 1269 Bway; Aug10; Aug12'14. nom

**1ST av, 202-4** (2:440), str fl & front basements; Frances Volkenberg to Beno Mann, 338 E 15; from Sept1 to May1'19; Aug7'14. 2,460

**1ST av, 1546** (5:1560); asn Ls; Sam Berliner to Abr Hochman, 18 Stanton; July 31; Aug13'14. nom

**1ST av, 2295** (6:1795); asn Ls; Jno Fata to Gaetano Lofolco, 2295 1 av; Aug5; Aug 11'14. nom

**2D av, 1074** (5:1349), str fl & b; Nanette Koch, GDN Caroline Zeitner et al, to Saml Gelb, 1074 2 av; 5yf May1; Aug11'14. 1,200

**2D av, 2161** (6:1661); asn Ls; Lawrence Cioffi to Michl Chester, 2149 2 av; July8; Aug13'14. nom

**2D av, 2121** (6:1680), asn Ls; Michl Scaglione, 310 E 113, to Raffaele De Rosa, 335 E 112; July16; Aug13'14. nom

**3D av, 2055** (6:1662), str, b & 2d fl; Geo Neuffer, EXR Estate Geo Neuffer to Julius Heck, 2055 3 av; 5yf May1'15; Aug8'14. 1,680

**5TH av, 245-7** (3:746); sur Ls & bldgs; Thos Walton to Kath T Moore, at Scarborough, NY; AT; July30; Aug11'14. nom

**5TH av** (7:1848), nwc 115th, cor str & c; Central Bldg Impt & Investment Co to Alonzo T Traphagen, 233 W 115, & ano; from Mar1'14 to Feb29'24; Aug10'14. 3,200 & 3,500

**5TH av,** nwc 115th; asn Ls; Alonzo T Traphagen & Hy G Landgraf to Alonzo T Traphagen, 306 W 115; Apr13; Aug10 '14. nom

**9TH av, 114** (3:741), str, c & b; Sarah B Smith to Jos Berkowitz, 144 W 144 & ano; 3yf July6; 3yren; Aug7'14. 720

**10TH av, 499** (3:709), swc 38th, str & front c; Sarah J Leonard to Patk Dooley, 326½ E 79; 5yf Oct1; Aug7'14. 1,400

## LEASES.

### Borough of The Bronx.

**Tiffany st, 944,** see 163d st, 971 E.

**147TH st E, see Willis av,** see Willis av, sec 147.

**147TH st, 402 E,** see Willis av, 484.

**150TH st, 231-7 E** (9:2440), ns, 300 w Morris av, 100x95, all; Marrazzi Constn Co to Jos Gudowitz, 532 Cortlandt av; 3yf Aug1; Aug13'14. 9,480

**150TH st, 292 E** (9:2331), str & c; Nazareno Guarriello to Michele Salerno, 284 E 150; from May1'15 to May1'18; Aug12'14. 300

**163D st, 971 E** (10:2714); also TIFFANY ST, 944, str; Jacob Schultz to Theo Krainin, 960 Prospect av; 8yf Aug15; Aug12'14. 1,200 to 1,250

**165TH st E, swc Intervale av,** see Intervale av, 1017.

**169TH st, 489 E** (11:2910), all; Max Liffander to Ellis Nochimovitz, 489 E 169; 10 yf Aug1; Aug8'14. 1,080 & 1,200

**188TH st E, nwc 3 av,** see 3 av, nwc 188.

**Bathgate av, 1599** (11:2913), all; Bloom Realty Corpn to Aarin S Laidhold, 1334 Intervale av; 5yf July1; Aug12'14. 6,400

**Boston Post rd, 4295** (*); asn Ls; Rosa Schmidel to Otto Kulbe, 286 St Anns av; Aug11'14. nom

**Claremont Pkway** (11:2903), sec Park av, str & c; Louis E Klebon Co Inc to Henry Stern, 805 Westchester av; from Oct1 to May1'18; Aug12'14. 1,500

**Intervale av, 1017** (10:2699), swc 165th, cor str; Jno Eggers to Haym A Goldstein, 1017 Intervale av; 5 9-12yf Aug1; Aug12'14. 480 & 600

**Melrose av, 752-4** (9:2378), all; Benenson Realty Co to Rosie Jame, 401 E 154; 10yf Apr1; Aug13'14. 4,500 & 4,700

**Park av, sec Claremont Pkway,** see Claremont Pkway, sec Park av.

**Southern blvd** (11:3118); also 179TH ST; also MOHEGAN AV; sur Ls; Chas E Moore to Emma E Horn & Lina Ettlinger, 511 W 112; Aug4; Aug12'14. nom

**Tremont av, 752** (11:2951), str & c; Jno McNulty to Emil Schulhof, 752 Tremont av; 5yf Nov1'13 (privilege 5y renewal); Aug7'14. 800 to 1,200

**Willis av** (9:2291), sec 147th, 50x100; sobrn of Ls to mtg; Eliz C Doherty & Saml Storch & Jacob Cranos with Dollar Savings Bank, 2808 3 av; Aug1; Aug8'14. nom

**Willis av, 484** (9:2291); also 147TH ST, 402 E; asn Ls; Peter Frank to Saml Storch, 2808 E 3d; Apr30; Aug8'14. O C & 100

**3D av** (11:3041), nwc 188th, cor str; Reville -Siesel Co to Ralph Litchman, 200 E 196; July1 Nov1; Aug12'14. 900 to 1,000

## MORTGAGES.

### Borough of Manhattan.

AUG. 4, 5, 10, 11, 12 & 13.

**Attorney st, 36 & 44** (2:341); ext of mtg for $10,000 to June2'19, 5½%, June30, Aug11'14; N Y Life Ins Co with Herman Wakeman, Maria L Tuers & Brittania T Mauger. nom

**Broome st, 16-8** (2:322), nec Mangin (No 20), ext of mtg for $34,000 to Oct1'17, 5%, July1'15; June24'14; Chas Wendt, 251 Rich av, Mt Vernon, NY, with Anna W Hepp, 112 Edgecombe av, et al, exrs &c Herman Wendt (corrects error in issue of June24, as to drawing date). nom

**Cherry st, 62** (1:111), ns, 105 w New Chambers, —x—; ext of mtg for $4,000 to Aug1'16, 5½%, Adele Kneeland, — West st, Lenox, Mass, extrx &c Chas Kneeland, with Jennie Benning, 6 James st. nom

**Cherry st, 281** (1:247), swc Jefferson (Nos 76-80), 20x84.8x20x84; 2-6 pts, Augs; Aug11'14; due Nov1'15, 5%; Mary E Hazelton, 611 Bedford av, Bklyn, ⅛ pt, & Florence G Byrnes, 312 E 31, Bklyn, ⅞ pts, to Germania Bank of City N Y. 304.93

**Delancey st, 88** (2:410), ns, 32.6 e Orchard, 21.6x75; PM; Aug12'14; due & int as per bond; Alot A Volk, of Bklyn, to Title Guar & Trust Co. 24,000

**Dey st, 57,** see Greenwich, 185.

**Division st, 129 (125)** (1:263), ss, abt 170 w Canal, 20x62.6; also DIVISION St, 131 (1:263), ss, abt 250.9 w Rutgers, 25.10x— to ns East Bway (No 142); also HOOPER ST (Bklyn), ses, 295.8 sw Marcy av, 22.4x100, also E 25TH ST (Bklyn), es, 220 s Av C, 100x120; ⅛ pt; Aug4; Aug11'14; due & int as per bond; Amelia Schmitt, at Valley Stream, LI, to Jacob H Veit, 667 Macon, Bklyn. 7,000

**Division st, 131,** see Division, 129.

**East Broadway, 142,** see Division, 129.

**Eldridge st, 202 (formerly 176 & 178)** (2:416); ext of mtg for $26,000 to Aug1'19, 5%; Aug6; Aug13'14; Geo G Kip, of Morristown, NJ, with Isidore Colle, 723 Union av, Bronx. nom

**Eldridge st, 202 (formerly 176 & 178)** (2:416), es, abt 150 n Rivington, 24.4x88; pr mtg $——; Aug12; Aug13'14; demand, 6%; Isidore Colle to Aug Ruff, 52 W 120, & ano. 3,500

**Fulton st, 70-6** (1:76), swc Ryders alley, 68.10 to es Gold (Nos 48-50), 64.10x18.8; pr mtg $——; May20'14; due & int as per bond; Eliz A Davis, widow, to Mutual Life Ins Co of N Y (corrects error in issue of May23, when Nos on Fulton st were 20-6. 5,000

**Greenwich st, 14** (1:14); sal Ls; Aug4; Aug10'14; demand, 6%; Paul Bila to Lion Brewery, 104 W 108. 904.18

**Greenwich st, 185** (1:61), sec Dey (No 57), 43x62.2x43.3x73.8; ext of mtg for $65,000 to Aug1'17, 4½%; Aug7; Aug12'14; Hudson & Manhattan R R Co with Bowery Savgs Bank, 128 Bowery. nom

**Greenwich st, 803** (2:625), es, 36.1 s Jane 24x82.7x24x83.9; PM; pr mtg $12,000; Aug5; Aug7'14; due July1'19, 6%; Jno D Shea to Louise Boettcher, 1710 2 av. 4,500

**Jefferson st, 76-8,** see Cherry, 281.

**King st, 38 & 42,** see Prince, 191.

**McDougal st, 46-8** (2:518), es, 160 n Prince, 40x75; PM; pr mtg $11,000; Aug 12; Aug13'14; 3y5%; Pietro & Francesco Nervo & Giuseppe Balbiani & Angelo Cerutti to Emigrant Indust Savgs Bank. 4,000

**Macdougal st, 54,** see Prince, 191.

**Madison st, 240 (222)** (1:270), ss, 196.6 w Clinton, 24x90; pr mtg $12,500; Aug6; Aug 7'14; 5y6%; Tiphereth Jerusholayim to Saml Stein, 10 Delancey, & ano. 6,000

**Madison st, 352** (1:266), ss, 240.2 e Scammel, —x—; agmt as to ownership of bond & mtg for $19,000; July16; Aug12'14; Lawyers Mtg Co, 59 Liberty, with Wm F Randolph, 135 W 85. nom

**Mangin st, 20,** see Broome, 16-8.

**Norfolk st, 142** (2:354); ext of mtg for $1,500 to May21'17, 6%; May21; Aug13'14; Carrie Weill with Max Jacobs, 192 E Houston. nom

**Norfolk st, 142** (2:354); ext of mtg for $25,000 to June4'17, 5%; May21; Aug11'14; Zoe T Underhill, extrx, at Bedford Hills, NY, with Max Jacobs, 192 E Houston. nom

**Pitt st, 127** (2:345), nws, 175.2 e Stanton, 24.10x100x25x100; Aug4; Aug13'14; due & int as per bond; Alex & Meyer Sabsevitz, of Bklyn, to Tillie Gabrilowitz, 554 Knickerbocker av, Bklyn. 2,900

**Prince st, 191** (2:518), nwc Sullivan (No 132), 25x78; also VANDAM ST, 10 (2:505), ss, 86.11 w Macdougal, 25x100; also SPRING ST, 268 (2:579), ss, 100 w Varick, 25x100; also MACDOUGAL ST, 54 (2:518), es, abt 215 s Houston, 25x100, with all title to alley on n; also KING ST, 42 (2:519), ss, 275.1 e Varick, 20x100; also KING ST, 38, ss, 310.2 e Varick, 20x100; 1-5 pt all title; pr mtg $——; July1; Aug11'14; due & int as per bond; Michl F Eagan to Christopher G & Grace Morriss, 55 St Johns pl, Bklyn. 3,000

**Spring st, 268,** see Prince, 191.

**Sullivan st, 37** (2:476), ses, 201.7 sw Broome, 21x86; ext of mtg for $17,000 to June30'17, 5%; June30; Aug12'14; Emigrant Indust Savgs Bank with U S Trust Co of NY, 45 Wall, trste Peter Roberts. nom

**Sullivan st, 132,** see Prince, 191.

**Sullivan st, 231** (2:539), es, 400 n Bleecker, 15x100; ⅛ pt; pr mtg $12,000; Aug3; Aug 8'14; 3y6%; Sebastiano Crecca to Antonio Crecca, both at 21 Greenwich av. 1,000

**Vandam st, 10,** see Prince, 191.

**Washington ter, 18** (8:2156), ws, 142 s 18th, 19x62.6; PM; Aug10; Aug11'14; 2y 5%; Eliz A, wife of & Michl D'Arcy, 82 Wadsworth av, to Louis Fiato, 501 W 148. 3,000

**Water st, 590** (1:245), ns, 65.3 w Montgomery, 22.7x66.6x22.7x66.6, Aug1; Aug6 14, due & int as per bond; Kaufman & Lewenthal Realty Co to Francis Speir, 216 Ridgewood rd, South Orange, NJ, & ano, trstes under trust agmt. 7,500

**Water st, 590;** certf as to mtg for $7,500, Aug4; Aug8 14; same to same.

**West st, 491-3** (2:641), es, 22.7 n 12th, 44.9x80; Aug4; Aug8'14; 3y, int as per bond, Margt Fay & Mary Malone, indivd & extrxes Nellie Malone & Fannie Malone, indivd, to Cnas Klingennoner, 319 W 15. 2,000

**West st, 491-3;** agmt reforming mtg for $21,000 & making same & mtg for $2,000 as above equal liens; Aug4; Aug8 14; same with same. nom

**Wooster st, 108-14** (2:500), es, 200 n Spring, 100x100; PM; Aug8; Aug8'14; 3y 5%; 112 Wooster St Corpn to Geo A Suter, 190 Riverside dr. 120,000

**Wooster st, 108-14;** certf as to mtg for $120,000; Aug5; Aug8'14; same to same.

**4TH st, 321 E** (2:374), ns, 236.6 e Av C, 21.5x96; ⅓ pt; pr mtg $——; July1; Aug 8'14; 5y6%! Benj Greif & Rose, his wife, to Lillian & Toni Greif, 321 E 4. 5,500

**13TH st, 128-30 W** (2:608), ss, 409 e 7 av, 44x103.3; ext of mtg for $8,000 to Aug 10'18, 6%; Aug10; Aug13'14; Chas J Fox, 1450 60th, Bklyn, with Jos Harbater & Sol Silk, 1217 50th, Bklyn. nom

**24TH st, 503-11 W** (3:696), ns, 70 w 10 av, runs n79.1xw30xn19.8xw100xs98.9 to st xe130 to beg; Aug11; Aug12'14; due & int as per bond; Mitchell Vance Co to Title Guar & Trust Co. 60,000

**24TH st, 503-11 W;** certf as to mtg for $60,000; Aug11; Aug12'14; same to same.

**29TH st, 130-2 W** (3:804), ss, 360 w 6 av, 40x98.9; participation agmt in mtg for $165,000; Aug5; Aug11'14; Montrose Realty Co with Benj C Levy, 320 W 87. nom

**32D st, 100-2 W,** see 6 av, 531-3.

**38TH st E, sec Lexington av,** see Lexington av, sec 38.

**38TH st W, swc 10 av,** see 10 av, 499.

**42D st, 44-54 E,** see Madison av, 315.

**46TH st, 160 W** (4:998), ss, 150 e 7 av, 17x100.4; Aug6; Aug7'14; 3y4½%; Nellie Lyon to German Savgs Bank, 157 4 av. 20,000

**48TH st, 135 E,** see Lexington av, 517.

**48TH st, 240-2 W** (4:1019); ext of mtg for $36,000 to June1'17, 4½%; May25; June 29'14; Bettie Rothfeld et al, exrs Sigmund Rothfeld, with Simon Sichel, 122 W 121 (corrects error in issue of July4, when numbers were 340-2). nom

**50TH st, 359 E** (5:1343); ext of mtg for $10,500 to Oct1'17, 5%; Aug7'14; Bertha Loewenstein with Sarah Phillips, 359 E 50. nom

**51ST st, 343 E** (5:1344), ns, 200 w 1 av, 25x100.5; PM; July28; Aug12'14; 5y or sooner, 4½ & 5%; Sol E Kahn, 335 E 51, to Nettie Altmayer, 335 E 51, & ano. 13,666.66

**51ST st W** (4:1042), ns, 143.6 e 9 av, 56.6x100.5; bldg loan; pr mtg $——; Aug6; Aug8'14; 1y6%; Forty-Eighth St Co to Peerless Holding Co, 46 Cedar. 40,000

**51ST st W** (4:1042); same prop; certf as to mtg for $40,000; Aug6; Aug8'14; same to same.

**51ST st W** (4:1042), ns, 143.6 e 9 av, 56.6x100.5; PM; pr mtg $——; Aug6; Aug 7'14; 1y6%; 48th St Co to Peerless Holding Co, 46 Cedar. 12,000

**51ST st W;** same prop; PM; Aug4; Aug 7'14; 1y6%; same to Mary A Riker, 27 E 69; 6-7 pts, & Ruth Riker, 565 Park av, 1-7 pt. 35,000

**51ST st W;** same prop; certf as to mtg for $35,000; Aug6; Aug7'14; same to same.

**55TH st, 63 W** (5:1271), ns, 190 e 6 av, 20x100.5; Aug6; Aug7'14; due & int as per bond; Mary C Bryan & Jean W Bryan Berdell to Title Guar & Trust Co. 30,000

**65TH st, 323 E** (5:1440), ns, 275 e 2 av, 20x100.5; Aug7; Aug8'14; 3y5½%; Kleinschmidt Magnesia Co to N Y Title Ins Co. 8,000

**65TH st, 323 E;** certf as to mtg for $8,000; Aug7; Aug8'14; same to same.

**72D st, 247 W** (4:1164), ns, 275 e West End av, 25x102.2; PM; July28; Aug13'14; due & int as per bond; Frank G Burke Jr, 565 Park av, to Helen E Foulds, at Glens Falls, NY. 16,500

**73D st, 3 W** (4:1126); ext of mtg for $36,000 to July1'19, 5%; July21; Aug7'14; Alvin L Strasburger et al, trstes for Byron L Strasburger, will of Louis Strasburger, with Wm H & Chas E Hall, exrs &c Thos R A Hall, 39 E 42. nom

**75TH st, 100-2 E,** see Park av, 819.

**77TH st, 233 W,** see Bway, 2181-7.

**81ST st, 20 E** (5:1492); ext of mtg for $40,000 to May27'17, 4½%; May27; Aug7 '14; Bankers Trust Co, 16 Wall, & ano, trstes Hy E Robinson, with Lee Kohns, 127 W 79. nom

**83D st, 28 W** (4:1196), ss, 313 w Central Park W, 18x102.2; Aug5; Aug11'14; 5y David H M Gillespie, 28 W 83, to Chas M Low, of Boulder, Colo. 6,000

**84TH st, 519 E** (5:1581); agmt changing int days &c in mtg for $6,000; Aug5; Aug 6'14; Bernard & Bertha Simon with German Savings Bank, 157 4 av (corrects error in last issue, when amt of mtg was omitted). nom

**85TH st W, nec Bway,** see Bway, 2350.

**86TH st W, sec Bway,** see Bway, 2350.

**88TH st, 116 W** (4:1218), ss, 147 w Col av, 15.6x100.8; Aug12; Aug13'14; due & int as per bond; Eliza Van Wyck Butler to Title Guar & Trust Co. 8,000

**90TH st, 120 E** (5:1518), ss, 81 w Lex av, 27.7x100.8; ext of mtg for $12,000 to July23'17, 4½%; July23; Aug13'14; Hy Wiener, of Phila, Pa, with Mary & Jennie Fuerth & Fannie Wyman. nom

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**93D st, 180 E** (5:1521), ss, 116.8 w 3 av, 16.8x100.8; pr mtg $——; Aug11; Aug12 '14; 1y6%; Mary U Quinn to Meyer Abraham, 17 S Elliott pl, Bklyn. 500

**95TH st, 60 W** (4:1208), ss, 173 e Col av, 18x100.8; pr mtg $12,000; Aug11; Aug 12'14; due & int as per bond; David Paley, 494 E 157 (also Moritz Gruenstein in bond) to Jane Besthoff, 50 W 77. 4,000

**98TH st, 315-7 W** (7:1888), ns, 96.11 e Riverside dr, 75x100.11; pr mtg $——; Aug 4; Aug10'14; due Feb1'17, 6%; Minnie G Frank Realty Co, 165 Bway, to Jos L Feinberg, 260 Convent av, & ano. 23,500

**98TH st, 315-7 W;** certf as to mtg for $23,500; Aug4; Aug10'14; same to same. ——

**98TH st, 315-7 W;** ext of mtg for $180,-000 to Aug4'17, 5%; Aug4; Aug10'14; Bklyn Savgs Bank, 141 Pierrepont, Bklyn, with Minnie G Frank Realty Co, 165 Bway. nom

**100TH st, 76 E** (6:1605), swc Park av (No 1316), 73.3x25.11; ext of mtg for $15,-600 to July16'17, 5%; Aug4; Aug10'14; J Herbt Carpenter & ano, trstes for Cassie M M Julian-James, with Bertha Kaufmann, 1496 Lex av. nom

**107TH st W, sec Amsterdam av,** see Amsterdam av, 955.

**109TH st W, swc Manhattan av,** see Manhattan av, 200.

**111TH st, 526 W** (7:1882), ss, 341.8 w Ams av, 108.4x91.10; ext of mtg for $160,-000 to Oct18'16, 5%; July29; Aug13'14; Bklyn Savgs Bank, 141 Pierrepont, Bklyn, with Alma C Stem, 211 W 101. nom

**115TH st, 167-67½ E** (6:1643), ns, 245 w 3 av, 25x100; PM; pr mtg $9,000; Aug11; Aug12'14; 2y or sooner, 6%; Alfred W Binns, of Bronxville, NY, to Emanuel Alexander, at Hotel Chamberlain, on Cropsey av, Bklyn. 2,500

**115TH st W, nwc 8 av,** see 8 av, nwc 115.

**118TH st, 226 E** (6:1667); ext of mtg for $12,500 to Apr12'19, 5%; July16; Aug10'14; Maria A Carman, at Buckingham Hotel, St Louis, Mo, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

**118TH st, 323 E** (6:1795), ns, 275 e 2 av, 25x100.11; Aug7; Aug13'14; due Aug12 '19, 5%; Trstes of the Second Av Meth Episcopal Church to Emigrant Indust Savgs Bank. 17,500

**118TH st, 335-7 E** (6:1795), ns, 212.6 w 1 av, 37.6x100.10; pr mtg $28,000; Apr1; Aug12'14; due Oct1'17, 6%; Guiseppe Baiocchi & Antonio & Giovanni Bellantoni, to Henrietta Vickers, 1764 Bedford av, Bklyn. 3,000

**123D st, 449-53 W** (7:1964), ns, 100 e Ams av, 75x100.11; PM; July31; Aug11'14; 3y5%; Nason Realty Co to Edw A Kerbs, 19 E 82. 102,000

**123D st, 449-53 W** (7:1964), ns, 100 e Ams av, 75x100.11; pr mtg $102,000; Aug 10; Aug12'14; due & int as per bond; Nason Realty Co to Isaac Rosenfield, 430 W 118. 9,000

**123D st, 449-53 W;** certf as to mtg for $9,000; Aug7; Aug12'14; same to same. ——

**123D st, 524 W** (7:1977), ss, 266.10 w Ams av, 33.2x100.11; pr mtg $29,000; Aug 7; Aug8'14; 3y6%; Matilda, wife, & Aaron Jedel, to Carrie S Weiss, on Haven av, ws, bet 179th & 180th. 5,000

**128TH st, 240 E** (6:1792), ss, 153 w 2 av, 26x99.11; PM; Aug11; Aug12'14; 3y6%; Long Realty Co to Valentine E Macy, at Ossining, NY, & ano, trstes Josiah Macy Jr. 10,000

**133D st, 34 W** (6:1730), ss, 435 w 5 av, 25x99.11; Aug10; Aug11'14; 5y5%; Jno H Bodine to Wm Rankin, 119 W 77. 10,000

**141ST st, 450 W,** see Convent av, swc 141.

**147TH st, 547-53 W** (7:2079), ns, 125 e Bway, 100x99.11; ext of mtg for $139,000 to July16'17, 5%; July27; Aug13'14; Bklyn Savgs Bank, 141 Pierrepont, Bklyn, with Hattie Heidelberger, 645 West End av, et al, exrs &c Bertha Heidelberger. nom

**169TH st, 515 W** (8:2126), ns, 145 e Audubon av, 25x81.7; Aug12'14; 3y6%; Max H Scharf 515 W 169, to Mary I J Campbell, 609 W 187. 5,000

**169TH st, 515 W;** pr mtg $5,000; Aug12 '14; due & int as per bond; same to Fredk Grasmuck, 207 Edgecombe av. 500

**171ST st W, nwc Bway,** see Bway, nwc 171.

**172D st W, swc Bway,** see Bway, nwc 171.

**180TH st, 751 W** (8:2177), nwc Pinehurst av, —x—; ext of mtg for $9,000 to Aug8'16, 6%; July29; Aug7'14; Mina Efinger, NY, with Solow Constn Co, 507 W 113. nom

**187TH st, 501 W,** see Amsterdam av, 2560.

**Av A, 1425** (5:1470), ws, 76.7 n 75th, 25.6 x100; Aug1; Aug13'14; due July1'17, 6%; Improved Tenements Co, 27 Cedar, to Letitia Schilling, 1506 1 av. 5,000

**Amsterdam av, 955** (7:1861), sec 107th; sal Ls; July29; Aug7'14; demand, 6%; Jas O'Malley to Lion Brewery, 104 W 108. 3,000

**Amsterdam av, 2560** (8:2159), nwc 187th (No 501), 94.10x100; sobrn of mtg for $64,-000 to mtg for $75,000; June25; Aug7'14; Janpole & Werner Holding Co & Janpole & Werner Constn Co & Thos B Clarke Jr with Jas G Wentz, 335 West End av. nom

**Bradhurst av** (7:2046), es, 79.10 s 153d, 39.11x100; bldg loan; Aug11; Aug12'14; 1y 6%; Loyal Bldg Co to Montrose Realty Co, 135 Bway. 37,500

**Bradhurst av;** same prop; certf as to mtg for $37,500; Aug11; Aug12'14; same to same. ——

**Broadway, 2181-7** (4:1169), nwc 77th (No 233), 77.5x107.9; ext of mtg for $150,000 to June23'19, 4½%; July21; Aug13'14; Robt S Clark, at Cooperstown, NY, with E Louise Sheafer, 500 S Centre st, Pottsville, Pa, et al, exrs &c Wm L Sheafer. nom

**Broadway, 2350** (4:1233), es, extends from 85th to 86th —x100.1 on 86th x204.4 x114.6 on 85th; deed of trust; pr mtg $1,-250,000; Apr1; Aug12'14; due Apr1'28, 5%; Aberton Co, 54 Wall, to Title Guar & Trust Co. gold bonds 410,000

**Broadway, 2350,** es, from 85th to 86th; same prop; certf as to mtg for $410,000; July15; Aug12'14; same to same. ——

**Broadway, 2708** (7:1875), es, 70.9 s 104th, 31x120x30.9x124; Aug10'14; due Aug1'19, 4½%; Harry Lowenthal, at W 33d & Surf av, Bklyn, to Union Trust Co of NY, 80 Bway. 55,000

**Broadway, 2708;** sobrn of mtg for $15,-000 to mtg for $55,000; Aug7; Aug10'14; same & Hy Bendheim, 42 W 89, with same. nom

**Broadway, swc 172d,** see Bway, nwc 171.

**Broadway** (8:2142), nwc 171st, 201.10 to ss 172d x100.1x irreg to 171st x132.11; ext of mtg for $57,500 to Aug11'15, 6%; Aug3; Aug12'14; Geo F Johnson, of Hanover Township, Morris Co, NJ, with Gross & Herbener, Inc, 558 W 158. nom

**Broadway** (8:2142), ws, from 171st to 172d; same prop; ext of mtg for $80,000 to Aug11'15, 6%; Aug11; Aug12'14; Title Guar & Trust Co with Gross & Herbener, 558 W 158. ——

**Convent av** (7:2057), swc 141st (No 450), 99.11x95; PM; pr mtg $——; Aug1; Aug7'14; due May27'15, or sooner, 6%; Patk H McNulty, at Great Neck, LI, to Nathaniel L McCready, 4 E 75, individ, & ano, exrs &c Nathaniel L McCready, will of Nathaniel L McCready, decd. 2,250

**Lenox av, 360** (6:1726); sal Ls; Aug11; Aug13'14; demand, 6%; Fritz Kahran to Jacob Ruppert, 1639 3 av. 4,999.44

**Lenox av, 511** (7:1920), ws, 74.11 s 136th, 25.6x56 x irreg x75; agmt as to ownership of bond & mtg for $19,000; June29; Aug 12'14; Alfred Blumenthal, 355 W 87, with Robt M F & Mary C Luyster, 478 Putnam av, Bklyn. nom

**Lexington av, 311** (3:893), sec 38th, 24.8 x100; bldg loan; Aug4; Aug12'14; due Aug 1'19, 6% during construction & 5½% thereafter; Allerton 38th St Co to N Y Life Ins Co, 346 Bway. 80,000

**Lexington av, 311;** certf as to mtg for $80,000; Aug4; Aug12'14; same to same. ——

**Lexington av, 517** (5:1303), nec 48th (No 135), 20x70, 1-7 pt; pr mtg $——; Aug6; Aug8'14; 1y6%; Chas H Liss to Anna Pekowsky, 450 Audubon av. 500

**Lexington av, 709** (5:1312), es, 60 n 57th, 20x66; Aug10'14; due & int as per bond; Wm Marshall to Title Guar & Trust Co. 20,000

**Lexington av, 1661** (6:1632); ext of mtg for $5,000 to Aug7'17, 5%; July31; Aug 10'14; Title Guar & Trust Co with Jno B Power, 1661 Lex av. nom

**Lexington av, 1830** (6:1641), ws, 80.11 n 113th, 20x73.10; Aug7; Aug8'14; due & int as per bond; Frank P Briody, of Bklyn, to Title Guar & Trust Co. 7,000

**Madison av, 315** (5:1276), sec 42d (Nos 44-54), runs e118.6xs74xw18.6xs4.2xw5xn 52.6xw95 to es of av xn25.9 to beg; all title in ⅓ pt; Aug1; Aug8'14; 3y6%; Edw J Lewis, of Stamford, Conn, to New Rochelle Mtg & Security Co, of New Rochelle, NY. 5,000

**Manhattan av, 200** (7:1844), swc 109th, 100x75; secures performance of covenants &c in Ls; pr mtg $52,500; Aug1; Aug13'14; 5y with ren for 5y, 4%; Manhattan Av Theatre Corpn, lessor, 109th St Theatre Corpn, 56 W 109, lessee. 7,000

**Park av, 819** (5:1409), sec 75th (Nos 100-2), 27.2x75; pr mtg $——; Aug12; Aug 13'14; due & int as per bond; Bella Hauser, widow, to Mutual Life Ins Co of NY, 32 Nassau. 5,000

**Park av, 1316,** see 100th, 76 E.

**Pinehurst av, nwc 180th,** see 180th, 751 W.

**West End av, es, 143 s 92d,** see West End av, 646.

**West End av, 646** (4:1239), es, 100.8 s 92d, 28.5 to a lane x100.3x35.2x100.8; also WEST END AV, es, bounded s by line 143 s 92d, at cl of an old lane (closed) on e by line 100 e West End av, & on n by lands Chas & Hy Minners; pr mtg $49,000; July30; Aug8'14; due July1'17, or sooner, 6%; Chas & Henry Minners to Hamilton F Dean, 214 E 31. collateral 6,000

**West End av, 879** (7:1890), swc 103d (No 300), 20.11x79.3; ext of mtg for $24,000 to Jan1'15, 5%; Dec17'13; May7'14; N Y Life Ins Co, a corpn, with Henry B Wesselman, 346 Bway (corrects error in issue of May 9, when name of 2d party appeared as Geo W Hubbell). nom

**2D av, 2346** (6:1797), es, 60.11 n 120th, 20x80; Aug12; Aug13'14; due & int as per bond; Rachel Stonehill to Manhattan Savgs Instn, 644 Bway. 5,000

**3D av, 73** (2:467); ext of mtg for $2,000 to May20'17, 5%; May19; Aug11'14; Walter Trimble, 122 E 80, with Harriet A Pearson, 1525 50th, Bklyn. nom

**3D av, 73** (2:467); ext of mtg for $11,000 to May20'17, 5%; May19; Aug11'14; Annie E Underhill, at Palisades, NY, with same. nom

**3D av, 75** (2:467); ext of mtg for $7,500 to May20'17, 5%; May19; Aug11'14; Zoe D Underhill, as trste, at Bedford Hills, NY, with Harriet A Pearson, 1525 50th, Bklyn. nom

**3D av, 75** (2:467); ext of mtg for $2,000 to May20'17, 5%; May19; Aug11'14; Zoe D Underhill, extrx, at Bedford Hills, NY, with Harriet A Pearson, 1525 50th, Bklyn. nom

**3D av, 75;** ext of mtg for $3,500 to May20'17, 5%; May19; Aug11'14; Wm E Wyatt, at Toronto, Can, & ano, exrs &c Cornelia Trimble, with same. nom

**6TH av, 451** (3:803), ws, 25.5 n 27th, 20 x60; agmt as to ownership of bond & mtg for $40,000; Jan31; Aug11'14; Pauline P Mack, 18 E 60, with Duncan McD White Jr, 102 W 93. nom

**6TH av, 531-3** (3:807), swc 32d (Nos 100-2), 49.5x75; leasehold; pr mtg $146,867.85; June28; Aug8'14; 1y6%; Jas E McDonald, 318 W 108; Cath McDonald, 2609 Voorhees av, Bklyn, individ & exrs Frank B McDonald, & Teresa Reilly, 2609 Voorhees av, Bklyn, & Frank P & Edw O McDonald, both at 550 W 114, to Danl F McMahon, 25 W 90. 18,000

**6TH av, 531-3,** swc 32d (Nos 100-2); agmt as to asn of all RT&I under will of Frank B McDonald, late of Phila, Pa; Dec 14'12; Aug8'14; Jno T McDonald with Cath, Jas E, Frank P & Edw O McDonald & Teresa Reilly. nom

**8TH av** (7:1849), nwc 115th; sal Ls; Aug 6; Aug10'14; demand, 6%; Alonzo T Traphagen to Lion Brewery, 104 W 108. 3,737

**9TH av, 114** (3:741); asn Ls by way of mtg as collateral to secure $750; July24; Aug7'14; Bertha Lazaroff & Jos Berkowitz to Ebling Brewing, 760 St Anns av. nom

**9TH av, 573-5** (4:1051); ext of mtg for $39,750 to June20'16, 4¾%; July30; Aug 10'14; Randegg Realty Co, 309 Bway, et al, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

**10TH av, 499** (3:709), swc 38th; sal Ls; Aug4; Aug7'14; demand, 6%; Patk Dooley to Lion Brewery, 104 W 108. 5,497.21

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Mamaroneck, N Y** (miscl); certf as to mtg for $5,000; July27; Aug13'14; Rowiha Realty Co to Wm M Barnum, of Scarsdale, NY. ——

**Rockville Centre, LI** (miscl); certf as to mtg for $2,750; Aug7; Aug13'14; Bonner Development Corpn to Title Guar & Trust Co. ——

## MORTGAGES.

### Borough of The Bronx.

**Brown pl, swc 138th,** see 138th E, swc Brown pl.

**Claremont Pkway, 417** (11:2897), ns, 146.11 e Webster av, 37.6x83.5x37.6x83.3; P M; Aug1; Aug12'14; due Feb1'15, 6%; Jennie Walker to Jno B Schadel, 419 Claremont Pkway. 1,250

**Dawson st, swc 163d,** see Rogers pl, sec 163.

**Dawson st, swc 163d,** see 163d E, swc Dawson.

**Freeman st** (11:2993), ss, 82.1 e Vyse av, 27.4x86.11x25x97.2; Aug5; Aug7'14; 5y 5½%; Marie H Beran to Lawyers Mtg Co, 59 Liberty. 7,000

**German pl, sec 157th,** see 157th E, sec German pl.

**Jennings st, 839** (11:2964), nwc Stebbins av, 16.9x100; Aug3; Aug7'14; due &c as per bond; Alfred F Richardson to Title Guar & Trust Co, 176 Bway. 2,500

**Loring pl** (11:3228), ws, 175 s 179th, 25 x90; PM; Aug4; Aug14'14; due May26'19, 6%; Otto M Orth to Forbes J Hennessy, 38 W 70, et al, exrs Ellen M Hennessy. 2,000

**Minford pl, 1467,** see 172d E, swc Minford pl.

**Newell st, 3470** (12:3359), es, 250 s Gun Hill rd, 50x100, except pt for av; PM; July 21; Aug8'14; 3v6%; Jas Downs to Thos Sheridan, 445 E 239. 1,000

**Pell pl** (*), es, 91.4 n De Milt av, 33.4 x100; Aug7; Aug11'14; 3y6%; Rose K Feely to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 3,500

**Rogers pl** (10:2697), sec 163d, runs s100x e168.8 to Dawson xn101.10 to 163d xw187.1 to beg; PM; pr mtg $199,000; Aug4; Aug12 '14; 2y6%; Rogers Pl Realty Coron to Geo F Johnson, Hanover Township, Morris Co, NJ. 30,000

**Rogers pl, sec 163d,** see 163d E, sec Rogers pl.

**133D st, 685 E** (10:2562), ns, 180 e Cypress or Trinity av, 20x103.8x—x103.8; July 2; Aug13'14; due &c as per bond; Marguirite Ferber to Title Guar & Trust Co, 176 Bway. 3,000

**136TH st E** (10:2565), ns, 171.1 e Southern blvd, 25x100; ext of $5,000 mtg to July1 '19 at 6%; June29; Aug11'14; Jno W Meyer with Geo A Luipold, 1073 Forest av. nom

**138TH st E** (9:2282), swc Brown pl, 32.9x85; July30; Aug12'14; 3y5%; Louis Wiehke to Emigrant Indust Savgs Bank. 22,000

**138TH st E** (9:2282), same prop; sobrn agmt; Aug8; Aug12'14; Henry Bosch with same. nom

**140TH st E** (10:2551-2552), ns, 200 e St Anns av, 100x95; PM; Aug7; Aug8'14; 3v 5%; Nora Malone to American Mtg Co, 46 Cedar. 10,000

**154TH st E** (9:2414), ns, 200 w Courtlandt av, 16.8x100; pr mtg $——; July27; Aug7'14; demand, 6%; Hannah Levy to Tillie Martin, 331 E 154. 401

**157TH st E** (9:2360), sec German pl, 50.4 x75x46.9x75.1; bldg loan; Aug11'14; 1y6%; Hubener-Escher Co to Rockland Realty Co, 509 Willis av. 35,000

**157TH st E** (9:2360), ss, 50.4 e German pl, 50x75; bldg loan; Aug11'14; demand, 6%; Hubener-Escher Co to Rockland Realty Co, 509 Willis av. 30,000

**163D st E, swc Dawson,** see Rogers pl, sec 163.

**163D st E** (10:2697), swc Dawson, 72.1x100x53.8x101.10; bldg loan; Aug11; Aug12 '14; demand, 6%; Rogers Place Realty Corpn to City Mort Co, 15 Wall. 78,000

**163D st E** (10:2697), same prop; certf as to above mtg; Aug11; Aug12'14; same to same. ——

**163D st E** (10:2697), sec Rogers pl, 72x100 bldg loan; Aug11; Aug12'14; demand, 6%; Rogers Place Realty Corpn to City Mort Co, 15 Wall. 78,000

**163D st E** (10:2697), same prop; certf as to above mtg; Aug11; Aug12'14; same to same. ——

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**163D st E** (10:2697), ss, 72 e Rogers pl, 43x100; bldg loan; Aug11; Aug12'14; demand, 6%; Rogers Place Realty Corpn to City Mort Co, 15 Wall. 43,000

**163D st E** (10:2697), same prop; certf as to above mtg; Aug11; Aug12'14; same to same.

**163D st E, sec Rogers pl,** see Rogers pl, sec 163.

**163D st E** (10:2697), ss, extends from Rogers pl to Dawson, 187.1x101.10x168.8x100; agmt that three mtgs should act as a blanket mtg; Aug11; Aug12'14; Rogers Place Realty Corpn with City Mort Co, 15 Wall. nom

**165TH st E** (10:2691), ns, 100 e Stebbins av, runs e50x— on curve 13.11xn93.1xnw 17.2xs113.4 to beg; pr mtg $——; Aug12'14; due Oct1'17, 6%; Angel Constn Co, 1228 Hoe av, to Saml Kadin, 1800 7 av. 8,000

**165TH st E** (10:2691), same prop; certf as to above mtg; Aug12'14; same to same.

**166TH st E, ss, 140.6 e Tinton av,** see 166th E, ss, 100.6 e Tinton av.

**166TH st E** (10:2670), ss, 100.6 e Tinton av, 20x225, also 166TH ST E (10:2670), ss, 140.6 e Tinton av, runs s100xw20xs125xe40xn125xe10xn100 to st xw34 to beg; Aug7'14; due July30'17, 6%; Clara MacArthur, Yonkers, to Henry W Williams, at Atlantic Yacht Club, Sea Gate, NY. 1,475

**172D st E** (*), ws, 331.8 s Gleason av, 25x100; Aug6; Aug7'14; 3y5½%; Henry A Broker to Eliz K Dooling, 179 E 80. 3,500

**172D st E** (11:2977), swc Minford pl (No 1467), 70x31.6; PM; pr mtg $20,000; Aug12; Aug13'14; due &c as per bond; Gustave Gross, 120 2 av, to Otto Lippmann, 1467 Minford pl. 2,000

**173D st, 961 E,** see Bryant av, 1660.

**174TH st E** (11:3010), ss, 25 w Boone av, 75x100; Aug6; Aug7'14; due &c as per bond; Josephine C Kissam to Title Guar & Trust Co, 176 Bway. 3,000

**177TH st E** (*), es, 175 n Pugsley av, 25x201.2x25x200.9; Aug11; Aug12'14; due Jan 1'17, 4%; Jacob Oken to Chas Oken, 800 E 160. 200

**188TH st E, nwc Creston av,** see Creston av, nwc 188.

**188TH st E, nwc Creston av,** see Creston av, nwc 188.

**188TH st E, nec Fordham rd,** see Creston av, nwc 188.

**204TH st E** (12:3341), nec 205th, lot 8, blk 3341, tax map; transfer tax lien for yrs 1906 to 1908, assessed to P J O'Reilley; June17'11; Aug10'14; 3y12%; City N Y to Tax Lien Co of N Y, 68 William. 947.19

**205TH st E, nec, 204th,** see 204th E, nec 205.

**217TH st E** (*), ns, 205.2 e Barnes av, 100x114; PM; Aug5; Aug8'14; due &c as per bond; Jos Spadaro to Louise Kausen, swc Wilcox & Layton avs, Bronx. 1,000

**221ST st E, nec White Plains rd,** see White Plains rd, 3848-58.

**262D st W, ns, 104.11 e Tyndall av,** see Spencer av, ws, 150 s 262.

**Barker av, swc Cleveland av,** see Cleveland av, swc Barker av.

**Benedict av** (*), nwc Olmstead av, 109.1 x20.4x124.9x67.10; also BENEDICT AV (*), ss, 20.4 w Olmstead av, runs w65.5xs27.7xe 60.3 to beg, except pt for Olmstead av; Aug11; Aug13'14; 3y6%; Eliz C Galbraith, 15 W 36, to Ida S Lamb, 30 Clinton pl, Utica, NY. 1,250

**Benedict av, ss, 20.4 w Olmstead av,** see Benedict av, nwc Olmstead av.

**Benson av** (*), swc Walker av, 15.10x95.1x88.5x119.7; Aug11; Aug13'14; due Jan 1'18, 5½%; W D Howell Co, Inc, to Mary E Hastings, 530 West End av. 40,000

**Benson av** (*); same prop; certf as to above mtg; Aug11; Aug13'14; same to same.

**Boston rd, 1877** (11:3005), nws, at es Vyse av (No 1884), runs ne139.7xse68.9 xsw28xse58.9 to rd xs149 to beg; PM; Aug 5; Aug7'14; 3y6%; Pauline Dauere to Noah C Rogers, 19 E 56, trstes Jno L Rogers. 7,000

**Broadway** (13:3421), ws, 106.1 s 256th, 50.1x97.1x50.1x100.1; ext of $5,200 mtg to Nov4'15 at 6%; Dec19'12; Aug7'14; Stuard Realty Co with Uriah Harris, 21 North Bway, Yonkers, NY. nom

**Broadway** (13:3421), ws, 56.11 s 256th, 50.1x100.1; ext of $5,200 mtg to Nov4'15 at 6%; Dec15'13; Aug7'14; Stuard Realty Co with Uriah Harris, 21 North Bway, Yonkers, NY. nom

**Bryant av, 1660** (11:3001 & 3002), nec 173d (No 961), runs n24.9xne30.11xne70.7 xs41.9 to st xw100 to beg; agmt as to share ownership in mtg; Aug3; Aug7'14; Atlantic Mtg Corpn with Wm Rankin, 119 W 77. nom

**Bryant av** (10:2764), es, 150 n Lafayette av, 25x100; Aug10; Aug11'14; 3y5½%; Mat Gerhards to Cath B Davis, 4011 Pine, Phila, Pa. 5,000

**Bryant av** (10:2764); same prop; sobrn agmt; Aug6; Aug11'14; Chas F Halsted with same. nom

**Bryant av** (10:2764); same prop; sobrn agmt; Aug8; Aug11'14; Clara S Dean with same. nom

**Burnside av** (11:2868), ss, 207 w Harrison av, runs w & s along ss Burnside av & es University av 112.11xse94.8xn35.6xn61.1 to beg; bldg loan; Aug4; Aug13'14; demand, 6%; University Bldg Co, Inc, to City Mtg Co, 15 Wall. 45,000

**Burnside av** (11:2868); same prop; certf as to above mtg; Aug4; Aug13'14; same to same.

**Burnside av** (11:2868), ss, 207 w Harrison av, 328.10x193.11x irreg; agmt that six mtgs shall act in place of blanket mtg; Aug4; Aug13'14; University Bldg Co Inc with City Mtg Co, 15 Wall. nom

**Cambreleng av, 2535** (12:3273), ws, 148.7 n Fordham rd, 25x100; PM; pr mtg $3,500; Aug7; Aug11'14; due &c as per bond; Philip De Cillis to Chas or Carl Moritz, 259 E 203. 1,000

**Cauldwell av, 717** (10:2624); ext of $5,500 mtg to Dec5'16 at 5½%; Nov29'13; Aug 7'14; Park Mtg Co to Rosa, wife Adolf Alper, 717 Cauldwell av. nom

**Chatterton av** (*), ns, 330 w Olmstead av, 25x108; ext of $3,000 mtg to Jan1'17 at 5½%; Jan10; July13'14; Lillie A Fink with Raymond Page, 2193 Sterling av. (Corrects error in issue July 18 when first party appeared as Lillie A Mink). nom

**Cleveland av** (*), swc Baker av or 2d st extension, 145x100; Aug11; Aug12'14; 3y 6%; Max Wulfsohn to Eastchester Savings Bank, 9 So 3 av, Mt Vernon, NY. 7,000

**Creston av** (11:3174), nwc 188th, runs n 81.9 to ss Fordham rd xsw117 to 188th xe 96 to beg; Aug10; Aug11'14; 3y5%; Richd Carroll to Steven B Ayres, 120 W 183. 3,500

**Fordham rd, nec 188th,** see Creston av, nwc 188.

**Fordham rd, swc Creston av,** see Creston av, nwc 188.

**Fordham rd, swc Creston av,** see Creston av, nwc 188.

**Hering av, sec Neil av,** see Neil av, sec Hering av.

**Jackson av** (10:2557), ws, 327.3 s 147th, 49.4x151x50.3x155.4; Aug10'14; due Dec1 '17, 5%; Emma M Murtaugh to Dollar Savgs Bank, 2808 3 av. 2,000

**Morris av** (11:3184), nws, 189 n 184th, runs nw192 to ses Walton av xne113xe—x s114.4 to beg, except pt for Walton av; Aug12; Aug13'14; due July1'17, 4½%; Bernhard Gerdes to Heinrich Kramer, Pelham Pkway & White Plains rd. 6,000

**Morris Park av** (*), swc Wallace av, 25 x100; Aug11'14; due Dec1'15, 5½%; Frank H G Helfst to Dollar Savgs Bank, 2808 3 av. 9,500

**Neil av** (*), see Hering av, 50x100, PM, June29; Aug13'14; 5y5%; Thos V Kelly to Sound Realty Co, 128 Bway. 1,250

**Olmstead av, nwc Benedict av,** see Benedict av, nwc Olmstead av.

**Prospect av** (11:3110), es, 371 ne 180th, 25x150; July11; July13'14; 3y5%; Jeremiah J Sullivan to Robt H Toner, 231 E 39. (Corrects error in issue of July18 when prop was indefinite). 800

**Sedgwick av** (9:2541), swc 171st, 50x95; ext of $8,765 mtg to June14'17 at 5%; July 3; July7'14; Francis S Whitehouse with Wm H Havs, 21 Maiden la. (Corrects error in issue of July11 when amt of mtg, time due & per cent were incorrect). nom

**Southern blvd, 1154** (10:2745), es, 224.4 s Home, 37.6x100; Aug6; Aug7'14; due &c as per bond; Chas H Grant to Title Guar & Trust Co, 176 Bway. 6,000

**Spencer av** (13:3423), ws, 150 s 262d, 50x95; also 262D ST W, ns, 104.11 e Tyndall av, 51.1x100x50x99.10; PM; July16; Aug8'14; 5y5%; Jno E Schmitz to American Real Estate Co, 527 5 av. 2,625

**Stebbins av, 1314-6** (11:2973), es, 75.11 s Freeman, 50x110; Aug10; Aug11'14; due &c as per bond; Frank M Paul to Lawyers Mtg Co, 59 Liberty. 37,000

**Stebbins av, nwc Jennings,** see Jennings, 839.

**Teller av** (9:2431-2436), ws, 190 s 169th, 20x100; Mar3; Aug7'14; due Feb23'17, 6%; Anna M Raben to Edw J Grathwohl, 336 E 167. 700

**University av** (11:2868), sec Burnside av, runs w & sw on curve 327.9xse193.11xn 331.11 to beg, gore; PM; Aug4; Aug13'14; 1y6%; University Bldg Co, Inc, to Forbes J Hennessy, 38 W 70, et al, exrs Ellen M Hennessy. 30,000

**University av, sec Burnside av,** see Burnside av, ss, 207 w Harrison av.

**University av** (11:2868), es, 492.8 w from ws Harrison av, measured along es University av & ss Burnside av 43.10x193.1 to old Croton Aqueduct x48x182.9; bldg loan; Aug4; Aug13'14; demand, 6%; University Bldg Co, Inc, to City Mtg Co, 15 Wall. 35,000

**University av** (11:2868); same prop; certf as to above mtg; Aug4; Aug13'14; same to same.

**University av** (11:2868), es, 449.8 w from ws Harrison av measured along es University av & ss Burnside av, 43x182.9x to old Croton Aqueduct x48x169.11; bldg loan; Aug4; Aug13'14; demand, 6%; University Bldg Co, Inc, to City Mtg Co, 15 Wall. 35,000

**University av** (11:2868); same prop; certf as to above mtg; Aug4; Aug13'14; same to same.

**University av** (11:2868), es, 363.5 w from ws Harrison av measured along es University av & ss Burnside av, 43.2x154.10x47.2x 131.10; bldg loan; Aug4; Aug13'14; demand, 6%; University Bldg Co, Inc, to City Mtg Co, 15 Wall. 32,500

**University av** (11:2868); same prop; certf as to above mtg; Aug4; Aug13'14; same to same.

**University av** (11:2868), es, 406.8 w from ws Harrison av measured along es University av & ss Burnside av 43x169.11x45 x154.10; bldg loan; Aug4; Aug13'14; demand, 6%; University Bldg Co, Inc, to City Mtg Co, 15 Wall. 32,500

**University av** (11:2868); same prop; certf as to above mtg; Aug4; Aug13'14; same to same.

**University av** (11:2868), es, 319.11 w Harrison av measured along es University av & ss Burnside av 43.6x131.10x52.9x94.8; bldg loan; Aug4; Aug13'14; demand, 6% University Bldg Co, Inc, to City Mtg Co, 15 Wall. 30,000

**University av** (11:2868); same prop; certf as to above mtg; Aug4; Aug13'14; same to same.

**Vyse av, 1884,** see Boston rd, 1877.

**Walker av, swc Benson av,** see Benson av, swc Walker av.

**Wallace av** (*), es, 166.6 n 203d, 25x100; ext of $3,000 mtg to July16'17 at 6%; July 9; Aug10'14; Ellen F King with Mary C Thompson, extrx Alex Thompson, 727 E 233. nom

**Wallace av, swc Morris Park av,** see Morris Park av, swc Wallace av.

**Walton av, ses, 189 n 184th,** see Morris av, nws, 189 n 184.

**White Plains rd, 3848-58** (*), nec 221st, 114.3x80; PM; Aug10; Aug11'14; due &c as per bond; Jno Borrone, Rosebank, SI, to Title Guar & Trust Co. 11,500

**Whitlock av, 844** (10:2731), es, 431 s Tiffany, 39x90; Aug6; Aug7'14; due &c as per bond; Biltrite Constn Co, 211 W 20, to Adelaide M Davis, Huntington, LI, & ano. 20,000

**Whitlock av, 844;** certf as to above mtg; Aug4 Aug7'14; same to same.

**Whitlock av, 844;** pr mtg $20,000; Aug 6; Aug7'14; due Sept6'14, 6%; same to Realty Operating Co, 15 Wall. 2,500

**Whitlock av, 844;** certf as to above mtg; Aug4; Aug7'14; same to same.

**3D av, 3083** (9:2379), ws, 100 s 158th, 25 x100; pr mtg $10,000; Aug10; Aug12'14; installs, 6%; Harris B Goldman, 110 Lenox av, to Leo Lesinsky, 1229 Park av. 2,000

**Chimney Sweeps** (*), being two islands lying n of City Island, contains 400 130-1,000 acres; also LAND under water L I Sound, in front of & adj above, contains 5 209-1,000 acres; Aug4; Aug8'14; 5y5½%; Chas Swan to Allen L Carey, 600 W 163, et al. 2,000

**Lot 174** (11:3225), amended map Cammann Est; bldg loan; Aug7; Aug8'14; 5y 5½%; Kath A Donovan to Commonwealth Savgs Bank, 2007 Ams av. 3,200

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2423 New York, August 22, 1914. (60) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Bleecker st, 388.
Broome st, 233 & 291.
Catharine st, 13-15.
Clinton st, 101.
*Eldridge st, 115 (or Broome st, 291).
Greenwich st, 360-2 & 696.
Hester st, 204-6.
Lewis st, 32.
Rivington st, 230.
*Scammel st, 59 (or Water st, 630).
South st, 177.
Stanton st, 33.
*Water st, 393-5 (or Catharine sl, 13).
Water st, 630.
3d st, 44 E.
4th st, 98 E.
*8th st, 412-4 E (or Av D, 108).
12th st, 59-63 & 71-7 W.
13th st, 20 E.
*13th st, 741 E (or Av D, 199-203).
14th st, 742-4 E.
17th st, 432 E.
*19th st, 280-4 W (or 8 av, 176).
28th st, 146-8 W.
30th st, 237 E.
31st st, 211 E.
31st st, 24 W.
37th st, 241-5 W.
38th st, 13-7 W.
39th st, 522 W.
44th st, 19-31 & 311 E.
50th st, 251 E.
53d st, 312-14 E.
56th st, 152 W.
57th st, 347-9 E.
62d st, 144 E.
*67th st, 121 W (or Bway, 1981).
67th st, 123-7 W.
69th st, 315-23 W.
77th st, 12 W.
81th st E, ns, blk 1496-13 & 14.
84th st, 324-6 W.
86th st, 436-40 W.
88th st, 112 E.
*88th st, 352 W (or Riverside dr, 155).
94th st, 62 E.
94th st, 48-50 W.
*96th st, E (or 5 av, 1150).
*96th st, 340 E (or 1 av, 1855).
*97th st E (sec 5 av), blk 1602-69.
97th st, 2-4 E.
97th st, 35 W.
98th st E, blk 1604-15.
*99th st, 1-7 W (or Central Park W, 391).
99th st, 42 W.
102d st, 113-5 W.
*108th st, 128-30 E (or Lexington av, 1730).
110th st, 16-18 E.
111th st, 120 W.
*111th st, 501 W (or Amsterdam av, 1040-4).
*112th st, 625 W (or Riverside dr, 400).
*113th st, 501 W (or Amsterdam av, 1080-2).
114th st, 10 & 166-8 E.
119th st, 119 W.
122d st, 273 W.
123d st, 107 W.
124th st, 305 E.
125th st, 302-4 E.
128th st, 211 W.
131st st, 242 W.
134th st, 181 & 185 W.
137th st, 263-5 & 323 W.
141st st, 105-11 & 227-9 W.
*142d st, 200 W (or 7 av, 2436-8).
142d st, 510 W.
*149th st W (sec Bradhurst av, 128-30), blk 2045-82.
150th st, 408-10 W.
*151st st, 750 W (or Ft Wash av, 454-66).
*187th st, 618 W (or Wadsworth av, 273-5).
Av D, 108 & 199-207.
Amsterdam av, 705, 1040-4, 1050-4 & 1080-2.
Bradhurst av, 43 & 128-30.
Broadway, 402, 1981-7 & 1991.
Central Park W, 391-3.
Ft Washington av, 15-21 & 454-66.
Lenox av, 145-9.
Lexington av, 732, 1511, 1701 & 1726-30.
*Madison av, 346 (or 44th st, 31 E).
Madison av, 1978.
Park av, 7 & 1071.
Park av, rear blk 890-pt 6½.
Riverside dr, 155, 294 & 400.
St Nicholas av, 346-50.
Wadsworth av, 273-5.
West End av, 781 & 874.
1st av, 1474 & 1855.
2d av, 111-3 & 1047.
3d av, 2114-6.
5th av, 1150 & 1263-9.
5th av, es, blk 1602-2-4 & 69-72.
6th av, 92 & 155.
7th av, 165 & 2432-8.
8th av, 176 & 2456.
Randalls Island, blk 1593-103¼ & 103½.
Sunken Meadow, blk 1593-103¾.

**WILLS.**

Grand st, 291-5.
Reade st, 147-9.
South st, 271-4.
Bowery, 25.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:432—10, denote that the property mentioned is in section 2, block 432, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

As [illegible] the names and addresses of the owner exactly as recorded, both are, if known, printed and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

AUG. 14, 15, 17, 18, 19 & 20.

**Bleecker st, 388** (2:622-22), ws, 19 n Perry, 19x50, 4-sty bk tnt & strs; Hy A Wingert to Augusta Young of NY; mtg $5,000, July1'10, Aug14'14; A$7,000-5,500. O C & 100

**Bleecker st, 388;** Augusta Young to M [illegible] A Thornton, 300 W 113, mtg $5,000 & AL, Aug12, Aug14'14. nom

**Bleecker st, 388;** Mary A Thornton to Antonio Ruggiero, 273 Bleecker; mtg $8,-000 & AL; Aug13; Aug14'14. nom

**Broome st, 223** (2:261-20), ss, 25 e Essex, 25x75, 5-sty bk tnt & strs; Geo J Gillespie & ano, EXRS &c Ellen Fitzpatrick, to Mary E Murphy, 617 W 179; Ellen F O'Reilly, 31 W 96, Eliz Gaynor, 168 W 99, & Teresa I, Jos D & Edw J O'Reilly, 31 W 96; ½ pt; B&S & confirmation deed; July1; Aug14'14; A$22,500-30,000. nom

**Broome st, 291** (2:418-44), swc Eldridge (No 115), 21.10x87.6, 6-sty bk tnt & strs; Moses M Valentine to Louis Spektorsky, 152 W 118; mtg $45,000; Aug12; Aug15'14; A$33,000-55,000. nom

**Broome st, 291,** swc Eldridge (No 115); Hy M Bloch et al to same; QC & CaG; Aug10; Aug15'14. nom

**Catherine sl, 13** (1:250-35), sec Water (Nos 393-5), 18.2x51.6x19.2x53.9, 3-sty bk shop; A$6,500-7,000; also CATHERINE SL, 15 (1:250-36), es, 18.2 s Water, 17.8x49.7x 17.11x51.6, 3-sty bk tnt & strs; A$4,500-5,000; Graham Siegel Co to Sarah Barfiel, 1741 Sterling pl, Bklyn; mtg $10,000 & AL, Aug3, Aug14'14 nom

**Catherine sl, 15,** see Catherine sl, 13.

**Clinton st, 101,** see Rivington, 230.

**Delancey st** (2:414-pt lots 51, 52, 53), ss, 47.10 w Orchard, 39.8x75.2; also all RT&I to STRIP on w 0.5x76.1, & STRIP on s 0.10½ on ws, 0.10½ on es & 39.8¼ on n & ss; Manhattan Holding Co to Bank of United States, 77-9 Delancey; Aug14; Aug15'14; A$——$——. nom

**Eldridge st, 115,** see Broome, 291.

**Greenwich st, 360-2** (1:183-12), ws, abt 15 s Franklin, 32.6x60 to alley, 6-sty bk tnt & strs; Chas M Weeks to Kenneth S Weeks, at Canaan, NY; mtg $19,500; Aug 13; Aug17'14; A$22,000-34,000. O C & 100

**Greenwich st, 624** (2:602-45), ws, abt 75 n Leroy, —x—, 5-sty bk tnt & strs; Edw M Livingston, & Cath C, his wife, to Harold M Livingston & Frances G Livingston, both of Jersey City, NJ; 1-6 pt; Nov16'04; Aug20'14; A$10,500-24,000. nom

**Greenwich st, 696** (2:630-18), ws, 45 s 10th, runs w40.1x again w 32.3xs16.3xe69.7 to st xn13.11 to beg, 2-sty bk tnt; May E Brady to Fredk D Mahoney, 455 W 155; correction & confirmation deed; mtg $9,-200; Aug17; Aug18'14; A$6,500-8,000. nom

**Hester st, 204-6** (1:207-10 & 11), ss, 52.5 w Baxter, runs w40xs58.9xe20xs4.9xe20xn 63.6 to beg, 2-5-sty bk tnts & strs; Anthony Santulli to Raffaele De Nunzio, 317 2 av; mtg $25,800; Aug14; Aug15'14; A $18,500-28,500. O C & 100

**Lewis st, 32** (2:327-38), es, 149.3 n Broome, 25x100, 6-sty bk tnt & strs; Mary Wechter to Benj Tepper, 246 E 4; mtg $26,000; Aug17; Aug20'14; A$11,000-27,000. O C & 100

**Rivington st, 230** (2:339-34), ns, 49.8 w Willett, 24.10x100, 5-sty bk tnt & strs; A $21,000-38,000; also CLINTON ST, 101 (2:-348-29), ws, 100.4 n Delancey, 25.4x100, 5-sty bk tnt & strs; A$28,000-42,000; Louis Freiman to Rebecca Freiman, widow of Hy Freiman, 143 W 111; QC; AL; July14; Aug 19'14. nom

**Scammel st, 59,** see Water, 630.

**South st, 177** (1:110-17), ns, 31.7 e Roosevelt, 31.4x84.2x32.3x84, all, 4-sty bk loft bldg; Jacob J Wallenstein to Saml Brody, 788 Eastern Pkway, Bklyn; mtg $15,500 & AL; Aug18; Aug19'14; A$17,000-22,000. O C & 100

**Stanton st, 33,** see 86th, 436-40 E.

**Water st, 630** (1:260-5), nwc Scammel (No 59), 24.1x68x24.8x68, 6-sty bk tnt & strs; Maria S Bitondi to Atter Rosenberg, 59 Barbour st, Hartford, Conn; mtg $12,-000; Aug12; Aug17'14; A$7,000-17,000. nom

**3D st, 44 E** (2:444-10), ss, 40 e 2 av, 20x 50, 2-sty & b bk dwg; Mary Sheridan, widow, to Jennie Sheridan, 217 Riverside dr; QC; Aug12; Aug15'14; A$10,000-11,000. nom

**4TH st, 98 E** (2:445-15), sws, abt 200 e 2 av, 25x96.2, 5-sty bk tnt & strs; Louis Freiman to Rebecca Freiman widow of Hy Freiman, 143 W 111; QC; AL; July14; Aug 19'14; A$18,500-36,000. nom

**8TH st, 412-4 E,** see Av D, 108.

**12TH st, 59-63 W** (2:576-71-73), ns, 239.7 e 6 av, 58.5x103.3, 2-4-sty stn dwgs & 1-2-sty bk dwg; Louis Sachs to Julius E Siegel, 105 Audubon av; AL; Aug13; Aug 14'14; A$48,500-53,000. nom

**12TH st, 71-7 W** (2:576-76-79), ns, 102 e 6 av, 87.6x103.3, 4-sty bk tnt & 3-3-sty & b bk dwgs; Louis Sachs to Julius E Siegel, 105 Audubon av; AL; Aug13; Aug 14'14; A$75,000-84,000. nom

**13TH st, 20 E** (2:570-15), ss, 264 e 5 av, 21x79.9, 3-sty bk tnt & str; Pauline Auerbach to Marmac Constn Co, 316 W 30; mtg $7,000; Aug17; Aug19'14; A$18,000-20,000. O C & 100

**13TH st, 741 E,** see 38th, 13-7 W.

**17TH st, 432 E** (3:948-36), ss, abt 150 w Av A, 25x92, 4-sty bk tnt & strs; Sigmund Sachs to Edw M Clarke, 205 Gordon st, Roselle, NJ; mtg $10,000; Aug17; Aug20'14; A$11,500-15,000. O C & 100

**19TH st, 280-4 W,** see 8 av, 176.

**28TH st, 146-8 W** (3:803-65), ss, 201.8 e 7 av, 46.6x—x46.4x98.9, 7-sty bk loft & str bldg; Mathew Micolino to Charter Constn Co, 119 W 40; mtg $36,000; July28; Aug14'14; A$71,000-132,000. nom

**30TH st, 237 E** (3:911-22), ns, 210 w 2 av, 20x98.9, 3-sty & b bk dwg; Hy A Forster, ref, to Jas A Duffy, 236 E 41; mtg $9,000; FORECLOS May28; June29; Aug15 '14; A$9,600-13,500. **11,300**

**31ST st, 211 E** (3:912-8), ns, 153.9 e 3 av, 18.9x98.9, 3-sty & b bk dwg; Chas H Duffy to Church of St Stephen, 142 E 29; B&S; mtg $8,000; Aug14; Aug17'14; A$9,000-11,500. nom

**31ST st, 24 W** (3:832-59), ss, 350 w 5 av, 25x98.9, 4-sty stn loft & str bldg; Louis Auerbach to Marmac Constn Co, 316 W 30; mtg $66,250 & AL; Aug17; Aug19'14; A$95,-000-100,000. O C & 100

**37TH st, 241-5 W** (3:787-20), ns, 250 e 8 av, 75x98.9, 12-sty bk loft & str bldg; Marmac Constn Co to Louis Auerbach, 75 E 80; mtg $312,500; Aug18; Aug19'14; A$115,500-323,000. O C & 100

**38TH st, 13-7 W** (3:840-31-34), ns, 260 w 5 av, 75x98.9, 5 & 12-sty bk loft & str bldg; mtg $70,000; A$305,000-485,-000; also 84TH ST E (5:1496-13-14), ns, 70 w Madison av, 50x102.2, vacant; A $100,000-100,000; also BROADWAY, 402 (1:196-2), es, 30 n Walker, runs n25xe100xs 19xw10xs6xw90 to beg, 5-sty stn loft & str bldg; A$79,000-82,000; also AV D, 199-207 (2:383-29-35), nwc 13th (No 741), 206.6 to ss 14th (Nos 742-4) x88, 1-2 & 3-sty bk factory; A$640,000-755,000; Mary L Barbey to Midcity Realty Corpn, 36 Wall; B&S; AL; July7; Aug20'14. nom

**39TH st, 522 W** (3:710-47), ss, 325 w 10 av, 25x98.9, 5-sty bk tnt; Michl J Savage to Elbert C Wood, at Spring Valley, NY; mtg $11,500 & AL; Aug11; Aug15'14; A$9,000-13,000. nom

**44TH st, 19 E** (5:1279-12½), ns, 111.8 w Madison av, 16.8x100.5, 4-sty & b bk dwg; A$71,000-76,000; also MADISON AV, 346 (5:1279-13-17), nwc 44th (Nos 21-31), runs n85.5xw58.9xs0.5xw17.10xn0.5xw18.4xn15xw 16.8xs100.5 to ns 44th xe111.8 to beg, 4-sty & b stn dwg, 2-4-sty bk bldgs & strs & 2-5-sty bk loft & str bldgs & 4-sty bk sanitarium; A$487,000-542,000; Thos B Hidden to Riverbrook Realty Corpn, 62 Cedar; AL; Aug10; Aug15'14. O C & 100

**44TH st, 21-31 E,** see 44th, 19 E.

**44TH st, 311 E** (5:1337-8), ns, 169.8 e 2 av, 26.4x100.6, 4-sty bk tnt; Rosina Di Caprio to Ferdinando Criscuoli, 311 E 44; ½ pt; AL; May25; Aug18'14; A$9,500-16,-000. nom

**50TH st, 251 E** (5:1324-21¼), ns, 88.6 w 2 av, 18x100, 4-sty & b stn dwg; Bessie Cohen to Chas Cohen & Rebecca, his wife, all at 304 W 72; Sept23'13; re-recorded from Aug17; Aug18'14; A$7,300-10,500. nom

**50TH st, 251 E** (5:1324-21¼), ns, 88.6 w 2 av, 18x100, 4-sty & b stn dwg; Bessie Cohen to Chas Cohen & Rebbecca, his wife, all 304 W 72; Sept23'13; Aug17'14; A$7,300-10,500. nom

**53D st, 312-4 E** (5:1345-46-47), ss, 135 e 2 av, 36x100.5, 2-3-sty fr tnts & pt 1 & 2-sty bk rear stable; Kath Frick to Montrose Realty Co, 135 Bway; B&S; AL; Aug18; Aug20'14; A$14,000-16,500. O C & 100

**56TH st, 152 W** (4:1008-56), ss, 200 e 7 av, 25x100.5, 3-sty bk garage; Chas Morgan to Grace L Morgan, at South Orange, NJ; mtg $28,000; Aug18'14; A$32,000-36,000. nom

**57TH st, 347-9 E** (5:1350-21), ns, 81.7 w 1 av, 39.6x100.4, 6-sty bk tnt & strs; Bessie Pekelman to Saml Fleck, Sr, 568 W 149; mtg $43,000; Aug19'14; A$22,000-57,000. O C & 100

**62D st, 144 E** (5:1396-47), ss, 160 e Lex av, 20x100.5, 3-sty & b stn dwg; Frank P Briody to Hy M Hoyt, 62 S Washington sq; mtg $12,000; July29; Aug17'14; A$18.-000-22,000. O C & 100

**67TH st, 121-7 W,** see Bway, 1991.

**69TH st, 315-23 W** (4:1181-19-23), ns, 225 w West End av, 124.8x100.5, 3-6-sty bk tnts & strs; Greenwich Savgs Bank to St Johns Park Realty Co, 55 Liberty; B& S; Aug14; Aug17'14; A$45,000-120,000. O C & 100

**77TH st, 12 W** (4:1129-42), ss, 225 w Central Park W, 25x102.2, 4-sty & b stn dwg & 2-sty bk ext; F Jas Reilly to Peter J Collins, 135 Westminster rd, Bklyn, & Edmund J Curry, 28 E 95, NY; Aug14; Aug15'14; A$40,000-67,000. O C & 100

**77TH st, 12 W** (4:1129-42), ss, 225 w Central Park W, 25x102.2, 4-sty & b stn dwg & 2-sty bk ext; F Jas Reilly to Rosetta J Norman, at Hill Top, Mt Washington, Md; 1-6 pt; mtg $20,000 on whole; May6; Aug15'14; A$40,000-67,000. nom

**84TH st E, ns, 70 w Madison av,** see 38th, 13-7 W.

**84TH st, 324-6 W** (4:1245-88), ss, 250 w West End av, 33x102.2, 12-sty bk hotel; 324 W 84th St Co to Eugene C Harding Realty Co, 324 W 84; B&S; mtg $150,000; Aug19; Aug20'14; A$25,000-$——. O C & 100

**86TH st, 436-40 E** (5:1565-31 & 34), ss, 138.1 w Av A, 80.8x102.2, 2-6-sty bk tnts & strs; A$32,000-92,000; also STANTON ST, 33 (2:421-17), ss, 82.11 e Chrystie, 17.9 x75.1x17.9x75.3, 5-stv stn tnt & str; A$14,-000-19,000; Sidney Wallach to Breinchen Wallach, 130 E 79, 160 W Block, ss Central Park W; Milton M Dryfoos, 106 E 85, & Sidney Wallach, 105 Corlies av, Pelham, NY, EXRS &c Karl M Wallach, decd, for benefit of Esther Dryfoos, Dina W Block, Clara W Liebeskind, Bella W Bendheim & Sidney, Harry, Martha & Siegwadt Wallach, all heirs &c of Karl M Wallach, QC; AL; Aug13; Aug14'14. nom

**88TH st, 112 E** (5:1517-63), ss, 184.5 e Park av, 25.6x100.8, 5-sty stn tnt; Abr J Benaim to Sophie D Levy, 1867 7 av; mtg $24,000; Dec28'13; Aug14'14; A$15,000-21,-000. O C & 100

**88TH st, 352 W,** see Riverside dr, 155.

**94TH st, 62 E** (5:1505-47), ss, 234.6 w Park av, 20.6x100.8, 5-sty stn tnt; Ellen Bennett to Hugh O'Shaughnessy, 213 W 125; AL; Aug18; Aug20'14; A$15,000-25,-000. O C & 100

**94TH st, 48-50 W,** see Madison av, 1978.

**96TH st, 1 E,** see 5 av, 1150.

**96TH st, 340 E,** see 1 av, 1855.

**97TH st E, sec 5 av,** see 5 av, sec 97.

**97TH st, 2-4 E** (6:1602-67-68), ss, 100 e 5 av, 37.6x100.11, 2-5-sty stn tnts; Marcus M Marks to Jno R Pope, 527 5 av; mtg $30,000; Aug20'14; A$29,500-47,000. O C & 100

**97TH st, 35 W** (7:1833-17½), ns, 368 w Central Park W, 17x100.11, 3-sty & b bk dwg; Hy H Vought to Robt Beck, 200 W 82; mtg $10,000; Aug15; Aug18'14; A$10,-500-12,500. O C & 100

**98TH st E** (6:1604-15), ns, 350 e 5 av, 25x100.9, vacant; Rebecca Mayer to Rhona M Brill, 106 E 65; AL; Aug18; Aug20'14; A$17,000-17,000. **11,166.67**

**98TH st E** (6:1604), same prop; Rhona M Brill to Harrison E Gawtry, 33 E 57; AL; Aug19; Aug20'14. O C & 100

**99TH st, 1-7 W,** see Central Park W, 391-3.

**99TH st, 42 W** (7:1834-50), ss, 350 e Columbus av, 25x100.11, 5 & 6-sty bk loft bldg; Herman F Bindseil to Forbin Realty Holding Co, 277 Bway; mtg $11,000 & AL; Aug1; Aug15'14; A$15,000-18,000. nom

**102D st, 113-5 W** (7:1857-24),, ns, 195.10 w Columbus av, 45.10x100.11, 6-sty bk tnt; Fannie Schuster to Minnie Bendheim, 1978 Morris av; AT; AL; July10; Aug14'14; A $27,500-65,000. O C & 100

**108TH st E, sec 5 av,** see 5 av, 1263-9.

**108TH st, 128-30 E,** see Lexington av, 1725.

**110TH st, 16 E,** see 110th, 18 E.

**110TH st, 18 E** (6:1615-60), ss, 100 w Madison av, 25x100.11, 5-sty bk tnt & strs; A$15,000-27,000; also 110TH ST, 16 E (6:-1615-61), ss, 125 w Madison av, 25x100.11, 5-sty bk tnt & strs; A$15,000-27,000; Harriet M Mackeown to Finance Developing Co, 26½ E 33; mtg $45,000; Aug17; Aug18 '14. O C & 100

**111TH st, 120 W** (7:1820-45), ss, 203.9 w St Nicholas av, 15x100.11, 4-sty & b bk dwg; Wilma S Haber to Crossways Holding Corpn, Bway & Greenwood av, Far Rockaway, B of Q; mtg $12,000; Aug17; Aug18'14; A$9,000-13,000. O C & 100

**111TH st, 501 W,** see Amsterdam av, 1040-4.

**112TH st, 625 W,** see Riverside dr, 400.

**113TH st, 501 W,** see Amsterdam av, 1080-2.

**114TH st, 10 E** (6:1619-68), ss, 100 e 5 av, 25x100.11, 5-sty bk tnt & strs; Maseba Realty Co to Saml Pilscheck, 20 E 114; mtg $19,500 & AL; Aug13; Aug14'14; A $13,000-25,000. O C & 100

**114TH st, 166-8 E** (6:1641-45), ss, 159.4 e Lexington av, 40.8x100.10, 6-sty bk tnt & strs; Clara Heyman to Volkian Realty Corpn, 346 Bway; mtg $50,500 & AL; Aug 5; Aug14'14; A$16,000-44,000. O C & 100

**118TH st, 415 W** (7:1962-11), ns, 250 e Ams av, 50x100.11, 7-sty bk tnt; A$37,000-110,000; also 100TH ST, 131 W (7:1855-20), ns, 300 w Columbus av, 25x100.11, 4-sty bk tnt; A$15,000-17,000; also LONG-WOOD AV, 1091-3 (10:2731), ns, 60.3 w Garrison av, 38.4 to lands of N Y, N H & H R R Co x63.5x36.5x65.8 to beg, 2-2-sty fr dwgs; order of court declaring conveyances fraudulent & null & void as to the plff & that same be set aside & that plff is entitled to final judgmt, &c; Jas C Bushby [420 W 118], plff, vs Lancelot M & Robt C Berkeley, defts; June30; Oct3'14 (corrects error in issue of Aug8, when plaintiff's name appeared as Bush). court order

**119TH st, 119 W** (7:1904-22), ns, 245 w Lenox av, 20x100.11, 3-sty & b stn dwg; Paul D Bieber to Adolf Bieber, 119 W 119; mtg $12,500; July1; Aug14'14; A$10,-400-21,000. O C & 100

**122D st, 273 W** (7:1928-5), ns, 100 e 8 av, 20x100.11, 5-sty stn tnt & strs; Eva A Marbach, widow, to Margt A Bouvet, 501 W 138; mtg $18,333.33; Aug5; Aug14 '14; A$10,400-17,000. O C & 100

**123D st, 107 W** (7:1908-25), ns, 164.10 w Lenox av, 20.1x100.11, 3-sty & b stn dwg; Wilma S Haber to Crossways Holding Corpn, Bway & Greenwood av, Far Rockaway, B of Q; mtg $12,000; Aug17; Aug18 '14; A$10,400-17,000. O C & 100

**124TH st, 305 E,** see Madison av, 1978.

**125TH st, 302 E,** see Madison av, 1978.

**125TH st, 304 E,** see Madison av, 1978.

**125TH st E, ss, 99.11 e 2 av, a strip,** see Madison av, 1978.

**128TH st, 211 W** (7:1934-25), ns, 150 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Juliet B Horowitz to Walter A Stevens, Inc, 55 John; Aug19; Aug20'14; A$6,600-10,000. O C & 100

**131ST st, 242 W** (7:1936-50), ss, 353.4 e 8 av, 16.8x99.11, with AT to strip on e —x—, 3-sty & b stn dwg; Augustus McCollom Jr to Carlotta G Nutt, 418 W 36; QC; Aug14; Aug20'14; A$6,600-8,500. nom

**131ST st, 242 W** (7:1936-50), ss, 353.4 e 8 av, 16.8x99.11, with all title to strip on e —x—, 3-sty & b stn dwg; Augustus McCollom Sr & ano to Carlotta G Nutt, 418 W 36; mtg $6,500 & AL; Aug15; Aug18'14; A$6,600-8,500. nom

**134TH st, 181 W** (7:1919-13), ns, 275 e 7 av, 25x99.11, 5-sty bk tnt; Paul M Crandall, ref, to Hy D Brewster, 44 W 71; mtg $13,000; FORECLOS July29; Aug12; Aug 14'14; A$10,000-18,500. **5,000**

**134TH st, 183 W** (7:1919-11), ns, 225 e 7 av, 25x99.11, 5-sty stn tnt; Jas F Turnbull to American Baptist Home Mission Soc, 23 E 26; mtg $17,000 & AL; July24; Aug17'14; A$10,000-19,000. nom

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**137TH st, 263-5 W** (7:2023-5), ns, 80 e 8 av, runs e45xn99.11xw22.6xs12.6xw22.6xs 87.5 to beg, 6-sty bk tnt; Wm P Moebus to Bassy Block, at Atlantic City, NJ; mtg $62,500 & AL; June2; Aug17'14; A$23,000-58,000. omitted

**137TH st, 323 W** (7:2041-41½), ns, 84 e Edgecombe av, 16x92, 4-sty & b bk dwg, 1-sty ext; Robt F Wagner, ref, to Guaranty Trust Co of N Y, 140 Bway; FORECLOS Aug17; Aug20'14; A$6,000-11,000. **8,000**

**141ST st, 105-11 W** (7:2010-24), ns, 100 w Lenox av, 100x99.11, 6-sty bk tnt; Jas F Curnen, ref, to Marion E Ireland, 10 Manhattan av; FORECLOS July7; Aug14; Aug17'14; A$40,000-134,000. **7,000**

**141ST st, 227-9 W** (7:2027-14), ns, 400 w 7 av, 62.6x99.11, 6-sty bk tnt; Matilda Sussman to Carolina De Vito, of Port Reading, NJ; mtg $75,000; July31; Aug14 '14; A$29,000-82,000. O C & 100

**141ST st, 227-9 W;** Carolina De Vito to Julian H Kean, of Ursino, Township of Union, Union Co, NJ; AL; Aug10; Aug14 '14. nom

**142D st, 200 W,** see 7 av, 2432-8.

**142D st, 510 W** (7:2073-45½), ss, 438 e Bway, 15x99.11, 4-sty bk dwg; Margt A Bouvet to Eva A Marbach, 303 E 146; mtg $12,550 & AL; Aug7; Aug14'14; A$8,400-14,000. O C & 100

**149TH st W, sec Bradhurst av,** see Bradhurst av, 128-30.

**150TH st, 408-10 W** (7:2064-39), ss, 116.6 e Convent av, 83.6x99.11, 7-sty bk tnt; Fredk L C Keating, ref, to Jno G Moore, 435 W 147; Saml J Ashley, 747 St Nicholas av, & Albt M Howell, 751 St Nicholas av; FORECLOS Aug11; Aug14; Aug15'14; A $34,000-130,000. **105,000**

**181ST st, 750 W,** see Ft Washington av, 454-66.

**187TH st, 618 W,** see Wadsworth av, 273-5.

**Av D, 108** (2:363-36), sec 8th (Nos 412-4), 25x75, 1-4 & 1-5-sty bk tnts & strs; Harry Appelbaum to Meyer Jarmulowsky (firm M & L Jarmulowsky), 27 E 95; AL; Aug 18; Aug19'14; A$18,000-26,000. nom

**Av D, 199-207,** see 38th, 13-7 W.

**Amsterdam av, 705** (4:1225-3), es, 50.8 n 94th, 25x82, 5-sty bk tnt & strs; Bernhard Gerdes to Ferd H Stellhorn, 603 Ams av; mtg $20,000 & AL; Aug12; Aug 14'14; A$17,000-25,500. O C & 100

**Amsterdam av, 1040-44** (7:1883-30), nwc 111th (No 501), 62.6x84.9x64.10x67.6, 6-sty bk tnt & strs; Hugh P Skelly to U E Realty Co, Inc, 650 1 av; mtg $107,000 & AL; July23; Aug17'14; A$60,000-120,000. O C & 100

**Amsterdam av, 1050-4 on map 1050-2** (7:1883-34), ws, 40.6 s 112th, 46x99.5x47.8x 112.2, 6-sty bk tnt & strs; Hugh P Skelly to U E Realty Co, 650 1 av; mtg $107,000 & AL; July23; Aug17'14; A$45,000-85,000. O C & 100

**Amsterdam av, 1080-2** (7:1885-29), nwc 113th (No 501), 50.11x100, 5-sty bk tnt; Hannah Elias to No 501 West 113th St Inc, 68 Wm; AL; Aug18; Aug19'14; A$64,000-95,000. O C & 100

**Bradhurst av, 43** (7:2051-139), ws, 173.2 s 145th, 18.2x—x18x80.3, 3-sty & b bk dwg; Chas W Lindsley to Willy Ehrenhaus, 137 W 110; mtg $6,000; July24; Aug 17'14; A$5,600-8,100. O C & 100

**Bradhurst av, 128-30** (7:2045-82), sec 149th. 99.11x50, 6-sty bk tnt; Thos R Smith, & Anna, his wife, to T R Smith Realty & Constn Co, 153 W 125; AL; Aug 17'14; A$27,000-69,000. O C & 100

**Bradhurst av, 128-30,** sec 149th; T R Smith Realty & Constn Co to Ella Smith, 739 Sherman av, Plainfield, NJ; AL; Aug 17'14. O C & 100

**Broadway, 402,** see 38th, 13-7 W.

**Broadway, 1981-7,** see Bway, 1991.

**Broadway, 1991** (4:1139-51), ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk & fr bldg; A$85,000-87,000; also BROADWAY, 1981-7 (4:1139-14-16), nwc 67th (Nos 121-7), 84.9x93x75.5x131.8, 4-4-sty bk tnts & strs & 3-4-sty stn dwgs in st; A$254,000-276,000; Broadway & 63d St Co to Ferdinando Wood, at Englewood, NJ; 1-6 pt; AT; B&S; mtg $37,500 & AL; Aug17; Aug 18'14. O C & 100

**Central Park W, 391-3** (7:1835-29-31), nwc 99th (Nos 1-7), 78.11x100, 2-6-sty bk tnts & strs; Hugh P Skelly to U E Realty Co, Inc, 650 1 av; mtg $140,000; July 23; Aug17'14; A$104,000-161,000. O C & 100

**Fort Washington av, 15** (8:2136-50-this includes Ft Wash av, 21), ws, at pt 157.4 w Bway, runs s115.9 to pt 115 n 158th xw 75xn114.10xne45.3 to av at pt 209.2 w Bway xs51.10 to beg; also FORT WASHINGTON AV, 21 (8:2136), nws, 250.5 nw Bway, runs w103.5xs60xe100xne45.3 to av at pt 209.2 w Bway xn41.4 to beg; Sol L Pakas to Imperator Realty Co, 170 Bway; AL; July31; Aug17'14; A$82,500-238,000. O C & 100

**Fort Washington av, 21,** see Ft Washington av, 15.

**Fort Washington av, 454-66** (8:2176-104), sec 181st (No 750), runs e140.5xs 150xw32xs10xw100 to av xn173.10 to beg, 6-sty bk tnt & strs; J & D Realty Corpn to Getskay Realty Co, 3 W 28; mtg $405,-000 & AL; Aug13; Aug14'14; A$135,000-440,000. O C & 100

**Lenox av, 145-9** (7:1902-30-32), ws, 25.2 n 117th, runs w75xn70.2xne18xe57.10 to av xs75.2 to beg, 3-5-sty bk tnts & strs; Herman F Bindseil to Forbin Realty Holding Co, 277 Bway; mtg $85,000 & AL; Aug1; Aug15'14; A$63,000-93,000. nom

**Lexington av, 732** (5:1313-56), ws, 80.5 s 59th, 20x75, 4 & 5-sty stn loft & str bldg; Phoenix Ingraham, ref, to Jos Schanz, at Pelham Manor, NY [18 W 39]; FORECLOS Aug19; Aug20'14; A$28,000-40,000. **49,000**

**Lexington av, 1511** (6:1625-53), es, 76.5 s 98th, 25x95, 5-sty bk tnt & strs; Maurice Gunsburger & Erna, his wife, to Lena Gunsburger, 65 W 115; mtg $18,000; Aug 7; Aug15'14; A$12,000-22,500. nom

**Lexington av, 1701** (6:1634-51), es, 46.11 s 107th, 27x82.9, 4-sty stn tnt & strs; Benj Tuska, ref, to Marie L Constable, 9 E 83; FORECLOS July30; Aug18; Aug19'14; A $12,000-19,000. **17,000**

**Lexington av, 1726 & 1730,** see Lexington av, 1728.

**Lexington av, 1728** (6:1635-57), ws, 20.11 s 108th, 20x75, 3-sty & b bk dwg; A$8,500-9,000; also LEXINGTON AV, 1726 (6:1635-56½), ws, 40.11 s 108th, 20x75, 3-sty & b bk school; A$8,500-9,000; also LEXINGTON AV, 1730 (6:1635-57½), swc 180th (Nos 128-30), 20.11x75, 3-sty bk loft & str bldg & 2-1-sty bk strs; A$14,000-16,000; Theo K McCarthy, ref, to Arthur M Wiener, 1326 Mad av; mtg $36,000 & AL; FORECLOS Aug12; Aug17; Aug18'14. **3,950**

**Madison av, 346,** see 44th, 19 E.

**Madison av, 1978** (6:1751-16), ws, 39.11 n 126th, 20x85, 4-sty & b stn dwg; A$10,-000-11,000; 125TH ST, 302 E (6:1801-47½), ss, 77.11 e 2 av, runs s20.11xe0.1xs60xe21.11 xn80.11 to st xw22 to beg, 2-sty stn factory; A$8,500-9,500; also 125TH ST, 304 E (6:1801-46½), ss, 100 e 2 av, 18.9x100.11, 3-sty stn tnt & str; A$8,000-11,500; also 125TH ST E (6:1801), ss, 99.11 e 2 av, a strip 0.1x80.11; also 124TH ST, 305 E (6:-1801-4½), ns, 80 e 2 av, runs e20.6xn100.11 xw0.6xn20xw20xs120.11 to beg, 3-sty & b stn dwg; A$7,500-8,500; also 94TH ST, 48-50 W (4:1207-50-51), ss, 425 w Central Park W, 50x100.8, 2-5-sty stn tnts; Alice, wife Hy Floy et al, heirs &c Jas Floy, to Floy Real Estate Co, 165 Bway; B&S; AL; July11; Aug14'14; A$33,000-72,000. nom

**Park av, 7** (3:890-4 & pt lot 6½), es, 68.1 n 34th, runs e100xn30.8xw20xs10.8xw80 to av xs20 to beg, 4-sty & b stn dwg, 1 & 2-sty ext; Chas P Noyes to Fannie W Noyes, his wife, both at Trumbull, Conn; Aug18 '14; A$——$——. O C & 100

**Park av, 1071** (5:1516-71), es, 50.4 s 88th, 25.2x82.2, 1-sty bk str; Sophie H Salomon to Gertrude A Vanderbeck, 149 W 126; B&S; mtg $21,000; Aug14; Aug18'14; A$24,-000-25,000. O C & 100

**Park av, 1071** (5:1516-71), es, 50.4 s 88th, 25.2x82.2, 1-sty bk str; Gertrude A Vanderbeck to A L Mordecai & Son, 30 E 42; mtg $26,000; Aug18; Aug19'14; A$24,000-25,000. O C & 100

**Riverside dr, 155** (4:1249-57), sec 88th (No 352), 100.8x100, 12-sty bk tnt; Charter Constn Co to Philip Livingston, at Bar Harbor, Me; mtg $500,000 & AL; July 30; Aug14'14; A$165,000-550,000. O C & 100

**Riverside dr, 294** (7:1889-76), es, abt 75 s 102d, 25.7x107.7x25x113, 5-sty & b stn dwg; Paul J Baumgarten & ano individ, EXRS, &c, Nana M Baumgarten to Emery L Ferris, 600 W 144; mtg $30,000 & AL; Aug3; Aug19'14; A$41,000-70,000. O C & 100

**St Nicholas av, 346-50** (7:1954-20 & 42-43), es, 50.6 s 128th, runs s75.7xe80.1xn24xe 24.9xn49.10xw93.9 to beg, 3-5-sty bk tnt; Jno E Pye to Regina D Pye, 214 W 92; Aug 19'14; A$41,500-62,000. O C & 100

**Riverside dr, 400** (7:1895-1), nec 112th (No 625), 104.4x168.1x100.11x141.7, 6-sty bk tnt; Philip Livingston to Charter Constn Co, 119 W 40; mtg $325,000; July21; Aug14'14; A$235,000-425,000. O C & 100

**Riverside dr, 400,** nec 112th (No 625); Charter Constn Co to Mathew Micolino, 241 W 102; Paul Micolino, 228 E 48; Robt Micolino, 59 W 82, & Agatha Ottmann, 59 W 82; mtg $325,000; July30; Aug14'14. O C & 100

**Wadsworth av, 273-5** (8:2166-69), sec 187th (No 618), 50x100, 5-sty bk tnt & strs; Jennie K Stiefel to Crossways Holding Corpn, Bway & Greenwood av, Far Rockaway, B of Q; mtg $61,000; Aug17; Aug18 '14; A$22,000-67,000. O C & 100

**West End av, 781** (7:1888-16), ws, 21 n 98th, 17x80, 4-sty stn dwg; Jos Keen to Anna L Mulgrew, 797 West End av; mtg $18,000; Aug19'14; A$14,000-20,000. O C & 100

**West End av, 874** (7:1874-63), es, 40.11 s 103d, 20x80, 3-sty & b stn dwg; Harriette B Leeming to May L Reid, 876 West End av; mtg $19,000 & AL; Aug17'14; A $16,000-23,000. O C & 100

**1ST av, 1474** (5:1471-47), es, 52.2 s 77th, 25x85, 4-sty bk tnt & strs, 1-sty ext; Schrenk & Co to Isaac Haft, 419 W 42; ⅓ RT&I; B&S & CaG; AL; Aug9; Aug19'14; A $12,500-19,500. O C & 100

**1ST av, 1855** (5:1558-30), swc 96th (No 340), 25.8x80, 5-sty bk tnt & strs; Otto Petersen to Antonio Angonoa, 214 Thompson; mtg $12,000; Aug17; Aug18'14; A$14,-000-19,000. O C & 100

**2D av, 111** (2:462-26), ws, 63.8 s 7th, 21x 98, 3-sty bk tnt & strs, 1-sty ext; Ida M Hoffmann to Sidonia Weiss, 329 W 28; correction & confirmation deed; AL; Aug15; Aug18'14; A$20,000-26,000. O C & 100

**2D av, 111-3** (2:462-25-26), ws, 42.8 s 7th, 42x98, 2-3-sty bk tnts & strs with 1 & 2-sty exts; Sidonia Weiss to Saul Birnzweig, 117 2 av; mtg $37,500; Aug18; Aug19'14; A $39,500-51,000. O C & 100

**2D av, 1047** (5:1329-22), ws, 20.4 n 55th, 19.8x66, 4-sty stn tnt & str; Harry Miller to Meyer Miller, 307 E 77; ½ pt; AT; AL; Aug6; Aug18'14; A$9,500-13,500. O C & 100

**3D av, 2114-6** (6:1643-37½ & 38), ws, 46.10 s 116th, 43.8x100, 4-sty stn tnt & strs & 1 & 2-sty fr str; Edwin Bruckheimer to Marcus Bruckheimer, 144 W 119; mtg $37,-000; July24; Aug19'14; A$38,000-48,500. O C & 100

**5TH av, 1150** (6:1602-1-4 & 71-72), nec 96th (No 1), 100.9x150, 3-sty bk tnt & str, 1-sty fr ext & vacant; Henry Phipps Estates to Jno R Pope, 527 5 av; AL; Aug19; Aug20'14; A$252,500-255,500. O C & 100

**5TH av** (6:1602-72), es, 100 n 96th, 25.2 x100, vacant; Algernon S Bell to Wm G Park; ½ pt; B&S & confirmation deed; Mar12'06; Aug20'14; A$37,500-37,500. nom

**5TH av** (6:1602-69-72), sec 97th, 100.11x 100, vacant; Farmers Loan & Trust Co, TRSTE Wm G Park, to Jno R Pope, 527 5 av; Aug20'14; A$168,500-168,500. nom

**5TH av, 1263-9** (6:1613-69-71), sec 108th, 100.11x84, 2-6-sty bk tnts, strs on cor; P Lewis Anderson, ref, to Peerless Holding Co, 46 Cedar; FORECLOS Apr23; Aug17; Aug20'14; A$109,000-165,000. **35,000 over & above all liens**

**6TH av, 92** (2:553-9), es, 22.9 s 8th, 22.9x80, 3-sty bk tnt & strs; Julius Eloskey to Brown-Weiss Realties, 63 Park row; mtg $25,000; May23; Aug14'14; A $19,000-23,000. O C & 100

**6TH av, 92** (2:553-9), es, 22.9 s 8th, 22.9x 80, 3-sty bk tnt & strs; Brown-Weiss Realties to Alice Fuchs, 553 W 159; mtg $25,900; Aug12; Aug18'14; A$19,000-23,000. O C & 100

**6TH av, 155** (2:607-45), ws, 43.3 n 11th, 20x60, 3-sty bk tnt & str, 1-sty ext; Louis Auerbach to Marmac Constn Co, 316 W 30; mtg $15,000; Aug17; Aug19'14; A$13,-500-18,500. O C & 100

**7TH av, 165** (3:795-77), es, 42.7 s 20th, 19.1x80x19.2x80, 4-sty bk tnt & strs; Dennis Dowd to Denis P Dowd, at Sea Cliff, LI; 1-5 pt; AT; mtg $3,000; Aug6; Aug 15'14; A$14,000-17,000. nom

**7TH av, 2432-8** (7:2027-34-36), swc 142d (No 200), 74.11x75x74.10x75, 3-5-sty stn tnts & strs; City Real Estate Co to Thos J Mullin, 328 E 90; B&S; mtg $72,000; Aug 13; Aug17'14; A$52,000-89,000. O C & 100

**7TH av, 2432-8,** swc 142d (No 200); Thos J Mullin to City Real Estate Co, 176 Bway; mtg $70,500; Aug13; Aug17'14. O C & 100

**8TH av, 176** (3:768-80), sec 19th (Nos 280-4), 23.5x90, 3-sty bk tnt & strs; Dennis Dowd to Denis P Dowd, at Sea Cliff, LI; 1-5 pt; AT; mtg $7,000; Aug6; Aug15 '14; A$24,000-32,000. nom

**8TH av, 2456** (7:1937-4), es, 75 n 131st, 24.11x100, 5-sty bk tnt & strs; Jennie Koplik to Theresa Lemmon, 319 W 94; Aug14; Aug19'14; A$18,000-28,000. nom

**8TH av, 2456;** Theresa Lemmon to Chas Moller, 240 E 56; mtg $16,000; Aug17; Aug 19'14. O C & 100

**Randalls Island** (6:1593-103¼ & 103½), lands & bldgs now occupied by House of Refuge for Juvenile Delinquents; A exempt-exempt; also to the SUNKEN MEADOW (6:1593-103¾) in East River, adj to Randalls Island; A$38,000-38,800; People of State NY to City NY; AT; re QC &c; Aug6; Aug18'14. Letters Patent

**Sunken Meadow,** see Randalls Island.

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhatan.

**Delancey st** (2:414-pt lots 51, 52, 53), ss, 47.4 w Orchard, runs w40xs76.1xe39.8xn—x again n68.1 to beg, 6-sty bk bank; re mtg; Greenwich Savgs Bank to Manhattan Holding Co, 81 Delancey; Aug14'14. 20,000

**Greenwich st, 707** (2:631); consent to 3d track; Wm W Buckley, EXR &c Thos C Oakley, decd, et al, to Manhattan Railway Co; mtg $24,000; June24; Aug14'14. 557.34

**Greenwich st, 707;** consent to 3d track; Wm W Buckley, EXR Thos C Oakley, to same; mtg $2,000; June24; Aug14'14. nom

**17TH st, 257-65 W** (3:767), ns, 100 e 8 av, 127x92; sobrn of Ls to mtg for $204,-000; Lillie, wife Isidor Steiner, 25 Claremont av, et al, owners, & Wm Steiner Sons & Co, 257 W 17, lessees, with Seamans Bank for Savgs, NY, 74 Wall; Aug 17; Aug18'14. nom

**19TH st, 4013 E,** see 1 av, 328.

**23D st, 152 E** (3:878); certified copy of order approving trustees bond for $5,000 in matter of Jno Moriarty, bankrupt; Chas L Greenhall, TRSTE, Peter B Olney, ref; Aug4; Aug14'14. ——

**28TH st, 40 W** (miscl); also SPRINGFIELD AV, 108½, at Newark, NJ; power of atty to carry on business of Royal Model House; Kate Stoffer to Abr Stoffer, both 250 Wyona, Bklyn; Aug18; Aug20'14. ——

**44TH st, 21-31 E,** see Madison av, nwc 44.

**61ST st, 106 W** (4:1132), 6½-sty b s flat; asn rents; Kath Gallagher, of Freeport, LI, to Royal Co of N Y, 93-5 Nassau; Aug14; Aug17'14. 1,500

**62D st, 220 E** (miscl); power of atty; Donato Lettieri to Filomena Mandaro; Feb13'09; Aug14'14. ——

**73D st, 301 E,** see 2 av, 1404-6.

**114TH st W, nec Riverside dr,** see Riverside dr, nec 114.

**122D st, 269-71 W** (7:1928); asn rents to secure notes for $750; Margt Brennan to Hovhannes Moushekian, 444 W 164; Aug 14; Aug15'14. nom

**123D st, 251 E,** see 2 av, 2401.

**125TH st E, nec 2 av,** see 2 av, 2450.

**187TH st, 501 W,** see Ams av, 2560.

**191ST st W** (8:2161), ss, 100 w Audubon av, owned by party 1st pt; also 191ST ST, ss, adj above on e, owned by party 2d pt; party wall agmt; Jno Boyland Co, 2302 Andrews av, Bronx, with Tralow Realty Corpn, 1931 Bway; Aug5; Aug19'14. nom

**Amsterdam av, 2560** (8:2159-23), nwc 187th (No 501), 94.10x100, 2-5-sty bk tnts; re mtg; Thos B Clarke Jr to Janpole & Werner Constn Co, 299 Bway; QC; Aug10; Aug20'14; A$41,000-P41,000. nom

**Broadway, es, from 133d to 135th,** see Riverside dr, nec 114.

**Madison av** (5:1279-13-17), nwc 44th (Nos 21-31), runs n85.5xw58.9xs0.5xw17.10 xn0.5xw18.4xn15xw16.8xs100.5 to 44th xe 111.8 to beg, 4-sty & b stn dwg, 2-4-sty bk bldgs & strs, 4-sty bk sanitarium & 2-5-sty bk loft & str bldgs; re mtg; U S Trust Co of N Y to Thos B Hidden, at Sharon Station, NY; QC; July30; Aug17'14; A$487,000-542,000. 400,000

**Park Row, 207** (1:117); consent to 3d track; Robt W Goelet to Manhattan Railway Co; July23; Aug19'14. 1,814.58

**Riverside dr** (miscl), nec 114th, —x—; also BROADWAY, es, from 133d to 135th, —x—; power of atty; Rebecca Mayer, 45 E

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82, to Julian T Mayer, 270 Riverside dr, & Sidney N Mayer, 2370 Bway, Apr18'15. Aug20'14. ——

**St Nicholas av, 394** (7.1955), es, 54.11 s 130th, 18x125, declaration of trust by Libbie S Fritze that she holds above in trust for her brother, Wm Marshall, mtg $12,500; June18'03. Aug17'14. 1,000

**1ST av, 72** (7.1525), consent to 3d track, Aaron J Bloomberg to Manhattan Railway Co, mtg $12,000. May4, Aug18'14. 252

**1ST av, 72;** consent to 3d track; U S Trust Co of NY, mortgagee, to same; mtg $12,000. May22, Aug18'14. nom

**1ST av, 328** (3:951), nec 19th (Nos 401-3), 23x96; consent to 3d track; Jno C Heintz et al to Manhattan Railway Co, mtg $19,000; June3; Aug20'14. 276

**1ST av, 328;** consent to 3d track; Seymour Schussel, as EXR &c, mortgagee, to same; mtg $19,000; July20; Aug20'14. nom

**1ST av, 344** (3:952), es, 24 n 20th, 22.6x58; consent to 3d track; Margt L B, wife T Jefferson Egan, to Manhattan Railway Co; mtg $8,000; Aug10; Aug18'14. 270

**1ST av, 344;** consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $4,000; Aug13; Aug18'14. nom

**1ST av, 344;** consent to 3 d track; same, mortgagee, to same; mtg $4,000; Aug13; Aug18'14. nom

**2D av, 955** (5:1324); consent to 3d track; Albt Herzog et al to Manhattan Railway Co; Apr11; Aug20'14. 240

**2D av, 957** (5:1324); consent to 3d track; Albt Herzog to Manhattan Railway Co; mtg $9,000; Apr11; Aug20'14. 240

**2D av, 957** (5:1324); consent to 3d track; St Michael's Protestant Episcopal Church, mortgagee, to Manhattan Railway Co; mtg $9,000; May11; Aug20'14. nom

**2D av, 1404-6** (5:1448), nec 73d (No 301), 51.1x100; consent to 3d track; Emma Schwartz to Manhattan Railway Co; July 22; Aug14'14. 613

**2D av, 2401** (6:1788), nwc 123d (No 251), 25.1x90; consent to 3d track; J Chr G Hupfel Brewing Co to Manhattan Railway Co; July16; Aug18'14. 200.67

**2D av, 2450** (6:1802), nec 125th, 99.11x25; consent to 3d track; Business Men's Realty Co to Manhattan Railway Co; mtg $32,000; Aug1; Aug19'14. 4,995.83

**2D av, 2450;** consent to 3d track; American Mtg Co mortgagee, to same; mtg $32,000; Aug17; Aug19'14. nom

**2D av, 2487** (6:1792); consent to 3d track; City Real Estate Co to Manhattan Railway Co; mtg $18,000; July28; Aug19'14. 1,022

**2D av, 2487;** consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $15,500; Aug4; Aug19'14. O C & 100

**3D av, 714** (5:1299); consent to 3d track; Walter Longman, of Bklyn, to Manhattan Railway Co; July27; Aug18'14. 70.13

**3D av, 1879** (6:1653); consent to 3d track; Horace R Daniels, mortgagee, to Manhattan Railway Co; mtg $14,000; Aug8; Aug 18'14. nom

**Power of atty** (miscl); Jos Kopperl to Isidor Steiner, 25 Claremont av; May28; Aug18'14. ——

**Power of atty** (miscl); Julia Kopperl to Isidor Steiner, 25 Claremont av; May28; Aug18'14. ——

**Power of atty** (miscl) to take charge of interests in Union Photoplay Co & Alice in Wonderland; Wm Y Marsh, of Williamstown, Mass, to Rolph Marsh, of Gainsborough Studios, on 59th st, & C Godwin Turner, 230 W 101; Aug15; Aug18 '14. ——

**Power of atty** (miscl); same to C Godwin Turner, 230 W 101; Aug15; Aug18'14. ——

# WILLS.

## Borough of Manhattan.

**Eldridge st, see Grand,** see Grand, 291-5.

**Grand st, 291-5** (1:307-15 & 17), 1-9 int in 291-3, ⅓ int in 295, sec Eldridge, 53x75, 1-2 & 1-4-sty bk loft bldgs & strs; A $92,500-110,000; also BOWERY, 25 (1:289-11), 1-9 int, es, 49 s Bayard, 27x101, 5-sty bk tnt & str; A$38,000-55,000; Wm H Burr Est, Harold C Burr, EXR, 101 W 77; atty, Henry C Harding, 37 Wall. Will filed July 17'13.

**Jefferson st, nec South,** see Reade, 147-9.

**Reade st, 147-9** (1:140-22 & 23), ss, 144 e Greenwich, 45x75, 2-5-sty bk lofts & strs; ¼ int; A$36,000-54,000; also SOUTH ST, 271-4 (1:246-1), ¼ int, es of Jefferson, extends from Water to South, 152x96, 5-sty bk warehouse; A$60,000-115,000; Orra C Freeborn Est, Arthur V W Meyers, EXR, 967 Park av; atty, Jos R Swan, 29 Liberty. Will filed Aug13'13.

**South st, 271-4,** see Reade, 147-9.

**Water st, see Jefferson,** see Reade, 147-9.

**Bowery, 25,** see Grand, 291-5.

# CONVEYANCES.

## Borough of the Bronx.

**Barry st, sec Longwood av,** see Longwood av, 1302.

**Cannon pl** (12:3263), es, abt 438 n 238th, 51x113x51x112, vacant; Alfred Auslander to Kurz & Uren, Inc, 3025 3 av; mtg $1,373; Aug7; Aug18'14. nom

**Claremont Pkway, 417** (11:2897), ns, 146.11 e Webster av, 37.6x83.5x37.6x83.3, 4-sty bk tnt; Jno B Schadel to Jennie Walker, 403 Av C, Bklyn; mtg $25,000; July23; Aug14'14. O C & 100

**Devoe ter, 2472** (11:3219), es, abt 520 ne on curve from Webb av, 25x90, 2-sty fr dwg; Wm E Severance to Isabella E, wife Wm E Severance, 2472 Devoe ter; mtg $5,000; Aug13; Aug18'14. nom

**Faile st, 817** (10:2764), ws, 160 n Lafayette av, 40x100, 5-sty bk tnt; Wm Koppe to Anna Koppe, 2316 Waterbury av; mtg $23,500; July20; Aug17'14. O C & 100

**Ford st** (11:3143), sec Tiebout av, 164.7 x106.6x165x99.11, vacant; Obark Realty Co to Jno A Steinmetz, 942 Bronx Park So; AL; Aug13; Aug14'14. O C & 100

**Fulton st (*),** es, 271.8 n Kossuth av, 33x151.4; Emil Stenz to Matilda Schaefer, 3712 Olinville av; mtg $4,000; Aug14; Aug 15.14. nom

**Fulton st (*),** same prop; Matilda Schaefer to Emil Stenz, 4522 Richardson av; mtg $4,000; Aug14; Aug15'14. nom

**Garden st** (11:3100), ns, 365.2 w So Blvd, 50x227.2 to ss Old Kingsbridge rd, vacant; Luigi Lavecchia to Jno McCallum, 323 E 22; mtg $7,000; July15; Aug14'14. O C & 100

**Loring pl** (11:3225), es, 351.11 n 183d, 44x110, 2-sty fr dwg; Harry W Hayward to Claire T Hunting, 200 W 109; B&S; mtg $12,500; Aug18; Aug20'14. nom

**Marian st, swc Kossuth av,** see Kossuth av, swc Marian.

**Marvin pl** (*), nes, 100 nw 4th st or St Raymond av, 44.10x78.10x44.11x73.5; Serafina Plescia to Anna M Plescia, 151 1 av; Aug12; Aug18'14. nom

**Melrose, nwc Elton av,** see Elton av, nwc Melrose.

**Morrison st** (13:3411), nwc 231st, runs n 105xe10xs105 to av xw10 to beg, vacant; Frank D Wilsey to Along The Hudson Co, 84 Wm; Aug14; Aug19'14. nom

**Seabury pl** (11:2966), ws, 149 ne Charlotte, runs ne149 to 172d xn32.7xw100xs 143.2 to beg, vacant; Abr L Lazarus to Geo Kurzman, 1465 5 av; ½ pt; AL; Feb 4; June12'14; corrects error in issue June 20 when distance from Seabury pl was 116.1. nom

**Seabury pl** (11:2966), same prop; Geo Kurzman to Utility Realty Co, 30 E 42; mtg $10,500; June11; June12'14. nom

**Sheil st** (*), sec Bronxwood av, 75 x100; Amelia M Mark to Sylvia A Mark, 1410 74th; mtg $1,500; July21; Aug14'14. O C & 100

**139TH st, 588 E** (10:2551-2552), ss, 290.3 e St Ann's av, 37.6x100, 5-sty bk tnt; Fredk E Techt to Sara E wife Fredk E Techt, 586 E 139; correction deed; Aug10; Aug17'14. O C & 100

**141ST st, 598-600 E** (10:2552 & 2553), ss, 406.9 e St Ann's av, 50x95, 5-sty bk tnt & strs; Henry Morgenthau Co to Fanny Shapiro, 35 W 115; Aug4; Aug19'14. nom

**150TH st, 541 E** (9:2276), ns, 300 e Brook av, 25x100, 5-sty bk tnt; Fredk Dammann to Kate Hopp, 588 E 141; QC; July25; Aug 20'14. nom

**156TH st E, nwc Elton av,** see Elton av, nwc 156.

**156TH st E, nwc Elton av,** see Elton av, nwc Melrose.

**165TH st W, sec Woodycrest av,** see Woodycrest av, 1046-8.

**174TH st, 513 E** (11:2922), ns, 80 w 3 av, 40x100, 5-sty bk tnt; Phoenix Ingraham, ref, to Sarah Sanberg, 1049 Morris av; mtg $27,250; FORECLOS Aug11; Aug 12; Aug14'14. **5,000 over mtg**

**177TH st, 851 E,** see Marmion av, 1960.

**179TH st, 871 E** (11:3123), ns, 95.2 e Mohegan av, 50x99.1, 5-sty bk tnt; Obark Realty Co to Jno A Steinmetz, 942 Bronx Park So; mtg $41,000; Aug13; Aug14'14. O C & 100

**179TH st, 871 E;** Jno A Steinmetz to Julius Zink, 630 Courtlandt av; AL; Aug 13; Aug14'14. O C & 100

**179TH st, 1027 E** (11:3137), nes, 93.4 w Boston rd, 25.7x73x26.6x72.2, 2-sty fr dwg; Ambleto Quaranto to Vincenzo Arienzo, 129 S 7th, Mt Vernon, NY; mtg $3,000; Aug 10; Aug20'14. O C & 100

**203D st, 263 E** (12:3309), ns, 276 nw Mosholu Pkway, 25x126, 2-sty fr dwg; Gladys S Peebles to Nataniel Erikson, 263 E 203; QC; Aug7; Aug14'14. nom

**205TH st E, nec Grand blvd & Concourse,** see Grand blvd & Concourse, nec 205.

**205TH st E, nwc Decatur av,** see Decatur av, nwc 205.

**231ST st W, nec River dr,** see Palisade av, nwc 231.

**231ST st W, nwc Palisade av,** see Palisade av, nwc 231.

**231ST st W, nwc Morrison,** see Morrison, nwc 231.

**236TH st E, cl at ws Old Kingsbridge rd,** see Old Kingsbridge rd, ws, at cl 236th.

**236TH st E, nec Old White Plains rd,** see Old White Plains rd, nec 236.

**236TH st E, cl, at es White Plains av,** see Old Kingsbridge rd, ws, at cl 236.

**236TH st E, cl, at ws Old Kingsbridge rd,** see Old Kingsbridge rd, ws, at cl 236.

**242D st E** (*), ns, 291.4 e Baker av, 50 x100; Jas G Warner to Fredk Stahl, 3005 Oxford, Phila, Pa; July17; Aug15'14. nom

**259TH st W, ns, 100 w Bway,** see Fieldston rd, sec 261.

**261ST st W, sec Fieldston rd,** see Fieldston rd, sec 261.

**261ST st W, sec Fieldston av,** see Fieldston av, sec 261.

**Bassett av** (*), ws, 245.10 s McDonald av, 24.7x100x25.10x100; Belinda K McDermott to Kath Kennedy, TRSTE Chas E McDermott, 176 W 82; AL; July15; Aug 15'14. O C & 100

**Bathgate av, 1696** (11:2921), es, old line, 283.4 s 174th, 16.8x120, except pt for av, 2-sty fr dwg; Jno Kirkpatrick to Helen Heyman, 911 Simpson; Aug13; Aug 14'14. O C & 100

**Benedict av** (*), ss, 193 w Pugsley av, 75x200 to Westchester av; Morgan N Miles to Wm Hartfield, 420 Riverside dr; ½ pt; Salvatore Banome, 49 Prince, ¼ pt, & Theo Demmerle, 1554 Bryant av, ¼ pt; mtg $——; Oct12'12; Aug20'14. 640

**Benedict av** (*); same prop; Wm Hartfield et al to Ancona Realty Co, Inc, 24 Whitehall; mtg $7,100; Aug15; Aug20'14. nom

**Benedict av** (*), ss, 93 w Pugsley av, 100x100; Salvatore Banome to Benedict Av Realty Co, 49 Prince; mtg $4,000; Aug 13; Aug14'14. nom

**Benson av, 1526 (late Madison av)** (*), es, 264 s St Raymond av (3 av), 64x118x 63.11x98.10; Wm E Smith, ref, to Eliz H Jaques, at Haines & Chew sts, Germantown, Pa; FORECLOS Aug11; Aug19; Aug 20'14. **5,000**

**Bogart av (*),** ws, 153.3 n Neil av, 25x 100; Ettie Lieberman to Thos G O'Meara, 191 Hancock av, Jersey City, NJ; mtg $780; Aug12; Aug19'14. nom

**Buhre av, nwc Ponton av,** see Ponton av, nwc Buhre av.

**Bronxwood av, sec Sheil,** see Sheil, sec Bronxwood av.

**Bryant av, 1528 on map 1526** (11:3001), es, 150 n 172d, 37.6x100, 5-sty bk tnt; Jos Billy to Frank S Schwintek, 1979 3 av; mtg $28,000; Aug15; Aug17'14. O C & 100

**Carpenter av** (*), ws, 46 s 234th, 23x 102.6; Jno Schrader et al to Wm Garrett, 631 E 227; QC; Aug13; Aug20'14. nom

**College av, 1305** (11:2785), ws, 140.5 n 169th, 16.8x92.6, 3-sty fr dwg; Harry V Borgen to Isaac Nacht, 148 W 142; mtg $4,000; Aug5; Aug15'14. O C & 100

**Daly av, 1896** (11:2992), es, 555.7 s 177th, 37.10x150.11, 5-sty bk tnt; Edw M Clarke to Sigmund Sachs, 2020 Honeywell av; mtg $32,000; Aug17; Aug19'14. O C & 100

**Daly av, 2079** (11:3122), nws, 231.7 sw 180th, 31x125.11x31x122.1, except pt for av, 5-sty bk tnt; Obark Realty Co to Marie Krabo, 983 E 181; AL; Aug13; Aug 15'14. O C & 100

**Decatur av** (12:3349), nwc 205th, 70x 100x60.5x100.5, vacant; Mary A Thornton to Michl J Gilhuly, 619 W 127, & Dominick J Gilhuly, 850 8 av; mtg $5,000; Aug14; Aug17'14. nom

**Dudley av** (*), ns, 50 w William, 25x 100; Bentz Contracting Co to Peder M Pedersen, Dudley av, ns, 50 w William; Aug7; Aug14'14. O C & 100

**Eagle av, 893** (10:2620), ws, 25 n 161st, 18.9x100, 4-sty bk tnt; Jacob Kohn to Henry Veitinger, 602 10 av; mtg $9,500; Aug17; Aug20'14. O C & 100

**Eagle av, 893** (10:2620), ws, 25 n 161st, 18.9x100, 4-sty bk tnt; Jacob Kohn to Hy Veitinger, 602 10 av; mtg $9,500; Aug17; Aug18'14. O C & 100

**Elton av** (9:2378), nwc 156th, 50x100.8x 50x100.9, vacant; Jas L Wells to Benenson Realty Co, 407 E 153; Aug3; Aug15'14. O C & 100

**Elton av** (9:2578), nwc Melrose as on map Melrose S, runs w100.8xs0.1 to 156th xe100.9 to av xn0.1 to beg; Henry L Morris et al to Jas L Wells, 277 Alex av; Aug 2; Aug15'14. **48.81**

**Elton av** (9:2378); same prop; Jno A Foley, assignee in bankruptcy Francis J Barretto, to same; QC; AT; Aug11; Aug 15'14. nom

**Evergreen dr,** see River dr.

**Fieldston av** (13:3423), sec 261st, 112.5 x50x123.6x50; also LOTS 61 & 62, map 339 Lots F P & H A Forster, vacant; Lester H Carragan to Margt Carragan, 782 E 17, Bklyn, ½ pt; Aug1; Aug19'14. nom

**Fieldston rd** (13:3423), sec 261st, 112.5 x50x123.6x51.2, vacant; also 259TH ST W, ns, 100 w Bway, 50x95.1, vacant; Lester H Carragan to Margt Carragan, 782 E 17, Bklyn; ½ pt; Aug1; Aug14'14. O C & 100

**Fulton av, 1721** (11:2930), ws, 18.11 s 174th, 18x86.11x87.7, 2-sty bk dwg; also FULTON AV, 1767 (11:2930), ws, 253.6 s 175th, 41x101x41.1x102.7, 5-sty bk tnt; also FULTON AV, 1763 (11:2930), ws, 293.6 s 175th, 41x101x41.1x102.7, 5-sty bk tnt; also FULTON AV, 1779 (11:2930), ws, 133.6 s 175th, runs s40xw107.2xn39.10xe8.7xe100 to beg, 5-sty bk tnt; Fulton Av Realty Co to Bertha Greenberg, 1721 Fulton av; AL; Aug18'14. O C & 100

**Fulton av, 1763 & 1779,** see Fulton av, 1721.

**Fulton av, 1767,** see Fulton av, 1721.

**Fulton av, 1771,** see Fulton av, 1775.

**Fulton av, 1393** (11:2925), ws, 84.8 s 170th, 42.10x96.7x42.10x96.4, 5-sty bk tnt; Geo H Leopold et al to Sarah Zerman, 450 Gregory av, Weehawken, NJ; mtg $34,000; Aug14; Aug15'14. nom

**Fulton av, 1775** (11:2930), ws, 173.6 s 175th, 40x105.8x40x107.2, 5-sty bk tnt; also FULTON AV, 1771 (11:2930), ws, 213.6 s 175th, 40x104.1x40x105.8, 5-sty bk tnt; Nathan Greenberg to Bertha, wife Nathan Greenberg, 1721 Fulton av; AL; Aug13; Aug14'14. O C & 100

**Grant av, 1050** (9:2448), es, 107.8 n 165th, 25x102x25x100.2, 3-sty bk dwg; Martha Huebener to Edw A Acker, 776 Forest av; mtg $8,750; June19; Aug18'14. nom

**Grand blvd & concourse** (12:3312), nec 205th, 96.5x4.8x97.5x22.6, vacant; Louis Matter, individ & as EXTRX Wm Beerli, to Chas Wm Rabadan; Aug13; Aug14'14. **800**

**Hoe av** (11:2987), es, 179.5 n Freeman, 50x100, vacant; Arbutus Realty Co to Galveston Bldg Co, 1289 Hoe av; Aug10; Aug14'14. O C & 100

**Kossuth av** (*), swc Marian, 48.5x103.2, except pt for Bronx blvd; Bernhard H Betz to Geo J Kaiser, 4374 Bronx blvd; Aug13; Aug17'14. O C & 100

**Longwood av, 1302** (10:2736), sec Barry, 220.7x95.9 to Leggetts Creek x178.2x206.3, vacant; Herman F Bindseil to Forbin Realty Holding Co, 277 Bway; mtg $25,000; Aug1; Aug19'14. nom

**Macombs rd, ws, 800 s 183d,** see University av, 2158.

**Marmion av, 1960** (11:3117), ses, old line, at nes 177th (No 851), 115.8x50.2x 115.9x50.2, except pt for av; vacant; Bertha Levy to Bronx Co Constn Co, 1029 Tremont av; Aug4; Aug14'14. O C & 100

**Morris av, 2432-38** (11:3173), es, 128 s Fordham rd, 230x142, 4-2-sty fr dwgs; Wilhelmina C Webb & ano to Adeline M White, AT, Aug13'96; Aug14'14. nom

**Morris av** (11:3173), es, 205 s Fordham rd, strip 2x131; Adeline M White to Jno J Curtin, 2395 Morris av; QC; Aug12; Aug 14'14. O C & 100

**Murdock av** (*), ws, 200 n Jefferson av, 50x100; Victor M Herman to Ida L Herman, 602 E 3; mtg $500; July15; July19'14. nom

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**Old Kingsbridge rd, ss, abt 365.2 w So blvd,** see Garden, ns, 365.2 w So blvd.

**Old Kingsbridge rd** (*), ws, at cl 236th, runs n147.3 to es White Plains av xs139.5 to cl 236th xe46.11 to beg, except pt for rd; Milton Hirschman et al to Meta K Oetjen, 1205 Tinton av, July21; Aug18'14. O C & 100

**Old Kingsbridge rd (*),** ws, at cl 236th, runs n147.3 to es White Plains av xs139.5 to cl 236th xe46.11 to beg, except part for White Plains av; Meta K Oetjen to Milton Hirschman, 63 New st, Far Rockaway, & Walter Wurzburger, nwc Haven av & 169th; Aug17; Aug19'14. O C & 100

**Old White Plains rd** (*), nec 236th, 202.8 x72.3x196x21.2; Meta K Oetjen to Milton Hirschman, 63 New st, Far Rockaway, NY, & Walter Kurzburger, Haven av, nwc 169th; mtg $9,000, Aug17; Aug19'14. O C & 100

**Old White Plains rd** (*), nec 236th, 202.8 x72.3x196x21.2; Henry Saletan to Meta K Oetjen, 1205 Tinton av; Aug14; Aug18'14. nom

**Palisade av** (13:3411), nwc 231st, runs s w261 to es River dr xn154.1xne225.11 to av xs655.3 to beg, vacant; Chas R Demarest to Along The Hudson Co, 84 Wm; Apr 1'10; Aug19'14. nom

**Park av, 4121-5** (11:2900), ws, 108 n 175th, 72x307.6 to Webster av (Nos 1818-24) x83.6x—, except pt for Park av, 1-sty bk factory & garage; Anthony J Griffin, ref, to Edgar S & Jno S Appleby, Glen Cove, LI; FORECLOS Aug7; Aug14; Aug 15'14. **30,000**

**Park av, 4595-4607** (11:3031), ws, 287.8 s 187th, 150x98.3x150.1x105.9, 4-5-sty bk tnts; Max Bendit, ref, to Hamilton Securities Co, 165 Bway; mtg $96,000; FORECLOSED & drawn Aug13; Aug14'14. **40,000**

**Ponton av** (*), nwc Buhre av, 25x100; Rose Godfrey to Wm Reilley on North Rd Country Club, Westchester, NY; Aug5; Aug19'14. nom

**Prospect av, 697** (10:2675), ws, abt 70 s 155th, —x —, 3-sty bk tnt; all RT&I in real & personal property of Est Honoria Tancredi; Jno Mulrooney to Benj Beck, 2035 McCulloh st, Baltimore, Md; B&S; Jan15; Aug19'14. nom

**Prospect av, 2130-2** (11:3110), es, 46.1 n 181st, 50x107, 5-sty bk tnt; Michelina S Cullo to Sophie Busath, 2845 Bainbridge av; mtg $39,000; Aug14; Aug15'14. O C & 100

**Randall av (*),** ns, 535 e Amundson av, 50x181.10x71.8x130.5; Harry Berkowitz to Becky Schultz, 1774 Wash av; mtg $600; Jan31; Aug20'14. nom

**River dr, nec 231st,** see Palisade av, nwc 231.

**River dr** (13:3411), es, at sec land conveyed by party 2d pt to party 1st pt by deed dated Apr28'10; also 120.8 s of pt of curvature of intersection of River dr & Evergreen dr, runs ne108.8xne29.9xnw125.3 to Evergreen dr xsw116.7x— on curve 7.2x —on curve 120.8 to beg; Huntington W Merchant to Along The Hudson Co, 84 Wm; July16; Aug19'14. nom

**River dr** (13:3411), same prop; N Y & Astoria Land & Impt Co to same; B&S; A T; Aug6; Aug19'14. nom

**Road leading from Turnpike rd to O'Dells Landing,** see Turnpike rd leading from N Y to Boston.

**Rowland av** (*), ws, old line, 48.6 s Frisby, old line, 75x100, except pt for Rowland av; Thos W McKnight, ref, to North Side Mtg Corpn, 391 E 149; FORECLOS July7; Aug10; Aug14'14. **4,500**

**Ryer av, 2082** (11:3144-3149), es, abt 25 n 180th, —x—, 3-sty fr tnt; Agnes Viggers to Julia A O'Brien, 299 E Burnside av; mtg $6,300; Aug17; Aug18'14. O C & 100

**St Lawrence av (*),** ws, 281.4 s Walker av, 25x100; Violet J Graham to Robt Henderson, 43 Ridley av, Norwood, Pa; July28; Aug17'14. 2,000

**South Chestnut dr (*),** ss, 25.3 e South Oak dr, 35x97.5x35x98; Nicholas Gagliotti to Saml Robinson, 1787 Ams av, & Leslie B McClure, 1222 Vyse av; June8; Aug19 '14. nom

**Teller av, 1065** (9:2428-2433), ws, 239.6 n 165th, 20x100, 3-sty bk dwg; Boundry Realty Co to Ruth L Dann, 270 W 137; mtg $8,000; Aug17; Aug18'14. O C & 100

**Tiebout av, see Ford,** see Ford, see Tiebout av.

**Tiebout av** (11:3143), es, 24.11 s Ford, 75x100.4x79x100, vacant; River Realty Co to Obark Realty Co, 1007 E 180; AL; Aug 13; Aug14'14. O C & 100

**Topping av, 1690** (11:2790), es, 180 s 174th, 25x95, 2-sty fr dwg; Jos Russell Hughes to Matilda Schaefer, 3712 Olinville av; mtg $6,000; Aug19; Aug20'14. O C & 100

**Topping av, 1690;** Matilda Schaefer to Jos R Hughes, 1690 Topping av; mtg $6,000; Aug19; Aug20'14. O C & 100

**Topping av, 1750** (11:2799), es, 225 n 174th, 25x95, 3-sty bk dwg; Chas Dammeyer to Alfred Auslander, 1369 Clay av; mtg $12,000; Aug14; Aug18'14. O C & 100

**Turnpike rd** (*), leading from N Y to Boston, ses, at nes rd leading from said Turnpike rd to O'Dells or Odells Landing or Town Landing, contains abt 6 acres, except pt taken by City N Y; Elisa S Erlanger to Chas K Beekman, 555 Park av, & S Stanwood Menken, 34 W 52; July 31; Aug14'14. O C & 100

**Union av, 1134** (10:2680), es, old line, 208.1 s Home, 18.8x100, except part for av, 3-sty fr tnt; Katie Costa to Wm Kohlmorgen, 374 E 145; mtg $6,500; Aug18; Aug19'14. O C & 100

**University av** (11:3210), sec Fordham pl, 25.4x92x25x87.9, except pt for av, vacant; Albt C McMillan to Chas H O'Neill, 201 E 68; Jan5; Jan15'14 (corrects error in issue of Jan17, when grantee's name appeared as O'Neile). O C & 100

**University av, 2158** (11:3211), es, 800 s 183d, runs e96.7 to Macombs rd xs50xw88.5 to the Plaza xn38xn12.7 to beg, 2-sty bk dwg & 1-sty rear bk garage; Herman F Bindseil to Forbin Realty Holding Co, Inc, 277 Bway; mtg $15,000; Aug1; Aug19 '14. nom

**Vyse av, 1207** (11:2986), ws, 91.4 n Home, 20x100, 3-sty bk dwg; Cath Hilkman to Martha Kirk, 1207 Vyse av; mtg $7,500, Aug17; Aug20'14. nom

**Walton av, 2407** (11:3183), ws, 308.8 n 184th, 19.11x96.6, 3-sty bk dwg; Phoenix Ingraham, ref, to Eliz K Upham, 247 5 av; FORECLOS Aug13'14; Aug17; Aug20'14. **7,300**

**Webb av, 2468** (11:3219), es, 322.6 s 190th, 24.4x100.7x24.3x91.11, 2-sty fr dwg; Gustave Larsen to Ella L Tessier, 136 Madison, Bklyn; mtg $7,100; Nov30'12; July10'14 (corrects error in issue of July 18 when description was s 196th st). O C & 100

**Webster av, 1818-24,** see Park av, 4121-5.

**Westchester av, ns, 193 w Pugsley av,** see Benedict av, ss, 193 w Pugsley av.

**White Plains av, es, at cl 236th,** see Old Kingsbridge rd, ws, at cl 236.

**White Plains av, es, at cl 236th,** see Old Kingsbridge rd, ws, at cl 236th.

**White Plains rd, es, 275.2 s Kossuth av,** see White Plains rd, es, 58 n Bronx pl.

**White Plains rd** (*), es, 58 n Bronx pl, 27.11x102.11x25x115.3; also WHITE PLAINS RD (*), es, 275.2 s Kossuth av, 25x131.8x25.3x130; Aurelia L Leubuscher to Chauncey O Middlebrook, 1902 Bathgate av; QC; Apr20; Aug15'14. nom

**Woodycrest av, 1046-8** (9:2508), sec 165th, 50x100.9, 4-sty bk tnt & strs; Dunloe Holding Co to Income Investing Co, Inc, 350 Fulton, Jamaica, LI; Aug1; Aug19'14. nom

**3D av** (11:3051), ws, 250 s 183d, 30x 122.11, vacant; Lena Shapiro to Chas Shapiro Co, Inc, 2252 Bassford av; QC; Aug 19; Aug20'14. O C & 100

**Lots 61 & 62, map 339 Lots F P & H A Forster,** see Fieldston av, sec 261.

## MISCELLANEOUS CONVEYANCES.

### Borough of The Bronx.

**215TH st E (*),** ss, 175 w Maple av, 25x 125; re mtg; Columbia-Knickerbocker Trust Co to David Stevenson Brewing Co; Mar31; Aug20'14; (re-recorded from Apr4'14). nom

**Bryant av, 913** (10:2761), ws, 215.2 s Garrison av, 25x100, 3-sty bk dwg; re judgt; Colwell Lead Co to A Harry Blell, 147 W 22; July31; Aug19'14. nom

**Castle Hill av** (*), nec Quimby av, 108 x100; re mtg; North Side Mtg Corpn to Jas Reynolds, 938 Castle Hill av; July17; Aug14'14. nom

**Decatur av** (12:3278), es, 40.4 s 197th, 40 x100, 5-sty bk tnt; re mtg; Rockland Realty Co to Miltner Bros, Inc, 63 Henry; Aug14; Aug18'14. O C & 100

**Dudley av** (*), ns, 50 w William, 25x 100; re mtg; Franz Stolz to Bentz Contracting Co, 2362 Westchester av; Aug5; Aug14'14. 300

**Fulton av, 1763-79** (11:2930); asn rents as collateral security; Bertha Greenberg to Geo W Weill, 365 W 118; Aug13; Aug 14'14. nom

**McLean av** (12:3398), nwc Webster av, —x—; agmt as to re of restrictions; Nicholas Crickellas et al with Jno C Heintz & Jacob Siegel; July7; Aug15'14. nom

**Quimby av, nec Castle Hill av,** see Castle Hill av, nec Quimby.

**Stebbins av, 873** (10:2689-2696), ws, 369.1 s Westchester av, 40x100; agmt as to release of above premises from mtg agmt dated Apr29'14; City Mort Co & Foxvale Realty Co with N Y Trust Co, 26 Broad; Aug19'14. nom

**Stebbins av** (10:2696), ws, 449.1 s Westchester av, 40x100; agmt as to re of above premises from mtg agmt recorded May 2'14; City Mtg Co & Foxvale Realty Co with N Y Trust Co, 26 Broad; Aug13; Aug 15'14. nom

**Webster av, nwc McLean av,** see McLean av, nwc Webster av.

**3D av, 3391** (9:2371); consent to 3d track; Margt J Becker to Manhattan Railway Co; July2; Aug14'14. nom

**3D av, 3425** (9:2371), ws, 100 s 167th, runs w80.11xs0.8xw79.7xs48.7xe166 to av x n49.6 to beg; consent to 3d track; Loeb Real Estate Co & ano to Manhattan Railway Co; July8; Aug8'14. 247.65

**3D av, 3531-9** (9:2373); consent to 3d track; Jno C Heintz et al to Manhattan Railway Co; July7; Aug8'14. 545

**3D av, 3535-7** (9:2373); consent to 3d track; C L Dimon, EXR &c, to Manhattan Railway Co; July24; Aug8'14. nom

**3D av, 3633** (11:2910); consent to 3d track; Kate V Ferris to Manhattan Railway Co; July30; Aug8'14. 125.25

**3D av, 4531** (11:3052); consent to 3d track; Louisa Mandel to Manhattan Railway Co; June14; Aug14'14. nom

**3D av, 4531;** consent to 3d track; same to same; June13; Aug14'14. nom

**Certified copy** (Wills) last will & testament of Michl Devlin, of Spring Valley, NY; Dec24'12; Aug14'14.

**Certificate** (miscl) as to receipt of 1711 indexes & libers from N Y County Register's office; Edw Polak, Register, Bronx County, to Jno J Hopper, Register N Y County; July18, Aug17'14.

## LEASES.

### Borough of Manhattan.

AUG. 14, 15, 17, 18, 19 & 20.

**Bayard st, 68** (1:201), str & e b; Jacob Rosenberg to Morris H Savitt, 68 Bayard; 4yf May1'15; Aug14'14. 1,560

**Bayard st, 70** (1:201), str fl; Beckie Gross to Jos Rosenberg, 70 Bayard; 5 10-12vf July1; Aug14'14. 1,320

**Bleecker st, 386** (2:622), all; Matilda C Kugeler to Jas Leddy, 386 Bleecker; 7yf May1; Aug18'14. 1,300

**Canal st, 203** (1:206), cor Mulberry, str & b; Saml Forman to Tom Pennacchio, 203 Canal, & ano; from Sept7'13 to Feb1'17; Aug19'14. 1,800

**Canal st, 203** (1:206), cor Mulberry; asn Ls; Pasquale Gulla to Jas Everards Breweries, 12 E 133; Aug11; Aug19'14. nom

**Canal st, 246,** see Lafayette, 111.

**Cathedral Pkway** (6:1594), ns, 700 e Lenox av, 50x100; sobrn of Ls to bldg loan mtg for $5,000; Rosewin Amusement Co et al with Dila Danzig, 1389 7 av et al; Aug 10; Aug14'14. nom

**Cherry st, nec Montgomery,** see Montgomery, 69-71.

**Christopher st, 180-2,** see West, 386.

**Cleveland pl, 15** (2:481), nec Kenmare, all; Augusta Liebertz to Sol Schwartz, 188 S 2, Bklyn; 5yf May1; 5y ren; Aug20'14. 1,500 to 1,800

**Cleveland pl, 15** (2:481), nec Kenmare; asn Ls; Sol Schwartz to Morris Rosengarten, 15 Cleveland pl; Aug13; Aug20'14. nom

**Hancock st, 5-7** (2:526); asn Ls; Leonardo Lañosca to Giuseppe Pignatelli, 26 Cornelia, & ano; mtg $——; Aug12; Aug 19'14. nom

**Hancock pl, 39,** see Morningside av, 131.

**Jefferson st, 82-4** (1:243), cor str & b; Beth Israel Hospital Assn to Frank Berman, 223 E 6; 5yf Aug1; Aug18'14. 540 & 600

**Kenmare st, nec Cleveland pl,** see Cleveland pl, 15.

**Lafayette st, 111** (1:197), es, 40 s Canal, str & b; also CANAL ST, 246, part of str & b; Lafayette Bldg Co to Adolph Pearl, 769 Tinton av; 4yf Nov1; Aug18'14. 1,900 & 2,000

**Montgomery st, 69-71** (1:259), nec Cherry, all; Realty Realization Corpn to Benj Alpert, 40 Montgomery; 3yf May1'12; Aug18'14. 3,750

**Mott st, 7 & 9** (1:161), all; J Boyce Smith to Soy Kee & Co et al, 7- 9 Mott; 10yf Oct 15; Aug14'14. 6,000

**Mulberry st, cor Canal,** see Canal, 203.

**Washington st, 316** (1:142); asn Ls; Esther Sperber to Saml Sperber, 264 E 2; A T; June16; Aug19'14. nom

**West st, 386** (2:604); also CHRISTOPHER ST, 180-2; asn Ls & bill of sale; Chas H Abbott to Geo Foster, 667 Greenwich; AT; Aug18; Aug19'14. 7,367.22

**West st, 386** (2:604); also CHRISTOPHER ST, 180-2; asn Ls & bill of sale; Jos Cohen to Chas H Abbott, at Hartsdale, NY; Aug 18; Aug19'14. 1,000

**3D st, 120 E** (2:430), ss, 325 w Av A, 25 x90; asn Ls; Herman Rosenthal to Ada Rosenthal, 122 W 114; mtg $1,500; Aug1; Aug14'14. nom

**9TH st, 814-6 E** (2:365), two bldgs; all; Harris Mandelbaum & ano to Jos Shenk, 62 W 107; 3yf May1'13; Aug14'14. 6,000

**9TH st, 814-6 E** (2:366); asn Ls; Abr Rabinowitz to Saml Lakretz, 69 Madison st, Hoboken, NJ; Feb24; Aug17'14. nom

**11TH st, 418 E** (2:438); asn Ls; Filippo Mosca to Tim Macaluso, 408 E 11, & ano; mtg $——; Aug17; Aug19'14. nom

**13TH st, 513 E** (2:407); asn Ls; Tomaso Rao to Giuseppe Atesso, 513 E 13; Aug5; Aug19'14. nom

**13TH st, 513 E** (2:407); asn Ls; Guiseppe Atesso to Stuart N Clarke, — Forest av, at Yonkers, NY; Aug5; Aug19'14. nom

**14TH st, 452 W** (2:646); asn Ls & bill of sale & security for $1,400; Thos Hill to Flora E Hill, 452 W 14; mtg $5,000; May 6'13; Aug17'14. O C & 100

**32D st, 100-2 W,** see 6 av, 531-3.

**75TH st W, nwc Amsterdam av,** see Amsterdam av, 318-28.

**96TH st E, nec 3 av,** see 3 av, 1711.

**104TH st, 435-7 E** (6:1698), ns, 513 e 1 av, 50x100.11, all; Edwin Shuttleworth to Giuseppe Fusco, 409 E 116; 25yf June1; Aug20'14; taxes in excess of $425 per annum & $3,000. 600

**110TH st, 5 & 7 W** (6:1594), str; Aaron Rosenstein to David & Sam Hades, 12-14 E 117; 5vf Nov1; Aug19'14. 600

**115TH st, 27-9 W** (6:1599); asn Ls; Bernard Goldberger to Jas Everards Breweries, 12 E 133; Aug13; Aug19'14. nom

**115TH st, 27-9 W** (6:1599), ns, 344.2 w 5 av, 76.4x100.11, all; Johanna Herrnstadt to Bernard Goldberger, 2110 Honeywell av, Bronx; 21yf Oct1; Aug19'14. 6,000

**117TH st, 538-40 E** (6:1715), basement stores; Szerena Reitman to Jos Halaksin, 1341 Av A; 5y & 9½ mos f July15; Aug19 '14. 540 to 900

**117TH st, 538-40 E;** asn Ls; Jos Halaksin to James Everards Breweries, 12 E 133; July14; Aug19'14. nom

**131ST st, 527 W** (7:1986); bill of sale & asn Ls; Danl J Nolan to Jas J Trant, 132 Lawrence; mtg $3,600; Nov20; ;Nov26'13; corrects error in issue of Nov29 when second name was Traut. nom

**148TH st W, swc Amsterdam av,** see Amsterdam av, 1774-6.

**170TH st, 555 W** (8:2127), 6-sty flat, all; Marguerite I Berg to Leo Abraham, 522 W 136; 1yf Sept1; 4y ren; Aug14'14. 8,400

**181ST st, 611-5 W** (8:2165), middle str; Harry Siegel to Lewis H Lanzner, at Asbury Park, NJ; 5yf May1; Aug18'14. 1,300 & 1,500

**207TH st W, nwc 10 av,** see 10 av, nwc 207.

**Av A, 1497** (5:1559), str, b & 6 rooms on 2d fl; Michl Kraisch to Chas Graupp, 520 E 79; 6yf Apr1'13; Aug18'14. 1,080 & 1,200

**Av B, 96** (2:402), all; Estate of S E Bassford, by H H Bassford, EXR, to Philip Zeller, 255 1 av; 3yf May1'13; Aug20'14. 1,320

**Av B, 98** (2:402), all; Estate of S E Bassford, by H H Bassford, EXR, to Philip Zeller, 255 1 av; 3yf May1'13; Aug20'14. 1,440

**Amsterdam av, 318-28** (4:1167), nwc 75th, 102.2x100, all; Eliza D Walton et al, TRSTES Wm T Walton, to Livingston Radiator & Mfg Co, 136 W 52; 21yf Oct1; Aug 14'14. net 13,500

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**Amsterdam av, 745** (4:2220); asn Ls; Thos Lavin to Jack McDonald, 72 W 98, all [illegible] Aug13; Aug19'14. nom

**Amsterdam av, 1774-6** (7:2070), swc 181st, [illegible] av, Ths M & Sami Bach to Goodwin Furniture & Carpet Co, AL; Aug 7; Aug14. nom

**Amsterdam av, 1774-6** (7:2070), swc 181st, [illegible] as to asn Ls & modification of Sales & agmt as to the lease of parties 1st pt from liability under Ls & assumption of liability by party 2d pt, Henry M & Sami Bach, party 1st pt with Goldburg Furniture & Carpet Co, party 2d pt & consent by Herman Suesens & anoTRSTS Finch Heimsoth, party 3d pt & Emanuel Goldburg, party 4th pt as surety; Aug7; Aug17'14. nom

**Bowery, 156** (2:478), all, Ludet Reinken to Michl Hurst, 156 Bowery; 9 8-12yf Sept 1, Aug15'14. 3,600

**Madison av, 62** (3:857), cor str & pt b; Irving T Smith to Edw Anrig, — S 18th, Flushing, LI; 10yf Aug1; Aug19'14. 2,700 & 3,000

**Morningside av, 131** (7:1951), also HANCOCK PL, 39; asn Ls; Thos Kane to Jno Kilkeary, 39 Hancock pl; Aug12; Aug19'14. nom

**Morningside av, 131** (7:1951); also HANCOCK PL, 39; asn Ls; Jno Kilkeary to Stuart N Clarke, — Forest av, at Yonkers, NY; Aug12; Aug19'14. nom

**St Nicholas av, 185** (7:1925), cor str & w pt c; Jos Brucker to Alex Liebowitz, 271 W 119, 5yf Sept1; Aug14'14. 780 & 810

**West Broadway, 412** (2:502), all; Aug A Jacobi to Emil Dietsche, 412 West Bway; 5yf May1; Aug20'14. 684

**West End av, 874** (7:1874), all; May L Reid to Harriette B Leeming, 874 West End av, 3y & 15 days f Aug15; Aug19'14. 1,900

**1ST av, 2295** (6:1795); asn Ls; Gaetano Lofolco to Jas Everards Breweries, 12 E 133; Aug5; Aug19'14. nom

**2D av, 113** (2:462), all; Sidonia Weiss to Martha & Hy Cohen et al; 10 4-12yf Jan1 07; Aug18'14. 2,400 & 3,000

**3D av, 1711** (6:1646), nec 96th; asn Ls; Jno T Morgan to Chas G Rohrer, 106 East End av, & ano; mtg $6,000; Aug13; Aug18 '14. O C & 100

**3D av, 2114** (6:1643); agmt as to re from Ls recorded Oct20'11; Marcus & Edwin Bruckheimer with Richd H Long, of So Framingham, Mass; Aug5; Aug19'14. nom

**5TH av, 1439** (6:1622), str fl & pt b; Arnold Kohn to Bernard Bloch, 1439 5 av; 4 11-12yf June1; Aug20'14. 1,800

**6TH av, 531-3** (3:807), swc 32d (Nos 100-2), 49.5x75; agmt amending Ls, &c; Jas E McDonald et al, individ, heirs, EXRS &c Frank B McDonald, to Sixth Av Realty Co, 45 Bway; Aug14; Aug19'14. nom

**7TH av, 233** (3:799), str, Henry M Moeller to National Barber Shop & Pasquale Clements, 273 W 23; 3yf May1; Aug 19; Aug20'14. 900

**10TH av** (8:2219), nwc 207th, str & pt c; sur Ls; Vito Masi & ano to A Victor Donellan, 204 W 109; AT, Aug13; Aug15'14. nom

# LEASES.

## Borough of The Bronx.

**Claremont Pkway, 440** (11:2903), str; Louis E Kleban Co to Spero Farlekas, 1525 Washington av; from Sept1'14 to May1'20; Aug17'14. 780

**Fox st, swc Westchester av,** see Westchester av, swc Fox.

**Simpson st, swc 163d,** see 163d E, swc Simpson.

**163D st E** (10:2724), swc Simpson; str; Simpson-Fox Realty Co to Rose Kraysler, 923 Simpson; 2yf Apr1; Aug19'14. 1,020 to 1,200

**Bathgate av, 1900-2,** see Tremont av, 501-3.

**Bergen av, 540** (9:2293); asn Ls; Ora M Felsing to Christian Erler, 1883 So Blvd; Aug5; Aug17'14. nom

**Jerome av, 2345** (11:3198); asn Ls; Patk J O'Neill to Jno McCaffrey, 1579 Jerome av; Aug12; Aug17'14. nom

**Prospect av, 884** (10:2690), str; Babetta Beck to Harry Chaifetz, 884 Prospect av; 2 2-12yf Sept15; Aug17'14. 1,000 to 1,200

**Rider av** (9:2332), nws, 150 sw 138th, 49.7x100 to Mott Haven Canal, all; Edw R Barton & ano TRSTES to Michl L Bird, 2065 Crotona av; 5yf May1; Aug17'14. taxes, &c, & 1,000

**Tremont av, 501-3;** also BATHGATE AV, 1900-2 (11:3043); asn Ls; Rowland W Thomas to 501 East Tremont av Co, Inc; July6; Aug20'14. nom

**Westchester sq, 76 (*),** all; Minnie Marcuse to Eric Schneidewind, 517 W 129; from Aug11'14 to Apr30'20; Aug17'14. 840 to 1,080

**Westchester av** (10:2714), swc Fox; asn Ls; David Green to Nathan Lazarus, 998 Westchester av; Aug17; Aug18'14. O C & 100

**3D av, 3254** (10:2621), str; Hulda Kandler to Katherina Bodenmuller, 3254 3 av; 3yf Aug1; Aug17'14. 960

# MORTGAGES.

## Borough of Manhattan.

AUG. 14, 15, 17, 18, 19 & 20.

**Cathedral Pkway** (6:1594), ns, 700 e Lenox av, 50x100; leasehold; bldg loan; pr mtg $16,000; Aug4; Aug14'15; due Oct 15'14, 6%; Rosewin Amusement Co, 48 W 119, & Aaron Rosenstein, 48 W 119, to Dila Danzig, 1389 7 av, et al. 5,000

**Cathedral Pkway** (6:1594); same prop; certf as to mtg for $5,000; Aug4; Aug14 '14; same to same.

**Christopher st, 180-2,** see West, 386.

**Depeyster st, 34,** see Pine, 98.

**Eldridge st, 202 (formerly 176 & 178)** (2:416); ext of two mtgs for $6,500 agreeable to Aug1'19, 6%, pr mtg $26,000, Aug12; Aug17'14; Aug Ruff, 52 W 120, & Moses Hochster, 60 W 120, with Isidore Colle, 723 Union av. nom

**Ferry st, 50** (1:98), ws, abt 50 s Cliff, 25x55; Aug10; Aug14'14; 5y5%; Wm H Hoople to American Mtg Co. 10,000

**Hester st, 204-6** (1:207); ext of mtg for $5,300 to Jan8'17, 6%; Feb11; Aug15'14; Jos Yeska with Anthony Santulli, 162 Hester. nom

**Hester st, 204-6** (1:207); ext of mtg for $19,000 to July16'17, 5%; Aug14; Aug15'14; Anthony Santulli with Union Trust Co of NY, 80 Bway. nom

**June st, 80** (2:641), ss, 148.9 w Greenwich, 14.3x80; pr mtg $4,125; July24; Aug 19'14; 2y6%; Edw J Keller, 89 Greenwich av, to Ernest Frater, 285 Barrow st, Jersey City, NJ. 850

**McDougal st, 46-8** (2:518); ext of mtg for $11,000 to Aug12'17, 5%; Aug12; Aug 14'14; Emigrant Indust Savgs Bank with Pietro & Francesco Nervo & Giuseppe Balbiani & Angelo Cerutti, all at 18 King. nom

**Madison st, 40** (1:116); leasehold; Aug 15; Aug17'14; demand, 6%; Geo Contos & Christ Casino to The Jacob Hoffmann Brewing Co, 211-3 E 55. 6,300

**Pine st, 98** (1:37), nes, 52 nw South, 22.7x52.11 to sws Depeyster (No 34) x22.8 x52.6 to beg; Aug17; Aug18'14; 3y5%; Edw S Savage, of Rahway, NJ, to N Y Title Ins Co. 14,000

**Ridge st, 161** (misel); certf as to mtg for $——; Aug11; Aug17'14; M Neufield, 161 Ridge, to Knit Goods Exchange. ——

**Warren st, 94** (1:137), ns, 25x62; Aug18 '14; due & int as per bond; Robt A Livingston Jr to Title Guar & Trust Co. 5,000

**West st, 386** (2:604), sec Christopher (Nos 180-2), Palace Hotel, leasehold; Aug 18; Aug19'14; demand, 4%; Geo Foster to Beadleston & Woerz, a corpn, 291 W 10. 8,867.22

**West st, 386,** sec Christopher (Nos 180-2), leasehold; pr mtg $8,867.22; Aug18; Aug19'14; 35 mos, —%; same to Melville H Bearns, 95 Joralemon, Bklyn. notes 3,500

**10TH st, 223 W** (2:620), ns, 100.9 w Bleecker, 27.1x95x25.6x95; pr mtg $21,000; Aug19; Aug20'14; 1y6%; Geo Mundorff, of Bronx, to Bertha C Herrfeldt, 136 W 96. 3,500

**13TH st, 128-30 W** (2:608), ss, 409 e 7 av, 44x103.3; pr mtg $——; Aug10; Aug 14'14; due Feb10'17, 6%; Jos Harbater & Sol Silk, of Bklyn, to Chas J Fox, 1450 60th, Bklyn. 2,000

**14TH st, 452 W** (2:646), 25x69; leasehold; Aug10; Aug17'14; demand, 6%; Flora E Hill to Jno Eichler Brewing Co, 3582 3 av. 6,500

**17TH st, 257-65 W** (3:767), ns, 100 e 8 av, 127x92; pr mtg $277,000; Aug17; Aug 18'14; 5y5%; Lillie, wife Isidor Steiner & Felicia, wife Hy Steiner, & Julia, wife Jos Kopperl, to Albt F Hyde, at Morristown, NJ. 25,000

**27TH st, 161-3 W** (3:803), ns, 106 e 7 av runs n96.9xe97.6xn— to 28th (Nos 150-62), xw— to 7 av (Nos 301-15), xs— to ns 27th xe — to beg; Dec1; Dec11'13; 1y6%; Twenty-eighth St & Seventh Av Realty Co to Rudolph A Rodel, 225 W 106 (corrects error in issue of Dec13'13, when description was incorrect). 5,000

**28TH st, 311 W** (3:752); ext of mtg for $11,000 to Aug13'17, 5%; Aug13; Aug15'14; Emigrant Indust Savgs Bank with Mary E Fogarty, 311 W 28. nom

**29TH st, 323 E** (3:935), ns, 275 e 2 av, 25x98.9; Aug14; Aug15'14; 3y5%; Franz Wagner, 322 E 30, to Chas Dorn, 361 3 av, & ano. 12,000

**31ST st, 362 W** (3:754), ss, 160 e 9 av, 20x98.9; Aug17'14; due &-int as per bond; Eva G Abbott, of Stamford, Conn, & Lillie J Mott, of N Y, to Title Guar & Trust Co. 3,500

**31ST st, 362 W;** sobrn of mtg for $1,660 to mtg for $3,500; Aug14; Aug17'14; Lillie J Mott with Title Guar & Trust Co. nom

**31ST st, 416 W** (3:728), ss, 533.4 e 10 av, 16.8x77.1x16.8x78; PM; Dec9; Dec11'13; due Apr29'15, 6%; Isabelle L Seacombe, 200 W 54, to Edgar Impt Co, 1562 Myrtle av, Bklyn (corrects error in issue of Dec13 '13, when distance from av & size were incorrect). 4,500

**34TH st, 47 E** (3:864), ns, 150 e Mad av, 25x98.9; Aug12; Aug19'14; due & int as per bond; Wm C Lusk & Anna H Lusk to Title Guar & Trust Co. 40,000

**36TH st, 69 W** (3:838); ext of mtg for $50,000 to Aug12'17, 5%; Aug12; Aug14'14; Title Guar & Trust Co with Timothy J Shine, 69 W 36. nom

**37TH st, 438-48 W** (3:734), ss, 175 e 10 av, 125x98.9; bldg loan; Aug18; Aug19'14; 1y6%; Elise T wife Harvey I Underhill at South Orange, NJ, to N Y Mtg & Security Co. 240,000

**39TH st, 242-4 E** (3:919), ss, 108 w 2 av, 36.1x98.9; pr mtg $15,000; Aug11; Aug 15'14; 2y6%; David Taylor to Fredk Glittenberg, 349 W 52. 3,500

**40TH st, 113 E** (5:1295), ns, 198.9 e Park av, 18.9x98.8; ext of mtg for $12,000 to July1'17, 4½%; July23; Aug20'14; North River Savgs Bank, 31 W 34, with Alice M Fitch, 113 E 40. nom

**40TH st, 113 E;** ext of mtg for $8,000 to July1'17, 4½%; July23; Aug20'14; North River Savgs Bank, 31 W 34, with Alice M Fitch, 113 E 40. nom

**44TH st, 19-31 E,** see Madison av, 346.

**44TH st, 55-7 W** (5:1260); ext of mtg for $180,000 to July28'19, 4½%; July28; Aug15'14; City Club Realty Co with Seamans Bank for Savgs, 74-6 Wall. nom

**46TH st W, swc Bway,** see Bway, swc 46.

**47TH st, S W** (5:1262); ext of mtg for $15,000 to June1'16, 6%; Aug18; Aug19'14; Max M Warburg, 75 Ferdinand Strasse, Hamburg, Ger, with Elise S Chalmers, 8 W 47. nom

**56TH st, 304 W** (4:1046), ss, 100 w 8 av, runs w20.10xs100.5xw4.2xs13.5xe25xn113.10 to beg; Aug18'14; due & int as per bond; Lucy E McBride to Title Guar & Trust Co. 16,000

**58TH st, 422-4 E** (5:1369), ss, 301.5 w Av A, 40x100.5; ext of mtg for $40,000 to Aug15'17, 5%; Aug17; Aug18'14; Julius Goebel, 120 E 95, with Bernard Brindze, 15 E 128. nom

**67TH st, 1 W,** see Central Park W, 71-5.

**69TH st, 315-7 W** (4:1181), ns, 225 w West End av, 41.7x100.5; PM; Aug17'14; 5y, int as per bond; St Johns Park Realty Co to Greenwich Savgs Bank, 246 6 av. 20,000

**69TH st, 319-23 W** (4:1181), ns, 266.7 & 308.1 w West End av, 2 lots, ea 41.6x100.5; 2 PM mtgs, ea $20,000; Aug17'14; 5y, int as per bond; St Johns Park Realty Co to Greenwich Savgs Bank, 246 6 av. 40,000

**74TH st, 234 E** (5:1428), ss, 233.4 w 2 av, 16.8x102.2; Aug14; Aug18'14; 2y6%; Anna Von Der Lieth, 203 E 44, to Chas Klenke, 218 9 av. 2,000

**74TH st, 140 W** (4:1145), ss, 400 w Col av, 22x102.2; Aug13; Aug17'14; 3y or sooner, 5%; Townsend Jones, 140 W 74, to N Y Life Ins & Trust Co, 52 Wall. 20,000

**78TH st, 262-4 W,** see West End av, 372-8.

**79TH st, 303-5 E** (5:1542), ns, 70 e 2 av, runs n76.7xe30xn25.6xe25xs102.2 to st xw 55 to beg; pr mtg $28,000; Aug19; Aug20 '14; due & int as per bond; Chas Isaac, 203 W 122, to Albertine Isaac, 203 W 122. 5,000

**84TH st, 324-6 W** (4:1245), ss, 250 w West End av, 33x102.2; pr mtg $150,000; Aug19; Aug20'14; due Sept1'19, 6%; Eugene C Harding Realty Co to 324 W 84th St Co, 18 E 41. 35,000

**85TH st W, nec Bway,** see 85th W, ns, 250 w Ams av.

**85TH st W** (4:1233), ns, 250 w Ams av, runs n204.4 to ss 86th xw100.1 to es Bway (No 2350) x— to ns 85th xe114.6 to beg; agmt as to cancellation of two exts & to new exts of two mtgs for $335,000 & $75,000 to Mar15'28, 5%; pr mtg $1,250,000; July15; Aug18'14; Anderson & Price Co, 2350 Bway, with Aberton Co, 54 Wall. nom

**85TH st, 352 W,** see Riverside dr, 155.

**86TH st W, sec Bway,** see 85th W, ns, 250 w Ams av.

**88TH st, 185 W,** see Amsterdam av, 581-3.

**94TH st E, nwc 3 av,** see 3 av, 1678.

**95TH st, 60 W** (4:1208); ext of mtg for $12,000 to Aug11'19, 5%; Aug11; Aug15 '14; Lawyers Mtg Co with David Paley, 494 E 157. nom

**96TH st E, nec 5 av,** see 5 av, nec 96.

**96TH st, 217-21 E** (6:1646), ns, 259.6, 287.6 & 315.6 e 3 av, 3 lots; ext of three mtgs for $15,733.33 each to May15'19, 5% May27; Aug18'14; East Side Building Assn with Natalie B Brown, gdn Jno N Brown, on Halidon av, Newport, RI. nom

**97TH st E, sec 5 av,** see 5 av, sec 97.

**97TH st, 2-4 E** (6:1602), ss, 100 e 5 av, 37.6x100.11; PM; Aug20'14; 3y or sooner, 5%; Jno R Pope, 527 5 av, to Marcus M Marks, 4 E 94. 30,000

**97TH st, 35 W** (7:1833), ns, 368 w Central Park W, 17x100.11; mortgagee's estoppel certf as to payment of $1,000 on a/c of mtg & that $10,000 is now due thereon; Aug17; Aug18'14; Leo I Meinhard et al, exrs Isaac Meinhard, owners of mtg made by Hy H Vought, to Isaac A Bach, dated May20'07. ——

**104TH st, 435-7 E** (6:1698), ns, 513 e 1 av, 50x100.11; asn all title to Ls by way of mtg to secure note for $1,000; Aug5; Aug20'14; Giuseppe Fusco to Salvatore Imperato. nom

**106TH st, 320 W** (7:1891), ss, 100 e Riverside dr, 23x100.11; Aug13; Aug14'14; 3y 5%; Hudson Investing Co to Bklyn Trust Co, 177 Montague, Bklyn. 30,000

**106TH st, 320 W** (7:1891), ss, 100 e Riverside dr, —x—; certf as to mtg for $30,000; Aug13; Aug15'14; Hudson Investing Co to Bklyn Trust Co. ——

**109TH st, 104 W** (7:1863), ss, 125 w Columbus av, 25x100.11; ext of mtg for $18,500 to Aug12'19, 5%; Aug11; Aug15'14; Emigrant Indust Savgs Bank with Agnes M Power, 181 W 75. nom

**111TH st, 120 W** (7:1820); ext of mtg for $2,500 to Dec1'16, 6%; Aug17; Aug18'14; Jennie K Stiefel, B of Q, with Wilma S Haber, 150 W 80. nom

**113TH st, 501 W,** see Amsterdam av, 1080-2.

**114TH st, 10 E** (6:1619), ss, 100 e 5 av, 25x100.11; PM; pr mtg $19,500; Aug13; Aug14'14; installs, 6%; Saml Pilscheck, 20 E 114, to Maseba Realty Co, 299 Bway. 3,700

**114TH st, 10 E;** PM; pr mtg $23,200; Aug13; Aug14'14; 1y, int as per bond; same to Herman Brand, 443 E 57. 1,000

**118TH st, 323 E** (6:1795), ns, 275 e 2 av, 75x100.11; ext of mtg for $6,500 to Aug 12'19, 5%; Aug7; Aug15'14; Emigrant Indust Savgs Bank with Trstes of the 2d Av Meth Epis Church, 319-21 E 118. nom

**122D st, 271 W** (7:1928), ns, 120 e 8 av, 20x100.11; ext of mtg for $12,000 to Aug 14'17, 5%; Aug14; Aug15'14; Jos Ullman, at White Plains, NY, with Margt Brennan, 271 W 122. nom

**122D st, 271 W** (7:1928), ns, 120 e 8 av, 20x100.11; pr mtg $——; Aug14; Aug15 '14; 2y6%; Margt Brennan to Jos Ullman, at White Plains, NY. 1,100

**122D st, 271 W;** pr mtg $——; Aug14; Aug15'14; 1y6%; same to Alfred Olenick, 315 W 115. 500

**123D st, 402-6 E** (6:1810), ss, 83 e 1 av, 53.6x100.11; ext of mtg for $572.92 to Feb 19'15, —%, with agmt as to re from mtg of 402-4 E 123; Aug18'14; Jas R Clarke, at Ludlow, NY, & Wm H Clarke, at Great Neck, LI, with Conrad H Pfeiffer, 406 E 123. nom

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**125TH st, 264-6 W** (7:1930), ss, 150 e 8 av, 50x100.11; Aug14; Aug15'14; due & int as per bond; Andw Johnston, of Santa Barbara, Cal, to Title Guar & Trust Co. 25,000

**128TH st, 211 W** (7:1934), ns, 150 w 7 av, 16.8x99.11; PM; Aug19; Aug20'14; due Nov1'15, 5%; Walter A Stevens, Inc, 55 John, to Bway Savgs Instn, 5-7 Park pl. 10,000

**128TH st, 211 W;** PM; pr mtg $10,000, Aug19; Aug20'14; 5y or sooner, 6%; same to Juliet B Horowitz, 211 W 128. 1,500

**130TH st, 526 W,** see Old Bway, sec 130.

**132D st, 168 W** (7:1916); sal Ls; Aug13; Aug20'14; demand, 6%; Chas A Schaefer to Clausen-Flanagan Brewery, 441 W 25. 3,500

**144TH st, 228 W** (7:2029), ss, 150 w 7 av, 25x99.11; Aug7; Aug19'14; due Aug17 '17, 5%; Edith W Ives, 318 W 75, to Mary L Higgins, 1 Upper Berkeley st, London, Eing. 12,000

**162D st, 435 W** (8:2110), ns, 338.6 e Ams av, 18.6x112.6; Aug17; Aug18'14; due & int as per bond; Alex Cameron to Title Guar & Trust Co. 5,000

**162D st, 508-10 W** (8:2120), ss, 560 e Bway, runs e40xs99.11xw25xn— to pt 99.10 s 162d xw15xn99.10 to beg; pr mtg $32,000; Aug19; Aug20'14; 2y6%; Frank R Schimpf to Herman Thielhelm, 517 W 159 (corrects error in issue of Aug23'13, when description was incorrect). 5,000

**181ST st W** (8:2155), nec Audubon av, 25x60, str & b; sal Ls; July7; July10'14; demand, 6%; Thos J Cryan to Beadleston & Woerz, 291 W 10 (corrects error in issue of July18, when prop appeared as nwc). 5,000

**187TH st, 501 W,** see Ams av, 2560.

**Amsterdam av, 581-3** (4:1219), nec 88th (No 185), 53.10x100; Aug17; Aug18'14; 3y 4½%; Jacob G Fischer to Bank for Savgs, NY. 5,000

**Amsterdam av, 705** (4:1225), es, 50.8 n 94th, 25x82; PM; Aug12; Aug14'14; 3y5%; Ferd H Stellhorn, 603 Ams av, to Bernhard Gerdes, 2407 Morris av. 20,000

**Amsterdam av, 1080-2** (7:1885), nwc 113th (No 501), 50.11x100; ext of mtg for $70,000 to Feb1'20, 5%; Aug15; Aug17'14; Hannah Elias, 501 W 113, with Metropolitan Life Ins Co, 1 Madison av. nom

**Amsterdam av, 1802** (7:2081); ext of mtg for $32,000 to Aug12'19, 5%; July29; Aug 15'14; Lawyers Mtg Co with Chas M Ware, at Wilmington, Vt, & Leslie A Ware, 2149 7 av. nom

**Amsterdam av, 1943** (8:2107), es, 25.11 n 156th, 24x100; Aug19'14; due & int as per bond; Josephine M O'Neill to Title Guar & Trust Co. 5,000

**Amsterdam av, 2560** (8:2159), nwc 187th (No 501), 94.10x100; pr mtg $75,000; Aug 20'14; due Dec20'14, 6%; Janpole & Werner Constn Co to Rosa Schleissner, 171 E 64. 5,000

**Amsterdam av, 2560,** nwc 187th (No 501); certf as to mtg for $5,000; Aug20'14; same to same.

**Bradhurst av, 43** (7:2051), ws, 173.2 s 145th, 18.2x—x18x80.3; PM; pr mtg $6,000; Aug13; Aug17'14; due & int as per bond; Willy Ehrenhaus to Owners Standard Realty Corpn, 299 Bway. 365

**Broadway** (4:1017), swc 46th; sal Ls; Aug18; Aug19'14; demand, 6%; Frank J Gerety, NY, & Wm F La Hiff, B of Q, to Lion Brewery, 104 W 108. 5,000

**Broadway, see 86th,** see 85th W, ns, 250 w Ams av.

**Broadway, 2350,** see 85th W, ns, 250 w Ams av.

**Central Park W, 71-5** (4:1120), nwc 67th (No 1), 100.5x100; agmt changing int days in mtg for $270,000 at 5%; Aug17'14; Strauss Building & Realty Co with German Savgs Bank, 157 4 av. nom

**Edgecombe av, 91** (7:2048), str Ls; July 31; Aug18'14; installs, $10 weekly, 6%; Hy Niemever to Jno Stennes, 500 W 130. 200

**Madison av, 62** (3:857); sal Ls; Aug12; Aug19'14; demand, 6%; Edw Anrig, B of Q, to Lion Brewery, 104 W 108. 2,000

**Madison av, 160** (3:862); ext of mtg for $65,000 to Aug4'17, 5%; July30; Aug18'14; Lawyers Title Ins & Trust Co with Directors Realty Holding Co, a corpn, 30 E 42. nom

**Madison av, 346** (5:1279), nwc 44th (Nos 19-31), runs n85.5xw58.9xs0.5xw17.10xn0.5 xw18.4xn15xw33.4xs100.5 to ns 44th xe 128.4 to beg; bldg loan; Aug14; Aug15'14; 5y5¾% until completion & then 5%; Riverbrook Realty Corpn to Prudential Ins Co of America, 763 Broad, Newark, NJ. 1,000,000

**Madison av, nwc 44th, 19-31 E;** certf as to mtg for $1,000,000; Aug14; Aug15'14; same to same.

**Madison av,** nwc 44th; asn unrecorded Ls by way of mtg bet parties 1st part & Brooks Bros, a corpn, as collateral security; Aug14; Aug15'14; same with same. nom

**Madison av,** nwc 44th (Nos 19-31); PM; pr mtg $1,000,000; Aug14; Aug15'14; 20v6%; same to Guaranty Trust Co of NY, 140 Bway. gold bonds 250,000

**Madison av,** nwc 44th (Nos 19-31); certf as to mtg for $250,000; Aug14; Aug15'14; same to same.

**Nagle av** (8:2174), nws, at sws Arden (Nos 2-12), 50x129.6; also NAGLE AV, 23, nws, 90 s Arden, 40x129.6; subrn of mtg for $125,000 to mtgs for $57,000 & $32,500; June22; July1'14; same owner & Union Mtg Co, 100 Bway, with Geo S Runk, 10 W 77, et al trstes Jacob Schlosser (decd) & Margt King, 1038 Park av (corrects error in issue of July4, when 1st mtg appeared as $125). nom

**Old Broadway** (7:1984), sec 130th (No 526), 45x100.1; ext of mtg for $48,000 to June1'17, 5%; Aug10; Aug14'14; Albany Savgs Bank with Port Sage Corpn, 354 4 av. nom

**Park av, 1071** (5:1516), es, 50.4 s 88th, 25.2x82.2; pr mtg $——; Aug14; Aug18'14; due Feb14'16 or sooner, 6%; Gertrude A Vanderbeck, 149 W 126, to Sophie H Salomon, Wild Acre av, Lawrence, LI. 5,000

**Park row, 128** (1:159), ns, abt 245 e Duane, 24.10x108.10x25x108.3; Aug17; Aug 18'14; due Sept1'17,5%; Jeanie A Stuart, 372 6 av, Bklyn, to Equitable Life Assur Soc of U S. 35,000

**Riverside dr, 155** (4:1249), sec 88th (No 352), 100.8x100; pr mtg $500,000; July29; Aug14'14; 5y6%; Philip Livingston to Charter Constn Co, 119 W 40. 30,000

**St Nicholas av, 254,** see 8 av, 2283-5.

**West End av, 372-8** (4:1169), sec 78th (Nos 262-4), runs e68xs87.2xe19.3xs12xw 87.3 to av xn83.2 to beg; bldg loan; Aug 19'14; due Sept1'19, 6% until completion of bldg & 5½% thereafter; 78th St & West End Av Co to Metropolitan Life Ins Co, 1 Madison av. 300,000

**West End av, 372-8,** sec 78th (Nos 262-4); certf as to mtg for $300,000; Aug19'14; same to same.

**West End av, 509** (4:1246), ws, 83.4 n 84th, runs n19.4xw53.6xs0.6xw46.5xs18.10xe 100 to beg; Oct17'13; Aug19'14; due & int as per bond; Morton W Smith, 509 West End av, to Jos R Grismer, of Larchmont, NY. 10,000

**2D av, 111-3** (2:462), ws, 42.8 s 7th, 42x 98; PM; pr mtg $37,500; Aug18; Aug19'14; due & int as per bond; Saul Birnzweig to Sidonia Weiss, 329 W 28. 9,500

**2D av, 566** (3:937), es, 22.3 n 31st, 25.6x 72; pr mtg $6,000; Aug12; Aug18'14; due Aug15'17 or sooner, 6%; May Dorsch, Annie Vaeth & Michl McInerney & Alice, his wife, to Caroline Fischer, 415 3 av. 500

**3D av, 1678** (5:1523), nwc 94th; sal Ls; Aug20'14; demand, 6%; Jas Murphy to Geo Ehret, 1197 Park av. 2,000

**5TH av** (6:1602), nec 96th, 100.9x150; PM; Aug19; Aug20'14; due Feb20'16, or sooner, or may be extended 1½ yrs longer, 4½%; Jno R Pope, 527 5 av, to Henry Phipps Estates, 787 5 av. 460,000

**5TH av** (6:1602), sec 97th, 100.11x100; PM; Aug20'14; due Feb20'16, or may be extended 1½ yrs longer, —%; Jno R Pope, 527 5 av, to Farmers Loan & Trust Co, 22 William, trste Wm G Park. 107,000

**6TH av, 35** (misc1); certf as to chattel mtg for $6,000; Aug17; Aug19'14; Philmar Knitting Co, Inc, to Julius Hirsch.

**6TH av, 92** (7:553), es, 22.9 s 9th, 22.9x 80; pr mtg $25,000; May24; Aug15'14; 11 mos, 6%; Brown-Weiss Realties, 61-3 Park row, to David Levy, 1884 7 av. notes 1,100

**8TH av, 2283-5** (7:1949), ws, 50.11 s 123d, runs w100xsw34 5 to nes of St Nicholas av (No 254), xse18.2xe90.5 to 8 av xn50 to beg; July14; re-recorded from July15; Aug18'14; due & int as per bond; Sophia, wife of & Cornelius S Pinkney to Title Guar & Trust Co. 18,000

**8TH av, 2456** (7:1937), es, 75 n 131st, 24.11 x100; Aug17; Aug19'14; due & int as per bond; Theresa Lemmon, 319 W 94, to Title Guar & Trust Co. 16,000

**9TH av, 58** (3:738), es, 68.10 s 15th, 16.11 x100; pr mtg $6,000; Aug17; Aug18'14; 5y 5%; Henry Klee to Emigrant Indust Savgs Bank. 2,000

**9TH av, 58** (3:738); ext of mtg for $6,000 to Aug17'19, 5%; Aug17; Aug18'14; Emigrant Indust Savgs Bank with Henry Klee, 58 9 av. nom

**9TH av, 340** (3:753), es, 98.2 s 30th, 19.7x70; ext of mtg for $8,000 to Aug15'17, 5%; July31; Aug17'14; Louise L Williams et al trstes will Rebecca Tadew, with Emma A Reynolds, 437 W 147. nom

# MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

**75TH st** (Bklyn), ns, 295 w 17 av, 126x 100; certf as to mtg for $19,250; Aug13; Aug14'14; Acadia Bldg Co to Lawyers Mtg Co.

**Rockaway Beach, B of Q** (misc1); certf as to mtg for $26,000 Aug12; Aug14'14; N Y City Waterfront Co to Hugo Oppenheim.

# MORTGAGES.

## Borough of The Bronx.

**Elsmere pl** (11:2960), ns, 280.8 w So blvd, 35x100; pr mtg $5,000; Aug17; Aug18'14; 2y6%; Jas B Martin, 861 Elsmere pl, to Jno Keller, 258 W 22. 2,000

**Fox st, swc Westchester av,** see Westchester av, swc Fox.

**Hall pl, nwc 165th,** see 165th E, nwc Hall pl.

**Kingsbridge ter** (12:3253), es, 200 s land Est N P Bailey, 4 lots, ea 18.9x100; 4 mtgs, ea $4,000; Mar1; Aug18'14; 3y5½%; Arlington Constn Co to Central Mtg Co, 60 Wall. 16,000

**Kingsbridge ter** (12:3256), nwc 230th, 110x119.11x112x120; ext of $1,000 mtg to July1'15 at 5½%, July9; Aug11'14; Thos W Martin with Annie A Boden, 48 Brinkerhoff st, Jersey City, NJ. nom

**Loring pl** (11:3225), ws, 38.1 n 183d, 21 x103.11x20.11x105.3; Aug14; Aug17'14; 3y 6%; Carl A Baas to Emma W Wingate, 583 St Marks av, Bklyn. 1,000

**Marian st, swc Kossuth av,** see Kossuth av, swc Marian.

**Loring pl** (11:3225), ws, 38.1 n 183d, 21 x103.11x20.11x105.3; Oct28; Oct29'13; 1y 6%; Carl A Baas, heir Chas A Baas, to Emma W Wingate, 583 St Marks av, Bklyn (corrects error in issue of Nov1'13, when name appeared as Chas A Bass). 600

**Newman st** (—), ws, 225 n 150th, 25x111.6 July27; Aug15'14; 3y6%; Annie Gick to North N Y Savgs & Loan Assn, 149 Willis av. 2,750

**Oak Tree pl** (11:3070), sec Arthur av, 90x25; ext of $20,000 mtg to Jan1'17 at 5%; Jan13; Jan14'14; Louis Cinnamon with Rogers Gallagher Constn Co, Inc, 2297 Loring pl (corrects error in issue of Jan17, when 1st party appeared as Cumamon). nom

**Westchester sq, 76** (*), sal Ls; Aug13, Aug17'14; demand, 6%; Eric Schneidewind to Lion Brewery, 104 W 108. 1,375

**134TH st E, nec Alexander av,** see Alex av, nec 134.

**138TH st, 589 E** (10:2551, 2552); ext of $30,000 mtg to July6'19, 5½%; July1; Aug 18'14; N Y Life Ins Co with Berry B Simons. nom

**141ST st, 508-600 E** (10:2552-2553), ss, 406.9 e St Anns av, 50x95; PM; pr mtg $27,500; Aug14; Aug19'14; due Feb15'18, 6%; Fanny Shapiro to Henry Morgenthau Co, 30 E 42. 6,000

**156TH st E, nwc Elton av,** see Elton av, nwc 156.

**165TH st E** (10:2691), nwc Hall pl, —x—; certf as to mtg for $2,000; Aug14; Aug15'14; Angel Constn Co to Amelia Siegel.

**165TH st E, sec Sherman av,** see Grant av, swc 165.

**165TH st E, swc Grant av,** see Grant av, swc 165.

**165TH st E** (10:2691), ss, 100 e Stebbins av, runs e50x—on curve 13.11 xn93.1xnw 77.2xs113.4 to beg; pr mtg $63,000; Aug14; Aug18'14; due &c as per bond; Angel Constn Co, Inc, 1228 Hoe av, to Amelia Siegel, 1225 Union av. 2,000

**173D st E, sec Washington av,** see Washington av, sec 173.

**176TH st W, nwc University av,** see University av, nwc 176.

**176TH st E** (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158; pr mtg $30,000; Aug17; Aug19'14, due Nov17'14, 6%; Mitchell-McDermott Constn Co to Saml H Golding, 101 W 141. 2,000

**176TH st E** (11:2949); same prop; certf as to above mtg; Aug17; Aug19'14; same to same.

**190TH st E** (11:3175), ns, 35 e Morris av, 68.7x114; ext of $7,000 mtg to Aug3'19 at 5%; Aug3; Aug17'14; Edw P Mulrooney with Bowery Savgs Bank. nom

**197TH st E, sec Decatur av,** see Decatur av, sec 197.

**222D st, 829 E** (*), ns, 25.1x88.10; Aug18; Aug19'14; 3y6%; Jno F Hyde to Herman F Epple, 2516 Grand av. 3,000

**229TH st E** (*), ss, 125 e Barnes av, 25x 114; pr mtg $4,000; Aug19; Aug20'14; due Nov19'14, 6%; Julia Epstein to Susie Golding, 101 W 141. 600

**230TH st E, nwc Kingsbridge ter,** see Kingsbridge ter, nwc 230.

**233D st E** (*), ss, 180 e White Plains rd, 100x64.5; also LOTS 18 & 19, blk 3; 17, 18 & 19, blk 6; 8 & 9, blk 29; 25 to 28, blk 31, map sec 1, Bathgate Est; Aug17; Aug20 '14; 3y6%; Gus T Smith to Eliz K Schmidt, 70 6th, Bay Ridge, NY. 7,500

**236TH st E, nec Old White Plains rd,** see Old White Plains rd, nec 236.

**260TH st W** (13:3423), sec Newton av, 25x95; also NEWTON AV, es, 95 s 260th, 25x100; Aug13; Aug14'14; 1y, int as per bond; Lillian E Herrmann to Chas Stumpf, 1028 Jamaica av, Woodhaven, LI. gold 1,000

**Alexander av** (9:2297), nec 134th, 20x75; Aug18; Aug19'14; 3y5½%; Cath Furcht to Title Guar & Trust Co, 176 Bway. 5,000

**Barker av** (*), es, 133 n Juliana, 33x 125; ext of $4,000 mtg to Aug1'19 at 5½%; Aug18; Aug20'14; Herman F Epple with Conrad Zuelch, 3414 Barker av. nom

**Belmont av** (11:3076), ws, 145 n 188th, 50x87.6; ext of $1,000 mtg to June28'15 at 6%; May28; Aug14'14; Giovanni Marotta to Giuseppe Tontana, 2467 Belmont av, et al. nom

**Bergen av, 540** (9:2293); sal Ls; Aug5; Aug17'14; demand, 6%; Christian Erler to Lion Brewery, 104 W 108. 6,500

**Birchall av** (*), ws, 125 n Sagamore, 50x 100; partition sale; Lott G Hunt Est; given as collateral security; July24; Aug17'14; due &c as per bond; Mary J Kay, heir Esther McNamara, to Mary I Haff, 13 Madison av, Plainfield, NJ. 1,000

**Burke av** (*), ss, 50 e Barker av, 25x—, except pt taken by City N Y; Aug14; Aug 17'14; due Oct1'14, 6%; Mary McGarry to Michl Brennan, 3617 White Plains av. 1,400

**Cambreleng av** (11:3091), ws, 246.1 s Fordham rd, 25.6x100; pr mtg $3,000; Aug 13; Aug17'14; due &c as per bond; Bartolomeo Tranzillo to Michl Giordano, 2494 Cambreling av 1,500

**Clinton av** (11:2949), ws, 57.10 s 176th; 2 lots, ea 50x100; ext of 2 mtgs for $34,000 ea to Aug12'19 at 5%; Aug12; Aug14 '14; Lawyers Title Ins & Trust Co with Hargton Bldg Co, Inc. nom

**Crotona av** (11:3104), es, 150 n 187th, 50x —; ext of $32,000 mtg to Aug14'19 at 5½%; Aug14; Aug19'14; Lawyers Mtg Co with Nista Constn Co, 655 E 189. nom

**Crotona av** (11:3104), es, 100 n 187th, 50x —; ext of $32,000 mtg to Aug14'19 at 5½%; Aug14; Aug19'14; Lawyers Mtg Co with Nista Constn Co, 655 E 189. nom

**Daly av, 1892** (11:2992); ext of $6,500 mtg to Sept17'17; Aug10; Aug17'14; Title Guar & Trust Co with Clara Kahn, 1892 Daly av. nom

**Decatur av** (12:3278), es, 40.4 s 197th, 40 x100; Aug18'14; 5y5%; Miltner Bros, Inc, to Dollar Savgs Bank, 2808 3 av. 25,000

**Decatur av** (12:3278); same prop; certf as to above mtg; Aug18'14; same to same.

**Decatur av** (12:3278), sec 197th, 40.4x 100; ext of $30,000 mtg to Sept1'19 at 5%; Aug18'14; Dollar Savgs Bank with Miltner Bros, Inc, 63 Henry. nom

**Dudley av** (*), ns, 50 w William, 25x 100; Aug13; Aug14'14; 10v3%; Peder M Pedersen to Alfred H Morris, Throggs Neck, NY. 3,500

**Elton av** (9:2378), nwc 156th, 50x100.8x 50x100.9; PM; Aug14; Aug15'14; 1y5%; Benenson Realty Co to Jas L Wells, 277 Alex av. 14,500

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**Fulton av, 1767** (11:2930), ws, 253.6 s 175th, 40x102.7x40x104.1, given as collateral security for performance of contract; pr mtg $34,666; Aug18'14; due as per bond, 6%; Bertha Greenberg to Michl L Bird, 2065 Crotona av. 1,500

**Grant av** (9:2447), swc 165th, runs s 81.2xw201 to es Sherman av xn56.4 to ss 165th xe202.5 to beg, Aug11; Aug14'14, demand, 6%; Kovacs Constn Co to Realty Operating Co, 15 Wall. 27,000

**Grant av** (9:2447); same prop; certf as to above mtg, Aug11; Aug14'14; same to same.

**Haight av (*),** es, 225 s Rhinelander av, 25x100, Aug10, Aug18'14; 3y6%, Thos V Kelly, Bklyn, to Annie E Sullivan, 613 Vanderbilt av, Bklyn. 250

**Haviland av (*),** ns, 76.11 e Pugsley av, 76.10x108, Unionport; July31; Aug19'14; due &c as per bond; Henry A Hartmayer to Henry Kurz, 363 E 152. 700

**Hoe av** (10:2745), ws, 122.3 s Home, 25x100; Aug18; Aug19'14; 3y4½%; Mary T Colby, widow, to Bowery Savgs Bank. 1,000

**Hoe av** (11:2987), es, 179.5 n Freeman, 50x100; PM; Aug10; Aug14'14; 1y6%; Galveston Bldg Co to Arbutus Realty Co. 2 Rector. 6,000

**Jerome av, 2345** (11:3198); sal Ls; Aug 12; Aug17'14; demand, 6%; Jno McCaffery to Jacob Ruppert, 1639 3 av. 4,500

**Kingsbridge rd** (12:3253), es, 200 s from ss land conveyed by Bailey to Fairchild, 75x100; sobrn agmt; Aug11; Aug13'14; Yonkers Natl Bank & Arlington Constn Co with Central Mtg Co, 60 Wall. nom

**Kossuth av (*),** swc Marian, 48.5x103.2, except pt for Bronx blvd; PM; Aug13; Aug17'14; due Sept1'17, 6%; Geo J Kaiser to Bernhard H Betz, 4461 Bronx blvd. 2,000

**Longfellow av** (10:2761-2762), ws, 250 s Garrison av, 100x100; pr mtg $——; Aug 13; Aug14'14; 3y5½%; Schlatter Embroidery Co to Mathias Haffen, 2979 Marion av. 3,500

**Longfellow av** (10:2761-2762); same prop; certf as to above mtg; Aug13; Aug 14'14, same to same.

**Longfellow av** (11:3009), es, 200 n 172d, 75x100; pr mtg $3,500; Aug13; Aug17'14; 3y6%; Vincenza Picciotti & Palmina Buonodono to Ida S Lamb, 30 Clinton pl, Utica, NY. 2,000

**Macombs rd** (11:2877-2880-2882-2884 & 2885), ws, at ss land formerly L G Morris, runs w365xsw116xnw2340 to Harlem River xne515xse1980 to beg, contains 22.579-1,000 acres, except pt taken by City NY; pr mtg $5,000; Dec8'13; Aug20'14; due &c as per bond; Preston J Gibson to Florence C Satterwhite, Great Neck, LI. 5,000

**Morris Park av, 810 (*),** ss, 100 e Madison, 25x100; bldg loan; Aug17; Aug18'14; 3y 6% until final advance is made, & 5% thereafter; Charlotte Duerholz to Title Guar & Trust Co, 176 Bway. 3,000

**Mott av, 384** (9:2341); ext of $32,000 mtg to May1'18 at 5%; July18; Aug14'14; Geo F Schwarz with Jermay Realty Co, 860 E 161. nom

**Newton av, es, 95 s 260th,** see 260th W, sec Newton av.

**Newton av, sec 260th,** see 260th W, sec Newton av.

**Old White Plains rd (*),** nec 236th, 202.8 x72.3x196x21.2; also OLD KINGSBRIDGE RD (*), ws, at cl 236th, runs n147.3 to es White Plains av xs139.5 to cl 236th xe46.11 to beg, except pt for rd; PM; Aug14; Aug 18'14; 3y5%; Met K Oetjen to Henry Saletan, 2163 Bway. 9,000

**Prospect av, 1404** (11:2963; ext of $6,000 mtg to Dec1'17 at 5%; Aug6; Aug14'14; Anna Kurzman to Morris Kohn, 723 Lex av. nom

**Road leading from Turnpike rd to O'Dells or Town Landing,** see Turnpike rd leading from N Y to Boston.

**Romboult av (*),** ws, 99.10 s Boston Post rd, 25x119.5x27.9x107.5; Aug6; Aug 14'14; installs, 6%; Pasquale Rosato to Model B & L Assn of Mott Haven, 2663 3 av. 1,375

**Ryer av, 2084** (11:3144 & 3149); ext of $4,500 mtg to Oct10'18 at 5½%; Oct16; Oct29'13; Chas H Lowerre et al, exrs Thos H Lowerre Jr, with Max Reese (corrects error in issue of Nov1'13, when time of ext was Oct10'15). nom

**St Anns av, 745** (9:2360), ws, 51.6 n 156th, 26.6x88.10x21.9x93.5; Aug15'14; due &c as per bond; Michl A Busch to Jos Peidl, Pleasant Plains, SI. 3,500

**St Anns av** (9:2273), ws, 49.11 n 146th, 24.11x99.11; Aug14; Aug15'14; 5y5%; Mary E Bunt to Emigrant Indust Savgs Bank. 7,000

**Sherman av, sec 165th,** see Grant av, swc 165.

**Stebbins av, 865** (10:2696); ext of $29,000 mtg to Sept1'19 at 5%; Aug14; Aug18'14; Wm Rosenbaum to Foxvale Realty Co, 198 Bway. nom

**Stebbins av, 873** (10:2689 & 2696), ws, 369.1 s Westchester av, 40x100; certf that mtg for $20,000 is subject to mtg for $29,000; Aug18; Aug19'14; Margt Knox to M Saml Stern.

**Stebbins av, 873** (10:2696 & 2689), ws, 369.1 s Westchester av, 40x100; ext of $29,000 mtg to Aug18'19 at 5%; Aug18; Aug 19'14; M Saml Stern with Foxvale Realty Co, 198 Bway. nom

**Topping av, 1690** (11:2790), es, 180 s 174th, 25x95; pr mtg $5,500; Aug19; Aug 20'14; due &c as per bond; Jos R Hughes to Josephine Kahrs, 1662 Topping av. 500

**Townsend av** (11:2850), ws, 40 n 175th, 30x100; Aug12; Aug14'14; 3y5%; Annie F La Vigne to Herman F Epple, 2516 Grand av. 2,500

**Turnpike rd (*)** leading from N Y to Boston, ses, at nes road leading from said turnpike rd to O'Dells or Town Landing, contains 6 303-1000 acres, except pt taken by City NY; July17; Aug14'14; due Apr1 '19, 6%; Chas K Beekman & S Stanwood Menken, to Elisa S Erlanger, 10 Rue Weber, Paris, France. 14,000

**University av** (11:2878), nwc 176th, 36x 100x103.6x120.7; ext of $57,000 mtg to Aug 18'19 at 5%; Aug18; Aug19'14; Union Sq Savgs Bank with Henry Cleland, Inc, 1849 Anthony av. nom

**Van Cortlandt av** (12:3313), ss, being lots 616 to 618 map Geo F & Hy B Opdyke, 75x125.6 to St George's Crescent x95.6x66.8; June24; Aug18'14; 3y5%; Annie McMahon, 47 W 125, to Frank H O'Hara, 90 Bedford. 2,500

**Van Cortlandt av** (12:3313); same prop; pr mtg $2,500; June24; Aug18'14; 3y6%; same to Geo G Arlinger, Cranford, NJ. 315

**Van Nest av (*),** ss, 25 e Louise, 25x100; Aug18; Aug20'14; 3y5½%; Louis Kaplan to Herman F Epple, 2516 Grand av. 5,500

**Washington av** (11:2914), sec 173d, 30x 100; certf as to payment of $3,000 on a/c mtg; Apr30; Aug17'14; Herman B Kitay to Harris Bernstein.

**Westchester av** (10:2714), swc Fox; sal Ls; Aug17; Aug18'14; demand, 6%; Nathan Lazarus to Jacob Ruppert, a corpn, 1639 3 av. 7,366.97

**White Plains rd (*),** es, 275.2 s Kossuth av, 25x131.8x25x130, except pt for rd; PM; Aug12; Aug15'14; due &c as per bond; Chauncey O Middlebrook to Lanman Crosby, gdn Boudinot Stimson & ano, 424 W 20. 4,000

**3D av, 3083** (9:2379); ext of $10,000 mtg to Aug10'19 at 5%; Aug10; Aug15'14; Lawyers Mtg Co to Harris B Goldman, 110 Lenox av. nom

**3D av** (10:2609), es, 22.5 n lot 130, map Morrisania, runs n27xe100xs0.1xe18xs1.9xe 30xn6.9xn71.9xw50.5xs50xw100 to beg, except pt for av; Aug14; Aug15'14; due &c as per bond; Frank B Hill to Bertha Suther, 523 E 236, & ano. 7,000

**3D av** (11:3051), ws, 250 s 183d, 30x 122.11; Aug15; Aug20'14; due Oct1'17, 5½%; Chas Shapiro Co, Inc, to Mary E Hastings, 530 West End av. 10,000

**3D av** (11:3051); same prop; certf as to above mtg; Aug18; Aug20'14; same to same.

**Plot** (11:3224), begins at es plot 7, map lands Alfred J Taylor et al, runs w160.1xs 37.1xe155.8xe4.11xn35 to beg, except pt for Loring pl; Aug18; Aug19'14; 3y, int as per bond; Geo V Mullan to Farmers L & T Co, 22 William. 7,000

**Lots 18 & 19, blk 3, & Lots 17, 18 & 19, blk 6; 8 & 9, blk 29; 25 to 28, blk 31, map sec 1, Bathgate Est,** see 233d E, ss, 180 e White Plains rd.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2424 New York, August 29, 1914. (61) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**

Bank st, 52-4.
*Church st, 220-8 (or Worth st, 32-52).
Cooper sq, 30.
Division st, 10-16.
East Broadway, 100.
Goerck st, 1.
Houston st E, 274.
Lewis st, 154 & 159.
Mitchell pl, 10.
Pine st, 38.
Reade st, 187.
Sullivan st, 99-101.
Thomas st, 59-61.
*Thomas st, 63-9 (or Worth st, 32-52).
Worth st, 32-52.
*3d st, 381-3 E (or Lewis st, 154).
4th st, 26 E.
4th st, 142-4 W.
*4th st, 296-8 W (or Bank st, 52-4).
9th st, 337 & 617 E.
10th st, 31-3 & 240 E.
12th st, 34 W.
*13th st E (nwc 5 av, 72, blk 577-44.
13th st, 513 & 530-2 E.
14th st, 304-12 W.
16th st, 25 W.
18th st, 428-32 E.
24th st, 404 E.
30th st, 237 E.
34th st, 238 E.
*35th st, 201 E (or 3 av, 525).
35th st, 203-5 E.
35th st, 35-9 W.
39th st W, blk 841-37-38.
*39th st W (nwc 5 av, 442), blk 841-41.
42d st, 115 & 550 W.
46th st, 145 E.
48th st, 338 E.
55th st, 45 W.
56th st, 233 E.
58th st, 326-8 E.
59th st, 545 W.
62d st, 147 W.
72d st, 28, 125-37 & 230 E.
*72d st, 139 E (or Lex av, 1010).
72d st, 247 W.
81st st, 204-6 W.
84th st, 102-8 E.
85th st, 203 W.
88th st, 46 E.
92d st, 100 E.
93d st, 157 W.
96th st, 34 W.
97th st, 218 E.
98th st, 316 W.
99th st, 155 E.
104th st, 77 E.
111th st, 125-35 W.
112th st, 21 E.
*112th st, 74 E (or Park av, 1548-50).
113th st, 20 E.
113th st, 144 W.
115th st, 338 E.
115th st, 118 W.
118th st, 326 E.
120th st, 312 E.
130th st, 224 W.
131st st, 246 W.
142d st, 470 W.
144th st, 509 W.
145th st, 532-44 W.
146th st, 470 W.
*160th st W (sec Bway, 3828-34), blk 2118-7.
*173d st, 572 W (or St Nicholas av, 1252-6).
179th st W, blk 2177-58.
Broadway, 1912 & 3828-34.
Lexington av, 176, 805-7 & 1010.
Madison av, 295 & 1230.
*Madison av, 1217-21 (or 88th st, 46 E).
Park av, 987-97, 1548-50 & 1749.
*Park av, 1155 (or 92d st, 100 E).
*Pinehurst av, 31-7 (or sec 179th st), blk 2177-58.
Riverside dr, 35.
St Nicholas av, 1252-6.
*West Broadway, 155-63 (or Worth, 32-52).
West Broadway, 425.
West End av, 912.
1st av, 2209.
3d av, 525 & 2356.
5th av, 72, 442-6 & 1263-9.
8th av, 2549.
9th av, 736.

**WILLS.**

47th st, 13 E.
*84th st, 348 W (or Riv Dr, 114-8).
Riverside dr, 114-18.
2d av, 557.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 3:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately followng the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

All 21, 22, 24, 25, 26 & 27.

**Apthorps la,** see 203d, 157 W.

**Bank st, 52-4** (2023-38), swc 4th (Nos 296-8), 40x42, 6-sty bk tnt & strs; Frank Straub to Chas M Straub & Katie, his wife, 549 Walnut st, Richmond Hill, B of Q, [147 4 av], as joint tenants; AL; Aug 12; Aug25'14; A$15,000-32,000. nom

**Church st, 220-8,** see West Bway, 159-63.

**Cooper sq, 30,** see 5 av, 72.

**Division st, 10-16** (1288-37), ns, 96.3 e Bowery, runs n50.10xne21xe46.9xs48.3 to st xw50.2 to beg, 2-5-sty bk loft & str bldgs; Morris Friedland et al to Modern Cloak & Suit Co, 10 Division; mtg $48,000 & AL; Aug4; Aug26'14; A$29,000-44,000.
O C & 100

**East Broadway, 100** (1:282-57), ns, 185.2 w Pike, 25x65.5, 7-sty bk loft & str bldg; Herman Feitelberg to Max Kobre, 115 W 122; June5; Aug24'14; A$20,500-36,000.
nom

**Goerck st, 1** (2:326-53), nws, 75 ne Grand, 25x75, 6-sty bk tnt; Selma Alexander to Meyer Jarmulowsky, 1186 Lex av, firm M & L Jarmulowsky; AL; Jan31'11; Aug21'14; A$11,000-23,000. O C & 100

**Houston st, 274 E** (2:397-49), nes, 213.5 nw Av B, 20x106.6, 4-sty bk tnt & strs; Edwinnie M Moore to Leonore Bennett, 326 E 69; AL; Aug21; Aug26'14; A$18,000-21,000. O C & 100

**Lewis st, 154** (2358-1), nec 3d (Nos 381-3), 25x100.7x25.4x100.9, 7-sty bk tnt & strs; Maydan Realty & Constn Co to Rebecca Malawista, 240 E 71; mtg $43,000; July15; Aug26'14; A$16,500-46,000.
O C & 100

**Lewis st, 159** (2:357-79), nws, 62.1 n 3d, 21.4x75.6 to alley x22.1x76.1, 4-sty bk tnt & strs; Fred Otto to Zander Gross, 1182 Clay av, Bronx; mtg $10,000; Aug1; Aug 27'14; A$7,000-8,500. nom

**Mitchell pl (49th st), 10** (5:1361-8½), ns, 162 e 1 av, 18x80.10, 3-sty & b stn dwg; Gussie Geringer to Fannie Geringer, 10 Mitchell pl; mtg $5,000 & AL; Aug11; Aug 24'14; A$4,500-7,000. O C &'100

**Pine st, 38** (1:44-3), ns, abt 85 w William, 23.7x61.6x23.9x61.9, 5-sty stn office bldg; Arles Realty Co to Edgar S Goodwin, 350A Monroe, Bklyn; B&S; mtg $178,-000; Aug20; Aug22'14; A$160,000-190,000.
O C & 100

**Pine st, 38;** Edgar S Goodwin to Logren Realty Co, 16 Court, Bklyn; B&S; mtg $178,530; Aug20; Aug22'14. O C & 100

**Reade st, 187,** see 5 av, 72.

**Sullivan st, 99-101** (2:503-2), es, 100 n Spring, 50x100, 2-sty bk stable; H B Claflin Co, 224 Church, to Jos B Martindale, 758 5 av, & Frederic A Juilliard, 11 W 57, as receivers of H B Claflin Co; Aug 26; Aug27'14; A$34,000-37,000. nom

**Sullivan st, 99-101;** Agnes Claflin, widow, et al, to H B Claflin Co, 224 Church; B&S; June14'90; Aug27'14. nom

**Thomas st, 59-61,** see West Bway, 159-63.

**Thomas st, 63-9,** see West Bway, 159-63.

**Worth st, 32-52,** see West Bway, 159-63.

**3D st, 381-3 E,** see Lewis, 154.

**4TH st, 26 E** (2:531-26), ss, 145.4 e Lafayette pl, 25.4x94.5x25.4x94.4, 4-sty bk loft & str bldg; Rose M Dienst heir Ida Dienst to Martin Dienst, her father, both at 244 W 113; ½ pt; B&S; June25; Aug26 '14; A$24,000-28,000. nom

**4TH st, 142-4 on map 144 W** (2:543-45), ss, 209.6 w Macdougal, 32.6x109, 6-sty bk tnt & strs; Hyman Kallman to Saml Grosner, 1361 Mad av; ½ RT&I; mtg $52,000; Aug21; Aug26'14; A$25,000-56,000. nom

**4TH st, 296-8 W,** see Bank, 52-4.

**9TH st, 337 E** (2:451-43), ns, 175 w 1 av, 25x92.3, 5-sty bk tnt & strs; Phoenix Ingraham to Olivia H, Jno D & Wm H Conyngham, 1228-52 Miners Bank Bldg, Wilkes-Barre, Pa, as EXRS Wm L Conyngham; FORECLOS Aug19; Aug20; Aug24'14; A$19,000-27,000. **24,000**

**9TH st, 617 E** (2:392-54), ns, 243 e Av B, 25x92.3, 4-sty bk tnt & strs & 4-sty bk rear tnt; Eva, wife Nathan Bikales, to Annie Cohen, 52 1 av; ½ pt; mtg $17,000; Aug19; Aug21'14; A$17,000-21,000. nom

**10TH st, 31-3 E** (2:562-41), ns, 204.3 e University pl, 44.5x94.9, 8-sty bk loft & str bldg; Almuth C Vandiver, ref, to Susanna S Minturn, 109 E 21; FORECLOS Aug3; Aug24'14; A$60,000-120,000. **110,000**

**10TH st, 240 E** (2:451-31), ss, 72 w 1 av, 28x92.3, 5-sty bk tnt & strs; Morris J Schindel to Adolph Mandel, 56 E 87; mtg $25,000; Feb2'11; Aug24'14; A$19,000-25,-000. O C & 100

**12TH st, 34 W** (2:575-37), ss, 350 w 5 av, 20.11x103.3, 4-sty & b stn dwg; White Realty Co to City Real Estate Co, 176 Bway; mtg $13,000 & AL; Aug4; Aug26'14; A$19,500-25,000. nom

**13TH st, 513 E,** see 13th st, 530-2 on map 530-4 E.

**13TH st, 530-2 on map 530-4 E** (2:406-21), ss, 220 w Av B, 50x103.3, 6-sty bk tnt & strs; A$28,500-66,500; also 13TH ST, 513 E (2:407-54), ns, 158.6 e Av A, 37.6x103.3, 6-sty bk tnt & strs; A$21,000-48,000; Ciro D'Amato to Pietro D'Amato, 530 E 13; AT; AL; Aug24'14. O C & 100

**13TH st W, nwc 5 av,** see 5 av, 72.

**14TH st, 304-12 W** (2:629-29), ss, 100 w 8 av, 100x98x102x77.4, 6-sty bk tnt & strs; Sarah S, wife of & Robt J Collier to Jacob Kottek, 17 W 70; correction & confirmation deed; AL; Mar11'13; Aug27'14; A$70,000-P70,000. O C & 1,000

**16TH st, 25 W** (3:818-21), ns, 500 w 5 av, 25x92, 3-sty & b bk dwg; County Holding Co to 784 6 av, Inc, 11 E 30; CaG; mtg $20,000 & AL; Aug21'14; A$40,000-42,000.
nom

**18TH st, 428-30 E** (3:949-36 & 37), ss, 169 w Av A, 50x92, 1-sty bk stable; A $22,000-23,500; also 18TH ST, 432 E (3:-949-35), ss, 144 w Av A, 25x92, 3-sty bk stable; Edw J Bickmann to Irene V Bickmann, 327 E 18; June18'13; Aug27'14; A $11,000-13,500. nom

**18TH st, 432 E,** see 18th, 428-30 E.

**24TH st, 404 E** (3:955-48), ss, 106.6 e 1 av, 25x98.9, 5-sty bk tnt; Silas Downing to Annie M Christie, 20 E 32; Aug22; Aug 26'14; A$10,000-19,000. O C & 100

**30TH st, 237 E** (3:911-22), ns, 210 w 2 av, 20x98.9, 3-sty & b bk dwg; Jas J Duffy to Annie Duffy, both 236 E 41; Aug20; Aug21'14; A$9,600-13,500. O C & 100

**34TH st, 238 E** (3:914-41), ss, 152 w 2 av, 18.3x98.9, 3-sty bk tnt; Jos D Kelly, ref, to Lawyers Mtg Co, a corpn; FORECLOS Aug21; Aug24; Aug26'14; A$14,600-16,500. **12,750**

**35TH st, 201-5 E,** see 3 av, 525.

**35TH st, 35-9 W** (3:837-20-22), ns, 393.5 e 6 av, 56.7x98.9, 3-4-sty bk dwgs; Geo W Young, EXR, &c, Wm T Bull, to 35 West 35th St Corpn, 32 Nassau; Aug21'14; A $200,500-209,500. **170,000**

**39TH st W, nwc 5 av,** see 5 av, 442.

**42D st, 115 W** (4:995-25), ns, 175 w 6 av, 25x100.5, 4-sty stn bank, 2-sty ext; Cornelia K Viele to Minnie W Miller, 943 E 1st South st, Salt Lake City, Utah, ½ pt; AL; July30; Aug21'14; A$175,000-200,000.
O C & 100

**42D st, 550 W** (4:1070-55), ss, 227.6 e 11 av, 19.7x98.9, 3-sty stn tnt & strs; Harry Bijur ref to Leon Levy, 225 E 19; mtg $8,-500; FORECLOS July16; Aug25; Aug26'14; A$10,500-11,500.
**4,325 over & above said mtg**

**46TH st, 145 E** (5:1301-27), ns, 170 e Lex av, 16.8x100.5, 3-sty & b stn dwg; J Cooper Mott to Martin Downey, 143 E 46; mtg $11,000 & AL; Nov17'10; Aug27 '14; A$12,000-16,000. O C & 100

**48TH st, 338 E** (5:1340-33), ss, 150 w 1 av, 25x100.5, 4-sty bk tnt & strs & 4-sty bk rear tnt; Sigmund Orbach to Lodovico Massimi, 334 E 48; mtg $11,000 & AL; Aug 21; Aug22'14; A$9,000-16,000. O C & 100

**49TH st E, ns, 162 e 1 av,** see Mitchell pl, 10.

**55TH st, 45 W** (5:1271-15), ns, 543.9 w 5 av, 18.9x100.5, 5-sty stn dwg; N Y Trust Co as TRSTE & Carlisle Norwood et al to Erkan Co, Inc, 68 Wm;; mtg $55,000 & AL on this & other property; Aug11; Aug21 '14; A$41,000-68,000. A PM mtg for 25,000

**56TH st, 233 E** (5:1330-14), ns, 250 w 2 av, 25x100.5, 5-sty bk tnt & strs; Michelangelo Cipolla et al to Domenica Gatta, 66 Catherine; mtg $19,500; Aug20; Aug22 '14; A$11,000-22,000. O C & 100

**58TH st, 326-8 E** (5:1350-38), ss, 328 e 2 av, 44x100.5, 6-sty bk tnt & strs; Isabell Sperry to Chas H Congdon at Cranston, RI; mtg $53,500; Aug21'14; A$21,000-59,000.
O C & 100

**59TH st, 545 W** (4:1151-10), ns, 225 e West End av, 25x100, 4-sty bk tnt & strs; Geo W Collins, ref, to Louis T Lehmeyer, 305 E 55; FORECLOS Aug18; Aug26; Aug 27'14; A$7,000-12,000. **8,600**

**62D st, 147 (139) W** (4:1134-11), ns, 250 e Ams av, 25x100.5, 5-sty stn tnt; Maria E Rode et al to Carrie M Ryder, at Lancaster rd, Ridgefield, NJ; mtg $15,000; Aug17; Aug25'14; A$13,000-25,000. nom

**62D st, 147 W;** Carrie M Ryder to Jas H & Geo B Roane, 126 10 av; mtg $15,000; Aug17; Aug25'14. O C & 100

**72D st, 28 E** (5:1386-51), ss, 40 e Madison av, 18.3x80, 5-sty & b stn dwg; County Holding Co to 784 6 Ave Inc, 11 E 30; Ca G; mtg $50,000 & AL; Aug21'14; A$45,000-63,000. nom

**72D st, 125-37 E** (5:1407-11), ns, 30 w Lex av, 125x102.2, 7-sty bk hotel; 125-133 E 72d St, a corpn, 34 Nassau, to 137 E 72 St Corpn, at 137 E 72; AL; Aug27'14; A $230,000-330,000. O C & 100

**72D st, 139 E** (5:1407-16), nwc Lex av (No 1010), 30x102.2, 7-stv bk hotel; Soeurbee, Inc, 34 Nassau, to 137 E 72d St Corpn, at 137 E 72; AL; Aug27'14; A$80,000-115,-000. O C & 100

**72D st, 230 E** (5:1426-36), ss, 325 e 3 av, 17x102.2, 3-stv & b stn dwg; Godfrey R Pisek to Bessie Pekelman, 3505 Bway; mtg $10,000 & AL; Aug18; Aug21'14; A$8,-500-14,000. O C & 100

**72D st, 247 W** (4:1164-12), ns, 275 e West End av, 25x102.2, 4-sty & b bk dwg; Jere T Finch & ano to Frank G Burke Jr, 565 Park av; ½ pt; B&S & CaG; AL; Aug22; Aug25'14; A$42,000-62,000. O C & 100

**81ST st, 204-6 W** (4:1228-39), ss, 137.6 w Ams av, 37.6x102.2, 5-sty bk tnt; Wm H Hirsh ref, to Ellis Hyman, 174 W 81; mtg $45,000; FORECLOS July28; Aug18; Aug27'14 [illegible] **5,000**

**84TH st, 100-8 E,** see Park av, 987-97.

**85TH st, 203 W** (4:1233-28), ns, 70 w Ams av, 40x102.2, 5-stv bk tnt; Morris Vogel to Vogel Realty & Holding Corpn, 122 5 av; mtg $45,000 & AL; Aug20; Aug 21'14; A$34,000-60,000. O C & 100

**88TH st, 46 E,** see Madison av, 1217-21.

**92D st, 100 E** (5:1520-71½), sec Park av, (No 1155), 20x80, 3-sty & b stn dwg; Phelps Stokes Estates Inc to Esthold Realty Co, a corpn, 119 W 40; mtg $24,000; July1; Aug26'14; A$39,000-40,000.
O C & 100

**93D st, 157 W** (4:1224-10½), ns, 151 e Ams av, 17x88.6 to ss Apthorps lane x17x 89.3 with all title to cl of Apthorps la 3-sty & b stn dwg; Mich J Scanlan, ref, to Wm W Kohlbe, 114 W 98; EXR; Jennie Orr, FORECLOS Aug5; Aug7; Aug22'14; A$9,-000-16,000. **17,400**

**96TH st, 34 W** (4:1209-46), ss, 325 w Central Park W, 17x100.8, 5-sty & b bk dwg; Meyer Auerbach, ref, to Hy G Timmermann & Grace A Duff, both [Ocean av] Islip, LI, EXRS Wm H Duff; FORECLOS Aug11; Aug20; Aug21'14; A$13,500-24,000. **20,000**

**97TH st, 218 E** (6:1646-37), ss, 285 e 3 av, 25x100, 4-sty stn tnt & strs; Dionigi Lauro to Antonio Ruggiero, 225 E 115; mtg $11,-000; Mar28; Aug25'14; A$9,000-12,500.
O C & 100

**98TH st, 316 W** (7:1887-64), ss, 231 w West End av, 19x100.11, 3-sty & b stn dwg; Augustus H Hall to Wm H Hall, 44 Riverside dr; B&S; Aug19; Aug24'14; A $16,000-21,000. nom

**99TH st, 155 E** (6:1627-24), ns, 300 w 3 av, 25x100.11, 5-sty bk tnt; Jacob B Green to Simon Miller, 334 W 25; ½ pt; AT; mtg $17,550 & AL; Aug21; Aug22'14; A $9,000-19,000. nom

**104TH st, 77 E** (6:1610-35), ns, 33.7 w Park av, 15.8x75, 3-sty & b stn dwg; Curt or Curtis E Koehler to Sophie Homrighausen, both 77 E 104; 1-30 pt; AT; QC; Aug15'13; Aug21'14; A$5,500-6,500.
O C & 100

**108TH st E, sec 5 av,** see 5 av ,1263-9.

**111TH st, 125-35 W** (7:1821-13½-17), ns, 229.11 w St Nicholas av ,105x100.11, 6-4-sty & b bk dwgs; Surety Realty Co to 114th St & 7th Ave Constn Co, 1884 7 av; mtg $60,000; Aug1; Aug24'14; A$59,000-74,-000. O C & 100

**112TH st, 21 E** (6:1618-13), ns, 301 e 5 av, 19x100.11, 5-sty bk tnt; Saml A Krulewitch to Isidore L Berkowitz, 291 Thatford av, Bklyn; mtg $13,000; Aug12; Aug 27'14; A$10,000-13,000. O C & 100

**112TH st, 74 E,** see Park av, 1548-50.

**113TH st, 20 E** (6:1618-61), ss, 281.3 e 5 av, 18.9x100.11, 5-sty bk tnt; Anna L Garrabrant to Lillian E Bates, 86 Hancock av, Jersey City, NJ; mtg $16,000 &AL; June9; Aug22'14; A$9,500-16,000. nom

**113TH st, 244 W** (7:1828-47), ss, 334 w 7 av, 17x100.11, 3-sty & b stn dwg; Martin Dienst to Rose M Dienst, both at 244 W 113; ½ pt; B&S; mtg $9,000; June25; Aug 26'14; A$9,000-12,000. nom

**115TH st, 338 E** (6:1686-34), ss, 175 w 1 av, 25x100.11, 4-sty bk tnt & strs; Edw A McShane, ref, to Lumeno Masucci, 612 8 av; FORECLOS Aug14; Aug21'14; A$9,000-15,000. **14,100**

**115TH st, 118 W** (7:1824-49), ss, 325 w Lenox av, 25x100.11, 5-sty bk tnt; Marks Newman to Rebecca Newman, his wife, 418 E 138; ½ pt; AL; Aug11; Aug27'14; A $16,000-24,000. O C & 100

**118TH st, 326 E** (6:1689-38), ss, 350 e 2 av, 25x100.11, 5-sty stn tnt; Thos L Curren to Hedwig Montesi, 1063 Castleton av, West New Brighton, SI; Dec15'13; Aug 21'14; A$8,000-19,500. nom

**120TH st, 312 E** (6:1796-47), ss, 177.7 e 2 av, 19.3x100.11, 3-sty & b stn dwg; Wm Steffens to Nellie Heaphy, 1400 75th, Bklyn; mtg $4,000 & AL; Aug22; Aug24'14; A $5,500-6,500. nom

**130TH st, 224 W** (7:1935-45), ss, 282.6 w 7 av, 17.6x99.11, 3-sty & b stn dwg; Wm Tuxill to Edness L Pierson of Garden City, LI; mtg $8,000 & AL; July1; Aug26 '14; A$7,000-11,000. nom

**131ST st, 246 W** (7:1936-51), ss, 325 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Isabel Mackin to Harry De More, 2283 7 av; mtg $5,800; Aug20; Aug21'14; A$6,600-8,500.
O C & 100

**142D st, 470 W** (7:2058-25), ss, 255 w Convent av, 16x99.11, 4-sty stn dwg; Marknew Realty Co to City Constn Corpn, 501 W 157; mtg $12,000 & AL; May13; Aug25 '14; A$7,600-14,500. O C & 100

**142D st, 470 W;** City Constn Corpn to Mary Lee, 470 W 142; mtg $12,000; Aug13; Aug25'14. O C & 100

**144TH st, 509 W** (7:2076-27), ns, 133.9 w Ams av, 16.6x99.11, 3-sty & b bk dwg; Jos T Ryan, ref, to Hy Powell, 435 Convent av; FORECLOS July23; Aug26; Aug 27'14; A$9,500-11,000. **7,875**

**145TH st, 532-44 W** (7:2076-53-58), ss, 100 e Bway, 175x99.11, 4-6-sty bk tnts & strs; Jos A Goldfield to Goldfield Realty Co, 215 W 98; B&S; mtg $244,000; Aug25; Aug26'14; A$136,000-268,000. O C & 100

**146TH st, 470 W** (7:2060-58), ss, 125 e Ams av, 50x99.11, 6-sty bk tnt; Abr N Leventhal & Hattie R, his wife, to Arthur D Cahn, 104 W 122; AL; Aug24; Aug27'14; A$25,000-67,000. nom

**146TH st, 470 W;** Arthur D Cahn to Abr N Leventhal [6 E 32], at Oak st & Central av, Woodmere, LI; AL; ;Aug24; Aug27'14.
nom

**160TH st W, sec Broadway,** see Broadway, 3824-34.

**173D st, 572 W,** see St Nicholas av, 1252-6.

**179TH st W, sec Pinehurst av,** see Pinehurst av, 31-7.

**Bowery, 390,** see 5 av, 72.

**Broadway, 1912** (4:1116-61), es, 58.4 s 64th, 28.11x6.2x25x20.6, 2-sty bk str & office; Gertrude M Phillips to David L Phillips, NY; mtg $10,000; Feb21'06; Aug22'14; A$20,000-21,000. O C & 100

**Broadway, 1912;** David L Phillips to Edna Phillips, 35 Riverside dr; AL; Aug 21; Aug22'14. O C & 100

**Broadway, 3828-34** (8:2118-7), sec 160th, 99.11x125, 6-stv bk tnt & strs; Morris Vogel to Vogel Realty & Holding Corpn, 122 5 av; mtg $220,000; Aug20; Aug21'14; A $108,000-250,000. O C & 100

**Lexington av, 176** (3:886-70), ws, 19.9 s 31st, 19.9x64, 4-sty bk tnt & strs, 2-sty ext; Milford Simis to Leon Kauffman, 530 W 157; correction deed; mtg $15,000; Aug 21; Aug22'14; A$18,250-22,000. nom

**Lexington av, 805-7** (5:1397-20), es, 19.6 n 62d, 34x70, 5-stv stn tnt & strs; Jno H Rogan, ref, to Cath Furcht, 138 Alex av; FORECLOS Aug11; Aug20; Aug21'14; A $30,000-45,000. **45,000**

**Lexington av, 1010,** see 72d, 139 E.

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**Madison av, 295** (5:1275-51), es, 23.5 s 41st, 23.5x85, 4-sty & b stn dwg, 2-sty ext; Chas M Warner to 40 E 41st St Co, 79 Wall, Aug24, Aug25'14, A$85,000-90,-000. nom

**Madison av, 1217-21** (5:1499-51), sec 88th (No 16), 100.8x62.2, 6-sty bk tnt & strs; N Y Trust Co as TRSTE, & Carlisle Norwood et al to Van der Cliff Realty Corpn, 68 Wm; B&S; mtg $125,000 & AL on this & other property; Aug11; Aug21'14; A $120,000-170,000. A I'M mtg for $65,000

**Madison av, 1230** (5:1500-55), ws, 63.2 s 89th, 18.9x75, 3-sty & b stn dwg; Frank E Wise et al EXRS Nathaniel Wise to Jos McNamara, 120 E 85; mtg $15,000; Aug19; Aug21'14; A$24,000-27,000. **17,000**

**Park av, 987-97** (5:1512-67-72), sec 84th (Nos 100-8), 102.2x133.4, 12-sty bk tnt being erected; Charter Constn Co to Esthold Realty Co, 119 W 40; mtg $101,000; Aug1; Aug21'14; A$190,500-208,500. O C & 100

**Park av, 1155,** see 92d, 100 E.

**Park av, 1548-50** (6:1617-38), swc 112th (No 74), 75.11x26.3, 5-sty bk tnt & strs; Jennie Spanner & Sophie Salzman to Abram Spanner, 468 E Houston, & Maier Salzman, 22 E 109; mtg $24,000 & AL; Aug 19;; Aug21'14; A$15,000-25,500. nom

**Park av, 1749** (6:1770-4), es, 80.11 n 121st, 20x75, 4-sty bk tnt & str; Martin Dienst to Rose M Dienst, both at 244 W 113; ½ pt; B&S; mtg $8,000; June25; Aug 26'14; A$7,000-11,500. nom

**Pinehurst av, 31-7** (8:2177-58), sec 179th, 100x100.1, 6-sty bk tnt; Isaac Mendelson to Munden Constn Co, 149 Bway; B&S & CaG; mtg $20,000; Aug3; Aug25'14; A$43,000-165,-000. nom

**Riverside dr, 35** (4:1185-46), es, 84.9 s 76th, 18.11x87.5x18.8x90.7, 4-sty & b stn dwg, 3-sty ext; Gertrude M Phillips to David L Phillips, NY; mtg $30,000; Feb21 '06; Aug22'14; A$20,000-44,000. O C & 100

**Riverside dr, 35;** David L Phillips to Edna Phillips, 35 Riverside dr; AL; Aug 21; Aug22'14. O C & 100

**St Nicholas av, 1252-6** (8:2129-8), sec 173d (No 572), 53.2x100, 5-sty bk tnt & strs; Morris Vogel to Vogel Realty & Holding Corpn, 122 5 av; mtg $22,500; Aug 20; Aug21'14; A$37,000-78,000. O C & 100

**West Broadway, 155-7,** see West Bway, 159-63.

**West Broadway, 159-63** (1:148-pt lot 10), sec Worth (Nos 32-52), 80x375.1 to ws Church (Nos 220-8); also THOMAS ST, 59-61 (1:148-5), ns, 150 e West Bway, 50x100; also WEST BROADWAY, 155-7; also THOMAS ST, 63-9 (1:148), begins Thomas, ns, 50 e West Bway, runs n50x w50 to es West Bway xn50xe150xs100 to ns Thomas xw100 to beg, 5 & 6-sty stn str; H B Claflin Co, a corpn, 224 Church, to Jos B Martindale, 758 5 av, & Frederic A Juilliard, 11 W 57, as receivers of H B Claflin Co; Aug26; Aug27'14. nom

**West Broadway, 425** (2:501-7), es, 250 n Spring, 25x100, 6-sty bk tnt & strs; Jacob Stiefel, ref, to Edw H & Theo A Swan, [153 E 36], both at Oyster Bay, LI, EXRS, &c, Lucretia A Brydon; FORECLOSED & drawn Aug20; Aug21'14; A$20,000-40,000. **20,000**

**West End, 912** (7:1876-63), es, 60.9 s 105th, 20x90, 4-sty & b stn dwg; Morris Vogel to Vogel Realty & Holding Corpn, 122 5 av; mtg $20,000 & AL; Aug20; Aug 21'14; A$17,500-27,000. O C & 100

**1ST av, 2209** (6:1685-27), ws, 50 n 113th, 25x75, 5-sty bk tnt & strs; Antonio Laino to Lina Laino, both 2209 1 av; AT; B&S; AL; Aug17; Aug21'14; A$11,000-18,000. nom

**3D av, 525** (3:916-1, 6 & 7), nec 35th (No 201-5), runs e100xn74.1xw37.11xs55.7xw62.1 to av xs18.5 to beg, 3-4-sty bk tnt & strs; Theresa Abelson to Emanuel Arnstein, 46 W 91, & Saml Levy, 24 W 89; ½ pt; mtg $50,000 on whole; Mar9'11; Aug26'14; A $32,500-43,500. nom

**3D av, 525,** nec 35th (Nos 201-5); same to Fanny Kempner, 343 W 87; ½ pt; mtg $50,000 on whole; Mar9'11; Aug26'14. nom

**3D av, 2356** (6:1776-37½), ws, 66.7 s 128th, 16.8x100, 3-sty bk tnt & strs, 1-sty ext; Harold M Thompson to Abigail D Haines, 813 N 42, Phila, Pa; B&S; AL; Aug24; Aug27'14; A$13,500-14,000. nom

**5TH av, 72** (2:577-44), nwc 13th, 51.7x 100, 7-sty bk loft & str bldg; also stocks, bonds, notes, etc; deed of trust; Louis L Lorillard to Jno M Bowers, NY; Bradish Johnson, of Islip, LI, & Kath B, wife said Louis L Lorillard, of Newport, RI, in trust for life of said Kath B Lorillard; Apr17 1896; Aug26'14; A$193,000-225,000. nom

**5TH av, 72** (2:577-44), nwc 13th, 51.7x 100, 7-sty bk loft & str bldg; A$193,000-225,000; also COOPER SQ, 30, formerly Bowery, 390 (2:544-48), ws, abt 305 n 4th, runs n22.3xw36xnw78.5 to alley xs23.3xse 78.10xe43 to beg, with rights to alley, 1, 2 & 3-sty bk loft & str bldgs; A$24,000-25,000; also READE ST, 187 (1:139-31), ss, 113 w Washington, 22.6x52; 3-sty bk str; A$12,-500-15,500; Jno M Bowers et al TRSTES under deed of trust dated Apr17, 1896, to Jno M Bowers, 45 E 65; Kath B Lorillard, & Louis L Lorillard, Jr, both at Newport, RI, as TRSTES under said deed of trust; B&S; July28'04; Aug26'14. nom

**5TH av, 442** (3:841-37-38-41-43), nwc 39th, runs w185xn98.9xe75xs26xe110 to av xs72.9 to beg, 4-sty bk dwg & 3-sty bk rear stable; Rebecca A D W Swope & ano to Jno G Wendel at Irvington, NY; Aug1; Aug24'14; A$1,465,000-1,505,000. nom

**5TH av, 442** (3:841-37-38, 41, 43 & 44), nwc 39th, 98.9x185, 4-sty bk dwg & 3-sty bk stable & vacant; Jno G Wendel to Rebecca A D W, wife Luther A Swope, & Mary E A Wendel & Ella V von E Wendel, all at Irvington, NY, as joint tenants; Aug 18; Aug25'14; A$1,765,000-1,805,000. nom

**5TH av, 446** (3:841-44), ws, 72.9 n 39th, 26x110, vacant; Rebecca A D W Swope & ano to Jno G Wendel at Irvington, NY; Aug1; Aug24'14; A$300,000-300,000. nom

**5TH av, 1263-9** (6:1613-69-71), sec 108th, 100.11x84, 2-6-sty bk tnts, strs on cor; Peerless Holding Co to Herman Hanauer, 247 E 58; mtg $140,000; Aug18; Aug24'14; A$109,000-165,000. nom

**8TH av, 2549** (7:1960-46), ws, 75 n 136th, 24.11x85, 5-sty bk tnt & strs; Martin Dienst to Rose M Dienst, both at 244 W 113; ½ pt; B&S; mtg $18,000; June25; Aug 26'14; A$15,500-22,000. nom

**9TH av, 736** (4:1040-63), es, 44 s 50th, runs e80xs40.6xnw82 to av xn22.4 to beg, 3-sty fr tnt & str, except pt conveyed by Swingmann to Wigger; Mar16'72; Julia Coberg, EXTRX & TRSTE; Christopher J Swingmann to Kenton Realty Co, 135 Bway; mtg $8,500; Aug24; Aug26'14; A$15,-000-15,500. O C & 100

**9TH av, 736** (4:1040); Kenton Realty Co to Lewine & Kempner, Inc, 135 Bway; mtg $10,500; Aug25; Aug26'14. O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhatan.

**Broad st, sec Wall,** see Wall, sec Broad.

**Chrystie st, 155** (2:425); re asn rents; Leo Rovere to Goldie J B Sachs, 779 Lafayette av, Bklyn; Aug27'14. nom

**Greenwich st, 819-23** (2:626), sec Horatio (No 66), 50x18.8; consent to 3d track; Benj F Elgar to Manhattan Railway Co; July28; Aug26'14. 1,100

**Horatio st, 66,** see Greenwich, 819-23.

**James st, 11,** see New Bowery, 52-4.

**New Bowery, 52-4** (1:117), nws, 335.5 ne Roosevelt, runs w58.4xn52.3x83.6 to ws James (No 11), xs21.6 to New Bowery xs w41 to beg, except pt for New Bowery; consent to 3d track; Danl F Mahony to Manhattan Railway Co; mtg $30,000; Aug 19; Aug26'14. 3,977

**New Bowery, 52-4;** consent to 3d track; Bowery Savings Bank mortgagee to same; mtg $30,000; Aug22; Aug26'14. nom

**Stanton st, 83-7** (2:416); also 2D ST, 89-91 (2:429); also 1ST AV, 26-8; asn rents to secure notes for $950; Yetta Greenberg to Hannah Rothstein ,14 W 113; Oct28'13; Aug22'14. nom

**Wall st** (1:23 & 26), sec Broad, 156.8x 113.3; agmt as to license to change grade of sts & widen same; Morgan Bldg Corpn, owner, with City of N Y; July29; Aug24 '14. nom

**Wall st** (1:23 & 26), from ws Nassau st to a line 250 e from es Nassau; also BROAD ST, from Wall st to line 173 n Exchange pl; agmt by party 1st pt to regrade, repave, recurb, relay sidewalks, etc; Morgan Building Corpn with City of N Y; July29; Aug24'14. nom

**2D st, 89-91,** see Stanton, 83-7.

**32D st, 201-3 E,** see 3 av, 471.

**49TH st, 322 W** (4:1039), ss, 350 w 8 av, 25x100; asn rents to secure $750; Barbara M Gillen, 322 W 49, to Hovhannes Moushekian, 444 W 164; Aug26; Aug27'14. nom

**69TH st, 300 E,** see 2 av, 1310.

**98TH st, 322 E** (6:1669-39), ss, 325 e 2 av, 25x100.9, 2-sty bk tnt; CONTRACT; Phillip Goldrich with Froim Katz, 835 Beck; mtg $5,700; Aug14; Aug26'14; A$5,-000-5,500. **$7,350**

**98TH st, 322 E;** asn ½ int in above contract; Froim Katz to Esther Cukell; Aug17; Aug26'14. nom

**112TH st, 108 E** (6:1639-69), ss, abt 70 e Park av, —x—, 3-sty & b bk dwg; copy of will; Esther A Brewster of Dryden, NY, decd, by will to Esther B George & Geo T & Chas W Brewster; July12'13; Aug22'14; A$7,000-7,500. nom

**114TH st, 10 E** (6:1619); asn rents to ext of $1,000; Saml & Rosie Pilscheck to Herman Brand, 404 E 48; Aug13; Aug25'14. nom

**118TH st, 300-2 W,** see 8 av, 2183-5.

**1ST av, 26-8,** see Stanton, 83-7.

**1ST av, 37** (2:442); consent to 3d track; Geo N Seger, of Passaic, NJ, to Manhattan Railway Co; mtg $9,000; June17; Aug27 '14. 240

**1ST av, 37;** consent to 3d track; German Hospital & Dispensary, mortgagee, to same; mtg $9,000; Aug21; Aug27'14. nom

**1ST av, 155** (2:451); consent to 3d track; Amelia Lutz et al, EXRS &c Chas Lutz, to Manhattan Railway Co; Aug17; Aug27'14. 277

**2D av, 835** (5:1318); consent to 3d track; Amelia Lutz et al, EXRS &c Chas Lutz, to Manhattan Railway Co; Aug17; Aug27'14. 293

**2D av, 969** (5:1325); consent to 3d track; Bertha Peyser to Manhattan Railway Co; mtg $5,000; July15; Aug26'14. 840

**2D av, 969;** consent to 3d track; Mutual Life Ins Co of NY mortgagee to same; mtg $5,000; Aug3; Aug26'14. nom

**2D av, 1310** (5:1443), sec 69th (No 300), 20.4x75; consent to 3d track; Richd R Costello to Manhattan Railway Co; mtg $16,-000; July3; Aug26'14. 244

**2D av, 1310;** consent to 3d track; Pauline Myers et al mortgagees to same; mtg $16,000; July30; Aug26'14. nom

**3D av, 471** (3:913), nec 32d (Nos 201-3), 24.8x85; consent to 3d track; Hy T Molter, TRSTE Hy A Ulrich, to Manhattan Railway Co; mtg $15,000; Aug13; Aug27 '14. 296.25

**3D av, 471;** consent to 3d track; North Side Savgs Bank, mortgagee, to same; mtg $15,000; Aug27'14. nom

**3D av, 1877** (6:1653), es, 50.9 s 104th, runs s24.10xe110xn24.10xw40xs.02½xw70 to beg; asn rents to extent of $360; Esther Horowitz, 1302 Hoe av, to Bronx Security & Brokerage Co, 258 E 138; AT; Aug20; Aug21'14. nom

**8TH av, 2183-5** (7:1944), swc 118th (Nos 300-2), 52.8x100; consent to 3d track; Hy Schwarzwalder individ & EXR Louisa Schwarzwalder to Manhattan Railway; July31; Aug26'14. 632

**Asn of all R T & I** (miscl) in estate of Jno Annan, decd, as collateral for $2,000; L C Moore of Rowan Co, NC, heir, &c, of Jno Annan to F A Moore of Edgecombe Co, NC; 1-6 pt; June8; Aug21'14. nom

**Deed appointing gdn** (miscl); Jos B Roe, 415 W 147, to Sarah A Roe, 415 W 147, his wife, as GDN of Ruth F Roe, his daughter; July15; Aug24'14.

**General release** (miscl); August Otto to Fredericka Schmidt, at Weehawken, NJ; Aug25'14. 1,781.93

**General rel of dower** (miscl) to all real estate wheresoever situate; Edith S M Drake of Flushing, B of Q, wife Wm W Drake to Wm W Drake of Warrenton, Va; AT; QC; Aug21; Aug26'14. nom

**Power of atty** (miscl); Fredk C Havemeyer Jr to Hy O Havemeyer Jr; Aug16 '06; Aug26'14.

**Power of atty** (miscl); Simon Rawitzer to Herman Rawitzer; Jan22'13; Aug21'14.

## WILLS.

### Borough of Manhattan.

**47TH st, 13 E** (5:1283-11), ns, 250 e 5 av, 4-sty stn dwg & 2-sty bk ext; Mary L Eddy Est, Titus E Eddy, EXR, 13 E 47; atty, Robt L Redfield, 35 Nassau; A$109,-000-117,000. Will filed Aug3'14.

**84TH st, 348 W,** see Riverside dr, 114-118.

**Riverside dr, 114-8** (4:1245-104),, sec 84th (No 348), 112x80x irreg, 7-sty bk tnt; Jonas H Monheimer Est, Jerome Monheimer & ano, EXRS 116 Riverside dr; atty, Ira B Stewart, 346 Bway; A$190,000-410,-000. Will filed Aug15'14.

**2D av, 557** (3:911-36), ws, 39 s 31st, 19x 77, 4-sty bk tnt & str; Salo Leichtentritt Est, Jacob Schnaper, EXR, 557 2 av; atty, Edw Herrmann, 261 Bway; A$11,300-16,500. Will filed Sept17'13.

## CONVEYANCES.

### Borough of the Bronx.

**Barnett pl** (*), ns, 60 e Barnes av, runs e30xn192.9xse22.2xse40xs138.3 to beg; Lucia Zinco to Michl Baione, 213 Sullivan; mtg $4,360.84; Aug21; Aug27'14. nom

**Bridge st, swc Minnieford av,** see Main, es.

**Bronx ter** (*), es, abt 1099.6 s 224th, 109.6x105, except pt for Bronx blvd; Rosa Nathan, widow, to Margt C Hicks, 479 E 143; July25; Aug25'14. nom

**Bronx ter** (*); same prop; Rosa Nathan et al, EXRS Marcus Nathan, to same; July 25; Aug25'14. 125

**Elsmere pl, 823** (11:2966), ns, 25 w Marmion av, 25x100, 2-sty fr dwg; Geo C Weston to Fridolin C Mehler, 3763 Olinville av; mtg $9,500; Aug21; Aug22'14. O C & 100

**Elsmere pl, 856** (11:2960), ss, 313.3 w So Blvd, 40x100, 5-sty bk tnt; Cath A Smyth to Jos Zeller, 13 Gouverneur pl; mtg $28,-000; Aug22; Aug26'14. O C & 100

**Gouverneur pl, 1,** see Park av, 3426.

**Hall pl, 1021,** see 165th E, ns, 100 e Stebbins av.

**Irvine st, 891** (10:2761), ws, 149.4 s Garrison av, 20x50, 3-sty bk dwg; Mathilda Lowy to Anna Smith, Avon, NJ; mtg $6,-250; Aug24; Aug25'14. O C & 100

**Kelly st** (10:2703), ws, 252.11 s Westchester av, 87.6x100, vacant; Lewis Harris to Rae Realty Co, 928 Bway; mtg $15,000; Aug25; Aug27'14. O C & 100

**King st, nec Elliott av,** see Elliott av, nec King.

**Lyman pl, 1361-7** (11:2970), ws, 192.8 n 169th, 75x55.3x82.9x90.3, 5-sty bk tnt; Gifford Bldg Co to Marie Anderson, 372 Summit av, Jersey City, NJ; mtg $42,500; Aug21; Aug22'14. O C & 100

**Main st** (*), es, being lots 613 to 620 & 635 to 640, map Eliz R B King, City Island, runs n202.2xe105xs50xe— to ws Minnieford av xs150xw— to beg; also CITY ISLAND AV (*), ws, lots 597 to 600, same map, 100x32x—x—; also MINNIEFORD AV (*), swc Bridge, lots 633 & 634, same map; also LAND UNDER WATER L I Sound in front of & adj land Carsten Von Liehn, runs sw368xne381.8xse292.4xs— to beg, except pt taken for City Island Bridge; Ferd Rosenberger to Fredk W Paas, 674 City Island av; B&S; AL; Aug25; Aug 26'14. nom

**Morris st,** see Elliott av, nec King.

**Tiffany st** (10:2706), nwc 167th (No 909), 92.11x53.9x101.5x35.1, 5-sty bk tnt & strs; Gifford Bldg Co to Marie Anderson, 372 Summit av, Jersey City, NJ; mtg $43,500; Aug21; Aug22'14. O C & 100

**Willow la** (*), ws, 175.6 n Eastern blvd, 25.8x100x25x100; Josephine Hymes to Abr Hymes, 1068 Morris av; Aug20; Aug24'14. nom

**Willow la, swc Eastern Blvd,** see Eastern blvd, swc Willow la.

**135TH st, 341 E** (9:2298), ns, 106.6 e Alex av, 25x100, 3-sty & b bk dwg; Frank C A Foxwell to Lee P Davis, 18 Lake av, Yonkers, NY; mtg $5,000; July30; Aug22 '14. **4,050**

**153D st, 339 E** (9:2413), ns, 175 w Courtlandt av, 25x100, 3-sty fr dwg; Raffaele Dragoni to Anthony Dragoni, 339 E 153; AT; AL; Aug20; Aug21'14. nom

**161ST st, 276 E** (9:2420), ss, 57 e Morris av, 44x60, 5-sty bk tnt; Frank McElroy to Jas McElroy, 320 E 28; mtg $23,000; June 24; Aug22'14. O C & 100

**165TH st E** (10:2691), ns, 100 e Stebbins av, runs e50 to Hall pl (No 1021) —x— 13.11xn93.1xnw77.2xs113.4 to beg, 5-sty bk tnt & strs; Angel Constn Co, Inc, to Bernard Drucker, 1052 Bryant av; mtg $13,-500; Aug14; Aug27'14. O C & 100

**167TH st, 909 E,** see Tiffany, nwc 167.

**170TH st, 392 E** (11:2782), ss, abt 205 e Teller av, 20.1x74.4x16.8x63.2, 2 & 3-sty fr

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dwg; Jas C Brady, ref, to Eliz A Reid, 1 E 138, FORECLOS June15; Aug21, Aug 22'14. **1,500**

**174TH st E (*)**, es, 231.8 s Gleason av, 50x100; Jacob Freudenmacher to Anna I, wife of & Louis M Charlos, 1811 Gleason av, mtg $500 Aug26, Aug27'14. O C & 100

**176TH st E, nwc Longfellow av,** see Longfellow av, nwc 176.

**179TH st, 943 on map 941 E** (11.3127), ns, 195.8 e Daly av, 37.6x97.1, 4-sty bk tnt; Jos A Wasserman to Wm D & Sue F Reed, also W 95, mtg $18,500, Aug21, Aug25'14. O C & 100

**180TH st, 722-4 E** (11:3035), ss, 33.6 w Clinton av, 37.9x100.1x38.1x100.1, 5-sty bk tnt & strs; Margt F Nugent to Jno Nugent, 416 E 58, mtg $26,000; Aug22'14. O C & 100

**180TH st, 722-4 E;** Jno Nugent to Margt F Nugent, 416 E 58; mtg $26,000; Aug21; Aug22'14. O C & 100

**182D st, 496 E** (11.3049), ss, 138.3 e Washington av, 18x61.7x18.3x57.9, 3-sty bk tnt; Eva Bschaidner (by atty) to Gustav F Biderman, 496 E 182; Aug25; Aug 27'14. O C & 800

**182D st, 545 E,** see Valentine av, 2221.

**188TH st, 438 E,** see 3 av, 4697-4701.

**188TH st E, nwc 3 av,** see 3 av, nwc 188.

**193D st E** (11:3177), ns, 25 e Morris av, 20 x80, 3-sty bk dwg; Danl E Hanlon to Eliz M O'Reilly, 92 Wadsworth av; mtg $11,500 on this & other prop; Aug5; Aug26 '14. O C & 100

**243TH st E** (*), ns, 100 w Bronxwood av, 50x100; Agnes Weiner to Danl O'Brien, 3349 Bronx blvd, Aug25, Aug26'14 O C & 100

**228TH st E** (*), ns, 100 e Paulding av, 55x114; J Henry Reiher to Wm Gundlach, 3700 3 av; May20'13; Aug25'14; re-recorded from May21'13. O C & 100

**236TH st E** (12:3384), ss, 300 e Katonah av, 25x100, vacant; Patk M Burke to Philip G Kessler, 330 E 236; Aug20; Aug 21'14. O C & 100

**Amsterdam av, nec Madison av,** see Madison av, swc Amsterdam av.

**Amsterdam av, sec Madison av,** see Madison av, swc Amsterdam av.

**Amsterdam av, swc Madison av,** see Madison av, swc Amsterdam av.

**Arthur av, 2393** (11:3065), ws, 39.8 s 187th, 25x51.8x25x51.5, except pt for av, 2-sty fr dwg; Antonette Iodice to Pietro Cinelli, 2396 Arthur av; mtg $5,000; Aug 20; Aug22'14. O C & 100

**Bedford Park blvd, 243-7** (12:3303), es, 35 n Briggs av, 75x100, 3-3-sty bk dwgs; Martin C Keller to Agnes C Connolly, 324 22d, Bklyn; B&S; Aug24; Aug26'14. nom

**Bracken av** (*), es, 200 n Randall av, 25x 100; Land Co "C" of Edenwald to Saml Wietschner, 156 Goerck; May27; Aug25'14. nom

**Bronxwood av** (*), es, 75 n 233d, runs n 100xw40 to cl Bronxwood av xs100xe40 to beg, land in bed of av in front of above; deed of cession; Stephen Daniels to City NY; Oct15'13; Aug25'14. nom

**City Island av, ws,** see Main st, es.

**Crotona av, 2323-7** (11:3103), ws, 350 n 183d, 75x80, 2-4-sty bk tnts; T J Cunningham Co to Albt Mohmking, Hillsdale, NJ; mtg $17,000; Aug20; Aug21'14. O C & 100

**Decatur av, 2815** (12:3284), ws, 88.7 n 198th, 19.11x99.10x18x100, 2-sty fr dwg; Seymour S Blasdell to Cornelia B Blasdell, 182 Alex av; mtg $3,500; July15; Aug 22'14. nom

**Eastern blvd (*),** swc Willow la, 111.9x 100x114.5x92.1; Jno H Burk to Edw J Moherg, 2118 Gleason av, & Alfd E Kendahl, 2285 Powell av; mtg $3,513; Aug24; Aug 26'14. O C & 100

**Elliott av** (*), nec King, 588.6 to Morris x202 to rd to Williamsbridge x552 to King x218 to beg, except pt for st; Mary L Barbey to Midcity Realty Corpn, 36 Wall; July7; Aug21'14. nom

**Findlay av, 1310** (11:2783), es, 195.7 n 169th, 20x100, 2-sty fr dwg; Minnie Weber, widow, et al, to Anselm Roth Jr, 1310 Fulton av, an undivided interest; mtg $4,760; Aug3; Aug25'14. nom

**Fordham rd, 126 W** (11:3225), ss, abt 220 e Loring pl, 18.4x—, 3-sty bk dwg; Fowler & Hopkin, a corpn, to Jno R Hopkin, 8 Westerly st, Yonkers, NY; QC; June 25; Aug26'14. nom

**Forest av, 823** (10:2647), ws, 199.5 n 158th, 18.5x87.6, 3-sty fr tnt; Jas G Patton to Matilda S Davis, 812 Jackson av; mtg $3,000; Aug9; Aug27'14. O C & 100

**Forest av, 857-63** (10:2647), ws, 100 s 161st, 72.6x100, 2-5-sty bk tnts; Hannah Cohen to Peerless Holding Co, 46 Cedar; mtg $40,240.25; Aug7; Aug25'14. O C & 100

**Gouverneur av** (12:3252), es, 218.1 s Van Cortlandt Park S, 75x100; Jno Becker to Jos A Shay, 50 Spruce, Cedarhurst, NY; mtg $3,100; Mar10; Aug27'14. nom

**Hunt av** (*), es, 823.1 s Bronxdale av, 24.10x100; Clarence Y Palitz to Harvey F Kitchen, 2009 Bronxdale av; FORECLOS Aug3; Aug21; Aug22'14. **3,800**

**Hunt av** (*), es, 947.11 s Bronxdale av, runs s50xe87.4xne14.10xn17xw100 to beg; Emil Heyde to Jacob Cooper, 92 Morningside av E, Committee Jane Cooper; mtg $1,500; Aug7; Aug26'14. nom

**Independence av** (13:3411), ws, at ns land conveyed by party 2d pt to party 1st pt by deed dated Sept1'09, runs w154.7xn 30xe— to av xs— to beg; Along-the-Hudson Co to Frank D Wilsey, on W 231st; Aug14; Aug21'14. nom

**Jessup av, 1407** (11:2872), ws, 259.1 s Jessup pl, 100x100, 2-sty fr dwg; Jno Corner & ano, EXRS Margt Corner, to Nellie Wood, 1016 Ogden av; B&S; Aug25; Aug 27'14 O C & 100

**Longfellow av, 1430-2** (11:3007), es, 225 s Jennings, runs e137.6xs26.1xs25.5xw140.1 to av xn50 to beg; also LONGFELLOW AV (11:3001), es, 275 s Jennings, 25x135.3 x25.5x140.1, 2-sty bk factory; Jacob Rabinowitz to Chas Friedman, 945 Hoe av, & Saml Rabinowitz, 1492 Bryant av; mtg $19,000; Aug21; Aug22'14. O C & 100

**Longfellow av, es, 275 s Jennings,** see Longfellow av, 1430-2.

**Longfellow av** (11:3004), nwc 176th, 89x 100x88x100, except part for st & av, vacant; Morton M Green to Bertha Peterson, 564 E 158; mtg $10,000; Aug25; Aug26'14. O C & 100

**Longfellow av** (11:3004), nwc 176th, 89x 100x88x100, except part for st & av, vacant; Bertha Peterson to Agnes Scoville, 277 W 132; mtg $11,500; Aug25; Aug26'14. O C & 100

**Madison av** (*), swc Amsterdam av, 50x100; also MADISON AV (*), sec Amsterdam av, 50x100; also MADISON AV (*), swc Williams av, 50x100; also MADISON AV (*), sec Williams av, 50x100; also MADISON AV (*), nec Amsterdam av, 85 x103.6x112x30.10; J Lawrence Davis to Emma G Davis, 36 W 82; mtg $——; Aug 14; Aug27'14. nom

**Madison av, sec Amsterdam av,** see Madison av, swc Amsterdam av.

**Madison av, nec Amsterdam av,** see Madison av, swc Amsterdam av.

**Madison av, swc Williams av,** see Madison av, swc Amsterdam av.

**Madison av, sec Williams av,** see Madison av, swc Amsterdam av.

**Marion av, 2677** (11:3287), ws, 414 n 194th, 25x180.8x25.3x177.2, 2-sty fr dwg; Norman E Gray to Lizzie C V Whitcomb, 2677 Marion av; mtg $6,500; Aug26; Aug 27'14. nom

**Mayflower av** (*), ws, 1400.5 n Pelham rd, 50x97.7x50x97.11; Michl Madden to David Pines, 364 Hopkinson av, Bklyn; July11; Aug24'14. nom

**Minnieford av, swc Bridge,** see Main, es.

**Minnieford av, ws,** see Main, es.

**Morris av, 1978** (11:2807), es, 200 s 179th, 20x100, 3-sty bk dwg; Beatrice rosenbaum to Minnie Bendheim, 1978 Morris av; mtg $7,500; Mar11; Aug27'14. nom

**Morris av, 2026** (11:2807), es, 262.5 n 179th, 18.9x100, 2-sty bk dwg; Pauline Hoecker to Jas C Green, 413 Morris Park av; mtg $8,000; Aug18; Aug21'14. O C & 100

**Morris Park av (*),** ss, 25 w Madison, 25x100; Gustav Efinger to Geo Haering, 893 Trinity av; mtg $9,200; Aug13; Aug26 '14. O C & 100

**Morris Park av (*),** same prop; Geo Haering to Dora Efinger, 788 Morris Park av; mtg $9,200; Aug14; Aug26'14. O C & 100

**Murdock av (*),** ws, 350 s Edenwald av, 25x100; Land Co "A" of Edenwald to August Sundberg, 249 E 123; Aug19; Aug 25'14. nom

**Park av, 3426** (9:2388), nec Gouverneur pl (No 1), 25.1x95.2x24.8x99.8, 4-sty bk tnt & strs; Jos Zeller to Hugh D Smyth, 413 Greene av, Bklyn; mtg $16,000; Aug24; Aug26'14. O C & 100

**Park av, es, 30.4 n 188th,** see 3 av, nwc 188.

**Putnam av W** (12:3270), land lying in front of lots 91, 59, 60, 61, 106, 55, 56, 86 & 87 on map Van Cortlandt Est; deed of cession; Augustus Van Cortlandt Jr to City N Y; June9; Aug25'14. nom

**Putnam av W** (12:3270), lot 106 map Van Cortlandt Est, being land lying in bed of av in front of above; deed of cession; Corlear Realty & Development Co, Inc, to City N Y; Aug21'13; Aug25'14. nom

**Undercliff av** (11:2877), es, 411.7 n 176th, 25x105.10x12.7x100, vacant; also UNDERCLIFF AV (11:2877), es, 436.7 n 176th, 25 x105.5x25.3x101.10, vacant; Alice C Martin to Minnie L Riley, New Dorp Beach, SI; mtg $2,200; Aug10; Aug26'14. O C & 100

**Undercliff av, es, 436.7 n 176th,** see Undercliff av, es, 411.7 n 176.

**Randall av (*),** ss, 50 w Wilder av, 50x 100; Eli Larsen to Sara O S Larsen, 3008 Perry av; mtg $4,750; July24; Aug22'14. O C & 100

**Road to Williamsbridge,** see Elliott av, nec King.

**Ryer av, 2230,** see Valentine av, 2221.

**Seton av (*),** ws, 450 s Randall av, 25x 100; Mary Speers, widow, to Louis Rosenblatt, 3939 Seton av; Aug15; Aug25'14. O C & 100

**Southern blvd, 1150 (2232),** (10:2745), es, 275 n 167th, 37.6x100, 2-sty fr dwg & 2-sty fr rear stable; Louise Ebling to Jos H Brooks, 1007 So blvd; mtg $8,000; Aug 18; Aug21'14. nom

**Southern blvd** (10:2725), ws, 743 s Westchester av, runs w128.11xw2.10xs60.1 xe133.11 to So blvd xn60 to beg, vacant; J Clarence Davies to Henry L Morris, 12 W 53; ½ pt; mtg $42,800; June17; Aug21 '14. O C & 100

**Southern blvd, 1298-1300** (11:2980), es, 186.6 n Freeman, 50x100, 1-sty bk theatre & 2-sty bk str; Jos K Brooks to Louis M Ebling, 2 W 89; mtg $22,000; Aug13; Aug 21'14. O C & 100

**Valentine av, 2221** (11:3150), nwc 182d (No 545), 63.6x200 to Ryer av (No 2230) x 39.11x201, vacant; County Estates, Inc, to Phelan Bros Constn Co, 2045 Ryer av; mtg $9,000; Aug12; Aug21'14. O C & 100

**Valentine av** (*), ws, 100 n Baisley av, 50x100; Adolph Wilsjahn to Danl Paff, 702 Garden Aug21; Aug22'14 O C & 100

**Von Humboldt av** (13:3423), es, 100 n 259th, 50x100; Sophia Gorsch to Fredk C Hardy, 82 Decatur, Bklyn; mtg $1,000; Aug19; Aug21'14. nom

**Walton av, 2008** (11:2829), es, 392.1 s Burnside av, 25x100, 2-sty fr dwg; also WALTON AV, 2010 (11:2829), es, 367.1 s Burnside av, 25x100, 2-sty fr dwg; Wilhelmine Jaeger to Adeline J Jaeger, 2010 Walton av; ½ pt; mtg $7,000; Aug4; Aug 26'14. nom

**Walton av, 2010,** see Walton av, 2008.

**Washington av, 992-4** (9:2369), es, 50 n 164th, 50x100, 2-2-sty fr dwgs; Anna M Roland, EXTRX Wm Roland, to Anna M Roland, Scarsdale, NY; ⅔ pt; Aug10; Aug 22'14. nom

**Washington av, 992-4;** same to Eliz Rotermund, Margaretville, NY; ⅓ pt; Aug 10; Aug22'14. nom

**Washington av, 1316-8** (11:2910), es, 199.10 n 169th, 51.1x109.3x51.2x107.9, 6-sty bk tnt; Sol C Bernstein to Harry D Kramer, 555 W 160; ¼ pt; mtg $4,600; Apr 22; Aug24'14. nom

**Webb av, 2446** (11:3219), es, 200 n Devoe ter, 50x100x43x100, 2-sty fr dwg; Wm L Phelan to Cosmopolitan Bank, 803 Prospect av; Aug3; Aug25'14. O C & 100

**Westchester av** (*), sec Zerega av, 50x 100, except pt for Zerega av; Royal Bronx Realty Co to Thos Scott, 1868 No Vermont av, Los Angeles, Cal; AL; Aug22; Aug25 '14. O C & 100

**White Plains rd** (*), ws, 211.5 n 216th, 25x—x25x150.6; Arthur J Mace & ano, EXRS Malinda G Mace, to Arthur J Mace, at Williamsbridge rd & 205th; Apr3; Aug 21'14. nom

**White Plains rd** (*); same prop; Frank C Mayhew & ano, EXRS Levi H Mace, to same; Apr21; Aug21'14. nom

**Williams av, swc Madison av,** see Madison av, swc Amsterdam av.

**Williams av, sec Madison av,** see Madison av, swc Amsterdam av.

**Zerega av, sec Westchester av,** see Westchester av, sec Zerega av.

**1ST av** (*), es, 100 n 213th, 100x100, Olinville; Jno J O'Brien, ref, to Eva K Muller, 628 Courtlandt av; FORECLOS Aug9'11; Aug26; Aug27'14. **2,350**

**3D av, 4697-4701** (11:3041), swc 188th (No 438), 58.3x104.3x55.10x75.11, 4-sty bk tnt & strs; Peter J Everett, ref, to Peter Otten, 1321 Clinton av; mtg $33,000; FORECLOS Aug18; Aug20; Aug24'14. **3,500**

**3D av** (11:3041), nwc 188th, 45.11x101.6 x40x124; also PARK AV (11:3041), es, 30.4 n 188th, 37.6x100.2, vacant; Sol L Pakas to Imperator Realty Co, 170 Bway; AL; July31; Aug24'14. O C & 100

**Lots 17 to 20 (*),** map Villa Sites Greene, Owens & Gelston; Agnes M Scoville to Morton M Green, 3078 Perry av; mtg $2,000; Aug6; Aug26'14. nom

**Plot** (11:3224), begins at es plot 7 on map land A J Taylor et al, said pt being sec land land party 1st part, runs w160.1x s37.1xe156.8xe4.11xn35 to beg; Geo V Mullan to Helen St Clair wife Geo V Mullan, 118 W 183; B&S & AL; Aug20; Aug27'14. gift

## MISCELLANEOUS CONVEYANCES.

### Borough of The Bronx.

**Daniel st, swc Bway,** see Middletown rd, ns, 50.4 w Mayflower av.

**Elm st, nec Cedar av,** see Cedar av, nec Elm.

**Garden st** (11:3099), sws, 303.7 se Crotona av, 50x200; also 182D ST E (11:3099), ns, 221.4 e Crotona av, 100x100; asn rents; 182d & Garden Sts Co, Inc, 784 E 179, to Arnim H Mittelmann, 64 Nielsen av, Far Rockaway, LI; Aug25; Aug27'14. nom

**170TH st, 392 E** (11:2782), ss, 20.1x74.4x 16.8x63.2, owned by party 2d pt; also 170TH ST E (11:2782), ss, 179.3 e Teller av, 31.4x113.2x25x94.4, owned by party 1st pt; agmt as to wall encroachment; Peter Devlin, individ & as EXR Michl Devlin, with Eliz A Reid, 1 E 128; July28; Aug 22'14. nom

**170TH st E, ss, 179.3 e Teller av,** see 170th, 392 E.

**179TH st E** (11:3109), ns, 125 w Mapes av, strip 0.2x62.8; re mtg; Herman Becker to Frank Jindra, 779 E 179; Aug22'14. nom

**182D st E, ns, 221.4 e Crotona av,** see Garden, sws, 303.7 se Crotona av.

**Beaumont av, 2470,** see Crotona av, 2469.

**Broadway, swc Daniel,** see Middletown rd, ns, 50.4 w Mayflower av.

**Bryant av, 913** (10:2761), ws, 215.2 s Garrison av, 25x100; re judgmt; Manhattan Electrical Supply Co to A Harry Blell, 147 W 22; Aug5; Aug26'14. nom

**Bryant av, 913;** re judgmt; Galvanotype Engraving Co to A Harry Blell, 147 W 22; Aug26'14. nom

**Cedar av** (*), nec Elm, 26.2x100; re mtg; Wm G Wood & ano, TRSTES Maria Wood, to Luigi Marrandino, 306 E 148; June30; Aug27'14. 514.75

**Crotona av, 2323-7** (11:3103), ws, 350 n 183d, 75x80, 2-4-sty bk tnts; re mtg; Kellwood Realty Co to F J Cunningham Co, 1029 E 163; Aug20; Aug21'14. nom

**Crotona av, 2469** (11:3105), ws, 117.6 s 189th, 37.6x95, 5-sty bk tnt; also BEAUMONT AV, 2470 (11:3105), es, 89.8 s 189th, 77x43.6x75x26, 5-sty bk tnt & strs; re mtg; Rockland Realty Co to D'Andrea Constn Co, 1719 Garfield; Aug14; Aug21 '14. 46,000

**Duncombe av, es, 200 s Elizabeth,** see Newell av, ws, 200 n Post.

**Edison av, es, 100 s Tremont rd,** see Middletown rd, ns, 50.4 w Mayflower av.

**Jessup av, 1407** (11:2872), ws, 259.1 s Jessup pl, 100x100, 2-sty fr dwg; re mtg; Broadway Savgs Instn of City N Y to Nellie Wood, 1016 Ogden av; Aug26; Aug 27'14. 8,000

**Madison av, ss, 50 e Amsterdam av,** see Middletown rd, ns, 50.4 w Mayflower av.

**Mayflower av, ws, 159.11 n Middletown rd,** see Middletown rd, ns, 50.4 w Mayflower av.

**Middletown rd** (*), ns, 50.4 w Mayflower av, 25x100; also MAYFLOWER AV (*), ws, 159.11 n Middletown rd, 25x100; also EDISON AV (*), es, 100 s Tremont rd, 25x100; also BROADWAY (*), swc Daniel, 100x100x100x93.10; also ROBIN AV (*), ws, 225 s Madison av, 50x100; also MADISON AV (*), ss, 50 e Amsterdam av, 25x100; re mtg; Poughkeepsie Trust Co to Poplar Realty Co, Inc, 120 Westchester sq; Aug21; Aug26'14. O C & 100

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**Middletown rd** (*); same prop; re mtg; same to same, Aug21; Aug26'14. 100
**Montgomery av, 1745** (11:2877), asn rents to ext of $500; Emma L Crawford to Jno Ran, 1469 Metropolitan av, Bklyn; Aug25, Aug26'14. nom
**Newell av** (*), ws, 200 n Post; agmt as to sale of bldg on above premises & move it to DUNCOMBE AV (*), es, 200 s Elizabeth, 100x125; Cath Reilley with North Bronx Realty Co, 2022 Boston rd; Aug14; Aug24'14. nom
**Robin av, ws, 225 s Madison av,** see Middletown rd, ns, 50.4 w Mayflower av.
**Robin av, ws, 225 s Tremont rd,** see Williams av, es, 100 s Tremont rd.
**Union av, 521** (10:2582), ws, 182.2 n 147th, 39.3x100, 5-sty bk tnt; re mtg; Prospect Investing Co to Purchase Holding Corpn, at Purchase, NY; Aug19; Aug 25'14. nom
**Williams av (*);** also ROBIN AV; same prop; re mtg; same to same; Aug21; Aug 27'14. 100
**Williams av** (*), es, 100 s Tremont rd, 50x100; also ROBIN AV (*), ws, 225 s Tremont rd, 50x100; re mtg; Poughkeepsie Trust Co to Poplar Realty Co, Inc, 120 Westchester sq; Aug25; Aug27'14. 100
**3D av, 3425-7** (9:2371), consent to 3d track; Emigrant Indust Savgs Bank to Manhattan Railway Co; July23; Aug21'14. nom
**3D av, 3621** (11:2910); consent to 3d track; Theresa Schueler to Manhattan Railway Co; July23; Aug21'14. 250
**3D av, 3621;** consent to 3d track; Title Guar & Trust Co to same; Aug6; Aug21 '14. nom
**Power of atty;** Fredericka Buch to Annie Sundheimer, 2010 Arthur av; Aug10; Aug21'14.
**Power of atty;** Eva Bschaidner to Bertha O Neely, 443 Palisade av, West Hoboken, NJ; Aug27'14.

# LEASES.

## Borough of Manhattan.

AUG. 21, 22, 24, 25, 26 & 27.

**Broome st, 243** (2:408), swc Ludlow, str & pt b; Theresa Samuels to Henry Walker, 17 Livingston pl; 4 8-12yf Sept1; Aug 24'14. 1,500 & 1,620
**Broome st, 243;** asn Ls with consent by Theresa Samuels; Henry Walker to Nathan Bass, 22 Rutgers pl; AT; Aug22; Aug 24'14. nom
**Cathedral Pkway, ns, 100 e 8 av,** see 111th st W, ss, 100 e 8 av.
**Forsyth st, 93,** see Grand, 270.
**Grand st, 270** (2:418); also FORSYTH ST, 93; h& sub c & vault; Frances Lautenburg to Harry Greenberg, 95 Forsyth; 3yf Sept1; Aug27'14. 300
**Grand st, 356** (2:351); asn Ls, Jacob Block to Bessie Block, 105 W 120; Aug24; Aug25'14. nom
**Houston st, 421 E** (2:335); asn Ls; Anthony O'Connor & ano to Stuart N Clarke at Forest Park, Yonkers, NY; Aug17; Aug 24'14. nom
**Lewis st, 106** (2:330), all; Mary Reiss et al to Bernhard Reiss, 106 Lewis; 5yf Aug1; Aug21'14. 3,000
**Ludlow st, swc Broome,** see Broome, 243.
**Madison st, 204** (1:272); also RUTGERS ST, 40; asn Ls; Chas Blattberg to Jack Schneider, 203-5 Madison; July29; Aug21 '14. nom
**Maiden ln, 28** (1:66), sec Nassau; sobrn of Ls to mtg for $80,000; Hy Ruhnstruck, 303 W 87, owner, & A J Grinberg & Co, Inc, 28 Maiden la, lessee, with Saml R Welser, 330 W 57, & Chas Benner, at Englewood, NJ, TRSTES will Emilie R Rogers; Aug5; Aug21'14. nom
**Nassau st, sec Maiden la,** see Maiden la, 28.
**Nassau st** (1:101), sec Spruce, 2d, 3d, 4th & 5th flrs & parts of b, sub b or cellar & 23d fl; N Y Life Ins Co, the landlord; the mortgagee in possession, & the American Tract Soc, owner, to Sun Printing & Publishing Assn, a corpn, at Park row & Frankfort; 10yf Sept1, option of 11y ren at $35,000; Aug26'14. 27,500
**Oliver st, 88** (1:251), all; Frank Torregrossa, EXR Alfonso Torregrossa, to Salvatore Osnato, 341 Water; 5yf Sept1; Aug 22'14. 1,800
**Rutgers st, 40** see Madison, 204.
**St Marks pl, 14** (2:463), str; Eykiel or Ezkiel Plonsky to Adolph Friedeck, 240 E 14 & ano; 5yf Sept1; Aug21'14. 1,200 & 1,500
**St Marks pl, 37,** see 2 av, 133.
**Spruce st, sec Nassau,** see Nassau, sec Spruce.
**Watts st, sec West,** see West, 280.
**West st, 280** (1:224), sec Watts, str fl & b; Isaac C Ogden & ano to Henry Bottjer, 435 W 24; 5 4-12yf June1'11; 5y ren at $2,000; Aug25'14. 1,500 & 1,600
**West st, 280** (1:224); asn Ls; Henry Bottjer to Henry Kruse, 280 West; June 26'11; Aug25'14. nom
**West st, 280** (1:224); asn Ls; Henry Kruse to Jno C Roney, at College Point, B of Q; Sept17'12; Aug25'14. nom
**West st, 280** (1:224), str & b; asn Ls; Jno C Roney to Thos F Dineen, 403 W 51; Aug21; Aug22'14. O C & 100
**12TH st, 208 E** (2:467), all; Edwin J Sander to Olga Schmidt, 224 E 21; 5yf May 1'13; Aug26'14. 1,300
**14TH st, 316-8 E** (2:455), all; also 113TH ST, 241-5 E (6:1663), all; Hy Rosenstein to Heiman Weisner, 111-5 E 7; 3yf June1 '13; Aug21'14. 11,600
**23D st, 419 W** (3:721), ns, 194 e from line equi distant bet 9 & 10 avs, runs n117.6xe 22.4xs117.6 to st xw22.4 to beg, the land; Kath T Moore to Jno R Stanton, 256 W 70, et al; 15yf May1, option of ren; Aug 22'14. taxes &c & 560
**26TH st, 463-5 W,** see 10 av, 280.
**31ST st W, sec Broadway,** see Broadway, sec 31.
**33D st, 235 E** (3:914), b str; Lorenz Markum to Michl Frost, 235 E 33; from May1'12 to Sept1'16; Aug27'14. 600
**33D st, 20-8 W** (3:834), ss, 325 w 5 av, 125x98.9, all; Jas R Roosevelt et al, TRSTES Jno J Astor, decd, for Ava A M Astor, to Bawo & Dotter, Ltd, 20-8 W 33; 17 9-12yf Aug1; Aug26'14. 77,250
**34TH st, 501 W** (3:706), nwc 10 av, str & front b; Jos F Lippe to Jno M Purcell, 207 Ross, Bklyn, & ano; 5yf Aug1; 5y ren; Aug22'14. 1,200
**43D st W, cor Bway,** see Bway cor 43d.
**46TH st, 161½ E,** see 3 av, 740.
**60TH st, 227 E** (5:1415), all; Morris Bloch to Margt Hyde, 227 E 60; 3yf Sept 15; Aug26'14. 1,500
**70TH st, 221 E** (5:1425), all; Jonas Weil & ano to Isaac Steingartz, 97 Av B & ano; 3yf Aug1; Aug25'14. 2,400
**78TH st, 205 W** (4:1170); agmt modifying Ls; Austin & Sarah La Monte, at Carmel, NY, with Josephine Julian, 203 W 78; June30; Aug27'14. nom
**80TH st, 211 E** (5:1526), all; Rose Levy to Joseph Realty Co, 52 E 101; 3yf May1; Aug25'14. 2,025.96
**82D st, 218-20 E** (5:1527), all; Julius Bendheim & ano, EXRS &c Adolph M Bendheim, to Joseph Realty Co, 52 E 101; 3yf Sept1; Aug25'14. 3,950
**96TH st E, nec 3 av,** see 3 av, 1711.
**111TH st, 247 W** (7:1827), all; Ernst Ellinger to Jos Shenk, 62 W 107; 5yf July 1'13; Aug21'14. 3,100
**111TH st W** (7:1826), ss, 100 e 8 av, runs e25xs171.10 to ns Cathedral Pkway xw9.8 xnw on curve 36.11xn138.3 to beg, theatre bldg, &c, all; S & R Amusement Co to Salsbury Theatres, Inc; 10yf Oct1; Aug24 '14. taxes, &c, & 7,500
**113TH st, 241-5 E,** see 14th, 316-18 E.
**118TH st, 520-2 E** (6:1716); asn two Ls; Peter Doelger Brewing Co to Julius Horwath, 520-2 E 118; Aug13; Aug21'14 nom
**121ST st, 433-5 E** (6:1809), ns, 242.11 w Pleasant av, all; Millie H Renskorf to Giuseppe Tripoli, 313 Bowery; 5yf June1; Aug25'14. 3,600
**121ST st, 506 E** (6:1817), all, with option to purchase for $20,000; York Constn Corpn to American Cleaning & Dyeing Co, 506 E 121; 10yf Aug1; Aug27'14. 2,000 to 2,200
**133D st W, nwc Broadway,** see Broadway, swc 134.
**134TH st W, swc Broadway,** see Broadway, swc 134.
**183D st, 600 W** (8:2165), all; Abr Leipzig to Jos Shenk, 62 W 107; 5 1-12yf Sept 1; Aug21'14. 22,800
**Bowery, 214** (2:492); sobrn of Ls to mtg for $2,000; Thos H Mowbray of Allendale, NJ, owner, & Michl Ruggieri, 1½ Rivington, & ano with U S Life Ins Co, 277 Bway; Aug17; Aug24'14. nom
**Broadway** (3:832), sec 31st, 105.9x85.6x 98.9x123.4, all, hotel, &c; Josephine Brooks et al to Hurlbert-Grand Hotel Co; 15yf Aug1'19; Aug24'14. gold 55,000
**Broadway, 1439** (4:993), all; Jno W Ritchie & ano to Geo E Keith Co, of Campello, Mass; from Aug1'14 to May30,20, Aug25'14. 15,500
**Broadway** (4:995), cor 43d, 3 stores in Fitzgerald Bldg & pt b; 1482 Bway Corpn to Gray Drug Co, 229 Bway; 9½yf date when tenant begins business; Mar2; Aug 26'14; 10% of gross receipts & 33⅓% of net profits.
**Broadway** (7:2000), swc 134th, runs w 100xs99.11xw25xs99.11 to ns 133d xe125 to Broadway xn199.10 to beg; Marie N Hoguet et al to Wm Sperling, 47 E 104; 3yf Aug1; 2yren at $26,000; Aug21'14. 24,000 & 25,000
**Lexington av, 1897** (6:1767); asn two leases; Jno Gerardi to Wm Malanga, 1897 Lex av; Aug13; Aug21'14. nom
**Lexington av, 1897** (6:1767); asn two leases; Wm Malanga to James Everards Breweries, 12 E 133; Aug13; Aug21'14. nom
**Madison av, 62** (3:857); asn of all title to money due upon cancellation of Ls; Edw Aurig, B of Q, to Lion Brewery, 104 W 108; Aug12; Aug26'14. 2,000
**Madison av, 1659** (6:1616), single str; Francis Bernstein to Saul Koppelman, 1659 Madison av; 2yf May1; 1y ren; Aug 25'14. 520 & 600
**Madison av, 1659** (6:1616), single str; Francis Bernstein to Wm Schnap, 1659 Madison av; 2yf May1; 1y ren; Aug25'14. 520 & 600
**1ST av, 2127** (6:1681); asn Ls; Nicola Capozzoli & ano to Angela Mottola, 2127 1 av; Aug21; Aug22'14. rom
**1ST av, 2127** (6:1681); asn Ls; Angelo Mottola to Stuart N Clarke, — Forest av, Yonkers, NY; Aug21; Aug22'14. nom
**2D av, 133** (2:464-40), nwc 8th st or St Marks pl (No 37), 48x120; 2-sty bk theatre; leasehold; Percival H Gregory, ref, to 37 St Marks Place Corpn, 63 Park Row; FORECLOS July28; Aug20; Aug26'14; A $75,000-105,000. **12,000**
**2D av, 1735** (5:1535), s str & pt c; Amalia Mayer to August Eckel, 462 W 141; 5yf Sept1; Aug21'14. 720
**2D av, 2452** (6:1802), n str & fl & 3 rooms on s rear of ground fl; Benj J Weil to Jos Hegler, 209 W 140; 4 11-12yf Sept 1; Aug25'14. 960 & 1,200
**3D av, 62** (2:556), all; Adolph Katzman to Marie Schmitz, 62 3 av; 5 2-12yf Oct1; Aug26'14. 2,400
**3D av, 740** (5:1301), nwc 46th (No 161¼), 25x100; all; Thos Regan to Matthew McGovern, 208 E 53, et al; 15 11-12y & 25 days fr May1; Aug26'14. 5,000 & 5,500
**3D av, 1711** (6:1646), nec 96th, parts of; agmt as to ext of two Ls to expire May 1'22; Annie Lipman & Rosie Gold with Jno T Morgan, 1 Columbus av; Aug7; Aug 27'14. nom
**5TH av, 1429-31** (6:1622), es, 25.2 s 117th, 75.7x110, all; Isidore Ollendorff to Jos Shenk, 62 E 107; 5yf Sept1; Aug25'14. 12,000
**10TH av, 280** (3:724), nec 26th (Nos 463-5), 37x100, all; also 10TH AV, 282 (3:724), es, 37 n 26th, 37x100, all; Oaklawn Corpn, 27 William, to Jos Shenk, 62 W 107; 3yf Sept1; 3y ren at $10,500; Aug25'14. 9,500 & 9,750
**10TH av, 282,** see 10 av, 280.
**10TH av, nwc 34th,** see 34th, 501 W.

# LEASES.

## Borough of The Bronx.

**Canal pl, 9-11** (9:2340), str fl; Wm H Toop to National Biscuit Co; 2yf Aug1; Aug27'14. 1,500
**Home st, 749** 10:2652), 5-sty bldg; Madeline Coumeigt to Morris Slachter, 749 Home; 5yf Aug1; Aug22'14. 2,550
**149TH st, 511 E** (9:2276), w str & c; 149th St Realty Co to Julius Bram, 630 Bergen av; 5yf Oct1; Aug25'14. 1,200
**154TH st, 311 E** (9:2414), private dwelling & barn; Bertha C Dolan to Rachel Pennacchio, 311 E 154; 3yf Aug1'12; Aug 21'14. 300
**156TH st, 668 E** (10:2628); asn Ls; Franz Sailer to Alfred Enders, 438 E 147; Aug11; Aug27'14. nom
**167TH st, 818-22 E** (10:2680), 2 bldgs; Adolph Deutsch & ano to Bernard Crausman, 1270 Stebbins av; 3yf Apr1'13; Aug 21'14. 6,400 & 6,500
**182D st, 541 E** (11:3051), all; Di Benedetto Realty Co to Alfonsina Crapani; 2 yfAug1; Aug24'14. 3,600
**187TH st, 651 E** (11:3075), nec Belmont av, all; Giuseppe Carozza to Ferdinando Carita, 2484 Hughes av; 4½yf Sept1; Aug 25'14. 1,200
**187TH st, 651 E** (11:3075), nec Belmont av; asn Ls; Ferdinando Carita to Ebling Brewing Co, 760 St Anns av; Aug14; Aug 25'14. nom
**Arthur av, 2294** (11:3071), all; Harry Held to Tessie De Felice, 630 E 188; 5yf Aug15; Aug27'14. 1,500 to 1,800
**Belmont av, nec 187th,** see 187th, 651 E.
**Intervale av, 1110** (10:2706), str & c; Herman Knabe to Jno Fata, 1110 Intervale av; 5yf Jan1'17; Aug25'14. 600
**Intervale av, 1110** (10:2706); asn Ls; Jno Fata to Ebling Brewing Co, 760 St Anns av; June16; Aug25'14. O C & 100
**Morris av, 523** (9:2337); asn Ls; Leandro Casario & Co to Luigi Boscia & Pasquale Norcia, 224 E 126; Oct10; Oct16'13; corrects error in issue of Oct18'13 when lessor's name appeared as Max Hirsch. nom
**Morris Park av, 574 (*),** asn Ls; Edw Huse to Chas A Myers, 524 E 149; Aug21 '14. nom
**Mulford av, 1861 (*),** all; Anthony L Geilen to H E Bader, 163 W 148; 1yf Sept 1· Aug26'14. 360
**Ogden av, 1076** (9:2514); asn Ls; Michl J Barry to Patk H Lennon, 1076 Ogden av; Aug17; Aug21'14. nom
**Walker av, 1151 (*),** asn Ls; Margt Reynolds to Bessie A Murphy, 1000 E 178; Aug21'14. nom
**Washington av, 1927** (11:3034), ws, 285.11 s 178th, 30x100.7x30x100.9, all; Emma M Crowell to Clement H Smith, 1884 Mt Hope pl; 3yf Oct1; Aug21'14. 1,620
**3D av, 4029** (11:2921), cor str; Central Brewing Co to Jacob Rozen, 4029 3 av; 3 1-12yf Aug1; Aug26'14. 2,300

# MORTGAGES.

## Borough of Manhattan.

AUG. 21, 22, 24, 25, 26 & 27.

**Cathedral Pkway or 110TH st, 39-41 W** (6:1594), ns, 250 e Lenox av, 150x100; pr mtg $190,000; Aug24'14; due Sept1'17, or sooner, 6%; Scheer-Ginsberg Realty & Constn Co, 198 Bway, to Abel King, 148 E 65, & ano. 14,000
**Cathedral Pkway or 110th st, 35-41 W;** certf as to mtg for $14,000; Aug24'14; same to same.
**Delancey st, 1-7,** see Bowery, 173.
**Dominick st, 39** (2:578), ns, 160 e Hudson, 20x—x28x87.6; ¼ pt; pr mtg $——; Dec5'13; Aug26'14; 1y6%; Nelson W Wood, 109 E Main st, Middletown, NY, to Robertson G Wood, 8 Prospect av, Middletown, NY. 500
**Essex st, 154-6,** see Stanton, 121.
**Houston st, 274 E** (2:397), nes, 213.5 nw Av B, 20x106.6; PM; Aug21; Aug26'14; due & int as per bond; Leonore Bennett, 326 E 69, to Edwinnie M Moore, 275 Clinton av, Bklyn. 18,000
**Houston st, 274 E;** pr mtg $18,000; Aug 21; Aug26'14; installs $100.00 monthly, 5½%; Leonore Bennett, 326 E 69, to Edwinnie M Moore, 275 Clinton av, Bklyn. 2,000
**Houston st, 162 W** (2:526); ext of mtg for $21,000 to Aug14'19, 5%; Aug14; Aug 24'14; Emigrant Indust Savgs Bank with Richd Scatena, Neck rd, nr Coney Island av, Bklyn. nom
**Jane st, 11-9** (2:616), ns, 155.4 w Greenwich av, 103.11x87.8; Aug19; Aug22'14; due Aug21'17, 5%; Jane Street Methodist Episcopal Church to Bway Savgs Instn, 5-7 Park pl. 7,900
**Jane st, 11-9;** Apr18'13; Aug22'14; 3y 4%; discharged Aug22'14; same to N Y City Soc of the Methodist Episcopal Church, 150 5 av. 2,500
**Ludlow st, 92** (2:409), es, 162.6 s Delancey, old line, 14x87.6; pr mtg $——; Aug18; Aug21'14; due Aug1'17, 6%; Louis Pollack, of Bklyn, to Mary L Siff, swc Mill & Seneca sts, Far Rockaway, LI. 2,500
**Madison st, 204** (1:272); also RUTGERS ST, 40; asn Ls by way of mtg as collateral for $2,500; July29; Aug21'14; Jack Schneider, 203-5 Madison, to Monroe Eckstein Brewing Co, at West New Brighton, B of R. nom

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Madison st, 239 (11:2700), ns, abt 150 e ... to ... nom

Nassau st, 144-52 (11:2111), see Spruce ... American Trust ... Bway. ... gold 135,000

North Moore st, 2-6, see West Bway, 230-4

Pine st, 38 (1:41), ns, and 35 w William, ... pt 18x ... int as per bond; Ed- ... A Montrose, Bklyn., to ... John. 43,530

Reade st, 179 (1:129), ss, 23.1 w Wash- ... 1.5 x pt, AT, Aug ... Wood, 109 E Main, Middletown, NY, to Robertson G Wood, 8 Prospect av, Mid- ... 1,000

Rutgers st, 40, see Monroe, 294.

Spruce st, 2-6, see Nassau, 144-52.

Stanton st, 121 ... Aug 20'14, due ... July1'17, 6%; Emily S Garside, 112 W 71, ... Grand. 1,000

**Water st, 120** (1:39), ns, abt 50 e Wall, 18x82.8x14.6x82.1, with right of way to Wall st; Aug21; Aug26'14; due Aug1'17, 4½%; Wm W Drake at Warrenton, Va, to Union Trust Co of NY, 80 Bway. 12,000

West st, 280 (1:230), sel Ls; Aug21: Aug22'14; demand, 6%; Thos F Dineen to Jacob Ruppert, 1639 3 av. 4,838.20

**11TH st, 345 E** (11:2711), ns, 168 w Av D, 24x96; Aug27'14; 5y5%; Church of St Elizabeth of Hungary to Emigrant Indust ... 8,000

**101ST st, 31-3 E** (11:1621), ns, 204.5 e University pl, 44.5x94.9; PM; Aug10; Aug 24'14; due Sept1'17, 4½%; Susanna S Min- turn to Warren W Foster, 435 E 57, & U S Trust Co of N Y, 45 Wall, trstes Chas E ... 75,000

**111TH st, 544 E** (11:1610), ext of mtg for ... to June24, Aug24 ... Emigrant Industrial Savgs Bank with Sigmund W Barasch, 1190 Madison av. nom

**13TH st W, nwc 5 av,** see 5 av, 72.

**17TH st, 148 E,** see 7 av, 421-3.

**22D st, 211-21 E** (11:1620), ss, 100 e 3 av, 147.5x98.9; ext of two mtgs for $50,000 & $75,000 respectively to Aug10'19, 5%; Aug 7; Aug24'14; Emigrant Indust Savgs Bank with Mutual Milk & Cream Co, 214-24 E ... nom

**24TH st, 404 E** (3:955), ss, 106.6 e 1 av, 25x98.9; Aug26'14; 3y5%; Annie M Chris- tie to Jno A Brann, 562 Riverside dr, trste Mary J Buchanan, decd. 13,500

**24TH st, 411 E** (3:956), ns, abt 175 e 1 av, 25x98.9; Aug10; Aug24'14; 3y6%; Bes- sie Block, at Atlantic City, NJ, to Rosie Lewis, at Bridgeport, Conn. 3,000

**30TH st, 355 W** (3:754), ns, 154 e 9 av, 26x98.9; ext of two mtgs for $10,000 & $4,- 000 respectively to Aug11'17, 5%; Aug11; Aug26'14; Henry Wiener of Phila, Pa, with Marcella Buchanan, NY. nom

**33D st, 159-61 W,** see 7 av, 421-3.

**34TH st, 355 E** (6:1631), ext of mtg for $7,500 to July11'17, 5½%; June18; Aug 27'14; Sara Esterbrook with Thos Lynch, ... & Wm H Vechtel, 153 W 23 ... nom

**34TH st W** (3:706), nwc 10 av; sal Ls; Aug19; Aug22'14; demand, 6%; Jno M ... & Michl J Dee, NY, to Jacob Ruppert, 1639 3 av. 1,500

**35TH st, 35-9 W** (3:837), ns, 393.5 e 6 av, 56.7x98.9; bldg loan; Aug21'14; de- mand, 6%; 35 West 35th St Corpn to City Mtg Co, 15 Wall. 200,000

**35TH st, 35-9 W;** certf as to mtg for $200,000; Aug21'14; same to same.

**36TH st W, swc 5 av,** see 5 av, 217.

**42D st, 229-31 W,** see 7 av, 421-3.

**45TH st, 360 W** (4:1035), ss, 91 e 9 av, ... Brinkmann, of Bronx, to Kath A Kings- land, at Lenox, Mass. 25,000

**45TH st, 360 W;** ... of mtg for $7,000 to mtg for $25,000; Aug12; Aug25'14; Wm Schults, of Bronx, with same. nom

**46TH st, 461½ E,** see 3 av, 740.

**48TH st, 338 E** (5:1340), ss, 150 w 1 av, 25x100.5; pr mtg $11,000; Aug21; Aug 22'14; due Sept1'19, 6%; Lodovico Mas- ... to ... Park pl, Bklyn. 2,500

**51ST st, 306-10 W** (4:1011), ss, 150 w ... bond & mtg for $12,800; Aug20; Aug24'14; Kate Weidler, 20 N 21, East Orange, NJ, with Saml Abeloff, 307 W 112. nom

**53RD st, 43 W** (5:1281), ns, 75.6 w 5 av, 18.9x100.5; PM; pr mtg $55,000; Aug 11; Aug21'14; due & int as per bond; Er- kan Co to N Y Trust Co, 26 Broad, trste under deed of trust by Carlisle Norwood et al. 25,000

**56TH st, 233 E** (5:1330), ns, 250 w 2 av, ... Aug22'14 ... Gatto, 66 Catherine, to Michelangelo Ci- polla, 47 Oak, & ano. 1,000

**67TH st, 243 W** ... Aug21 Aug 25'14; due June1'18, 5%; Chas W Priemer, 493 Clinton av, West Hoboken, NJ, to Julius Koehler, 1479 Av A. 2,500

**70TH st, 265 W** (4:1162), ns, 137.6 e West End av, 18.6x100.5; Aug25; Aug26'14; 4y5%; Jas Hebron to Orris S Eldredge, 251 W 89. 14,000

**72D st, 28 E** ... Madison ... Aug21 '14; due May29'16, 5%; County Holding Co to Union Mtg Co, at Glen Cove, LI, & 100 Bway, NY. 4,000

**72D st, 28 E** (5:1386), ss, 40 e Madison av, 18.3x80; ext of mtg for $46,000 to May 29'16, 5%; May28'13; Aug22'14; Columbia- Knickerbocker Trust Co, 60 Bway, with County Holding Co, 100 Bway. nom

**72D st, 28 E;** certf as to mtg for $4,000; Aug20'14; Aug22'14; County Holding Co to Union Mtg Co, at Glen Cove, LI, & 100 Bway, NY.

**72D st, 230 E** (5:1426), ss, 325 e 3 av, 17x102.2; PM; pr mtg $10,000; Aug19; Aug 21'14; 1y or sooner, 6%; Bessie Pekelman, 3505 Bway, to Godfrey R Pisek, 36 E 62. 2,000

**72D st, 20 W** (4:1124), ss, 325 w Cen- tral Park W, 20x102.2; Aug19; Aug21'14; 3y4½%; Simon Rawitzer to Benj N Car- dozo, 16 W 75. 30,000

**72D st, 247 W** (4:1164), ns, 275 e West End av, 25x102.2; ⅛ pt; PM; Aug22; Aug 25'14; due & int as per bond; Frank G Burke Jr, 565 Park av, to Jere T Finch, at Glens Falls, NY. 12,222.22

**74TH st, 11 E** (5:1389), ns, 200 e 5 av, 20x102.2; Aug19; Aug25'14; due Sept1'17, 5%; Graham Lusk to U S Trust Co of NY, 45 Wall. 18,000

**76TH st, 211 W** (4:1168), ns, 165 w Ams av, 25x102.2; Aug14; Aug24'14; due & int as per bond; Henrietta L Brown, N Y, & Edw Earl & Jno Munro, as trstes of trust created by Henrietta L Brown, to Title Guar & Trust Co. 21,000

**77TH st, 350 E** (5:1451), ss, 100 w 1 av, 25x102.2; pr mtg $10,000; Aug20; Aug25 '14; Jetty Dall, individ, extrx & trste Julius Dall, 46 N Henry, Astoria, B of Q, to Fredk Herrmann, 983 Park av. 2,000

**84TH st, 100-8 E,** see Park av, 987-97.

**87TH st, 403 E** (5:1567), ns, 80 e 1 av, 26x100.8; pr mtg $——; Aug22; Aug24'14; 1y6%; Jos Schwarz to Jennie Melnick, 368 New Jersey av, Bklyn. 1,000

**87TH st, 171 W** (4:1218), ns, 195 e Ams av, 20x100.8; Aug21'14; 3y5%; Mary W E McMonegal to Lawyers Title Ins & Trust Co. 12,700

**88TH st, 46 E,** see Madison av, 1217-21.

**99TH st W, see Riverside dr,** see River- side dr, 264.

**102D st, 113-5 W** (7:1857), ns, 195.10 w Columbus av, 45.10x100.11; also MORRIS AV, 197S (11:2807), es, 200 s 179th, 20x 100, pr mtg $——; Aug26; Aug27'14; 2y 6%; Minnie Bendheim, of Bronx, to Sarah Rosen, 321 Vernon av, Bklyn. 1,525

**102D st, 113-5 W** (7:1857), ns, 195.10 w Columbus av, 45.10x100.11; also MORRIS AV, 197S (11:2807), es, 200 s 179th, 20x 100; pr mtg $——; Aug26; Aug27'14; 2y 6%; Minnie Bendheim to Sarah Rosen, 321 Vernon av, Bklyn. 1,525

**104TH st, 126-8 E** (6:1631), ss, 240 e Park av; agmt as to ownership of bond & mtg for $37,000; Aug7; Aug27'14; Lawyers Mtg Co with N Y Life Ins Co, 346 Bway. nom

**104TH st, 126-32 E** (6:1631); ext of two mtgs for $37,000 to June30'17, 5½%; July 29; Aug21'14; N Y Life Ins Co with Anna J Doyle. nom

**104TH st, 130-2 E** (6:1631), ss, 280 e Park av; agmt as to ownership of bond & mtg for $37,000; Aug7; Aug27'14; Law- yers Mtg Co with N Y Life Ins Co, 346 Bway. nom

**105TH st, 68-70 E** (6:1610), ss, 130 w Park av, 50x100.11; ½ pt; pr mtg $——; Aug17; Aug21'14; 2y, int as per bond; Philip H Samilson, 1 Fulton av, Far Rockaway, B of Q, to Herman Herring, 800 Riverside dr. 2,000

**111TH st, 25 E** (6:1617), ns, 270 e 5 av, 25x100.11; pr mtg $——; Aug24; Aug26'14; due Feb25'16, 6%; Louis Barnett to Maur- ice Borowsky, 891 Fox, Bronx. 2,000

**111TH st, 125-35 W** (7:1821), ns, 229.11 w St Nicholas av, 105x100.11; PM; pr mtg $60,000; Aug1; Aug24'14; 2y6%; 114th St & 7th Av Constn Co to Surety Realty Co, 135 Bway. 30,000

**111TH st, 125-35 W** (7:1821), ns, 229.11 w St Nicholas av, 105x100.11; bldg loan; pr mtg $90,000; Aug18; Aug24'14; due Oct 1'16, 6%; 114th St & 7th Av Constn Co to Surety Realty Co, 135 Bway. 90,000

**111TH st, 125-35 W;** certf as to mtg for $90,000; Aug24'14; same to same.

**112TH st, 21 E** (6:1618), ns, 301 e 5 av, 19x100.11; PM; pr mtg $13,000; Aug12; Aug27'14; due Aug15'17, 6%; Isidor L Berkowitz, of Bklyn, to Saml A Krule- witch, 1829 7 av. 5,000

**112TH st, 74 E,** see Park av, 1548-50.

**115TH st, 338 E** (6:1686), ss, 175 w 1 av, 25x100.11; PM; Aug21'14; 3y5%; Lu- meno Masucci to N Y Trust Co, 26 Broad, & ano, trstes for Wm H Purdy, will of Cath Purdy. 12,000

**118TH st, 520-2 E** (6:1716); sal Ls; Aug 13; Aug21'14; demand, 6%; Julius Hor- vath, 520 E 118, to Peter Doelger Brew- ing Co, 407 E 55. 1,500

**123D st, 117 W** (7:1908); ext of mtg for $5,000 to Aug25'17, 5%; Aug14; Aug26'14; Title Guar & Trust Co with Pauline M E Bauer at Sparkille, NY. nom

**127TH st, 113 E** (6:1776), ns, 197 e Park av, 18x99.11; pr mtg $9,700; Aug12; Aug21'14; due & int as per bond; Anna E Wenzel to Caroline Scharmann, 405 Frelinghuysen av, Newark, NJ. 2,000

**131ST st W** (7:1998), ns, 100 e 12 av, 50 x99.11; Aug24'14; due & int as per bond; Conron Bros Co to Jno J & Rose White, 2116 5 av, exrs &c Jno H White. 12,000

**133D st, 32 W** (6:1730); ext of $18,000 mtg to July7'18 at 5%; July8; Aug14'13; Anna L Plummer & ano, trstes Jerome H Plummer, under will Jerome S Plum- mer, with Millie Schwartz, Asbury Park, NJ (corrects error in issue of Aug16'13, when name of 2d party was omitted). nom

**140TH st, 68 W,** see Lenox av, 592-4.

**142D st, 200 W,** see 7 av, 2434-8.

**142D st, 470 W** (7:2058), ss, 255 w Con- vent av, 16x99.11; PM; pr mtg $12,000; Aug13; Aug25'14; due Jan1'16, 6%; Mary Lee, 470 W 142, to City Constn Corpn, 501 W 157 1,000

**143D st, 100 W,** see Lenox av, 657-9.

**160TH st, 601 W,** see Bway, 3841-9.

**161ST st, 600 W,** see Bway, 3841-9.

**171ST st, 568 W** (8:2127); sal Ls; pr mtg $3,000; Aug18; Aug22'14; demand, 6%; Rudolph Reimer to Beadleston & Woerz, 291 W 10. 518.15

**181ST st W** (8:2180), ns, 362.3 w Bway, 50.7x205.8x50x198.11; Aug21;; Aug22'14; due Sept1'19, 6%; Barney Estate Co, 61 Bway, to Chandler Smith, 237 Tompkins av, New Brighton, SI, trstes Betsey A Hart (decd), for Alla & Halla Doughty. 13,000

**184TH st W** (8:2167), ns, 95 w Wads- worth av, 50x99.11; Aug21'14; due & int as per bond; Aldus Constn Co to Man- hattan Mtg Co, 200 Bway. 43,000

**184TH st W** (8:2167); same prop; certf as to mtg for $43,000; Aug21'14; same to same.

**Bowery, 173** (2:424), sec Delancey (Nos 1-7), 20x123.11x19.8x125.4; Aug21'14; due & int as per bond; Louisa S Loud & Richd B Sherman to Dry Dock Savgs Instn, 341 Bowery. 19,000

**Bowery, 214-14½** (2:492), ws, 25x100; Aug17; Aug24'14; due & int as per bond; Thos H Mowbray, of Allendale, NJ, to U S Life Ins Co, 277 Bway. 2,000

**Broadway, 3341-7** (7:2002), nwc 135th; sal Ls; Apr8'14; demand, 6%; Wm Avidan to Lion Brewery, 104 W 108 (corrects error in issue of Apr11, when st No ap- peared as 2002). 1,865.26

**Broadway, 3841-9** (8:2137), nwc 160th (No 601), 99.11x125; also BROADWAY, 3855-7 (8:2137), swc 161st (No 600), 99.11 x125; pr mtg $870,000; Aug27'14; due & int as per bond; Herbert Dongan Constn Co to Franklin Pettit, 530 West End av. 47,500

**Broadway, 3841-57;** certf as to mtg $47,- 500; Aug27'14; same to same.

**Broadway, 3855-7,** see Bway, 3841-9.

**Lenox av, 592-4** (6:1737), sec 140th (No 68), 50x110; ext of mtg for $50,000 to Dec 1'17, 5%; Aug19; Aug21'14; Moses Hoch- ster, 60 W 120, with N Y Savgs Bank, 81 8 av. nom

**Lenox av, 657-9** (7:2011), swc 143d (No 100), 40x100; ext of mtg for $60,000 to Dec27'17, 5%; Aug21'14; Edw A Kerbs with Arthur Frankenstein, 472 West End av. nom

**Lexington av, 176** (3:886); sobrn of mtg for $5,000 to mtg for $18,000; Aug21; Aug 25'14; Leon & Sol Kauffman with Eliz F King, 128 E 34, et al, trstes Edw King, decd. nom

**Lexington av, 176** (3:886), ws, 19.9 s 31st, 19.9x64; Aug19; Aug22'14; due Sept1 '17, 5%; Leon Kauffman to Eliz F King, 28 E 34, et al, trstes Edw King, decd. 18,000

**Lexington av, 805-7** (5:1397), es, 19.6 n 62d, 34x70; PM; Aug20; Aug21'14; due Sept1'18, 5%; Cath Furcht, 138 Alexander av, to Jessie Gillender, at West Somers, NY. 42,000

**Madison av, 1217-21** (5:1499), sec 88th (No 46), 100.8x62.2; PM; pr mtg $125,000; Aug11; Aug21'14; due & int as per bond; Van der Cliff Realty Corpn to N Y Trust Co, 26 Broad, trste under deed of trust by Carlisle Norwood et al. 65,000

**Madison av, 1774 on map 1744** (6:1620), ws, 50.11 s 115th, 25x75; ext of mtg for $7,500 to May1'19, 5½%; May18; June4'14; Hy W Neumann with Morris Kahn, 51 W 113 (corrects error in issue of June6, when av number appeared as 1774). nom

**Park av, 987-97** (5:1512), see 84th (Nos 100-8), 102.2x133.4; bldg loan; Aug21'14; due Sept1'19, 6% until completion, & then 5½%; Esthold Realty Co to Metropolitan Life Ins Co, 1 Madison av. 675,000

**Park av, 987-97,** sec 84th (Nos 100-8); certf as to mtg for $675,000; Aug21'14; same to same.

**Park av, 1548-50** (6:1617), swc 112th (No 74), 75.11x26.3; pr mtg $24,000; Aug 19; Aug21'14; due Nov1'18, 6%; Abram Spanner & Maier Salzman to Julius Tish- man, 838 West End av. 2,500

**Riverside dr, 264** (7:1888), sec 99th, 106.10x80.11x100.11x116.1; ext of mtg for $385,000 to Nov1'17, 5%; July31; Aug26'14; Philip Livingston, 1071 5 av, with Union Dime Savgs Bank, 701 6 av. nom

**West Broadway, 230-4** (1:189), swc North Moore (Nos 2-6), runs s65.8xnw43.1 xn27.3x again n15.7 to st xe65.6 to beg; pr mtg $40,000; Aug21'14; due & int as per bond; Michl Pascarella, of Emerson, NJ, to Adolph F Johnson, 242 E 124. 10,000

**West End av, 353** (4:1185), ws, 158.4 n 76th, runs w55.5xn9.8xne6.5xe11.6xn6.6xe40 to av xs21.6 to beg; pr mtg $——; Apr27: Aug22'14; due Aug27'14, 6%; Harry Schiff to Harris D Rush, at Westfield, NJ. 7,000

**West End av, 775-7** (7:1887), swc 98th (No 300), 75.8x100; PM; July15; July16'13; 5y6%; Strafford Realty Co, Inc, to Salis- bury Realty Co, 505 5 av (corrects error in issue of July19'13, when av Nos ap- peared as 75-7). 65,000

**1ST av, 557** (3:931); assn Ls by way of mtg; Feb3; Aug22'14, Jacob Teige, 442 2 av, to H Koehler & Co, 501 1 av. nom

**1ST av, 2241** (6:1687), ws, 20 n 115th, 20x73; July12; Aug6'13, due &c as per bond; Vincenzo Manzioni to Oreste Co- velli, 402 E 116 (corrects error in issue of Aug9'13, when av No was 224). 1,000

**2D av, 1735** (5:1535); sal Ls, Aug20; Aug21'14; demand, 6%; August Eckel to Geo Ehret, 1197 Park av. 1,000

**3D av, 62** (2:556), leasehold; Aug25; Aug 26'14; due & int as per note; Marie Schmitz, 62 3 av, to Ebling Brewing Co, 760 St Ann's av. 3,300

**3D av, 184,** see 7 av, 421-3.

**3D av, 740** (5:1301), cor 46th (No 161½), leasehold; Aug26'14; demand, 6%; Mat- thew, Bernard & Geo McGovern to Geo Ehret, 1197 Park av. 4,000

**3D av, 1724** (6:1624); sal Ls; Aug14; Aug22'14; demand, 6%; Thos O'Connell to Jacob Ruppert, 1639 3 av. 6,602.80

**3D av, 1930,** see 7 av, 421-3.

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**5TH av, 72** (2:577), nwc 13th, 51.7x100; Apr16; Aug26'14; 3y5½%; Jno M Bowers, Kath B Lorillard & Louis L Lorillard, trstes under deed of trust by Louis L Lorillard, decd, to Corn Exchange Bank, 11 William. 20,000

**5TH av, 1405** (6:1621), es, 50.5 n 115th, 25.3x100; Aug24; Aug25'14; due & int as per bond; Henry Job to Title Guar & Trust Co. 23,000

**7TH av, 421-3** (3:809), nec 33d (Nos 159-61), runs n39xe60.6xn39xe19.9xs78.1 to 33d xw80.3 to beg; also 3D AV, 184 (3:-872), swc 17th (No 148), 18.8x59.2x19x59; also 42D ST, 229-31 W (4:1014), ns, 400 e 8 av, 37.6x100.5; also 3D AV, 1930 (6:1634), ws, 73.11 n 106th, 27x83 or 73 (?); Apr8; Aug21'14; demand, 6%; Frank J Cassidy & Margt C, his wife, & Mary L Cassidy, to Jno A Noble, of Essex Co, NJ. 40,000

**7TH av, 2432** (7:2027); ext of mtg for $17,000 to June17'17, 5%; Aug11; Aug26 '14; Marguerite E L Carmalt & Carola L Bartholomew with Thos J Mullin, 328 E 90. nom

**7TH av, 2434-8** (7:2027), swc 142d (No 200), 54.4x75; ext of mtg for $43,500 to Aug1'17, 5%; Aug13; Aug26'14; Thos J Mullin, 328 E 90, with Dry Dock Savgs Instn, 341 Bowery. nom

**8TH av, 617** (3:763), swc 40th; sal Ls; Aug25; Aug26'14; demand, 6% Jno E & Jos Daly, firm Daly Bros, to F & M Schaefer Brewing Co, 114 E 51. 2,000

**9TH av, 736** (4:1040), es, 44 s 50th, runs e80xs40.6xnw82 to avxn22.4 to beg, except pt conveyed by Swingmann to Wigger; Mar16'72; PM; pr mtg $8,500; Aug24, Aug 26'14; due & int as per bond; Kenton Realty Co, 135 Bway, to Julia Coberg, 736 9 av, extrx & trste Christopher J Swingmann. 2,000

**10TH av, nwc 34th,** see 34th W, nwc 10 av.

**10TH av, 331** (3:701), nws, 24.8 n 29th, 24.8x75; Aug26'14; 3y5%; Emily L L Smith to N Y Trust Co, a corpn, 26 Broad. 7,500

**Little Neck Falls, B of Q** (misc); certf as to mtg for $2,500; June1; Aug25'14; Little Neck Bungalow Builders to Home Savgs Bank of Albany, NY.

## MORTGAGES.

### Borough of The Bronx.

**Aldus st** (10:2742), ss, 147 e So blvd, 42x 105, given as collateral security for payment of note of $6,000; Aug18; Aug25'14; demand, 6%; David G Patton, 119 Morris, Yonkers, NY, to Yonkers National Bank, at Yonkers, NY. 6,000

**Austin pl** (10:2601), ss, 607.2 e 144th, 27 x120.9x94.9x100; pr mtg $5,100; Aug17; Aug24'14; due &c as per bond; United Marble Works, Inc, to Wm R Bross, Babylon, LI. 1,150

**Austin pl** (10:2601); same prop; certf as to above mtg; Aug15; Aug24'14; same to same.

**Daniel st, swc Bway,** see Mayflower av, ws, 159.11 n Middletown rd.

**German pl** (9:2360), sec 157th, 75.1x46.9 x75x50.4; certf as to mtg for $35,000; Aug 11; Aug24'14; Hubener-Escher Co to Rockland Realty Co, 509 Willis av.

**Gouverneur pl, 1,** see Park av, nec Gouverneur pl.

**Harrison st** (*), ws, 288 n Clason Point rd, 25x81.11x25.11x75.11; ext of $3,-500 mtg to July1'19 at 5½%; Aug17; Aug 21'14; Wm L Schaaf to Giovanni Tosto & Salvatore Viola, 629 Taylor av. nom

**Main st (*),** es, adj land Sarah Boulle, runs e100xn30xw100 to st xs30 to beg, City Island; Mar12; Aug26'14; due Junel '14, int as per bond; Mary L Roeder to Fannie Catz, 948 Trinity av. 250

**Mount Hope pl** (11:2852), ns, 115 w Walton av, 25x125; pr mtg $7,000; Aug 10; Aug25'14; 1y6%; Colebrooke Co to Fredk Hauck, 661 E 161. 3,000

**Mount Hope pl** (11:2852); same prop; certf as to above mtg; Aug10; Aug25'14; same to same.

**Odell st** (*), es, 605 n Starling av, 25x 108; Aug22; Aug25'14; due &c as per bond; Vincenzo Caruso to Andw C Jung, 672 Eagle av. 500

**Teasdale pl, 580** (10:2621), ss, 119.10 e 3 av, 25x100; Nov7'13; Aug22'14; 3y6%; Geo W McDermott to Hugh McCaffrey, 580 Teasdale pl. 1,300

**133D st E** (10:2546), ss, 175.5 e St Anns av, 50x105; Aug17; Aug22'14; 3y6%; Fredk Bahr & Jno D Bahr to Eliz A Le Cato, 31 Knox av, Grantwood, NJ. 8,000

**134TH st E** (9:2279), ns, 100 e Willis av, 25x100; also 134TH ST E (9:2279), ns, 125 e Willis av, 50x100; Aug6; Aug22'14; 1y6%; Douglas H Cooke, White Plains, NY, to Bartlett Arkell, at Canajoharie, NY. 7,000

**134TH st E, ns, 125 e Willis av,** see 134th E, ns, 100 e Willis av.

**135TH st, 308 E** (9:2310), ss, 125 w Alex av, 25x100; pr mtg $14,875; Aug10; Aug22'14; 3y6%; Clara Ellner to Jos Reichard, 183 Covert, Bklyn. 1,000

**149TH st, 511 E** (9:2276), str Ls; Aug 20; Aug25'14; due as per notes, 6%; Julius Brann to Harris Gill, 690 Willoughby av, Bklyn. 875

**150TH st E, swc Union av,** see Union av, swc 150.

**157TH st E** (9:2360), ss, 50.4 e German pl, 50x75; certf as to mtg for $30,000; Aug 11; Aug24'14; Hubener-Escher Co to Rockland Realty Co, 509 Willis av.

**157TH st E, sec German pl,** see German pl, sec 157.

**170TH st, 392 E** (11:2782), ss, abt 205 e Teller av, 20.1x74.4x16.8x63.2; Aug21; Aug22'14; due &c as per bond; Eliz A Reid to Title Guar & Trust Co, 176 Bway. 3,000

**176TH st E, nwc Longfellow av,** see Longfellow av, nwc 176.

**179TH st E** (11:3108), ns, 120.2 e Mapes av, 25x103.11x25x103.1; July24; Aug21'14; installs, 6%; Eva Joseph to Mendel Marcus, 548 5th, Bklyn. 150

**181ST st E, see Honeywell av,** see Honeywell av, sec 181.

**181ST st E** (11:3125), ss, 65 e Honeywell av, 50x78.1x50x80.5; pr mtg $——; Aug24'14; due &c as per bond; Trojan Bldg Corpn to Manhattan Mtg Co, 200 Bway. 30,000

**181ST st E** (11:3125); same prop; certf as to above mtg; Aug24'14; same to same.

**181ST st E** (11:3125), ss, 115.1 e Honeywell av, 60.7x75.4x65.3x78.1; pr mtg $——; Aug24'14; due &c as per bond; Trojan Bldg Corpn to Manhattan Mtg Co, 200 Bway. 43,000

**181ST st E** (11:3125); same prop; certf as to above mtg; Aug24'14; same to same.

**182D st E, nec Ryer av,** see Ryer av, nec 182.

**182D st E, nwc Valentine av,** see Valentine av, nwc 182.

**182D st E** (11:3049), ss, 156.3 e Wash av, 18x61.7x18.3x57.9; PM; Aug25; Aug26 '14; due Jan1'18, 5½%; Gustav F Bidermann to Arthur Bell, 737 E 226. 4,000

**184TH st E, swc Washington av,** see Washington av, swc 184.

**217TH st E** (*), ns, 250 w Paulding av, 50x109.4, Laconia Park; Aug26; Aug27'14; 5y5%; Mary A Dowling to Patk J Bowen, 2327 7 av. 600

**224TH st E** (*), ns, 200 w Barnes av, 50x114; Aug19; Aug21'14; 2y6%; Pit Raben to Norman L Sammis, — Pembroke pl, Queens, NY. 2,000

**233D st E, ns, 260 w Kingsbridge rd,** see Williams av, ws, 225 s Madison av.

**Anthony av, nwc Tremont av,** see Tremont av, nwc Anthony av.

**Arthur av, 2294** (11:3071); sal Ls; Aug 18; Aug27'14; demand, 6%; Tessie De Felice to Henry Elias Brewing Co, 403 E 54. 4,000

**Beaumont av, 2470** (11:3105), es, 80 s 189th, 77x43.6x75x26; Aug20; Aug21'14; due &c as per bond; D'Andrea Constn Co to Lawyers Mtg Co, 59 Liberty. 17,000

**Beaumont av, 2470;** certf as to above mtg; Aug20; Aug21'14; same to same.

**Beaumont av, 2470** (11:3105), es, 89.8 s 189th, 77x43.6x75x26; pr mtg $17,000; Aug 20; Aug22'14; 3y6%; D'Andrea Constn Co to Jno A Murray, 1382 Edgewater av. 5,600

**Beaumont av, 2470;** certf as to above mtg; Aug20; Aug22'14; same to same.

**Boston rd** (11:3140), es, 67.4 s 180th, 25 x92.7x25x91.11, given as collateral security for payment of mtg of $6,000 covering Boston rd, sec 180th; July3; Aug26'14; due, &c, as per bond; Chas H Weigle to Emma M Lewis, 112 E 16. 6,000

**Bracken av** (*), es, 200 n Randall av, 25x100; PM; July29; Aug25'14; 3y5½%; Saml Wietschner to Land Co "C" of Edenwald, 299 Madison av. 275

**Briggs av** (12:3300), ws, 264.5 n 194th, 18.9x86.8x18.10x84.8; ext of $5,000 mtg to July22'19; Aug26'14; Theresa & Cornelia Kramsall with Andw C Otto, 2667 Briggs av. nom

**Broadway, swc Daniel,** see Mayflower av, ws, 159.11 n Middletown rd.

**City Island av** (*), ws, being lots 597 to 600 map Eliz R B King, City Island, 100x32 to Eastchester Bay x—x—; PM; Aug25; Aug26'14; 2y6%; Fredk W Paas to Ferd Rosenberger, 674 City Island av. 3,000

**Clay av** (9:2430), ws, 119 s 168th, 44x90; ext of $21,000 mtg to Nov1'19 at 5%; Aug 7; Aug21'14; A J Schwarzler Co with Jennie F Van Orden, at New Baltimore, NY. nom

**Crotona av, 2469** (11:3105), ws, 117.6 s 189th, 37.6x95; Aug20; Aug21'14; due &c as per bond; D'Andrea Constn Co to Lawyers Mtg Co, 59 Liberty. 21,000

**Crotona av, 2469;** certf as to above mtg; Aug20; Aug21'14; same to same.

**Crotona av, 2469;** pr mtg $21,000; Aug 20; Aug21'14; 3y6%; same to Maurice Ginsburg, 1893 Vyse av. 5,000

**Crotona av, 2469;** certf as to above mtg; Aug20; Aug21'14; same to same.

**Crotona av, 2469-71** (11:3105), ws, 80 s 189th, 75x95; pr mtg $52,000; Aug20; Aug 22'14; 3y6%; D'Andrea Constn Co to Morris M Sinske, 108 W 142. 1,750

**Crotona av, 2469-71;** certf as to above mtg; Aug20; Aug22'14; same to same.

**Crotona av, 2471** (11:3105), ws, 80 s 189th, 37.6x95; pr mtg $21,000; Aug20; Aug21'14; 3y6%; D'Andrea Constn Co to Herman Gottlieb, 618 Marcy av, Bklyn. 5,000

**Crotona av, 2471;** certf as to above mtg; Aug20; Aug21'14; same to same.

**Elliott av** (*), es, 500 s Elizabeth, 25x 125; bldg loan; Aug21; Aug22'14; due &c as per bond; Rosi Straus & Clara Hochstetter to Thos F Maloney, 418 Mott av. 2,500

**Honeywell av** (11:3125), sec 181st, 83.6x 65x80.5x65; pr mtg $——; Aug24'14;; due &c as per bond; Trojan Bldg Corpn to Manhattan Mtg Co, 200 Bway. 47,000

**Honeywell av** (11:3125), sec 181st; same prop; certf as to above mtg; Aug24'14; same to same.

**Hughes av, 2310** (11:3087), ses, 175 ne 183d, 25x100; sobrn agmt; July27; Aug27 '14; Thos J Phelan with Frank Tallotico. nom

**Hunt av** (*), es, 823.1 s Bronxdale av, 24.10x100; Aug21; Aug22'14; due &c as per bond; Harvey F Kitchen to Karoline Behrens, 2253 Story av. 3,500

**Hunt av** (*); same prop; pr mtg $3,500; Aug21; Aug22'14; installs, 6%; same to Herman Elfers, 229 W 101, & ano. 750

**Hunts Point av** (10:2770), nec Randall av, 84x110.6x75x72.6; pr mtg $9,200; Aug 26; Aug27'14; demand, 6%; Julia M Broderick to A Hupfel's Sons, 842 St Anns av. 1,000

**Jackson av** (10:2578), es, 200 s 147th, 50 x100; Apr1; Apr24'14; 3y6%; Jas Henry, 325 E 123, to David Henry (corrects error May2 issue, when description read s of 143d). 1,000

**Longfellow av** (11:3004), nwc 176th, 89x 100x88x100, except part for av & st; Aug 25; Aug26'14; due, &c, as per bond; Bertha Peterson to Kath Hartung, 3078 Perry av. 1,500

**Longfellow av** (10:2754), ws, 233.11 s West Farms rd, 37.6x78.8x39.8x91.7, ss; sobrn agmt; Aug8; Aug13'13; West Farms Constn Co & Henry Morgenthau with Wm N Cromwell, 12 W 49, et al, trstes for Dorothy S Newcomb, will Emily H Moir (corrects error in issue Aug16'13, when property was Longfellow av (*), ws, 233.11 s Walker av). nom

**Jessup av** (11:2872), ws, 259.1 s Jessup pl, 100x100; Aug14; Aug27'14; 3y5½%; Nellie Wood, 1069 Ogden av, to Martha Bingham, 505 E 175. 9,000

**Jessup av** (11:2872); same prop; PM; pr mtg $9,000; Aug25; Aug27'14; due Sept 1'15, 6%; same to Chas J Norton, 2350 Valentine av. 1,650

**McGraw av, swc White Plains rd,** see White Plains rd, swc McGraw av.

**Marion av** (12:3287), ws, 414 n 194th, 25x180.8x25.3x177.2; PM; pr mtg $6,500; Aug26; Aug27'14; 2y6%; Lizzie C V Whitcomb to Norman E Gray, 70 Vernon av, Yonkers, NY. 1,000

**Mayflower av** (*), ws, 159.11 n Middletown rd, 25x100; also BROADWAY (*), swc Daniel, 100x100x100x93.10; Aug25; Aug26'14; 3y6%; Poplar Realty Co to Martha A B Arnow, 2525 Westchester av. 2,500

**Mayflower av (*);** also BROADWAY; same prop; certf as to above mtg; Aug 21; Aug26'14; same to same.

**Montgomery av, 1745** (11:2877), participation agmt; Aug25; Aug26'14; Rachel L Bartley & ano with Jno Rau, 1469 Metropolitan av, Bklyn, NY, & Emma L Crawford, 218 W 121. nom

**Morris av, 1978,** see 102D st, 113-5 W, Manhattan mtgs.

**Murdock av** (*), ws, 350 s Edenwald av, 25x100; PM; Aug24; Aug25'14; 3y6%; Aug Sundberg to Land Co "A" of Edenwald, 299 Madison av. 250

**Park av** (9:2318), nec Gouverneur pl (No 1), 25.1x95.2x24.8x99.8; PM; pr mtg $16,000; Aug24; Aug26'14; due, &c, as per bond; Hugh D Smyth, Bklyn, to Jno A Wood, 2040 Madison av. 2,500

**Pleasant av** (*), ws, 300 s 2d, 40x100; pr mtg $2,750; Aug21; Aug24'14; due &c as per bond; Jno Tormey to Chester W Betts, 9 Anderson av, Port Richmond, NY. 1,000

**Randall av, nec Hunts Point av,** see Hunts Point av, nec Randall av.

**Robin av, ws, 225 s Madison av,** see Williams av, es, 100 s Tremont rd.

**Robin av, ws, 225 s Tremont rd,** see Williams av, es, 100 s Tremont rd.

**Ryer av** (11:3150), nec 182d, 39.11x100x 51.9x100.8; pr mtg $——; Aug20; Aug21 '14; due &c as per bond; Phelan Bros Constn Co to Manhattan Mtg Co, 200 Bway. 42,000

**Ryer av** (11:3150), nec 182d; same prop; Aug20; Aug21'14; same to same.

**Ryer av, 2036** (11:3144), es, 208.1 n Burnside av, 24x95.4; pr mtg $7,500; Aug24; Aug25'14; due &c as per bond; Mary A Nolan to Otto G Sattler, 2042 Ryer av. 3,000

**St Pauls av** (*), ws, 243.2 n Pelham rd, 100x109.3x101x96.2; agmt as to share ownership in mtg; Aug20; Aug26'14; Fredk J Schuh with Fredk C Fischer, Hawthorne, NY. nom

**Saxe av (*),** ws, 75 s Cornell av, 96x100; ext of $700 mtg to Aug2'16 at 6%; Aug3 '13; Aug26'14; Fredk Lipp with Robt V Hewson, 1375 Leland av. nom

**Seton av** (*), ws, 450 s Randall av, 25x 100; PM; Aug15; Aug25'14; 5y6%; Louis Rosenblatt to Julius Heiderman, 783 Elton av. 1,000

**Sherman av** (9:2455), ws, 207.6 n 163d, 90x100; sobrn agmt; Aug20; Aug22'14; American Real Estate Co with City Mtg Co, 15 Wall. nom

**Sherman av** (9:2455), ws, 207.6 n 163d, 2 lots, ea 45x100; 2 bldg loan mtgs, ea $32,000; Aug20; Aug22'14; demand, 6%; Kovacs Constn Co to City Mtg Co, 15 Wall. 64,000

**Sherman av** (9:2455); same prop; 2 certfs as to above mtgs; Aug20; Aug22 '14; same to same.

**Southern blvd, 1164** (misc); certf as to chattel mtg for $2,000 affecting chattels at above address; Aug19; Aug21'14; Ritz Lace & Embroidery Works, Inc, to Max Lehr, 1171 48th, Bklyn.

**Tiebout av** (11:3023), es, 258.3 n 188th, 65x106.9x65x106.9; Aug26; Aug27'14; due &c as per bond; No 2490 Tiebout Av Co, Inc, to Harlem Savgs Bank, 124 E 125. 43,000

**Tiebout av** (11:3023), es, 258.3 n 188th, 65x106.9; certf as to mtg for $43,000; Aug 26; Aug27'14; No 2490 Tiebout Av Co, Inc, to Harlem Savgs Bank.

**Topping av, 1690** (11:2790); ext of $5,-500 mtg to Aug21'17 at 5%; Aug19; Aug21'14; Title Guar & Trust Co with Jos Russell Hughes, 1690 Topping av. nom

**Tremont av** (11:2809), nwc Anthony av, 45x100; ext of $30,000 mtg to June26'17 at 5%; June25; Aug26'14; Troy Savgs Bank with B Farquhar Curtis, Scarsborough-on-Hudson, NY, & Anna A Curtis, 57 W 45. nom

**Tremont av, 263-5 E** (11:2809); ext of $32,500 mtg to June26'17 at 5%; June25; Aug26'14; Ten Eyck Wendell with B Farquhar Curtis, Scarsborough-on-Hudson, N Y, & Anne A Curtis, 57 W 45. nom

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**Union av, 521** (10:2582), ws, 182.2 n 147th, 39.3x100, Aug24; Aug25'14; 3y5%; Parcoast Holding Corpn to Jno A Bram, 51 Bramhall av, Jersey City, NJ, trste Mary J Buchanan 21,000

**Union av, 521;** certf as to above mtg; Aug11; Aug25'14; same to same.

**Union av, 521;** subrn agmt, Aug24; Aug 3'14, same & Prospect Investing Co with same. nom

**Union av** (10:2664), swc 150th, 30x80; pr mtg $20,000; Aug10; Aug22'14; due &c as per bond, Oscar A Lindner & Gustave Wuensche to Wallie Wuensche, 818 E 150, 3,000

**Valentine av** (11:3150), nwc 182d, 63.6x 100x51.9x100.8; pr mtg $——; Aug20; Aug 21'14; due &c as per bond; Phelan Bros Constn Co to Manhattan Mtg Co, 200 Bway. 52,000

**Valentine av** (11:3150), nwc 182d; same prop; certf as to above mtg; Aug20; Aug 21'14; same to same.

**Washington av, 1739** (11:2907), ws, 50 n 174th, 25x90; Aug24; Aug25'14; due &c as per bond; Rosa Greenberg to Moritz Greenberg, 1739 Washington av. 2,000

**Washington av** (11:3038), swc 184th, 200.8x99.7x200x116.2; Aug21; Aug22'14; 1y 5%; Church of Our Saviour to Emigrant Indust Savgs Bank. 57,000

**Webster av** (12:3355), ws, 376.11 s Gun Hill rd, 25x110; Aug24; Aug26'14; installs, 6%; Annie E Burke to Mendel Marcus, — 5th, Bklyn. 200

**White Plains rd** (*), swc McGraw av, 100x55; Aug25; Aug26'14; 3y5%; Patk J Reville to Francis B Chedsey, Yorktown, NY, trste Nathan S King. 3,000

**Williams av** (*), ws, 225 s Madison av, 25x100; also 233D ST E (*), ns, 260 w Kingsbridge rd, 25x100; July1; Aug22'14; 3y5%; Helen, wife Stefan Oderwald, to Bela Ozsvath, 2374 2 av. 1,000

**Williams av** (*), es, 100 s Tremont rd, 50x100; also ROBIN AV (*), ws, 225 s Tremont rd, 50x100; also ROBIN AV (*), ws, 225 s Madison av, 50x100, map Tremont ter; Aug25; Aug27'14; due &c as per bond; Poplar Realty Co to Robt E Walker, 2537 Poplar. 3,000

**Williams av** (*); ;same prop; certf as to above mtg; Aug21; Aug27'14; same to same.

**1ST av** (*), es, 100 n 213th, 100x100, Olinville; Aug26; Aug27'14; 3y5%; Eva K Muller to Mathias Haffen, 2979 Marion av. 2,500

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2425 New York, September 5, 1914. (62) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

*Barclay st, 72-6 (or Greenwich st, 222).
*Bedford st, 37 (or Carmine st, 51).
Broome st, 16-8.
Carmine st, 51 & 57.
Columbia st, 57-9.
*Crosby st, 132 (or Broadway, 598).
East Broadway, 44 & 311.
Franklin st, 125.
Grand st, 104 & 574.
Greenwich st, 222 & 317-19.
Hester st, 144.
Jackson st, 28.
James st, 93.
*Jefferson st, 59 (or Rutgers pl, 2).
Lewis st, 32.
*Mangin st, 20 (or Broome, 16-8).
*Mercer st, 39 (or Grand, 104).
*Monroe st, 276-8 (or Jackson st, 28).
New st adj Manhattan Bridge, blk 282-50.
*New Chambers st, 81 (or James st, 93).
Pearl st, 391.
Prospect pl, 45.
*Scammel st, 59 (or Water st, 630).
Spring st, 170-6.
Spruce st, 37.
University pl, 1.
*Wash pl, 102 (or 6 av, 57).
Wash pl, 104.
Washington st, 787-9.
Water st, 336-8, 357-9 & 630.
*Waverly pl, 27-9 (or University pl, 1).
*West Broadway, 203-5 (or Franklin st, 125).
W Washington pl, 125-7.
William st, 188.
Wooster st, 179-83.
3d st, 11 W.
5th st, 629-31 E.
6th st, 805 E.
7th st, 290 E.
11th st, 356-60 W.
12th st, 344 & 703 E.
13th st, 139 E.
21st st, 153-9 E.
21st st, 15-17 & 132-40 W.
*22d st, 16-18 W (or 21st st, 15-17 W).
23d st, 227-33 W.
24th st, 220-6 & 223 W.
25th st, 306 W.
26th st, 335-7 W.
31st st, 132 & 336 W.
*32d st, 201-3 E (or 3 av, 471).
32d st, 319-25 & 404-8 E.
34th st, 519-14 W.
35th st, 222 E.
37th st, 234 W.
*42d st, 349 E (or Prospect pl, 45).
44th st, 445 W.
*44th st, 500-2 W (or 10 av, 607).
47th st, 101-3 W.
49th st, 544 W.
50th st, 225 W.
51st st, 224 W.
58th st, 46-50 W.
61st st, 100-2 & 106-8 E.
61st st, 239 W.
63d st, 107 W.
67th st, 8 E.
70th st, 44 W.
76th st, 55 W.
82d st, 322 W.
83d st, 203 E.
89th st, 310 E.
89th st, 65 W.
91st st, 316-18 E.
91st st, 61 W.
92d st, 102 E.
92d st, 39 W.
93d st, 167 W.
102d st, 211, 215 & 422-4 E
102d st, 303 W.
112th st, 70-2 & 310-2 E.
114th st, 56 E.
114th st, 103 W.
116th st, 10 & 123 E.
117th st, 509 E.
119th st, 524-6 E.
121st st, 242 W.
122d st, 161 E.
124th st, 13 E.
125th st, 331 E.
128th st, 64 W.
*128th st, 168 W (or 7 av, 2161).
129th st, 640 W.
130th st W, ns, blk 1970-11.
131st st, 55 E.
134th st W, ss, blk 1987-55.
136th st, 159 W.
140th st, 213 W.
146th st, 427 W.
147th st, 605 W.
154th st, 418 W.
*161st st, 581 W (or Bway, 3860-6).
209th st W, ss, blk 2205-14.
Av A, 1648.
Broadway, 598 & 3860-6.
Claremont av, 140.
Lenox av, 433-5.
Morningside av E, 25.
*Park av, 525 (or 61st st, 100 E).
Park av, 1151-3 & 1226.
Pleasant av, 411.
Madison av, 1459.
Riverside dr, 564.
Sherman av, 160-6.
Sherman av, ss, blk 2220-9.
1st av, 993 & 1458.
*3d av, 260-4 (or 21st st, 159 E).
3d av, 471 & 2343.
5th av, 2014.
6th av, 57.
*6th av, 833-5 (or 47th st, 101 W).
7th av, 1257-61.
10th av, 605-7.

**WILLS.**

Greenwich st, 412-16.
Hudson st, 560-6.
Varick st, 117.
10th st, 190 W.
11th st, 298 W.
30th st, 20 E.
48th st, 105 W.
51st st, 550-2 W.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately followng the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

AUG. 28, 29, 31, SEPT. 1, 2 & 3.

**Barclay st, 72-6,** see Greenwich, 222.

**Bedford st, 37,** see Carmine, 51.

**Broome st, 16-8** (2:322-60), nec Mangin (No 200), 50x75, 6-sty bk tnt & strs; Leonora Klinger to Jno Joost, 335 Washington, Bklyn; mtg $47,000; June22; Sept 1'14; A$21,500-53,000. nom

**Carmine st, 51** (2:582-35), nwc Bedford (No 37), 16.8x60, 3-sty bk tnt & str; A$9,-500-11,500; also CARMINE ST, 57 (2:582-38), ns, 50 w Bedford, 25x90, 3-sty bk tnt & strs; A$14,000-16,000; also 51ST ST, 224 W (4:1022-16 & 49), ss, 355 e 8 av, 23x 200.10 to ns 50th (No 225), 1 & 2-sty bk & fr garage; A$71,000-72,000; Jno G Wendel to Ella V von E Wendel, Rebecca A D Wendel Swope, Mary E A Wendel & Georgiana G R Wendel, all of Irvington, NY; 1-5 pt; AT; Aug29; Sept1'14. nom

**Carmine st, 57,** see Carmine, 51.

**Columbia st, 57-9** (2:333-25-26), ws, 150 n Delancey, 50x100, 2-5-sty bk tnts & strs; Mathilda Kassewitz to Jesse G Keys, 300 W 109, & Jno H Stitt, 68 Decatur, Bklyn, EXRS Jno Keys; B&S; mtg $53,000 & AL; Aug28'14; A$32,000-50,000. O C & 100

**Crosby st, 132,** see Bway, 598.

**East Broadway, 44** (1:281-20), ns, abt 360 e Catharine, 25x69.7x25x69.6, es, 4-sty bk loft & str bldg; Wilder Bros, a corpn, to Saml Wilder, 935 E 163, & Chas Wilder, 101 W 112; AL; Aug27; Sept1'14; A$23,000-27,000. O C & 100

**East Broadway, 311** (1:288-48), ss, abt 240 e Scammel, 25.1x78.10x24.10x79.3, ws, 4 & 5-sty bk club house; Jas S Regan, ref, to Ella S Hopkins, at Tarrytown, NY; FORECLOS Aug5; Aug28; Aug29'14; A $15,000-40,000. **21,000**

**Franklin st, 125,** see Greenwich, 222.

**Goerck st, nws at nes Grand,** see Grand, 574.

**Grand st, 104,** see Greenwich, 222.

**Grand st, 574** (2:326-54), nes at nws Goerck, 25x75, 4-sty fr bk ft tnt & strs & 4-sty bk rear tnt; Margt A Downing to Elijah Blankley, 217 Communipau st, Jersey City, NJ; B&S; mtg $11,000; Apr30; Sept1'14; A$19,000-24,000. O C & 100

**Greenwich st, 222** (1:84-42), swc Barclay (Nos 72-6), 26.6x80, 5-sty bk loft & str bldg, valued at $65,000; A$62,000-75,000; also FRANKLIN ST, 125 (1:177-18), sec West Broadway (Nos 203-5), 20x52.11, 5-sty bk str; also all RT&I to leasehold strip adj above on s, valued at $49,000; A $40,000-52,000; also GRAND ST, 104 (2:-474-21), nwc Mercer (No 39), 24.10x50, 5-sty bk loft & str bldg, valued at $23,000; A$22,000-28,000; also 3D ST, 11 W (2:-535-34), nwc Mercer (Nos 247-51), 25x75, 5-sty bk loft & str bldg, valued at $45,500; A$36,000-48,000; Jas S B Smith to Jos H Bearns, 119 Lefferts pl, Bklyn, TRSTE will Jas S Bearns for Ella L & Chas G Darlington & Marguerite Walter, ⅛ pt; B&S; Aug24; Sept1'14. **22,812.50**

**Greenwich st, 317-9** (1:141-16), es, 17.1 n Reade, runs e70xne14.6xse25.3xn38.3xw100 to st xs38.6 to beg, 5-sty stn loft & str bldg; Harry M Austin to Wm MacBain, of Tenafly, NJ; mtg $50,000 & AL; Dec28'04; Sept1'14; A$39,000-63,000. O C & 100

**Hester st, 144** (1:203-16), ss, 74.6 e Elizabeth, 25.6x75; A$16,000-25,000; also 6TH AV, 833-5 (4:1000-29 & 29½), nwc 47th (Nos 101-3), 80x40, 2-3-sty stn tnts & strs; Jno G Wendel to Ella V von E Wendel, Rebecca A D Wendel Swope & Mary E A & Georgiana G R Wendel, all at Irvington, NY; 1-5 pt; AT; Aug29; Sept3'14; A$100,000-113,000. nom

**Jackson st, 28** (1:263-1), sec Monroe (Nos 276-8), 20x100, 6-sty bk tnt & strs; Phoenix Ingraham, ref, to Max Markel, 1326 Madison av; FORECLOS Aug20; Aug 31'14; A$18,000-37,000.

**5,500 over & above 1st mtg ——**

**James st, 93** (1:111-36), ws, 49.6 s Batavia, 25.6x65.1 to New Chambers (No 81) x33.7x86.1, 6-sty bk tnt & strs; Archibald C M I Stewart to Jeanie A Stuart, 672 6 av, Bklyn; AT; QC; Aug27; Aug31'14; A $15,000-37,000. nom

**James st, 93;** also NEW CHAMBERS ST, 81; Jeanie A Stuart to Sadie Davis, 647 Cauldwell av; mtg $30,000; Aug27; Aug31 '14 nom

**Jefferson st, 59,** see Rutgers pl, 2.

**Lewis st, 32** (2:327-38), es, 149.3 n Broome, 25x100, 6-sty bk tnt & strs; Benj Tepper to Nettie Krauss, 566 Brook av; mtg $26,000; Aug31; Sept2'14; A$11,000-27,000. O C & 100

**Mangin st, 20,** see Broome, 16-8.

**Mercer st, 39** see Greenwich, 222.

**Mercer st, 247-51,** see Greenwich, 222.

**Monroe st, 276-8,** see Jackson, 28.

**New st, adj Manhattan Bridge** (1:282-50), es, 9.9 n East Bway runs n59.3xe17.3x s56.8 to beg, gore, 1-sty bk str; Wilder Bros, a corpn, to Saml Wilder, 935 E 163, & Chas Wilder, 101 W 112; AL; Aug27; Sept1'14; A$7,500-9,500. O C & 100

**New Chambers st, 81,** see James, 93.

**Pearl st, 391** (1:113-23), ws, abt 95 s Vandewater, 32x132x31x120.11, ss, 3-sty bk tnt & strs; Jas Conway to Cath A Conway, his wife, 391 Pearl; Aug24; Aug29'14· A$25,000-27,000. O C & 100

**Prospect pl, 45** (5:1335-22), nec 42d (No 349), 17.1x58, 3-sty stn tnt & str; Jos F A O'Donnell to Jeanie A Stuart, 372 6th, Bklyn; mtg $17,000; Oct8'12; Aug28'14· A $7,000-13,000. O C & 100

**Prospect pl, 45** (5:1335-22), nec 42d, 17.1x58, 3-sty stn tnt & str; Jeanie A Stuart to Sadie Davis, 647 Cauldwell av; mtg $17,000; Aug27; Sept2'14; A$7,000-13,-000. nom

**Rutgers pl, 2** (1:257-31), sec Jefferson (No 59), 25.4x89.7x25.4x89.8, 6-sty bk tnt & strs; Abr Sandberg to Sophie Dreier, 263 West Front st, Plainfield, NJ; AL; Aug28; Aug29'14; A$25,500-52,000. O C & 100

**Scammel st, 59,** see Water st, 630.

**Spring st, 170-4** (2:488-17), ss, 62 e Thompson, 63.8 x 66.6 x 63.6 x 64.4; also SPRING ST, 176 (2:488), ss, 40.2 e Thompson, 21.5x64.4x22.3x63.10, together, 2-6-sty bk tnts & strs; Angelo Legniti to Giovanni Lordi, 26 1 pl, Bklyn [62 Mulberry]; ½ pt; mtg $74,000 on whole; Sept2; Sept3 '14; A$52,000-98,000. nom

**Spring st, 176,** see Spring, 170-4.

**Spruce st, 37** (1:103-29), nes, abt 80 w Gold, 27x105.6x25x108, ss, except pt for st, 5-sty bk loft & str bldg; A$36,000-45,000; also WILLIAM ST, 188 (192) (1:103-4), ses, abt 75 n Spruce, 16x107.4x16x105.6, ws, 4-sty bk loft & str bldg, 2-sty ext; A$30,000-32,000; also 26TH ST, 335-7 W (3:750-18 & 19), ns, 349.6 e 9 av, 50x98.9, 2-4-sty bk tnts & strs; A$21,000-26,000; Jno G Wendel to Ella V von E Wendel, Rebecca A D Wendel Swope & Mary E A & Georgiana G R Wendel, all at Irvington, NY; 1-5 pt; AT; Aug31; Sept3'14. nom

**University pl, 1** (2:548-1), nec Waverly pl (Nos 27-9), runs n42.10xe74.6xn57.10xe 67xs100.8 to ns Waverly pl xw141.6 to beg, 3-4-sty & b bk dwgs; Ernest F Griffith to Jno L Clark, 339 W 53; B&S; June25; Sept1'14; A$60,000-63,000. nom

**Washington st, 787-9** (2:642-40-41), es, 50 n Jane, 50.3x90.3x50.2x93.10, 2-5-sty bk tnts & strs; Michl Rattner to Ida Lewis, 26 Market; ¼ pt; mtg $38,000 & AL; Sept 10'12; Sept3'14; A$23,000-44,000. O C & 100

**Water st, 336,** see Water, 338.

**Water st, 338** (1:110-38), ns, abt 85 e Roosevelt, 19x65.6x18x64, ws, 4-sty bk tnt & strs; A$6,000-8,000; also WATER ST, 336 (1:110-39), ns, abt 70 e Roosevelt, 18.9 x67.3x19.6x65.6, es, 4-sty bk tnt & strs; A $6,000-8,500; Chas E Page to Sadie Davis, 647 Cauldwell av; AL; May27; Sept1'14. nom

**Water st, 357-9** (1:110-30), ss, abt 35 w James sl, 33.4x76, 1-sty fr bldgs; Pauline E Barber to Michl J Ginnane [Fulton Market], 271 Macon, Bklyn; mtg $7,000; July 10; Aug29'14; A$13,000-13,500. O C & 100

**Water st, 630** (1:260-5), nwc Scammel (No 59), 24.1x68x24.8x68, 6-sty bk tnt & strs; Atter Rosenberg to Victor J McClure, 186 Bond st, Hartford, Conn; mtg $16,350; Sept1; Sept2'14; A$7,000-17,000. nom

**Waverly pl, 27-9,** see University pl, 1.

**West Washington pl, 102-4,** see 6 av, 57.

**West Washington pl, 125** (2:592-80), nes, 300 nw 6 av, 22x87, 2-sty & b bk dwg; Wm H Furbush et al to Theresa Lemmon, 319 W 94; AL; June22; Sept2'14; A$14,000-15,500. nom

**West Washington pl, 125-7** (2:592-80-81), ns, 300 w 6 av, 44x97, 2-2-sty & b bk dwgs; Theresa Lemmon to Peerless Holding Co, 46 Cedar; mtg $18,000; Sept2'14; A $28,000-31,000. nom

**West Washington pl, 125-7;** Peerless Holding Co to Washington Place Building Co, 14 E 106; mtg $32,900; Sept2'14. nom

**West Washington pl, 127** (2:592-81), n s, 322 w 6 av, 22x97, 2-sty & b bk dwg; Mary T White et al EXRS, &c, Alfd L White to Theresa Lemmon, 319 W 94; A L; June29; Sept2'14; A$14,000-15,500. **15,250**

**William st, 188,** see Spruce, 37.

**Wooster st, 179-83** (2:524-18), ws, 100 s Bleecker, 74.8x100, 7-sty bk loft & str bldg; Newstate Co to St Helier's Holding Co [22 Wm]; AL; Aug31; Sept2'14; A$60,-000-125,000. nom

**3D st, 11 W,** see Greenwich, 222.

**5TH st, 629-31 E** (2:388-53), ns, 335.10 e Av B, 46.3x97, 6-sty bk tnt & strs; Nathan Friedman to Theresa Friedman, 1873 7 av; mtg $60,000 & AL; Jan29; Aug31'14; A $34,000-66,000. O C & 100

**6TH st, 805 E,** see 25th, 306 W.

**7TH st, 290 E,** see 25th, 306 W.

**11TH st, 356 W** (2:637-62), ss, 124 w Washington, 22x100.3, 3-sty bk tnt; St John's Park Realty Co to Simon Donovan, 487 14th, Bklyn, [370 Washington]; AL; Aug31; Sept1'14; A$9,500-10,500. O C & 100

**11TH st, 358-60 W** (2:637-60-61), ss, 146 w Washington, 44.1x100.3x43.8x100.3, 3-sty bk tnt & 1 & 2-sty bk stable; Wm D Kilpatrick to Simon Donovan, 487 14th, Bklyn, [370 Washington]; AL; Aug31; Sept 1'14; A$19,000-21,500. O C & 100

**12TH st, 344 E** (2:453-30), ss, 140.2 w 1 av, 20.9x68.9x20.4x68.1, 4-sty bk tnt & strs; Antonio Loscalzo to Carolina Ferri, 335 E 11; mtg $10,000; Aug27; Aug28'14; A$12,000-14,000 O C & 100

**12TH st, 703 E** (2:382-58), ns, 62.6 e Av C, 23.10x103.3, 5-sty bk tnt & strs; Efjay Realty & Holding Co to Harris Koplik, 363 E 8; mtg $19,000; Aug31; Sept2'14; A$8.-000-16,000. O C & 100

**13TH st, 139 E** (2:559-43), nes, 125 nw 3 av, 25x100, 6-sty bk tnt & strs; Jos L Buttenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; B&S; AL; Aug15; Aug 28'14; A$23,000-38,000. O C & 100

**21ST st, 153-9 E,** see 25th, 306 W.

**21ST st, 15-7 W,** see 22d, 16-8 W.

**21ST st, 132-4 W,** see 21st, 136-40 W.

**21ST st, 136-40 W** (3:796-60), ss, 297.7 e 7 av, 69x92, 12-sty bk loft & str bldg; A $90,000-267,000; also 21ST ST, 132-4 W (3:796-58), ss, 387.5 w 6 av, 46x92, 12-sty bk loft & str bldg; A$60,000-177,000; Newstate Co to St Helier's Holding Co [22 Wm]; AL; Aug31; Sept2' 14. nom

**22D st, 16-8 W** (2:823-29), ss, 283.5 w 5 av, 54.6x98.9x53.10x98.9; also 21ST ST, 15-7 W (3:823-5), ss, 276 w 5 av, 58.8x98.9, 12-sty bk loft & str bldg; Building & Engineering Co to Winmire Realty Corpn, room 1370 Woolworth Bldg; ;mtg $650,000 & AL; Aug31; Sept3'14; A$260,000-545,000. nom

**23D st, 227-33 W** (3:773-27-30 & 59-62), ns, 475 e 8 av, 75x— to ss 24th (Nos 220-6), 8-4-sty & b bk dwgs; Miguel R Martinez to Helvetia Realty Co [36 Wall], also of New Rochelle, NY; CaG; Nov12'09; Sept3'14; A$134,000-170,000. nom

**24TH st, 220-6 W,** see 23d, 227-33 W.

**24TH st, 223 W** (3:774-24), ns, 283.4 w 7 av, 16.8x80, 4-sty bk tnt; Edwin H Updike, ref, to Jno Flynn, 54 E 122; mtg $11,000; FORECLOS June19; July6; Aug28 '14; A$9,000-10,500. **100**

**24TH st, 223 W** (3:774-24), ns, 283.4 w 7 av, 16.8x80, 4-sty bk tnt; Jno Flynn to Nettie Altmayer, 335 E 51; Josie Leo, 600 W 183, & Sol E Kahn, 335 E 51; mtg $13,-000; July6; Sept2'14; A$9,000-10,500. nom

**25TH st, 306 W** (3:748-48), ss, 102.6 w 8 av, 20x98.9, 3-sty bk tnt; A$8,500-10,500; also 31ST ST, 336 W (3:754-61), ss, 362.6 w 8 av, 18.9x98.9, 3-sty & b stn dwg; A$15,-000-16,500; also 37TH ST, 234 W (3:786-67), ss, 387.6 w 7 av, 18.9x98.9, 3-sty bk tnt; A$26,000-28,000; also 6TH ST, 805 E (2:363-28), ns, 100 e Av D, 25x90.10, 2 & 3-sty fr tnt & str; A$10,000-10,500; also 7TH ST, 290 E (2:363-10), sws, 100 e Av D, 25x90.10, 5-sty bk tnt & strs; A$10,000-20,500; 1-7 pt of above & 1-14 pt as follows: 3D AV, 260-4 (3:877-39-42), nwc 21st (Nos 153-9), 50x75, 4-4-sty bk tnts, strs on cor; A$73,500-76,000; Saml A Weed to Jennie C A, Amanda P, Naomi W, Hanford S, Wm St J & Sherman C Weed, all at New Canaan, Conn; Aug19; Sept1'14. nom

**26TH st, 335-7 W,** see Spruce, 37.

**31ST st, 132 W** (3:806-60), ss, 375 w 6 av, 25x147.5x25.6x142.2, 4-sty bk stable; Chas G Meier to Leon Cohen, 553 Herkimer st, Bklyn; CaG; July8; Sept2'14; A $77,000-78,000. O C & 100

**31ST st, 336 W,** see 25th st, 306 W.

**32D st, 201-3 E,** see 3 av, 471.

**32D st, 319-25 E** (3:938-12-15), ns, abt 240 e 2 av, —x—, 4-4-sty bk tnts & strs; Jas Conway to Cath A Conway, his wife, 391 Pearl; Aug24; Aug29'14; A$32,200-41,-100. O C & 100

**32D st, 404-8 E** (3:963-31), ss, 100 e 1 av, 75x98.9, 3-sty bk bakery; Aetna Baking Co, 404-8 E 32, to Arthur S Williams, at Montclair, NJ, with option for reconveyance within 10 yrs at $55,000 plus 10% increase for each year; AL; Aug5; Aug31 '14; A$9,000-10,500. **100**

**34TH st, 510-14 W** (3:705-45), ss, 145 w 10 av, 60x98.9, 2-sty bk loft bldg; Wm J McLean, individ & heir Harry McLean, decd, & Julia his wife, to Isa[illegible] McLean, widow, & mother of Harry McLean at Kew Gardens, L I; 2 pts; $[illegible] & AL; Mar16; Sept2'14; A$37,000-45,000. nom

**35TH st, 222 E** (3:915-56), ss, 233.4 e 3 av, 16.8x98.9, 2-sty & b bk dwg; Emma A Lubbe to Herman Steinkamp, 570 W 172, AL; Aug27; Aug29'14; A$7,700-9,000. nom

**35TH st, 222 E;** Herman Steinkamp to Emma A & Kath W Lubbe, 222 E 35, as joint tenants; CaG; AL; Aug27; Aug29'14. nom

**37TH st, 234 W,** see 25th, 306 W.

**42D st E, nec Prospect pl,** see Prospect pl, 45.

**42D st, 349 E,** see Prospect pl, 45.

**44TH st, 445 W** (4:1054-11), ns, 240 e 10 av, 20x100.5, 3-sty bk tnt; Chas C Busch, & Lucy C, his wife, to Robt M Fant, 406 W 33; mtg $8,500 & AL; Aug27; Aug 28'14; A$10,000-12,000 O C & 100

**44TH st, 500-2 W,** see 10 av, 605-7.

**47TH st, 101-3 W,** see Hester, 144.

**49TH st, 544 W** (4:1077-57), ss, 175 e 11 av, 25x100.4, 5-sty bk tnt; Edw R Cole to Edw Cole, both at 2054 E 9, Bklyn; AL; Sept3'14; A$9,000-17,500. nom

**50TH st, 225 W,** see Carmine, 51.

**51ST st, 222-4 W,** see Carmine, 51.

**58TH st, 46-50 W** (5:1293-46), ss, 150 e Mad av, runs s100.5xe75xn40.5xw0.6xn60 to st xw74.6 to beg, 12-sty bk hotel; Akron Building Co to Swetland Realty Co, 239 W 39; CaG; AL; Sept1; Sept2'14; A$165,000-P $165,000. O C & 100

**61ST st, 100 E** (5:1395-72), sec Park av (No 525), runs s100.5xe40xn27xw19xn73.5 to st xw21 to beg, 5-sty bk tnt & strs; A $80,000-100,000; also 61ST ST, 102 E (5:-1395-71), ss, 21 e Park av, 19x73, 4-sty & b stn dwg; Hy B Anderson to Salisbury Realty Co, 505 5 av; mtg $121,000; Sept3 '14; A$28,000-34,000. O C & 100

**61ST st, 102 E,** see 61st, 100 E.

**61ST st, 106 E** (5:1395-69), ss, 60 e Park av, 20x100.5, 4-sty & b stn dwg; Isaac Sanger to Salisbury Realty Co, 505 5 av; mtg $15,000; Aug12; Sept3'14; A$30,000-37,000. O C & 100

**61ST st, 108 E** (5:1395-68), ss, 306 w Lex av, 19x100.5, 3-sty & b stn dwg; Eliz H Stanton to Salisbury Realty Co, 505 5 av; mtg $24,000; Aug26; Sept3'14; A$29,000-33,-000. O C & 100

**61ST st, 239 W** (4:1153-10), ns, 225 e West End av, 25x100.5, 5-sty stn tnt; Leopold Levy to Mamie Levin, 684 Union av, Bronx & Isidor Herschlag, 1429 Charlotte; B&S; mtg $7,000; Aug31; Sept1'14; A$6,-000-14,000. nom

**63D st, 107 W** (4:1135-29½), ns, 62 w Col av, 19x100.5, 3-sty & b stn dwg; Thos Berkeley to Mary E Brown, of Huntington, LI; AL; May24'12; Sept2'14; A$13,500-19,-000. O C & 100

**67TH st, S E** (5:1381-64), ss, 199 e 5 av, runs s90.3xw11xs10.2xe37xn100.5 to st xw 26 to beg, 5-sty stn dwg, 4-sty ext; Florence S, wife Jules S Bache, to Edw P Goetz, 59 Ocean av, Bklyn; AL; Aug27; Aug28'14; A$108,000-165,000. O C & 100

**70TH st, 44 W** (4:1122-53), ss, 283 e Col av, 22x100.5, 4-sty & b bk dwg; Edwin Blun to Alice S Blun, his wife, 44 W 70; mtg $20,000 & AL; Sept2'14; A$20,000-41,-000. O C & 100

**76TH st, 55 W** (4:1129-3), ns, 60 e Col av, 20x102.2, 4-sty & b stn dwg; Chas I Freedman to Wm S Harris at Westwood,

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NJ; B&S; mtg $24,000 & AL; Aug25; Sept 1'14; A$19,000-34,000. nom

**82D st, 322 W** (4:1244-88), ss, 112.5 e Riverside dr, 16x82.10, 4-sty & b stn dwg; Eliz S wife Michel Kirtland to Emily D wife C Odilon Mailloux, 322 W 82; mtg $16,000 & AL; Sept1'14; A$11,000-23,000. O C & 100

**83D st, 203 E** (5:1529-41½), ns, 77 e 3 av, 20.11x51.1, 4-sty bk tnt & str; Jacob Dangler & ano EXRS Geo Ketterer to Jeanette Rothstein, 329 E 83; AT; mtg $4,-000 & AL; Sept1; Sept2'14; A$6,000-9,000. **9,050**

**89TH st, 310 E** (5:1551-45), ss, 200 e 2 av, 25x100.8, 5-sty bk tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; July31; Sept3'14; A$9,000-20,000. O C & 100

**89TH st, 65 W** (4:1203-7½), ns, 153.6 e Col av, 18x100.8, 3-sty & b stn dwg; Alfd Koehler & ano EXRS Marie Koehler to Helene Matheson, 47 W 34; mtg $18,000 & AL; Aug31; Sept1'14; A$14,400-23,000. O C & 100

**91ST st, 316-8 E** (5:1553-41-42), ss, 250 e 2 av, 50x100.8, 2-sty bk tnt & str, 1-sty ext & 1-sty fr str; Simon J Stroh to Hy E Stroh, 172 E 90 [314 E 91]; Sept1; Sept2 '14; A$17,000-20,500. nom

**91ST st, 61 W** (4:1205-5), ns, 107 e Col av, 18x100.8, 5-sty bk tnt; Jno T Quinlan, ref, to Thos J Caulfield, 134 W 91; FORECLOS Aug25; Aug31; Sept1'14; A$13,500-23,000. **2,000**

**92D st, 102 E** (5:1520-71), ss, 20 e Park av, 18x80, 3-sty & b stn dwg; Sarah Waldheimer to Esthold Realty Co, 119 W 40; mtg $6,500 &AL; Aug28; Sept1'14; A$17,-000-18,000. nom

**92D st, 39 W** (4:1206-19), ns, 445 e Columbus av, 20x100.8, 3-sty & b stn dwg; Prudence S Ketterer to Chas P Ketterer, both 39 W 92 [211 W 19]; AL; Aug26; Aug 28'14; A$14,000-18,000. 5,000

**93D st, 167 W** (4:1224-7), ns, 151 e Ams av, 17x88.6 to ss Apthorps la x17x89.3 with all title to cl of Apthorps la, 3-sty & b stn dwg; Michl J Scanlan, ref, to Alfred W Kiddle, 314 W 98, EXR Jennie Orr; FORECLOS Aug5; Aug7; Aug22'14; A$10,000-18,-000 (corrects error in last issue, when No appeared as 157). **17,400**

**102D st, 211 E** (6:1652-8), ns, 180 e 3 av, 24.11x100.11, 5-sty bk tnt & strs; Denis O'L Cohalan, ref, to Benj F Blair at Glen Ridge, NJ, TRSTE Alex W Shepard; FORECLOSED, drawn & recorded Sept2 '14; A$10,000-21,000. **13,000**

**102D st, 215 E** (6:1652-10), ns, 230 e 3 av, 25x100.11, 5-sty bk tnt & strs; Hyman Block to Julia Rowell, 1379 Lex av; mtg $22,000 & AL; Aug31; Sept1'14; A$10,000-21,000. nom

**102D st, 422-4 E** (6:1695-35), ss, 345 e 1 av, 50x100.11, 2-sty bk stable; Flomena Parlata to Wm H Freedman, 2350 Bway; mtg $20,250; Mar12'13; Sept1'14; A$12,000-22,000. nom

**102D st, 303 W** (7:1890-14), ns, 80 w West End av, 20x80.11, 3-sty & b stn dwg; Elmer D Coulter to Geo W Wepfer, 457 E 29; mtg $16,000 &AL; Aug31; Sept1'14; A $16,000-24,000. O C & 100

**112TH st, 70-2 E** (6:1617-39-40), ss, 26.3 w Park av, 52.6x75.11, 2-5-sty stn tnts; Nathan Horwitz et al to Dorothy Willner, 467 E Houston; mtg $25,000 & AL; Sept1; Sept2'14; A$20,000-37,000. O C & 100

**112TH st, 310-2 E** (6:1683-45), ss, 142.6 e 2 av, 42.6x100.11, 6-sty bk tnt & strs; David Kohn to Walter J Sheridan, 3265 Hull av; B&S; Aug28; Aug31'14; A$14,500-43,500. nom

**114TH st, 56 E** (6:1619-49), ss, 75 e Mad av, 20x100.11, 5-sty stn tnt; David Rieser to Anna L Garrabrant at Mt Hope, NY; mtg $14,000; Aug28; Sept1'14; A$9,000-18,-000. O C & 100

**114TH st, 56 E** (6:1619-49), ss, 75 e Mad av, 20x100.11, 5-sty stn tnt; Anna L Garrabrant to Frank A Spencer, 1051 Faile; mtg $15,000; Aug31; Sept2'14; A$9,-000-18,000. O C & 100

**114TH st, 103 W** (7:1824-27), ns, 100 w Lenox av, 31.6x100.11, 5-sty bk tnt; Alma Lipkins & ano to Andw Weir, 124 Sherman av, Jersey City, NJ; mtg $22,000; Aug31; Sept2'14; A$20,000-34,000. O C & 100

**116TH st, 10 E** (6:1621-66), ss, 235 w Mad av, 25x100.11, 5-sty bk tnt & strs; Abr Gussow to Max Leserman, 720 Riverside dr; mtg $23,500; Sept1; Sept2'14; A $17,000-27,000. O C & 100

**116TH st, 123 E** (6:1644-11), ns, 256 e Park av, 25x100.11, 7-sty bk tnt & strs; Benj Goldberg to Isadore Zagon, 104 Bay 25th, Bklyn; mtg $75,000; Aug24; Sept3'14; A$15,000-45,000. O C & 100

**117TH st, 509 E** (6:1716-5), ns, 98 e Pleasant av, 30x100.10, 6-sty bk tnt & strs; Margaretta La Falce to N Y & Eastern Realty Co, 13 Park Row; mtg $21,750 & AL; Aug27; Sept1'14; A$6,000-26,000. nom

**119TH st, 32-4 E** (6:1745-59 & 60), ss, 75 w Mad av, 31.4x100.11, 2-3-sty & b stn dwgs; Gertrude A Forman to Harlem Home of the Daughters of Israel, a corpn. 32 E 119; mtg $9,000; Aug28; Sept2'14;A $15,000-19,000. nom

**119TH st, 524-6 E** (6:1815-38), ss, 323 e Pleasant av, 50x100.10, 6-sty bk tnt & strs; Louis E Levy & Ray, his wife, to Raylouis Realty Co, 3287 3 av; mtg $35,000; Aug27; Sept1'14; A$10,000-44,000. O C & 100

**121ST st, 242 W** (7:1926-50), ss, 408.4 w 7 av, 16.8x100.11, 3-sty & b stn dwg; Farmers Loan & Trust Co, TRSTE will Stephen H Martling, to Stephen V R Martling, of Ridgefield, NJ; Aug27; Aug28'14; A$8,-600-10,500. **7,000**

**122D st, 161 E** (6:1771-24), ns, 85 e Lex av, 25x100.11, 5-sty bk tnt; Moe Klein et al heirs, &c, Wm Klein to Jacob U Stein, 355 8 av; mtg $22,000; Aug24; Sept1'14; A $11,000-25,000. nom

**124TH st, 13 E** (6:1749-9), ns, 200 e 5 av, 25x105.10, 4-sty stn tnt; Mary Scully to Wm J Scully, 70 E 123, & Thos F & Helen Scully, 13 E 124; mtg $25,000; Jan 11'11; Sept3'14; A$19,000-25,000. O C & 100

**125TH st, 331 E** (6:1802-15), ns, 350 e 2 av, 23.1x99.11, 3-sty & b fr dwg; Marclar Realty Corpn et al to Richd Geitel, 63 E 129, & Bertha Delhas, 331 E 125; mtg $5,-500 & AL; July31; Aug29'14; A$10,000-10,-000. O C & 100

**128TH st, 64 W** (6:1725-66), ss, abt 135 e Lenox av, —x—, 6-sty bk tnt; copy of last will; Mathilda Holzman, by will, to Estelle Meyer (formerly Holzman) & Wm Holzman, her son & daughter, both 64 W 128; Jan30'11; Sept2'14; A$18,000-48,000.

**128TH st, 168 W,** see 7 av, 2157-61.

**129TH st, 640 W,** see Riverside dr, 564.

**130TH st W** (7:1970-11), ns, 138.7 w Convent av, 30x99.11, 2-sty fr dwg; Jno Hayes to Knickerbocker Hospital, 507 W 131; B&S; Aug31; Sept3'14; A$9,500-9,500. nom

**131ST st, 55 E** (6:1756-31), ns, 125 w Park av, 25x99.11, 5-sty bk tnt; Francis S McAvoy, ref, to Hy T Molter, 1447 Westminster st, Providence, RI; FORECLOS Aug12; Aug28; Sept1'14; A$6,000-18,000. **20,000**

**134TH st W** (7:1987-55), ss, 90 e Bway, 117x99.11, vacant; Zengendal Realty Co to Chelsea Realty Co, 135 Bway; AL; Sept 3'14; A$55,000-55,000. nom

**136TH st, 159 W** (7:1921-9), ns, 187.6 e 7 av, 12.6x99.11, 4-sty bk dwg; Chas J Steber to Emily Steber, 2495 8 av; AL; Aug8; Aug28'14; A$5,000-8,000. nom

**140TH st, 213 W** (7:2026-22), ns, 240 w 7 av, 28x99.11, 5-sty bk tnt; Aaron J Lebenheim & ano EXRS & TRSTES Simon Schey to Bertha Schey, 246 W 138; mtg $22,000 & AL; July29; Sept1'14; A$13,000-29,000. **25,000**

**140TH st, 213 W;** Bertha Schey widow to Marie Lyon, 1504 Ams av; mtg $22,000 & AL; Aug31; Sept1'14. nom

**146TH st, 427 W** (7:2061-22½), ns, 107.8 e Convent av, 14.3x99.11, 3-sty & b stn dwg; Emma M & Lana M Kolb to Leo Co, 770 St Nicholas av; B&S; mtg $9,000; Aug 28; Aug29'14; A$7,200-11,500. O C & 100

**147TH st, 605 W** (7:2094-26½), ns, 125 w Bway, 13x99.11, 4-sty & b stn dwg; Chas E Wood to Edna G Wood [c/o Chas E, 59 Pearl], both at Grand View, Rockland Co, NY; Aug25; Aug28'14; A$6,200-9,500. O C & 100

**154TH st, 418 W** (7:2068-34), ss, 189.4 w St Nicholas av, 18.9x99.11, 3-sty & b stn dwg; Jas A Donegan, ref, to Wm H Jeffers, [128 Bway, r 1604], 107 Bidwell av, Jersey City, NJ; mtg $12,500; FORECLOS July7; July28; Aug29'14; A$7,500-14,500. **1,000**

**161ST st, 581 W,** see Broadway, 3860-6.

**209TH st W** (8:2205-14), ss, 225 e Ams av, 75x99.11, vacant; Mabel E Hensle to Louisa H Just, 2871 Bainbridge av, Bronx; ½ pt; mtg $7,500 & AL; Aug31; Sept3'14; A$10,500-10,500. O C & 50

**Av A, 1648** (5:1583-50C), es, 48.10 s 87th, 15.7x81x14.10x81, 3-sty & b stn dwg; Jas Conway to Cath A Conway, his wife, 391 Pearl; Aug24; Aug29'14; A$6,000-8,000. O C & 100

**Bloomingdale rd cl,** see Claremont av, 140.

**Broadway, 598** (2:511-15), es, abt 105 s Houston, deed reads adj land conveyed by Druen to Costar & at swc said lot, runs e parallel with Houston, along ss said lot 198.3 to ws Crosby (No 132) xs28.6xw198.4 to Bway xn28.6 to beg, 12-sty bk loft & str bldg; Skidmore Estates to Edith M Ruland, 203 Hooper, Bklyn; mtg $297,500; Aug21; Sept3'14; A $107,000-244,000. nom

**Broadway, 3860-6** (8:2120-1), nec 161st (No 581), 99.11x99.10, 6-sty bk tnt & strs; Robert Fulton Realty Co to St Helier's Holding Co, Inc; AL; Aug26; Aug28'14; A $92,000-210,000. nom

**Claremont av, 140** (7:1993-57), es, 300 n 122d, 75x115.3 to cl former Bloomingdale rd x75.3x121.2, 6-sty bk tnt; Herman M Zodikow, ref, to Eva Trop, 790 Cauldwell av, Bronx; mtg $144,000 & AL; FORECLOS Aug6; Aug26; Aug31'14; A$70,000-165,000. **2,000**

**Lenox av, 433-5** (7:1916-33), ws, 50 s 132d, 50x75, 6-sty bk tnt & strs; Rose Block to Louis Block, 78 E 96; AT; mtg $50,000; Oct31'13; Aug29'14; A$37,000-65,000. nom

**Madison av, 1459** (6:1606-53), es, 75.11 s 101st, 25x75, 5-sty bk tnt & strs; Chas Rothenberg to Hy Rothenberg, 2168 3 av; Jacob Rothenberg, 64 W 124, & Archibald Bergman, 64 W 124; ¼ pt; AT; B&S; mtg $21,000; Aug27; Sept1'14; A$15,500-23,000. nom

**Morningside av E, 25** (7:1943-64), es, 81.7 s 117th, 19.4x100, 5-sty bk tnt; Annie E Medford to Anton Szilagyi, 2768 Decatur av, Bronx; mtg $17,000 & AL; Sept1; Sept 2'14; A$14,000-21,000. O C & 100

**Park av, 525,** see 61st, 100 E.

**Park av, 1151** (5:1520-4), es, 98 s 92d, 18x89, 3-sty & b stn dwg; Hy H Pease to Esthold Realty Co, 119 W 40; mtg $14,000 & AL; Aug28; Sept1'14; A$18,000-20,000. O C & 100

**Park av, 1153** (5:1520-72), es, 80 s 92d, 18x89, 3-sty stn dwg; Hy H Pease to Esthold Realty Co, 119 W 40; mtg $15,000 & AL; Aug28; Sept1'14; A$18,000-20,000. O C & 100

**Park av, 1226** (5:1507-35), ws, 50.4 n 95th, 25.2x100, 5-sty bk tnt; Nathalie Meyer to Armory Hill Realty Co, 1084 Lex av; mtg $25,000; Sept1; Sept2'14; A$21,500-33,000. O C & 100

**Pleasant av, 411** (6:1809-27½), ws, 67.6 s 122d, 16.8x100, 3-sty & b stn dwg; Chas Britton to Henrietta Hirsch, 409 Pleasant av; mtg $3,250; Aug28'14; A$4,975-7,475. O C & 100

**Riverside dr, 564** (7:1995-70), nes, 193.10 se on curve from 129th 50x92.1x51.7x79.3, 6-sty bk tnt; A$32,000-65,000; also 129TH ST, 640 W (7:1995-60), ss, 125 e Riverside dr, 50x115x53.11x95, 6-sty bk tnt & strs; A$18,000-60,000; Albt B Unger, ref, to Ilco Realty Co, Inc, 135 Bway; mtg $85,000; FORECLOS Aug20; Sept2'14. **20,000**

**Sherman av** (8:2220-9), ss, 200 e Dyckman, 50x160, vacant; Frances V Melia to Oothout Realty Co, 51 Chambers; July31; Sept3'14; A$14,000-14,000. nom

**Sherman av, 160-6** (8:2225-32 & 34), ns, 200 w 204th, 100x150, 2-5-sty bk tnts; Vermilyea Realty Co to F Monroe Dyer, [49 Wall] & of Closter, NJ; mtg $98,000; Sept 1'14; A$——$——. O C & 100

**West Broadway, 203-5,** see Greenwich, 222.

**1ST av, 993** (5:1347-26), ws, 81 n 54th, 19.11x80x20x80, 4-sty bk tnt & strs; Mary M & Eliz Ankner EXRS Eliz Ankner to Michl & Mary Ankner, both at 993 1 av; Aug26; Sept1'14; A$8,000-12,000. **2,005.49**

**1ST av, 1458** (5:1470-48), es, 22.2 s 76th, 20x78, 4-sty bk tnt & str, 1-sty ext; Leo Propper et al to Meyer Sumter, 1458 1 av; mtg $15,000 & AL; Sept1; Sept2'14; A$9,-500-14,500. nom

**3D av, 260-4,** see 25th, 306 W

**3D av, 471** (3:913-1), nec 32d (Nos 201-3), 24.8x85, 3 & 5-sty bk tnt & strs; Augustus A Molter et al to Hy T Molter, 1447 Westminster st, Providence, RI; mtg $15,-000; July24; Sept1'14; A$28,500-37,500. nom

**3D av, 471** (3:913-1), nec 32d (Nos 201-3), 24.8x85, 3 & 5-sty bk tnt & strs; Henry T Molter, TRSTE Hy A Ulrich, to Augustus A & Jno N Molter, both at 20 Bainbridge av, Providence, RI; Millie M Ott, 260 Broad st, Central Falls, RI; Annie W Kircher, 162 E 81, NY; Hy T Molter, individ, 1447 Westminster st, Providence, RI; Jno Ulrich, 430 E 238, Bronx; Albt C & Robt H Koehler, both at Plymouth, Wis; August & Hy Kappel, both at Waldo, Wis; Sophia Fritz, at Sheboygan Falls, Wis; Peter Kappel, 759 9th st, Grand Rapids, Wis, & Katie Wahlfarth, at Alois, Wis; mtg $15,000; July 23; Aug31'14; A$28,500-37,500. nom

**3D av, 2343** (6:1792-2), es, 22 n 127th, 28x80, 4-sty bk tnt & strs; Henry Krauss to Pauline Krauss, 73 E 128; AL; Aug24; Sept2'14; A$19,000-27,000. nom

**5TH av, 2014** (6:1722-38), ws, 51.4 s 125th, 16.8x85, 4-sty stn tnt; Harriet M Mackeown to N Y Life Ins Co, 346 Bway; Aug27; Sept1'14; $27,000-28,000. nom

**6TH av, 57** (2:592-17 & 18), swc West Washington pl (Nos 102-4), 23.7x80, 4-sty bk tnt & strs & 3-sty & b bk dwg; Frank J Hogan, TRSTE Mary K Tucker, decd, to Nannie Colwell, of La Crosse, Wis, & Jas S Lemon, of Washington, DC; 1-15 pt; AT; mtg $20,000; Aug13; Aug29'14; A$23,000-28,500. **500**

**6TH av, 833-5,** see Hester, 144.

**7TH av, 2157-61** (7:1912-61-62), sec 128th (No 168), 49.11x75, 2-5-sty stn tnts & strs; Mary E Flannery & Loretta C Eagleton, to Flanton Realty Corpn, 545 W 111; AL; Aug25; Aug31'14; A$47,000-68,000. O C & 100

**10TH av, 605-7** (4:1072-35-36), swc 44th (Nos 500-2), 50.5x100, 3 & 4-sty bk & fr tnts & strs; Louis Van Gilluwe, EXR &c Louis Becker, to Adolphine C, Wm H, Amanda L, Lillie F M, Hildegarde M, Helen M, Alvina L J, Anna C & Walter L Becker, all at 1745 Montgomery av, Bronx, & Johanna A Lyon, at East Northport, NY; 1-10 pt to each; mtg $11,000; Sept2; Sept 3'14; A$40,000-46,000. **43,000**

# MISCELLANEOUS CONVEYANCES.

## Borough of Manhattan.

**Cherry st, 277-9** (1:247-36), ss, 25 w Jefferson, 50x94.8x50x94; re judgmt; Holub Dusha Co to Germania Bank of City NY, 190 Bowery; Aug20; Aug28'14; A$17,000-20,000. nom

**Greenwich st, 707** (2:631); consent to 3d track; Clarence Tucker et al, TRSTES Geo W Tucker, mortgagees, to Manhattan Railway Co; mtg $22,000; July21; Aug31 '14. nom

**Hudson st, 666-72** (miscl), nec 13th, the business of Kahnert Cafe; power of atty; Anna Kahnert to Frank Kahnert, both 1238-40 Simpson; Aug31'14.

**Mulberry st, 2-4,** see Park row, 188-92.

**Worth st, 196,** see Park row, 188-92.

**13TH st W, nec Hudson,** see Hudson, 666-72.

**119TH st, 500 E,** see Pleasant av, 354.

**129TH st, 640 W** (7:1995-60), ss, 125 e Riverside dr, 50x115x53.11x95, 6-sty bk tnt & strs; re mtg; Edw A Ridley to Ilco Realty Co, 135 Bway; Sept2'14; A$18,000-60,000. nom

**130TH st, 121 E** (6:1779-pt lot 12), ns, 120 w Lexington av, 40x99.11, 6-sty bk tnt; re mtg; Keats Co to Beatrice Realty & Constn Co, 378 Stone av, Bklyn; QC; Aug 31; Sept3'14; A$——$——. 1,000

**148TH st, 412-20 W** (7:2062); asn rents to secure $3,700; Nellie E Peck, on Lincoln av, Rockaway Park, LI, to Sol Aronson, 818 E 165; Sept2; Sept3'14. nom

**158TH st, 522-8 W** (8:2116); asn rents; Rose Simon to Morris Rabinowitz & Harry Ratner, both 960 Prospect av, Bronx; Aug28; Aug29'14. 1,000

**Amsterdam av, 1493** (7:1971-51), es, 149.6 n 133d, 24.6x100, 5-sty bk tnt & strs; CONTRACT to exchange for lands at Towns of Deerpark & Greenville, Orange Co, N Y, Chas Wynne, 321 S 4 av, Mt Vernon, N Y, owner of 2d parcel, with Julius I Herrmann, 605 W 142, owner of 1st parcel; Aug 27; Sept2'14; A$16,000-24,000. exch

**Bowery, 46-8** (1:202); consent to 3d track; Albt J Kamer et al EXRS, &c, Wm Kamer to Manhattan Railway Co; Aug 13; Sept2'14. 3,150

**Park row, 188-92** (1:161), nec Mulberry (Nos 2-4), runs n72.2xne65.11 to ss Worth (No 196) xse7.9xs84.1 to Park row xw70.6 to beg; consent to 3d track; Essie & Louis Silverstone et al to Manhattan Railway Co; mtg $81,000; Aug14; Aug31'14. 4,371

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**Park row, 188-92;** consent to 3d track; Equitable Life Assur Soc of U S, mortgagee, to same, mtg $39,000, Aug27; Aug31 '14. nom

**Park row, 188-92;** consent to 3d track; same, mortgagee, to same, mtg $30,000, Aug27; Aug31'14. nom

**Park row, 188-92;** consent to 3d track; Sol Lent, mortgagee, to same; mtg $6,000; Aug25; Aug31'14. nom

**Pleasant av, 354** (6:1815-49), sec 119th (No 500), 25.5x76, 5-sty bk tnt & strs; re from all liability on bond under mtg for $3,000 recorded Jan4'05; Bella Seelig & Johanna Lehmann to Jos Moses, 1564 1 av; Chas Abrahams, 40 W 120, & Gustav Goldberg, 1879 3 av; Aug29; Sept3'14; A$12,000-23,500. nom

**Riverside dr, 564** (7:1995-70), nes, 193.10 se on curve from 129th, 50x92.1x51.7x79.3, 6-sty bk tnt; re mtg; Edw A Ridley to Ilco Realty Co, Inc, 135 Bway; Sept2'14; A$32,000-65,000. nom

**2D av, 1509** (5:1433); consent to 3d track; Marianna Biow to Manhattan Railway Co; mtg $10,000; Aug8; Sept2'14. 240

**2D av, 1509;** consent to 3d track; Emigrant Indust Savgs Bank mortgagee to same; mtg $8,000; Aug20; Sept2'14. nom

**2D av, 2453** (6:1790); consent to 3d track; The W & J Realty Corpn to Manhattan Railway Co; mtg $25,000; Aug10; Sept3'14. 1,250

**2D av, 2453;** consent to 3d track; Theo T Brinckerhoff et al to same; mtg $25,000; Aug21; Sept3'14. nom

**Harlem River bulkhead** (6:1794-10); also EXTERIOR ST; agmt & permission to rebuild bulkhead & erect iron storage shed, &c; City N Y, by Comr of Docks, with Ambrose G Todd, GDN; Aug12; Aug28'14. ——

**Hudson River, &c** (8:2257), near Spuyten Duyvil Creek; affidavit of service of map describing lands to be taken for use of canals, &c; State Supt of Public Works of Albany, NY, to Cornelius Kahlen, reputed owner; Aug6; Aug29'14. ——

**Hudson River, &c** (8:2257 & 2259), near Spuyten Duyvil Creek; affidavit of service of map describing lands to be taken for use of canals, &c; State Supt of Public Works of Albany, NY, to Inwood Dock Warehouse & Markets Co, Inc, reputed owner; Aug6; Aug29'14. ——

**Power of atty** (miscl); Chas R Crane to Roger H Williams, 31 W 12; Aug13; Sept 3'14. ——

**Power of atty** (miscl); Sallie Julian to R Lewis Julian, swc Bway & 107th; Feb 25; Sept3'14. ——

**Power of atty** (miscl) to conduct Carey Cartoon Service, etc; Ida M Carey to Jno Carey; Sept2'14. O C & 100

**Power of atty** (miscl); Saml H Stone to Mabel G Maynard of West Orange, NJ, & Chas E Hess of Bklyn; July6, Sept2'14. ——

## WILLS.

### Borough of Manhattan.

**Greenwich st, 412-6** (1:217-20-21-22), w s, 62.4 s Laight, 62x80, 3-4-sty bk tnts & strs; A$36,500-39,500, 1-5 pt; also HUDSON ST, 560-6 (2:622-5, 6, 7 & 8), es, 49 sw 11th, 77x68x irreg, 4-4-sty bk tnts & strs; A $32,000-42,000, 1-5 pt; also VARICK ST, 117 (2:578-70), ws, 63 n Broome, 29x90, 5-sty bk tnt & strs; A$15,000-30,000, 1-5 pt; also 10TH ST, 190 W (2:619-67), ss, 101 w 4th, 25x79, 4-sty bk tnt; A$10,500-14,000, 1-5 pt; also 11TH ST, 298 W (2:622-11), ss, 26 e Hudson, 24x60x irreg, 3-sty bk tnt; A$7,500-9,500; 1-5 pt; also 48TH ST, 105 W (4:1001-28), ns, 95 w 6 av, 20x100, 4-sty bk dwg; A$35,000-37,500; 1-5 pt; Geo W Bohde Est, Edw C Bohde, EXR, 105 W 48; atty, Miller Bretzfelder, 53 Liberty. Will filed Feb17'14.

**Hudson st, 560-6,** see Greenwich, 412-6.

**Varick st, 117,** see Greenwich, 412-6.

**10TH st, 190 W,** see Greenwich, 412-6.

**11TH st, 298 W,** see Greenwich, 412-6.

**30TH st, 20 E** (3:859-74), ss, 287 e 5 av, 18x98, 4-sty stn dwg; Sarah E Roosa EST, Albt E Seibert, EXR, 496 4th, Bklyn; atty, Robt A Paddock, 49 Wall; A$56,000-62,000. Will filed Sept1'14.

**48TH st, 105 W,** see Greenwich, 412-6.

**51ST st, 550-2 W** (4:1079-58 & 59), ss, 125 e 11 av, 50x112x irreg, 1-3 & 1-4-sty bk tnts & 2-2-sty bk tnts in rear; Christina Esselborn Est, Agnes Hayes, EXTRX, 434 W 51; atty, Jos H Hayes, 51 Chambers; A $19,000-26,000. Will filed Sept1'14.

## CONVEYANCES.

### Borough of the Bronx.

**Charlotte st, 1500** (11:2966), es, at ws Seabury pl (No 1459), runs n110.7xe100 to Seabury pl xsw149 to beg, vacant; Richd G Conreid to Seabury Constn Co, 35 Nassau; Sept3'14. nom

**Chauncey st** (*), es, 100 n West Farms rd, 25x100; Berent Jacobsen et al to Peter R Pedersen, 1281 Hoe av; mtg $800; Aug 27; Aug28'14. O C & 100

**Crotona pl** (11:2927), es, 175.11 s 171st, 100.1x46.9x100x41.11, vacant; David Stein to Robt Benenson, 1550 Hoe av; mtg $2,-000; July27; Sept3'14. nom

**Dean st, es, abt 150 s Barkley av,** see Edgewater ter, ws, 151.1 s Barkley av.

**Dean st, es, abt 200 s Barkley av,** see Edgewater ter, ws, 201.6 s Barkley av.

**Edgewater ter (*),** ws, 201.6 s Barkley av, 50.10x153, to Dean x50x163; Rosa Kirchhein et al to Jno A Koempel, 440 E 156; AT; Sept1; Sept2'14. nom

**Edgewater ter (*),** ws, 151.1 s Barkley av, 50.7x163.2 to Dean x50x171.8; Rosa Kirchhein et al to Hedwig Koempel, 251 E 86; AT; Sept1; Sept2'14. nom

**Faile st, 1049** (10:2749), ws, 149.6 s 165th, 20x100, 3-sty bk dwg; Saml A Berger to Adolf Mandel, 56 E 87; mtg $7,800; Aug 29; Sept2'14. nom

**Fairmount pl, 714** (11:2950), ss, 170.2 e Grove st (now Crotona av), 27.2x94.6x 26.10x93.4, 4-sty bk tnt; Wm O Patton to Rose Patton, 2694 Briggs av; mtg $15,100; Aug28; Aug29'14. nom

**Kelly st, 750** (10:2708), es, 350 n 156th, 25x100, 2-sty bk dwg; Jennie Udell to Blanche Schlansky, 102 Madison; mtg $7,-000; Aug27; Aug28'14. O C & 100

**Kelly st, 1033-5** (10:2705), ws, 130.3 n 165th, 50x100, 2-3-sty bk tnts; Adolph Schwartz to Henry Swartz, 1033 Kelly; mtg $17,000; Aug3; Sept3'14. O C & 100

**Kingsbridge ter, 2715 (late Nathalie av)** (12:3256), ws, 25 s Nindham pl, 50x80.2x 51.6x86.2, 2-sty fr dwg; Saml Kilpatrick to Jno J Allan, at Bway & 243d; mtg $3,500; Sept1; Sept2'14. O C & 100

**Loring pl, 2190** (11:3224), es, 74 n Hall of Fame ter, 50x100, 2-sty bk dwg; Wm H Birkmire to Campus Realty Corpn; mtg $12,000; Aug27; Sept2'14. nom

**Manida st, 819-21** (10:2740), ws, 143.8 n Lafayette av, 50x100, 2-2-sty bk dwgs; also MANIDA ST, 839-47 (10:2740), ws, 343.8 n Lafayette av, 100x100, 4-2-sty bk dwgs; also MANIDA ST, 851 (10:2740), ws, 468.8 n Lafayette av, 25x100, 2-sty bk dwg; Jas J Donovan et al to J F M Co, 1029 E 163; May1; Sept2'14 (re-recorded from May2'14). nom

**Manida st, 839-47,** see Manida, 819-21.

**Manida st, 851** (10:2740), sws, 258.1 se Garrison av, 25x100, 2-sty bk dwg; J F M Co to Leah Samuels, 727 E 158; mtg $8,000; Sept1; Sept2'14. O C & 100

**Manida st, 851,** see Manida, 819-21.

**Morris pl (now av)** (9:2421), es, 144 n 161st, strip runs w1 to es Morris av xn 37xe1 to es Morris pl xs37 to beg; Wm W Heaton, EXR Franklin W Gilley to Mary J W Magan & Wm Beatty, 886 Morris av, EXRS Maurice T Ward; ½ pt; July10; Sept3'14. 75

**Morris pl** (9:2421); same prop; Nina P G Cook et al to same; QC; July29; Sept3 '14. 75

**Morris st** (11:3043), ns, 50.9 w Bathgate av, strip runs s3.2 to ns Tremont av xw 24.11xn3.3 to st xe24.11 to beg; Henry L Morris, TRSTE Gouverneur Morris, to Jno Reyelt, 1227 Brook av; QC; AT; May8; Aug28'14. 455

**Newman st** (*), es, 250 n 150th, 25x111.6; Eliz, wife Philipp Dietrich, to Jas J Deasy, 255 W 37; Sept1'14. O C & 100

**Prospect st** (9:2379), ns,, 250 w Elton av, strip runs s1.10 to 157th xw25xn1.10xe 25; Stephen T Dolbeer to Ellen Judge, 2929 Briggs av; QC; Aug7; Sept3'14. nom

**Seabury pl, 1459,** see Charlotte, 1500.

**Storrow st** (*), sec Old rd, 62x100.11x62 x100; also OLD RD (*), ss, 100 e Storrow, 50x82.6; Wm Buhl Inc to Johan Gotsch, New Rochelle, NY; mtg $6,500; Sept1; Sept 2'14. O C & 100

**Teasdale pl** (10:2621), ss, 425 w Trinity av, 100x100, vacant; Latest Constn Co to Louis P Mendham Laurelton, B of Q, NY; mtg $8,000; Aug1; Sept2'14. nom

**Tiffany st** (10:2737-3738), es, at ss lot 221, map Edw T Young, Springhurst, NY, runs n75xe72xs75xw98.6, being pt lots 221 to 223 on said map; Carrie Lozar to Utility Realty Co, 30 E 42; B&S; Sept1; Sept 2'14. O C & 100

**Valentine st, es, 150 s Barkley av,** see Barkley av, ss, 25 e Dean.

**Willow la, es, at ws Eastern blvd,** see Eastern blvd, ws at es Willow la.

**143D st, 419 E** (9:2288), ns, 210.3 e Willis av, 14.9x100, 2-sty & b bk dwg; Jos R Truesdale, ref, to Annie J Gruner, 161 Madison av; Henry Schaefer, Greenwich, Conn, & Fredk J Middlebrook, 2030 Bway, TRSTES Siegfried Gruner; FORECLOS Aug18; Aug28; Sept1'14. 4,000

**151ST st, 241 E** (9:2441), ns, 275 w Morris av, 25x100, 3-sty fr tnt & strs, 1-sty bk ext; Francesco Sanducci to Frank Sanducci, 241 E 151; mtg $4,000; Aug28; Aug 31'14. nom

**157TH st E (late Prospect)** (9:2379); same prop; Ellen Frost et al to same; QC; Aug26; Sept3'14. nom

**157TH st E (late Prospect)** (9:2379); same prop; Jane A Brown to same; QC; July28; Sept3'14. nom

**157TH st E (late Prospect)** (9:2379); same prop; Caroline Frost, widow, to same; QC; July18; Sept3'14. nom

**157TH st, 415 E** (9:2379), ns, 250 w Elton av, 25x100, 2-sty & b fr dwg; Jas T Judge et al to Ellen Judge, 2729 Briggs av; AL; Aug22; Sept3'14. nom

**158TH st, 664 E** (10:2629), ss, 131.3 e Cauldwell av, 18.10x85, 3-sty fr tnt; also 158TH ST E (10:2629), ss, 131.3 e Cauldwell av, strip 18.10x3.8x18.10x3.7; Kath W Lubbe to Herman Steinkamp, 570 W 172; AL; Aug27; Aug29'14. nom

**158TH st, 664 E** (10:2629); Herman Steinkamp to Emma A & Kath W Lubbe, 222 E 35; CaG & AL; Aug27; Aug29'14. nom

**158TH st E, ns, 131.3 e Cauldwell av,** see 158th st, 664 E.

**162d st, 408-12 E** (9:2383), ss, 69.7 e Melrose av, 50.8x100, 5-sty bk tnt; Herman Kubler to Ernst Kubler, 332 Bleecker; mtg $32,000; Sept1; Sept2'14. nom

**167TH st, 855 E** (10:2692), ns, 127 w Intervale av, runs w25xn98.7xne30xse17.8x s122.10 to beg, 2-sty fr dwg; Herbst Realty Co to Wm L Phelan, 2047 Ryer av; mtg $2,800; Aug31; Sept1'14. O C & 100

**169TH st E, nwc Grand Blvd & Concourse,** see Grand Blvd & Concourse, 1291.

**170TH st, 671 E,** see Crotona av, 1400-8.

**179TH st, 943 on map 941 E** (11:3127), ns, 195.8 e Daly av, 37.6x97.1, 4-sty bk tnt; Wm D Reed to Emma G Fulton, 45 Grand, White Plains, NY; ½ pt; mtg $18,-500; Aug24; Sept1'14. nom

**179TH st E, swc Daly av,** see Daly av, swc 179.

**179TH st E, swc Monterey av,** see Monterey av, 2031.

**181ST st, 601 E,** see Arthur av, 2130.

**184TH st, 525 E,** see Valentine av, 2375.

**193D st, 353 E** (12:3276), ns, 114 e Marion av, 40x76.5x40x77.7, 5-sty bk tnt; Jas L Van Sant to Caroline Baumert, 27 Beekman pl; mtg $25,000; Aug31; Sept1'14. O C & 100

**205TH st E, nes, at ses Hull av,** see Hull av, ses, at nes 205.

**213TH st E (late Arthur)** (*), ss, 75 w Bronxwood av, 25x114x27.3x103.7; Jeremia Tucciarone to Angelo Tucciarone, 339 E 12; ½ pt; Aug22, Aug29'14. 350

**214TH st E, ss, 250 e Bronxwood av,** see Bronxwood av, nwc 214th, Bronx mtgs.

**214TH st E, nwc Bronxwood av,** see Bronxwood av, nwc 214th, Bronx mtgs.

**234TH st E, nec Carpenter av,** see Carpenter av, nec 234.

**Arthur av, 2130** (11:3070), nec 181st (No 601), 46.8x90x70x93; Angel Constn Co to Konrad Kromer, 383 E 158; July28; Sept 3'14. O C & 100

**Bainbridge av** (12:3287), es, 561.4 n 194th, 27x110.11x25.3x108, vacant; Herman Steinkamp to Emma A & Kath W Lubbe, 222 E 35; CaG & AL; Aug27; Aug29'14. nom

**Bainbridge av** (12:3287); same prop; Emma A Lubbe to Herman Steinkamp, 570 W 172; AL; Aug27; Aug29'14. nom

**Barkley av** (*), ss, 25 e Dean, 50x100; also VALENTINE ST (*), es, 150 s Barkley av, 50x100; Jos R Truesdale, ref, to Wm S Flynn, 76 Hudson, Jersey City, NJ; mtg $3,500; FORECLOS Aug19; Aug20; Sept1'14. 500

**Barnes av** (*), es, 75 n Brady av, 25x 100; Morris Park Estates to Nora M Moran & Sarah O'Halloran, 228 E 68; Aug27; Sept1'14. nom

**Bear Swamp rd** (*), ss, 63.6 e Cruger av, 63.6x74.1x50x113.3; Jennie Arnold to Rosalind Realty Co, 27 William; Aug13; Sept 1'14. nom

**Beaumont av, 2304** (11:3103), es, 112.6 n 183d, 37.6x100, 4-sty bk tnt; Robt Benenson to David Stein, 1357 Intervale av; mtg $24,000; July27; Sept3'14. O C & 100

**Blackrock av** (*), ss, 127.7 e Virginia av, 50x103; Wm Buhl Inc to Frances Metz, 1157 3 av; mtg $11,000; Sept1; Sept2'14. O C & 100

**Bronxwood av, nwc 214th,** see Bronxwood av, nwc 214th, Bronx mtgs.

**Brook av, 1251-3** (9:2396), ws, 238.1 n 168th, runs w56.11xs0.2xw33xn41.11xe90 to av xs41.9 to beg, 5-sty bk tnt; Jos Warner to Rose R Warner, 747 Blake av, Bklyn; mtg $——; Aug19; Sept1'14. O C & 100

**Cambreleng av, 2403-5** (11:3075), ws, 34 n 187th, runs w100xn36xe45.11xs0.3xe43.2x n0.3xe10.10 to av xs36 to beg, 5-sty bk tnt & strs; Russo-Barba Realty Co to Maria Flora, 109 Brunswick st, Jersey City, NJ, & Clemente J Bianchi, same address; mtg $26,000; Aug1; Aug31'14. nom

**Carpenter av** (*), nec 234th, 25x105; Northern Bank of N Y, by Supt of Banks, to Martin J F Scurry, 730 E 222; B&S & CaG; July3; Sept1'14. 1,350

**Castle Hill av, swc Powell av,** see Powell av, swc Castle Hill av.

**Cedar av** (11:2881), es, 34.7 n 177th, 25x 120, vacant; Jno J Crilly to A Hupfel's Sons, 842 St Ann's av; mtg $3,000; Aug28; Sept2'14. O C & 100

**Clinton av, 1822** (11:2949), es, 116.5 n 175th, 19.5x90.2, 3-sty bk dwg; Max J Klein et al to Theophilus A Brouwer, Westhampton, NY; mtg $8,000; Aug28; Sept3'14. nom

**Commonwealth av** (*), ws, 100 n Merrill, 25x100, except pt for Commonwealth av; Esther E Hanlon to Benj O Crawford, New Rochelle, NY, & Frances M Crawford, Martinsburgh, W. Va; mtg $2,000; Sept1; Sept3'14. O C & 100

**Concord av** (10:2577), es, 225 n 145th, being strip bounded n by ss land conveyed by Sole Realty & Constn Co to B & B Constn Co, Inc, Mar21'14; s by n line lot 125 map East Morrisania xe by line 100 e Concord av & w by es Concord av; Sole Realty & Constn Co to B & B Constn Co, 2091 2 av; QC; Aug24; Aug28'14. nom

**Concord av** (10:2577), es, 100 s 147th, strip 1.9x100; B & B Constn Co to Checchina Carucci, 641 E 183; Aug24; Aug28 '14. nom

**Crotona av, 1400-8** (11:2937), nec 170th (No 671), 52.2x100.6x84.11x108.7, 2-sty & b fr dwgs & vacant; Beatrice Scheinberg to Jos Sonsin Co, Inc, 1344 Bristow; mtg $12,-000; Aug29; Sept2'14. O C & 100

**Crotona av, 1981** (11:3079), ws, 175 s 179th, 16.8x95.6x17.4x100.6, 2-sty fr dwg; Annie Wirth to TRSTES of The Northern Dispensary of City N Y, 165 Waverly pl; mtg $3,500; Aug29; Sept1'14. nom

**Daly av** (11:3122), swc 179th, 32.9x110.4, except part for 179th & Daly av, vacant; Wm L Phelan to Herbst Realty Co, 2008 Daly av; mtg $6,000; Aug31; Sept2'14. O C & 100

**Decatur av, 2746** (12:3278), es, 40.4 s 197th, 40x100, 5-sty bk tnt; Miltner Bros Inc to Fred Freiershausen, 450 E 136; mtg $25,000; Sept1; Sept2'14. O C & 100

**Eastern blvd** (*), es, 125 s Baisley av, 50x100; Emil N Sargenfrei to Johanna Birnhaupl, 512 Morris Park av; AL; Aug 11; Aug29'14. O C & 100

**Eastern blvd** (*), es, 175 s Baisley av, 25x100; Emil N Sargenfrei to Emma Toerper, 64 Mamaroneck av, Mamaroneck, NY; mtg $5,000; Aug3; Aug29'14. O C & 100

**Eastern blvd (*),** ws, at es Willow la, runs s158.1xw107.2 to la xne185.8 to beg; Rosa Kirchhein et al to Robt A Koempel Jr, 251 E 86; AT; Sept1; Sept2'14. nom

**Gifford av** (*), ss, 453.10 e Balcom av, 25x100; Berent Jacobsen et al to Martha M Jacobsen, 2742 Gifford av; mtg $4,000; Aug27; Aug28'14. O C & 100

**Gleason av** (*), ns, 205 w Pugsley av, 100x108, Unionport; Anastasia Zink to Annie Maxwell, 1200 Hoe av; Aug26; Aug28 '14. O C & 100

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**Grand Blvd & Concourse, 1291** (11:2839), nwc 169th, 50.5x141.2x54.2x126.9, vacant, Jno H Judge, rec, to Jas Devlin, 201 W 89; FORECLOS Nov3'13, Aug12; Sept2'14. **13,800**

**Grand Blvd & Concourse, 1291;** Jas Devlin to Agnes W Connolly, 324 22d, Bklyn, (2); Aug26, Sept2'14. nom

**Grand blvd & concourse, 2425** (11:3166), ws, 150.11 s 189th (now 188th), 20x81.1x irr x irr, 2-sty fr dwg, Annie T Hollahan to Laura W Rice, 188 Rutland rd, Bklyn, mtg $4,000, Aug31; Sept1'14. nom

**Houghton av, 2147** (*), ns, 305 w Castle Hill av, 20x100, except pt for av; Gustave Sommer to Philip A Hess, 2461 Walker av; Sept1, Sept2'14. O C & 100

**Hull av** (12:3350), ses, at nes 206th, 32.4 x106x36.11x100.1, vacant; David Rosenbaum to Morris Levy, 1031 So blvd, Aug 25; Aug29'14. O C & 100

**Hull av** (12:3350), ses, at nes 206th; same prop; Morris Levy to Vedanta Realty Co, 121 W 42, mtg $5,000, Aug25, Aug29 '14. O C & 100

**Layton av, nec Waterbury av,** see Waterbury av, nec Layton av.

**Monterey av, 2931** (11:3091), swc 179th, 50.9x100, 3-sty bk tnt, Angel Constn Co to Konrad Kromer, 383 E 158, July28, Sept3'14. nom

**Morris av** (11:3183), ws, 200 s 184th, 75 x205.6 to es Walton av, 75x203.9, except pt for Walton av, vacant; Wm H Birkmire to Campus Realty Corpn; mtg $12,000; Aug27; Sept2'14. nom

**Morris av, es, 144 n 161st,** see Morrs pl, es, 144 n 161.

**Mosholu Pkway** (12:3335), es, 25.2 n 206th, 30.4x99.3x30x105, vacant; Robt L Niles et al to Wm W Niles, at Bambridge av & 204th; QC; Aug10; Sept1'14. O C & 100

**Neil av** (*), ns, 50 w Yates av, 50x100; Louis or Louis W Abrons to Harry Abrons, 1027 Cedar, Calistoga, Cal; mtg $1,120; Aug 28; Sept1'14. O C & 100

**Old rd** (*), ss, 343 w Pugsley av, 50x 71.10x50x75.7; Wm Buhl, Inc, to Wm B Handelmann, 1939 Benedict av; mtg $7,-000, Sept1, Sept2'14. O C & 100

**Old rd see Storrow,** see Storrow, sec Old rd.

**Old rd, ss, 100 e Storrow,** see Storrow, sec Old rd.

**Powell av** (*), swc Castle Hill av, 105x 33, except pt for avs; Thos J Sullivan to Caroline Mussig, 2181 Haviland av; Aug 28; Aug29'14. nom

**Prospect av, 777** (10:2676), ws, 225 n 156th, 20x100, 3-sty fr tnt; Jno P Dunn, ref, to Daily Realty Co, Inc, 407 E 153; FORECLOS Aug11; Aug31; Sept1'14. **3,000**

**Prospect av, 988** (10:2690), es, 74.7 n 164th, 54x85, 5-sty bk tnt; Max Shlivek to Chas Shlivek, 817 West End av; mtg $37,-000; Jan27; Sept2'14. O C & 100

**St Anns av, 649** (9:2358), ws, 75.4 s Rae, 25.1x89.3x25x91.8, 5-sty bk tnt & strs; Christian Goll to Henry D Silver, 692 Trinity av; mtg $12,000; Sept1; Sept2'14. O C & 100

**Stebbins av, 1312** (11:2973), es, 85.7 s Freeman, 25x110, 2-sty bk dwg; Maria G Petraglia, individ & as EXTRX Donato Petraglia, to Pasquale Petraglia, 1312 Stebbins av; mtg $3,500; Aug27; Sept1'14. **2,000**

**Story av** (*), ss, 250 e Olmstead av, 50x 103; Wm F Angus to Sarah K, wife Wm F Angus, 1881 Morris av; mtg $5,250; Aug 24; Aug29'14. nom

**Teller av** (11:2783), ws, 483.10 n 169th, 50x100, vacant; Jas Dillon to Rose Fox, 110 W 54; Sept1, Sept2'14. nom

**Tremont av, ns, abt 50.9 w Bathgate av,** see Morris av, ns, 50.9 w Bathgate av.

**University av** (9:2537), ws, 153.9 s Boscobel pl, 150x112.5x151.6x134.5, vacant; Julius Grossman et al to Harold L Naughton, 18 W 84; mtg $5,000; Aug31; Sept2'14. O C & 100

**Valentine av, 2375** (11:3152), nwc 184th (No 525), runs n31.4xw185.7 to 184th xe 188.21 to beg, vacant; Ida A Lemon, individ & as EXTRX Andw Lemon to Bernard Bernstein, 813 E 150; Aug25; Sept2 '14. **6,000**

**Walton av, es, 200 s 184th,** see Morris av, ws, 200 s 184.

**Washington av, 1461** (11:2902), ws, 325 s 171st, 18.9x150, except pt for av, 3-sty fr tnt; Adalena Bachmann to Northern Leasing & Realty Corpn, 4121 3 av; mtg $8,400; Sept1'14. O C & 100

**Waterbury av** (*), nec Layton av, 100x 210 to Pelham Bay x100x206; Jno A Koempel et al to Rosa Kirchhein, 782 Melrose av; Sept1; Sept2'14. nom

**Willett av** (*), ws, 100 s 216th, 200x 100; Cioffi Co to Konrad Kromer, 383 E 158; mtg $5,000; July28; Sept3'14. nom

**Whitlock av** (10:2604), es, 592.10 s Leggett av, 50x110, vacant; Chas H Low to Jennie Geller, 165 E 106; mtg $2,500; Mar 2; Sept2'14. O C & 100

**3D av, 3357** (9:2370), ws, 219 s 166th, 25x 62.10x25x60.1, 2-sty fr tnt & strs; D J Dwyer Bldg Co to Patk Fanning, 103 Madison st, Jamaica, LI; mtg $9,500; Aug 26; Sept1'14. O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of The Bronx.

**Bush st** (11:2812), ss, 141.1 w Anthony av, 50x90, vacant; also LAND in Westchester Co, NY; re dower; Mabel S Walter, widow, to Mary L & Jennie L Walter, 136 W 120; Aug29; Sept3'14. O C & 100

**Newman st** (*), es, 250 n 150th, 25x111.6; re mtg; Dollar Savgs Bank to Eliz Dietrich, 38 Poplar av, Hackensack, NJ; Aug 21; Sept1'14. 400

**152D st E, ns, 100 e Brook av,** see Brook av, ws, 47.9 n 152.

**195TH st E, swe Webster av,** see Webster av, swc 197.

**197TH st E, swe Webster av,** see Webster av, swc 197.

**Bailey av** (12:3261), es, 303 n Albany Crescent, 100x—, 3-sty bk tnt, re mtg; Jos A Flannery to Bertha Bernauer, Aug29 '14. nom

**Barnes av** (*), es, 75 n Brady av, 25x 100, re mtg; N Y Trust Co to Morris Park Estates, 50 Broad, Aug26; Sept1'14. 500

**Barnes av** (*), es, 75 n Brady av, 25x 100, re mtg; Lawyers Title Ins & Trust Co to same, Aug26; Sept1'14. nom

**Brook av** (9:2501), ws, 44.9 n 152d, 49x irr x irr, owned by party 1st pt, also 152D St E (9:2501), ns, 100 e Brook av, — to ws Brook av x irr x irr, owned by party 2d pt, party wall agmt, Morris & Co with Swift & Co, at Union Stock Yards, Chicago, Ill, May14'04; Aug29'14. nom

**Old Hunts Point rd** (10:2163, 2164), ws, being land abutting on Old Hunts Point rd in brk bounded by Spofford av, Manida st, Lafayette av & Coster st; agmt as to right & air, Jno D Crimmins et al with Geo F Johnson, Hanover Township, NJ, et al; June15; Aug29'14. nom

**Stebbins av, 1312** (11:2973), es, 85.7 s Freeman, 25x110, 2-sty bk dwg; re dower; Maria G Petraglia to Pasquale Petraglia, 1312 Stebbins av; Aug27; Sept1'14. nom

**Webster av, swc 195th,** see Webster av, swc 197.

**Webster av** (11:3278), swc 197th; also WEBSTER AV (11:3277), swc 196th; consent to operate R R; Paul M Herzog to Manhattan Railway Co; Feb20; Sept1'14. nom

**Webster av, 2059-65** (12:3277); consent to operate R R; Quiller Morgan Co to Manhattan Railway Co; Feb11; Sept1'14. nom

**Webster av, 2861** (12:3279); consent to operate R R; Marinda L Toussaint to Manhattan Railway Co; Mar20; Sept1'14. nom

**Webster av** (12:3279), lots 55, 56 & 57, blk 3279, tax map; consent to operate R R; Fox-Hall Realty Co to Manhattan Railway Co; Feb11; Sept1'14. nom

**Whitlock av** (10:2604), es, 592.10 s Leggett av, 50x110, vacant; re dower; Emma M Duguss to Andw J Larkin, B of R, NY; May11'04; Sept2'14. nom

**3D av, 3555** (11:2919); consent to 3d track; Sol Dornberger to Manhattan Railway Co; July1; Sept1'14. 302.51

**3D av, 3555;** consent to 3d track; Title Guar & Trust Co to same; July30; Sept1'14. nom

**3D av, 3970** (11:2929); consent to 3d track; Emanuel Glauber to Manhattan Railway Co; June15; Sept1'14. 125

**3D av, 3970;** consent to 3d track; Mollie Glauber to same, July15; Sept1'14. nom

**Parcel 2A** (12:3271) on damage map to open Van Cortlandt Park S; re mtg; Augustus Van Cortlandt Jr to City N Y, June 23; Aug25'14. nom

**Appointment of Trste** (miscl), Helen S Mariatt to Virginia G Mackay-Smith, 251 S 22, Phila, Pa; Mar20; Aug28'14. nom

## LEASES.

### Borough of Manhattan.

AUG. 28, 29, 31, SEPT. 1, 2 & 3.

**Broome st, 72-4** (2:332), all; Sarah Konovitz to Wolf Morgenrath, 172 Rivington, & ano; 3yf Sept15; Sept3'14. 4,800

**Broome st, 529** (2:476); asn Ls; Antonio Caporale to James Everards Breweries, a corpn, 12 E 133; Aug25; Aug28'14. nom

**Grand st, 388** (2:351), cor Suffolk (Nos 39-41), str & b; Julius Bachrach, EXR Sol Bachrach to Abr Price, 388 Grand et al; 4 8-12yf Sept1; Sept2'14. 2,648 & 3,000

**Grand st, 388** (2:351); sur Ls recorded Jan29'14; Celia Price & ano to Julius Bachrach, 24 E 96, EXR Sol Bachrach; A T; Aug25; Sept2'14. nom

**Henry st, 233-5** (1:286), all; Sarah Konovitz to Wolf Morgenrath, 172 Rivington, & ano; 3yf Sept15; Sept3'14. 5,912

**Houston st, 310 E** (miscl); power of atty to lease; Leopold Adler et al to Emil Adler; June23; Aug31'14. ——

**Houston st, 310 E** (2:384), all, except str & b; Leopold Adler et al to Anna Pressner, 310 E Houston, & ano; 3 3-12yf July1; Aug 31'14. 3,000

**Houston st, 22 W** (2:513), str & b; Jacob Prenowitz to Louis Stadler, 205 S 2, Bklyn; from Sept1'14 to July31'17; Sept1'14. 1,200

**Howard st, nwc Lafayette,** see Lafayette, nwc Howard.

**Lafayette st** (1:233), nwc Howard, parts 1st & 2d flrs for P O station S; Bradstreet Realty Corpn to U S of A, by Albt S Burleson, P G of the U S; 9 9-12yf May 1; Sept1'14. 13,000

**Norfolk st, 83** (2:352); asn Ls; David Schwartzberg to David Winter, 83 Norfolk; Aug27; Aug28'14. nom

**Oliver st, 88** (1:251), all; Benedetta Torregrossa to Salvatore Ornato, 341 Water; 5yf Sept1; Sept2'14. 1,800

**Pitt st, 34** (2:337), all; sur Ls; Moses Tepper to Sol Levine, 15 W 115, & ano; AT; Aug4; Sept3'14. nom

**Spring st, 17** (2:493); sobrn of two Ls to mtgs for $13,000; Pietro Alvino, NY, lessee, & Louis J Pooler, at Tuxedo Park, NY, owner, with Title Guar & Trust Co; Aug26; Sept1'14. nom

**Suffolk st, 39-41,** see Grand st, 388.

**Washington st, 784** (2:642), part house; Emma D Warner to Wm A Fast, 784 Washington; 4yf Aug5; Sept3'14. 960

**Washington st, 784;** asn Ls; Wm A Fast to Morris Dlugasch, 715 Eastern Pkway, Bklyn; Aug6; Sept3'14. nom

**3D st, 90 E,** see 1 av, 47-9.

**15TH st, 515 E** (3:973), all; Elisa Caruso to Peter Feldman, 606 E 14, & ano; 3yf Sept1; 2y ren; Sept3'14. 2,049

**23D st, 553-7 W,** see 24th, 546-50 W.

**24TH st, 546-50 W** (3:695), ss, 600 w 10 av, 75x98.9; also 23D ST, 553-7 W (3:695), ns, 600 w 10 av, 75x98.9; agmt to asn two leases, &c, with consent by Francis L Ogden; U S Express Co to Autocar Co, at Ardmore, Pa; all title; Aug26; Sept1'14. 31,000

**25TH st E, sec 3 av,** see 3 av, 337.

**26TH st, 506-60 W,** see 11 av, 510-6.

**30TH st W, nwc 9 av,** see 9 av, 332.

**40TH st W, swc 8 av,** see 8 av, 611.

**50TH st, 14 W** (3:1260), ss, 215 W 5 av, 22.4x100.5, asn Ls, N Y Life Ins & Trust Co, EXR Wm P Thompson, to Lillian C, wife of & Jno R Rainbow, 50 W 55; Sept1 '14. 15,000

**50TH st, 50 W;** consent to asn Ls, TRSTES of Columbia University to N Y Life Ins & Trust Co, EXR Wm P Thompson; July28; Sept1'14. nom

**96TH st W, swc Bway,** see Bway, swc 96.

**96TH st, 119-21 E** (6:1627), all, Jacob Goodman & ano to Jacob Saadon, 121 E 101, & ano, 3yf Sept1; Sept3'14. 4,104

**98TH st, 254-6 E** (6:1646), all, Saml Goldberger to M Amer, 56 E 102, 3yf Sept 1, Aug28'14. 4,100

**102D st, 172-80 E** (6:1629); asn rents under Ls to secure $951 due under Ls of 514-6 E 149; Saml Horowitz, 1302 Hoe av, to Albt L Lowenstein, 12 W Fordham rd; Aug31; Sept3'14. nom

**108TH st E, nec Madison av,** see Madison av, nec 108.

**109TH st, 164 E** (6:1636), all, Morris E Zipser et al to Max Hammer, 208 E 109; 3yf Sept1; Aug31'14. 2,134

**115TH st, 46 W** (6:1598); agmt as to cancellation of Ls; Isabella L Beekman, 38 W 76, with Moses Beck, 11 W 115; Sept1; Sept2'14. nom

**116TH st, 55-9 W** (6:1600), all; Gambit Realty Corpn to Jacob Levine, 136 E 117; 3yf Aug17; Sept3'14. 6,000

**116TH st, 55-9 W;** asn Ls, Jacob Levine to Dora Wurtenberg, 601 W 161, AT, Sept2; Sept3'14. nom

**118TH st, 22 E** (6:1623), all; Nathan Kopperson to Abr Gold, 21 E 118, from July15 to Aug1'17; Aug28'14. 2,200

**135TH st, 3 W** (6:1733), all; Elias Kantrowich to Fredericka Ahrweiler, 111 E 139; 5yf Sept1; Aug31'14. 1,500

**140TH st, 213 W** (7:2026); sur Ls; Osias Wechsler to Berthold M Schey, 246 W 138, EXR Simon Schey; AT; Aug31; Sept1'14. O C & 100

**152D st W, nec St Nicholas av,** see St Nicholas av, nec 152.

**Broadway** (4:1237), swc 90th; asn Ls; Jno Cort to Corner Amusement Co, 1476 Bway, Aug31; Sept1'14. nom

**Lenox av, 231** (7:1906), 20.11x80, all; Mary F Dodge to Paramount Contracting Co, 53 W 125; 10 9-12yf Aug1; Sept2'14. 1,300 & 1,400

**Lenox av, 433-5** (7:1916), all; Louis Block to Fredericka Ahrweiler, 447 E 139; 5yf Sept1; Aug31'14. 5,800

**Madison av** (6:1614-21), nec 108th; asn Ls or transfer of tax lien; Herman Ludemann to May Martin, 23 Spring; July14; Sept2'14. 1,918

**St Nicholas av** (7:2067), nec 152d, str & b; West 152d St Constn Co to Frank Lavietes, 855 Tremont av; 5yf Oct1; Aug31 '14. 1,200

**1ST av, 47-9** (2:444), swc 3d (No 90), 51.2x100, all; Thos R Sager et al individ & TRSTES, &c, Richd Sager to Sigmund Fodor, 78 2 av; 20 4-12yf Sept1; Sept2'14. taxes, &c, & 3,000 to 5,400

**2D av, 2346** (6:1797), all; Rachel Stonehill to Louis E Altman, 322 E 119; 4 8-12yf Sept1; Aug31'14. 780

**3D av, 337** (3:905), sec 25th, all; Geo Schuchman to Patk McQueeney, 335 3 av; 6 2-12yf Aug1; Sept1'14. 3,840

**3D av, 1320** (5:1410), str & c; Philo Realty & Constn Co to Edw Hirschhorn, 1025 Lexington av; 5yf Sept30; Aug31'14. 1,380 & 1,440

**5TH av, 392** (3:838), nwc 36th, 1st loft; Michl Friedsam to Du Barry Hat Shop, Inc, 392 5 av; 10yf Sept1; Sept2'14. 8,000 to 11,000

**8TH av, 668** (4:1014), str & b; Bridget Cain to Gus D Stratakis, 413 10 av; 10yf Oct1; Sept2'14. 1,900 & 2,100

**8TH av, 617** (3:763), swc 40th, 19.9x90, all; Isidore Jackson & ano to Jno E Daly, 366 Ams av, & Jos Daly, 442 Ams av; 10 1-12yf Sept1; Sept2'14. 5,000 to 6,000

**8TH av, 810** (4:1021), all, except rear portion known as 251 W 49; Andw Murphy to Julius Levi, 336 W 14; 2 8-12yf Sept1; Sept1'14. 4,500

**11TH av, 210-6** (3:696), sec 25th (Nos 556-60), 9th & 10th lofts with option for 11th loft at $5,000 per annum; Zinn Building, Inc, to Pasbach-Voice Lithographing Co, 140 6 av; 10yf Oct1; Sept2'14. 9,000

## LEASES.

### Borough of The Bronx.

**134TH st, 285 E** (9:2310), ns, 125 e Lincoln av, 75x100, all; Cath Dunican individ & as EXTRX Jno W Dunican to Fischer-Collins Stevedoring Co, 285 E 134; 5yf Sept1; Aug29'14. 1,800

**148TH st E, sec Bergen av,** see Bergen av, sec 148.

**187TH st, 660-2 E** (11:3024), w str; Niagara Life Ins Co, by Jas L Wells Co, agents, to Jos Spinnelli, 660 E 187; 2yf Sept1; Aug31'14. 360

**Bergen av, 504** (9:2292), sec 148th; Angelicka Gilfrich to Fred J Stahl, 504 Bergen av; 5 8-12yf Sept1; Sept3'14. 1,200 to 1,380

**Southern blvd, 859-63** (10:2722), ws, 75 s Tiffany, 2-5-sty bldgs; Ariel Realty Co to Bernard Crausman, 856 E 172; 3yf July1; Aug29'14. 7,200

**Southern blvd** (10:2727), ws, 385 s 167th, 165x100, 2 moving picture theatres; Property Operating Co to A B Samuelson, 736 Home; 7yf Oct1; Sept2'14. 4,000 to 6,500

**Vyse av, 1522** (11:2996), all; Augustine Schussler to Saml Appel, 28 Delancey; 3yf May15; 2y renewal; Aug29'14. 4,900 & 5,000

**Washington av, 1927** (11:3034), n str; Clement H Smith to Jno Brech, 1927 Wash av, & ano; 2yf Oct1; Aug31'14. 1,200

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# MORTGAGES.

## Borough of Manhattan.

AUG. 28, 29, 31, SEPT. 1, 2 & 3.

**Attorney, 109-11** (2:348), swc Rivington No 109, 100x90.3, pr mtg $30,000, Aug28, Sept2'14, 5½%, Lewis Kreshel, 200 W 111, to Jacob & Meyer Rosenberg, 1890 7 av. 10,000

**Beekman st, 143-7,** see Water, 220-2.

**Central Park S, or 59th st, 38 W** (5:1274), ss, 24.9 e 6 av, 25x100.5, Aug25, Aug 28'14, due & int as per bond, 38 W 59th St Co to Sarah D Donovan, 245 Spring st, West Hoboken, NJ. 15,000

**Duane st, 118-20** (1:150), ss, 50 e Church, 39.1x116.1x16.1x116.9, Aug31, Sept1 14, due Sept1 19, 6%, Daml P Morse, at Northport, LI, to East River Savgs Instn, 291-5 Bway. 125,000

**Henry st, 165-7** (1:284), ns, 108.11 w Jefferson, 13.6x75x43.8x75, pr mtg $30,000, July31, Sept1 14, 5y—6%, Rabbi Jacob Joseph School to Sol Tenenbaum, 222 Henry, et al. notes 10,000

**Henry st, 240** (1:269); ext of mtg for $13,000 to Aug31'19, 5½%, Aug31, Sept1 14, Saml Horwitz, 279 Broome, with Chevra Anshi Stuzmer Vei Ansai Greiver, also known as Chevra Anshei Stuzmer Vei Anshei Greiver, a corpn. nom

**Lewis st, 32** (2:327), es, 143.3 n Broome, 25x100; pr mtg $20,000, Aug31, Sept2'14; due Jan1'17, 6%; Nettie Krauss, of Bronx, to Hannah Braun, 855 Hunts Point av. 1,900

**Lewis st, 106** (2:330), es, 121 n Stanton, 21x100, pr mtg $——, Aug10; Sept3'14; demand, 6%, Lina Levi, Henry Reiss & Minnie, his wife; Leopold Reiss, & Betti, his wife; Mary Reiss, Max Reiss & Peppo, his wife, & Dora Neuwirth, to Minnie Rottenberg, 106 Lewis. 2,000

**Norfolk st, 144 (120)** (2:354), es, abt 180 s Stanton, 25x100, Aug18; Sept1'14; due Sept1 ..., August C Anger, of Flushing, LI, to German Savgs Bank, 157 4 av. 12,000

**Pearl st, 460** (1:118), ext of mtg for $10,000 to Aug29'17, 5%; Aug28, Sept1'14, Emigrant Indust Savgs Bank with Cath Viemeister, to E 18. nom

**Pearl st, 460** (1:118), es, 48.4 s Park row, 22.6x81x22.6x85.6, pr mtg $10,000; Aug28 '14; 3y5%; Cath Viemeister to Emigrant Indust Savgs Bank. 5,000

**Pell st, 1-7,** see Bowery, 18.

**Reade st, 142** (1:141), ns, 235.2 e Greenwich, 25x53, pr mtg $18,000, Aug24; Sept 3'14, due & int as per bond, Brooma, wife Saml Wilner, 138 W 12, to Marden Lane Savgs Bank, 170 Bway. 3,000

**Rivington st, 179,** see Stanton, 109-11.

**Rutgers st, 22** (1:273), ext of mtg for $18,000 to Sept1'17, 5%, Aug31, Sept3'14, St Luke's Home for Aged Women, 30 E 20, with Jacob Koronelsky, 181 Henry. nom

**Scammel st, 59,** see Water, 630.

**Spring st, 17** (2:493), ns, 46.11 w Elizabeth, runs n117xw24.4xs61.1x again s50 to st xe24.2 to beg; Aug31; Sept1'14; due & int as per bond, Louis J Pooler, of Tuxedo, NY, to Title Guar & Trust Co. 13,000

**Stanton st, 78** (2:417), ns, 45 e Allen, 21x65; Aug31; Sept2'14; due & int as per bond; Katie Graff to Title Guar & Trust Co. 10,000

**Water st, 220-2** (1:95), nwc Beekman (Nos 113-7), 76.7x48.10x82.1x56.9; Apr2'13; Aug28'14; 3y5%; Volunteer Hospital to Volunteers of America, 34 W 28. 20,000

**Water st, 357-9** (1:110), ss, 33.4x76; ext of mtg for $7,000 to May25'17, 5%; May25; Aug29'14, Title Guar & Trust Co with Pauline E Barber, 291 Clinton av, Bklyn. nom

**Water st, 357-9** (1:110), ss, abt 35 w James sl, 33.4x76, PM, pr mtg $7,000; Aug 3; Aug29'14; due Junel'17, 5%; Michl J Ginnane to Pauline E Barber, 291 Clinton av, Bklyn. 5,000

**Water st, 630** (1:260), nwc Scammel (No 59), 24.1x60x31.8x68, PM; pr mtg $——; Sept1; Sept3'14; installs, $400 yearly, 6%; Victor J McClure, of Hartford, Conn, to Atter Rosenberg, 57 Barbour st, Hartford, Conn 4,350

**West Washington pl, 125** (2:592), nes, 300 nw 6 av, 22x97; PM; June22; Sept2'14; due July5'16, int as per bond; Theresa Lemmon to Wm H Furbush, at Camden, Oneida Co, NY. 10,000

**West Washington pl, 125-7** (2:592), ns, 300 w 6 av, 44x97; PM; Sept2'14; 1y6%; Washington Place Building Co to Peerless Holding Co, 46 Cedar. 14,900

**Wooster st, 135** (misc), a loft; consent of stockholders to note for $400; Aug31; Sept3'14; Spector Cloak & Suit Co to Bernhard Forman.

**4TH st, 201 E** (2:400), ns, 200 e Av A, 25x96.2; leasehold; agmt reducing rate of int from 6% to 3% on mtg for $3,375 to Mar15'16, & thereafter without int; Aug4; Sept1'14; Isaac Corsun, 1731 Bway, Bklyn, w/a Dand Gundacker, 580 75th, Bklyn. nom

**5TH st, 213-5 E** (2:447), also 5TH ST, 339-41 E (2:461); asn all RT&I of 1-5 int; July8; Sept2'14; demand, 6%; Jacob H Folz to Magdaline Riser, 133 W 129 1,100

**5TH st, 220 E** (2:460), ss, 328.10 w 2 av, 21.2x92.1; Sept1; Sept2'14; due & int as per bond; Jos & Emilie Wollman to Morris Kriges, 150 Bedford av, Bklyn 2,000

**5TH st, 339-41 E,** see 5th, 213-5 E.

**5TH st, 714 E** (2:374), ss, 210.6 e Av C, 25x96; pr mtg $24,000; Sept1; Sept3'14; due Dec1'19, 6%; Nathan Goetz, 297 S 5, Bklyn, to Isidor Simon, 209 Rodney, Bklyn, & 6,000

**6TH st, 645 E,** see Av C, 93-97.

**12TH st, 341 E** (2:453), ss, 110.2 w 1 av, 20.9x68.9x20.4x68.1; pr mtg $10,000; Aug27; Aug28'14; installs, abt 6 yrs 6%; Carolina Ferri, 335 E 11, to Antonio Loscalzo, 21 Lee av, Winfield, B of Q. 3,000

**12TH st, 619 E** (2:395), ns, 243 e Av B, 25x103.3; Aug28; Aug29'14; due Sept1'17, 6%, Geo Bayer to Wolcott G Lane, 15 E 44, trste Eliz D G Lane. 8,500

**12TH st, 703 E** (2:382); ext of mtg for $19,000 to Oct1'14, 5%; May8; Sept2'14; Eliz P May & Mary A Darbee, of Bklyn, with Eljay Realty & Holding Co, 31 Chambers. nom

**17TH st, 257-65 W** (3:767), ext of mtg for $204,000 to Aug17'19, 5%; Aug14; Sept 1'14; Lillie, wife Isidor Steiner, & Felicia, wife Hy Steiner, & Julia, wife Jos Kopperl, with Seamens Bank for Savgs, 74-6 Wall. nom

**17TH st, 267-75 W,** see 8 av, 144.

**25TH st E, sec 3 av,** see 3 av, 337.

**38TH st, 344-8 W** (3:761), ss, 150 e 9 av, 75x98.9, Aug28; Aug29'14; 3y5%; Geo Kern to Franklin Savgs Bank, 656 8 av. 150,000

**44TH st, 445 W** (4:1054), ns, 240 e 10 av, 20x100.5, PM, pr mtg $8,000, Aug27, Aug 28'14; due & int as per bond; Robt M Fant to Chas C Busch & Lucy C, his wife, 445 W 44. 3,000

**44TH st, 500-2 W,** see 10 av, 605-7.

**44TH st, 549 W** (4:1073), ns, 200 e 11 av, 25x100.5; ext of mtg for $8,000 to Sept 1'19, 5%; Aug29; Sept1'14; Mary A Kiernan, 549 W 44, with Jno Stube, 338 W 51, et al, exrs Hy Stube. nom

**47TH st, 226 E** (5:1320), ss, 242 w 2 av, 25x100.5; pr mtg $13,000; Aug24; Aug28'14; due Sept15'16, 5½%; Vincenzo Messineo to Kath A & Benj H McGlynn, both at Freeport, LI. 2,000

**49TH st, 509 W** (4:1078), ns, 150 w 10 av, 25x100.5; pr mtg $12,000; Aug28; Aug31'14; 1y6%; Bridget Smith, 509 W 49, to Jacob Larus, at Freeport, RI. 1,000

**49TH st, 509 W;** sobrn of mtg for $7,000 to mtg for $1,000; Aug28; Aug31'14; same & Jas E Smith, 122 W 103, with same. nom

**50TH st, 14 W** (5:1265), ss, 245 w 5 av, 22x100.5; leasehold; Sept1'14; 5y5%; Lillian C, wife of & Jno R Rainbow, 50 W 33, to N Y Life Ins & Trust Co, 52 Wall, exr Wm P Thompson. 14,000

**58TH st, 46-50 E** (5:1293), ss, 150 e Madison av, runs s100.5xe75xn40.5xw0.6xn60 to st xw74.6 to beg; PM; pr mtg $375,000; Sept1; Sept3'14; installs $6,000 yearly, or sooner, 6%; Swetland Realty Co, 231 W 39, to Akron Building Co, 119 W 40. 125,000

**58TH st, 228-30 W** (4:1029), ss, 380 w 7 av, 45x100.5; sub to 4 pr mtgs $——; Aug27; Sept2'14; due & int as per bond; Farmers Loan & Trust Co & Geo H Lovell, exrs & trstes Josephine A Lovell, to Mutual Life Ins Co of NY. 10,000

**61ST st, 100-8 E** (5:1395), sec Park av (No 525), 99x100.5; PM; pr mtg $160,000, with agmt to subordinate to bldg & permanent 1st mtg for $650,000; Sept3'14; 3y or sooner, 6%; Salisbury Realty Co, 505 5 av, to Hy B Anderson, of Lewisboro, NY. 50,000

**61ST st, 230 E** (5:1415), ss, 265 w 2 av, 20x100.5; ext of mtg for $8,000 to May27 19, 5%; July13; Sept1'14; Celia Schnaier, 1469 Lex av, with Emma Rondenburg, 230 E 61. nom

**61ST st, 239 W** (4:1153); ext of mtg for $7,000 to Sept22'15, 5½%; Aug24; Sept2'14; Jno W Thomson, committee Louisa Myers, with Mamie Levin, 684 Union av, & Isidor Herschlag, 1429 Charlotte. nom

**61ST st, 239 W** (4:1153), ns, 225 e West End av, 25x100.5; PM; pr mtg $7,000; Aug 31; Sept1'14; due Mar22'15, 6%; Mamie Levin & Isidor Herschlag to Leopold Levy, 329 E 20. 750

**64TH st, 149 W** (4:1136), ns, 336 e Ams av, 18x100.5, pr mtg $——; July17; Sept1 14; due & int as per bond; Kezzie Vickers, 149 W 64, to Albt Halprin, 963 Jackson av, Bronx. 1,200

**69TH st, 3 W** (4:1122), ns, 100 w Central Park W, 20x100.5; agmt increasing rate of int on mtg for $8,000 from 5% to 5½%, payable on demand; Aug31; Sept1 '14; Roger A Pryor, 3 W 69, with Manhattan Savgs Instn. nom

**69TH st, 3 W** (4:1122), ns, 100 w Central Park W, 20x100.5; agmt increasing rate of int on mtg for $22,000 from 5% to 5½%, payable on demand; Aug31; Sept1 '14; Roger A Pryor, 3 W 69, with Manhattan Savgs Instn. nom

**77TH st, 14 W** (4:1129), ss, 250 w Central Park W, 25x102.2; Aug31'14; 1y5½%; Emery J Thomas to Equitable Trust Co of NY, 37 Wall. 10,000

**82D st, 322 W** (4:1244), ss, 112.5 e Riverside dr, 16x82.10; PM; Sept1'14; 1y5%; Emily D, wife C Odilon Mailloux, 322 W 82, to Eliz S, wife Michel Kirtland, Sound View av cor Miles av, White Plains, NY. gold 10,000

**83D st, 203 E** (5:1529), ns, 77 e 3 av, 20.11x51.1; PM; pr mtg $4,000; Sept1; Sept 2'14; 3y or sooner, 6%; Jeanette Rothstein, 329 E 83, to Jacob Dangler, 441 Willoughby av, Bklyn, & ano, exrs Geo Ketterer. 3,000

**86TH st E, nec Av A,** see Av A, 1634-6.

**89TH st, 65 W** (4:1203), ns, 153.6 e Columbus av, 18x100.8; ext of mtg for $15,000 to Aug1'19, 4¾%; Aug31; Sept1'14; Jennie Steinman with Avery A Matheson. nom

**91ST st, 316-8 E** (5:1553), ss, 250 e 2 av, 50x100.8; PM; Sept1; Sept2'14; 5y—%; Hy E Stroh, 172 E 90, to Simon J Stroh, 167 E 90. 15,000

**102D st, 178-84 W** (7:1856), ss, 100 e Ams av, 100x100.11; leasehold; ext of mtg for $25,000 to 5y6%; Aug26; Sept2'14; Citizens Trust Co of Bklyn with Prospect Realty Co, 115 Bway. nom

**104TH st, 139-41 W** (7:1859), ns, 275 e Ams av, 50x100.11; July22; Aug31'14; due Sept1'15, 6%; Leonard J & Jennie Muhlfelder & Nellie Heiman, individ, & Leonard J Muhlfelder, Samson Lachman & Samson M Hirsch, exrs Julia Muhlfelder, to Samson Lachman, 313 W 106. 2,000

**108TH st E, nec Madison av,** see Madison av, nec 108.

**111TH st, 40-6 W** (6:1594), ss, 275 e Lenox av, 87.6x71.10; Sept1; Sept2'14; 5y 5%; 111th St Constn Corpn to Lawyers Title Ins & Trust Co. 60,000

**111TH st, 40-6 W;** certf as to mtg for $60,000; Sept1; Sept2'14; same to same.

**111TH st, 46 & 50 W** (6:1594), ss, 187.6 e Lenox av, 87.6x71.10; Sept1; Sept2'14; 5y 5%; 111th St Constn Corpn, 132 Nassau, to Herman S Rosenbaum, at Lawrence, LI. 60,000

**111TH st, 46 & 50 W;** certf as to mtg for $60,000; Sept1; Sept2'14; same to same.

**112TH st, 70-2 E** (6:1617), ss, 26.3 w Park av, 2 lots, ea 26.3x75.11; 2 PM mtgs, ea $1,625; pr mtg $25,000; Sept1; Sept2'14; 5y6%; Dorothy Willner, 467 E Houston, to Nathan Horwitz, 111 E 112, & ano. 3,250

**114TH st, 56 E** (6:1619), ss, 75 e Madison av, 20x100.11; pr mtg $14,000; Aug31; Sept 1'14; due Junel'17, 6%; Anna L Garrabrant, of Mt Hope, NY, to David Rieser, 23 E 124. 1,000

**116TH st, 10 E** (6:1621), ss, 235 w Madison av, 25x100.11; PM; pr mtg $——; Sept 1; Sept2'14; 1y6%; Max Leserman, 720 Riverside dr, to Abr Gussow, 270 Riverside dr. 1,000

**117TH st, 309 E** (6:1716), ns, 98 e Pleasant av, 30x100.10; PM; Aug27; Sept1'14; demand, 6%; N Y & Eastern Realty Co, 13-21 Park row, to Margaretta La Falce, 509 E 117. 1,750

**119TH st, 32-4 E** (6:1745), ss, 75 w Madison av, 31.4x100.11; PM; pr mtg $9,000; Sept1; Sept2'14; 5y5%; Harlem Home of the Daughters of Israel, 32 E 119, to Gertrude A Forman, 512 5 av. 5,000

**121ST st, 242 W** (7:1926), ss, 408.4 w 7 av, 16.8x100.11; Aug27; Aug28'14; due & int as per bond; Stephen V R Martling, of Ridgefield, NJ, to Title Guar & Trust Co. 5,000

**122D st, 161 E** (6:1771); ext of mtg for $3,500 to Jan1'16, 6%; Oct28'12; Sept1'14; Aurelia Boband with Wm Klein, 1224 Park av. nom

**122D st, 161 E;** ext of mtg for $19,500 to Apr1'17, 5%; June4'12; Sept1'14; Augusta E Reese, 186 Park av, Orange, NJ, with same. nom

**122D st, 171-3 E** (6:1771), ns, 180 w 3 av, runs n88xw—xs24.1xne15.4xs74.5 to st xe41 to beg; pr mtg $——; Sept1; Sept2'14; 2y 6%; Christian Dages to Emil Altman, 746 5th. 2,000

**125TH st, 331 E** (6:1802), ns, 350 e 2 av, 23.1x99.11; PM; pr mtg $5,500; July31; Aug 29'14; installs, $150 quarterly, 6%; Richd Geitel & Bertha Delhas to Marclar Realty Corpn, 128 Bway, et al. 1,660

**129TH st, 640 W** (7:1995), ss, 125 e Riverside dr, 50x115x53.11x95; PM; Sept2'14; demand, 5½%; Ilco Realty Co to Edw A Ridley, at Fanwood, NJ. 25,000

**148TH st, 412-20 W** (7:2062), ss, 75 e Convent av, 100x99.11; pr mtg $165,900; Sept2; Sept3'14; installs $925 monthly, 6%; Nellie E Peck, on Lincoln av, Rockaway Park, LI, to Sol Aronson, 818 E 165. 3,700

**148TH st, 412-20 W** (7:2062); ext of mtg for $25,000 to Jan20'16, 6%; pr mtg $——; Nov29'13; Sept3'14; Hulda Stein with Corkema Realty Co. nom

**155TH st, 522-8 W** (8:2116); agmt as to delivery of deed to Saml Bitterman, 309 Bway, as trste, as security for payment of $3,500 in 6 mos at 6% &c; pr mtg$131,500 & AL; May9; Aug31'14; Rose Simon, 556 W 186, owner & mtgor, with Marie Steinberg, 691 E 138, mtgee. nom

**179TH st W, nec Ft Washington av,** see Ft Washington av, 426.

**185TH st W, swc Audubon av,** see Audubon av, 398.

**Av A, 1634-6** (5:1583), nec 86th, 40x75; pr mtg $——; Aug28; Aug31'14; due & int as per bond; Fannie Cohen, of Bklyn, to Herman Fath, 216 E 83. 1,100

**Av C, 89-97** (2:389), nwc 6th (No 645), 100.5x41; ext of mtg for $8,500 to July1 '19, 6%; pr mtg $100,000; Aug10; Jno C & Jacob G Eberle, 512 Rugby rd, Bklyn, with Geo G C Eberle, at Fanwood, NJ, & Emily L Schulze, 101 Harman st, Bklyn. nom

**Audubon av, 398** (8:2157), swc 185th, 18x 50; Sept2'14; 5y5%; Jno Foley to Emigrant Indust Savgs Bank. 4,500

**Bowery, 18** (1:162), swc Pell (Nos 1-7), 25.1x100.10x26x100; ⅓ pt; pr mtg $19,000; Sept1; Sept3'14; 1y6%; Chas W & Eliz C McKeon, of Bklyn, to Florence M Bainton, 166 W 85. 450

**Fort Washington av, 426** (8:2176), nec 179th, 100.1x170x100x174.5; June23; Aug28 '14; 3y5%; Holyrood Church, NY, to Bklyn Savgs Bank, 141 Pierrepont, Bklyn. 55,000

**Lexington av, 620** (5:1308), ws,, 42.1 n 53d, 21x68; pr mtg $12,000; Aug17; Sept3 '14; 5y5%; Dora Briner, widow, 14 N High st, Mt Vernon, NY, to Hudson City Savgs Instn, at Hudson, NY. 3,000

**Madison av** (6:1614-21), nec 108th, assessed to unknown; transfer of tax lien for yrs 1902 to 1907; July15'09; Sept2'14; due July15'12, 5¾%; City N Y to Jacob A Mittnacht Jr, 400 Bway. 2,180.12

**Manhattan av, 390** (7:1943); ext of mtg for $16,500 to July31'17, 5%; Aug7; Sept1 '14; Bertha B Rosenzweig, 255 W 108, with Minna G Goddard, at Roslyn, LI. nom

**Old Broadway, 2344-6** (7:1984), es, 45 s 130th, 40x100.1; ext of mtg for $34,000 to Junel'17, 5%; Aug10; re-recorded from Aug14; Aug27'14; Albany Savgs Bank of Albany, NY, with Port Sage Corpn, 354 4 av. nom

**Park av, 525,** see 61st, 100-8 E.

**Park av, 1226** (5:1507), ws, 50.4 n 95th, 25.2x100; PM; pr mtg $25,000; Sept1; Sept 2'14· 2y or sooner, 6%; Armory Hill Realty Co to Nathalie Meyer, 1226 Park av. 5,000

**Sherman av, 160-6** (8:2225), ns, 200 w 204th, 100x150; PM; pr mtg $98,000; Sept 1'14; demand, 6%; F Monroe Dyer, at Closter, NJ, to Vermilyea Realty Co, 530 W 207. 25,770.43

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**Sherman av** (8:2220), ss, 200 e Dyckman, 50x160; Sept3'14; 3y or sooner, 6%; Oothout Realty Co to Morland Mtg Co, 165 Bway. 8,000

**Sherman av** (8:2220); same prop; certf as to mtg for $8,000; Sept3'14; same to same.

**1ST av, 1458** (5:1470), es, 22.2 s 76th, 20 x78; PM; pr mtg $8,500; Sept2'14; due & int as per bond; Meyer Sumter, 1458 1 av, to Leo Propner, 206 E 61, & ano. 6,500

**3D av, 337** (3:905), sec 25th; sal Ls; Aug 28; Sept1'14; demand, 6%; Patk McQueeney to Lion Brewery, 104 W 108. 6,456.55

**3D av 777** (5:1322); sal Ls; Aug28; Sept 1'14; demand, 6%; Jas Doris to Lion Brewery, 104 W 108. 500

**8TH av, 144** (miscl); also 17TH ST, 267-75 W, 1st & 2d lofts; consent of stockholders to mtg for $1,721.25; July27; Aug 29'14; Heliogravure Co to Willard J Sands, 113th & Bway.

**8TH av, 810** (4:1021), except pt known as 251 W 49; sal Ls; Aug31; Sept1'14; demand, 6%; Julius Levi to Lion Brewery, 104 W 108. 6,758.02

**10TH av, 605-7** (4:1072), swc 44th (Nos 500-2), 50.5x100; Aug28; Sept3'14; due & int as per bond; Adolphine C, Wm H, Amanda L, Lillie F M, Hildegarde M, Helen M, Alvina L J, Anna C & Walter L Becker, all at 1745 Montgomery av, Bronx, & Johanna A Lyon, at East Northport, NY, to Title Guar & Trust Co. 32,000

**10TH av, 605-7;** pr mtg $32,000; Aug28; Sept3'14; due & int as per bond; same to Ellen B Chamberlain, at Central Falls, RI. 4,000

**11TH av, 571** (4:1091); sal Ls; Sept3'14; demand, 6%; Terence McKegney to Geo Ehret, 1197 Park av. 2,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Chattel mtg** (miscl); certf as to mtg for $10,500; Aug25; Sept2'14 Market & Harlem Auto Trucking Co to David Podolsky.

**Chattel mtg** (miscl); certf as to mtg for $2,000; Aug25; Sept2'14; same to Saml Pollock.

**Consent & certf** (miscl) as to chattel mtg for $500; Feb14; Aug28'14; Star Fuse Co to David L Podell, 111 Bway.

**Manhasset, LI** (miscl); certf as to mtg for $7,500; Sept1; Sept3'14; Manhasset Park Co to Margaretha & Barbara Eckert.

## MORTGAGES.

### Borough of The Bronx.

**Charlotte st** (11:2966), es, at ws Seabury pl, runs n110.7xe100 to Seabury pl xsw149 to beg; PM; Sept3'14; 6 mos, 5½%; Seabury Constn Co to Richd G Conried, 272 W 90 7,500

**Kelly st, 750** (10:2708), es, 350 n 156th, 25x100; PM; pr mtg $7,000; Aug27; Aug28 '14; due &c as per bond; Blanche Schlansky to Jennie Udell, 750 Kelly. 2,000

**Kingsbridge ter, 2715 (late Nathalie av)** (12:3256), ws, 25 s Nindham pl, 50x80.2x 51.6x86.2, pr mtg $3,500; Sept1; Sept2'14; 3y 5½%; Jno J Phelan to Annie B Kilpatrick, 2715 Kingsbridge ter. 3,000

**Loring pl** (11:3225), es, 351.11 n 183d, 44x110; Sept3'14; 3y5½%; Claire T Hunting to Lawyers Title Ins & Trust Co. 5,000

**Louise st, nec Van Nest av,** see Van Nest av, nec Louise.

**North st** (11:3198), nec Grand av, 100x 25; Sept2 Sept3'14; due &c as per bond; Theo G Walpuski to Chas E Nessle, 2304 Grand av. 6,000

**Seabury pl, ws, at es Charlotte,** see Charlotte, es, at ws, Seabury pl.

**Tiffany st, 925** (10:2711); ext of $14,000 mtg to Aug13'17 at 5%; Aug13; Sept2'14; Title Guar & Trust Co with Utility Realty Co, 30 E 42. nom

**Victor st (*),** es, 200 s Morris Park av, 25x100; pr mtg $2,500; Sept1; Sept2'14; due July1'16, 6%; Leah Pearlman to Geo Hauser, 1379 Taylor. 600

**Washington st (*),** ns, 85.5 e Washington pl, 50x100; Aug28; Aug29'14; due &c as per bond; Oliver O Plott to North Side Mtg Corpn, 391 E 149. 750

**137TH st, 576-8 E** (10:2549), ss, 105 e St Anns av, 50x100; Sept2'14; 5y5%; Hogan & Di Genno Constn Co to David S Veitsch, 1273 Bergen, Bklyn. 32,000

**137TH st, 576-8 E;** consent & certf as to above mtg; Sept2'14; same to same.

**137TH st, 576-8 E;** pr mtg $32,000; Sept 2'14; 3y6%; same to Dora Schwenk, 3200 3 av. 3,000

**137TH st, 576-8 F;** certf as to above mtg; Sept2'14; same to same.

**137TH st E** (10:2549), ss, 105 e St Anns av, 50x100; certf as to mtg for $3,000; Sept 2'14; Hogan & Di Genno Constn Co, 1616 Webster av, to Dora Schwenk.

**137TH st, 576-8 E** (10:2549); consent & certf as to mtg for $32,000; Sept2'14; same to David S Veitch, 1273 Bergen, Bklyn.

**141ST st E** (10:2551, 2552), ss, 281.9 e St Anns av, 25x95; pr mtg $8,000; July1; Aug28'14; due June30'18, 5½%; Heinrich Hopp to Jos Persheid, 588 E 141. 4,000

**144TH st E** (9:2388), ss, 90.6 e Willis av, 17.4x100; Aug27; Aug28'14; installs, 6%; Luigi Cascioli to Bronx Security & Brokerage Co, 258 E 138. 375

**165TH st W, nec Woodycrest av,** see Woodycrest av, nec 165.

**168TH st E** (10:2662), ss, 112.1 e Forest av, 37.6x125; agmt as to asn of mtg for $28,000 as collateral security; Sept1; Sept 2'14; Esther Surut with Bertha Wilhelm, 230 W 113. nom

**170TH st, 671 E,** see Crotona av, 1400-8.

**176TH st, 775 E** (11:2954), ns, 140.4 e Prospect av, 25x100; Aug31; Sept1'14; 5y 5%; Edw J English to Emigrant Indust Savgs Bank. 5,000

**176TH st, 775 E;** sobrn agmt; Aug29; Sept1'14; Emma Pagendorn with same. nom

**183D st E** (11:3086), ss, 16.8 w Belmont av, 16.8x75; pr mtg $2,500; Aug27; Sept1 '14; demand, 6%; Eva Cherkass to Wm H Caldwell Jr, 111 W 123. 1,500

**183D st, 938 E** (11:3086); ext of $2,500 mtg to Sept1'17 at 5%; Aug27; Sept1'14; Margt Knox with Eva Cherkass, 652 E 183. nom

**184TH st, 525 E,** see Valentine av, 2375.

**193D st, 353 E** (12:3276), ns, 114 e Marion av, 40x76.5x40x77.7; PM; pr mtg $25,000; Aug31; Sept1'14; due, &c, as per bond; Caroline Baumert to Jas L Van Sant, 2 Valley rd, White Plains, NY. 3,000

**205TH st E, nes, at ses Hull av,** see Hull av, ses, at nes 205.

**214TH st E, ss, 250 e Bronxwood av,** see 214th E, nwc Bronxwood av.

**214TH st E, nwc Bronxwood av,** see Bronxwood av, nwc 214.

**229TH st E (*),** ss, bet White Plains rd & Barnes av; transfer of tax lien for yrs 1873 to 1911, assessed to ——; June9'13; Aug31'14; 3y12%; City N Y to City N Y, assigned to Jas Wilson, 730 E 229. 2,030.22

**230TH st E (*),** ns, 233.4 w Barnes av, 33.4x114, Wakefield; Sept1; Sept2'14; 3y 6%; Margt M, wife Thos F Reilly, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 2,000

**234TH st E, nec Carpenter av,** see Carpenter av, nec 234.

**246TH st W** (13:3415), ns, 100 w Livingston av, 70x130.11x94.1x119.11; pr mtg $12,000; Aug27; Aug31'14; due &c as per bond; Geo D Straver to Frank M McMurray, 9 Hillside dr, Park Hill, Yonkers, NY. 6,700

**Bartholdi av (*),** nec White Plains rd, 91.6x50x96.8x—, except pt for av; Sept1; Sept2'14; due &c as per bond; Gabriele J Biondi, Cliffwood, NJ, to North Side Mtg Corpn, 391 E 149. 2,500

**Beaumont av, 2304** (11:3103), es, 112.6 n 183d, 37.6x100; PM; pr mtg $20,000; July 27; Sept3'14; 3y6%; David Stein to Robt Benenson, 1550 Hoe av. 4,000

**Belmont av, 2384** (11:3074), es, 70 s 187th, 30x100; pr mtg $7,500; Aug29; Sept 2'14, 3y5%; Salvatore Pamullo & Gabriele Pagliocca, 2384 Belmont av, to Emanuele Mottola, Williamstown rd, New Field, NJ 1,000

**Bronxwood av (*),** nwc 214th, 50x120.9x 50.6x112.10; also 214TH ST E (*), ss, 250 e Bronxwood av, 50x100; deed recorded as mtg statement filed with Register; mtg tax paid $5; pr mtg $2,500; Aug21; Aug31 '14; due &c as per bond; Wm L Phelan to Cosmopolitan Bank, 803 Prospect av. O C & 100

**Bryant av** (11:3000), es, 237.6 s 172d, 37.6 x100; Sept1; Sept2'14; 3y5½%; Lizzie L Brush, at Cos Cob, Conn, to Lawyers Title Ins & Trust Co, 160 Bway. 6,000

**Cambreleng av, 2403-5** (11:3075); ext of $55,000 mtg to Jan19'17 at 5½%; Jan19; Aug31'14; Edw A Ridley with Russo-Barba Realty Co, 2383 Belmont av. nom

**Carpenter av (*),** nec 234th, 25x105; P M; July3; Sept1'14; due, &c, as per bond; Martin J F Scurry to Luise Kunz, 1192 Fox. 1,000

**Crotona av, 1400-8** (11:2937), nec 170th (No 671), 52.2x100.6x84.11x108.7; PM; pr mtg $12,000; Aug15; Sept2'14; due &c as per bond; Jos Sonsin Co, Inc, to Beatrice Scheinberg, 689 E 170. 3,000

**Crotona av, 2471** (11:3105); ext of $21,000 mtg to Aug20'19 at 5½%; Aug20; Aug 23'14; Lawyers Mtg Co with D'Andrea C nstn Co, 1719 Garfield. nom

**Decatur av, 2746** (12:3278), es, 40.4 s 197th, 40x100; PM; pr mtg $25,000; Sept1; Sept2'14; due &c as per bond; Fred Freiershausen to Miltner Bros, Inc, 63 Henry 5,000

**Duncomb av (*),** es, 200 s Elizabeth, 100 x125, except pt for Bronx blvd; pr mtg $1,500; Aug14; Aug28'14; due Sept28'14, 6%; Cath Reilly, 127 E 120, to North Bronx Realty Co, 2022 Boston rd. 1,800

**Grand av, nec North,** see North, nec Grand av.

**Houghton av, 2147 (*),** ns, 305 w Castle Hill av, 25x108, except pt for Houghton av; PM; Sept1; Sept2'14; 3y5½%; Phillip A Hess to Gustave Sommer, 315 E 123. 1,000

**Hull av** (12:3350), ses, at nes 205th, 32.4 x100x36.11x100.1; PM; Aug28; Aug29'14; due &c as per bond; Morris Levy to Wm Traub, 200 W 54. 3,000

**Jackson av** (10:2648), es, 154 n 161st, 25.7x83; ext of $4,250 mtg to Sept1'17 at 5%; Aug19; Sept2'14; U S Title Guar Co with Jacob A Braun & Anna Lederer, 888 Jackson av. nom

**Jackson av** (10:2648), es, 72 s 163d, 51.5x 85; Sept2'14; due &c as per bond; Alde Constn Co to Lawyers Mtg Co, 59 Liberty. 32,000

**Jackson av** (10:2648), es, 72 s 163d, 51.5x 85; certf as to mtg for $32,000; Sept2'14; Alde Constn Co to Lawvers Mtg Co.

**Katonah av, 4400** (12:3390), es, 100 n 241st, 25x85; PM; Aug24; Sept1'14; installs, —%; Alfd J Loiselle to Marie C Pasel Lomberg, 4400 Katonah av. 425

**Layton av, nec Waterbury av,** see Waterbury av, nec Layton av.

**Mapes av** (11:3111), es, 199 n 180th, 66 x100; Aug29; Sept1'14; due Nov29'14, 6%; Cornelius O'Keeffe to Robt F Seiffert, 383 E 158. 2,250

**Pilgrim av (*),** es, 83.1 n Pelham rd, 25x 100; Aug17; Aug29'14; 3y5½%; Anna E, wife Wesley A Brown, to Edw A Acker, 776 Forest av. 300

**Prospect av, 777** (10:2676), ws, 225 n 156th, 20x100; PM; Aug31; Sept1'14; 3y5%; Daily Realty Co, 407 E 153, to Henry Schmeelk, 63 Henry. 6,000

**Prospect av, 777;** certf as to above mtg; Aug31; Sept1'14; same to same.

**St Ann's av, 674** (10:2617); ext of $2,500 mtg to Sept30'17 at % as per bond; July 30; Sept1'14; Mary Burgbacher with Geo Schutz, 950 1 av. nom

**Southern blvd, 1007** (10:2725); ext of $30,000; mtg to Sept2'19 at 5%; Sept2; Sept 3'14; Title Guar & Trust Co with Kabohl Holding Corpn, 1007 So blvd. nom

**Stebbins av, 1312** (11:2973), es, 85.7 s Freeman, 25x110; pr mtg $3,500; Aug27; Sept1'14; 5y5%; Pasquale Petraglia to Maria G Petraglia, 1312 Stebbins av. 1,800

**Valentine av, 2375** (11:3152), nwc 184th (No 525), runs n31.4xw185.7 to ns 184th xe 188.2 to beg; PM; Aug25; Sept2'14; 1y5%; Bernard Bernstein to Ida A Lemon, 795 Quincy, Bklyn, & ano. 5,250

**Valentine av** (11:3152), ws, 189.6 n 187th, 18.9x100; Sept2; Sept3'14; 3y5½%; Henry J Devlin, 2445 Valentine av, to Wm B Storer, trste Saml L Storer, 51 Clark, Bklyn. 5,000

**Van Nest av (*),** nec Louise, 50x100; Aug28; Aug29'14; 3y5½%; Frank Zeman to Victor Zeman, 3204 3 av. 3,000

**Washington av, 1461** (11:2902), ws, 325 s 171st, 18.9x150, except part for av; pr mtg $6,000; Sept1'14; 5y6%; Northern Leasing & Realty Corpn to Adalena Bachmann, 637 Bergen av. 2,400

**Waterbury av (*),** nec Layton av, 100x 210 to Pelham Bay x100x206; equal lien with mtg for $3,200; Sept1; Sept2'14; 3y 5%; Rosa Kirchhein to Hedwig Koempel, 251 E 86. 4,000

**Waterbury av (*);** same prop; equal lien with mtg for $4,000; Sept1; Sept2'14; 3y 5%; same to Robt A Koempel Jr, 231 E 86. 3,200

**Westchester av (*),** swc White Plains av, 31.4x104.2x29.6x105.1; Aug31; Sept1'14; 2y6%; Ferdinand C Baumann, 436 W 154, to Saml Wacht, 790 Riverside dr. 8,000

**White Plains av (*),** ws, 34 s 231st, 25x 80; Aug27; Aug28'14; installs, 6%; Jacob Kaestler to Eureka Co-Op Savgs & Loan Assn, 553 Courtlandt av. 5,000

**White Plains rd, nec Bartholdi av,** see Bartholdi av, nec White Plains rd.

**White Plains av, swc Westchester av,** see Westchester av, swc White Plains av.

**Woodycrest av, 1060** (9:2509); ext of $6,500 mtg to Apr30'19 at 5%; Apr27; Sept1 '14; Jno F McKenna with Evangelical Lutheran Church of The Holy Comforter, 1060 Woodycrest av. nom

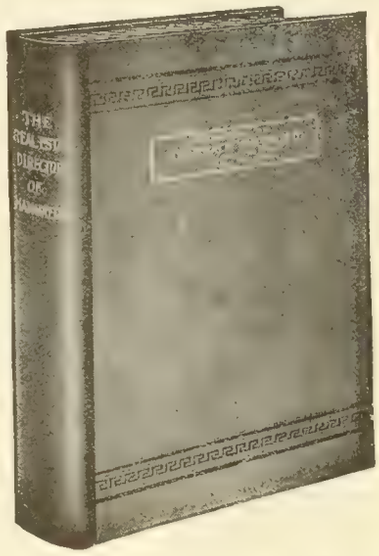
**Woodycrest av, 1060** (9:2509), nec 165th, 25x100.9; pr mtg $6,500; Aug17; Sept1'14; due Apr30'19, 5%; Evangelical Lutheran Church of The Holy Comforter, Bronx, N Y, to Eleanor C Vocke, 66 W 164. 1,000

**Woodycrest av, 1060;** sobrn agmt; Apr 20; Sept1'14; same & Board of Church Extension of the General Synod of The Evangelical Lutheran Church in U S with same. nom

**3D av, 3357** (9:2370), ws, 219 s 166th, 25x 62.10x25x60.1; PM; Aug26; Sept1'14; Patk Fanning, Jamaica, LI, to P J Dwyer Bldg Co, Inc, 1821 Waterloo pl. 3,380

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# The
# Real Estate Directory
## of the
# Borough of Manhattan
## with
## Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2426 New York, September 12, 1914. (63) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**

*Attorney st, 146-8 (or Stanton, 186).
Attorney st, 150.
*Baxter st, 2-2½ (or Park Row, 164-6).
Baxter st, 4 & 18-20.
Broad st, 30-40.
Columbia st, 28.
Cornelia st, 25-7.
Elizabeth st, 198, 202 & 239.
*Exchange pl, 66 (or Broad st, 30-6).
Hamilton st, 13.
*Minetta la, 19 (or Minetta st, 22).
Minetta la, 21.
Minetta st, 16-22.
*New st, 30-2 (or Broad st, 30-6).
*New st, 34-6 (or Broad st, 38).
Pitt st, 11 & 127.
Stanton st, 153½ & 186.
6th st, 406 & 414 E.
7th st, 191 E.
9th st, 734-6 E.
13th st, 224-8 E.
16th st, 31 W.
18th st, 315 E.
23d st, 424-6 E.
22d st E, ns, blk 954-19.
24th st, 404 E.
27th st, 151-63 W.
28th st, 150-60 W.
*28th st, 162 W (or 7 av, 315).
*31st st, 100-4 W (or 6 av, 517-9).
45th st, 311 E.
48th st, 402 E.
49th st, 256 E.
56th st, 421 W.
72d st, 242 W.
82d st, 430 E.
85th st, 209-15 E.
90th st, 53 W.
91st st, 122 W.
94th st, 78 W.
99th st, 2 W.
106th st, 52 E.
108th st, 228 E.
117th st, 302 E.
123d st, 106 E.
*123d st W (nec Bway, 3100), blk 1978-1.
124th st, 73 E.
130th st, 121-3 E.
130th st, 268 W.
133d st, 34 W.
134th st, 206 W.
134th st W, blk 1987, pt lots 1, 7 & 55.
136th st, 623-9 W.
137th st, 104 & 261 W.
*141st st, 450 W (or sw c Convent av), blk 2057-46.
143d st, 233 W.
184th st, 550 W.
Amsterdam av, 1493.
*Audubon av, 366-76.
Bowery, 340.
Broadway, 3100.
*Central Park W, 390 (or 99th st, 2 W).
Convent av, 4 & 315.
Convent av, ws, blk 2057-43-46.
Lexington av, 864.
Madison av, 1625.
Park Row, 164-6.
Prescott av, ws, blk 2255-104.
Riverside dr, 153.
6th av, 517-9.
7th av, 156-8, 301-15 & 2304-6.

**WILLS.**

65th st, 102 E.
105th st, 59-61 E.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & ]00—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately followng the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

SEPT. 4, 5, 8, 9 & 10.

**Attorney st, 146-50,** see Lex av, 864.
**Baxter st, 2-2½,** see Lex av, 864.
**Baxter st, 4,** see Lex av, 864.
**Baxter st, 18-20,** see Lex av, 864.

**Broad st, 30-6** (1:24-29), swc Exch pl (No 66), 88.1x146, to es New (Nos 30-2), x 87.10x149.10, 16-sty stn office bldg; A$1,-550,000-2,500,000; also BROAD ST, 38 (1:-24-32, this lot includes New st, Nos 34-6), ws, 88.1 s Exch pl, 20.2x97.7x24.9x94.10, 4-sty stn office & str bldg; A$325,000-345,-000; also NEW ST, 36 (1:24), es, 150.2 s Exch pl, runs n31.2xe47.3xs17.2xe15.2xs2.7x w60.1 to beg; also all RT&I to land in rear, —x—, 5-sty bk office & str bldg; also NEW ST, 34 (1:24), es, 87.10 s Exch pl, 31.2x47.3x25x51.1, with all RT&I to land in rear, —x—, 5-sty bk office & str bldg; also BROAD ST, 40 (1:24-33), ws, 108.5 s Exch pl, runs s20.2xw90.2xnw15.2x n18.3xe99.10 to beg, with all RT&I to interior strip on ss of above 76.8 w Broad st, runs w13.6xs2.7xe— to beg, contains 17 superficial feet, 4-sty bk office & str bldg; A$190,000-200,000; Emily J de Forest to Frances J Mali, 8 5 av; 1-16 pt; mtg $1,650,000 on whole; Sept9'14.
O C & 100

**Broad st, 38,** see Broad, 30-6.
**Broad st, 40,** see Broad, 30-6.
**Columbia st, 28,** see Lex av, 864.
**Cornelia st, 25-7,** see Lex av, 864.

**Elizabeth st, 198** (2:492-5), es, 189.3 n Spring, runs e97.8xn25 & 12.5xw97.3 to st xs37.3 to beg, 6-sty bk tnt & strs; Guiseppe Neglia et al to Rosa Viviano, 542 48th, Bklyn; AT; mtg $35,000; Sept5; Sept8'14; A$29,000-60,000. O C & 100

**Elizabeth st, 202** (2:492-7), es, 226.11 n Spring, 37.4x96.6x37.6x97.1, 6-sty bk tnt & strs; Rosa Viviano to Guiseppe & Giovanni Neglia, 202 Elizabeth; ½ pt; AT; mtg $38,000; Sept2; Sept8'14; A$29,000-60,-000. O C & 100

**Elizabeth st, 239** (2:508-42), ws,, 141.4 n Prince, 20x90.6, 6-sty bk tnt & strs; Gaspare Molinelli & Angiolina, his wife, to Angiolina Molinelli, 13 Hamilton; ½ pt; mtg $22,500; Sept3; Sept4'14; A$13,500-28,-000. nom

**Exchange pl, 66,** see Broad, 30-6.

**Hamilton st, 13** (1:253-70), ns, 151.4 e Catherine, 25x31, 5-sty bk tnt & strs; Gaspare Molinelli & Angiolina, his wife, to Angiolina Molinelli, 13 Hamilton; ⅓ pt; mtg $6,500; Sept3; Sept4'14; A$3,700-6,500. nom

**Mineta st, 16-22** (2:542-13-17), nws, at sws Minetta la (Nos 19-21), 80x75, 2-2-sty & 3-3-sty bk & fr tnts & strs & 3-sty bk rear tnt; Augustine R McMahon, ref, to Hannah Sullivan, 212 E 12; pr mtg $——; FORECLOS Aug25; Aug28; Sept5'14; A $26,000-29,000. 50

**Minetta la, 19-21,** see Minetta st, 16-22.
**New st, 30-8,** see Broad, 30-6.

**Pitt st, 11** (2:341-55), ws,, 150 n Grand, 25.8x128x25.6x128, 5-sty bk tnt & strs; Lena Weissberg to Ella Mack, 55 Prospect, Far Rockaway, B of Q; mtg $36,900; Sept1; Sept4'14; A$20,000-40,000.
O C & 100

**Pitt st, 127** (2:345-63), nws, 175.2 ne Stanton, 24.10x100x25x100, 7-sty bk tnt & strs; Meyer Sabsevitz to Tillie Gabrilowitz, 554 Knickerbocker av, Bklyn; ½ RT&I; mtg $57,950; Sept4; Sept5'14; A $19,000-40,000. nom

**Stanton st, 153½** (2:349-13), ss, 49.11 e Suffolk, 25x100, 5-sty bk tnt & strs; Katherina Bonifer to Peter J McCann, 337 E 22; Sept9; Sept10'14; A$24,000-40,000. nom

**Stanton st, 153½;** Peter J McCann to Jakob Bonifer & Katherina, his wife, 810 McDonough, Bklyn, tenants by entirety; Sept9; Sept10'14. nom

**Stanton st, 186,** see Lex av, 864.

**6TH st, 406 E** (2:433-19), ss, 100 e 1 av, 25x97, 5-sty bk tnt & strs; Frank P Schmitt, individ & heir Geo Schmitt to Eliz Schmitt, 414 E 6, & Peter C Schmitt, 743 Marcy av, Bklyn; 1-9 pt; AT; mtg $15,500; Sept8; Sept9'14; A$17,000-23,000.
O C & 100

**6TH st, 406 E;** Geo J Schmitt individ & heir Geo Schmitt to same; 1-9 pt; AT; mtg $15,500; Sept8; Sept9'14. O C & 100

**6TH st, 414 E** (2:433-14), ss, 200 e 1 av, 25x97, 5-sty bk tnt & strs; Frank P Schmitt individ & heir Geo Schmitt to Eliz Schmitt, 414 E 6, & Peter C Schmitt, 743 Marcy av, Bklyn; 1-9 pt; AT; mtg $17,400; Sept8; Sept9'14; A$17,000-24,000.
O C & 100

**6TH st, 414 E;** Geo J Schmitt individ & heir Geo Schmitt to same; 1-9.pt; AT; mtg $17,400; Sept8; Sept9'14. O C & 100

**7TH st, 191 E** (2:390-60), ns, 173 e Av B, runs se20xn25.7xw21.5xsw —x again s w19.7 to beg, 4-sty bk tnt & strs; Isidor Gluck to Louis Voorzanger, 481 3d, Bklyn, ½ of RT&I, mtg $8,000; Sept1; Sept 9'14; A$8,000-12,000. nom

**9TH st, 734-6 E** (2:378-24), ss, 223 w Av D, 42x92.11, 6-sty bk tnt & strs; Jacob Olinger to Sadie Kramer, 1851 7 av; AL; Sept5'14; A$27,000-53,000. nom

**9TH st, 734-6 E** (2:378-24), ss, 218 w Av D, 46x92.11, 6-sty bk tnt & strs; Beni Schwartzbaum et al to Jacob Olinger, 352 E 13, Bklyn; mtg $47,000, July12; Sept4 '14; A$75,000-53,000. nom

**13TH st, 224 E** (2:468-21), ss, 335 w 2 av, 28.6x103.3, 6-sty bk tnt; Jos Berkowitz et al to Envira Realty Corpn, 135 Bway; mtg $53,750 & AL; Sept3; Sept5'14; A$22,000-47,000. nom

**13TH st, 226 E** (2:468-23), ss, 306.5 w 2 av, 28.6x103.3, 6-sty bk tnt; Jos Berkowitz et al to Envira Realty Corpn, 135 Bway; mtg $52,375 & AL; Sept3; Sept5'14; A$22,000-47,000. nom

**13TH st, 228 E** (2:468-24), ss, 277.10 w 2 av, 28.6x103.3, 6-sty bk tnt; Jos Berkowitz et al to Envira Realty Corpn, 135 Bway; mtg $52,375 & AL; Sept3; Sept5'14; A$22,000-47,000. nom

**16TH st, 31 W** (3:818-18), ns, 575 w 5 av, 25x92, 4-sty & b bk dwg; Powell Crichton, ref, to Jno S Heep, 166 W 94; FORECLOS Aug25; Sept8; Sept9'14; A$40,-000-42,000. 32,000

**18TH st, 315 E** (3:924-12), ns, 440 w 1 av, 20x92, 3-sty & b bk dwg; Harry Crone, ref, to Katie Graff, 1404 Madison av; FORECLOS Aug12; Aug17; Sept10'14; A $9,500-11,500. 1.00

**22D st E. ns, 354.7 e 1 av,** see 23d, 424-6 E.

**23D st, 424-6 E** (3:954-40), ss, 344 e 1 av, 50x98.9, 1 & 2-sty bk foundry; A$31,-000-33,500; also 22D ST E (3:954-19), ns, 354.7 e 1 av, 46.10x98.9, vacant; Lerner Realty Co to Sophie Gold, 668 Bway, Bklyn; mtg $37,500 & AL; Aug24; Sept10 '14; A$19,000-19,000, nom

**24TH st, 404 E** (3:955-48), ss, 106.6 e 1 av, 25x98.9, 5-sty bk tnt; Annie M Christie to Silas Downing, 33 W 48; mtg $13,500; Aug24; Sept9'14; A$10,000-19,000.
O C & 100

**27TH st, 151-63 W** (3:803-1-7 & 67-76), ns, 205.4 e 7 av, runs n197.6 to ss 28th (Nos 150-62) xw201.8 to es 7 av (Nos 301-15) xs197.6 to 27th xe205.4 to beg, 14-5 & 2-4-sty bk tnts & strs, 2-4-sty bk rear tnts & 12-sty bk loft & str bldg; 28th St & 7th Av Realty Co to Wm F Donnelly, 407 W 22; AL; Sept3; Sept8'14; A$700,500-1,-027,000. O C & 100

**28TH st, 150-62 W,** see 27th, 151-63 W.

**31ST st, 100-4 W,** see 6 av, 517-9.

**45TH st, 311 E** (5:1338-8), ns, 175 e 2 av, 25x100.5, 5-sty bk tnt & strs; Francesco Cirigliano et al to Moses Zimmermann, 21 E 82; mtg $19,700 & AL; Aug17; Sept10'14; A$9,000-20,000. O C & 100

**48TH st, 402 E** (5:1359-47½), ss, 75 e 1 av, 25x75.4, 5-sty bk tnt & strs; Rosina Di Giuseppe to Rosa Lapardo, 164 Stone av, Bklyn; mtg $8,000; Sept4; Sept10'14; A$6,000-16,000. O C & 100

**49TH st, 256 E** (5:1322-28½), ss, 20 w 2 av, 20x70.5, 3-sty & b stn dwg; Isidor Furst to Mary Schmid, 414 E 51; Sept9'14; A$6,500-9,500. O C & 100

**56TH st, 421 W** (4:1066-20), ns, 300 w 9 av, 25x100.5, 5-sty bk tnt; Bertha Wolf to Hy L Duffy, 37 Jessica av, Arverne, B of Q; mtg $13,000; Sept4'14; A$11,000-19,000. O C & 100

**72D st, 242 W** (4:1163-52½), ss, 290 e West End av, 20x102.2, 4-sty & b stn dwg; Edith de L Woolsey to Reivax Realty Co, 30 Main st, Bklyn [175 Remsen st, Bklyn]; mtg $42,000 & AL; Sept10'14; A$32,000-44,000. nom

**82D st, 430 E** (5:1561-30½), ss, 144 w Av A, 12.6x102.2, 2-sty bk dwg & str; Julia & Harry Bachrach, EXRS & TRSTES Abram Bachrach, to Harry Klein, 1851 2 av; mtg $3,000; Aug31; Sept4'14; A$4,000-4,500. O C & 5,000

**85TH st, 209 E** (5:1531-7), ns, 150.6 e 3 av, 25.8x100, 4-sty bk tnt & strs & 2-sty fr rear tnt; Annie B wife Michl Naughton to Musical Mutual Protective Union, 210 E 86; mtg $15,250; Sept1; Sept9'14; A$11,-000-17,000. O C & 100

**85TH st, 211-5 E** (5:1531-8), ns, 176.2 e 3 av, 48.10x102.2, 6-sty bk tnt & strs; Ignatz Weissberg to Musical Mutual Protective Union, 210 E 86; mtg $48,400; Sept1; Sept4'14; A$21,500-59,000. O C & 100

**90TH st, 53 W** (4:1204-10), ns, 231.3 e Col av, 18.11x100.8, 4-sty & b stn dwg; Edna S Latimer to Alfd B Price, 53 W 90; mtg $10,000; July30'13; Sept9'14; A$14,000-22,000. nom

**91ST st, 122 W** (4:1221-44), ss, 275 w Columbus av, 33.4x100.8, 5-sty bk tnt; Walter F Macklin to Avonel Co, 26 Water; mtg $32,000. Sept10'14; A$24,000-48,000
O C & 100

**94TH st, 78 W** (4:1207-61), ss, 55 e Col av, 50x72.8, 5-sty bk tnt; Fifth Av Bond & Mtg Co to Dakota W Reich, 519 5th, Bklyn; mtg $52,000; June3; Sept1'14; A $28,000-48,000 nom

**99TH st, 2 W,** see Central Park W, 390.

**106TH st, 52 E** (6:1611-51), ss, 305 w Park av, 25x100.11, 5-sty bk tnt; Rebecca Lowenthal to Hy Hornstein, 781 Kelly; mtg $22,000 & AL; Sept10'14; A$12,000-22,-000. nom

**108TH st, 228 E** (6:1657-34), ss, 225 w 2 av, 25x100.11, 4-sty bk tnt & strs; Denis O'L Callahan, ref, to Jos Fritz, 1812 Arthur av; Rosie Krieger, 1794 Prospect av, & Clara B Fritz, 1794 Prospect av; FORECLOS Sept1; Sept4; Sept5'14; A$8,000-14,-500. 5,000

**117TH st, 302 E** (6:1688-49½), ss, 84.10 e 2 av, 20.2x100.11, 4-sty stn tnt; Hy Fluegelman, ref, to Jno A Stewart, Madison av, Morristown, NJ & Edmund D Randolph, Mt St Vincent, NY, & Walter C Hubbard, at Mamaroneck, NY, as TRSTES in NY of the Liverpool & London & Globe Ins Co, Ltd; FORECLOS July22; July31; Sept 10'14. A$6,500-12,000. 10,600

**123D st, 406 E** (6:1771-69), ss, 60.1 e Park av, 20x100.11, 4-sty stn tnt; Saml J Wagstaff, ref, to Emigrant Indust Savgs Bank; FORECLOS Sept4; Sept8'14; A$8,-500-10,000 9,000

**123D st W, nec Bway,** see Bway, 3400.

**124TH st, 73 E** (6:1749-31½), ns, 107.6 w Park av, 17.6x100.11 3-sty & b stn dwg; Saul J Buckheister, ref, to David Jacobson, 73 E 124; FORECLOS Aug6; Sept4; Sept5'14. A$4,500-11,500. 6,450

**130TH st, 121-3 E** (6:1779-12), ns, 80 w Lex av, 80x99.11, 2-6-sty bk tnts; Beatrice Realty & Constn Co to Nathan Cohn, 165 W 130; AL; May1; Sept9'14; A$27,000-82,-000. O C & 100

**130TH st, 121 E** (6:1779-pt 12), ns, 120 w Lex av, 40x99.11, 6-sty bk tnt; Nathan Cohn to Emma A Howson, 694 Lafayette av, Bklyn; mtg $32,000 & AL; Aug31; Sept 9'14; A$——$——. exch

**130TH st, 268 W** (7:1935-60), ss, 100 e 8 av, 18.6x99.11, 3-sty & b bk dwg; Christiana M J McEnroe to Wm Lyman, 995 Southern blvd; mtg $11,000; Aug1; Sept9 '14; A$8,000-10,500. O C & 100

**133D st W, ns, 90 e Bway,** see 134th W, ss, 90 e Bway.

**133D st, 34 W** (6:1730-54), ss, 435 w 5 av, 25x99.11, 5-sty bk tnt; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg $10,000; Aug10; Sept4'14; A$7,000-16,000. nom

**134TH st, 206 W** (7:1939-38½), ss, 118 w 7 av, 17x99.11, 3-sty bk synagogue; Abr Katz et al to Simon J Harding, 60 8 av, Bklyn; mtg $6,640; Sept1; Sept5'14; A $6,100-7,500. nom

**134TH st W** (7:1987-pt lots 1-7 & 55), ss, 90 e Bway, runs s— to sws old Bloomingdale rd xse— to ns 133d xe— to cl said rd xnw— to 134th xw— to beg, being w ½ of said rd; vacant; Mary T Mellen to Chelsea Realty Co, 135 Bway; AT; QC; Sept2; Sept4'14; A$——$——. nom

**136TH st, 623-9 W** (7:2002-73 & 75), ns, 316.6 w Bway 108.6x99.11, 2-5-sty bk tnts; Morris Berman to Pasedonia Realty Holding Corpn, 119-25 W 24; mtg $125,000 & A L; Sept9'14; A$67,500-130,000. O C & 100

**137TH st, 102 on map 104 W** (7:1921-37), ss, 75 w Lenox av, 25x99.11, 6-sty bk tnt & strs; Sol Gunner to Temple Impt Corpn, 44 Court, Bklyn; mtg $26,500; Sept3; Sept 10'14; A$9,000-28,000. nom

**137TH st, 261 W** (7:2023-6), ns, 632 w 7 av, 18x99.11, 5-sty & b bk dwg; Hermann Graf to Cath E Pawling, 205 W 78; mtg $12,000 & AL; Sept1; Sept5'14; A$7,900-14,500. O C & 100

**141ST st, 450 W,** see Convent av, swc 141.

**143D st, 233 W** (7:2029-22), ns, 225 w 7 av, 25x99.11, 5-sty bk tnt; Minnie Heyman to Louisa Dienemann, 607 3 av; mtg $18,000 & AL; Sept5; Sept8'14; A$10,500-17,000. O C & 100

**184TH st, 550 W,** see Audubon av, 366-76.

**Amsterdam av, 1493** (7:1971-51), es, 150 n 133d, 24.6x100, 5-sty bk tnt & strs; Julius I Herrmann to Mary Foley, S 4 av, Mt Vernon, NY; mtg $25,000 & AL; Sept8; Sept 9'14; A$16,000-24,000. nom

**Audubon av, 366-76** (8:2154-82), swc 184th (No 550), 99.11x35, 5-sty bk tnt & strs; Jno H Rogan, ref, to Susan Devin, 415 W 120; FORECLOSED & drawn Sept 2; Sept4'14; A$22,000-53,000. 52,000

**Bowery, 340** (2:530-36), ws, 79 s Great Jones, runs w97.9xs25xe59.11xs0.4xe45.8 to st xn25.11 to beg, 2 & 4-sty bk & fr lodging house; Mary Mercadante to Eusebio Ghelardi, 1217 47th, Bklyn; mtg $41,-500 & AL; Sept4; Sept5'14; A$26,000-29,000. nom

**Bowery, 340,** sws, 79 sw Great Jones, runs nw98.10xsw25.4xse106.4 to st xne26.6 to beg, 2 & 4-sty bk & fr lodging house; same, individ & as widow of Ignazio Mercadante, & Ignatius B Mercadante, to same; QC; Sept4; Sept5'14. nom

**Broadway, 3100** (7:1978-1), nec 123d, 100.11x100, 6-sty bk tnt; Warren Leslie, ref, to Chas M Rosenthal, 410 Riverside dr; mtg $170,000; FORECLOSED & drawn Sept9; Sept10'14; A$110,000-200,000. 20,000

**Central Park W, 390** (7:1834-36), swc 99th (No 2), 25.2x100, 5-sty bk tnt & strs; Geo W Meyer to Fredk Van Wyck, of Scarsdale, NY; AL; Sept9; Sept10'14; A $42,000-60,000. nom

**Convent av, 4** (7:1967-72¼), ws, 20.1 n 127th, 20.1x47.8x19.9x48.4, 3-sty & b bk dwg; Mortimer C Trueman et al, heirs &c Chas Trueman, to Johanna Trueman, their mother, 4 Convent av; undivided int; AT; B&S; mtg $5,000 & AL; Sept4; Sept5'14; A$4,500-7,000. nom

**Convent av, 315** (7:2050-21), es, 459.6 n 141st, 20x100, 3 & 4-stv & b bk dwg; Carolina De Vito to Clifford Barbee [Plandomel, Manhasset, LI; mtg $15,000 & AL; Sept4'14; A$11,000-17,000. nom

**Convent av** (7:2057-43-46), swc 141st (No 450), 99.11x95, vacant; Patk H McNulty to W B M Realty Co, 101 Park av; mtg $47,250; Aug21; Sept8'14; A$64,000-64,000. O C & 100

**Lexington av, 864** (5:1399-59½), ws, 20.5 s 65th, 16x80, 4-stv stn tnt; A$13,500-17,-500; also CORNELIA ST, 25-7 (2:590-43), ns, 164.5 e Bleecker, 42.2x97.6, 6-stv bk tnt & strs; A$19,000-48,000; also BAXTER ST, 20 (1:160-38), ws, abt 55 s Worth, 25x117, 3-sty fr bk ft tnt & strs & 4-stv bk rear tnt; A$21,000-25,000; also BAXTER ST, 18 (1:160-39), ws, abt 80 s Worth, 25x116.6x 23x116.6, 5-stv bk tnt & strs; A$20,000-35,000; also BAXTER ST, 4 (1:160-47), ws, 90.2 n Park row, 28x34.8x28x33.6, 2-stv bk tnt & strs; A$12,000-13,000; also PARK ROW, 164-6 (1:160-49), nwc Baxter (Nos 2-2½), 30x92x33.6x90.2, 7-stv bk tnt & strs; A$60,000-92,000; also COLUMBIA ST, 28 (2:332-40), es, 100 n Broome, 25x100, 5-stv bk tnt & strs; A$14,000-26,000; also STANTON ST, 186 (2:345-1 & 36), nec Attorney (Nos 146-50), runs e25.6xn69.7xe25.2 xn30.2xw50.1 to es Attorney xs100 to beg, 3-4 & 1-3-stv bk tnts & strs; A$40,000-52,-000; Abr Finelite to Alex Finelite, 3 Scammel; AT; AL; Sept8; Sept10'14. nom

**Madison av, 1625** (6:1614-52), es, 75.6 s 109th, 25.5x95, 5-stv stn tnt & strs; Fannie Pizer to Sadye E Goldstein, 601 McDonough, Bklyn, mtg $29,000; July11'12; Sept 8'14. A$15,500-26,500 O C & 100

**Park row, 164-6,** see Lex av, 864.

**Prescott av** (8:2255-194), nws, 75.10 ne Bolton rd, original line & 81.5 ne of new

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line of Bolton rd, 25x140x25.1x142, 2-sty & b fr dwg; People of State N Y to Mary A Reefe, — Precott av [Prescott av & Bolton rd]; AT; QC; Sept1; Sept8'14; A$1,200-2,000. letters patent

**Riverside dr, 153** (4:1249-8), es, 75.8 n 87th, 25x100, 5 & 6-sty & b bk dwg; Theo K McCarthy, ref, to N Y Trust Co, 26 Broad; FORECLOS Sept8; Sept9'14; A$33,-000-60,000. **48,000**

**6TH av, 517-9** (3:806-43), swc 31st (Nos 100-4), 49.5x100, pt 4-sty bk str; Ralph S Wolcott, ref, to Bernhard J Hoffacker, 145 E 35; mtg $200,000; FORECLOS Aug 28; Sept3; Sept4'14; A$350,000-393,000. **40,000 over & above mtg**

**7TH av, 156-8** (3:769-36-37), ws, 46 n 19th, 46x80, 2-3-sty bk tnts & strs, 1-sty bk ext; deed of trust; Herman A Heydt & ano as TRSTES to Michl Schachtel Jr & Eliz Schachtel, both at 153 W 16, in trust for life of Michl Schachtel Sr et al; Aug 20; Sept9'14; A$33,000-38,000. nom

**7TH av, 301-15,** see 27th, 151-63 W.

**7TH av, 2304-6** (7:1941-31-32), ws, 49.11 n 135th, 50x100, 2-5-sty bk tnts & strs; L & D Realty Corpn to Simon C Bernstein & Estella Schiele, 14 E 60; AL; July14; Sept 9'14; A$38,000-58,000. O C & 100

# MISCELLANEOUS CONVEYANCES.

## Borough of Manhatan.

**Canal st** (1:303), bet Bowery & Chrystie, parcel 8 on damage map to widen st; re mtg; Emigrant Indust Savgs Bank to City NY; June10; Sept4'14. 5,000

**Canal st, 149** (1:303), same prop; consent to award of $400 on parcel 8A on damage map to open same; same, mortgagee to Edw Farrell [158 W 125]; mtg $25,000; June27; Sept4'14. O C & 100

**Chrystie st, 54** (1:302-4); consent to payment of award of $8,000 because of change of grade; Fredk M Comwell, committee Walton I Comwell, mortgagee, to Rebecca G Carpenter [c/o Wm M, 84 Wm st]; July20; Sept4'14. nom

**Chrystie st, 58** (1:302-7); consent to payment of award for $6,500 because of change of grade; Bowery Savings Bank, mortgagee, to Hy D Miles [305 W 91]; mtg $5,000; June1; Sept4'14. nom

**Chrystie st, 61-3** (1:303-24 & 25); consent to payment of award of $8,000 for damages because of change of grade; Gerson Krimsky, mortgagee, to Sophie Siris & Fannie Malzman [both at 64 Allen]; mtg $12,000; June26; Sept4'14. nom

**Chrystie st, 61-3;** consent to award as above; Mary E Fitts, mortgagee, to same; mtg $45,500; July2; Sept4'14. nom

**Division st, 88** (1:293-28), nec Eldridge (Nos 2-6), 24.7x75.4x21.10x86.6, 6-sty bk tnt; consent to payment of award because of change of grade; Egbert G March & Hy N Tifft, TRSTES Peter S March, mortgagees, to Marcus Chargin & Abr Bernstein; July27; Sept4'14. nom

**Eldridge st, 2-6,** see Division, 88.

**Greenwich st, 838-40** (2:643); consent to 3d track; Geo D Kupar et al to Manhattan Railway Co; mtg $18,000; July21; Sept8'14. 968

**Greenwich st, 838-40** (2:643); consent to 3d track; Dry Dock Savings Instn, mortgagee, to Manhattan Railway Co; mtg $18,000; Aug19; Sept9'14. nom

**Hamilton pl, 1** (7:1988-147), nec 136th, 27x95x25x103; certf as to payment of transfer tax for $452.64; Jas A Wendell, Deputy Comptroller of State NY to Wm F Gronan & Helen M Allen, [454 Ft Wash av], EXRS Aaron C Allen; Sept2; Sept4'14.

**Macdougal st, 125,** see Ams av, 500.

**Minetta st, 16-22** (2:542-13-17), nws, at sws Minetta la (No 21), 80x75; re judgt; Central Trust Co of NY, Piff vs Thos Rosson et al, Defts; July22; Sept4'14; A$26,-000-29,000. nom

**Minetta la, 21,** see Minetta, 16-22.

**3D st, 119 W,** see Ams av, 500.

**6TH st, 414 E** (2:433); gen re of bond for $5,000 &c; Wm & Peter Bagot, former firm Bagot's Sons, to Peter C Schmitt, 743 Marcy av, Bklyn; Sept1; Sept9'14. nom

**13TH st, 224 E** (2:468-21), ss, 335 w 2 av, 28.6x103.3, 6-sty bk tnt; A$22,000-47,-000; also 13TH ST, 226 E (2:468-23), ss, 306.5 w 2 av, 28.6x103.3, 6-sty bk tnt; A $22,000-47,000; also 13TH ST, 228 E (2:-468-24), ss, 277.10 w 2 av, 28.6x103.3, 6-sty bk tnt; A$22,000-47,000; re judgmt; Christine M Busse to Jos Berkowitz, 627 Bedford av, Bklyn; QC; Aug28; Sept5'14. nom

**13TH st, 226 E,** see 13th, 224 E.

**13TH st, 228 E,** see 13th, 224 E.

**73D st, 200 E,** see Ams av, 500.

**83D st, 326 W,** see Ams av, 500.

**84TH st, 201 W,** see Ams av, 500.

**134TH st, 26 W** (6:1731); asn rents; Saml Herzog, 827 Union av, to Anselm Frankenthaler, 115 Bway; mtg $17,250 & AL; Aug14; Sept5'14. nom

**136TH st W, nec Hamilton pl,** see Hamilton pl, 1.

**158TH st, 522-8 W** (8:2116); cancellation of asn rents recorded Apr8'14; Ferdinand C Bamman, 436 W 154, to Rose Simon, 556 W 184; Aug31; Sept4'14. nom

**Amsterdam av, 500** (4:1232-29), nwc 84th (No 201), 40x100; also 3D AV, 1261-5 (5:1427-45-47), sec 73d (No 200), 76.7x85; also 83D ST, 326 W (4:1245), ss, 300 w West End av, 40x100.2; also MACDOUGAL ST, 125 (2:543), nwc 3d (No 119), 20x65.9; agmt terminating trust agmt as to management &c recorded Dec9'13; Hughes Holding Corpn, 141 Bway, with Chas Strauss, 317 W 75; Sept10'14. nom

**2D av, 931** (5:1323); consent to 3d track; Rebecca Topper to Manhattan Railway Co; mtg $9,000; May21; Sept4'14. 252

**2D av, 931;** consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $9,000; July15; Sept4'14. nom

**2D av, 972** (5:1344); consent to 3d track; Annie Douglas et al to Manhattan Railway Co; July16; Sept8'14. 840

**3D av, 1261-5,** see Ams av, 500.

**Power of atty** (miscl); Frances Hein to Harry Hein, her son, both 56 E 79; May17'01; Sept4'14.

**Power of atty** (miscl); Max von Groll of Stuttgart, Germany, heir Carmela Meckel, to Schulz & Ruckgaber, 15 William; July21; Sept10'14.

**Power of atty** (miscl); Amalie Reif to Walter Loewenthal, 35 Nassau; Apr28'13; Sept10'14.

**Power of atty** (miscl); Eliz L Sladen to Frederic R Lefferts, 19 Liberty; Dec30'13; Sept10'14.

# WILLS.

## Borough of Manhattan.

**65TH st, 102 E** (5:1399-72), ss, 37 e Park av, 17x100, 5-sty stn dwg & 3-sty ext; A $29,000-53,000; also 105TH ST, 59-61 E (6:-1611-26 & 26½), ns, 120 e Madison av, 25x 100, 2-3-sty stn dwgs; A$11,000-13,000; Caroline W Mitchell Est, Eliza M Ferriday, EXTRX, 31 E 50; attys, Mitchell & Mitchell, 44 Wall. Will filed Aug8'14.

**105TH st, 59-61 E,** see 65th, 102 E.

# CONVEYANCES.

## Borough of the Bronx.

**Beck st, 778** (10:2707), es, 425 n 156th, 25x100, 2-sty bk dwg; Goldie Cowen to Louis A Schlesinger, 953 Simpson; mtg $9,800; Sept2; Sept5'14. O C & 100

**Fox st, 976** (10:2794), es, 380.6 n 163d, 40x103.4x40x108.9, 5-sty bk tnt; Gustav P Helfrich to Augusta Sieghardt, 410 E 85; mtg $30,500; Sept9; Sept10'14. O C & 100

**Hancock st, sec Van Nest av,** see Van Nest av, sec Hancock.

**Macy pl, 879** (10:2688-2695), ns, 25 w Hewitt pl, 25x100, 3-sty bk dwg; Utility Realty Co to Carrie Lazar, 724 Beck; mtg $26,500; Sept1; Sept5'14. nom

**Newman st (*),** ws, 200 n 150th, 25x 111.6; Edith M wife Bernard P Manear to Annie Gick, Classon Pt, NY; Aug28; Sept 9'14. nom

**Oak st (*),** es, 100 s Kingston av, 100x 100; Jas F Gleason to Jno Gleason, 287 Flatbush av, Bklyn; ½ pt; AT; Sept8; Sept9'14. nom

**Osgood st (*),** es, 91 n De Milt av, 33.4x 100, Rose K Feely to Chas B Schultheis, 2322 Madison st, Bklyn; Aug31; Sept5'14; O C & 100

**Prospect st** (9:2379), ns, 250 w Elton av, runs s1.10 to ns 157th xw25xn1.10 to ns Prospect xe25 to beg; Jas T Judge to Ellen Judge, 2929 Briggs av; QC; Sept4; Sept10'14. nom

**Prospect st** (9:2379); same prop; Frazier M Dolbeer to same; QC; July30; Sept 10'14. nom

**Ritter pl** (11:2969), ns, 250 e Union av, 100x102, 1-sty fr church & vacant; Mary Coffy to N Y City Baptist Mission Soc, 166 2 av; Aug21; Sept9'14. 150

**Van Cortlandt Park S** (12:3252), sec Norman av, 96.7x127.5x92.3x100, vacant; Meier A Rothschild to Christian Gaul, Yonkers, NY; May18; Sept5'14. O C & 100

**Van Cortlandt Park S** (12:3252), sec Norman av, 96.7x100x92.3x127.5; Christian Gaul to Roscoe E Reich, 136 Montague, Bklyn; mtg $7,462.50; Sept3; Sept8'14. O C & 100

**134TH st, 400 E,** see Willis av, 130-4.

**138TH st, 574-6 E** (10:2665), ss, 62.3 e St Anns av, 50x100, 6-sty bk tnt & strs; mtg $48,500; also TINTON AV, 672-4 (10:-2665), es, 146.2 n 152d, 35.9x121.5x58.8x 112.1, 5-sty bk tnt; mtg $34,950; Clara Ellner to David Ellner, 926 Longwood av; Sept4; Sept5'14. nom

**157TH st E, ns, 250 w Elton av,** see Prospect, ns, 250 w Elton av.

**169TH st, 409 E** (11:2893), ns, $1.6 w Brook av, 27x73.10, 4-sty bk tnt; Jas F Conlan to Caroline Thiel, 1411 Bryant av; mtg $10,000; Aug14; Sept5'14. O C & 100

**171ST st E, nwc Brook av,** see Brook av, 1507-13.

**173D st, 491 E** (11:2915), ns, 110 e Wash av, old line, 19x100, 2-sty fr dwg; Thos P Kenney to Northern News Co, 491 E 173; Sept9; Sept10'14. O C & 100

**174TH st E, sec Westchester av,** see Westchester av, sec 174.

**175TH st E, ss, 239 e Arthur av,** see 1 av, nec 226.

**178TH st E (*),** ss, 275 e Bronx Park av, 25x100; Louise Berge to Jno R Stolzenberger, 810 Courtlandt av; mtg $5,000; Sept2; Sept9'14. nom

**178TH st, 552-6 E** (11:3060), ss, 100 w Lafontaine av, 75x100, 2-5-sty bk tnts; Wm H Birkmire to Campus Realty Corpn; mtg $40,000; Aug27; Sept4'14. nom

**184TH st, 514-20 E,** see Bathgate av, 2309.

**187TH st, 580 E** (11:3065), ss, 90.1 e Hoffman, 29x66.11x29x67.6, 3-sty fr tnt & str; Pietro Zappile to Pasquale Zappile, 580 E 187; mtg $7,000; Sept1; Sept5'14. O C & 100

**213TH st E (*),** ss, 175 w Bronxwood av, 25x169.1x27.3x158.2; Jos P Hennessy, ref, to Maria Voss, Flushing av & 55th, Corona, LI; mtg $4,200; FORECLOS Aug 17; Sept4; Sept5'14. **2,000**

**216TH st E, nec Park av,** see Park av, nec 216.

**216TH st E (*),** ss, 175 w Tilden av, 25x100; Pio Carlo Davite to Pietro Michelin, 1663 Garfield st, Van Nest; May9; Sept 10'14. nom

**216TH st E (*),** ss, 50 e Paulding av, 50 x100; Rosaria Genoa to Ferd Gallo, 340 E 115; mtg $1,500; Sept5; Sept8'14. nom

**226TH st E (*),** ns, 275 e Barnes av, 25 x114, Wakefield; Pasquale Montagna to Giuseppe Petrelli, 829 E 226; mtg $5,000; Sept4, Sept5'14. O C & 100

**226TH st E, nec 1 av,** see 1 av, nec 226.

**227TH st W** (13:3407), nes, at ses land conveyed by Johnson to Chauncey Feb2'84, 124x160; Edgehill Terraces Co to Est Isaac G Johnson; CaG; Aug25; Sept8'14. nom

**228TH st E** (*), ns, 155 e Paulding av, 50x114; Elisha G Selchow to Juliette R McCormick, 360 S Bway, Yonkers, NY; Aug7; Sept4'14. nom

**229TH st E (*),** ss, 300 e Bronxwood av, 50x114, Wakefield; Fredk W Schwiers to August Cylka, 930 E 229; Sept8; Sept9'14. **5,750**

**232D st E** (*), ns, 405 e Bronxwood av, 50x114, Wakefield; Filomena Mercadante to Maiche Marino, 2450 Belmont av; Sept 9; Sept10'14. O C & 100

**234TH st, 265 E** (12:3375), ns, 234.10 w Katonah av, 25.2x100, 2-sty bk dwg; Mt Vernon Builders' Supply Co to Jno Fitzgerald, 4394 Park av; mtg $4,500; Aug6; Sept4'14. O C & 100

**Amundson av, ws, 125 n Randall av,** see Seton av, es, 125 n Randall av.

**Anthony av, 1695-9** (11:2889), ws, 244 n 173d, 51.3 to Clay av (No 1694) x95.2x46.7 x84.2, 5-sty bk tnt & strs; Mellwin Realty & Constn Co to Clay-Anthony Corpn, 2 Rector; mtg $42,000; Sept9; Sept10'14. nom

**Arthur av** (11:3069), ws, 27.8 n 179th, runs n100xw190 to es Lafontaine av xs75.3 xe95xs25xe95 to beg, vacant; Frank F Russell ADMR Louisa H Dickinson to Dudley K Dickinson, 419 Main st, Hartford, Conn, & May D Page, 427 Main st, Hartford, Conn; Aug7; Sept9'14. **10,250**

**Arthur av, 2474** (11:3077), es, 300 n 188th, 25x87.6, except pt for av, 3-sty bk tnt & str; Luigi Camardella to Michele Cioffoletti, 12 Madeleine av, New Rochelle, NY; mtg $7,500; Sept2; Sept10'14. nom

**Arthur av, 2333** (11:3065), ws, 269 n Kingsbridge rd, 25x125, except pt for av, 4-sty bk tnt & strs & 2-sty bk rear tnt; Pasquale Melillo to Louis Melillo, 2333 Arthur av; mtg $13,850; Aug3; Sept5'14. O C & 100

**Bathgate av, 1979** (11:3044), ws, 150 s 179th, 108x100, except pt for av, vacant, Wm H Birkmire to Campus Realty Corpn; mtg $7,000; Aug27; Sept4'14. nom

**Bathgate av, 2309** (11:3053), swc 184th (Nos 514-20), 35x94.5, 6-sty bk tnt & strs; Jno Reilly, ref, to Henry C Wisseman, 1861 Ams av; mtg $38,000; FORECLOSED & drawn Sept3; Sept4'14. **2,000**

**Beach av, 617** (*), ws, 150 n Randall av, 25x100; Academy Bldg Co, Inc, to Henry Joseph, of Beach Park, Staten Island, NY; mtg $5,075; Sept9; Sept10'14. O C & 100

**Beaumont av, 2343** (11:3089), ws, 245 s 187th, 25x100, 4-sty bk tnt; Virginia Sinisi to Geo Kurzman, 961 E 173; mtg $16,000; Aug31; Sept4'14. O C & 100

**Belmont av, 2338,** see Crescent av, 658.

**Benedict av** (*), nwc Olmstead av, 109.1 x20.4x124.9x67.10; also BENEDICT AV (*), ss, 20.4 w Olmstead av, runs w65.5xs27.7 xe60.3 to beg, except pt for av; Eliz C Galbraith to Dominic A Trotta, 2159 Mapes av; mtg $1,250; Aug11; Sept4'14. nom

**Benedict av, ss, 20.4 w Olmstead av,** see Benedict av, nwc Olmstead av.

**Briggs av** (12:3300), ws, 144.10 s 196th, 50.1x106.11x50x103, vacant; Patk J Mitchell to Mitchell & McDermott Realty Co, 1922 E 177; mtg $——; Sept1; Sept5'14. O C & 100

**Brook av, 1507-13** (11:2896), nwc 171st, 100x45.4 to former ws Mill Brook x100x 44.10, 5-sty bk tnt & strs; 171st St & Brook Av Co to Cath H Jenssen, 78 Hamilton av, Yonkers, NY; mtg $62,000; Sept3; Sept4'14. O C & 100

**Brown av** (10:2763-2768 & 2738), es, 175 n Spofford av, 25x102; also SPOFFORD AV, ns, 252 e Brown av, 75x—; also OLD HUNTS RD, ws, 175 n Spofford av, runs e 50.4xw—xn50.4 to beg also HUNTS POINT RD (10:2763), ws, 150.8 n Spofford av, 50.4 x148x50x137.7, vacant; Bernard Benjamin to Yettie & Jacob Block, 54 E 109; July28; Sept10'14. nom

**Bryant av, 1409-11** (11:2994), ws, 85 n Freeman, 40x100, 2-2-sty fr dwgs; Henry W Thiel to Jas F Conlan, 409 E 169; mtg $7,000; Aug14; Sept5'14. O C & 100

**Burke av (*),** ss, gore or strip lying bet east line of land conveyed by Geo Clarke to Mary McGarry by deed recorded Jan20'14 & other land of Mary McGarry; Geo Clarke to Mary McGarry, 660 Burke av; QC; Sept8; Sept9'14. nom

**Carpenter av (*),** ws, 46 s 234th, 23x 102.6; Theo Sponheimer & ano TRSTES Annie M Sponheimer to Wm Garrett, 631 E 227; Sept1; Sept9'14. 50

**Castle Hill av, swc Chatterton av,** see Chatterton av, swc Castle Hill av.

**Chatterton av (*),** swc Castle Hill av, 105.3x27; Frank L Bacon to Christian Vorndran, 2118 Gleason av; mtg $5,000; Sept2; Sept4'14. O C & 100

**City Island av, es, abt 441.9 s Terrace pt,** see Minneford av, ws, 441.9 s Terrace pt.

**Clay av, 1694,** see Anthony av, 1695-9.

**College av, 945** (9:2423), ws, 157.9 s 164th, 17.1x100, 2-sty & b fr dwg; Jno L Debes to Jno J Walsh, 945 College av; Sept8; Sept9'14. O C & 100

**Crescent av, 658** (11:3088), sec Belmont av (No 2338), 77.1x96x60x47.7, 4-sty bk tnt & strs; Daily Realty Co Inc to Calogero Caputo, 165 Bleecker; mtg $32,000; Sept8; Sept9'14. O C & 100

**Fordham rd, ns, 100 se Emmet,** see 1 av, nec 226.

**Grace av** (*), sws, 150 n Lyon av, 25x 100; Chas Welch to Cuno F & Julie Nagel, tenants by the entirety, 470 E 187; mtg $5,100; Aug28; Sept5'14. nom

**Grand blvd & concourse** (12:3319), ws, 125 n Minerva pl, 25x125, vacant; Mortimer C Trueman et al, heirs Chas Trueman, to Johanna Trueman, 4 Convent av; QC; AT; Sept4; Sept5'14. nom

**Grand av, 2410** (11:3199), es, 216.5 s Fordham rd, 15x90.3x15x88.11, 3-sty bk

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dwg, Clarence M Schwerm to Rosina M [illegible], 2112 Grand av, mtg $[illegible], Sept1; Sept1'14. O C & 100

**Heath av, 3042** (12:3207), es, 94.11 n Mosholu Crescent, 50x64.3x50x66, 2-sty fr dwg, Frank Trapani to Mary Comparato, Matilde Trapani & Concetta Foleardi, 3042 Heath av; Sept8; Sept10'14. O C & 100

**Hoe av, 1115** (10:2741), ws, 165 s 166th, 18.10x80, 3-sty bk dwg, Lilian A Yon to Roman Catholic Church of St John Baptist, Cathedral Parish, 850 E 187, mtg $3,000, Sept3; Sept4'14. O C & 100

**Hunts Point rd, ws, 150.8 n Spofford av,** see Brown av, es, 175 n Spofford av.

**Jackson av, 602-4** (10:2642), ses, 100 sw Leist, 50x100, 6 sty bk tnt & strs, Robert Fenton Realty Co to St Helier's Holding Co, Aug31; Sept1'14. nom

**Lafontaine av, nec 179th,** see Arthur av, ws, 248 n 179th.

**Lafontaine av** (11:3063), ws, 75 n 181st, runs W1'4 to Quarry rd xne50.1x63.3xne [illegible] to av x50.6 to beg, vacant, Frank F Russell ADMR Louisa H Dickinson to Dudley K Dickinson, 419 Main st, Hartford, Conn, Aug31; Sept9'14. **7,000**

**Longfellow av, 1411** (11:2999), ws, 62.6 n Freeman, 31.6x100, 5-sty bk tnt, Chas W Maitland to Martha C Bergman, 319 E 149, B&S, mtg $31,000, Aug28; Sept5'14. 150

**Mayflower av (*),** ws, 441.9 s Terrace pt, map Eliz R H King, 25x213.11 to City Island av x25x215.7, Margaretha May widow to Chas J Northorn, 654 City Island av; Sept8; Sept9'14. nom

**Morris Park av, nwc Williamsbridge rd,** see Williamsbridge rd, nwc Morris Park av.

**Norman av, sec Van Cortlandt Park S,** see Van Cortlandt Park S, sec Norman av.

**Norman av, sec Van Cortlandt Park S,** see Van Cortlandt Park S, sec Norman av.

**Old Hunts Point rd** (10:2763), ws (closed), at ns Spofford av, runs n18.8xe 23.10 to cl Old Hunts Point rd xs18.8 to av xw23.10 to beg, vacant; Equitable Trust Co, TRSTEs Thos Leggett, to Germaine Rousseau, 700 Manida; Aug31; Sept 9'14. **133.06**

**Olmstead av, nwc Benedict av,** see Benedict av, nwc Olmstead av.

**Park av** (*), nec 216th, 100x150; Adelia M Valentine to Josephine A Stewart, 61 Fanshaw av, Yonkers, NY; mtg $16,000; Aug28; Sept4'14. O C & 100

**Quarry rd, es, abt 110 s Oak Tree pl,** see Lafontaine av, ws, 75 n 181.

**Rosedale av (*),** es, 125 s Mansion, 25x 100; Annie E Funk to Carrie S Beinecke, 817 West End av; mtg $2,500; July30; Sept 9'14. nom

**Ryer av, es, abt 81.6 s from ss lot 11,** see Valentine av, ws, 81.6 s from ss lot 11.

**Seton av (*),** es, 125 n Randall av ,87.6x 100; also AMUNDSON AV (*), ws, 125 n Randall av, 150x100; also s ½ LOT 31, blk 30, map Sect C, Edenwald; Thos W Burke ref to Joanna Tennery, Amherst st, Hempstead, NY; mtg $5,700; FORECLOS Aug17; Sept8; Sept9'14. **500**

**Spofford av, nws, at ws Old Hunts Point rd (Closed),** see Old Hunts Point rd, ws (closed), at ns Spofford av.

**Spofford av, nes, 252 e Brown av,** see Brown av, es, 175 n Spofford av.

**Story av** (*), ss, 149 w Castle Hill av, 25x103, Unionport; Lydia Rothfuss to Gottfried Rothfuss, 798 E 165; ½ pt; Sept3; Sept4'14. nom

**Tiemann or Cedar av (*),** ws, 175 s Chester, 50x100, M Kempf Realty Co to Benj Greenwald, 625 Lenox av; mtg $7,-360; Aug6; Sept5'14. nom

**Tinton av, 672-4,** see 138th, 574-6 E.

**Trinity av, 686** (10:2635), es, 500 s 156th, 25x73.5x25x74.5, 4-sty bk tnt; Olympia Santangelo to Lawrence S Coit, 756 Nostrand av, Bklyn; Ca6; Aug31; Sept4'14. nom

**Valentine av** (11:3152), ws, 81.6 s from ss lot 11, runs s50 to pt 31.4 n 184th xw 185.7 to ns 184th xnw1.11 to es Ryer av xn 50xe187.5 to beg, pt lots 12 & 13, map s part farm Peter Valentine; Annie Lamberti to Bernard Bernstein, 813 E 150; mtg $7,000; Sept4; Sept5'14. O C & 100

**Van Nest av (*),** see Hancock, 25x100, Neilson Olcott, ref, to German American Ins Co of NY, FORECLOS Aug13; Sept8; Sept9'14. **2,050**

**Westchester av (*),** see 174th, 25.6x119 x25x113.10; Peter H J Ryan to Charwyn Realty Co, 135 Bway; Sept8; Sept9'14. O C & 100

**Wickham av** (*), es, 125 s Nereid av, 25x100; Vincenzo Manzione to Aniello Papa, 500 E 116; Sept9; Sept10'14. O C & 100

**Williamsbridge rd (*),** nwc Morris Park av, 100x100, Morris Park Estates & ano, as TRSTES, to Louis E Gluck, 86 7th; July 21, Sept10'14. **8,000**

**Willis av, 130-4** (9:2278), es, 25 s 134th, 75x40; also WILLIS AV, 136 (9:2278), sec 134th (No 400), 25x75, except pt for av, together, 6-sty bk hotel; Newstate Co to St Helier's Holding Co; Aug31; Sept4'14. nom

**Willis av, 136,** see Willis av, 130-4.

**1ST av** (*), nec 226th, 276x188x276x175; also 175TH ST E (11:2944), ss, 239 e Arthur av, 24x105, 2-sty fr dwg, except pt for 175th; also FORDHAM RD (12:3273), ns, 100 se Emmet 50x150, except pt for Union & Pelham av & Fordham rd, vacant; Chas H Schroeder to Kate A Tracy, 2181 Arthur av; mtg $12,600; July29; Sept 10'14. O C & 100

**South ½ lot 31, blk 30, map Sec C Edenwald,** see Seton av, es, 125 n Randall av.

## MISCELLANEOUS CONVEYANCES.

### Borough of The Bronx.

**167TH st E, swc 3 av,** see 3 av, 3433-5.

**Burke av (*),** ss, 75 e Barker av, 24x 99.6, re all land lying e of a line 12.1 w of ws lot 24, map Lester Park; re mtg; Chas F King to Mary McClarry, 660 Burke av; Sept1, Sept5'14. nom

**Westchester av** (*), ss, bet Taylor st & Theriot av, agmt as to re of easement over strip lying in front of above bet the old & new lines of av; Fred Rappe, Leopold Fichter, Christopher Nally, Eliz T Devine & Peter H J Ryan, each with the other; Jan29; Sept9'14. nom

**3D av, 3433-5** (9:2371), swc 167th, 49.6x 30; consent to 3d track; Jno C Heintz et al to Manhattan Railway Co; June30; Sept4'14. 247.50

**3D av, 3433-5;** consent to 3d track; Seraphina T Maher & ano to same; Aug 6, Sept4'14. nom

**Copy of last will & testament** of Christopher Gullmann, of Bklyn, NY, & certf of probate annexed thereto; Oct1'90; Sept10 '14.

## LEASES.

### Borough of Manhattan.

SEPT. 4, 5, 8, 9 & 10.

**Bedford st, 72-4** (2:587); asn Ls; Eliz Langan to Clarence B Trider, 498 Hudson, mtg $——; Sept8; Sept9'14. nom

**Cathedral Pkway, or 46 W 110th** (7:-1455), str, Saml I Ferguson to Jno L Michael, 978 3 av; 6yf Sept1; Sept10'14. 780 & 900

**Cherry st, 122** (1:253), str & b; Jennie Whalen to Luigi Pettinato, 122 Cherry; 5 yf Jan1'15; Sept4'14. 600

**Eldridge st, 90** (1:307), str & s b; asn Ls; Michl Heller to Jacob Singer, 90 Eldridge, ½ pt, July21, Sept4'14. nom

**Fulton st, 191** (1:87), cor str & b; Wm P Andrews to Fredk W Barlow, 582 7 av, & ano, 9 11-12yf May15; Sept4'14. 3,900 to 5,800

**Greenwich st, 452** (1:223), all; Wm F Grell to Hy A Ficke, 648 54th, Bklyn; 5yf Oct1; Sept9'14. 2,500

**Lawrence st, 8** (7:1966), str & pt c; Mary F Weston to Michl Maxwell, 8 Lawrence; 5yf Sept5; Sept9'14. 720

**Ludlow st, 49** (1:309), all; Aimee Oppenheimer to Harris Zinman, 269 Madison; 2yf Sept1, Sept10'14. 2,204

**Stanton st, 239** (2:339), str & b; Bernard Turkel to Frank Weiss, 700 E 158; 5yf Oct1; Sept5'14. 1,680

**Warren st, 69** (1:132), all; Guaranty Trust Co of NY & Francis S Banks as TRSTES to Jno W Buckley, 123 Halsey, Bklyn; 3yf May1'15; Sept9'14. 2,940

**16TH st, 157-9 W,** see 7 av, 101-5.

**16TH st, 242 W** (3:765), ss, 245.6 e 8 av, 17.7x103.3x17.7x103.3; also 16TH ST, 244 W (3:765), ss, 218.6 e 8 av, 27x103.3; asn Ls; Michl Schachtel Sr & ano TRSTEs to Michl Schachtel Jr & Eliz Schachtel, both at 153 W 16, in trust for life of Michl Schachtel Sr et al; mtg $9,000; Aug20; Sept 9'14. nom

**16TH st, 244 W,** see 16th, 242 W.

**21ST st, 339 E** (3:927), nes, 100 nw 1 av, 25x100, the land; Hamilton Fish Corpn to Johanna Mehringer, 339 E 21; 21yf Aug1; Sept9'14. taxes, &c, & 750

**21ST st, 339 E** (3:927), nes, 100 nw 1 av, 25x100, the land; asn Ls; Johanna Mehringer to Jeanetta Litzinger, 333 E 21; Sept 1; Sept9'14. O C & 100

**22D st, 212 E** (3:902); asn Ls with consent by owner, Anna E Garland; Geo Froeder to Geo Hartmann, 699 Knickerbocker av, Bklyn; Sept3; Sept10'14. O C & 100

**25TH st E, swc 2 av,** see 2 av, 437.

**25TH st, 58 W** (miscl); power of atty to reduce rents, etc; Jean B Guttin to Geo W Collins, 271 Bway; June22; Sept8'14.

**25TH st, 58 W** (3:826); agmt to reduce rents from $4,000 to $3,500 per annum; Jean B Guttin by Geo W Collins, ATTY, with Lucien Bilquez, 58 W 25; Aug21; Sept8'14. nom

**28TH st E, c 2 av,** see 2 av, 495.

**33D st E, nwc 3 av,** see 3 av, 488.

**38TH st W, nwc 8 av,** see 8 av, 571.

**54TH st E, sec 3 av,** see 3 av, 895.

**57TH st, 436 W** (4:1066), all; Jno J Burns & ano to Anna G Burns, 436 W 57; 5y & 15 days f Sept15; Sept3; Sept9'14. 2,000

**77TH st W, swc Broadway,** see Broadway, swc 77.

**97TH st, 216 E** (6:1646); asn Ls; Pasquale Mastrangelo & ano to Jno Grieco, 317 E 114; mtg $——; Sept2; Sept9'14. nom

**101ST st E, nec 3 av,** see 3 av, 1829.

**114TH st, 158-60 E** (6:1641), all; Saml Zirinsky to Benney Dvorzon, 104 E 113, & ano; 3yf Sept1; Sept5'14. 4,100

**115TH st, 11 E** (6:1624), all; Lena Blum to Meyer Amer, 1485 Madison av; 3yf Sept 1; Sept5'14. 2,850

**124TH st E, nec Park av,** see Park av, 1801.

**130TH st, 526 W,** see Old Broadway, 45.

**158TH st W, nec Broadway,** see Broadway, nec 158.

**178TH st, 599 W** (8:2153), str & front b; P John Rothwell to August Weber, 599 W 178; 5yf Sept1; Sept4'14. 2,280 to 2,520

**Av A, 15** (2:429), ws, at cl blk bet 1st and 2d sts, runs n19.9xw80xs19.9xe80 to beg, all; Walburga Horn to Broome Clinton Co, 447 E 9; 21yf May1; 21y ren; Sept9 '14. taxes, &c, & 1,500

**Av A, 17** (2:429), ws, 66.6 s 2d, 19.3x64, all; also AV A, 19-21 (2:429), ws, 34.6 s 2d, 32x64, all; Walburger Horn TRSTE Felix Horn, to Broome Clinton Co, 447 E 9; 21yf May1; 21y ren; Sept9'14. taxes, &c, & 4,250

**Av A, 19-21,** see Av A, 17.

**Amsterdam av, 880-2** (7:1875), asn Ls; Richd T Cauldwell & ano to Danl McNamara, 135 W 103; mtg $——; Sept4; Sept 9'14. nom

**Broadway** (4:1168), swc 77th, Hotel Belleclaire; asn Ls; Carrie Archambault individ & EXTRX Frank A Archambault to Co-Operative Hotel Co; Aug19; Sept4 '14. nom

**Broadway** (8:2117), nec 158th, 99.11x125, all; Marie N Hoguet to Jos Shenk, 62 W 107; 5 1-12yf Sept30'19; Sept4'14. 23,000 & 24,000

**Madison av, 2135** (6:1758); asn Ls; Jno Lennon to Stuart N Clarke, at Forest av, Yonkers, NY; Aug25; Sept5'14. nom

**Old Broadway, 45** (7:1984), sec 130th (No 526), str & pt b; Ignatz Spitzer et al to Jas Doyle, 73 Old Bway; 3yf Sept1; Sept 4'14. 900 to 1,020

**Old Broadway, 45** (7:1984), sec 130th (No 526), str & pt b; Port Sage Corpn to Jas Doyle, 73 Old Broadway; 7yf Sept1'17; Sept4'14. 1,020 to 1,200

**Park av, 1801** (6:1773), nec 124th; asn Ls; Jno Lennon to Stewart Clarke, at Forest av, Yonkers, NY; Aug25; Sept5'14. nom

**1ST av, 167** (2:452), str fl & b; Frances & Albt Volkenberg to Leon Haimowitz, 340 E 15; 7yf May1; Sept10'14. 1,392 & 1,488

**1ST av, 355** (3:926), all; Louis Jarmulowsky, EXR, &c, S Jarmulowsky to Harry Lifshitz, 504 E 120; 3yf Jan1'13; Sept4'14. 4,000

**2D av, 437** (3:905), swc 25th, all; Harry Morlath to Peter G Lambert, 206 E 28; 3y f Oct1; Sept8'14. 1,680

**2D av, 495** (3:908), cor 28th st str & b; Cath A & Jno G W Honeck to Domenico Cusumano, 724 2 av; 10yf Sept1; Sept4'14. 1,200 to 1,800

**3D av, 488** (3:889), nwc 33d, 19x56.6, all; Frank J Breslin to Jno Lenahan, 488 3 av; 5yf May1; Sept9'14. 3,000

**3D av, 583** (3:919), str & b; Fredk Hof to Max Pienitz, 748 E 179, & ano; 5yf July 1; Sept10'14. 1,080

**3D av, 895** (5:1327), sec 54th, str & b; Alchemist Realty Corpn to Danl O'Sullivan, 336 E 52; 5yf Aug1; Sept9'14. 2,000

**3D av, 895;** asn Ls; Danl O'Sullivan to Wm Lynch, 206 E 68 & ano; AT; Aug5; Sept9'14. nom

**3D av, 1829** (6:1651), nec 101st, cor str & str in rear, c & 7 rooms on 2d fl; Isaac Goldberg to Jere J Sullivan, on premises; 5yf May1'08, with extension to Sept30'19; re-recorded from Nov19'08; Sept9'14. 2,400

**3D av, 1829;** asn Ls; Jere J Sullivan to Jno J Sullivan, 164 E 102; mtg $——; Sept 8; Sept9'14. nom

**7TH av, 101-5** (3:792), nwc 16th (Nos 157-9), 52.8x100x55.8x100; asn Ls; Michl Schachtel Sr & ano TRSTEs to Michl Schachtel Jr & Eliz Schachtel, both at 153 W 16, in trust for Michl Schachtel Sr for life et al; Aug20; Sept9'14. nom

**8TH av, 571** (3:762), nwc 38th, all; Frances Hein to Mayer Messinger, 332 Delancey; 5yf July1; Sept4'14. 3,000 to 3,500

**8TH av, 2374** (7:1933), cor str & b; asn Ls; Jno F Crowley to Jos McCole, 916 E 176; Sept4; Sept8'14. O C & 100

**10TH av, 554** (4:1070), str fl & pt c; Jos M Garvey to Patk J Browne, 171 E 107; 10 yf July1; Sept9'14. 900 to 1,500

**11TH av, 770** (4:1082), str fl & pt c; Jacob Petersen to Eduard Bose, 555 W 54; 5yf Aug1; Sept10'14. 600

## LEASES.

### Borough of The Bronx.

**152D st E, nwc Bergen av,** see Bergen av, nwc 152.

**167TH st, 937 E** (10:2718), ground fl; J C Gaffney to New Synagogue of The Bronx; 1yf Oct1; Sept9'14. 216

**174TH st, 490 E** (11:2915), ss, 120 e Wash av, 20x100, all; Azrid Assarian also known as Azrid Aghajan to Abe G Michaels, 1125 Teller av; 15yf July1; Sept9'14. 720 to 840

**174TH st E, nec Washington av,** see Washington av, 1734.

**Bergen av** (9:2362), nwc 152d; asn Ls; Jno J Crilly to Mimi Stein, 619 Bergen av; Sept2; Sept9'14. nom

**Ellis av, sec Havemeyer av,** see Havemeyer av, sec Ellis av.

**Havemeyer av (*),** sec Ellis av; asn Ls; Erwin Karl to Richd Hofmann, 2348 Newbold av; Sept4; Sept9'14. nom

**Havemeyer av, 1218 (*),** 33x105, all; Kilner Newman to Richd Hofmann, 1218 Havemeyer av; 3 8-12yf Sept1'15; Sept9'14. 420

**Union av, 854-6** (10:2677), all; Geo Rieder et al to Louis B Zahn, 1047 Kelly; 3yf Sept1; Sept9'14. 3,750

**Washington av, 1734** (11:2916), nec 174th; cor str; Meyer Isear to Saml Tarovsky, 481 E 174; 3yf Dec1; Sept5'14. 1,080 & 1,116

**Willis av, 236** (9:2282), apartment on 1st fl; Sidney J Goldwater to Manley A Joslin, 412 E 134, 4yf May1; Sept4'14. C60 & 780

## MORTGAGES.

### Borough of Manhattan.

SEPT. 4, 5, 8, 9 & 10.

**Bedford st, 72-4** (2:587); sal Ls; Sept8; Sept9'14; demand, 6%; Clarence B Trider to Lion Brewery, 104 W 108. 639.48

**Bleecker st, 165** (2:539), ns, 50 e Sullivan, 25x100; mtg $25,000; also CRESCENT AV, 658 (11:3088), sec Belmont av (No 2338), 77.1x96x60x47.7; pr mtg $32,000; Sept8; Sept9'14; due Mar1'19, 6%; Calogero Caputo to Daily Realty Co, 407 E 153. 4,500

**Bleecker st, 165** (2:539), ns, 50 e Sullivan, 25x100; pr mtg $25,000; also BELMONT AV (11:3088), sec Crescent av, 47.7

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x60x96x77.1; PM; pr mtg $32,000; Sept8; re-recorded in Bronx Sept9; Sept10'14; due Mar1'19. —%; Calogero Caputo, 165 Bleecker, to Daily Realty Co, 407 E 153. 4,500

**Charles st, 13** (2:612), ns, 170.2 w Greenwich av, 22x95; ext of mtg for $9,000 to Sept8'17, 5%; Sept8'14; De Witt C Romaine, 473 Hudson, with Isabella Coyle. nom

**Elizabeth st, 202** (2:492), es, 226.11 n Spring, 37.1x96.6x37.6x97.1; pr mtg $38,000; Sept5; Sept8'14; due Oct1'17 or sooner, 6%; Giuseppe & Giovanni Neglia to Rosa Viviano, 342 48th, Bklyn. 3,500

**Forsyth st, 167,** see Rivington, 32-4.

**Greenwich st, 402-4** (1:216), ws, 49.9 s Hubert, 50.2x90; Sept4'14; 1y5%; Wm J Amend & Anna, his wife, to Cath J Amend, 38 W 74. 12,000

**Greenwich st, 429-33** (1:219), es, 100 s Vestry, runs s to ns Laight (No 60) xe 125.6xn83xnw—xs21.7xw100 to beg; also GREENWICH ST, 532 (2:596), ws, 181.7 n Spring, 24.2x80, also WASHINGTON ST, 511 (2:596), es, abt 140.2 n Spring, 24.1x 76.4x24.1x74, ss, also PROP at Syracuse, NY; Sept4; Sept5'14; 3y or sooner, 5%; R E Dietz Co, 60 Laight, to N Y Trust Co, 26 Broad. 250,000

**Greenwich st, 429-33;** also GREENWICH ST, 532; also WASHINGTON ST, 511, &c; certf as to mtg for $250,000; Aug7; Sept5'14; same to same.

**Greenwich st, 532,** see Greenwich, 429-33.

**Houston st, 170 E,** see 1 av, 1-3.

**Lafayette st, 140-8** (misc); certf as to chattel mtg for $1,200; Sept4; Sept9'14; Reynolds Printing Co to Industrial Press, a corpn.

**Laight st, 60,** see Greenwich, 429-33.

**Lawrence st, S** (7:1966); sal Ls; Sept5; Sept9'14; demand, 6%; Michl Maxwell to Lion Brewery, 104 W 108. 4,500

**Liberty st, 29-31,** see Maiden la, 52-4.

**McDougal st, 53-9** (2:520); ext of mtg for $64,000 to July26'19, 5%; Aug10; Sept 10'14; Republic of Panama, by Wm N Cromwell, its fiscal agent, with Louis Kalisky. nom

**Macdougal st, 125,** see Ams av, 500.

**Maiden la, 52-4** (1:66), also LIBERTY ST, 29-31; ext of mtg for $450,000 to Sept 1'19, 5%; July14; Sept4'14; Republic of Panama, by Wm N Cromwell, its fiscal agent, with Jos Fahys & Co, 54 Maiden la. nom

**Montgomery st, 63** (1:259), es, abt 81.11 s Monroe, 22x60; pr mtg $9,500; Sept4; Sept5'14; 2y6%; Beth Hachnesseth Anshey Alshan Weanshey Ivye to Esther Kaplan, 32 Pike. 1,000

**Park pl, 107,** see West, 160-1.

**Pitt st, 127** (2:345), nws, 175.2 ne Stanton, 24.10x100x25x100; PM; pr mtg $——; Sept4; Sept5'14; installs $300 yearly, 6%; Tillie Gabrilowitz, of Bklyn, to Meyer Sabsevitz, 1420 Pitkin av, Bklyn. 1,700

**Rivington st, 32-4** (2:421), nwc Forsyth (No 167), 50.2x73.3x50x73.4; AT; Sept8; Sept9'14; due 1y after death of Blanche Kronethal, widow, or sooner, 6%; Rachel Frank, heir Wolf Kronenthal, & Miriam Myers, daughter of said Rachel Frank, to Wm Goldstone, 2 W 89. 1,500

**Washington st, 511,** see Greenwich, 429-33.

**West st, 160-1** (1:129), nec Park pl (No 107), 33.11x50.2x34.4x50.1; Sept8; Sept9'14; 5y4½%; Laura V Rhinelander to Union Trust Co of NY, 80 Bway. 25,000

**3D st, 119 W,** see Ams av, 500.

**11TH st, 299 E,** see 2 av, 174.

**12TH st, 629 E** (2:395), ns, 283 w Av C, 25x103.3; Sept10'14; 5y5%; Jas or Jas F McCaffrey to Emigrant Indust Savgs Bank. 7,000

**13TH st, 139 E** (2:559); ext of mtg for $28,500 to Nov30'17, 5%; Aug31; Sept10'14; Edna H Fuller of Bklyn, with Julius L Fox, NY. nom

**16TH st, 31 W** (3:818), ns, 575 w 5 av, 25x92; PM; Sept8; Sept9'14; 3y5%; Jno S Heep to N Y Mtg & Security Co. 24,000

**19TH st, 205-9 W** (3:769), ns, 80 w 7 av, 70x92x69.8x92; pr mtg $150,000; Sept2; Sept4'14; 1y6%; Wyanoke Realty Co to Realty Operating Co, 15 Wall. 19,500

**19TH st, 205-9 W;** certf as to mtg for $19,500; Sept2; Sept4'14; same to same.

**19TH st, 205-9 W;** sobrn of mtg for $10,000 to mtg for $19,500; Aug31; Sept4 '14; Amos R E Pinchot, 1021 Park av, with same. nom

**19TH st, 205-9 W** (3:769), ns, 80 w 7 av, 70x92; sobrn of mechanics lien to mtg for $19,500; Sept1; Sept5'14; Teran, Mahaney & Munro, Inc, 601 1 av, with Realty Operating Co, 15 Wall. nom

**19TH st, 205-9 W;** sobrn as above; Sept 2; Sept5'14; Peelle Co, 123 Liberty, with same. nom

**19TH st, 205-9 W;** sobrn as above; Sept 2; Sept5'14; P J Duncan, 142 E 43, with same. nom

**19TH st, 205-9 W;** sobrn as above; Aug 28; Sept5'14; M Davis & Son, Inc, 1048 Morris av, with same. nom

**19TH st, 205-9 W;** sobrn as above; Aug 31; Sept5'14; Saml Thomason, 1559 Undercliff av, with same. nom

**19TH st, 205-9 W;** sobrn as above; Sept 1; Sept5'14; Adin G Pierce Co, 103 Park av, with same. nom

**19TH st, 205-9 W;** sobrn as above; Sept 3; Sept5'14; Herrmann & Grace Co, 689 Bergen, Bklyn, with same. nom

**19TH st, 205-9 W;** sobrn as above; Aug 29; Sept5'14; A Perlman Iron Works with same. nom

**19TH st, 205-9 W;** sobrn as above; Aug 31; Sept5'14; R H Jaffray Co, 7 E 42, with same. nom

**19TH st, 205-9 W;** sobrn as above; Sept 2; Sept5'14; Empire City Gerard Co, 40-2 E 22, with same. nom

**19TH st, 205-9 W** (3:769), ns,, 80 w 7 av, 70x92x69.8x92; ext of mtg for $150,000 to Sept2'17, 5½%; Sept2; Sept5'14; City Mtg Co, 15 Wall, with Wyanoke Realty Co, 205 W 19. nom

**21ST st, 339 E** (3:927), nes, 100 nw 1 av, 25x100; leasehold; PM; Sept1; Sept9 '14; 3y6%; Jeannetta Litzinger to Johanna Mehringer, 339 E 21. 500

**22D st, 212 E** (3:902); sal Ls; Sept3; Sept 10'14; demand, 6%; Geo Hartmann, of Bklyn, to Beadleston & Woerz, 291 W 10. 1,000

**26TH st, 132 E,** see Lex av, 77.

**26TH st, 537-45 W** (3:698), ns, 435 w 10 av, 140x98.9; Sept10'14; due & int as per bond; Jno Williams, Inc, to Union Dime Savgs Bank, 701 6 av. 50,000

**26TH st, 537-45 W;** certf as to mtg for $50,000, Sept10'14; same to same.

**31ST st, 100-4 W,** see 6 av, 517-9.

**33D st E, nwc 3 av,** see 3 av, nwc 33.

**36TH st, 261-5 W** (3:786), ns, 150.11 e 8 av, 50.6x98.9; ext of mtg for $40,000 to Sept1'17, 6%; Sept10'14; Empire Trust Co, 65 Cedar, as trste, with 261 West 36th St Co. nom

**38TH st W, swc 10 av,** see 10 av, 499.

**46TH st, 167 W,** see Bway, 1552-4, or 7 av.

**47TH st, 227 E** (5:1321), ns, 250 w 2 av, 25x78.9x25.1x76.5; pr mtg $——; Sept1; Sept4'14; 3y or sooner, 6%; Benj Brettler to Herman Heiffermann, 3424 Bway. 1,000

**47TH st W, nec 7 av,** see 7 av, nec 47.

**49TH st, 256 E** (5:1322), ss, 20 w 2 av, 20x70.5; Sept9'14; due Oct1'22 or sooner, 5%; Mary Schmid to Isidor Furst, 256 E 49. 10,250

**53D st, 233 W,** see 53d, 235-7 W.

**53D st, 235-7 W** (4:1025), ns, 137.6 e 8 av, 37.6x100.5; also 53D ST, 233 W (4:1025), ns, 175 e 8 av, 75x100.5; Aug25; Sept9'14; due Jan1'21, 5%; St Marks Methodist Episcopal Church to Board of Home Missions & Church Extension of the M E Church, 1026 Arch st, Phila, Pa. 5,000

**54TH st E ,sec 3 av,** see 3 av, 895.

**56TH st, 130 E** (5:1310); ext of mtg for $23,000 to Sept3'17, 5½%; Aug27; Sept8'14; Lawyers Title Ins & Trust Co with Caroline E Van Rensselaer, 130 E 56. nom

**56TH st, 421 W** (4:1066), ns, 300 w 9 av, 25x100.5; PM; pr mtg $13,000; Sept4 '14, 3y6%; Hy L Duffy, of Arverne, L I, of Q, to Bertha Wolf, 1218 Boston rd. 900

**62D st, 20 E** (5:1376); ext of mtg for $25,000 to Sept8'17, 5½%; Sept3; Sept9'14; Title Guar & Trust Co with Louis J Reckendorfer, 20 E 62. nom

**70TH st, 139 W** (4:1142), ns, 371.1 w Columbus av, 18x100.5; Sept10'14; due & int as per bond; Geo A Miller, 139 W 70, to Woman's Hospital in State NY, 141 W 109. 12,000

**70TH st, 139 W;** sobrn of mtg for $7,000 to mtg for $12,000; Sept3; Sept10'14; Jno Riegelman, 1925 7 av, with same. nom

**71ST st, 250 W** (4:1162), ss, 240 e West End av, 20x100.5; Sept4; Sept5'14; 3y5%; Jno B Quinlan, 250 W 71, to Annie A Dimond, 65 W 70. 21,000

**73D st, 200 E,** see 3 av, 1261-5.

**73D st, 517-21 E** (5:1485); ext of mtg for $6,000 to Aug4'17, 5½%; Sept8; Sept9 '14; Lawyers Title Ins & Trust Co with Jas McGee, 1351 Franklin av, Bronx. nom

**78TH st, 151 W** (4:1150), ns, 250.2 e Ams av, 19.9x102.2x19.10x102.2; ext of mtg for $6,000 to June8'19, 5%; Sept1; Sept10 '14; Mollie H Barnes, extrx Jos J Mackey with Jas A Campbell. nom

**79TH st, 360 E,** see 1 av, 1507.

**81ST st W** (4:1228), ss, 175 w Ams av, runs w220.8 to es Bway (No 2248) xs102.2 xe221.9xn102.2 to beg; leasehold; mtg & deed of trust; Aug26; Sept9'14; 10y6%; Fulton Building Co, 2254 Bway, to Empire Trust Co, 42 Bway, as trste. bonds 97,000

**81ST st W** (4:1228); same prop; certf as to mtg for $97,000; Sept4; Sept9'14; same to same.

**81ST st W, sec Bway,** see 81st W, ss, 175 w Ams av.

**82D st, 430 E** (5:1561), ss, 144 w Av A, 12.6x102.2; pr mtg $3,000; Sept1; Sept4'14; installs, $150 per yr, 6%; Harry Klein to Julia Bachrach, 18 E 60, as extrx, & Harry Bachrach, 1200 Madison av, as trste Abram Bachrach. 800

**83D st, 326 W,** see Ams av, 500.

**84TH st, 201 W,** see Ams av, 500.

**88TH st, 43 W** (4:1202); ext of mtg for $20,000 to July1'19, 4½%; July3; Sept4'14; Walter S Gurnee et al, trstes for Mary E Scott, will Walter S Gurnee, with Morris W Benjamin, 43 W 88. nom

**88TH st, 185 W,** see Amsterdam av, 581-3.

**91ST st, 122 W** (4:1221), ss, 275 w Col av, 33.4x100.8; PM; pr mtg $32,000; Sept10 '14; 2y6%; Avonel Co, 26 Water, to Walter F Macklin, 303 Sanford av, Flushing, B of Q. 5,000

**96TH st, 134 W** (4:1226), ss, 375 w Col av, 25x100.8; Sept2; Sept9'14; 3y5%; Lillian L Amouroux to Christian A Hayward, 170 W 73. 21,000

**97TH st, 216 E** (6:1646); sal Ls; Sept2; Sept9'14; demand, 6%; Jno Grieco to Lion Brewery, 104 W 108. 1,262.55

**98TH st, 258 W,** see West End av, 772-80.

**107TH st, 308 W** (7:1982); ext of mtg for $25,000 to Sept8'15, 5½%; Sept8'14; Middletown Savgs Bank, of Middletown, NY, with Mary I & Wm J Casey, 308 W 107. nom

**114TH st, 540 W** (7:1885), ss, 260 e Bway, 20x100.11; Sept10'14; 3y5½%; Margt E Sullivan to Lawyers Title Ins & Trust Co. 17,000

**120TH st, 430 E** (6:1807), ss, 250 w Pleasant av, 21x100.11; Sept9'14; 3y5%; Ellen Hughes, 519 W 179, to Adolph Becker, 352 E 140. 1,500

**130TH st, 526 W,** see Old Bway, 45-7.

**139TH st W (proposed), ns, from St Nicholas to Edgecombe avs,** see Edgecombe av, ws, 359.9 n 137.

**171ST st, 568 W** (8:2127); sal Ls; Sept 4'14; demand, 6%; Harry Brosemer to Beadleston & Woerz, 291 W 10. 518.15

**Amsterdam av, 500** (4:1232), nwc 84th (No 201), 40x100; also 3D AV, 1261-5 (5:-1427), sec 73d (No 200), 76.7x85; also 83D ST, 326 W (4:1245), ss, 300 w West End av, 40x100.2; also MACDOUGAL ST, 125 (2:543), nwc 3d (No 119), 20x65.9; pr mtg $——; Sept10'14; 1y6%; Hughes Holding Corpn, 141 Bway, to Jno J Hagerty, 56 Lenox rd, Bklyn. 20,000

**Amsterdam av, 500;** also 3D AV, 1261-5; also 83D ST, 326 W; also MACDOUGAL ST, 125; certf as to mtg for $20,000; Sept 10'14; same to same.

**Amsterdam av, 581-3** (4:1219), nec 88th (No 185), 53.10x100; ext of mtg for $30,-000 to Aug17'17, 4½%; Aug17; Sept4'14; Jacob G Fischer with Bank for Savgs, 280 4 av. nom

**Amsterdam av, 1084-6** (7:1885); ext of mtg for $70,000 to Sept1'19, 5%; Sept1; Sept8'14; Carolin O'Neill, of Mt Kisco, NY, with Alfred V Amy, 24 W 87. nom

**Bowery, 340** (2:530), ws, 79 s Great Jones, runs w97.9xs25xe59.11xs0.4xe45.8 to st xn25.11 to beg; PM; pr mtg $——; Sept 4; Sept5'14; due & int as per bond; Eusebio Ghelardi, 1217 47th, Bklyn, to Mary Mercadante, 318 E 120. 7,500

**Broadway, 1552-4, or 7th av** (4:999), nec 46th (No 167), 40.5x80; ext of mtg for $150,000 to Sept1'19, 4½%; Sept1; Sept4 '14; Thos J Stewart, of Jersey City, NJ, with Seamens Bank for Savgs, 75 Wall. nom

**Broadway, 1552-4, or 7th av** (4:999), nec 46th (No 167); ext of mtg for $30,000 to Sept1'19, 4½%; Sept1; Sept4'14; same with same. nom

**Broadway, 2248,** see 81st W, ss, 175 w Ams av.

**Edgecombe av** (7:2048), ws, 359.9 n 137th, 99.11 to proposed ss 139th x111.3 to es St Nicholas av (No 574) x101.3x94.6, together with part 139th to cl of st; pr mtg $130,000; Sept3; Sept4'14; demand, 6%; Solow Constn Co to Realty Operating Co, 15 Wall. 20,000

**Edgecombe av** (7:2048); same prop; certf as to mtg for $20,000; Sept3; Sept 4'14, same to same.

**Edgecombe av** (7:2048); same prop; sobrn of mtg for $10,000 to mtg for $20,-000; Sept3; Sept4'14; same & Charter Constn Co with same. nom

**Edgecombe av** (7:2048); same prop; ext of mtg for $130,000 to Sept1'18, 5%, decreased from 6%; Sept2; Sept4'14; Republic of Panama, by Wm N Cromwell, its fiscal agent, with Solow Constn Co, 507 W 113. nom

**Lexington av, 77** (3:881), sec 26th (No 132), 24.8x62; pr mtg $30,000; Sept4; Sept 10'14; due & int as per bond; Michl D Ryan, 111 W 94, to Amy A C Montague, 152 E 37. 4,500

**Old Broadway, 45-7** (7:1984), sec 130th (No 526); sal Ls; Sept4'14; demand, 6%; Jas Doyle to Jacob Ruppert, 1639 3 av. 3,000

**St Nicholas av, 574,** see Edgecombe av, ws, 359.9 n 137.

**West End av, 772-80** (7:1869), sec 98th (No 258), 91.11x100; ext of mtg for $450,-000 to Sept1'19, 5½%, reduced from 6%; Sept3; Sept4'14; T J McLaughlin's Sons, 345 Ams av, with Metropolitan Life Ins Co, 1 Madison av. nom

**West End av, 772-80,** sec 98th (No 258); certf as to ext of mtg as above; Sept3; Sept4'14; same to same.

**1ST av, 1-3;** also HOUSTON ST, 170 E (2:442); ext of mtg for $65,000 to Aug5'19, 5%; July30; Sept10'14; Republic of Panama, by Wm N Cromwell, its fiscal agent, with Israel Wien. nom

**1ST av, 836** (5:1358); ext of mtg for $9,000 to Aug10'17, 5%; Aug5; Sept9'14; Boys Club with Turtle Bay Investors Co, 409 E 46. nom

**1ST av, 873** (5:1341), ws, 25.5 s 49th, 25 x100; pr mtg $18,000; Sept10'14; installs, $50 monthly, 6%; Jennie Gladstein, 126 W 127, to Saml Frankenheim, 18 W 107. 1,000

**1ST av, 1507** (5:1453), swc 79th (No 360); ext of mtg for $35,000 to Sept14'17, 4½%; Sept10'14; Fredk Wallmann, 278 Manor av, B of Q, with Lester & David Feigenblatt, 804 W 180. nom

**2D av, 174** (2:453), nec 11th (No 299), 25.9x100; ⅓ pt; secures credits of Opler Bros; pr mtg $30,000; Sept1; Sept8'14; due & int as per bond; Sadie Opler, of Bklyn, to Jacob Blumenthal, 1610 Butler st, Phila, Pa, et al, firm Blumenthal Bros, of Phila, Pa. 5,000

**2D av, 437** (3:905); sal Ls; Sept4; Sept 8'14; demand, 6%; Peter G Lambert, 206 E 28, to Henry Elias Brewing Co, 403 E 54 4,000

**3D av, 895** (5:1327), sec 54th; sal Ls; Aug7; Sept9'14; demand, 6%; Thos & Wm Lynch to Geo Ehret, 1197 Park av. 2,000

**3D av** (3:889), nwc 33d; sal Ls; Sept8; Sept9'14; demand, 6%; Jno Lenahan to Lion Brewery, 104 W 108. 3,500

**3D av, 1261-5,** see Ams av, 500.

**6TH av, 517-9** (3:806), swc 31st (Nos 100-4), 49.5x100; PM; pr mtg $200,000; Sept3; Sept4'14; due Jan13'15, 6%; Bernhard J Hoffacker to Jos H Strange, at South Orange, NJ. 45,000

**7TH av** (4:1000), nec 47th; sal Ls; Sept 5; Sept9'14; demand, 6%; Cash Cafe, Inc, to A Hupfel's Sons, 842 St Anns av. 3,000

**8TH av, 847** (4:1041); lease, chattels, &c; Aug25; Sept4'14; 43 notes, monthly installs, —%; Jacob S Leatherman, 847 8 av, to Thos Fagan, 217 E 57. 4,000

**8TH av, 2374** (7:1933); sal Ls; Sept4; Sept8'14; demand, 6%; Jos McCabe to Jacob Ruppert, 1639 3 av. 3,887.06

**10TH av, 499** (3:709), swc 38th; sal Ls; Sept2; Sept5'14; demand, 6%; Patk Dooley to Lion Brewery, 104 W 108. 725

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# MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

**Certf** (miscl) as to chattel mtg for $550; July3, Sept5'14, Sun Restaurant Co, 676 5 av, to Alfred A Walter, as trste.

**Certf as to mtg** for $150,000, Aug27; Sept 5'14; Arrow Motor Realty Co, a corpn to Title Guar & Trust Co, a corpn, 176 Bway, as trste.

**Consent** (miscl) & certf as to mtg for $200,000; Sept2; Sept5'14; The Automatic Vaudeville Co to Empire Trust Co, as trste.

**Kissena Park, B of Q** (miscl); certf as to mtg for $4,000; Aug31; Sept8'14; Co-Operative Hotel Co to Baruch Freund, 162 E 4o2.

**51ST st** (Bklyn), ws, 97.6 s Av N, 80x100; certf as to mtg for $9,600; Aug31; Sept4'14; Maquki Realties, Inc, to Home Mtg Investment Co of N Y.

# MORTGAGES.

## Borough of The Bronx.

**Banta la** (*), ns, 114 e Billar pl, 45x77x45x79; pr mtg $1,000; Sept1; Sept5'14; 5y 6%; Jno F Barry to Inga M Olsen, 1558 Crotona Park E. 1,500

**Osgood st** (*), es, 91 n De Milt av, 33.4 x100; Aug31; Sept5'14; 3y6%; Rose K Feely to Margt S Tabor, 2474 Marion av. 600

**Seabury pl, ws, abt 142.9 s Boston rd,** see 172d E, es, 128.5 s Boston rd.

**149TH st E** (9:2331), ns, 375.3 e Morris av, 25x100, except pt for 149th; Sept9; Sept10'14; 5y5¼%; Katheryn C Kiernan, Corona, LI, to Lawyers Title Ins & Trust Co. 5,000

**153D st E, swc Brook av,** see Bergen av, es, 85 s 153.

**167TH st E, nec Intervale av,** see Intervale av, nec 167.

**171ST st E, nwc Brook av,** see Brook av, 1507-13.

**172D st E** (11:2967), es, 128.5 s Boston rd, runs e133 to ws Seabury pl xs57.1xw 93.8 to st xn51.4 to beg; Sept4; Sept5'14; 5y5½%; Terrace Constn Co, 116 W 190, to Oliver D De Beixedon, at Sound Beach, Conn. 35,000

**172D st E** (11:2967); same prop; certf as to above mtg; Sept4; Sept5'14; same to same.

**174TH st E, nec Westchester av,** see Westchester av, nec 174.

**175TH st E** (11:2953), ns, 375 w Vineyard pl, 50x194; Sept10'14; 3y5½%; Jane E Pringle, widow, to Phebe Rauch, 2925 Bainbridge av. 3,000

**187TH st E** (11:3065), ss, 90.1 e Hoffman, 29x66.11x29x67.6, given to secure perfomance of contract; pr mtg $7,000; July6; Sept9'14; demand, 6%; Pietro Zappile to Grossman Bros & Rosenbaum, 98 Willow av. 10,000

**188TH st E, nwc 3 av,** see 3 av, nwc 188.

**206TH st, 161 E** (12:3313), ns, runs n 100xe25xs92.9 to st xw26 to beg; also WEBSTER AV, 3158 (12:3357), ss, 575 ne 204th, 25x123.7x25.3x127.2; also MARTHA AV, 4380 (12:3394), es, 50 s 241st, 25x100; suplemental to mtg recorded Feb2'11; pr mtg $12,600; Sept2; Sept10'14; due &c as per mtg recorded Feb2'11; Mellwin Realty & Constn Co, 1694 Clay av, to Marie Sievers, 101 E Tremont av, admtrx Chas C Sievers. 2,500

**206TH st, 161 E;** also WEBSTER AV, 3158; also MARTHA AV, 4380; certf as to above mtg; Sept2; Sept10'14; same to same.

**213TH st, 719-21 E** (*); ext of $15,500 mtg to Feb28'19 at int as per bond; Feb 14; Sept5'14; Rosina Governali et al with Jos L Kahle, 7 Rich av, Mt Vernon, NY. nom

**214TH st E** (*), ns, 275 w Tilden av, 25 x100; Aug26; Sept8'14; 2y6%; Vincenzo Carre to Anthony Mirabella, 2068 2 av. 233

**216TH st E** (*), ss, 50 e Paulding av, 50x100; PM; Sept5; Sept8'14; 3y6%; Ferd Gallo to Rosaria Genoa, 340 E 115. 500

**229TH st E** (*), ss, 300 e Bronxwood av, 50x114, Wakefield; Sept8; Sept9'14; 3y 6%; August Cylka to Louis H Schwiers, 215 W 106. 3,500

**229TH st E** (*), ss, 300 e Bronxwood av, 50x114, Wakefield; pr mtg $3,500; Sept8; Sept10'14; 2y6%; August Cylka to F Wm Schwiers, 234 S 3 av, Mt Vernon, NY. 1,700

**235TH st E, nec Katonah av,** see Katonah av, nec 235.

**Arthur av, 2333** (11:3065), ws, 269 n Kingsbridge av, 25x125, except pt for av, given to secure performance of contract; pr mtg $14,000; July6; Sept9'14; demand, 6%; Pasquale Melillo to Grossman Bros & Rosenbaum, 98 Willow av. 10,000

**Beach av, 617** (*), ws, 150 n Randall av, 25x100; pr mtg $3,666.66; Sept9; Sept10'14; due &c as per bond; Henry Joseph, of Beach Park, Staten Island, NY, to Academy Bldg Co, Inc, 2069 Westchester av. 1,408.34

**Beaumont av, 2304** (11:3103); agmt as to share ownership in mtg; Aug31; Sept8'14; Jennie Ettinger & Tessie E Kalvin with Robt Benenson, 1515 Hoe av. nom

**Belmont av, 2338,** see Bleecker, 165, Manhattan mtgs.

**Belmont av, sec Crescent av,** see Bleecker, 165, Manhattan mtgs.

**Bergen av** (9:2361), es, 85 s 153d, runs s74xe107.6xs19.7xe27.8 to Brook av xn206.2 to 153d xw38.9xs103.2xw82.3 to beg; also BERGEN AV (9:2361), ses, 159 sw 153d, runs se107.8 to cl Mill Brook xsw19.7xnw 53.8xne0.11xnw62 to av xne16.10 to beg; agmt as to extension of lien of mtg to cover 2d parcel; Aug4; Sept5'14; Conron Bros Co with Title Guar & Trust Co, 176 Bway. nom

**Bergen av** (9:2361), ses, 159 sw 153d, runs se107.8 to cl Old Mill Brook xsw19.7 xnw53.8xne0.11xnw62 to av xne16.10 to beg; certf as to agmt to spread lien of mtg recorded Aug4'09 over above lot; Sept 4; Sept5'14; Conron Bros Co to Title Guar & Trust Co.

**Bergen av, ses, 159 sw 153d,** see Bergen av, es, 85 s 153.

**Briggs av** (12:3300), ws, 144.10 s 196th, 50.1x106.11x50x103; Sept4; Sept5'14; demand, 6%; Mitchell & McDermott Realty Co to City Mtg Co, 15 Wall. 36,000

**Briggs av** (12:3300); same prop; certf as to above mtg; Sept4; Sept5'14; same to same.

**Brook av, 1507-13** (11:2896), nwc 171st, 100x44.10 to ws Mill Brook; PM; pr mtg $62,000; Sept3; Sept4'14; installs, 6%; Cath H Jenssen, Yonkers, NY, to 171st St & Brook Av Co, 111 Bway. 1,100

**Brook av, swc 153d,** see Bergen av, es, 85 s 153.

**College av, 945** (9:2423), ws, 157.9 s 164th, 17.1x100; PM; pr mtg $2,500; Sept8; Sept9'14; installs, 5½%; Jno J Walsh to Jno L Debes, 945 College av. 2,750

**Crescent av, 658,** see Bleecker, 165, Manhattan mtgs.

**Daly av** (11:2992), es, 166.8 n 176th, 33.4 x150.11x43x152.7; also DALY AV (11:2992), es, adj above on ss; agmt as to ext of lien of mtg to cover 2d parcel; Aug13; Sept5'14; Jno R Peterson with N Y Investors Corpn, 176 Bway. nom

**Decatur av** (12:3277), es, 100 s 195th, 40.5x100x49.2x100; Sept8; Sept10'14; due &c as per bond; Mary L Brown to Mary C A Brown, 2539 Grand av. 2,000

**Eastern blvd** (*), ns, 200 ne road from Westchester, runs ne223.2xsw242.11xse96 to beg; Sept3; Sept5'14; 3y6%; Saml C Haight to Randall Comfort, East Pleasantville, NY. 2,000

**Grand av, 2410** (11:3199), es, 216.5 s Fordham rd, 15x90.3x15x88.11; PM; pr mtg $4,500; Sept3; Sept4'14; 2y6%; Rosina M Ryan, 2412 Grand av, to Clarence M Schwerin, 2410 Grand av. 800

**Heath av, 3042** (12:3257); ext of $5,000 mtg to June14'17 at 6%; June13; Sept10 '14; Commonwealth Savgs Bank, 2007 Ams av, with Frank Trapani, 326 E 49. nom

**Hoe av, 1115** (10:2744), ws, 165 s 167th, 18.9x100; PM; pr mtg $3,000; Sept3; Sept 5'14; due &c as per bond; Roman Catholic Church of St John Chrysostom to Lilian A Vion, 1115 Hoe av. 3,000

**Intervale av** (10:2706), es, 33.3 n 167th, 48.1x78.6x29.6x85.8; ext of $22,000 mtg to Sept7'17, at 5%; Aug26; Sept5'14; Alphonse H Kursheedt with Hermann Reiche, 55 W 95. nom

**Intervale av** (10:2706); same prop; ext of $3,000 mtg to Sept7'17 at 6%; Aug26; Sept5'14; Andw Wilson with Hermann Reiche, 55 W 95. nom

**Intervale av** (10:2706), nec 167th, 33.2x 85.8x33x90; ext of $30,000 mtg to Aug24 '17 at 5%; Aug26; Sept5'14; Andw Wilson with Hermann Reiche, 55 W 95. nom

**Katonah av** (12:3384), nec 235th, 50x 100, except pt for av; pr mtg $——; Sept 8'14, 1y6%; Emilie H Christensen to Jennie Melnick, 346 New Jersey av, Bklyn. 1,000

**Martha av, 4380,** see 206th, 161 E.

**Mayflower av** (*), ws, 409.11 n Middletown rd, 25x137x30.8x154.9, except pt for Westchester av; PM; Aug31; Sept10'14; due &c as per bond; Carlo Marroccoli, Jersey City, NJ, to Wellman Finance & Realty Co, 120 Westchester sq. 600

**Morris Park av, nwc Williamsbridge rd,** see Williamsbridge rd, nwc Morris Park av.

**Prospect av** (10:2680), ws, 40 n 166th, 40x100; pr mtg $——; Sept4; Sept5'14; 3y 6%; Angel Constn Co, Inc, to Nicola Apostolico, 1056 Simpson. 7,000

**Prospect av** (10:2680); same prop; certf as to above mtg; Sept4; Sept5'14; same to same.

**Van Nest av** (*), ns, 50 w Madison av, 25x100; pr mtg $——; Aug29; Sept9'14; installs, 6%; Carl L Rieger to Geo H Brown, 14 Philipse pl, Yonkers, NY. 500

**Vyse av, 2123** (11:3128), ws, 50 s 181st, 25x100; Sept5; Sept8'14; due &c as per bond; David Hemmer to Title Guar & Trust Co, 176 Bway. 4,000

**Webster av, 3158,** see 206th, 161 E.

**Westchester av** (*), sec 174th, 25.6x119 x25x113.10; PM; Sept8; Sept9'14; 5y5½%; Charwyn Realty Co, 135 Bway, to Peter H J Ryan, 1233 Taylor. 2,500

**White Plains rd** (*), es, 200 n Waring av, 50x85; pr mtg $2,000; Sept5; Sept8'14; demand, 6%; Cornelius Lenahan to Anna H Winkler, 368 E 161. 425

**Williamsbridge rd** (*), nwc Morris Park av, 100x100; PM; July21; Sept10'14; due Sept9'17, 5%; Louis E Gluck to Thos McClure Peters, 33 W 49. 5,600

**3D av** (11:3041), nwc 188th, 101.6x15.8x 84x65.8; ext of $11,000 mtg to Sept9'17 at 5%; Sept9; Sept10'14; Duncan Smith with Reville-Siesel Co, 1559 So blvd. nom

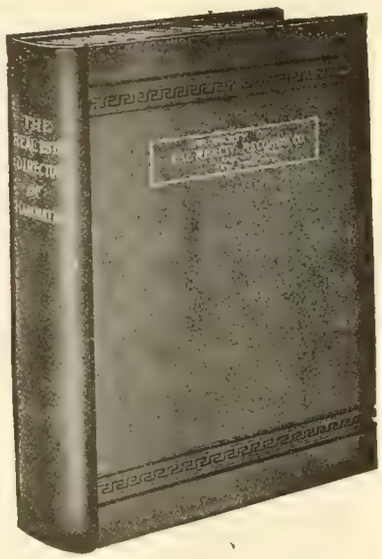
**Lot 42,** blk 3; 17 & 26, blk 4; 27 & 38, blk 9; 5, 6, 7 & 42, blk 15; 39, 40 & 41, blk 16; 12, 13 & 30, blk 17; 5, 11, 22, 23 & 24, blk 18; 42, blk 19; 18 & 19, blk 22; 5, blk 24; 24, blk 25; 17, 18, 20 & 21, blk 28; 14, blk 29; 38 & 60, blk 30; 50 & 51, blk 32; 57, blk, 33; 7, 13, 14, blk 34; 26, 50, 55 to 60 & 46, blk 36; 59 & 60, blk 38; 49 & 50, blk 39; 5, 9, 35 & 56, blk 40; 18, blk 42; 58, blk 46; 7, 8 & 21A, blk 49; 45, blk 54; 5, 6, 9, 10, 51 & 52, blk 55; 39, 40 & 41, blk 56; 4, 49 & 53, blk 57; 2 & 3, blk 62; 8 & 9, blk 64; 7, blk 67; 3, 4 & 6, blk 70; 3 & 4, blk 70B; 50 & 57, blk 73, map Morris Park; deed recorded as mtg; statement filed in Register's office; mtg tax of $480 paid May25; Sept8'14; Morris Park Estates to Thos McC Peters, 33 W 49. nom

**Lot 42, &c** (*); same prop; agmt as to holding of above premises as collateral security; May25; Sept8'14; Thos McPeters, trste, with Morris Park Estates, 25 Broad. nom

**Lots 176 & 177** (*) map lots at Wakefield prop of Monatiquot R E Co, 50x 114.10; bldg loan; Sept10'14; installs, 6%; Thos Gilday to Railroad Co-op B & L Assn, 103 Park av. 3,000

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# The
# Real Estate Directory
of the
# Borough of Manhattan
with
## Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2427 New York, September 19, 1914. (64) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**


Arden st, 2-12 (nwc Nagle av).
Bedford st, 39.
Broome st, 16 & 59.
Canal st, 528.
Dey st, 40.
Division st, 81.
Essex st, 15.
Greenwich st, 402-4.
Houston st E, 36-8 & 440.
*Lafayette st, 313-9 (or Houston st E, 36-8).
Ridge st, 87.
Washington st, 69.
Water st, 648.
3d st, 82 E.
6th st, 636 E.
13th st, 325 W.
16th st, 25 W.
19th st, 139 E.
24th st, 404 E.
28th st, 103 & 331 W.
31st st, 134 W.
34th st, 59 E.
*44 st, 500-2 W (or 10 av, 607).
55th st, 360-74 & 503-11 W.
*55th st, 501 W (or 10 av, 831).
61st st, 100-8 E.
*61st st E(nec Lex av, 783), blk 1396-22½.
63d st, 49 W.
64th st, 136-8 W.
70th st, 408 E.
71st st, 314 E.
75th st, 241 E.
79th st, 159, 161 & 165 E.
82d st, 246-8 & 402-4 E.
*85th st, 400-2 E (or 1 av, 1634).
89th st, 310 E.
95th st, 63 W.
98th st, 206 E.
109th st, 213 & 323 E.
110th st, 324 E.
112th st, 309 W.
115th st, 48 W.
117th st, 509 E.
*119th st, 147-51 E (or nec Lex av, blk 1768-21).
119th st, 348-50 E.
122d st, 502-4 W.
126th st, 38 E.
127th st, 58 E.
130th st, 168 W.
131st st, 262 W.
133d st, 63, 131, 206 & 207 W.
137th st, 59-61 W.
137th st, 127 W.
138th st W, ss, blk 1735-62.
140th st, 59-63 W.
143d st, 122-4 W.
144th st, 454, 460 & 464 W.
150th st, 305-7 & 554 W.
158th st, 474-80 W.
*168th st, 601 W (or Bway, 4001-9).
214th st W, blk 2256-pt 455.
Av B, 220.
*Bradhurst av, 178-8? (or 150th st, 305-7 W).
Broadway, 4001-9.
Convent av, 311.
Edgecombe av, 385.
Lexington av, 190 & 783.
Lexington av (nec 119th st, 147-51), blk 1768-21.
Manhattan av, 443.
Nagle av, 21-3.
*Park av, 525 (or 61st st, 100 E).
Park av, 1807-13.
Park Row, 124-8.
St Nicholas av, 1344-54.
Riverside dr, es, blk 2177-346.
West Broadway, 327.
1st av, 1632-4.
[illegible] av, [illegible]0.
10th av, 605-7 & 831-9.


**WILLS.**

St Nicholas pl, 20.
[illegible]th st, 154 W.
19th st, 527-9 W.
25th st, 543-51 W.
43d st, 263-5 W.
8th av, 680-6.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim eed, i. e., a deed wherein all the right tle and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he ovenants that he hath not done any act whereby the estate conveyed may be imeached, charged or encumbered.

B. & S. is an abbreviation for Bargain nd Sale deed, wherein, although the eller makes no expressed consideration e really grants or conveys the property or a valuable consideration, and thus imliedly claims to be the owner of it.

The street and avenue numbers given n these lists are, in all cases, taken from he insurance maps when they are not nentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to here having been no official designation nade of them by the Department of Public Works.

The first date is the date the deed was rawn. The second date is the date of iling same. When both dates are the ame, only one is given. When the date f drawing is other than in the current ear the stated year is given. When both he dates are in the same year the year ollows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
o)—office.
or—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
subrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately followinig the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

SEPT. 11, 12, 14, 15, 16 & 17.

**Bedford st, 39** (2:582-34), ws, 60 n Carmine, 30x50, 5-sty bk tnt; Jno G Wendel to Rebecca A D, wife Luther A Swope, & Mary E A Wendel, all at Irvington, NY, as joint tenants, in trust for life of parties 2d pt, & for Ella V von E Wendel & ano; Sept11; Sept14'14; A$9,000-16,000. nom

**Broome st, 16** (2:322-60), nec Mangin (No 20), 50x75, 6-sty bk tnt & strs; Jno Joost to Jno Wendt, 33 N Fullerton av, Montclair, NJ; mtg $47,000; Aug4; Sept16 '14; A$21,500-53,000. nom

**Broome st, 59** (2:326-10), ss, abt 50 e Cannon, 25x100, 5-sty bk tnt; Jones Schlesinger et al to Caroline M Smith, 380 New York av, Bklyn; mtg $28,500 & AL; June 30; Sept11'14; A$14,000-31,000. nom

**Canal st, 528 (Hoboken st)** (2:595-14), ss, 20 w Washington, 20x60, 4-sty bk loft & str bldg; Hy Leerburger to Lerbro Co; [c/o Ruth & Abbott, 45 Cedar; mtg $14,-000; Apr29'10; Sept17'14; A$12,000-16,000. nom

**Dey st, former 40** (1:81-pt lt 1), ns, 98.6 w Church, 24.11x76.10, pt 21-sty bk office & str bldg; Jno G Wendel to Ella V von E Wendel, Rebecca A D Wendel Swope, Mary E A & Georgiana G R Wendel, all at Irvington, NY; 1-5 pt; AT; AL; Sept5; Sept 11'14; A$——$——. nom

**Division st, 81** (1:282-79), ss, abt 285 w Pike, 25x50, 5-sty bk tnt & strs; Jno G Wendel to Ella V von E Wendel, Rebecca A D W Swope & Mary E A Wendel, all at Irvington, NY, as joint tenants; Sept10; Sept14'14; A$15,500-22,000. nom

**Essex st, 15** (1:297-22), ws, abt 125 s Hester, 25x87, 6-sty bk tnt & strs; Jno G Wendel to Ella V von E Wendel, Rebecca A D W Swope & Mary E A Wendel, all at Irvington, NY, as point tenants; Sept8; Sept14'14; A$27,000-43,000. nom

**Greenwich st, 402-4** (1:216-28), ws, 49.9 s Hubert, 50.2x90.2x50.2x90, 6-sty bk storage; Wm J Amend to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; mtg $57.000 & AL; Sept10; Sept11'14; A$35.000-62.000. O C & 100

**Houston st, 36 E,** see Houston 38 E.

**Houston st, 38 E** (2:522-41), nec Lafayette (Nos 313-9), 27.7x100.8x17.7x100.6, 6-sty bk loft & str bldg; A$40.000-53,000; also HOUSTON ST, formerly 36 (2:522), ns, 60.2 w Mulberry, runs n24.1xsw24.2 to st xe2.3 to beg, gore; vacant; Leo Schlesinger to 38 East Houston St Corpn, 38 E Houston; mtg $55,000 & AL; Sept12; Sept 17'14; A$ ——$—— nom

**Houston st, 440 E** (2:357-20), ns, 31.2 w Manhattan, 31.2x67.3, 6-sty bk tnt & strs; Jerome Buxbaum et al to Nathan Buxbaum, 148 W 129; B&S; mtg $34,750; Sept 8; Sept15'14; A$17.000-29,500. O C & 100

**Lafayette st, 313-9,** see Houston, 38 E.

**Mangin st, 20,** see Broome, 16.

**Ridge st, 87** (2:343-23), ws, 152.11 s Rivington, runs w75xn25xw50.7xs51xe125.7 to st xn26 to beg, 3-sty bk theatre & 3-4-sty bk rear loft bldgs; Harry N French, ref to Wm J Amend, 38 W 74, EXR Chas Decker; FORECLOS Sept16; Sept17'14; A $22.000-40,000. **20,000**

**Washington st, 69** (1:18-16), es, 303.8 s Peeter, 19.11x70x19.9x69.11, 4-sty bk loft & str bldg; Jno G Wendel to Ella V von E Wendel, Rebecca A D W Swope & Mary E A Wendel, all at Irvington, NY, as joint tenants; Sept8; Sept14'14; A$14,000-19,000. nom

**Water st, 648** (1:260-15), ns, 187.10 e Scammel, 20.6x½ blk, 2-sty fr factory; Jas S Reardon to Danl L Reardon, 153 Hewes, Bklyn; ½ pt; May20'12; Sept17'14; A$4.000-4,500. nom

**3D st, 82 E** (2:444-30), sws, 175 nw 1 av, 25x100.6x25x100.7, 5-sty bk tnt & strs; Max Goldwasser to Barnet Schmith, 235 E 119; ¼ pt; AL; Jan27; Sept15'14; A$20.-000-32.000. O C & 100

**6TH st, 636 E** (2:388-27), ss, 236.11 w Av C, 21x97.2 & 3-sty bk synagogue; Reuben Sadowsky to Nusen B Philipowitz, 50 W 112; QC; mtg $14,000; Sept10; Sept14'14; A exempt-exempt. nom

**13TH st, 325 W** (2:629-54), nes, 235 nw 8 av, 25x103.1, 4-sty bk tnt & 2-sty bk rear stable; Geo Evans to Herman Hanauer, 247 E 58; AT; QC; AL; July21; Sept14'14; A$11.500-13,500 nom

**13TH st, 325 W;** Margt Van Pelt, widow, to same; AT; QC; AL; Aug10; Sept14'14. nom

**13TH st, 325 W;** Emma Van Pelt to same; AT; QC; AL; Aug24; Sept14'14. nom

**13TH st, 325 W;** Chas J Leslie, ref, to same; FORECLOS June10; Sept4; Sept14'14. **8,100**

**13TH st, 325 W;** Herman Hanauer to Jos F Smith, 328 W 14; mtg $8.000; Sept 14'14 O C & 100

**16TH st, 25 W** (3:818-21), ns, 500 w 5 av, 25x92, 3-sty & b bk dwg; 784 6th Av, Inc, to Douglas W Brown, at East Orange, NJ; mtg $29.000 & AL; Aug21; Sept17'14; A$40.000-42,000. nom

**19TH st, 139 E** (3:875-34), nes, 160 nw 3 av, 22x75, 3-sty & b bk dwg; Fredk J Sterner to City Real Estate Co, 176 Bway; mtg $25,000; Sept17'14; A$19,850-26,000. O C & 100

**24TH st, 404 E** (3:955-48), ss, 106.6 e 1 av, 25x98.9, 5-sty bk tnt; Silas Downing to Ida H Mandeville, 84 Boyd av, Jersey City, NJ; mtg $13,500; Sept14; Sept15'14; A$10,000-19,000. O C & 100

**28TH st, 103 W** (3:804-33), ns, 77.6 w 6 av, 22.6x98.9, 2 & 3-sty bk bldg & strs; Birchwood Realty Co to N Y Florist Supply Co, 127 W 28; mtg $45,000 & AL; Sept 15'14; A$40,000-41,000. O C & 100

**28TH st, 103 W;** Martha, wife Jno Palmer, to same; QC; AL; Sept15'14. O C & 100

**28TH st, 331 W** (3:752-24), ns, 350 w 8 av, 25x98.9, 4-sty stn tnt; G Payn Quackenbos to Sidonia Weiss, 329 W 28; mtg $10,000 & AL; Sept15'14; A$12,500-18,500. nom

**31ST st, 134 W** (3:806-61), ss, 400 w 6 av, 25x152.10x25x148, 4-sty stn tnt & strs & 3-sty bk rear tnt; Chas G Meier to Kathryn Gleason, 3 Hillside av, Ventnor, Atlantic City, NJ; CaG; AL; July8; Sept 17'14; A$77,500-79,500. nom

**34TH st, 59 E** (3:864-34), ns, 80 w Park av, 25x95, 4-sty & b bk dwg; Amelia L Mayhoff et al to Geo A Lewis, 30 W 44; B&S; mtg $120,000; Sept11; Sept12'14; A $125,000-130,000. O C & 100

**34TH st, 59 E;** Geo A Lewis to Hudson Mtg Co, 135 Bway; B&S; mtg $120,000; Sept11; Sept12'14. nom

**38TH st E** (3:969-22), ss, 233.11 e 1 av, —x25, vacant; Mary E Jones to City NY; AT; QC; Jan26; Sept11'14; A$10,000-10,200. nom

**44TH st, 500-2 W,** see 10 av, 605-7.

**55TH st, 360-74 W,** see 9 av, 830-40.

**55TH st, 501-11 W,** see 10 av, 831-9.

**61ST st E, nec Lexington av,** see Lexington av, 783.

**61ST st, 100-8 E,** see Park av, 525.

**63D st, 49 W** (4:1116-14), ns, 450 w Central Park W, 25x100.5, 5-sty stn tnt; Thos J Mullin to City Real Estate Co, 176 Bway; B&S & CaG; mtg $36,000; Sept11; Sept15 '14; A$45,000-55,000. O C & 100

**63D st, 49 W** (4:1116-14), ns, 450 w Central Park W, 25x100.5, 5-sty stn tnt; City Real Estate Co to Thos J Mullin, 328 E 90; B&S; mtg $40,000; Sept10; Sept12'14; A$45.000-55,000. O C & 100

**64TH st, 136-8 W** (4:1135-47-48), ss, 360 w Columbus av, 37x100.5, 2-4-sty & b stn dwgs; Alfred M Rau to Wm Rau, 70 W 46; QC; AL; Aug17; Sept15'14; A$23,500-39,500. nom

**64TH st, 136-8 W;** Wm Rau to Julius B Fox, 520 Ocean av, Jersey City, NJ; mtg $33,000 & AL; Aug10; Sept15'14. O C & 100

**64TH st, 136-8 W;** Julius B Fox to Wm Rau, 70 W 46; mtg $33,500 & AL; Sept14; Sept15'14. O C & 100

**70TH st, 408 E** (5:1464-42), ss, 163 e 1 av, 25x100.5, 5-sty bk tnt; Louis Benes & ano to Anna Kohout, 318 E 69; Sept15; Sept16'14; A$8,000-23,000. nom

**71ST st, 314 E** (5:1445-43), ss, 225 e 2 av, 25x100.5, 5-sty bk tnt; Marie Melzer or Molzer & Eleonora Vanicek or Wanicek to Marie Melzer & Eleonora Vanicek, both at 314 E 71; AT; correction deed; mtg $10,000; Sept15; Sept16'14; A$9,000-19,500. nom

**75TH st, 241 E** (5:1430-20), ns, 105 w 3 av, 20x102.2, 2 & 4-sty bk tnt & strs; Chas C Peters, ref, to Emil Frankel, 60 W 129; mtg $14,000; FORECLOS July24'13 July28'13; Sept17'14; A$9.000-20,000. **4,500 over & above mtg**

**79TH st, 159 E** (5:1508-23½), ns, 318.6 w 3 av, 15.6x102.2, 3-sty & b stn dwg; Emma C Oseransky to 161 E 79th St Co [c/o S Nordlinger], 160 Bway; mtg $20,500 on this & other prop; Sept14'14; A$10,500-15,000. O C & 100

**79TH st, 161 E** (5:1508-24), ns, 303 w 3 av, 15.6x102.2, 3-sty & b stn dwg; Directors Realty Holding Co to 161 E 79th St Co, 160 Bway; mtg $27.000 on this & other prop; Sept14'14; A$10,500-15,000. O C & 100

**79TH st, 165 E** (5:1508-25), ns, 272 w 3 av, 15.6x102.2, 3-sty & b stn dwg; Lawyers Realty Co to 161 E 79th St Co, 160 Bway; mtg $16,500; Sept2; Sept14'14; A $10.500-15.000. O C & 100

**82D st, 246-8 E** (5:1527-28½-28½), ss, 61.8 w 2 av, runs s45.2xw0.10xs13.3xe0.10xs 17.6xw20xs0.7xw20xn76.7 to st xe40 to beg, 2 & 3-sty bk & fr club house; Jno J Haynes ref, to Mutual Life Ins Co of NY, 32 Nassau; FORECLOS Sept10; Sept16; Sept17'14; A exempt-exempt. **15,000**

**82D st, 402-4 E** (5:1561-43-44), ss, 106.6 e 1 av, 50x102.2, 2-4-sty stn tnts; Eida Gies, widow of Jno Gies Sr, to Jno Gies, 402 E 82, mtg $15,000 & AL; Aug10; Sept 14'14 A$17,000-29,000 O C & 100

**87TH st, 400-2 E,** see 1 av, 1632-4

**89TH st, 310 E** (5:1551-45), ss, 200 e 2 av, 25x100.8, 5-sty bk tnt & strs; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; July21 Sept11'14; A$9.000-20,000. O C & 100

**97TH st, 63 W** (4:1209-9), ns, 191 e Columbus av, 20x100.8, 4-sty & b bk dwg, Saml J Wagstaff, ref, to Jno A Stewart, Morristown, NJ; Edw D Randolph Mt St Vincent, NY, & Walter C Hubbard, at Mamaroneck, NY, as TRSTES in NY of the Liverpool & London & Globe Ins Co, Ltd [c/o W C Hubbard, 66 Beaver]; FORECLOS Sept1; Sept11; Sept15'14; A$13.000-22,000. **22,900**

**98TH st, 206 E** (6:1647-43), ss, 135 e 3 av, 25x100.5, 4-sty bk tnt & strs; Hortense N Carley to Leon A Carley [Hillcrest rd, Caldwell, NJ; B&S; mtg $18,500 Sept10; Sept11'14; A$9.000-15,000. nom

**98TH st, 206 E** (6:1647-43), ss, 135 e 3 av, 25x100.5, 4-sty bk tnt & strs; Leon A Carley to Jas G Quinn Jr, 239 Macon, Bklyn [257 Bway]; B&S; mtg $21,714.95, Sept10; Sept11'14; A$9,000-15,000. nom

**109TH st, 213 E** (6:1659-8), ns, 187.10 e 3 av, 19.4x100.11, 4-sty bk tnt; Tomaso Naclerio et al to Salvatore Naclerio, 217 E 109; AT; mtg $7,500; Sept8; Sept11'14 A$6.000-10,000 nom

**109TH st, 323 E** (6:1681-12), ns, 275 e 2 av, 25x100.11, 3-sty bk tnt & strs & 1-sty fr rear shed; Luigi Cosentino to Luigi & Antonino Guida, 323 E 109; ½ pt; AL; Sept 9; Sept17'14. A$7,000-9,000. O C & 100

**110TH st, 324 E** (6:1681-41), ss, 275 e 2 av, 25x100.11, 2-sty bk stable; Luigi Cosentino to Luigi & Antonino Guida, 323 E 109; ½ RT&I; AL; Sept9; Sept17'14; A $7,000-11,000. nom

**112TH st, 309 W** (7:1847-15), ns, 133.4 w 8 av, 16.8x100.11, 3-sty & b bk dwg; Ellen Scully to V S Realty Co, 62 W 127; AL; Sept11; Sept14'14; A$9.500-10,500. nom

**115TH st, 48 W** (6:1598-58), ss, 325 e Lenox av, 18x100.11, 3-sty & b bk dwg; Bklyn Trust Co, EXR Geo A Archer, to B & E Holding Co, 206 Bway; Sept11; Sept14'14; A$10,500-11,000. **8,000**

**117TH st, 509 E** (6:1716-5), ns, 98 e Pleasant av, 30x100.10, 6-sty bk tnt & strs; N Y & Eastern Realty Co to Helen Mirsky, 57 E 108; B&S; mtg $21,700 & AL; Sept16; Sept17'14; A$6,000-26,000. nom

**119TH st, 147-51 E,** see Lex av, nec 119.

**119TH st, 348-50 E** (6:1795-33), ss, 110 w 1 av, 40x100.11, 6-sty bk tnt & strs; Morris Naftolowitz to Saml Lipman, 960 Prospect av, Bronx; ½ pt; AT; mtg $36,-000; Sept15; Sept16'14; A$12,000-39,500. **2,355**

**122D st, 502-4 W** (7:1976-37), ss, 100 w Ams av, 50x95.11, 6-sty bk tnt; A Fred Silverstone & ano, EXRS Hannah Silverstone, to Lizzie J Waugh, 210 Neptune av, Coney Island, NY; mtg $61,500; Sept1; Sept 17'14; A$38,000-85,000. O C & 100

**122D st, 502-4 W;** Dora Levy et al, heirs &c Hannah Silverstone, to same; QC; Sept 1; Sept17'14. nom

**126TH st, 38 E** (6:1750-57), ss, 20 w Madison av, 18x82.11, 3-sty & b stn dwg; Adolf Prince to Fred L Conroy, 917 Greene av, Bklyn; AL; Sept14; Sept16'14; A$12,500-14,500. nom

**127TH st, 58 E** (6:1751-49), ss, 93 e Mad av, 17x76, 3-sty & b stn dwg; Jas A Lyn ref, to Emma L Chadwick, at Tarrytown, NY; FORECLOS Aug4; Aug5; Sept11'14; A $6,500-9,000. **7,500**

**130TH st, 168 W** (7:1914-59), ss, 96 e 7 av, 20x99.11, 3-sty & b bk dwg; Utility Realty Co to Jennie Misch, 168 W 130; B&S; Sept16; Sept17'14; A$8,000-10,000. nom

**131ST st, 262 W** (7:1936-56½), ss, 190 e 8 av, 15x99.11, 3-sty & b stn dwg; Hy C S Stimpson, ref, to Iphigenia Z Place, 1 E 57; FORECLOS Sept3; Sept10; Sept11'14; A$6,000-7,000. **4,000**

**133D st, 63 W** (6:1731-9), ns, 185 e Lenox av, 25x99.11, 5-sty stn tnt; Jos V Mitchell, ref, to Wm C Bowers, 31 E 49; FORECLOS Sept4; Sept10; Sept11'14; A$7,000-15,000. **10,000**

**133D st, 131 W** (7:1918-16), ns, 366.6 w Lenox av, 33.3x99.11, 5-sty stn tnt; Queens House & Home Co of Bklyn to Henrietta Henriques, 315 46th, Bklyn; mtg $25,000; Sept15; Sept16'14; A$13.500-29,000. nom

**133D st, 206 W** (7:1938-41), ss, 175 w 7 av, 37.6x99.11, 5-sty bk tnt; A Walker Otis, ref, to Jas C Brown, 32 Ennismore Gardens, London, SW, Eng; FORECLOS July28; Sept9; Sept11'14; A$15,500-34 000. **25 000**

**133D st, 207 W** (7:1939-27), ns, 100 w 7 av, 20x99.11, 3-sty & b bk dwg; Walter W Irwin, ref, to Frank G Wild, 421 Clinton av, Bklyn [273 Bway], TRSTE Wm H Wallace; FORECLOSED & drawn Sept11; Sept12'14; A$7,200-9,000. **5,000**

**137TH st, 59-61 W** (6:1735-10-11), ns, 200 e Lenox av, 50x99.11, 2-sty & b fr dwg & 1 & 2-sty bk & fr stable; Paul Abelson to Church Extension Committee of the Presbytery of NY, 156 5 av; July22; Sept11'14; A$14,000-15,000. O C & 100

**138TH st, 127 W** (7:2007-14), ns, 308 e 7 av, 26x99.11, 5-sty stn tnt; Isidor Blumenkrohn et al to Herman Benedict, 711 W 180; B&S; mtg $21.000 & AL; Sept10; Sept 11'14; A$8,000-20,000 O C & 100

**138TH st W** (6:1735-62), ss, 225 e Lenox av, 100x99.11, vacant; Sedonia Kohn to Ellis P Earle, at Edgewood rd, Montclair, NJ [165 Bway]; AT; QC; AL; Aug10; Sept 11'14; A$6.000-6,000. nom

**140TH st, 59-63 W** (6:1738-7 & 9), ns, 125 e Lenox av, 75x99.11, 2-6-sty bk tnts; Chas H Murray, ref, to Marco Realty Co, 27 Cedar; FORECLOS Aug27; Sept11'14; A $15,000-66,000 **1,000**

**143D st, 122-4 W** (7:2011-47), ss, 308.4 w Lenox av, 41.8x99.11, 6-sty bk tnt; May C Knowles to Consolidated Industrial Co, 135 Bway; mtg $31,500; Sept1; Sept17'14; A $16,500-45,000. O C & 100

**144TH st, 454 W,** see 144th, 464 W.

**144TH st, 460 W,** see 144th, 464 W.

**144TH st, 464 W** (7:2059-25), ss, 209 w Convent av, 20x99.11, 4-sty & b bk dwg; A$9,600-15,500; also 144TH ST, 460 W (7:-2059-23), ss, 158.6 e Ams av, 20x99.11, 3-sty & b bk dwg; A$9,600-14,000; also 144TH ST, 454 W (7:2059-20), ss, 116 w Convent av, 20x99.11, 4-sty & b bk dwg; A$9,600-15,500; Max Gratzner et al to Herman Reher, 276 W 11, & Wm Volk, 658 3 av; mtg $37,000 & AL; Sept11; Sept15'14. nom

**150TH st, 305-7 W,** see Bradhurst av, 178-82.

**150TH st, 554 W** (7:2081-52), ss, 486.6 w Ams av, 18.6x99.11, 3-sty & b bk dwg; Isabella Hoffman to Edwin Hoffman, 554 W 150; AL; Aug11; Sept16'14; A$9,600-13,000. nom

**158TH st, 474-6 W,** see 158th, 478-80 W.

**158TH st, 478-80 W** (8:2108-35), ss, 79.3 e St Nicholas av, 50x90.11, 5-stv bk tnt; also 158TH ST, 474-6 W (8:2108-38), ss, 122.3 e St Nicholas av, 45.11x99.11, 5-stv bk tnt; Riverview Constn Co to B B Realty Co, 149 Bway; mtg $115.000 & AL; Sept10; Sept12'14; A$35,000-98 000. O C & 100

**168TH st, 601 W,** see Bway, 4001-9.

**214TH st W** (8:2256-pt lot 455), cl 125 n of cl 14 av, runs e279.10 to cl 215th xs 125 to cl 14 av xw279.10 to cl 214th xn 125 to beg; vacant; Lewis A Mitchell to Gertrude Kane, 454 W 151; July1; Sept17 '14 A$——$—— nom

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**215TH st W, cl,** see 214th W cl, 125 n cl 14 av.

**Av B, 220** (2:407-35), ws, 45.11 n 13th, 26.9x95, 4-sty bk tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S, AL; Sept16; Sept17'14; A$17,000-20,-000. O C & 100

**Av B, 220;** Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; Sept16; Sept17'14. O C & 100

**Bradhurst av, 178-82** (7:2046-7), nec 150th (Nos 305-7), 99.11x112.6, 7-sty bk tnt; Worthen Realty & Constn Co to Twentieth Ave Co, 36 Stewart Bldg, Utica, NY; mtg $138,000; Sept1; Sept11'14; A$61,-000-198,000. O C & 100

**Broadway, 4001-9** (8:2138-108), nwc 168th (No 601), 90x150, 6-sty bk tnt & strs; Jas Livingston Constn Co to Hy H Dreyer, 4021 Bway; mtg $250,000 & AL; Sept15; Sept17'14; A$100,000-265,000. O C & 1,000

**Convent av, 311 (43)** (7:2050-19), es 419.6 n 141st, 20x100, 3 & 4-sty & b bk dwg, Myron Sulzberger to Wm Crawford at Monroe, NY; B&S; mtg $14,000; Sept16 '14; A$11,000-17,000. nom

**Edgecombe av, 385** (7:2054-49), ws, 75 s of cl 153d if projected, 99.1x100, 6-sty bk tnt; Jacob Rosenthal to B W R Realties, 63 Park row; B&S; mtg $145,000; Mar30; Sept12'14; A$45,000-P45,000. nom

**Edgecombe av, 385;** B W R Realties to Alpha Holding Co, 165 Bway; mtg $145,-000; Sept10; Sept12'14. O C & 100

**Haven av, ws, abt 266.6 n 177th,** see Riverside dr, es, 266.6 n 177.

**Lexington av, 190** (3:887-79), ws, 67.8 s 32d, 22x80, 3-sty & b bk dwg; Alpha Holding Co to B W R Realties, 63 Park row; mtg $27,000; Sept10; Sept12'14; A$23,750-25,500. O C & 100

**Lexington av, 783** (5:1396-22½), nec 61st, 20.5x80, 4-sty & b stn dwg; Jno G Wendel to Ella V von E Wendel, Rebecca A D W Swope & Mary E A Wendel, all at Irvington, NY, as point tenants; Sept8; Sept 4 '14; A$30,000-38,000. nom

**Lexington av** (6:1768-21), nec 119th (Nos 147-51), runs e60xn78.4x nearly n29.5 to cl old Harlem rd x— to av xs62.6 to beg, 3-sty bk stable; A$30,000-35,000; also PARK AV, 1807-13 (6:1773-4 & 72), es, 75.8 s 125th, 63x90, 2-5-sty bk tnts & strs; Wm D J McCarthy to Mary C McCarthy, both at 100 W 130; 1-5 & 1-15 pts; B&S; Sept17'14; A $38,000-62,000. gift

**Manhattan av, 443** (7:1945-52), ws, 50.11 s 119th, 25x100, 5-sty stn tnt; Geo Solomon to Wenare Holding Co, 90 Lenox av; mtg $27,500 & AL; Aug31; Sept14'14 $15,000-27,000. nom

**Nagle av, 21-3** (8:2174-85-88), nws, at sws Arden (Nos 2-12), 130x129.6, 3-5-sty bk tnts & strs; Brown Bros, Inc, Owners & Builders, to Douglas W Brown, at East Orange, NJ; mtg $122,000 & AL; Aug21; Sept17'14; A$——$——. nom

**Park av, 1807-13,** see Lex av, nec 119.

**Park row, 124-6** (1:159-51), ns, 222.3 e Duane, 25x108.7x25x107.6, 3-sty fr bk ft tnt & str, 1-sty ext; Archibald C M I Stewart to Jeanie A Stuart, 672 6 av, Bklyn; AT; QC; Sept16; Sept17'14; A$44,-000-46,000. nom

**Park row, 128** (1:159-50), ns, abt 247.3 e Duane, 24.10x108.10x25x108.3, 5-sty stn lodging house & strs; Archibald C M I Stewart to Jeanie A Stuart, 672 6 av, Bklyn; AT; QC; Aug17; Sept17'14; A$43,-000-50,000. nom

**Park av, 525** (5:1395-68-72), sec 61st (Nos 100-8), 100.5x99, 1-3 & 3-4-sty & b stn dwgs & 5-sty bk tnt & strs; Salisbury Realty Co to E A L Park Av Co, 505 5 av; mtg $210,000 & AL; Sept11; Sept14'14; A $200,000-244,000. O C & 100

**Riverside dr** (8:2177-346), es, 266.6 n 177th, 100x177.9 to Haven av x102x163.5, vacant, with all title to land in Buena Vista av in front of plots 35, 49, 50 & right of way over unnamed st bet ns 177th & nl plot 45; Central Bldg Impt & Investment Co to Chateau Holding Co, both at 149 Church [c/o H Sonnl; mtg $15 500 & AL; Aug12; Sept16'14; A$22,000-22,000. O C & 100

**St Nicholas av, 1344-54** (8:2133-62-65), es 36.5 s 178th, 117x100, 2-5-sty bk tnts; Wm Volk et al to Max Gratzner, 802 W 181, ½ pt, & Mark Ash 316 W 103, ½ pts; mtg $110,000; Sept14; Sept15'14; A$72,000-147,000. O C & 100

**West Broadway, 327** (1:228-20), es, 88.9 s Grand, runs e86.4xs16.2xe13.5xs6xw99.9 to st xn22.3 to beg, 3-sty bk tnt & strs & 2-sty bk rear bldg; Jno G Wendel to Ella V von E Wendel, Rebecca A D W Swope & Mary E A Wendel, all at Irvington, NY, as joint tenants; Sept10; Sept14'14; A$15,-500-16,500. nom

**1ST av, 1632-4** (5:1564-47-48), sec 85th (Nos 400-2), 51x79, 2-4-sty stn tnts & strs; Philipp Lesser to Lesser Furniture Co, 1634 1 av; AL; Sept10; Sept16'14; A $39,000-52,500 nom

**9TH av, 830-40** (4:1045-4 & 58-61), sec 55th (Nos 360-74), runs e175xs100.5xw75x s34.10xnw100.9 to av xn122.11 to beg, 6-3-sty bk tnts & strs & 7-3-sty & b bk & stn dwgs; Jno M Scoble to Robt W Chanler, 147 E 19; B&S; Feb4'13; Sept15'14; A$165,-500-195,000. nom

**10TH av, 605-7** (4:1072-35-36), swc 44th (Nos 500-2), 50.5x100. 3 & 4-sty bk tnt & strs & 3-sty fr bk ft tnt & strs; Alvina L J Palmer to Hildegarde M Becker, 1745 Montgomery av, Bronx; 1-10 pt; AT; mtg $36,000 & AL; Sept3; Sept14'14; A$40,000-46,000 O C & 100

**10TH av, 605-7,** swc 44th (Nos 500-2); Anna C Becker to Wm H Becker, 1745 Montgomery av, Bronx; 1-10 pt; AT; mtg $36,000 & AL; Sept3; Sept14'14. O C & 100

**10TH av, 605-7,** swc 44th (Nos 500-2); Amanda L Becker to Helen M Becker, 1745 Montgomery av, Bronx; 1-10 pt; AT; mtg $36,000 & AL; Sept3; Sept14'14. O C & 100

**10TH av, 605-7,** swc 44th (Nos 500-2); Walter L Becker to Adolphine C Becker, 1745 Montgomery av, Bronx, 1-10 pt, AT, mtg $36,000 & AL, Sept3; Sept14'14. O C & 100

**10TH av, 831-9** (4:1084-25-32), nwc 55th (Nos 501-11), 100.5x200, 5-4-sty bk tnts & strs & 3-1-sty bk & fr stables; Jno M Scoble to Robt W Chanler, 147 E 19; B&S; Feb4'13; Sept15'14; A$99,000-117,000. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Allen st, 192** (2:417); consent to 3d track; Jos Bohnert et al to Manhattan Railway Co, an undivided int; Aug24; Sept 17'14. 330.07

**Arden st, 2-12,** see Nagle av, 21-3.

**Broad st, 11-23** (1:26-1), es, — s Wall, Mills Bldg; consent to stairway to Wall st station; Ogden Mills & ano to City NY; May—; Sept15'14. nom

**Canal st, 35-7** (1:1:297), nec Ludlow (Nos 4-6); re asn rents to secure two mtgs $——; Meyer Jarmulowsky et al, EXRS Sender Jarmulowsky, to Louis & Harry Jarmulowsky, firm s Jarmulowsky, 54 Canal; Sept11; Sept12'14. nom

**Clinton st, 93** (2:348), ws, 175 s Rivington, 25x100; certf of redemption under sheriff's sale of Nov24'09; Jno S Snea, Sheriff, to Anna I Koran; Apr27'11; Sept12 '14. 354.79

**Emerson pl, nwc Seaman av,** see Seaman av, nwc Emerson pl.

**Greenwich st, 260** (1:131), nwc Murray (No 89), 24.2x61x24.1x60.2; consent to 3d track; Mary E & Geo F Ahrens, EXRS &c Jno G H Ahrens, to Manhattan Railway Co; July29; Sept15'14. 531.66

**Greenwich st, 260;** consent to 3d track; N Y Life Ins & Trust Co, mortgagee, to same; mtg $22,500; Aug28; Sept15'14. nom

**Greenwich st, 260;** consent to 3d track; same, TRSTE Wm A Fitzhugh, mortgagee, to same; mtg $10,000; Aug28; Sept15'14. nom

**Greenwich st, 438-40** (1:223), nwc Vestry (No 50), 41.8x78; consent to 3d track; Corinne M J de B Moore to Manhattan Railway Co; Aug19; Sept11'14. 1,066.67

**Greenwich st, 622** (2:602); consent to 3d track; Jas MacG Smith, TRSTE will Jas Rowe, to Manhattan Railway Co; Aug24; Sept11'14. 550

**Ludlow st, 4-6,** see Canal, 35-7.

**Murray st, 89,** see Greenwich, 260.

**Vestry st, 50,** see Greenwich, 438-40.

**19TH st, 137 E,** see 19th, 139 E.

**19TH st, 139 E** (3:875), owned by party 1st pt; also 19TH ST, 137 E, ns, adj above on w, —x—, owned by party 2d pt; agmt as to removal of encroachment of tank on roof, &c; Fredk J Sterner with Cortland E Palmer; June23; Sept17'14. nom

**69TH st, 9 E** (5:1384-12), ns, 265 e 5 av, 28x100.5, 4-sty & b stn dwg; re judgt; Louis M & Thos W Jones to Bowery Savings Bank, 128 Bowery; Sept3; Sept16'14; A$108,000-140,000. 25

**69TH st, 9 E;** re judgt; Lulu W Ceballos EXTRX Cath L Washington to same; Aug 21; Sept16'14. 25

**69TH st, 9 E;** re judgt; Robt Griffin Co to same; Aug24; Sept16'14. 25

**69TH st, 9 E;** re judgt; Milton Schnaier & Co to same; Aug25; Sept16'14. 25

**69TH st, 9 E;** re judgt; Longacre Motor Co to same; Aug28; Sept16'14. 25

**69TH st, 9 E;** re judgt; Harrison-Walker Refractories Co of Pa to same; Sept1; Sept16'14. 50

**69TH st, 9 E;** re judgt; Jacques L Boisse to same; Sept9; Sept16'14. 25

**69TH st, 9 E;** re judgt; Andw Feeney et al to same; Sept10; Sept16'14. nom

**72D st, 105 W** (4:1144); re asn rents; Gertrude A Vanderbeck to 105 West 72d St Co, 11 E 30; Aug31; Sept17'14. nom

**115TH st, 48 W** (6:1598-58), ss, 325 e Lenox av, 18x100.11, 3-sty & b bk dwg; CONTRACT; B & E Holding Co with Leon Dauber, 12 E 111; mtg $7,500; Sept8; Sept 17'14; A$10,500-11,000. **8,600**

**127TH st, 201-3 E,** see 3 av, 2341.

**143D st, 122-4** (7:2011), ss, 308.4 w Lenox av, 41.8x99.11, 6-sty bk tnt; re mtg; Abr L Kass to May C Knowles, 64 Fairmont rd, Ridgewood, NJ; Sept16; Sept17'14. O C & 100

**Columbus av, 792** (7:1853); consent to 3d track; Justina Buchsbaum et al to Manhattan Railway Co; mtg $12,000; Aug21; Sept11'14. 1,450

**Columbus av, 792** (7:1853); consent to 3d track; N Y Public Library, Astor, Lenox & Tilden Foundations, mortgagees, to Manhattan Railway Co; mtg $5,000; Aug 31; Sept11'14. nom

**Madison av, 1473** (6:1607) es, 25.5 n 101st, 25.2x84.7x25.2x79.1; agmt as to asn rents, &c, to secure $1,400; Chas Henschke et al to Saml Rosenberg, 916 Clinton [Tiffany], Bronx, & Minnie Prior, 1473 Madison av; AT; Aug11; Sept16'14. 1,400

**Nagle av, 21-3** (8:2174); also ARDEN ST, 2-12; re asn rents recorded July17'14; Gertrude A Vanderbeck to L O'Connor, 902 or 109 West End av; Aug31; Sept17'14. nom

**Seaman av** (8:2248-lots 90, 97 & pt 98), nwc Emerson pl, 160x150, vacant; re mtg; Jonas F Mann to Seaman Constn Corpn, 612 W 207 [c/o T G Galardi]; Sept15; Sept 16'14; A$ —$—— nom

**1ST av, 289** (3:922); consent to 3d track; Jno H H Menken to Manhattan Railway Co; mtg $13,500; July16; Sept12'14. 306.67

**1ST av, 289;** consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $12,500; Aug19; Sept12'14. nom

**1ST av, 289;** consent to 3d track; Benj Seaman, mortgagee, to same; July29; Sept 12'14. nom

**3D av, 2341** (6:1792), nec 127th (Nos 201-3), 22x80; consent to 3d track; Renee H Canalizo to Manhattan Railway Co; mtg $26,500; June25; Sept14'14. 814

**3D av, 2341;** consent to 3d track; Bank for Savgs, mortgagee, to same; mtg $20,-000; Aug28; Sept14'14. nom

**3D av, 2341;** consent to 3d track; Theo Greentree, mortgagee, to same; mtg $9,-500; Aug27; Sept14'14. nom

**Appointment of trste** (misel); Saml W Bridgham, of East Providence, RI, & Chas L Carpenter, of Montclair, NJ, TRSTEES will Wm C Schermerhorn, to Edw J Haney, of Tuxedo Park, NY, as TRSTEES under said will; Mar31; Sept14 14.

**Power of atty** (misel); Miriam L Trigg, of Dresden, Germany, to Benj N Trigg, of Boston, Mass; July11; Sept11'14.

**Power of atty** (misel); Payton J Van Rensselaer to P Chauncey Anderson; Jan 21; Sept14'14.

**Power of atty** (miscl); Wm Klein, son of Johanna Winter (decd), now at Munchen, Germany, to Edwin Blumenstiel, NY; June30; Sept11'14.

**Power of atty** (miscl); Adelaide P Enrich to Chas A Riegelman at Woodmere, LI, Mar26'14; Sept16 14.

**Revocation of power of atty** (misel); Annie F Leverich, at Throggs Neck, NY, to Francis De R Wissmann; Sept12; Sept 14'14.

## WILLS.

### Borough of Manhattan.

**St Nicholas pl, 20,** see 19th, 527-9 W.

**13TH st, 154 W** (2:608-12), ss, 140 e 7 av, 20x103, 3-sty bk dwg; Jno W Grindle Est, Matie E Grindle, EXTRX, 171 W 12; atty, Geo C Basch, 115 Bway; A$13,500-16,500. Will filed Sept11'14.

**19TH st, 527-9 W** (3:691-17 & 18), ns, 350 e 10 av, 50x91, 1 & 2-sty bk & fr stable; A$20,000-20,500; also 25TH ST, 543-51 W (3:697-8-12), ns, 175 e 11 av, 125x98, 1-sty bk foundry; A$45,000-50,000; also 43D ST, 263-5 W (4:1015-4¼ & 4½), ns, 70 e 8 av, 30x45, 2-1-sty bk & fr tnts; A$23,-000-24,000; also ST NICHOLAS PL, 20 (7:-2054-36), es, 180 n 150th, 45x100, 4½-sty bk dwg; A$23,000-29,000; also 8TH AV, 680-6 (4:1015-1-1½-2 & 3), nec 43d, 75x70, 4-4½-sty bk & fr tnts & strs; A$145,000-166,000; Chas A Christman Est, Josephine C Christman, EXTRX, 20 St Nicholas pl; atty, Benj H Stern, 149 Bway. Will filed Sept17'14.

**25TH st, 543-51 W,** see 19th, 527-9 W.

**43D st, 263-5 W,** see 19th, 527-9 W.

**8TH av, 680-6,** see 19th, 527-9 W.

## CONVEYANCES.

### Borough of the Bronx.

**Brown pl, 164,** see 135th, 491-3 E.

**Byron st (*),** ws, 127.1 s 235th, runs s 50.5xw61.8 to White Plains rd xnw59.10xe 100.11 to beg; Regina C Holmstrom to Saml McCarthy, 356 E 142; mtg $2,000; Sept15; Sept16'14. O C & 100

**Chisholm st, 1304** (11:2972), es, 113.11 n Stebbins av, 28 to Freeman (Nos 854-6) x 55.7, 3-sty fr tnt & strs; Matilda Eichhorst to Alice S Anderson, 1536 Richmond Turnpike, SI; Aug12; Sept14'14. nom

**Devoe ter, 2479** (11:3219), nws, 375.8 s 190th, 18.4x70, 2-sty bk dwg; Fordham Realty Co to Robt Drennan, 1468 St Nicholas av; mtg $5,200; Aug12; Sept11'14. O C & 100

**Elsmere pl** (11:2985), ns, 88 e Crotona Pkway, 104.6x101x89.11x100, 5-sty bk tnt; Defender Constn Co to Edmund Francis Realty Co, 20 Nassau; Jan29; Sept15'14. O C & 100

**Elsmere pl, nec Crotona Pkway,** see Crotona Pkway, es, 109.9 s 177.

**Freeman st, 854-6,** see Chisholm, 1304.

**Hoffman st** (11:3066), es, 600 n 187th, 25 x118.7x25x118.9, vacant; also lot A D, map 70, lot Cedar Hill Plot on Powell Farm, except part for st, vacant; Henry Schutz to T J Cunningham Co, 1029 E 163; Sept15; Sept16'14. O C & 100

**Knox pl** (11:3239), swc Heath av (No 2669), 100x25, 2-sty fr dwg; Fordham Realty Co to Robt Drennan, 1468 St Nicholas av; mtg $7,000; Sept8; Sept11'14. O C & 100

**Loring pl, sec Sedgwick av,** see Fordham rd, ss, 180.6 w Loring pl.

**Mianna st (*),** nwc Oakley, 30 11x105.11 x8?.6x73.3; Kate Schmitt to Anton Landgrebe, 1724 Barnes av; mtg $1,200; Sept 10; Sept11'14. nom

**Oakley st, nwc Mianna,** see Mianna, nwc Oakley.

**Parkside pl** (12:3355), ws, 229.11 n 207th, 100x90, vacant; Edwin C Dusenbury to Mellwin Realty & Constn Co, 1694 Clay av; mtg $5,000; Sept9; Sept12'14. O C & 100

**Prospect st** (9:2379), ns, 250 w Elton av, strip runs s1.10 to ns 157th xw25xn1.10 to Prospect xe25 to beg; Frazier M Dolbeer to Ellen Judge, 2929 Briggs av; QC; July 30; Sept15'14; re-recorded from Sept10'14. nom

**Sheil st (*),** ns, — e Barnes av, being plot at ss lot 296, runs n109.6xe28.8xs109.6 to st xw28.8 to beg, being part lot 296, map Wakefield; Mary I Glew to Carlo Vinci, 848 E 226; mtg $2,500; Sept11; Sept 14'14. O C & 100

**Simpson st** (10:2727), es, 401.10 n Westchester av, 10x100, vacant; Chas Riley to Louis Burnstine, 813 E 150; Sept15; Sept 16'14. O C & 100

**Teasdale pl, 660** (10:2632), ss, 100 w Trinity av, 37.6x100, 3-sty bk dwg; Bella Harris to Rosa Harris, 660 Teasdale pl; ½ pt; Sept1; Sept16'14. O C & 100

**Tiffany st, 1146** (10:2718), es, 180 s 169th, runs e72.3xs10xse13 10xw81.10 to Tiffany x n20 to beg, 3-sty bk tnt; Louis Burnstine to Chas Riley, 112 W 121; mtg $8 000; Sept 15; Sept17'14. O C & 100

**135TH st, 371 E** (9:2298), ns, 206.6 w Willis av, 25x100, 5-sty bk tnt & strs; Egidio Pellettieri to Anna wife Egidio Pellettieri, 371 E 135; Sept16'14. O C & 100

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**135TH st, 491-3 E** (9:2763), nec Brown pl (No 1st), 100.8x88.4, 3-sty bk tnt & strs; Cora L Penny to Margt A Lopby, Tuckahoe, Pa, mtg $34,500; Sept14 14.
O C & 100

**140TH st, 741 E** (10:2570), ns, 75 w So blvd, 25.8x102.5x25x104, 1-sty bk market; Jos Miloia to Pasquale Briganti, 209 E 14, ¼ pt, mtg $4,100; Aug14, Sept12 14.
nom

**143D st, 413 E** (9:2288), ns, 165.10 e Willis av, 15.3x100, 2-sty & b bk dwg; Charlotte L Kittson to Congregational Church of North N Y, 411 E 145, Sept15 14.
O C & 100

**152D st, 767 (951) E** (10:2644), ns, 25 w Wales av, 25x80.11x25.11x101.3, 4-sty bk tnt; Wm D J McCarthy to Mary C McCarthy, 100 W 130, 1-2 pt, Sept14 14. gift

**164TH st, 863 E** (10:2690), ns, 151 e Prospect av, 19x74.4, 3-sty bk dwg; Louis Sashoi to Pauline Price, 130 S 5, Bklyn, mtg $7,100; Sept16, Sept17 14. O C & 100

**165TH st, 321-35 E,** see Teller av, 1039-47 & 1077-85.

**165TH st, 760 E** (10:2659), ss, abt 80 e Forest av, —x—, 3-sty fr bk tt tnt & str; Benj H Robitzek to Lillian A Robitzek, 980 Tinton av, AT; Sept14 14. gift

**166TH st, 320-36 E,** see Teller av, 1039-47 & 1077-85.

**167TH st, 899-901 E** (10:2706), ns, 75.1 w Tiffany, runs w60xn93.3xe30.11xn25.1xe30.6 xs109.2 to beg, 6-sty bk tnt & strs, David Paley to Benj M Gruenstein, 60 W 95; mtg $20,000, Junes; Sept12 14. nom

**169TH st, 278 E** (9:2439), ss, 85 e Morris av, 20x90, 2-sty & b fr dwg; Thornton Bros Co to Anthony H Neggesmith, 305 E 161; mtg $4,500; Sept11; Sept12'14.
O C & 100

**170TH st, 394 E** (11:2782), ss, abt 230 e Teller av, 16.11x74.4x16.6x74.4, 3-sty fr tnt; Ardolas Co to Wm H Kirchner, 3608 3 av; mtg $4,000, Sept5; Sept15'14. nom

**173D st, 961 E,** see Bryant av, 1660.

**173D st, 656 E** (11:2944), ss, 149.4 w Crotona av, 25x146.4x25x145.5, 2-sty fr dwg; Thos McCullough to Mary McCullough, 656 E 173; Nov29'13; Sept15'14. nom

**175TH st, 731 E,** see Clinton av, 1810.

**176TH st, 733 E,** see Clinton av, 1872.

**181ST st, 785 E** (11:3110), nwc Mapes av (No 2127), 94x46.1x94x46.1, 5-sty bk tnt & strs; A Robt Munro to Edw E Miers, 3100 Bway; mtg $44,650; Sept11'14.
O C & 100

**183D st, 628 E** (11:3071), ss, 25 w Hughes av, 25x75, 3-sty fr tnt & strs; Thos P Howley to Antonio La Porta, 622 E 183; mtg $6,000; Sept16; Sept17'14. O C & 100

**183D st E, nec Park av,** see Park av, n ec 183.

**184TH st E, nwc Marion av,** see Marion av, 2379.

**185TH st, 447-9 E,** see Park av, 4590.

**185TH st, 451-3 E** (11:3089), ns, 100 e Park av, 50x100, 5-sty bk tnt; Wm H Kirchner to Crotona Parkway Co, 233 Bway; mtg $39,000; Sept11; Sept15'14. nom

**187TH st E, ns, 50 w Cruger av,** see Bronxdale av, ss, 39.1 w Cruger av.

**187TH st E** (11:3114), ss, 120.9 w So blvd, runs w25xs70xs55xe26.5xn125 to beg, vacant; Isaac G Frauenthal, ref, to Henry M Powell, 430 W 119; mtg $2,500; FORECLOS July20; Sept10; Sept12'14. **500**

**215TH st E** (*), ss, 175 w Maple, 25x125; Wm Berg, ref, to David Stevenson Brewing Co, 521 10 av; FORECLOS Aug6; Sept11'14. **3,500**

**217TH st E, ns, 105 w Barnes av,** see 218th E, ss, 105 w Barnes av.

**218TH st E** (*), ss, 105 w Barnes av, runs w100xs228 to ns 217th xe75xn114xe 25xn114 to beg; Thos J Coyne & ano, by GDN, to Geo Mayer, 740 E 218; AT; mtg $5,500; Sept10; Sept15'14. **5,050**

**218TH st E** (*); same prop; Rev Thos J Coyne to same; mtg $5,500; June5; Sept 15'14. O C & 100

**220TH st E** (*), nec White Plains rd, 50 x105, except part for rd; Harry Koch heir Henry Koch to Marie M Koch, 3826 White Plains av, 1-5 pt; AT; mtg $4,500; Sept3; Sept12'14. nom

**220TH st E** (*), same prop; Christian Koch, heir same to same; 1-10 pt; mtg $4,500; Sept3; Sept12'14. nom

**223D st E, see Carpenter av,** see Carpenter av, sec 223.

**233D st, 631 E** (*), ns, 105 e Carpenter av, 25x114; Richd Hanrahan to Agnes J O'Neill, 4328 Richardson av; mtg $3,000; Sept16; Sept17'14. O C & 100

**233D st E** (*), ss, 55 e Bronxwood av, 50x50; Bronislawa Zylka to Sophie Zylka, 87 Bedell, Bklyn; AL; July24; Sept17'14. nom

**Andrews av, 2337-41** (11:3225), ws, 100 s from s end of a curve where ws Andrews av joins ss Fordham rd, runs s50xw100xn 25xe25xn25xe75 to beg, 2-5-sty bk tnts; Inter-Ocean Realty Corpn to Eitingon Realty Co, 45 W 25; mtg $35,000; Sept1; Sept11'14. O C & 100

**Anthony av, 2053** (11:3156-3161), nws, 143.2 ne Burnside av, 25x100, 2-sty fr dwg; Mary E Gray to Chas G Neumann, 233 E 176; mtg $4,000; Sept15; Sept16'14.
O C & 100

**Anthony av** (11:2890), es, 259.2 s Prospect pl, 29.2x90.2x53.4x90, vacant; Rachel Jaffe to Abr Naphtalin, 154 Dwight, New Britain, Conn; mtg $10,000; Sept12; Sept14 nom

**Arthur av, 2171** (11:3063), ws, 88.9 n Oak Tree pl, 21.3x93.2, 3-sty fr tnt; Fredk Ehrlich to Louise Ehrlich, 2169 Arthur av; ¼ pt; B&S & AL; Aug3; Sept15'14. nom

**Arthur av, 2171;** Louise Ehrlich to Wm Zeller, 2142 Arthur av; ⅛ pt; B&S & AL; Sept14; Sept15'14. nom

**Arthur av, 2171;** Wm Zeller to Frederic Ehrlich, 876 W 180; ⅛ pt; B&S & AL; Sept14; Sept15'14. nom

**Arthur av** (11:3066), ws 27.7 n 187th, 25x113.7x25x113.9, vacant; Pasqualina Sessa to Anna De Feo 1043 Underhill av; mtg $5,000; Sept14; Sept15'14. O C & 100

**Arthur av, 2474** (11:3077), es, 300 n 185th, 20x90.6, except pt for av, 3-sty bk tnt & strs, Michele Ciolfoletti to Felice Resigno, 2415 Hughes av; mtg $1,000; Sept. Sept14 14. nom

**Arthur av, 2474;** Felice Resigno to Rosina Resigno, 2415 Hughes av, [illegible] 300, Sept1, Sept14 14. nom

**Barker av** (*), es, 250 n Mace av, 50x 100, Minnie Heck to Sidney W Stalter, 2449 Olmville av; Sept15; Sept16'14.
O C & 100

**Benedict av** (*), ns, 276.11 e Storrow, 25 x90, Friend M Christensen to Christine L Christensen, 1951 Benedict av; mtg $6,250; June26, Sept1'14. O C & 100

**Bogart av** (*), ws, 225 s Rhinelander av, 50x100, Benj Schwartz to Isaac Jolie, 104 E 121, & Abr Zwemitzky, 114 Kosciusko, Bklyn, mtg $1,410; July22; Sept16'14. nom

**Boscobel av, 1418-20** (11:2944), es, 91.11 s Plympton av, runs s50xe47.9xse47.9 to Nelson av (Nos 1401-5) xn50xnw71.8xw71.8 to beg, 4-2-sty fr dwgs; Arthur H Chute to Herbt N Chute, 1420 Boscobel av; mtg $6,000, Sept10; Sept11'14. nom

**Broadway** (13:3421), ws, 47 n Mosholu av, 20x100, vacant; mtg $2,000; also BROADWAY (13:3421), ws, at sws Mosholu av, runs s47xw100xn25xw13.7xnw 36.10xne100 to av xse95 to beg, vacant; mtg $23,500; Fredk Zibelin to Auguste Langer, 445 W 36; Sept5; Sept14'14. nom

**Broadway, ws, at sws Mosholu av,** see Bway, ws, 47 n Mosholu av.

**Bronxdale av** (*), ss, 39.1 w Cruger av, runs w25.0xs44.5xse44.9 to 187th xe25.8xn 34.1xnw33.9 to beg; Esther C Cully to Geo Hauser, 1379 Taylor av; Sept11; Sept12'14.
O C & 100

**Brook av, 498** (9:2274), es, 24.11 n 147th, 24.11x100, 5-sty bk tnt & strs; Abr Levine to Meyer Berman, 725 Cauldwell av; mtg $21,000; May1; Sept17'14. nom

**Brook av, 555** (9:2294), ws, 158.1 s Westchester av, runs w54xs0.10xsw29.5xe68.6 to av xn26.10 to beg, 4-sty bk tnt & strs; Jas O Farrell, ref, to Sol Silverman, 447 Claremont Pkway; mtg $10,000; FORECLOS Sept10; Sept11'14. **300 over mtg**

**Bryant av, 1660** (11:3001-3002), nec 173d (No 961), runs w24.9xne30.11xne70.7xs41.9 to st xw100 to beg, 5-sty bk tnt & strs; Geo Kurzman to Jos Billy, 2068 Vyse av; mtg $50,000; Sept10; Sept11'14. O C & 100

**Carpenter av** (*), sec 223d, 90x27; W M Realty Co to Luigi Massa, 729 E 215; mtg $4,000; Sept12; Sept14'14. O C & 100

**Castle Hill av** (*), ws, 270 s Green la, 25x105.2; Hudson P Rose Co to Pasquale Pistorino, 200 1 av; Sept9; Sept11'14. nom

**Cedar av** (*), ns, 501.2 e Elm, 50x100; Annie Goldfiam to Jas J McSorley, 300 E 109; QC; mtg $——; June20'05; Sept15'14. nom

**Clinton av, 1810** (11:2949), nec 175th (No 731), 19.5x90.2, 4-sty bk tnt; W Stebbins Smith, ref, to Ella H Holgate, 510 E 188; FORECLOS July28; July29; **Sept17'14.**
**1,500**

**Clinton av, 1872** (11:2951), nec 176th (No 733), 101.11x40x103.9x40.1, 2-sty fr dwg; Henry Schutz to Arthur Southard, 1029 E 163; mtg $6,500; Sept15; Sept16'14.
O C & 100

**Crotona av, 2315-9** (11:3103), ws, 275 n 183d, 75x80, 2-4-sty bk tnts; T J Cunningham Co to Henry Schutz, 725 Tremont av; mtg $34,000; Sept15; Sept16'14. O C & 100

**Crotona Pkway, nec Elsmere pl,** see Crotona Pkway, es, 109.9 s 177.

**Crotona Park E, 1564** (11:2939), ss, 175 w Suburban pl, 50x130, 5-sty bk tnt; Frank A Wahlig Co to Annie E Worm, 769 St Nicholas av; mtg $42,000; Aug20; Sept15 '14. O C & 100

**Crotona Park E, 1564;** same prop; Annie E Worm to Annabeth Realty Corpn, 148th & 3 av (Smith Bldg); Aug20; Sept 15'14. O C & 100

**Crotona Pkway** (11:2985), es, 109.9 s 177th, 109.9 to Elsmere pl x88x100x133.3, 5-sty bk tnt; Defender Constn Co to Edmund Francis Realty Co, 20 Nassau; Jan 29; Sept15'14. O C & 100

**Duncomb av** (*), es, 500 s Elizabeth, 75 x126.1x86.4x125, except pt for public purposes; Conti Realty Co to Richd Morrison, 3446 Station pl; Sept4; Sept12'14. **3,300**

**Findlay av, 1040-84,** see Teller av, 1039-47 & 1077-85.

**Fordham rd** (11:3225), ss, 180.6 w Loring pl, runs s108.3xw161.10xw28.5 to es Sedgwick av xn & ne— to rd xe— to beg; vacant; Frank A Wahlig Co to Andw R McLaren, 96 W 163; mtg $12,000; Aug20; Sept15'14. O C & 100

**Fordham rd, 657 E** (12:3273), ns, 50.10 e Cambreleng av, 25.5x122.11x25x127.11, vacant; Kate L Blaich to Eleanor G Brady, 2395 Valentine av; QC; Sept11; Sept12'14. nom

**Fordham rd, 657 E;** Eleanor G Brady to Henry G & Kath L Blaich, 659 East Fordham rd, tenants by the entirety; QC; Sept 11; Sept12'14. nom

**Forest av, 914** (10:2658), es, 152.9 s 163d, 18.9x75, 3-sty & b fr dwg; Aurelie Schlockow to Oswald Schlockow, 1162 Pacific, Bklyn; Sept11'14. O C & 100

**Franklin av, 1185** (10:2611), nws, 344 se 168th, old line, 30x86x30x90.10, 2-sty & b fr dwg; Ellen Walsh to Alice White; July 18'90; Sept11'14. nom

**Fulton av, 1713** (11:2930), ws, 90.11 s 174th, 18x84.2x18x84.10, 2-sty bk dwg; Taxpayers Realty Co to Tillie Weisberger, 1715 Fulton av; mtg $4,500; Sept14; Sept 16'14. O C & 100

**Grant av, 1070** (9:2448), es, 32 s 166th, 25x100.8x25x100.6, 3-sty bk dwg; Saml Wachter to Isidore Globe, 1300 Clay av; mtg $8,000; Aug31; Sept16'14. nom

**Heath av, 2669,** see Knox pl, swc Heath av.

**Hering av** (*), ws, 150 s Neill av, 25x 100; Sound Realty Co to Sol Copilowitz, 61 Union st, Flushing, LI; June29; Sept12'14. nom

**Hoe av, 1465** (11:2981), ws, 75 n Jennings, 50x100, 3-sty bk dwg; Jno Garrety to Jno & Minnie Garrety, 1465 Hoe av; mtg $6,000; Sept14; Sept16'14. O C & 100

**Hughes av, 2452** (11:3076), es, 20 n 185th, 24.11x67.6, 4-sty bk tnt & strs; Clarence Y Paltz, ref, to Harry Mayer, 1043 5 av; FORECLOS Aug19; Sept14; Sept15'14.
**11,600**

**Hull av, 3216** (12:3350), ses, 282.4 ne 205th, 25x100, 2-sty fr dwg; Jane Rose (widow) to Jno Salzmann, 3329 Perry av; mtg $3,000; Sept15; Sept16'14. O C & 100

**Lydig av** (*), nwc Tenbroeck av, 25x 100; Sound Realty Co to Molie Hefler, 1706 Bathgate av, & Harry Barcham, 57 W 28; June29; Sept12'14. nom

**McGraw av** (*), nwc Saxe av, 25x100; Mary J Crotty to Harry F Avers, 60 Overpeck av, Ridgefield Park, NJ; mtg $1,500; Aug5; Sept16'14. nom

**Maclay av, nwc St Peters av,** see St Peters av, nwc Maclay av.

**Mapes av, 2127,** see 181st, 785 E.

**Marion av, 2379** (11:3022), nwc 184th, 97.8x72.5x99.1x63.11, 2-sty fr dwg; Henry Fursht to Mary A Handibode, 2345 Tiebout av; Sept17'14. O C & 100

**Mosholu av, sws, at ws Bway,** see Bway, ws, 47 n Mosholu av.

**Munroe av** (*), ws, 250 s Pierce av, 25x 100; Asne Zaslawsky to Herman Baum, 68 Lenox av; mtg $490; Sept9; Sept12'14. nom

**Murdock av** (*), ws, 475 s Edenwald av, 25x100; Land Co "A" of Edenwald to Herbt M Harrity, 163 N 6, Bklyn; Sept8; Sept17 '14. nom

**Nelson av, 1401-5,** see Boscobel av, 1418-20.

**Park av** (11:3038), nec 183d, 100x75, vacant; Grace J Meehan & ano to Isaac Leader, 1834 Clinton av; mtg $5,000; Sept15; Sept16'14. O C & 100

**Park av** (11:3038), same prop; Vincent Meehan & ano by GDN to same; AT; mtg $5,000; Sept15; Sept16'14. O C & 100

**Park av, 4590** 11:3039), nec 185th (Nos 447-9), 100x100, 2-5-sty bk tnts, strs on cor; Montrose Realty Co to N Y Title Ins Co, 135 Bway; mtg $85,000; May25'12; Sept 16'14. O C & 100

**Paulding av** (*), es, 100 n Morris Park av, 50x100; Morris Park Estates to Jno S Hulin, 7 W 106; Sept1; Sept11'14. nom

**Plympton av** (9:2522), ws, 25 n 170th, 50 x100, vacant; Edwin C Dusenbury to Mellwin Realty & Constn Co, 1694 Clay av; mtg $2,415; Sept9; Sept12'14. O C & 100

**Prospect av, 782** (10:2688), es, 87.3 s Longwood av, 37.6x110.5x40x124.6, 5-sty bk tnt; Adavine Constn Co to Mary I Bloomfield, 1404 Park av; B&S & CaG; Sept15; Sept16'14. O C & 100

**Prospect av, 1913** (11:2951), ws, 50 n Fairmount pl, 50x100, 2-sty fr dwg; Fredk W Sauer to Oscar R W Worm Jr, 769 St Nicholas av; mtg $4,500; Aug20; Sept15'14. O C & 100

**Prospect av, 2131** (11:3097), ws, 29.1 n 181st, 37x100; all title to strip in rear, 37x 0.2, 5-sty bk tnt; Walter Bertenburg to Eliz Steinmetz, 912 Bronx Park S; mtg $25,000; Sept16'14. O C & 100

**Rombouit av** (*), ws, 250 n Hollers av, 25x131.5 to Mill la x27.9x144; Hudson P Rose Co to Pasquale Montelbanno, 748 Westchester av; Sept14; Sept17'14. nom

**St Peters av** (*), nwc Maclay av, 50x65, except pt for avs; Mary E Eaton to Hugh R Fitzpatrick, 274 E 146; mtg $1,500; Sept 14; Sept15'14. O C & 100

**Saxe av, nwc McGraw av,** see McGraw av, nwc Saxe av.

**Sedgwick av, sec Loring pl,** see Fordham rd, ss, 180.6 w Loring pl.

**Stillwell av** (*), ws, 285.10 s McDonald, 50.4x100x48x100; Jno J McLaughlin to Annie Dillon, 450 Beach av; Sept17'14. O C & 100

**Southern blvd, 2435** (11:3115), ws, 337.7 n 187th, 18.9x78.2x18.6x81, 3-sty bk tnt; also SOUTHERN BLVD, 2437 (11:3115), w s, 356.4 n 187th, 18.7x75.3x18.4x78.1, 3-sty bk tnt; Bertha M M Liebertz to Flora O Brill, Newburgh, NY; mtg $6,500; Sept15; Sept16'14. nom

**Southern blvd, 2437,** see Southern blvd, 2435.

**Teller av, 1039-47 & 1077-85** (9:2433 & 2434), nwc 165th (Nos 321-35), runs w200 to es Findlay av (Nos 1040-84) xn438.11 to ss 166th (Nos 320-36) xe200 to ws Teller av xs99.6xw100xs240xe100 to Teller av xs 99.5 to beg, 4-5-stv bk tnts & strs & 14-4-sty bk tnts; Manhattan Island Realty Co to Adolf Mandel, 56 E 87; mtg $——; Sept 8; Sept15'14. nom

**Tenbroeck av, nwc Lydig av,** see Lydig av, nwc Tenbroeck av.

**Tiebout av** (11:3143), ses, 133.5 n 183d, runs ne54.4xse8.2xsw54.11 to beg, vacant; Kobee Realty Co to Chas B Bretzfelder, 187 Cedar av, Far Rockaway, NY & David Shiman, 545 W 111; B&S & CaG; Aug20; Sept11'14. nom

**Walton av, 2432** (11:3184), es, 264.2 s Fordham rd, 25x80x25.11x79.8, 2-stv fr dwg; Saml Hoffman, ref, to Sophie Newlouse, Sherman Sq Hotel 71st & Bway; FORECLOS Sept15; Sept16; Sept17'14.
**1,500**

**Washington av, 1748-50** (11:2916), es, 137.4 n 174th, 36.8x109.7x36.8x109.7, 5-sty bk tnt & strs; Wm Tuvill to Thos W Dixson, Syracuse, NY; mtg $28,000; June22; Sept16'14. nom

**White Plains rd, nec 220th,** see 220th E, nec White Plains rd.

**Willis av, 124** (9:2278), es, 25 n Southern blvd, 25x80, 5-sty bk tnt & strs; Union Street Realty Co to Vincenzo Palumbo, 352 College av & Raffaele Sassone, 422 E 117; mtg $14,500; Sept15; Sept16'14. O C & 100

**White Plains rd, es, 127.1 s 235th,** see Byron, ws 127.1 s 235th.

**Whitlock av, 840** (10:2731), es, 470 s Tiffany, 30x90, 5-sty bk tnt; Frieda Uffman to Alfred Taylor, 211 W 20; mtg $——; July6; Sept11'14. O C & 100

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**Whitlock av, 840;** Alfred Taylor to Biltrite Constn Co, Inc, 211 W 20; Sept9; Sept11'14. O C & 100

**Wright av (*),** es, 375 s Randall av, 25x105, Andw Nolan to Julia K Nolan, 551 W 49; Sept9; Sept16'14. nom

**Yates av (*),** es, 175 s Pelham Parkway S, 25x100; Sound Realty Co to Meyer Gladstone, 744 Fox; June29; Sept12'14. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**183D st E, nec Park av,** see Park av, nec 183.

**217TH st E, ns, 105 w Barnes av,** see 218th E, ss, 105 w Barnes av.

**218TH st E (*),** ss, 105 w Barnes av, runs w100xs228 to 218th xe75xn114xe25xn 114 to beg; gen re; Jos Kurzman & ano to Thos J Coyne, 2350 Lorillard pl; Sept14; Sept15'14. 300

**Arthur av, 2169-71** (11:3063), ws, abt 68 n Oak Tree pl, —x—, 2-3-sty fr tnts; certified copy of last will & testament of Wm G Ehrlich; June2'10; Sept15'14. ——

**Arthur av, 2171;** certified copy of codicil confirming last will & testament of Wm G Ehrlich; Feb27; Sept15'14. ——

**Crotona av, 2315-9** (11:3103), ws, 275 n 183d, 75x80, 2-4-sty bk tnts; re mtg; Kellwood Realty Co to T J Cunningham Co, 1029 E 163; Sept15; Sept16'14. O C & 100

**Park av** (11:3038), nec 183d, 100x75, vacant; re dower; Susan Meehan to Isaac Leader, 1834 Clinton av; Sept15; Sept16'14. 1,475.60

**Whitlock av, 840** (10:2731), es, 470 s Tiffany, 39x90, 5-sty bk tnt; re mtg; N Y Trust Co to Biltrite Constn Co, Inc, 211 W 20; Sept9; Sept11'14. O C & 1,000

**3D av, 3028** (9:2363); consent to 3d track; Henry Morgenthau Co to Manhattan Railway Co; Aug4; Sept16'14. 186.05

**3D av, 3028;** Max Kaskel to same; Aug 25; Sept16'14. nom

**Parcel 43U (*),** on damage map to open 227th st from Laconia av to Bronxwood av & 228th st from Chapin st to Laconia av; consent to payment of award; Italian Savings Bank to Carmine Lombardi; Sept 14; Sept16'14. nom

**Release** (miscl) from all claims against party 2d pt; Benj H Robitzek to Lillian A Robitzek, 980 Tinton av; Sept14'14. nom

## LEASES.

### Borough of Manhatan.

SEPT. 11, 12, 14, 15, 16 & 17.

**Broome st, sec Suffolk,** see Suffolk, 58-60.

**Hester st, 197-9** (1:236), str & two bs; Concetta Gulli to Rasario Caligiuri, 190 Hester; 5yf Oct1; Sept15'14. 1,080

**Pitt st, 90** (1:339), basement; Fanny Smith to Wm Pechter, 90 Pitt; 3 7-12yf Oct1; Sept16'14. 600 & 660

**St Nicholas pl, 48;** also EDGECOMBE AV, 385 (7:2054); sur Ls; Brown-Weiss Realties to Jos Jovans, 14 E 114; AT; Aug 26; Sept15'14. nom

**Stanton st, 239** (2:339); asn Ls; Frank Weiss to Jas Everards Breweries, 12 E 133; Sept14; Sept17'14. nom

**Suffolk st, 58-60** (2:346), sec Broome, cor str & bs on Suffolk & Broome; Michl Tenzer to Saml Harkavy, 56 Suffolk; 5yf May1; Sept17'14. 1,920

**18T st, swc 2 av,** see 2 av, swc 1.

**13TH st, 209-23 E,** see 14th, 214 E.

**14TH st, 214 E** (2:469), all; also 13TH ST, 209-23 E, the Jefferson Theatre, &c; agmt modifying Ls for 10yf Jan25'13 & recorded Feb20'13, & reducing rental from $60,000 to $45,000 per annum; Irvington Constn Co with Jefferson Leasing Co, 214 E 14; Sept10; Sept12'14. nom

**14TH st, 224 E** (2:469); asn Ls; Isidore Globe to Marlton Co, 140 Nassau; Sept15; Sept16'14. O C & 100

**15TH st, 515 E** (3:973); sur Ls; Peter Feldman & ano to Elisa Caruso, 513 E 15; AT; Sept15'14. 95

**28TH st, 513 W** (3:700); sur Ls & AT to bldg; Lawrence Garvey, 513 W 27, to Marie M I De Courval, at Paris, France; AT; May12; Sept17'14. nom

**39TH st, 230-2 W** (3:788), all; Kate I Reilly to Henrietta M Laloy, 230-2 W 39; 8yf May1'16; Sept15'14. 6,500 & 7,000

**42D st, 20 (10) E** (5:1276), ss, 188 e 5 av, 22x98.9, all; Pabst Brewing Co to Agnes Daly, 542 W 148; 20 7-12yf Sept1; Sept17'14; taxes &c & $14,439 for 1st 9 yrs & thereafter $13,500. ——

**42D st, 20 (10) E;** sur of agmts effecting lease of Jan26, Feb27 & June10'14; same to same; Aug27; Sept17'14. nom

**43D st, 501 W,** see 10 av, 393.

**53D st, 450 W** (4:1062), w str fl & b & 4 rooms on 2d fl; Jno Schnier to Julius Franke, 450 W 53; 5yf May1; Sept11'14 540

**53D st, 450 W;** asn Ls; Julius Franke to Jacob Kuhn, 450 W 53; Sept11'14. O C & 100

**69TH st, 213 W** (4:1161); sur Ls; J Jaccardi & Co to Wm B Thorn, 175 W 72; AT; Sept15; Sept17'14. nom

**78TH st, 205 W** (4:1170); agmt modifying Ls & changing rental from $1,500 to $1,600 per annum for 5yf Oct1; Austin & Sarah La Monte, at Carmel, NY, with Josephine Julian, 203 W 78; Sept7; Sept11'14. nom

**85TH st, 163-7 E,** see 86th, 162 E.

**86TH st, 162 E** (5:1514), all; also 85TH ST (No 163-7), theatre, &c; agmt modifying Ls & reducing rental from $45,500 to $35,000 per annum; 86th St Constn Co with 86th St Amusement Co, 162 E 86; Sept10; Sept12'14. nom

**88TH st, 164 E** (5:1516); asn Ls; Jno Breitfeller to Stefan Breitfeller, 164 E 88; mtg $1,000; Sept15'14. nom

**101ST st, 328 E** (6:1672), centre str fl; Saml Storch to Abr Olstein & Chas Fishbein, both 328 E 101; 5 8-12yf Oct1; Sept 16'14. 900

**104TH st, 435-7 E** (6:1698), ns, 513 e 1 av, 50x100.11; re asn Ls; Salvatore Imperato, 2013 1 av, to Giuseppe Fusco, 409 E 116, AT; Sept14; Sept15'14. nom

**104th st, 440 E** (6:1705), str & b; Diedrich Bunke & ano to Paul Naples, 1041 Park av & ano; 4 9-12yf Aug1; Sept16'14. 600

**125TH st, 241 W** (7:1931), w ½ str & b; asn Ls; Thos M Connelly to Leopold Tropp, 1153 41st, Bklyn; Apr13; Sept14 14. 1,000

**125TH st, 241 W** (7:1931); asn Ls; Leopold Tropp to Jno T Fay, 239 W 125; Sept 14'14. nom

**127TH st W, swc 8 av,** see 8 av, 2366.

**128TH st E, nec 3 av,** see 3 av, 2361.

**142D st, 70-2 W** (6:1739), ss, 75 e Lenox av, 50x99.11, all; Leah Daniels & ano to Simon Goldin, 1773 Lex av, et al; 3yf Sept 1; Sept14'14. 4,100

**145D st W, swc Lenox av,** see Lenox av, 657-9.

**146TH st W** (7:2078), ns, — e Bway, bldg in rear front bldg known as Hamilton theatre; agmt modifying Ls & reducing rental from $50,000 to $40,000 per annum; Bradnurst Amusement & Bldg Co with Lafayette Leasing Co; Sept10; Sept 12'14. nom

**164TH st W, nwc Bway,** see Bway, nwc 164.

**165TH st W, swc Bway,** see Bway, nwc 164.

**Av C, 159** (2:392), str; Kellner Realty Co to Max Robinson, 61 St Marks pl; 5yf May1; Sept16'14. 1,440 & 1,320

**Amsterdam av, 1308** (7:1979), all; Jno H Bunger to Nathan Snyder, 546 W 124; 5 8-12yf Sept1; Sept15'14. 900 & 1,000

**Amsterdam av, 1308;** asn Ls; Nathan Snyder to Wm Robinson, 1765 Washington av; Sept14; Sept15'14. nom

**Bowery, 26** (1:163), 4 flrs above str; asn Ls; Jos Ajello to Lyons & Co of NY, 85 Bowery; Mar1'12; Sept15'14. O C & 100

**Bowery, 26;** 4 upper flrs; agmt as to ext of Ls recorded Mar14'11 for 3yf May1 '16; Chas Gaetjens with Lyons & Co of NY, 85 Bowery; Sept9; Sept15'14. nom

**Broadway, 1151** (3:828), str, b & rear pt 2d fl; Sebert E Davenport & ano TRSTES Emma A Hopkins to Louis Haims, 108 W 111; 10yfJan1'15; Sept16'14. 5,000 to 6,000

**Broadway, 1562** (4:999), es, 80.5 s 47th, 20x80, all, with agmt to asn Ls & as to loan for $20,000 for alterations to bldg; Wm Hepner, lessee, to Jno W Ritchie, 471 Central Park W, & Danl B Cornell, 1347 Bway, firm Ritchie & Cornell, sub lessees; 20 11-12y & 28 days from May1'15; Sept14 '14. taxes &c & 9,000

**Broadway, 1640-4** (4:1022), es, 104 n 50th, runs n57xe158 to ws 7 av (Nos 764-74), xs 120xw100xn33xw24 to beg, theatre portion only; Lee & Jacob J Shubert to Winter Garden Co, 50th & Bway; 6 5-12yf July1; Sept 14'14. taxes &c & 100,000

**Broadway, 2726** (7:1876), s str; Jno McCormack to Trott Daugherty, 114 W 99; 5yf Oct1; Sept12'14. 3,000 & 3,500

**Broadway** (8:2137), nwc 164th, 250 to ss 165th x100.5x259.5 to 164th x100; all; Marie N Hoguet et al to Louis Schlechter, 217 W 110; 3 1-12yf Sept1; Sept12'14. 38,000 to 42,000

**Edgecombe av, 385,** see St Nicholas pl, 48.

**Lenox av, 657-9** (7:2011), swc 143d, cor str & b; also apartment No 3; Arthur Frankenstein to Jno O'Shea, 100 W 143; 3 yf Oct1'16; Sept16'14. 2,160

**Lenox av, 657-9,** swc 143d; asn two leases; Jno O'Shea to Michl J Deacy, 222 W 149; Sept12; Sept16'14. nom

**Park Row, 1** (1:90), str; Frisch Realty Co, Inc, to Louis Levy, on premises; 4 3-12 yf Feb1; Sept16'14. 8,500

**1ST av, 2336** (6:1708), cor str & b; Saml Davis to Anthony Ferro, 2336 1 av; 5yf Aug1; Sept16'14. 900

**1ST av, 2336;** asn Ls; Anthony Ferro to James Everards Breweries, 12 E 133; Sept 12; Sept16'14. nom

**2D av, 111** (2:462); asn Ls; David Simon to Harry Weiner, 211 E 10; Aug14; Sept 14'14. O C & 100

**2D av** (2:456), swc 1st, str; The Mary Realty Co to Abr Hymen, 68 E 118, & ano; 5yf Oct1; Sept11'14. 600

**3D av, 39** (2:465), 2d fl; Cecelia F Brennan, atty for Jno Brennan, to Lee Jung, 39 3 av; 5yf May1; Sept12'14. 420

**3D av, 2361** (6:1793), nec 128th, str; Interborough Rapid Transit Co to Francis E McNally, 235 E 56; 5yf Sept1; Sept16'14. 1,500 & 1,800

**5TH av, 1413** (6:1621), two upper stories; Julius & Theo Krainin to Abr Eintracht, 2197 7 av; 5yf Oct1; Sept15'14. 1,500

**7TH av, 214** (3:772), str; Jacob Appell, by Albt J Appell, to Jno Meyer, 423 3 av; 3yf May1'17; Sept11'14. 1,600 & 1,700

**7TH av, 764-74,** see Bway, 1640-4.

**8TH av, 2365** (7:1853), swc 127th, str & b; Parr Estate Inc to Sarah J Thornton, 2365 8 av; 5yf May1; Sept16'14. 1,680

**8TH av, 2365;** asn Ls; Sarah J Thornton to Hy P Ffrench, 245 E 21; Sept14; Sept 16'14. nom

**10TH av, 393** (4:1072), nwc 43d (No 501), str & b; Johanna Knickmann et al, EXRS &c Diederick Knickmann to Ralph Knickmann, 501 W 43; 5yf May1; Sept14'14. 1,500

## LEASES.

### Borough of The Bronx.

**134TH st, 539 E** (9:2262), all; Sophie Knepper to Leon Goldberg, 97 E 4, & ano; 3yf July15; Sept11'14. 1,950

**149TH st, 310 E** (9:2330), all; Fisher Lewine et al, EXRS &c Marcus Nathan, to Isaac Milstein, 310 E 149, & ano; 5yf May 1; Sept11'14. 1,020 to 1,200

**170TH st, 417 E** (11:2896), all; Gottlob Klein to Abr Brandstein, 888 Union av, & ano; 3yf Mar1; Sept12'14. 4,250

**179TH st E,** see So blvd.

**214TH st, 712 E** (*),; sur Ls; Maria Volpe to Gennaro & Angela Lombardo, 712 E 214; Sept17'14. 60

**221ST st E (*),** ss, 80 w White Plains rd, 100x114, all; Isidor Weil & ano to Herman F Borte, 665 E 225, & ano; 5yf Sept1; Sept11'14. 900

**Albany rd, 3160** (12:3267), str &c; Maria A Guadagno to Wm Sudbrink, 2280 Bathgate av; 5yf Oct1; Sept11'14. 600 & 720

**Albany rd, 3160** (12:3267); asn Ls; Wm Sudbrink to Ebling Brewing Co, 760 St Anns av; Aug31; Sept11'14. nom

**Brook av, 561-3** (9:2294); asn Ls; Jno J Murphy to Fredk Weierman, 541 W 133; Aug24; Sept16'14. nom

**Mohegan av,** see So blvd.

**Southern blvd** (11:3118); also 179TH ST E; also MOHEGAN AV; all; Emma E Horn to Nathan Schreibersdorf, 867 Longwood av; 5yf Nov1; Sept12'14. 660 to 1,020

**Westchester av, 1014½** (10:2724), str; Manhattan Leasing Co to Benny Cohen, 862 E 163, & ano; 5yf Feb1'16; Sept12'14. 1,250 & 1,500

**Westchester av 1111-5** (10:2751), all; Gottlob Klein to Abr Brandstein, 888 Union av, & ano; 3yf Mar1; Sept12'14. 5,000

**Plot (*)** begins on ses of right of way of N Y, N H & H R R Co, 140 ne from monument at point of intersection of said ses of right of way & sws line prop of the lessor, runs se100xsw100xnw100xne100 to beg; all; Robt C Black Realty Co, lessor, to Texas Co, 17 Battery pl; 3yf June1; Sept14'14; option 3y ren. 200

## MORTGAGES.

### Borough of Manhatan.

SEPT. 11, 12, 14, 15, 16 & 17.

**Canal st, 35-7** (1:297), nec Ludlow (Nos 4-6); certf that mtg for $55,000 is prior to two transfers of tax liens for $3,693.75 & $2,284.43 respectively; Sept11; Sept12'14; Louis & Harry Jarmulowsky, firm S Jarmulowsky, 54 Canal, to Lawyers Mtg Co. nom

**Canal st, 35-7** (1:297), nec Ludlow (Nos 4-6); ext of mtg for $55,000 to Sept11'17, 6%; Sept11; Sept12'14; Louis & Harry Jarmulowsky, firm S Jarmulowsky, 54 Canal, with Sarah & Mark Rosenthal, 701 W 177, exrs &c Bernhard Cohen. nom

**Canal st, 35-7** (1:297), nec Ludlow (Nos 4-6), 43.9x57; agmt as to ownership of bond & mtg for $55,000; Sept11; Sept16'14; Louis Jarmulowsky, 152 W 87, & Harry Jarmulowsky, 413 Central Park W, with Lawyers Mtg Co, 59 Liberty. nom

**Chrystie st, 211** (2:427); asn Ls by way of mtg as collateral; June5; Sept14'14; Mariano Pinnola to North American Brewing Co, 1306 Greene av, Bklyn. 1,200

**East Broadway, 179** (1:284), ss, abt 130 w Jefferson, 26.1x100; pr mtg $43,000; Sept 11; Sept12'14; 1y6%; Isidore Cuba to Louis Haber, 425 Grand. 2,000

**Fulton st, 114-6** (1:78); ext of mtg for $135,000 to June12'15, 5%; July13; Sept16 '14; 114 & 116 Fulton St with Jno C Gray, 176 Beacon st, Boston, Mass, et al trstes will Augustus Hemenway. nom

**Greenwich st, 339-43** (1:180), nec Jay (Nos 21-5), 75.4x82.8x75.10x78; ext of mtg for $80,000 to Sept15'17, 5%; Sept10; Sept 17'14; Columbia Trust Co, 60 Bway, with Geo A Mohlman at Plandome, NY, et al. nom

**Grove st, 80-2** (2:592), ses, at nes Washington pl (Nos 139-43), 67.8x90x8x107; Sept 10; Sept11'14; 3y4¾%; Annie Le Gay Smith of Yonkers, NY, to Danl K De Beixedon, at Amityville, LI, et al, exrs & trstes Geo L Kingsland. 10,000

**Hester st, 197-9** (1:236); sal Ls; Sept9; Sept15'14; demand, 6%; Rosario Caligiuri to Lion Brewery, a corpn, 104 W 108. 3,767.73

**Jackson st, 35,** see Monroe, 274.

**Jay st, 21-5,** see Greenwich, 339-43.

**Ludlow st, 4-6,** see Canal, 35-7.

**Mill st, swc S William,** see S William, 9.

**Monroe st, 274** (1:261), swc Jackson (No 35), 25x89.7x25x89.6; pr mtg $28,000; Sept 10; Sept11'14; 5y6%; Israel & Louis Rotkowitz to Regina Jacobs, 920 Av St John, Bronx. 7,000

**Monroe st, 274;** ext of mtg for $28,000 to Aug14'17, 5%; Aug31; Sept11'14; same with Seig Goldstein, 600 West End av. nom

**North Moore st, 32** (1:189), ss, 179.5 w Varick, 25x87.6; Sept11; Sept14'14; 1y4½%; Margt E Zimmerman to Warren Cruikshank, 70 Lenox rd, Bklyn, trste will Wm P Furniss, for benefit party 1st pt. 23,000

**South William st, 9** (1:29), swc Mill, 22.6 x76.3 to ns Stone (No 61) x22.2x75; pr mtg $95,000; Sept1; Sept17'14; 10y6%; Reform Club to Jno DeWitt Warner, 901 Lex av, et al, as trstes. secures bonds 20,000

**Stone st, 61,** see S William, 9.

**Washington pl, 125-7** (2:592), ns, 300 w 6 av, 44x97; bldg loan; pr mtg $——; Sept 2; Sept11'14; 1y6%; Washington Place Building Co to Peerless Holding Co, 46 Cedar. 25,000

**Washington pl, 125-7** (2:592); certf as to mtg for $25,000; Sept2; Sept11'14; Washington Place Building Co to Peerless Holding Co. ——

**Washington pl, 139-43,** see Grove, 80-2.

**Water st, 646** (1:260), ns, 163.4 e Scammel, 24.6x¼ blk; pr mtg $——; Sept11; Sept12'14; 5y or sooner, 6%; Patk McInerney, of Bklyn, to Patk Langan, 78 Charles. 2,000

**Willett st, 6** (2:336), es, 100 n Grand, 25x100; pr mtg $23,000; Sept17'14; 2y6%; Ida Guttentag, 11 W 111, & Sol Neuville, 603 Bedford av, Bklyn, to Henry Cohen, 18 W 111, & Max Cohen, 43 W 110. 2,000

**Willett st, 6;** sobrn of mtg for $6,000 to mtg for $2,000; Sept17'14; Saml Werner, 603 Bedford av, Bklyn, with same. nom

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**61H st, 636 E** (2:388), ss, 230.11 w Av C, 25x100.5, FM, pr mtg $14,000, Sept14'14; Nelson D Thompowitz, 50 W 122, to Reuben Sadowsky, 630 West End av. 9,000

**81H st, 45-9 W** (2:572), ns, 623.5 w 6 av, 16.8x102.2, Sept1, Sept14'14, 5½%; Margt E Zimmerman & Clementina Furniss to Warren Cruikshank, 70 Lenox rd, Bklyn, & ano, trstes will Wm F Furniss, for benef pt parties 1st pt. 34,000

**91H st, 58-44 W** (2:572), ss, 531.5 w 5 av, 21.3x100.11, Sept11, Sept14'14, 1y5½%; Margt E Zimmerman & Clementina Furniss to Warren Cruikshank, 70 Lenox rd, Bklyn, & ano, trstes will Wm F Furniss, for benef parties 1st pt. 100,000

**101H st, 620-8 E**, see Av B, 155-7.

**101H st, 620 W** (2:569), ncs, 325 nw 8 av, 25x100.11, FM, Sept1; Sept14'14, 5½%; Reinhart Hanauer to American Mtg Co, 16 Court. 8,000

**111H st, 101 E**, see 4 av, nec 14.

**114TH st, 224 E** (2:1020), FM, leasehold, A1, pr mtg $——, Sept14, Sept14'14, due & int as per bond; Marcus Co, 149 Nassau, to Isidore Grove, 1500 Clay av, Bronx. 2,250

**17TH st, 257-65 W** (3:767); ext of mtg for $200,000 to Aug14'19, 5½%, Aug14, Sept14'14; Emma Wise, Isidor Steiner, Felicia, Wife Hy Steiner, & Julia, Wife Jos Koppell, with Seamen's Bank for Savgs, 74-6 Wall. nom

**114H st, 440-2 W** (3:714), ss, 247.3 e 10 av, 50.9x92, May1, Sept15'14, 1oy5½%, Donald H Ender & Milo M Wells to Noah B Saute, 454 W 22. 30,000

**191H st, 200-9 W** (3:1020), ns, 80 w 7 av, 70x92, South of mechanics lien for $2,150 to mtg for $15,000; Septs, Sept14'14; Rockwood Sprinkler Co, of Massachusetts, 123 William, with Realty Operating Co, 15 Wall. nom

**20D st, 49 W** (3:825), ns, 334 e 6 av, 50x98.9, ext of mtg for $170,000 to Apr25'17, 4½%, Aug26, Sept15'14, Michl Coleman, NY, with Fanny Bridgham, at East Providence, Rd. nom

**26TH st, 1-9 W**, see 5 av, 218-20.

**28TH st, 103 W** (3:804), ns, 77.6 w 6 av, 22.9x98.9, FM, pr mtg $45,000; Sept15'14, due & int as per bond; N Y Florist Supply Co to Birchwood Realty Co, 18 E 41. 3,000

**28TH st, 331 W** (3:752), ns, 350 w 8 av, 25x98.9, Sept15'14, 5½%; Sidonia Weiss to Lawyers Title Ins & Trust Co. 15,000

**42D st, 20 (10) E** (1:1261), asn Ls by way of mtg to secure loans of $25,000, Aug21, Sept17'14; Agnes Daly, 542 W 148, to Pabst Brewing Co, 606 W 49. nom

**44TH st, 145 W** (4:997), ns, 475 w 6 av, 24.9x100.5, pr mtgs $35,000, also 44TH ST, 147 W (4:997), ns, 500 w 6 av, 16.8x100.4, pr mtg $30,000; Sept10; Sept12'14; demand, 6%, Margt H & Helen F Forbes to Theo Greentree, 201 W 78. 2,500

**44TH st, 147 W**, see 44th, 145 W.

**44TH st, 552 W** (4:1072); ext of mtg for $3,000 to Sept17'17, 5%; Sept17'14; Jacob J Tabolt with Eugene J Flood, 688 6 av. nom

**47TH st, 506-16 W** (4:1075); ext of mtg for $30,000 to June24'19, 4½%, Aug11; Sept 14'14; Model Fireproof Tenement Co with Seamens Bank for Savgs, 74-6 Wall. nom

**51ST st, 232 E** (5:1324), ss, 248.9 w 2 av, 15.3x100.5; Sept9; Sept14'14; due & int as per bond; Jos Poznanski of Asbury Park, NJ, to Title Guar & Trust Co. gold 2,700

**51ST st, 501-3 W**, see 10 av, 753.

**52D st, 423-5 W** (4:1002-19 & 20), ns, 300 w 9 av, runs n—xw along cl of blk (7) 100.5 to cl blk 50xs100.5 to st xe50 to beg (error); Sept16; Sept17'14; due & int as per bond; Mary B, Thos J & Tracy J Ryan to Matilda Cloidt, 425 W 52. 1,500

**53D st, 450 W** (4:1062); sal Ls; Sept11 '14; demand, 6%; Jacob Kuhn to Geo Ehret, 1197 Park av. 1,000

**54TH st, 17 E** (5:1290); ext of mtg for $50,000 to Nov15'15, 5%; Nov4'12; Sept11 '14; Mary M Sherman, 619 5 av, & ano, trstes Gardiner Sherman, decd, with Leon R Jullson, 202 W 74. nom

**58TH st, 174 W**, see 7 av, 911-7.

**64TH st, 136-8 W** (4:1135), ss, 360 w Columbus av, 37x100.5; Sept14; Sept15'14; 3y5%; Julius B Fox, of Jersey City, NJ, to Emil C Bondy, of Summit, NJ. 33,500

**70TH st, 408 E** (5:1464), ss, 163 e 1 av, 25x100.5; PM; Sept15; Sept16'14; due & int as per bond; Anna Kohout, 319 E 69, to Louis & Mary Benes, 408 E 70. 21,000

**71ST st, 117 E** (5:1406), ns, 160 e Park av, 20x102.2; Sept14; Sept16'14; 3y5%; Robt W Tailer of Richfield Springs, NY, to Chas R Buckley, 112 Montague, Bklyn, et al trstes Wm F Buckley. 32,000

**76TH st, 100 E**, see Park av, 827-33.

**76TH st, 211 W** (4:1168), ns, 165 w Ams av, 25x102.2; Aug14; re-recorded from Aug 24' Sept11'14; due & int as per bond; Henrietta L Brown & Edw Earl & Jno Munroe, as trstes of trust created by Henrietta L Brown, to Title Guar & Trust Co. 21,000

**77TH st W, swc Bway**, see Bway, 2173-7.

**78TH st, 231 W**, see Bway, 2200-8.

**79TH st, 230 W**, see Bway, 2210-8.

**81ST st, 107 E** (5:1510), ns, 140 e Park av, 20x102.2; ext of mtg for $16,000 to Sept10,17, 4½%; Sept16'14; Elbert C Atwood, 92 Gates av, Bklyn, with Louis Rosenberg, 107 E 81. nom

**81ST st, 412 E** (5:1560), ss, 131.6 e 1 av, 25x102.2; ext of mtg for $12,000 to Sept17 '17, 5%; Sept17'14; Robt Ruscher, 2735 8 av, with Dina W Block, 88 Central Park W. nom

**85TH st, 127 W** (4:1216), ns, 444 e Ams av, 18.6x97.6; Sept11'14; due & int as per bond; Fred & Julia Schultz & Nina S Pretzfeld to Title Guar & Trust Co. 15,000

**86TH st, 305 W** (4:1248); ext of mtg for $23,000 to Sept10'16, 5½%, Sept12'14; Title Guar & Trust Co with Frances F Kent, 305 W 86. nom

**89TH st, 310 E** (5:1551), ss, 200 e 2 av, 20x100.8, ext of mtg for $15,000 to June 30'19, 5%, July31, Sept11'14; Lawyers Mtg Co with Bertha Kaufmann. nom

**92D st, 310 W**, see Riverside dr, 194.

**92D st, 1 W**, see Central Park W, 331-5.

**101ST st, 70 E** (6:1099); ext of mtg for $10,000 to Oct1'19, 5%, Sept19; Sept14'14, Samuel Suydam Jr, trste Jas Suydam, decd, 500 Park av, with Gumpert & Esthel Selde, 24 E 39. nom

**106TH st, 314 W** (7:1891), ss, 167 e Riverside dr, 22x100.11, pr mtg $31,000, Sept 1, Sept14, due Aug26'19, 5%; Emily B, wife of & Lydell Whitehead, both of Poughkeepsie, NY, P O box 256, to Alfred H Caspary, 17 W 68. 2,000

**110TH st, 324 E** (6:1081), ss, 275 e 2 av, 20x100.11, pr mtg $8,000, Sept15, Sept14, installs, 5%, Luigi & Antonino Guido to Luigi Cosentino, 30 W 3. 5,000

**110TH st, 440 E** (6:1105), sal Ls; Aug12, Sept9'14, demand, 6%, Paul Naples & Jno Hameck to Geo Ehret, 1197 Park av. 1,000

**111TH st, 62-8 W** (6:1034), ss, 362.6 e Lenox av, 50.9x71.10, Sept14; Sept17, 11th St Constn Co to Lawyers Title Ins & Trust Co. 60,000

**111TH st, 32-8 W**; certf as to mtg for $60,000; Sept1; Sept11'14; same to same.

**115TH st, 48 W** (6:1089), ss, 325 e Lenox av, 25x100.11, FM, Sept14; Sept14'14, 5½%, Wm E & E Holding Co, 200 Bway, to Jas H Aldrich, at Sag Harbor, LI, et al, trstes Eliz W Aldrich. 7,500

**118TH st, 204-8 E** (6:1067), ss, 87 e 3 av, 50x100.11, Sept14, 5½%, Alicia L Laird, 24 Mt Morris Park W, to The Trustes of The Northern Dispensary of City N Y, 165 Waverly pl. 15,000

**119TH st, 229 E** (6:1783), ext of mtg for $10,000 to Sept14'19, 5%; Sept14'14, Emigrant Indust Savgs Bank with Anna A Stolzenberg, 942 Pane, Bronx. nom

**121ST st, 307 E** (6:1510), ns, 125.10 e Pleasant av, 24.4x100.11, ext of mtg for $10,000 to Sept14'19, 5½%, Aug5, Sept14'14, Giuseppe Iacovara, 301 E 116, with Jno T Rothmann, 141 Lalden, Bklyn. nom

**122D st, 502-4 W** (7:1710), ss, 100 w Ams av, 40x99.11, PM, pr mtg $61,000, Sept1, Sept14, 5½%, Lizzie J Waugh, of Bklyn to A Fred Silverstone, 60 E 101, & ano, exrs Hannah Silverstone. 12,500

**122D st W, nwc St Nicholas av**, see St Nicholas av, nwc 122.

**124TH st, 73 E** (6:1749), ns, 107.6 w Park av, 16.8x100.11, Sept14, Sept12'14, due & int as per bond; David Jacobson to Jacob Boss, 2400 7 av. 3,000

**129TH st, 640 W** (7:1995), ext of mtg for $60,000 to Sept2'14, 5½%, Sept2; Sept 20'14, Law A Kluey, of Fanwood, NJ, with Ilco Realty Co, 135 Bway. nom

**132D st, 141 W** (7:1918), ns, 366.6 w Lenox av, 33.3x99.11; Sept15; Sept16'14; 2y 6%; Henrietta Henriques, of Bklyn, to Queens House & Home Co, 16 Court, Bklyn. 5,150

**137TH st, 261 W** (7:2023), ns, 632 w 7 av, 18x99.11; ext of mtg for $11,000 to Aug 14, 5%, Sept1, Sept15'14; Cath E Pawling, 200 W 78, with Franklin Savgs Bank. nom

**142D st, 70 W** (6:1739), ss, 100 e Lenox av, 25x99.11; pr mtg $19,250; Sept14; Sept 15'14, due May22'14, 5%, Leah, wife of & Cornelius Daniels & Antonia, wife of & Isidore Teitelbaum, to Sami K Johnson, at Whittier Inn, Neptune av, Seagate, Bklyn. 1,000

**142D st, 70 W**; ext of mtg for $14,000 to Sept15'17, 5½%; July13; Sept15'14; Lean Daniels, 408 Manhattan av, & Antonia Teitelbaum, 7 E 116, with Fanny O Lutz, 243 W 98. nom

**143D st, 122-4 W** (7:2011), ss, 308.4 w Lenox av, 41.8x99.11; PM; pr mtg $33,500; Sept1; Sept17'14; due & int as per bond; Consolidated Industrial Co, 135 Bway, to Lizzie J Waugh, 210 Neptune av, Coney Island, NY. 1,500

**144TH st, 230 W** (7:2029), ss, 175 w 7 av, 25x99.11; Sept17'14; 3y5%, Edith W Ives, 318 W 75, to the Trstes of the Northern Dispensary of NY, 165 Waverly pl. 10,000

**149TH st, 504 W** (7:2080), ss, 125 w Ams av, 16.8x99.11; Sept9; Sept11'14; due & int as per bond; Emma Haar, widow & devisee of Hy M Haar, of New Rochelle, NY, to Chas A Stadler, 114 W 77, & ano. 11,000

**150TH st, 305-7 W**, see Bradhurst av, 178-82.

**168TH st, 601 W**, see Bway, nwc 168.

**169TH st, 601 W**, see Bway, 4021.

**174TH st W** (8:2130), ss, 100 w Ams av, 50x100; sobrn of mtgs for $4,000 & $1,000 to mtgs for $40,000; Aug28; Sept17'14; J B C Building Co, 30 E 42, & Metropolitan Bank, 271 Bway, & Potomac Realty Co, 5 Beekman, with Lawyers Realty Co, 160 Bway. nom

**Av A, 1660** (5:1584), es, 25.8 n 87th, 25x 100; Sept15'14; 5y5%; Emil B Johannsen, 316 E 89, to Sophie Heins, 69 E 93. 20,000

**Av B, 155-7** (2:392), sec 10th (Nos 346-8), runs e93xs69.3xw22xn23xw71 to Av B xn 46.3 to beg; Sept11'14; 5y4½%; Henry Tishman to Louise M Lee, Springfield, Mass. 57,000

**Av B, 155-7,** sec 10th (Nos 346-8); sobrn of mtg for $15,000 to mtg for $57,000; Sept 11'14; Pauline Salomon, 20 Amory st, Brookline, Mass, with same. nom

**Av B, 220** (2:407), ws, 45.11 n 13th, —x—; ext of mtg for $13,300 to July27'17, 5%; Sept16; Sept17'14; NY Trust Co, 26 Broad, with Bertha Kaufmann, 1496 Lex av. nom

**Av C, 22** (2:372), es, 80 n 2d, 20x80; Sept 14; Sept15'14; 3y6%; Jos Burger to Albt L Schuckle, 456 W 20. 1,500

**Bowery, 26** (1:163), ws, 42.9 s Bayard, as in year 1887, 22.10x97.5x26.7x99.6; pr mtg $——; Sept9; Sept12'14; 2y6%; Chas Gaetjens, of Fort Lee, NJ, to Lyons & Co, of NY, 85 Bowery. 600

**Bradhurst av, 178-82** (7:2046), nec 150th (Nos 305-7), 98.11x112.6; FM; pr mtg $——; Sept1, Sept14'14, due Aug1'19, 6%, Twentieth Av Co, 30 Stewart Bldg, Utica, NY, to Worthen Realty & Constn Co, 30 Maiden la. notes 8,333.37

**Broadway, 1482** (4:995), Ls of Stand & space in Fitzgerald Bldg, FM, Sept14, Sept 10'14, due & int as per notes, Geo Brunson, 413 Gates av, Bklyn, to Chas L Greenbaum, 215 W 114. 2,000

**Broadway, 2173-7** (4:1168), swc 77th, 105.5x146x102.2x119.10, Hotel Belleclaire; leasenold, with chattels, &c; 1st mtg; Sept—, Sept15'14, demand, 6%; Co-operative Hotel Co to Robt D Blackman, Bway, swc 77th, et al, trstes for Herman Schlosser et al. note 3,150

**Broadway, 2200-8** (4:1170), nec 78th (No 231), 102.2x105.10; ext of mtg for $600,000 to Sept1'19, 5½%; Sept15'14; Paterno Bros, 601 W 115, with Metropolitan Life Ins Co, 1 Mad av. nom

**Broadway, 2200-8,** nec 78th (No 231); certf as to ext of mtg for $600,000; Sept 15'14; same to same.

**Broadway, 2210-8** (4:1170), sec 79th (No 230), 102.2x101.8; ext of mtg for $600,000 to Sept1'19, 5½%; Sept15'14; Paterno Bros, 601 W 115, with Metropolitan Life Ins Co, 1 Madison av. nom

**Broadway, 2210-8,** sec 79th (No 230); certf as to ext of mtg for $600,000; Sept 15'14; same to same.

**Broadway** (8:2138), nwc 168th (No 601); ext of mtg for $225,000 to Feb1'14, 5%; Sept20'13; Sept17'14; Germania Life Ins Co, 50 Union sq, with Jas Livingston Constn Co, 15 E 40. nom

**Broadway,** nwc 168th (No 601); ext of mtg for $25,000 to Sept1'15, 6%; Sept6; Sept17'14; Hampden E Tener, 115 Chambers, with James Livingston Constn Co, 265 W 36. nom

**Broadway, 4021** (8:2138), ws, 167.11 s 170th, runs w113.9xs25.2 to ns 169th (No 601) xe118.3 to ws St Nicholas av xn1o.11 to ws Bway xn10.4 to beg; pr mtg $60,000; Sept14'14; due & int as per bond; Hy H Dreyer to Gesine Bunger, 140 W 125. 10,000

**Central Park W, 331-5** (4:1207), nwc 93d (No 1), runs w173.4xn100.8xe73.4xn25xe100 to st xs125.8 to beg; pr mtg $745,000; Sept 25'12; Sept12'14; due Sept25'15, or sooner, 6%; Louis M & Thos W Jones to Chas E Jones, 51 Clark, Bklyn. 150,000

**Convent av, 315** (7:2050); ext of mtg for $15,000 to Jan20'17, 5%; Sept10; Sept 16'14; Marianna Rothkopf, 987 Madison av, with Clifford Barbee, at Mannasset, LI. nom

**Edgecombe av, 385** (7:2054), ws, 75 s of cl 153d if projected, 99.1x100; PM; pr mtg $145,000; Sept10; Sept12'14; installs, 200 monthly, 6%; Alpha Holding Co, 165 Bway, to B W R Realties, Inc, 63 Park row. 4,000

**Lenox av, 71** (7:1823), ws, 75.7 s 114th, 25.2x75; ext of mtg for $2,500 to Sept14'17, 6%; Sept14; Sept16'14; Katie Schaffer, 104 W 113, with Harris Hausman, 343 Canal. nom

**Lenox av** (7:2011), swc 143d; sal Ls; Sept12; Sept16'14; demand, 6%; Michl J Deacy to Lion Brewery, a corpn, 104 W 108. 5,300

**Lexington av, 726** (5:1313), ws,, 40.5 n 58th, 20x69.11; pr mtg $20,000; Sept17'14; due Dec1'17, 5%; Emma R Holmes, of Pelham, NY, to Cecelia de Nottbeck, 677 Mad av. 3,000

**Madison av, 1187** (5:1498), es, 34.8 s 87th, 16.8x62.2; Sept10; Sept14; due & int as per bond; Elmer A Miller to Title Guar & Trust Co. 10,000

**Madison av, 1473** (6:1607), es, 25.5 n 101st, 25.2x84.7x25.9x79.2; ext of mtg for $3,000 to July26'17, 6%; Sept8; Sept11'14; Morris Kahn, 1361 Madison av, with Chas Henschke, 214 Rutledge, Bklyn, et al. nom

**Madison av, 1473** (6:1607), es, 25.5 n 101st, 25.2x84.7x25.9x79.1, 29-30 pts; Aug11; Sept16'14; due as per agmt, 6%; Chas & Abr Henschke, Caroline Levy, Minnie Prior, Annie Benedict, Mamie Kowitz, Katie & Mildred Rosenberg & Lillie Walsh to Saml Rosenberg, 916 Tiffany, & ano. 1,400

**Park av, 827-33** (5:1410), sec 76th (No 100), 117.2x100; ext of mtg for $625,000 to Oct1'19, 5%; Aug27; Sept17'14; Jekyll-Walker Corpn, 969 Park av, with Metropolitan Life Ins Co, 1 Madison av. nom

**Park row, 124-6** (1:159), ns, 222.3 e Duane, 25x108.7x25x107.6; Sept16'14; due Sept1'19, 4½%; Jeanie A Stuart, 140 Barry av, Mamaroneck, NY, to Harris D Colt, 515 Park av, trste will Edw M Cameron. 6,000

**Riverside dr, 194** (4:1251), sec 92d (No 316), 102.7x125.2x109.4x125; ext of mtg for $240,000 to May1'19, 4½%; Aug24; Sept 14'14; Townsend-Odell Co, 1328 Bway, with Union Dime Savgs Bank, 701 6 av. nom

**Riverside dr, 495-6** (7:1991), es, 25 s 122d, 50x50; Sept11'14, due as per bond, 5%, Mathilde G Kittel, 496 Riverside dr, to N Y Savgs Bank, 81 8 av. 40,000

**Riverside dr, 564** (7:1995); ext of mtg for $50,000 to Sept2'17 at 5½%; Sept16'14; Edw A Ridley, at Fanwood, NJ, with Ilco Realty Co, 135 Bway. nom

**St Nicholas av, 241-7** (7:1949), nwc 122d, 118.5x62.2x100.11x124.2; receipt for $1,250 on a/c of mtg for $20,000; Sept8; Sept15'14; Wm M Moore to Hancock Constn Co, 530 Manhattan av.

**St Nicholas av, nwc 169th,** see Bway 4021.

**St Nicholas av, 1344-54** (8:2133), es, 36.5 s 178th, 117x100; PM; pr mtg $110,000; Sept 15'14; due Mar15'15, 6%, Max Graczner, 802 W 181, & Mark Ash, 316 W 103, to Wm Volk, 658 3 av, & ano 4,500

**Seaman av** (8:2248), ns, 50 & 105 w Emerson st or pl, 2 lots, ea 55x100; 2 bldg loans, ea $42,500; Sept16'14; demand, 6%; Seaman Constn Corpn to City Mtg Co, 15 Wall. 85,090

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**Seaman av** (8:2248); same prop; certf as to above two mtgs for $42,500; Sept16 '14; same to same.

**41st av** (3:840), nec 14th (No 101), runs e58.6xn39.4x—70.6 to beg; ext of mtg for $44,000 to Dec31'17, 5½%; Aug26; Sept16'14; Jos Schmitt with Bank for Savgs, 280 4 av. nom

**5TH av, 218-20** (3:828), nwc 26th (Nos 1-9), runs w127.6xn58xe27.6xs1.8xe100 to av xs56.4 to beg; ext of mtg for $1,200,000 to Oct1'20, 5%; Aug7; Sept14'14; Croisic Realty Co with Metropolitan Life Ins Co, 1 Madison av. nom

**7TH av, 911-7** (4:1010), sec 58th (No 174), 100x83.4x irreg x125; certf of appointment of trustee under mtg to secure bonds for $600,000; Sept8, Sept17'14; 58th St & 7 Av Co to Fidelity Trust Co, Chambers & Hudson st.

**7TH av, 911-7,** sec 58th (No 174); certf of acceptance of said appointment as trste; Sept11; Sept17'14; Fidelity Trust Co to Guardian Trust Co, 170 Bway, resigned, & 58th St & 7 Av Co.

**8TH av, 2365** (7:1953); sal Ls; Sept14; Sept16'14; demand, 6%; Hy P Ffrench to Geo Ehret, 1197 Park av. 1,500

**10th av, 753** (4:1030), nwc 51st (Nos 501-3), 25.5x100; pr mtg $——; Sept11'14; demand, 6%; 751 10th Av, Inc, 316 E 22, to Yatty Kramer, 103 Alexander av, Arverne, B of Q. 5,000

**10TH av, 753,** nwc 51st (Nos 501-3); certf as to mtg for $5,000; Sept11'14; 751 10th Av, Inc, to Yatty Kramer.

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Bayside, B of Q** (miscl); certf as to mtg for $1,100; Sept2; Sept11'14; North Shore Realty Co to Mary E Newton.

**Bklyn & Jamaica Turnpike rd** (Bklyn), ss, bet Market & Chestnut; certf as to mtg for $2,500; Sept10; Sept14'14; Adler's Granite & Monument Works to Albt D Mayer.

**Fulton st** (Bklyn), ns, 75.4 e Lawrence, 60x irreg, with extensions to Lawrence & Bridge; certf as to mtg for $175,000; Sept 9; Sept11'14; Oppenheim, Collins & Co., NY, to Title Guar & Trust Co.

**Leonia, NJ** (miscl); certf as to mtg for $5,000 & for $1,828.12; Aug26; Sept17'14; Eilbeck Realty Co to North Jersey Title Ins Co & Thos F McMahon.

**Livingston st** (Bklyn), sws, 100 se Clinton, 63x93.10; certf as to mtg for $16,000; Sept4; Sept14'14; Esthold Realty Co, Inc, to Realty Associates.

**Miller av** (Bklyn), nec Sutter av, 40x95; certf as to mtg for $2,000; Aug10; Sept14 '14; Harry Rubin Bldg Co to Bertha Fox, 500 Willoughby av, Bklyn.

**Schermerhorn av** (Bklyn), nes, 71.1 se Clinton, 80x94; certf as to mtg for $19,000; Sept4; Sept14'14; Esthold Realty Co to Realty Associates.

**Certf** (miscl) as to mtg for $——; Sept 15'14; Gibson Publishing Co to Hamilton Press.

**Chattel mtg** (miscl); certf & consent to 26 notes to secure $11,600; Sept12; Sept15 '14; The Friedman Print to Conner, Fendler & Co, 96 Beekman.

## MORTGAGES.

### Borough of The Bronx.

**Chisholm st, 1304** (11:2972), es, 113.11 n Stebbins av, 28 to Freeman (Nos 854-6) x 50.7; Sept12; Sept14'14; due Dec31'19, 5%; Alice S Anderson to Jno Beinert, 428 W 45. 10,000

**Fox st** (10:2717), ws, 361 n 165th, 25x 100; pr mtg $——; Aug8; Sept17'14; 5v4%; Annie Munch, 1047 Fox, to G A Julius Mager, 211 E 94. 3,250

**Freeman st, 854-6,** see Chisholm, 1304.

**Tiffany st** (10:2718), es, 180 s 169th, 20 x81.10x13.10x72.3; PM; Sept16; Sept17'14; 5y5%; Louis Burnstine to Edwin W Bulltower, at Premium Point, New Rochelle, NY. 8,000

**143D st, 413 E** (9:2288), ns, 165.10 e Willis av, 15.3x100; PM; Sept15; Sept16'14; 3y5½%; Congregational Church of North N Y to Charlotte L Kittson, 413 E 143. 4,000

**146TH st E. swc 3 av,** see 3 av, swc 146.

**158TH st, 372 E** (9:2404); ext of $3,500 mtg to Sept10'17 at 5½%; Sept10; Sept11 '14; Title Guar & Trust Co with Josef Moehs 372 E 158. nom

**177TH st E, nes, at ses Marmion av,** see Marmion av, ses, at nes 177.

**179TH st, 1027 E** (11:3137), nes, 93.4 w Boston rd, 25 7x73x26.6x72.2; pr mtg $3,000; Aug10; Sept12'14; 2y6%; Vincenzo Arienzo, 129 S 7 av, Mt Vernon, NY, to Ambleto Quaranta, 2007 Vyse av. 600

**180TH st E** (11:3095), ss 100 e Crotona av, 25x100.3; ext of $1,000 mtg to June9'19 at 5½%; Aug14; Sept16'14; Frido C Heintze with Heinrich A Heiser, 710 E 180. nom

**183D st E** (11:3071), ss, 25 w Hughes av, 25x75; pr mtg $6,000; Sept16; Sept17 '14; installs, 6%; Antonio La Porta, 622 E 183, to Thos P Howley, 421 W 34. 1,500

**183D st E** (11:3071), ss, 25 w Hughes av, 25x75; ext of $6,000 mtg to Apr1'17, at 5½%; Mar29; Sept17'14; Chester R Brown with Thos P Howley 421 W 34. nom

**184TH st E, nwc Marion av,** see Marion av, nwc 184.

**187TH st, 535 E** (11:3056), ns, 43.10 e Bathgate av, 22x72.6; pr mtg $2,500; Sept 16'14; due &c as per bond; Wm H Schwenk, 535 E 187, to Fredk Loeloff, 2634 Decatur av. 1,100

**187TH st, 602-6 E** (11:3073), ss, 21.7 e Arthur av, 50x100; Sept15; Sept16'14; 5y 5%; Maria S Cinelli to Title Guar & Trust Co, 176 Bway. 11,000

**189TH st E** (11:3032), ss, 60.9 w Park av, 37.5x64.5x51.7x65.4; Sept9; Sept16'14; 3y5%; Hesperia de Martine, Milbrook, NY, to Italo Achilli, at Fulton, NY. 2,000

**202D st E, see Webster av,** see Webster av, sec 202.

**223D st E** (*), ns, 300 w Laconia av, 25x100; Aug11; Sept12'14; 3y5½%; Angelandonio & Agostino Grosso to Eliz K Dooling, 179 E 80. 3,200

**Amsterdam av** (*), ws, 225 n Tremont rd, 50x100; Sept10; Sept11'14; 2y5%; Theresa Schmidt to Adolph Kretschmann, 51 Briggs, Bklyn. 600

**Bainbridge av** (12:3298), ws, 200 s 201st, 25x112x25x112.1; pr mtg $4,000; Aug27; Sept11'14; 1y6%; Isabella Fletcher & Jessie & Emily Orr to Sarah F Mead Lewisboro, NY. 1,000

**Barker av** (*), es, 250 n Mace av, 50x 100; PM; Sept15; Sept16'14; installs, 5%; Sidney W Stalter to Minnie Heck, 786 E 149. 2,500

**Brook av, 1268-70** (9:2395), es, 118 s 169th, 50x100.6; pr mtg $15,000; July2; Sept14'14; due Jan10'14, 6%; Carl Ernst to Rosa Gibian, 166 E 80. 3,000

**Castle Hill av** (*), ws, 270 s Green la, 25x105.2; Sept9; Sept11'14; due Oct9'16, 5½%; Pasquale Pistorino to Hudson P Rose Co, 7 W 45. 250

**Chatterton av, nec Havemeyer av,** see Havemeyer av, nec Chatterton av.

**College av** (11:2875), ws, 140.5 n 169th, 16.8x92.6; certf as to payment of $500 on a/c of mtg of $1,000; Aug10; Sept11'14; Saml L Feldman to whom it may concern. nom

**Concourse** (9:2462), es, 154.9 n 165th or Tranverse rd, 26x81.6x26x81; Sept15; Sept 16'14; installs, 6%; Thos W Smith to Serial Bldg Loan & Savgs Instn, 195 Bway. 400

**Creston av, 2741** (12:3318); ext of $5,000 mtg to Sept1'17 at 5%; Aug31; Sept17 '14; Lawyers Mtg Co with Dani L & Jane M Ryan. nom

**Crotona av** (11:3104), es, 100 n 187th, 50x100; pr mtg $32,000; Sept16'14; 3y6%; Nista Constn Co, Inc, 655 E 189, to Emil Dressner, 201 W 120. 3,000

**Crotona av** (11:3104); same prop; certf as to above mtg; Sept16'14; same to same.

**Edwards av** (*), es, 275 n Latting, 75x 100; Sept15; Sept16'14; 3y6%; Oswin F Fritsche, 151 E 49, to Anthony Koontz, 393 E 153. 500

**Elton av, 731,** see Westchester av, 756.

**Forest av** (10:2661), es, 139 s Home, 19x 107.3x19x107.2; pr mtg $——; Sept1; Sept 12'14; 3y5%; Katharina Gebhard to Gallus Bruder, 421 E 86. 1,000

**Franklin av** (10:2611), nws, 344 se 165th, 30x86x30x90.10; Sept10; Sept11'14; 3y5% Alice & Mary White to Annie E Thornton, 257 Hancock, Bklyn. 1,000

**Goodridge av** (13:3415), ws, 246.9 s 250th, 101.2x114.11x100.10x113.3; sobrn agmt; Sept 15; Sept16'14; Delafield Estate with Violetta W Delafield, near 246th & Half Moon pl. nom

**Havemeyer av** (*), nec Chatterton av, 665x100, except part for 177th st; also HAVILAND AV (*), ss, 272 e Havemeyer av, 133x83, Unionport; also LAND in Yonkers, Westchester Co, NY; Sept8; Sept 12'14; 1y5½%; German Odd Fellows Home Assn of NY to Bushwick Savings Bank, 726 Grand, Bklyn. 75,000

**Haviland av, ss, 272 e Havemeyer av,** see Havemeyer av, nec Chatterton av.

**Hoe av** (11:2987), es, 179.5 n Freeman, 50x100; certf as to mtg dated Aug11'14; Sept1; Sept15'14; Galveston Bldg Co to Arbutus Realty Co.

**Hoe av** (11:2987), es, bet Freeman & Jennings, lot 9, tax map; transfer of tax lien for yrs 1906 to 1908, assessed to J D Sullivan; Feb19'12; Sept15'14; 3y7 9-10%; City N Y to Saml Goldsticker, 149 Bway (assigned to L Austin Johnson, 143 N 9, Plainfield, NJ). 1,265.89

**Hoe av** (11:2987), es, bet Freeman & Jennings, lot 8, blk 2987, tax map; transfer of tax lien for yrs 1906 to 1908, assessed to J I Sullivan; Feb19'21; Sept15 '14; 3v8%; City N Y to Lien Securities Co, 51 Chambers (assigned to L Austin Johnson, 143 N 9, Plainfield, NJ). 1,283.91

**Hoe av** (11:2986), es, 125 s Freeman, 75 x100; Aug16; Sept17'14; due &c as per bond; Belinda T Lyttle to Hedwig Marks, 450 51st, Bklyn. 7,000

**Hughes av, 2475** (11:3077); agmt to discontinue foreclosure proceedings affecting above; Sept4; Sept14'14; Carrucci Holding Co, Inc, with Rosina Resignio, 2475 Hughes av nom

**Intervale av** (10:2699), ws, 293.10 n Westchester av, 50x100; bldg loan; pr mtg $——; Sept14; Sept15'14; due Jan1'15, 6%; Angel Constn Co, Inc, 897 Home, to Annie Fein, Deer Park, NY. 40,000

**Intervale av** (10:2699); same prop; certf as to above mtg; Sept14; Sept15'14; same to same.

**Leland av** (*), nec Wood av, 25x100; pr mtg $4,250; Sept17'14; due &c as per bond; Wm H Schwenk to Jno Eichler Brewing Co, 3582 3 av. 600

**Maclay av, nwc St Peters av,** see St Peters av, nwc Maclay av.

**Marmion av** (11:3117), ses, at nes 177th, 115.8x40.2x115.9x40.2; bldg loan; Sept7; Sept12'14; due Jan1'20, 6% until final advance is made, & 5½% thereafter; Bronx Co Constn Co to Lawyers Mtg Co, 59 Liberty. 48,000

**Marmion av** (11:3117); same prop; certf as to above mtg; Sept11; Sept12'14; same to same.

**Marion av** (11:3022), nwc 184th, 97.8x 72.5x99.1x63.11; PM; Sept17'14; 3y5%; Mary A Handibode to Alfred Loweth, 1000 E 182. 6,000

**Matilda av** (*), ses, 350 nw 240th, 50x 100, Washingtonville; Sept10; Sept11'14; 3y 6%; Mary Scherrer to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 2,400

**Park av** (9:2389), es, 162.2 n 167th, 35.10 x99x38.9x101.1; bldg loan; Sept10; Sept11 '14; demand, 6%; Malcke Bldg Corpn to Jas G Wentz, 335 West End av. 23,000

**Park av** (9:2389); same prop; certf as to above mtg; Sept10; Sept11'14; same to same.

**Paulding av** (*), es, 100 n Morris Park av, 25x100; PM; Sept1; Sept11'14; 3y5%; Jno S Hulin to Morris Park Estates, 25 Broad. 2,100

**Popham av** (11:2877), ws, 31.3 s Palisade pl, 175x124.10x176.6x166.1, except POPHAM AV (11:2877), ws, 156.3s Palisade pl, 50x100; also excepts POPHAM AV (11:2877), ws, 31.3 s Palisade pl, 50x 100; Sept14; Sept16'14; 1y6%; D Roy Shafer to Saml Long, at sec Riverside dr & 86th. 2,500

**Prospect av** (10:2680), ws, 80 n 166th, 120x100; pr mtg $97,500; Sept11; Sept12'14; due Nov11'14, 6%; Angel Constn Co, Inc, 1228 Hoe av, to Louis Albert, 75 Hart, Bklyn, & ano. 7,500

**Prospect av** (10:2680); same prop; certf as to above mtg; Sept11; Sept12'14; same to same.

**Prospect av** (10:2680), ws, 50 n 166th, 75x100; pr mtg $35,000; Sept11'14; demand, 6%; J C Gaffney Constn Co to Realty Operating Co, 15 Wall. 4.

**Prospect av** (10:2680); same prop; certf as to above mtg; Sept11'14; same to same.

**Prospect av** (10:2680); same prop; ext of $28,000 mtg to Sept14'17 at 5%; Sept11 '14; City Mtg Co with J C Gaffney Constn Co, 1148 Tiffany. nom

**St Peters av** (*), nwc Maclay av, 50x65, except pt for avs; also AT to ST PETERS AV (*), ws, 50 n Maclay av, 50x65; PM; pr mtg $——, Sept14; Sept15'14, 3y6%; Hugh R Fitzpatrick to Mary E Eaton, 2489 Maclay av. 1,000

**St Peters av, ws, 50 n Maclay av,** see St Peters av, nwc Maclay av.

**Tinton av** (10:2658), ws, 240.5 n 161st, 27x135; pr mtg $——, Sept15'14; 3y6%; Sara Constn Co, Inc, to Saml Simon, 560 Greene av, Bklyn. 3,500

**Tinton av** (10:2658); same prop; certf as to above mtg; Sept15'14; same to same.

**Union av** (10:2676), es, 166.2 s Westchester av, 16.8x108.8x16.10x110.9; Sept15; Sept16'14; 3y5%; Geo B Deacon to Jacob Beck, 1785 Bathgate av. 3,500

**Valentine av** (11:3142), es, 375.4 n 179th, runs n28xe100xn28.8xe85.5 xs 133.4 xn 91 xw 155.4 to beg; pr mtg $7,500; Sept12'14; due May12'21, 6%; Saml Forbes to David Coulter, 139 N Euclid av, Westfield, NJ, & ano. 7,861.85

**Walton av, ws, 153.5 s 165th,** see Walton av, ws, 154.5 s 165.

**Walton av** (9:2477), ws, 154.5 s of approach to Grand blvd & concourse at 165th, 25x100; also WALTON AV (9:2477), ws, 153.5 s approach to Grand blvd & concourse at 165th, strip 1x100; pr mtg $6,000; Sept23'13; Sept17'14; due &c as per bond; Kath Doran, 1015 Walton av, to New England Casualty Co, 80 Maiden la. 1,000

**Washington av** (*), es, 150 s Morris Park av, 50x100; Sept14; Sept15'14; 3y 5½%; Hans F N Truelsen to Rosie Nehrer, 152 Ridgewood av, Glen Ridge, NJ. 2,000

**Webster av** (12:3330), sec 202d, 25x100; pr mtg $6,000; Sept14'14; 3v6%; Mina Seiffert, 1720 78th, Bklyn, to Louis Isenburger, 93 Schenck av, Bklyn. 1,500

**Westchester av, 756;** also ELTON AV, 731 (10:2654); agmt as to share ownership in mtg; Sept16; Sept17'14; Fannie M Gross with Emily E Pringle, Dobbs Ferry, NY. nom

**Whitlock av, 840** (10:2731), es, 470 s Tiffany, 39x90; Sept10; Sept11'14; 3y5% Biltrite Constn Co, Inc, to Jno W Haaren, exr &c Claus Haaren, 552 W 142. 20,000

**Whitlock av, 840;** pr mtg $20,000; Sept 10; Sept11'14; due Oct10'14, 6%; same to Realty Operating Co, 15 Wall. 2,500

**Whitlock av, 840** (10:2731), es, 470 s Tiffany, 39x90; certf as to mtg for $20,000; Sept10; Sept11'14; Biltrite Constn Co to Jno W Haaren, exr &c Claus Haaren.

**Whitlock av, 840;** certf as to mtg for $2,500; Sept10; Sept11'14; same to Realty Operating Co.

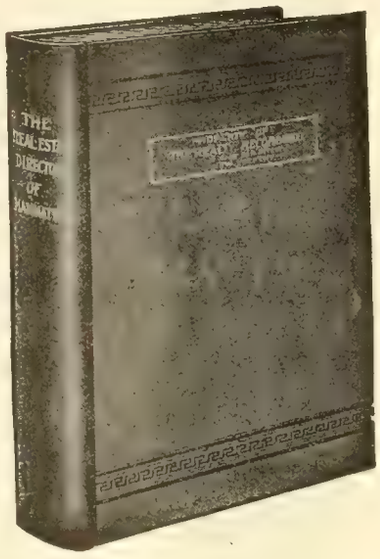
**Willis av, 124** (9:2278), es, 25 n So blvd, 25x80; PM; pr mtg $13,000; Sept16; Sept 16'14; due &c as per bond; Vincenzo Palumbo & Raffaele Sassone to Union St Realty Co, 261 Bway. 1,500

**Wood av, nec Leland av,** see Leland av, nec Wood av.

**3D av** (9:2326), swc 146th, 150x150; Sept 4; Sept17'14; 5y5%; Trstes of The Reformed Protestant Dutch Church of Mott Haven to The Classics of N Y of The Reformed Church in America, 25 E 22. 10,000

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# The
# Real Estate Directory
of the
# Borough of Manhattan
with
## Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2426 New York, September 26, 1914. (65) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.


Broad st, 49-51.
Cornelia st, 1-3.
Division st, 193.
Dyckman st, 321.
East Broadway, 204.
Hester st, 197-9.
Lewis st, 109.
*Oak st, 45-7 (or Oliver st, 60-2).
Oliver st, 60-2.
Perry st, 3.
*4th st, 162-4 W (or Cornelia st, 1-3).
6th st, 750 E.
*12th st, 60 E (or Bway, 822-4).
13th st, 122 E.
16th st, 357 W.
33d st, 449-61 W.
*33d st, 463 W (or 10 av, 406).
34th st, 222-8 E.
34th st, 460-74 & 478 W.
35th st, 345 & 412 W.
37th st, 146 E.
39th st, 56 & 352-4 W.
*39th st, 356 W (or 9 av, 522).
44th st, 7 E.
47th st, 258 W.
53d st, 432 W.
54th st, 343 W.
56th st, 216 E.
57th st, 305 E.
68th st, 1 W.
69th st, 335 W.
70th st, 163 & 226-32 E.
70th st, 325-7 W.
73d st, 120 E.
85th st, 436-40 E.
88th st, 412 E.
88th st, 160 W.
95th st, 332-4 E.
98th st, 152-4 W.
*101st st W (nec Riverside dr, 290), blk 1889-40.
108th st, 4 & 8 W.
112th st, 19 E.
113th st, 76 E.
114th st, 347 & 348 W.
116th st, 218 E.
116th st, 370 W.
*119th st, 95 W (or Lenox av, 180).
120th st, 239 E.
121st st, 18 & 349 W.
*121st st W (swc Manhattan av, 505), blk 1947-53.
122d st, 61 E.
122d st, 502-4 W.
125th st, 45-7 W.
126th st, 173 W.
128th st, 79-83 W.
130th st, 258 W.
131st st, 16 E.
131st st, 108 & 231 W.
133d st, 131 W.
134th st, 62-4 W.
136th st, 156 W.
137th st, 261 W.
144th st, 264 & 530 W.
149th st, 544 W.
149th st W, blk 2034-41.
*160th st W (nwc Ft Wash av, 35-41), blk 2136-83.
Av B, 287.
Amsterdam av, 832.
Bradhurst av, 114.
Broadway, 822-4.
*Central Park W, 81-3 (or 68th st, 1 W).
Ft Washington av, 35-41.
Greenwich av, 26.
Lenox av, 151, 180, 186 & 514-6.
Lexington av, 2141.
Madison av, 173 & 1001.
Manhattan av, 505.
Park av, 1143.
Riverside dr, 63 & 290.
Riverside dr or ter (8:-2177-242), sec 181.
Riverside dr or ter (8:-2177-336-338), nec 177
2d av, 1444-6 & 2453.
6th av, 92 & 384-6.
9th av, 516-22 & 633.
10th av, 406-414.
*10th av, 416-20 (or 34th st, 478 W).


**WILLS.**


*Broome st, 441-9 (or Bway, 487).
Franklin st, 70-2.
Irving pl, 24-30.
*Mercer st, 60 (or Bway, 487).
St Nicholas pl, 20.
19th st, 527-9 W.
25th st, 543-51 W.
43d st, 263-5 W.
140th st, 311-7 W.
141st st, 310-14 W.
Broadway, 353-7, 377-9 & 487.
Madison av, 441.
West Broadway, 325.
5th av, 587, 820-3 & 830.
8th av, 680-6.


**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classided as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—from.
fr—frame.
ft—front.
individ—individual
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage
ref—referee.
sal—saloon.
sobrn—subordination
sl—slip.
sq—square.
s—south.
s—side.
sty—story
sub—subject
strs—stores
stn—stone.
st—street.
T &c—taxes, etc
tnts—tenements
w—west.
y—years.
O C & ]00—other consideration and $100
TS—Torrens System

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

SEPT 18, 19, 21, 22, 23 & 24.

**Broad st, 49** (1:25-6), es, 108.3 n Beaver, runs e57.3xn3.9xe36.7xn8.1 xe 3 4 xn 9 11 xw 93 1 to st xs22.7 to beg, 4-sty bk office & str bldg, A$120,000-125,000; also BROAD ST, 51 (1:25-5), es, 80.4 n Beaver, 28x57.5 x27x61.2, 4-sty bk loft & str bldg; A$93,-000-97,000; Jefferson M Levy to L Napoleon Levy, 18 W 72; ½ pt; B&S; AL; Sept18'14. nom

**Broad st, 51,** see Broad, 49.

**Cornelia st, 1-3** (2:530-32), nwc 4th (Nos 162-4), 40.11x75x26.10x76, 5-sty bk tnt & strs; Gladys P Loewenstine to Rosa Reid, 256 W 97; May26; Sept21'14; A$28,000-40,-000 nom

**Division st, 193** (1:285-52), ss, 157.2 e Jefferson, 26.11x48.8x26.4x49.3, 5-sty bk tnt & strs; A$13,000-18,000; also EAST BROADWAY, 204 (1:285-37), ns, 157.6 e Jefferson, 26.4x65, 5-sty bk school; A$19,-500-26,000; Abr H Sarasohn to Sheppard H Sapiro, 111 W 113, AL; Sept16, Sept18 '14. O C & 100

**Dyckman st, 321 (Hudson av)** (8:2247-77), ns, 650 w F st (now Prescott av), 50 x100, 2-sty & b bk dwg; Maurice B Blumenthal, ref, to Susan McV Hemenway, New Windsor, Vt, EXTRX Jno H Hinton; FORECLOS Sept2; Sept23; Sept24'14; A $5,000-7,200 **5,600**

**East Broadway, 204,** see Division, 193.

**Hester st, 197-9** (1:236-33), ns, 100 e Baxter, 50x100, 6-sty bk tnt & strs; Jno Oliva to Michele Graziano, 58 America st, Providence, RI; AL; Nov12'13; Sept23'14; A$40,000-85,000. nom

**Lewis st, 109** (2:330-28), ws, 160 n Stanton, 20x100, 5-stv bk tnt & str & 3-sty bk rear tnt; Chas H Murray, ref, to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; mtg $15,000; FORECLOS Sept 17; Sept18'14; A$11,500-16,000.
**500 over & above said mtg**

**Oak st, 45-7,** see Oliver, 60-2.

**Oliver st, 60-2** (1:252-42), sec Oak (Nos 45-7), 54.2x51.3x53.10x53.10, 6-stv bk tnt & strs; Jno Oliva to Michele Graziano, 58 America st, Providence, RI; ½ pt; AL; Nov12'13; Sept23'14; A$35,000-60,000. nom

**Perry st, 3 or Ashland pl, 3** (2:613-62), ns, 70 w Greenwich av, runs ne36xn69xw 7.4xsw39.8xse0.9xsw63 to pl xse23.10 to beg, except pt to widen st for ext of 7 av & Varick st, 4-sty bk tnt; May H Hill, heir, &c, Adams Hill, to Albt W Wilmarth at Huron, So Dakota; mtg $10,000 & AL; Sept19; Sept23'14; A$10,000-14,000. exch & 100

**47TH st, 162-4 W,** see Cornelia, 1-3.

**67TH st, 750 E** (2:375-34), ss, 111 w Av D, 21.10x97, 3-sty bk dwg; Mary C Richardson & Wm C Orr, EXRS Cath A Stevens, to Mary C Richardson, 17 W 74, & Wm C Orr, 16 E 92, TRSTES will Cath A Stevens; Sept21; Sept24'14; A$13,000-15,500. nom

**127TH st, 60 E** see Bway, 822-4

**133TH st, 122 E** (2:558-18), ss, 275 w 3 av, 25x103.3, 5-sty bk storage; Margt Daub to Fredk Daub, 2671 Bway; B&S; mtg $26,-000, Sept22'14; A$21,000-28,000 nom

**167TH st, 357 W** (3:740-6), ns, 125 e 9 av, 25x92, 4-stv bk tnt & strs, 1-stv ext; Jno H MacDonald to Edmund F Gerner, 716 Ams av; mtg $10,000; Sept24'14; A$10,500-12,500. O C & 100

**33D st, 449 W** (3:721-14), ns, 100.8 e 10 av, 18.10x99.2, 4-stv bk tnt; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; mtg $5,000; Sept11; Sept19'14; A$8,000-10,000. O C & 100

**33D st, 451 W** (3:731-13), ns, 172 e 10 av, runs n10 to cl former Jersey x still n79.4 xe17.4xs99.2 to st xw18.10 to beg, 4-sty bk tnt, Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$8,000-10,000. O C & 100

**33D st, 453 W** (3:731-12 & 124), ns, 146.1 e 10 av, runs e25xn24xw ... along cl old Jersey x s25.7 to beg, also INTERIOR LOT at cl blk bet 33d & 34th, 139 e 10 av, runs s61.4xe along cl old Jersey 25xn59.4xw25 to beg, 3-sty bk tnt; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$8,000-9,500. O C & 100

**33D st, 455 W (rear of)** (3:731-11), begins at cl 10 bet 33d & 34th, 115.5 e 10 av, runs e23.7xs61.4 to cl former Jersey xw23.6xn62.2 to beg, 2-sty bk stable, Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$5,000-6,000 O C & 100

**33D st, 455 W,** see 33d, 455 W.

**33D st, 457 W** (3:731-10), ns, 95.11 e 10 av, ... 1-sty fr stable; A $5,500-5,500; also 33D ST, 455 W (3:731-10), ns, 120.11 e 10 av, 25.1x37.7x25x35.5, 2-sty bk stable; ... Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14. O C & 100

**33D st, 459 W** (3:731-7), ns, 74.4 e 10 av, runs n49.7xe28.8xn49.3xe15.5xs63.3 to ... to beg, 2-sty bk ... Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$11,000-14,000. O C & 100

**33D st, 461 W,** see 10 av, 465.

**33D st, 463 W,** see 10 av, 469.

**34TH st, 222 E** (3:914-49), ss, 242 w 2 av, 22x98.9, 4-sty bk tnt & strs; A$17,600-22,000; also 34TH ST, 224 E (3:914-48), ss, 269 w 2 av, 22x98.9, 4-sty bk tnt & strs; A$17,600-22,000; also 34TH ST, 228 E (3:914-46), ss, 247 w 2 av, 22x98.9, 4-sty bk tnt & strs; A$17,600-22,000; Austin E Pressinger to Chas Gillen, 226 E 34; mtg $55,000; Dec2'11; Sept18'14. nom

**34TH st, 224 E,** see 34th, 222 E.

**34TH st, 226 E,** see 34th, 222 E.

**34TH st, 228 E,** see 34th, 222 E.

**34TH st, 460-2 W** (3:731-77-78), ss, 145 e 10 av, runs s98.9xe30xn48.7xe0.9xn50.1 to st xw30.9 to beg, 2-5-sty stn tnts; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$22,000-35,000. O C & 100

**34TH st, 464-8 W** (3:731-79-81), ss, 100 e 10 av, 45x98.9, 3-4-sty & b stn tnts; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$33,-000-40,500. O C & 100

**34TH st, 470 W** (3:731-82), ss, 78 e 10 av, 21.6x88, 3-sty stn tnt; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$14,500-17,500. O C & 100

**34TH st, 472 W.** (3:731-83), ss, 58.8 e 10 av, 19.4x88, 3-sty stn tnt; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$13,000-16,000. O C & 100

**34TH st, 474 W** (3:731-84), ss, 39.4 e 10 av, 19.4x88, 3-sty stn tnt; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$13,000-16,000. O C & 100

**34TH st, 478 W** (3:731-86), sec 10 av (Nos 416-20), 20x88, 4-sty bk & stn tnt; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A $24,000-32,000. O C & 100

**35TH st, 345 W** (3:759-17), ns, 325 e 9 av, 25x98.9, 5-sty stn tnt & 3-sty fr rear tnt; A$13,000-23,500; also 9TH AV, 633 (4:1054-33), ws, 75.5 s 45th, 25x100, 5-sty bk tnt & strs; A$20,000-28,000; Hannah McL Elgas et al heirs, &c, Margt Lemon, to Saml J Lemon, 520 W 140, & Matilda J Macculloch, 7 Barstons Gardens, County Kensington, London, Eng; QC; June1; Sept23'14. nom

**35TH st, 412 W** (3:732-47), ss, 125 w 9 av, 25x98.9, 4-sty bk tnt & strs & 2-sty fr rear tnt; Thos Hinton to Saint Mary's Free Hospital for Children, 405 W 34; mtg $9,000 & AL; Sept18'14; A$10,000-13,500. O C & 100

**37TH st, 146 E** (3:892-56), ss, 166 e Lex av, 14x98.9, 4-sty & b stn dwg; Helena W Faber to Susanna H A Faber, nwc Atlantic & Channel avs, Far Rockaway, LI; QC; July10'13; Sept18'14; A$14,000-21,000. nom

**39TH st, 56 W** (3:840-80), ns, 189 e 6 av, 21x90, 4-sty stn loft & str bldg; Jno G Agar, ref, to Chas H Freeman, 311 W 84; mtg $50,000; FORECLOS Sept15; Sept 22'14; A$52,500-55,000. **5,000**

**29TH st, 352-6 W** see 9 av, 516-22.

**44TH st, 7 E** (5:1279-9), ns, 194 e 5 av, 27x100.5, 4-stv stn office & str bldg; Florence S, wife Jules S Bache, to Fred L Richards, as TRSTE, 830 Park av; AL; Sept21, Sept22'14; A$122,000-130,000. nom

**46TH st, 324 E,** see 46th, 324 E, Manhattan Mortgages.

**47TH st, 258 W** (4:1018-58), ss, 150 e 8 av, 25x100.5, 5-stv bk tnt & strs; Saml A Krulewitch to Dora Nadel, 135 James st N Hamilton Ont Can; mtg $32,500 Aug 12 Sept19'14; A$21,000-24,000. O C & 100

**53D st, 432 W** (4:1062-51), ss, 450 w 9 av, 25x100.5, 5-stv bk tnt; Irving I Kempner to David A Bernstein, 1016 Washington st, Hoboken, NJ; B&S; AL; Sept15; Sept18'14; A$11,000-21,500. nom

**54TH st, 242 W** (4:1045-19), ns, 275 e ... 25x100.7x25.2x98.9, 3-stv fr tnt; Wm ... to ... EXTRXES Eliz Kromeke, to Thos F Martha, at Yonkers, NY; [55 Liberty]; Sept21'14; A$8,500-9,000. **7,600**

**54TH st, 343 W;** Theresa Kromeke et al, heirs, &c Eliz Kromeke, to same; B&S; Sept21'14 nom

**56TH st, 216 E** (5:1329-40), ss, 210 e 3 av, 25x100.4, 5-stv stn tnt; Rebecca Leon to Lawrence I Michaels & Elsie Leon, both at 660 W 180, & Sara M Barker, 76 W 76, partv 1st pt, reserves life estate; AL; Sept23; Sept24'14; A$11,000-22,500. gift

**57TH st, 305 E** (5:1350-11½), ns, 78 e 2 av, 22x100, 2-stv & b stn dwgs; Mary McLoughlin to Bridget & Edw F Barrett, 305 E 57, tenants by entirety; mtg $13,000; May7'13; Sept22'14; A$11,000-15,000 nom

**65TH st, 1 W,** see Central Park W, 81-3.

**69TH st, 335 W** (4:1181-12), ns, 175 w West End av, 25.4 ... lands Hudson River R R x101.8x22.3x100.5, 2-stv bk shop; Wallace F Thompson to Fredk B Sanson, 125 W Scho ... Germantown, Pa; mtg $3,000 & AL; Sept24'14; A$2,000-2,500. nom

**70TH st, 163 E** (5:1405-27), ns, 224.4 w ... 2-sty bk stable; Jules S ... to Edw P Goetz, 59 Ocean av, Bklyn; Sept11; Sept19'14; A$23,000-42,000. O C & 100

**70TH st, 226 E** (5:1424-39), ss, 130 w 2 av, 25x100.4, 4-stv stn tnt; Hy A Friedman, ... to Mutual Life Ins Co of NY; FORECLOS Sept16, Sept17; Sept19'14; A$11,000-20,000 **15,000**

**70TH st, 228 E** (5:1424-31), ss, 155 w 2 av, 25x100.4, 4-stv stn tnt; Peter Zucker ... to Mutual Life Ins Co of NY; FORECLOS Sept16, Sept17, Sept18'14; A$11,000-20,000 **15,000**

**70TH st, 230 E** (5:1424-30), ss, 130 w 2 ... 4-stv stn tnt; Peter Zucker, ... to Mutual Life Ins Co of NY; FORECLOS Sept16, Sept17, Sept18'14; A$11,000-20,000 **15,000**

**70TH st, 232 E** (5:1424-29), ss, 105 w 2 ... 4-stv stn tnt; Peter Zucker ... to Mutual Life Ins Co of N Y; FORECLOS Sept16, Sept17, Sept18'14; A$11,000-20,000. **15,000**

**70TH st, 325 W** (4:1182-21), ns, 280 w West End av, 15x100.5, 4-sty bk dwg; Percival H Gregory, ref, to Fredk A Clark, at Cooperstown, NY; FORECLOS Sept16; Sept18; Sept19'14; A$8,000-13,000. **9,000**

**70TH st, 327 W** (4:1182-20½), ns, 295 w West End av, 15x100.5, 4-sty bk dwg; Percival H Gregory, ref, to Fredk A Clark, at Cooperstown, NY [149 Bway]; FORECLOS Sept16; Sept18; Sept19'14; A$8,000-13,000. **10,000**

**73D st, 120 E** (5:1407-65), ss, 175 e Park av, 18.9x102.2, 5-sty stn dwg; Wyllys Terry to Marie B Terry, his wife, 120 E 73; Sept22; Sept23'14; A$28,000-P$40,000. O C & 100

**73D st, 414 E** (5:1467-39), ss, 238 e 1 av, 25x102.2, 5-sty bk tnt & strs; Louis Klein to Vaclav Nemecek, 342 E 72; mtg $19,500 & AL; June10; July2'13; A$8,000-23,000. (Corrects error in issue July 5 when st No was 414 E.) O C & 100

**85TH st, 436-40 E** (5:1564-31-32), ss, 119 w Av A, 75x102.2, 2-6-sty bk tnts & strs; Chas B Sellers to Melton Realty Corpn, 55 John; B&S; AL; Sept2; Sept24'14; A$28,-000-84,000. nom

**88TH st, 412 E** (5:1567-41), ss, 181 e 1 av, 25x100.8, 5-sty bk tnt; Karoline Becker to Victoria Muller, 155 Hendrix, Bklyn; Jno Becker, 525 E 5, NY, & Peter Becker, 412 E 88; ¼ pt to each; mtg $14,000; Sept 17; Sept18'14; A$8,500-18,000. O C & 100

**88TH st, 160 W** (4:1218-52½), ss, 287 e Ams av, 18x100.8, 3-sty & b stn dwg; Josephine Guild to Jos N Francolini, 537 W 142; mtg $17,700; Sept19; Sept21'14; A$12,-000-19,500. O C & 100

**95TH st, 332-4 on map 332 E** (5:1557-34), ss, 440 e 2 av, 45x100.8, 6-sty bk tnt & strs; Adolph Stern, ref, to Albany Savgs Bank, at Albany, NY; FORECLOS Sept17; Sept24'14; A$14,500-40,000. **25,000**

**98TH st, 152-4 W** (7:1852-52-53), ss, 270 e Ams av, 40x100.11, 2-5-sty bk tnts; Jno O'Connor to Wm J Casey, 308 W 107; mtg $30,000; Sept23; Sept24'14; A$23,000-44,-000. O C & 100

**101ST st W, nec Riverside dr,** see Riverside dr, 290.

**108TH st, 4 W** (7:1843-37), ss, 100 w Central Park W, 50x100.11, 6-sty bk tnt; A$33,000-70,000; also 108TH ST, 8 W (7:-1843-40), ss, 150 w Central Park W, 50x 100.11, 6-sty bk tnt; Chas B Sellers to Melton Realty Corpn, 55 John; B&S; AL; Sept2; Sept24'14; A$33,000-70,000. nom

**108TH st, S W,** see 108th, 4 W.

**112TH st, 19 E** (6:1618-12), ns, 282 e 5 av, 19x100.11, 5-stv bk tnt; Saml A Krulewitch to Sophia M Krulewitch, his wife, 1829 7 av; mtg $13,000; Sept17; Sept18'14; A$10,000-18,000. O C & 100

**113TH st, 76 E** (6:1618-43), ss, 130 w Park av, 25x100.11, 5-stv bk tnt; M Michael Edelstein, ref, to Otto Timme, 27 Mt Morris Park W; FORECLOS Sept21; Sept 23'14; A$11,000-20,500. **13,000**

**114TH st, 347 E** (6:1686-20), ns, 150 w 1 av, 25x100.10, 4-sty bk tnt & strs & 2-sty fr rear tnt; Maria Colucci to Jno A Colucci, 1342 Fulton av; mtg $9,300; Sept5; Sept21'14; A$8,500-15,000. nom

**114TH st, 248 W** (6:1685-35), ss, 150 w 1 av, 25x100.10; Maria Colucci to Jno A Colucci, 1342 Fulton av; mtg $10,500; Sept 5; Sept21'14; A$8,500-18,500. nom

**116TH st, 218 E** (6:1665-43), ss, 225 e 3 av, runs w17xs48xe0.4xs16.2xe1.10xse9.6 xs30.2xe8xn100.10 to beg, 4-sty stn loft & str bldg; Pietro G Spinelli to Francesco Annigoni, 431 Audubon av; AL; Sept16; Sept22'14; A$8,500-12,500. nom

**116TH st, 370 W** (7:1849-48), ss, 200 w Manhattan av, runs s100.11xw25xn75.8xw 25xn25.2 to st xe50 to beg, 5-stv bk tnt; Harvie M Blair to Clarence E Duryea [245 Bway], 612 Decatur, Bklyn; mtg $36,000; July6; Sept23'14; A$24,000-44,000. O C & 100

**119TH st, 95 W,** see Lenox av, 180.

**120TH st, 239 E** (6:1785-18), ns, 160 w 2 av, 25x100.11, 5-stv bk tnt & strs; Nicola Capozzolo to Paul Cremona, 240 E 114; mtg $16,000; Apr28; Sept21'14; A$10,000-18,000. O C & 100

**121ST st, 18 W** (6:1720-27½), ss, 140 e Lenox av, 20x100.11, 3-sty & b stn dwg; Warren Leslie, ref, to Anita Howell, 344 Westervelt av, New Brighton, B of R; FORECLOSED & drawn Sept16; Sept23'14; A$12,500-19,000. **12,500**

**121ST st, 349 W** (7:1948-8), ns, 154 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Mary E Watson to Byron H Caples, 540 W 122; Sept21'14; A$8,300-10,500. O C & 100

**121ST st W, swc Manhattan av,** see Manhattan av, 507.

**122D st, 61 E** (6:1748-9), ns, 198 e Madison av, 27x100.11, 5-stv stn tnt; Edw L Clarkson, ADMR, Mary Clarkson, to Edw L Clarkson & Robt B L Clarkson, Tivoli-on-Hudson, & Clermont, Columbia Co, NY; B&S & CaG; Sept22; Sept24'14; A$12,000-26,000 nom

**122D st, 502-4 W** (7:1976-37), ss, 100 w Ams av, 50x95.11, 6-stv bk tnt; Lizzie J Waugh to May C Knowles, 64 Fairmount rd, Ridgewood, NJ; mtg $74,000; Sept16; Sept18'14; A$85,000-85,000 O C & 100

**125TH st, 45-7 W** (6:1723-15½-16), ns, 345 e Lenox av, 40x99.11, 2-4-stv bk tnts & strs; Homer B Gillies to Madison G Hawke, 228 W 96; mtg $75,550; Sept22'14; A$79,000-84,000 O C & 100

**126TH st, 173 W** (7:1911-4), ns, 67.8 e 7 av, 17x99.11, 2-stv & b stn dwg; P & W Holding Co to Robt Podgur, 950 Aldus, Bronx; AL; Sept17; Sept19'14; A$11,000-17,000 O C & 100

**128TH st, 79-83 W** (6:1726-5-6), ns, 75 e Lenox av, 60x99.11, 2-6-stv bk tnts; Chas B Sellers to Melton Realty Corpn, 55 John; B&S; AL; Sept2; Sept24'14; A$20,000-80,000 nom

**130TH st, 258 W** (7:1925-56½), ss, 185 e ... av, 18x99.11, 2-stv & b stn dwg; Orson ... to Isaac Mutzger, 2 W 86; FORECLOS Sept9; Sept11; Sept19'14; A$7,-000-11,500 **10,000**

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**131ST st, 16 E** (6:1755-64), ss, 200.11 w Madison av, 15.2x99.11, 3-sty & b stn dwg, Phoenix Ingraham, ref, to N Y Trust Co, 26 Broad, FORECLOS Sept22, Sept23, Sept24'14; A$9,000-9,000. 9,000

**151ST st, 105 W** (7:1915-39), ss, 140 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Jas E Taylor to Lucille E Taylor, his wife, 351 W 55; AT, Sept23; Sept24'14, A $4,000-9,000. O C & 100

**151ST st, 231 W** (7:1937-15), ns, 420 e 8 av, 16x99.11, 3-sty & b stn dwg, Warren H Logan to Emma A Mayhew, 1522 Pacific, Bklyn, mtg $4,000; Sept21; Sept 22'14, A$9,400-5,000. nom

**153D st, 151 W** (7:1918-16), ns, 366.6 w Lenox av, 33.3x99.11, 5-sty stn tnt; Henrietta Henriques to Geo D Garifalos, 339 W 50; mtg $60,000; Sept15; Sept16'14, A $13,000-25,000. nom

**153D st, 151 W;** Geo D Garifalos to Paul A McGorrick or McGolrick or McGoldrick, 271 W 140, mtg $60,000, Sept15; Sept16'14. nom

**134TH st, 62-4 W** (6:1731-59), ss, 280 e Lenox av, 50x99.11, 3-sty bk stable, Essell Realty Co to Homer R Gillies, 220 W 83; mtg $30,000; Sept22'14; A$14,000-41,-000. O C & 100

**136TH st, 156 W** (7:1920-54½), ss, 216.8 e 7 av, 16.8x99.11, 3-sty & b stn dwg, Therese H Prince to Melanie Goldman, 156 W 136; B&S; Sept16; Sept19'14; A$9,100-3,000. nom

**137TH st, 261 W** (7:2023-6), ns, 662 w 7 av, 16x99.11, 3-sty & b bk dwg, Cath E Pawling to Emma J Krueger (Teaneck rd), West Englewood, NJ, mtg $11,000; Sept3; Sept19'14, A$4,900-14,500. O C & 100

**144TH st, 264 W** (7:2029-58), ss, 150 e 8 av, 29.9x99.11, 5-sty bk tnt; Max Reese to Arthur Lyon, 1919 Arch st, Phila, Pa; Mtg $20,000; Sept14; Sept15'14; A$13,000-31,000. O C & 100

**144TH st, 530 W** (7:2075-46), ss, 312.6 w Hamilton pl, 51.6x99.11, 6-sty bk tnt; F F Freehold Estates, Inc, 26 Liberty, to Douglas Realty Co, 49 Liberty; AL, Sept17; Sept 18'14; A$94,000-140,000. O C & 100

**149TH st, 544 W** (7:2080-49½), ss, 316.8 e Bway, 16.8x99.11, 4-sty stn dwg; Lillie Lowenstein to Wm J Slingerland, 411 Lake av, Asbury Park, NJ; mtg $9,000; Sept16; Sept22'14; A$8,600-12,000. nom

**149TH st W** (7:2034-41), ss, 175 w 7 av, 100x99.11, vacant; City Real Estate Co to Title Guar & Trust Co; B&S; AL; Sept21; Sept23'14; A$36,000-36,000. O C & 100

**166TH st W, nwc Ft Washington av,** see Ft Washington av, 35-41.

**Av B, 257** (3.984-88), es, 42 s 17th, 20x 68, 5-sty bk tnt & strs; Thos W Murray to Jno J McKenna, 257 Av B; B&S, mtg $6,000 & AL; Sept8; Sept19'14; A$6,800-10,500. nom

**Amsterdam av, 832** (7:1872-35), ws, 150.11 n 100th, 25x96.5 to cl old Bloomingdale rd, x25x97, 5-sty bk tnt & strs; Edw Marx & Bella L his wife to Bella L Marx, 79 E 89; mtg $35,000; Sept21; Sept23'14; A $21,000-32,000. nom

**Bradhurst av, 114** (7:2045-61), es, 25 s 145th, 25x75, 5-sty bk tnt; Annie Berger & ano to Jos Steinberg, 13 E 113; mtg $14,000; Aug31; Sept22'14; A$8,000-15,500. O C & 100

**Broadway, 822-4** (2:557-17), sec 12th (No 60), runs e124.8xs8.10xw16xnw98.7 to st xn43.4 to beg; vacant; City Real Estate Co to Title Guar & Trust Co; B&S; Sept 21; Sept24'14; A$165,000-P165,000. O C & 100

**Central Park W, 81-3** (4:1121-29), nwc 68th (No 1), 75.5x100, 7-sty bk tnt; Leo S & Alex M Bing to Akron Bldg Co, 119 W 40; B&S; mtg $150,000; Sept16; Sept21'14; A$165,000-250,000. O C & 100

**Ft Washington av, 35-41** (8:2136-83), nw c 160th, 102.2x100x99.11x121.7, 6-sty bk tnt; New Amsterdam Realty Co to Dayton Estates Co, 17 W 42; mtg $175,000 & AL; Sept23'14; A$60,000-200,000. O C & 100

**Greenwich av, 26** (2:606-8), es, 69.7 n 10th, 23.2x99.1x23.11x94.1, 4-sty bk tnt & strs; May H Hill, DEVISEE will Adams Hill, to Albt W Wilmarth, at Huron, So Dakota; mtg $12,000; Sept19; Sept23'14; A $14,000-17,000. exch & 100

**Lenox av, 151** (7:1902-33), ws, 81.3 s 118th, runs s20.1xw57.10xn0.6xw17.1xn19.7 xe75 to beg, 5-sty bk tnt & str; Robt F Wagner, ref, to Philip Rhinelander, 16 E 55, EXR &c Cornelia B Kip; FORECLOS Oct31'13; —(?)'13 or July22'14; Sept21'14; A$16,000-20,000. **20,500**

**Lenox av, 180** (6:1718-1), nec 119th (No 95), 75.8x85, 7-sty bk tnt & strs; Geo Frankenstein to Chas F Ruh, 165 Bergenline av, Town of Union, Hudson Co, NJ; mtg $125,000 & AL; July8; Sept22'14; A $80,000-165,000. nom

**Lenox av, 186** (6:1718-4), es, 75.8 n 119th, 18x85, 3-sty & b bk dwg; Albt Blumenstiel, ref, to Mary W Scheper, 324 W 103; FORECLOS Aug31; Sept19; Sept21'14; A $14,000-19,000. **17,000**

**Lenox av, 514-6** (6:1733-72), es, 50 s 136th, 49.11x100, 6-sty bk tnt & strs; Aaron Coleman to Eliphalet L Davis, 249 W 22; mtg $64,500; Sept18'14; A$44,000-80,000. O C & 100

**Lexington av, 2141** (6:1777-51½), es, 19.11 s 129th, 20x60, 4-sty bk tnt & strs; Michl G McGrath, widow, to Jno J Doolin, 63 W 55; AL; July29; Sept24'14; A$7,000-12,500. nom

**Madison av, 173** (3:863-25), es, 49.4 n 33d, 24.8x100, 5-sty bk bldg & str, with 3-sty ext; 173 Madison Av Co to Hy R Taylor, 3 E 71; mtg $85,000 & AL; Aug31; Sept24'14; A$110,000-125,500. O C & 100

**Madison av, 1001** (5:1392-52), es, 82.2 s 78th, 20x79, 4-sty & b stn dwg; Lizzie Callahan to Forbes J Hennessy, 38 W 70; Ellen M Parker, 155 Lex av, & Michl Coleman, 50 W 51, EXRS, &c, Ellen M Hennessy; QC; Sept23'14; A$30,000-38,000. nom

**Madison av, 1001;** Forbes J Hennessy et al, EXRS, &c, Ellen M Hennessy to Chas Gulick [18 Elizabeth], 318 W 102, Sept23 '14. **27,500**

**Manhattan av, 505** (7:1947-53), swc 121st, 18.9x80, 3-sty & b stn dwg; Bernard Schneller to Anna wife Jno Kutsukakis, 510 W 112, Sept23'14, A$18,000-14,-000. O C & 100

**Park av, 1143** (5:1520-1½), es, 20.5 n 91st, 16x70, 3-sty stn tnt & str; Chas Wahnbiget to Frank P Briody, 1144 91st, Bklyn; mtg $12,000; Sept16; Sept23'14; A $13,000-15,000. nom

**Park av, 1143;** Frank P Briody to C Alfred Capen, 1146 Park av; mtg $23,000; Sept22, Sept23 14. O C & 100

**Riverside dr, 63** (4:1186-55), es, 66 n 76th, 21.6x51.10x21x91.4, 4-sty & b bk dwg, Jno Roach et al heirs Jno B Roach to Nora E P Bergmann, 62 Riv Dr; QC, Aug 18; Sept23'14; A$21,000-36,000. nom

**Riverside dr, 250** (7:1889-40), nec 101st, runs e112.10x21.10x20.11x20.11x20.11x30.3 xw107.6 to dr xs27.7 to beg; vacant; Douglas Realty Co to F F Freehold Estates, 26 Liberty; AL; Sept17; Sept18'14; A$50,000-50,000. O C & 100

**Riverside dr or ter** (8:2177-242), sec 181st, 100x108.11x120.11x126.2, vacant; Central Bldg Impt & Investment Co, 149 Church, to Chateau Holding Co, 149 Church; mtg $42,000 & AL; Sept22; Sept 24'14, A$60,000-60,000. O C & 100

**Riverside dr or ter** (8:2177-336-338), nec 177th, runs n116.6xe177.11 to Haven av xs 75.6xw—xs81.8xw30.9 to beg, vacant; Central Building Impt & Investment Co, 149 Church, to Chateau Holding Co, 149 Church; mtg $12,000 &AL; Sept22; Sept24 '14; A$17,000-17,000. O C & 100

**2D av, 1444** (5:1450-3), es, 52.1 n 75th, 25.1x100, 5-sty bk tnt & strs; A$14,000-26,000; also 2D AV, 1446 (5:1450-4), es, 77.2 n 75th, 25x100, 5-sty bk tnt & strs; A$14,-000-26,000; Karoline Becker to Victoria Muller, 155 Hendrix, Bklyn; Jno Becker, 339 E 5, NY, & Peter Becker, 412 E 88; ⅓ pt to each of all title to ½ pt; AL; Sept17; Sept18'14. O C & 100

**2D av, 1446,** see 2 av, 1444.

**2D av, 2453** (6:1790-26), ws, 74.11 s 126th, 25x105, 6-sty bk tnt & strs; W & J Realty Corpn to Wilbur F Crane Jr, of Somerville, NJ; B&S; AL; Sept23; Sept24 '14; A$11,000-28,000. nom

**6TH av 92** (2:553-9), es, 22.9 s 8th, 22.9 x80, 3-sty bk tnt & strs; Alice Fuchs, 553 W 159, to A Julian Fox, 516 W 157; mtg $900; Aug24; Sept21'14; A$19,000-23,000. O C & 100

**6TH av, 384-6** (3:825-85), es, 61.8 s 24th, 37.1x95, 6-stv bk hotel; Mary B Delafield, widow, to Hy M Baker [100 Front], Darien, Conn; B&S; AL; Sept17; Sept23 '14; A$145,000-170,000. nom

**9TH av, 516-22** (3:762-68-73), sec 39th (Nos 352-6), 74.1x100, with AT to strip on e, 0.1x47, 6-4-sty bk tnts, strs on av; New Amsterdam Realty Co to Dayton Estates Co, 17 W 42; mtg $60,000 & AL; Sept23'14; A$74,500-92,000. O C & 100

**9TH av, 633,** see 35th, 345 W.

**10TH av, 406,** see 10 av, 408.

**10TH av, 408** (3:731-2 & 2½), es, 26.3 n 33d, 23.3x71.3x17.8x72.5, 1-sty bk str; A $9,050-9,550; also 33D ST, 461 W (3:731-6), ns, 45.9 e 10 av, 28.7x31.11 to cl former Jersey x28.6x29.8, 2-sty fr bldg; A$5,000-5,000; also 10TH AV, 406 (3:731-1), nec 33d (No 463), 26.3 to cl former Jersey x 45.1x29x45.10, 4-sty bk tnt & strs; A$11,-500-14,500; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19 '14. O C & 100

**10TH av, 410** (3:731-3), es, 128 s 34th, 20 x100, 4-sty bk tnt & strs; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$12,000-15,500. O C & 100

**10TH av, 412** (3:731-4), es, 109 s 34th, 20x100, 4-sty bk tnt & strs; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; Sept11; Sept19'14; A$12,000-15,000. O C & 100

**10TH av, 414** (3:731-5), es, 89.6 n 33d, 20 x100, 4-sty bk tnt & strs; Jules S Bache to Edw P Goetz, 59 Ocean av, Bklyn; ½ pt; mtg $10,000; Sept11; Sept19'14; A$12,000-15,000. O C & 100

**10TH av, 416-20,** see 34th, 478 W.

**Interior lot at cl blk bet 33d & 34th,** see 33d, 453 W.

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Allen st, 190** (2:417); consent to 3d track; Rudolph Dugan to Manhattan Railway Co; Aug15; Sept19'14. 487.67

**Allen st, 196** (2:417); also BONDS, MTGS, &c; order of court reviving suit & appointing new TRSTE &c; Jno E Marsh et al, EXRS &c Jno E Marsh, complainants, agt Rolph Marsh et al, defts; Apr22; Sept24'14.

**Bond st, 23** (2:529); revocation of trust dated Jan25 & Mar5'10; Maria E G McK Ward, of Oneata, Grymes Hill, B of R, removes Winona de C Edson as TRSTE; Sept22; Sept24'14. O C & 100

**Broad st, 2-6,** see Wall, 15-21.

**Greenwich st, 363-7** (1:181); consent to 3d track; Clarence E Schmitt to Manhattan Railway Co; July29; Sept24'14. 1,657.32

**Greenwich st, 741** (2:633); consent to 3d track; Bridget Quinn to Manhattan Railway Co; Sept12; Sept21'14. 410.66

**St Marks pl, 85,** see 1 av, 134-6.

**Wall st, 15-21** (1:23), swc Broad (Nos 2-6), 84x53; consent to two stairways on Broad st to subway station; N Y Life Ins & Trust Co, TRSTE Estate Matthew Wilks, owner, to City N Y & N Y Consolidated R R Co, 85 Clinton, Bklyn; July27; Sept24'14. nom

**24TH st, 26 W** (3:825); consent to purchase of above; Fanny, wife Saml W Bridgham, & ano, heirs &c Wm C Schermerhorn, to Saml W Bridgham & Chas L Carpenter, TRSTEES &c same will; Mar12; Sept16'14.

**24TH st, 48 W** (miscl) power of atty; the Dashiell, Tillie Steinfeld, 27 W 115, to Max Saltz, 12 W 19, Sept16; Sept24'14.

**40TH st, 243-5 E,** see 2 av, 747-55.

**50TH st, 248-50 E,** see 2 av, 1515-9.

**Bowery, 22** (1:155), consent to 3d track; Ronald Thomas & ano, TRSTES for Cath d'Angelmont, to Manhattan Railway Co; Junes. Sept19'14. 1,053.50

**New Bowery, 56-8** (1:117), begins James, es, 4.4 n New Bowery, runs n44.3xe04.8xs 2.4 to ws New Bowery xs again 64.9xw5 to beg; consent to 3d track; Howard H Ford, of Ridgewood, NJ, et al, individ & EXRS Francis W Ford, to Manhattan Railway Co, mtg $4,000 & AL; Augo, Sept 24'14. 7,557.83

**New Bowery, 56;** consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $4,000; Sept15, Sept24'14. nom

**1ST av, 134-6** (2:430), nec St Marks pl (No 85), 75.8x20; consent to 3d track; Gustave J Dohrenwend to Manhattan Railway Co, mtg $21,000; Aug29; Sept23 '14. 884

**1ST av, 134-6;** consent to 3d track; Emigrant Indus Savgs Bank mtgee to same; mtg $4,000; Sept17; Sept23'14. nom

**1ST av, 134-6;** consent to 3d track; same mtgee to same; mtg $20,000; Sept17; Sept 23'14. nom

**2D av, 747-55** (5:1314), nwc 40th (Nos 243-5), 98.9x81; consent to 3d track; Rosehill Realty Corpn to Manhattan Railway Co; mtg $104,000; July22; Sept19'14. 1,185

**2D av, 747-55;** consent to 3d track; Helen S Marshall & ano, TRSTES &c, mortgagees, to same; mtg $44,000; Aug17; Sept19'14. nom

**2D av, 747-55;** consent to 3d track; same, mortgagees, to same; mtg $50,000; Aug17; Sept19'14. nom

**2D av, 775** (5:1513); consent to 3d track; Evelyn & Louis A Loew & Wm B Aiken, EXRS &c Louis A Loew, to Manhattan Railway Co; Sept14; Sept22'14. 913.43

**2D av, 1515-9** (5:1433), swc 79th (Nos 248-50), 51.1x105; consent to 3d track; F & M Schaefer Brewing Co to Manhattan Railway Co; Aug13; Sept21'14. 613.25

**2D av, 1536** (5:1543); consent to 3d track; Geo & Ilona Kleeman to Manhattan Railway Co; mtg $8,000; Aug24; Sept23'14. 299

**2D av, 1556;** consent to 3d track; Bowery Savgs Bank to same; mtg $8,000; Aug 28; Sept23'14. nom

**2D av, 1706** (5:1551); consent to 3d track; Fredk Hothan to Manhattan Railway Co; mtg $20,000; July23; Sept21'14. 300

**2D av, 1706;** consent to 3d track; Morton H C Foster, mortgagee, to same; mtg $20,000; Sept3; Sept21'14. nom

**3D av, 1879** (6:1653); consent to 3d track; Gerolamo Ferrari to Manhattan Railway Co; mtg $14,000; Aug5; Sept18'14. 122.19

**5TH av, 31** (2:567-6), ses, abt 25 s 10th, 26.4x100, 4-sty & b bk dwg; re dower; Caroline G Sickles, widow, to Amos F Eno, 32 5 av; AT; Sept12; Sept21'14; A $58,000-63,000. O C & 100

**Power of atty** (miscl(; Guy Witthaus to Wm A Ulman; June18; Sept23'14.

## WILLS.

### Borough of Manhattan.

**Broome st, 441-9,** see Franklin, 70-2.

**Franklin st, 70-2** (1:175-1), nwc Franklin pl, 42x99, 5-sty bk loft bldg & str; A $85,000-100,000; also 140TH ST, 311-7 W (7:2042-35), ns, 100 e Edgecombe av, 100x 99, 4-sty bk stable; A$41,000-50,000; also 141ST ST, 310-4 W (7:2042-55-56- & 57), ss, 150 e Edgecombe av, 50x100, 3-sty bk dwgs; A$18,000-25,500; also BROADWAY, 353-7 (1:174-34 & 35), ws, 55 n Leonard, 64x186x irreg, 2-5-sty bk loft & strs; A $332,000-367,000; also MADISON AV, 441 (5:1285-54), es, 50 s 50th, 45x52x irreg, 4½-sty bk dwg; A$95,000-130,000; also 5TH AV, 587 (5:1283-72), es, 70 s 48th, 4-sty stn dwg & 3-sty bk ext; A$370,000-395,000; also 5TH AV, 820-3 (5:1378-1), nec 63d, 100x100, 4-sty bk bldg; A$800,000-840,000; also 5TH AV, 830 (5:1379-1), nec 64th (No 1), 30x110, 5-sty stn dwg; A$350,000-530,-000; also BROADWAY, 377-9 (1:175-27), swc White, 48x150, 11-sty bk loft bldg & strs; A$345,000-605,000; also BROADWAY, 487 (2:474-29), swc Broome (Nos 441-9), 28x200 to Mercer (No 60), 12-sty bk & iron office bldg; A$180,000-395,000; Jas B Haggin Est, Allan McColloh & ano, EXRS, 165 Bway; attys, Alexander & Green, 165 Bway.

**Franklin pl, nwc Franklin,** see Franklin, 70-2.

**Irving pl, 24-30** (3:871-60), sec 16th (Nos 122-4), 103x80, 12-sty bk loft & str bldg; Edw Rothschild Est, Henrietta Rothschild EXTRX, 440 West End av; atty, Jesse S Epstein, 149 Bway; A$210,-000-480,000. Will filed Sept18'14.

**Mercer st, 60,** see Franklin, 70-2.

**16TH st, 122-4 E,** see Irving pl, 24-30.

**64TH st, 1 E,** see Franklin, 70-2.

**140TH st, 311-7 W,** see Franklin, 70-2.

**141ST st, 310-4 W,** see Franklin, 70-2.

**Broadway, 353-7,** see Franklin, 70-2.

**Broadway, 377-9,** see Franklin, 70-2.

**Broadway, 487,** see Franklin, 70-2.

**Madison av, 441,** see Franklin, 70-2.

**West Broadway, 325** (1:228-19), es, 109 s Grand, 22x100, 4-sty bk tnt & str & 2-sty bk ext; Henry C Eno Est, Henry L Eno, EXR, Westport, Conn; Arthur C Train, atty, 30 Broad; A$17,000-18,000. Will filed July24'14.

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**5TH av, 587,** see Franklin, 70-2.
**5TH av, 820-3,** see Franklin, 70-2.
**5TH av, 860,** see Franklin, 70-2.

## CONVEYANCES.

### Borough of the Bronx.

**Bristow st, nwc Jennings,** see Jennings, S11.

**Charlotte st, 1517** (11:2966), ws, 300 n 170th, 40x100, 5-sty bk tnt; Julius Martinson to Frederic H Cowden, 32 Liberty; mtg $27,000, Sept15; Sept19'14. nom

**Charlotte st, 1519** (11:2966), ws, 340 n 170th, 40x100, 5-sty bk tnt; Julius Martinson to Frederic H Cowden, 32 Liberty; mtg $27,000, Sept15; Sept19'14. nom

**Charlotte st, 1521** (11:2966), ws, 380 n 170th, 40x100, 5-sty bk tnt; Julius Martinson to Frederic H Cowden, 32 Liberty; mtg $27,250, Sept15; Sept19'14. O C & 100

**Chisholm st, 1304** (11:2972), es, 113.11 n Stebbins av, 25 to Freeman (Nos 854-6) x 55.7, 3-sty fr tnt & strs; Alice S Anderson to Carl Eichhorst, 3212 Hull av; AL; Sept 12, Sept18'14. nom

**Elliott pl, sec Jerome av,** see Jerome av, sec Elliott pl.

**Fox st, 989** (10:2714), ws, 485 n 163d, 100x104.1, 3-sty stn dwg; Matthew P Doyle ref to Hendrik Hudson Co, 212 5 av; FORECLOS Sept10; Sept22; Sept23'14. **20,000**

**Fox st** (10:2714), ws, 585 n 163d, runs w 104.1xn64.9xne79.7xe36.3 to Fox xs110 to beg; vacant; Max Hoffman to Vandeveer Estates, Inc, 52 Bway; mtg $24,000; Sept 16; Sept19'14. nom

**Fox st** (10:2683), swc Av St John, 100x 50; vacant; Ekin Holding Co to Jno W Cornish Constn Co, 805 Tremont av E; mtg $6,000; Sept2; Sept18'14. O C & 100

**Freeman st, 805** (11:2968), ns, 118.4 e Union av, 20x86.10x20x86.9, 2-sty & b fr dwg; Anna O'Schorse to Oswald Lippold, 806 Westchester av; mtg $5,000; Sept16; Sept21'14. O C & 100

**Freeman st, 854-6,** see Chisholm, 1304.

**Freeman st, 950** (11:2986), ss, 75 w Vyse av, 25x95, 1-sty bk str; Edw D Dowling, ref, to Citizens Trust Co of Utica, NY; FORECLOS Sept4; Sept14; Sept18'14. **6,000**

**Freeman st, 950;** Citizens Trust Co of Utica, NY, to Jno J Tomich, 1251 Simpson; Sept17; Sept18'14. nom

**Grove st, ws,** see Crotona av, ws, 264 n 181.

**Jennings st, S11** (11:2963), nwc Bristow, 87.2x25, 1-sty bk strs; Value Realty Co to Jos Levin, 1383 Clay av; mtg $9,000; Aug 26; Sept24'14. O C & 100

**McDonald st** (*), ns, 280 w Stillwell av, 50x100; Jno A McDonnell to Hudson P Rose Co, 7 W 45; mtg $837.87; Sept19; Sept22'14. nom

**Magenta st** (*), ss, 55 w Cedar av; Model Constn Co to A Abr Sarafan, 1484 Eastern blvd, Bklyn; mtg $450; Sept15; Sept18'14. O C & 100

**Oak ter, 604 (14)** (10:2555), ss, 100 w Beekman av, 24.6x100, 2-sty & a fr dwg; Sigmund Honig to Robt Steinberg, 2132 Prospect av; mtg $6,250; Sept3; Sept19'14. nom

**Oak Tree pl, 600,** see Arthur av, 2152.

**Rodman pl, ns, 175 w West Farms rd,** see Longfellow av, ses, 55 ne Rodman pl.

**Rosa pl** (*), nws, 100 se Parker av, 20x 100; Hudson P Rose Co to Louis & Salvatore Modica, 207 E 105; Sept19; Sept24'14. nom

**St Pauls pl, 420,** see Brook av, sec St Pauls pl.

**Tiffany st, 1146** (10:2718), es, 180 s 169th, runs e72.3xs10xse13.10xw81.10 to st xn20 to beg, 3-sty bk tnt; H Schuler to Louis Burnstine, 813 E 150; mtg $8,500; Sept4, Sept21'14 O C & 100

**138TH st, 780 E,** see Willow av, sec 138.

**152D st, 406 E** (9:2374), ss, 70 e Melrose av, 25x114.2x25x114.3, 5-sty bk tnt; Herman Brocker to Louis Stahl, 879 Union, Bklyn; mtg $22,000; Sept17; Sept 22'14. 1,000

**154TH st, 357 E,** see Courtlandt av, 694.

**160TH st, 313-5 E,** see Park av, 3265-91.

**163D st, 300-20 E,** see Park av, 3265-91.

**163D st, 350 E,** see Park av, 3265-91.

**163D st, 351-67 E,** see Park av, 3265-91.

**163D st E, swc Park av,** see Park av, 3265-91.

**164TH st, 259 E** (9:2447), ns, 69.3 e Grant av, 23x95, vacant; Salome Campbell, widow, to Sara Campbell, 46 Waller av, White Plains, NY; Apr1; Sept22'14. 100

**164TH st, 350-80 E,** see Park av, 3265-91.

**165TH st, 653 (847) E** (10:2633), ns, 316.9 e Boston rd, 17.6x100.5, 3-sty & b fr dwg; Alphonse Brueckner to River Realty Co, 1007 E 180; mtg $5,000; Sept21; Sept24'14. O C & 100

**168TH st E, sec River av,** see River av, sec 168.

**169TH st, S78 E,** see Stebbins av, 1251.

**172D st E** (*), ws, 118 s Westchester av, 25x100; Chas A Johanson to Raymond Johnson, 1241 St Lawrence av; AL; Sept 21; Sept24'14. nom

**172D st E, ss, abt 30 w Walton av,** see 7 av, ws, 200 s Walnut.

**174TH st E** (*), ws, 381.8 s Gleason av, 50x100; Therese Krupholder to Frieda F Grosslolz, 636 Lex av; mtg $900, Sept17; Sept21'14. O C & 100

**178TH st, 870 E,** see Crotona Pkway, 1990.

**179TH st E, swc Belmont av,** see Hughes av, es, at sws 179.

**179TH st E** (11:3136), ss, 100 se Bryant av, 41.8x140x42x140, except pt for 179th; vacant; Johanna C, wife Edmund A Funke to Anna Reiss, 1569 Bryant av; confirmation deed; Sept17; Sept18'14. nom

**179TH st, 640 E,** see Hughes av, es, at sws 179.

**179TH st E, swc 3 av,** see 3 av, swc 179.

**183D st E, nec Park av,** see Park av, ne c 183.

**184TH st, 367 E** (11:3024), es, 273.7 nw Webster av, 51.9x40.8x50x40.8, 3-sty bk tnt; Orosant Constn Co to Michele Santoro, 3307 Olmville av; mtg $20,000, Sept 2; Sept25'14. omitted

**184TH st, 375 E** (11:3024), es, 192.8 nw Webster av, 50.11x40.8x51.6x40.8, 3-sty bk tnt; Orosant Constn Co to Francesco Picone, 376 E 184; mtg $24,000; Sept2; Sept 25'14. omitted

**184TH st, 768 E** (11:3114), ss, 60.2 e Prospect av, 34.8x70, 4-sty bk tnt; Agnes Dunn & ano to Eliz A Smythe, 1064 Tinton av; mtg $18,200, Sept14, Sept19'14. nom

**190TH st E** (11:3104), nes, at nws Fordham rd, runs ne145.8 to ws concourse xn86.6xw139.1 to es Creston av xs044.10 to 190th xse68.2 to beg; vacant, Winnie Realty & Constn Co to Level Realty Corpn, 369 Intervale av; mtg $132,000, Sept12, Sept19'14. O C & 100

**217TH st E, ns, abt 130 w Barnes av,** see 218th st E, ss, 100 w Barnes av.

**218TH st E** (*), ss, 105 w Barnes av, runs w100xs228 to ns 214th xe70xn114xe25 xn114 to beg, Jos Kurzman & ano to Thos J Coyne, 2300 Lorillard pl; Sept14, Sept 18'14. O C & 100

**219TH st E** (*), ss, abt 250 e Bronxwood av, 25x114, Wakefield, Katarina Matozeski widow to Materus & Zona Markiwicz, 926 E 219; Sept22; Sept23'14. **2,000**

**220TH st E, nec White Plains rd,** see White Plains rd, nec 220.

**222D st E** (*), ns, 133.8 w Edson av, runs w50xn56.6xne6.8 to Edson av xe50xs w50.7xs39.6 to beg; Realty & Commercial Co to Henry J Crawford, 252 W 73; mtg $——; Sept9, Sept15 14. O C & 100

**222ND st E, nec Bronxwood av,** see Bronxwood av, nec 228.

**229TH st E** (*), ss, 400 w Paulding av, 25x114, Wakefield, Fredk W Schwiers to Geo H Janss, 1057 Hoe av; QC; Sept19; Sept23'14. nom

**233D st E** (*), ss, 65.1 e Barnes av, 18.9x 100; City Real Estate Co to Title Guar & Trust Co; B&S; Sept21; Sept23'14. O C & 100

**233D st E** (*), ss, 83.10 e Barnes av, 18.9x100; City Real Estate Co to Title Guar & Trust Co; B&S; Sept21; Sept24'14. O C & 100

**233D st E** (*), ss, 205 w Paulding av, 25x114, Wakefield; Michl J Conroy to Aileen V Conroy, 2824 Farragut rd, Bklyn; Aug3; Sept18'14. nom

**235TH st E** (*), ns, 55 w Old White Plains rd, 55x123.6x8.6x114; Jos Materi to Donato Materi, 1429 Tasker, Phila, Pa; ½ pt, mtg $3,650; Apr20; Sept24'14. O C & 100

**236TH st E** (12:3376), ss, 350 w Katonah av, 25x100, vacant; Annie Murphy to Kate E Farrell, 256 E 236, QC; AT; Sept22'14. 200

**237TH st, 411-7 E** (12:3391), ns, 100 e Martha av, 100x100, 3-2-sty fr dwgs; Jno McGonegal to Adelaide R Kavanagh, 410 E 237; mtg $9,959; Sept22; Sept23'14. O C & 100

**259TH st W** (13:3423), ss, 350 e Tyndall av, 25x74.7x27.5x86.2, except pt for 259th; vacant; Maria Buscher & ano to Delia A Kennedy, 5808 Mosholu av; Sept18; Sept 21'14. O C & 100

**Av St John, swc Fox,** see Fox, swc Av St John.

**Arthur av, 2374** (11:3073), es, 25 n 186th or William, 16.8x85.2x16.8x85.3, 2-sty fr dwg & str; Carmine Mutarelli et al to Beniamino Latorraca, 206 Spring; mtg $4,000, Sept15; Sept24'14. O C & 100

**Arthur av, 2152** (11:3070), sec Oak Tree pl (No 600), 25x90, 5-sty bk tnt & strs; Rogers-Gallagher Constn Co Inc to Delia A Gallagher, 2297 Loring pl; Sept23'14. nom

**Arthur av** (11:3066), ws, 52.7 n 187th, 25x113.6x25x113.7; vacant; Pasqualina Sessa to Argentina Liguori, 2409 Arthur av; mtg $5,000; Sept14; Sept21'14. O C & 100

**Bassett av** (*), ws, 98.4 s McDonald, 24.7x100x75.10x100; Shalona Miller et al to Wm M Fleischman, 1435 Williamsbridge rd; Sept17; Sept18'14. nom

**Bassett av** (*), ws, 147.6 s McDonald, 24.7x100x25.10x100; Hudson P Rose Co to Antonio G Isgaro, 717 Courtlandt av; Sept 22; Sept24'14. nom

**Beach av** (*), es, 150 s Lacombe av, 30x 100; Peter Gorman et al to Mary W McLaughlin, 1334 Herschel; mtg $3,500; Sept 15; Sept18'14. O C & 100

**Bedford Park blvd, 381** (12:3280), ns, 20.2 e Decatur av, 19.11x80.2x19.10x77.8, 3-sty bk tnt & strs; Pasquale Yodice et al to Nunziata Yodice, Landis, NJ, & Emma Yodice, 381 E 200; mtg $3,500; Sept18; Sept19'14. nom

**Belmont av, swc 179th,** see Hughes av, es, at sws 179.

**Bronxwood av** (*), nec 228th, 114x205, Wakefield, except pt for st & av; Thos McKeown to Lina Weil, 19 E 98; June10; Sept24'14. O C & 100

**Brook av** (11:2895), sec St Pauls pl (No 420), 46.8x100.8x46.5x100.8, 5-sty bk tnt & strs; Jas G Wentz to Ralph Ginsberg, 707 New Jersey av, Bklyn; Sept15; Sept18 '14. O C & 100

**Bruner av** (*), ws, 300 s Nereid av, 50x 97.6; Geo A Devermann to Jno Mitchell, 4727 White Plains av; mtg $1,000; Sept 22'14. O C & 100

**Carpenter av** (*), ws, 46 s 234th, 23x 102.6; Wm Garrett to Albt Crouter, 617 Courtlandt av; mtg $3,500; Sept14; Sept 21'14. O C & 100

**Cayuga av, ws,** see Tibbett av ws, at nws prop Augustus Van Cortlandt.

**Central av, es, extends from Main st to Lawrence av,** see St Marys av, ws, 25 s Central av.

**Central av, nwc St Marys av,** see St Marys av, ws, 150 n Central av.

**Clay av, 1385** (11:2782), nws, 934.2 ne 169th, 25x50, 2 & 3-sty & b fr dwg; Jos Levin to Value Realty Co, 170 Bway; mtg $4,500; Sept22; Sept24'14. O C & 100

**Clinton av, 1812-8** (11:2949), es, 19.5 n 175th, 77.7x90.2x77.2x90.2, 4-3-sty bk tnts; also PROSPECT AV, 2446 (11:3115), es, 460 n 187th, 20x95, 2-sty bk dwg; Benenson Realty Co to Jas H Collins, 2446 7 av; mtg $38,800; Sept17; Sept19'14. O C & 100

**College av, 406** (9:2324), es, 33.9 s 144th, 21x100, 3-sty bk dwg; Salome Campbell, widow, to Sara Campbell, 46 Waller av, White Plains, NY; mtg $2,000; Apr1; Sept 22'14. 100

**College av, 1031** (9:2437), ws, 106 n 165th, 22x92.4x22x92.3, 3-sty bk dwg; Matthew P Doyle, ref, to Isabella G Francis, Bridgehampton, NY; FORECLOS Sept15; Sept17; Sept18'14. **8,000**

**College av** (11:2785), ws, 240.5 n 169th, runs w185 to es Morris av xn50xe92.6xn 25xe92.6 to College av xs75 to beg; vacant; P & W Holding Co to Robt Podgur, 950 Aldus; AL; Sept17; Sept18'14. O C & 100

**College av, 1305** (11:2785), ws, 140.5 n 169th, 16.8x92.6, 2-sty fr dwg; Isaac Nacht to Rosie Flicker, 1305 College av; mtg $4,000; Aug21; Sept21'14. O C & 100

**Concourse, nec Fordham rd,** see 190th E, nes, at nws Fordham rd.

**Courtlandt av, 694** (9:2401), nec 154th (No 357), 25x100, 3-sty fr tnt & str; Aug Moebus to Edw Robitzek, 1018 E 163; mtg $5,000; Sept19; Sept24'14. O C & 100

**Creston av, nec 190th,** see 190th E, nes, at nws Fordham rd.

**Crotona av, 1887** (11:2946), nws, 117.8 n 176th, 25x108.9, 2-sty fr dwg; Mary A Keenan to Caroline Brosholz, 640 E 176; AL; Aug11; Sept23'14. nom

**Crotona Pkway, 1990** (11:3121), sec 178th (No 870), 39.5x100x35.9x116.3, 5-sty bk tnt & strs; City Real Estate Co to Title Guar & Trust Co; B&S; Sept21; Sept 23'14. O C & 100

**Crotona av** (11:3083), ws, 264 n 181st, runs w50.9 to ws Grove av on map E Tremont xw150xn30xe206.7 to av xs30.7 to beg, vacant; Walter C Reid to Eliz A O'Rourke, 2446 7 av; QC; July16; Sept22 '14. nom

**Edson av,** see 222d E, ns, 133.8 w Edson av.

**Edison av** (*), es, 475 s Tremont rd, 130.9 to Middletown rd x51.3x119.4x50; Chas H Pillsbury to Gertrude C Pillsbury, 2903 Middletown rd; mtg $——; Sept11; Sept21'14. O C & 100

**Esplanade, swc Paulding av,** see Lurting av, swc Pierce av.

**Fordham rd, 126 W** (11:3225), ss, 218.11 e Loring pl, 21.9x91.3x18.4x79.7, 3-sty bk dwg; Wm J Fowler et al, TRSTES for creditors of Fowler & Hopkin, to Jno R Hopkin, 8 Westerly, Yonkers, NY; QC; Sept11; Sept19'14. nom

**Fordham rd, 126 W;** Jno R Hopkin to Steven B Ayres, 120 W 183; mtg $7,000; Sept12; Sept19'14. nom

**Fordham rd, nws, at nes 190th,** see 190th E, nes, at nws Fordham rd.

**Garrison av, 1100** (10:2761), ss, 114.8 w Irvine, runs s123.4xw61.8 to es Hunts Point av (Nos 890-900) xn— to ss Garrison av xe167.8 to beg, 1-sty bk strs; Robt E Simon et al to Utility Realty Co, 30 E 42; B&S; Sept15; Sept19'14. O C & 100

**Hermany av, ns, 205 w Havemeyer av,** see Story av, ss, 205 w Havemeyer av.

**Hollywood av** (*), es, 100 n La Salle av, 25x100; Danl F Carey to Jos V Carey, 245 E 83; Aug8; Sept24'14. nom

**Hone av, ws, 150 s Morris Park av,** see Lurting av, swc Pierce av.

**Hone av, nwc Van Nest av,** see Lurting av, swc Pierce av.

**Hughes av** (11:3079), es, at sws 179th (No 640), 73.4x95 to Belmont av x59x96, 5-sty bk tnt; Rose Orently to R O Realty Co, Inc, 46 W 24; mtg $——; Sept1; Sept 24'14. O C & 100

**Hunts Point av, 890-900,** see Garrison av, 1100.

**Intervale av** (10:2700), ws, 266.11 s 167th, 75x88x75.9x77.4; vacant; Jacob O Pedersen to Layman Constn Co, Inc, 4031 3 av; mtg $11,050; Sept18; Sept19'14. O C & 100

**Jackson av, 483-5** (10:2557) ws, 25 s 147th, 50x100, vacant; Angel Constn Co, Inc, to Nicola Apostolico, 1156 Simpson; mtg $4,000; Sept22; Sept23'14. O C & 100

**Jackson av, 483-5;** Nicola Apostolico to Flar Bldg Corpn, 897 Home; mtg $4,000; Sept22; Sept23'14. O C & 100

**Jackson av, 510** (10:2579), es, 179 n 147th, 25x100, 4-sty bk tnt; Josefine Froehlich to Eva Wacker, 728 E 149; mtg $10,000; Sept23; Sept24'14. nom

**Jackson av, 510;** Eva Wacker to Jno & Josefine Froehlich, 510 Jackson av; mtg $10,000; Sept23; Sept24'14. nom

**Jackson av** (10:2636), ws, 100 s 158th, 74.11x80x74.3x79.10, ss, vacant; City Real Estate Co to Title Guar & Trust Co, 176 Bway; B&S; Sept22; Sept23'14. O C & 100

**Jerome av** (11:2841), sec Elliott pl, 106x 115.7x104x112.7, vacant; Warner Realty Co to Fredk B Hammond, 901 Ogden av; mtg $18,000; Sept22; Sept23'14. nom

**King av** (*), ws, 100 n Bowne, 50x100, City Island; Constance P Stammers to Mary O'Connor, 467 King av, City Island; mtg $2,500; Sept18; Sept19'14. O C & 100

**Lafontaine av, 2024** (11:3068), es, 90.11 s 179th, 24x100, 2-sty fr dwg; Johanna Schlosser to Antonio D'Onofrio, 314 E 12; mtg $4,200; Sept21; Sept22'14. O C & 100

**Longfellow av** (11:3016), ses, 55 ne Rodman pl, 25x100, vacant; also RODMAN PL (11:3016), ns, 175 w West Farms rd, 10x 103x—x103, vacant; also ROAD TO PELHAM BRIDGE (*), sec Road to Middletown, 51.8x108x54.8x98; Timothy Callahan to Mary & Ellen Callahan, 1529 Pelham rd, joint tenants; Sept19; Sept21'14. O C & 100

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**Longfellow av, 1475-9** (11:3000), ws, 300 s 174th, 60x100, 2-3-sty bk tnts, O'Leary Realty & Constn Co to Minnie Delfaa, 2349 Crotona av, mtg $41,500; Sept18, Sept21 '14. O C & 100

**Lurting av** (*), swc Pierce av, 25x100, also HOUSE AV, ws, 100 s Morris Park av, 25x100, also VAN NEST Av, nwc Hone av, 60x100, also ESPLANADE, swc Paulding av, 111.11x139.1x79.9, gore; Adolf Roschield to Isaac Silver, 120 St Marks pl, mtg $——, Sept14, Sept19 14. nom

**Main av, ws, 75 s Ferris av,** see St Marys av, ws, 25 s Central av.

**Middletown rd, ws, 475 s Tremont rd,** see Edison av, es, 475 s Tremont rd.

**Morris av** (9:2421), es, 217 n 161st, 50x100, vacant, Salome Campbell, widow & devisee Geo A Campbell, to Sara Campbell, 46 Waller av, White Plains, NY; mtg $5,000, Apr1, Sept24'14. gift

**Morris av, es, 240.5 n 169th,** see College av, ws, 240.5 n 169.

**Nelson av, 1078** (9:2513), es, 189.11 n 166th, 15.1x92.8x15.10x92.3, 2-sty & b fr dwg; also NELSON Av, 1080 (9:2513), es, 200.3 n 166th, 15.10x93.1x15.10x92.8, 2-sty & b fr dwg; Adelaide, wife Jno J Foley, to Arthur van Vechten, 1117 Mary st, Elizabeth, NJ, mtg $8,000; Dec1'13, Sept23'14. nom

**Nelson av, 1078-80;** Arthur Van Vechten to Jasper Bayne Co, 23 Sullivan; B&S; mtg $9,000; Sept9; Sept23'14. nom

**Nelson av, 1080,** see Nelson av, 1078.

**Park av, swc 163d,** see Park av, 3265-91.

**Park av, 3162,** see Park av, 3265-91.

**Park av, 3265-91** (9:2423), nwc 163d (Nos 333-61), runs ne345 to 161th (Nos 350-80) xnw346 to Teller av (Nos 934-66) xsw333.7 to 163dxse186.4 to beg, 39-2-sty & b fr dwgs & 2-2-sty fr tnts & strs; also TELLER AV, 939-49 (9:2422), swc 163d (Nos 300-20), 115x300, 10-2 & 3-3-sty fr dwgs; also PARK AV, 3162 (9:2419), nec 160th (Nos 313-5), 57.8x21.2 x51x48.2, 2-2-sty fr dwgs; August Dooper to Siebrand H Niewenhous, 2535 Grand av; June29; Sept22'14. nom

**Park av, 3600-2** (11:2901), es, 40 n 169th, 50x100, 4-sty bk tnt & 2-sty fr dwg; Geo J Gillespie, ref, to Henry Hering, 3600 Park av; mtg $14,000; PARTITION Aug 19, Sept21; Sept22'14. **8,000**

**Park av** (11:3038), nec 183d, 100x 75; vacant; Isaac Leader to Isaac Leader Realty Corpn, 4014 Park av; Sept17; Sept 23'14. O C & 100

**Paulding av, swc Esplanade,** see Lurting av, swc Pierce av.

**Pierce av, swc Lurting av,** see Lurting av, swc Pierce av.

**Prospect av, 2446,** see Clinton av, 1812-8.

**Rhinelander av** (*), ss, 100 e Eastchester rd, 31.6x100x6.9x103.1, lot 249, map 327 lots Hunter Est; Jno A McDonnell to Hudson P Rose Co, 7 W 45; mtg $412.50; Sept19; Sept22'14. nom

**River av** (9:2489), sec 168th, 100x105; vacant; Warner Realty Co to Fredk B Hammond, 901 Ogden av; mtg $14,000; Sept 22; Sept23'14. nom

**Road to Pelham Bridge, see Road to Middletown,** see Longfellow av, ses, 55 ne Rodman pl.

**Road to Middletown, see Road to Pelham Bridge,** see Longfellow av, ses, 55 ne Rodman pl.

**Rosedale av, 1466** (*), es, 50 n Merrill, 25x100, except pt for av; River Realty Co to Alphonse Brueckner, 653 E 165; mtg $2,500; Sept21; Sept24'14. O C & 100

**St Marys av, ws, 75 s Central av,** see St Marys av, ws, 25 s Central av.

**St Marys av, nwc Central av,** see St Marys av, ws, 150 n Central av.

**St Marys av** (*), ws, 150 n Central av, 50x100; also ST MARYS AV (*), nwc Central av, 150x100; Mary A Keenan to Caroline Brosholz, 640 E 176; AL; Aug11; Sept 23'14. nom

**St Marys av** (*), ws, 25 s Central av, 50x100; also ST MARYS AV (*), es, 25 s Central av, 150x100; also CENTRAL AV (*), ss, extends from Main st to Lawrence av, 200x25; also ST MARYS AV (*), ws, 75 s Central av, 100x100; also ST MARYS AV (*), es, 150 n Railroad av, 50x100; also ST MARYS AV (*), sec Westchester av, 50x100; also ST MARYS AV (*), es, 225 n Railroad av, 25x100; also MAIN av (*), ws, 75 s Ferris av, 50x100; Hyman Pouker, ref, to Franklin Soc for Home Bldg & Savgs, 38 Park row; FORECLOS Aug11; Sept18; Sept19'14. **9,625**

**St Marys av, es, 25 s Central av,** see St Marys av, ws, 25 s Central av.

**St Marys av, es, 225 n Railroad av,** see St Marys av, ws, 25 s Central av.

**St Marys av, es, 150 n Railroad av,** see St Marys av, ws, 25 s Central av.

**St Marys av, sec Westchester av,** see St Marys av, ws, 25 s Central av.

**Stebbins av, 857-73** (10:2696), ws, 369.1 s Westchester av, 200x100, 5-5-sty bk tnts; Foxvale Realty Co to Sandow Realty Co, 198 Bway; mtg $78,000 on this & other prop; Sept4; Sept23'14. nom

**Stebbins av, 1251** (10:2694), swc 169th (No 878), 80x19, 3-sty fr tnt & strs; Annie S Piquet to Marie J Masterson, 211 W 148; mtg $11,000; May14; Sept24'14. nom

**Story av** (*), ss, 205 w Havemeyer av, 200x216 to Hermany av, Unionport; Frank Van Fleet to Frank N Irwin, White Plains, NY; QC; Sept18; Sept24'14. nom

**Teller av, 924-32,** see Park av, 3265-91.

**Teller av, 934-66,** see Park av, 3265-91.

**Teller av, 939-49,** see Park av, 3265-91.

**Tibbett av** (13:3415), ws, at nws prop Augustus Van Cortlandt, runs nw23xne22.2 to ws Cayuga av xn527.4 to Tibbett av xs 539.11 to beg; Delafield Estate to City NY; Dec29'13; Sept18'14. nom

**Van Nest av** (*), ns, 20 e Washington, 25x100, except pt for Van Nest av; Sarah Duncan to Royal Bronx Realty Co, Inc, 1126 Walker av; AL, Sept21; Sept23'14. O C & 100

**Van Nest av, nwc Hone av,** see Lurting av, swc Pierce av.

**Vyse av, 1955** (11:3126), ws, 42.6 s 178th, 20x100, 2-sty fr dwg; Phoenix Ingraham, ref, to Henry P Clark, Massena, St Lawrence Co, NY; FORECLOS Sept18, Sept22 '14. **2,000**

**Webster av, 3542** (12:3360), es, 531.4 n Gun Hill rd, 18x74.3x18x79.3, 2-sty bk dwg; Jno F Frees, ref, to Bronx Investment Co, 100 Bway; FORECLOS Sept15; Sept17; Sept18'14. **5,000**

**Westchester av, sec St Marys av,** see St Marys av, ws, 25 s Central av.

**White Plains rd, 3826** (*), nec 220th, 50x100, except pt for rd; Nellie M Koch, heir Henry Koch, to Marie M Koch, 3826 White Plains rd; 1-50 pt; mtg $4,500; Sept 12; Sept24'14. nom

**White Plains rd, 3826;** Chas Koch et al to same; 3-50 pt; AT; mtg $4,500; Sept19; Sept24'14. nom

**White Plains av** (*), ws, abt 432 n 226th, 92x125, Wakefield; Mary F Wadick, individ & as EXTRX Arthur H Wadick, to Eliz A Diller, 912 Grand blvd & concourse; Mary C Varian, Pelham Manor, NY; Jas C Crawford & Frances C Lowitz, Mt Vernon, NY, & Francis G Crawford, Plainfield, NJ, & Sarah C Hopping, Bronxville, NY; Sept22; Sept23'14. 1,000

**Willow av** (10:2589), sec 138th (No 780), 100x229, vacant; Thos W Jones to Moses Israel, 72 Carlton av, Far Rockaway, LI, & Eli D Goodman, 509 W 110; mtg $19,000; Sept3; Sept19'14. nom

**3D av** (11:3044), swc 179th, 90.6x92.9x 90.6x90.9, vacant; Jacob H Amsler et al to Taxpayers Realty Co, 1109 Forest av; mtg $9,500; Sept15; Sept21'14. nom

**7TH av** (11:2837), ws, 200 s Walnut, 50x 100, except pt for 172d, vacant; Cornelia E Roantree to Anna A Byrne, 66 West End av; B&S; Mar25; Sept23'14. O C & 100

**7TH av** (11:2837), ws; same prop; Annie M Payne, heir Henry C Mace, to same; QC; Apr22; Sept23'14. nom

**Plot** (*) begins 240 e White Plains rd at point 345 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Lawrence Kronenberger Constn Co to Fredk B Amann, 148 W 79; mtg $5,000; Sept14; Sept21'14. nom

**Part of Lots 48 to 52 & 55** (12:3267), map Maria Shrady; Michl McCarthy to Patk McCarthy, 1231 Avery av, Syracuse, NY; Nov1'13; Sept18'14. nom

**Plot** (*), begins at es lot 1 & 40 on map land of heirs Capt Cornell Ferris, strip runs e0.1xs87xw0.1xn— to beg; Eliz B Clement to Thos B Bowne & Son Co, 2614 University av; QC Sept12; Sept18'14. nom

**Lot 60** (*), blk 4987, tax map; Pete A Peterson to Augusta C, wife Pete A Peterson, at White Swan, Wash; Aug24; Sept 24'14. gift

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**181ST st E, nwc 3 av,** see 3 av, 4409.

**222D st E, nes, at es Ely av,** see Edson av, ws, 114.8 s Boston rd.

**222D st E, ws, at es Ely av,** see Edson av, ws, 114.8 s Boston rd.

**222D st E, sws, 253.2 e Ely av,** see Edson av, ws, 114.8 s Boston rd.

**222D st E, ws, 38.7 n Grace av,** see Edson av, ws, 114.8 s Boston rd.

**222D st E, es, 71.9 s Grace av,** see Edson av, ws, 114.8 s Boston rd.

**Bruner av, nes, at ss 222d,** see Edson av, ws, 114.8 s Boston rd.

**Clay av, 1669** (11:2790), ws, 230 s 174th, 50x95, 2-sty fr dwg; re dower; Theresa, wife Giuseppe Bassano, to Rosie, wife Michele Pezzullo, 1669 Clay av; Aug31; Sept24'14. nom

**Concord av** (10:2577), es, 151.11 s 147th, 50x100; vacant; re mtg; Annie Schnaufer to B & B Constn Co, Inc, 2090 2 av; Sept 18; Sept19'14. 4,000

**Crotona av** (11:3083), es, 264 n 181st, runs w50.9 to ws Grove av, on map East Tremont xw150xn30xe206.7 to av xs30.7 to beg; vacant; re easements; Antonetta Chiocchi to Eliz A O'Rourke, 2446 7 av; Dec27'13; Sept21'14. nom

**Crotona av** (11:3083); same prop; re easements; Jas H Shiels to same; Dec16 '13; Sept21'14. nom

**Edson av, ws, 179.11 n 222d,** see Edson av, ws, 114.8 s Boston rd.

**Edson av, ws, 334.8 s Boston rd,** see Edson av, ws, 114.8 s Boston rd.

**Edson av** (*), ws, 114.8 s Boston rd, 20 x95; also ELY AV (*), es, 266.4 s Boston rd, 225x95; also ELY AV (*), es, 191.3 s Boston rd, 25x95; also ELY AV (*), ws, at nes 222d, runs nw93.11xw41.5xsw24.8 to 222d xse99.7 to beg; also EDSON AV (*), ws, 179.11 n 222d, 55x86.5x52.10x67.8; also 222D ST E (*), es, 71.9 s Grace av, 55x 56.7x58.1x75.5; also GRACE AV (*), es, 114.5 nw 222d, 50x95; also 222D ST E (*), ws, at es Ely av, runs se173xsw62.11xw 67.8 to Grace av xn167.8 to beg; also 222D ST E (*), ws, 38.7 n Grace av, 50x62.7x 52.10x90.3; also GRACE AV (*), ws, 99.9 s 222d, 75x95; also ELY AV (*), es, 167.8 s N Y, Westchester & Boston R R Co, runs s230xe95xn150xnw84.6xw67.8 to beg; also 222D ST E (*), ss, at nes Bruner av, 296.6 x126.10x274x42.6; also EDSON AV (*), ws, 334.8 s Boston rd, 150x95; also ELY AV (*), es, 241.3 s Boston rd, 50x95; also ELY AV (*), es, 141.3 s Boston rd, 50x95; also GRACE AV (*), ws, 174.9 s 222d, 40.11x 96.5x57.4x95; also 222D ST E (*), sws, 253.2 e Ely av, runs e38.7 to Grace av xs99.9xw 95xnw75xw26.5xne81.9 to beg; re mtg; Crawford Real Estate & Bldg Co to Realty & Commercial Co, 30 Church; Sept9; Sept18'14. 5,425

**Ely av, es, 167.8 s N Y & W R R,** see Edson av, ws, 114.8 s Boston rd.

**Ely av, es, 141.3 s Boston rd,** see Edson av, ws, 114.8 s Boston rd.

**Ely av, es, 266.4 s Boston rd,** see Edson av, ws, 114.8 s Boston rd.

**Ely av, es, 191.3 s Boston rd,** see Edson av, ws, 114.8 s Boston rd.

**Ely av, ws, at nes 222d,** see Edson av, ws, 114.8 s Boston rd.

**Grace av, es, 114.5 nw 222d,** see Edson av, ws, 114.8 s Boston rd.

**Grace av, ws, 99.9 s 222d,** see Edson av, ws, 114.8 s Boston rd.

**Grove av, ws, abt 264 n 181st,** see Crotona av, es, 264 n 181.

**Independence av** (13:3411), ws, at ns land conveyed to Wilsey by deed dated Sept1'09, runs w154.7xn30xe—xs— to beg; re mtg; Jno Ewen et al to Along The Hudson Co, 84 William; Aug20; Sept24'14. 1,000

**Mapes av** (11:3108), ses, 692.11 ne Tremont av, 26x150.2, except pt for Mapes av; re mtg; vacant; Josephine Selch to Christian Selch, 788 E 175; Aug25; Sept 18'14. O C & 200

**3D av. 2912** (9:2362); consent to 3d track; Chas O Fendrych to Manhattan Railway Co; June12; Sept19'14. 125

**3D av, 2912;** consent to 3d track; Dollar Savgs Bank to same; Aug31; Sept19'14.. nom

**3D av, 3615** (11:2910), ws, 192.9 n 169th, 30.3x117.8; consent to 3d track; Louisa Ott, individ & as EXTRX Jno Eppinger, to Manhattan Railway Co; Aug31; Sept24'14. 363

**3D av, 3615;** consent to 3d track; Bertha Rau to same; Sept9; Sept24'14. nom

**3D av, 3617** (11:2910); consent to 3d track; German Savgs Bank to Manhattan Railway Co; Aug31; Sept19'14. nom

**3D av, 3617** (11:2910), consent to 3d track; Richd Damm to Manhattan Railway Co; Aug18; Sept18'14. 336

**3D av, 4409** (11:3048), nwc 181st, 31.6x 100; consent to 3d track; Anna J McSweeney & ano to Manhattan Railway Co; May7; Sept24'14. 157.50

**3D av, 4409;** consent to 3d track; Margt Kerby, EXR, et al, to same; Sept5; Sept 24'14. nom

**3D av, 4409;** consent to 3d track; Jno Eichler Brewing Co to same; May15; Sept 24'14. nom

**3D av, 4409;** consent to 3d track; Jno P Heintz to same; May15; Sept24'14. nom

**3D av, 4409;** consent to 3d track; Jno Eichler Brewing Co to same; Sept24'14. nom

**Assign of all RT&I** (9:2282) in Est of Frances M Swanstrom; Arthur M Swanstrom to Wm K Swartz, 2528 Bway; July 23; Sept22'14. nom

**Assign of al R T & I** (9:2282) in estate of Frances M Swanstorm; Ada L Winter to Wm K Swartz, 100 Greene av, Bklyn; Sept11; Sept19'14. nom

**Order of court** (miscl) removing Jas T Penfield as TRSTE &c; Mount Vernon Trust Co & ano, as TRSTES, agt Jas T Penfield; Aug25; Sept24'14. order of court

## LEASES.

### Borough of Manhatan.

SEPT 18, 19, 21, 22, 23 & 24.

**Broome st, 44½ & 46** (2:327), all; Jno H Henshaw TRSTE for R Townsend Henshaw & ano to Morris Tick, on premises; 3yf Oct1'13; Sept19'14. 2,970

**Elizabeth st, nwc Grand,** see Grand, 218-20.

**Grand st, 218-20** (2:470), nwc Elizabeth, all; asn Ls; Carmelo La Capria et al to Giuseppe Palladino, 218 Grand & ano; Sept 5; Sept18'14. 1,000

**James st** (1:116), swc Madison (No 40), 25x59.8; sobrn of Ls to mtg for $6,500; Rebecca O'Brien, 2605 Cropsey av, Bklyn, owner, & Geo Contos, 40 Madison, NY, & ano, LESSEES, with Broadway Trust Co, 233 Bway; Sept17; Sept19'14. nom

**John st, 48** (1:67), all; John St M E Church Trust Fund Society to Broun-Green Co; 5yf May1'15; 5yren; Sept23'14. 5,250

**Jones st, 6** (2:590), two strs & b; Antonietto Ugazio to Patk Duffy, 6 Jones; 3yf May1'16; Sept24'14. 660

**MacDougal st, 119-23** (2:543), all, except cor str & b & also str & b adj; Tillie Salvin to Sebastiano Perrelli; 3yf May1'13; Sept18'14. 4,688

**Madison st, 40,** see James, swc Madison.

**Nassau st, 49** (1:64); asn Ls; Wm G White to Thos Dimond, 20 W 73; AT; Sept 21; Sept22'14. nom

**New Chambers st, 51** (1:115); also ROOSEVELT ST, 53-5; also NEW BOWERY, 13-5; asn Ls; Jos Everards Breweries to Bernheimer & Schwartz Pilsener Brewing Co, 460 W 128; AT; Sept19; Sept 23'14. nom

**New Chambers st, 51;** also ROOSEVELT ST, 53-5; also NEW BOWERY, 13-5; asn Ls; Bernheimer & Schwartz Pilsener Brewing Co to Julius Gysel, 277 W 150; AT, Sept21; Sept23'14 nom

**New Chambers st, 51;** also ROOSEVELT ST, 53-5 also NEW BOWERY, 13-5; asn two leases & all title to chattels; Ernest A Schweickhardt to same; Sept11; Sept 23'14. nom

**Roosevelt st, 53-5,** see New Chambers, 51.

**Sullivan st, 215** (2:539), all; Jas R Strang to Jno Motta, 135 Sullivan; 3yf Sept1; Sept23'14. 3,000

**5TH st, 501-3 E,** see Av A, 74-92.

**6TH st, 500 E,** see Av A, 74-92.

**34TH st, 133 E** (3:890), rear b str; Lamont M Bowers to Morris Lerner, 225 E 33; 3yf Nov1; Sept24'14. 780

**34TH st W, nwc 5 av,** see 5 av, nwc 34.

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**394TH st, 14 E** (3:568), ss, 225 e 5 av, 25 x95.5, dft; Lilla L Thompson to National Casket Co, at Oneida, NY; 21-24yf Aug14, Sept14. taxes &c & 3,612.50 to 4,042.50

**1249 st W, nwc Bway,** see Bway, nwc 42.

**1249 st W, nec 6 av,** see Bway, nwc 42.

**461H st, 4 W** (6:1262), asn two Ls re-corded Sept2'09 & Apr12'10, Chas Thorley, Jr, & Jos Thorley, 1 W 70, Mar11 & Oct[illegible], to Chas Thorley, 1 W 70, Mar11 nom 13, Sept14.

**461H st, 4 W;** consent to asn Ls, Caro-line S Harper et al, EXRS &c Jos W Harper, to Chas Thorley, a corpn, Mar11 to, Sept14.

**461H st W, nwc 5 av,** see 5 av, 562.

**611H st, 65-7 W** (1:1110), ns, 425 w Central Park W, 50x100.5, all, Millie Isaacs to Jno A Jepson, 55 W 64, 1921 Oct1, 5y 10%, Sept15'14. 10,000

**701H st, 423 E** (6:1110), asn Ls; Ignatz Auer to Hermine Peter, 423 E 70, & ano, nom Sept14, Sept15'14.

**1691H st, 311 E** (6:1072), all; M H Park Co to Abram Platt, 302 E 100, 5yf Oct1; 3,500 Sept14.

**1931H st, 106 E,** see Park av, 1691.

**1451H st W, swc Lenox av,** see Lenox av, swc 146.

**Av A, 9** (2:429), st & b, Jos Goldberg to Moses Schwartz, 256 E 3, 5-5yf Nov1, 1,500 to 2,000 Sept15'14.

**Av A, 74-92** (2:401), nec 5th (Nos 301-3), 194.1 to ss 6th (No 300) x100, the land, asn Ls, Jos Barger to Av A Holding Co, 35 Liberty, Augo, Sept23'14. O C & 100

**Amsterdam av, 1308** (7:1979), all, Wm Robinson to Nathan Snyder, 346 W 124, 3 7-12y & 15 days from Sept14; Sept15'14. 900 & 1,000

**Amsterdam av, 1728** (7:2077), str, c & yard, Jno Scheere to Patk J Houlihan, 23 Union av, Rutherford, NJ, 10yf Oct1, Sept 21'14. 1,000 & 2,000

**Broadway** (4.995), nwc 42d, 20x81.4 to es 7 av x26.1 to 42dx58.4, asn Ls; Standard Realty & Impt Co to Chas Thorley, 1 W 70, AT, Mar14'13, Sept24'14. nom

**Lenox av** (7.2015), swc 145th, 99.11x80, all, Jno D Crimmins to Lenox Bridge Hotel, Inc, 695 Lenox av, 2 7-12y & 15 days from Sept15; Sept15'14. 6,500

**Lenox av,** swc 145th, sur all right Ls & renewal under Ls recorded June17'10; Lenox Bridge Hotel, Inc, to Jno D Crim-mins, 10 E 68, Sept15'14. nom

**New Bowery, 13-5,** see New Chambers, 51.

**Park av, 1691** (6:1767), also 119TH ST, 106 E; asn Ls; Morris Rosenblatt to Jos Solar, 451 Kerrigan av, West Hoboken, N J; AT, Apr14, Sept23'14. nom

**Park av, 1691;** also 119TH ST, 106 E, asn Ls, Jos Solar to M J Burke, 537 W 129; AT; May21; Sept23'14. nom

**Park av, 1694;** also 119TH ST, 106 E, asn Ls; Michl J Burke to Samiran Djeved, 257 7 av & ano, AT, Sept22; Sept23'14. nom

**Park row, 105** (1:121); asn Ls; August Obrock & Hy Offermann to Jas Dwyer, 524 Riverside dr; mtg $——; Sept15; Sept 18'14. nom

**2D av, 622** (3:940), all; Edmond J Curry to Jno Griffin, 146 E 30; 10yf July1'13, Sept24'14. 4,000

**3D av, 54-6** (2:556), all; Luder Reinken to Otto Zinn, 54 3 av, 7 10-12yf July1; Sept23'14. 3,900

**3D av, 208** (3:874), s str; Benj Sussman, ADMR R Sussman, to Abr Sternlieb & Mike Menaker, 208 3 av; 5 7-12yf Oct1; Sept18'14. 780

**3D av, 208;** asn Ls; Abr Sternlieb & ano to Philip Lindenbaum & Saml Popple, 208 3 av; mtg $——; Sept17; Sept18'14. nom

**3D av, 801-3** (5:1323), 48.5x100, 6-sty bldg, all, with right of way or exit through 207-9 E 49; Anita H H Morrell & ano to Y Pendas & Alvarez; 6 3-12yf Nov 1, 4y ren at $7,250 or 7,500; Sept24'14 7,000

**3D av, 817** (5:1324); asn Ls; Jas Ever-ards Breweries to Anton Lilierose, 817 3 av; AT; Sept22; Sept23'14. nom

**3D av, 817;** asn Ls; Anton Lilierose & ano to Flanagan Bros, 416 E 57; Sept22; Sept23'14. O C & 100

**3D av, 2199** (6:1784), part of basement or cellar with entrance from 120th st; Mil-ton Cohen to Nik & Peter Capetanakis, 1924 2 av; 3yf Oct1; Sept18'14. 900

**5TH av, 562** (5:1262), nwc 46th, —x—; asn Ls; Charles Thorley, a corpn, to Chas Thorley, 1 W 70, Mar11'13, Sept24'14. nom

**5TH av, 562;** consent to asn Ls; Caroline S Harper et al, EXRS Jos W Harper, to Chas Thorley, a corpn; Mar14'13; Sept24 '14.

**5TH av, 734** (5:1272), ws, 2d str s of 57th, str & b; 734 5th Av, Inc, to Robt de Rustafjaell, at Greenwich, Conn; 1yf Sept 22; Sept24'14. 20,000

**5TH av** (3:836), nwc 34th, w b store & centre b, str & basement underneath; Cross & Brown Co to Max Dann, 42d & Parkside, Phila, Pa, & Kathryne Gillman, 308 W 93; 7 7-12yf Oct1'12; Sept18'14. 10,500 to 11,500

**6TH av, 680** (3:841), parts str & b; Adolph A Hagemann to Beck Shoe Co, at Lake Waccabuc, NY; from Oct1'14 to Apr 30'20; Sept22'14. 5,000 & 5,250

**6TH av, 829** (4:999); asn Ls; Julia Far-rell to Jos Grimes, 777 8 av, & Edw Grimes, 412 W 18, mtg $——; Sept12, Sept15'14. nom

**7TH av, 558** (3:789); asn Ls; Patk McGirr to McGirr's Cafe Co, 1410 Bway; mtg $7,-000; Sept17; Sept19'14. nom

**7TH av, nec 42d,** see Bway, nwc 42.

**8TH av, 509** (3:759), str & b; Wm Jay & ano TRSTES will Frances A Lawrance to Harris Lusker, 511 8 av; 5yf Aug1; Sept 14'14. 1,200

**9TH av, 268** (3:749), all; Jno A Moore to Thos Malone, 366 W 26; 5yf May1; Sept18 '14. 2,800

# LEASES.

## Borough of The Bronx.

**Depot pl, nwc Sedgwick av,** see Sedg-wick av, nwc Depot pl.

**River pl, 411 & 413** (11:2899), cellar & 2 floors above, River Realty Co to Morris Rothman, 410 E 155 & ano, 9 10-12 yrs 1 June1'14, Sept21'14. 1,000 to 1,200

**177TH st E** (  ), ss, abt 561.11 e West-chester Creek, 152.6x564.5x112x400, all; Rountzek Investing Co to Sanitary Fire-Proofing & Contracting Co, 401 E 166, 5yf Sept15, Sept16'14. 900 & 1,000

**Andrews av, 2341** (11:3225), all; Etting-ton Realty Co to Edw Goldberg, 315 E 161, 3yf Oct1, Sept24'14. 3,200

**Brook av, 1495** (7:2395), north str; Ar-nold S Rauhmuth (AGENT) to W Rubin-sky, 1495 Brook av, 5yf Apr15, Sept15'14. 336

**Elton av, 810** (9:2380), all; Mary A Wal-ters to Minnie Lachman, 1756 Fox, 3yf Sept 15, Sept19'14. 3,000

**Mulford av, 1861 (*);** certf as to correc-tion of two errors in lease recorded Aug 26'14, Anthony L Gellen to H E Bader; Sept15, Sept21'14.

**Sedgwick av** (9:2541), nwc Depot pl, x—, asn Ls, Luigi Romano to Ebling Brewing Co, 160 St Ann's av; July3, Sept 15'14. nom

**Sedgwick av** (9:2541), same prop; agmt as to ext of Ls to July1'19 at $1,500 per yr; Michl Del Papa with Luigi Romano, on premises, June 26, Sept15'14. nom

**Willis av, 449** (2:2507), ½ of str; Emma L Manoney to Morris Weintraub, 413 E 145; 5yf Oct1; Sept24'14. 480 to 600

# MORTGAGES.

## Borough of Manhattan.

SEPT. 18, 19, 21, 22, 23 & 24.

**Arden st, 2-12,** see Nagle av, 21-3.

**Broome st, 269** (2:334), see Norfolk (No 66), 25x81.1, also LUDLOW ST, 20 (1:297), es, 151.7 s Hester, 25.1x87x25.3x87; pr mtg $——; Sept15; Sept23'14; installs, 100 mo, 6%, Beni Asch, 173 Henry, to Nathan Tuckman, 1253 40th, Bklyn. 1,500

**Canal st, 528** (2:595); ext of mtg for $12,000 to Aug2'19, 5%; Sept16; Sept18'14; Lawyers Title Ins & Trust Co with Lerdo Co, 59 Fulton. nom

**Clinton st, 84** (2:348), es, 150 s Riving-ton, 25x100; Sept23; Sept24'14; 5y5½%; Malvina Newman, Bella Breslauer & Emma Solomon, exrs Henry Newman, to Emine Macner, 139 Donaldson av, Ruth-erford, NJ. 24,000

**Columbia st, 86** (2:334), es, 150 n Riv-ington, 25x100; ext of mtg for $29,000 to Sept23'17, 5%; Sept23; Sept24'14; Benj H Rosenstein & ano, trstes Julius Sands, with Aaron & Herman Gruher. nom

**Delancey st, 26** (2:420), ns, abt 75 e Chrystie, 25x100; Sept23'14; 3y5%; Nathan Hutkoff to Soc for the Relief of Poor Widows with Small Children, 28 W 88. 25,000

**Delancey st, 26;** pr mtg $25,000; Sept23 '14; 3y6%; Nathan Hutkoff, 121 E 80, to Louis Jarmulowsky, 152 W 87, & ano, firm S Jarmulowsky. 5,000

**James st, 43** (1:116), swc Madison (Nos 38-40), 25x59.8; Sept17; Sept19'14; 3y5%; Rebecca O'Brien, of Bklyn, to Bway Trust Co, 233 Bway. 6,500

**James st, 43,** swc Madison (Nos 38-40); sobrn of Ls on mtg for $6,300 to mtg for $6,500; Sept16; Sept19'14; Geo Contos, 40 Madison, et al, with same. nom

**Ludlow st, 20,** see Broome, 209.

**Madison st, 38-40,** see James, 43.

**Norfolk st, 66,** see Broome, 209.

**Pitt st, 21-3** (2:438), ws, 60 n Broome, 40 x90, pr mtg $27,500; Sept22'14; due & int as per notes; Lena Neuman to Emilie Macher, 139 Donaldson av, Rutherford, NJ. 2,500

**Roosevelt st, 1,** see Park row, 181-7.

**Sheriff st, 65** (2:338), ws, 100 s Riving-ton, 25x100; ext of mtg for $3,500 to Nov 19'19, 5%; Sept16; Sept18'14; Marcus Feu-erstein, 26 W 112, with Rachel Herrman, 239 Prospect av, Mt Vernon, NY. nom

**South st, 178-9** (1:110), ns, 52.9 e Roose-velt, runs e41.9xn75.8xw0.8xn76.1 to ss Water (Nos 337-337½ & 339) xw37.4xs151.4 to beg; pr mtg $42,500; July1; Sept19'14; demand, 6%; Fannie E D Story, of Law-rence, LI, to Eliz L Healy, — Bay View av, Far Rockaway, LI. 2,000

**Water st, 337-9,** see South, 178-9.

**West st, 420** (2:637), es, 73.3 n Perry, 23 x71.6x23.6x71.1; Sept1; Sept21'14; due & int as per bond; Madison Av Real Estate Co to Chas Frazier, 10 S Oxford, Bklyn. 6,000

**Willett st, 6** (2:336); ext of mtg for $23,000 to Sept12'16, 5%; Sept17; Sept21'14; Ida Guttentag, 11 W 111, & Sol Neuville, 603 Bedford av, Bklyn, with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris France. nom

**4TH st, 74 E** (2:459), ss, 150 w 2 av, 25x 93.1; pr mtg $——; Sept23; Sept24'14; due Mar23'16, 6%; Sarah Hirsch to Minnie Rottenberg, 106 Lewis. 2,000

**6TH st, 218 E** (2:461); ext of mtg for $25,000 to Sept15'19, 5½%; Sept15; Sept18 '14; Lawyers Mtg Co with Max A Zipser, 17 Livingston pl. nom

**12TH st, 348 W** (2:640), ss, 203 w Green-wich, 24x80; pr mtg $5,000; Sept15; Sept 24'14; due & int as per bond; Mary C Tut-ing, at Hasbrook Heights, NJ, to Jno Korn, 78 8 av. 3,000

**25TH st, 48 W** (miscl); certf as to mtg for $40,000 on chattels &c; Sept18; Sept 19'14; Simon Herzig & Sons Co to Herzig Finance Corpn.

**29TH st, 326 W** (3:752), ss, 300 w 8 av, 20x98.9; equal lien with mtg $6,000; Sept 24'14; 3y5%; Mary J & Kath C McElroy, 326 W 29, to N Y Savgs Bank, 81 8 av. 4,000

**35TH st, 61 W** (3:837); sal Ls; Sept1; Sept14, demand, 6%, Louis Cohen, of Bronx, to Jacob Ruppert, 1639 3 av. 2,433.58

**36TH st, 501-9 W,** see 10 av, 405-15.

**40TH st, 121 W** (4.956), ns, 250 w 6 av, 0.1x92, Sept15'14, due & int as per bond, Jas Hebron to Union Dime Savgs Bank, 107 6 av. 15,000

**40TH st, 324 E** (6:1338), ss, 140 w 1 av, 20x100.5, deed recorded as mtg as collat-eral to secure $4,000, Richd Butler to Clement H Smith, 1564 Mt Hope av; ⅓ pt, AL, Sept15, Sept16'14. nom

**40TH st, 69 W** (6:1102), ns, 205 e 6 av, 55x100.5, ext of mtg for $200,000 to Sept 1'19, 5½%, Sept15'14; West 40th St Realty Co, 31½ & 33 W 46, with Metropolitan Life Ins Co, 1 Madison av. nom

**40TH st, 69 W;** certf as to ext of mtg for $200,000, Sept15'14, same to same.

**48TH st, 232 W** (4:1019); ext of mtg for $20,000 to Sept22'17, 5%; Sept22, Sept23 '14; Alex Carmichael Jr, 50 W 12, with Arthur C Hume, 1 W 30, exr &c Edyth E of Edith E B Cook. nom

**315T st, 335-40 E** (5:1343), ss, 387.6 e 2 av, 31.6x100.5, Sept18'14, 5½%, Carrie W Solomon (Levy) to Emigrant Indust Savgs Bank. 31,000

**315T st, 335-40 E;** sobrn of mtg for $15,000 to mtg for $31,000; Sept18'14, Ray Weil with same. nom

**329 st, 315 E** (5:1345), ns, 184.5 e 2 av, 20.1x100.5 & ash of rents as collateral; Sept14, Sept15'14; installs, $50 mo, 6%; Oscar J Krug to Bronx Security & Brok-erage Co, 255 E 135. 750

**339 st, 52 E** (6:1288); ext of mtg for $24,000 to July5'14, 5%; Aug18; Sept18'14; Eliz H Stanton, NY, with Bank for Savgs, 280 4 av. nom

**391H st, 309 W** (4:1112); ext of mtg for $20,000 to Sept17, 6%, Sept15; Sept24'14; Lawyers Title Ins & Trust Co with Mary E Jones. nom

**651H st, 17-9 E** (5:1380), ns, 89 & 64 w Madison av, 2 lots, ea 25x100.5; 2 mtgs, ea $15,000, Sept10, Sept25'14, 1y5%; Louis J Foster, of Tuxedo Park, NY, to Mary N Murtaugh, on Irving av, Floral Park, NY. 30,000

**65TH st, 51 E** (5:1380), ns, 117 w Park av, 17x100.5; Sept14; Sept25'14; 3y5½%; Mary H A Allen to Lawyers Title Ins & Trust Co. 23,500

**78TH st, 231 W,** see Bway, 2200-8.

**791H st, 230 W,** see Bway, 2200-8.

**929 st, 345 E** (5:1555); ext of mtg for $11,000 to July20'17, 5%; July21; Sept23'14; Louis L Hickman et al, 345 E 92, with Frederic de P Foster, at Tuxedo Park, & ano, trstes Albt A Kingsland, will of Am-brose C Kingsland the elder. nom

**95D st, 1 W,** see Central Park W, 331-5.

**941H st, 203-5 W** (4:1242), ns, 100 w Ams av, 52x—; ext of mtg for $50,000 to Oct19'17, 5%; Sept24'14; Chas Capron, of East Orange, NJ, with Margt B Newing-ton, 323 W 106. nom

**941H st, 203-5 W** (4:1242), ns, 100 w Ams av, 52x100.8x57.2x100.8; certf of part payment of $25,000 on a/c of mtg for $75,-000; Sept24'14; Chas C Marsh to Margt B Newington, 323 W 106.

**97TH st, 119 W** (7:1852); ext of mtg for $9,000 to Aug9'17, 5%; Aug5; Sept24'14; Boys Club, a corpn, with Harry Friedman, 119 W 97. nom

**98TH st W, sec Riverside dr,** see River-side dr, 258.

**98TH st, 152-4 W** (7:1852), ss, 270 e Ams av, 40x100.11; Sept23; Sept24'14; 3y5%; Jno O'Connor, 1127 Park av, to Equitable Trust Co of N Y, 37 Wall. gold 30,000

**101ST st W, nec West End av,** see West End av, 840.

**102D st, 49-51 E,** see Madison av, 1489-91.

**109TH st, 327 E** (6:1681), ns, 325 e 2 av, 25x100.11; secures performance of cove-nants in Ls of 303-5 E 106; July20; Sept 24'14; due Oct1'16, without int; Battista Mirabelli to Morris Silverman, 1830 Clin-ton av, Bronx, & Jos Solomon, 691 Bway. notes 430

**114TH st, 500 W,** see Ams av, 1092-4.

**117TH st, 421 E** (6:1711), ns, 231.6 e 1 av, 18.9x100.10; ext of mtg for $6,000 to Sept23'19, 5%; Sept23; Sept24'14; Jno F C Wetter, 424 E 118, with Francesca F Chiu-mento, 421 E 117. nom

**117TH st, 515-7 E** (6:1716); ext of mtg for $22,000 to July2'17, 5%; July2; Sept24 '14; Helen H Smith with Max Aaron, 23 Lewis. nom

**119TH st, 64 E** (6:1745), ss, 222.6 w Park av, 27.6x100.11; Sept18; Sept24'14; due & int as per bond; Jacob Eskreis, Sam Got-tesman & David Rothbaum to Louis Katz, 130 W 142. 1,000

**120TH st, 126 E** (6:1768); ext of mtg for $8,000 to June8'17, 5%; June12; Sept18'14; Tillie S Cahn, 170 W 74, et al, trstes Au-gustus W Openhym, decd, with Le Roy Soher, at Epsom, Eng. nom

**121ST st W, swc Manhattan av,** see Manhattan av, 505.

**121ST st, 349 W** (7:1948), ns, 154 w Manhattan av, 16x100.11; PM; Sept21'14; due & int as per bond; Byron H Caples, 540 W 122, to Mary E Watson, 27 W 84. 7,000

**122D st, 61 E** (6:1748), ns, 198 e Madison av, 27x100.11; ½ pt; AT; Sept21; Sept24'14; due & int as per bond; Robt R L Clark-son, at Tivoli, NY, to Title Guar & Trust Co. 2,500

**131ST st, 37 W** (6:1729), ns, 460 w 5 av, 25x99.11; Sept24'14; due Apr1'16, 6%; Jno C Mayforth, of Spring Valley, NY, to Val-entine Yehling, 112 W 104. 800

**134TH st, 62-4 W** (6:1731), ss, 285 e Lenox av, 50x99.11; PM; pr mtg $30,000; Sept22'14; 5y6%; Homer R Gillies, 220 W 83, to The Esseff Realty Co, 122 E 25. 10,000

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**137TH st, 305 W** (7:2041); ext of mtg for $7,500 to Aug1'17, 5%; July30; Sept 18'14; Danl J Quinlan, NY, with Rose Levere, 303 W 137. nom

**145TH st W, swc Lenox av,** see Lenox av, 693.

**157TH st, 522 W** (8:2115), ss, 375 e Bway, 100x99.11; ext of mtg for $137,500 to Sept13'17, 5½%; Sept14; Sept21'14; N Y Life Ins Co, 346 Bway, with Esther Newberg, 204 E 79. nom

**157TH st, 530 W** (8:2115), ss, 275 e Bway, 100x99.11; ext of mtg for $137,500 to Sept13'17, 5½%; Sept14; Sept21'14; N Y Life Ins Co, 346 Bway, with Esther Newberg, 204 E 79. nom

**180TH st, 716-8 W** (8:2176); ext of mtg for $5,000 to July1'17, 6%; June30; Sept 18'14; Simon J & Sophie Stroh with Walter Meacham, 28 W 184, & Chas E Moore, 144 W 85. nom

**180TH st W** (8:2153), ss, 100 e St Nicholas av, 75x100; Sept24'14; due Oct1'19, 5%; Russley Co to Green-Wood Cemetery, 170 Bway. 70,000

**180TH st W** (8:2153); same prop; certf as to mtg for $70,000; Sept23; Sept24'14; same to same.

**191ST st, 550 W,** see Audubon av, swc 191.

**Av B, 287** (3:984), es, 42 s 17th, 20x68; pr mtg $6,000; Sept11; Sept19'14; due Sept 1'16, 6%; Jno J McKenna, 287 Av B, to Stephen H Jackson, 151 W 121. 1,500

**Amsterdam av, 347** (4:1148), es, 77.2 n 76th, 25x100; Sept21'14; 3y5%; Eugene Meyer Jr, 743 Park av, to Julius Oppenheimer, 11 W 87. 18,000

**Amsterdam av, 1092-4** (7:1885), swc 114th (No 500), 50.11x100; ext of mtg for $70,000 to Sept22'19, 5%; Sept22; Sept24 '14; Republic of Panama by Wm N Cromwell, its fiscal agent, with Jaeger Realty Co, 87 Nassau. nom

**Amsterdam av, 1485** (7:1971), es, 50 n 133d, 25x100; Sept21'14; 3y5%; Chas Richter to Ruth A Bruce-Brown, 13 E 70. 17,500

**Amsterdam av, 1728** (7:2077); sal Ls; Sept19; Sept21'14; demand, 6%; Patk J Houlihan to Geo Ehret, 1197 Park av. 2,000

**Audubon av** (8:2161), swc 191st (No 550), 90.2x100.2x95.9x100; bldg loan; pr mtg $30,000; Aug17; Sept22'14; 1y6%; Tralow Realty Corpn to Rockland Realty Co, 509 Willis av. 50,000

**Audubon av** (8:2161), swc 191st (No 550); certf as to mtg for $50,000; Aug17; Sept22'14; same to same.

**Broadway, 652** (2:529), ses, abt 110 n Bleecker, 29x130 to Cross la; ext of mtg for $220,000 to May1'19, 5%; Aug7; Sept 22'14; No 652 Bway, a corpn, with Metropolitan Life Ins Co, 1 Madison av. nom

**Broadway, 2200-8** (4:1170), nec 78th (No 231), 102.2x103.10; sobrn of mtg for $200,000 to mtg for $600,000; Sept14; Sept 23'14; Paterno Bros, 601 W 115, & Alfred V Barnes, 475 Park av, & Harriet B Newberry, at Grosse Pt Farms, Wayne Co, Mich, with Metropolitan Life Ins Co, 1 Madison av. nom

**Broadway, 2210-8** (4:1170), nec 78th (No 230), 102.2x101.8; sobrn of mtg for $200,000 to mtg for $600,000; Sept4; Sept23'14; Paterno Bros, 601 W 115, & Alfred V Barnes, 475 Park av, & Harriet B Newberry, at Grosse Pt Farms, Wayne Co, Mich, with Metropolitan Life Ins Co, 1 Madison av. nom

**Central Park W, 331-5** (4:1207), nwc 93d (No 1), runs w173.4xn100.8xe73.4xn25xe100 to st xs125.8 to beg; ext of mtg for $726,000 to Apr1'19, 5%; Aug7; Sept22'14; Louis M & Thos W Jones with Metropolitan Life Ins Co, 1 Madison av. nom

**Lenox av, 693** (7:2013), swc 145th; leasehold; Sept18; Sept19'14; demand, int as per bond; Lenox Bridge Hotel, Inc, to A Hupfel's Sons, 842 St Anns av. 25,000

**Lenox av, 693;** certf as to mtg for $25,000; Sept18; Sept19'14; same to same.

**Lexington av, 726** (5:1313); ext of mtg for $20,000 to Dec1'17, 5%; Sept17; Sept 24'14; Cecilia de Nottbeck with Emma R Holmes, 39 3 av, Pelham, NY. nom

**Madison av, 1001** (5:1392), es, 82.2 s 78th, 20x79; PM; Sept22'14; 3y or sooner, 5%; Chas Gulden to Forbes J Hennessy, 38 W 70, et al, exrs &c Ellen M Hennessy. 19,250

**Madison av, 1489-91** (6:1608), nec 102d (Nos 49-51), 50.11x100; pr mtg $——; Sept 24'14; 3y6%; Jos Spector to Isaac Cohen, 315 Central Park W. 6,000

**Madison av, 1489-91,** nec 102d (Nos 49-51); ext of mtg for $80,000 to Apr1'19, 5 & 5½%; Mar20; Sept2'14; same with Excelsior Savgs Bank, NY. nom

**Manhattan av, 505** (7:1947), swc 121st, 18.5x80; PM; Sept23'14; due Oct1'16, 4%; Anna, wife Jno Kutsukian, 316 W 112, to Bernhard Schneller, 67 Cooper sq, & ano. 10,250

**Nagle av, 21-3** (8:2174), nws, at sws Arden (Nos 2-12), 130x129.6; PM; pr mtg $122,000; Aug21; Sept18'14; due & int as per bond; Douglas W Brown, at East Orange, NJ, to Brown Bros, Inc, Owners & Builders. 10,000

**Park av, 1143** (5:1520), es, 20.5 n 91st, 16x70; PM; pr mtg $12,000; Sept16; Sept 23'14; due & int as per bond; Frank P Briody, 714 41st, Bklyn, to Chas Wanninger, 114 E 95. 11,000

**Park row, 103** (1:121); leasehold; pr mtg $——; Sept15; Sept18'14; installs, $100 mo, 5%; Jas Dwyer to August Obrock, 22 Chestnut Hill av, White Plains, NY, & Henry Offermann, 539 9th, Bklyn. 48 notes 12,000

**Park row, 181-7** (1:118), swc Roosevelt (No 1), 52.4x46.4x51.2x15.3; Sept22'14; 5y 4½%; DeWitt, Jos W, Bertha & Pauline Fox to Danl K De Beixedon, at Amityville, LI, et al, trstes Geo L Kingsland. 35,000

**Park row, 181-7** (1:118), swc Roosevelt (No 1); sobrn of mtg for $4,633.33 to mtg for $35,000; Sept22'14; Pauline Fox with Danl K De Beixedon, at Amityville, LI, et al, exrs &c Geo L Kingsland. nom

**Riverside dr, 258** (7:1887), sec 98th, 101.7 x98.3x100.11x108.6; ext of mtg for $470,000 to May1'18, 5%; May17'13; Sept23'14; Julius Fleischmann, 515 Park av, with Metropolitan Life Ins Co, 1 Madison av. nom

**Vermilyea av** (8:2224), ss, 100 & 150 w Academy, 2 lots, ea 50x150; two exts of mtgs for $43,000 each to Sept15'19, 5%; Sept15; Sept18'14; Lawyers Title Ins & Trust Co with Sand Constn Co, 1029 E 163. nom

**West End av, 840** (7:1873), nec 101st, 100.11x100; ext of mtg for $177,500 to Sept15'19, 5%; Sept14; Sept21'14; Republic of Panama, by Wm N Cromwell, its fiscal agent, with Canavan Investing Co, 518 W 56. nom

**West End av, 913** (7:1891), ws, 60.11 s 105th, 20x100; Sept18'14; due & int as per bond; Nettie Ingersoll, 913 West End av, to Chas Hoefler, 303 W 103. 16,500

**1ST av, 1548** (5:1560); ext of mtg for $23,500 to Sept23'17, 5%; Sept23; Sept24 '14; Title Guar & Trust Co with Hy Braun, 1617 1 av. nom

**3D av, 419** (3:910); ext of mtg for $24,000 to Sept15'19, 5%; Sept12; Sept18'14; Lawyers Title Ins & Trust Co with Winthrop A Chanler, at Geneseo, Livingston Co, NY. nom

**3D av, 817** (5:1324); sal Ls; Sept22; Sept 23'14; demand, 6%; Michl J & Jno J Flanagan to Jacob Ruppert, 1639 3 av. 5,000

**3D av, 943** (5:1330), es, 80.5 n 56th, 20x80; Sept18'14; 1y5½%; Henry Black to Lawyers Title Ins & Trust Co. 7,000

**6TH av, 50** (2:552), es, 57.6 s West Washington pl, —x74.1x19x75.4; Sept18 '14; 1y int as per bond; Maria L Donnelly to Greenwich Savgs Bank, 246 6 av. 2,000

**7TH av, 307 to 315** (3:803), order of court that asst of mtg recorded June15 '11 be assigned by Lillian R Sire to complainant; Sept16; Sept24'14; Hugh Gordon Miller trste of Clarence D Sire, bankrupt, complainant, agt Clarence D & Lillian R Sire, defts. court order

**8TH av, 378** (3:778); sal Ls; Sept1; Sept 21'14; demand, 6%; Rose Keogh to Jacob Ruppert, 1639 3 av. 4,658.12

**10TH av, 469-75** (3:708), nwc 36th (Nos 501-9), 98.9x175; ext of mtg for $600,000 to Sept1'19, 5½% to Sept1'16 & thereafter 5%; Sept11; Sept19'14; Dime Savings Bank of Bklyn, 9 De Kalb av, Bklyn, with Hill Publishing Co, nwc 10 av & 36th. nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**West 32D st** (Bklyn), es, 220 s Mermaid av, 40x118.10; certf as to mtg for $15,000; Sept18; Sept19'14; Eagle Realty & Constn Co to Home Mtg Investment Co of N Y, 383 Jay, Bklyn.

**East River Heights, B of Q** (misc); certf as to mtg for $30,000; Aug17; Sept 19'14; Woodward-Brown Realty Co to Wesleyan University of Middletown, Conn.

**South Elliott pl** (Bklyn), es, 387 n Lafayette av, 60x100; certf as to mtg for $50,000; Sept23; Sept24'14; Fort Realty Co, Inc, to Title Guar & Trust Co.

**Greene st** (Bklyn), ss, 295 e Franklin, 100x100; certf as to mtg for $510; Sept11; Sept24'14; Federal Leather Co to Victor Meyer.

## MORTGAGES.

### Borough of The Bronx.

**Beck st** (10:2684), ss, abt 100 w Av St John, 100x125; agmt declaring sobrn clause in mtg void; Mar25; Sept24'14; Ostro Constn Co with Jno H Stoutenburgh et al. nom

**Fox st** (10:2683), swc Av St John, 100x50; PM; pr mtg $6,000; Sept2; Sept18'14; demand, 6%; Jno W Cornish Constn Co to Ekin Holding Co, 15 Wall. 6,500

**Fox st** (10:2726), es, 273.2 n 165th, 50x100; pr mtg $34,000; Sept18; Sept19'14; 3y 6%; Max Bldg Co, Inc, to Israel Karp, 16 E 103, & ano. 6,000

**Fox st** (10:2726); same prop; certf as to above mtg; Sept18; Sept19'14; same to same.

**Freeman st, 805** (11:2968), ns, 118.8 e Union av, 20x86.10x20x86.9; PM; Sept21'14; due &c as per bond; Oswald Lippold to Anna O Schorse, 806 Westchester av. 570

**Freeman st, 950** (11:2986), ss, 75 w Vyse av, 25x95; PM; Sept18'14; due Dec10 '15, 6%; Jno J Tomich to Citizens Trust Co of Utica, NY. 7,000

**Kelly st, nec 167th,** see 167th E, nec Kelly.

**Merrill st, nwc Beach av,** see Beach av, nwc Merrill.

**Merrill st, ns, 114.3 w Beach av,** see Beach av, nwc Merrill.

**Public pl** (*), ws, 90.5 s Westchester av, 101.3x101.8; pr mtg $12,500; Sept21; Sept 22'14; 1y6%; Jno C Fisher to Morland Mtg Co, 165 Bway. 5,500

**Rose pl** (*), nws, 100 se Parker av, 20x100; Sept19; Sept22'14; 3y5%; Louis & Salvatore Modica to Hudson P Rose Co, 7 W 45 600

**St Pauls pl, 420,** see Brook av, see St Pauls pl.

**Thomas st** (*), ns, 105.6 w from monument at ns Thomas & ws rd to Westchester Docks, runs nw30.8xn or nw84.9xw or sw63.2xs or so 106.10xsw0.10xse13.2 to st xe or ne82.2 to beg; Sept17; Sept18'14; 3y 6%; Thos B Downe & Son Co to Curtis E Whittlesey, Madison, NJ. 9,000

**Thomas st** (*); same prop; certf as to above mtg; Sept17; Sept18'14; same to same.

**120TH st E, swc Brook av,** see Brook av, swc 134.

**137TH st E** (10:2566), ns, 140.8 e So blvd, 50x100; pr mtg $9,700; Sept22; Sept 23'14; due &c as per bond; Winter & Co to Jas N Thompson, 175 W 88. 10,000

**137TH st E** (10:2566); same prop; certf as to above mtg; Sept22; Sept23'14; same to same.

**149TH st, 720-2 E** (10:2579); sal Ls; Sept 3; Sept22'14; demand, 6%; Edw McKaharay to Jacob Ruppert, 1639 3 av. 3,905.17

**150TH st E, sec Tinton av,** see Tinton av, sec 150.

**154TH st E** (9:2400), ss, 100 e Courtlandt av, 50x100; Sept18; Sept19'14; due &c as per bond; Benenson Realty Co to Elmira M Schwitters, 64 Perry, et al. 33,000

**154TH st E** (9:2400); same prop; certf as to above mtg; Sept18; Sept19'14; same to same.

**154TH st E** (9:2401), ns, 250 e Courtlandt av, 25x100; Sept23; Sept24'14; installs, int as per bond; Mary A Murray to Geo Munch, 647 E 230. 500

**157TH st, 415 E** (9:2379), ns, 250 w Elton av, 25x101.10; Sept17; Sept18'14; due &c as per bond; Ellen Judge, 2929 Briggs av, to Title Guar & Trust Co, 176 Bway. 2,000

**160TH st, 313-5 E,** see Park av, 3265-91.

**163D st, 300-20 E,** see Park av, 3265-91.

**163D st E, swc Park av,** see Park av, 3265-91.

**163D st, 350 E,** see Park av, 3265-91.

**163D st, 351-67 E,** see Park av, 3265-91.

**164TH st, 350-80 E,** see Park av, 3265-91.

**165TH st E, swc Grant av,** see Grant av, swc 165.

**165TH st E, sec Sherman av,** see Sherman av, sec 165.

**165TH st, 590 E** (10:2622); ext of $5,000 mtg to Sept17'17 at 5½%; Sept17; Sept18 '14; Title Guar & Trust Co with Wm Gansz, 590 E 165. nom

**165TH st** (9:2447), ss, extends from Sherman to Grant avs —x81.2x—x56.4; sobrn agmt; Sept17; Sept18'14; American Real Estate Co with City Mtg Co, 15 Wall. nom

**165TH st E** (9:2447); same prop; sobrn agmt; Sept17; Sept18'14; Realty Operating Co with same. nom

**165TH st E** (9:2447); same prop; agmt that 4 mtgs aggregating $117,000 will act the same as a blanket mtg for $90,000; Aug12; Sept18'14; Kovacs Constn Co with City Mtg Co, 15 Wall. nom

**165TH st E** (9:2447), ss, 39.7 w Grant av, runs s81.1xw21.6xw23.5xn81 to st xe 45 to beg; bldg loan; Aug12; Sept18'14; demand, 6%; Kovacs Constn Co to City Mtg Co, 15 Wall. 25,000

**165TH st E** (9:2447); same prop; certf as to above mtg; Aug12; Sept18'14; same to same.

**165TH st E** (9:2447), ss, 84.7 w Grant av, runs s81xw45xn79.4 to 165th st approach to concourse xe4.3xe40.11 to beg; bldg loan; Aug12; Sept18'14; demand, 6%; Kovacs Constn Co to City Mtg Co, 15 Wall. 25,000

**165TH st E** (9:2447); same prop; certf as to above mtg; Aug12; Sept18'14; same to same.

**167TH st, 368 E** (9:2408), ss, 65 e Courtlandt av, runs s25xw0.1xs75xe25xn100 to st xw24.11 to beg; Sept21'14; due &c as per bond; Jacob D Blume to Title Guar & Trust Co, 176 Bway. 2,000

**167TH st E** (10:2706), nec Kelly, —x—; agmt as to share ownership in mtg; Aug 31; Sept23'14; Julia Schneider with Jas G Wentz, 335 West End av. nom

**182D st E, nwc Grand blvd & concourse,** see Grand blvd & concourse, nwc 182.

**188TH st, 143 W** (11:3219); ext of $6,000 mtg to Aug10'17 at 5%; Sept9; Sept21'14; Eliza N Hall with Hugh McLernon, 2455 Grand av. nom

**203D st, 276-8 E** (12:3308), ss, 331.4 e Valentine av, 41.6x100; Sept23; Sept24'14; 3y5½%; Frank L Weinheimer to Henry Conrad, 1269 Mad av. 7,000

**210TH st E or Bartholdi av** (*), ns, 25 e Pine av, 25x100; Aug21; Sept21'14; due &c as per bond; Lilian V Algie, 2187 Bway, to Adam Huppuch, 669 Lex av. 1,000

**219TH st E** (*), ss, abt 250 e Bronxwood av, 25x114, Wakefield; PM; Sept22; Sept23'14; due &c as per bond; Materus Markiwicz to Katarina Malozeski, 926 E 219. 1,000

**222D st E, sws, 253.2 e Ely av,** see Edson av, ws, 334.8 s Boston rd.

**223D st E** (*), ns, 250 e White Plains av, 50x114, Wakefield; Sept4; Sept24'14; due July1'17, 6%; Christian Strohm, Hoboken, NJ, to Abner K Durham, 5 2 av, Pelham, NY. 1,500

**239TH st, 325 E** (12:3388); ext of $3,000 mtg to June11'17 at 5%; July29; Sept24'14; Louis Eickwort with Chas J Kelly. nom

**254TH st W** (13:3421), ss, 75 e Sylvan av, 25x100; ext of $500 mtg to Feb15'15 at 6%; Feb27; Sept23'14; Stuard Realty Co with Adele W & Albt H Frankel, 64 Nelson av, Far Rockaway, NY. nom

**254TH st W** (13:3421), ss, 50 e Sylvan av, 25x100; also BROADWAY (13:3421), ws, abt 156 s 256th, 52x98.5x50x99.5; ext of $4,500 mtg to May1'16 at 6%; Apr22; Sept 23'14; Bendet Isaacs with Wm C Schmidt 1253 St Nicholas av. nom

**Av St John, swc Fox,** see Fox, swc Av St John.

**Arthur av, 2108** (11:3070); ext of $2,000 mtg to Oct16'17 at 5½%; Sept16; Sept21 '14; Title Guar & Trust Co with Herman Schrank, 2306 Arthur av. nom

**Arthur av, 2409** (11:3066), ws, 52.7 n 187th, 25x113.6x25x113.7; Sept14; Sept21'14; installs, 6%; Argentina Liguori to Pasqualina Sessa, 2268 1 av. 3,200

**Bassett av** (*), ws, 98.4 s McDonald, 24.7x100x27.10x100; Sept18; Sept24'14; due &c as per bond; Wm M Fleischman to Ralph F Baxter, 620 E 163. 2,000

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**Bassett av (*)**, ws, 147.6 s McDonald, 24.7x100x25.10x100, PM, Sept22; Sept24'14; [illegible] Antonio G Iscaro to Hudson P Rose [illegible] 300

**Beach av (*)**, nwc Merrill, 25.2x110.3x25x114.3; also MERRILL ST (*), ns, 114.3 w Beach av, 25x102, pr mtg $1,500, Aug26, Sept19'14, due &c as per bond, Wm Reiner, 231 E 203, to Jas Curran, 2378 Webster av. 400

**Bergen av, ws, 124.4 n 152d,** see 3 av, es, 124.4 n 152.

**Broadway, ws, abt 156 s 256th,** see 254th W, ss, 50 e Sylvan av.

**Bronxwood av (*)**, nec 228th, 114x205, Wakefield, PM, Sept24'14; 3y6%; Lana Wed, 19 E 98, to Thos McKeown, Belle Harbor, NY 6,000

**Brook av** (11:2895), see St Pauls pl (No 424), 16.8x100.8x16.5x100.8; PM, Sept11, Sept18'14, due &c as per bond, Ralph Gumberg, Bklyn, to Jas G Wentz, 335 West End av. 28,000

**Brook av** (9:2261), swc 134th, 100x90; Aug22; Sept22'14; due Sept1'19, 5%; Geo F Abendschein, Sophia Bohne & Eliz Liss to Katharina Treffel, 1081 Boston rd. 10,000

**Concord av** (10:2577), es, 151.11 s 147th, 50x100, pr mtg $[illegible], Sept18, Sept19'14, due &c as per bond; B & B Constn Co, Inc, to Manhattan Mtg Co, 200 Bway. 32,000

**Concord av** (10:2577); same prop; certf as to above mtg; Sept18; Sept19'14; same to same.

**Courtlandt av, 904** (9:2408), es, 27.10 s 162d, 28.1x90.2x25x77.6; Sept21'14; due &c as per bond; Jacob D Blume to Title Guar & Trust Co, 176 Bway 3,000

**Edson av (*)**, ws, 334.8 s Boston rd, 150x95; also ELY AV (*), es, 241.3 s Boston rd, 50x95; also ELY AV (*), es, 141.3 s Boston rd, 50x95; also GRACE AV (*), ws, 174.9 s 222d, 40.11x96.5x57.4x95; also 222D ST E (*), sws, 253.2 e Ely av, runs e38.7 to Grace av xs99.9xw95xnw75xw26.5 xne81.9 to beg; Sept9; Sept18'14; 3y6%; Realty & Commercial Co to Crawford Real Estate & Bldg Co, 7 E 42. 5,425

**Ely av, es, 241.3 s Boston rd,** see Edson av, ws, 334.8 s Boston rd.

**Ely av, es, 141.3 s Boston rd,** see Edson av, ws, 334.8 s Boston rd.

**Glebe av, 2122 (*)**, es, 210.7 n Westchester av, 25x147.6, lot 41, blk A; Sept17; Sept 18'14; due &c as per bond; Lena L Ruppel to Title Guar & Trust Co, 176 Bway. 2,000

**Grace av, ws, 174.9 s 222d,** see Edson av, ws, 334.8 s Boston rd.

**Grand blvd & concourse** (11:3163), nwc 182d, 22x57.6x22x56.11; Sept21; Sept22'14; due &c as per bond; Wm W Havens to North Side Mtg Corpn, 391 E 149. 3,000

**Grant av** (9:2447), swc 165th, 81.2x48x81.1x39.7; bldg loan; Aug12; Sept18'14; demand, 6%; Kovacs Constn Co to City Mtg Co, 15 Wall. 30,000

**Grant av** (9:2447); same prop; certf as to above mtg; Aug12; Sept18'14; same to same.

**Intervale av** (10:2699), ws, 293.10 n Westchester av, 50x100; participation agmt; Sept14; Sept19'14; Freehold Constn Co with Annie Fein, Orange Co, NY. nom

**Macombs rd** (11:2872), ws, abt 335 n Devoe, 125x142.2x125x138.8; Sept18; Sept 23'14; due &c as per bond; Jno C Wait, 1520 Jessup av, to Kath J Cusack, 202 Van Wyck av, Richmond Hill, NY. 5,000

**Morris Park av (*)**, ns, 95 e Barnes av, runs n245xe7.4xse108.9xse141.3xw57.7 to beg; Sept16; Sept19'14; 1y5%; Chas Gillis to Mathias Haffen, 2979 Marion av. 2,000

**Newton av** (13:3421), ws, 50 s 254th, 75 x100; ext of $2,500 mtg to Feb15'15 at 6%; Feb27; Sept23'14; Stuard Realty Co with Adele W & Albt H Frankel, 64 Neilson av, Far Rockaway, NY. nom

**Park av, swc 163d,** see Park av, 3265-91.

**Park av, 3162,** see Park av, 3265-91.

**Park av, 3265-91** (9:2423), nwc 163d (Nos 351-67), runs ne345 to 164th (Nos 350-80), xnw346 to Teller av (Nos 934-66), xsw333.7 to 163d xse186.4 to beg; also TELLER AV, 924-32 (9:2422), sec 163d (No 350), runs e145.10 to ws Park av xs112.4 xw94.7 to es Teller av xn100 to beg; also TELLER AV, 939-49, swc 163d (Nos 300-20), 115x300; also PARK AV, 3162 (9:-2419), nec 160th (Nos 313-5), 57.8x21.2x51 x48.2, PM; pr mtg $[illegible]; June29; Sept22 '14; due &c as per bond; Siebrand H Niewenhous to August Dooper, Esopus, NY. 315,000

**Prospect av** (10:2676), ws, 225 n 156th, 20x100; pr mtg $6,000; Sept18; Sept19'14; due July1'16, 6%; Daily Realty Co, Inc, 407 E 153, to Kath M Elfers, 229 W 101. 1,000

**Prospect av** (10:2676); same prop; certf as to above mtg; Sept18; Sept19'14; same to same.

**Sherman av** (9:2447), sec 165th approach to Concourse, 56.4x63x79.4x72.7; bldg loan; Aug12; Sept18'14; demand, 6%; Kovacs Constn Co to City Mtg Co, 15 Wall. 37,000

**Sherman av** (9:2447); same prop; certf as to above mtg; Aug12; Sept18'14; same to same.

**Southern blvd** (11:3119), es, bet 180th & 181st, lot 6, blk 3119, tax map; transfer of tax lien for yrs 1904-1908, assessed to E D Westcott; May2'12; Sept23'14; 3y12%; City N Y to Simeon M Barber, 137 E 55. 36.78

**Stebbins av, 857-73** (10:2696), ws, 369.1 s Westchester av, 200x100, PM; pr mtg $78,000 on this & other prop; Sept4; Sept 23'14; demand, 6%; Sandow Realty Co to Foxvale Realty Co, 198 Bway. 20,000

**Teller av, 924-32,** see Park av, 3265-91.

**Teller av, 934-66,** see Park av, 3265-91.

**Teller av, 939-49,** see Park av, 3265-91.

**Tinton av** (10:2664), sec 150th, 75x120; bldg loan; Sept17; Sept18'14; due Jan1'15, 6%; Macy Constn Co to Jas G Wentz, 335 West End av. 72,000

**Tinton av** (10:2664); same prop; certf as to above mtg; Sept17; Sept18'14; same to same.

**Tremont rd (*)**, ss, 100 e Edison av, 50 x100; Sept21'14; 3y5½%; Jno Donaldson to Elisabeth Amsler, 3263 Hull av. 3,000

**Union av, 1030** (10:2679), es, 108 n 165th, 20x100; ext of $5,000 mtg to Jan1'18 at 5%; Sept23; Sept24'14; Gustav Schlette with Alex Henderson, 1030 Union av. nom

**Vyse av** (11:2987), ws, 375 s Charlotte pl, 25x100; Feb19; Sept18'14; 3y6%; Theo W & Madeline Spangenberg, NY, & Susie E Spangenberg, Mt Vernon, NY, to Frank Liomin, 228 E 30. 500

**Watson av, 2110 (*)**, ss, 105 e Olmstead av, 25x108, except pt for av; Sept19; Sept 24'14; due Dec19'14, 6%; Alfred J Robinson to Gustav Knoll, 2110 Watson av, et al. 350

**Westchester av, nec Zerega av,** see Zerega av, nec Westchester av.

**Wood av (*)**, ws, 150.11 s Commerce, 50 x111.6; also WOOD AV (*), es, abt 130 s Commerce, 75x111.6; Sept22; Sept23'14; due &c as per bond; Eliz Dietrich, Hackensack, NJ, to Henry Reiss, 811 E 155. 1,400

**Wood av, es, 130 s Commerce,** see Wood av, ws, 150.11 s Commerce.

**Zerega av (*)**, nec Westchester av, 100 x50; bldg loan; Sept22'14; due Oct1'17, 5½%; Chas E Devermann to Mary E Hastings, 530 West End av. 15,000

**3D av** (9:2362), es, 124.4 n 152d, 25x 186.5 to ws Bergen x25x186.7, given as collateral security for payment of mtg covering 1461 Wash av; pr mtg $19,000; Sept23'14; 5y6%; Adalena Bachmann to Jacob Marx, 170 W 74. 2,400

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# RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2427 New York, October 3, 1914. (66) PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**


Academy st, blk 2237-41 & pt 42.
Bayard st, 55.
*Canal st, 56-8 (or Orchard st, 5-9).
Cannon st, 96.
Columbia st, 119.
Dominick st, 9-13.
Fletcher st, 18.
Grand st, 93 & 313.
Greenwich st, 198 & 817.
Houston st, E, 214-8.
James st, 6.
Orchard st, 5-9.
Pitt st, 55
Rutgers pl, 3.
*St Nicholas pl, 59 (or St Nicholas av, 856).
South st, 178-9.
Stanton st, 314.
Varick st, 128-30.
Water st, 337-9.
Willett st, 51.
*1st st, 107-11 E.
2d st, 116 E.
7th st, 66 E.
8th st, 17 W.
15th st, 619 & 623 E.
16th st, 415 W.
18th st, 225-7 W.
26th st, 341 W.
*28th st, 162 W (or 7 av, 315).
31st st, 334 E.
33d st, 340-2 E.
34th st, 222-8 E.
45th st, 354 W.
48th st, 19 E.
48th st, 341 W.
49th st, 306 E.
49th st, 140 & 446-8 W.
50th st, 14 E.
50th st, 227 W.
*50th st, 501 W (or 10 av, 737-9).
51st st, 324 E.
51st st, 226 W.
56th st, 244 W.
61st st, 202 E.
62d st, 246 W.
66th st, 233 W.
68th st, 35 W.
69th st, 9 E.
70th st, 103 W.
76th st, 311 & 324 W.
79th st, 216 W.
80th st, 154 & 447 E.
81st st, 237 E.
*81st st, 301 W (or West End av, 441).
82d st, 527 E.
84th st, 321 W.
93d st, 327 E.
96th st, 170 E.
102d st, 306-8 E.
104th st, 438-42 E.
107th st, 68 W.
110th st, 73 E.
113th st, 330-4 E.
114th st, 241 E.
114th st, 42 W.
*115th st, 301-3 E (or 2 av, 2240).
115th st, 32, 48 & 245 W.
116th st, 28 W.
117th st, 509 E.
118th st, 120 W.
*120th st, 201 W (or 7 av, 2006-8).
120th st, 316 W.
121st st, 410 E.
121st st, 414 W.
124th st, 324 E.
124th st, 235-41, 244 & 507-9 W.
125th st, 29 W.
*127th st, 300-2 W (or 8 av, 2363).
127th st W, ss, blk 1953-57.
*128th st, 43-5 E (or Madison av, 2015-9).
129th st, 211 W.
131st st, 205-7 W.
133d st, 8 & 61 E.
134th st, 55 W.
135th st, 36-8 W.
139th st, 205 W.
*153d st, 400 W (or St Nicholas av, 856).
*157th st, 469 W (or Ams av, 1961).
157th st, 542 W.
159th st, 463-7 W.
*161st st W (or Riverside dr, ws), blk 2135-96.
161st st W, ns, blk 2135-127.
162d st W, ss, blk 2135-131.
*177th st W (sec Audubon av, 227-33), blk 2132-18.
180th st, 504-6 W.
*181st st, 575-91 W (or St Nicholas av, 1420-6).
185th st, 561 W.
Amsterdam av, 1961 & 2141.
Audubon av, 227-33.
Bowery, 119 & 204.
Broadway, 2788 & 4340-4.
Convent av, 427.
Lenox av, 514-6 & 646-8.
Madison av, 2015-9.
*Manhattan av, 462 (or 120th st, 316 W).
Riverside dr, 445.
Riverside dr, ws, blk 2185-96 & 116.
St Nicholas av, 856 & 1422-6.
West End av, 441.
1st av, 567 & 2117.
1st av, es, blk 965-pt 1, 2d av, 1051, 2126 & 2240.
5th av, 2146.
7th av, 236, 311-5 & 2006-8.
8th av, 2363-5.
10th av, 737-45.


**WILLS.**

21st st, 419 W.
77th st, 131 W.
104th st, 314 W.
135th st, 48-50 W.
136th st, 125 W.
Bowery, 251-5.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 3:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately followng the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

SEPT. 25, 26, 28, 29, 30 & OCT. 1.

**Academy st** (8:2237-41 & pt 42), ws, 283 n Bway, 42x153.3x42.6x146.9, vacant; Laura C Palmer & ano, heirs Angeline M Knapp, to Wesley Wait, North st, Newburgh, N Y, EXR Annie K Wait; AT; QC & correction deed; Sept8; Oct1'14; A$——$——. nom

**Bayard st, 55** (1:163-27), ss, 200.5 w Bowery, 24.2x87.6x24.4x85.8, 5-sty bk tnt & strs; Moses Levy to Saml Levy, 119-25 Walker; mtg $23,000; Apr3'05; Oct1'14; A $17,000-33,000. O C & 100

**Canal st, 56-8,** see Orchard, 5.

**Cannon st, 96** (2:329-9), es, 109.4 s Stanton, 34.1x100, 6-sty bk tnt & strs; Wolf Beller to Alex H Mandeltort, 9 E 119; AL; Sept29;'14; A$21,500-48,000. nom

**Columbia st, 119** (2:335-24), ws, 150 s Houston, 25x100, 5-sty bk tnt & strs; Jos Isaac to Jacob L Isaacs, 784 Kelly, & Isidor R Isaacs, 945 E 163; ½ pt; AL; Aug28; Sept28'14; A$17,000-34,000. O C & 100

**Dominick st, 9-13** (2:491-54-56 & 32-33), ns, 125 w Clarke, runs w76.9xn50xw— to es Varick (Nos 128-30), as to be widened xn— to pt 79 s Spring xe15xs20.11xe126.8 xs75 to beg, 2 & 3-sty fr tnts & vacant; Wm S Coffin to Spring St Social Settlement, 244 Spring; AL; Sept24; Sept29'14; A$——$——. nom

**Fletcher st, 18** (1:71-15), ns, 50.6 e Water, 18.6x34.9x18.6x34.6, 5-sty bk loft & str bldg; Thos H Grossmith to Company Morana, a corpn, 184 5 av; mtg $6,000; Sept 24; Sept26'14; A$6,500-9,000. nom

**Grand st, 93** (1:230-27), ss, 140 w Mercer, 20x69 to 3 ft alley, 4-sty bk loft & str bldg; Jno G Wendel to Ella V von E Wendel, Rebecca A D Wendel Swope, Mary E A Wendel & Georgiana G R Wendel, all at Irvington, NY, as joint tenants; 1-5 pt; AT; Sept23; Sept25'14; A$16,000-20,000. nom

**Grand st, 313-313½ on map 313** (1:308-13), ss, 64 e Allen, 23.6x80, 5-sty bk loft & str bldg; Jno G Wendel to Ella V von E Wendel, Rebecca A D Wendel Swope, Mary E A Wendel & Georgiana G R Wendel, all at Irvington, NY, as joint tenants; 1-5 pt; AT; Sept21; Sept25'14; A$33,500-45,000. nom

**Greenwich st, 198** (1:83-16), ws, abt 75 n Fulton, 25x78x24.2x85.9, ss, 6-sty bk restaurant; Ella L Smith, widow, to Thos R McNell, 106 W 75; B&S; Sept21; Sept28 '14; A$40,000-50,000; in consideration of satisfaction of 3 mtgs on above aggregating $32,000.

**Greenwich st, 817** (2:626-5), es, 100 n Jane, 25x96, 4-sty bk tnt; Jno G Wendel to Ella V von E Wendel, Rebecca A D W Swope & Mary E A & Georgiana G R Wendel, all at Irvington, NY, as joint tenants; 1-5 pt; AT; Sept29; Oct1'14; A $11,000-14,500. nom

**Houston st, 214-8 E,** see 1st, 107-11 E.

**James st, 6** (1:117-38), es, abt 80 s Park row, 17x54.1x17x54.8, ss, 3-sty bk tnt & strs; Winter Russell, ref, to Anna M Ford, 5 Mt Morris Park W, for term of her life, & Howard H & Harold S Ford, at Ridgewood, NJ; Walter H Ford, 5 Mt Morris Park W; Frederic C Ford, at Maplewood, NJ, & Raymond W Ford, 15 Central Park W, NY, the remainder in equal shares; FORECLOS Sept14; Sept29'14; A$8,500-9,-500. **7,050**

**Orchard st, 5** (1:294-8-also includes 7-9 Orchard), ws, 48.8 s Canal, 24.4x65.6; also ORCHARD ST, 7-9 (1:294), swc Canal (Nos 56-8), 48.7½x65.5, 12-sty bk loft & str bldg; Albt Jarmulowsky et al, EXRS &c Sender Jarmulowsky, to Louis Jarmulowsky, 152 W 87, & Harry Jarmulowsky, 418 Central Park W, firm S Jarmulowsky, 54 Canal; Sept14; Sept25'14; A$90,000-250,000. nom

**Orchard st, 7-9,** see Orchard, 5.

**Pitt st, 55** (2:343-66), ws, 150 n Delancey, runs w100xn24.10xe37xs6.2xe63 to st xs18.8 to beg, 3-sty bk tnt & str & 4-sty bk rear tnt; Thos N Cuthbert, ref, to Anna S Lincoln, Creek rd, Locust, Monmouth Co, NJ; FORECLOS Sept17; Sept28; Sept30'14; A$13,500-15,500. **14,000**

**Rutgers pl, 3 (Monroe)** (1:270-2), ns, 26.6 e Jefferson, 26x120, 6-sty bk tnt & strs; Albt Jarmulowsky et al, EXRS &c Sender Jarmulowsky, to Louis Jarmulowsky, 152 W 87, & Harry Jarmulowsky, 418 Central Park W, firm S Jarmulowsky, 54 Canal; Sept14; Sept28'14; A$22,000-40,000. nom

**St Nicholas pl, 59,** see St Nicholas av, 856.

**South st, 178-9** (1:110-15-16 & 20), ns, 62.9 e Roosevelt, runs e41.9xn75.8xw0.8xn76.1 to ss Water (Nos 337-9) xw37.4xs151.4 to beg, 2-4-sty bk loft & str bldgs & 2 & 3-sty bk stable; Fannie E D Story to Allen L, Harold V & Sterling P Story, all on Central av, at Lawrence, LI; AL; Sept17; Sept28 '14; A$31,500-47,500. nom

**Stanton st, 314** (2:330-73), ns, 76 w Goerck, 26.7x75, 5-sty bk tnt & strs; Wolf Beller to Alex H Mandeltort, 9 E 119; AL; Sept29'14; A$15,000-23,000. nom

**Varick st, es, 79 s Spring,** see Dominick, 9-13.

**Water st, 337-9,** see South, 178-9.

**Willett st, 51** (2:338-30), ws, abt 70 n Delancey, 30.3x98, with use of alley to Delancey 10x69.9, 5-sty bk tnt & strs; Nathan Messer to Naftali Messer, 51 Willett; mtgs $32,000; Feb1'13; Sept29'14; A $23,000-40,000. nom

**1ST st, 107-11 E** (2:428-22), ss, 150 w Av A, 50x61.4 to ns Houston (Nos 214-8), 50.4 x55, 6-sty bk tnt & strs; Hy G Feinberg to Mildred Feinberg, 141 Bay 8, Bklyn; mtg $75,000; Sept18; Sept25'14; A$32,000-57,000. O C & 100

**2D st, 116 E** (2:430-48), ns, 242.11 e 1 av, 24.8x121.11, 6-sty bk tnt & strs; Adeline Borck to Fredk R Gibson, 169 E 127; AL; June29; Sept29'14; A$21,000-46,000. O C & 100

**2D st, 116 E** (2:430-48), ns, 242.11 e 1 av, 24.8x121.11, 6-sty bk tnt & strs; Fredk R Gibson to Adeline Borck, 1324 Madison av; AL; Sept25; Oct1'14; A$21,000-46,000. O C & 100

**7TH st, 66 E** (2:448-17), ss, 300 w 1 av, 25x91, 6-sty bk tnt & strs; Bella Goldstein to Jacob Schwartz & Heiman Weisner, both at 111 E 7; QC & correction deed; July21; Sept28'14; A$19,000-38,000. nom

**7TH st, 66 E** (2:448-17), ss, 300 w 1 av, 25x91, 6-sty bk tnt & strs; Jacob Schwartz et al to Sam Schechter, 66 E 7; mtg $27,-500; Sept12; Sept29'14; A$19,000-38,000. nom

**8TH st, 17 W** (2:572-52), ns, 280.6 w 5 av, 25.1x93.11, 4-sty bk tnt; Minnie T O Owens to Zachary T Piercy, 304 W 89; mtg $17,000; Sept25; Sept26'14; A$22,000-27,500. nom

**15TH st, 619 E** (3:983-13), ns, 388 w Av C, 25x103.3, 5-sty bk tnt; Louis B Hasbrouck to Chas Herrlich, 666 E 161; B&S; mtg $15,000 & AL; Sept24; Sept25'14; A $7,000-13,000. nom

**15TH st, 623 E** (3:983-15), ns, 338 w Av C, 25x103.3, 5-sty bk tnt; Jno H Rogan, ref, to Franklin Trust Co, 166 Montague, Bklyn; FORECLOS Sept28; Sept30; Oct1 '14; A$7,000-13,000. **9,000**

**16TH st, 415 W** (3:714-26), ns, 175.3 w 9 av, 25x92, 5-sty bk tnt; Jos Isaac to Jacob L Isaacs, 784 Kelly, & Isidor R Isaacs, 945 E 163; ⅓ pt; AL; Aug28; Sept 28'14; A$9,500-16,000. O C & 100

**18TH st, 225-7 W** (3:768-21-22), ns, 325 w 7 av, 50x92, 2-5-sty stn tnts; Albt Jarmulowsky et al, EXRS &c Sender Jarmulowsky, to Louis Jarmulowsky, 152 W 87, & Harry Jarmulowsky, 418 Central Park W, firm S Jarmulowsky, 54 Canal; Sept14; Oct1'14; A$23,000-54,000. nom

**26TH st, 341 W** (3:750-16), ns, 299.6 e 9 av, 25x98.9, 4-sty bk tnt; Jno G Wendel to Ella V von E Wendel, Rebecca A D Wendel Swope & Mary E A & Georgiana G R Wendel, all at Irvington, NY, as joint tenants; 1-5 pt; AT; Sept21; Sept25'14; A $9,500-12,000. nom

**28TH st, 162 W,** see 7 av, 311-5.

**31ST st, 334 E** (3:936-44), ss, 200 w 1 av, 25x98.9, 5-sty bk tnt & strs & 3-sty bk rear tnt; Moses H & Wm Kahn to Wm Kahn, 616 W 115; mtg $14,500; Aug1; Sept 25'14; A$10,000-17,000. nom

**33D st, 340-2 E** (3:938-44), ss, 160 w 1 av, 50x98.9, 6-sty bk tnt & strs; Benj G Paskus, ref, to Betty Gusthal, at Krauss Strasse 7, Nuremberg, Germany; mtg $50,-000; FORECLOS Sept25; Sept28; Sept29'14; A$22,000-62,000. **1,500 over & above mtg**

**34TH st, 222 E** (3:914-49), ss, 313 w 2 av, 22x98, 4-sty bk tnt & str; A$17,600-22,000; also 34TH ST, 224 E (3:914-48), ss, 291 w 2 av, 22x98, 4-sty bk tnt & str; A $17,600-22,000; also 34TH ST, 226 E (3:-914-47), ss, 269 w 2 av, 22x98, 4-sty bk tnt & str; A$17,600-22,000; also 34TH ST, 228 E (3:914-46), ss, 247 w 2 av, 22x98, 4-sty bk tnt & str; A$17,600-22,000; Chas Gillen to Austin E Pressinger, 5 W 81; mtg $55,-000; Sept29'14. nom

**34TH st, 224-8 E,** see 34th, 222 E.

**45TH st, 354 W** (4:1035-57), ss, 175 e 9 av, 25x100.4, 3-sty bk tnt & strs & 3-sty fr rear tnt; Lueder Bendix to Chas I Taylor [50 Wall]. 153 Harrison st, East Orange, NJ; mtg $9,500; Oct1'14; A$16,000-17,500 O C & 100

**48TH st, 19 E** (5:1284-13), ns, 300 e 5 av, 25x100.5, 5-sty & b stn dwg; Alfred J O'Donovan to Anna McNally, 302 W 93; AL; June23; Sept25'14; A $105,000-130,000. nom

**48TH st, 341 W** (4:1039-15), ns, 422 w 8 av, 18x100.5, 3-sty & b stn dwg; Thos Miller to Alice L Miller, 341 W 48; AL; Sept14; Oct1'14; A$12,000-13,500. nom

**49TH st, 306 E** (5:1341-48), ss, 100 e 2 av, 25x100.5, 5-sty stn tnt; Hinna Unger to Meyer Schneider, 200 E 33; QC; Sept28'14; A$9,000-21,000. 250

**49TH st, 140 W** (4:1001-54), ss, 257 e 7 av, runs s100xe18xn18.9xw0.6xn81.3 to st xw17.6 to beg, 5-sty stn tnt; Emilie Simon to Goldie Fromberg, 3 Cornwall ter, Regents Park, London, Eng; AL; June11; Oct 1'14; A$24,000-29,000. nom

**49TH st, 446 W** (4:1058-55), ss, 224.6 e 10 av, 25.6x100.5, 5-sty bk tnt, mtg $17,500; A$12,000-25,000; also 49TH ST, 448 W (4:-1058-56), ss, 200 e 10 av, 16.6x100.5, 5-sty bk dwg; A$8,000-15,000; mtg $13,500; also 115TH ST, 245 W (7:1831-7), ns, 150 e 8 av, 25x100.11, 5-sty stn tnt; mtg $22,000; A$15,000-24,000; Theresa Schlosser to Lawrence Schlosser, 358 W 119; Marie Hicks, 10 N 8 av, Mt Vernon, NY, & Clara B Bernard 362 W 119; Sept22; Sept25'14. nom

**49TH st, 446 W,** mtg $17,500; also 49TH ST, 448 W, mtg $13,500; also 115TH ST, 245 W, mtg $22,000; Lawrence Schlosser et al to No 446 W 49th St Co, 38 Park row; Sept 22; Sept25'14. nom

**49TH st, 448 W,** see 49th, 446 W.

**50TH st, 44 E** (5:1285-62), ss, 250.10 e 5 av, 21.5x100.5, 4-sty & b stn dwg; Middleton S Borland, ref, to Lawyers Mtg Co; FORECLOS Aug21; Oct1'14; A$77,000-85,-000. **77,000**

**50TH st, 227 W,** see 51st, 226 W.

**50TH st, 501 W,** see 10 av, 737-45.

**51ST st, 324 E** (5:1343-42), ss, 256.3 e 2 av, 18.9x70.5, 2-sty & b bk dwg; Jno B Buchanan to Boys Club Organization & Aid Soc, 498 5 av, NY, & 49 Union av, Cranford, NJ; mtg $4,750 & AL; Sept29; Sept30'14; A$6,000-7,500. O C & 100

**51ST st, 226 W** (4:1022-50 & 15), ss, 332 e 8 av, 23x200.10 to ns 50th (No 227), 2-sty bk loft bldg & 1-sty fr storage; Jno G Wendel to Ella V von E Wendel, Rebecca A D W Swope & Georgiana G R & Mary E A Wendel, all at Irvington, NY, as joint tenants; Sept25; Sept29'14; A$68,-000-69,000. nom

**56TH st, 244 W** (4:1027-60), ss, 100 e 8 av, 20x100.5, 5-sty stn tnt; Leo L Leventritt, ref, to Patk J McMahon, at East Williston, LI; FORECLOS July21; Oct1'14; A$28,000-34,000. **3,000**

**61ST st, 202 E** (5:1415-44½), ss, 70 e 3 av, 17x60.5, 4-sty & b stn dwg; Neilson Olcott 2d, ref, to Jos Seeman, 160 W 76; FORECLOS Sept22; Sept30; Oct1'14; A$8,-000-13,000. **10,000**

**62D st, 246 W** (4:1153-58), ss, 150 e West End av, 25x100.5, 5-sty bk tnt; Warren W Talley to Wm O Secor, 2269 Bathgate av; B&S; mtg $14,000; Sept23; Sept25'14; A$6,-000-15,000. nom

**66TH st, 233 W** (4:1158-13), ns, 300 e West End av, 25x100.5, 5-sty bk tnt; Samson Friedlander, ref, to Sarah C Hadden, 137 Riverside dr; FORECLOS Sept23; Sept 25'14; A$8,000-15,000. **12,000**

**68TH st, 35 W** (4:1121-17½), ns, 363 w Central Park W, 18x100.5, 4-sty & b stn dwg; M Augusta Mills to Amelia Holmes, 392 Audubon av; mtg $25,000 & AL; Aug 29; Sept25'14; A$16,000-27,000. nom

**68TH st, 35 W;** Amelia Holmes to Mabel G Decker, 35 W 68; mtg $25,000 & AL; Aug 29; Sept25'14. nom

**69TH st, 9 E** (5:1384-12), ns, 265 e 5 av, 28x100.5, 4-sty & b stn dwg; Bowery Savgs Bank to Edwin C Jameson, 24 E 54; B&S; AL; July2; Sept29'14; A$108,000-140,000. O C & 100

**70TH st, 103 W** (4:1142-31), ns, 25 w Col av, 17x100.9, 4-sty & b stn dwg; Gertrude M Nelms to Edw Swann, 39 W 11; Jan15; Sept29'14; A$15,000-23,500. exch

**76TH st, 311 W** (4:1185-62), ns, 151 w West End av, 18x102.2, 4-sty & b bk dwg; Fredk J Lisman to Alex Carmichel Jr, 50 W 72; mtg $21,000 & AL; Sept25; Sept28'14; A$17,000-33,000. nom

**76TH st, 324 W** (4:1185-37), ss, 300 w West End av, 22x102.2, 4-sty & b bk dwg; Hannah Lewis to Abr Leipzig, 50 W 77; mtg $31,000; Aug20; Sept28'14; A$22,000-39,000. O C & 100

**76TH st, 324 W;** Abr Leipzig to Wm D Stiger, at Hewlett, LI [62 William]; B&S; mtg $31,000 & AL; Sept17; Sept28'14. nom

**79TH st, 216 W** (4:1170-41), ss, 190 w Ams av, 19x102.2, 3 & 4-sty & b bk dwg; Albt O Whitney to Louise Whitney Landeau, 640 Riverside dr; AT; mtg $19,000; Sept29; Sept30'14; A$19,000-25,000. nom

**80TH st, 154 E** (5:1508-51), ss, 51.3 e Lex av, 19.3x102.2, 3 & 4-sty bk tnt; Hy Faeth to Jacob Heckmann, 156 E 80; mtg $14,000 & AL; Sept22; Sept26'14; A$10,000-22,000. O C & 100

**80TH st, 447 E** (5:1560-20), ns, 107 w Av A, 24.3x102.2, 5-sty bk tnt; Jos F Murphy et al, heirs Hy J & Ann Murphy, to Jno H Murphy, 447 E 80; AT; QC & CaG; Sept25; Sept28'14; A$8,500-16,500. nom

**81ST st, 237 E** (5:1527-18), ns, 150 w 2 av, 25x102.2, 4-sty stn tnt; City Real Estate Co to Title Guar & Trust Co; B&S; Sept22; Sept26'14; A$11,000-17,000. O C & 100

**81ST st E** (5:1510), ns, 133 w 3 av, a strip 0.6x98.10; Emma L Brown et al, EXTRXCES Geo Marinor, to Arcade Realty Co, 155 E 59; Sept22; Sept29'14. 100

**81ST st, 301 W,** see West End av, 441.

**82D st, 527 E** (5:1579-17), ns, 216 w East End av, 27.4x102.2, 5-sty bk tnt; Walter Rath & Amelia Naumann, both at 451 E 84, to Estate of Magdalena Rath, 451 E 84; B&S; mtg $12,000; Sept28; Sept30'14; A$8,500-18,000. omitted

**84TH st, 321 W** (4:1246-23½), ns, 219 w West End av, 18x102.2, 3-sty & b stn dwg; Willard S Crossman to Ida M Crossman, 321 W 84; B&S; July28; Sept25'14; A $13,500-23,000. nom

**93D st, 327 E** (5:1556-16), ns, 375 e 2 av, 25x100.8, 5-sty bk tnt; Rose A Murphy, heir Hy J & Ann Murphy, to Jno H Murphy, 447 E 80, & Jos F Murphy, 267 W 89; AT; QC & CaG; party 1st pt reserves life estate; Sept25; Sept28'14; A$8,500-19,000. nom

**96TH st, 170 E** (5:1524-43), ss, 160 w 3 av, 30x100.8, 4-sty stn tnt & strs; Hy A Forster, ref, to St Luke's Home for Aged Women, 30 E 20; FORECLOSED & drawn & recorded Sept30'14; A$15,500-22,000. **17,200**

**102D st, 306 E** (6:1673-46), ss, 150 e 2 av, 25x100.11, 5-sty bk tnt & strs; Arnold Brudner to Fanny Brudner, 47-9 E 2; AL; July13; Sept26'14; A$7,000-20,000. O C & 100

**102D st, 308 E** (6:1673-45), ss, 175 e 2 av, 25x100.11, 5-sty bk tnt & strs; Arnold Brudner to Fannie Brudner, 47-9 E 2; mtg $20,000 & AL; July13; Sept26'14; A$7,000-20,000. O C & 100

**104TH st, 438-42 E** (6:1697-25-28), ss, 513 e 1 av, 100x100.11, 1-sty fr stables; Lambert S Quackenbush et al to Nathalie W, wife Geo F Adams, 19 Forest av, Glenridge, NJ; Aug22; Sept25'14; A$24,000-24,-000. O C & 100

**107TH st, 68 W** (7:1842-59), ss, 100 e Col av, 48.9x100.11, 7-sty bk tnt; H Frank Darrow to Antoinette D Hill, 539 W 112; QC; AL; Sept14; Sept30'14; A$30,000-66,-000. nom

**110TH st, 73 E** (6:1616-30), ns, 130 w Park av, 16.8x100.11, 3-sty stn tnt & str; Morris Muetzler to Bertha Muetzler, 73 E 110; mtg $5,500; Sept23; Sept26'14; A$8,000-9,500. nom

**113TH st, 330-4 E** (6:1684-37-39), ss, 200 w 1 av, 75x100.11, 3-5-sty bk tnts & strs; Marie Sulzer to Louise Nast, 160 W 95; ½ pt; AL; Sept18; Sept29'14; A$25,500-76,500. O C & 100

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**114TH st, 241 E** (6:1664-19), ns, 125 w 2 av, 25x100.11, 5-sty bk tnt; Vincenzo Cudemo to Vincent J Orlando, 323 E 116; mtg $17,250 & AL; Sept30; Oct1'14; A$8,-000-15,500. O C & 100

**114TH st, 42 W** (6:1597-53), ss, 450 e Lenox av, 20.5x100.11, 5-sty bk tnt; Anne Landesman to Leo Lieberman, 120 W 117; mtg $20,100; Sept23; Sept28'14; A$11,000-20,500. O C & 100

**115TH st, 301-3 E,** see 2 av, 2240.

**115TH st, 32 W** (6:1598-52), ss, 469 e Lenox av, 20x100.11, 3-sty & b bk dwg; M M Realty Co to Jos Isear, 644 Riverside dr; B&S; mtg $10,000; Aug26; Sept29'14; A$11,000-14,000. O C & 100

**115TH st, 48 W** (6:1598-58), ss, 325 e Lenox av, 18x100.11, 3-sty & b bk dwg; Lavinia F Archer, widow & devisee Geo A Archer, to B & E Holding Co, 206 Bway; B&S; Sept23; Sept29'14; A$10,500-11,000. nom

**115TH st, 245 W,** see 49th, 446 W.

**116TH st, 28 W** (6:1599-49), ss, 312 w 5 av, 21x100.11, 5-sty bk tnt & strs; Sigmund Wechsler to Rose Londner, 259 W 122; mtg $23,000 & AL; Sept24; Sept26'14; A$16,000-25,000. nom

**117TH st, 509 E** (6:1716-5), ns, 98 e Pleasant av, 30x100.10, 6-sty bk tnt & strs; Helen Mirsky to Emma A Mayhew, 1522 Pacific, Bklyn; B&S; mtg $21,750 & AL; Sept25; Sept29'14; A$6,000-26,000. nom

**118TH st, 120 W** (7:1902-43), ss, 235 w Lenox av, 20x100.11, 3-sty & b stn dwg; Max Landesman to Harry Landesman, 120 W 118; AL; Sept23; Sept28'14; A$10,400-20,000. O C & 100

**120TH st, 201 W,** see 7 av, 2006-8.

**120TH st, 316 W,** see Manhattan av, 462.

**121ST st, 410 E** (6:1808-44½), ss, 175 e 1 av, 25x100, 6-sty bk tnt; Jos Isaac to Jacob L Isaacs, 784 Kelly, & Isidor R Isaacs, 945 E 163; AL; Aug28; Sept28'14; A$7,000-22,000. O C & 100

**121ST st, 414 W** (7:1963-25), ss, 100 e Ams av, 118x100.11, 6-sty bk tnt; Robt Wallace Jr to Fredk Schnatz, 58 W 114; AL; Sept28'14; A$88,000-210,000. nom

**124TH st, 324 E** (6:1800-42), ss, 388.6 w 1 av, 18x100.11, 3-sty & b stn dwg; Howard M Carpenter to Percy B Carpenter, 21 St Charles pl, Bklyn; ½ pt; Sept28; Oct1 '14; A$5,500-6,500. O C & 100

**124TH st, 235-41 W** (7:1930-15-18), ns, 325 w 7 av, 100x100.11, 4-5-sty bk tnts; Jacob Hirsh to Lucky Star Realty Corpn, 47 Cedar; B&S & CaG; AL; Oct1'14; A$88,-000-128,000. O C & 100

**124TH st, 244 W** (7:1929-53), ss, 274.9 e 8 av, 25.3x100.11, 4-sty stn tnt; Pohl-Abbott Constn Co to Matilda G Dunne, 210 Hawthorne, Bklyn; mtg $15,000; Sept1; Oct1'14; A$16,000-21,000. nom

**124TH st, 244 W;** Matilda G Dunne to Fanny Frankel, 810 Flatbush av, Bklyn; mtg $18,000; Sept1; Oct1'14. nom

**124TH st, 507-9 W** (7:1979-25), ns, 150 w Ams av, runs n100.11xw50xs75.11xe0.6xs25 to st xe49.6 to beg, 6-sty bk tnt; Jno H Rogan, ref, to Andw Wilson, 107 Spruce, Newark, NJ [149 Bway], TRSTE Chas E Fleming, decd; FORECLOS Sept15; Sept 24; Sept25'14; A$28,500-77,000. **55,000**

**124TH st, 507-9 W** (7:1979-25), ns, 150 w Ams av, runs n100.11xw50xs75.11xe0.6xs25 to st xe49.6 to beg, 6-sty bk tnt; Mary E Thomas to Agnes Gerhauser, 287 Sumpter, Bklyn; QC; AL; Sept21; Sept26'14; A$28,-500-77,000. nom

**124TH st, 507-9 W;** Agnes Gerhauser to Andw Wilson, 107 Spruce, Newark, NJ, TRSTE Chas E Fleming, decd; QC; Sept 25; Sept26'14. nom

**125TH st, 29 W** (6:1723-22½), ns, 350 w 5 av, 20x99.11, 5-sty bk loft & str bldg; Millicent S Denton to Josephine L B Murphy, at Lynbrook, LI; mtg $41,000 & AL; Aug24; Sept30'14; A$36,000-43,000. O C & 100

**127TH st, 300-2 W,** see 8 av, 2363-5.

**128TH st, 43-5 E,** see Madison av, 2015-9.

**129TH st, 211 W** (7:1935-25), ns, 143.9 w 7 av, 18.9x99.11, 3-sty & b stn dispensary; Arthur D Truax, ref, to Hy J Storrs [925 Kensington av], Plainfield, NJ; FORECLOS Sept15; Sept24; Sept28'14; A$7,500-12,000. **11,000**

**131ST st, 205 W** (7:1937-26), ns, 125 w 7 av, 17.8x99.11, 3-sty & b bk dwg; Anna E Donald to Isabel Mackin, 68 Columbus av; Sept30; Oct1'14; A$7,000-8,500. O C & 100

**131ST st, 207 W** (7:1937-25½), ns, 142.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Anna E Donald to Isabel Mackin, 68 Col av; Sept30; Oct1'14; A$6,600-8,500. O C & 100

**133D st, S (4) E** (6:1757-67), ss, 135 e 5 av, 25x99.11, 4-sty stn tnt; Jno J O'Connell, ref, to Theo C Zerega, 38 Bellevue av, Newport, RI; FORECLOS Sept23; Sept 29; Sept30'14; A$6,000-11,000. **9,000**

**133D st, 61 E** (6:1758-31), ns, 113 w Park av, 27x99.11, 5-sty bk tnt; Chas W Walter to Frank Terrelli, 630 Van Nest av; AL; Oct1'14; A$5,500-15,000. nom

**134TH st, 55 W,** see 135th, 36-8 W.

**135TH st, 36-8 W** (6:1732-56-57), ss, 360 e Lenox av, 50x99.11, 3-sty bk theatre; A $36,000-61,000; also 134TH ST, 55 W (6:-1732-17), ns, 385 e Lenox av, 25x99.11, vacant; A$7,000-7,000; Ruth L Cunningham to Saml A Cunningham, 17 E 38; AL; Aug 19; Sept28'14. O C & 100

**139TH st, 205 W** (7:2025-27), ns, 99.1 w 7 av, 19.2x99.11, 4-sty bk dwg; Baruch Merlis to Morton Gottlieb, 420 Amstel blvd, Arverne, B of Q; Feb2; Oct1'14; A $8,300-12,000. nom

**153D st, 400 W,** see St Nicholas av, 856.

**157TH st, 469 W,** see Amsterdam av, 1961.

**157TH st, 542 W** (8:2115-14), ss, 200 e Bway, 75x99.11, 6-sty bk tnt; F S Loewenthal Inc, to Edith M Carpenter, at Winterhaven, Florida; Sept28; Sept30'14; A $55,000-130,000. nom

**159TH st, 463-7 W** (8:2109-42-45), ns, 100 e St Nicholas av, 120x100, 3-5-sty bk tnts; Jno H Scully Constn Co to Jno H Scully, 109 W 126; mtg $105,000; Sept26; Sept28'14; A$45,000-120,000. nom

**161ST st W, ns, 185 w Riverside dr,** see Riverside dr, swc 161.

**161ST st W, nwc Riverside dr,** see Riverside dr, swc 161.

**161ST st W, swc Riverside dr,** see Riverside dr, swc 161.

**161ST st W, ss, 100 w Riverside dr,** see Riverside dr, swc 161.

**162D st W, ss, at es land N Y C & H R R Co,** see Riverside dr, swc 161.

**177TH st W, sec Audubon av,** see Audubon av, 227-33.

**180TH st, 504-6 W** (8:2152-43), ss, 137.6 w Ams av, 37.6x100, 5-sty bk tnt; Margt S Brandreth et al, EXRS &c Ralph Brandreth, to Frank P Briody, 714 41st, Bklyn; Sept28; Sept29'14; A$13,500-40,000. **32,000**

**180TH st, 504-6 W;** Frank P Briody to Annie Kaufman, 600 W 183; mtg $28,000; Sept28; Sept29'14. O C & 100

**181ST st, 575-91 W,** see St Nicholas av, 1420-6.

**185TH st W, nec Bway,** see Bway, 4340-4.

**185TH st, 561 W** (8:2157-63), ns, 170.3 e St Nicholas av, 19.10x103, 3-sty & b bk dwg; Noah C Rogers TRSTE Jno L Rogers to Adele Borgia, 555 W 185; Sept29; Sept30'14; A$6,000-10,000. **9,150**

**Amsterdam av, 1961** (8:2108-52), nec 157th (No 469), 25x100, 5-sty bk tnt & strs; Dietrich Angelbeck to Harry C Hart Realty Co, 133 E 92; mtg $35,000; Sept17; Sept30'14; A$29,000-49,000. O C & 100

**Amsterdam av, 2141** (8:2111-80), es, 25 n 166th, 25x100, 2-sty fr dwg & str; Jno F O'Ryan, ref, to Danl K De Beixedon, at Amityville, LI, & Frederic de P Foster, at Tuxedo Park, NY, TRSTES [44 Wall] of Ethel W Kingsland et al, under will Geo L Kingsland et al; FORECLOS Sept23; Sept28; Sept29'14; A$13,500-14,000. **10,000**

**Audubon av, 227-33** (8:2132-18), sec 177th 99.11x100, 6-sty bk tnt; Freemin-street Co to Hickory Realty Corpn, 128 Bway; mtg $135,000; Sept23; Sept25'14; A $56,000-177,000. O C & 100

**Bowery, 119** (1:304-13), es, 100.2 s Grand, 24.10x103.2x25x102.11, 3-sty fr tnt & strs, 1-sty ext; Callahan Estate to Jno J McDonald, 1686 Clay av [135 Bway]; B&S; Sept29'14; A$30,000-32,000. O C & 100

**Bowery, 119** (1:304-13), es, 100.2 s Grand, 24.10x103.2x25x102.11, 3-sty fr bk ft tnt & str, 1-sty ext; Jno J McDonald to Callahan Estate, a corpn, 135 Bway; mtg $10,000; Sept29; Sept30'14; A$30,000-32,000. O C & 100

**Bowery, 204** (2:492-33), ws, 160.5 n Spring, 16.8x99.8x16.8x99.11, 1 & 2-sty bk loft & str bldg; City Real Estate Co to Title Guar & Trust Co; B&S; Sept22; Sept 26'14; A$16,000-18,000. O C & 100

**Broadway, 2788** (7:1879-64), es, 77.10 s 108th, 25.7x88x25x93.9, 7-sty bk tnt & strs; Wm T Quinn, ref, to Mary A Coyle, 132 E 96; mtg $43,000; FORECLOS Sept3; Sept 25; Sept26'14; A$35,000-55,000. **6,000 above mtg**

**Broadway, 2788** (7:1879-64), es, 77.10 s 108th, 25.7x88x25x93.9, 7-sty bk tnt & strs; Mary A Coyle to Marion S I Martin, 21 W 54; mtg $43,000; Sept30'14; A$35,-000-55,000. nom

**Broadway, 4340-4** (8.2167-29-30), n ec 185th, 65.2x143x62.6x133.1, except pt for Bway, 3-sty fr tnt & strs & 2-2-sty fr dwgs & 1-sty fr stable; Jas F King to Eliz A Daly, 652 W 185; QC; Jan16; Sept 28'14; A$23,500-$——. nom

**Broadway, 4340-4,** nec 185th; Eliz A Daly to Patk C Myers, 165 E 66; mtg $18,000; Sept28'14. O C & 100

**Convent av, 427** (7:2063-17), es, 52 n 148th, 16x85, 3-sty & b stn dwg; Columbia S Hoblitzell to Chas S Allen, 805 St Nicholas av; mtg $8,500 & AL; Sept28'14; A $8,200-13,500. O C & 100

**Edgecombe av, 104** (7:2042-2), es, 35 n 139th, 16.6x80, 3-sty & b bk dwg; Harry W Hayward to Lulu C Muller, 200 W 109; B&S; Sept10; Sept25'14; A$7,000-11,500. nom

**Lenox av, 514-6** (6:1733-72), es, 50 s 136th, 49.11x100, 6-sty bk tnt & strs; Eliphalet L Davis to Aaron Coleman, 50 W 68; mtg $56,500; Sept18; Sept28'14; A $44,000-80,000. O C & 100

**Lenox av, 646-8** (6:1740-4), es, 74.11 s 143d, 50x85, 6-sty bk tnt & strs; Fredk C Hunter, ref, to Adolf Mandel, 56 E 87; FORECLOS July24; Sept30'14; A$24,000-56,000. **42,750**

**Madison av, 2015-9** (6:1753-21), nec 128th (Nos 43-5), 50x72.6, 6-sty bk tnt & strs; Brentmore Realty Co to Esthold Realty Co, 119 W 40; B&S; mtg $69,000; Sept15; Sept28'14; A$30,000-69,500. nom

**Manhattan av, 462** (7:1946-44), sec 120th (No 316), 20x94.10, 5-sty bk tnt & strs; Madaline A Agart to Jno R Agnew, 135 Barry av, Mamaroneck, NY; mtg $28,000; Oct1'14; A$19,000-31,000. O C & 100

**Riverside dr, 445** (7:1990-67), es, 107.6 n 116th, 58.9x123.10x59.10x112.3, 12-sty bk tnt; Jas A Allen, ref, to Edw J Moloughney, 113 W 103; FORECLOS Sept18; Sept 28'14; A$100,000-310,000. **244,000**

**Riverside dr, nwc 161st,** see Riverside dr, swc 161.

**Riverside dr** (8:2135-this & 1st parcel below lot 96), swc 161st, 100.9x109.5x100x 100, vacant; A$57,000-57,000; also 161ST ST W (8:2135), ss, 100 w Riverside dr, 168.5 to es land N Y C & H R R R Co x 101.6x150.9x100, vacant; also RIVERSIDE DR (8:2135-116), nwc 161st, 106.1x169.5x 100x135, vacant; A$45,000-45,000; also 161ST ST W (8:2135-127), ns, 185 w Riverside dr, 100 to es land N Y C & H R R R Co x101x114.4x100; A$9,000-9,000; also 162D ST W (8:2135-131), ss, at es land N Y C & H R R R Co, runs e100xs34.11 & 65.2xw 91.8 to R R xn100.7, vacant; A$5,000-5,000; 161st St & Riverside Co et al to Kleisman Realty Co, 149 Bway; mtg $150,000 & AL; May25'11; Sept29'14. nom

**St Nicholas av, 856** (7:2067-36), sec 153d (No 400), 25.6x159.6 to ws St Nicholas pl (No 59) x24.11x164, 5 & 6-sty bk tnt; Jno T Schramme to Northport Realty Corpn, 45 Main st, Northport, LI; mtg $55,000 & AL; Sept4; Sept28'14; A$37,000-80,000. nom

**St Nicholas av, 1420-6** (8:2154-1), nec 181st (Nos 575-91), 100x175, 2-sty bk strs & offices; 181st St & St Nicholas Co et al to Belvedere Building Co, 149 Bway; mtg $250,000 & AL; May25'11; Sept29'14; A $185,000-275,000. nom

**West End av, 441** (4:1244-72), nwc 81st (No 301), 22x66, 5-sty & b bk dwg; Alfred Mestre to Hilda E Hellman, 301 W 81; mtg $35,000 & AL; Oct1'14; A$43,000-57,000. O C & 100

**1ST av, 567** (3:938-34), ws, 79 s 33d, 19.9 x70, 4-sty bk tnt & strs; Moses H Kahn to Wm Kahn, 616 W 115; ½ pt; mtg $6,000 & AL; Aug1; Sept25'14; A$7,700-9,500. nom

**1ST av** (3:965-pt lot 1), es, 74 s 34th, 24.8x66.11, pt 2-sty bk bldg, with tunnel structure underneath; Stuyvesant Real Estate Co to Pennsylvania Tunnel & Terminal R R Co, 7 av, bet 31st & 33d; Sept 16; Sept28'14; A$——$——. **20,000**

**1ST av, 2117** (6:1680-29), ws, 25.10 s 109th, 25x62.10x—x85.7, 1-sty fr str; Fiss, Doerr & Carroll Horse Co to Assunta Gallucci, 318 E 109; Sept29; Sept30'14; A$7,-700-8,200. O C & 100

**2D av, 1051** (5:1329-23½), ws, 60.4 n 55th, 20x66, 4-sty stn tnt & str; Abr Altheimer et al to Henrietta Altheimer, 69 E 87; AT; B&S; Sept26; Sept29'14; A$9,500-13,500. nom

**2D av, 1051;** Ferd Hirsch to Augusta Hirsch, 23 E 88; AT; B&S Sept26; Sept29 '14. nom

**2D av, 2126** (6:1681-3), es, 50.10 n 109th, 25x75, 4-sty bk tnt & strs; Max Raskin et al to Elka Raskin, 2409 2 av; Sept17; Oct1'14; A$8,500-13,000. nom

**2D av, 2240** (6:1687-1), nec 115th (Nos 301-3), 20.10x80, 4-sty stn tnt & strs; Teresa Passarelli to Guglielmo Passarelli, 301 E 115; deed given to correct deed of Sept28'14 as to blk No & grantor's name; AL; Oct1'14; A$12,000-19,000. O C & 100

**2D av, 2240** (6:1687-1), nec 115th (Nos 301-3), 20.10x80, 2 & 4-sty stn tnt & strs; Theresa Passarelli to Guglielmo Passarelli, 301 E 115; AL; Sept1; Sept28'14; A$12,000-19,000. O C & 100

**5TH av, 2146** (6:1729-36), ws, 69.10 n 131st, runs w75xs20xw35xn50xe35xs10xe75 to av xs20 to beg, 4-sty stn tnt; Susanna V Cahill to Santiago P Cahill, 194 Adelphi, Bklyn [32 Nassau]; AT; QC; June15'11; Sept26'14; A$10,000-13,000. nom

**7TH av, 236** (3:773-46), ws, 128.3 n 23d, 19.8x80, 4-sty bk tnt & str; Fredk T Van Beuren et al to Anna B Van B Wood, 37 Lafayette av, Port Richmond, SI, & Tirzah F Van Beuren, 301 1 av, Roselle, NJ; AT; AL; Aug19; Oct1'14; A$32,000-33,500. nom

**7TH av, 311-5** (3:803-73-75), sec 28th (No 162), 78.1x57.7x78.2x56.11, 3-5-sty stn tnts & strs; Chas S Fettretch, ref, to Jacob H Schiff, 965 5 av; FORECLOS Sept8; Sept 23; Sept25'14; A$106,500-117,500. **90,000**

**7TH av, 2006-8** (7:1926-29), nwc 120th (No 201), 50.11x99.10, 7-sty bk tnt; Rachel Lederer to Randegg Realty Co, 309 Bway; mtg $128,130; Sept10'13; Sept25'14; A$55,-000-125,000. O C & 100

**8TH av, 2363-5** (7:1953-35-37), swc 127th (Nos 300-2), runs w91.10xsw98xe33.6xn50x e100 to av xn49.11 to beg, 1-sty bk theatre & 1-sty bk shop; Wm H Wayne et al, EXRS Jno Parr, to Parr Estate, Inc, 135 Bway; mtg $37,000 & AL; Oct1'14; A$52,-000-59,000. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); Charlotte Galway et al, heirs &c Jno Parr, to same; QC; Aug25; Oct1'14. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); Ida Taggart, heir Jno Parr, to same; QC; Aug14; Oct1'14. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); Ada Adamson, heir Jno Parr, to same; QC; Aug22; Oct1'14. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); Agnes Huff, heir Jno Parr, to same; QC; Aug19; Oct1'14. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); Berta Davey, heir Jno Parr, to same; QC; Aug19; Oct1'14. nom

**10TH av, 737-45** (4:1079-29-31-32), nwc 50th (No 501), 125.5x100, 1-4 & 5-sty bk bldg; Jno D Rockefeller Jr to Rhoda E McCulloch, 154 E 91; Sept23; Sept25'14; A $87,000-165,000. nom

**10TH av, 737-45** (4:1079), nwc 50th (No 501); Rhoda E McCulloch to Young Women's Christian Assn, 600 Lex av; mtg $180,-000 & AL; Sept24; Sept25'14. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Chrystie st, 5** (1:289); re mtg & consent to award; Geo Wolf to City NY; Apr 30; Sept30'14. nom

**Chrystie st, 5;** re mtg & consent to award; Laura E Snell individ & GDN Meta G & Eunice H Rettig to City NY; Jan8; Sept30'14. nom

**Division st, 53-5** (1:281-38); consent to payment of award for change of grade; Fanny Greenbaum, mtgee, to City NY; Aug10; Sept30'14. nom

**Division st, 53-5;** consent as above; Ida Campion et al, mtgees, to same; July28; Sept30'14. nom

**Division st, 90** (1:293-27); consent to payment of award to Saml Goldberger, owner; N Y Investors Corpn, 176 Bway, mtgee, to City NY; Aug19; Sept30'14. nom

**Division st, 90;** consent to award as above; Saml Miller, mtgee to same; July 27; Sept30'14. nom

**Greenwich st, 288** (1:132); consent to 3d track; David A Clarkson et al to Manhattan Railway Co; July15; Sept28'14. 633.34

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**Greenwich st, 544** (2:596); consent to 3d track, Union Dime Savgs Bank, mtgee, to Manhattan Railway Co; mtg $20,000, Sept 3; Sept30'14. nom

**Greenwich st, 679** (2:630), consent to 3d track, Equitable Life Assn Soc of U S, mortgagee, to Manhattan Railway Co; mtg $20,000, June19, Oct1'14. nom

**Greenwich st, 829** (2:613), es, 55 n Horatio, runs e30xsxe30xn25.1xw30 to st xs29 to beg; consent to 3d track; Alice G S Derby to Manhattan Railway Co; mtg $2,-500, June19, Sept26'14. 440

**Greenwich st, 829;** consent to 3d track; Title Guar & Trust Co, mortgagee, to same; mtg $2,500, July7; Sept25'14. nom

**Oak st, 1-3,** see Pearl, 390-2.

**Pearl st, 384** (1:112); consent to 3d track; Waldron B Vanderpoel to Manhattan Railway Co; mtg $27,000; July30; Sept 30'14. 1,136.67

**Pearl st, 384;** consent to 3d track; Geo B Vanderpoel, individ, mtgee, to same; mtg $2,000; Sept21; Sept30'14. nom

**Pearl st, 384;** consent to 3d track; same as EXR Jacob Vanderpoel, mtgee, to same; mtg $15,000; Sept21; Sept30'14. nom

**Pearl st, 384;** consent to 3d track; same mtgee to same; mtg $10,000; Sept21; Sept30'14. nom

**Pearl st, 390-2** (1:112), sec Oak (Nos 1-3), 36x69x54.9x37.9; consent to 3d track; Waldron B Vanderpoel to Manhattan Railway Co, mtg $38,000; July30, Sept30'14. 2,232

**Pearl st, 390-2;** consent to 3d track; Julia A Loew et al EXRS, &c, mtgees, to same; mtg $30,000; Aug10; Sept30'14. nom

**Pearl st, 390-2;** consent to 3d track; Geo B Vanderpoel, EXR, Jacob Vanderpoel, mtgee, to same; mtg $6,000; Sept21; Sept30'14. nom

**Pearl st, 390-2;** consent to 3d track; Geo B Vanderpoel, individ, mtgee, to same; mtg $2,000; Sept21; Sept30'14. nom

**8TH st, 17 W** (2:572); cancellation of asn rents recorded Jan20'11; Aniello Q Orza, 36 King, & Livia M Pepe to Minnie T O Owens; Aug20; Sept28'14. nom

**15TH st, 619 E** (3:983); agmt as to management of above by party 1st pt & transfer of premises to Chas Herrlich & payment to party 2d pt of $2,000, &c; Philip Schick, as agent &c of Supreme Court, to carry out trusts created by will of Louis Becker Jr, decd, et al, with Louis B Hasbrouck; mtg $15,000; Sept23; Sept25'14. nom

**22D st, 200-2 E,** see 3 av, 279-81.

**22D st, 200-2 E,** see 3 av, 281.

**30TH st, 312-6 E** (3:935), ss, 151.8 e 2 av, 62.5x98.9; declaration by party 1st pt that he holds above for benefit of both parties; Moses H Kahn with Wm Kahn, both at 616 W 115; mtg $24,000; Aug1; Sept25'14. ——

**30TH st, 356 W;** also 48TH ST, 311 W; also 48TH ST, 321-7 W; also 52D ST, 307 W; also 47TH ST, 402-4 W; gen re under power of atty &c recorded Sept26'12; Wm A Pew, of Salem, Mass, to Peter C Eckhard, 567 W 184, EXR Chas F Myers, decd, & Eliz Myers, 321 Harold av, Leonia, NJ, ADMR Wm W Myers, decd; Jan17'14. nom

**34TH st E** (3:965), ss, 150 e 1 av, runs e 50xs98.9xw133xn24.8xe83xn74 to beg, contains 6,986.6 sq ft; the permanent & perpetual underground right, easement & right of way of tunnel R R &c through above; Stuyvesant Real Estate Co to Pennsylvania Tunnel & Terminal R R Co, 7 av, bet 31st & 33d; Sept16; Sept28'14. O C & 100

**37TH st, 165-7 E,** see 3 av, 560.

**47TH st, 402-4 W,** see 30th, 356 W.

**48TH st, 311 W,** see 30th, 356 W.

**48TH st, 321-7 W,** see 30th, 356 W.

**52D st, 307 W,** see 30th, 356 W.

**69TH st, 335 W** (4:1181-13), ns, 475 w West End av, 6.8 to es land N Y C & H R R R Co x100.8x22.3x100.4, 2-sty bk tnt; re judgt; Central Building Impt & Investment Co, a corpn, to Walter E Thompson, 609 W 127; Sept24; Sept30'14; A$2,000-2,-500. nom

**69TH st, 335 W;** re judgt; Texas Co to Fredk B Sanson, 125 West School lane, Germantown, Pa; Sept29; Sept30'14. nom

**115TH st E, nec 2 av,** see 2 av, 2240.

**127TH st, 300-2 W,** see 8 av, 2363-5.

**157TH st, 542 W** (8:2115-14), ss, 200 e Bway, 75x99.11, 6-sty bk tnt; re mtg; Estates Mtg Securities Co to Incorporated Plutus Realty Co, 154 Nassau; Sept28; Sept30'14; A$55,000-130,000. nom

**176TH st, 501 W,** see Amsterdam av, 2340-58.

**177TH st, 500 W,** see Amsterdam av, 2340-58.

**Amsterdam av, 2340-58** (8:2132), nwc 176th (No 501) to 177th (No 500), "The Bolton"; asn rents to secure $7,500, being int due on mtg for $300,000; Heslock Real Estate Co to Chas M Rosenthal, 410 Riverside dr; AT; Sept30'14. nom

**Lenox av, 646-8** (6:1740-4), es, 74.11 s 143d, 50x85, 6-sty bk tnt & strs; re dower; Sarah Levy to Adolf Mandel, 56 E 87; AT; QC; Sept28; Sept30'14; A$24,000-56,-000. nom

**1ST av, 125** (2:449); consent to 3d track; Antonia Kuebler to Manhattan Railway Co; mtg $16,500; Aug8; Sept25'14. 252

**1ST av, 125;** consent to 3d track; Saml Kampel, lessee, to same; Aug8; Sept25'14. nom

**1ST av, 125;** consent to 3d track; Felix Rieger, mortgagee, to same; mtg $12,000; Aug17; Sept25'14. nom

**1ST av, 125;** consent to 3d track; Davis Weinstock, mortgagee, to same; mtg $4,-500; Aug21; Sept25'14. nom

**2D av, 590** (3:938); consent to 3d track; Carrie B Cawley to Manhattan Railway Co; mtg $15,000; July22; Sept29'14. 296

**2D av, 590;** consent to 3d track; Ruth Lowrey to same; mtg $15,000; Sept17; Sept29'14. nom

**2D av, 2240** (6:1687), nec 115th; asn rents to ext of $618.00; Guglielmo or Wm Passarelli, to Jno W Lyness, 2 Rector; Oct1'14. nom

**3D av, 279** (3:902); consent to 3d track; Greenwich Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $10,000; Sept 2; Sept26'14. nom

**3D av, 279-81** (3.902), sec 22d (Nos 200-2), 44x75; consent to 3d track; Patk Kiernan to Manhattan Railway Co; mtg $10,-000; Aug20; Sept26'14. 994.40

**3D av, 281** (3:902), sec 22d (Nos 200-2), 22x75; consent to 3d track; Jno F Pickett & ano, lessee, to Manhattan Railway Co; mtg $11,000; Aug21; Sept26'14. nom

**3D av, 560** (3:893), nwc 37th (Nos 165-7), 27x80; consent to 3d track; Lillian Hof to Manhattan Railway Co; mtg $53,200; Aug 26; Sept30'14: 324.00

**3D av, 560;** consent to 3d track; Josephine G Buckley, mtgee, to same; mtg $11,500; Sept9; Sept30'14. nom

**3D av, 560;** consent to 3d track; N Y Public Library, Astor, Lenox & Tilden Foundations, mtgee, to same; mtg $31,-500; Sept29; Sept30'14. nom

**3D av, 560;** consent to 3d track; Auguste Oehlmann to same; mtg $2,000; Sept 18; Sept30'14. nom

**3D av, 560** (3:893); also 3D AV, 585 (3:-919); consent to 3d track; Jos A Muldoon, mortgagee, to Manhattan Railway Co; mtg $2,700; Sept2; Sept25'14. nom

**3D av, 560** (3:893); also 3D AV, 585 (3:-919); consent to 3d track; Fredk Hof & ano, mortgagees, to Manhattan Railway Co; mtg $5,500; Sept24; Sept25'14. nom

**3D av, 585** (3:919); consent to 3d track; Lillian Hof to Manhattan Railway Co; mtg $23,600; Sept1; Sept25'14. 199.50

**3D av, 585;** consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $9,000; Sept11; Sept25'14. nom

**3D av, 585;** consent to 3d track; Louise Franz, mortgagee, to same; mtg $1,400; Sept18; Sept25'14. nom

**3D av, 585;** consent to 3d track; W Irving Clark, mortgagee, to same; mtg $5,000; Sept24; Sept25'14. nom

**3D av, 585,** see 3 av, 560.

**8TH av, 2363-5** (7:1953-35-37), swc 127th (Nos 300-2), runs w91.10xsw98xe33.6xn50x e100 to av xn49.11 to beg; asn unpaid legacy of $500; Frank A Gaynor to Part Estates, 135 Bway; Sept3; Oct1'14; A$52,-000-59,000. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); asn unpaid legacy of $500; Jerome A Lederman to same; Sept3; Oct1'14. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); asn 14 unpaid legacies aggregating $19,-200; Chas A True to same; Sept3; Oct1'14. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); asn unpaid legacy of $500; Theo Kaiser to Jerome A Lederman, 551 E 29, Bklyn; Aug 1; Oct1'14. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); asn unpaid legacy of $500; Laura Hetrick to Frank A Gaynor, 323 W 77; Aug 1; Oct1'14. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); asn remainder of unpaid legacy of $3,000; Marguerite Lemon to Florence M Fouquet, 124 W 88; Aug1; Oct1'14. 300

**8TH av, 2363-5,** swc 127th (Nos 300-2); asn legacy will of Jno Parr, decd; Wm H Wayne to Eliz Wayne, his wife, of Bklyn; June6'12; Oct1'14. nom

**8TH av, 2363-5,** swc 127th (Nos 300-2); asn remainder of unpaid legacies bequeathed by Jno Parr, decd; Florence M Fouquet & 13 others to Chas A True, 539 W 158; Aug17; Oct1'14. nom

**8TH av, 2760,** see 8 av, 2762.

**8TH av, 2760-2** (7:2032); two consents to 3d track; Board of Church Erection Fund of the General Assembly of the Presbyterian Church in U S of A, mortgagee, to Manhattan Railway Co; mtg $24,-000; Sept23; Sept26'14. nom

**8TH av, 2762** (7:2032); also 8TH AV, 2760; consent to 3d track; S S S Realty Co to Manhattan Railway Co; mtg $24,000; Aug27; Sept26'14. 498.34

**Power of atty** (miscl); Frank Ritter, 947 East Av, Rochester, NY, doing business as The Ritter Dental Mfg Co in N Y City, to Robt C Shumway, NY; Sept24; Sept28'14. ——

**Power of atty** (miscl); Alice Mitchell, of Phila, Pa, to Harriet P Mitchell, 430 W 118; Sept27'95; Sept25'14. ——

**Power of atty** (miscl); Max Erlanger to Louis Wechsler, 895 West End av; Nov20 '11; Sept20'14. ——

**Power of atty** (miscl); Henry Steitz to Otto A Deffaa 303 [3013] 3 av; Apr20; Sept29'14. ——

**Power of atty** (miscl); Irma Gendar et al to Emma P Muegge, 2047 7 av; Aug26; Oct1'14. ——

**Revocation of power of atty** (miscl); Richd L Howell, of Spokane, Wash, to J Searle Barclay Jr & Julian H Barclay; Sept16; Sept25'14. ——

**Revocation of power of atty** (miscl); Louise W Landeau to Albt O Whitney; Sept29; Sept30'14. ——

## WILLS.

### Borough of Manhattan.

**21ST st, 419 W** (3:719-29), ns, 240 w 9 av, 21x104, 3-sty bk tnt & 1-sty fr ext; Jas R Costello Est, Mary J Costello, EXTRX, 419 W 21; atty, Jno B Quintin, 257 Bway; A$11,000-14,000. Will filed Sept23 '14.

**77TH st, 131 W** (4:1149-19½), ns, 315 w Col av, 20x102, 4-sty bk dwg; Herman A Flurscheim Est, Franklin Simon, EXR, 95 Riverside dr; attys, Strauss, Reich & Bayer, 141 Bway; A$16,000-29,000. Will filed Sept22'14.

**104TH st, 314 W** (7:1890-68), ss, 180 e Riverside dr, 20x100, 3-sty bk dwg & 1-sty ext; Walter T Miller Est, David H Miller EXR, 11 E 68; atty, Wm W Blatchford Jr, 15 William; A$17,000-$24,000. Will filed Sept29'14.

**135TH st, 48-50 W** (6:1732-62-62½), ss, 242 e Lenox av, 35x99.2, 3-sty bk dwg, 1-sty fr & 1-sty bk ext; A$19,000-25,000; also 136TH ST, 125 W (7:1921-20½), ns, 272 w Lenox av, 15x99, 4-sty bk dwg; A$6,200-9,000; also BOWERY, 251-5 (2:427-4-5-54 & 6), es, 78 n Stanton, 64x100x irreg, 3-4-sty bk tnts & strs & 2-sty fr exts; A$51,-000-62,000; Emily B Chamberlain Est, Jacob A R Dunning EXR, 97 Heywood av, Orange, NJ; atty, Jno M Rider, 44 Cedar. Will filed Jan28'14.

**136TH st, 125 W,** see 135th, 48-50 W.

**Bowery, 251-5,** see 135th, 48-50 W.

## CONVEYANCES.

### Borough of the Bronx.

**Beck st ,764** (10:2707), es, 250 n 156th, 25 x100, 2-sty bk dwg; Rebecca Wolkenberg to Chattie De Hart, 1041 Fox; mtg $8,500; Sept24; Sept25'14. O C & 100

**Chestnut st** (*), es, 200 n Cornell av, 100x100, except pt for 242d; Steven B Ayres to Walter W Taylor, 428 Tecumseh av, Mt Vernon, NY; Aug17; Sept30'14. O C & 100

**Claremont Pkway, 459-61** (11:2904), ns, 45 w Wash av, 40.3x99.2x40.3x99.6, 6-sty bk tnt & strs; Alois L Ernst to Faun Realty Corpn, 35 Nassau; ½ pt; mtg $40,-000; Apr20; Sept30'14. nom

**Claremont Pkway, 499,** see Bathgate av, 1575.

**Crotona Park E, 1558** (11:2939), ss, 325.5 w Suburban pl, runs e50.5xs86.1xnw99.10 to beg, 2-sty fr dwg; Ole H Olsen to Inga M Olsen, 1558 Crotona Park E; mtg $——; Sept26; Sept28'14. O C & 100

**Faile st, 901-3** (10:2761), ws, 300 n Seneca av, 50x100, 2-2-sty fr dwgs; Theo M Macy to Jos E & Mary Blaney, 477 So blvd, tenants by the entirety; mtg $9,000; Sept24; Oct1'14. O C & 100

**Field pl, 241,** see Ryer av, 2355.

**Haskin st** (*), nws, 262.6 sw Edison av, runs n w 146.3xsw9.11xse125.1xsw109.9xse 25.2 to st xne119.9xnw3.8 to beg; Mary F McLaughlin heir Patk McLaughlin to Margt A Sonnett, heir same, 2923 Southern blvd; AL; Sept21; Sept25'14. nom

**Haskin st** (*), same prop; Margt A Sonnett heir Patk McLaughlin to Mary F McLaughlin, heir same, 2911 Haskin; AL; Sept21; Sept25'14. nom

**Jennings st, nwc Southern blvd,** see Southern blvd, 1461.

**Loring pl, 2284** (11:3225), es, 351.11 n 183d, 44x110, 2-sty fr dwg & 1-sty bk rear garage; Claire T Hunting to Lulu C Muller, 200 W 109; B&S; mtg $5,000; Sept23; Sept26'14. O C & 100

**Loring pl, es, 104.3 n Burnside av,** see Andrews av, ws, 222.11 s 179.

**Manida st, 847** (10:2740), sws, 308.1 se Garrison av, 25x100, 2-sty fr dwg; J F M Co to Lena Foodem, 12-4 Harrison av; mtg $7,750; Sept29; Oct1'14. nom

**Sheil st** (*), ss, 275 e Tilden av, 25x 100; Robt North to Cliff Gordon, 701 7 av; ½ pt; mtg $200; May20'09; Sept29'14. nom

**Waverly st** (9:2381), ns, 350 w Elton av, strip runs w50xs1.2 to ns 159th as legally opened xe50xn1.2 to beg; Cath Cyrus to Lucy M Tierney, 405 E 159; QC; AT; Apr18; Oct1'14. nom

**Waverly st** (9:2381); same prop; Rose Roland to same; QC; AT; Sept12; Oct1'14. nom

**Waverly st** (9:2381); same prop; Eliza Bach to same; QC; AT; May22; Oct1'14. nom

**Waverly av** (9:2381); same prop; Elizabeth Hutchinson to same; QC; AT; June11; Oct1'14. nom

**Waverly st** (9:2381); same prop; Geo Krauss to same; QC; AT; June19; Oct1'14. nom

**Waverly st** (9:2381); same prop; Margt Gonzales to same; QC; AT; Apr27; Oct1 '14. nom

**Waverly st** (9:2381); same prop; Mary Bach to same; QC; AT; May2; Oct1'14. nom

**Waverly st** (9:2381); same prop; Christina Landgrebe to same; QC; AT; July11; Oct1'14. nom

**134TH st, 293-7 E** (9:2310), ns, 225.1 e Lincoln av, 49x100, 5-sty bk tnt & str; Harold L Naughton to Babette L Venino, 211 W 106; mtg $27,000; Jan10; Sept30 '14. O C & 100

**135TH st, 409 E** (9:2280), ns, 100 e Willis av, 32x100, 5-sty bk tnt; Geo Busch to Jos A Emmerling, 135 Crosby; mtg $23,500; Sept24; Sept25'14. O C & 100

**138TH st, 435-7 E** (9:2283), ns,, 339.6 e Willis av, 49.6x100, 6-sty bk tnt & strs; Ignace Grüber to Leo Jacobs, 385 Central Park W; mtg $60,500; May20; Sept29'14. 1,000

**138TH st, 578-80 E** (10:2550), ss, 112.3 e St Ann's av, 50x100, 3-sty bk & fr tnt & str & 1-sty bk theatre; Carl Ernst to Faun Realty Corpn, 35 Nassau; ½ pt; mtg $25,-000; Apr20; Sept30'14. nom

**144TH st, 537 E** (9:2271), ns, 350 e Brook av, 25x100, 4-sty bk tnt; Henry Kroger to Philipp Kritzler, 569 Cortland av; Sept29; Oct1'14. O C & 100

**147TH st E, ss, at nws So blvd,** see So blvd, nws, at ss 147.

**152D st, 249 E** (9:2442), nes, 200 nw Morris av, 25x100, 3-sty fr tnt & 1-sty fr rear bldg; Michl J Figliolo to Congietta Figliolo, 249 E 152; mtg $4,000; Sept 28'14. O C & 100

**152D st, 374 E** (9:2398), ss, abt 200 e Courtlandt av, 25x115.2x25x115.4, 3-sty fr dwg; Haffen Realty Co to J & M Haffen Brewing Co, 398 E 152; mtg $4,500; Sept 19; Oct1'14. nom

**153TH st, 398 E** ,see Melrose av, swc 155.

**158TH st, 462 E** (9:2379), sws, 100 nw 3 av, 23.4x100; also interior LOT begins 100

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se Elton av, runs se40.2xsw25xnw38.4xne25 to beg, together known as 462 E 158th, except part for st, 2-sty fr dwg & vacant; Henry Haffen EXR Ellen Dellett & ano to Chas W Dellett, 101 E 87; July6; Sept26'14. **7,500**

**160TH st E, nec Melrose av,** see Melrose av, 860-70.

**164TH st E, swc Sheridan av,** see Sheridan av, swc 164.

**168TH st, 801 E,** see Union av, 1201.

**169TH st E** (10:2718), ss, 93.5 nw Fox, runs sw 67.2 xs 30 xw 20.11xn42.11xw12.3xw 41.5xne28.7xne61.4 to st xse60 to beg, vacant; Chattie De Hart to Anna Wolkenberg, 764 Beck; mtg $4,250; Sept24; Sept 25'14. O C & 100

**169TH st E** (10:2718); same prop; Martin S Kelly to same; QC; Sept24; Sept25 '14. nom

**169TH st, 451 E** (11:2901), ns, abt 100 e Park av, 50x90, 2-sty bk theatre; Carl Ernst to Faun Realty Corpn, 35 Nassau; ⅓ pt; mtg $15,000; Apr20; Sept30'14. nom

**172D st E** (*), es, 118.7 s Westchester av, —x—; Raymond Johnson to Albt Johnson, 1241 St Lawrence av; Sept21; Sept26 '14. nom

**178TH st, 711 E** (11:3092), ns, 100 e Crotona av, 21.7x95x22.2x95, 2-sty fr dwg; Giusue Galiani to Carolina Galiani, 2078 Prospect av; mtg $5,500; Sept28; Oct1'14. O C & 100

**179TH st, 760 E,** see Prospect av, 2016.

**179TH st E, swc 3 av,** see 3 av, swc 179.

**183D st E** (11:3030), ss, 84 e Webster av, 42x93.8x41.11x95.10, vacant; also DAVIDSON AV (11:3199), es, 150 n 184th, 75 x115, vacant; Fredk H Levey to Remlu Realty Corpn, 121 West Kingsbridge rd; Sept15; Sept26'14. O C & 100

**184TH st, 244 E,** see Ryer av, 2355.

**194TH st E** (12:3294), nwc Bainbridge av (No 2641), 34.6x100x15.6x104.1, vacant; Chas V Halley to Jacob Marx, 170 W 74; mtg $1,410; Sept25; Sept26'14. nom

**218TH st E (*),** ss, 455 e Barnes av, 25x 114; City Real Estate Co to Title G & T Co, 176 Bway; B&S; Sept22; Sept26'14. O C & 100

**219TH st E (*),** ns, 380 e Barnes av, 25x 114; James Filomio to Cath Vetere, 2310 Belmont av; mtg $4,500; Sept23; Sept28'14. O C & 100

**222ND st E, nec Bronxwood av,** see Bronxwood av, nec 228.

**229TH st W, nec Bailey av,** see Bailey av, nec 229.

**237TH st, 415 E** (12:3391), ns, 133.4 e Martha av, 33.4x100, 2-sty fr dwg; Adelaide R Kavanagh to Diedrich Eggers, 915 Barretto; mtg $4,250; Sept25; Sept26'14. nom

**239TH st, 659 E** (*), nes, 75 se Matilda av, 25x100; Otto O Stillman, EXR Georgie Hegeman, to Mary Q Speer, 3869 Carpenter av; Sept29'14. **3,400**

**239TH st, 659 E;** Lorton L Ackerson to same; QC; Sept8; Sept29'14. nom

**Andrews av** (11:3221 & 3216), ws, 222.11 s 179th, 275x131.9x278.5x86.5; also LORING PL, es, 104.3 n Burnside av, 200x119.5x 202.8x86.5, vacant; W C Oesting to Oesting Bldg Co, Inc, 249 Kingsbridge rd E; mtg $29,697; Sept23; Sept26'14. O C & 100

**Arthur av, 2495** (11:3067), ws, 183 s Fordham rd, 25x117.6x25x117.5, except part for Arthur av, 2-sty fr dwg; Mary Mangel to Henry Mangel, her husband, 2495 Arthur av; Sept28; Sept30'14. nom

**Arthur av** (*), ns, 300 e Tilden av, 25x 100; Robt North to Cliff Gordon, 701 7 av; ½ pt; mtg $450; May20'09; Sept29'14. nom

**Bailey av** (12:3260), nec 229th, 244.4x 101.3x246.11x120.8, except part for Bailey av, vacant; Hickory Realty Corpn to Freeminstreet Co, 27 Cedar; mtg $19,000; Sept23; Sept26'14. O C & 100

**Bainbridge av, 2641,** see 194th E, nwc Bainbridge av.

**Bainbridge av** (12:3343), es, 250 s 210th, 75x87.4x77.10x108.3, vacant; Frank A Wahlig Co to Frank W Chambers, 2 St Nicholas pl; mtg $3,000; Sept11; Sept30'14. O C & 100

**Barker av, sec Burke av,** see Burke av, sec Barker av.

**Bathgate av, 1575** (11:2913), nwc Claremont Pkway (No 499), 89.2x25x85.7x25.3, 5-sty bk tnt & strs; Geo Giakas to Philip Wattenberg, 1109 Forest av, ½ pt, & Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av, ½ pt; mtg $29,000; Sept29; Oct1'14. O C & 100

**Boone av, es, 45.6 s West Farms rd,** see Boone av, es, 45.6 s West Farms rd, Bronx Mortgages.

**Broadway, 6471,** see Bway, ws, 47 s Mosholu av.

**Broadway** (13:3421), ws, 47 s Mosholu av, 25x100.1, vacant; also BROADWAY, 6471 (13:3421), ws, at sws Mosholu av, runs s 47xw100xn25xw13.7xnw36.10 xne 100 to av xse95 to beg, 3-sty fr hotel; Auguste Langer to Augusta Zibelin, 170 E 78; mtg $22,000; Sept3; Sept30'14. nom

**Bronx blvd, es, 314 n 234th,** see Carpenter av, ws, 314 n 234.

**Bronxwood av (*),** nec 228th, 114x205; Lina Weil to Hugo N Schloss, 2 W 89, & Eugene Metzger, Mt Vernon, NY; mtg $6,-000; Sept24; Sept25'14. O C & 100

**Brook av, 1208** (9:2393), es, 261.2 s 168th, runs e102.1xs4.5xs20.6xw103.4 to Brook av xn25 to beg, 4-sty bk tnt; Louis A Baehr to L B Realty & Mort Co, 880 St Nicholas av; mtg $10,500; Aug27; Sept30 '14. O C & 100

**Burke av (*),** sec Barker av, 50x99.7; Mary McGarry to North Bronx Realty Co, 2022 Boston rd; QC; Sept25'14. nom

**Burke av (*),** ss, 50 e Barker av, 50x 99.7; North Bronx Realty Co to Mary McGarry, 660 Burke av; QC; Sept25'14. nom

**Burnside av, 109** (11:3178-3179), ns, 80.9 e Morris av, 20.2x80x20x82.9, 3-sty bk tnt & strs; Louise C Holding to Chas Nessle, 2304 Grand av; B&S; AL; Sept8; Sept30 '14. 150

**Carpenter av** (*), ws, 314 n 234th, runs n109.6xw178 to es Bronx blvd xs84.6xe74.6 xs25xe100 to beg; Wm C Thiede to Chas Thiede, 4257 Carpenter av; mtg $10,000; Sept25; Sept28'14. nom

**Castle Hill av (*),** sec Haviland av, 28x 80; Margt R Mulvany to Thos L Newman, 2236 Ellis av; Sept25; Sept26'14. O C & 100

**Clinton av, 1818** (11:2949), es, 77.11 n 175th, 19x90.2x19.3x90.2, 3-sty bk tnt; Jas H Collins to Urban Securities Co, 165 Bway; mtg $8,500; Sept25; Sept28'14. O C & 100

**Crotona av** (11:3083), ws, 264 n 181st, runs w50.9 to ws Grove av on map East Tremont xw150xn30xe206.7 to av xs30.7 to beg; Eliz A O'Rourke to Peter Gallagher, 1041 East Grand, Elizabeth, NJ; Sept12; Sept25'14. nom

**Davidson av** (11:3198 & 3199), ws, 150 n 184th, 50x100, 4-sty bk tnt; Remlu Realty Co to Fredk H Levey, 323 No Broad, Elizabeth, NJ; mtg $28,000; Sept25; Sept26'14. O C & 100

**Davidson av, es, 150 n 184th,** see 183d E, ss, 84 e Webster av.

**Grace av** (*), ws, 127.10 n Boston rd, 50 x95; Fredk Jackson to Annie Kajeskie, 1018 E 179; mtg $——; Sept26; Sept29'14. nom

**Grove av, ws, 264 n 181st,** see Crotona av, ws, 264 n 181st.

**Haviland av, sec Castle Hill av,** see Castle Hill av, sec Haviland av.

**Hoe av** (11:2988), es, 300 s 172d, 25x100, vacant; Arresmeo Constn Co, Inc, to Richd R Maslen, 2312 University av; mtg $1,000; Sept29; Oct1'14. O C & 100

**Hoe av** (11:2988); same prop; Richd R Maslen to Eugene Lichtenberg, at St Remy, NY; Sept29; Oct1'14. O C & 100

**Hoe av** (11:2989), es, 75 s 173d, 50x100, vacant; Harriett Canning to Johanna Schlosser, 31 W 82; June5; Sept29'14. O C & 100

**Hoe av** (11:2981); same prop; Johanna Schlosser to Choice Realty Co, 368 E 149; mtg $5,000; Aug7; Sept29'14. O C & 100

**Hughes av, 2146** (11:3082), es, 254.7 n 181st, runs s36xe90.10xn18xe4.2xn17.11xw95 to beg, 2-sty fr dwg; Rose De Canio to Ephraim Knepper, 199 Belmont; mtg $8,-590; Sept23; Sept25'14. O C & 100

**Hull av, 3078** (12:3332), es, 150 s 204th, 25x110, 2-sty fr dwg; Jacob Dohrmann to Mary L Herman, 553 E 134; mtg $5,500; Sept30'14. O C & 100

**Jackson av, 844** (10:2647), es, 172.7 s 161st, 25x75, 3-sty fr tnt & str; Value Realty Co to Fanny R Ross, 968 Rogers pl; mtg $3,500; Sept23; Sept26'14. O C & 100

**Jerome av** (9:2503), es, 408.5 n 165th, 113.4x90, vacant; Chas P Fox to Adeline V Shaw, 24 E 78; mtg $10,000; July14; Sept29'14. O C & 100

**Livingston av** (13:3415), ws, 508.1 s 246th, 81x175, 2-sty stn dwg; Parkway Heights Co to Florence B Pegram, on ws Livingston av, ws, 530 s 246th; correction deed; Aug11; Sept29'14. nom

**Lurting av** (*), es, 200 s Pierce av, 50x 100; Bernard Sacks to Harry Lax, 128 E 96; mtg $910; Aug25; Sept29'14. 450

**Mapes av, 2055** (11:3109), ws, 128.10 n 179th, 22x145.2, 2-sty fr dwg; Paul Gottheil to Lizzie J Waugh, 210 Neptune av, Bklyn; Sept28; Oct1'14. O C & 100

**Mapes av, 2055;** Lizzie J Waugh to Robt Brennan, 511 E 150; mtg $3,500; Oct 1'14. omitted

**Meade av, 617** (*), ns, 380.1 w Unionport rd, 25x100; Cath Callaghan to Abr Strauss, 104 Hendrix, Bkiyn; mtg $3,000; Sept23; Sept28'14. nom

**Melrose av** (9:2401), swc 155th (No 398), 100x24.6, 2-sty bk theatre; Carl Ernst to Faun Realty Corpn, 35 Nassau; ½ pt; mtg $21,000; Apr20; Sept30'14. nom

**Melrose av, 860-70** (9:2382), nec 160th, 100.7x21, 2-sty bk loft & str bldg; Carl Ernst to Faun Realty Corpn, 35 Nassau; mtg $21,000; May8; Sept30'14. nom

**Morris av, 599** (9:2440), ws, 88.9 s 151st, 29.7x100, 5-sty bk tnt & strs; Cath M Moore to Vito Ricci, 361 E 150; mtg $7,500; Sept17; Sept25'14. nom

**Morris av** (12:3318), ws, 601.11 n 196th, 50.2x81.1x51.4x88.8, except part for av, vacant; Jas Roche to Jas M Roche, 173 E 102; Apr23; Sept28'14. O C & 100

**Mosholu av, sws, at ws Bway,** see Bway, ws, 47 s Mosholu av.

**Murdock av (*),** ws, 325 s Edenwald av, 25x100; Land Co "A" of Edenwald to Albin Sandberg, 111 E 130; Sept10; Sept28'14. nom

**Ogden av, 1372** (9:2522), es, 100 n 170th, 50x110.3x50x110, 5-sty bk tnt; Mercedes Bldg Co to Sigmund Guttfreund, 619 9 av; mtg $35,000; Sept28; Sept29'14. O C & 100

**Park av, 3600-2** (11:3901), es, 40 n 169th, 50x100, 4-sty bk tnt & 2-sty fr dwg; Henry Hering to Margt Besemer, 3600 Park av; Kath Bollenbach, 3600 Park av; Frances Boegler, 3600 Park av; Rosie Hering, 3602 Park av; Julia Hering, 3602 Park av, & Lena Alcan, 3600 Park av, each 1-7 pt; B&S; Sept30; Oct1'14. nom

**Park av, 4414** (11:3037), es, 350 n 180th, 25x141, 2-sty fr dwg; Frances B Clifford to Jno F Kaiser, 2714 Bedford av, Bklyn; Sept29; Oct1'14. O C & 100

**Plympton av** (11:2874), es, 360.3 s 172d, 25x96.5, vacant; Jas Connors to Mary A Wasserman, 1973 Daly av; mtg $647; Sept 25; Sept26'14. O C & 100

**Prospect av, 1388** (11:2971), es, 126.9 s Jennings, 40x104.9x40.5x98.9, 5-sty bk tnt; Stack Realty Co to Ira L Wood, 110 W 40; mtg $28,000; Sept17; Sept26'14. O C & 100

**Prospect av, 2016** (11:3106), sec 179th (No 760), 40.1x75.2x40x75.3, 4-sty bk tnt; Frank A Wahlig Co to Jos G Switzer, 2 Union sq; mtg $25,000; Aug20; Sept30'14. O C & 100

**Quimby av, ss, 405 w Castle Hill av,** see Story av, ns, 405 w Castle Hill av.

**Ryer av, 2355** (11:3159), swc 184th (No 244), 197.4 to Field pl (No 241) x75.1x196x 52, vacant; Sigmund Gutfreund to Mercedes Bldg Co, 2526 Webster av; mtg $3,-000; Sept28; Sept29'14. O C & 100

**St Lawrence av** (*), ws, 25 n Mansion, 25x100, except pt for St Lawrence av; Francis S McAvoy, ref, to Fredk H St John, TRSTE Dani B St John, 40 Exchange pl; FORECLOS Sept9; Sept26; Oct 1'14. **3,800**

**St Lawrence av** (*), ws, 125 n Mansion, 25x100; Nicholas J Mathieu to Anna, wife Nicholas J Mathieu, 370 W 118; ½ pt; AT; Sept28; Oct1'14. nom

**st Lawrence av** (*), ws, 150 n Mansion, 25x100; Nicholas J Mathieu to Anna, wife Nicholas J Mathieu, 370 W 118; ½ pt; AT; Sept28; Oct1'14. nom

**Shakespeare av, 1304** (9:2506), es, 99.9 s 170th, 20x114, 2-sty bk dwg; Mary A Wasserman to Jas Connors, 501 W 160; mtg $4,000; Sept25; Sept26'14. O C & 100

**Sheridan av** (9:2461-2455), swc 164th, 34.5x62.9x34.4x62.2, 4-sty bk tnt & strs; Hurley Constn Co to Walter B Hopping, 63 Hawthorne pl, Montclair, NJ; Nov28'11; Sept30'14. O C & 100

**Southern blvd** (10:2582), nws, at ss 147th, strip runs w—xs1.11 to ns Lexington xe83.11 to blvd xne2 to beg; Annie B Dickinson to Jos E Blaney, 477 So blvd; QC; June30; Oct1'14. nom

**Southern blvd, 477-9** (10:2582), nws, at sws 147th, 62.7x48.10x51x83.11, 2-sty fr dwg & 3-sty fr tnt; Jos E Blaney et al to Theo M Macy, 909 Grand Concourse; mtg $6,000; Sept30; Oct1'14. O C & 100

**Southern blvd, 528** (10:2600), es, 100 s 149th, 25x100, 2-sty fr dwg; Morris Dietsch to Robt W Justa, 528 So blvd; Jan2; Oct 1'14. nom

**Southern blvd, 1318** (11:2980), es, 366.8 s Jennings, 33.4x100, 5-sty bk tnt & strs; Chas F Schropp to E Loewenthal & Son, 1347 Boston rd; mtg $25,000; Sept28; Sept 29'14. O C & 100

**Southern blvd, 1461** (11:2977), nwc Jennings, 25x100, 2-sty bk strs; Carl Ernst to Faun Realty Corpn, 35 Nassau; ⅓ pt; mtg $18,000; Apr20; Sept30'14. nom

**Southern blvd, 1765** (11:2940), ws, 200 s Crotona Park E, 25x130.1, 5-sty bk tnt & strs; Thos P Concannon to Mary, wife Thos P Concannon, 1765 So blvd; mtg $31,-000; Sept28; Sept29'14. O C & 100

**Story av** (*), ns, 405 w Castle Hill av, 100x216 to Quimby av, Unionport, except part for Quimby & Story avs; Emily Veit to Edw J Moberg, 2118 Gleason av; mtg $4,000; Sept24; Sept25'14. O C & 100

**Timpson av** (*), ws, 225 n 205th, 88.11 x102.8x112.4x100; Frank A Wahlig Co to Andw R McLaren, 96 W 163; mtg $5,700; Aug20; Sept30'14. O C & 100

**Tyndall av** (13:3423), es, 170 s 259th, runs e150xs2.5xw149.9xs108 to av xn172.8 to beg, vacant; Anna M Gerlach, widow, to Caroline, Marie & Kath Gerlach & Anna M Bruce on es Tyndall av, 170 S 259; 4-5 pts; Aug27; Sept30'14. nom

**Union av, 716** (10:2675), es, 192.3 s 156th, 18.9x93.2x18.9x93.4, 2-sty & b bk dwg; Alice McCormick to Isdor Goldstein, 769 E 156; mtg $4,000; Sept25; Sept26'14. O C & 100

**Union av, 1201** (10:2673), nwc 168th (No 801), 26.7x96.1x22.6x96.2, 5-sty bk tnt; Millicent S, wife of & Henry M Denton to Josephine L B Murphy, Lynbrook, LI; mtg $24,000; Oct20'13; Sept29'14. nom

**Villa av** (12:3321), ws, 334.11 n Bedford Park blvd, old line, 25x100, 3-sty fr dwg; Vittore Signore to Andw & Egnazio Pellegrino, 19 Prince; AL; Jan16'13; Oct1'14. nom

**Wales av, 558** (10:2653), es, 75.2 n 149th, 24.3x105, 2-sty fr dwg; Peter J McCoy Jr, ref, to Mary Hinternoff, 2418 University av; FORECLOS July15; Sept30'14. **5,700**

**Washington av, 1071** (9:2387), ws, 217.8 s 166th, 25x200, except pt for av, 5-sty bk tnt & strs; Jno Campbell to Florence Cahen, 327 Central Park W; mtg $24,000; Sept30; Oct1'14. O C & 100

**Washington av, 1588** (11:2913), es, 235 s 172d (late Bathgate pl), 25x120, except pt for av, 3-sty fr dwg; Beatrice Wornon to Nettie H Morrison, — 7 av, College Point, LI; mtg $2,500; Sept24; Sept28'14. O C & 100

**Willis av, 443** (9:2307), ws, 25 n 145th, 25x106, 5-sty bk tnt & strs; Sarah Pinkus to Jno Ulrich, 430 E 238; mtg $——; Sept 25'14. nom

**3D av** (11:3044), swc 179th, 90.6x92.9x 90.6x90.9, vacant; Taxpayers Realty Co to Geo Giakas, 1888 Bathgate av; mtg $9,-500; Sept29; Sept30'14. O C & 100

**8TH av** (11:2844), ws, 100 n Walnut, 50 x100, vacant; Jas Roche to Jas M Roche, 173 E 102; Apr23'13; Sept28'14. O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Old Morris st** (*), ss, bet Olinville & Barker avs, —x—; re easements; Mary McGarry & ano with Chas F King, 49 Prospect, Bklyn, & ano; Sept14; Sept29'14. nom

**167TH st, 320 E,** see Findlay av, 1138-40.

**173D st, 530 E,** see 3 av, 3972.

**Findlay av, 1138-40** (9:2434), sec 167th (No 320), 80x100; agmt as to release of above premises from mtg agmt recorded June5'14; City Mtg Co & ano with N Y Trust Co, 26 Broad; Sept28; Sept30'14. nom

**Grove av** (11:3083), ws, 294 ne John, runs se— to ws Crotona av xs—xnw—xn — to beg, vacant; re mtg; Richd J Lewis ADMR Sarah Lewis to Eliz A O'Rourke, 2446 7 av; Nov28'13; Sept26'14. nom

**Tibbett av** (13:3415), begins at line bet lands of Delafield & Van Cortlandt, runs w537.5xse275.2x—45.4 & 312xne638.1 to beg, & other property adj, recorded Jan4'10; permit to lay & maintain gas mains on

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above premises; Teachers College to Westchester Lighting Co, 1st av & 1st st, Mt Vernon, NY. Sept14; Sept30'14. nom

**Tinton av** (1:2520), sec 147th, —x100, owned by party 1st pt, also 147TH ST (10:2582), ss, adj above on e, owned by party 2d pt, agmt as to re of easements of strip in ss 147th as legally opened, & ss Lexington, as on map E Morrisania, & consent to same by mortgagees; Normal Constn Co with Jos E Blaney, 477 So blvd, et al; Aug27; Oct1'14. nom

**3D av, 3006** (9:2363), consent to 3d track; Geo Fiencke to Manhattan Railway Co; Aug24; Sept28'14. 175

**3D av, 3006;** consent to 3d track; Evans & Byon Inc to same; Aug6; Sept28'14. nom

**3D av, 3465** (9:2372); consent to 3d track; Augusta L Albinger, widow, & ano to Manhattan Railway Co; Sept8; Sept28 '14. 97.50

**3D av, 3611-3613** (11:2910); consent to 3d track; Wm R Hilbert et al to Manhattan Railway Co; Aug17; Sept28'14. 576

**3D av, 3631** (11:2910); consent to 3d track; Rachel Corn to Manhattan Railway Co; Aug5; Sept28'14. 125.25

**3D av, 3631;** consent to 3d track; Josephine Brustlein to same; Aug28; Sept28 '14. nom

**3D av, 3972** (11:2929), sec 173d (No 530), 25x99.6x34.9x100; consent to 3d track; Siegfried Hommel to Manhattan Railway Co, July29; Sept30'14. 125

**3D av, 3972;** consent to 3d track; Arthur Essing to same; Aug7; Sept30'14. nom

**3D av, 3972;** consent to 3d track; F O Spedden & ano to same; Aug7; Sept30'14. nom

**Asn** all title in Estate Edw G O'Brien Michl J O'Brien to Mary A Bressell, 239 W 103; Sept21; Sept26'14. 250

**Certified copy** of order of court changing name of Twelfth Ward Savgs Bank to Empire City Savgs Bank; Hon Hy W Bookstaver to whom it may concern; Sept 8'98; Sept28'14. order of court

## LEASES.

### Borough of Manhattan.

SEPT. 25, 26, 28, 29, 30 & OCT. 1.

**Barclay st, 103 or 127 (100)** (1:128), ns, 23x100, all; Laura V Rhinelander to Swift & Co, a corpn, at Union Stock Yards, Chicago, Ill; 10yf May1'14; Oct1'14. taxes &c & 1,800

**Barclay st, 106 or 105 (129)** (1:128), ground fl & 2d fl; Wm & Aug Schecker to Swift & Co, a corpn, at Union Stock Yards, Chicago, Ill; 10yf May1; Oct1'14. 2,800

**Bleecker st, 213** (2:542), b; Matteo Di Fiore to Stefano Cipriano, 213 Bleecker; 5yf May1; Sept25'14. 240

**Broome st, 484-90** (2:487), nwc Wooster; all; Ellen W Duryea to American Tobacco Co; 5yf Nov1; Sept28'14. 900

**Crosby st, 135** (2:510); asn Ls; Jos A Emmerling to Geo Busch, 409 E 135; mtg $——; Sept24; Sept25'14. nom

**Duane st, 80** (1:154), ground fl & b & rear loft on 2d fl; Morgan J O'Brien & ano, EXRS Francis Higgins, to Lazarus Rothstein, 50 W 112; 3yf May1; Sept28'14. 2,500

**Exchange pl, swc William,** see William, swc Exchange pl.

**Forsyth st, 157** (2:420); asn Ls; Isaac Steingartz & ano to I & M Realty Co, 44 W 15; Sept19; Sept25'14. nom

**Fulton st, 233** (1:83), all; Thos R McNell to Electro Importing Co, 233 Fulton; 5yf May1'15; Sept30'14. 2,000

**Grand st, 389** (1:312), front str & b & 1st fl above str; Helena Hoops to Henry Henig, 389 Grand; 5yf May1'15; Sept25'14. 3,900

**Henry st, 249** (1:287), nec Montgomery, str & b; Himan Margolis to Saml Radin, 223 Henry; 5yf May1'19; Oct1'14. 1,068

**Monroe st, 237-9** (1:261), all; Sophie Mayer to I & M Realty Co, 44 W 15; 3yf Oct1; Oct1'14. 3,000

**Montgomery st, nec Henry,** see Henry, nec Montgomery.

**Orchard st, 20** (1:298), all; Bernard Loth to Abr L Postman, 20 Orchard; 9 7-12yf Oct1; Sept30'14. 2,400

**Orchard st, 20** (1:298); sur Ls; Chas B Harris to Bernard Loth, 408 W 150; AT; mtg $4,500 & AL; Sept28; Sept30'14. nom

**Pell st, 13** (1:163); all; Margareta Biggio to Hip Sing Tong Soc, 16 Bowery; 5yf Oct 1; Sept29'14. 1,680 & 1,800

**St Marks pl, 42½,** see 2 av, 128.

**Thompson st, 90-2** (2:502); sur Ls; Carmelo & Domenica T La Marca to Citizens Investing Co, 226 Lafayette; AT; Sept30 '14. 2,371.70

**William st** (1:25), swc Exchange pl, 1st story, room 102, & pt b; Lords Court Bldg, a corpn, to Saml Geneen, at Berkeley Heights, NJ, et al; 10yf Sept1; Sept29'14. 14,000

**William st,** swc Exchange pl; asn Ls; Saml Geneen et al to Lords Court Restaurant Co, 2 Rector; Sept28; Sept29'14. 2,850 shares of stock & cash 5,000

**Wooster st, nwc Broome,** see Broome, 484-90.

**10TH st, 28 E** (2:567), 4th fl; 406 W 31st St Co to H Polskin & Son, 1st Feb1'15, Oct1'14. 1,700

**11TH st, 64-6 W** (2:574), all; Harry Siddons Mowbray to Enrico Fasani & Paul Paglieri, 64 W 11, firm Enrico & Paglieri; 6yf Oct1'13, with 3y ren from Oct1'19 at $3,250; re-recorded from Oct4'13; Sept30'14. 3,000

**12TH st, 415 E** (1:440), all; Caspare Calesa to Nicola Pizzitola, 415 E 12; 1yf Aug1; Oct1'14. 1,740

**22D st W, nec 9 av,** see 9 av, nec 22.

**27TH st, 361-3 W** (3:751); asn Ls; Hy H Holland to Hulda Holland, 361 W 27; AL; Sept29'13; Sept26'14. nom

**41ST st W, NR** (4:1107), ss of pier 700 ft from outer end extdg inshore, 95 ft with wharfage rights, etc; City of N Y by Commr of Docks to Central R R of N J, a corpn, 143 Liberty; 10yf Nov28; Sept26'14. 1,320

**42D st, 23 W** (5:1258), str & b & all the exterior front of 2d fl; Estey Piano Co to Landay Bros (Inc), 563 5 av; 11 5-12yf Nov1; Sept28'14. 11,000 to 18,000

**43D st, 323 W** (4:1034), ns, 300 w 8 av, 5-sty & b bldg; all; Leah Hertzberg to Jno G P Schneider, 323 W 43; 10yf Oct1; Sept26'14. 4,000

**50TH st, 60 W** (5:1265), ss, 721 w 5 av, 20x100.5; asn Ls; Bryan L Kennelly to Eliz Kennelly, 60 W 50; Sept30; Oct1'14. O C & 100

**70TH st, 221 E** (5:1425); asn Ls; Isaac Steingartz & ano to I & M Realty Co, 44 W 15; Sept19; Sept25'14. nom

**88TH st, 210-4 E** (5:1533), all; Hannah Straus to Jos Greenwald, 3706 3 av; 5yf Oct1; Sept28'14. 5,000 & 5,100

**97TH st, 209-11 E** (6:1647); sur Ls; Camillo & Luisa Sandoli, 211 E 97, to Wolf Bloom, 101 W 115; AT; Sept28; Oct 1'14. 50

**97TH st, 216 E** (6:1646); asn Ls; Jno Grieco to Andw Licausti, 202 E 97; mtg $——; Sept28; Oct1'14. nom

**110TH st, 135 E** (6:1638); asn Ls; David Chaykin to Chaykin Realty & Constn Co, 9 W 111; Sept12; Sept25'14. O C & 100

**115TH st, 23 E** (6:1621); asn Ls; Abr Gutterman to Alter Fishbein, 1738 Madison av, & Arnold Bloom, 36 E 119; Sept17; Sept 28'14. nom

**117TH st, 306-8 W** (7:1943), stable, all; Alfred F Stone to Bennett Kanter, 311 E 115; 9 11-12y & 14 days from Sept17; Sept 28'14. 2,700 & 2,760

**131ST st W, swc 12 av,** see 12 av, swc 131.

**132D st, 168 W,** see 7 av, 2239-43.

**137TH st, 6-20 W** (6:1734), all; S Jarmulowsky to Saml Robbins, 729-31 Lafayette av, Bklyn; 6½yf Mar1'13; Sept29'14. 12,000

**142D st W** (6:1739), ss, 401 e Lenox av, 75x99.11, the land; Thompson Bros Inc to Jno J McGuire, 101 W 141; 5yf Sept1; Sept 26'14. 900

**166TH st, 460 W** (8:2111), all, with deposit of $600 to secure performance of covenants in Ls; Abr L Prager to Fannie Farber, 465 W 164; 4yf Oct1; Sept28'14. 3,200

**174TH st, 551 W,** see Amsterdam av, 186.

**Amsterdam av, 1201** (7:1962); asn Ls; Meyer Cirlin to Saml Orloff, 1264 Ams av; AT; Sept22; Sept25'14. nom

**Amsterdam av, 1201** (7:1962), ne ½ of cor str & front window; Geo Valentine to Meyer Cirlin & Saml Orloff, 1264 Ams av; 3 11-12yf Dec3'13, option 5y ren; Sept25'14. 900

**Amsterdam av, 2390** (8:2152), str; Associated Properties, Inc, to Matthew Murino, 2390 Ams av; 3yf Oct1; Sept29'14. 360

**Audubon av, 186** (8:2131), nwc 174th (No 551), str; Jno Reilly to Max Nensel, 2 W 112; 3yf Sept1; Sept29'14. 660 & 720

**Bowery, 317** (2:457), str fl & b; Herman Bruns Jr to Ignatz P Fleischer, 211 E 15; 5yf Oct15; Sept25'14. 1,950

**Columbus av, 782** (7:1853), str fl & b & 5 rooms on 2d fl, ss; Christina K B Benson to Jacob Schoendorf, 782 Col av; 3yf Oct1; Sept29'14. 1,992

**Columbus av, 789** (7:1834), all; Abr Sandberg to David Adler; 3yf Oct1; Sept 25'14. 3,300

**East End av, 64** (5:1579), str & b; Minna Lechner to Christ Kuhn, 64 East End av; 3yf Oct1; Sept30'14. 900

**Lexington av, 423-5** (5:1298), s ground fl; Hanover Lunch (Inc) to Nelson P Swanson, 525 W 138, & Edw J Frost, 525 W 138; 8 7-12yf Oct1; Sept28'14. 2,000 to 4,000

**Lexington av, 423-5;** consent to asn Ls; Neelar Realty Co to Hanover Lunch (Inc); Sept23; Sept28'14. nom

**1ST av, 423** (3:930), str & b; Eva Lahr to Albt J Lahr, 423 1 av; 3yf Oct1'14; 3y ren; Oct1'14. 900

**1ST av, 1116** (5:1456), all; Louis T Lehmeyer to Augusto Savoretti, 78 Roosevelt & ano; 5yf Sept1'13; Sept29'14. 1,620

**2D av, 126,** see 2 av, 128.

**2D av, 128** (2:449), owned by party 1st pt; also ST MARKS PL, 42½, owned by party 2d pt; also 2D AV, 126, lease, owned by party 2d pt; agmt as to fire exit from No 126 through yard of No 128 & through premises No 42½, &c, for 21 yrs from Nov 1'14; Leopold Hellinger, 16 E 96, with Gizella K Block, 531 W 143; Sept29'14. 480

**2D av, 1231** (5:1419), ws; asn Ls; Chas J O'Sullivan to Julie Weisel, 253 E 68; Sept 23; Sept28'14. nom

**2D av, 1588** (5:1545); asn Ls; Chas Steuerwald to Jno M Luther, 1588 2 av; Sept28; Sept30'14. nom

**3D av, 957** (5:1331); asn two Ls; Peter Tisch to Vito Mitarotonda, 238 E 56, et al; Oct1'14. nom

**3D av, 959** (5:1331); asn Ls; Peter Tisch to Vito Mitarotonda, 238 E 56, et al; Sept 28; Oct1'14. nom

**7TH av, 2239-43** (7:1916); also 132D ST, 168 W; b; Chas A Schaefer to Theo H Groesbeck, 126 W 34; 5yf Aug1; Sept25'14. 500 & 720

**9TH av** (3:746), nec 22d, 24.8x78, the land; Kath T Moore to Ella G, wife Chas R Lamb, 360 W 22; 21yf Jan1, option of ren, Oct1'14. taxes &c & 900

**10TH av, 572-4** (4:1051); asn Ls; Jno O'Reilly to Max J Ams, 270½ 9th, Bklyn, & Otto E Reimer at Meyers Hotel, Hoboken, NJ, firm Ams & Reimer; Sept29; Sept 30'14 nom

**12TH av** (7:2004), swc 131st, 50.7x102.1 to lands N Y C & H R R R Co x50.1x102.4; all; Wm Sheehan to Swift & Co, 32-4 10 av; 21yf May1; Sept29'14. taxes &c & 4,150

**Pier at foot 36th st, NR** (3:665); City of NY by Commr of Docks to N Y C & H R R R Co at G C Terminal, 44th & Lex av; 10yf Oct1; 10yren at $30,318.75; Sept 26'14. 28,875

**Piers new 27 & 28, NR** (1:184), with bulkhead extdg from ss pier 27 to ns pier 28, also bulkhead from ns pier 28 to pt 71 n therefrom with sheds, land under water, &c; City of NY by Commr of Docks to Pennsylvania R R Co, 85 Cedar; 10yf Sept 1; Sept26'14. 109,043.09 for piers and bulkheads, 30¼ cents per sq ft for land under water & 5½% on cost of construction of extensions.

**Pier new 29 N R** (1:184), with extension & bulkheads n & s therefrom, lands under water, &c; City of NY by Commr of Docks to Pennsylvania R R Co, 85 Cedar; 10yf Sept1; Sept26'14. 55,220 for piers & bulkheads & 30¼ cents per sq ft for land under water & 5½% of cost of construction of extension.

**Wharf property on N R** (3:664 & 665), or Marginal st, bet 32d & 37th, with rights to lay tracks, etc; City of NY by Commr of Docks to N Y C & H R R R Co at G C Terminal, 44th & Lex av; 10yf Oct8; 10yren at $2,000; Sept26'14. 1,800

## LEASES.

### Borough of the Bronx.

**149TH st, 364 E** (9:2327), all; Adam Nimphius to Thos M Gilligan, 2966 Marion av; 5yf Nov1'15; Sept26'14. 3,000 & 3,600

**156TH st E, sec Tinton av,** see Tinton av, sec 156.

**160TH st, 735 E** (10:2647); sur Ls; Saml Specter to Max Cohen, at sec Riverside dr & 157th, & ano; Sept14; Sept29'14. nom

**170TH st E, sec Prospect av,** see Prospect av, 1422.

**Bergen av, 643,** see 3 av, 2592.

**Boston rd, 2003** (11:3135); asn Ls; Clement H Smith to Mary A Langbein, 505 E 175; Feb24; Sept25'14. nom

**Macombs rd, 1349-51** (11:2856); asn Ls; Jno J Hynes & ano to Rose Schoenfeld, 228 W 124; Sept22; Sept25'14. nom

**Park av, 4532** (11:3038); asn Ls; Doretta Gaffney to Herman N Meyer, 438 E 183; Sept19; Sept25'14. nom

**Prospect av, 886** (10:2690), str & 6 rooms above str; Jas G Carlaftes to Isaac Hammers, 886 Prospect av; 5yf Mar1; Oct 1'14. 1,860 to 2,160

**Prospect av, 1422** (11:2963), sec 170th, str & 6 rooms on 1st fl; Ernest C H Bauer to Rudolph Herter, 2243 Hughes av; 4 1-12yf Apr1, 5y ren; Sept29'14. 1,500

**Prospect av, 1422** (11:2963), asn Ls; Rudolph Herter to Harry Kline, 1147 Prospect av; Sept9; Sept29'14. nom

**Tinton av** (10:2665), sec 156th, cor str & 7 rooms on 2d fl; Valentine Gies to Chas Hecker, 730 Tinton av; 5yf Jan1'15; Sept29'14. 1,800

**Willis av, 205** (9:2299), strs; Henry W Holtgrewe to Bernard Riegel, 471 E 143; 10yf May1'15; Sept29'14. 2,280

**3D av, 2592** (9:2362); also BERGEN AV, 643; asn Ls; Levenson Wrecking Co to Levenson Lumber Co, 962 Aldus; Sept30 '14. nom

## MORTGAGES.

### Borough of Manhattan.

SEPT. 25, 26, 28, 29, 30 & OCT. 1.

**Chambers st, 192-4** (1:138); ext of mtg for $42,000 to July31'19, 5%; July31; Sept 28'14; Henrietta & Emily Lewi, NY, et al, with Seamens Bank for Savgs, 74-6 Wall. nom

**Crosby st, 135** (2:510); sal Ls; Sept24; Sept25'14; demand, 6%; Geo Busch to Geo Ehret, 1197 Park av. 2,000

**Fulton st, 64-8** (1:76), sc Ryders alley, 59 x71x irreg x79.11; ext of mtg for $145,000 to July17'17, 5%; Sept9; Oct1'14; J Harvey Ladew at Glen Cove, LI, with Chas Buek, 2 W 72 & Fairfield Realty Co, 7 E 42. nom

**Fulton st, 164-8,** see Bway, 203.

**Goerck st, 122** (2:325), nec Stanton (Nos 322-4), 70x32.2; pr mtg $29,000; Sept12; Sept28'14; due Oct5'16, —%; Morris & Pincus Shalita, of Bronx, to Natl Nassau Bank of NY, 233 Bway. note 5,650

**Grand st, 500-2** (2:336); ext of mtg for $5,000 to Sept10'16, 5%; Sept26'14; Title Guar & Trust Co with Edw Knieriem, at Mt Kisco, NY. nom

**Houston st, 198 E,** see 1st, 93 E.

**Pike st, 64** (1:254), ws, 25x60; pr mtg $——; Sept25'14; 1y6%; May I Doyle to Meyer Abraham, 17 S Elliott pl, Bklyn. 400

**Ryders alley, sc Fulton,** see Fulton, 64-8.

**Stanton st, 322-4,** see Goerck, 122.

**Van Corlear pl, 7** (13:3402), ses, 404.4 sw 227th, 30x80; Sept28; Sept29'14; due &c as per bond; Addie K Platt to Title Guar & Trust Co, 176 Bway. 2,000

**West Washington pl, 102-4,** see 6 av, 57.

**Wooster st, 179-83** (2:524); ext of mtg for $102,500 to July8'24, 4½%; July8; Oct 1'14; Bklyn Savgs Bank with Newstate Co, 1133 Bway. nom

**1ST st, 93 E** (2:428), sws, 350 ne Av A, runs sw80.4 to Houston (No 198) xn25.2x ne83.6 to 1st xse25 to beg; pr mtg $25,000; Sept28; Sept29'14; 5y[illegible] Pauline Frieder to Robt J Macher, at East Rutherford, NJ. 6,000

**4TH st, 330 E** (2:373-18); agmt as to ownership of bond & mtg for $24,000; Sept29; Oct1'14; Herman Debrovszky, 735 E 160, with Elaine W Cone, — Summit av, Greenboro, NC. ——

**5TH st, 218 E** (2:460), ss, 235 e Bowery, 25x92.2; pr mtg $——; Oct1'14; 3y6%; Michl Kirschner to Morris Steinbock, 427 E 50. 2,000

**5TH st, 624 E** (2:387);; agmt that mtg for $6,500 shall become due on Dec26'14, &c, Sept24; Sept26'14; Abr & Klara Landberg with Jacob Kerner, 31 1st, NY, & Morris Goldstein, 212 Van Buren, Bklyn. nom

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**7TH st, 66 E** (2:448), ss, 300 w 1 av, 25x 91; PM; pr mtg $27,500; Sept12; Sept29'14; due Oct1'18, 6%; Sam Schechter to Jacob Schwartz, 111 E 7, et al. 7,500

**7TH st, 72 E** (2:448), ss, 225 w 1 av, 25x 90.10; Oct1'14; 5y5%; Rosie Goldenberg, 214 E 15, to Emigrant Indust Savgs Bank. 24,000

**7TH st, 72 E;** sobrn of mtg for $7,000 to mtg for $24,000; Sept29; Oct1'14; same & Jos Yeska, 155 Riverside dr, with same. nom

**8TH st, 17 W** (2:572), ns, 280.6 w 5 av, 25.1x93.11; ext of mtg for $17,000 to Aug 15'17, 5%; Aug15; Sept26'14; Mary Goodwin, 256 W 22, with Minnie T Owens, 394A Lafayette av, Bklyn. nom

**9TH st, 6-8 W** (2:572), ss, 124.1 w 5 av, 53.9x93.11; pr mtg $45,000; June5; Sept26 '14; due & int as per bond; The Securities Co of Maine to Chas L Young, — Crosby av, Deal, NJ. 12,500

**9TH st, 6-8 W;** certf as to mtg for $12,500; June5; Sept26'14; same to same. ——

**13TH st, 148 W** (2:608), ss, 200.6 e 7 av, 23.9x103.3; Sept28'14; 3y5%; Hannah E Telford, widow, to Metropolitan Trust Co, 49 Wall. 5,000

**15TH st, 336 (175) E** (3:921), ss, 238 w 1 av, 21x103.3; Sept30'14; due & int as per bond; Thos J Rush, trste under deed of trust, to Title Guar & Trust Co. 3,000

**17TH st, 423 E** (3:949), ns, 319 e 1 av, 25 x92; ext of mtg for $10,000 to Aug15'17, 4%, or 5% if new owner;; Sept18; Sept26 '14; Mary Kraemer, 224 Cooper, Bklyn, with Minna Wolff, 194 Moffat, Bklyn. nom

**22D st, 322 W** (3:745), sws, abt 270 w 8 av, 25x98.9; Sept30; Oct1'14; 3y5½%; Francis A Shepherd, of Bklyn, & Scott B Shepherd & Louise A Irving of NY, to Lawyers Title Ins & Trust Co. 10,000

**23D st, 26 E** (3:851), ss, 368.3 e Bway, 24.8x98.9; Sept28; Oct1'14; 3y6%; Wm P Douglas to Abr Hershfield, 219 W 81. 33,000

**23D st, 69 W** (3:825), ns, 141 e 6 av, 23 x98.8; PM; pr mtg $53,000; Sept5; Sept29 '14; due & int as per bond; Geo G Powell, 1061 Simpson, to Marguerite J De Sabla, of Platte Clove, Greene Co, NY. 27,000

**28TH st, 111 W** (3:804), ns, 164.3 w 6 av, 21.5x98.9; Sept30; Oct1'14; due & int as per bond; Chas A Dunne, of Bergenfield, NJ, to Title Guar & Trust Co. 11,000

**30TH st, 301-3 W,** see 8 av, 403.

**34TH st, 222-8 E** (3:914); ext of mtg for $55,000 to Nov1'17, 5%; Sept21; Sept29'14; Jas W Halstead, 1182 Prospect av, Hartford, Conn, trste for Christina Halstead, will Pearson S Halstead, with Chas Gillen, 226 E 34. nom

**34TH st, 409 E** (3:966), ns, 75 e 1 av, 25x 75; ext of mtg for $11,500 to Oct5'15, 4%; Sept24; Oct1'14; Peter Doelger, 266 West End av, et al, trstes Peter Doelger, decd, with Jno McSherry, 251 E 32. nom

**36TH st, 239 W** (3:786), ns, 378.6 e 8 av, 18.6x98.9; Oct1'14; 2y or sooner, 6%; Holland Holding Co to Morland Mtg Co, 165 Bway. 17,000

**36TH st, 239 W;** certf as to mtg for $17,000; Oct1'14; same to same. ——

**38TH st, 39-43 W** (3:840), ns, 310 e 6 av, 63x98.9; Sept29; Sept30'14; 3y6%; Burton S Castles to Union Trust Co of NY, 80 Bway. 150,000

**42D st W, sec 10 av,** see 10 av, 572-4.

**43D st, 501-501½ W,** see 10 av, 593-7.

**44TH st, 465 W,** see 10 av, 593-7.

**48TH st, 232 W** (4:1019), ss, 242 e 8 av, 16.9x100; pr mtg $20,000; Sept22; Sept28 '14; 3y or sooner, 6%; Arthur C Hume, exr &c Edyth E or Edith E B Cook, 1 W 30, to Elsie Baumgartner, 109 Nichols av, Bklyn. 3,000

**50TH st, 501 W,** see 10 av, 737-45.

**51ST st, 324 E** (5:1343), ss, 256.3 e 2 av, 18.9x70.5; PM; pr mtg $4,750; Sept29; Sept 30'14; 3y or sooner, 5½%; Boys Club Organization & Aid Soc, a corpn, to Jno R Buchanan, 447 Lex av. 3,000

**54TH st, 552 W** (4:1082), ss, 175 e 11 av, 25x138.7x25.3x134.8; ext of mtg for $15,000 to July1'16, 5%; June25'13; Sept26'14; Morris E Gossett, 121 St Nicholas av, with Rosalie E Bauer, 1339 Bristow. nom

**56TH st, 320 W** (4:1046), ss, 271.8 w 8 av, 20.8x100.5; Sept28'14; due & int as per bond; Mary E Manuel to Title Guar & Trust Co. 10,000

**61ST st, 202 E** (5:1415), ss, 70 e 3 av, 17x60.5; PM; Sept30; Oct1'14; due & int as per bond; Jos Seeman to Greenwich Savgs Bank, 246-8 6 av. 6,000

**62D st, 246 W** (4:1153), ss, 150 e West End av, 25x100.5; Sept23; Sept25'14; due May1'15, —%; Warren W Talley, 266 W 89, to Minnie L Secor, 2267 Bathgate av. 5,000

**64TH st, 238 E,** see 2 av, 1207-15.

**69TH st, 9 E** (5:1384), ns, 265 e 5 av, 28x100.5; PM; Sept29'14; 5y4½%; Edwin C Jameson, 24 E 54, to Bowery Savgs Bank, 128 Bowery. 66,000

**69TH st, 54 E** (5:1383), ss, 45 w Park av, 18x67.11; Sept29; Sept30'14; due & int as per bond; Maud R Garr, widow, at Plaza Hotel, to Harmon W Hendricks, 10 E 44. 15,000

**70TH st, 332 W** (4:1181), ss, 352.6 w West End av, 20x100.5; Sept25; Sept28'14; 3y, int as per bond; Louis B Rolston, of Purchase, NY, to Farmers Loan & Trust Co, 22 William. 10,000

**72D st, 348-50 E** (5:1446), ss, 200 w 1 av, 50x102.2; Sept28; Sept30'14; 1y6%; 72D St Amusement Corpn, 1351 1 av, to Bank of Europe, 1429 1 av. 22,000

**72D st, 348-50 E;** certf as to mtg for $22,000; Sept28; Sept30'14; same to same. ——

**77TH st, 50 E** (5:1391); ext of mtg for $12,000 to Sept30'17, 5½%; Sept30; Oct1'14; Title Guar & Trust Co with Neva H Sadlier, 50 E 77. nom

**79TH st, 316 W** (4:1186), ss, 235 w West End av, 65x102.2; ext of mtg for $—— to Oct1'19, 5%; July10; Oct1'14; Kelmscott Co, 1123 Bway, with Metropolitan Life Ins Co. nom

**80TH st, 154 E** (5:1508), ss, 51.3 e Lex av, 19.3x102.2; PM; Sept22; Sept26'14; due Oct1'17 or sooner, 5%; Jacob Heckmann to Hy Faeth, 832 Eagle av. 3,500

**85TH st W** (4:1233), ns, 250 w Ams av, runs n204.4 to ss 86th xw100.1 to es Bway (No 2350), xsw— to 85th xe114.6 to beg; ext of mtg for $1,250,000 to Mar1'21, 5%; Sept28; Oct1'14; Anderson & Price Co with Metropolitan Life Ins Co. nom

**86TH st, 64 E** (5:1497), ss, 203.7 w Park av, 31.11x102.2; Sept25; Sept28'14; due & int as per bond; Robt W Tailer to Title Guar & Trust Co. 34,500

**86TH st W, see Bway,** see 85th W, ns, 250 w Ams av.

**91ST st, 122 W** (4:1221); ext of mtg for $32,000 to Aug11'17, 5%; Sept10; Sept23'14; Yale University with Avonel Co, 26 Water. nom

**96TH st, 211-5 E** (6:1646), ns, 175 e 3 av, —x—; 3 ext of mtgs for $15,733.33 each to May15'19, 5%; May27; Sept25'14; East Side Bldg Assn with Lawrence L Gillespie, 11 E 89, et al. nom

**96TH st, 250 W,** see Bway, 2551-7.

**102D st, 77 W** (7:1838), ns, 100 e Col av, 19x100.11; pr mtg $——; Sept29; Oct1'14; 1y6%; Francis J McElkenney to Mary A Dempsey, 568 W 149. 1,500

**113TH st, 309 W** (7:1847); ext of mtg for $18,000 to Oct1'19, 5%; Oct1'14; Emigrant Indust Savgs Bank with Mary E Potter, 309 W 113. nom

**113TH st, 309 W** (7:1847), ns, 175 w 8 av, 25x100.11; Oct1'14; 2y6%; Mary E Potter, 309 W 113, to Jno Ewald et al, 406 W 51. 2,000

**114TH st, 411 W** (7:1867), ns, 200 e Ams av, 100x100.11; ext of mtg for $135,000 to Oct1'19, 5%; Sept23; Sept29'14; Columbia Co-Operative Apartments, 411 W 114, with Metropolitan Life Ins Co. nom

**114TH st, 411 W;** ext of mtg for $15,000 to Oct1'18, 5%; Sept23; Sept29'14; Columbia Co-Operative Apartments, Inc, 411 W 114, with Metropolitan Life Ins Co. nom

**117TH st, 205-7 E** (6:1667), ns, 87 e 3 av, 42x100.11; Sept19; Sept29'14; 3y5%; Eliz L Nickerson, 17 Lenox pl, St Louis, Mo, to Board of Domestic Missions of the Reformed Church in America, 25 E 22. 7,250

**117TH st, 209 E** (6:1667), ns, 129 e 3 av, 21x100.11; Sept19; Sept29'14; 3y5%; Eliz L Nickerson, 17 Lenox pl, St Louis, Mo, to Wm Arrowsmith, 208 W 71, trste will Orpha A Thompson. 3,500

**118TH st, 8 E** (6:1623); ext of mtg for $17,000 to Dec22'17, 5%; Sept17; Oct1'14; Chas Mayer, 177 40th, Corona, LI, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes for Augusta L Jones, will of Ambrose C Kingsland the elder. nom

**124TH st, 244 W** (7:1929), ss, 274.9 e 8 av, 25.3x100.11; Sept1; Oct1'14; 3y6%; Matilda G Dunne, of Bklyn, to Pohl-Abbott Constn Co, 56 Pine. 3,000

**125TH st, 51-5 E** (6:1750), nec Madison av (No 1961); sobrn of mtg for $85,000 to mtg for $145,000; July15'09; Sept3'14; Herman Wronkow with Jas Herbert. nom

**127TH st W, nec Convent av,** see Convent av, 1.

**131ST st, 205-7 W** (7:1937), ns, 125 & 142.8 w 7 av, 2 lots, ea 17.8x99.11; 2 mtgs, ea $5,500; Oct1'14; 5y5%; Isabel Mackin to Anna E Donald, 6 E 92. 11,000

**133D st, 61 E** (6:1758), ns, 113 w Park av, 27x99.11; PM; pr mtg $16,500; Oct1'14; 3y6%; Frank Terrelli, 630 Van Nest av, to Chas W Walter, 76 Central av, White Plains, NY. 4,000

**136TH st, 514 W** (7:1988), ss, 287.6 w Ams av, 37.6x99.11; pr mtg $36,500; Sept 21; Sept30'14; due & int as per bond; Caroline Ross to Margt Besler, 503 W 49. 3,500

**137TH st, 236 W** (7:1942), ss, 399 w 7 av, 18x99.11; Oct1'14; due Apr1'15, 6%; Florence C Bostwick, 236 W 137, to Fidelity Trust Co, at Chambers st & Hudson. 4,000

**157TH st, 469 W,** see Amsterdam av, 1961.

**159TH st, 575 W,** see Bway, 3820-6.

**180TH st, 504-6 W** (8:2152), ss, 137.6 w Ams av, 37.6x100; Sept28; Sept29'14; due & int as per bond; Frank P Briordy, 714 41st, Bklyn, to Margt S Brandreth, at Bellport, LI, et al, exrs &c Ralph Brandreth. 28,000

**185TH st, 561 W** (8:2157), ns, 170.3 e St Nicholas av, 19.10x103; Sept29; Sept30'14; 3y5%; Adele Borgia to Noah C Rogers, 19 E 56, trste Jno L Rogers, decd. 8,400

**185TH st W, nec Bway,** see Bway, 4340-4.

**Amsterdam av, 1264-6** (7:1977); ext of mtg for $45,000 to Aug28'17, 4½%; Sept8; Sept25'14; Isidor Wiesbader, 315 Central Park W, with Philadelphia Trust, Safe Deposit & Ins Co, 415 Chestnut st, Phila, Pa, trste for Isabel B Coxe, will Alex Brown. nom

**Amsterdam av, 1961** (8:2108), nec 157th (No 469), 25x100; pr mtg $35,000; Sept17; Sept30'14; due Sept29'17, 5%; Harry C Hart Realty Co to Dietrich Angelbeck, 113 E 87. 7,000

**Bowery, 119** (1:304), es, 100.2 s Grand, 24.10x103.2x25x102.11; PM; Sept29'14; due & int as per bond; Frank P Briody, 714 Bronx, to National Assn of Audubon Societies for the Protection of Wild Birds & Animals, 1974 Bway. 10,000

**Broadway, 203;** also FULTON ST, 164-8 (1:80), leasehold, with plant, &c; confirmation of title of new trste to mtg for $400,000 to secure bonds executed by Mail & Express Co, recorded June19'11; Aug-Sept30'14; Washington Trust Co of N Y as trste, to Astor Trust Co, 389 5 av, as trste. ——

**Broadway, 385** (1:193), ws, 47.9 n White, 30.5x82.8x30.8x81.8; Oct1'14; due & int as per bond; Charlotte G Wyeth to Farmers Loan & Trust Co, 22 William. 35,000

**Broadway, 2350,** see 85th W, ns, 250 w Ams av.

**Broadway, 2551-7** (4:1243), swc 96th (No 250), 100.8x125; ½ pt; leasehold; pr mtg $4,000; Apr29; Sept29'14; due & int as per bond; Jesse W Ehrich & Alice M, his wife, to Ida Ehrich, 219 W 81. 19,500

**Broadway, 3820-6** (8:2118), nec 159th (No 575), 99.11x100; ext of mtg for $170,000 to Nov1'19, 5%; Sept16; Sept29'14; Arnold & Carrie Kaiser with Metropolitan Life Ins Co, 1 Mad av. nom

**Broadway, 4340-4** (8:2167), nec 185th, 65.2x143x62.6x133.1, except pt for Bway; PM; pr mtg $18,000; Sept28'14; 3y6%; Patk C Myers, 165 E 66, to Eliz A Daly, 652 W 185. 3,500

**Convent av, 1** (7:1954), nec 127th, 112.6 x89.3x99.11x37.7; May1'12; Sept28'14; due July1'15, 5%; Schuck Realty & Constn Co, 19 St Nicholas pl, to Fredk Schuck, 18 St Nicholas pl. 65,000

**Convent av, 1,** nec 127th; certf as to mtg for $65,000; May9'12; Sept28'14; same to same. ——

**Convent av, 427** (7:2063), es, 52 n 148th, 16x85; pr mtg $8,500; Sept28'14; due & int as per bond; Chas S Allen to Columbia S Hoblitzell, 537 W 149. 3,000

**Lenox av, 514-6** (6:1733), es, 50 s 136th, 49.11x100; ext of mtg for $52,000 to Sept 11'17, 5½%; Sept18; Sept28'14; N Y Life Ins Co, 346 Bway, & Max Fine, 402 Grand, with Eliphalet L Davis, 249 W 22. nom

**Lenox av, 543** (7:2006); ext of mtg for $18,000 to Oct6'17, 5%; Sept28; Sept29'14; Lottie Proops, 165 Quittman st, Newark, NJ, with Lena C Evans, 4 W 31. nom

**Lenox av, 646-8** (6:1740), es, 74.11 s 143d, 50x85; PM; Sept29; Sept30'14; due & int as per bond; Adolf Mandel, 56 E 87, to Chas H Young, 31 Poplar pl, New Rochelle, NY, & ano, trstes Geo Bell. 35,000

**Madison av, 1459** (6:1606); ext of mtg for $19,000 to Oct2'17, 5%; Aug29; Sept 28'14; Hy Rothenberg, 2168 3 av, & Jacob Rothenberg & Archibald Bergman, both at 64 W 124, with Helen Somborn. nom

**Manhattan av, 58** (7:1838); ext of mtg for $22,000 to Sept1'16, 5%; Sept8; Sept26 '14; Marianna Rothkopf, 987 Madison av, & ano, exrs &c Sol Rothkopf, with M Edw Downey, 60 Manhattan av, et al, exrs & trstes Nellie Downey. nom

**Riverside dr, 445** (7:1990), es, 107.6 n 116th, 58.9x123.10x59.10x112.3; PM; Sept28 '14; 5y5%; Edw J Moloughney, 113 W 103, to N Y Life Ins Co, 346 Bway. gold 200,000

**2D av, 1207-15** (5:1418), swc 64th (No 238), 125x100, leasehold; Sept29; Oct1'14; due & int as per bond; Hollywood Garage Corpn, 261 Bway, to Ewen Duff, 161 E 72. 5,000

**2D av, 2149** (6:1660), ws, 75.10 s 111th, 25x79; ½ pt; pr mtg $12,000; Sept24; Sept 25'14; due & int as per bond; Salvatore & Gaetana Petruzzi to Vincenzo Jaccino, — St Stephens, pl, New Dorp, B of R. 2,000

**3D av, 583** (3:919), es, 37.2 n 38th, 18.7x 75; pr mtg $——; Sept24; Sept29'14; installs, $100 mo, 6%; Fredk Hof, of Bklyn, to Geo W Connell, 140 W 71 & ano, exrs Eugene T Connell. 1,500

**3D av, 583** (3:919), es; sobrn of mtg for $2,000 to mtg for $1,500; Sept24; Sept29 '14; Fredk Hof, of Bklyn, & Auguste Oehlmann & Helene Rose, NY, with Geo W Connell, 140 W 71 & ano, exrs Eugene T Connell. nom

**3D av, 957-9** (5:1331); leasehold; Oct1 '14; due Apr1'16, 5%; Vito & Nicola Mitarotonda & Giuseppe Olivieri to Peter Tisch, 226 E 58. notes 3,000

**3D av, 2145** (6:1667), es, 20.10 n 117, 20x 87; equal lien with following mtg $6,625; Sept19; Sept29'14; 3y5%; Eliz L Nickerson, 17 Lenox pl, St Louis, Mo, to Harriet B Piester, 130 W 123. 6,625

**3D av, 2145;** equal lien with above mtg $6,625; Sept19; Sept29'14; 3y5%; same to Ellen A Forbes, 2322 8 av. 6,625

**6TH av, 57** (2:592), swc West Washington pl (Nos 102-4), 23.7x80; ext of mtg for $20,000 to Mar1'17, 5½%; Aug14; Sept29 '14; Martha E Coman with Jas S Lemon, 1520 H st, Wash, DC, et al. nom

**8TH av, 403** (3:754), nwc 30th (Nos 301-3) 24.8x100; pr mtg $40,000; July1; Sept 29'14; 3y6%; Felix A Donnelly, 171 W 71, & Sadie Tobin, 309 W 71, to Mary A Donnelly, 171 W 71. 14,200

**9TH av, 551** (4:1050), ws, 98.9 n 40th, 24.8x100; pr mtg $10,000; Sept28'14; 10y 6%; Carroll Cunneen to Hulbert Peck, 154 W 92. 1,000

**10TH av, 572-4** (4:1051), sec 42d; leasehold; Sept29; Sept30'14; demand, —%; Max J Ams, 270½ 9th, Bklyn, & Otto E Reimer, at Myers Hotel, Hoboken, NJ, firm Ams & Reimer, to Saranac Realty Co, 149 Bway. 12,013.78

**10TH av, 593-7** (4:1072), nwc 43d (Nos 501-501½), 75.5x100; also 10TH AV, 614-22 (4:1054), nec 44th (No 465), 75.3x25; 1-7 pt; AT; sub to life estate of Johanna Knickmann; pr mtg $30,000; Sept24; Sept 25'14; 2y or sooner, 5½%; Louise K. wife of & Edw A Veller at Huntington, LI, to Sterling Sterling, 420 E 136. 3,500

**10TH av, 614-22,** see 10 av, 593-7.

**10TH av, 737-45** (4:1079), nwc 50th (No 501), 125.5x100; PM; Sept24; Sept25'14; due Jan1'21 or sooner, 5%; Rhoda E McCulloch to Jno D Rockefeller Jr, 10 W 54. 180,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Assn of all RT&I** (misc1) in estate of Rose Hyman (decd), to secure notes for $2,100 as collateral pr mtg $2,500; June12; Sept25'14, 6%; Leo Hyman to Jacob Ruppert Jr, 1116 5 av. nom

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# MORTGAGES.

## Borough of the Bronx.

**Coster st** (10:2688), es, 125 s Oak Point av, 25x100; Sept25'14; due &c as per bond; Francesco Gallucci, 1156 Simpson, to North Side Mtg Corpn, 391 E 149. 3,500

**Elm st, es, at ss S Oak dr,** see S Oak dr, ss, at es Elm.

**Elsmere pl, 786** (11:2955), ss, 400 w Mormion av, 25x100; Sept28; Sept30'14; 3y5½%; Jas J Dixon, of Baldwins, LI, to Stephan Parker, Norwalk, Fla. 3,500

**Faile st** (10:2488), es, 329.4 s 165th, 20x100; ext of $8,000 mtg to May1'17 at 5½%; Sept17; Sept29'14; Anna M McKernon to Eliz A Heaney, 1030 Faile. nom

**Field pl, nwc Ryer av,** see Ryer av, nwc Field pl.

**North st, nwc Davidson av,** see Davidson av, nwc North.

**Park View ter, sec Morris av,** see Morris av, sec Park View ter.

**Poplar st, 2580** (*), ss, 174.9 w Main, 25 x105.1x24.11x103.7; Sept23; Sept25'14; 3y 6%; Ellen Seward, 2580 Poular, to Grace Fraser, on Van Courtlandt av, ss, 350 w Gun Hill rd. 500

**Prospect ter, sec 230th,** see 230th E, sec Prospect ter.

**Tiffany st, 921** (10:2711); ext of $14,000 mtg to Sept25'17 at 5%; Sept25; Sept28'14; Title Guar & Trust Co with Utility Realty Co, 30 E 42. nom

**Walker st** (11:3131), nws, being lot 1, map bldg lots of heirs Jno Mapes, 36x 110.6x39x114.6, except pt for Bryant av; pr mtg $4,500; Sept30; Oct1'14; 2y6%; Paul J Schmitz to Herman Schmitt, 428 E 153. 2,500

**Wilcox st, nec Waterbury av,** see Waterbury av, nec Wilcox.

**137TH st E** (9:2282), ns, 537.6 e Willis av, 16.8x100; Sept23; Sept25'14; demand, 6%; Arthur M Swanstrom, 2528 Bway, to Abr Velleman, 380 Riverside dr. 3,000

**144TH st E** (9:2271), ns, 350 e Brook av, 25x100; Sept30; Oct1'14; due &c as per bond; Philipp Kritzler to Henry Kroger, 231st, Spuyten Duyvil, NY. 8,000

**150TH st E, swc Tinton av,** see Tinton av, swc 150.

**169TH st E** (10:2718), ss, 93.5 nw Fox, runs sw67.2xs30xw20.11xn 42.11 xw 12.3 xw 41.5xne28.7xne61.4 to st xse60 to beg; PM; Sept24; Sept25'14; 1y5½%; Anna Wolkenberg, 764 Beck, to Chattie De Hart, 1041 Fox. 3,250

**171ST st E** (*), ws, 156.8 s Gleason av, 100x166.8x105.4x135.6; Sept29; Sept30'14; due Mar18'19, 6%; River Realty Co, 1007 E 180, to Jno W Nuth, 643 Hudson. 2,700

**173D st, 413 E** (11:2898), ns, abt 110 e Webster av, 16.8x89.9x16.8x90; June12; Sept29'14; due Sept24'19, 5%; Cath Higgins to Fredk Meyer, Drakenburg, Germany. 2,500

**179TH st E, sec Park av,** see Park av, sec 179.

**179TH st E, swc 3 av,** see 3 av, swc 179.

**180TH st E (late Samuel)** (11:3138), nes, adj lands Angeline Lawrence, runs se33x ne60xnw33xsw60 to beg, except pt for 180th; Sept29'14; due Nov1'17, 5%; Jos Loweth to Frank P Keyes, 726 Ocean av, Bklyn, & ano, trstes Mary F Melvin. 5,200

**186TH st E** (11:3114), ss, 146 w So blvd, 37.6x130, given as collateral security for performance of terms of lease; pr mtg $2,500; Sept25; Sept26'14; due &c as per bond; Charlotte M Gilligan to Adam Nimphius, 2410 St Raymond av. 1,000

**203D st E** (12:3309), ns, 276 nw Mosholu Pkway, 25x100; supplemental to mtg recorded Mar3'05; Aug26; Sept28'14; due &c as per mtg recorded Mar3'05; Natanael Erikson to Sarah E White, 2775 Pond pl. 2,500

**230TH st E** (*), sec Prospect ter, 75x 93; Sept28; Sept30'14; due &c as per bond; Emanuel Linhardt & Sol Graff to North Side Mtg Corpn, 391 E 149. 2,000

**230TH st E, nwc White Plains rd,** see White Plains rd, nwc 230.

**236TH st E** (12:3376), ss, 400 w Katonah av, 25x100; Sept29; Oct1'14; 1y6%; Jos J Leonard, 240 E 60, to Una Reynolds, 83 73d, Bklyn. 300

**236TH st E** (12:3376), ss 400 w Katonah av, 25x100; Sept28; Sept29'14; 2y6%; Jos J Leonard to Geo Hauser, 1379 Taylor av. 700

**237TH st, 415 E** (12:3391), ns, 133.4 e Martha av, 33.4x100; Sept11; Sept26'14; due Apr1'16, 5½%; Adelaide R Kavanagh to Central Mtg Co, 60 Wall. 4,250

**239TH st, 659 E** (*), nes, 75 se Matilda av, 25x100; PM; Sept29'14; 3y6%; Mary Q Speer to Otto O Stillman, exr Georgie Hegeman, 133 Albany, New Brunswick, NJ. 2,400

**Bailey av** (12:3258), es, bet Ft Independence av & 238th, lot 120, blk 3258, tax map; transfer of tax lien for yr 1907, assessed to Cath O'Brien; Feb19'12; Sept28 '14; 3y12%; City N Y to Herman Knobloch, 55 Liberty (assigned to Kabee Realty Co, 55 Liberty). 500.70

**Barker av, 3054** (*), es, 50 n Wilson pl, 25x100; Sept28'14; 3y6%; Josephine Bauer, widow, 3054 Barker av, to Sophie F Young, 591 E 179. 1,500

**Boone av** (11:3012), es, 45.6 s West Farms rd, 25x100; deed recorded as mtg statement filed in Register's office; mtg tax of $6 paid; pr mtg $5,000; Sept26'14; Bessie Seidman to Jno Blockhaus, 396 College av. 100

**Brown av** (*), es, 134.1 n Mianna, 50x 100; also BROWN AV (*), ws, 66.2 n Mianna, 50x100, except pt for White Plains rd; Sept30; Oct1'14; 3y6%; Garvey Bros Co to Alfred Loweth, 1000 E 182. 2,800

**Brown av** (*); same prop; certf as to above mtg; Sept28; Oct1'14; same to same.

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**Brown av, ws, 66.2 n Mianna,** see Brown av, es, 134.1 n Mianna.

**Burke av** (*), ss, 50 e Barker av, 25x 99.7; Sept25'14; 3y6%; Mary McGarry to Phebe Rauch, 2925 Bainbridge av. 2,250

**Clinton av** (11:3095), ws, 100.1 s 180th, 41.1x71.8x41.1x71.6; ext of $17,500 mtg to Dec23'17 at 5%; Aug6; Sept28'14; Arnold J D Heins et al trste Ernest A Heins & ano with Caroline Boyd, extrx Jas H Boyd. nom

**Davidson av** (11:3198), nwc North, 37.6x 100; pr mtg $35,000; Sept28'14; due &c as per bond; Henry Cleland, Inc, to Wentworth Mtg Co, 1204 Tinton av. 7,000

**Davidson av** (11:3198); same prop; certf as to above mtg; Sept28'14; same to same.

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**Eastchester rd** (*), es, abt 524.9 s Saratoga av, 25x123x25x121; Sept26; Oct1'14; demand, 6%; Maria D, wife Guiseppe Sabatni to Lion Brewery, 960 Columbus av. 3,000

**Grace av** (*), es, 200 n Lyon, 50x130, except pt for av; Sept29; Sept30'14; 3y6%; Frank Coryell to Margt Meagher, 597 E 139. 1,500

**Jackson av, es, at ws Westchester av,** see Westchester av, ws, at es Jackson av.

**Livingston av** (13:3415), ws, 508.1 s 246th, 81x175; supplemental & correction mtg to correct mtg recorded Dec5'13; Aug 11; Sept29'14; due &c as per mtg recorded Dec5'13; Florence B Pegram to Violetta W Delafield, nr W 246th, w of Riverdale av, Fieldston. 17,000

**Mapes av** (11:3109), ws, 128.10 n 179th, 22x145.2; PM; Sept28; Oct1'14; due Oct1'17, 5%; Lizzie J Waugh to Paul Gottheil, 148 W 75. 3,500

**Mapes av** (11:3111), es, 154.3 n 181st, 25 x145.2; certf as to reduction of mtg; Sept 23; Sept26'14; Jno W Seiger to Michl Fortunato, 2140 Mapes av.

**Morris av, 599** (9:2440), ws, 88.9 s 151st, 29.7x100; PM; Sept17; Sept25'14; due &c as per bond; Vito Ricci to Cath M Moore, 161 E 89. 7,500

**Morris av, 599;** pr mtg $— ; Sept24; Sept25'14 1y6%; same to Daniel Woodcock, 1130 Bergen, Bklyn. 1,900

**Morris av** (12:3318), sec Park View ter, lot 101, blk 3318, tax map; transfer of tax lien for yrs 1902 to 1908, assessed to M L Burke; Apr15'12; Sept30'14; 3y12%; City N Y to Tax Lien Co of NY, 68 William. 1,402.27

**Park av** (11:3035), sec 179th, 85x50; ext of $30,000 mtg to Jan2'18 at 5%; Sept24; Sept25'14; Geo Solter with Augustus Schuck, 19 St Nicholas pl, et al, exrs & Fredk Schuck. nom

**Prospect av, 1388** (11:2971), es, 126.9 s Jennings, 40x104.9x40.5x98.9; ext of $3,500 mtg to Sept25'16 at 6%; Sept25; Sept28'14; Mary Rose with Ira L Wood, Rockville Centre, LI. nom

**Prospect av, 1388** (11:2971); ext of $23,000 mtg to Sept25'17 at 5%; Sept17; Sept30 '14; Emigrant Indust Savgs Bank with Ira L Wood, 110 W 40. nom

**Ryer av** (11:3159), nwc Field pl, 100.8x 63.4x100x75.1; PM; pr mtg $——; Sept28; Sept29'14; 3y6%; Mercedes Bldg Co to Sigmund Gutfreund, 619 9 av. 5,000

**Stillwell av** (*), es, 330.4 s McDonald, 25.2x100; Sept1; Sept30'14; due &c as per bond; Jas W Nelson to North Side Mtg Corpn, 391 E 149. 2,750

**South Oak dr** (*), ss, at es Elm, 150x 64.10x127.1x—; July2; Sept26'14; due &c as per bond; Vinnie M Shirmer, 742 S Oak dr, to Bela D Eisler, 302 W 92. 481.12

**Tibbett av** (13:3415), begins at line bet lands of Delafield & Van Cortlandt, runs w537.5xse275.2x—45.4 & 312xne638.1 to beg & other property adj, recorded Jan4'10; sobrn agmt; Sept4; Sept30'14; Union Trust Co of N Y with Westchester Lighting Co, 1st av & 1st st, Mt Vernon, NY. nom

**Tinton av** (10:2653), swc 150th, 124.5x 19.6; pr mtg $——; Sept24; Sept25'14; 1y 6%; Liguori Realty Co to Edna Egan, 754 Greenwich. 1,000

**Tinton av** (10:2653); same prop; certf as to above mtg; Sept24; Sept25'14; same to same. nom

**Undercliff av** (11:2880), ws, 122.9 n 176th, 25x100; Sept24; Sept25'14; due &c as per bond; Jos F McLaughlin, 120 Central Park S, to Michl J Egan, 639 Crotona Park N. 1,000

**Union av, 716** (10:2675), es, 192.3 s 156th, 18.8x91.2x18.9x93.4; PM; pr mtg $——; Sept 25; Sept26'14; 1y6%; Isdor Goldstein to Alice McCormick, 716 Union av. 1,200

**Vyse av** (11:2986), ws, 91.4 n Home, 20x 100; Aug19; Sept29'14; due &c as per bond; Martha Kirk to Saml Hyman, 502 W 122. gold 2,500

**Vyse av, 1207** (11:2986); ext of $5,000 mtg to Aug18'16 at 5½%; Aug18; Sept29 '14; Title Guar & Trust Co with Martha Kirk, 1207 Vyse av. nom

**Walker av** (*), ns, 350 w Chauncey, 50x 88.7x50.10x98.1; Sept30'14; due Dec1'17, 5½%; Sarah Hoctor to Sarah J Brooks, 349 W 56. 6,000

**Washington av, 1523** (11:2903), ws, 125 n 171st, 25x145; pr mtg $12,000; Sept24; Sept 25'14; 2y6%; Wm Gullery to Margt L West, 11 Farview av, New Brighton, SI. 2,000

**Waterbury av** (*), nec Wilcox, 25x100; Sept29; Sept30'14; 2y6%; C J Louis Reichart, 277 W 134, to Jno Flessas, 2528 8 av. 350

**Westchester av** (12:2645), ws, at es Jackson av, runs ne99.8xnw67.7 to Jackson av xsw117.4 to beg; pr mtg $50,000; Sept23; Sept28'14; installs, 6%; J F M Co to American Real Estate Co, 527 5 av. 6,500

**Westchester av** (12:2645); same prop; certf as to above mtg; Sept23; Sept28'14; same to same.

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**White Plains rd** (*), nwc 230th, —x—, lot 758, map Wakefield; transfer of tax lien for yrs 1903-1911, assessed to ——; Dec15'13; Oct1'14; 3y12%; City N Y to City N Y (assigned to Philip L Sondheim, 243 W 98). 7,405.14

**Willis av, 443** (9:2307), ws, 25 n 145th, 49.10x106x49.9x106; Sept25'14; due &c as per bond; Jno Ulrich, 430 E 238, to Theo Baumeister. 532 W 150. 2,000

**Woodycrest av** (9:2510), es, 143.10 s 168th, runs se100xnw22.5xnw30.4xw88 to av xs29 to beg; ext of $20,000 mtg to Sept 18'17 at 5½%; Sept22; Sept30'14; Jane C Spearing with Marie Sonntag et al, at Corona, LI. nom

**3D av** (11:3044), ws, bet 178th & 179th, lot 80, blk 3044, tax map; transfer of tax lien for yrs 1899-1901, 1902, 1903 & 1905, assessed to unknown; May12'12; Sept29'14; 3y3¼%; City N Y to Belle T Sewell, 2087 Amsterdam av (assigned to Chas M Bleecker, 11 W 81). 1,049.27

**3D av** (11:3044), swc, 179th, 90.6x92.9x 90.6x90.9; PM; pr mtg $9,500; Sept29; Sept 30'14; 2v6%; Geo Giakas to Taxpayers Realty Co, 1109 Forest av. 2,025

**3D av, 4293** (11:3044; sobrn of transfer tax lien to mtg; Sept30'14; Chas M Bleecker with Harriet S Scott, 138 Cannon, Poughkeepsie, NY. nom

**3D av, 4293** (11:3044); ext of $4,000 mtg to Sept14'15 at 5%; Sept23; Sept30'14; Harriett S Scott with Chas W Griffith, Brewster, NY. nom

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2430 New York, October 10, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**


Cathedral Pkway, 501-7.
*Colyers Row, 1-8 (or 143d st, 610-6).
Crosby st, 97.
Hester st, 55.
Howard st, 12-20.
*Jefferson st, 80 (or Water st, 530-4).
Jumel pl, ws, blk 2112-38.
*Lafayette st, 140-8 (or Howard st, 12-20).
*Madison st, 56 (or Oliver st, 35).
Murray st, 17-9.
Oliver st, 35.
Pearl st, 458.
Sheriff st, 66-8.
South st, 243-4.
Water st, 194 & 530-4.
*Water st, 475-7 (or South st, 243-4).
15th st, 244-52 & 253-5 W.
18th st, 308 E.
24th st, 144 E.
28th st, 321-3 E.
28th st, 113 W.
30th st, 229-31 W.
31st st, 254 W.
36th st, 163 E.
46th st, 107 & 154-3 W.
53d st, 16 E.
55th st, 124-6 W.
57th st, 340-2 E.
59th st, 541 W.
61st st, 241 W.
64th st, 27-31 W.
66th st, 428 E.
71st st, 337 & 343 W.
77th st, 103 & 141 W.
79th st, 216 W.
81st st, 110 W.
85th st, 330 W.
*88th st, 301-301A E (or 2d av, 1700).
89th st, 227 E.
99th st, 169-71 W.
101st st, 141 W.
102d st, 211 E.
107th st, 304-8 E.
*108th st, 242 E (or 2d av, 2093).
111th st, 122 W.
*115th st, 53 E (or Madison av, 1753).
115th st, 48 W.
119th st, 142 W.
*123d st W (nec Rway, 3100), blk 1978-1.
*124th st, 53-5 E.
124th st, 254 W.
126th st, 109-11, 304 & 310 E.
127th st, 29, 145-7 & 267-9 W.
128th st, 33, 73-7 & 272-6 W.
130th st, 17 E.
131st st, 132 W.
*131st st, 158 W (or 7th av, 2211-5).
133d st, 70 & 151 W.
142d st, 225-7 W.
143d st, 303 & 610-6 W.
*158th st W, ns, blk 2135-6 (or Riverside Dr, 825).
161st st, 551 W.
185th st, 557 W.
215th st W, ss, blk 2195-15.
*Amsterdam av, 1020-6 (or Cath Pkwy, 501-7)
Amsterdam av, 1488-90.
Broadway, 3100.
Lenox av, 531.
Lexington av, 591.
Madison av, 1753 & 1937.
Riverside dr, 825.
2d av, 1700 & 2093.
3d av, 2334.
5th av, 1343.
6th av, 399.
7th av, 2211-5.


**WILLS.**


Attorney st, 1-3.
Bank st, 111.
Division st, 234-6.
Madison st, 198.
23d st, 240 E.
*25th st, 502 W (or 10th av, 249).
33d st, 416-22 W.
39th st, 209 E.
41st st, 229-45 E.
42d st, 226 E.
89th st, 540 E.
St Nicholas av, 785-93.
2d av, 767.
10th av, 249-51.


**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately followng the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

OCT. 2, 3, 5, 6, 7 & 8.

**Cathedral Pkway, 501-7** (7:1882-28), nwc Amsterdam av (Nos 1020-6), 125x95.11, 10-sty bk tnt, B W R Realties to 160 Bway Holding Corpn, 115 Bway; mtg $477,500; Sept28; Oct3'14; A$140,000-550,000 O C & 100

**Colyers row, 1-8,** see 143d, 610-6 W.

**Crosby st, 97** (2:496-10), es, abt 115 s Prince, 25x66, 7-sty bk loft & str bldg; Geo F Johnson Co, 15 Exchange pl, Jersey City, NJ, to Geo F Johnson, 340 W 72; B&S; Sept25; Oct6'14; $15,500-34,000. O C & 100

**Hester st, 55** (1:310-36), ns, abt 60 w Essex, 22x88, 7-sty bk loft & str bldg; Merritt E Haviland, ref, to Adam Happel Jr, 138 W 119; mtg $36,000; FORECLOS Sept15; Oct 2'14; A$21,500-34,000. **8,300**

**Howard st, 12-20,** see Lafayette, 140-8.

**Jefferson st, 80,** see Water, 530-4.

**Jumel pl** (8:2112-38), ws, 213.8 s Edgecombe av, 25x100, vacant; Melrose Building Co to Jno A Murray, 310-2 W 39; B&S & CaG; AL; Sept29; Oct2'14; A$4,500-4,500. nom

**Lafayette st, 140-8** (1:233-26), nwc Howard (Nos 12-20), 114x93.6x115.7x89.7, except pt for st, 12-sty bk loft & str bldg; Selkirk Realty Co to Bradstreet Co, 346 Bway; AL; Oct1; Oct2'14; A$165,000-P165,-000. O C & 100

**Lafayette st, 140-8,** nwc Howard (Nos 12-20); Bradstreet Co to Bradstreet Realty Corpn, 346 Bway; B&S; AL; Oct1; Oct 2'14. O C & 100

**Madison st, 56** (1:278-15), swc Oliver (No 35), 49.6x25, 5-sty bk tnt & strs; Sophia A Meyer, individ et al, EXRS &c Jno Meyer to Calliopi G Calogera, 20 Madison; mtg $15,000 & AL; Aug31; Oct6 '14; A$14,000-19,000. **36,000**

**Murray st, 17-9** (1:134-5-6), ns, abt 128 e Church, 50.2x100.7x50.1x100.4, 2-5-sty stn loft & str bldgs; American Mtg Co to N Y Law Publishing Co, 19 Murray; B&S; AL; Oct7; Oct8'14; A$146,000-168,000. nom

**Oliver st, 35,** see Madison, 56.

**Pearl st, 458** (1:118-15), es, 71.6 s Park row, 22.5x89.5x22.5x86.1, 3-sty bk factory; Louis Barnett to Anna Freed, 255 Ft Washington av; mtg $23,000; Mar25; Oct 8'14; A$16,000-19,000. O C & 100

**Sheriff st, 66-8** (2:333-10), es, 60 s Rivington, 40x75, 5-sty bk hall; Max Green to Yetta Kempler, 98 Forsyth, [2 RT&I; AL; Sept15; Oct6'14; A$22,500-45,000. O C & 100

**South st, 243-4** (1:248-3), ns, 52.11 e Pike sl, 42.4x160 to ss Water (Nos 475-7), 5-sty bk factory; A$25,000-45,000; also COLUMBIA HEIGHTS (Bklyn), es, 225.4 n Pierrepont, 25x101; also COLUMBIA HEIGHTS (Bklyn), sec Pineapple, 51x73.9; also REMSEN ST (Bklyn), ns, 20 w Clinton, 30x100; also STOCKS, BONDS, MTGS, CASH IN BANKS, &c; deed of trust; Charlotte F Kellogg, widow, of Bklyn, to Title Guar & Trust Co, in trust for life of party 1st pt, & thereafter to Jane M Fickett & Ellen A Wood, et al; Aug25; Oct8'14. nom

**Water st, 194** (1:75-2), ns, 85.9 w Fulton, 24.8x60.10x27.6x58, 4-sty bk loft & str bldg; E & H Levy, a corpn, to Lena Laue, 152 8 av, Bklyn; mtg $17,800; Oct2; Oct5'14; A $15,000-22,000. nom

**Water st, 475-7,** see South, 243-4.

**Water st, 530-4** (1:247-34), nwc Jefferson (No 80), 75x27, 5-sty bk loft & str bldg; Morris Azwolinsky to Herbt Frankel, 251 W 92; mtg $22,500 & AL; Sept16; Oct2'14; A$10,500-20,000. nom

**15TH st, 244-52 W** (3:764-62-66), ss, 168.6 e 8 av, 97.2x103.3, 5-4-sty & b bk dwgs; Jos L Buttenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; B&S; mtg $50,000; Oct 6; Oct8'14; A$48,000-60,500. O C & 100

**15TH st, 253 W** (3:765-9), ns, 168.7 e 8 av, 25x103.3, 5-sty bk tnt; Matilda D Minck to Martha Livingston, 570 W 156; mtg $31,000; June15; Oct8'14; A$12,500-30,-000. O C & 100

**15TH st, 253 W,** 5-sty bk tnt; Martha Livingston to H Nelson Flanagan, [53 Bond], Mountain & Jones rd, Englewood, NJ; mtg $31,000; June16; Oct8'14. O C & 100

**15TH st, 255 W** (3:765-8), ns, 143.6 e 8 av, 25.1x103.3, 5-sty bk tnt; Matilda D Minck to Martha Livingston, 570 W 156; mtg $31,000; June15; Oct8'14; A$12,000-30,-000. O C & 100

**15TH st, 255 W;** Martha Livingston to H Nelson Flanagan, [53 Bond], Mountain & Jones rd, Englewood, NJ; mtg $31,000; June16; Oct8'14. O C & 100

**18TH st, 308 E** (3:923-59), ss, 154.8 e 2 av, 20.8x78, 4-sty & b stn dwg; Katie Mesloh to Levy Bros Realty Co, 5 Beekman; AL; Oct1; Oct2'14; A$9,000-18,000. nom

**22D st W** (3:824), ns, 186 e 6 av, a strip 2x98.9; Fanny M McCreery et al to Jas McCreery Realty Corpn, 112 W 42; QC; Sept 19; Oct5'14. nom

**24TH st, 144 E** (3:879-55), ss, 344 w 3 av, 26x98.9, 1 & 2-sty bk stable; Ray Frank, individ et al, EXRS Saml Frank, to Fiss, Doerr & Carroll Horse Co, 155 E 24; ½ pt; Sept17; Oct6'14; A$34,500-36,000. **22,500**

**24TH st, 144 E;** Solon L Frank to same; ½ pt; Sept17; Oct6'14. O C & 100

**28TH st, 321-3 E** (3:934-12), ns, 243.4 e 2 av, 40.10x98.9, 6-sty bk tnt & strs; Jack Berger et al to Yetta Levin, 511 2 av; mtg $44,100; Oct1; Oct2'14; A$17,500-51,000. O C & 100

**28TH st, 113 W** (3:804-28), ns, 185.8 w 6 av, 21.5x98.9, 4-sty bk loft & str bldg, 1-sty ext; Jno T Dunne to Chas A Dunne, at Washington av, Bergenfield, NJ; ⅛ pt; AT; mtg $5,000 & AL; Sept30; Oct3'14; A $30,000-34,000. O C & 100

**30TH st, 229-31 W** (3:780-22 & 23), ns, 297 w 7 av, 43x98.9, 3-sty bk tnt, 1-sty bk str & 2 & 3-sty fr rear tnts; Chas H Topping to A Wheeler Palmer, 74 N Arlington av, East Orange, NJ; mtg $40,000 & AL; Sept30; Oct6'14; A$35,000-39,000. O C & 100

**30TH st, 229-31 W;** A Wheeler Palmer to City Real Estate Co, 176 Bway; B&S & CaG; mtg $40,000 & AL; Aug12; Oct6'14. nom

**31ST st, 254 W** (3:780-71), ss, 125 e 8 av, 25x98.9, 4-sty bk tnt & strs; Stewart Buchanan to Geo W Eccles, 5 Bullard pl, Flushing, B of Q; mtg $30,000 & AL; Oct 8; Oct7'14; A$25,000-27,000. O C & 100

**36TH st, 163 E** (3:892-38), ns, 80 w 3 av, 20x82.3, 4-sty & b stn dwg; Lulu A Carter to Margt A Harris, 29 E 29; AL; Sept23; Oct6'14; A$19,000-25,000. O C & 100

**46TH st, 107 W** (4:999-28), ns, 100 w 6 av, runs n100.5xw22xs32.11xsw3xs67.4 to st xe25 to beg, 4-sty stn tnt & strs, 2-sty ext; Leo Rosenberg to Beekman Holding Co, 115 Bway; ½ pt; mtg $36,000; May15; Oct 2'14; A$38,000-45,000. O C & 100

**46TH st, 151 W,** see 46th, 153 W.

**46TH st, 153 W** (4:999-9), ns, 200 e 7 av, 27x100.4, 5-sty stn tnt; mtg $44,000; A$54,000-59,000; also 46TH ST, 151 W (4:-999-10), ns, 227 e 7 av, 23x100.4, 3-sty & b stn dwg; mtg $15,000; A$46,000-48,000; Magdalena C Baettenhaussen to Sol Bloom, 445 Riverside dr; Oct5; Oct6'14. O C & 100

**46TH st, 151-3 W;** Sol Bloom to Waterson-Bernstein Co, 224 W 47; mtg $95,000; Oct5; Oct6'14. O C & 100

**53D st, 16 E** (5:1288-61), ss, 107.6 w Mad av, 25x100.5, 5 & 6-sty stn dwg; Harry J Luce to Wm Barbour, at Fairfield, NJ [96 Franklin]; mtg $100,000 & AL; Sept30; Oct 5'14; A$90,000-160,000. O C & 100

**55TH st, 124-6 W** (4:1007-44), ss, 275 w 6 av, 50x100.5, 9-sty bk tnt; Herald Square Holding Co to Frank P Briody, 714 41st, Bklyn; mtg $165,000; Oct1; Oct2'14; A$67,-000-$——. O C & 100

**55TH st, 124-6 W;** Frank P Briody to Deas Murphy, at Granite Springs, Westchester Co, NY [165 E 62]; mtg $235,000; Oct1; Oct2'14. O C & 100

**57TH st, 340 E** (5:1349-36½), ss, 241.8 w 1 av, 16.8x66.11x16.8x68.5, 3-sty & b stn dwg; Bond, Mtg & Securities Co to Church of St John of Nepomuk, 348 E 57; B&S; Oct6; Oct8'14; A$7,000-9,500. O C & 100

**57TH st, 342 E** (5:1349-36), ss, 225 w 1 av, 16.8x68.5x16.8x69.11, 3-sty & b stn dwg; Ida A Hammell to Church of St John of Nepomuk, 348 E 57; mtg $5,000; Oct7; Oct8'14; A$7,000-9,500. O C & 100

**59TH st, 541 W** (4:1151-12), ns, 275 e West End av, 25x100, 4-sty bk tnt & strs; Harry Siegel to Michl Siegel, 45 W 129; ⅛ pt; mtg $13,000; Sept10; Oct3'14; A$7,-000-12,000. O C & 100

**61ST st, 241 W** (4:1153-9), ns, 200 e West End av, 25x100.5, 5-sty stn tnt; Phoenix Ingraham, ref, to Metropolitan Savgs Bank, 59-61 Cooper sq E; FORECLOS Oct 6; Oct8'14; A$6,000-14,000. **10,000**

**64TH st, 27-31 W** (4:1117-16-18), ns, 350 w Central Park W, 75x100.5, 3-5-sty bk tnts; Jacob Hirsh to 64th St Holding Corpn, 47 Cedar; B&S & CaG; AL; Oct8'14; A$90,000-108,000. O C & 100

**66TH st, 428 E** (5:1460-36), ss, 236.1 w Av A, 26.11x100.5, 5-sty bk tnt; Minna Goldschmidt to Mayer Goldschmidt, her husband, 428 E 66; ½ pt; AT; Sept22; Oct 3'14; A$9,000-17,500. O C & 100

**71ST st, 337 W** (4:1183-18½), ns, 338 w West End av, 15x102.2, 4 & 5-sty bk dwg; Lucile Watters to Alice Miller, 2374 Bway; mtg $16,400; Aug12; Oct8'14; A$10,500-21,-000. nom

**71ST st, 343 W** (4:1183-17), ns, 384 w West End av, 16x102.2, 4 & 5-sty bk dwg; Irene Blum to Alice Miller, 2374 Bway; mtg $19,400; Aug12; Oct8'14; A$11,000-22,-000. nom

**77TH st, 103 W** (4:1149-30), ns, 30 w Col av, 35x100.6, 5-sty bk tnt; J Henry Dutting to Sixty-Fifth St Realty Co, 170 Bway; AL; Sept12; Oct5'14; A$28,000-50,000. nom

**77TH st, 141 W** (4:1149-16), ns, 414 w Col av, 19x102.2, 3-sty & b stn dwg; Bernard Hirsh to Clara L Reich, 23 E 44; AL; Oct1; Oct2'14; A$15,500-25,000. nom

**79TH st, 216 W** (4:1170-41), ss, 190 w Ams av, 19x102.2, 3 & 4-sty & b bk dwg; Alice De L, wife Albt O Whitney, to Louise W Landeau, 640 Riverside dr; QC; mtg $19,000; Oct5; Oct6'14; A$19,000-25,000. nom

**81ST st, 110 W** (4:1211-38), ss, 646 e Ams av, 21.10x102.2x25x102.2, 4-sty & b stn dwg; Geo H Curtis to Florence K O'Brien, 110 W 81; B&S; AL; Sept10; Oct 7'14; A$14,500-31,000. nom

**85TH st, 330 W** (4:1246-44), ss, 275 w West End av, 50.6x102.2, 6-sty bk tnt; Max S Levine, ref, to B Crystal & Son, 47 West; FORECLOSED & drawn Oct6'14; A$45,000-105,000. **5,000**

**88TH st, 301 & 301A E,** see 2 av, 1700.

**89TH st, 227 E** (5:1535-17), ns, 175 w 2 av, 25x100.8, 5-stv bk tnt; Wm F Boettler to Helene J Boettler, his wife, 1464 President, Bklyn; AT; mtg $17,000; Oct5; Oct6 '14; A$10,000-22,000. nom

**99TH st, 169-71 W** (7:1854-5-6), ns, 100 e Ams av, 50x100.11, 2-5-sty bk tnts; Pauline Elfers to Diedrich H Elfers, her husband, 529 9 av; mtg $42,000; Sept30; Oct5'14; A $30,000-50,000. nom

**101ST st, 141 W** (7:1856-16), ns, 400 w Col av, 39.5x101x34.1x100.11, 5-sty bk tnt; Harriet Cohen et al to Volkian Realty Corpn, 346 Bway; mtg $36,000 & AL; Oct3; Oct5'14; A$37,500-41,000 O C & 100

**102D st, 211 E** (6:1652-8), ns, 180 e 3 av, 24.11x100.11, 5-sty bk tnt & strs; Benj F Blair, TRSTE, to Alex W Shepard, to Girolamo Rubino, 319 Bowery; Giuseppe Rubino, 52 1st, & Giovanni Cali, 203 E 102; Oct1; Oct8'14; A$10,000-21,000. **15,000**

**107TH st, 304 E** (6:1678-48), ss, 100 e 2 av, 25x100.11, 4-sty bk tnt & strs; Jos N Tuttle, ref, to Hospital Estates, Inc, 30 Broad; FORECLOSED & drawn Sept30; Oct2'14; A$7,000-15,000. **10,000**

**107TH st, 306 E** (6:1678-47), ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & strs; Jos N Tuttle, ref, to Hospital Estates, Inc, 30 Broad; FORECLOSED & drawn Sept30; Oct 2'14; A$7,000-15,000. **10,000**

**107TH st, 308 E** (6:1678-46), ss, 150 e 2 av, 25x100.11, 4-sty bk tnt & strs; Jos N Tuttle, ref, to Hospital Estates, Inc, 30 Broad; FORECLOSED & drawn Sept30; Oct2'14; A$7,000-15,000. **10,000**

**108TH st, 242 E,** see 2 av, 2093.

**111TH st, 122 W** (7:1820-46), ss, 218.9 w St Nicholas av, 15x100.11, 4-sty & b bk dwg; Becky Meyers to B W R Realties, Inc, 61 Park row; mtg $9,500; Oct7; Oct8 14; A$9,000-13,000. nom

**115TH st, 53 E,** see Madison av, 1753.

**115TH st, 48 W** (6:1598-58), ss, 325 e Lenox av, 18x100.11, 3-sty & b bk dwg; B & E Holding Co to Leon Dauber, 12 E 111; mtg $7,500; Sept21; Oct7'14; A$10,500-11,000. O C & 100

**119TH st, 142 (140) W** (7:1903-53), ss, 245 e 7 av, 20x100.11, 3-sty & b stn dwg; Elek J Ludvigh, ref, to United States Trust Co of N Y, 45 Wall; FORECLOS Sept22; Oct 2; Oct5'14; A$10,400-21,000. **16,000**

**123D st W, nec Bway,** see Bway, 3100.

**124TH st, 53-5 E,** see Madison av, 1937.

**124TH st, 254 W** (7:1929-57), ss, 174.6 e 8 av, 16.8x100.11, 4-sty bk tnt; Eliz Doyle to Chas B Ludlow, Hotel Belmont, Park Av & 42d; mtg $10,000; July14; Oct5'14; A$10,-600-13,000. nom

**126TH st, 109-11 E** (6:1775-7 & 8), ns, 140 e Park av, 50x99.11, 2-5-sty bk tnts; Danl Loewenthal to Theresa Loewenthal, his wife, 564 W 160; AL; Oct11'12; Oct3'14; A$20,000-45,000. O C & 100

**126TH st, 304 E** (6:1802-47), ss, 125 e 2 av, 25x99.11, 5-sty bk tnt; Maria Berner to Chas O Berner, 304 E 126; AL; Sept30; Oct5'14; A$6,000-11,500. O C & 100

**126TH st, 310 E** (6:1802-44), ss, 200 e 2 av, 25x99.11, 5-sty bk tnt; Maria Berner to Anna Rathjen, 304 E 126; AL; Sept30; Oct5'14; A$6,000-11,500. O C & 100

**127TH st, 29 W** (6:1725-23½), ns, 328.9 w 5 av, 18.9x99.11, 3-sty & b stn dwg; Marguerite B Hotaling to Emily Benson, 60 W 129; mtg $2,500; Mar6; Oct2'14; A$9,-000-11,500. nom

**127TH st, 145-7 W** (7:1912-8), ns, 150 e 7 av, 50x99.11, 6-sty bk tnt; Lord Robert Realty Co to B W R Realties, 61 Park row; mtg $71,500 & AL; Sept28; Oct3'14; A $25,000-80,000. nom

**127TH st, 267 W** (7:1933-9½), ns, 216.8 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Edw J Welling & Mary D his wife to Mary Welling; mtg $8,500 & AL; June15'06; Oct 7'14; A$7,300-10,500. nom

**127TH st, 269 W** (7:1933-9), ns, 200 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Edw J Welling & Mary D, his wife to Mary Welling [c/o Edw J, 30 Church]; mtg $8,000; June15'06; Oct7'14; A$7,300-10,500. nom

**128TH st, 33 W** (6:1726-22½), ns, 360 w 5 av, 12.6x99.11, 3-sty & b bk dwg; Harry C Williams to Chas H Congdon, of Cranston, RI; mtg $6,000 & AL; Sept24; Oct5 '14; A$5,500-7,000. O C & 100

**128TH st, 73-7 W** (6:1726-7-9), ns, 135 e Lenox av, 56.3x99.11, 3-5-sty stn tnts; Carl J Stein to D H Jackson Co, 35 Nassau; Oct 5'14; A$27,000-48,000. nom

**128TH st, 272-6 W** (7:1933-57½-59), ss, 125 e 8 av, 62.6x99.11, 3-4-sty stn tnts & strs; Helen D W Haight widow to Geo M Miller at Morristown, NJ, [80 Bway], & Stephen D Marshall, 121 E 81, TRSTES will Levin R Marshall; B&S; Oct2; Oct7'14; A$24,900-42,000. O C & 100

**130TH st, 17 E** (6:1755-9), ns, 214 e 5 av, 16x99.11; Margt J Cannon to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $6,909 & AL; Oct1; Oct2'14; A$5,000-5,500. nom

**131ST st, 132 W** (7:1915-48), ss, 370 e 7 av, 20x99.11, 3-sty & b stn dwg; Carolina H Greenough et al to Diocesan Auxiliary to the Cathedral Church of St John the Divine, 1021 Ams av; CaG; mtg $9,000; July27; Oct6'14; A$8,000-10,000. nom

**131ST st, 158 W,** see 7 av, 2211-5.

**133D st, 70 W** (6:1730-68), ss, 84 e Lenox av, 26x99.11, 5-sty bk tnt & strs; Florette Realty Corpn, 38 Park row, to E Dudley Barlow, 381 Central Park W, & Eliz B Hoyt, 1 W 83; mtg $17,000 & AL; Oct5; Oct6'14; A$7,300-18,500. nom

**133D st, 151 W** (7:1918-15), ns, 325 e 7 av, 25x99.11, 5-sty bk tnt; Elek J Ludvigh, ref, to Jas L Barclay, 15 W 48, TRSTE Hy Barclay, decd, for benefit Sackett M Barclay & Sackett M Barclay, 37 W 46, TRSTE Hy Barclay, decd, for Jas L Barclay; FORECLOS Sept23; Sept29; Oct3'14; A$10,-000-18,000. **10,000**

**142D st, 225-7 W** (7:2028-17-18), ns, 400 e 8 av, 50x99.11, 2-5-sty stn tnts; Hans J Widness to Margt Hartmann, of Clarkstown, Rockland Co, NY; mtg $37,000 & AL; Sept30; Oct2'14; A$22,000-48,000. exch

**143D st, 303 W** (7:2044-pt lot 9), ns, 75 w 8 av, 25x24.11, 1-sty bk office; Mary Eisler to Nathan A Eisler, 550 Riverside dr; AL; May14; Oct5'14; A$——-$——. nom

**143D st, 610-6 W** (7:2089-41), ss, 175 w Bway, 100x99.10, includes Colyers row (Nos 1-8), 9-2-sty & b fr dwgs; Amelia Bach & Henrietta A Mittnacht to May Martin & Jacob A Mittnacht Jr, both at Monroe, Orange Co, NY; AL; Sept24; Oct 5'14; A$48,000-50,000. nom

**158TH st W** (8:2135-6), ns, 132.1 w Riverside dr, runs n79 to sws Riverside dr (No 825) xnw20.9xs84.9xe20 to beg, 3-sty & b bk dwg; Alice De L, wife Albt O Whitney, to Elliott Mtg Co, 277 Bway; mtg $15,000; Oct7, O C'14; A$8,500-15,000. nom

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**161ST st, 551 W** (8:2120-55), ns, 400.6 w Ams av, 18.11x99.11, 4-sty & b bk dwg; Jno J Egan to Jos E Ismay, 22 Old sl, & Jos E Egan, 507 Monroe av, Elizabeth, NJ, EXRS & TRSTES Jos F Ismay, Cat; Oct2, Oct3'14; A$9,000-11,000. **14,600**

**185TH st, 557 W** (8:2157-61), ns, 209.11 e St Nicholas av, 19.10x107.5, 3-sty & b bk dwg, Theo W Seele to Domenico Borgia, 555 W 185; mtg $11,400; Oct1; Oct2'14; A $6,000-10,000. O C & 100

**215TH st W** (8:2195-15), ss, 800 e 10 av, runs s along ws 9 av 99.11xe50 to cl 9 av xn99.11 to st xw50 to beg, vacant; Mary F Steele, heir Egbert N Fairchild, to Chas W Beam, of Jersey Shore, Pa; QC; AL; June 30, Oct5'14; A$9,000-9,000. nom

**Amsterdam av, 1020-6,** see Cathedral Pkway, 501-7.

**Amsterdam av ,1488-90** (7:1987-33), ws, 80 s 134th, 39.10x100, 6-sty bk tnt & strs; Hun Realty Co to Chas W Schattman, 247 Audubon av, individ & TRSTE for Hettie & Pauline Schattman & Estelle Potter; A L; Oct6; Oct7'14; A$25,900-60,000. nom

**Amsterdam av, 1488-90** (7:1987-33), ws, 80 s 134th, 39.10x100, 6-sty bk tnt & strs; Chas W Schattman, individ & as TRsTE for Hattie Schattman et al, to Hun Realty Co, 140 Nassau; AL; Oct5; Oct6'14; A$25,-900-60,000. nom

**Broadway, 3,100** (7:1798-1), nec 123d, 100.11x100, 6-sty bk tnt; Chas M Rosenthal to Lombardy Realty Co, 160 Bway; B&S; AL; Sept29; Oct2'14; A$110,000-200,000 . O C & 100

**Lenox av, 531** (7:1921-34), ws, 52.4 s 137th, 27x75, 5-sty bk tnt & strs; Josephine K Krug to Jno M Geiger, 593 Beech ter, Bronx; mtg $18,000; Aug3; Oct8'14; A$16,-500-27,000. nom

**Lenox av, 531;** Jno M Geiger to Josephine K, wife of & Jno J Krug, 880 Home, Bronx, tenants by entirety; mtg $78,000; Aug3; Oct8'14. nom

**Lexington av, 591** (5:1306-51), es, 25.5 s 52d, 25x100, 4-sty stn tnt & strs; Edw T Platt to Duncan I Roberts, 22 E 29; B&S; Mar5; Oct5'14; A$22,500-33,500. nom

**Lexington av, 591;** Duncan I Roberts to Jno J McDonald, 1686 Clay av; B&S; Oct3; Oct5'14. nom

**Lexington av, 591;** Jno J McDonald to Callahan Estate, a corpn, 135 Bway; mtg $30,000; Oct5'14. O C & 100

**Madison av, 1753** (6:1621-23), nec 115th (No 53), 25.10x84, 5-sty bk tnt & strs; Danl L Korn to 1753 Madison Av Corpn; AL; Sept29; Oct2'14; A$25,000-40,000. O C & 100

**Madison av, 1937** (6:1749-23), es, 66 n 124th, 22x85, 3-sty & b stn dwg, 1-sty ext; A$16,000-22,000; also 124TH ST, 53-5 E (6:1749-24 & 25), ns, 85 e Madison av, 50x 100.11, vacant; A$28,000-28,000; Mary A White to Leonore H Nesbit, 266 Orange rd, Montclair, NJ; mtg $40,000; Sept28; Oct3 '14. nom

**Riverside dr, 825,** see 158th W, ns, 132.1 w Riverside dr.

**2D av, 1700** (5:1551-1), nec 88th (Nos 301 & 301A), 25.8x100, 5-sty bk tnt & strs, 1-sty ext; Fred R Gibson to Max Borck, 1324 Madison av; QC & correction deed; AL; Oct6; Oct7'14; A$21,500-38,000. O C & 100

**2D av, 2093** (6:1657-28), swc 108th (No 242), 25.10x75, 4-sty bk tnt & strs; Benj Abraham to Irving W Dimelow, [52 Wall], 203 Lena av, Freeport, LI; AL; Sept18; Oct 2'14; A$14,500-21,000. nom

**3D av, 2334** (6:1775-37), ws, 74.11 s 127th, 25x100, 3-sty fr tnt & strs; Marguerite B Hotaling to Emily Benson, 60 W 129; Mar 6; Oct2'14; A$23,000-26,000. nom

**5TH av, 1343** (6:1618-4), es, 75.8 n 112th, 25.3x96, 5-sty bk tnt & strs; Jerome Landow to Caroline Newman, 522 W 151; ½ pt; AT; mtg $25,000; July14; Oct7'14; A $20,000-32,000. nom

**6TH av, 399** (3:800-41), ws, 74 n 24th, 20.5x100, 4-sty bk str, 2-sty ext; Hy Hesse Jr to Louis Stoiber, [722 Bway], 723 De Graw av, Forest Hill, NJ, & Henry Hesse Jr, 164 E 71, EXRS & TRSTES Henry Hesse Sr; AL; Oct1; Oct3'14; A$72,000-78,000. **80,000**

**7TH av, 2211-5** (7:1915-61), sec 131st (No 158), 45.11x100, 5-sty bk tnt & strs; Berthold Hochschild et al, EXRS Bertha Blumenthal, to Berthold Hochschild, 565 West End av; mtg $60,000; Feb14'11; Oct5'14; A $45,000-80,000. **30,000**

**7TH av, 2211-5,** sec 131st (No 158); Berthold Hochschild to Jos H Muller, 1378 St Marks av, Bklyn; mtg $55,000; Oct1; Oct5'14. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Cathedral Pkway, 501-7** (7:1882), nwc Amsterdam av (Nos 1020-6), 125x95.11; asn rents to extent of $16,500; 160 Bway Holding Corpn to Jacob Rosenthal, 1893 7 av; Sept29; Oct3'14. nom

**Greenwich st, 363-7** (1:181); consent to 3d track; Clarence E Schmitt to Manhattan Railway Co; July31; Oct3'14. 1,200

**Greenwich st, 533** (2:597), nec Vandam (Nos 99-103), 25x51; consent to 3d track; Wm J Hiscox to Manhattan Railway Co; mtg $25,500; Aug28; Oct6'14. 550

**Greenwich st, 533;** consent to 3d track; J Lawrence Pool to same; mtg $25,500; Sept10; Oct6'14. nom

**Greenwich st, 627-31** (2:602), sec Morton (Nos 82-90), 100.4x110.10x100x102.4; consent to 3d track; Edw P Meany, of Convent, NJ, to Manhattan Railway Co; mtg $200,000; June3; Oct7'14. 2,207.33

**Greenwich st, 627-31;** consent to 3d track; General Electric Co lessee, to same; mtg $200,000; Sept26; Oct7'14. nom

**Greenwich st, 627-31;** consent to 3d track; East River Savings Instn, mtgee, to same; mtg $130,000; Sept29; Oct7'14. nom

**Greenwich st, 627-31;** consent to 3d track; same, mtgee, to same; mtg $70,000; Sept29; Oct7'14. O C & 100

**Morton st, 82-90,** see Greenwich, 627-31.

**Vandam st, 99-103,** see Greenwich, 533.

**Washington st, 266** (1:131-40), ws, 105.3 n Murray, 26.3x57.8x26.5x56.10, 4-sty bk loft & str bldg; Rector &c of Trinity Church to Christian A Krone, Louise M C Kohler & Anna H Hagemeyer, 2201 Andrews av, Bklyn; re & QC of rent in grant dated Nov18'1773; Sept22; Oct8'14; A$18,-500-22,000. O C & 100

**15TH st, 338-40 E** (3:921), ss, 196 w 1 av, 42x103.3; asn rents to extent of $4,000; Clarence Realty & Constn Co, 206 Bway, to Flora E Solomon, 536 W 113; Oct1; Oct3 '14. nom

**26TH st, 243 E,** see 2 av, 463-5.

**41ST st, 201-3 E,** see 3 av, 639.

**53D st, 552-4 W** (4:1081), ss, 50 e 11 av, —x —; agmt as to re of easement for light & air over strip 5x117 wide adj above on w; Childrens Aid Soc, 105 E 22, to Frances W Emerson, 6 E 70; Sept1; Oct6'14. nom

**65TH st, 69 W,** see Col av, 121-5.

**71ST st, 301 E,** see 2 av, 1382.

**91ST st, 15 W** (4:1205-22), ns, 222 w Central Park W, 45.11x100.9x42.6x100.8, 6-sty bk tnt; re of tax lien; Hy D Norris to Sarah H Norris, his wife, 15 W 74; QC; June8; Oct7'14; A$37,000-88,000. nom

**118TH st, 111 E** (6:1767), ns, 90 e Park av, 25x100.11; asn rents to extent of $725; Mary E Bellinger to Bronx Security & Brokerage Co, 258 E 138; Oct6; Oct7'14. nom

**127TH st, 145-7 W** (7:1912), ns, 150 e 7 av, 50x99.11; re asn rents to secure $6,000; Estates Mtg & Securities Co to B W R Realties, 61 Park row; Sept28; Oct3'14. nom

**135TH st, 515 W** (miscl); power of atty to execute or sell mtg, &c; Emil J Bauer to Geo Eigel, both at St Louis, Mo; Aug21; Oct8'14. ——

**179TH st, 815 W,** see Pinehurst av, 40-54.

**180TH st, 820 W,** see Pinehurst av, 40-54.

**Amsterdam av, 1020-6,** see Cathedral Pkway, 501-7.

**Broadway, 71** (miscl), the business; power of atty; Jno H Hammond, of Gloucester, Mass, to Harris Hammond & Robt D Hanna; Oct5; Oct6'14. ——

**Columbus av, 121-5** (4:1118), nec 65th (No 69), 50.5x100; consent to 3d track; Utility Realty Co to Manhattan Railway Co; mtg $170,000; July30; Oct8'14. 740.62

**Columbus av, 121-5;** consent to 3d track; Wm B Riker & Sons Co, lessees, to same; Aug3; Oct8'14. nom

**Columbus av, 121-3;** consent to 3d track; Cordelia E Bibb & ano, TRSTES &c Rolph Marsh, decd, mortgagees, to same; mtg $170,000; Aug26; Oct8'14. nom

**Park row, 120** (1:159); consent to 3d track; Chas M Church et al, EXRS &c Esther C Chapman, to Manhattan Railway Co; Sept11; Oct5'14. 3,141.50

**Pinehurst av, 40-54** (8:2177), nwc 179th (No 815), 4 lots, together, 200.5 to 180th (No 820) x112.10x200x100; asn rents to secure $16,000; Estates Mtg Securities Co to B W R Realties, Inc, 61 Park row; Sept28; Oct5'14. nom

**Pinehurst av, 40-54;** asn rents to secure $10,000; Estates Mtg Securities Co to B W R Realties, Inc, 61 Park row; Sept 28; Oct5'14. O C & 100

**2D av, 463-5** (3:907), nwc 26th (No 243), 49.4x75; consent to 3d track; Chas S Fielding et al to Manhattan Railway Co; mtg $35,000; Aug10; Oct6'14. 592.25

**2D av, 463-5;** consent to 3d track; Eliz R Fielding, mortgagee, to same; mtg $35,-000; Sept5; Oct6'14. nom

**2D av, 678** (3:942); consent to 3d track; Annie Kalish et al to Manhattan Railway Co; mtg $10,000; May29; Oct6'14. 235

**2D av, 678;** consent to 3d track; Adirondack Cottage Sanitarium, mortgagees, to same; mtg $10,000; July14; Oct6'14. nom

**2D av, 735** (3:920), ws, 60 n 39th, 20x83; consent to 3d track; Wm J Borgelt to Manhattan Railway Co; mtg $11,000; Aug 24; Oct6'14. 240

**2D av, 735;** consent to 3d track; Hy Katzenberg, mortgagee, to Manhattan Railway Co; mtg $11,000; Sept18; Oct6'14. nom

**2D av, 1382** (5:1446), nec 71st (No 301), 27.2x75; consent to 3d track; Sarah Waldheimer to Manhattan Railway Co; mtg $18,000; Aug26; Oct6'14. 326

**2D av, 1382;** consent to 3d track; Wilfred A Openhym, mortgagee, to same; mtg $18,000; Sept25; Oct6'14. O C & 100

**3D av, 630** (5:1295); consent to 3d track; Jno P Pils, of Bklyn, to Manhattan Railway Co; Sept21; Oct5'14. 388.05

**3D av, 639** (miscl), nec 41st (Nos 201-3); power of atty to settle claim agt Manhattan Railway Co, &c; Genevieve J Russell to Bernard A Reinold, of Tenafly, NJ; July 8; Oct5'14. ——

**3D av, 639** (5:1315), nec 41st (Nos 201-3), 18.9x65; consent to 3d track; Bernard A Reinold et al to Manhattan Railway Co; Sept16; Oct5'14. 248.44

**3D av, 1889** (6:1654); consent to 3d track; Geo Haering, of Bronx, to Manhattan Railway Co; mtg $18,000; Sept8; Oct 8'14. 240.90

**3D av, 1889;** consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $18,-000; Sept23; Oct8'14. nom

**3D av, 2328-30** (6:1775); consent to 3d track; Esther Lindner, of Yonkers, NY, to Manhattan Railway Co; mtg $22,000; July 7; Oct5'14. 928.08

**3D av, 2328-30;** consent to 3d track; Chas Altschul et al, TRSTES, as mortgagees, to same; mtg $22,000; Sept21; Oct5'14. nom

**7TH av, 2052** (miscl); power of atty; Louise Boedecker to Augusta Boedecker, both at 2052 7 av; Oct5; Oct7'14 ——

**Power of atty** (miscl); Charlotte M Leon & Bertha M Johnson, both at Paris, Fr, to Oliver J Wells; Mar10; Oct7'14 ——

**Power of atty** (miscl); Leopoldo Franchetti to Felix M Warburg &, Julius Goldman, Sept14, Oct8'14. ——

**Revocation of power of atty** (miscl); Lee De Boer to Tobias Miller, both at 210 W 110; Oct8'14. ——

## WILLS.

### Borough of Manhattan.

**Attorney st, 1-3** (1:314-32), nwc Division (Nos 234-6), 40x95x irreg, 5-sty bk tnt & strs; A$45,000-75,000; also MADISON ST, 198 (1:272-26), ss, 75 w Rutgers, 25x101, 5-sty bk tnt & strs; A$19,000-27,000; Philip Starr Est, Michl Starr EXR, 1-3 Attorney; atty, Geo L Livingston, 51 Chambers. Will filed Sept28'14.

**Bank st, 111** (2:635-36), ns, 135 w Greenwich, 22x95, 3-sty bk tnt; A$9,000-10,500; also 39TH ST, 209 E (3:920-8, ½ int, ns, 125 e 3 av, 16x98, 3-sty stn dwg; A$7,000-9,000; also 41ST ST, 229 to 245 E (5:1315, 15, 18, 21, 22, 23), ½ int, ns, 80 w 2 av, 225x98x irreg, 2-4-sty bk factory bldgs, & 2-3-sty bk tnt & 1-sty bk bldg; A$79,-000-100,000; also 42D ST, 226 E (5:1315-36), ss, 205 w 2 av, 25x98, 2-sty bk bldg; A$18,-000-20,000; also 2D AV, 767 (5:1315-24), ½ int, nwc, 24x80, 4-sty bk tnt; A$24,000-26,500; Brainard T Norris Est, Edwd Norris ano, EXRS, 467 Waverly av, Bklyn; attys, Fletcher, Sillcock & Leahy, 165 Bway. Will filed June27'13.

**Division st, 234-6,** see Attorney, 1-3.

**Madison st, 198,** see Attorney, 1-3.

**23D st, 240 E** (3:903-39), ss, 141 w 2 av, 20x98, 3-sty bk tnt & 1-sty fr ext; Margt O'Brien Est, Jno E O'Brien EXR, 723 St Nicholas av; atty, Jno E O'Brien, 51 Chambers; A$18,500-20,000. Will filed Sept. 18'14.

**25TH st, 502 W,** see 33d, 416-22 W.

**33D st, 416-22 W** (3:730-59), ss, 212 w 9 av, 56x98.9, 8-sty bk loft & str bldg; ½ int; A$30,500-131,000; also ST NICHOLAS AV, 785-93 (7:2064-30-34), ws, 51 s 150th, 112x85x irreg, 3, 4-sty bk tnts & 2-2-sty fr dwgs; ½ int; A$42,600-63,000; also 10TH AV, 249-51 (3:696-35), ws, 39 s 25th, runs w75xn39 to 25th (No 502) xw25xe79xe100 to av xn39, 4 & 5-sty bk bottling bldg; ½ int; A$24,000-45,000; Jacob B Grifenhagen Est, Max S Grifenhagen EXR, 720 Riverside dr; atty, Ronald K Brown, 320 Bway. Will fined Mar13'14.

**39TH st, 209 E,** see Bank, 111.

**41ST st, 229-245 E,** see Bank, 111.

**42D st, 226 E,** see Bank, 111.

**89TH st, 540 E** (5:1585-33), ss, 146 w East End av, 25x100, 5-sty stn tnt; Katie Rosenkranz Est, Tessie Strobert EXTRX, 542 E 89; attys, Amend & Amend, 119 Nassau; A$8,000-20,000. Will filed Sept5'13.

**St Nicholas av, 785-93,** see 33d, 416-22 W.

**2D av, 767,** see Bank, 111.

**10TH av, 249-51,** see 33d, 416-22 W.

## CONVEYANCES.

### Borough of the Bronx.

**Byron st** (*), ws, 195.11 s 237th, 25x95; also 229TH ST E (*), ss, 100 w Bronxwood av, 50x114, Wakefield; Wolf Nabutovsky to J Lester Fierman, 45 Pinehurst av; AL; Oct1; Oct6'14. nom

**Commerce st (*),** ns, abt 205 e Newman, abt 60x150 to Barretts Creek; Porter Realty & Development Co to Karl Morgan, 1814 Weeks av; AL; June24; Oct7'14. nom

**Coster st, 652** (10:2764-2768 & 2769), es, 240 s Spofford av, 20x100, 2-sty bk dwg; Richd H Clarke, ref, to Henry H Glass, 367 W 120; FORECLOS Sept3; Sept8; Oct7 '14. **5,500**

**Crotona Park N** (11:2952), ns, 552 e Prospect av, 50 to Marmion pl x93.5x50x 93.11, except pt for Marmion av; vacant; Henry Hunneke Jr to Frank J Muhlfeld, 805 Crotona Park N; Oct6; Oct8'14. O C & 100

**Devoe ter, 2475** (11:3219), nws, 412.8 s 190th, 18x70, 2-sty bk dwg; Francis A Fullam to Eliz Ericson, 2585 Sedgwick av; mtg $5,500; Oct3; Oct6'14. nom

**Devoe ter** (11:3219), nws, 234 ne Webb av, runs ne50xw183.6xs60.11xne10xe47.4 to beg, vacant; Edson Bldg Co to Henry D Patton, 2470 Webb av; mtg $2,000; Apr23; Oct7'14. O C & 100

**Division st, ws, 197.6 s 177,** see Division, ws, 162.6 s 177.

**Division st** (11:3005), ws, 162.6 s 177th, 35x70, 2-sty fr dwg; also DIVISION ST (11:3005), ws, 197.6 s 177th, runs s—xw 147.6xn75.5xe81.1xs35xe70 to beg, 2-sty fr dwg; Edw J Flynn, ref, to Albt L Skinner, 197 Shonnard Ter, Yonkers, NY; FORECLOS Sept15; Sept29; Oct2'14. **4,000**

**Gates pl** (12:3324), es, 588.6 n Mosholu Pkway N, runs n9.3 to Gun Hill rd xne 47.1xe76.2xs50xw100 to beg; vacant; Ruth W Hall & ano to Winifred W Gatling, 317 W 84; ⅔ pt; B&S & CaG; Oct7; Oct8'14. O C & 100

**Gates pl** (12:3324); same prop; Henry Evans & ano, EXRS Jno R Waters, to same; QC; Oct5; Oct8'14. nom

**Home st, 975-85** (11:2986), nec Hoe av (No 1202), runs n109.3xe100xn5xe75xs94.2 to st xw176.1 to beg, 4-5-sty bk tnts; Wm H Caldwell Jr to Marion E Ireland, 10 Manhattan av; mtg $145,000; Sept1; Oct7 '14. nom

**Home st, 981-5** (11:2986), ns, 85.6 e Hoe av, runs n99.6xe15xn5xe75xs94.2 to st xw 90.7 to beg, 2-5-sty bk tnts; Cornelius J Earley, ref, to Margt Knox, 478 Mott av; mtg $69,000; FORECLOS Aug18; Aug19; Oct7'14. **500 over mtg**

**Home st, 981-5** (11:2986); Margt Knox to Wm H Caldwell Jr, 111 W 123; B&S & CaG; mtg $69,000; Aug19; Oct7'14. nom

**Jennings st, 983,** see Bryant av, 1454.

**Lorillard pl, 2415-7** (11:3056), ws, 133.9 n 187th, 40.5x90, 2-3-sty bk tnts; Hannchen Lieben to Ellen Brown, 856 Kinsella; mtg $16,000; Oct1; Oct2'14. nom

**Madison st, nec Van Nest av,** see Van Nest av, nec Madison.

**Manida st, 874** (10:2740), es, 48.2 s Garrison av, 42x100, 5-sty bk tnt; Lulu M Ernst to Chas Hanlon, 1110 Wash av; Jos T Hanlon, 2512 University av, & Frank Hanlon, 1066 Forest av; mtg $35,000; Oct 1; Oct2'14. O C & 100

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**Marian st** (*), nws, 167.3 ne 241st, 50x [illegible], Washingtonville, Mary Crotty & ano to Hattie F Ayres, all of Overpeck av, Ridgefield Park, NJ; mtg $2,000. Also Oct2'14. nom

**Matilda st, ws, 450 s 240th,** see 221st E, ss, 100 w White Plains av.

**Newman st** (*), es, 25.6 s Commerce, 50 x111.6, Wm M Hosson to Giuseppe Terotto, 291 E 148. Oct3, Oct6'14. nom

**Palisade pl, see Undercliff av,** see Undercliff av, see Palisade pl.

**Van Cortlandt st** (*), ns, 349 e Highway from Westchester, 300x236.8x260x294.11, Lydia A Reynolds to Harry B Russell, Mamaroneck, NY; mtg $3,500. Nov29'11. Oct3'14. O C & 100

**Whittier st** (P. 2765), es, 100 s Seneca av, 100x109x112x160.1, vacant; Prospect Holding Co to Lawrence Davis, 76 Green, Newark, NJ. Oct1, Oct6'14. O C & 100

**Willow la (*),** ss, being lots 30 & 31, map made by David B Taylor, runs n150 xe99.8x150.8xw50 to beg, Jno & Ann Deering to Annie Greenthal, 174 St Nicholas av; mtg $1,000. Oct2, Oct2'14. O C & 100

**135TH st, 259-65 E,** see Lincoln av, 165.

**136TH st, 246 E** (9.2320), ss, 150 w 3 av, 25x100, 5-sty bk tnt; Arthur R Walsh, ref, to Cath A Lawrence, 58 W 51; FORECLOS Sept9; Oct3; Oct6'14. **13,500**

**136TH st, 248 E** (9.2320), ss, 125 w 3 av, 25x100, 5-sty bk tnt; Arthur R Walsh, ref, to American Mtg Co, 46 Cedar; FORECLOS Sept9, Oct3, Oct6'14. **12,500**

**137TH st, 584-6 E** (10:2549), ss, 205.6 e St Ann's av, 50x110, 6-sty bk tnt & strs; One Sixty Broadway Holding Corpn to B W R Realties Inc, 61 Park Row; mtg $50,000. Sept28, Oct3'14. nom

**137TH st, 584-6 E** (10:2549), ss, 205.6 e St Anns av, 50x110, 6-sty bk tnt & strs; B W R Realties, Inc, to Becky Meyers, 945 E 163. mtg $50,000; Oct7, Oct8'14. O C & 100

**146TH st, 471 E** (9.2291), ns, 70 w Brook av, 20x50, 3-sty bk tnt & str; Harry Berkowitz to Theresa Amorino, 471 E 146; mtg $4,000; Oct1; Oct2'14. nom

**154TH st, 311 E** (9:2414), ns, 400 w Courtlandt av, 25x100, 1-sty & b fr dwg & 1-sty fr rear stable; Bertha C Dolan to Dora Frank, 65 E 121; Oct6; Oct8'14. O C & 100

**154TH st, 311 E** (9:2414), ns, abt 400 w Courtlandt av, 25x100, 1-sty fr dwg & 1-sty fr rear ext; Lewis Brewer to Bertha C Dolan, 80 Glover av, Yonkers, NY; Sept 14, Oct2'14. nom

**165TH st, 254 E** (9:2447), ss, 30 e Grant av, 36.9x80.6x36.9x80.9, 4-sty bk tnt; Wellman Finance & Realty Co to Concrete Realty & Holding Corpn, 420 E 161; Oct7; Oct8'14. nom

**167TH st, 481-91 E,** see Washington av, 1152.

**171ST st E, sec Gleason av,** see Gleason av, sec 171.

**174TH st E** (11:2998-2997), ns, 50 e Vyse av, 50x100, vacant, except pt for 174th; Biagio Liggio to City Real Estate Co, 176 Bway; mtg $3,000; Oct3; Oct5'14. nom

**175TH st E, swc Grand av,** see Grand av, ws, 600 s 175.

**176TH st E** (11:2959), ns, 300.5 w So Blvd, 70x151.5x70x153, vacant; Cornelia E McCormack to Albt H Herbst, 2098 Daly av; mtg $5,000; Oct2; Oct3'14. O C & 100

**178TH st, 260 E,** see Grand blvd & concourse, 1942.

**179TH st, 749 E** (11:3094), ns, 100 w Prospect av, 24x100, 3-sty fr dwg; Regina Feldstein to Isabella Schultheis, 749 E 179; mtg $6,000; Oct1; Oct6'14. O C & 100

**180TH st, 250 E,** see Ryer av, 2076.

**180TH st E, nwc Monterey av,** see 180th E, ns, 130.2 e 3 av.

**180TH st E** (11:3062), ns, 130.2 e 3 av, 105 to Monteray av x100x90.1x100, vacant; Michl F Kerby to Seth S Terry, 1 Russell ter, Montclair, NJ; B&S; Sept24; Oct5'14. nom

**181ST st, 730-2 E,** see Clinton av, sec 181.

**188TH st, 737 E,** see Washington av, 2436.

**192D st W, nec University av,** see University av, 2530.

**214TH st E** (*), ss, 131.6 e White Plains av, 25x100, except pt for Holland av; Rosie Amelia to Pit Raben, 3811 White Plains av; Oct7; Oct8'14. O C & 100

**219TH st, 717 E** (*), ns, 150 e White Plains rd, 27x114; Harry C Wade to Carl L Gibbons, 717 E 219. ½ pt. ALs; Sept29, Oct8'14. O C & 100

**221ST st E (*),** ss, 100 w White Plains av, 100x114; also MATILDA ST (*), ws, 450 s 240th, 50x100; Alfd Rosenzweig to Alice Rosenzweig, 566 W 161 AT. mtg $10,000. Mar5; Oct7'14. O C & 100

**223D st E, ss, 164.6 w Laconia av,** see Lind av, ses, 213.4 nw 169.

**224TH st E, ss, 232.3 e Bronxwood av,** see Lind av, ses, 213.4 nw 169.

**229TH st E (*),** ss, 130 e Paulding av, 25 x114; Barnet Baranowitz to Goldie Baranowitz, 91 Monmouth st, Newark, NJ; Oct2; Oct5'14. nom

**229TH st E, ss, 100 w Bronxwood av,** see Byron, ws, 195.11 s 237.

**230TH st W, nec Heath av,** see Heath av, 3000.

**236TH st E, nec Oneida av,** see Oneida av, sec 236.

**237TH st E, sec Oneida av,** see Oneida av, nec 236.

**240TH st E (*),** nwc Bronx blvd, 45x100, except part for Bronx blvd; Robt H Bergman, ref, to Octave H Hebert, COMMITTEE Mary B Hebert, 2398 Tiebout av; FORECLOS Aug19; Oct8'14. **2,900**

**262D st W, ns, 325 w Spencer av,** see Spencer av, ws, 150 s 262.

**Arthur av, 2010** (11:3068), es, 200 n 178th, 50x105, 5-sty bk tnt; David Greenspan to Abr Shapiro, 31 Hester; mtg $40,000; Sept 23; Oct3'14. nom

**Balcom av, nec Gifford av,** see Lind av, ses, 213.4 nw 169.

**Boston rd, 1258-60** (10:2663), ses, 260 sw 169th, 69.11x138.6x8.6x124.1, 2 & 3-sty bk hall & strs; Geo F Johnson Co to Geo F Johnson, 340 W 72; B&S; mtg $42,000; Sept 25, Oct8'14. O C & 100

**Bronx blvd, nwc 240th,** see 240th E, nwc Bronx blvd.

**Brook av, 1524** (11:2895), es, 225 n 171st, 25x100, 4-sty bk tnt & strs; Emma Schwab to Harry B Davis, Mt Vernon, NY; mtg $13,500; Oct1; Oct2'14. nom

**Bryant av, 1454** (11:3000), nec Jenings (No 983), 25x90, 5-sty bk tnt & strs; David Laemmle to Herbst Realty Co, 2008 Daly av; mtg $22,000; Oct1; Oct2'14. O C & 100

**Bryant av, 1514** (11:3001), es, 40 n 172d, 20x100, 3-sty bk tnt; J Elihu Root Kunzmann to Wm North, 526 So blvd; QC; mtg $8,000; Sept26; Oct6'14. nom

**Bryant av, 1514;** Wm H D North to Goodwin-Gallagher Sand & Gravel Corpn, 71 Bway; mtg $8,000; Oct6'14. nom

**Bryant av** (10:2762), ws, 200 n Lafayette av, 50x100, vacant; also LONGFELLOW AV (11:2762), es, 325 n Lafayette av, 50x100, vacant; Hyman Sodekson to Bessie, wife Hyman Sodekson, 601 W 190; mtg $3,080; Oct6; Oct8'14. nom

**Castle Hill av** (*), swc Ellis av, 108x 100, except pt for Ellis av; Anna E Amend to Lizzie B Hickox, 2246 Gleason av; mtg $——; Oct1; Oct8'14. O C & 100

**Clinton av, 1812** (11:2949), es, 19.5 n 175th, 19.11x90.2x19.5x90.2, 3-sty bk tnt; Jas H Collins to Ella H Holgate, 510 E 188; AL; Oct5; Oct7'14. O C & 100

**Clinton av, 1820** (11:2949), es, 97 ne 175th, 19.5x90.2, 3-sty bk tnt; Marion E Ireland to B W R Realties, Inc, 61 Park row; mtg $8,000; Sept29; Oct5'14. nom

**Clinton av** (11:3096), sec 181st (Nos 730-2), runs e97.1xs140.2xw66.1xn0.2xw31 to av xn140 to beg, 2-sty fr dwg; Wm F Johnson to Eliz Willetts, 448 Jaelliffe st, Newark, NJ; QC; correction & confirmation deed; Sept28; Oct2'14. nom

**Clinton av** (11:3096), sec 181 (Nos 730-2); Eliz Willetts to Client Constn Co, 1887 Vyse av; Sept28; Oct2'14. nom

**College av, 1039** (9:2437), ws, 194 n 165th, 22x92.6, 3-sty bk dwg; Lillian B Koepke to Wm D Leonard, 48 W 73, TRSTE Jno J Sperry; mtg $9,000; Oct2; Oct7'14. nom

**Cornell av (*),** ss, 175 w Mapes av, 25x 100; Jos Kapp to Albt Haemmerle, 1366 Mad av; mtg $3,500; Oct7'14. nom

**Daly av, 1890** (11:2992), es, 160.5 n 176th, runs e49.11xn6.2xe102.8xn43xw150.11 to av xs39.7 to beg, 3-sty bk dwg; Jno R Peterson to Anna M Brindell, 747 E 168; mtg $8,000; Sept28; Oct2'14. O C & 100

**Daly av** (11:3127), es, 148.11 s 179th, 45x 171.2x45.2x169.8, vacant; Herbst Realty Co to David Laemmle, 128 Christopher; mtg $32,000; Oct1; Oct2'14. O C & 100

**Eastchester rd** (*), es, 51.6 n McDonald, 25 9x108.7x25x102.4; Chas A Laumeister to Fredk E Yung, 686 Park av; mtg $350; Oct 7; Oct8'14. O C & 100

**Eastchester rd** (*); same prop; Fredk E Yung to Wellman Finance & Realty Co, 120 Westchester sq; mtg $350; Oct7; Oct 8'14. O C & 100

**Ellis av, swc Castle Hill av,** see Castle Hill av, swc Ellis av.

**Gifford av, nec Balcom av,** see Lind av, ses, 213.4 nw 169.

**Gleason av** (*), sec 171st, 50x100; Elvira Di Pasca to Roger Di Pasca, 1663 Garfield; mtg $——; Apr1; Oct8'14. O C & 100

**Grand av** (11:2848 & 2849), ws, 600 s 175th, 100x142.10x100x132.8; also GRAND AV (11:2848), swc 175th, runs s100xw179.6 xn87.5xne15 to st xe200 to beg, vacant; Susanna M Jarvis & ano to Gustave Eckstein, 301 W 108; QC; Sept29; Oct5'14. nom

**Grand av, 1992** (11:2870), es, 457.8 s Burnside av, 25x89.10x25x90, 2-sty fr dwg; Fredk Aldhous & Co to Anna Aldhous, 501 W 138; mtg $7,500; Mar31; Oct2'14. nom

**Grand av, swc 175th,** see Grand av, ws, 600 s 175.

**Grand blvd & concourse, 1942** (11:2810), sec 178th (No 200), 37.7x106.4x36x93.5, 2-sty fr dwg; American Swedenborg Printing & Publishing Soc, to Saml Cohn, 1942 Grand blvd & concourse; Oct7; Oct8'14. nom

**Gun Hill rd, see Gates pl,** see Gates pl, ss, 588.6 n Mosholu Pkway N.

**Heath av, 3000** (12:3256), nec 230th, 75x 100x74.8x104.2, vacant; Geo Rosendale to Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av; mtg $6,425; Nov28'13; Oct7'14. nom

**Hering av (*),** ws, 120 s Neil av, 25x100; Sol Copilowitz to Chas Rubin, Shpoler av & Kiever st, Corona, LI; Sept30; Oct7'14. **800**

**Hering av** (*), same prop; Chas Rubin to Max Feiner, 60 1st; Sept30; Oct7'14. O C & 100

**Hoe av, 1202,** see Home, 975-85.

**Hone av, ws, 150 s Pierce av,** see Lind av, ses, 213.4 nw 169.

**Hull av, 3214** (12:3350), ses, 257.4 ne 205th, 25x100, 2-sty fr dwg; Jno W Willson to Christina Hoffmann, 952 Grant av; mtg $4,000; Sept30; Oct6'14. O C & 100

**Hull av, 3280** (12:3351), es, 175 s 209th, 25x100, 2-sty fr dwg; Maximilian Brust to Fannie, Fredk G A & Chas F Brust & Albt Bendan, 3280 Hull av; mtg $4,000; Oct3; Oct5'14. nom

**Intervale av, 877** (10:2709), ss, 74.9 w Fox, runs w40.3xs123.6xe7xn33.4xe28xn70.3 to beg, 4-sty bk tnt; Winnie Realty & Constn Co to Marcus Bader, 915 Intervale av; mtg $[illegible]. Oct6; Oct7'14. O C & 100

**Inwood av, 1362** (11:2856), es, 404.11 n Clarke pl, 25x98.6, 3-sty fr tnt; Enos S Booth, ref, to Jno C Heintz, 2201 Bway, & Jacob Siegel, 1297 Fulton av; FORECLOS Sept18; Oct1; Oct2'14. **5,750**

**Lincoln av, 165** (9:2318), nwc 135th (Nos 259-65), 25x100, 5-sty bk tnt & strs & 1-sty bk bldg, Sol Adler to Max Weiss, 255 W 122, mtg $19,450. Oct7; Oct8'14. nom

**Lind av** (9:2532), ses, 213.4 nw 169th, 50 x100, vacant; also 224TH ST E (*), ss, 232.3 e Bronxwood av, 25x113.10x28.2x100.10; also 223D ST E (*), ss, 164.6 w Laconia av, 25x99; also BALCOM AV (*), nec Gifford av, 50x107.7x50x105.8; also HONE AV, ws, 150 s Pierce av, 50x100; also NEIL AV, ns, 25 e Haight av, 25x100; Patk Duffy to Jno Dawson, 542 2 av; AL; Sept30; Oct5'14. O C & 100

**Longfellow av, es, 325 n Lafayette av,** see Bryant av, ws, 200 n Lafayette av.

**Longwood av, 1110 (145th st E)** (10:-2736), ss, 100 e Garrison (Whitlock) av, 25x100, except pt for Longwood av, 2-sty fr dwg; Mary J Clary et al to Jos Meyer, 552 Union av; Oct1; Oct6'14. nom

**Monterey av, 2019-27** (11:3061), ws, 50.9 s 179th, 152.4x97x152.4x99.3, 3-5-sty bk tnts; Angel Constn Co to Fanny Simonoff, 1299 Franklin av; mtg $102,500; Oct5; Oct 6'14. O C & 100

**Monterey av, nwc 180th,** see 180th E, ns, 130.2 e 3 av.

**Morris av** (12:3318), es, being lot 101, blk 3318, tax map; Wm S Grey to Patk M Burke, 326 E 21; FORECLOS tax lien Jan 21; Oct2; Oct3'14. **2,450**

**Morris av, 988** (9:2432), es, 137.6 n 164th, 37.6x104.10, 5-sty bk tnt; Rosie Holstein to David Holstein, 727 Tinton av; mtg $29,700; Oct1; Oct2'14. nom

**Neil av, ns, 25 e Haight av,** see Lind av, ses, 213.4 nw 169.

**Newton av** (13:3421), es, 125 n 254th, 25x78.9x26.11x87.11, vacant; Van Cortlandt Park Realty Co, Inc, to Belle I Bretz, Dobbs Ferry, NY; Oct2'14. O C & 100

**Oneida av** (12:3371), nec 236th, 200 to 237th x125, vacant; Bruckner Bros Inc to Anthony Reale, 2446 Prospect av; Oct6; Oct7'14. O C & 100

**Oneida av, sec 237th,** see Oneida av, nec 236.

**Pierce av (*),** ns, 50 e Colden av, 125x 100.2; Francesco Romeo to F Romeo & Co, Inc, 25-7 Carroll, Bklyn; Sept30; Oct7'14. nom

**Radcliffe av** (*), es, 175 n Van Nest av, 50x100; Jno Oesterle to Alwina Oesterle, 721 Herald av, Richmond Hill, NY; QC; Sept13; Oct8'14. nom

**Richardson av** (*), ws, 300 n 237th, 50x 100; Cath T Ballester to Genevieve M Ballester, 4389 Richardson av; mtg $2,000; Sept26; Oct6'14. nom

**Ryer av, 2043** (11:3149 & 3156), ws, 220.1 n Burnside av, 25x100, 2-sty fr dwg; Mary E Kennedy to Roderick J Kennedy, 2043 Ryer av; mtg $4,000; Mar24'10; Oct5'14. nom

**Ryer av, 2076** (11:3144-3149), sec 180th (No 250), runs s34.5xe65xe37.9xn25 to st x w104.6 to beg, 5-sty bk tnt; Jos P McDonough, ref, to Cornelia A Cardashian, Atlantic City, NJ, & ano, TRSTES; FORECLOS Sept2; Oct8'14. **20,000**

**Southern blvd, 401,** see Willis av, 122.

**Spencer av** (13:3423), ws, 150 s 262d, 50 x95, also 262D ST W, ns, 325 w Spencer av, 50x100, vacant; Jno E Schmitz to Helen Schmitz, 461 Ft Wash av; mtg $2,625; Sept 29; Oct6'14. O C & 100

**Story av, 2115** (*), ns, 133.4 e Olmstead av, 16.8x103.7; Adolph C Boye to Wm Derx, 249 E 123; mtg $3,250; Sept22; Oct6'14. O C & 50

**Tremont av** (11:2814), ns, 119.8 e Anthony av, strip runs n5.6 to nws Tremont av, as in 1893 xsw8.1 to Tremont av as in 1895 & as in 1900 xe6 to beg; City N Y to Cleland Realty Co, 1849 Anthony av; Sept 23; Oct6'14. O C & 100

**Trinity av, 530** (10:2557), ses, 150 sw 149th, 25x109, 2-sty & b bk dwg; Jos Dekens to Morris Dietsch, 530 So Blvd; ½ pt; Oct1; Oct2'14. O C & 100

**Union av, 1165** (10:2672), ws, 71.3 nHome, 43.7x91.1x45.9x91.1, 5-sty bk tnt; Max Rosenthal et al to Wm H Kirchner, 1290 Fulton av; mtg $29,000; Sept1; Oct3'14. O C & 100

**Undercliff av** (11:2877), sec Palisade pl, runs e100xs141xw100 to av xn196 to beg, vacant; A Hovt Levy to Chas J Van Gunten, Maplewood, NJ; mtg $9,000; Oct1; Oct 7'14. nom

**Undercliff av** (11:2877), same prop; Winnie Co to same; QC; mtg $9,000; Oct2; Oct 7'14. nom

**University av, 2530** (11:3214), es, 150 n 190th, 497.9 to 192d x228.6x497.6x225.6, 1 & 2-sty stn dwg & vacant; 192d St & Aqueduct Co et al to Jacklow Realty Co, 149 Bway; mtg $75,000; May25; Oct2'14. nom

**University av** (9:2537), ws, 154.2 s Boscobel pl 150x112.5x151.6x134.5; vacant; Harold L Naughton to Mary L, wife Fredk Rohrs, 1183 Woodycrest av; AL; Aug31; Oct6'14. O C & 100

**University av** (9:2537); same prop; Mary L, wife Fredk Rohrs, to Boyne Bridge Realty Co, Inc, 271 W 125; AL; Sept30; Oct6'14. O C & 100

**Valentine av, 2184** (11:3144), es, 152.8 n 181st, 20x118x20x118.3, 3-sty bk dwg; Edw F Moran, ref, to Lizzie Van Riper, 207 W 111; FORECLOS Sept29'14; Oct6'14. **8,200**

**Van Nest av** (*), nec Madison, 25x100; Jos Paolillo to Bertha Garmise, 2025 Surf av, Coney Island, NY; Oct7; Oct8'14. O C & 100

**Washington av, 1152** (9:2372), nec 167th (Nos 481-91), 29x127x29x126.11, 6-stv bk tnt & strs; One Sixty Broadway Holding Corpn to B W R Realties Inc, 61 Park Row; Sept28; Oct3'14. nom

**Washington av, 2436** (11:3058), nec 188th (No 737), runs n197xe130xs6.11xw3.6xs70.1 xw21.6xs24.2xw3xs97.10 to st xw102 to beg, vacant; Jno O'Leary to Glengariff Constn Co, 991 E 167; AL; Oct2'14. O C & 100

**Webster av, 2246** (11:3030), es, 348.2 s 183d, 40.1x90x43.8x90, 5-sty bk tnt; Lizzie J Waugh to Emma Schwab, 1388 Teller av, 3-5 pts, & Helena F Stein, 1256 Brook av, 2-5 pts; mtg $27,000; Sept29; Oct2'14. O C & 100

**West Farms rd** (11:3014), es, — n 172, being lots 13 & 14, map Hedger Farm, runs s100xnw197xne82.6xse193 to beg, except part for rd; Louisa T Corsa to Jno Bottomley, 112 E 55; AT; Aug8; Oct3'14. O C & 100

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**White Plains av** (*), ws, 111 n 236th, 60x175x60x180, except pt for White Plains rd; Jas A Darragh et al to Margt Darragh, widow; Sept26; Oct3'14. nom

**Whitlock av, 832-6** (10:2731), es, 509 s Tiffany, 78x90, 2-5-sty bk tnts; Frieda Uffman to Alfd Taylor, 211 W 20; AL; July6; Oct3'14. O C & 100

**Whitlock av, 832-6;** Alfd Taylor to Biltrite Constn Co, Inc, 211 W 20; AL; Sept 24; Oct3'14. O C & 100

**Willis av, 122** (9:2278), nec So blvd (No 401), runs e165xn100xw85xs75xw80 to av xs25 to beg, vacant; Leo J Lehman et al to Geo W Fiske, 139 W 73; pr mtg $——; Oct1; Oct5'14. nom

**3D av, 4431** (11:3048), ws, 231.6 n 181st, 50x127.11, 5-sty bk tnt & strs; Saml J Bettman to Sanford S Bettman, 1956 Bathgate av; mtg $39,200; Oct6'14. O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Mosholu Pkway N** (12:3335), es, 25.2 n 206th, 50.4x99.3x50x105, vacant; re mtg; Bowery Savgs Bank to Robt L Niles, 2265 Sedgwick av; Wm W Niles, 206th & Mosholu Pkway; Isabel & Florilla Niles, 205th & Bainbridge av, & Jno B Niles, 900 Tatnall, Wilmington, Del; Oct2; Oct5'14. nom

**Newman st** (*), es, 227.6 s Commerce, 50x111.6; re mtg; Annie R Daily, GDN, to Wm M Husson, 524 W. 124; Oct2; Oct5'14. 300

**Willow la** (*), ns, 135.5 e Pelham rd, runs e125xn118.11xs95.1xs20.8xw18xs25 x s 88.9 to beg, waiver of right of re-entry; Warranty Realty Co to Ida C Petterson, 1238 Beach av; Oct5; Oct6'14. nom

**Wood st** (*), ws, 150.1 s Commerce, 25x 111.6; re mtg; Henry Reiss to Eliz Dietrich, 38 Poplar, Hackensack, NJ; Oct5; Oct 6'14. 300

**Castle Hill av** (*), nwc Ellis av, 108.6x 26.1; parcel 97 on damage map to open Castle Hill av; re mtg; Harlem Savings Bank to City NY; June26; Oct2'14. nom

**Ellis av, nwc Castle Hill av,** see Castle Hill av, nwc Ellis av.

**Grand av, 1992** (11:2870), es, 457.8 s Burnside av, 25x89.10x25x90; 2-sty fr dwg; re mtg; Metta Merchant to Fredk Aldhous & Co, 2339 7 av; Sept28; Oct2'14. nom

**Grand av, 1992** (11:2870), es, 457.8 s Burnside av, 25x90, 2-sty fr dwg; re mtg; Jno S Wilson to Anna Aldhous, 501 W 138; July21; Oct5'14. nom

**Maclay av** (*), ns, 58 w St Peters av, 35 x95; CONTRACT; Bernard F Clark to Jno Stahl, 674 E 240; Aug15; Oct6'14. 1,225

**Martha av** (12:3391), es, 50 n 237th, 50x 100; declaration correcting name of grantee in two deeds; Chas F Mayer & ano to Whom it May Concern; Sept25; Oct7'14.

**. Plympton av** (11:2874, 2875), ws, 569 n Boscobel av, 32.11x100.3x25.11x100, vacant; re mtg; Emigrant Indust Savgs Bank to Danl Meenan, 35 W 88; July11; Oct2'14. 500

**3D av, 3006** (9:2363); consent to 3d track; Mollie Ottenberg to Manhattan Railway Co; Aug18; Oct2'14. nom

**3D av, 3472-4** (10:2609); consent to 3d track; J Waldron Gillespie to Manhattan Railway Co; Aug13; Oct3'14. 273.75

**Parcel 54** (*) on damage map to open Garfield st from West Farms rd to Morris Park av; consent to payment of award; Philip Rudmann to City N Y; Apr15; Oct 2'14. nom

**Parcel 3** (*) on damage map to open same; re mtg; Jos Johnson et al to same; July3; Oct2'14. nom

**Parcel 55** on damage map to open same; re mtg; Pauline Brommer to same; May25; Oct2'14. nom

**Parcel 46** (*) on damage map to open same; re mtg; Henry P Lippold to same; Apr28; Oct2'14. nom

**Parcel 54** (*) on damage map to open same; re mtg; Chas Donochy to same; Dec 29'13; Oct2'14. nom

**Parcel 64** (*) on damage map to open same; re mtg; Western W Wager & ano EXRS Geo W Wager, to same; June25; Oct2'14. nom

**Parcel 9** (*) on damage map to open 174th; re mtg; Bertha Suther to City N Y; June6; Oct2'14. nom

**Parcel 149** (*) on damage map to open Castle Hill av; re mtg; Frank Gass to City N Y; July29; Oct2'14. nom

**Parcel 149** (*) on damage map to open same; re mtg; Annie R Daily to same; July 28; Oct2'14. nom

**Parcels 18, 18A, 18B, 19, 19A, 20, 20A, 21A, 23, 24A, 25, 45, 45A, 46, 46A, 47, 49, 49A, 50, 50A & 51** (*) on damage map to open Lacombe av from bulkhead line Bronx River to bulkhead line Westchester Creek; re mtg; Georgie A McDonald to City N Y; Feb1; Oct2'14. nom

**Parcels 20 & 20A** (*) on damage map to open Pugsley av from McGraw av to Clasons Point rd; re mtg; N Y & Suburban Co-Op B & L Assn to Julia Callahan, 1175 Pugsley av; Aug3; Oct2'14. nom

**Parcel 25** (13:3423), on damage map to open Liebig av from Mosholu av to city line; re mtg; Lena O Crawford to City N Y; Feb21; Oct2'14. nom

**Parcels 16, 16A & 17** (*) on damage map to open Parker st from Protectory to Wellington avs; re mtg; Ebling Brewing Co to Carmine Ianaro, 1662 Parker; July 21; Oct2'14. nom

**Parcels 1 & 1A** (*) on damage map to open White Plains rd from pt near Thwaites pl to pt bet Bronx Park E & White Plains rd s; re mtg; Lambert G Mapes to City N Y; Aug12; Oct2'14. nom

**Parcels 17 & 17A** (*) on damage map to open Fillmore st from Van Nest av to Morris Park av; re mtg; Amory Eliot & ano, TRSTES Rollin H Lynde, to City N Y; May11; Oct2'14. nom

**Parcel 37H** (*) on damage map to open 227th from Laconia av & Bronxwood av; consent to payment of award; Geo Kilian to City N Y; June15; Oct2'14.

**Parcel 15** (*) on damage map to open same; re mtg; Helena F Langenbeck to same; Apr14; Oct2'14. nom

**Parcel 37H** (*) on damage map to open same; consent to payment of award; Herman F Epple to same; June15; Oct2'14. nom

**Parcel 85** (*) on damage map to open Guerlain st from Beach av to Unionport rd; re mtg; Emma J Cook to City N Y; June9; Oct2'14. nom

**Parcels 81 & 81D** (*) on damage map to open same; re mtg; Rudolph Kanze to same; May18; Oct2'14. nom

**Parcels 7G & 7H** (*) on damage map to open 213th from Bronx blvd to Boston rd; re mtg; Eliz K Dooling to City N Y; Aug 6; Oct2'14. nom

**Parcels 84 & 84A** (*) on damage map to open Castle Hill av from West Farms rd to Public pl; re mtg; Caspar J Hake to City N Y; June10; Oct2'14. nom

**Parcels 29A & 29AA** (*) on damage map to open Guerlain st from Rosedale to Beach avs; re mtg; Eliz B Beyer to City N Y; July14; Oct2'14. nom

**Parcel 1C** (*) on damage map to open McGraw av from Beach av to Unionport rd; re mtg; Cyrus Hitchcock to City N Y; Aug6; Oct2'14. nom

**Parcels 1K, 1KK & 1L** (*) on damage map to open Theriot av from Gleason av to West Farms rd; re mtg; Lily Haslett, EXTRX Jemima Haslett, to City N Y; July2; Oct2'14. nom

**Parcels 1K, 1KK & 1L** (*) on damage map to open same; re mtg; Louisa Meyer to same; July20; Oct2'14. nom

**Parcels 175, 176, 177, 178, 178A, 178B, 179 & 180** (*) on damage map to open Castle Hill av from West Farms rd to Public pl; re mtg; Georgia A McDonald to City N Y; May15; Oct2'14. nom

**Parcels 39R & 39RR** (*) on damage map to open Garfield st from Morris Park av to N Y, N H & H R R Co; re mtg; Christopher Pessenecker to City N Y; Apr20; Oct2'14. nom

**Parcels 16, 16A & 17** (*) on damage map to open Parker st from Protectory av to Wellington av; re mtg; Angelo Petrella to Carmine Ianaro, 1662 Parker; July8; Oct2'14. nom

**Parcels 7J & 7K** (*) on damage map to open 213th from Bronx blvd to Boston rd; re mtg; Dollar Savgs Bank to City N Y; May22; Oct2'14. nom

**Parcels 74C & 75** (*) on damage map to open Zerega av from Castle Hill av, near Hart's st to Castle Hill av, near West Farms rd; re mtg; Dollar Savgs Bank to City N Y; July16; Oct2'14. nom

**Parcels 6S & 67A** (*) on damage map to open same; re mtg; Jno M Haffen & ano TRSTES Jno Haffen, to City N Y; Oct2'14. nom

**Parcel 18S** (*) on damage map to open same; re mtg; N Y Investors Corpn to same; Feb20'13; Oct2'14. nom

**Parcels 74C & 75** (*) on damage map to open same; re mtg; Dollar Savgs Bank to same; July16; Oct2'14. nom

**Certified copy** last will & testament of Ellen Ward; Apr18'91; Oct2'14.

## LEASES.

### Borough of Manhattan.

OCT. 2, 3, 5, 6, 7 & 8.

**Beekman st, 39,** see William, 168.

**Bleecker st, 17** (2:529), e str; Keba Chodorov to David Hass & Louis Lande, on premises; 5yf Oct1'08; re-recorded from Feb4'09, with agmt to extend for 5 yrs from Oct1'13; Oct8'14. 950

**Bleecker st, 281** (2:590), cor Jones; asn Ls; Jos H Jones to Harry Gertner, 197 2 av; mtg $1,532 & AL; Oct6; Oct7'14. nom

**Broome st, 291** (2:418), swc Eldridge (No 115), cor str & b; Louis Spektorsky to Hyman Sinowitz, 339-41 Bedford av, Bklyn & ano; 4 8-12yf Sept1; Oct2'14. 2,100 & 2,160

**Cannon, 112-4** (2:330), s portion ground fl; 112-4 Cannon St Realty Co to Wm Klein, 127 Cannon; 12yf May1'13; Oct8'14. 2,200 to 2,500

**Cornelia st, nwc 4th,** see 4th, 160 W.

**Eldridge st, 115,** see Broome, 291.

**Fulton st, 210** (1:81), all; Sellwell Realty Co to New Jersey Wire Cloth Co; from July1'14 to May1'24; Oct7'14. 5,400

**James st, 2½** (1:117), str & b; asn Ls; Jerry Carbone to Jas Everard's Breweries, 12 E 133; Oct5; Oct8'14. nom

**Jones st, cor Bleecker,** see Bleecker, 281.

**Trinity pl, 25,** see Bway, 49.

**William st, 168** (1:93), ses at sws Beekman (No 39), 26.6x36x23.2x36.7, all; N Y Protestant Episcopal Public School to Schulte Realty Co, 63 Park Row & ano; 21yf May1'15; 2 rens of 21 yrs each; Oct7 '14. taxes, &c, & 2,175 & 2,575

**4TH st E. nwc 1 av,** see 1 av, nwc 4.

**4TH st, 59 E** (2:460), all; Cath Stevens et al to Jos & Herman Bauman, 79 E 4; 5yf May1'17; Oct8'14. 1,560

**4TH st, 291 E** (2:387-41); sur Ls; Jacob Simon, 32 2d, to Reni N Lefkowitz, 110 Delancey; AT; Oct3; Oct8'14. 579

**4TH st, 160 W** (2:590), nwc Cornelia, cor str, also str adj on Cornelia st & b; Rosa Reid to Louis Pope, 124 Washington pl & ano; 3yf Oct1; Oct7'14. 1,200 to 1,300

**9TH st, 428 E** (2:436); sur Ls; Abich Reiss to Jacob Berlin, 283 1 av; AT; Oct1; Oct3'14. 498.32

**10TH st, 28 E** (2:561), 4th fl; 406 W 31st St Co to H Polskin & Son; 1yf Feb1'15; Oct1'14 (corrects error in last issue, when blk was 567). 1,700

**14TH st, 5 E** (3:842), ns, 92 e 5 av, 33x 129; asn Ls; Potential Realty Co to Jules Realty Co, both at 149 Bway; AL; Sept28; Oct7'14. nom

**14TH st, 5 E;** leasehold; covenant by assignee; Jules Realty Co with Fredk T Van Beuren, 60 E 75, et al; Oct7'14. nom

**14TH st, 122 E** (2:559), str & b; Golden Orange Juice, Inc, to Patk Coughlin, 130 Post av; from Nov1'14 to Oct1'24; Oct6'14. 4,500 & 5,500

**14TH st, 222-8 W** (2:618), ss, 350 w 7 av, 100x125; bill of sale of bldgs with machinery, &c, on leasehold premises; N Y Consolidated Card Co to Rhinelander Real Estate Co, 31 Nassau; AT; QC; Oct5; Oct 6'14. 40,000

**14TH st W** (3:712), ns, bet 9 & 10 avs, bounded w by Darling Bros & e by Saml Doktor, all; The C H Southard Co to P Olivari & G Poggi; 3yf May1; Oct2'14. 1,440

**15TH st W, nwc 5 av,** see 5 av, nwc 15.

**19TH st, 401 W,** see 9 av, 149-51.

**27TH st, 48 W** (3:828), str & rear b; Century Holding Co to Max Saltz, 48 W 27; 5y & 15 days f Nov15; Oct6'14. 1,800 & 2,000

**36TH st, 516 W,** see 8 av, sec 36.

**50TH st, 49 W** (5:1266), ns, 606 w 5 av, 15x100.5; consent to asn Ls; Trustees of Columbia University to Rose del Pino Hedden, 449 Park av; Aug11; Oct2'14. nom

**50TH st, 49 W;** asn Ls; Rose del Pino Hedden to Maria del Pino Egan, 131 W 73; AL; Sept30; Oct2'14. nom

**61ST st, 3-7 W** (4:1114); asn Ls; Sol Bloom to 3, 5, & 7 W 61st St Corpn, 3 W 61; Aug6; Oct7'14. nom

**64TH st, 35-7 W** (4:1117), ns, 425 w Central Park W, 50x100.5; asn Ls; Jno A Jepson to Hotel Monticello, both at 35 W 64; Sept25; Oct8'14. O C & 100

**94TH st W, swc Ams av,** see Ams av, 700.

**109TH st, 117-9 E** (6:1637), all; Louis Koch & ano to Sam Etlinger, 332 E 13, & ano; 3yf Oct1; Oct7'14. 5,850

**110TH st, 234 E** (6:1659), all; Adolf Mandel to Raffaele De Santis, 307 E 106; 5yf Jan1'13; Oct5'14. 1,092

**113TH st, 241-3 E** (6:1663), two w strs & bs; Hy Rosenstein to Jno Clemente, 241-5 E 113; 5 1-12yf Apr30; Oct5'14. 420 & 480

**114TH st, 341 E** (6:1686), east str; Dan Cirulli to Teresina Esposito, 341 E 114; 3y f Oct1; Oct7'14. 216

**116TH st W, swc Lenox av,** see Lenox av, 115.

**119TH st E, see Park av,** see Park av, 1695.

**120TH st, 156-64 E** (6:1768), ss, 208.3 w 3 av, 100x100.11, all; Herman Kahn to Strathmann Automobile Co, 165-71 E 120; 20yf Oct1; Oct5'14. 8,000 & 9,000

**125TH st, 102-6 E** (6:1773), 2d fl; Geo Ehret to Wm Crooks, 75 E 127; 4 8-12yf Sept1; Oct2'14. 1,320 & 1,425

**137TH st, 13 E** (6:1762), ns, 150 e 5 av, 25x99.10; asn Ls; Gabriel Composto, 345 E 119, to Antonio Cervasi, 129 E 130, & ano; Oct8'14. O C & 100

**150TH st W, sec Ams av,** see Ams av, 1815.

**160TH st, 555 W** (8:2119), s 8 ft of cor str & b; Joachim S Van Wezel to David Cohen, 1004 Fox; 5yf Nov1; Oct8'14. 1,700

**170TH st, 555 W** (8:2127), ns, 100 w Audubon av, 75x100; asn rents under Ls to extent of $550; Marguerite I Berg at Monmouth Beach, NJ, to Vahan Z M Boyajian, 720 Riverside dr; Aug26; Oct3'14. 550

**182D st W, sec St Nicholas av,** see St Nicholas av, sec 182.

**Av A, 1315** (5:1465), n str; Sophie Weiss to Jas Connolly, 325 E 66; 5yf Sept8; Oct 7'14. 420

**Amsterdam av, 700** (4:1241), swc 94th, str, also ground fl rear apt 200 W 94; Eliz A Colton to Ludwig Bultmeyer, 200 W 94; 5yf Oct1; Oct6'14. 1,800

**Amsterdam av, 772** (7:1869), str fl & c; Wm Curtis to Geo W Kevil, 270 W 131; 2yf Oct1'15; 3yren; Oct7'14. 1,600

**Amsterdam av, 1044** (7:1883), n str & b; U E Realty Co to Abr Levine, 112 W 109; 3yf Oct1; Oct6'14. 660

**Amsterdam av, 1409** (7:1969), double str & part b; asn Ls; Dave T Bearman to Meyer Goldberg, 1409 Ams av; Oct1; Oct 2'14. O C & 100

**Amsterdam av, 1815** (7:2064), sec 150th, str fl & front c; Jno C Heesters ADMR Christian Wynen to Eliz Braun, 1815 Ams av; 5yf Oct1; Oct7'14. 2,000 to 2,400

**Broadway, 49** (1:20), ws, 267.4 n Morris, 26.3x191.11 to es Trinity pl (No 25), 26.2x 191; sur Ls; Chas H Werner as assignee, etc, of Flower & Co to Hy G Ward, 1018 Mad av, & Chas M Hough, 550 Park av, as TRSTES, &c, for Anne D Thomson et al; AT; Aug26; Oct8'14. nom

**Lenox av, 115** (7:1825), swc 116th, s str, with privilege of ell in rear, at additional rental of $480; Morris H Westin & ano to M & R Lunch Co, 115 Lenox av; 1 7-12yf Oct1; 5y ren at $3,200; Oct6'14. 2,500

**Lexington av, 2085-7** (6:1774), stores & front part cellar of 2087; Benj Winter to Clarence H Neal, on premises; 1 4-12yf Jan1'17; Oct7'14. 2,100

**Park av, 1695** (6:1767), sec 119th, cor str & b & cellar on Park av; Wm W Mittendorf to Cath Wayer, 300 W 17; 5yf Oct1; Oct7'14. 1,720

**Riverside dr, 141** (4:1248), all; Valeria L Harriss & ano to Francis Merges, 141 Riverside dr; 3yf Oct1; Oct7'14. 3,000

**St Nicholas av** (8:2154), sec 182d; asn Ls; Jos M Lennon to Jas Biglin, 434 Central Park W; Oct7; Oct8'14. nom

**1ST av, 148** (2:436), str & b; Martin King to Saml Miller, 200 2 av; 5yf Oct1; Oct3 '14. 1,680

**1ST av, 1227** (5:1441), str; Griffin Realty Corpn to Rubin Adler, 343 E 66; 3 7-12yf Oct1; Oct3'14. 396 & 420

**1ST av, 1227;** asn Ls; Rubin Adler to Harry & Louis Raines, 426 E 79; Sept25; Oct3'14. nom

**1ST av** (2:446), nwc 4th, str & b; F Gens & Co to Herman M Innerfield, 155 E 4; 3yf Dec1; Oct6'14. 1,920

**2D av, 43** (2:458); asn Ls; Abr Kane, of Bklyn, to Emanuel Rodek, 335 So 5, Bklyn; Oct7; Oct8'14. nom

**2D av, 924** (5:1342); asn Ls; Francis J Hartin to Michl Cantwell, 313 E 51; Sept 30; Oct2'14. nom

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**5TH av** (2:1510), [illegible] 15th, 5th & 6th lofts; Rothschild Realty Co to David [illegible] & Sons, [illegible] Pond 15, [illegible] at [illegible] 6,800

**8TH av, 516** (3:785), sec 36th, str & b; [illegible] & [illegible] Ls; EXRS, & Augt st [illegible] to Martin J Martell, 457 W 141 & [illegible] Oct1'14, 3,000 & 4,500

**8TH av, 516** (3:785), str & b; asn Ls; Geo W Ross & ano to Martin J Martell, 457 W 141 & ano; 2d mtg $[illegible]. Aug24, Oct7'14. nom

**8TH av, 516,** str & b; sur Ls; Martin J Martell & ano to Louisa & August Finck, 315 W 57, EXRS &c August Fink; AT; Sept19; Oct7'14. nom

**9TH av, 149-51** (3:717), nwc 19th (No 401), all; Philip J Curry to Dennis O'Connell, 206 W 14; 10yf Oct1; Oct5'14. 4,000

**Pier New 47, NR** (2:65), with adjacent bulkhead prop; City N Y, by Commr of Docks, to Quebec Steamship Co, 29 Bway; 10yf Oct25; Oct8'14. 26,875

**Pier 11 35d st, E R** (3:964 & 965), 10x254, with wharfage &c; City N Y, by Commr of Docks, to Henry Steers, Inc, 17 Battery pl; 5yf Jan1'15; Oct8'14. 5,250

**Pier 13 E R** (1:36), the widening of ws said pier 20x343.7; City N Y by Commr of Docks to N Y & Cuba Mail Steamship Co, at Pier 14, E R; Sept3, for term expiring Dec1'23; 2 rens of 10 yrs [illegible] cts per sq ft

**Bulkhead** (2:657), 120 ft of bulkhead n of Pier 42 N R, with wharfage, &c; City N Y, by Commr of Docks, to Wm Farrell & Son, ft Barrow, N R; 5yf Feb1; Oct8'14. 2,625

# LEASES.

## Borough of the Bronx.

**Aldus st, nec So blvd,** see So blvd, 1000.

**Barretto st, 922** (10:2723); also SOUTHERN BLVD, 901; bill of sale & asn Ls; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Sept26; Oct5'14. 50

**Barretto st, 922** (10:2723); also SOUTHERN BLVD, 901; bill of sale & asn Ls; Thos A Hanlon to August Stender or Steuder, 600 W 136; Sept26; Oct5'14. nom

**Barretto st, 922** (10:2723); bill of sale & asn Ls; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Sept26; Oct5'14. 50

**Barretto st, 922** (10:2723); bill of sale & asn Ls; Thos A Hanlon to August Stender or Steuder, 600 W 136; Sept26; Oct5'14. nom

**169TH st, 924 E** (10:2718), cor str; Anna S Finck to Fredk Poellot, 924 E 169; 3yf May1'15; Oct7'14. 1,020 & 1,086

**179TH st, 225 E** (11:2812), all; Cath A Higgins to Enrico Amaducci, 225 E 179; 1yf Oct1; Oct5'14. 600

**188TH st E, swc 3 av,** see 3 av, 4699-4701.

**229TH st E, nwc Barnes av,** see Barnes av, nwc 229.

**Alexander av, 127** (9:2309); Geo Vogelsanger to Frank J Schanzenbach, 311 E 156. nom

**Barnes av** (*), nwc 229th, 114.6x105, Wakefield; 1,000 yrs tax Ls; City N Y to Frank McGarry; Dec21'08; Oct8'14. 249.71

**Barnes av** (*), nwc 229th; same prop; asn tax Ls; Frank McGarry to North Bronx Realty Co; AT; Dec28'08; Oct8'14. nom

**Barnes av** (*), nwc 229th; same prop; asn tax Ls; North Bronx Realty Co to Chas F King, 49 Prospect, Bklyn; AT; Oct 7'14; Oct8'14. nom

**Bergen av, 643,** see 3 av, 2952.

**Bronxdale rd or av, 1879 (*),** str; Marjono Scandura to Jos Laguedara, 1879 Bronxdale rd or av; 3yf June1; 2yren; Oct 7'14. 480 & 600

**Hoe av, 946** (10:2746); Aldus Constn Co to Ellkay Realty Inc, 45 Bway; 3yf Oct1 '13; Oct5'14. 5,123

**Hoe av, 950** (10:2746), all; Aldus Constn Co to Ellkay Realty Inc, 45 Bway; 3yf Oct1'13; Oct5'14. 5,123

**Intervale av, 1006** (10:2704), s str; Frank Eberhart to David Salzman, 1006 Intervale av; 1yf May1; 2yren; Oct7'14. 240

**Prospect av, 893** (10:2677); asn Ls; Jaffe Stores Co to Grace Bromberg, 981 Fox; Sept29; Oct2'14. nom

**Southern blvd, 901,** see Barretto, 922.

**Southern blvd, 1000** (10:2743), nec Aldus, asn Ls; Nicolas Parentin to Amelia A Parentin, 1091 Fox; Sept29; Oct8'14. nom

**Willis av, 481** (9:2307), ws, 25x106, 1-sty theatre; Emma L Mahoney to Ascher's Colonial Co, 220 W 42; 6yf Sept1 (options 5yren); Oct7'14. 3,840

**3D av, 2952;** also BERGEN AV, 643 (9:2362), asn Ls; Levenson Wrecking Co to Levenson Lumber Co, 962 Aldus; Sept30 '14; corrects error in last issue when 3 av No was 2592. nom

**3D av, 4699-4701** (11:3041), swc 188th, cor str; Peter Otten to Lee Sprinkle, 260 E 194, Bx; Oct1, Oct6'14 1,200 & 1,500

# MORTGAGES.

## Borough of Manhattan.

OCT 2, 3, 5, 6, 7 & 8.

**Cathedral Pkway, 501-7** (7:1882), nwc Amsterdam av (Nos 1020-6), 125x95.11; pr mtg $477,500; Sept29; Oct3'14; installs, 6%; 160 Broadway Holding Corpn to Jacob Rosenthal, 1893 7 av. 16,500

**Charlton st, nwc Greenwich,** see Greenwich, 554.

**Greenwich st, 554** (2:598), nwc Charlton; sal Ls; Oct6; Oct7'14; demand, 6%; Frank O'Hara to Jacob Ruppert, a corpn, 1639 3 av. 4,500

**Henry st, 241** (1:286), ext of mtg for $20,000 to Oct1'17, 5%; June3; Oct8'14; Harry Daniels, 319 Kingston av, Bklyn, with Annina F, wife Giacomo Fara Forni, at Milan, Italy. nom

**Henry st, 287** (1:288), nec Scammel (No 8), 24x78.11x24x79.4; also HENRY ST, 289 (1:288), ns, 24x78.7x24x78.11, es; pr mtg $45,000; Oct8'14; due June1'15. 6%; Wm Levy, 273 East Bway, to Saml Kadin, 1800 7 av. 7,000

**Henry st, 289,** see Henry, 287.

**Howard st, 12-20,** see Lafayette, 140-8.

**Lafayette st, 140-8** (1:233), nwc Howard (Nos 12-20), 114.1x93.7x115.10x89.7, except pt for st; Oct1; Oct2'14; due & int as per bond; Bradstreet Realty Corpn, 346 Bway, to Wm W Cole at Cryders Pt, Whitestone, L I; Q. 400,000

**Lafayette st, 140-8,** nwc Howard (Nos 12-20); certf as to mtg for $400,000; Oct1; Oct2'14, same to same.

**Madison st, 56** (1:278), swc Oliver (No 35), 49.6x25; PM; Sept1; Oct6'14; 10y or sooner, 6%; Calliopi G Calogera, 20 Madison, to Geo A Meyer, 608 W 146, et al, exrs &c Jno Meyer. 15,000

**Mercer st, 69** (2:485); ext of mtg for $8,000 to Jan1'19, 5%; Sept30; Oct3'14; Albt R Searles at Pelham Park, Pelham, NY, & ano exrs Fanny J Searles & ano with Frederic de P Foster at Tuxedo Park, NY. nom

**Mott st, 12** (1:162); ext of mtg for $4,500 to Sept1'19, 5%; Sept1; Oct7'14; Lawyers Title Ins & Trust Co & ano, trstes Fredk Prime, decd, with Gertrude Isaacs, 213 E 87. nom

**Murray st, 72** (1:129), ss, 25x 75; ext of mtg for $40,000 to Sept7'17, 5%; Aug31; Oct5'14; Bankers Trust Co, 16 Wall, trste Wm J Haddock, with Wm G Ihrig, 255 Washington.

**Oliver st, 35,** see Madison, 56.

**Scammel st, S,** see Henry, 287.

**Suffolk st, 68** (2:347), es, 75 n Broome, 25x50; Oct8'14; due Mar1'15, 6%; Saml Ginsburg, of Bklyn, to Hy de F Weekes, at Oyster Bay, LI. 1,000

**Sullivan st, 26-32;** also WATTS ST, 41-51 (2:477); ext of mtg for $90,000 to July 27'17, 5% & 4½%; June24; Oct8'14; Chas Burkelman, 216 W 100, with Jno A Brown Jr, at Newtown Township, Pa. nom

**Van Corlear pl, 7** (13:3402), ses, 404.4 sw on curve from 227th 30x80; re-recorded from Sept29'14 in Bronx Co; Sept28; Oct8 '14; due & int as per bond; Addie K Platt, of Bronx, to Title Guar & Trust Co. 2,000

**Washington st, 266** (1:131), ws, 105.3 n Murray, 26.3x57.8x26.5x56.10; Oct7; Oct8'14; 5y5%; Christian A Krone, Louise M C Kohler, widow, & Anna H, wife Geo Hagemeyer, to Seamens Bank for Savgs, 76 Wall. 10,000

**Watts st, 41-51,** see Sullivan, 26-32.

**4TH st, 160 W** (2:590); sal Ls; Oct5; Oct 7'14; demand, 6%; Louis Pope, 124 Washington pl, & Angelo Rossi, 28 Barrow, to Henry Elias Brewing Co. 7,500

**5TH st, 624 E** (2:387), ss, 24.9x92.4; agmt that mtg for $17,500 shall be held by 2d party as collateral for monies advanced under bldg loan not to exceed $6,000; Sept 25; Oct5'14; Jacob Kerner & Morris Goldstein with Barnet Klar, 1164 47th, Bklyn. nom

**6TH st, 752 E** (2:375); ext of mtg for $18,000 to Sept18'17, 5%; Sept4; Oct3'14; Helena Rothschild, 174 St Nicholas av, with The Philadelphia Trust, Safe Deposit & Ins Co, 415 Chestnut st, Phila, Pa, trste Neilson Brown will Alex Brown. nom

**6TH st, 807 E** (2:363), ns, 125 e Av D, 24.11x90.10; pr mtg $12,000; Oct5'14; 3y6%; Federal Mail & General Express Co, 807 6th, & The U S Mail & General Express Co, to Flora Stark, 297 E 10. 2,500

**6TH st, 807 E;** certf as to above mtg for $2,500; Oct5'14; Federal Mail & General Express Co to same.

**6TH st, 807 E;** certf as to above mtg for $2,500; Oct5'14; U S Mail & General Express Co to same.

**6TH st, 807 E;** ext of mtg for $12,000 to Oct9'17, 5%; Oct5'14; Metropolitan Savgs Bank, 59-61 Cooper sq E, with Federal Mail & General Express Co, 807 E 6. nom

**6TH st, 807 E;** sobrn of mtg for $1,916.56 to mtg for $2,500; Oct5'14; Federal Mail & General Express Co, owner, & Leopold Ranzenhofer, mortgagee, with Flora Stark, 297 E 10. nom

**13TH st, 129 W** (2:609), ns, 327.6 w 6 av, runs n81.4xnw25.8xe97.3 to st xe20.6 to beg; Oct6'14; 5y5%; The Salvation Army, 120 W 14, to Jas H Martin, at Wolfeboro, NH, & ano, trstes will Jno P Huggins for benefit Louisa Libby. 12,000

**14TH st, 241 E** (3:896), ns, 105.5 w 2 av, 25.6x103.3; asn rents; Sept30; Oct2'14; Doric Constn Co to Solon B Lilienstern, 501 W 110. nom

**18TH st, 308 E** (3:923), ss, 154.8 e 2 av, 20.8x78; PM; Oct1; Oct2'14; 1y5%; Levy Brothers Realty Co to Elias Littman, 250 W 112. 6,000

**19TH st, 419 E** (3:951); ext of mtg for $7,500 to June30'17, 5½%; Aug18, Oct3'14, Equitable Trust Co of NY & ano trstes Margaretha C Stone now Spedden with Michele Rinaldi. nom

**24TH st, 144 E** (3:879), ss, 344 w 3 av, 26x98.8; PM; Sept29; Oct6'14; due & int as per bond; Fiss, Doerr & Carroll Horse Co, 155 E 24, to Solon L Frank, 2170 Bway, individ & et al, exrs Saml Frank. 40,000

**27TH st, 207-9 E** (3:995), ns, 123.4 e 3 av, 46.8x98.8; Oct5'14; 5y or sooner, 5%; Willis H & Saml H Smith to American Mtg Co. 6,000

**29TH st, 312-4 E** (3:934), ss, 183.4 e 2 av, 41.8x98.9; pr mtg $40,000; Oct1; Oct2'14; 3y or sooner, 6%; Morris Levin, 511 2 av, to Saml Kadin, 1800 7 av. 3,500

**29TH st, 349 W** (3:753), ns, 180 e 9 av, 22x98.9; Oct6; Oct7'14; due Nov1'19, 5%; Jos A Doehler, 1043 Aisquith st, Baltimore, Md. & Theresa Kammerer, 48 Furman av, Middle Village, LI, to Jas Bergman, 1125 Lex av. 5,000

**31ST st, 421 W** (3:729); ext of mtg for $2,400 installs, about 3 yrs, 6%; Sept18; Oct5'14; Theresa Weil, of Nashville, Tenn, with Saml Harris, 243 W 98, & ano. nom

**34TH st, 251 W** (3:784), ns, 240 e 8 av, 23x98.9; pr mtg $25,000; Sept28; Oct2'14; due Oct1'14, 6%; Mary E Gannon of Elizabeth, NJ, to Wm H Seibert of Garden City, NY 2,000

**39TH st, 408 W** (3:736); Oct1; Oct5'14; 3y 6%; Elias & Rebecca Krohn to Lewis Press, 595 Gates av, Bklyn. 1,500

**43D st, 463 W** (4:1053); ext of mtg for $30,000 to Oct1'17, 5½%; Sept25; Oct2'14; Abe Baer, 2 W 89, with Francis McDermott, 315 W 92. nom

**46TH st, 107 W** (4:999), ns, 100 w 6 av, runs n100.5 & w22xs32.11xsw3xs67.4 to st x e25 to beg; Sept29; Oct2'14; 3y5%; Beekman Holding Co to Maimie E & Alfd E Cohn, 316 Central Park W & ano, exrs, &c, Abr Cohn. 38,000

**46TH st, 107 W;** certf as to mtg for $38,000; Sept29; Oct2'14.

**46TH st, 151 W,** see 46th, 153 W.

**46TH st, 153 W** (4:999), ns, 200 e 7 av, 27x100.4; pr mtg $44,000; also 46TH ST, 151 W (4:999), ns, 227 e 7 av, 23x100.4; pr mtg $15,000; PM; Oct5; Oct6'14; due Sept 28'19 or sooner, 6%; Sol Bloom to Magdalena C Baettenhaussen, 421 W 154. 36,000

**48TH st, 322-4 W** (4:1038); sobrn certf & agmt as to ownership of bond & mtg for $50,000; Oct6; Oct8'14; Title Guar & Trust Co with Wm D Sloane, 347 W 87. nom

**48TH st, 322-4 W** (4:1038); ext of mtg for $50,000 to Oct6'17, 5½%; Sept22; Oct 6'14; Wm Bradley & Wm D Sloane, individ & admr Eva B Sloane, with Ella Smith, 1015 Prospect av, Plainfield, NJ. nom

**48TH st, 630 W** (4:1095), ss, 425 w 11 av, 25x100.5; pr mtg $5,000; Oct2'14; 5y 4½%; August Nopper to Jacob Cooper, 427 9 av. 2,000

**48TH st, 630 W;** ext of mtg for $5,000 to Oct2'19, —%; Oct2'14; same with same. nom

**52D st, 344 E** (5:1344), ss, 130 w 1 av, 20x100.5; pr mtg $11,000; Oct7'14; 1y6%; Malia Meyer to Edna Sieradzka, 338 E 51. 2,500

**52D st, 412-4 E** (5:1363); ext of mtg for $23,500 to Oct1'17, 5%; Sept29; Oct2'14; Hermine Debrovszky, 735 E 160, with Hy Siemers, Jr, 1746 Topping av. nom

**52D st, 412-4 E** (5:1363); agmt as to ownership of bond & mtg for $23,500; Sept 29; Oct2'14; same with Edw Engel, 417 E 84. nom

**55TH st, 124-6 W** (4:1007), ss, 275 w 6 av, 50x100.5; PM; pr mtg $165,000; Oct1; Oct2'14; installs, 6%; Frank P Briody, 714 41st, Bklyn, to Geo Backer, 51 Hamilton Ter et al. 65,000

**58TH st, 116-20 E** (5:1312), ss, 201 w Lex av, 57x100.5; ext of mtg for $185,000 to Oct1'17, 5½%; Oct6; Oct7'14; B Farquhar Curtis, of Scarborough-on-Hudson, N Y, with Metropolitan Life Ins Co. nom

**59TH st, 233 E** (5:1414), ns, 205 w 2 av, 25x100.4; sobrn of collateral asst notes for $2,100 to mtg for $5,000; Oct2'14; Malvina Myers et al heirs, &c, Rose Hyman, decd, & Jacob Ruppert Jr, 1116 5 av, with Mayer Katzenberg, 206 E 60. nom

**59TH st, 233 E;** sobrn of collateral assnt notes for $2,500 to mtg for $5,000; Oct2'14; same heirs, &c, & Edw C Hyman, 252 W 92, with same. nom

**59TH st, 233 E;** sobrn of mtg for $2,000 to mtg for $5,000; Oct2'14; same heirs, &c, & Chas W Bohmfalk, 851 Lex av, with same. nom

**59TH st, 233 E** (5:1414), ns, 205 w 2 av, 25x100.4; pr mtg $15,000; Sept25; Oct2'14; due Oct2'16, 6%; Malvina Meyers, Sophia Goldsmith, Julia Smith & Leo Hyman individ, exrs, heirs, &c, Rose Hyman to Mayer Katzenberg, 206 E 60. 5,000

**71ST st, 429 E** (5:1466), ns, 363 e 1 av, 25x102.2; ext of mtg for $8,000 to June20'17, 5½%; Sept2; Oct8'14; Wm S Hull, 8 Union, East Somerville, Mass, with Carrie, wife Emil F Wokal, 345 E 73. nom

**77TH st, 141 W** (4:1149), ns, 414 w Col av, 19x102.2; Oct1; Oct2'14; 5y or sooner, 5%; Clara L Reich, 23 E 44, to Bernard Hirsh, 375 West End av. 12,500

**82D st, 351 E** (5:1545), ns, 100 w 1 av, 25x102.2; ext of mtg for $22,000 to Oct5'17, 5%; Oct5; Oct6'14; Anna M Goebel, 120 E 95, with Louis Newman, 30 W 90. nom

**82D st, 103-5 W** (4:1213), ns, 50 w Col av, 25.8x50; pr mtg $10,000; Oct2; Oct8'14; due June16'17, 6%; Mary E Muir to Edwin A Cruikshank, 438 Washington av, Bklyn. 7,000

**87TH st, 206 E** (5:1532), ss, 100 e 3 av, 25x100.8; ext of mtg for $18,500 to Oct 2'19, 5%; Oct2; Oct5'14; Julius Goebel, 120 E 95, with Philip Menschel, 138 2 av. nom

**87TH st, 356 E,** see 1 av, 1667.

**88TH st, 507 E** (5:1585); ext of mtg for $12,000 to Aug1'19, 4½%; Oct2; Oct5'14; Jacob Eisenkramer with Mayer Goldschmidt. nom

**90TH st, 69-73 W,** see Col av, 621.

**90TH st, 69-73 W,** see Columbus av, 621.

**100TH st, 64 W** (7:1835), ss, 174.6 e Col av, 25x100.11; pr mtg $——; Oct1; Oct6'14; 1y6%; Margt McCarthy, widow, & Geo J & Theo B McCarthy, of NY, & Vincent E McCarthy, of Bklyn, to Anna Pekowsky, 450 Audubon av. 1,000

**100TH st, 64 W;** sobrn of mtg for $350 to mtg for $1,000; Oct1; Oct6'14; Vincent E McCarthy, of Bklyn, with same. nom

**101ST st, 232 W** (7:1872); ext of mtg for $15,000 to Oct1'17, 5%; Sept28; Oct3'14; Seymour Realty Co, 25 Broad, with Joanna M O'Rourke, 232 W 101. nom

**102D st, 211 E** (6:1653), ns, 180 e 3 av, 24.11x100.11; PM; Oct1; Oct8'14; due & int as per bond; Girolamo Rubino, 319 Bowery; Giuseppe Rubino, 52 1st, & Giovanni Cali, 203 E 102, to Benj F Blair, 246 Washington av, Glen Ridge, NJ, trste will Alex W Shepard. 13,000

**103D st, 324 W,** see Riverside dr, sec 103.

**104TH st, 122-4 E** (6:1631); ext of mtg for $36,000 to June30'17, 5½%; Aug26; Oct 3'14; Equitable Trust Co of NY with Anna J Doyle. nom

**108TH st E, nwc 2 av,** see 2 av, 2095.

**109TH st, 333 E** (6:1681), ns, 275 e 2 av, 25x100.11; pr mtg $6,750; Sept18; Oct8'14; due & int as per bond; Luigi Guida to Luco Cosentino, 137 W Houston. 500

**113TH st, 1-3 W,** see 5 av, 1360-6.

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**119TH st, 236-8 E** (6:1783), ss, 410 e 3 av, —x—; agmt as to ownership of bond & mtg for $35,500; Sept28; Oct7'14; Lawyers Mtg Co with N Y Life Ins Co, 346 Bway. nom

**119TH st, 236-8 E** (6:1783); ext of mtg for $35,500 to Aug6'19, 5½%; Sept25; Oct 7'14; N Y Life Ins Co with Manhattan Av Holding Co. nom

**120TH st, 221 W** (7:1926); ext of mtg for $13,500 to Oct6'19, 5%; Oct1; Oct6'14; Olga & Louis Lowenstein, 320 Manhattan av, with Richd E Berls, 606 6 av, & ano. nom

**124TH st, 225 E** (6:1789); ext of mtg for $6,000 to Oct7'17, 5½%; Oct7; Oct8'14; Title Guar & Trust Co with Mary Kelleher, 225 E 124. nom

**128TH st, 73 W** (6:1726), ns, 172.6 e Lenox av, 18.9x99.11; PM; Oct5'14; 3y5½%; D H Jackson Co, 35 Nassau, to Julius J Frank, 138 W 78, trste for Emma Adler, will Simon Adler. 9,000

**128TH st, 75 W** (6:1726), ns, 153.9 e Lenox av, 18.9x99.11; PM; Oct5'14; 3y5½%; D H Jackson Co, 35 Nassau, to Julius J Frank, 138 W 78, et al, trstes Saml Bachrach, decd. 9,000

**128TH st, 77 W** (6:1726), ns, 135 e Lenox av, 18.9x99.11; PM; Oct5'14; 3y5½%; D H Jackson Co, 35 Nassau, to Julius J Frank, 138 W 78. 9,000

**128TH st, 249 W** (7:1934), ns, 303 e 8 av, 16x99.11; pr mtg $——; Oct7; Oct8'14; 1y 6%; Jane A Boland & Loretta V Boland to Meyer Abraham, 17 S Elliott pl, Bklyn. 300

**137TH st, 13 E** (6:1762), ns, 150 e 5 av, 25x99.10· leasehold; Oct8'14; due Mar8'16, 6%; Antonio Gervasi & Angelo Cammarata to Gabriel Composto, 345 E 119. notes 800

**137TH st, 241 W** (7:2023), ns, 451 w 7 av, 19x99.11; pr mtg $——; Oct3; Oct6'14; due Sept30'17, 6%; Colman Faludy to Ignatius Haas, 241 W 137. 1,000

**137TH st, 241 W;** sobrn of mtg for $3,000 to mtg for $1,000; Apr13; Oct6'14; Karoline D Foley, of Summit, NJ, with same. nom

**142D st, 227 W** (7:2028), ns, 400 e 8 av, 25x99.11; PM; Sept30; Oct2'14; 3y6%; Margt Hartmann of Clarkstown, Rockland Co, N Y, to Hans J Widness at Park Ridge, NJ. 2,250

**144TH st, 238 W** (7:2029); ext of mtg for $10,500 to Oct7'19, 5%; Oct7; Oct8'14; N Y Protestant Episcopal Public School, 63 Wall, with Mary A Dowd, 342 West End av. nom

**149TH st, 517 W** (7:2081), ns, 229 w Ams av, 17x99.11; Oct5'14; 3y or sooner, 5½%; Jos W Hatch, 517 W 149, to Jno Duffy, 435 Ft Washington av. 8,000

**151ST st, 462 W** (7:2065), ss, 100 e Ams av, 50x99.11; ext of mtg for $45,000 to June30'15, 5%; June8; Oct6'14; David Vandewart with Jno R Hegeman, at Mamaroneck, NY, et al, trstes of the Metropolitan Staff Savgs Fund. nom

**152D st, 594 W** (7:2083), ss, 36 e Bway, 16x74.11; Oct5; Oct7'14; due, Jan1'16, 6%; Hy Gottlieb, 594 W 152, to Jacob Welsing, 555 16th, Bklyn. 1,000

**162D st W** (8:2137), ss, 100 w Bway, 75 x97.7; ext of mtg for $90,000 to Apr1'19, 5%; Aug21; Oct5'14; Wayne Investing Co, 233 Bway, with Metropolitan Life Ins Co. nom

**182D st W, sec St Nicholas av,** see St Nicholas av, sec 182.

**185TH st, 557 W** (8:2157), ns, 209.11 e St Nicholas av, 19.10x107.5; PM; pr mtg $7,000; Oct1; Oct2'14; 2y4%; Domenico Borgia, 555 W 185, to Thos W Seele, 4722 13 av, Bklyn. 4,400

**Av A, 1353** (5:1467), nwc 72d (Nos 437-9); agmt as to ownership of bond & mtg for $35,000; Oct1; Oct2'14; Louis Jarmulowsky, 152 W 87 & ano, firm S Jarmulowsky, 54 Canal, with Maimonides Benevolent Society, 245 W 135.

**Av B, 82** (2:401); ext of mtg for $5,000 to Oct7'16, 6%; Oct7'14; Julius Zweig, 438 E 88, with Nathan Hutkoff, 121 E 80. nom

**Amsterdam av, 772** (7:1869); asn Ls by way of mtg as collateral for $875; Mar31; Oct7'14; Geo W Kevil, 772 Ams av, to Ebling Brewing Co, 760 St Anns av. nom

**Amsterdam av, 1020-6,** see Cathedral Pkway, 501-7.

**Bowery, 300** (2:521); ext of mtg for $3,000 to Oct2'17, 5½%; Oct2; Oct6'14; Title Guar & Trust Co with Amelia G, Geo W & Horatio N Humphreys. nom

**Broadway, 1823** (4:1112), ws, 87.3 s 60th, 28.11x141.6x25x126.11; ½ pt; Oct7'14; 3y or sooner, 6%; Stella N Stone to Edgar S Appleby, at Glen Cove, LI. 30,000

**Columbus av, 621** (4:1204), nec 90th (Nos 69-73), runs e66.8xn100.8xw33.4xs— to ns, 90th xw33.4 to beg (probable error); PM; pr mtg $——; May16; Oct5'14; demand, 6%; 69 W 90th St Corpn, 141 Bway, to Harold Freund, 311 W 81. 10,000

**East End av, 91** (5:1590); ext of mtg for $8,000 to Oct1'19, 5%; Oct1; Oct3'14; Chas Tobaben at East Hampton, Conn, with Chas Hellmann, 120 E 85. nom

**Edgecombe av, 393-7** (7:2054), ws, at cl 153d if extended, runs s75xw100xn75xe100 to beg; pr mtg $80,000; Oct7'14; due Oct1 '17, 6%; Great Centres Realty Co of N Y to Abr Smith, 84 W 113. 15,000

**Edgecombe av, 393-7;** certf as to mtg for $15,000; Oct7'14; same to same.

**Lenox av, 343-5** (7:1912), ws, 40 n 127th, 39.11x100; ½ pt; AT; pr mtg $46,000; Oct2; Oct5'14; due Sept25'15 or sooner, 6%; Harry Bierhoff to Bernhard Greeff, 342 W 72. 2,000

**Lenox av, 531** (7::1921), ws, 52.4 s 137th, 27x75; pr mtg $15,000; Aug3; Oct8'14; 5y or sooner, int as per bond; Jno J Krug, 880 Howes, Bronx, to Emil Braunwart, 1057 1 av. 3,000

**Lexington av, 591** (5:1306), es, 25.5 s 52d, 25x100; PM; Oct5'14; 1y4½%; Jno J McDonald, of Bronx, to Duncan I Roberts, 22 E 29. 30,000

**Riverside dr** (7:1890), sec 103d (No 324), 100.11x125; ext of mtg for $640,000 to Oct 1'19, 5%; Sept30; Oct5'14; Brookfield Holding Co, 50 Church, with Metropolitan Life Ins Co, 1 Mad av. nom

**St Nicholas av** (8:2154), sec 182d; sal Ls; Oct7; Oct8'14; demand, 6%; Jas Biglin to Jacob Ruppert, 1639 3 av. 7,000

**1ST av, 214-6** (3:934), sec 13th, 42x80; pr mtg $——; Oct1; Oct2'14; due Dec1'16, 6%; Morris Saffer, 784 Kelly, & Saml Saffer, 820 Manida to Saml Kadin, 1800 7 av. 8,000

**1ST av, 348-50** (3:952), es, 69 s 21st, 46x 96; ½pt; AT; pr mtg $——; Oct2; Oct3'14 5y6%; Kathryn Holzman & Conrat & Louise Hengst to Ida W Inniss, 41 Bromfton rd, London, Engr. 2,500

**1ST av, 1667** (5:1549), swc 87th (No 356), 23.2x73; pr mtg $8,500; Sept26; Oct5'14; due Apr1'17, 6%; Francis M Fuchs to Margt Blanco, 34 Bergen, Bklyn. 2,000

**2D av, 924** (5:1342); sal Ls; Sept30; Oct 2'14; demand, 6%; Michl Cantwell to Jacob Ruppert, 1639 3 av. 8,000

**2D av, 1573** (5:1527); ext of mtg for $8,000 to Oct3'17, 5%; Oct5; Oct6'14; Trstes of the Elberon Memorial Presbyterian Church of Elberon, NJ, with Conrad & Sophie Ludwig, 1833 3 av. nom

**2D av, 1990** (6:1674), es, 75.11 n 102d, 25 x100; ext of mtg for $16,500 to May1'17, 5%; Mar27; Oct2'14; Jos & Benno Hyams with Kate E Boran. nom

**2D av, 2095** (6:1658), nwc 108th, 25x100; pr mtg $——; Oct5; Oct7'14, 2y6%; Elias Schlomowitz to Isaac Garbarsky, 1583 Mad av. 1,000

**3D av, 583** (3:919), ext of mtg for $12,000 to Sept18'17, 5%; Sept25; Oct3'14; Fredk Hof, 1136 40th, Bklyn, with Frederic de P Foster at Tuxedo Park, NY, & ano trstes Ethel Sands et al will of Sarah A Sands. nom

**5TH av, 1360-6** (6:1597), nwc 113th (Nos 1-3), 100.11x120; AT; Sept22; Oct2'14; due & int as per bond; Anne E Carroll, Isabelle L Goldmann, Marie L Collins, Cecilia M Manning & Clotilde M Carroll to Abr B Cox at Cherry Valley, Otsego Co, NY. 13,500

**5TH av, 1360-6,** nwc 113th (Nos 1-3); sobrn of mtg for $7,000 to mtg for $13,-500; Sept23; Oct2'14; Marie L Collins et al with same. nom

**5TH av, 1360-6,** nwc 113th (Nos 1-3); sobrn of mtgs for $2,000 to mtg for $13,-500; Sept23; Oct2'14; Marie L Collins et al with same. nom

**9TH av, 149-51** (3:717); sal Ls; Oct3; Oct 5'14; demand, 6%; Dennis O'Connell to Jacob Ruppert, 1639 3 av. 6,500

**9TH av, 883** (4:1067); sal Ls; Oct8'14; demand, 6%; Patk F Devine to Jacob Ruppert, 1639 3 av. 5,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**All property** (miscl); certf as to mtg for $1,120 to secure notes; Sept29; Oct6'14; Beacon Press to Reuben Rothschild

**Chattel mtg** (miscl); consent to mtg on chattels to secure notes; Oct5; Oct8'14; The Richardson Press to Edwin Flower et al.

**Car Ls** (miscl), railroad equipment agmt & gen mtg, &c; July31; Oct8'14; 10y4½%; Edw T Stotesbury, of Phila, Pa, lessor; with Erie Railroad Co. 900,000

**Car Ls, &c** (miscl); same prop; agmt as to asn of all RT&I to above; Aug1; Oct8 '14; same to Commercial Trust Co, as trste for holders of certificates. nom

**Little Neck Hills, B of Q** (miscl); certf as to mtg for $2,500; Sept1; Oct7'14; Little Neck Bungalow Builders, Inc, to Home Savgs Bank of City of Albany, NY.

**Winslow, Pa** (miscl); certf as to mtg for $40,000; Aug28; Oct2'14; Greenblatt Asbestos Mfg. Co to Title Guar & Trust Co.

## MORTGAGES.

### Borough of the Bronx.

**Barretto st, 922** (10:2723); also SOUTHERN BLVD, 901; sal Ls; Sept26; Oct5'14; demand, 6%; August Stender or Steuder to A Hupfel's Sons, 874 St Anns av. 4,000

**Crotona Park E** (11:2939), ss, 325.5 w Suburban pl, runs e50.5xs86.1xnw99.10 to beg; Sept28; Oct7'14; 2y5%; Inga M Olsen, 1558 Crotona Park E, to Ferd Kurzman, 48 W 75. 2,000

**Fox st** (10:2709), swc Intervale av, 33.3 x65x70.3x74.9; ext of $25,000 mtg to Sept 15'17 at 5½%; Sept30; Oct8'14; Winnie Realty & Constn Co with Abr Jacobi, 19 E 47. nom

**Home st, 975-85** (11:2986), nec Hoe av (No 1202), runs n109.3xe100xn5xe75xs94.2 to st xw176.1 to beg; PM; pr mtg $145,000; Sept1; Oct7'14; due Nov1'15, 6%; Marion E Ireland to Wm H Caldwell Jr, 111 W 123. 5,600

**Manida st, 874** (10:2740), es, 48.2 s Garrison av, 42x100; PM; pr mtg $29,000; Oct 1; Oct2'14; 3y6%; Chas, Jos T & Frank Hanlon to Lulu M Ernst, 874 Manida. 6,000

**Mosholu Pkway N** (12:3335), es, 25.2 n 208th, 50.4x99.3x50x105; Sept8; Oct5'14; 3y 5½%; Wm W Niles to Jas L Wells, 277 Alex av, exr &c Adelia Bruner. 6,500

**Newman st** (*), es, 297.6 s Commerce, 50 x111.6; PM; Oct3; Oct5'14; installs, 5½%; Giuseppe Perrotto to Wm M Husson, 524 W 124 550

**Tiffany st, es, abt 180 s 169th,** see 169th E, ss, 93.5 w Fox.

**Wood st** (*), ws, 150.1 s Commerce, 25x 111.6; bldg loan; Oct5; Oct6'14; 3y5½%; Eliz Dietrich, 38 Poplar, Hackensack, NJ, to Madeline Lindner, 1180 Jackson av. 2,000

**146TH st, 471 E** (9:2291), ns, 70 w Brook av, 20x50; PM; pr mtg $——; Oct1; Oct2 '14, 3y6%; Theresa Amorino, 471 E 146, to Harry Berkowitz, 701 Humboldt, Bklyn 1,550

**154TH st E** (9:2414), ns, 400 w Courtlandt av, 25x100; Oct7; Oct8'14; Peter Dora Frank to Mary J Archer, 91 Ft Wash av. 3,000

**166TH st E, nwc Prospect av,** see Prospect av, 1091.

**167TH st E, sec Findlay av,** see Findlay av, sec 167.

**169TH st E** (10:2718), ss, 93.5 nw Fox, runs sw67.2xs30xw20.11xn42.11xw113.2 to Tiffany xn30xe100.11xne61.4 to 169th xse60 to beg; certf as to payment of $500 on a/c of mtg; Sept30; Oct3'14; Alfred G Reeves & ano, trstes for Laura Booth, to Anna Wolkenberg, 764 Beck. nom

**173D st E** (*), es, 325 n Gleason av, 50 x100; Oct1; Oct2'14; due July1'17, 6%; Jas Purcell to Edw Engel, 417 E 84. 1,500

**174TH st E** (11:2980-2994), ns, 50 e Vyse av, 50x80, Sept15, Oct5'14, 3y6%; Biagio Liggio, 1212 Seneca av, to Kath H Dedrick, 47 Britton av, Elmhurst, LI. 3,000

**175TH st E, sec Jerome av,** see Jerome av, sec 175.

**175TH st E, swc Tonwsend av,** see Jerome av, sec 175.

**176TH st E** (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158, pt mtg $38,000, Oct1; Oct2'14, due, &c, as per bond; Mitchell-McDermott Constn Co to Morris M Sinske, 108 W 142. 1,000

**176TH st E** (11:2949), same prop; certf as to above mtg; Oct1; Oct2'14; same to same.

**176TH st E** (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158; ext of $38,000 mtg to Oct1'17 at 5½%; Oct1; Oct3'14; Lawyers Mtg Co with Mitchell-McDermott Constn Co, 1922 E 177. nom

**176TH st E, nwc Washington av,** see Washington av, nwc 176.

**178TH st E, sec Grand blvd & concourse,** see Grand blvd & concourse, sec 178.

**178TH st E** (*), ns, 60.6 w rd to West Farms Station, 25x100; Sept30; Oct5'14; 1y 6%; Ferd W Frankenberg to Geo Hauser, 1379 Taylor av. 650

**180TH st E, sec Ryer av,** see Ryer av, sec 180.

**181ST st, 730-2 E,** see Clinton av, sec 181.

**188TH st E, nec Washington av,** see Washington av, nec 188.

**214TH st E** (*), ss, 431.9 e White Plains av, 25x100, except pt for Holland av; PM; Oct7; Oct8'14; due &c as per bond; Pit Raben to Rosie Amelia, 2462 Walker av. 1,000

**222D st E, nwc White Plains av,** see White Plains av, nwc 222.

**222D st E** (*), nwc White Plains rd, 305 x114, Wakefield, except pt for White Plains rd & 222d; Oct5; Oct6'14; 3y6%; Olinville Realty Co to Edw Shalvey, 105 W 132. 13,000

**223D st E, ss, 164.6 w Laconia av,** see Lind av, ses, 213.4 nw 169th.

**224TH st E, ss, 232.3 e Bronxwood av,** see Lind av, ses, 213.4 nw 169.

**232D st E** (*), ss, 295 w Laconia av, 50 x114; Oct1; Oct3'14, 3y6%; Francis O'Donnell to Eliz K Dooling, 179 E 80. 3,500

**236TH st E, nec Oneida av,** see Oneida av, nec 236.

**237TH st E, sec Oneida av,** see Oneida av, nec 236.

**241ST st, 323 E** (12:3390), ns, 210 e Katonah av, 25x100; Oct1; Oct5'14; 1y6%; Willy R Vogeler, 143 W 127, to Fredk Dinner, 163 W 63. 1,000

**Balcom av, nec Gifford av,** see Lind av, ses, 213.4 nw 169.

**Barker av, sec Burke av,** see Burke av, sec Barker av.

**Barnes av, 1820** (*), es, 195 n Morris Park av, 25x95; Sept2; Oct8'14; 3y5½%; Jno Speed to Title Guar & Trust Co, 176 Bway. 2,800

**Bassett av** (*), ws, 100 s Saratoga av, 25x100; bldg loan; Sept1; Oct8'14; 3y6%; Louis H Rhuda to North New York Savgs & Loan Assn, 459 Willis av. 1,900

**Bassett av** (*); same prop; sobrn agmt; Sept1; Oct8'14; same & Hudson P Rose Co with same. nom

**Bathgate av, 1695** (11:2915); ext of $3,000 mtg to Oct6'17 at 5½%; Oct6; Oct8'14; Title Guar & Trust Co with Cath Horgan, 145 E 92. nom

**Broadway** (12:3267), es, 149.6 n 231st, runs n49.7xe203.1xs48.11xw134.8xw60 to beg; Oct2; Oct3'14; due June22'15, 6%; Edw Q Payne, Stamford, Conn, to N Y Mort & Security Co, 135 Bway. 1,000

**Bryant av** (10:2764), es, 150 n Lafayette av, 25x100; Oct1; Oct6'14; installs, 6%; Albt Gerhards to Chas F Halsted, 174 Prospect pl, Bklyn. 605

**Burke av (*),** ss, 50 e Barker av, 25x 99.7; Oct1; Oct2'14; 3y6%; North Bronx Realty Co to Phebe Rauch, 2925 Bainbridge av. 2,250

**Burke av (*),** same prop; certf as to above mtg; Oct1; Oct2'14; same to same.

**Burke av (*),** sec Barker av, 25x99.7; Oct 1; Oct2'14; 1y6%; North Bronx Realty Co to Jennie Y Hallock, 2070 Honeywell av. 500

**Burke av (*),** same prop; certf as to above mtg; Oct 1; Oct2'14; same to same.

**Clinton av** (11:3096), sec 181st (Nos 730-2), 54.2x97.1; pr mtg $——; Oct1; Oct2 '14; due &c, as per bond; Clent Constn Co to Manhattan Mort Co, 200 Bway. 40,000

**Clinton av** (11:3096), sec 181st (Nos 730-2); certf as to above mtg; Oct1; Oct 2'14; same to same.

**Clinton av** (11:3096), es, 54.2 s 181st, 42.10x97.1; pr mtg $——; Oct1; Oct2'14; due, &c, as per bond; Clent Constn Co to Manhattan Mort Co, 200 Bway. 31,000

**Clinton av** (11:3096), same prop; certf as to above mtg; Oct1; Oct2'14; same to same.

**Clinton av** (11:3096), es, 97.1 s 181st, runs e97.1xs43xw66.1xn0.2xw31 to av xn 42.10 to beg; Oct1; Oct2'14; due, &c, as per bond; Clent Constn Co to Manhattan Mort Co, 200 Bway. 31,000

**Clinton av** (11:3096), same prop; certf as to above mtg; Oct1; Oct2'14; same to same.

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**Crotona av** (11:2852), ns, 552 e Prospect av, 50 to ws Marmion pl x23.5x50x93.11, except pt for Marmion av; PM; Oct6; Oct 8'14, disc &c as per bond. Frank J Muhlfeld to Henry Hunneke Jr, 1718 Crotona Park N. 5,000

**Daly av, 1890** (11:2951), es, 100.5 n 176th, runs e150.11xn6.2xe1.2xn43xw150.11 to xs ——; PM; Oct1; Oct2'14, Oct, &c, as per bond. Anna M Brindell to Jno R Peterson, 1890 Daly av. 4,500

**Elliott av (*), ns, 376 w Eastern blvd,** 25x141.10x20x140.3; Oct5; Oct7'14; 3y6%; Margt Eagan, 111 Westchester sq, to Pauline Hennessey, gdn Jos Hennessey, 521 W 111. 600

**Findlay av** (10:2434), see 167th, 40x100, ext of $32,000 mtg to Nov1'19 at 5%; Sept 1 to 14. A J Schwanzler Co, 369 E 167, with City Mtg Co, 15 Wall. nom

**Gifford av, nec Balcom av,** see Lind av, ses, 213.4 nw 169.

**Grand av, ws, 600 s 175th,** see Jerome av, sec 175.

**Grand av, 1992** (11:2870), es, 457.8 s Burnside av, 25x89.10x25x90; Oct1; Oct2 '14; installs, 6%; Anna Aldhous to Tremont Bldg & Loan Assn, 1991 Wash av. 6,800

**Grand av, 1992;** sobrn agmt; July23; Oct2'14; Estates Mort Securities Co with same. nom

**Grand blvd & concourse** (11:2810), sec 178th, 37.7x106.4x36x95.5; PM; Oct8'14; 6y 5%; Saml Cohn to American Swedenborg Printing & Publishing Soc, 3 W 29. 14,550

**Hoe av, 1202,** see Home, 975-85.

**Hone av, ws, 150 s Pierce av,** see Lind av, ses, 213.4 nw 169.

**Intervale av, 877** (10:2709), ss, 74.9 w Fox, runs w40.3xs123.6xe7xn33.4xe28xn70.3 to beg; PM; pr mtg $19,000; Oct6; Oct7'14; 3y6%; Marcus Bader to Winnie Realty & Constn Co, 939 Intervale av. 2,200

**Intervale av, 877** (10:2709), ss, 74.9 w Fox, runs w40.3xs123.6xe7xn33.4xe28xn70.3 to beg; ext of $19,000 mtg to Sept21'17 at 5½%; Sept30; Oct7'14; Winnie Realty & Constn Co. 939 Intervale av, with Abr Jacobi, 19 E 47. nom

**Intervale av, swc Fox,** see Fox, swc Intervale av.

**Jerome av** (11:2848-2849), sec 175th, 90x 200 to Townsend av; also GRAND AV (11:-2848), ws, 600 s 175th, 100x142.10x100x132.8; Oct2; Oct5'14; 3y6%; Gustave Eckstein, 645 West End av, to Louis Frank, 318 W 22. 12,000

**Lind av** (9:2532), ses, 213.4 nw 169th, 50x100; also 224TH ST E (*), ss, 232.3 e Bronxwood av, 25x113.10x28.2x100.10; also 223D ST (*), ss, 164.6 w Laconia av, 25x 99; also BALCOM AV (*), nec Gifford av, 50x107.7x50x105.8; also HONE AV (*), ws, 150 s Pierce av, 50x100; also NEIL AV (*), ns, 25 e Haight av, 25x100; also LAND in Queens Co, NY; Sept30; Oct3'14; due &c as per bond; Jno Dawson to Patk Duffy, 6 Jones. 3,500

**Longwood av, 1110 (145th st E)** (10:-2736), ss, 100 e Garrison (Whitlock) av, 25x100, except pt for Longwood av; PM; Oct3; Oct6'14; 5y5%; Jos Meyer to Mary J Clary, 1319 74th, Bklyn, & ano. 2,000

**Morris av** (12:3318), es, 794.9 n 196th, 25x138.3x112.4x100.4; except part for av; Oct2; Oct3'14; due Jan1'18, 6%; Patk M Burke to Nettie C wife of & Augustus Murphy, 1470 Vyse av. 3,000

**Neil av, ns, 25 e Haight av,** see Lind av, ses, 213.4 nw 169.

**Oneida av** (12:3371), nec 236th, 200 to 237th x125; PM; Oct6; Oct7'14; 3y5%; Anthony Reale to Jno A Bruckner, 406 E 161, & ano. 7,000

**Oneida av, sec 237th,** see Oneida av, nec 236.

**Perry av** (12:3347), es, 200 s 209th, 25x 100; July1; Oct7'14; 1y5%; Eva Stamm, 3280 Perry av, to Geo F Stiebeling, 3280 Perry av. 1,000

**Prospect av, 1091** (10:2680), nwc 166th; pr mtg $73,500 on this & other prop; Oct 1; Oct8'14; due &c as per bond; Angel Constn Co, Inc, 1228 Hoe av, to Hyman Fish, 137 W 110. 4,000

**Prospect av, 1980** (11:3106), ses, old line, 189.10 ne Tremont av, 53x150.2; Oct8'14; due &c as per bond; Flo Realty Corpn to Morris W Levine, 560 W 165. 37,000

**Prospect av, 1980;** certf as to above mtg; Oct5; Oct8'14; same to same. ——

**Prospect av (*),** ss, bet Williams and Main st, being lot 200, plot 45, City Island, transfer of tax lien for yrs 1902 to 1911, assessed to ——, May12'13; Oct3'14; 3y —%. City NY to Ida L Karlebach, 257 City Island av. 106.81

**Ryer av** (11:3144-3149), sec 180th, runs s 34.5xe65xe37.9xn25 to st xw104.6 to beg; Jan9'11; Oct8'14; due Jan9'14, 5½%; S A Whisten Constn Co to Geo H Corey, 256 W 136, et al, trstes. 23,500

**St Ann's av, 598** (10:2616), es, 402.11 s Westchester av, 25x121.8x25x117.11; Jan10; Oct2'14; 1y6%; Otto Ehrenhardt, 809 Col av to Ferdinand Mackenrott, 803 Col av. 750

**Southern blvd, 901,** see Barretto, 922.

**Theriot av, 1219** (*), ws, 175 n Gleason av, 25x100; Oct2'14; installs, 6%; Jas H Cleary to Bronx Security & Brokerage Co, 258 E 138. 480

**Timpson av** (*), ws, 116.6 n 203d, 50x 100x50x78.6; Oct1; Oct2'14; due &c as per bond; Lulu A Griffin, 215 Park ter E, to Clara B Brophy, 1864 7 av, GDN Helen Brophy. 1,000

**Tinton av, 535-9** (10:2581); ext of two mtgs for $29,000 each to Oct1'19 at 5½%; Oct1; Oct3'14; Lawyers Mortgage Co with Tinton Bldg Corpn, 800 E 149. nom

**Tinton av, 727** (10:2654), ws, 101.5 s 156th, runs s41.1xw13.5xnw35.9xne25xse6.6 xe13.9 to beg; pr mtg $9,500; Oct2'14; due, &c, as per bond; Rosie Holstein to Pauline Schuss, 125 W 115. 500

**Townsend av, swc 175th,** see Jerome av, sec 175.

**Union av, 1165** (10:2672), ws, 71.3 n Home, 43.7x91.1x45.9x91.1; PM; Sept1; Oct 3'14; 1y6%; Wm H Kirchner to Max Rosenthal, 223 W 112 & ano. 2,500

**Van Nest av (*),** ns, 50 w Hancock, 25x 100; pr mtg $5,000; Sept30; Oct8'14; 2y6%; Helena Wegner, widow, to Eugenie Frering, 1061 Hall pl. 200

**Washington av** (11:2909), nwc 176th, runs w150xn108xe50xs48xe100 to av xs60 to beg, except pt for av; Oct5'14; 1y5%; Trinity Congregational Church of Tremont, in City N Y, to Franklin Savgs Bank, 656 8 av. 46,000

**Washington av** (11:3058), nec 188th, 61 x102x63x102; pr mtg $——; Oct2'14; due, &c, as per bond; Glengariff Constn Co to Manhattan Mort Co, 200 Bway. 48,000

**Washington av** (11:3058, same prop; certf as to above mtg; Oct2'14; same to same. ——

**Washington av** (11:3058), es, 61 n 188th, runs n53xe105xs18.2xw3xs34.10xw102 to beg; pr mtg $——; Oct2'14; due, &c, as per bond; Glengariff Constn Co to Manhattan Mort Co, 200 Bway. 34,000

**Washington av** (11:3058), same prop; certf as to above mtg; Oct2'14; same to same. ——

**Washington av** (11:3058), es, 114 n 188th, runs n41xe123xn35.1xe3.6xs70.1xw 21.6xs5.11xw105 to beg; Oct2'14; pr mtg $——; due, &c, as per bond; Glengariff Constn Co to Manhattan Mort Co, 200 Bway. 32,000

**Washington av** (11:3058), same prop; certf as to above mtg; Oct2'14; same to same. ——

**Washington av** (11:3058), es, 155 n 188th, runs n42xe130xs6.11xw7xs35.1xw123 to beg; pr mtg $——; Oct2'14; due, &c, as per bond; Glengariff Constn Co to Manhattan Mort Co, 200 Bway. 32,000

**Washington av** (11:3058), same prop; certf as to above mtg; Oct2'14; same to same. ——

**Whitlock av** (10:2731), es, 431 s Tiffany, 156x90; Sept24; Oct3'14; demand, 6%; Biltrite Constn Co to Realty Operating Co, 15 Wall. 12,500

**Whitlock av** (10:2731), es, 431 s Tiffany, 156x90; certf as to mtg for $12,500; Sept 24; Oct5'14; Biltrite Constn Co to Realty Operating Co. ——

**White Plains rd, nwc 222d,** see 222d E, nwc White Plains rd.

**White Plains av (*),** nwc 222d, 114x305, Wakefield, except pt for White Plains rd & 222d; pr mtg $13,000; Oct5; Oct8'14; 3y 6%; Olinville Realty Co to Ida L Shalvey, 622 W 114. 5,000

**3D av, 4699-4701** (11:3041); sal Ls; Oct5 '14; demand, 6%; Lee Sprinkle to F & M Schaefer Brewing Co, 114 E 51. 3,000

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2431 New York, October 17, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Cathedral Pkway, 101.
Cathedral Pkway, n s, blk 1820-25-30.
Charles st, 130-2.
Cherry st, 236.
Chrystie st, 225.
Crosby st, 35-7.
*Delancey st, 78½-84 (or Orchard st, 117).
Elizabeth st, 170.
Front st, 249 & 359.
Greenwich st, 270-2.
Lawrence st, 54-6.
Lewis st, 12 & 77.
Madison st, 164.
Mulberry st, 288.
Orchard st, 117.
Pine st, 45.
Ridge st, 30.
Stanton st, 249.
Wadsworth ter, ws, blk 2170-pt lot 59.
Walker st, 25.
Washington st, 315.
White st, 24-6.
William st, 51-3.
5th st, 536-8 & 747 E.
15th st, 244-52 W.
17th st, 228 W.
21st st, 37 W.
23d st, 155-9 E.
31st st, 114 W.
32d st, 34-6 E.
33d st, 28 E.
40th st, 25-29 E.
46th st, 12 E.
49th st, 359-61 E.
53d st, 452 W.
56th st, 410 W.
*63d st, 201 W (or Amsterdam av, 80).
72d st, 340 E.
72d st, 304 W.
76th st, 110 W.
78th st, 106 W.
79th st, 163 E.
*82d st, 45 E (or Madav, 1089-99).
87th st, 214 E.
93d st, 181 E.
97th st, 42 W.
98th st E, ss, blk 1603-62.
104th st, 164 E.
105th st, 244 & 344 E.
106th st, 52 E.
106th st, 53-9 W.
111th st, 74, 207 & 232-4 E.
*111th st, 100 W (or sw c St Nicholas av, blk 1820-40.
112th st, 57-9 E.
115th st W, ss, blk 1867-34-37.
117th st, 308 W.
118th st, 52 E.
118th st, 111 W.
120th st, 213 E.
120th st, 152 W.
123d st, 338 E.
123d st, 524 W.
124th st, 129 E.
126th st, 23 W.
130th st, 205 & 502 W.
140th st, 209 W.
142d st, 121-3 W.
146th st, 613 W.
*181st st, 851 W (or Northern av, 100).
Av A, 1339-41.
Amsterdam av, 80.
Boscombe av, 393-7.
*Lenox av, 1 (nwc Cathedral Pkway), blk 1820-30.
Lexington av, 1896 & 2141.
Madison av, 279 & 1089-99.
Manhattan av, 23.
Morningside av, 35.
Nagle av, 59-61 & 65-7.
Northern av, 100.
St Nicholas av, ws, blk 1820-37-40.
Sherman av, ws, blk 2226-35.
Wadsworth av (n w c 190th), blk 2170-283.
1st av, 377.
*1st av, 883-5 (or 49th st, 361 E).
3d av, 1558.
4th av, 418.
7th av, 470-2.

**WILLS.**

25th st, 105 W.
26th st, 104-8 W.
49th st, 13 E.
83d st, 168-70 E.
84th st, 167-75 E.
92d st, 170 E.
92d st, 69 W.
114th st, 608 W.
175th st, 534 W.
Bowery, 274.
Broadway, 712 & 716.
Columbus av, 873.
Madison av, 242-6.
3d av, 1456-66, 1490-6 & 1636-42.
6th av, 423-7.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign
atty—attorney.
bk—brick.
B & S—Bargain and Sale
bldg—building.
b—basement
blk—block.
Co—County.
C a G—covenant against grantor
Co—Company.
constn—construction
con omitted—consideration omitted
corpn—corporation.
cor—corner
c l—centre line
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage
ref—referee.
sal—saloon.
sobrn—subordination
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately followng the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

OCT. 9, 10, 13, 14 & 15.

**Cathedral Pkway, 101,** see Lenox av, 1.

**Charles st, 130-2** (2:631-15-16), ss, 67.6 w Greenwich, runs s42.6xnw42.8xn2.2e to st x52.4 to beg, 2 3-sty bk & fr tnts; Jas O Farrell, ref, to Jacob Matx, 170 W 74, FORECLOS Sept10, Oct9, Oct10'14; A $6,500-9,000. **5,050**

**Cherry st, 236** (1:255-16), ns, 76.6 e Pelham, 25.6x100, 6-sty bk tnt & strs; Saml Less to Dorville Realty Co, 189 Montague, Bklyn; B&S, Sept15, Oct9'14; A$11,000-26,-500. O C & 100

**Chrystie st, 225** (2:427-34), ws, 214.8 n Stanton, 20x100, 4-sty bk tnt & strs, 1-sty ext; Jacob Nusbaum to Albt Cohn, 444 Bway, Bayonne, NJ; mtg $20,000; Oct14; Oct15'14; A$16,000-21,000. O C & 100

**Crosby st, 35-7** (2:473-30-31), es, abt 130 s Broome, 50x100, with rights to alley on n, 2-6-sty bk tnts & strs & 2-6-sty bk rear tnts; Geo B Hayes, ref, to Jos W Stinson, 490 Riverside dr, & Richd C Burne, at Huntington, LI; EXRS Mary E Ray, mtg $55,000, FORECLOS Oct2; Oct9'14, A$47,000-73,000. **1,000**

**Delancey st, 78½-84,** see Orchard, 117.

**Elizabeth st, 170** (2:478-15), es, 101.7 s Spring, 19.3x50x18.9x49.10, 4-sty bk tnt & strs; Teresa Gidari to Maria Livoti, 286 Elizabeth; mtg $10,000; Oct14; Oct15'14; A $8,500-12,000. nom

**Front st 249** (1:107-21), ss, 97.8 w Dover, 18.9x62x18.5x61.5, 4-sty bk loft & str bldg, all of, A$7,000-10,000, also FRONT ST, 249 (1:107), ss, 97.7 w Dover, 19.2x62x18.8x61.6; all title; Ensign Realty Co to Anna Hollander, 255 W 108; Oct1; Oct9'14. O C & 100

**Front st, 359** (1:243-17), ss, 200 w Jackson sq, 25x140 to ns South (No 382), 2-6-sty bk tnts & strs; Maxwell Davidson, ref, to Josephine E Carpenter, at Bar Harbor, Me, as TRSTE Franklin E James; FORECLOS Aug5; Oct14; Oct15'14; A$9,000-28,000. **25,000**

**Greenwich st, 270,** see Freenwich, 272.

**Greenwich st, 272** (1:131-14), ws, 44.1 s Warren, 17.9x80x18x80, 4-sty bk loft & str bldg; A$18,000-21,000; also GREENWICH ST, 270 (1:131-15), ws, 61.10 s Warren, 17.7x80.2x17.3x80, 4-sty bk loft & str bldg; A$18,000-21,000; Elathine A Bleakley, widow, to Antonett Grabhorn, 927 Castle Point ter, Hoboken, NJ; AL; Oct6; Oct10'14. O C & 100

**Lawrence st, 54-6** (7:1966-104), sws, 118.6 se Ams av, 50x100, 6-sty bk tnt & strs; Hedwig Glass to Helma Glass, 601 W 135; mtg $48,000; Oct6; Oct15'14; A$21,-000-56,000. O C & 100

**Lewis st, 12** (2:326-36), es, 150 n Grand, 25x100, 5-sty bk tnt & strs; Hyman Gruber to Rachel Gruber, 56 Willett; AT; AL; Oct10; Oct13'14. A$12,000-19,000. O C & 100

**Lewis st, 77** (2:329-28), ws, 125 n Rivington, 25x100, 5-sty bk tnt & strs & 3-sty bk rear tnt; Emma Knabe to Jacob & Ernestine Stern, at McNeil & Bay View sts, Inwood, LI; 1-5 pt; AL; Oct7; Oct9'14; A$14,500-21,500. nom

**Madison st, 164** (1:272-43), ss, abt 70 e Pike, 23x100, 4-sty bk tnt & strs; Abr Lewis to Celia Garfinkel, 8755 23 av, Bklyn; mtg $21,000; Oct13; Oct14'14; A$18,000-21,-000. O C & 100

**Mulberry st, 288** (2:509-18), es, 72.10 s Houston, 20x50.8, 3-sty fr bk ft tnt & str; Jas M Tully, ref, to Hy Hull, 281 Mott; FORECLOS Sept30; Oct1; Oct15'14; A$8,-000-8,500. **4,000**

**Orchard st, 117** (2:415-78), nwc Delancey (Nos 78½-84), 54.6x87.6, 6-sty bk tnt & strs; Morris Rose et al to Benson Constn Co, 63 Orchard; mtg $155,000 & AL; Oct3; Oct10'14; A$90,000-140,000 O C & 100

**Pine st, 45,** see William, 51-3.

**Ridge st, 30** (2:341-40), es, 80 s Broome, 20x100, 5-sty bk tnt; Augusta Greenspan to Frances Rosenthal, 721 Eastern Pkway, Bklyn; Oct6; Oct10'14; A$14,000-23,000. O C & 100

**South st, 382,** see Front, 359.

**Stanton st, 249** (2:329-56), ss, 75 w Sheriff, 25x75, 5-sty bk tnt & strs; Bertha Kaufmann to Sophia Mayer, 41 E 72; May 29; Oct13'14; A$17,500-28,000. omitted

**Wadsworth ter, ws, at cl 190th,** see Wadsworth av, nwc 190.

**Wadsworth ter, nec 190th,** see Wadsworth av, nwc 190.

**Walker st, 25,** see White, 24-6.

**Washington st, 315** (1:142-11), es, abt 50 s Jay, —x—, 2 & 3-sty bk loft & str bldg; Jno H Livingston to Alice D Livingston, his wife, at Clermont, Columbia Co, NY; CaG; Sept14; Oct10'14; A$19,000-21,000. nom

**White st, 24-6** (1:191-2 & 4), ns, 75 w Church, 37.6x100, 6-sty stn loft & str bldg; A$84,000-130,000; also WALKER ST, 25 (1:-191-29), ss, abt 75 w Church, 25x106.6, 6-sty bk loft & str bldg; A$25,000-42,000; St Johns Park Realty Co to Annie A McKinny, 1407 Dean, Bklyn; mtg $90,000; Oct9'14. O C & 100

**William st, 51-3** (1:42-14 & 15), sws Pine (No 45), 46.10x42.10x45.8x42.11, 5-sty bk office & str bldg; also 28 LOTS on map of Wm Adee at West Chester also other PROP at Throggs Neck, in Bronx; Geo T Adee to Clara T A Collier, 14 E 65; 4-7 of all R T & I; AL; Oct7; Oct9'14; A$300,-000-315,000. **40,300**

**William st, 51-3** (1:43), swc Pine (No 45); also PROP in Bronx; same prop; same to Ellen L Adee, at Country Club of Westchester, on Eastern blvd, Westchester, 3-7 of all RT&I; AL; Oct7; Oct9'14. **30,940**

**57TH st, 536-8 E** (2:400-24), ss, 183.10 w Av B, 40x96, 6-sty bk tnt & strs; Jacob Gang to Lena Gersten, 365 E 8; ½ pt; AL; Oct6; Oct9'14; A$27,000-53,000. O C & 100

**57TH st, 747 E** (2:375-47), ns, 116.7 w Av D, 34.1x97x33.9x97, 6-sty bk tnt & strs; Frieda Reich to Abr Reich, 1457 Wilkins av; AL; Oct9'14; A$22,000-48,000. O C & 100

**125TH st, 244-52 W** (3:764-62-66), ss, 168.6 e 8 av, 97.2x103.3, 5-4-sty & b bk tnts; Julius B Fox to Jos L Buttenwieser, 300 Central Park W; mtg $48,000; Oct8; Oct 10'14; A$48,000-60,500. O C & 100

**127TH st, 228 W** (3:766-60), ss, 337 w 7 av, 25x84, 5-sty bk tnt; Richelieu Realty Co to Jno V Miller, 22 Sumner av, Bklyn; mtg $26,000 & AL; Oct1; Oct15'14; A$11,-000-23,500. nom

**218T st, 37 W** (3:823-18), ns, 349.5 e 6 av, 24.7x98.9, 7-sty stn loft & str bldg; Jno Schreyer to Wm H Jeffers, 118 Bidwell av, Jersey City, NJ [128 Bway, r 1604]; AL; Mar21; Oct9'14; A$47,000-75,000. nom

**22D st, 343 E,** see 1 av, 377.

**23D st, 155-9 E** (3:879-33), ns, 84 w 3 av, 78x98.9, 6-sty bk loft & str bldg; Danl Moriarty to Fernando Wood, at Englewood, NJ [170 Bway]; AL; Oct8; Oct13'14; A$170,000-225,000. nom

**31ST st, 114 W** (3:806-51), ss, 183.4 w 6 av, 20.10x107.3x21.4x103, 4-sty stn loft & str bldg; Rodisi Holding Co, 27 Cedar, to Amalie H Q Millholland, 3 E 94; mtg $40,000 & AL; July22; Oct10'14; A$53,000-56,000. O C & 150

**32D st, 34-6 E** (3:861-52), ss, 220 w 4 av, 40x98.9, 9-sty bk hotel; Jno H Rogan, ref, to Fredk Lewisohn 2 W 59; Walter Lewisohn, 987 5 av, & Philip S Henry, at Ashville, NC, EXRS Leonard Lewisohn; FORECLOS Oct6; Oct9'14; A$110,000-230,-000. **175,000**

**33D st, 28 E** (3:862-50), ss, 100 e Madison av, 16.8x98.9, 5-sty stn bldg & str; Annabella Curtis to Benj F Curtis, both at Scarborough, NY; B&S; mtg $37,500; Oct6; Oct15'14; A$45,000-56,000. O C & 100

**40TH st., 25-9 E,** see Madison av, 279.

**40TH st E, nec Madison av,** see Madison av, 279.

**46TH st, 12 E** (5:1281-63), ss, 225 e 5 av, 25x100.5, 4-sty stn str; Home Club Co, 62 Cedar, to Ritz Realty Corpn, 27 Cedar; mtg $80,000 & AL; Oct7; Oct9'14; A$111,000-122,000. nom

**49TH st, 359 E** (5:1342-23B), ns, 37.6 w 1 av, 18.6x40.6, 4-sty stn tnt; Richd Billings to Laura B Lee, 125 E 65; Mary M B French, 279 Madison av, & Eliz Billings, at Woodstock, Vt; ¾ pts; B&S; Sept23; Oct9'14; A$4,000-6,000. nom

**49TH st, 359 E;** Saml E Kilner & ano, TRSTES will Fredk Billings, to same & Richd Billings, 21 E 65; all of B&S; Aug 28; Oct9'14. nom

**49TH st, 359 E;** Laura B Lee et al to Billings Estate Corpn, 115 Bway; CaG; Sept23; Oct9'14. O C & 100

**49TH st, 361 E** (5:1342-23A), nwc 1 av (Nos 883-5), 37.6x40.6, 4-stv stn tnt & strs; Saml E Kilner & ano, TRSTES Fredk Billings, to Laura B Lee, 125 E 65; Mary M B French, 279 Madison av; Eliz Billings, at Woodstock, Vt, & Richd Billings, 21 E 65; all of B&S; Aug28; Oct9'14; A $4,000-6,000. nom

**49TH st, 361 E,** nwc 1 av (Nos 883-5); Richd Billings to Laura B Lee, 125 E 65; Mary M B French, 279 Madison av, & Eliz Billings, at Woodstock, Vt; ¾ pt; B&S; Sept23; Oct9'14. nom

**49TH st, 361 E,** nwc 1 av (Nos 883-5); Laura B Lee et al to Billings Estate Corpn, 115 Bway; all of CaG; Sept23; Oct 9'14. O C & 100

**53D st, 452 W** (4:1062-61½), ss, 75 e 10 av, 25x75, 4-stv bk tnt; Ann Shea to Sarah A Smith, 416 W 51; AL; Jan17'08; Oct9'14; A$9,500-13,000. O C & 100

**56TH st, 410 W** (4:1065-40), ss, 175 w 9 av, 25x91.2x25.2x94.4, 5-sty bk tnt & strs; Clifford C Snyder et al to Conrad Prehs, 21 E 82 [20 W 22]; B&S; mtg $16,000 & AL; Sept10; Oct15'14; A$10,500-17,500. O C & 100

**63D st, 201 W,** see Amsterdam av, 80.

**72D st, 340 E** (5:1446-38), ss, 350 e 2 av, 16.7x102.2, 3-sty & b stn dwg; Jacob Karmiohl to Esther Karmiohl, 340 E 72; Sept14; Oct9'14; A$6,500-10,000. O C & 100

**72D st, 301 W** (4:1182-36), ss, 45.6 w West End av, runs s45.10xw9.7xs6.5xw13.8 xn5.11xe5.9xn40.3 to st xe18.1 to beg, 4-sty & b stn dwg; Estelle Cohen to Chas Cohen & Isidore, his wife, all at 304 W 72; mtg $22,500 & AL; Sept24; Oct13'14; A $18,000-27,000. nom

**76TH st, 110 W** (4:1147-38), ss, 125.1 w Col av, 20x102.2, 4-sty & b stn dwg; Boardman Wright to Geo H Wright, at New Milford, Conn; Wm G Wright, 301 St Davids rd, St Davids, Pa, & Fredk A Wright, 11 S Elliott pl, Bklyn; ¼ pt; AL; Oct2; Oct15'14; A$16,000-29,000. nom

**78TH st, 106 W** (4:1149-37), ss, 106.3 w Col av, 25x[illegible]x26x100.6, 4-sty & b stn dwg; Saml E Kilner & ano, TRSTES Fredk Billings, to Laura B Lee, 125 E 65; Mary M B French, 279 Madison av; Eliz Billings, at Woodstock, Vt, & Richd Billings, 21 E 65; all of B & S; Aug28; Oct9 '14; A$17,000-32,000. nom

**78TH st, 106 W;** Richd Billings to Laura B Lee, 125 E 65; Mary M B French, 279 Madison av, & Eliz Billings, at Woodstock, Vt; ¾ pts; B&S; Sept23; Oct9'14. nom

**78TH st, 106 W;** Laura B Lee et al to Billings Estate Corpn, 115 Bway; all of CaG; Sept23; Oct9'14. O C & 100

**79TH st, 163 E** (5:1508-24½), ns, 287.6 w 3 av, 15.6x102.2, 3-sty & b stn dwg; Bernard Weiss to 161 E 79th St Co, 30 E 42; mtg $10,000; July29; Oct15'14; A$10,500-15,000. O C & 100

**82D st, 45 E,** see Madison av, 1089-99.

**83D st, 40 E,** see Madison av, 1089-99.

**87TH st, 214 E,** see 3 av, 1558.

**93D st, 181 E** (5:1522-30), ns, 160.6 w 3 av, 30x100.8, 4-sty stn tnt; Dorathea H Barnet to D Sylvan Crakow, 530 W 157; ½ pt; AT; Aug18; Oct10'14; A$14,500-24,-500. O C & 100

**93D st, 181 E;** D Sylvan Crakow to Chas J Smith, 1314 2 av; all of; mtg $23,000 & AL; Oct8; Oct10'14. O C & 100

**97TH st, 42 W** (7:1832-48), ss, 353 w Central Park W, 17.6x100.11, 4-sty & b bk dwg; Robt H McConnell to Lester D Marsh, 158 W 50; mtg $15,000 & AL; Oct 10; Oct13'14; A$10,500-16,500. nom

**98TH st E** (6:1603-62), ss, 250 e 5 av, 25 x100.11, vacant; H Augusta, wife Jno C Coleman, Jr, to Jane Francke, at Glen Head, LI; AL; Oct9; Oct14'14; A$17,000-17,000. O C & 100

**104TH st, 164 E** (6:1631-49), ss, 300 w 3 av, 25x100.11, 4-sty stn tnt; Adelaide G Hoyt to Emily Levison, 40 W 120; mtg $10,500; Oct8; Oct9'14; A$10,000-14,000. nom

**105TH st, 244 E** (6:1654-31½), ss, 166.8 w 2 av, 16.8x100.9, 3-sty & b bk dwg; Maximilian J Jahelka to Union Settlement Assn, 237 E 104; CaG; mtg $6,000; June3; Oct14'14; A$5,000-6,000. nom

**105TH st, 334 E** (6:1676-36), ss, 231.3 w 1 av, 18.9x100.9, 5-sty bk tnt & str; Saml E Kilner & ano, TRSTES Fredk Billings, to Laura B Lee, 125 E 65; Mary M B French, 279 Madison av; Eliz Billings, at Woodstock, Vt, & Richd Billings, 21 E 65; all of B&S; Aug28; Oct9'14; A$5,250-14,-500. nom

**105TH st, 334 E;** Richd Billings to Laura B Lee, 125 E 65; Mary M B French, 279 Madison av, & Eliz Billings, at Woodstock, Vt; ¾ pts; B&S; Sept23; Oct9'14. nom

**105TH st, 334 E;** Laura B Lee et al to Billings Estate Corpn, 115 Bway; all of CaG; Sept23; Oct9'14. O C & 100

**106TH st, 52 E** (6:1611-51), ss, 305 w Park av, 25x100.11, 5-sty bk tnt; Henry Hornstein to Ester Hornstein, 784 Kelly; mtg $22,000 & AL; Sept10; Oct15'14; A$12,-000-23,000. nom

**106TH st, 53-9 W** (7:1842-10 & 12), ns, 223.11 e Col av, 73.7x100.11, 2-6-sty bk tnts & strs; Fredericka Mayer to No 53-59 West 106th St Corpn, 1476 Bway; mtg $96,000; Oct9; Oct10'14; A$50,000-100,000. O C & 100

**111TH st, 74 E** (6:1616-45½), ss, 186.8 e Madison av, 16.8x100.11, 3-sty & b stn dwg; Jos T Travers to Moses L Marrus, 67 W 124; mtg $9,750; Mar5; Oct9'14; A $7,500-8,500. O C & 100

**111TH st, 207 E** (6:1661-5), ns, 100 e 3 av, 25x1½ blk, 6-sty bk tnt & strs; Jno J Robinson ref, to Geo Richards, 405 Park av, & Fredk T Blakeman, at Mt Kisco, NY, TRSTES for Eleanor L Wolcott; FORECLOS Oct2; Oct6; Oct13'14; A$11,000-35,000. **30,000**

**111TH st, 232-4 E** (6:1660-33), ss, 200 w 2 av, 40x100.11, 6-sty bk loft bldg; Realty Realization Corpn to Gertron Realty Corpn, 215 Montague, Bklyn; B&S; AL; Sept16; Oct15'14; A$13,000-33,500. nom

**111TH st, 100 W,** see Lenox av, 1.

**112TH st, 57-9 E** (6:1618-29), ns, 209.8 e Madison av, 39.9x100.11, 6-sty bk tnt & strs; Frances Rosenthal & ano to 37 St Marks Place Corpn, 63 Park row; AL; Oct8; Oct9'14; A$17,500-46,500. O C & 100

**115TH st W** (7:1867-34-37), ss, 100 e Ams av, 100x100.11, vacant; Jno Claflin to Jas S Alexander, 507 Madison av; Seward Prosser, Beech rd, Englewood, NJ, & Lewis L Clarke, 32 E 64, as TRSTES under an agmt; B&S; Sept25; Oct14'14; A$68,000-68,-000. O C & 100

**117TH st, 308 W** (7:1943-38), ss, 125 w 8 av, 25x½ blk, 3-sty bk stable; Jno Townshend to Mary T Rennard, in trust for Rennard [77 E 56], in trust for herself & Jno T & Dorothy S Rennard; July30'98; Oct9'14; A$14,000-18,000. nom

**118TH st E, swc Lexington av,** see Lexington av, 1896.

**118TH st, 52 E** (6:1623-50), ss, 60 e Madison av, 20x100.11, 5-sty bk tnt; Gertie Halpin to Horace Mount, 352 W 21; B&S & CaG; mtg $15,000; Oct9; Oct10'14; A$9,000-18,000. nom

**118TH st, 111 W** (7:1903-24), ns, 185 w Lenox av, 20x100.11, 3-sty & b stn dwg; Katy Kohn to Mildred K Nagler, 111 W 118; AL; May26; Oct13'14; A$10,400-21,000. O C & 100

**120TH st, 213 E** (6:1785-7), ns, abt 155 e 3 av, —x—, 3-sty bk tnt & str; Saml S Koenig, ref, to Lavinia Leitch, 226 W 123; FORECLOS tax lien Oct6; Oct9'14; A$7,-500-11,000. **4,675**

**120TH st, 152 W** (7:1904-54), ss, 225 e 7 av, 16.8x97.2 to cl of former Harlem or Bensons Creek x—x81.6 to beg, with all title to cl of blk, 3-sty & b stn dwg; Mary A Kaufman to Florence M Arnold, 193 Montague, Bklyn; mtg $10,000 & AL; Oct 14; Oct15'14; A$8,600-12,000. nom

**123D st, 338 E** (6:1799-41½), ss, 266.8 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Marie Weinberg to Anna Gronke, of Middleburgh, Schoharie, NY; mtg $5,000; Oct 9; Oct10'14; A$5,000-6,500. O C & 100

**123D st, 524 W** (7:1977-44), ss, 266.10 w Ams av, 33.2x100.11, 5-sty bk tnt; Matilda, wife, & Aaron Jedel, to Herbt A Canter, 337 Prospect pl, Bklyn; B&S; mtg $34,000; Oct9; Oct15'14; A$18,500-35,000. O C & 100

**124TH st, 129 E** (6:1773-15), ns, 340 e Park av, 25x100.11, 3-sty bk factory; Walter S Logan, ref, to Chas B Squier, 521 Park av; FORECLOS Sept29; Oct13; Oct14 '14; A$12,000-21,000. **20,000**

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**126TH st, 23 W** (6:1724-26), ns, 272.6 w 5 av, 17.6x99.11, 3-sty & b stn dwg, Thos Costigan, ref, to Jno F & Elise S Black, 240 W 104; FORECLOS Sept22; Oct9'14, A$8,000-11,000. 9,000

**130TH st, 205 W** (7:1936-27½), ns, 21.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg, Cath M Hands to M Christine Pope, 154 Prospect pl, Bklyn; mtg $3,000; Oct9, Oct 15'14; A$6,600-10,000. nom

**130TH st, 502 W** (7:1984-38), ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; Julius J Frank, ref, to Samson Rosenfield, 485 Central Park W; FORECLOS Oct2, Oct9 '14; A$8,500-18,000. 14,500

**140TH st, 209 W** (7:2026-24), ns, 151 w 7 av, 25x99.11, 5-sty bk tnt; Aaron J Lebenheim et al, EXRS, TRSTES &c Simon Schey, to Johanne C Neumann, 21 E 108; mtg $27,000; Oct6; Oct15'14; A$13,000-29,000. nom

**142D st, 121-3 W** (7:2011-25), ns, 199 w Lenox av, 40x99.11, 6-sty bk tnt, Jno M Ferry to Max Katz & Adolph Hochstim, both at Kensington Gruens, Far Rockaway, L of Q 118 W 18; each ½ pt; B&S; July6; Oct10'14; A$16,000-43,000. nom

**146TH st, 613 W** (7:2093-23), ns, 205.6 w Bway, 19.10x99.11, 3-sty & b stn dwg, Edw M Morgan to Frances I Morgan, 613 W 146; B&S; Oct10'14; A$9,500-13,000. nom

**153D st W cl if extended,** see Edgecombe av, 393-7.

**181ST st, 851 W,** see Northern av, 100.

**190TH st W, nwc Wadsworth av,** see Wadsworth av, nwc 190.

**Av A, 1339-41** (5:1466-24-25), ws, 75 s 72d, 50x100, 2-5-sty bk tnts & strs; Edw Bruns to Missionary Soc of the Most Holy Redeemer, in State N Y, 173 E 3; Aug5; Oct13'14; A$18,000-38,000. O C & 100

**Av C, 56** (2:374-2), es, 24 n 4th, 24x64.3, 5-sty stn tnt & strs; Fannie B Cohen to Gussie A Engel, 208 W 141; mtg $20,000; Oct10; Oct13'14; A$14,000-20,000 . nom

**Amsterdam av, 80** (4:1155-29), nwc 63d (No 201), 25.5x100, 5-sty stn tnt & strs; Peter Doelger et al, EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, 407 E 55; June6'13; A$25,000-42,000. nom

**Edgecombe av, 393-7** (7:2054-53), ws, at cl 153d if extended, runs s75xw100xn75 to said cl xe100 to beg, 6-sty bk tnt; Great Centres Realty Co to Saml Green, 205 W 64; AL; Oct14; Oct15'14; A$35,000-P45,000. nom

**Lenox av, 1** (7:1820-25-30 & 37-40), nwc Cathedral Pkway (No 101), runs w125xn 171.10 to ss 111th (No 100) xe83.9 to sws St Nicholas av (No 1) xse— to ws Lenox av xs— to beg; vacant; Charlotte A W, wife Robt L Fowler Jr, to Lucy W, wife Peter C Hewitt, at Ringwood Manor, NJ; B&S, CaG & confirmation deed; Oct14; Oct 15'14; A$218,000-218,000. nom

**Lexington av, 1886** (6:1645-5[illegible]), swc 118th, 17.7x55x17.4x55, 3-sty & b stn dwg; Wm Lustgarten & Co to Chas Dickson, 6-A Shaftsbury av, London, Eng; Oct9'14; A $10,500-12,000. O C & 100

**Lexington av, 2141** (6:1777-51½), es, 19.11 s 129th, 20x60, 4-sty bk tnt & strs; Jno J Doolin to Cath A Weldon, 591 7th, Bklyn; mtg $7,750; Oct9; Oct13'14; A7,000-12,500. O C & 100

**Madison av, 279** (5:1275-23), nec 40th, runs n34.8xe74.4xn6.8xe25.7xs41.4 to st xw 100 to beg, 4-sty & b stn dwg; A$210,000-240,000; also 40TH ST, 25 E (5:1275-24), ns, 100 e Madison av, 25x98.11, 2-sty stn stable; A75,000-80,000; also 40TH ST, 27 E (5:1275-25), ns, 255 w Park av, 24.9x98.9x 24.10x98.9, 3-sty bk garage; A$75,000-81,000; also 40TH ST, 29 E (5:1275-26), ns, 230 w Park av, 25x98.9, 2 & 3-sty bk garage; A$75,000-82,000; Richd Billings to Billings Estate Corpn, 115 Bway; CaG; Sept23; Oct 15'14. O C & 100

**Madison av, 1089-99** (5:1494-23 & 50), nec 82d (No 45), 204.4 to ss 83d (No 40) x85, 2-11-sty bk tnts; Wm M Brown to Fort Green Co, 215 Montague, Bklyn; mtg $980,000; Aug20; Oct14'14; A$405,000-950,000. O C & 100

**Manhattan av, 23** (7:1837-12), ws, 27.6 n 101st, 27x99.11, 5-sty bk tnt; Herman Rixmann to Minna Rixmann, his wife, 156 W 106; mtg $25,000; Dec17'13; Oct9'14; A $19,500-30,000. nom

**Morningside av, 35** (7:1944-64), es, 100 n 117th, 25x100, 5-sty stn tnt; Fredericka Mayer to No 35 Morningside Av East Corpn, 1476 Bway; mtg $21,000; Oct9; Oct 10'14; A$18,000-29,000. O C & 100

**Nagle av, 59-61** (8:2171-pt lot 24), ses, 150 sw Ellwood, 50x125, 5-sty bk tnt; Halpin Bldg Corpn to Emily A Hurry, 122 E 39; Renwick C Hurry, individ & EXR, at Hempstead, LI, & Rutgers I Hurry, 122 E 39, EXRS &c Edmund A Hurry; 11-12 pts to EXRS & 1-12 pt to individ; mtg $41,000; Oct15'14; A$——$——. 66,000

**Nagle av, 65-7** (8:2171-pt lot 24), ses, 100 sw Ellwood, 50x125, 5-sty bk tnt; Halpin Bldg Corpn to Randolph Hurry, 242 Lex av; mtg $41,000; Oct15'14; A$——$——. 66,000

**Northern av, 100** (8:2179-70), nwc 181st (No 851), 78x134x110.1x138.11, 6-sty bk tnt; Edw D Dowling, ref, to Lombardy Realty Co, 160 Bway; FORECLOSED & drawn Oct 9; Oct14'14; A$55,000-210,000. 181,000

**Sherman av** (8:2226-35), ws, 250 s 207th, 50x150, vacant; Walter S Logan to Times Realty & Constn Co, 65 Hamilton ter; mtg $7,000; July17; Oct13'14; A$14,000-14,000. O C & 100

**St Nicholas av, 1,** see Lenox av, 1.

**Wadsworth av** (8:2170-283), nwc 190th, runs w182 to es Wadsworth ter xn63.6xe 182.2 to av xs72.3 to beg; vacant; A$31,000-31,000; also WADSWORTH TER (8:2170-pt lot 59), ws, at cl 190th, on Randels map, runs w161xn73.5xe161.2 to st xs81.2 to beg; Emily A Hurry et al, EXRS &c Edmund A Hurry, to Halpin Building Corpn, 154 Nassau; AL; Oct10; Oct15'14. 50,000

**1ST av, 377** (3:928-21), nwc 22d (No 343), 24.8x74.6, 5-sty bk tnt & strs; Peter Doelger et al, EXRS Peter Doelger, decd, to Peter Doelger Brewing Co, 407 E 55, June13; Oct9'14; A$13,000-25,000. nom

**1ST av, 883-5,** see 49th, 361 E.

**3D av, 1558** (6:1515-37), ws, 50 s 85th, 20x78, 5-sty bk tnt & str; A$17,500-22,500; also 87TH ST, 214 E (6:1552-42), ss, 183.4 e 3 av, 16.8x100.8, 3-sty & b bk dwg; A $4,000-5,000, Philippine Brudi, individ, EXTRX & Ida Marie Spatenka, to Alex L, Emma & Amelia Brudi & Pauline Price, all at 211 E 87, Wm H Brudi, 1151 Union, Bklyn; Alex L Brudi, at Bayside, LI; Lena Huether, 3550 3 av, Barbara Geyer, 295 Marion, Bklyn, & Wm Brudi, 149 Montague, Bklyn; QC; AL; Oct13'14. nom

**3D av, 1558;** also 87TH ST, 214 E; Amelia Spellman & ano, heirs Marie Spatenka, to same, QC; mtg $4,000 & AL; Oct7; Oct 13'14. nom

**3D av, 1558;** also 87TH ST, 214 E; Gustav Brudi, heir Marie Spatenka, to same; QC; mtg $7,000 & AL; Oct7; Oct13'14. nom

**3D av, 1558;** also 87TH ST, 214 E; Henry C Brudi, heir Marie Spatenka, to same, QC; mtg $7,000 & AL; Oct7; Oct13'14. nom

**4TH av, 418** (3:858-43), ws, 43.5 s 29th, 20x78, 4-sty stn tnt & strs, Elias Kempner to Hyel Realty Co, 37 Liberty, AL; Oct8; Oct9'14; A$61,500-65,000. nom

**7TH av, 470-2** (3:755-11-42), ws, 74.1 s 36th, runs w95xs24.8xw5xs16xe100 to av xn 40.8 to beg, 3-sty fr bk ft tnt & str & 3-sty bk tnt & strs, 1-sty bk & fr ext; Coast Realty Co to 7th Av Development Co, 149 Bway; mtg $120,000 & AL; Oct30'11; Oct 14'14; A$129,000-131,000. O C & 100

**8TH av,** ws, bet 123d & 127th; also 8TH AV, es, bet 124th & 125th; also 9TH AV, es, bet 123d & 127th, also 9TH AV, ws, bet 123d & 127th; also 10TH AV, es, bet 120th & 125th; also 10TH AV, ws, bet 120th & 124th; also 120TH ST, ss, 56 w 10 av, 18.6x -x -- core, also 120TH ST, ns, 100 w 10 av, 8 lots; also 121ST ST, ss, bet 9 & 11 avs; also 121ST ST, ns, bet 9 & 11 avs; also 122D ST, ss, bet 9 & 11 avs; also 122D ST, ns, bet 9 & 11 avs; also 123D ST, both sides, bet 8 & 11 avs; also 124TH ST, both sides, bet 8 & 10 avs; also 125TH ST, both sides, bet 7 & 10 avs; also 126TH ST, both sides, bet 7 & 10 avs; also 127TH ST, both sides, bet 7 & 10 avs; also 128TH ST, both sides, bet 7 & 8 avs, also OLD KINGSBRIDGE RD, both sides, bet 122d & 126th; also 8TH AV (Harlem lane), both sides, bet 127th & 129th; also MANHATTAN RD, both sides, bet 125th & 126th, & bet 9 & 10 avs; also 194TH ST, both sides, bet 10 av & Hudson River; also 195TH ST, both sides, bet Kingsbridge rd & Hudson River; also KINGSBRIDGE RD, both sides, bet 193d & 196th; also 11TH AV, both sides, bet 193d & 195th; also 12TH AV, both sides, bet 193d & 195th; also 13TH AV, both sides, bet 194th & 196th; also 14TH AV, both sides, bet 193d & 195th, also HUDSON RIVER, bet 193d & 195th, being all the homestead formerly of Wm Molenaor, begins at boundary line bet Wm Molenaor & Wm Lawrence, runs e to the Grand av x— to Kingsbridge rd x— to beg; also a 7-ACRE lot at village lying on the east of Kingsbridge rd & adj same; also PLOT bounded s by Kingsbridge rd, e & n by Grand av & w by cl of Manhattan st; also all LAND lying n &e of Grand av; also 7 ROWS of apple trees counting from Kingsbridge rd in the field on which office of Wm Molenaor formerly stood; also A 17-ACRE lot lying at the village running from Kingsbridge rd to North River; also PLOT bounded s by Kingsbridge rd, e by cl Manhattan st, ne & n by Grand av & by land of the Manhattan Co, runs w— to land Jno Kortwright, thence bounded on land of said Jno Kortwright — to beg; also PARCEL of wood land bounded on the es of highway adj division line & running to Harlem River, bet lands of Jno Sickels & Peter Van Zandt, contains 4 acres; also ¼ pt of SALT MEADOWS, near Spitting Devil & called Round Meadow, contains 4 ½acres; also each & every other piece or parcel of land not included in above described premises in which party 1st part may have an interest wheresoever situate of which Wm Molenaor died seized in April, 1812, and includes all of same property as well as other propety shown on map of the property of David, Wm & Clinton Molenaor, filed in office of Register Mar2,1835 on map No 79 & also includes all property shown on map of heirs Wm Molenaor filed May18'1880, map No 841, & also filed Apr 17'06 on map No 911 (sec 7:1930 to 1934, 1949 to 1953, 1850, 1963 to 1967, 1947 to 1978; also sec 8:2149, 2151, 2160, 2161, 2170, 2171, 2174, 2178 to 2180, 2217 & 2224); Martin M Molenaor, son of David W Molenaor, decd, whose father was Wm Molenaor, decd, now at Broadway & Hillside av, party 1st pt, is father of parties 2d pt, to Alwin & Wilfred Molenaor, brothers, at Mancos, Montezuma Co, Col; 62½-100 pts of all RT&I; QC; AL; July10; Oct15'14. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Allen st, 121** (2:415-36), ws, 25x87.6, all of; A$18,000-25,000; also HENRY ST, 198 (1:270-51), ss, 25x100; A$19,000-30,000; ½ pt; also 103D ST, 209 E (6:1653-7), ns, 147.6 e 3 av, 37.6x100.11; ½ pt; A$13,500-39,000; asn rents; Nellie Lipschitz, of Bklyn, to Royal Co of N Y, 93-5 Nassau; Oct14; Oct 15'14. 1,650

**Charlton st, 114,** see Greenwich, 552.

**Greenwich st, 162** (1:58); consent to 3d track; Kath C Mead et al to Manhattan Railway Co; mtg $12,000; Aug24; Oct15'14. $29.33

**Greenwich st, 162;** consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $12,000; Sept24; Oct15'14. nom

**Greenwich st, 317-9** (1:141); consent to 3d track; Wm MacBain to Manhattan Railway Co; Sept2; Oct13'14. 847

**Greenwich st, 483-5** (2:594); consent to 3d track; Harriman N Simons et al to Manhattan Railway Co; Sept11; Oct15'14. 957

**Greenwich st, 483-5;** consent to 3d track; Josiah H De Witt, mortgagee, to same; mtg $63,000; Oct3; Oct15'14. nom

**Greenwich st, 552** (2:596), swc Charlton (No 114), 51.10x19.4x51.10x19.1; consent to 3d track; Kath C Mead et al to Manhattan Railway Co; Aug26; Oct15'14. 1,140.33

**Greenwich st, 624-6** (2:602); consent to 3d track; Frances G Livingston et al to Manhattan Railway Co; mtg $38,000; Aug 14; Oct9'14. 1,100

**Greenwich st, 624;** consent to 3d track; Jas MacGregor Smith, TRSTE will Jas Rowe, mortgagee, to same; mtg $17,000; Sept5; Oct9'14. nom

**Greenwich st, 626;** consent to 3d track; Isabella L Beekman, mortgagee, to same; mtg $5,000; Sept8; Oct9'14. nom

**Greenwich st, 832-6** (2:643), nwc Horatio, runs w62 xn 25xw14.3xn0.6xw20xn35.4xe96.7 to st xs60.11 to beg; consent to 3d track; Robt Ferguson to Manhattan Railway Co; Sept29; Oct15'14. 1,340.16

**Henry st, 198,** see Allen, 121.

**Horatio st, nwc Greenwich,** see Greenwich, 832-6.

**Market st, 48-50** (1:274); also 6TH ST, 716-8 E (2:375); also 6TH ST, 540 E (2:401); also 11TH ST, 636 E (2:393); certf of continued use of partnership name of Fund Brothers; Ferdinand Funk to whom it may concern; Oct6; Oct9'14. O C & 100

**6TH st, 401-3 E,** see 1 av, 100.

**49TH st, 359 E;** declaration by Fredk Billings that he holds same in trust only for benefit of Saml E Kilner & Wm E Johnson, as TRSTES will Fredk Billings; Feb9'12; Oct9'14.

**49TH st, 359 E;** declaration by Richd Billings that he holds same in trust only for benefit of Saml E Kilner & Wm E Johnson, as TRSTES under same will; Feb16'14; Oct9'14.

**49TH st, 361 E** (5:1342), nwc 1 av (Nos 883-5); declaration by Fredk Billings that he holds same in trust only for benefit of Saml E Kilner & Dumont Clarke, as TRSTES will Fredk Billings; Feb13'07; Oct9'14.

**49TH st, 361 E, nwc 1 av** (Nos 883-5); declaration by Richd Billings that he holds same in trust only for benefit of Saml E Kilner & Wm E Johnson, as TRSTES under same will; Feb16'14; Oct9 '14.

**78TH st, 106 W;** declaration by Fredk Billings that he holds same in trust only for benefit of Saml E Kilner & Dumont Clarke, as TRSTES will Fredk Billings; Feb13'07; Oct9'14.

**78TH st, 106 W;** declaration by Richd Billings that he holds same in trust only for benefit of Saml E Kilner & Wm E Johnson, as TRSTES under same will; Feb 16; Oct9'14.

**85TH st, 328-30 W** (4:1246); declaration & agmt as to ownership each of ½ pt; B Crystal & Son, 47 West, to Irwin Untermyer, 6 W 70; Oct15'14. nom

**103D st, 209 E,** see Allen, 121.

**105TH st, 334 E;** declaration by Fredk Billings that he holds same in trust only for benefit of Saml E Kilner & Wm E Johnson, as TRSTES, will Fredk Billings; May26'10; Oct9'14.

**105TH st, 334 E;** declaration by Richd Billings that he holds same in trust only for benefit of Saml E Kilner & Wm E Johnson, as TRSTES under same will; Feb 16; Oct9'14.

**180TH st, 703-5 W** (8:2176), ns, 379.5 e Ft Washington av, runs n110xe58.7xs6xe 12.6xs103.3 to st xw59.10 to beg; re asn rents; Estates Mtg Securities Co to Incorporated Terwilliger Realty Co, 703 W 180; AT; Oct2; Oct13'14. nom

**Av A, 205** (2:440), ws, 51.9 s 13th, 25.9x 100; asn rents; Abram Salkin, of Bklyn, to Royal Co of N Y, 93-5 Nassau; Oct7; Oct 15'14. 500

**Lenox av, 271,** see Lenox av, 273.

**Lenox av, 273** (7:1908), ws, owned by party 1st pt; also LENOX AV, 271, owned by party 2d pt; agmt as to party wall; Margt C Minahan with Oscar D Thees; Feb23'09; Oct15'14. nom

**Park av, 1070** (5:1499-37), ws, 75.6 s 88th, 25.2x82.2, 5-sty stn tnt; CONTRACT; Milton C Henley with Elmer A Miller, 963 Mad av; mtg $24,000; June29; Oct15'14; A $24,000-32,500. 39,000

**1ST av, 100** (2:434), nec 6th (Nos 401-3), 16.6x70; consent to 3d track; Mary Nurse to Manhattan Railway Co; mtg $24,000; June6; Oct9'14. 198

**1ST av, 100;** consent to 3d track; Saml & Hy Wohlstadter, lessees, to same; June 6; Oct9'14. nom

**1ST av, 100;** consent to 3d track; Magdalena Erzer, mortgagee, to Manhattan Railway Co; mtg $6,000; July7; Oct9'14. nom

**1ST av, 100;** consent to 3d track; same, mortgagee, to same; mtg $18,000; July7; Oct9'14. nom

**1ST av, 121** (2:449); consent to 3d track; Mary Nurse to Manhattan Railway Co; mtg $16,000; June20; Oct9'14. 240

**1ST av, 121;** consent to 3d track; Title Guar & Trust Co, mortgagee, to Manhattan Railway Co; mtg $10,000; July16; Oct9'14. nom

**1ST av, 121;** consent to 3d track; Crescent Star Realty Co, mortgagee, to same; mtg $6,000; July8; Oct9'14. nom

**1ST av, 883-5,** see 49th, 361 E.

**2D av, 1572** (5:1544); consent to 3d track; Henry Brauner et al to Manhattan Railway Co; mtg $23,000; Sept25; Oct15'14. 300

**2D av, 1572;** consent to 3d track; German Savgs Bank, mortgagee, to same; mtg $23,000; Oct5; Oct15'14. nom

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**2D av, 1707** (5:1734); consent to 3d track; Minnie Gruner to Manhattan Railway Co; Sept30, Oct9'14. 304

**5TH av Plaza** (5:1274), ws, bet 58th & 59th, Plaza Hotel, consent to two stairways to subway on 59th, Plaza Operating Co, owner, to City N Y & N Y Consolidated R R Co, 85 Clinton, Bklyn; Sept15; Oct15'14. nom

**5TH av, 2773** (7:2015), consent to 3d track, Geo C & Rita Laudine to Manhattan Railway Co; mtg $15,000; Sept8; Oct 15'14. 158.33

**5TH av, 2773;** consent to 3d track, Greenwich Savgs Bank, mortgagee, to same; mtg $15,000; Oct8; Oct15'14. nom

**Power of atty** (misc), Mary C Bishop to Frances C Bishop, at Mt Kisco, NY, Sept19'05, Oct9'14

**Power of atty** (misc); Le Grand L Benedict & Sarah C, his wife, to Wm F Velten, 201 Edgecombe av, Oct2'10, Oct14'14.

## WILLS.

### Borough of Manhattan.

**25TH st, 105 W** (3:801-34), ns, 80 w 6 av, 20x98, 3-sty bk dwg & 2-sty ext; A $35,000-37,000; ½ pt. also 26TH ST, 104-8 W (3:801-46, 47-48), ss, 70 w 6 av, 60x98, 3-3-sty bk dwgs & 1-2-sty fr ext; A$105,000-115,000; ½ pt, also 49TH ST, 13 E (5:1285-11), ns, 244 e 5 av, 22x100, 4-sty stn dwg & 3-sty ext; A$82,000-89,000; also 83D ST, 168-70 E (5:1511-42), ss, 102 w 3 av, 47x102, 3-sty bk stable & 2-sty ext; A$25,000-38,000; ½ pt; also 84TH ST, 167-75 E (5:1513-30-31-32), ns, 102 w 3 av, 73x102, 3-1-sty bk bldgs, 2 frame stables in rear; A $42,000-44,500; ½ pt; also 92D ST, 170 E (5:1520-40½), ss, 72 w 3 av, 28x100, 5-sty bk tnt; A$14,500-29,500; ¼ pt; also BOWERY, 274 (2:507-27), ws, 115 s Houston, 25x89x irreg, 3-sty bk tnt & str; A$21,000-25,000; ⅓ pt; also BROADWAY, 712 (2:545-8), es, 173 n 4th, 25x137, 8-sty bk loft bldg; A$85,000-121,000; ⅓ pt; also BROADWAY, 716 (2:545-10), es, 223 n 4th, 25x137, 6-sty bk loft bldg; ⅓ pt; A$85,000-97,000; also 3D AV, 1456-66 (5:1511, 36-37-38-39-40), swc 83d, 128.1x102.2, 2-4 & 4-3-sty bk tnts, fr bldg in rear; A$123,000-149,000; also 3D AV, 1490-6 (5:1513-33), nwc 84th (No 177), 102x102, 2-sty bk str bldg; ½ int; A $130,000-153,000; also 3D AV, 1636-42 (5:1520-37-40), swc 92d, 100x72, 4-5-sty bk tnts; ¼ int; A$74,000-100,500; also 67TH AV, 423-7 (3:801-43-44-45), swc 26th, 57x70, 3-4-sty bk tnts & strs; ⅓ int; A$199,000-216,000; Wm Scholle Est, Albt W Scholle et al EXRS, 763 5 av; atty, Jno Frankenheimer, 25 Broad. Will filed Dec3'13.

**26TH st, 104-8 W,** see 25th, 105 W.
**26TH st W, swc 6 av,** see 25th, 105 W.
**49TH st, 13 E,** see 25th, 105 W.
**83D st E, swc 3 av,** see 25th, 105 W.
**83D st, 168-70 E,** see 25th, 105 W.
**84TH st E, nwc 3 av,** see 25th, 105 W.
**84TH st, 167-75 E,** see 25th, 105 W.
**92D st E, swc 3 av,** see 25th, 105 W.
**92D st, 170 E,** see 25th, 105 W.

**92D st, 69 W** (4:1206-7), ns, 145 e Columbus av, 20x100, 3-sty stn dwg; Cath M Lynch Est, Mary L Reilly, EXTRX, 69 W 92; atty, Jos H Mahan, 38 Park row; A $14,000-18,000. Will filed Oct8'14.

**114TH st, 608 W** (7:1895-64½), es, 154 w Bway, 14x100, 4-sty bk dwg; Theresa Engel Est, Michl Engel EXR, 608 W 114; atty, Chas P Loeser, 176 Bway; A$11,000-19,000. Will filed July29'13.

**175TH st, 534 W** (8:2131-35), ss, 19 e Audubon av, 18x78, 2-sty bk dwg; A$5,800-$8,600; also Columbus av, 873 (7:1838-62), es, 25 s 103d, 25x80, 5-sty bk tnt & strs; A$20,000-29,000; Wm F Brintzinger Est, Wilhelmina Meurer EXTRX, 45 Pinehurst av; attys, Deyo & Bauerdorf, 111 Bway. Will filed Oct3'14.

**Bowery, 274,** see 25th, 105 W.
**Broadway, 712,** see 25th, 105 W.
**Broadway, 716,** see 25th, 105 W.
**Columbus av, 873,** see 175th, 534 W.

**Madison av, 242-6** (3:867-57), swc 38th, 98x95, 3½-sty bk dwg, with 3 & 2-sty ext; Emelie de Loosey Havemeyer Est, Wm B Duncan & ano EXRS, Port Washington, LI; attys, Parsons, Closson & McIlvaine, 52 William; A$460,000-490,000. Will filed Oct8'14.

**3D av, 1456-66,** see 25th, 105 W.
**3D av, 1490-6,** see 25th, 105 W.
**3D av, 1636-42,** see 25th, 105 W.
**6TH av, 423-7,** see 25th, 105 W.

## CONVEYANCES.

### Borough of the Bronx.

**Cameron pl, swc Walton av,** see 181st E, ns 100 e Jerome av.

**Coster st, 650** (10:2764, 2767, 2769), es, 260 s Spofford av, 20x100, 2-sty bk dwg; Miriam Glass to Henry H Glass, 367 W 120; Oct1; Oct14'14. nom

**Depot Sq E, nwwc Depot sq S,** see Webster av, nec Depot Sq S.

**Depot sq S, nec Webster av,** see Webster av, nec Depot Square S.

**Fox st, 952** (10:2724), es, 140.6 n 163d, 40x110.11x40x111.4; also FOX ST, 956 (10:-2724), es, 180.6 n 163d, 40x110.5x40x110.11, 2-5-sty bk tnts; Podgur Realty Co to Wm A Serven, Pearl River, NY; mtg $66,000; Sept28; Oct9'14. O C & 100

**Fox st, 956,** see Fox, 952.

**Fox st, 1165** (11:2974), ws, 116.1 n Home, 25x59x26.3x67, 3-sty bk tnt; Annie Roberts to Isaac Lowenfeld, 106 E 64; mtg $8,500; Oct13; Oct15'14. nom

**Herkimer pl, nwc 233d,** see 233d E, nwc Herkimer pl.

**Kelly st, 721,** see 156th, 949 E.

**Kelly st, 900,** see Intervale av, 914-6.

**Loring pl, 2297** (11:3225), ws, abt 460 s Ford ham rd, 25x100, 3-sty bk dwg; Delia A Gallagher to Florence C Gallagher, 2297 Loring pl, Oct14'14. nom

**Morris pl (now av)** (9:2421), es, 100 s 162d, strip, runs w1 to es Morris av, as legally opened xs15xe1 to es Morris pl xn 15 to beg; Arthur R Bell to Mary J W Magen & Wm Beatty, 886 Morris av, EXRS Maurice T Ward; QC; June30; Oct 15'14. 60

**Oak Tree pl, 600,** see Arthur av, 2152.

**Poplar st (*),** ss, 100 e Forest, 50.4x105.3 x50.1x102.10, ws; Phoenix Ingraham, ref, to Chas R Schleiss, 240 E 61; FORECLOS Oct7; Oct13; Oct14'14. 4,000

**Tiffany st, 945,** see 163d, 960 E.

**Tiffany st** (10:2737 & 2738), es, 199.10 n Spofford av, runs e98.11xn60xn18.3xw77.3 to st xs75 to beg, vacant; Utility Realty Co to Giacinto Vairo, 608 Wales av; B&S; Oct1; Oct9'14. nom

**Tompkins st (*),** ws, 150 s 152d, 156.5 x10 to Classon Point rd x177.10x94.11 to Tompkins x156.4x94.11; Anna Schwarz to Lizzie Van Nosdall, Walden, NY; mtg $2,500; Sept1; Oct13'14. nom

**Whittier st** (10:2762-2765), es, 100 s Seneca av, 100x109x112x160.1, vacant; Prospect Holding Co to Lawrence Davis, 76 Green, Newark, NJ; correction & confirmation deed; mtg $3,500; Oct8; Oct10'14. O C & 100

**Wood st** (*), es, 175 s Commerce, 25x 111.6; Eliz Dietrich to Chas Soos, 1330 Intervale av; Oct8; Oct9'14. O C & 100

**137TH st, 465 E** (9:2282), ns, 654.2 e Willis av, 16.8x100, 3-sty & b bk dwg; Cath Mernagh to Jno Mernagh, her husband, 465 E 137; mtg $1,500; Oct13; Oct 14'14. O C & 100

**143D st, 471-3 E** (9:2288), ns, 265 w Brook av, 34.8x100x39.2x99.11, 2 & 3-sty & b fr dwgs, Alice Garlan to Geo J Garlan, 1514 Mad av, & Cath C Matthews, 471 E 143; mtg $6,000; June24; Oct10'14. nom

**150TH st, 326 E** (9:2331), ss, 250 w Courtlandt av, 25x100, 2-sty & b fr dwg; Adam Szumski or Szumska to Chas Szumska, 326 E 150; QC; July8; Oct10'14. O C & 100

**156TH st, 413 E** (9:2378), ns, 250.3 w Elton av, 49.9x99x49.9x99.11, 5-sty bk tnt; Peter M Furey to Susan Furey, 680 Melrose av; mtg $40,000; Aug14; Oct13'14. O C & 100

**156TH st, 949 E** (10:2701), nwc Kelly (No 721), 25x100, 2-sty bk dwg; Jos W Babcock to Ella F Babcock, his wife, 949 E 156; B&S; mtg $9,000; June1'11; Oct14'14. nom

**160TH st, 819 E** (10:2677), ns, 86.9 e Union av, 20.5x77.4, 3-sty fr dwg; Maurice Fitzgerald to Wolf Burland, 801 Cauldwell av; mtg $5,000; Oct14; Oct15'14. O C & 100

**163D st, 960 E** (10:2711), swc Tiffany (No 945), 100.4x60, 5-sty bk tnt & strs; Henry Morgenthau Co to Utility Realty Co, 30 E 42; B&S; Oct13; Oct14'14. O C & 100

**164TH st E** (9:2386), ns, — w Washington av, being plot begins 25 from swc lot 17, map Morrisania, runs se25xne100x nw25xsw100 to beg, part lot 17 on said map, 1-sty & a fr dwg; Benj F Frisbie to David F Frisbie, 453 E 164; QC; Oct13; Oct 14'14. nom

**164TH st E** (9:2386), ns, — w Washington av, being plot begins 50 from swc lot 17, same map, runs ne100xse25xsw100 to st xnw25 to beg, part lot 17, same map, 1-sty & a fr dwg; Benj F Frisbie to David F Frisbie, 453 E 164; QC; Oct13; Oct14'14. nom

**164TH st E** (9:2386), ns, — w Washington av, being plot begins 75 from swc lot 17, same map, runs ne 100xse25xsw100 to st xnw25 to beg; Benj F Frisbie to David F Frisbie, 453 E 164; QC; Oct13; Oct14'14. nom

**167TH st, 855 E** (10:2692), ns, abt 145 e Stebbins av, runs n98.7xne30xse17.8xs122.10 xw25 to beg, 2-sty fr dwg; Wm L Phelan to Phelan Bros Constn Co, 2045 Ryer av; mtg $2,800; Oct14; Oct15'14. O C & 100

**181ST st E** (11:3185), ns, 100 e Jerome av, runs n— to ss Cameron pl xe— to ws Walton av (Nos 2151-65), xs35xs121.7 to st xw100 to beg, 8-2-sty bk dwgs; Cameron Realty Co to Camton Constn Co, 233 Bway; QC & correction deed; Oct9; Oct10'14. nom

**183D st, 761 E,** see Prospect av, 2296.

**184TH st, 514-20 E,** see Bathgate av, 2309.

**193D st, 380-8 E,** see 233d E, nwc Herkimer pl.

**204TH st E, sec Bainbridge av,** see Bainbridge av, 3070.

**216TH st E** (*), sec White Plains rd, 81.9x90.7; Margt A McKay or McCahey to Margt M Sheridan, 813 E 218; B&S & AL; Sept30; Oct13'14. O C & 100

**218TH st E** (*), ns, 100 e Barnes av, 50 x114, Wakefield; Margt A McKay or McCahey to Margt M Sheridan, 813 E 218; B&S & AL; Sept30; Oct13'14. O C & 100

**220TH st E** (*), ns, 300 e Carpenter av, 100x114, Wakefield; Isabel Kiralfy to Clotilda Zambetti, 721 E 218; B&S; Oct5; Oct9'14. nom

**221ST st E** (*), ss, 250 e Carpenter av, 25x114, Wakefield; Margt A McKay or McCahey to Margt M Sheridan, 813 E 218; B&S; AL; Sept30; Oct13'14. O C & 100

**227TH st E** (*), ss, 500 e Bronxwood av, runs e130xsw114xn92 to beg; Peter L Mullaly, ref, to Ottilia, wife Conrad Weitzel, 940 E 227; FORECLOS July24; Aug5; Oct 9'14. 3,150

**233D st E** (12:3363), nwc Herkimer pl, 50.6x97x50x89.7, vacant; also WEBSTER AV, 2589 (12:3275), swc 193d (Nos 380-8), 33.7x104.1 to Decatur av x34.4x108.1; Henry F Keil to Wedgewood Co, 401 E 163; Sept 30; Oct15'14. O C & 100

**235TH st, 60 E** (12:3365), ss, 450 w Oneida av, 22x151.5x43x150, 2-sty fr dwg; Jos O Eckstrom to Linna Anderson, 115 E 36; Oct5; Oct13'14. nom

**235TH st E** (12:3376), ns, 475 e Kepler av, 25x100, vacant; Realty Redemption Co of N Y to Wm Lustgarten & Co, 68 Wm; Oct2; Oct14'14. 1,200

**260TH st W** (13:3423), sec Spencer av, 30x100, vacant; Tillie A Nelson to Hilma Nelson, 453 W 163; Sept22; Oct13; Oct15'14. O C & 100

**Arthur av, 2152** (11:3070), sec Oak Tree pl (No 600), 25x90, 5-sty bk tnt & strs; Delia A Gallagher to Florence C Gallagher, 2297 Loring pl; Oct14'14. nom

**Arthur av** (11:3068), ws, — n 178th, bet 178th & 179th, lot 33, blk 3068, tax map, vacant; Realty Redemption Co of N Y to Wm Lustgarten & Co, 68 Wm; Oct1; Oct 14'14. 1,000

**Chatterton av, swc Havemeyer av,** see Havemeyer av, swc Chatterton av.

**Bailey av** (12:3252), ws, 200 s Gale pl, 25x100; also VAN CORTLANDT AV (12:-3252), nes, abt 140.10 sw Van Cortlandt Park S, 20x111.9x25x126.6, vacant; Henry Ungar to Herman Spitz, 2 Av B; Mar2; Oct 10'14. nom

**Bainbridge av, 3070** (12:3334), sec 204th, 100x25, 4-sty bk tnt; Kate Alexander to Carrie L Weldon, 3070 Bainbridge av; Dec 23'13; Oct9'14. O C & 100

**Bathgate av, 2309** (11:3053), swc 184th (Nos 514-20), 35x94.5, 6-sty bk tnt & strs; Henry Carl Wissemann to Wiss Co, Inc, 35 Nassau; mtg $38,000; Oct9; Oct13'14. O C & 100

**Beaumont av** (11:3103), ses, 200 n 183d 100x115, 2-sty fr dwg; Frank C Fox to Augusta McGuire, Redding, Conn; mtg $9,-000; Aug11; Oct13'14. nom

**Bracken av** (*), ws, 300 n Randall av, 25x100; Realty & Commercial Co to Giovanni Pietrofesa, 747 3 av; Sept16; Oct13 '14. O C & 100

**Briggs av, 2761** (12:3301), ws, 200 n 196th, 20x93.5, 3-sty bk dwg; Geo E Buckbee to Frank I Mitzel, 225 4 av; Oct15'14. nom

**Brook av, 1474** (11:2895), es, 209.2 n St Pauls pl, 25x100.7, 4-sty bk tnt; Jas C Brady, ref, to Harlem Savgs Bank, 124 E 125; FORECLOS Oct6; Oct9; Oct13'14. 11,000

**Cambreleng av, 2491** (11:3091), ws, abt 245 s Fordham rd, 25.6x100, 2-sty fr dwg; Bartholomeo Cranzillo to Gennaro Cranzillo, 2491 Cambreleng av; mtg $4,000; Oct9; Oct10'14. O C & 100

**Castle Hill av** (*), ws, 58 s Ellis av, 25x100; Lizzie B Hickox to Chas & Emilie Hartmann, 2246 Gleason av; mtg $3,500; Oct7; Oct9'14. O C & 100

**Clarence av** (*), es, 90 n Evans av, 75x 100; Jno Bohlmann to Luci Boschen, 433 E 87; mtg $1,260; Oct14; Oct15'14. 600

**Classon Pt rd, es, 150 s 152,** see Tompkins st, ws, 150 s 152.

**Clinton av, 1816** (11:2949), ses, 58.6 ne 175th, 19.5x90.2, 3-sty bk tnt; Jas H Collins to Henry P Clark, Massena, NY; mtg $8,300; Oct9'14. nom

**College av, 1037** (9:2437), ws, 172 n 165th, 22x92.6, 3-sty bk dwg; Eliz C Murphy to Addie B Seligman, 1 E 59th, & Beatrice S B Ziegel, 8 W 86, ADMRS Simon Bernheimer; mtg $7,000; Oct14; Oct15'14. nom

**Decatur av, sec 193d,** see 233d E, nwc Herkimer pl.

**Ellison av** (*), es, 275 n Marrin, 25x100; Mary Chobot to Bertha Franz, 512 E 82; mtg $3,750; June30; Oct14; Oct15'14. O C & 100

**Faraday av** (13:3421), ss, 107.9 w Fieldston rd, runs s88.5xnw69.1 to av xe55.1 to beg, vacant; Realty Redemption Co of N Y to Wm Lustgarten & Co, 68 Wm; Oct2; Oct14'14. 350

**Grand av, 2316** (11:3198), es, 125 n North, 19.1x103.3x44.11x100, 2-sty bk dwg & 2-sty fr rear stable; Geo I Treyz to Annie M Gaffney, 2316 Grand av; July1; Oct 14'14. nom

**Havemeyer av** (*), swc Chatterton av, 108x205, Wakefield; Colorado Realty Co to Jas A Clynes, 202 16th, Jersey City, NJ; mtg $6,000; Aug27; Oct14'14. nom

**Hermany av** (*), ss, 242 e Castle Hill av, 56x—; Elise Schellenberg to Herman H & Anna Schellenberg, 2234 Hermany av; mtg $2,000; Oct8; Oct9'14. 3,000

**Hughes av** (11:3073), ws, 175 s 187th, 50x87.6, vacant; Cambreleng Av Bldg & Constn Co to August Kuhn, 120 W 57; Oct9 O C & 100

**Intervale av, 914-6** (10:2711), nec Kelly (No 900), runs n82.11xe105.11xs37xw9.11xs 100 to av xw48.3 to beg, except plot begins 100 n Intervale av & 115 w Beck, runs n20xs17.5xe9.11 to beg, 5-sty bk tnt & strs; Henry Morgenthau Co to Utility Realty Co, 30 E 42; B&S; Oct13; Oct14'14. O C & 100

**Jerome av** (11:3185), es, 225.6 s 181st, 114.8x104.5x84.6x100, vacant; Sol C Bernstein & ano to Bernstein & Kramer Realty Corpn, 55 Liberty; mtg $16,000; Oct9; Oct10'14. O C & 100

**Kepler av** (12:3372), ws, bet 237th & 238th, lot 22, blk 3372, tax map; vacant; Realty Redemption Co of N Y to Wm Lustgarten & Co, 68 William; Oct1; Oct 14'14. 1,000

**Kingsbridge rd** (12:3248), ns, at es Old Croton Aqueduct prop, runs n67.4 to a lane xse76.3 to rd xsw64.7 to beg, except pt taken for sts; vacant; Jno Claflin to Jas S Alexander, 507 Mad av; Seward Prosser, Beech rd, Englewood, NJ, & Lewis L Clarke, 32 E 64, TRSTES; B&S; Sept25; Oct14'14. O C & 100

**Merriam av** (9:2534), ws, at ses University av, runs s125xe42.10xe42.10 to ws Merriam av xn125 to beg, vacant; Simbar Realty Corpn to Sonwil Holding Co, Inc, 1029 E 163; Oct14; Oct15'14. O C & 100

**Morris av, 646** (9:2412), es, 50 n 152d, 25x70.3, 3-sty bk stable; Donato Pizzutiello to Emma Pizzutiello, 646 Morris av; mtg $10,000; June17; Oct14'14. O C & 100

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**Park av, 3114** (9:2418), ses, 84.9 s 159th, 28.3x153.7x25x140.6, except pt for av, 2-sty & b fr dwg; Benj F Frisbie to David F Frisbie, 453 E 164, QC, Oct13, Oct14'14. nom

**Prospect av, 689** (10:2675), ws, 21.3 n 152d, 19.3x95, 2-sty & b bk dwg; Annie Davis to Theresa Davis, 689 Prospect av, mtg $5,000; Sept18; Oct13'14. nom

**Prospect av** (11:3106), ses, old line, 189.10 ne 177th, 53x150.2, 5-sty bk tnt; Flo Realty Corpn to Jacob Bloom, 1832 Clinton av; mtg $37,000; Oct9'14. O C & 100

**Prospect av, 2296** (11:3114), nec 183d (No 761), 50x100, vacant; Wolf Burland to Flo Realty Corpn, 1832 Clinton av; mtg $5,000; Oct8; Oct10'14. O C & 100

**Randall av** (*), ns, 225 e Maple av, 25x 100; Lucia, wife Giuseppe Spano, to Frank Scopelliti, 437 E 12; Oct8; Oct9'14. O C & 200

**Romboult av** (*), es, 250 n Hollers av, 25x100; Hudson P Rose Co to Sebastiano Maurello, 429 E 115; Oct7; Oct13'14. nom

**St Lawrence av** (*), es, 50 n Mansion, 25x100; Rudolpf-Hellman to Olaf Madeson, 515 E 156; mtg $700; Oct10; Oct13'14. O C & 100

**Sedgwick av** (12:3254), ws, 97 n from reverse curve in said av, runs nw148.11 to Old Boston rd x—25xse117.4 to av xs1167.7 to beg, except pt for sts; vacant; also SEDGWICK AV, ws, all title to premises now owned by Hugh N Camp lying n of above premises; Jno Claflin to Jas S Alexander, 507 Mad av; Seward Prosser, Beech rd, Englewood, NJ, & Lewis L Clarke, 32 E 64, TRSTES; B&S; Sept25; Oct14'14. O C & 100

**Sedgwick av** (12:3253), ws, lots M, N & O, map 16, Villa Sites & 80 lots part Anthony Est, 267.9x irreg; Agnes Claflin, widow, to Jno Claflin; Jan14'02; Oct14'14. nom

**Sedgwick av** (12:3253); same prop; Jno Claflin to Jas S Alexander, 507 Mad av; Seward Prosser, Beech rd, Englewood, NJ, & Lewis L Clarke, 32 E 64, TRSTES; B&S; Sept25; Oct14'14. O C & 100

**Seton av** (*), es, 200 n Nelson av, 25x 100; Eugene Doherty to Patk Doherty, 119 E 128; Aug11; Oct9'14. O C & 100

**Southern blvd** (11:2983), es, 100 n 173d, 50x100, vacant; Emilie Sicher to Emma Loewenthal, 1575 Av A; ½ pt AT; mtg $5,-000; Aug27; Oct15'14. O C & 100

**Spencer av, see 260th,** see 260th W, see Spencer av.

**Story av, 2115** (*), ns, 133.4 e Olmstead av, 16.8x103.7; Wm Derx to Adolph C Boye, 2115 Story av; mtg $3,250; Oct5; Oct10'14. nom

**Sylvan av** (13:3421), ws, 181.3 n St Vincent av, 25x100; Realty Redemption Co of N Y to Wm Lustgarten & Co, 68 William; Oct2; Oct14'14. 375

**University av, ses, at ws Merriam av,** see Merriam av, ws, at ses University av.

**Van Cortlandt av, nes, abt 140.10 sw Van Cortlandt Park S,** see Bailey av, ws, 200 s Gale pl.

**Vyse av, 1488** (11:2995), es, 225 s 172d, 25x100, 2-sty fr dwg; Ada Howe to Dora Appel, 28 Delancey; mtg $3,500; Oct10; Oct13'14. O C & 100

**Walton av, 2151-65,** see 181st E, ns, 100 e Jerome av.

**Walton av, 2155** (11:3185), ws, 38.8 n 181st, 19x75, 2-sty bk dwg; Chas J Smith to D Sylvan Crakow, 530 W 157; mtg $4,-800; Oct9; Oct10'14. nom

**Washington av, 1316-8** (11:2910), es, 199.10 n 169th, 51.1x109.3x51.2x107.9, 6-sty bk tnt; Sol C Bernstein & ano to Bernstein & Kramer Realty Corpn, 55 Liberty; mtg $45,000; Oct9; Oct10'14. O C & 100

**Webster av** (12:3274), nec Depot sq S, runs n150xe136.6 to Depot sq E xs126.9x—37.9 to Depot sq S xw103.10 to beg; vacant; Jno Claflin to Jas S Alexander, 507 Mad av; Seward Prosser, Beech rd, Englewood, NJ, & Lewis L Clarge, 32 E 64; B&S; Sept25; Oct14'14. O C & 100

**Webster av, 2589,** see 233d E, nwc Herkimer pl.

**Westchester av, 2520,** ss, 709.6 e Herschell, runs s—xw—xs xse— to Westchester Creek xne—xnw—xn—xw—xn—x w— to beg, except part used for burying ground; Willoughby B Dobbs, ref, to Robt S Clark, Cooperstown, NY; FORECLOS Oct 6; Oct9; Oct15'14. **175,000**

**Willis av, 310** (9:2285), es, 75 s 141st, 25x 100, 5-sty bk tnt & strs; Kathie Fischer to Elkan Kahn, 1018 E 163; mtg $22,000; Oct 15'14. O C & 100

**White Plains rd, sec 216th,** see 216th E, sec White Plains rd.

**White Plains rd** (*), es, 90.7 s 216th, runs e81.2xs26.3xw5.11xn1.8xw75.11 to rd xn25 to beg; Margt A McKay or McCahey to Peter Sheridan, 813 E 218; B&S & AL; Sept30; Oct13'14. O C & 100

**Lot 1** (12:3354), map land Charlotte M Malherbe, 56.4x235.8x56x240.10; Rudolph Wallach Co to Wm Lustgarten & Co, 68 William; Oct2; Oct14'14. **1,000**

**Lot 67,** blk 3309, tax map; Tax Lien Co of N Y to Wm Lustgarten & Co, 68 William; Oct1, Oct14'14. **6,000**

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Fox st, 952-6** (10:2724), es, 140.6 n 163d, 80x110.5x80x111.4, 2-5-sty bk tnts; re mtg; American Real Estate Co to Podgur Realty Co, 1029 E 163; Aug3; Oct10'14. nom

**Fox st, 956** (contracts), es, 180.6 n 163d, 40x110.5x40x110.11; cancellation of CONTRACT; Moris Wolfinger to Podgur Realty Co; Oct7; Oct9'14. nom

**Whittier st** (10:2762-2765), es, 100 s Seneca av, 100x109x112x160.1, vacant; re mtg; Hunts Point Realty Co to Lawrence Davis, 74 Green, Newark, NJ; Oct9; Oct10 '14. 700

**Wood st** (*), es, 175 s Commerce, 25x 111.6; re mtg; Henry Reiss to Eliz Dietrich, 38 Poplar av, Hackensack, NJ; Oct8; Oct9'14. 500

**171ST st E, nec 3 av,** see 3 av, 3800.

**242D st E** (*), ns, 25 e Disbrow pl, 25.1x 104.8x25x112; CONTRACT; Geo Hill with Gaetano Vitiello, on Sommer st; Sept15; Oct10'14. 850

**Bracken av** (*), ws, 300 n Randall, 25x 100; re mtg; Edith W Provost to Realty & Commercial Co, 30 Church; Sept16; Oct13 '14. 300

**College av** (9:2325), nec 144th, 50x100; re restrictions; Mott Haven Co to Chas Van Riper, 414 E 144; Aug12; Oct15'14. nom

**Hughes av, 2410** (11:3076); asn rents; Concetta Lancella to Jas Federici, 585 E 188; Aug17; Oct13'14. nom

**Hunt av** (*), ws, 150 n Sagamore, 25x 100, owned by party 1st pt; re from all claims as to damages &c; Lorenzo Pezzuito et al to N Y, Westchester & Boston Railway Co; Sept17; Oct14'14. nom

**Jerome av, es, 225.6 s 181st,** see Washington av, 1316-8.

**Washington av, 1316-8** (11:2910), es, 199.10 n 169th, 51.1x109.3x51.1x107.9; also JEROME AV (11:3179), es, 225.6 s 181st, 114.8x104.5x84.6x100 to beg; agmt that above shall not be sold, mortgaged or transferred by party 2d pt without consent of stockholders of said corpn; Barnet Bernstein et al with Bernstein & Kramer Realty Corpn; Oct9; Oct13'14. nom

**3D av, 3208-10** (10:2620); consent to 3d track; Wm A Cameron to Manhattan Railway Co; July15; Oct10'14. 517.25

**3D av, 3208-10;** consent to 3d track; Dry Dock Savgs Instn to same, Aug19; Oct19'14 nom

**3D av, 3431** (9:2371); consent to 3d track; Roundout Realty Co to Manhattan Railway Co, June27, Oct9'14. 125

**3D av, 3431;** consent to 3d track; Chas Korbel to same; Sept21; Oct9'14. O C & 100

**3D av, 3431;** consent to 3d track; Fredk Veser, TRSTE, to same; Aug6; Oct9'14. nom

**3D av, 3800** (11:2928), nec 171st, 25x 100.1, consent to 3d track; Conrad Pfriender to Manhattan Railway Co; July27; Oct 15'14. 125

**3D av, 3800;** leasehold; consent to 3d track; Pfriender Bros to same; July29; Oct15'14. nom

**3D av, 3993-5** (11:2921),; also 3D AV, 3997-9 (11:2921); consent to 3d track; Madeira Realty Co to Manhattan Railway Co; Sept18'14; Oct13'14. 500.55

**3D av, 3993-5** (11:2921); consent to 3d track; Met Life Ins Co to Manhattan Railway Co; Sept29; Oct14'14. nom

**3D av, 3997-9** (11:2921); consent to 3d track; Met Life Ins Co to Manhattan Railway Co; Sept29; Oct14'14. nom

**3D av, 3997-9,** see 3 av, 3993-5.

**3D av** (11:2922), ws, 100.11 n 174th, 215.2x—; consent to 3d track; Mary S Riggs & ano, EXRS, to Manhattan Railway Co; Oct8; Oct14'14. nom

**3D av** (11:2922); same prop; consent to 3d track; Title Guar & Trust Co to same; Sept25; Oct14'14. nom

**3D av** (11:2922); same prop; consent to 3d track; same to same; Sept25; Oct14'14. nom

**3D av** (11:2922); same prop; consent to 3d track; Wm J Willis, TRSTE, to same; Oct5; Oct14'14. nom

**3D av, 4411** (11:3048); consent to 3d track; Jno Knobloch to Manhattan Railway Co; Aug1; Oct14'14. 125

**3D av, 4411;** consent to 3d track; German Evangelical Lutheran St Peter's Church to same; Sept28; Oct14'14. nom

**Parcel 24** (*) on damage map to open Boston rd; re mtg; Francis G Elgar to City N Y; Mar13; Oct14'14. nom

**Parcel 24** (*) on damage map to open same; re mtg; Robt A B Dayton to City N Y; Mar20; Oct14'14. nom

**Parcel 10** (*) on damage map to open Garfield st from Morris Park av to West Farms rd; re mtg; Minnie P Foster, EXTRX Daniel Pritchard, to City N Y; May 29; Oct14'14. nom

**Parcel 11** (*) on damage map to open same; re mtg; same to City N Y; May29; Oct14'14. nom

**Parcels 7G & 7H** (*) on damage map to open 213th, from Bronx blvd to Boston rd; re mtg; Jno A De Leyer to City N Y; Aug11; Oct14'14. nom

**Power of atty** (PA); Evelyn Randall to Wm B Randall; May22; Oct15'14. ——

## LEASES.

### Borough of Manhattan.

OCT. 9, 10, 13, 14 & 15.

**Cannon st, 112-4** (2:330), n str & b & two flrs above str fl; Moses Zimmermann to Adolf Moskowitz, 112 Cannon; 10yf Sept1; Oct13'14. 2,400

**Clinton st, 170-2** (1:314); asn Ls; Jos & Fannie Wolf to Beckie Mushel, 170 Clinton; Oct7; Oct9'14. nom

**Delancey st, 150** (2:348); also SUFFOLK ST, 96; sobrn of Ls to mtg for $13,750 & asn rents; Herman Luwish lessee, Renilo Mtg Co owner, et al, with Flora Lessler, 1800 7 av; sub to 1st mtg $32,000; Oct9; Oct15'14. nom

**Division st, 277** (1:288), cor Gouverneur; asn Ls; Edw Michael to Arthur Jost, 12 E 133; Oct17'10; Oct15'14. nom

**Division st, 277** (1:288), cor Gouverneur; asn Ls; Arthur Jost to Jas Everards Breweries; Oct17'10; Oct15'14. nom

**Division st, 277;** asn Ls; Jas Everards Breweries to Jno McMahon, 306 East Bway; Oct14; Oct15'14. nom

**Gouverneur st, cor Division,** see Division, 277.

**Grand st, 369** (1:311), str fl & c; Ralph Bogart to Danl Hoffman, 238-40 Ellery, Bklyn; 2 9-12yf Aug1'12; Oct15'14. 2,700

**Grand st, 419½ & 421** (1:314), asn Ls, Frank Herud et al to Jos Schmalzl Cleaning & Dyeing Establishment Inc, 421 Grand; Sept10; Oct10'14. nom

**Norfolk st, 66** (2:351), all; Benny Asch to Sam Wortman, 66 Norfolk, 3yf Jan1; Oct10'14. 3,716

**Suffolk st, 96,** see Delancey, 150.

**6TH st, 427 E** (2:434), all; Jacob & Emma Voigt to Meyer Schenkman, 241 E 13; 3yf Oct1, Oct14'14 2,136

**21ST st, 339 E** (3:927), ns, 100 w 1 av, 25x100; consent to asn Ls, Hamilton Fish Corpn to Jeannetta Litzinger, 333 E 21, Aug26, Oct9'14. nom

**25TH st, 141-55 E** (3:881); also 26TH ST, 140-56 E; 37,000 gross sq ft on 5th fl & 550 sq ft on east end of 26th side of roof, N Y Railways Co to Illustrated Postal Card & Novelty Co, 520 W 48; 5yf May1'15; Oct 10'14. 13,300

**26TH st, 140-56 E,** see 25th, 141-55 E.

**28TH st, 515 W** (3:700), sur Ls & all RT&I to bldg; Robt Gahagan, indvid & surviving partner of F Mullen & Co, to Marie M J De Courval, at Paris, France, May1; Oct9'14. nom

**31ST st, 313-5 E** (3:937); sur Ls; Rudolph J Hahn to Geo H Shaffer, 673 Madison av; Oct7; Oct9'14. nom

**31ST st, 313-5 E** (3:937), sobrn of Ls to mtg for $27,000, Sophie Sterns with Morland Mtg Co, 165 Bway; Oct8, Oct9'14. nom

**35TH st, 22 W** (3:835); asn Ls; Bonwit Realty Co to Paul J Bonwit, 334 W 86; A T; Oct9, Oct14'14. nom

**38TH st, 112 W** (3:813), str & pt c; Crown Music Co to Hy H Simpson, 987 Union av; 3 7-12yf Oct1; Oct13'14. 1,600

**48TH st, 49 W** (5:1264), all; Mrs Frank Leslie by L H Cramer, ATTY, to Abr Bernhard, 49 W 48; 3yf May1; Oct14'14. 3,600

**53D st W, nwc Bway,** see Bway, nwc 53.

**60TH st E, nwc 2 av,** see av, 1143.

**102D st, 127 E** (6:1630), all; Emma Keller to Philip Frost, 127 E 102; 3yf Nov15'13, Oct9'14. 4,000

**102D st, 312-4 E** (6:1673), all; Seitz Realty Co to Market Stable Co, a corpn; 10 yf Sept1; Oct14'14. 2,800

**116TH st, 134 W** (7:1825), all; Mary Drucker to Morris Graben, 134 W 116; 2yf Oct1; 5y ren; Oct10'14. 3,700

**134TH st, 505-17 W** (7:1988); agmt as to partnership under Ls &c; Louis Schlechter with Abr J Schlessinger & Benj Winters; May27'12; Oct9'14. nom

**138TH st E, cor Madison av,** see Madison av cor 138.

**145TH st, 302 W** (7:2044), str & c; Geo Keissling to Marie Stockinger, 302 W 145; 4yf Oct1, Oct15'14. 1,380

**145TH st W, nwc Amsterdam av,** see Amsterdam av, nwc 145.

**153D st, 270 W,** see 8 av, 2860-6.

**179TH st W, nwc St Nicholas av,** see St Nicholas av, 1383.

**Av A, 110-2** (2:402); agmt as to ext of Ls to Oct1'24; Morris Olenik with Benedict Bockar, 110 Av A; Sept19; Oct9'14. nom

**Amsterdam av** (7:2077), nwc 145th, 25x 50, str & b; Wm Hobson to Emil Engel, 520 W 144; from Oct1 to Apr30'21; Oct9'14. 5,000

**Broadway** (4:1035), nwc 53d; sobrn of Ls to mtg for $110,000, Georgia, wife, & Geo H Warren, owners, & U S Trust Co of N Y, mortgagee, with Hyland P Rice, lessee, Oct19, Oct15'14. nom

**Columbus av, 955** (7:1842), str fl & pt b; Louis Uthoff to Thos P Mulryan, 955 Col av; 6yf Oct1; Oct15'14. 2,400

**Lenox av, 490** (6:1732), n str & b; Geo Cohen to Harry & Abr Lazarowitz, 517 Union av, Bronx; 5yf May1'15; Oct14'14. 1,380

**Madison av, 747** (5:1379), all; 210 W 56th St Co to Aug H Hillers, 1004 Madison av; from Sept1'14 to Sept30'19; Oct13'14. 1,300 & 1,500

**Madison av** (6:1762), cor 158th, the n 49.11x— of lot 21 on land map, the land, with crib bulkhead, wharfage, &c; J Sergeant Cram, EXR &c Hy A Cram, to Jno Dobbins, at Larchmont, NY; 10y ren from June1'16; Oct14'14. 2,000

**Pleasant av, 302** (6:1715); asn Ls; Chas M Villone to Jno Grieco, 317 E 114; mtg $——; Oct14; Oct15'14. nom

**St Nicholas av, 1383** (8:2162), nwc 179th, cor str & pt c; Chas V Schmidt to Alphonse Andre, 884 Columbus av, & ano, firm A Andre & Co; 3yf Oct15'11; 5y ext at $3,000; Oct13'14. 2,100 to 2,400

**1ST av, 260** (3:947); asn Ls; Geo Strobel to Albt P Hausler, 115 E 56; Oct8; Oct13 '14. nom

**1ST av, 313** (3:924), str fl & pt c; Maria Padian to Harris Gottlieb, 313 1 av; 5yf May1; Oct9'14. 1,104

**1ST av, 313;** asn Ls; Harris Gottlieb to Oscar Kantor, 237 9 av, & Isaac Levy, 331 1 av; Aug28; Oct9'14. nom

**2D av, 1143** (5:1415), nwc 60th, 20.5x75, the land; Clarence Sackett et al to Maude Cherry, 124 Bruce av, Yonkers, NY; 21yf May1; 21yren; Oct14'14. taxes, &c, & 1,075

**2D av, 1145** (5:1415), ws, 20.5 n 60th, 25 x75, the land; Clarence Sackett et al to Maude Cherry, 124 Bruce av, Yonkers, N Y; 21yf May1; 21yren; Oct14'14. taxes, &c, & 775

**2D av, 1147** (5:1415), ws, 15.5 n 60th, 25x 75, the land; Clarence Sackett et al to Maude Cherry, 124 Bruce av, Yonkers, NY; 21yf May1; 21yren; Oct14'14. taxes, &c, & 775

**2D av, 1149** (5:1415), ws, 70.5 n 60th, 20x 75; Clarence Sackett et al to Maude Cherry, 124 Bruce av, Yonkers, NY; 21yf May1; 21yren; Oct14'14. taxes, &c, & 625

**2D av, 1586** (5:1545), str & b & 1st fl above str; Valentine Lapp to Jacob Holschuh, 324 E 83; 10yf Nov1; Oct15'14. 1,200

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**3D av, 1592** (5.1518), n str & pt b; asn Ls Fred & Katie Lang to Paul Sachse, 161 W 15; Oct1, Oct15'14. nom

**3D av, 1592** (5.1518), n str & pt e, Mortgage Katie to Paul Sachse, 161 W 15, Oct1, Oct15'14. 1,140 & 1,200

**5TH av, 1429-31** (6.1622), all; Jos Shenk to Benj Robinson, 40 E 30, 4 11-12yf Oct1, Oct15'14. 12,600

**5TH av, 687** (5.1053), leasehold, consent to Ls recorded Apr6'11 & rel of dower; Geo T Jackson to Jno C Conlon, 343 W 47, AT, Oct3, Oct15 '14. nom

**5TH av, 2699** (7.1817), all, sur Ls; Jacob Brandwein to Matilda Rothschild & Jacob H Westheimer, both at 2699 5 av; AT, Oct 6; Oct13'14. nom

**5TH av, 2860-6** (7:2038), sec 153d (No 270), all; Benj J Weil to Bessie Brandwein, 158 E 114; 3yf Aug1; Oct9'14. 10,000

**9TH av, 519** (3:736), all; Annie T L Atterbury to Jacob Schiff, 2496 8 av; 10y & [illegible] from Oct15; Oct15'14. 1,800

**9TH av, 883** (4:1067); asn Ls with consent by Louisa Appell; Jno McCann to Park F Devine, 143 W 51; AT, Sept17, Oct9'14. nom

## LEASES.

### Borough of the Bronx.

**Barretto st, 922** (10.2723), asn Ls, Aug Stender to Rudd Wm von Dohn, 425 3 av, Oct8; Oct15'14. nom

**Hoffman st, swc 187th,** see 187th, 566 E.

**Main st, swc Bay av,** see Bay av, swc Main.

**138TH st, 376 E** (9:2300), e str; United Cigar Stores Co to Nathan Greenebaum, 371 E 138; from Jan1'14 to Dec30'18; Oct 13'14. 1,200

**187TH st, 566 E** (11:3054), swc Hoffman, all; Guiseppina Santangelo to Giovanni Caputo, 566 E 187, & ano; 5yf Oct1; Oct9'14. 4,320

**Bay av** (*), swc Main, upper sty of southerly bldg; Emma Kramer to N Y Tel Co, 15 Dey; 2yf Dec1; Oct9'14. 300

**Boston rd, 1225-7** (10:2615); sur Ls; Gerson Carlinger to Nathan Lamport, 27 E 95; Oct14; Oct15'14. nom

**Jerome av, 3158** (12:3322), es, 90 n 205th, str fi & c; Jno O'Callaghan to Louis Defeno, 225 E 204; 3yf July1; Oct9'14. 300

**Jerome av, 3158;** asn Ls; Louis Defeno to Ebling Brewing Co, 760 St Anns av; Sept24; Oct9'14. nom

**Marmion av, see Tremont av,** see Tremont av, sec Marmion.

**St Anns av, 197** (9:2264), str fl; Wm Giebelhause to Louis Krebs, 197 St Anns av; 3yf Nov1; Oct13'14. 1,080

**Tinton av, 1170** (10:2672); asn Ls; Max Freeman to Hyman Kravitz, 1170 Tinton av; Oct10; Oct15'14. nom

**Tremont av** (11:2960), sec Marmion av; asn Ls & bill of sale; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Oct6; Oct 15'14. nom

**Tremont av** (11:2960); same prop; asn Ls & bill of sale; Thos A Hanlon to Marie Schmidt, 850 E Tremont av; Oct6; Oct15'14. nom

**Tremont av, 770** (11:2956), all; Lillie Bohm & ano to Northern Leasing & Realty Corpn; 5yf Sept1; Oct14'14. 3,757

**Westchester av, 711-17** (10:2645), all; Max Verschleiser to H J & S Inc; 15yf Dec1; Oct10'14. 5,000 to 7,000

**Westchester av, 2385** (*), str; Chas F Devermann to Louis F Edwards, 1101 Westchester av; 1yf Dec1; Oct14'14. 300

**3D av, 2535** (9:2320), n ½ of str; Theo Neckles to Basil G Aridas, 154 Jay, Bklyn; 7½yf May1'15; Oct14'14. 720 to 900

**3D av, 2537** (9:2320), str fl; Frank A Carr to Louis Cannaviello, 306 E 139; 5yf May1'13; Oct14'14. 540

## MORTGAGES.

### Borough of Manhattan.

OCT. 9, 10, 13, 14 & 15.

**Bayard st, 98-100** (1:199); receipt of $2,500 on a/c of mtg for $8,000; Oct1; Oct 14'14; Hy P Mock to Giovanni Lordi, 26 [illegible] Bklyn.

**Cannon st, 112-4** (2:330), asn Ls by way of mtg as collateral for $2,000; Sept28; Oct 13'14; Adolf Moskowitz to Ebling Brewing Co. nom

**Cannon st, 112-4** (2:330); leasehold; Sept25; Oct10'14; demand, —%; Wm Klein to Emanuel Weiss, 919 Whitlock av, Bronx. 2,200

**Centre st, 71** (miscl); certf as to chattel mtg to secure notes for $175; Oct8; Oct10'14; The Star Fixture Co to Cassel Rosenberg.

**Cherry st, 90** (1:252), ns, abt 75 w Oliver, 16.10 x 100 x 16.8 x 100; Oct15'14; 3y5½%; Margt, wife Patk Farrell, 684 St Nicholas av, to Andw Reissner, 144 E 86. 3,000

**Delancey st, 150** (2:348), ns, 22 e Suffolk, 22x50; also SUFFOLK ST, 96 (2:-348), es, 50 n Delancey, 25x44; certf as to mtg for $15,000 recorded May4'12 & upon which is now due $13,750; Oct13; Oct14'14; Renilo Mtg Co to Saul & Isidore Oliner.

**Delancey st, 150;** also SUFFOLK ST, 96; stockholders consent to above mtg; Oct 13; Oct14'14; same to same.

**Downing st, 63-7** (2:528), ns, 91.3 e Varick, runs n39.3 & 51.6xe49.7xs90 to st [illegible] to beg; pr mtg $43,000; Oct9'14; due Dec31'17, —%; Annie Hochfelsen, 142 Lewis, to Miriam L Trigg, Munchner Strasse 1, Dresden-A, Germany. 2,000

**Downing st, 63-7** (2:528); sobrn of mtg for $18,750 to mtg for $2,000; Aug22; Oct 15'14; Annie Hochfelsen, 142 Lewis, owner & Hy E Stevens, at Spencer Arms, Bway & 69th, with Miriam L Trigg, 1 Munchner Strasse, Dresden-A, Germany. nom

**Essex st, 133-5** (2:411); leasehold; AT; PM; Oct14; Oct15'14, [illegible] Elias Mayer & Louis Schneider to Louis Block, 55 Mott. notes 2,000

**Essex st, 133-5** leasehold; PM; Oct14; Oct15'14; 1y—%; Max Spiro to same. notes 1,000

**Front st, 249** (1:107), ss, 97.8 w Dover, 18.9x62x18.5x61.5, all of; also RT&I as follows: FRONT ST, 249, ss, 97.7 w Dover, 19.2x62x18.8x61.6; PM; Oct9'14; 3y5%; Anna Hollander to Ensign Realty Co, 55 Liberty. 5,000

**Front st, 249,** see Front, 249.

**Houston st, 137 E** (2:422), ss, 28 e Forsyth, 22x74; Oct10'14; due Jan1'20, 5%; Johanna Abelis, of Bronx, to Katharina Hoetzel, 2491 Marion av, Bronx, et al, extrxces Jno Hoetzel. 10,000

**Minetta st, 4** (2:542-23), ws, bet Minetta lane & Bleecker, assessed to Jno Base, transfer of tax lien for yrs 1908 to 1912; Sept4'13; Oct10'14; 3y5 8-10%; City of N Y to Tax Lien Co of N Y, 68 Wm. 805.69

**Suffolk st, 96,** see Delancey, 150.

**Wadsworth ter, nec 190th,** see Wadsworth av, nwc 190.

**5TH st, 244 E** (2:460), ss, 80 w 2 av, 20x 80.8x20x80.7; Oct13; Oct14'14; due & int as per bond; Maria A Koch, 9603 Shore rd, Bklyn, to Francis L Adrian, at Pleasantville, NY. 7,500

**13TH st, 438 E** (2:440), ss, 197 w Av A, —x—; ext of mtg for $2,000 to June1'17, 6%; May6; Oct10'14; Kesil Leibowitz, 61-3 E 3, with Isidor Leibowitz, 70 Rivington. nom

**19TH st, 144-6 W** (3:794), sws, 197 se 7 av, 44x93.3x46.3x93.6; pr mtg $25,000; Sept 17; Oct10'14; 1y6%; Chas I Weinstein Realty Co to Max Weinstein, 1880 7 av. 2,500

**31ST st, 313-5 E** (3:937), ns, 160 e 2 av, 40x98.9; Oct8; Oct9'14; due & int as per bond; Geo H Shaffer to Morland Mtg Co, 165 Bway. 27,000

**31ST st, 313-5 E;** sobrn of mtg for $10,000 to mtg for $27,000; Oct8; Oct9'14; Fredk M Dearborn with same. nom

**33D st, 28 E,** see Madison av, 161-3.

**34TH st, 213 E** (3:915), ns, 150 e 3 av, 18.9x98.9; ext of mtg for $10,000 to Sept 11'19, 5%; Oct7; Oct13'14; Cath Neus, 703 W 171, with Otto Kuhn. nom

**38TH st, 308 W** (3:761-42), ss, bet 8 & 9 avs, assessed to W Gilmore; transfer of tax lien for yrs 1902 to 1907; Sept2'10; Oct 13'14; 3y12%; City N Y to City N Y. 11,207.08

**39TH st, 433 W** (3:737), ns, 350 e 10 av, 25x98.9; pr mtg $10,000; Oct9; Oct13'14; 1y 5%; Howard B Jackson & Annie McL, his wife, to Mary F Jackson, 620 W 116. 8,000

**42D st, 44-54 E,** see Madison av, 315.

**45TH st, 126 E** (5:1299), ss, 18.9 e Lex av, 18.9x70; Oct12; Oct14'14; due & int as per bond; Miami Minturn, of Indianapolis, Ind, to Title Guar & Trust Co. 10,000

**46TH st, 12 E** (5:1281), ss, 225 e 5 av, 25x100.5; PM; pr mtg $80,000; Oct7; Oct 9'14; due & int as per bond; Ritz Realty Corpn to Home Club Co, 62 Cedar. 140,000

**49TH st, 41 E** (5:1285), ns, 145 e Madison av, 22x100.5; ext of mtg for $5,000 to Dec24'11, 5%; Feb2'09; Oct14'14; Chelsea Realty Co with Royal P Carroll. nom

**53D st, 211 W,** see Bway, 1691-5.

**57TH st, 448 W** (4:1066); ext of mtg for $24,000 to Oct15'19, 5%; Oct15'14; Emigrant Indust Savgs Bank with Sophia Gluckman, 26 Ams av. nom

**57TH st, 448 W;** sobrn of mtg $5,500 to mtg for $24,000; Oct15'14; Sophia Gluckman, 26 Ams av, & Wm Prager, 129 E 74 et al, exrs Pincus Lowenfeld, with Emigrant Indust Savgs Bank. nom

**65TH st, 59 W,** see Col av, 123-5.

**68TH st, 53 W** (4:1121), ns, 243 e Col av, 19x100.5; Oct14'14; 3y5%; Anna J, Edw J & Loretta B Carney, Eliz B Squire & Kath Rupprecht, of Bklyn, to Emigrant Indust Savgs Bank. 13,000

**71ST st E** (5:1386), ns, 195 e 5 av, 80x 102.2; Oct9'14; 5y or sooner, 5%; Edwin H Van Ingen to Hy A C Taylor, at S Portsmouth, RI. 150,000

**79TH st, 163 E** (5:1508), ns, 287.6 w 3 av, 15.6x102.2; PM; pr mtg $10,000; Oct15 '14; due & int as per bond; 161 E 79th St Co to Bernard Weiss, 163 E 79. 22,500

**80TH st, 209 W** (4:1228); ext of mtg for $22,000 to Nov3'17, 5%; Oct7; Oct13'14; Huldah McCrory with Seymour Schlussel, 37 W 74, exr Alex Schlussel. nom

**82D st, 45 E,** see Madison av, 1089.

**83D st, 40 E,** see Madison av, 1099.

**83D st, 307 E** (5:1546), ns, 150 e 2 av, 25x102.2; ext of mtg for $17,000 to Nov 1'17, 5%; Oct13'14; Annie Pearl, 205 W 54, with Sophia Fry, 173 E 95. nom

**86TH st, 310-22 W** (4:1247), ss, 181 & 253 w West End av, 2 lots, ea 72x102.2; 2 bldg loan mtgs, ea $325,000; Oct13; Oct 14'14; due Sept1'19, 6% until completion & thereafter 5½%; 86th St & West End Av Co, 103 Park av, to Metropolitan Life Ins Co, 1 Madison av. 650,000

**86TH st, 310-22 W;** two certfs as to above 2 mtgs for $325,000 each; Oct13; Oct 14'14; same to same.

**86TH st, 310-22 W;** sobrn of two mtgs each for $67,500 to two advance mtgs of $115,000 each on a/c of two bldg loan mtgs of $325,000 each; Oct13; Oct14'14; same & The Realty Co of America, 2 Wall, with same. nom

**92D st, 59 W** (4:1206), ns, 245 e Col av, 20x100.8; ext of mtg for $11,000 to Oct1'15, 5%; Oct1; Oct10'14; Emigrant Indust Savgs Bank with N Y State Investing Co, 468 Riverside dr. nom

**100TH st, 156 W** (7:1854), ss, 225 e Ams av, 25x100.11; Oct15'14; due Jan6'18, 5%; David Lubelsky to Terence F Gallagher, 39 W 60, & ano, exrs &c Mary E McGirr. 18,000

**102D st, 129 E** (6:1630), nwc Lex av, —x—; ext of mtg for $50,000 to June24 '20, 5%; Aug14; Oct9'14; Taxpayers Realty Co, 1109 Forest av, Bronx, with Jno A Brown, Jr, at Newtown Township, Pa. nom

**104TH st, 27-31 W** (7:1840); agmt that asn of mtg for $12,000 be held by party 2d pt as collateral to secure $7,000; July21; Oct9'14; Chas I Weinstein Realty Co with Pincus Lowenfeld & Wm Prager, party 2d pt, & party 1st pt assigns all RT&I of above. nom

**104TH st, 322 W** (7:1890); ext of mtg for $17,000 to Sept1'17, 5½%; Oct2; Oct9 '14; Ella A Tiemann, 67 Midwood, Bklyn, with Mary A Woods, 322 W 104. nom

**109TH st, 323 E** (6:1681), ns, 275 e 2 av, 25x100.11; pr mtg $6,750; Sept18; Oct8'14; due & int as per bond; Luigi Guida to Luco Cosentino, 137 W Houston (corrects error in last issue, when No appeared as 333). 500

**123D st, 338 E** (6:1799), ss, 266.8 w 1 av, 16.8x100.11; pr mtg $5,000; Oct9; Oct10'14; 2y5%; Anna Gronke to Bruno Zahn, 1239 Oakley av, Ozone Park, LI. 1,200

**130TH st, 121 E** (6:1779), ns, 120 w Lex av, 40x99.11; pr mtg $——; Oct3; Oct15'14; 2y6%; Emma A Howson, of Bklyn, to Beatrice Realty & Constn Co, 366 Stone av, Bklyn. 1,000

**130TH st, 502 W** (7:1984), ss, 100 w Ams av, 25x74.11; Oct9'14; 3y5%; Samson Rosenfeld to Fannie Pick, 158 W 121. 11,000

**131ST st W** (7:1998-6), ns, 100 e 12 av, 50x99.11; certf as to mtg for $12,000; Aug 20; Oct14'14; Conron Bros Co to Jno J & Rose White, 2116 5 av, exrs Jno H White.

**135TH st, 110 W** (7:1919-41), ss, bet Lenox & 7 avs, assessed to A J McCarthy; transfer of tax lien for yrs 1886 to 1907; Sept2'10; Oct13'14; 3y12%; City N Y to City N Y. 9,084.04

**136TH st, 165 W** (7:1921), ns, 602 w Lenox av, 26.11x99.11; Oct7; Oct10'14; 5y 5%; Frieda Hart, 59 W 119, to Wm Rankin, 119 W 77. 14,000

**136TH st, 165 W;** pr mtg $14,000; Oct 10'14; 3y6%; same to Jane C Cahoon, 117 E 26. gold 5,000

**137TH st, 236 W** (7:1942), ss, 399 w 7 av, 18x99.11; Oct13; Oct14'14; due Oct1'19 or sooner, 6%; Florence C Bostwick, 236 W 137, to Henry Kroger, — 231st, Spuyten Duyvil. 500

**138TH st, 607 W** (7:2087); ext of mtg for $6,000 to Oct8'17, 5½%; Oct8; Oct9'14; Title Guar & Trust Co with Wm A Hervey, 607 W 138. nom

**173D st, 500 W,** see Ams av, 2268.

**176TH st W, sec St Nicholas av,** see St Nicholas av, es, 134 n 175.

**181ST st, 851 W,** see Northern av, 100.

**190TH st W, nwc Wadsworth av,** see Wadsworth av, nwc 190.

**Amsterdam av, 2268** (8:2129), ws, 153.6 n 172d, 41 to 173d (No 500) x100; ext of mtg for $50,000 to Nov1'19, 5%; Sept30; Oct10 '14; Fredk & Wm Heise, 521 W 173, with Jno R Hegeman, at Mamaroneck, NY, et al, as trstes for the Metropolitan Staff Savgs Fund. nom

**Broadway, 1691-5** (4:1025), nwc 53d (No 211), 75.10x39.8x75.5x47.9; Oct14; Oct15'14; due Nov1'19 or sooner, 5%; Geo H Warren & Georgia W, his wife, to U S Trust Co of NY, 45 Wall. 110,000

**Columbus av, 123-5** (4:1118), nec 65th (No 59), 50.5x100; ext of mtg for $160,000 to Oct1'16, 4½%; Sept21; Oct14'14; Cordelia E & Wm G Bibb, trste Rolph Marsh, with Utility Realty Co, 30 E 42. nom

**Columbus av, 955** (7:1842), sal Ls; Sept 25; Oct15'14; demand, 6%; Thos P Mulryan to Lion Brewery, 104 W 108. 7,485.50

**Lexington av** (3:880), es, 59.6 n 24th, 19.6x50; pr mtg $——; Oct8; Oct9'14; due Nov10'15, 6%; Magdalena Haas, 57 Grand, to Max Morrison, 252½ Bleecker. notes 1,500

**Lexington av, 734** (5:1313), ws, 60.5 s 59th, 20x75; Oct15'14; due Nov1'15, 5%; Jno Byrns to Bway Savgs Instn, 5-7 Park pl. 9,000

**Lexington av, nwc 102d,** see 102d, 129 E.

**Lexington av, 2141** (6:1777), es, 19.11 s 129th, 20x60; pr mtg $——; Oct10; Oct13 '14; 2y or sooner, 6%; Cath A Weldon, 591 7th, Bklyn, to Jno J Doolin, 63 W 55. 3,250

**Madison av, 161-3** (3:862); also 33D ST. 28 E (3:862), ss, 100 e Mad av, 16.8x98.9; pr mtg $37,500; ext of mtg for $260,000 to Oct6'17, 6%; Oct13; Oct15'14; Jacob H Schiff, 965 5 av, with B Farquhar Curtis, at Scarborough-on-Hudson, NY. nom

**Madison av, 315** (5:1276), sec 42d (Nos 44-54), runs e118.6xs74xw18.6xs4.2xw5xn 52.6xw95 to av xn25.9 to beg; ⅝ pts; AT; pr mtg $247,000; Oct9; Oct14'14; due & int as per bond; Archibald M Maclay, exr, &c, Geo W Watson (decd) & Warren M Watson & Ella L, his wife & Marguerite K G Watson to Georgie Maclay, at Lenox, Mass. 10,000

**Madison av, 1089** (5:1494), nec 82d (No 45), 95x85; PM; sub to 1st mtg $400,000 & 2d mtg $115,000; Aug20; Oct14'14; due Aug1'19, 6%; Fort Green Co, of Bklyn, to Wm M Brown, of New Castle, Pa. 110,000

**Madison av, 1089,** nec 82d (No 45); certf as to mtg for $110,000; Oct13; Oct14'14; same to same.

**Madison av, 1099** (5:1494), sec 83d (No 40), 109.4x85; PM; sub to 1st mtg $450,000 & 2d mtg of $115,000; Aug20; Oct14'14; due Aug1'19, 6%; Fort Green Co, of Bklyn, to Wm M Brown, of New Castle, Pa. 140,000

**Madison av, 1099,** sec 83d (No 40); certf as to mtg for $140,000; Oct13; Oct14'14; same to same.

**Manhattan av, 23** (7:1837); ext of mtg for $22,000 to Nov1'16, 5%; Jan6; Oct9'14; Frances Blumenthal with Hermann Rixmann, 156 W 106. nom

**Northern av, 100** (8:2179), nwc 181st (No 851), 78x134x110.1x138.11; PM; Oct14 '14; due & int as per bond; Lombardy Realty Co to City Real Estate Co, 176 Bway. 160,000

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**Northern av, 100,** nwc 181st (No 851); agmt as to ownership of bond & mtg for $175,000; Oct14'14; Title Guar & Trust Co to Chas H Rosenthal, 241 Ft Washington av. nom

**Park av, 1249-51** (6:1624), es, 25 s 97th, 50x100; Oct2; Oct15'14; 2y6%; Geo M Fitzpatrick, 1225 Park av, to Jos Horowitz, 906 E 173. 5,000

**Park av, 1487** (6:1636); ext of mtg for $9,000 to Oct15'17, 5½%; Oct13'14; Wm Hoffman, 1681 Madison av, & Yetta Aronson, 134 Ocean av, Jersey City, NJ, with Stephen P Sturges, at Shelter Island, NY. nom

**Pleasant av, 302** (6:1715); sal Ls; Oct14; Oct15'14; demand, 6%; Jno Grieco to Lion Brewery, 104 W 108. 1,140

**St Nicholas av** (8:2133), es, 134 n 175th, 65.10 to ss 176th x100x73x—; leasehold; Aug1; Oct10'14; installs, 6%; National City Amusement Enterprise, Inc, to Premium Holding Corpn, 149 Church. 19,000

**St Nicholas av, sec 176,** see St Nicholas av, es, 134 n 175.

**Sherman av** (8:2226), ws,, 250 s 207th, 50x150; PM; pr mtg $45,000; July17; Oct 13'14; 3y6%; Times Realty & Constn Co to Walter S Logan, 603 W 111. 3,250

**Wadsworth av** (8:2170), nwc 190th, 72.3 x182.2 to es Wadsworth ter x63.6x182; Oct 15'14; due June11'17 or sooner, 6%; Halpin Building Corpn, 128 Bway, to Max Marx, 419 Convent av. 3,000

**Wadsworth av** (8:2170), nwc 190th; same prop; certf as to mtg for $3,000; Oct15'14; same to same.

**West End av, 762** (7:1869); ext of mtg for $16,000 to Oct1'17, 5%; Oct13; Oct14'14; Seymour Realty Co, a corpn, 25 Broad, with Martin H Goodkind, 40 E 83. nom

**1ST av, 214-6** (2:440); ext of mtg for $55,000 to May27'19, 5½%; Sept28; Oct10 '14; The Republic of Panama, by Wm N Cromwell, its fiscal agent, with Morris & Saml Saffer. nom

**2D av, 1586** (5:1545); sal Ls; Oct15'14; demand, 6%; Jacob Holschuh to Geo Ehret, 1197 Park av. 1,000

**3D av, 871** (5:1326), es, 40.5 s 53d, 20x 80; Oct13; Oct15'14; 2y6%; Anton Rauch, 869 3 av, to Jno & Hugo Jaburg, firm Jaburg Bros, 10-12 Leonard. 4,000

**6TH av, 69** (2:592); ext of mtg for $15,000 to June14'17, 5%; June14; Oct9'14; St Luke's Home for Aged Women, 30 E 20, with Marie N Hoguet, 152 Riverside dr, et al, heirs &c Robt J Hoguet. nom

**8TH av, 2241** (7:1947); ext of mtg for $25,000 to Oct1'17, 5%; Oct6; Oct15'14; Julia Levy, 200 W 137, with American Bible Soc, 6 Bible House. nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Chattel mtg** (miscl); certf as to mtg; Sept28; Oct14'14; Jos Loria, Inc, 138 E 25, to Mabel Loria.

## MORTGAGES.

### Borough of the Bronx.

**East st** (*), ns, at ws Long Island Sound, being lots 29 & 30, map part of Est B F Horton, 155x132x170x140; Oct9; Oct15'14; 5y6%; Rochelle Horton to Nicholas A Horton, 173 Horton st, City Island. 1,000

**Fox st, 952** (10:2724), es, 140.6 n 163d, 40x110.11x40x111.4; PM; pr mtg $——; Sept 28; Oct9'14; 3y6%; Wm A Serven, Pearl River, NY, to Podgur Realty Co, 1029 E 163. 7,000

**Fox st, 956** (10:2724), es, 180.6 n 163d, 40x110.5x40x110.11; PM; pr mtg $——; Sept28; Oct9'14; 3y6%; Wm A Serven, Pearl River, NY, to Podgur Realty Co, 1029 E 163. 7,000

**Fox st, swc Av St John,** see Av St John, swc Fox.

**Lester st** (*), ns, 100 e Barker, runs n 125xe50xs20xw25xs105xw25 to beg; also BURKE AV (*), ss, 50 e Barker av, runs s99.7xe49xn99.7xw49 to beg; Oct13; Oct15 '14; due Jan1'15, 6%; Mary McGarry to Chas F King, 49 Prospect, Bklyn. 450

**Park la, nwc Forest av,** see Forest av, nwc Park la.

**Sheil st** (*), ss, 200 w Tilden av, 25x100; transfer of tax lien for yrs 1908 to 1911, assessed to ——; May12'13; Oct14'14; 3y, no int; City N Y to American Tax Lien Co, 220 Bway. 46.04

**Tiffany st** (10:2737-2738), es, 199.10 n Spofford av, runs e98.11xn60xn18.3xw77.3 to st xs75 to beg; PM; Oct1; Oct9'14; 3y 5%; Giacinto Vairo to Hunts Point Realty Co, 30 E 42. 3,000

**Whittier st** (10:2762-2765), es, 125 s Seneca av, 75x109x84x147.4; 3 mtgs, each $1,000; Oct9; Oct10'14; 3y6%; Lawrence Davis, 76 Green st, Newark, NJ, to Jno S Wilson, 16 Victoria rd, London, Eng. 3,000

**Whittier st** (10:2762-2765), es, 125 s Seneca av, 25x134.7x28x147.4; Oct9; Oct10 '14; 3y6%; Lawrence Davis, 76 Green, Newark, NJ, to Jno S Wilson, 16 Victoria rd, London, Eng. 1,500

**134TH st E** (9:2262), ns, 200 w St Anns av, 25x100; ext of $4,000 mtg to Oct1'15 at 6%; Oct8; Oct14'14; Sophie Knepper with Henry Weil, 615 St Marks av, Bklyn. nom

**138TH st, 597 E** (10:2551-2552); ext of $30,000 mtg to July6'17 at 5½%; Sept17; Oct10'14; N Y Life Ins Co with Elise F Klenke. nom

**160TH st E** (10:2677), ns, 86.9 e Union av, 20.5x77.4; pr mtg $——; Oct14; Oct15'14; 1y6%; Wolf Burland, 801 Cauldwell av, to Maurice Fitzgerald, 212 E 32. 1,740

**162D st, 368 E** (9:2408), ss, 65 e Courtlandt av, runs s25xw0.1xs75xe25xn100 to st xw24.11 to beg; Sept21'14; due &c as per bond; Jacob D Blume to Title Guar & Trust Co, 176 Bway (corrects error in issue of Sept26, when prop was 167th st). 2,000

**163D st, 726 E** (10:2648); agmt as to share ownership in mtg; Oct6; Oct14'14; Margaretha Gruener with Geo Singer, 881 E 181. nom

**164TH st E, nec & sec Grand blvd & concourse,** see Grand blvd & concourse, nec 164.

**167TH st, 855 E** (10:2692), ns, 143 e Stebbins av, runs e25xn122.10xw17.8xs30xs98.7 to beg Oct15'14; 3y5½%; Phelan Bros Constn Co to Wm G Wood, 62 Maple av, New Rochelle, NY, & ano, trstes Maria Wood. 4,000

**167TH st, 855 E;** certf as to above mtg; Oct15'14; same to same.

**170TH st E, nwc Wilkins av,** see Wilkins av, nwc 170.

**176TH st E** (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158; agmt as to share ownership in mtg; Oct1; Oct10'14; Anna M Gill, trste Jno P Gill, with Lawyers Mtg Co, 59 Liberty. nom

**178TH st E, nwc Anthony av,** see Anthony av, nwc 178.

**179TH st E** (*), ss, 125 w Bronx Park av, 25x114.1x26.11x104.1; Oct8; Oct9'14; 3y 5½%; Michl D Howard to Wm P Rooney, trste Bryan McCahill, 562 W 113. 8,000

**179TH st E** (*); same prop; pr mtg $8,000; Oct8; Oct9'14; 2y6%; same to Adam Szumski, 427 Bronx Park av. 1,000

**189TH st E, nec Hughes av,** see Hughes av, nec 189th.

**221ST st E** (*), ss, 338.4 e Carpenter av, 33.4x114; Jan5; Oct13'14; due Mar1'16, 6%; Ann Ingram, widow; Wm Ingram Jr, Nancy, Georgina & Jno Ingram, heirs Wm Ingram, to Margt E Amabile, 232 E 201. 1,000

**239TH st E** (*), ns, 41 e Richardson av, 50x100; pr mtg $——; Oct8; Oct15'14; 2y 5%; Moses L Finkelstein, 1320 Prospect av, to Saml Granich, 1320 Prospect av. 500

**239TH st E** (*), ns, 91 e Richardson av, 50x100 pr mtg $——; Oct8; Oct15'14; 2y5%; Moses L Finkelstein, 1320 Prospect av, to Rose Granich, 1320 Prospect av. 600

**261ST st W** (13:3423), ss, 37.4 e Spencer av, 25x100; also SPENCER AV (13:3423), es, 102.5 s 261st, 20.4x105x43.9x107.7; pr mtg $5,500 on 1st parcel; Oct14; Oct15'14; due Jan1'16, 6%; Jos Zilli to Louis Guerr, 762 Dawson. 2,000

**Anthony av** (11:2811), nwc 178th, 50x 100, except pt for st & av; Oct7; Oct9'14; 3y6%; Edw Becker, Newton, Mass, to Geo W Kearney, 311 E 200. 5,000

**Arthur av, 2187** (11:3063), ws, 16.8 s 182d, 16.8x80; pr mtg $7,500; Oct8; Oct10 '14; due, &c, as per bond; Jno F Bruder, 2301 Beaumont av, to Patk J Cullen, 103 W 101. 600

**Av St John** (10:2683), swc Fox, 50x100; Oct8; Oct10'14; demand, 6%; Jno W Cornish Constn Co to City Mort Co, 15 Wall. 45,000

**Av St John** (10:2683), swc Fox, same prop; certf as to above mtg; Oct8; Oct10 '14; same to same. nom

**Av St John** (10:2683), swc Fox,, same prop; sobrn agmt; Oct8; Oct10'14; Ekin Holding Co with same. nom

**Bainbridge av, 2845** (12:3296), nws, 93.1 ne 198th, 25.2x142.5x25x139.6; ext of $7,500 mtg to Aug12'17 at 5½%; Oct5; Oct14'14; Helen Busath to Herny Miller, 2845 Bainbridge av. nom

**Boone av, es, — n 174th,** see West Farms rd, ws, — n 174th.

**Burke av, ss, 50 e Barker av,** see Lester, ns, 100 e Barker av.

**Castle Hill av** (*), ws, 58 s Ellis, 25x 100; Oct7; Oct9'14; 3y6%; Chas Hartmann to Lizzie B Hickox, 2246 Gleason av. 900

**Edgewater rd** (10:2762), **ws, 251 s Garrison** av, 50.2x94.8x50x91.10; 2 mtgs, each $1,000; Oct9; Oct10'14; 3y6%; Lawrence Davis, 76 Green, Newark, NJ, to Jno S Wilson, 16 Victoria rd, London, Eng. 2,000

**Forest av** (*), nwc Park la, runs n70xn 225.8x— on curve 206.9x— on curve 252.1x sw463.8 to pillar in es Clifford av xs316.6xs 39.11xe495 to beg; Sept29; Oct15'14; due Dec6'15, 5½%; Wm B Randall to Westchester & Bronx Title & Mtg Guar Co, 169 Main, White Plains, NY. 5,000

**Giles av** (12:3255), es, 80.5 n Sedgwick av, 375x100x324.11x71; ext of $12,000 mtg to Sept8'19, at 6%; Sept22; Oct15'14; Isaac Frank with Jas A Mahoney, 111 E 55. nom

**Grand av, 2316** (11:3198), es, 125 n North, 19.1x103.3x44.11x100; PM; July—14; Oct14'14; 5y5%; Annie M Gaffney to Geo I Treyz, Cook's Falls, NY. 6,700

**Grand blvd & concourse** (9:2461), nec 164th, 105.9x282.9x105.7x281.5; also GRAND BLVD & CONCOURSE (9:2461), sec 164th, 34.4x280.2x34.4x280.7; ext of $15,000 mtg to Jan1'18 at 5%; Oct5; Oct10'14; Louis Frank with Henry A McAleenan, 266 W 73, et al. nom

**Grand blvd & concourse, sec 164th,** see Grand blvd & concourse, nec 164.

**Hughes av** (11:3078), nec 189th, 40x87.6; bldg loan; Oct9'14; 1y6%; Terrace Constn Co, 116 W 190, to Theo Gutman, 67 Stuyvesant av, Bklyn. 9,500

**Hughes av** (11:3078); same prop; certf as to above mtg; Oct9'14; same to same.

**Lydig av** (*), ss, 54.8 e Tenbroeck av, runs e54.8xs87.2xw25xn10.4xw25xn99.7 to beg; certf as to correction of asn of mtg dated Aug24'14; Sept18; Oct13'14; Sound Realty Co to Leonard B Shoenfeld & Co, 71 Wall.

**Marmion av, sec Tremont av,** see Tremont av, sec Marmion av.

**Merriam av** (9:2534), ws, at ses University av, runs s125xe42.10xe42.10 to Merriam av xn125 to beg; bldg loan; Oct14; Oct15'14; demand, 6%; Sonwil Holding Co to City Mtg Co, 15 Wall. 55,000

**Merriam av** (9:2534); same prop; certf as to above mtg; Oct14; Oct15'14; same to same.

**Merriam av** (9:2534); same prop; PM; pr mtg $55,000; Oct14; Oct15'14; due Sept 14'15, 6%; same to Simbar Realty Corpn, 1029 E 163. 4,000

**Morris Park av** (*), ns, 95 e Barnes av, runs n245xe7.4xs250.1 to av xw— to beg; Oct13; Oct14'14; 3y5%; Chas Gillis to Mathias Haffen, 2979 Marion av. 11,000

**Newton av** (13:3421), ws, 121.2 n 256th, 50x100; Oct13; Oct14'14; installs, 6%; Andw S Corbett to Eureka Co-operative Savgs & Loan Assn, 553 Courtlandt av. 4,000

**Ogden av** (9:2529), ws, 747.6 n 167th, 37.6x100; ext of $5,000 mtg to Sept15'17 at 5½%; Oct7; Oct10'14; Agnes de Lisle with Jno Brown, 614 W 146, & ano. nom

**Southern blvd** (11:2976), nws, 122.4 n Wilkins av, 25x126.5x30.2x157.11; pr mtg $13,000; Oct13; Oct14'14; 1y6%; Wm T Sullivan to Eliz K Dooling, 179 E 80. 2,000

**Spencer av, es, 102.5 s 261st,** see 261st W, ss, 37.4 e Spencer av.

**Tinton av, 731-9,** see Westchester av, 756.

**Topping av, 1657** (11:2791); ext of $6,000 mtg to Oct7'17 at 5½%; Oct7; Oct9'14; Title Guar & Trust Co with Edw Newman, 1657 Topping av. nom

**Town Dock rd** (*), ss, 50 w Vincent, 50x 100; pr mtg $——; Oct5; Oct13'14; 1y6%; Antonietta Guarino, also known as Antonietta Franco, to Filomena De Maio, 447 W 45. 300

**Tremont av** (11:2960), sec Marmion av, —x—; sal Ls; Oct6; Oct15'14; demand, 6%; Marie Schmidt to A Hupfel's Sons, 842 St Ann's av. 4,163.40

**Tremont av** (11:3034), nwc Wash av, runs n110.10xw59.7xs20xe39.10xs93.11 to av xe20.5 to beg; certf as to reduction of mtg; Sept16; Oct15'14; Josephine Runge to Myron W Cuddeback.

**University av, ses, at ws Merrian av,** see Merrian av, ws, at ses University av.

**Washington av** (11:3036), ws, 85.10 s 180th, 25x100; Oct9; Oct10'14; 3y5%; Isabel V Patton to Wm B Anderton, 825 Mad av, trste Ralph L Anderton. 4,000

**Washington av, nwc Tremont av,** see Tremont av, nwc Wash av.

**Westchester av, 756;** also TINTON AV, 731-9 (10:2654); agmt as to share ownership in mtg; Sept16; Sept17'14; Fannie M Gross with Emily E Pringle, Dobbs Ferry, NY (corrects error in issue of Sept19, when 2d parcel was Elton av). nom

**West Farms rd** (11:3015), ws, —n 174th; adj land Andw Nostrand, runs w117.6 to Boone av xn30xe108.10 to rd xs30.5 to beg, except pt for av & rd; Oct9'14; 3y6%; Jno F Dooley to Alfred Loweth, 1000 E 182. 2,000

**Wilkins av** (11:2965), nwc 170th, 88x 99.7x69.3x107.5; Oct13; Oct14'14; 5y5½%; Louis E Kleban Co, Inc, 1714 Crotona Park E, to Union Square Savgs Bank, 20 Union sq. 67,500

**Wilkins av** (11:2965); same prop; certf as to above mtg; Oct13; Oct14'14; same to same.

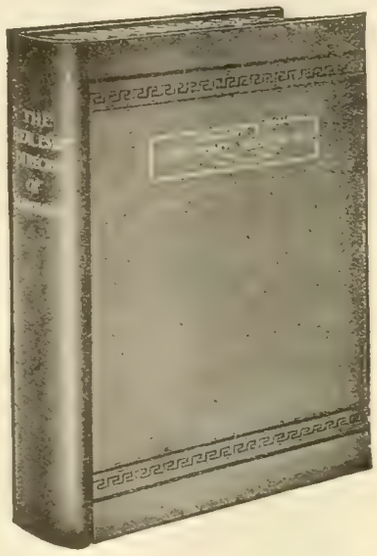
**Wilkins av** (11:2965), ws, 88 n 170th, 56 x94.7x56.2x99.7; Oct13; Oct14'14; 5y5½%; Louis E Kleban Co, Inc, 1714 Crotona Park E, to Union Square Savgs Bank, 20 Union sq. 42,500

**Wilkins av** (11:2965); same prop; certf as to above mtg; Oct13; Oct14'14; same to same.

**Williamsbridge rd or Main st** (*), ws, in range with fence on es Morris Park, runs sw207.5xsw344xse134xne523 to rd xn w358 to beg; Oct14'14; 5y5%; Schuylerine H Baisley to Bowery Savgs Bank, 128 Bowery. 6,000

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# The
# Real Estate Directory
of the
# Borough of Manhattan
with
## Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2432 New York, October 24, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.


Allen st, 96.
Goerck st, 62.
Gramercy Pk E, 39.
Greene st, 91.
Greenwich st, 325.
Grove st, 59.
Hester st, 85.
Houston st E, 27.
*Lafayette st, 302-8 (or Houston st E, 27).
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*Mercer st, 48. (See Bway, 475).
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South st, 84-5.
*Stanton st, 108-10 (or Ludlow st, 162).
Stanton st, 325-7.
*William st, 254 (or New Chambers, 13).
4th st, 96 E.
5th st, 431 E.
8th st, 315 E.
12th st, 208 & 707 E.
13th st, 319 W.
15th st, 314 E.
15th st, 234-6 W.
17th st, 16 E.
*17th st, 206 W (or 7 av, 106-10).
17th st, 228 W.
23d st, 424-6 E.
23d st, 69 W.
27th st, 39-43 E.
30th st, 19 & 224-32 W.
35th st, 534 W.
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38th st, 201 W.
39th st, 412-4 W.
43d st, 47 W.
*44th st, 44 W (or 43d st, 47 W).
46th st, 14 E.
46th st, 107 W.
50th st, 224-32 W.
51st st, 306-10 W.
55th st, 108 E.
56th st, 60 E.
58th st, 441 E.
60th st, 238 W.
62d st, 235 E.
63d st, 404 E.
65th st, 302 E.
*68th st, 30 E (or Madison av, 812).
73d st, 151 & 213 E.
75th st, 188 E.
75th st, 170 W.
*82d st, 45 E (or Madison av, 1089).
*83d st, 40 E (or Madison av, 1099).
93d st, 167 W.
97th st, 148 E.
97th st, 47 W.
98th st, 322 E.
101st st, 313 E.
101st st, 211 W.
103d st, 137 E.
105th st, 72-4 E.
107th st, 217 E.
108th st, 410-2 E.
111th st, 162 E.
112th st, 310-2 E.
114th st, 351 E.
115th st, 605-7 W.
117th st, 218 E.
117th st, 125-7 W.
118th st, 11 E.
120th st, 128 W.
122d st, 423 E.
123d st, 342-6 & 420 E.
124th st, 50 & 166-72 E.
124th st, 157-9 W.
126th st, 306 W.
127th st, 27 E.
129th st, 239 W.
130th st, 257 W.
*130th st W (nwc 12 av, blk 2004-40).
*131st st W swc 12 av), blk 2004-46.
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*138th st, 68 W (or Lenox av, 546-52).
138th st, 249 W.
144th st W, ss, blk 1741-58-63.
*144th st, 562 W (or Bway, 3512-8).
*147th st, 301 W (or 8 av, 2771).
158th st, 533-5 W.
*160th st W (swc Edgecombe av), blk 2109-33.
160th st W, ns, blk 2136-98 & 102.
161st st W, ss, blk 2136-120, 124 & 128.
*178th st, 550 W (or Audubon av, 248-54).
*178th st, 825 W (or Northern av, 27-35).
*178th st, 830 W (or Northern av, 37-43).
207th st W, ws, blk 2235-22.
*225th st, 111-5 W (or Marble Hill av, 2).
*Amsterdam av, 311-7 (or 75th st, 170 W).
Audubon av, 248-54.
Broadway, ns, blk 2243-272.
Broadway, 475 &3512-8.
Convent av, ws, blk 1970-48-51.
Edgecombe av, ws, blk 2109-33-37.
Lenox av, 546-52.
Lexington av, 1045-7.
Madison av, 812 & 1089-99.
Marble Hill av, 2.
Northern av, 27-43.
Riverside dr, 145.
*Riverside dr, blk 2136-106 & 111.
St Nicholas av, 448-50.
West End av, 740.
1st av, 331.
2d av, 735.
3d av, 1156-62.
*7th av, 520-6 (or 38th st, 201 W).
7th av, 106-10.
8th av, 2771.
12th av, ws, blk 2004-40-46.


**WILLS.**


Sutton pl, 27.
161st st, 559 W.
Columbus av, 490-4.


**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious [illegible]

OCT. 16, 17, 19, 20, 21 & 22.

**Allen st, 96** [illegible] 24.9x87.6, 5-sty bk tnt & strs; Jennie Gor- [illegible] INT&

[illegible] O C &

**Goerck st, 62** [illegible] cey, 25x99, 5-sty bk tnt; Jennie Gordon to [illegible]

**Gramercy Park E, 39** [illegible] s 21st, 19.8x80, with all title to Gramercy [illegible] to [illegible] NY [38 Park row, r 1119]: mtg $10,000 & [illegible] rects error in issue of Apr11'14, when prop was Gramercy Park E, 30). nom

**Greene st, 91** [illegible] Spring, 17.10x76.3x17.6 to alley x76.3, 5-sty [illegible] to Ethel Schachner, 149 Christopher av, Bklyn; mtg $19,500; Oct7; Oct20'14; A$13,-000-19,000. nom

**Greenwich st, 325 on map 321** [illegible] es, 25.4 s Duane, 25.7x80, 5-sty bk loft & str bldg; Jno D Peabody, TRSTE under deed of trust for Hy & Josephine Bedlow, to Harriette H Morris, at Malbone House, Newport, RI; Oct14; Oct19'14; A$20,000-35,000. nom

**Greenwich st, 325 on map 321**; [illegible] H Morris to Jno D Peabody, 224 Madison av, in trust for party 1st pt, & Lewis G Morris; B&S; Oct16; Oct19'14. nom

**Grove st, 59** (2:591-60), ns, 157.5 e Bleecker, 20.2x36.2x27.2x41.7, 3-sty & b bk dwg; Josephine Van Valkenburgh to Livia Realty Co, 299 Bway; mtg $4,750; Oct15; Oct16'14; A$5,500-6,500. O C & 100

**Grove st, 59;** Livia Realty Co to Vincenzo Cesareo, 84 Carmine; mtg $4,750; [illegible]

**Hester st, 85** (1:308-29), ns, 109.9 e Allen, 21.2x63.1x21.2x62.10, 5-sty bk loft & str bldg; Albt Jarmulowsky et al, EXRS & TRSTES Sender Jarmulowsky, to Johanna Realty Co, 54 Canal; Sept22; Oct16'14; A $17,500-24,000. **20,000**

**Houston st, 27 E** (2:510-42), swc Lafayette (Elm) (Nos 302-8), 16.10x119.9x3.5x 121.3, 1-sty fr str; Emanuel Alexander et al to Henry Tomsuden, 126 97th, Bklyn; mtg $12,500; Oct17; Oct20'14; A$18,000-18,-000. O C & 100

**Lafayette st, 302-8,** see Houston, 27 E.

**Lewis st, 3-5** (2:326-22), ws, 85 n Grand, runs n40xw100xs25xe50xs15xe50 to beg, 6-sty bk tnt & strs; Louis I Baron to Alice Lurie, 485 Av C, Bayonne, NJ, & Rachel Pearson, 508 Cleveland, Bklyn; Oct16; [illegible]

**Livingston pl, 12** (3:922-48), es, 35.10 n 16th, 17.7x100, 4-sty & b bk dwg; Chas J Nunan to Beth Israel Hospital Assn, 70 Jefferson; mtg $11,000; July7; Oct22'14; [illegible]

**Livingston pl, 13-6** [illegible] 85), ses, 53 sw 17th, 77.6x120, 4-4-sty & b stn dwgs; Winthrop C Rutherfurd to Beth [illegible] & TRSTE Lewis M Rutherfurd, to same; ½ pt; mtg $26,000 & AL; Oct22'14. **48,250**

**Ludlow st, 142** (2:411-44), es, 150.1 n Rivington, 25x87.6, 6-sty bk tnt & strs; Moses M Valentine to Marknew Realty Co, 99 Nassau; Sept8; Oct19'14; A$23,000-38,000. [illegible]

**Ludlow st, 162,** see Stanton, 108-10

**Madison st, 352** [illegible] Scammel, 23.3x94.10x23.3x95.1, 5-sty bk tnt & strs; Jno F Joyce, ref, to Lawyers Mtg Co, FORECLOS [illegible] **20,500**

**Manhattan st, nwc 12 av,** see [illegible]

**Mercer st, 48,** [illegible]

**Mercer st, 171** [illegible] Trust Co of NY, 80 Bway; FORECLOS Oct2; [illegible] **30,000**

**Mitchell pl, S** [illegible] **Monroe st, 234-6** (1:261-56-57), ss, 150.5 e Scammel, 54.9x95.3x54.9x95.4, 2-5-sty bk [illegible] 100.11, 5-sty bk tnt & strs; A$13,000-95,000; [illegible]

**New Chambers st, 15** [illegible]

**Park ter E, ss, 99.8 w 218th.**

**Pitt st 9** [illegible]

**South st, 84** [illegible]

SOUTH ST, 85 (1:72-lot 27, also includes No 84 & plot in rear of Nos 83, 84 & 85), ns, abt 45 w Burling sl, 17.9x74.7x18.1x74.9, nes, 8-sty bk storage bldg; Edw M James to Downing Realty Co, 71 Bway; QC; mtg $166,000; July1; Oct20'14; A$70,000-160,-000. nom

**South st, 85,** see South, 84.

**Stanton st, 108-10** (2:412-40), nec Ludlow (162), 89x25, 6-sty bk tnt & strs; Morris Rose et al to Benson Constn Co, 63 Orchard; mtg $70,000 & AL; Oct19; Oct 21'14; A$40,000-65,000. O C & 100

**Stanton st, 325-7** (2:324-13), ss, 30 e Goerck, 29.10x81.3x29.7x81.4, 6-sty bk tnt & strs; Wm Piat to Aldus Constn Co, 1509 St Nicholas av; mtg $27,250; Oct10; Oct [illegible] O C & 100

**Stanton st, 325-7;** Aldus Constn Co to Jno A Adams, 2161 67th, Bklyn; mtg $27,- [illegible] O C & 100

**William st, 254,** see New Chambers, 13.

**4TH st, 96 E** (2:445-14), sws, 175 se 2 av, 25x96.2, 5-sty bk tnt & strs & 4-sty bk rear tnt; Algernon S Norton, ref, to Birdie Berliner, 622 W 114; mtg $——; FORECLOS Sept30; Oct15; Oct16'14; A$18,500-5,000 over & above 1st mtg $——

**5TH st, 431 E** [illegible] ns, 175 w Av A, 24.9x97, 5-sty bk tnt & strs; Ida Krim to Moses L Krim, both 431 E 5; AL; Oct 15; Oct22'14; A$17,000-22,000. nom

**8TH st, 315 E** (2:391-52), ns, 280.4 e Av B, 20.7x69.10, 4-sty bk tnt & str; Louis J Indorsky to Gertrude A Lester, 1476 Wilkins av; mtg $11,000; Oct16; Oct19'14; A $11,000-13,000. nom

**12TH st, 208 E** (2:467-13), ss, 434.6 w 2 av, 25.9x106.6, 3-sty bk tnt; Edwin J Sander to Chas H C Beakes, 349 W 71; CaG; AL; Oct15; Oct16'14 A$15,000-19,000. O C & 100

**12TH st, 707 E** (2:382-56), ns, 110.3 e Av C, 23.10x103.3, 5-sty bk tnt & strs; Abr Koplik to Louis Koplik, 233 Henry, & Max Koplik, 1065 2 av; ½ pt; mtg $16,-615; June25; Oct22'14; A$8,000-16,000. 300

**13TH st, 319 on map 319-19½ W,** see 15th, 234-6 W.

**15TH st, 314 E** (3:921-56), ss, abt 170 e 2 av, 26x103.3, 4-sty stn tnt; Wm S Barker to Salvation Army, 122 W 14; mtg $24,000; June19'13; Oct19'14; A$18,000-28,000. nom

**15TH st, 234-6 W** (3:764-57), ss, 444.4 w 7 av, 41x103.1x41x103.3, 6-sty bk tnt & strs; mtg $45,000; A$21,500-55,000; also 13TH ST 319 on map 319-19½ W (2:629-51), ns, 250 w 8 av, 30x103.3, 5-sty bk tnt; mtg $17,000; A$15,000-21,000; Chas J Van Buskirk to Adele Quackenbush, 294 Union, Hackensack, NJ; ½ pt; Oct19; Oct [illegible] O C & 100

**17TH st, 16 E** (3:844-33), ss, 250 w Union sq W, 25x92, 8-sty bk loft & str bldg; Harry Bijur, ref, to Franklin Savgs Bank, 656 8 av; FORECLOSED, drawn & recorded Oct22'14; A$52,500-100,000. **90,000**

**17TH st, 206 W,** see 7 av, 106-10.

**17TH st, 228 W** [illegible] 7 av, 25x84, 5-sty bk tnt; Jno V Miller to Richelieu Realty Co, 220 Bway; mtg $26,-000 & AL; Oct22'14; A$11,000-23,500. nom

**23D st, 424-6 E** (3:954-40), ss, 344 e 1 av, 50x98.9, 1 & 2-sty bk foundry; Sophie Gold to Conrad P Giebelhaus, 1520 1 av; mtg $23,500 & AL; Oct17; Oct22'14; A$31,-000-33,500. nom

**23D st, 69 W** (3:825-7), ns, 141 e 6 av, 23x98.9, 4-sty bk loft & str bldg, 2-sty ext; Marguerite J De Sabla to Geo G Powell, 1061 Simpson; mtg $80,000; Sept 5; Oct22'14; A$73,500-91,000. nom

**27TH st, 39-41 on map 39-43 E** (3:857-32), ns, 150 w 4 av, 75x113.6, 2-8-sty stn tnts; 39 to 43 E 27th St Co to Montrose [illegible] & AL; Oct21; Oct22'14; A$220,500-400,000. O C & 100

**30TH st, 19 W** [illegible] 5 av, 25x98.9, 5-sty bk loft & str bldg; [illegible] to Chesley Brennan, NY; AL; Nov27'03; Oct21'14; A$90,000-97,-000. nom

**30TH st, 224-30 W** [illegible] w 7 av, 91.11x98.9, 3-3-sty bk tnts & 5 & 7-sty bk loft & str bldg; Rebecca Cohn, widow, to Wm Goldstone, 2 W 89, & Chas [illegible] EXRS Leopold Mayer; B&S; AL; Sept10; Oct16'14; A$81,000-103,-500. nom

**36TH st, 232 W** [illegible] 7 av, 25.2x98.9, 4-sty bk tnt & strs, 1-sty ext; Maurice Myers to Wm Goldstone, 2 W 89, & Chas Mayer, 32 3 av, EXRS Leopold Mayer; B&S; AL; Oct7; Oct16'14; A$20,000-21,500. nom

**31ST st, 45 E** [illegible] Madison av, 21.10x98.9, 4-sty & b stn dwg; [illegible] F Hannemyer, to [illegible] & AL, Jan2'11, Oct21 '14; A$69,000-73,000. O C & 100

**35TH st, 534 W** (3:706-50), ss, 350 e 11 [illegible] tnt & strs, Ellen Downey to Lowes Ecklord, 536 W 35; mtg [illegible] 17,000. nom

**35TH st W** [illegible] W (3:811-13), ns, 275 e [illegible] bk warehouse, A [illegible] 7TH ST, 136 W (3:-811-53), ss, 350 e 7 av, 16.8x98.9, 3-sty & b [illegible] 35TH ST, [illegible] 7 av, 25.2x98.9 [illegible] A$15,000-19,000 [illegible] W (3:811-54), ss, [illegible] bk warehouse [illegible] 7TH ST, 179 W (3:-[illegible] W, 16.8x98.9, 3-sty & b [illegible] AV, 475 to [illegible] [illegible] Bway, runs s150xw [illegible] R Co s 150xe [illegible] 36TH ST [illegible] & L [illegible] & Wm [illegible] St [illegible] st [illegible] Bnk, NJ [illegible] o R H Macy & Co, Bway & 34th]; Jan7; Feb3'14 (corrects error in issue Feb7, when 1st parcel was 34th st W, ns, 300 e 7 av). nom

**38TH st, 316 E** (3:943-48), ss, abt 260 e 2 av, —x—, 5-sty bk tnt & str; Geo V Mullan to Gauton Realty Co, 55 Liberty; B&S & CaG; Oct7; Oct16'14; A$8,000-11,-000. nom

**38TH st, 201 W,** see 7 av, 520-6.

**39TH st, 412 W** (3:736-42), ss, 175 w 9 av, 25x98.9, 5-sty bk tnt; A$10,000-25,000; also 39TH ST, 414 W (3:736-43), ss, 200 w 9 av, 25x98.9, 5-sty bk tnt; A$10,000-25,000; Ray B Rovere to Corn Realty Co [119 Nassau]; AL; Oct17'14. O C & 100

**39TH st, 414 W,** see 39th, 412 W.

**43D st, 47 W** (5:1259-11), ns, 240 e 6 av, 50x200.10 to ss 44th (No 44), 12-sty bk hotel Royalton; Richd Billings to Billings Estate Corpn, 115 Bway; CaG; Sept23; Oct 20'14; A$375,000-825,000. O C & 100

**44TH st, 44 W,** see 43d, 47 W.

**46TH st, 14 E** (5:1281-62), ss, 250 e 5 av, 25x100.5, 4-sty & b stn dwg; Fannie M Gross to Ritz Realty Corpn, 27 Cedar; mtg $150,000; Oct20; Oct21'14; A$110,000-118,000. nom

**46TH st, 107 W** (4:999-28), ns, 100 w 6 av, runs n100.5xw22xs32.11xsw3xs67.4 to st xe25 to beg, 4-sty stn office & str bldg, 2-sty ext; Wm Grossman to Beekman Holding Co, 115 Bway [r 901]; B&S; mtg $36,-000; Oct1'13; May16'14; A$38,000-45,000 (corrects error in issue May23, when prop was 26th st, 107 W). O C & 100

**50TH st, 224-32 on map 230 W** (4:1021-52), ss, 250 e 8 av, 75x100.5, 7-sty bk tnt; Jos L Graf et al to Claridge Apartment Corpn, 62 William; mtg $135,000 & AL; Oct 15; Oct19'14; A$110,000-200,000. O C & 100

**51ST st, 306-10 W** (4:1041-38), ss, 120 w 8 av, 60x100.5, 6-sty bk tnt; Foleba Realty Co to Saml Abeloff, 307 W 112; mtg $97,-800; June29; Oct16'14; A$45,000-102,000. O C & 100

**53TH st, 108 E** (5:1309-68½), ss, 90 e Park av, 18.9x100.5, 4-sty & b stn dwg; A Mitchell Leslie, ref, to Park Av & 54th St Co, 49 Wall; FORECLOS Oct14; Oct15; Oct 19'14; A$25,000-35,000. **7,500**

**56TH st, 60 E** (5:1291-46), ss, 144 e Madison av, 22x100.5, 4-sty & b stn dwg; Jno H Rogan, ref, to Farmers Loan & Trust Co [22 William]; FORECLOS Oct14; Oct 16; Oct17'14; A$45,000-54,000. **33,000**

**58TH st, 441 E** (5:1370-17½), ns, 166.5 w Av A, 20x100.4, 3-sty & b stn dwg; Moses Born to Babette Lashansky, 309 W 93; C aG; mtg $6,000; Oct13; Oct17'14; A$7,000-10,000. nom

**60TH st, 238 W** (4:1151-52), ss, 475 w Ams av, 25x100.5, 4-sty bk tnt; Ellen Hickey, of College Point, B of Q, to Edwin W Pope, of Santurce, Porto Rico; party 1st pt reserves life estate; mtg $6,000; Aug11; Oct20'14; A$6,000-9,000. O C & 100

**62D st, 235 E** (5:1417-15½), ns, 371.8 e 3 av, 16.8x100.5, 3-sty & b stn dwg; Rudolph M De Leeuw to Katie Davidson & Alex M De Leeuw, both at 180 St Nicholas av, & Rebecca Hirsh, 375 West End av; ¼ pt; AT; Oct15; Oct16'14; A$10,000-13,500. nom

**63D st, 404 E** (5:1457-45½), ss, 81.5 e 1 av, 25x100.5, 5-sty bk tnt; Hy B Singer, ref, to Frank Davin, 410 E 57; Jno W Grant, 441 Nuber av, Mt Vernon, NY, & Jno G Donnelly, 40 W 127, EXRS Patk Lilly; FORECLOS Sept10; Oct22'14; A$6,-500-17,000. **10,000**

**65TH st, 302 E** (5:1439-48B), ss, 64 e 2 av, 18x76.2x18.2x73.4, 3-sty bk dwg; Ellen Hickey, of College Point, B of Q, to Edwin W Pope, of Santurce, Porto Rico; party 1st pt retains life estate; mtg $6,000; Aug21; Oct20'14; A$5,500-8,000. O C & 100

**68TH st, 30 E,** see Madison av, 812.

**73D st, 151 E** (5:1408-20), ns, 369 w 3 av, 51 to Lex av (Nos 1019-25) x102.2, 5-sty bk tnt & strs; U S Fidelity & Guaranty Co to Frieda Hart, 59 W 119; AL; Oct19; Oct 20'14; A$70,000-112,000. nom

**73D st, 213 E** (5:1428-8), ns, 185 e 3 av, 25x102.2, 5-sty stn tnt & strs; Sarah Lichtman to Rosie Hershkowitz, 105 Goerck; mtg $24,500; Oct14; Oct22'14; A $9,000-19,000. O C & 100

**75TH st, 188 E** (5:1409-11), ss, 165.9 w 3 av, 18.9x102.2, 4-sty stn tnt; Louis H Moos to Gustav Frank, 315 Central Park W; AL; Oct16; Oct19'14; A$11,500-15,500. nom

**75TH st, 170 W,** see Ams av, 311-7.

**79TH st, 221 W** (4:1227-22), ns, 251 w Ams av, 17x102.2, 4 & 5-sty & b bk dwg; Marion B Carroll to Broadway Trust Co, 233 Bway; mtg $20,000 & AL; Sept29; Oct 16'14; A$14,500-24,000. O C & 100

**82D st, 45 E,** see Madison av, 1089-99.

**83D st, 40 E,** see Madison av, 1089-99.

**93D st, 167 W** [illegible] ns, 151 e Ams [illegible] 1x98.6 to ss Apthorps la 17.8x99.3, with all title to cl said la, 3-sty & b stn dwg; Alfred W Kiddle, EXR Jennie Orr, to Agnes E Zimmerman, 167 W 93; mtg $12,000; Oct21; Oct22'14; A$10,000-18,000. **17,050**

**96TH st W, nec West End av,** see West End av, 740.

**97TH st, 148 E** (6:1124-47), ss, 265 w 3 av, 26x100.11, 5-sty stn tnt; Jos Abrahams & Annie, his wife, to Sarah Abrams, 120 E 91; AL; Oct21'14; A$10,500-19,000. O C & 100

**97TH st, 47 W** (4:1233-13), ns, 480 w Central Park W, 20x100.11, 3 & 4-sty & b bk dwg; Heloise T Wills to Ali Realty Co, Inc, at Kerhonkson, Ulster Co, NY; mtg [illegible] Oct21'14; A$12,000-15,000. O C & 100

**98TH st, 322 E** (6:1669-39), ss, 325 e 2 [illegible] 25x100, 2-sty bk office; Phillip Goldman to Emma Katz, 135 Livonia av, Bklyn, & Esther Cukell, 319 E 100, NY; mtg $5,-700; Oct15; Oct16'14; A$5,000-5,500. O C & 100

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**101ST st, 313 E** (6:1673-9), ns, 200 e 2 av, 25x100.11, 5-sty bk tnt & strs; Rector &c of the Church of the Incarnation to Silas Downing, at Oyster Bay, LI; AL; Oct20'14, A$7,000-15,000. O C & 100

**101ST st, 211 W** (7:1873-24), ns, 100 e Bway, 54.9x100.11, 7-sty bk tnt; M Jos Erbacher to German Exchange Bank, 330 Bowery; QC; mtg $78,000; Oct19; Oct20'14; A$43,000-110,000. nom

**103D st, 137 E** (6:1631-12), ns, 278 e Park av, 16x100.11, 3-sty & b stn dwg; Michl J Gaffney to Sharon Baptist Church, 137 E 103; mtg $7,000 & AL; Sept18; Oct 20'14; A$6,000-6,500. O C & 100

**105TH st, 72-4 E** (6:1610-42-43), ss, 80 w Park av, 50x100.11, 2-5-sty bk tnts & strs; Jennie Holzman to Rose Herskovitz, 105 Goerck; mtg $46,000; Apr23; Oct22'14; A $22,000-39,000. nom

**107TH st, 217 E** (6:1657-12), ns, 310 w 2 av, 25x100.11, 4-sty bk tnt & strs; Alfonso Lancona to Guiseppe Falisi, 217 E 107; mtg $12,500; Oct20; Oct21'14; A$8,000-15,000. nom

**108TH st, 410-2 E** (6:1701-39-40), ss, 195 e 1 av, 50x100.11, 2-sty bk stable, 1-sty bk office & fr coal pocket; Minnie De Veau to Zachariah [412 E 108] & Saml Hirsch, 108 E 112; 1-6 pt; QC; Oct16'14; A$12,000-21,500. 1,800

**111TH st, 162 E** (6:1638-48), ss, 106.3 e Lex av, 18.9x100.11, 3-sty stn tnt; Katy Kohn to Emma Schlesinger, 50 Landscape av, Yonkers, NY, & Edith Frank, 360 Madison av, Flushing, B of Q; AL; May26; Oct21'14; A$8,000-9,500. O C & 100

**112TH st, 310-2 E** (6:1683-45), ss, 142.6 e 2 av, 42.6x100.11, 6-sty bk tnt & strs; Henrietta Vickers to Walter J Sheridan, 3265 Hull av,; CaG; mtg $39,500; Aug28; Oct16'14; A$14,500-43,500. nom

**112TH st, 310-2 E;** Ciro Poggiorale to same; QC; Aug28; Oct16'14. nom

**114TH st, 351 E** (6:1686-22), ns, 100 w 1 av, 25x100.10, 6-sty bk tnt & strs; Felicia, wife Frank Ingriselli, to Edna Egan, 754 Greenwich; mtg $27,500 & AL; Oct6; Oct21'14; A$8,500-28,000. nom

**115TH st, 605-7 W** (7:1896-61), ns, 125 w Bway, 50x100.11, 6-sty bk tnt; Hy N French, ref, to Abr & Louis Davis, both at 241 W 113; FORECLOS Aug12; Oct17; Oct 19'14; A$44,000-92,000. **8,000**

**117TH st, 218 E** (6:1666-39), ss, 200 e 3 av, 25x100.10, 5-sty bk tnt; Elkan Kahn to Kathie Fischer, 310 Willis av; mtg $13,500; Oct15; Oct16'14; A$9,000-17,500. O C & 100

**117TH st, 125 W** (7:1902-20), ns, 286 w Lenox av, 18x100.11, 5-sty & b bk dwg; A$10,000-16,000; also 117TH ST, 127 W (7:1902-19), ns, 304 w Lenox av, 18x100.11, 5-sty & b bk dwg; A$10,000-16,000; Chas E Otis to Emily S Hornblower, widow, 755 Park av; B&S; mtg $26,000; Oct14; Oct16 '14. nom

**117TH st, 127 W,** see 117th, 125 W.

**118TH st, 11 E,** see Monroe, 234-6.

**120TH st, 128 W** (7:1904-47), ss, 331 w Lenox av, 19x100.11, 3-sty & b stn dwg; Richd Ranft to Theresa Lemmon, 319 W 94; Oct20'14; A$9,800-17,000. nom

**122D st, 423 E** (6:1810-11½), ns, 271.3 e 1 av, 16.8x100.11, 3-sty & b stn dwg; Eliza & Minnie Woodle to Teresina Mordente, 446 E 117; mtg $3,500; Oct15; Oct16'14; A $4,000-6,000. nom

**123D st, 342-6 E** (6:1799-39½-40½), ss, 212.7 w 1 av, 37.6x100.11, 3-4-sty & b bk dwgs; Hattie C Chase to Chas T Scott, both of Cortlandt, NY; AL; Dec10'13; Oct 22'14; A$12,000-16,500. nom

**123D st, 420 E** (6:1810-37), ss, 287 e 1 av, 25x100.11, 4-sty bk tnt; Dalion Realty Co to Chas F Halsted, 174 Prospect pl, Bklyn [44 Pine], TRSTE Francis S Halsted, decd; mtg $11,000 & AL; Oct17; Oct 19'14; A$6,000-12,000. nom

**124TH st, 50 E** (6:1748-70), ss, 136 e Madison av, 18x100.11, 3-sty & b stn dwg; Hermine, wife Alfred Furst, to Bellemore Holding Co, 63 Park row; mtg $9,-000; Oct15; Oct22'14; A$8,500-10,500. nom

**124TH st, 166-72 E** (6:1772-45), ss, 187 e Lex av, 80x100.11, 4-sty bk stable; Harry L Powers & Eliz R, his wife, to Mary L Powers & Mary I Ball, 34 Mt Morris Park W, NY, & Harry L Powers, at Shrewsbury, NJ, EXRS &c Jessie W Powers; mtg $79,000 & AL; June18; Oct21'14; A$40,000-60,000. nom

**124TH st, 157-9 W** (7:1909-7), ns, 125 e 7 av, 50x100.11, 10-sty bk hotel Stein; Richd J Lynch to Fredk Ayer, at Beverly, Mass; B&S; mtg $80,000; May12; Oct22'14; A$46,000-185,000. nom

**126TH st, 306 W** (7:1952-37½), ss, 116.8 w 8 av, 16.8x99.11, 3-sty & b stn dwg; Anna P, wife & Wm G E Pettes to Skowhegan Realty Corpn, 2 Rector; mtg $7,000; Oct19; Oct20'14; A$10,000-12,500. nom

**127TH st, 27 E** (6:1752-13), ns, 310 e 5 av, 12.6x99.11, 3-sty & b stn dwg; Eugene De F Belden to Jessica B Belden, his wife, 27 E 127; mtg $4,000; Oct19'14; A$6,000-8,000. O C & 100

**129TH st, 239 W** (7:1935-16), ns, 368.9 e 8 av, 18.9x99.11, 3-sty & b stn dwg; Abr Oberstein, ref, to Louise W Landeau, 640 Riverside dr; FORECLOS Aug27; Oct21 '14; A$7,500-12,000. **8,500**

**130TH st, 257 W** (7:1936-84), ns, 100 e 8 av, 15x99.11, 3-sty & b stn dwg; Evangelina de Aguero et al to Corina A de Aguero, 257 W 130; Oct17; Oct21'14; A $6,000-9,000. nom

**130TH st W** (7:2004-40-46), nwc 12 av, runs w3.9 to ns Manhattan xnw88.9 to land Hudson River R R xn161.5 to ss 131st xe102.4 to ws 12 av xs203.6 to beg, 5-2-sty bk storage bldgs; Hattie C Chase to Chas T Scott, both at Cortlandt, NY; ¼ pt; AL; Dec10'13; Oct22'14; A$96,000-139,000. nom

**131ST st W, swc 12 av,** see 130th W, nwc 12 av.

**133D st, 269 W** (7:1939-26), ns, 100 w 7 av, 20x99.11, 3-sty & b bk dwg; Jas M Donohue, ref, to U S Trust Co of NY, 45 Wall, TRSTE will Saml Willets (Caroline W Frame, TRSTE); FORECLOSED & drawn Oct21; Oct22'14; A$7,200-9,000. **7,500**

**134TH st, 225 W** (7:1940-21½), ns, 250 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Helen Curtis to Saml Lyons, 1644 Fulton, Bklyn; mtg $9,400; Oct17'14; A$6,000-8,000. , omitted

**134TH st, 518 W** (7:1987-48), ss, 393 w Ams av, 43.9x99.11, 5-sty bk tnt; A$19,500-49,000; also 134TH ST, 522 W (7:1987-51), ss, 480.6 w Ams av, 43.9x99.11, 5-sty bk tnt; A$19,500-49,000; Chas E Jones Co to City Real Estate Co, 176 Bway; B&S & CaG; mtg $108,000 & AL Sept11 Oct19'14. nom.

**134TH st, 522 W,** see 134th, 518 W.

**138TH st, 68 W,** see Lenox av, 546-52.

**138TH st, 249 W** (7:2024-11), ns, 258.6 e 8 av, 17x99.11, 3-sty & b bk dwg; Emily A, wife, & Philip Tousey, to Equitable Life Assur Soc of U S; B&S; Sept28; Oct16'14; A$7,500-11,500 O C & 100

**144TH st, 562 W,** see Bway, 3512-8.

**144TH st W** (6:1741-58-63), ss, 210 e Lenox av, 150x99.11, vacant; Greenwich Mtg Co to Norma Realty Co, 346 Bway; AL; Aug7; Oct19'14; A$14,000-14,000. O C & 100

**147TH st, 301 W,** see 8 av, 2771.

**158TH st, 533-5 W** (8:2117-56), ns, 308.4 e Bway, 41.8x99.11, 6-sty bk tnt; Hotel Building Co to 533 W 158th St Co, 3755 Bway; mtg $45,000; Oct19; Oct22'14; A $22,000-52,000 nom.

**160TH st W** (8:2136-90-98-102-106-111-120-124-128), ns, 121.7 w Ft Washington av, runs w532.2 to es Riverside dr xn219.7 to ss 161st xe562.2xs99.11xe46.7xs99.11 to 160th at beg, vacant; J Romaine Brown & ano, EXRS Loyal L Smith, to Maurice Mandelbaum, 12 W 87; Oct9; Oct22'14; A $362,000-362,000. O C & 100

**160TH st W** (8:2136-106 & 111), ns, 521.7 w Ft Washington av, runs w132.2 to es Riverside dr xn219.7 to ss 161st xe162xs 99.11xe46.7xs99.11 to beg, vacant; Maurice Mandelbaum to Melvin Constn Co, 171 Bway; B&S; AL; Oct22'14; A$137,000-137,-000. O C & 100

**160TH st W** (8:2109-33-37), swc Edgecombe av, 150.5x100x127.6 to av x102.7; vacant; Albt J Schwarzler to Roger Morris Realties, 369 E 167; AL; Oct15; Oct16 '14. A$6,000-6,000. O C & 100

**160TH st W, ns, 121.7 w Ft Washington av,** see 161st W, ss, 125 w Ft Wash av.

**161ST st W** (8:2136-120-124-128), ss, 125 w Ft Washington av, 400x99.11, vacant; A$78,000-78,000; also 160TH ST W (8:2136-102-90 & 98), ns, 121.7 w Ft Washington av, 400x99.11, vacant; A$74,500-74,500; Maurice Mandelbaum to Hudson View Constn Co, 170 Bway; B&S; AL; Oct22'14. O C & 100

**161ST st W, see Riverside dr,** see 160th W, ns, 121.7 w Ft Washington av.

**161ST st W, see Riverside dr,** see 160th W, ns, 521.7 w Ft Washington av.

**178TH st, 550 W,** see Audubon av, 248-54.

**178TH st, 825 W,** see Northern av, 37-43.

**179TH st, 830 W,** see Northern av, 37-43.

**207TH st W** (8:2235-22), ws, 100 s Bway, 39.6x100, vacant; Sterling Realty Co to Wm H Laird, 55 Vermilyea av; mtg $8,000 & AL; Oct20'14; A$9,500-9,500. O C & 100

**225TH st, 111-5 W,** see Marble Hill av, 2.

**Amsterdam av, 311-7** (4:1146-64), sec 75th (No 170), 100x30, 5-sty bk tnt & strs; Arthur Bookman to J W B Realty Co, 87 Nassau; mtg $94,500; Oct19; Oct20'14; A $55,000-80,000. nom

**Audubon av, 248-54** (8:2133-76), swc 178th (No 550), 94.11x100, 6-sty bk tnt; Edw A McShane, ref, to Harlem Savgs Bank, 124 E 125; FORECLOS Oct20; Oct 22'14; A$——$——. 135,000

**Broadway, 475** (2:474-35), ws, 159.9 n Grand, 26.5x— to es Mercer (No 48) x26.4x 200.2, 8-sty bk & stn loft & str bldg; Thos H Keogh, ref, to Jno I Downey, 43 E 57, & Geo R Read, 28 E 56, as TRSTES for Mary A Downey & Edith F Stursberg, under will Mary L Downey; FORECLOS Oct14; Oct17' Oct19'14 A$97,000-170,000. 170,000

**Broadway, 3512-8** (7:2075-61), sec 144th (No 562), 99.11x100, 6-sty bk tnt & strs; Arthur Bookman to Arbook Realty Co, 87 Nassau; mtg $218,500; Oct19; Oct20'14; A $116,000-232,000. nom

**Broadway** (8:2243-272), ns, 103.8 w 218th, 30x103.8x16.4x100.11, sws, vacant; A$7,000-7,000; Isa PARK TIE; Dec (No 309), ss, 103.8 w 218th, 44x100x71.3x103.8, vacant; A$4,500-4,500; Hy W C or Hy Tousley, to E [illegible] Mayo, 271 W 140 [illegible] $7,000 & AL Oct20'14 [illegible] & to

**Convent av** (7:1970-48-51), ws, 193.6 s 133d, 135.5x127.5x131.6x100, 2-6-sty bk tnts being erected; Orson A Raynor, ref, to Austin B Fletcher, 1 E 60, TRSTE for Gertrude S Lester; FORECLOS [illegible] Oct20'14 A$41,200-S——. 27,850

**Edgecombe av, swc 160th,** see 160th W, swc Edgecombe av.

**Lenox av, 546-52** (6:1735-69), sec 138th (No 68), 99.11x100, 7-sty bk tnt & strs; Timmins Deeds Co to Alice M Leveridge of Teaneck, NJ, mtge $200,000 & AL Oct 15; Oct21'14; A$70,000-175,000. 225,000

**Lenox av, 546-52,** sec 138th (No 68); Alice M Leveridge to Howell S Bennet & Leo Feinen, 142 Summit av, West Hoboken, NJ; mtg $215,000 & AL; Oct15; Oct 21'14. nom

**Lexington av, 1049-25,** see 73d, 151 E.

**Lexington av, 1045,** see Lexington av, 1047.

**Lexington av, 1047** (6:1406-52), ns, 25 s 75th, 17x55, 3-sty & b stn dwg; A$10,-500 [illegible] also LEXINGTON AV, 1045 (6:1406-54), ns, 25 s 75th, 17x55, 3-sty & b stn dwg; A$10,500-14,000; Julie Dupont to Jos F Dempsey, 275 Macon, Bklyn [59 Wall] B&S Oct15' Oct19'14. [illegible]

**Madison av, 812** (5:1382-56) swc 68th (No 30), 100.5x20.6, 4 & 5-sty & b stn dwg; Irving Washburn, ref, to Mutual Life Ins Co of NY; FORECLOS Oct14; Oct16'14; A$110,-000-135,000. **50,000**

**Madison av, 1089-99** (5:1494-23 & 50), nec 82d (No 45), 204.4 to ss 83d (No 40) x85, 2-11-sty bk tnts; Fort Green Co to Realty Traders, 215 Montague, Bklyn; AL; Oct21; Oct22'14; A$405,000-950,000. O C & 100

**Marble Hill av, 2** (13-3402-534), nec 225th (Nos 111-5), 117x85x99x86.11, with all title to 5 ft strip bet above & land of Wm A Ross, 6-sty bk tnt & strs; Yon Realty Corpn to Geo D Garifalos, 339 W 30; mtg $125,000; Oct20; Oct22'14; A$42,-000-157,000. O C & 100

**Marble Hill av, 2,** nec 225th (Nos 111-5); Geo D Garifalos to Walter Kirshner, 851 Tinton av; mtg $135,000; Oct20; Oct 22'14. nom

**Northern av, 27-35,** see Northern av, 37-43.

**Northern av, 37-43** (8:2177-74), sec 179th (No 830), 92.6x100, 6-sty bk tnt; A$31,500-150,000; also NORTHERN AV, 27-35 (8:-2177-78), nec 178th (No 825), 92.6x100, 6-sty bk tnt; A$31,500-150,000; Ambrose Realty Co to Hudson Mtg Co, 135 Bway; B&S; Feb27; Oct19'14. O C & 100

**Riverside dr, 145** (4:1248-59), es, 48 s 87th, 32x100, 4-sty & b bk dwg; Lewis J Conlan, ref, to Roman Catholic Orphan Asylum, 470 Madison av; FORECLOS Sept 25; Oct22'14; A$45,000-75,000. **50,000**

**Riverside dr, nec 160th,** see 160th W, ns, 121.7 w Ft Washington av.

**Riverside dr, nec 160th,** see 160th W, ns, 521.7 w Ft Washington av.

**Riverside dr, sec 161st,** see 160th W, ns, 521.7 w Ft Washington av.

**Riverside dr, sec 161st,** see 160th W, ns, 121.7 w Ft Washington av.

**St Nicholas av, 448-50** (7:1958-43), es, 99.11 s 133d, 50x117, 6-sty bk tnt; Thos Lenane to 448 St Nicholas Av Co, 55 Liberty; mtg $70,000; Oct19; Oct20'14; A$33,-000-80,000. O C & 100

**West End av, 740** (7:1868-1-5), nec 96th, 100.11x125, 12-sty bk tnt being erected; West 82d St Realty Co to Essie Constn Co, 355 West End av; mtg $185,000; Oct 21'14 A$[illegible] O C & 100

**1ST av, 331** (3:925-35), ws, 23 n 19th, 23x80, 4-sty bk tnt & strs; Nicholas G Rutgers & ano, TRSTES will Meta Neilson, et al, to Julia S Horner, 175 Linden, New Haven, Conn; Margt B Keith, at Warrenton, Va, & Marian H Powel, 22 Hay, Newport, RI; AT; B&S; Oct2; Oct 22'14; A$12,000-15,500. nom

**2D av, 735** (3:920-31), ws, 60 n 39th, 20x 83, 4-sty bk tnt & strs; Bertha L Borgelt to Wm J Borgelt, 735 2 av; ½ pt; mtg $11,000; Oct14; Oct20'14; A$11,800-14,000 O C & 100

**3D av, 1156-62** (5:1402-36-39), ws, 25.5 s 68th, 100x100, 4-5-sty bk tnts & strs; Sol Herzog to Bella Glaser, 2309 Creston av, a life int; AT; AL; Apr24; Oct21'14; A$84,000-150,000. O C & 100

**7TH av, 106-10** (3:766-42), ws, 52.11 s 17th, runs w79xn52.11 to ss 17th (No 206) xw20xs104.11xe99 to av xn52 to beg, 12-sty bk loft & str bldg; Rosalynde de L Mayer to O R M Realty Co, 3560 3 av; B&S; mtg $190,000 & AL; June10; Oct22 '14; A$[illegible] O C & 100

**7TH av, 520-6** (3:788-46), nwc 38th (No 201), 90x22.4, 5-sty bk str; L Napoleon Levy to Lilian H W Levy, his wife, 18 W 72; B&S; June25; Oct22'14; A$120,000-128,-000. nom

**8TH av, 2771** (7:2045-49), nwc 147th (No 301), 25x75, 5-sty bk tnt & strs; Mary J Moorhouse & ano, EXRS Stephen Moorhouse, to Mary E McKernan [520 W 135, 1/3 int] B&S & AL; Oct20'14; A$15,000-29,000 **29,250**

**12TH av, nwc 130th,** see 130th W, nwc 12 av.

**12TH av, swc 131st,** see 130th W, nwc 12 av.

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Allen st, 162** (2:414), consent to 3d track; Martin Engel to Manhattan Railway Co, mtg $25,000 May1; Oct2'14 $41.50

**Allen st, 162,** consent to 3d track; Annie F & Frank Kirk [illegible] to same; mtg $19,425.36; May4; Oct22'14. nom

**Allen st, 162;** consent to 3d track, Simon Engel, mortgagee, to same; mtg $5,000; Oct13; Oct22'14. nom

**Allen st, 162;** consent to 3d track; Jno [illegible] mortgagee, to same, mtg $5,-500; May19; Oct22'14. nom

**Greenwich st, 542** (2:596), consent to 3d track; Jno Lyons & Co, of Phila, Pa, to Manhattan Railway Co; mtg $45,000; Aug 29; Oct16'14. 550

**Greenwich st, 542;** consent to 3d track; [illegible] Mtg Co to Phoenix, to same, mtg $[illegible] Oct16'14 nom

**Hague st, swc Pearl,** see Pearl, 369.

**Houston st, 27 E** (2:510-42), swc Lafayette, Elbo [illegible] 121.3, 1-sty fr str; re mtg:; Samson Lachs to Thomas [illegible] O C & 100

**Lafayette st, 302-8** see Houston st, 27 E.

**Pearl st, 369** (1:113), swc Hague, 22.9x [illegible] consent to 3d track; Thomas D [illegible] to Manhattan Railway Co, Sept 30; Oct16'14. 1,187.50

**Thompson st, 90-2** (2:512-21), es, 100 n [illegible] 6x8.3x [illegible] CONTRACT [illegible] Co with [illegible] Purpose [illegible] $84,000; July28 Oct16'14 A$[illegible] 90,000

**167TH st, 241-3 E,** see 1 av, 1625.

**227TH st E, nec 2 av,** see 2 av, 482.

**320 st, 300-6 E,** see 2 av, 1000-2.

**68TH st, 200 E,** see 3 av, 1159-65.

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**98TH st, 322 E** (6.1669), ss, 325 e 2 av, 25x100.8, 2-sty bk dwg; re-judgt, Edw P Hyde to Philip Godrich, 845 Beck, Oct 17, Oct16'14. nom

**121ST st, 249 E,** see 2 av, 2117.

**Convent av** (6.1660), es, 363.9 s 137th, runs s— to point 94.2 w 9 av (closed) & 87 n 135th xs— to ns 135th it extended xw— to av xn— to beg; assmt modifying restrictions, &c in deed recorded Apr8'91; Female Academy of the Sacred Heart with Jas A Deering, 22 E 17, Aug25, Oct22'14. nom

**1ST av, 77** (2:446); consent to 3d track; Celia Paschkes to Manhattan Railway Co; mtg $23,000; July22; Oct19'14. 288.50

**1ST av, 77;** consent to 3d track; Wm P Mahler & ano, mortgagees, to same; mtg $21,000; Oct1; Oct19'14. nom

**1ST av, 77;** consent to 3d track; Hy Young, mortgagee, to same; mtg $2,000; Sept25; Oct19'14. nom

**1ST av, 163** (2:452), nwc 10th (Nos 241-3), 27.1x100; consent to 3d track; Louis G & Kath L Hamersley to Manhattan Railway Co; Aug28; Oct16'14. 325

**2D av, 462** (3:932), nec 26th, 24.9x70.6; consent to 3d track; Hy Meyer to Manhattan Railway Co; mtg $16,000; Oct5; Oct 22'14. 297

**2D av, 462;** consent to 3d track; Citizens Savgs Bank, mortgagee, to same; mtg $16,000; Oct10; Oct22'14. nom

**2D av, 870-2** (5:1339); consent to 3d track; Jos & Hy Stern to Manhattan Railway Co; mtg $24,000; Aug21; Oct16'14. 482

**2D av, 870;** consent to 3d track; Equitable Life Assur Soc of U S, mortgagee, to Manhattan Railway Co; mtg $12,000; Sept 30, Oct16'14. nom

**2D av, 872;** consent to 3d track; Equitable Life Assur Soc of U S, mortgagee, to Manhattan Railway Co; mtg $12,000; Sept 30; Oct16'14. nom

**2D av, 1000-2** (5:1345), sec 53d (Nos 300-6), 40x95; consent to 3d track; Jos F Lippe to Manhattan Railway Co; mtg $20,000; Sept30; Oct19'14. 1,680

**2D av, 1000-2;** consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $20,000; Oct8; Oct19'14. nom

**2D av, 1433** (5:1429); consent to 3d track; Saml Fankenheim, mortgagee, to Manhattan Railway Co; mtg $2,000; Sept 26; Oct22'14. nom

**2D av, 1433;** consent to 3d track; same, mortgagee, to same; mtg $3,000; Sept26; Oct22'14. nom

**2D av, 1433;** consent to 3d track; same, mortgagee, to same; mtg $2,500; Sept26; Oct22'14. nom

**2D av, 1548** (5:1543); consent to 3d track; Susan R Cherrie to Manhattan Railway Co; Oct6; Oct22'14. 176.51

**2D av, 2409-13** (6:1788); consent to 3d track; Oestreicher Realty Co to Manhattan Railway Co; mtg $66,000; Oct3; Oct 22'14. 679.50

**2D av, 2409-13;** consent to 3d track; Edith Scholle, mortgagee, to same; mtg $18,000; Oct8; Oct22'14. nom

**2D av, 2409-13;** consent to 3d track; Howard A Scholle, mortgagee, to same; mtg $18,000; Oct9; Oct22'14. nom

**2D av, 2409-13;** consent to 3d track; Oestreicher Realty Co, mortgagee, to same; mtg $6,000; Oct16; Oct22'14. nom

**2D av, 2409-13;** consent to 3d track; same, mortgagee, to same; mtg $6,000; Oct16; Oct22'14. nom

**2D av, 2409-13;** consent to 3d track; Niagara Fire Ins Co, mortgagee, to same; mtg $18,000; Oct6; Oct22'14. nom

**2D av, 2417** (6:1789), nwc 124th (No 249), 20x80.6; consent to 3d track; Jno F Blohm, 2511 Marion av, Bronx, to Manhattan Railway Co; Aug26; Oct19'14. 640

**2D av, 2417;** re claims for damages to metal awning &c; same to same; Oct19'14. 65

**3D av, 380** (3:883); consent to 3d track; Walter R Benjamin, individ & EXR Caroline A Benjamin, to Manhattan Railway Co; mtg $25,000; Aug29; Oct22'14. 297.50

**3D av, 380;** consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $25,000; Sept11; Oct22'14. nom

**3D av, 1159-65** (5:1422), sec 68th (No 200), 100.5x27.10; consent to station platform, ext, &c; Saml W Bridgham et al, EXRS &c Wm C Schermerhorn, to Manhattan Railway Co; July28; Oct16'14. 836

**Power of atty** (miscl); Thos Berkeley to Bolton Hall; Mar3'12; Oct17'14. ——

**Power of atty** (miscl); Ida W Inniss to Hy W Snedeker, 129 Beech, East Orange, NJ; Aug22; Oct21'14. ——

**Power of atty** (miscl); Jno J Griffin to Christian Klackner; Oct14; Oct19'14. ——

**Revocation of power of atty** (miscl); Sydney J Colford, of Newport, RI, to Columbus O'D Iselin, of New Rochelle, NY; Oct21'14. ——

## WILLS.

### Borough of Manhattan.

**Sutton pl, 27** (5:1372-64), es, 33 n 58th, 16x75, 3-sty bk tnt & 1-sty ext; Emilie Paur Est, Ernest A Paur EXR, 27 Sutton pl; atty, Geo B Boyd, 2 Rector; A$5,000-7,000. Will filed Oct13'14.

**81TH st W, swc Col av,** see Col av, 490-494.

**161ST st, 559 W** (8.2120-594), ns, 283.4 Bway, 17x99, 4-sty bk dwg; Mary Jones Est, Marie L Jones, EXTRX, 559 W 161; attys, Churchill & Marlow, 63 Wall; A$8,-600-13,000. Will filed Oct13'14.

**Columbus av, 490-4** (4:1214-33-34 & 35), pt int, swc 84th, 102x90, 3-4-sty stn tnts & 1-3-sty bk tnt & strs; Minnie S Cohn Est, Edwd C Siesel, EXR, 127 E 79; attys, Fleischman & Fox, 32 Liberty; A$70,000-106,000. Will filed Sept30'14.

## CONVEYANCES.

### Borough of the Bronx.

**Charlotte st, 1421** (11:2977), ws, 74.10 n Jennings, 25x100, 3-sty fr tnt & strs; Fredk C Barthen to Minnie Levin, 1305 Wilkins av; mtg $5,200; Oct20; Oct21'14. O C & 100

**Claremont Pkway, 446-8** (11:2903), ss, 100.1 e Park av, 50.1x151.4, 2-1-sty bk strs & 1-sty bk rear laundry; Louis E Kleban Co to Louis E Kleban, 1714 Crotona Park E; AL; Oct13; Oct19'14. nom

**Coster st, 622** (10:2769), es, 540 s Spofford av, 20x100; also COSTER ST, 624 (10:-2769), es, 520 s Spofford av, 20x100, 2-2-sty bk dwgs; Geo J Amann to Lina Fuerer, 2096 Daly av; mtg $11,500; Dec13'13; Oct 16'14. nom

**Coster st, 624** (10:2769), es, 520 s Spofford av, 20x100, 2-sty bk dwg; Lina Fuerer to Chas D Pope, Clinton, NJ; mtg $6,000; Sept30; Oct16'14. O C & 100

**Coster st, 624,** see Coster, 622.

**Echo pl, sec Concourse,** see Concourse, sec Echo pl.

**Echo pl, nec Grand Blvd & Concourse,** see Grand Blvd & Concourse, 1924.

**Evelyn pl, nec Davidson av,** see Davidson av, 2324.

**Garden st, 730** (11:3099), ss, abt 45 w Prospect av, 50x100, 5-sty bk tnt; 182d & Garden Sts Co to Anthony Reale, 2354 Prospect av; mtg $35,000; Oct17; Oct19'14. O C & 100

**Magenta pl** (*), ws, 125 s Magenta av or 211th, 25x100; Henry H Sherman, ref, to Frank Gass Inc, 2215 Westchester av; mtg $3,500; FORECLOS Oct2; Oct19; Oct20'14. **100**

**Manida st, 841** (10:2740), sws, 358.1 se Garrison av, 25x100, 2-sty bk dwg; J F M Co to Mary M Summers, 882 So blvd; mtg $7,750; Sept25; Oct20'14. nom

**Newell st, 3470** (12:3359), es, 250 s Gun Hill rd, 50x100, except pt for av, 2-sty fr dwg; Jas Downs to Richd Morrison, 10 Station st, Bronx; mtg $1,000; Oct14; Oct 22'14. O C & 100

**Orchard st** (*), ns, adj land now or formerly Thos Martin, runs n100xe70xs100 to st xw70 to beg; Augusta A Nelson to Chas P Hallock, 2070 Honeywell av; mtg $3,000; Oct15; Oct16'14. O C & 100

**Reservoir Oval W, nwc 208th,** see Bainbridge av, es, at ns 208.

**St George's Crescent** (12:3313), ws, being lot 610 map G F & Hy B Opdyke, 25x 160.10x23.10x138.8; Jas Wilkinson to Jno J Wilkinson, 2539 Cambreling av; mtg $1,-500; Oct17; Oct19'14. O C & 100

**St Paul's pl, 420,** see Brook av, sec St Paul's pl.

**Tiffany st, swc Southern Blvd,** see Southern Blvd, swc Tiffany.

**137TH st, 630 E** (10:2549), ss, 176.11 w Cypress av, 37.6x100, 5-sty bk tnt & strs; Max Reinitz to Henry Siegel, 464 Fulton, Jamaica, LI; mtg $32,200; Oct19; Oct22'14. nom

**152D st, 733 E** (10:2644), ns,, 110 e Jackson av, 25x108.3x27.11x95.11, 4-sty bk tnt & strs; Nalpak Realty Co to Vincent Palazzolo, 718 Westchester av; mtg $11,-000; Oct15; Oct16'14. O C & 100

**158TH st, 271 E,** see Morris av, 800.

**163D st, 790 E** (10:2668), ss, 100.3 e Tinton av, 20.6x94.8, except pt for st, 3-sty fr tnt & str; Timothy F Sullivan to Bungay Co of N Y; mtg $8,000; Mar25; Oct16'14. nom

**168TH st, 732 E** (10:2652), swc Forest av, 40x82, 2-sty fr dwg; Michl B McHugh to Wm Ollendorff, 501 W 110; FORECLOS Oct19; Oct21; Oct22'14. **6,000**

**169TH st, 773-81 E** (11:2961), ns, 157 e Boston rd, 108.6x98.3x109x98.11, 3-sty bk casino; also UNION AV, 1283-5 (11:2961), ws, 311 s Boston rd, 33.4x94.2x41.3x118.6, 2-sty bk & fr dwgs; also UNION AV, 1287 (11:2961), ws, 286 s Boston rd, 25x118.6x 22.7x122.9, 3-sty fr tnt; Brown-Weiss Realties to Hermine Furst, 50 E 124; Oct 21; Oct22'14. O C & 100

**172D st, ns, abt 53 w 3 av,** see 3 av, 3921.

**173D st, 410 E** (11:2897), ss, 90 e Webster av, 20x117.10, 3-sty bk tnt; Helen Valicenti to Josephine Zimmermann, Highland Park, New Brunswick, NJ; mtg $7,-500; Oct6; Oct16'14. O C & 100

**177TH st, 1027 E** (11:3106), nec Prospect av (No 1960), 100x100; vacant; Hopkins G Barrett Co to Geo Hahn, 160 W 87; mtg $22,500; Oct9; Oct20'14. nom

**177TH st, 1027 E,** nec Prospect av (No 1960); same to Clement H Smith, 1854 Mt Hope av; ⅓ pt; mtg $38,500; Oct9; Oct20 '14. nom

**177TH st, 1027 E,** nec Prospect av (No 1960); same to Saml Baumann, 51 W 89; ⅓ pt; mtg $22,500; Oct9; Oct20'14. nom

**178TH st, 401 E,** see Webster av, 1960-70.

**179TH st, 760 E,** see Prospect av, 2016.

**180TH st, 880 E** (11:3123), ss, 65.1 w Honeywell av, 25x118.2, 2-sty bk dwg; Harvey Deere to Thos G Deere, Coxsackie, NY; mtg $4,000; Oct13; Oct17'14. nom

**182D st E, swc Washington av,** see Washington av, 2191-5.

**184TH st E, nwc Valentine av,** see Valentine av, 2375-71.

**187TH st, 537 E** (11:3056), ns, 65.10 e Bathgate av, new line & 75.10 e old line, 22 x72.7, 2-sty fr dwg; Jas B Cavanagh et al to Danl Cavanagh Sr, 537 E 187; B&S & CaG; mtg $2,900; Oct19; Oct20'14. nom

**198TH st E** (12:3319), ns, 51.9 w Grand blvd & concourse, 51.9x116.8x50x103.4, vacant; Simon G Katzen to Mollie Katzen, 1956 Crotona Pkway; mtg $4,066; Oct17'14. O C & 100

**208TH st E, ns, at es Bainbridge av,** see Bainbridge av, es, at ns 208.

**214TH st E (Sheil)** (*), ss, 200 w Tilden or Laconia av, 25x100; Julius Heiderman, ref, to Geo H Lawrence, 324 West Lincoln av, Mt Vernon, NY; Jno Knewitz, Williamsbridge, NY; Arthur W Sias, Los Angeles, Cal, EXRS Eliz H Sias; FORECLOS Sept24; Oct15; Oct16'14. **340**

**236TH st E, nec Oneida av,** see Oneida av, nec 236.

**237TH st E, sec Oneida av,** see Oneida av, nec 236.

**242D st E** (*), ns, 25 e Disbrow pl, 25.1x 104.7x25x112; Geo Hill to Gaetano Vitiello, 4626 White Plains av; Sept17; Oct16'14. O C & 100

**259TH st, 426 W** (13:3423), ss, 40 w Liebig av, 50x95, except part for st, 2-sty & b fr dwg; Jos Christoffel to Wm A Kenny, 420 W 259; CaG; AL; Oct15; Oct21'14. nom

**Arthur av, 2365 on map 2361-5** (11:3065), ws, 264.8 s 187th, 50x116.5x50x115.11, 5-sty bk tnt & strs; Smada Realty Co to Michele F Saviano, 156 Prince; mtg $24,000; Oct20; Oct21'14. O C & 100

**Bailey av** (12:3263), es, — n Cannon pl, 26.4x123x22.3x118.1, vacant, being lot 319 map Van Cortlandt Est; Eliz Corrigan to Kate Corrigan, 1422 2 av; Oct14; Oct20'14. nom

**Bainbridge av (Woodlawn rd)** (12:3343), es, at ns 208th, 75x56.9 to Reservoir Oval W x87.6x11.6, vacant; Real Property Mtg Co to Wessex Realty Co, 31 Liberty; mtg $1,500; Sept15; Oct17'14. O C & 100

**Barnes av** (*), es, 62.4 s 215th, 31.2x105.1 x30x113.7, Wakefield; Anna Habicht to Julie E Hillman, 323 E 37; AL; Oct13; Oct 21'14. nom

**Bear Swamp rd, nwc Frisby av,** see Overing av, ws, 248.4 n Frisby av.

**Briggs av, 2860** (12:3296), es, 178.8 n 198th, 16.8x100, 2-sty fr dwg; Wm Corbett to Mary L Roulston, 2860 Briggs av; mtg $4,000; Oct21'14. O C & 100

**Brook av** (11:2895), sec St Paul's pl (No 420), 46.8x100.8x46.5x100.8, 5-sty bk tnt & strs; Ralph Ginsberg to Chas Reinecke, 251 W 109; mtg $38,000; Oct20; Oct21'14. O C & 100

**Brook av** (11:2893), ws, 225 s Kinderman pl, runs s36.3xw— to ws Mill Brook xn— to a line 225 s Kinderman pl xe— to beg, 1-sty bk strs; Taxpayers Realty Co to Isidor Langner, 700 Trinity av; Oct15; Oct 16'14. O C & 100

**Bullard av** (*), es, 150 n 237th, 275x100; Augustine R McMahon, ref, to Frances G de Peyster, 11 E 86; FORECLOS; Aug10; Oct8; Oct17'14. **5,000**

**Cayuga av** (13:3415-3421), es, at ns prop Augustus Van Cortlandt, runs sw0.5xsw 17.3 to es Tibbett av or 250th xn159.2xn 374.3xn33.9xn16.10 to av xs62.10 & 432.5 & 91.2 to beg; City N Y to Delafield Estate, 27 Cedar; correction deed; Sept15; Oct22 '14. nom

**Chatterton av, 2227-9** (*), ns, 279.8 e Castle Hill av, 37.7x108; Henry Cohen to Martin & Emma Schoemmell, 2223 Chatterton av; mtg $5,000; Sept21; Oct16'14. O C & 100

**Concourse** (11:2809, sec Echo pl, 71.9x 246.8x72x225.1, vacant; Morris Dreiblatt to Wm Jasie, 56 W 112; ½ pt; mtg $17,000; Oct7; Oct21'14. nom

**Crescent av, 619-21,** see Hughes av, es, 100 s 186.

**Davidson av, 2324** (11:3197), nec Evelyn pl, 100x46, 4-sty bk tnt; Edwin C Dusenbury to Evelyn Place Corpn, 2 Rector; mtg $32,000; Oct19; Oct21'14. O C & 100

**Delavelle av** (*), ws, 225 n Hollers av, 25x100; Hudson P Rose Co to Vincenzo Melito, 291 E 149; Oct19; Oct20'14. nom

**Digney av** (*), es, 150 n Jefferson av, 50 x100; Home Specialty Co, Inc, to Kips Bay Brewing & Malting Co, 646 1 av; Oct14; Oct22'14. O C & 100

**Digney av, es, 150 n Jefferson av,** see Digney av, es, 150 n Jefferson av, Bronx Mtgs.

**Elton av, 673** (9:2375), ws,, 25 n 153d, 25 x100, 3-sty fr tnt & strs; Emma Kuhlman et al, heirs Franz Kunsler or Kunzler, to Frank L Kensler or Kunzler & Frank J Kensler or Kunzler, heir same, 673 Elton av; B&S; mtg $5,500; Oct22'14. O C & 100

**Elton av, 673;** Emma Kuhlman, EXTRX &c Franz Kunszler or Kunzler to Frank J Kensler or Kenzler or Kunzler or Franz Kunzler, 673 Elton av; mtg $5,500; Oct22 '14. **9,250**

**Findlay av, 1126-8** (9:2434), es, 116.8 s 167th, 38.4x100, 5-sty bk tnt; A J Schwarzler Co to Jos & Lina Jeger, tenants by the entirety, 346 E 51; mtg $23,000; Oct16; Oct 20'14. O C & 100

**Findlay av, 1130-2** (9:2434), es, 78.4 s 167th, 38.4x100, 5-sty bk tnt; A J Schwarzler Co to Geo A Michel, 1128 Findlay av; mtg $22,000; Oct16; Oct22'14. O C & 100

**Fordham rd, 578** (11:3067), ss, 150 w Arthur av, 25x108, 2-sty fr dwg; Chas G Bauer to Carl Remy, at Green's Farms, Conn; mtg $——; Sept25; Oct17'14. O C & 100

**Forest av, swc 168th,** see 168th, 732 E.

**Frisby av, nec Madison, now Benson av,** see Overing av, ws, 248.4 n Frisby av.

**Frisby av, nwc Bear Swamp rd,** see Overing av, ws, 248.4 n Frisby av.

**Grand Blvd & Concourse, 1924** (11:2810), nec Echo pl, 104x29.7x99.5x59.2, vacant; Clement H Smith Co to Clement H Smith, 1854 Mt Hope av; mtg $14,000; Oct17; Oct 21'14. nom

**Grant av, 961** (9:2446), ws, 235.6 n 163d, 20x95, 3-sty bk dwg; Minnie Moore to Minnie, wife Jno S Henrich, 961 Grant av; mtg $8,000; Oct19; Oct20'14. O C & 100

**Harrington av** (*), ss, 325 w Cornell av, 25x90; Emma Wahl to Geo McCauslan, 3 6th, Weehawken, NJ; mtg $350; Oct14; Oct 19'14. O C & 100

**Hoe av, 950** (10:2746), es, 207 s Aldus, 50x100, 5-sty bk tnt; Aldus Constn Co, Inc, to Jacob Schlamp, 2161 67th, Bklyn; mtg $44,500; Oct19; Oct20'14. O C & 100

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**Hoe av** (10:2743), ws, 330 s 165th, 25x150, vacant; Florence J Sullivan, ref, to American Real Estate Co, 527 5 av; FORECLOS Oct6; Oct8, Oct16'14. **4,000**

**Hone av, see Van Nest av,** see Van Nest av, see Hone av.

**Hughes av, 1978** (11:3079), es, abt 361 s 179th, 25x100, 2-sty fr dwg, except pt for Hughes av; Jno J Hynes, ref, to American Savgs Bank, 115 W 42; FORECLOS Oct2; Oct19; Oct26'14. **3,750**

**Hughes av** (11:3074), es, 100 s 186th, runs e87.6xs23.1 to nws Crescent av (Nos 619-21) xsw34.9xw65.6 to av xn50 to beg, 4-sty bk tnt & strs; Francesca Giallorenzi to Nathan Grossman, 2750 3 av; mtg $26,850; Oct15; Oct21'14. nom

**Jerome av** (11:2859), nws, 6 ne from line bet Village Mt Eden & lands now or late of Est Geo S Gabel, runs ne200xnw140xsw 200xse140 to beg; Wm Rosenzweig Realty Operating Co to Jno H Stover; mtg $40,000; June16; Oct17'14. O C & 100

**Kinsella av** (*), ns, 23 e Mathews av, 25x100; Jean H Cochran to Mary L Toshach, 782 Morris Park av; Aug20; Oct19'14. nom

**Lincoln av, 159** (9:2317), ws, 30.3 s 135th, 19.9x100, 4-sty bk tnt & strs; Leonora R Loewenthal to Otto Goetzel, 411 E 136; mtg $7,900; Jan28; Oct19'14. O C & 100

**Lind av, 1140** (9:2526), es, abt 205 s Union pl, —x—, 2-sty fr dwg; Laura R, wife Christian Donges, to Christian Donges, 1140 Lind av; B&S; July11; Oct22'14. nom

**Marmion av, 2017** (11:3107), ws, 39 s 179th, 36x78.2, 4-sty bk tnt; Thos C McDonald, ref, to Margaretha Altman, 153 Marion av, Bklyn; mtg $17,000; FORECLOS Apr21; Oct9; Oct21'14. **1,900**

**Martha av** (12:3391), es, 75 n 237th, 25x100, vacant; Chas F Mayer to Wm Lustgarten & Co, 68 William; Oct14; Oct19'14. nom

**Morris av, 800** (9:2420), nec 158th (No 271), 51x101x53.3x101, 6-sty bk tnt; Anthony J Griffen, ref, to Oliver E Davis, 824 Morris av; mtg $42,000; FORECLOS Sept24; Oct15; Oct16'14. **10,000**

**Morris av, 1064** (9:2437), es, 310 n 165th, 20x95, 3-sty bk dwg; Katie Reichwein to Adrian Grasselly, 1841 Marmion av; mtg $8,500; Oct14; Oct21'14. nom

**Morris av, 1543 on map 1547,** see Morris av, 1547 on map 1549.

**Morris av, 1547 on map 1549** (11:2820), ws, 39.2 s Belmont, 25x75, 2-sty fr dwg; also MORRIS AV, 1543 on map 1547 (11:2820), ws, 64.2 s Belmont, 25x75, 2-sty fr dwg; also PELHAM PKWAY S (*), sec Van Hoesen av, 50x100; also PELHAM PKWAY S (*), ss, 75 e Van Hoesen av, 25 x100; also VAN HOESEN AV (*), es, 100 s Pelham Pkway S, 25x100; Simon G Katzen to Mollie Katzen, 1956 Crotona Pkway; mtg $——; Oct17; Oct20'14. O C & 100

**Morris av, 2028** (11:2807), es, 227.11 s Burnside av, 18.9x100, 2-sty bk dwg; Barbara Forester to Geo H Jacob; mtg $——; Feb10; Oct16'14. O C & 100

**Morris av, 2028;** Geo H Jacob to Maria Balschem, 2028 Morris av, widow; Oct14; Oct16'14. O C & 100

**Mt Hope av, 1884,** see Tremont av, 200.

**North Oak dr (*),** ss, part lot 51 amended map Bronxwood Park, 34.2x92.6x36x 99.10; Margt J T Cannon to Florence Troy, 28 McCombs pl; AL; Oct19; Oct21'14. nom

**North Oak dr (*),** same prop; Florence Troy to Anna M Low, 218 W 136; AL; Oct 19; Oct21'14. nom

**Olmstead av, nec Watson av,** see Watson av, 2105.

**Oneida av** (12:3371), nec 236th, 200 to 237th x125; vacant; Anthony Reale to 182d & Gardner Sts Co, 784 E 179; mtg $7,000; Oct17; Oct19'14. O C & 100

**Oneida av, sec 237th,** see Oneida av, nec 236.

**Overing (Washington) av** (*), ws, 248.4 n 2d st (now Frisby av), 150x100.4; also FRISBY AV (2D ST) (*), nec Madison av (now Benson av), 154.2x100x150x100.1; also FRISBY AV (2D ST) (*), nwc Bear Swamp rd, 138.4x90.1x110.9x124.6; also RD FROM WESTCHESTER LANDING TO BOSTON POST RD (*), ws, 63.9 s 2d (now Frisby av), 37.9x103.8x37.6x112.1; also WESTCHESTER AV (*), nwc Madison av (now Benson av), 125x100; also BENSON AV (MADISON AV) (*), nes, 250.1 sw Frisby av (2d st), runs sw73.8x ne105.9xw75.10 to beg; also BEAR SWAMP RD (*), nes, abt 244.8 sw Public rd, 75.4x 153.8x75x168.11; also RD FROM WESTCHESTER LANDING TO BOSTON POST RD (*), ws, 190.10 s Public rd, 75x153x 75.9x164.5; also PLOT (*) begins at middle of Small Creek, the boundary line of land Ludlam, at or near a stake standing at point bearing s 70 deg w from w end of stone fence on ss of Pennyfield Orchard, contains 54 3-100 acres; also PRIVATE RD (*), es, at ss land Geo T Adee, runs ne 494xse189 to Greene av xsw525 to said rd xn191 to beg; also LAND in N Y County; Geo T Adee to Clara T A Collier, 14 E 65; 4-7 pts of all RT&I; Oct7; Oct19'14. **40,300**

**Overing (Washington) av** (*); same prop; same to Ellen L Adee, at Country Club of Westchester, Eastern blvd; 3-7 pt of all RT&I; Oct7; Oct19'14. **30,940**

**Pelham Pkway S, sec Van Hoesen av,** see Morris av, 1547 on map 1549.

**Pelham Pkway S, ss, 75 e Van Hoesen av,** see Morris av, 1547 on map 1549.

**Prospect av, 1960,** see 177th, 1027 E.

**Prospect av, 2016** (11:3106), sec 179th (No 760), 40.1x75.3x40x75.3, 4-sty bk tnt; Jos G Switzer to Argonaut Realty Corpn, 148th & 3 av; mtg $25,000; Sept14; Oct16'14. O C & 100

**Southern blvd, 559** (10:2683), nws, 450 s w Av St John, 50x115, 6-sty bk tnt & strs; Louis Fridiger, ref, to Mary M Trageser, 828 7 av; mtg $34,500; FORECLOSED & drawn Oct15; Oct16'14. **1,000 over mtg**

**Southern blvd, 559;** Mary M Trageser to Chas L Reis, 671 Briggs av, Richmond Hill, NY; B&S; mtg $34,500; Oct15; Oct16'14. nom

**Southern blvd** (11:2980), es, 25 s Jennings, 50x100, 1-sty bk theatre; York Constn Corpn to Saml L Ornstein & Abr Peretz, 1038 Southern blvd; mtg $21,900; Sept 28; Oct16'14. nom

**Southern blvd** (10:2722), swc Tiffany, 379.3 to Intervale av x241.7 to Fox x259.10 to Tiffany x210 to beg, vacant; Aaro nKlein et al to Jas Summers, 865 Crotona Park N; mtg $30,000; Oct1; Oct21'14. O C & 100

**Timpson av** (*), ws, 225 n 205th, 88x 102.8x112x100; Andw R McLaren to Argonaut Realty Corpn, 148th & 3 av; mtg $5,700; Sept14; Oct16'14. O C & 100

**Tinton av, 517-9** (10:2581), ws, 200 n 147th 33.4x100, 2-2-sty & b fr dwgs; Sarah Shine to Anthony McOwen, 515 Wales av; mtg $9,750.90; Oct14; Oct21'14. nom

**Tinton av, 517-9** (10:2581), ws, 200 n 147th, 33.4x100, 2-2-sty & b fr dwgs; Henry I Gilbert to Sarah Shine, 963 Myrtle av, Bklyn; QC; Oct13; Oct21'14. nom

**Tinton av** (10:2658), ws, 240.5 n 161st, 27x135, 3-sty bk tnt & strs, 1-sty ext; Sara Constn Co to Isaac Shaffer & Polly Simon, 460 Green av, Bklyn; mtg $14,500; Oct22 '14. O C & 100

**Tremont av, 200** (11:2804), sec Mt Hope av (No 1884), 24.6x60, 3-sty bk tnt & str; Clement H Smith Co to Clement H Smith, 1884 Mt Hope av; mtg $13,500; Oct14; Oct 16'14. O C & 100

**Undercliff av, ws, 169.11 n Washington Bridge Park,** see Undercliff av, ws, 69.11 n Washington Bridge Park.

**Undercliff av** (11:2880), ws, 69.11 n Washington Bridge Park, 50x145.4x50x 146.1; also UNDERCLIFF AV (11:2880), w s, 169.11 n Washington Bridge Park, 58x 143.7x58x144.7, vacant; Mack Constn Co to Jno F Kaiser, 2714 Bedford av, Bronx; mtg $5,400; Oct14; Oct16'14. O C & 100

**Union av, 1283-7,** see 169th, 773-81 E.

**Valentine av, 2375-81** (11:3152), nwc 184th, 81.4x187.5x49.9x190.1, 2-sty fr dwg; Bernard Bernstein to Petit Building Co, 1053 So blvd; AL; Oct19'14. O C & 100

**Van Hoesen av, sec Pelham Pkway S,** see Morris av, 1547 on map 1549.

**Van Hoesen av, es, 100 s Pelham Pkway S,** see Morris av, 1547 on map 1549.

**Van Nest av** (*), sec Hone av, 50x100; Jos Bissert to Thos A Driscoll, 1442 Vyse av; mtg $645; Oct20'14. O C & 100

**Washington av, 2191-5** (11:3037), swc 182d, 62.2x85, except part for st, 3-2-sty fr dwgs & strs; Clement H Smith Co to Clement H Smith, 1884 Mt Hope av; mtg $16,500; Oct16'14. O C & 100

**Watson av, 2105 (*),** nec Olmstead av, —x—, except part for Olmstead av; Jas H Goggin, ref, to Jno T Normile & Minnie T Massonnat, 704 8 av, Bklyn, EXRS Leon Massonnat; FORECLOS Oct14; Oct16; Oct 17'14. omitted

**Webster av, 1960-70** (11:3028), nec 178th (No 401), 107.6x31x110.3x34, 1-sty fr strs; Clement H Smith Co to Clement H Smith, 1884 Mt Hope av; mtg $12,000; Oct14; Oct 16'14. O C & 100

**Webster av, 1353** (11:2887), ws, 336.6 s 170th, 25x90, 4-sty bk tnt; Rhoda C Jaques to Richd Palmer, Teaneck, NJ; mtg $12,500; Sept14; Oct16'14. O C & 100

**Westchester av, 853** (10:2690), nws, 182 ne Prospect av, 20x70.7x21.3x63.5, 3-sty fr tnt; Desider Schoen to Philip Rosenbluth, 871 Longwood av; mtg $6,000; Oct19'14. nom

**3D av, 3882** (11:2929), es, 200 s 172d, 25 x125, vacant; Poseidon Realty Co to Moses Hodes, 2648 Briggs av; AL; Oct21'14. O C & 100

**3D av, 3921** (11:2920), nwc 172d, 30.5x 62.6x30x59.3, 3-sty bk tnt & strs; also 3D AV (11:2920), ws, 15 n 172d, strip runs n 16xw0.10 to ws Old Fordham av xs16 to beg; also STRIP (11:2920) begins 172d st, ns, abt 53 w 3 av, runs w abt 6.3xn0.3 to ns old Bathgate pl (now 172d) xe6.3 to beg; Taxpayers Realty Co to Harry Cahn, 2540 Grand av; mtg $14,000; Oct21; Oct22 '14. O C & 100

**3D av, ws, 15 n 172d,** see 3 av, 3921.

**3D av, 4439** (11:3048), ws, 331.6 n 181st, 50x127.11, 5-sty bk tnt; Taxpayers Realty Co to Harry Cahn, 2540 Grand av; mtg $43,200; Oct21; Oct22'14. O C & 100

**Lot 12,895** (12:3361), sections 134 & 135, Woodlawn Cemetery, contains 14,195 superficial ft; Florence H Gates to Dellora R Gates, Port Arthur, Texas; AT; Oct16; Oct 20'14. O C & 100

# MISCELLANEOUS CONVEYANCES.

## Borough of the Bronx.

**Garden st, 730** (11:3099); re asn rents; Armin H Mittlemann to Anthony Reale, 2446 Prospect av; Oct17; Oct20'14. 100

**Loring pl** (11:3225), es, 170.6 s Fordham rd, 50x121.1x50x124.3, vacant; re mtg; Margt J Bryant, EXTRX &c Alex Bryant, to Jno Beckmann, 1624 University av; Oct 6; Oct19'14. 1,500

**161ST st E, nec Brook av,** see Brook av, 892.

**187TH st, 330 E,** see Tiebout av, 2416.

**Amsterdam av** (*), es, 100 s Mad av, 50x100; re mtg; Poughkeepsie Trust Co to Lewis Hoiles, 1658 Wallace av; Aug25; Oct17'14. nom

**Amsterdam av** (*); same prop; re mtg; same to same; Aug25; Oct17'14. nom

**Brook av, 373,** see Brook av, 375.

**Brook av, 375** (9:2287), ws, 25 s 143d, 25 x90; also BROOK AV ,373 (9:2287), ws, 50 s 143d, 25x90; declaration of trust; Herman F Weber to Wm A Weber, 300 E 75; Feb10; Oct16'14. nom

**Elizabeth av** (*), ss, 40 from pt on ns Elizabeth av where said av is intersected by City Island av, runs s106xw100.6xn115.4 to ss Elizabeth av xe100 to beg, except pt for City Island av; re mechanics lien; F W Geiler, Inc, to Gertrude H Abbott, 91 Pilot st, City Island; Estelle M Glover, 120 Pilot st, City Island, & Howard L Horton, West Tier st, City Island; Oct15; Oct 19'14. nom

**Findlay av** (9:2434), es, 78.4 s 167th, 76.8 x100; agmt as to release of above from mtg agmt, dated June3'14; City Mort Co & A J Schwarzler Co with N Y Trust Co; Oct16; Oct17'14. nom

**Grand av, 1990** (11:2870), es, 482.8 s Burnside av, 25x88.4x25x89.10, 2-sty fr dwg; re mtg; Estates Mortgage Securities Co to Herbert Aldhous, 501 W 138; Sept28; Oct17'14. O C & 100

**Monticello av** (*), es, 425 s Randall av, 25x100; re mtg; Edith W Provost to Realty & Commercial Co, 30 Church; Oct17; Oct19'14. 300

**Tiebout av, 2416** (11:3022), sec 187th (No 330), 16.8x83; consent to erect steps; Thos B Robertson to Perry E Kent, 332 E 187; Oct27'13; Oct17'14. O C & 100

**3D av, 3758-60** (11:2927); consent to 3d track; Vergene M Overocker to Manhattan Railway Co; July25; Oct19'14. 250

**3D av, 3758-60;** consent to 3d track; Fannie C Korn et al, EXRS Henry Korn, to same; Oct7; Oct19'14. nom

**3D av** (11:2922), ws, 100.11 n 174th, 215.2x—x215x—; consent to 3d track; Hugo D Rosendorf et al to Manhattan Railway Co; June6; Oct19'14. 175.80

**3D av, 3800** (11:2928); consent to 3d track; Excelsior Savings Bank to Manhattan Railway Co; Sept30; Oct16'14. nom

# LEASES.

## Borough of Manhattan.

OCT. 16, 17, 19, 20, 21 & 22.

**Division st, 22-4** (1:289), w str; Barnet Greenberg to Jacob Bernstein, on premises; 3yf May1; Oct19'14. 1,440

**Division st, 24** (1:289), east str; Barnet Greenberg to Jacob Pollack, 115 Madison, & ano; 4yf May1'13; Oct17'14. 1,320

**Greenwich st** (2:633), nec Perry; asn Ls; Owen Treanor to H Koehler & Co, 501 1 av; Oct 21'14. nom

**Montgomery st, 39-41** (1:268), all; Jacob R Schiff to Josef Cohn, 507 Elton, Bklyn; ext Ls 3yf Nov1; Oct22'14. 4,300

**Perry st, nec Greenwich,** see Greenwich, nec Perry.

**19TH st W, nec 6 av,** see 6 av, 306.

**21ST st E, nec 2 av,** see 2 av, nec 21.

**25TH st, 254-8 W** (3:774), all; agmt as to sur Ls; Joel E Crandall to Edw W Browning, 110 W 72; Oct20; Oct21'14. nom

**34TH st E, sec 2 av,** see 2 av, 620.

**34TH st, 19 W** (3:836); also 35TH ST, 30-2 W; asn Ls; Revillon Freres, a corpn, of France, to Revillon Freres, a corpn, of N Y; July8'05; Oct20'14. nom

**34TH st, 32-4 W** (3:835), ss, 550 w 5 av, 45x98.9; asn two Ls; Jos L Graf et al to 32 & 34 W 34th St Corpn, 62 William; Oct 15; Oct19'14. nom

**35TH st, 30-2 W,** see 34th, 19 W.

**38TH st, 63-7 W;** also 39TH ST, 62-4 W (3:840); leasehold; agmt as to alterations & liability &c by party 1st pt; Winifred T McDonald, 31 Continental av, Forest Hills, LI, lessee, with Colony Constn Co, 35 W 39, owner; Oct15; Oct22'14. nom

**39TH st, 62-4 W,** see 38th, 63-7 W.

**39TH st, 412-4 W** (3:736), all; Corn Realty Co to Jos Stern, 411 W 38; 10yf Nov1; 5y ren at $4,400; Oct20'14. 4,000 & 4,200

**40TH st, 3 E** (5:1275), all; Louise Inglis to Louis J Lesser, 362 Riv Dr, doing business as D S Hess & Co; 5yf May1'15; 5y ren at net $9,000; Oct21'14. taxes, &c, & net 8,500

**42D st, 149-51 E** (5:1297), ns, 175 w 3 av, 25x78.1x28.8x62.8; asn Ls; Jno J Regan to Michl Katz, 133 E 84; Oct15; Oct16'14. O C & 100

**42D st W, nwc 7 av,** see 7 av, nwc 42.

**46TH st, 20-2 E** (5:1281), e str & b; Alice F Lazarus, Inc, to Mercedes Millinery Co, 346 Madison av; 6 10-12yf Nov1; Oct22'14. 6,000

**53D st, 127-9 W** (4:1006); asn Ls; Jos Boyd to Jas Everards Breweries, 12 E 133; July31; Oct22'14. nom

**63D st, 314-6 E** (5:1437); asn Ls; Consumers Brewing Co to Slovak Natl Home, 316 E 63; Oct14; Oct22'14. nom

**63D st, 314-6 E;** asn Ls; Slovak Natl Home to Geo Marechek, 328 E 71; AT; Oct 15; Oct22'14. nom

**64TH st, 35-9 W** (4:1117); sobrn of Ls to chattel mtg for $——; Max M Warburg, of Hamburg, Germany, with Hotel Monticello, 35 W 64; Oct20; Oct22'14. nom

**73D st, 182 E** (5:1407); asn Ls; Geo W Risien to Fred Brooks, 158 W 81; AT; Sept 30; Oct16'14. nom

**75TH st W, nwc Ams av,** see Ams av, n wc 75.

**82D st, 401 E** (5:1562), nec 1 av, 8 rooms on 2d fl; Josef Goodman to Julius Gutman, 339 E 82; 5yf Oct15; Oct19'14. 588 & 636

**102D st, 100 E** (6:1629), sec Park av, str & pt c; Benj J Weil to Jno McDonald, 107 E 102; 4 7-12yf Oct1; Oct22'14. 660

**112TH st, 46-8 E** (6:1617), all; Sarah Finkelstein to Central-Madison Co, 62 E 99; 3yf Oct1; Oct21'14. 4,400

**112TH st, 310-2 E** (6:1683), all; Walter J Sheridan to Gaetano & Teresa Palumbo, 2228 1 av; 3yf Nov1; Oct22'14. 3,600 to 3,900

**122D st, 414-18 E** (6:1809); asn Ls; Giuseppa Vavalla to Salvatore Imperato, 2009 1 av; Oct15; Oct16'14. nom

**129TH st, 100 E** (6:1777), sec Park av, str & b; Abr Siegel Realty Co to Patk J O'Hara, 367 E 184; 5yf Oct1; Oct22'14. 1,020

**129TH st, 152-4 W** (7:1913), all; Van Dorn Estate, Inc, to Jos Levy & Sons, 11 E 116; 3yf Oct1; Oct19'14. 5,800

**135TH st, 14-28 E** (6:1759-57 to 64), ss, bet Madison & 5 avs, the lots, lessee to erect new bldg to cost not less than $16,000; Jas Everards Breweries to Harper Richardson, 428 Lenox av; 10 2-12yf Aug 1; 5y ren at $4,000; Oct20'14. 3,000

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**135TH st, 14-28 E**; asn Ls; Harbert Realty Co to Palace Garage Co; 14 E 135, Oct 17, 1914. nom

**150TH st W, swc Bway**, see Bway, 3631.

**181ST st, 564 W** (3:2170), movable picture theatre, &c; Dumbia Realty Co to Classic Amusement Co, 564 W 181; 10yf Oct1; Oct 6,000 to 8,500

**181ST st, 604 W** (3:2170), w ½ st; Morris Singer to Perry Philips, on premises; 3 [illegible] 1,300 to 1,500

**191ST st, 598 W** (3:2161), cor str & pt bl; Edward Robertson to Sigmund Bermann, 598 W 191; 1st Nov1, Oct16'14. 960 to 1,800

**Amsterdam av, 22** (4:1152), str & pt bl; Miss Mary McGee to Eugene J Ward, 164 W 94, 2 yrs & 15 days from Dec16'15, 5% ren; Oct16'14. 1,200

**Amsterdam av** (4:1167), nwc 75th, str & b; 20x50; Livingston Radiator & Mfg Co to Jas J Gettings, 711 8 av & ano; 10yf Oct1; Oct21'14. 3,600 to 4,000

**Broadway, 1374** (3:813), part of str; Times Square Impt Co to Fredrick Young, 1374 Bway; 5 5-12yf Sept1; 5y ren; Oct20 '14 3,600

**Broadway, 3631** (7:2096), swc 150th, str; Wm Grant to Jas Coppola & Vito Santale, 1861 Lex av; 5yf July15, Oct19'14. 780 to 960

**Lenox av, 107** (7:1825), asn Ls; Alex H Silverman et al to Morris Fishbein, 373 West; Oct20; Oct21'14. nom

**Madison av, 1674** (6:1617), s str & b; Leopold Kaliski to Oscar B Epstein, 1672 Madison av; 2yf May1'15; Oct22'14. 840

**Nagle av** (8:2174), —s, 785 from Dyckman, the end str & b; Jno V Fitzpatrick to Herman Harjes, 100 Dyckman; 5yf Aug 1'13; Oct16'14. 840 to 1,160

**Park av, sec 129th,** see 129th, 100 E.

**West End av, 28** (4:1152), all; Rae V Brill to Salvatore Montemurro, 539 W 59; 3yf Nov1; Oct21'14. 1,300

**West End av, 30** (4:1152), all; Rae V Brill to Salvatore Montemurro, 539 W 59; 3yf Nov1; Oct21'14. 1,350

**West End av, 32** (4:1152), all; Rae V Brill to Salvatore Montemurro, 539 W 59; 3yf Nov1, Oct21'14. 1,350

**West End av, 34** (4:1152), all; Rae V Brill to Salvatore Montemurro, 539 W 59; 3yf Nov1; Oct21'14. 1,350

**1ST av, 487** (3:934); asn Ls; Sophie Cassellius to Julius & Betti Stichel, 487 1 av; Oct19'14. C C & 100

**1ST av, 2051** (6:1678), cor str & b; Frank Garofalo to Adolph Neurad, 1075 West Farms rd; Dec14'12; 5yf completion of alterations; Oct16'14. 1,140

**1ST av, 2051** (6:1678); asn Ls; Adolph Neurad to Ebling Brewing Co, 760 St Anns av; Oct1; Oct16'14. nom

**1ST av, 2294** (6:1711), str & pt c; Gaetano Riccio to Xavier D'Ambrosio; 3yf Aug1; 1y ren; Oct22'14. 720

**1ST av, nec 82d,** see 82d, 401 E.

**2D av, 620** (3:939), sec 34th (No 300), all; Nora G King & ano to Peter Doelger Brewing Co, 407 E 55; ext Ls; 2 5-12yf May1'17; 5yren; Oct17'14. 3,450

**2D av, 2162** (6:1638), cor str; Anselmo Faber & ano to Geo P Papadopulos, 3 Catherine & ano; 5yf Oct1; Oct21'14. 900

**2D av** (3:927), nec 21st, 112.10x100; leasehold; Andw Clubb Jr to Fredk W Fischer, 1240 Garden st, Hoboken, NJ; QC; July1; Oct21'14. nom

**2D av** (3:927), nec 21st, same prop; leasehold; Jno Fulton Jr to same; QC; July1; Oct21'14. nom

**2D av** (3:927), nec 21st, same prop; asn Ls; Lena Reischmann et al EXRS Michl Reischmann to same; July14; Oct21'14. 12,500

**3D av, 631** (5:1314), all; Eugene Straubsandt to Frank Greimel, 631 3 av; 5yf Oct 1; Oct16'14. 2,100

**5TH av, 548** (5:1261); agmt as to rel of all liability under Ls, &c; Isabella A, wife Wm H Robey, to Anna A, wife Saml Murtland, 40 E 81; Oct12; Oct17'14. nom

**6TH av, 306** (3:821), nec 19th; asn Ls; Anna A Murtland, EXTRX Andrew Alexander to Anna A, wife Saml Murtland, 40 E 81, & Isabella A, wife Wm H Robey, 202 Commonwealth av, Boston, Mass; Oct15; Oct17'14. nom

**6TH av, 306** (3:821), nec 19th; asn Ls; Anna A, wife Dr Saml Murtland, to Isabella A, wife Wm H Robey, 202 Commonwealth av, Boston, Mass; ½ pt; AT; Oct 15; Oct17'14. nom

**7TH av** (4:1014), nwc 42d, 100.4x131, all of Victoria Theatre except top loft; Hammerstein Amusement Co to Arthur Hammerstein, 1 W 68, & Lyle D Andrews, 2647 Bway; from Oct19'14 to Apr20'24; Oct19'14. taxes &c & 37,000 & 35% of net profits

**8TH av, 2099** (7:1849); asn Ls; Abr Brandwein to Jacob Brandwein, 2099 8 av; AT; Sept2'13; Oct22'14. nom

**9TH av, 756** (4:1041); asn Ls; Christian Hinkelday to Jos Domidion, 442 W 58; mtg $ — Oct14 Oct22'14 nom

**11TH av, 586**, (4:1072), str; Jacob Schmalzried to Katie Nolze, 348 W —, 5yf May1; Oct22'14. 600

# LEASES.

## Borough of the Bronx.

**Odell st**, see Westchester av, ns, 100 w Purdy.

**Simpson st, 995** (10:2724), str No 3 & c; Freeminstreet Co, Inc, to Jas J Glossenberg, 99 E —, 5yf [illegible] Oct22'14. —

**135TH st E, nec Willis av,** see Willis av, 164.

**138TH st, 378 E** (9:2300), two strs; Kathryn E Turner to Harry Kronacos, 378 E 138; 5yf May1; Oct21'14. 2,580

**149TH st, 364 E** (9:2327); asn Ls; Thos M Gilligan to Ebling Brewing Co, 760 St Anns av; Oct7; Oct16'14. nom

**149TH st, 364 E** (9:2327), all; Adam Nimphius to Thos M Gilligan, 2966 Marion av; 5yf Nov1'17 Oct16'14. 3,000 to 3,600

**151ST st E, swc Courtlandt av,** see Courtlandt av, swc 151.

**Alexander av, 368-70** (9:2305), ses, 25 sw 143d, 60x105, all; Henry L Morris, TRSTE, to Wm Wuensche, 368 Alex av; 13½yf Oct15; Oct16'14. taxes &c & 4,500

**Alexander av, 368-70;** consent to asn Ls; same to same; Oct15; Oct16'14. ——

**Alexander av, 368-70;** asn Ls; Wm Wuensche to Edw E Anger, 1948 Benedict av; Oct15; Oct16'14. nom

**Alexander av, 368-70;** sur Ls; Wm Wuensche to Henry L Morris, as TRSTES for Mary M Ostrander; Oct15; Oct16'14. nom

**Brook av, 464** (9:2272), 2d loft; Isaac Zimmerman to Gilbert Mayer, 423 Brook av; 5yf Oct1; Oct21'14. 240

**Brook av, 892** (9:2366), nec 161st, runs e158.6xn50xw90.6xs18.9xw82.4 to av xs27 to beg; order of court cancelling Ls recorded Feb14'14; Nelson Smith Jr, plaintiff, agt Wm G I Roeder et al, defendants; Oct21'14. ——

**Courtlandt av** (9:2410), swc 151st, cor str; Saml Williams & ano to Sigmund Gardner, 609 Courtlandt av; 5yf May1; Oct 16'14. 960 to 1,140

**Grand blvd & concourse, 2394** (11.3152), str & c; Cath Hauck to Anthony J Bongiovanni, 2394 Grand blvd & concourse; 5yf May1; Oct16'14. 420

**Hoe av, 946-50** (10:2746); sur Ls; Ellkay Realty, Inc, to Aldus Constn Co, 1509 St Nicholas av; Oct16; Oct20'14. nom

**Jerome av, 2635** (11:3202), s str; Geo H Leopold & ano to Edw Leopold, 370 W 138; 5y & 17 days from Oct14 (2y ren); Oct 21'14. 780 to 1,140

**Southern blvd, 1166** (10:2745), all; Ferdinand Hecht to Max Stallman, 935 E 163; 32mos f Nov1'14 (privilege 3yren); Oct17 '14. total rent 2,080

**Southern blvd, 1811-13** (11:2958); asn Ls; Christian Erler to Adam Renz, 796 McLean av; Oct14; Oct19'14. nom

**Unionport rd, nec Westchester av,** see Westchester av, ns, 100 w Purdy.

**Westchester av** (*), ns, 100 w Purdy, runs w51 to Unionport rd xnw99 to Odell x—14xe100xs96 to st; all; Mary J Connolly to Jerry Marsillo, 2315 Westchester av; 5yf Nov1; Oct22'14. 1,035 to 1,200

**Willis av, 164** (9:2280), nec 135th, cor str; Henry Heller & ano, EXRS Jno Heller, to Eugene Kardos, 1606 So blvd; 10yf Oct 1; Oct16'14. 1,200 to 1,800

**3D av, 2929-33** (9:2374), ws, 24.7 s 152d, runs w88.3xn56.11xe111.7 to ws 3 av, xs61.7 to beg, all; 2939 & 2933 Third Avenue Co Inc to Geo W Fennell, 421 W 121, et al, firm Geo Fennell & Co; 21yf Jan 1'15; Oct21'14. taxes, &c, & 12,500 to 18,500

**3D av** (11:2911), ws, 202 s 171st, 180.6x 149.8x irreg, moving picture theatre & plot attached; Allsworth Realty Co, Inc, to Israel Suchman, 125 Rivington; 5yf Oct 1, privilege of ren; Oct16'14. 4,800 to 5,000

# MORTGAGES.

## Borough of Manhattan.

OCT. 16, 17, 19, 20, 21 & 22.

**Cathedral Pkway, 210** (7:1881), ss, 200 w Ams av, 100x70.11; ext of mtg for $253,000 to Oct1'19, 5½ & 5%; Oct21'14; Wm T Evans, of Montclair, NJ, with Metropolitan Life Ins Co. nom

**Cherry st, 128** (1:253), ns, 139.3 e Catherine, 25x103.6x25.9x103.6; Oct21'14; 3y6%; Sam Weinberg & Jacob Kaufman to Hy de F Weekes, of Oyster Bay, LI. 2,000

**Crosby st, 56-8,** see Bway, 512.

**Goerck st, 126** (2:325), es, 96 n Stanton, 26x100; Oct20; Oct21'14; 3y or sooner, 6%; Carmana Realty Co to Amelia Wiegand, 454 St Nicholas av, extrx & trste Geo Wiegand 4,500

**Goerck st, 130** (2:325), es, 122 n Stanton, 26x100; Oct20; Oct21'14; 3y or sooner, 6%; Carmana Realty Co to Amelia Wiegand, 454 St Nicholas av, extrx & trste Geo Wiegand 4,500

**Goerck st, 132** (2:325), es, 148 n Stanton, 26x100; Oct20; Oct21'14; 3y or sooner, 6%; Carmana Realty Co to Emily Forder, 15 Newton, Newark, NJ. 4,500

**Gouverneur st, 33,** see Madison, 319.

**Grove st, 59** (2:591), ns, 157.5 e Bleecker, runs n41.7xe27.2xsw36.2 to st xw20.2 to beg; PM; Oct15; Oct16'14; 5y5%; Livia Realty Co, 299 Bway, to Josephine Van Valkenburgh, 49 Vernon Terrace, East Orange, NJ. 4,750

**Grove st, 59;** PM, pr mtg $4,750, Oct15, Oct16'14; 1y or sooner, 6%; Vincenzo Cesareo to Livia Realty Co, 299 Bway. 950

**Henry st, 37,** see Av D, 30-4.

**Hester st, 57** (1:310), ns, 63.6 e Ludlow, 24x75; agmt as to ownership of bond & mtg for $4,000; Oct22'14; Jos Hoffmann admr Simon Hoffmann, 981 Home, with Flora Stark, 297 E 10. nom

**Hester st, 85** (1:309), ns, 199.9 e Allen, 21.2x63.1x21.2x62.10; PM; Sept22; Oct16'14; due Oct9'17, 5½%; Johanna Realty Co, 54 Canal, to Albt Jarmulowsky, 82 E 92 et al, exrs, &c, Sender Jarmulowsky. 10,000

**Houston st, 27 E** (2:510), swc Lafayette Nos 302-8, 15.10x114.9x8.5x121.3; PM, pr mtg $12,500, Oct20'14, 1y or sooner, 5%; Hy Tomsuden, of Bklyn, to Emanuel Alexander, 274 W 140, et al. 6,000

**Lafayette st, 302-8,** see Houston, 27 E.

**Lawrence st, 32-42** (2:1066), ext of mtg for $85,000 to Oct1'19, 5%, Sept30; Oct19 '14; Cushman Bread Co with Seamens Bank for Savgs, 76 Wall nom

**Ludlow st, 142** (2:411), es, 150.1 n Rivington, 25x87.6, PM, Sept8, Oct16'14; due & int as per bond; Markowew Realty Co to Moses M Valentine, 210 Riverside dr. 7,500

**Macombs pl, 32,** see 151st W, ss, 512.6 w 7 av.

**Madison st, 208-10** (1:271); ext of mtg for $37,000 to Nov1'17, 5½%; Oct14; Oct 16'14 Ida K Isaacowitz, 173 Henry et al with Girard Trust Co, cor Broad & Chestnut sts, Phila, Pa. nom

**Madison st, 319** (1:268), nwc Gouvernenr (No 33), 26.8x98.4x26.8x98.1; agmt as to ownership of bond & mtg for $44,000; Oct20; Oct21'14; Esther Cirsh, 1468 Wilkinson av, & Saml Schack, 168 Lenox av, with Jos Hesdorfer, 42 E 73. nom

**Norfolk st, 111** (2:353), ws, 175 s Rivington, 25x100; collateral for ext of mtg for $4,950 on No 157 E 96; Oct7; Oct22'14; due & int as per agmt; Rebecca Werner to Sarah Haas, 19 W 96. 4,950

**Rivington st, 260** (2:334), ns, 100 e Sheriff, 25x100; pr mtg $30,000; Oct7; Oct 21'14; 3y6%; Abr Geiger to Morris Kestenbaum, 988 Union av. 1,200

**Rutgers st, 22** (1:273); ext of mtg for $18,000 to Sept1'17, 5%; Aug31; Oct19'14; St Lukes Home for Aged Women, 30 E 20, with Jacob Koronetsky, 181 Henry. nom

**Sullivan st, 215** (2:539), es, 200.2 n Bleecker, 24.9x100; pr mtg $21,000; Oct20 '14; 2y6%; Jas R Strang, of White Plains, NY, to Alfred L Meyers, 147 Starr, Bklyn. 500

**Van Corlear pl, 21** (13:3402), ss, 234.9 w 227th, runs s106.11xe25xs14.10xe8.4xn— to pl xw41.5 to beg; Oct15; Oct19'14; 3y5½%; Anna L, wife Jas F Finnegan, 21 Van Corlear pl, to May A Taylor, at Montclair, NJ. 4,000

**Willett st, 52** (2:338), es, 100 n Delancey, 16.8x100; also all RT&I over 10 ft strip to Sheriff st; Oct2; Oct19'14; 3y, int as per bond; Saml Midler, 76 Allen, to P & L Contracting Co, 230 Grand. 3,500

**Willett st, 54-6,** see Av D, 30-4.

**3D st, 19 E** (2:459); agmt as to ownership of bond & mtg for $18,000; Oct1; Oct 20'14; Louis & Harry Jarmulowsky, firm of S Jarmulowsky, 54 Canal, with Emma F Fettretch, 441 Ft Washington av. nom

**3D st, 19 E** (2:459); ext of mtg for $18,000 to Oct1'17, 5½%; Oct19; Oct20'14; Emma F Fettretch, 441 Ft Washington av, with Kotzen Realty Co, 70 W 113. nom

**3D st, 27 E** (2:459); ext of mtg for $8,000 to Oct21'19, 6%; Oct21; Oct22'14; Anthony & Louis J Tommasulo, exrs &c Wm Tommasulo & ano, with Hy M & Louis Bloch. nom

**11TH st, 603 E,** see Av D, 30-4.

**12TH st, 208 E** (2:467), ss, 434.6 w 2 av, 25.9x106.6; PM; Oct15; Oct16'14; 3y or sooner, 5%; Chas H C Beakes to Edwin J Sander, 118 W 57. 12,000

**16TH st, 216 E** (3:897), ss, 177.6 e 3 av, 19.3x103.3; 1-10 pt; Sept11; Oct19'14; 5y 3½%; Benj Hallett, 315 E 175, to Ethel M White, 255 E 174. 1,000

**18TH st, 316 E** (3:923); ext of mtg for $10,000 to Oct20'17, 5%; Oct8; Oct16'14; St Luke's Home for Aged Women, 30 E 20, with Anna Foley, 316 E 18. nom

**21ST st, 299-301 E,** see 2 av, 362-72.

**23D st, 128-30 E** (3:878), ss, 350 e 4 av, 50x98.9; pr mtg $150,000; Sept24'12; Oct20 '14; 3y6%; Rita Bldg Co, 132 Nassau, to German Kahn, 364 E 50, & ano, exrs &c Emanuel S Kahn. 6,000

**23D st, 219-21 E** (3:904); ext of mtg for $45,000 to Oct17'17, 5%; Aug17; Oct20'14; Hyman Sharff, 5626 15 av, Bklyn, with Jno A Brown, Jr, of Newtown Township, Pa. nom

**27TH st, 212-4 W** (3:776), ss, 191.7 w 7 av, 51.6x98.9; pr mtg $11,000; Oct16'14; due Nov30'16, 6%; Jno A Farrell to Soc for the Relief of the Destitute Blind in City NY & its vicinity, 856 Ams av. 1,500

**28TH st, 19-21 E,** see Madison av, 80.

**35TH st, 534 W** (3:706), ss, 350 e 11 av, 25x98.9; PM; pr mtg $——; Oct20; Oct21 '14; 3y5%; Lowes Ecklord to Ellen Downey, 525 W 35. 3,000

**38TH st, 130 E** (3:893), ss, 60 w Lex av, 20x24.9; pr mtg $——; July21; Oct19'14; 1y 6%; Wm P Sinclair, 101 W 99, to Kath L Griffin, 891 Cauldwell av, Bronx. 500

**39TH st, 412 W** (3:736), ss, 175 w 9 av, 25x98.9; also 39TH ST, 414 W (3:736), ss, 200 w 9 av, 25x98.9; pr mtg $——; Oct17; Oct20'14, 3y6%; Corn Realty Co to Ray D Royere, 15 Gary av, Elmhurst, LI. 13,000

**39TH st, 414 W,** see 39th, 412 W.

**39TH st, 441 W** (3:737); sal Ls, Oct16; Oct22'14; demand, 6%; Felice or Felix Giancola to Lion Brewery, 104 W 10th. 530

**41ST st, 9 E** (5:1276), ns, 166 e 5 av, 22x98.9; ext of mtg for $65,000 to Sept10'17, 5%; Aug31; Oct19'14; Bankers Trust Co, 16 Wall, trste Geo T Perkins, decd, with 9-11 E 41st St Co, 2 Rector. nom

**42D st, 149-51 E** (5:1297), ns, 175 w 3 av, 25x78.1x28.8x62.8; leasehold; Oct15; Oct 16'14; demand, 6%; Timothy M Moriarty, 146 E 30, to Peter Doelger Brewing Co, 407 E 55. 15,000

**46TH st, 49 W** (5:1262), ns, 348 e 6 av, 22x100.5; pr mtg $——; June23; Oct22'14; due Nov1'15, 6%; Benj H Howell, of Ridgewood NJ, to Jas H Post, at Brookhaven, LI, trste for Fredk H Howell. 11,000

**56TH st, 368 W,** see 9 av, 738-40.

**59TH st, 336 E** (5:1351), ss, 200 w 1 av, 16.8x100.5; Oct22'14, due & int as per bond; Jas M Duggan to Title Guar & Trust Co 2,000

**62D st, 232 E** (5:1416), ss, 235 w 2 av, 25x100.5; ext of mtg for $8,000 to Oct15 '19, 5%; Oct17; Oct22'14; Martha Nordlinger with Fredericka Weisl, 232 E 62. nom

**64TH st, 100 E,** see Park av, 593.

**64TH st, 249-51 W** (4:1156), ns, 175 e West End av, 50x100.5; Oct16; Oct21'14; due & int as per bond; Thos F Devine to Yorkville Bank of N Y, 3 av, nec 85th. 40,000

**66TH st, 223 E** (5:1421), ns, 180 w 2 av, 19x100.5; ext of mtg for $37,000 to July2 '19, 5%, June24; Oct19'14; Geo Willi Jr, 117 E 86, with Wilson H Powell Jr, individ & as trste Elsie C Bogert et al. nom

**66TH st, 225 E** (5:1421), ns, 140 w 2 av, 19x100.5; ext of mtg for $37,000 to July2 '19, 5%, June24, Oct22'14; Geo Willi Jr, 117 E 86, with Fredk R Jacobus et al nom

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**68TH st, 21 W** (4:1121), ns, 233 w Central Park W, 16x100.5; ext of mtg for $19,500 to May 1'17, 5½%; Apr3; Oct22'14. Wm H Clarke with Union Dime Savgs Bank, 701 6 av. —

**73D st, 205 E** (5:1428); ext of mtg for $6,000 to Nov1'17, 5½%; Oct13; Oct21'14. Bankers Trust Co, 16 Wall, trste for Jas E F Morse, will Saml F B Morse, w.th Marie Degenhardt, 2090 Valentine av. nom

**74TH st, 524-6 E** (5:1485), ss, 348 e Av A, 50x102.2, ext of mtg for $4,500 to Sept 15'17, 5%; Sept15; Oct19'14; Margt Sheeran, 80 Maple, Jersey City, NJ, with Mary Horler, NY. nom

**77TH st, 64 W** (4:1129); ext of mtg for $105,000 to Aug15'18, 5%; Nov13'13; Oct19 '14; Plainfield Estates with Seamens Bank for Savgs, 76 Wall nom

**81ST st, 172-4 W** (4:1211); ext of mtg for $50,000 to Jan19'18, 5%, Oct27'11; Oct 19'14; Mary A Stone, at Newark, NJ, with Ellis Hyman, 600 W 113. nom

**82D st, 115 W** (4:1213); ext of mtg for $12,000 to Sept3'17, 5%, Sept10, Oct19'14; Bankers Trust Co, 16 Wall, as trste, with Geo Ganter, 118 W 71. nom

**83D st, 65-71 E,** see Park av, 980.

**84TH st, 46-52 E,** see Park av, 980.

**84TH st, 355 W** (4:1246), ns, 517 w West End av, 16.8x102.2x16x102.2; pr mtg $12,000; Oct16'14; due & int as per bond; Ruth Drucker to Astor Trust Co, 389 5 av. 3,000

**93D st W** (4:1224), ns, 151 e Ams av, 17x 88.6 to ss Apthorps la x17x89.3, with AT to cl said la, PM; Oct21; Oct22'14. 3y5%; Agnes E Zimmerman to Alfred W Kiddle, 314 W 98, exr Jennie Orr. 12,000

**95TH st, 211-7 W,** see Bway, 2538-48.

**96TH st W, nec West End av,** see West End av, 740.

**98TH st, 65 E** (6:1604), ns, 250 e Madison av, 25x100.11; ext of two mtgs for $23,300 aggregate to Nov5'17, 5½ & 6%; Oct7; Oct20'14; Frank Wallach, 266 W 23, with Sigmund Mayer, 2 Av B, et al. nom

**100TH st, 101 E** (6:1628), nec Park av (No 1323), 26x75; ext of mtg for $16,500 to Dec1'16, 5%; Jan15; Mar4'14; Geo Schuster, 17 Grand st, Mt Vernon, NY, with U S Trust Co, NY, trste Sam'l Willets. (Corrects error in issue Mar7 when property was 101st st, 101 E). nom

**101ST st, 313 E** (6:1073), ns, 200 e 2 av, 25x100.11; PM; Oct20'14; due Apr20'15, 5%; Silas Downing, of Oyster Bay, LI, to Rector &c of Church of Incarnation, 205 Madison av. 7,000

**105TH st, 141 W** (7:1860), ns, 418.10 e Ams av, 33.5x134.10; pr mtg $16,000; Oct 15; Oct20'14; due & int as per bond; Emma Donohue, 44 Commerce, to Louise Withey, 171 Sterling, Bklyn. 1,000

**107TH st, 211 E** (6:1657), ns, 385 w 2 av, 25x100.11; ext of mtg for $3,000 to Mar15 '18, 6%; Sept9; Oct21'14; Louis Isaac, admr Jos Isaac, decd, with Max Weisler, 433 Neptune av, Bklyn. nom

**109TH st, 158 E** (6:1636), ss, 87 e Lex av, 19x100.11; Oct19'14; due & int as per bond; Frank Davin to Title Guar & Trust Co. 5,000

**113TH st, 9 E** (6:1619); participation agmt in mtg for $16,000; Oct14; Oct22'14; N Y Trust Co with David Werner, 203 W 117. nom

**113TH st, 306 E** (6:1684), ss, 100 e 2 av, 25x100.10; pr mtg $24,000; Sept14; Oct22 '14; 1y6%. Raphael Vanacore, 165 E 106, to Hy Roes, 345 E 119. 1,000

**116TH st W** (7:1867-66), ss, bet Morningside av W & Ams av, transfer of tax lien for yrs 1880 to 1907, assessed to J J Astor; Sept2'10; Oct19'14; 3y12%; City N Y to City N Y. 9,130.35

**117TH st, 218 E** (6:1666), ss, 200 e 3 av, 25x100.10; ext of mtg for $13,500 to Jan 1'18, 5%; Oct7; Oct21'14; Moses Mendelsohn, 462 W 142, & ano, with Elkan Kahn, 1018 E 163. nom

**117TH st, 218 E** (6:1666), ss, 200 e 3 av, 25x100.10; pr mtg $13,500; Oct15; Oct16'14; 2y or sooner, 6%; Kathie Fischer, 310 Willis av, to Elkan Kahn, 1018 E 163. 1,000

**120TH st, 128 W** (7:1904), ss, 341 w Lenox av, 19x100.11; PM; Oct20'14, due Nov5'19, 5%; Theresa Lemmon, 319 W 94, to Riehd Ranft, on Penatquint av & S Country rd, Bay Shore, LI. 11,000

**122D st, 423 E** (6:1810); ext of mtg for $3,500 to Apr29'17, 5%; Apr9; Oct16'14; Eliza & Minnie Woodle, 423 E 122, with Agnes Cochran, 110 E 70. nom

**126TH st, 66 E** (6:1750), ss, 90 w Park av, 20x99.11; pr mtg $7,000; due & int as per bond; Florence K Goodhue, of Paterson, NJ, to Fredk Shulze Jr, of Galway, Saratoga Co, NY. 2,000

**129TH st, 239 W** (7:1935), ns, 368.9 e 8 av, 18.9x99.11; pr mtg $——; Oct21'14. 3y 6%; Louise W Landeau to Geo W Kutscher 414 Richmond ter, Brighton, SI. 5,000

**130TH st, 49 W** (6:1728), ns, 315 e Lenox av, 20x99.11; Oct16'14; due Nov1'17, 5%; Annie C Geraty, widow, 49 W 130, to Chas P Buckley, at Tenafly, NJ, gdn Dorothy J Oakley. 3,500

**135TH st, 14-28 E** (6:1759), leasehold & chattels; pr mtg $20,000; Oct19; Oct22'14; due & int as per note; Palace Casino Co to David M Neuberger, 32 Edgecombe av. gold 4,000

**135TH st, 14 to 28 E** (6:1759); leasehold. Oct17; Oct20'14; demand, —%; Palace Casino Co to Jas Everards Breweries, 12 E 133. gold 20,000

**138TH st, 68 W,** see Lenox av, 546-52.

**142D st, 123 W** (7:2011); ext of mtg for $20,000 to Sept1'17 5%; Oct5, Oct16'14; Max Katz & Adolph Hochstim with U S Trust Co of N Y, trste Chas Park. nom

**144TH st, 501 W,** see Amsterdam av, 1700.

**147TH st, 301 W,** see 8 av, 2771.

**150TH st, 301-3 W,** see 8 av, 2819-23

**150TH st, 301-3 W,** see 8 av, 2819-23.

**151ST st W** (7:2036), ss, 512.6 w 7 av, runs s60.11xw85.1 to ses Macombs pl (No 32) xne69.2 to st xe52.2 to beg; Oct19'14; 3y5%; Amelia C Schaefer, of Garden City, LI, to Sol Plaut, 135 Central Park W. 17,000

**160TH st W** (8:2109), swc Edgecombe av, 150.5x100x127.6 to av x102.7; building loan; Oct16'14; due Sept1'19, 6% until completion & then 5½%; Roger Morris Realties to Metropolitan Life Ins Co, 1 Mad av. 375,000

**160TH st W, swc Edgecombe av,** see Edgecombe av, swc 160.

**160TH st W** (8:2136), ns, 121.7 w Ft Washington av, 150x99.11; PM; Oct22'14; due & int as per bond; Hudson View Constn Co to C Augustus Meier, 15 Jersey st, Bloomfield, NJ. 60,000

**160TH st W** (8:2136), ns, 271.7 w Ft Washington av, 125x99.11; PM; Oct22'14; due & int as per bond; Hudson View Constn Co to C Augustus Meier, 15 Jersey st, Bloomfield, NJ. 50,000

**160TH st W** (8:2136), ns, 396.7 w Ft Washington av, 125x99.11; PM; Oct22'14; due & int as per bond; Hudson View Constn Co to C Augustus Meier, 15 Jersey st, Bloomfield, NJ. 50,000

**160TH st W** (8:2136), nec Riverside dr, 132.2x99.11x193.9x117.10; bldg loan; Oct22 '14; due Sept1'19, 6% until completion & then 5½%; Melvin Constn Co to Metropolitan Life Ins Co, 1 Madison av. 215,000

**160TH st W** (8:2136), nec Riverside dr; same prop; certf as to mtg for $215,000; Oct22'14; same to same.

**161ST st W** (8:2136), ss, 125 w Ft Washington av, 150x99.11; PM; Oct22'14; due & int as per bond; Hudson View Constn Co to Columbia Trust Co, 66 Bway. 60,000

**161ST st W** (8:2136), ss, 275 w Ft Washington av, 125x99.11; PM; Oct22'14; due & int as per bond; Hudson View Constn Co to Columbia Trust Co, 66 Bway. 50,000

**161ST st W** (8:2136), ss, 400 w Ft Washington av, 125x99.11; Oct22'14; due & int as per bond; Hudson View Constn Co to Columbia Trust Co, 66 Bway. 50,000

**161ST st W** (8:2136), sec Riverside dr, 162.3x99.11x147.2 to dr x101.9; Oct22'14; due Sept1'19, 6% until completion, & then 5½%; Melvin Constn Co, Inc, to Metropolitan Life Ins Co. 200,000

**161ST st W** (8:2136), sec Riverside dr; same prop; certf as to mtg for $200,000; Oct22'14; same to same.

**164TH st, 461 W** (8:2111); ext of mtg for $10,500 to Sept3'17, 4½%; Sept23; Oct 19'14; Kath Gerber, Beach 43d st, Edgemere, LI, with Bowery Savgs Bank, 128 Bowery. nom

**171ST st W, nec Ft Washington av,** see Ft Washington av, 266.

**207TH st W** (8:2235), ws, 100 s Bway, 39.6x100; bldg loan; pr mtg $8,000; Oct20 '14; due May1'16, 6%; Wm H Laird, 55 Vermilyea av, to Sterling Realty Co, 203 Bway. 12,000

**225TH st, 111-5 W,** see Marble Hill av, 2.

**Av A, 1537** (5:1561); ext of mtg for $18,000 to Oct21'19, 5%; Oct21'14; Emigrant Indust Savgs Bank with Maksz Wiener Realty Co, 1724 Madison av. nom

**Av A, 1537** (5:1561), ws, 51.6 n 81st, 25.4 x166.6, pr mtg $ —; Oct21'14. 1y6%. Maksz Wiener Realty Co to Jonas Weil, 21 E 82, & ano 1,500

**Av A, 1537;** certf as to mtg for $1,500; Oct21'14; same to same.

**Av B, 255** (3:983); ext of mtg for $7,000 to Apr1'14, 6%; Apr1'13; Oct20'14; Emma Schworer et al, exrs &c Louis Schworer, with Wm Hyman, 141-3 Alabama av, Bklyn, & ano. nom

**Av B, 255;** certf as to payment of $1,000 on a/c of mtg & reducing same to $6,000; Oct1; Oct20'14; same to Wm & Morris Hyman, 46 Great Jones.

**Av D, 30-4** (2:357); also WILLETT ST, 54-6 (2:338); also 11TH ST, 603 E (2:394); also HENRY ST, 37 (1:280); also STAGG ST, 103-5 (Bklyn); also LORIMER ST (Bklyn), nec Johnson av, —x—; also 17TH ST, 347 E (3:923); agmt as to conditions of loan to party 1st by party 2d pt for $ — upon which a tax of $130 has been paid) to settle with various creditors, int on mtgs, taxes, etc; Dec22'08; Oct19'14; Kotzen Realty Co with Sender Jarmulowsky. nom

**Av D, 94** (2:376), asn Ls by way of mtg as collateral for $4,000; May17'13; Oct22'14; Riehd A Manning to Ferdinand Munch Brewery, 1011 Av A nom

**Amsterdam av, 1700** (7:2076), nwc 144th (No 501), 24.11x84; ext of mtg for $25,000 to Oct6'17, 5%; Oct6; Oct20'14; East River Savgs Instn, 293 Bway, with Andw Davey, 321 W 105. nom

**Broadway, 512;** also CROSBY ST, 56-8 (2:483); ext of mtg for $135,000 to May15 '17, 5%; June17; Oct19'14; Geo E Perkins et al, individ & exrs & trstes Eliz W Perkins, with Seamens Bank for Savgs, 76 Wall. nom

**Broadway, 2538-48** (4:1243), nec 95th (Nos 211-7), 125.10x121.3 to cl old Bloomingdale rd x—x127.7 leasehold; ext of mtg for $35,000 to Feb28'21, 6%; Feb28'12, Oct 19'14; Moses S Lorsch, 266 Lenox av, with Real Constn Co, 170 Bway. nom

**Edgecombe av** (8:2109), swc 160th, 102.7 x150.6; certf as to mtg for $375,000, Oct 16; Oct19'14; Roger Morris Realties to Met Life Ins Co, 1 Mad av.

**Fort Washington av, 266** (8:2142), nec 171st, 191.7 to ss 172d & 122.4x190 to 171st x100; sub to ext of $115,000 or bldg loan for $165,000 also on other bldg loan for $70,000; Oct21'14; 1v6%; Tilman Constn Co to State Realty & Mtg Co, 18 E 44 collateral 25,000

**Fort Washington av, 266,** nec 171st, same prop; certf as to mtg for $25,000; Oct21'14; same to same.

**Greenwich av, 160** (2:617), nes 243.7 se 13th, 20.10x76.4x21.10x69.9; Oct22'14; due June1'17, int as per bond; Ernest B Stuver to Greenwich Savgs Bank, 246 6 av 2,000

**Lenox av, 107** (7:1825); leasehold; Oct 20, Oct21'14, due & int as per notes, Morris Fishbein to Alex H Silverman, 1117 Westchester av, et al. 9,050

**Lenox av, 546-52** (6:1735), sec 138th (No 68), 99.11x100, pr mtg $——, Oct15, Oct21'14, installs, 5%, Alice M Loveridge, of Teaneck, NJ, to Timmins Realty Co, 142 Summit av, West Hoboken, NJ. 15,000

**Lexington av, 1511** (6:1625), es, 76.5 s 98th, 25x95; pr mtg $——; Aug10; Oct22 '14; 3y6%; Lena Gunsburger to Minnie Gunsberger, 867 2 av. 4,500

**Madison av, 80** (3:858), nwc 28th (Nos 19-21), 74.1x95; ext of mtg for $25,000 to May15'17, 4½%; Aug10; Oct19'14; No 80 Madison Ave, a corpn, with Seamens Bank for Savgs, 76 Wall. nom

**Madison av, 80,** nwc 28th (Nos 19-21); ext of mtg for $175,000 to May15'17, 4½%; Aug10; Oct19'14; same with same. nom

**Madison av, 557** (5:1291), es, 89 s 56th, 18x100; agmt imposing lien of mtg $10,000 on additional ⅓ int now owned by party 1st pt; Oct19'14; Chas R Hickox, 27 William, with Title Guar & Trust Co. nom

**Manhattan av, 500** (7:1917), es, 63.5 s 121st, 18.9x95; ext of mtg for $14,000 to July1'17, 5%, June29; Oct19'14, Chas T Dotter, of Bklyn, with Alfred W Heil. nom

**Marble Hill av, 2** (13:3402), nec 225th (Nos 111-5), 117x85x99x86.11, with all title to 5-ft strip bet above & land Wm A Rose; pr mtg $125,000; Oct20, Oct22'14, due & int as per bond; Geo D Garifalos, 339 W 30, to Yen Realty Corpn, 149 Bway. 10,000

**Park av, 593** (5:1398), sec 64th (No 100), 80x20, ext of two mtgs for $24,500 & $7,500 to Oct1'15, 5%; Oct1; Oct20'14; St Lukes Home for Aged Women, 30 E 20, with Caroline F Manice, 100 E 64. nom

**Park av, 980** (5:1495), swc 84th (Nos 46-52), runs s204.4 to ns 83d (Nos 65-71) xw 100xn102.2xw175xn102.2 to ss 84th xe275 to beg; pr mtg $300,000; Oct21; Oct22'14; 3y 5%; Church of St Ignatius Loyola to Title Guar & Trust Co. 90,000

**Park av, 1323,** see 100th, 101 E

**Riverside dr, nec 160th,** see 160th W, nec Riverside dr.

**Riverside dr, sec 161st,** see 161st W, sec Riverside dr.

**Vermilyea av, 149-51** (8:2227), ss, 100 e 207th, 50x150; pr mtg $——; Oct20; Oct 22'14, due Mar10'15, 6%, Cath F Shady, 149 Vermilyea av, to Saml Gelb, 300 E 58. 1,262.50

**Wadsworth av** (8:2163), ws, 50 n 179th, 75x100; leasehold; July15; Oct20'14; 1y6%; Aldorf Constn Co to Isaac Mendelson, 527 W 110. 8,000

**Wadsworth av** (8:2163); same prop; certf as to mtg for $8,000, July15, Oct20'14, same to same.

**West End av, 590** (4:1236), es, 81.8 s 89th, 19.8x82, Oct25'11, Oct17'14; 3y or sooner, 6%, Albt W J Petrie to Michl McGuire, 100 10 av. 6,000

**West End av, 740** (7:1868), nec 96th, 100.11x125; bldg loan; Oct21'14; due Sept1 '19, 6% until completion of bldg & then 5½%, Essie Constn Co, 355 West End av, to Metropolitan Life Ins Co, 1 Madison av. 600,000

**West End av, 740,** nec 96th; certf as to mtg for $600,000; Oct21'14; same to same.

**West End av, 740,** nec 96th; subrn of mtg for $70,000 to mtg for $600,000, Sept 26, Oct21'14, same & 96th St Co, 165 Bway, with same. nom

**2D av, 126** (2:449), es, 53.8 s St Marks pl, 26.8x125; leasehold; AT; pr mtg $14,500 July31, Oct22'14; 5y6%; Gizella K Bloch, 531 W 143, to Bernheimer & Schwartz Pilsener Brewing Co, 128th & Ams av. 7,000

**2D av, 126** (2:449), es, 53.8 s St Marks pl (Nth), 26.8x125; leasehold; all title; July 31 Oct20'14, 5y6%; Gizella K Bloch, 531 W 143, to Bert H Bloch, Hotel Ansonia, 73d & Bway. 7,500

**2D av, 126;** leasehold AT; pr mtg $7,500, July31, Oct20'14; 5y6%, same to same. 7,000

**1ST av, 244-6** (3:946); leasehold; ext of mtg for $7,000, installs at option of party 2d pt, 6%, Oct1, Oct22'14; Katie Rennert, 348 E 89, with Hy J Kopf, at Sayville, LI. nom

**1ST av, 487** (3:934); sal Ls; Oct19'14; demand, 6%; Julius & Betti Stichel to Beadleston & Woerz, 291 W 10. 1,500

**2D av, 362-72** (3:927), nec 21st (Nos 299-301), 112.10x100; leasehold, Oct20; Oct21'14; due Sept15'15, 6%; Fredk W Fischer to Lena Reichmann, 164 Willow av, et al, exrs &c Michl Reichmann. 12,000

**2D av, 735** (3:920), ws, 60 n 39th, 20x83, pr mtg $——, Oct14, Oct16'14, 5y6%, Bertha L & Wm J Borgelt & Emma, his wife, to Annie B Borgelt, 223 E 57. 3,000

**2D av, 953** (5:1324), ws, 80.5 s 51st, runs s20xw80xn20xe20 (?) to beg (probable error); pr mtg $——; Oct15; Oct19'14; 1y, int as per bond; Lottie Deutsch, 330 E 209, to Louis C Wallach, 850 E 161. 2,000

**2D av, 1565** (5:1527); ext of mtg for $10,500 to July1'17, 5%; July30 Oct20 '14, Hy C Kohlman, 2 W 72, with Ray, wife Morris Cohen, 1565 2 av, et al. nom

**7TH av, 257** (3:800), es, 46.8 s 25th, 21x 60; Oct20'14; due & int as per bond; Walter R Heinrich to Alfred Olenick, 315 W 115. 2,250

**7TH av, 2060** (7:1928), sal Ls; Oct20'14 demand, 6%; Nicholas Silvestro to Jacob Ruppert, 1639 3 av. 4,865.78

**8TH av, 2771** (7:2045), nwc 147th (No 301), 25x75, PM, pr mtg $20,250, Oct20'14 1y6%, Mary E McKernan, 229 W 135 to Mary J Moorhouse, 783 Greene av, Bklyn, & ano, exrs Stephen Moorhouse. 1,500

**8TH av, 2819-23** (7:2046), nwc 150th (Nos 301-3), 99.11x112.6; pr mtg $——; Oct15; Oct17'14; due Jan12'15, —%; Markert Realty Co to Louis Davis, 241 W 113. 3,900

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**5TH av, 2819-23** (7:2046), nwc 150th (Nos 301-3), 100x112, ext of mtg for $132,- ... to July1'17, 5½%; Oct15; Oct20'14, Manhattan Life Ins Co, 66 Bway, with Markert Realty Co, 986 Bway, Bklyn. nom

**5TH av, 2819-23,** nwc 150th (Nos 301-3); ... due date of 2d mtg for $15,000 to Oct14'16; Oct14; Oct20'14; Markert Realty Co with Mitchell P Garretson, 50 W 34. nom

**9TH av, 738-40** (4:1040), sec 50th (No 6... 49x80 ext of mtg for $75,000 to Aug 1'18, 5½%; Oct22'14; Hy B Kellner, 782 West End av, with Franklin Savgs Bank, 646 5 av. nom

**11TH av, 586** (4:1072); asn Ls by way of mtg as collateral for $2,500; May25; Oct 22'14; Katie Nolze to Consumers Brewing Co of N Y (Ltd), 1011 Av A. nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Bayside, LI;** asmt as to ownership of bond & mtg for $6,000; Oct21; Oct22'14; Agnes E Zimmerman with Alfred W Kiddle, 314 W 98, exr Jennie Orr. nom

**Certf** (misc) as to mtg or deed of trust; Sept1; Oct16'14; Straight Filament Lamp Co to the Fairmount Savings Trust Co.

**Little Neck, B of Q** (misc); certf as to mtg for $2,500; Oct13; Oct19'14; Little Neck Bungalow Builders, Inc, to Bank of City of Albany, 13 North Pearl, Albany, NY.

## MORTGAGES.

### Borough of the Bronx.

**Bartholdi st (*),** ns, bet Barnes av & Rosewood av, lot 80, map Assoc Lace Makers Co; transfer of tax lien for yrs 1908 to 1911, assessed to ——; Nov17'13; Oct22'14; 3y, no int; City N Y to Lillian W White, at White Plains, NY. 162.44

**Claremont Pkway, 446-8** (11:2903), ss, 100.1 e Park av, 50.1x151.4; Oct16; Oct19'14; due as per bond, 5%; Louis E Kleban to A Edw Woodruff, on Jefferson av, Rahway, NJ. 10,000

**Echo pl, nec Grand blvd & concourse,** see Grand blvd & concourse, 1924.

**Elizabeth st (*),** sec City Island av, 43.4 x55x43.5x55; Oct15; Oct16'14; 3y6%; Howard L Horton, Estelle M Glover & Gertrude H Abbott to Louisa H Vosbrinck, 747 E 168. 1,000

**Elizabeth st or av (*),** ss, 40 fr pt on ns Elizabeth av where said av is intersected by ws City Island av, runs s106xw100.6xn 115.4 to ss Elizabeth av xe100 to beg, except part for City Island av; Oct15; Oct 16'14; 3y6%; Howard L Horton, Estelle M Glover & Gertrude H Abbott to Elsie M Becker, 352 E 140. 2,000

**Exterior st, es, at ws land Spuyten Duyvil & P M R R,** see Bailey av, ws, at line of lands Geo B Peck.

**Freeman st, sec Bryant av,** see Bryant av, sec Freeman.

**Harrison st,** see Classon Point rd, nes, 236.6 nw Harrison.

**North st, nwc Davidson av,** see Davidson av, nwc North.

**Simpson st** (10:2728), es, 215 n 167th, 25 x100; ext of $4,000 mtg to Nov30'17 at 5½%; Oct15; Oct17'14; Anna Zindel with Emanuel J Girr et al, 1140 Simpson. nom

**Willow la (*),** ns, 160.5 e Pelham rd, 50 x123.10x50x127.4; Oct15; Oct16'14; due Jan 1'15, 5½%; Ida C Petterson to Jno J Gereghty, 755 Van Nest av. 2,500

**138TH st, 378 E** (9:2300), str Ls; Sept 25; Oct21'14; due Jan25'15, 6%; Harry Kronacos & Nicholas Duvres to Jos Wurmser, 234 Willis av. 400

**150TH st E (*),** ss, 125 e Newman av, 25x100; Oct15; Oct19'14; 3y5½%; Matthew A Husson to Michl Struth, 638 Jackson av. 2,000

**165TH st, 503-5 E** (9:2370), ns, 126.2 w 3 av, 49.11x187; correction mtg; Mar12; Oct20'14; 5y5½%; Johanna R Ernst to Waldron K Post, trste for Clara T Lincoln, will Robt C Townsend, Bayport, LI. 11,200

**166TH st E, nec 3 av,** see 3 av, nec 166.

**169TH st E** (10:2839), ns, 350.5 e Gerard av, 20.10x84.5x26.10x84.3; pr mtg $2,000 Oct6; Oct22'14; demand as per agmt; Eliz McPherson, 69 E 169, to Monroe Flegenheimer, 427 Ft Washington av. 1,000

**169TH st, 773-81 E** (11:2961), ns, 175 e Boston rd, 108.6x98.3x109x98.11; also UNION AV, 1283-5 (11:2961), ws, 311 s Boston rd, 33.4x94.2x41.3x118; also UNION AV, 1287 (11:2961), ws, 286 s Boston rd, 25x118.6x22.7x132.9; pr mtg $105,480; Oct15; Oct22'14; installs, 6%; Hermine Furst to Brown-Weiss Realties, 61 Park row. 21,365

**175TH st E, nwc So blvd,** see So blvd, 1811-3.

**176TH st W, nwc University av,** see University av, nwc 176.

**179TH st E, sec Honeywell av,** see Honeywell av, sec 179.

**180TH st, 813 E** (11:3111); ext of $5,250 mtg to Oct17'17 at 5½%; Oct14; Oct17'14; Title Guar & Trust Co with Stephen Portera, 813 E 180 & ano. nom

**182D st E** (11:3071), nes, 57 w Hughes Av, runs ne31.11xse31.6xsw91 to av xw14.2xnw 18.5 to beg; ext of $12,000 mtg to July21 17 at 5½%; Jan30; Oct17'14; Mary Ambrose with Frances T Haywood, 621 E 182. nom

**219TH st, 646 E** (*), ss, 116.8 w White Plains av, 18.9x128.10x18.9x130.1, Wakefield; Oct19; Oct21'14, due &c as per bond; Louis R Hall to Title Guar & Trust Co. 2,000

**227TH st E, ss, 25 e Herkimer pl,** see Nelson av, ws, 147 s 235.

**236TH st E, nec Oneida av,** see Oneida av, nec 236.

**237TH st E, sec Oneida av,** see Oneida av, nec 236.

**237TH st E, sec Oneida av,** see Oneida av, nec 236.

**242D st E** (*), ns, 25 e Disbrow pl, 25.1 x104.7x25x112; PM; Oct14; Oct16'14; 3y6%. Gaetano Vitiello to Geo Hill, 63 Beechwood rd, Summit, NJ. 500

**Alexander av, 368-70** (9:2305), leasehold; Oct15; Oct16'14; due Apr15'28; 6%; Edw E Anger to Anheuser-Busch Brewing Ass'n, St Louis, Missouri. notes 22,600

**Amsterdam av, ws, 100 s Madison av,** see Bway, es, 172.1 s Madison av.

**Arthur av, 2363-5 on map 2361-5** (11:-3065), ws, 264.8 s 187th, 50x116.5x50x 115.11; PM; pr mtg $24,000; Oct20; Oct21 '14; 6y6%; Michele F Saviano, 156 Prince, to Smada Realty Co, 391 E 149. 6,000

**Bailey av, 3160** (12:3261), 25x138, except pt for av; Oct19; Oct20'14; installs, 6%; Edw L Walker to Eureka Co-operative Savgs & Loan Assn, 553 Courtlandt av. 600

**Bailey av** (12:3265-3266-3264; 13:3402-3404), ws, at line bet lands hereby described & lands now or late Geo B Peck, 213.5x246x223x240; also EXTERIOR ST, e s, at ws land of Spuyten Duyvil & Port Morris Branch of N Y C & H R R R Co, runs n189.5xe64.5xs183.11 to beg; also BAILEY AV, swc 230th, runs s100.2xw 135.11xs25xs57.4xw120.10xn— to st xe196 to beg; also BROADWAY, sec 230th, 321.8 x138.7x263.7x212.4; also BAILEY AV, nwc 230th, runs w 257.9xn676.8 to ss 231st xe 47.5 to Albany rd xs309.9xs201.2xe52.6xs55 xe153.8 to ws Bailey av xs106.1 to beg, except part for av; also 230TH ST, ns, at w boundary line N Y & Putnam R R, runs n 677 to s s 231st xw125.1xs— to pt 165 s Macomb st xw63.8xs520.9 to 230th xe63.3 to beg; also BROADWAY, nec 230th, runs n 390.5xs430.3 to 230th xw190.11 to beg; also KINGSBRIDGE RD, nec 230th, 587.6xe565 to ws Bway xs713.7 to 230th xw215.7 to n s Bway xw327.3 to 230th xw43.3 to beg; also 230TH ST, ss, 65.11 e Kingsbridge av, 314.7 to Bway xe123xw401.11xn126.9 to beg; ext of $25,000 mtg to July18'16 at 6%; Aug10; Oct22'14; Margt Kerby with Waldo S Godwin, 601 W 156. nom

**Broadway (*),** es, 172.1 s Madison av, 50 x100; also AMSTERDAM AV (*), ws, 100 s Madison av, 100x100; Oct15; Oct16'14; due, &c, as per bond; Moses H & Wm Kahn to Patk Byrne, 1343 Edwards av. 2,000

**Brook av** (9:2291), ws, 75 s 147th, 24.7 x90; pr mtg $9,000; Oct19; Oct20'14; due &c as per bond; Bernardo Castellano to Anna Esposito, 162 E 105. 2,000

**Bryant av** (11:2993), sec Freeman, runs s39.10xe89.8xnw98.2 to beg; Oct19; Oct20 '14; Chas Cahn to Jesse M Talmadge, 156 Clinton. nom

**Carpenter av (*),** es, 200 n 240th, —x—, except pt for av; ext of $2,500 mtg to Nov 18'17 at 5½%; Sept28; Oct17'14; Jemima S & Jas Striker with Jeannette H Schoonmaker, 136 Booraem av, Jersey City, NJ. nom

**City Island av, sec Elizabeth,** see Elizabeth, sec City Island av.

**City Island av (*),** ws, 100 n Bay or Adams, runs n123xw86xs20xw82xs103xe169 to beg; Oct15; Oct17'14; 3y6%; Gertrude H Abbott, Estelle M Glover & Howard L Horton to Anna Soehl, 696 Courtlandt av. 4,500

**Clason's Point rd (*),** nes, 236.6 nw Harrison, runs nw25xne70.6xe68.4 to Harrison xs25xw61.7xsw64 to beg, except part for Clason's Point rd; Oct15; Oct16'14; due, &c, as per bond; Dominic A Trotta, 2159 Mapes av, to Agnes M Kuhn, 228 E 71. 1,000

**Clay av** (11:2891), es, 117.6 n 174th, 24.11 x95; also CLAY AV (11:2891), es, 142.6 n 174th, 50x95; also CLAY AV (11:2891), es, 198.6 n 174th, 25x100, except part for av; Oct15; Oct16'14; due Apr1'15, 6%; Jas S & Edith S Gross to Eliza A Gauvain, 1744 Clay av. 5,000

**Clay av, es, 142.6 & 198.6 n 174th,** see Clay av, es, 117.6 n 174th.

**Commonwealth av (*),** es, 50 n Merrill, 25x100, except pt for av; Oct1; Oct19'14; 3y 5½%; Jos Schlaich Jr to Nicholas Obringer, 531 E 87. 2,000

**Crotona av** (11:3104), es, 150 n 187th, 50 x100; pr mtg $32,000; Oct16'14; 3y6%; Nista Constn Co, 655 E 189, to Emma Dressner, 201 W 120. 3,000

**Crotona av** (11:3104), same prop; certf as to above mtg; Oct16'14; same to same.

**Davidson av** (11:3198), nwc North, 37.6 x100; sobrn agmt; Oct20; Oct21'14; Henry Cleland, Inc & Wentworth Mtg Co with City Mtg Co, 15 Wall. nom

**Digney av (*),** es, 150 n Jefferson av, 50 x100; deed recorded as a mtg statement filed with Register; mtg tax of $2.50 paid; Oct14; Oct22'14; Home Specialty Co, Inc, to Kips Bay Brewing & Malting Co, 646 1 av. 100

**Elton av, 673** (9:2375), ws, 22 n 153d, 25x100; Oct22'14; 1y6%; Frank J Kensler to F Wm Heide, 85 W 94. 1,750

**Elton av, 673;** sobrn agmt; Oct22'14; same & Cath Kensler with same. nom

**Findlay av** (9:2434), es, 78.4 s 167th, 38.4 x100; PM; pr mtg $——; Oct16; Oct22'14; 3y6%; Geo A Michel to A J Schwarzler Co, 369 E 167. 2,000

**Findlay av** (9:2434), es, 116.8 s 167th, 38.4x100; ext of $20,500 mtg to Oct16'19 at 5%; Oct16; Oct17'14; Adolf Ganzenmuller with A J Schwarzler Co, 365 E 167. nom

**Findlay av** (9:2434), es, 78.4 s 167th, 38.4 x100; ext of $20,500 mtg to Oct16'19, at 5%; Oct16; Oct17'14; Adolf Ganzenmuller with A J Schwarzler Co, 365 E 167. nom

**Findlay av, 1126-8** (9:2434), es, 116.8 s 164th, 38.4x100; PM, pr mtg $——; Oct16, Oct20'14; 3y6%; Jos Jeger to A J Schwarzler Co, 369 E 167. 2,500

**Forest av** (10:2655), es, 200 n 156th, runs e100xs100xe35xn125xw135 to Forest av xs 25 to beg, pr mtg $——; Oct15; Oct16'14, due Oct1'17, 6%; Oscar L Lyons to Alice J L Dolon, 345 Canal. 3,000

**Grand blvd & concourse, 1924** (11:2810), nec Echo pl, 104x29.7x99.5x59.2; pr mtg $10,000; Nov30'12; Oct21'14; 2y without int; Clement H Smith Co to Geo Hahn, 160 E 95. 1,000

**Gridley av (*),** swc Wilcox av, 25.2x98.4 x25x94.11; Oct21; Oct22'14; 3y6%; Lena Turbin to Louis Rabinowitz, 211 E 85. 300

**Honeywell av** (11:3122), sec 179th, 32.6 x85; ext of $22,000 mtg to Nov1'19 at 5%; Sept23; Oct22'14; Jennie Freed & Bertha Weinberg with Union Dime Savgs Bank, 701 6 av. nom

**Jerome av, 2635** (11:3202); sal Ls; Oct 19; Oct21'14; demand, 6%; Edw Leopold to Jacob Ruppert, 1639 3 av. 4,686.97

**Lafayette av** (10:2732), nws, at ws Whitlock av, 69.7x148.5x50x100; pr mtg $——, Oct19, Oct20'14, due Mar19'16, 6%; Jennie Amdur to David Gordon, 952 Leggett av. 3,000

**McGraw av (*),** ss, 257.7 e Pugsley av, 33.8x127.2x39.9x118; Oct15; Oct21'14; due &c as per bond; Lucy W, wife Geo A Hefter, to Eliz Zeissig, 867 Forest av. 4,500

**Morris av** (12:3318), es, 244.9 n 196th, 25x95.3; Oct19; Oct21'14; due &c as per bond; Emily F Marrin to Corporate Mtg Co, 27 Cedar. 500

**Napier av** (12:3363), ws, 147 s 235th, 75 x100; also 235TH ST E (12:3363), ss, 25 e Herkimer pl, 25x99.9x25x100.2; Oct16; Oct 17'14; 3y6%; Jno W Curran, 1862 Jerome av, to Chas R Strong, Plainfield, NJ. 2,000

**Ogden av, 1066** (9:2514); ext of $3,000 mtg to Oct19'17 at 5½%; Oct19; Oct20'14; Title Guar & Trust Co with Louis M Infuso, 1066 Ogden av. nom

**Old Albany Post rd** (12:3262), es, 704.5 n Bailey av, 25x93.1x25x92.4; Oct15; Oct16'14; 3y5½%; Morris Raab to Henry Schmidt, 551 W 57. 2,000

**Oneida av** (12:3371), nec 236th, 200 to 237th x125; PM; pr mtg $7,000; Oct17; Oct 19'14; 2y6%; 182d & Garden Sts Co to Anthony Reale, 2354 Prospect av. 2,500

**Prospect av** (10:2680), ws, 80 n 166th, 40x100; pr mtg $105,000 on this & other prop; Oct17; Oct21'14; 3y6%; Angel Constn Co to Konrad Kramer, 383 E 158. 7,000

**Southern blvd** (10:2683), nws, 450 sw Av St John, 50x115; PM; pr mtg $34,500; Oct 15; Oct16'14; 2y6%; Chas L Reis, 671 Briggs av, Richmond Hill, LI, to Mary M Trageser, 828 7 av. 6,300

**Southern blvd** (11:2980), es, 25 s Jennings, 50x100; Sept28; Oct16'14; due, &c, as per bond; Saml L Ornstein & Abr Peretz to Esther Reich, 53 1 av. 15,000

**Southern blvd** (11:2980), same prop; Sept 28; Oct16'14; due Oct1'18, 6%; same to same. 1,580

**Southern blvd, 1811-3** (11:2958), nwc 175th; sal Ls; Oct17; Oct19'14; demand, 6%; Adam Renz to Lion Brewery, 104 W 108. 500

**Southern blvd, 1811-3;** sobrn agmt; Oct 17; Oct19'14; Adam Renz & Thos Lynsky with same. nom

**Tinton av** (10:2653), ws, 84.11 s 151st, 21 x88.2; Oct16'14; due, &c, as per bond; Simon T Bates, 513 Tinton av, to North Side Mort Corpn, 391 E 149. 1,400

**Union av, 1283-7,** see 169th, 773-81 E.

**University av** (11:2878), nwc 176th, 36x 100x103.6x120.7; pr mtg $57,000; Oct15; Oct 16'14, due Apr1'17, 6%; Henry Cleland Inc to Jos L Feinberg, 260 Convent av. 10,500

**University av** (11:2878), same prop; certf as to above mtg; Oct15; Oct16'14; same to same.

**Vyse av** (11:2995), es, 225 s 172d, 25x100; PM; Oct10; Oct17'14; installs without int; Dora Appel, 28 Delancey, to Ada Howe, 1828 Marmion av. 500

**Washington av, 2151** (11:3037); ext of $4,500 mtg to Oct15'17 at 5½%; Oct16; Oct 20'14; Title Guar & Trust Co with Lawrence G McCann, 2151 Washington av. nom

**Waterbury av (*),** ss, 25 e Wilcox av, 50x100; Oct20; Oct21'14; due Jan1'18, 5½%; Jos Wendt to Fredk Buehler, 1519 St Lawrence av. 2,000

**Webster av, 1353** (11:2887), ws, 336.6 s 170th, 25x90, ext of $3,500 mtg to May12 '17 at —%; June12, Oct19'14; Rhoda C Jacques with Bernhardt Stolzenberger, 10 Court sq, Bklyn. nom

**Webster av** (11:2887), ws, 171.1 n, 20x 90, ext of $4,500 mtg to Oct26'19 at 5%; Sept29, Oct17'14; Duane S Everson with Thos Conlon, 227 Henry. nom

**Whitlock av, ws, at nws Lafayette av,** see Lafayette av, nws, at ws Whitlock av.

**Williamsbridge rd or Main st (*),** ws, in range with fence on es Morris Park, runs sw207.5xsw344xse134xne523 to rd xn w358 to beg; ext of $10,000 mtg to Oct14 '19 at 5%; Oct14'14; Schuylerine H Baisley with Bowery Savgs Bank, 128 Bowery. nom

**Wilcox av, swc Gridley av,** see Gridley av, swc Wilcox av.

**1ST av (*),** es, 175 s 1st st or av, 75x 100, Olinville; pr mtg $3,000; Oct19; Oct 20'14; 4y6%; Frank Yodice or Iodice to Leucio Iannace, 3553 Olinville av. 1,200

**3D av, 2673-7** (9:2323); ext of $35,000 mtg to Nov12'17 at 5%; Oct14; Oct19'14; Ede Levenson & Geo Pfister with Abr Goldsmith, 50 W 75, & Samson Lachman, 313 W 106, trstes Saml Scholle. nom

**3D av** (10:2607), nec 166th, 82x70.7x96.7x 31.1; pr mtg $60,000; Feb8'11; Oct17'14; due Augs'11, 6%; Maurice Myers to Leopold Mayer, 1312 Madison av. 7,000

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2433 New York, October 31, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.


Allen st, 16-8.
Beekman pl, 16.
Bleecker st, 341.
Broome st, 290.
Canal st, 365-7.
Catharine st, 8.
Catherine st, 87-9.
*Cherry st, 116-20 (or Catharine st, 87-9).
Cherry st, 229.
Cortlandt st, 82.
*Division st, 88 (or Eldridge st, 2-6).
*Eldridge st, 132 (or Broome st, 290).
Forsyth st, 153.
Grand st, 158.
Greenwich st, 145-9.
Henry st, 241.
Hester st, 85.
*Lafayette st, 264 (or Prince st, 62-4).
*Liberty st, 124 (or Greenwich st, 145-9).
Macdougal st, 40-2.
*Madison st, 197-9 (or Rutgers st, 34).
Maiden la, 44½-46.
Mercer st, 89.
Mulberry st, 84-6.
Orchard st, 137.
Prince st, 62-4.
Rivington st, 189.
Rutgers st, 34.
St Nicholas pl, 34-6.
South st, 180.
Sullivan st, 225-9.
Water st, 341.
*Water st, 490 (or Cherry st, 229.
3d st, 36 E.
9th st, 641 E.
13th st, 506 E.
15th st, 533-43 E.
*15th st, 366-72 W (or 9th av, 62-6).
16th st, 18 W.
17th st, 219 W.
18th st, 6-8 W.
20th st, 331 W.
27th st, 40-2 W.
28th st, 321 W.
33d st, 217 W.
34th st, 259 W.
37th st, 142 E.
42d st, 26 E.
56th st, 244 W.
74th st, 210 E.
75th st, 150 W.
79th st, 225 W.
81st st, 433 E.
*85th st, 66 E (or Park av, 1012).
87th st, 59 E.
89th st, 220 E.
94th st, 3 & 62 E.
*94th st W (nec Riv dr, 222), blk 1253-1.
*96th st, 78 E (or Park av, 1234).
*97th st, 50 E (or Madison av, 1391-7).
*97th st, 301 W (or West End av, 761).
98th st, 136-8 W.
102d st, 305 E.
106th st, 156 E.
106th st, 304 W.
108th st, 302-4 E.
109th st, 229 E.
111th st, 238-40 E.
112th st, 215-9 E.
*112th st E (nec Lex av, 1803-9), blk 1640-21.
*112th st, 542 W (or Bway, 2868-78).
*113th st, 567 W (or Bway, 2900-2).
114th st, 349 E.
*115th st, 301-3 E (or 2 av, 2240).
115th st, 46 & 605-7 W.
116th st, 54 & 156 E.
*116th st, 375 W (or Morningside av, 20-3).
118th st, 212-4 E.
118th st, 17 W.
119th st, 70 W.
120th st, 213 E.
122d st, 59 E.
123d st, 406 E.
*125th st, 135-5 E (or Mad av, 2015-9).
128th st, 165-9 E.
129th st, 107-9 E.
131st st, 10 E.
*131st st, 41 E (or Mad av, 2081).
*132d st W (nec 12 av), blk 1998-61.
133d st, 32, 50 & 206 W.
134th st, 520 & 524 W.
134th st W, ss, blk 1987-pt 1, 7 & 55.
137th st, 174 W.
138th st, 137 W.
143d st, 521-3 W.
144th st, 144-58 W.
150th st, 304-10 W.
*154th st, 402 W (or St Nich av, 877).
172d st, 570 W.
182d st, 620-2 W.
*192d st W (nwc Bway, blk 2180-pt 633.
213th st W, ns, blk 2210-26-28.
Audubon av, 392.
*Bradhurst av, 1-7 (or Edgecombe av, 180-6).
Broadway, 2868-78 & 2900-2.
Broadway (nwc 192d), blk 2180-pt 633.
Edgecombe av, 145-51 & 180-6.
Lexington av, 1803-9 & 1936.
Madison av, 197, 1391-7, 1536, 2015-9 & 2081.
Morningside av, 20-3.
Park av, 1008-12 & 1234.
Riverside dr, 222.
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West End av, 761.
1st av, 348-50 & 1581.
2d av, 546 & 1240
3d av, 2356
8th av, 462
9th av, 62-6.
10th av (nwc 213th st), blk 2210-25.
12th av (sec 132d st), blk 1998-61.


**WILLS.**

8th st, 355 E.
30th st, 19 W.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 3:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix
agmt—agreement
A—assessed value
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease
mtg—mortgage
mos—months
Mfg—manufacturing
Nos—numbers.
n—north.
nom—nominal
(o)—office.
pr—prior
pt—part.
pl—place.
PM—Purchase Money Mortgage
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination
sl—slip
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the parties exactly as recorded, both are, however, printed and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

OCT. 23, 24, 26, 27, 28 & 29.

**Allen st, 16-8** (1:299-1), es, abt 55 n Canal, 45.6x50, 6-sty bk tnt & strs; Ida Feinstein to Sarah Mandel, 16-8 Allen; July25, Oct20'14; A$25,500- nom

**Beekman pl, 16** (5:1361-38), ws, 19 s 50th, 19x90, 4-sty & b stn dwg; Jeannette M Campbell to Mary C Foster, 13 Beekman pl, mtg $7,000; Oct23'14, A$5,000-8,-800. O C & 100

**Bleecker st, 341 (323)** (2:619-52), es, abt 75 s 10th, 21.1x32.6x21.3x29.6, ss, 3-sty fr bk ft tnt & strs; Gramont Constn Co to Mildred J Fercken, 2049 7 av; mtg $4,500; Oct26'14; A$5,500-6,000. nom

**Broome st, 290** (2:414-32), nec Eldridge (No 132), 20x102.6, 6-sty bk tnt & strs; Abr Bernstein to Aborn Real Estate Co, 76 W [illegible]; Oct27'14. A$30,000-50,000. O C & 100

**Canal st, 365-7** (1:228-5), ns, 79.6 w Wooster, runs ne61.6xn24.4xw44.2xs43 & 42.6 to st xe42 to beg, 5-sty stn loft bldg; Peter F Meyer to Mary E A, Rebecca A D & Josephine J C Wendel, of Irvington, NY; CaG; Apr1'90; Oct26'14; A$36,000-53,000. $3,000

**Centre st, 235 (rear of)** (2:472), begins 75.1 n Grand & 63.5 e Elm, old line, a strip runs n25xw0.4xs25xe0.4 to beg; Jno G Wendel to Rebecca A D W, wife Luther A Swope, at Irvington, NY; AT; Oct9; Oct 26'14. nom

**Catherine st, 87-9** (1:253-1), nec Cherry (Nos 116-20), 30x69.4x30x67.6, 6-sty bk tnt & strs; Minnie Garone to Danl W Harnett, at Lemonfield House, Limerick, Ireland; mtg $41,000; Aug8'12; Oct27'14; A$21,500- O C & 100

**Catherine sl, 8** (1:251-60), ws, 60 s Cherry, 20x40, 5-sty bk tnt & strs; Patsy Garone to Michl A Garone, 8 Catherine sl; AL; Sept19'12; Oct27'14; A$5,000-7,000. O C & 100

**Cherry st, 116-20,** see Catherine, 87-9.

**Cherry st, 229** (1:248-85), ss, 205.2 e Pike, runs e13.6xs50xe0.6xs70.4 to ns Water (No 490) xw37.11xn20.10xe23.11xn99.6 to beg, 5-sty bk tnt & 7-sty bk loft bldg; Hy A Forster, ref, to Farmers Loan & Trust Co, 16 William, TRSTE will Timothy C Kimball; FORECLOS Oct27; Oct28; Oct29 '14; A$10,500-23,000. 21,000

**Cortlandt st, 82 (72)** (1:59-19), ns, abt 50 w Washington, 24x54.6x24x54.4, es, 3-sty bk loft & str bldg; Frank Sakser & Antonia, his wife, to Frank Sakser, swc Husson & Prospect av, at Hollis, LI; mtg $30,000; Oct28; Oct29'14; A$34,000-44,000. nom

**Division st, 88** (1:240-28), ec Eldridge (Nos 2-6), runs e24.7xne75.4 to 3 ft alley x nw21.3 to es Eldridge xsw86.6 to beg, with all title to said alley, 3x43.8, 6-sty bk tnt & strs; Abr Bernstein to Aborn Real Estate Co, 76 W 119; ½ RT&I; AL; Oct10; Oct27'14; A$30,000-55,000. O C & 100

**Eldridge st, 2-6,** see Division, 88.

**Eldridge st, 132,** see Broome, 290.

**Forsyth st, 153** (2:420-23), ws, 125 s Rivington, 25x100, 5-sty stn tnt & strs; Abr Bernstein to Aborn Real Estate Co, 76 W 119; ¼ RT&I; ½ of AL; Oct10; Oct27'14; A$23,000-35,000. O C & 100

**Grand st, 158** (2:472-27), ns, 45.6 w Centre, 18.6x75.1x17.10x75.1, 3-sty bk tnt & strs; also GRAND ST ns 63.5 e Elm, old line, runs n75.1xw0.4xs75.1 to st xe0.4 to beg; Jno G Wendel to Ella V von E Wendel, Rebecca A D W Swope & Mary E A & [illegible] G; R Wendel all of Irvington, NY, as joint tenants; 1-5 pt; AT; Oct9; Oct 26'14. nom

**Greenwich st, 145-9,** see Liberty, 124.

**Henry st, 241** (1:286-17), ns, 69 w Montgomery, 23x60.11, 3-sty & b stn dwg; Harry Daniels to Isaac Daniels, 241 Henry; mtg $20,000; Oct26; Oct27'14; A$15,000-26,000. nom

**Hester st, 85** (1:308-29), ns, 109.9 e Allen, 21.2x63.1x21.2x62.10, 5-sty bk loft & str bldg; Johanna Bodle (by Amt Jarmulowsky, Sr) to Meyer Jarmulowsky, Sr, 97 E 92, Meyer Jarmulowsky, Jr, 97 W 87 & Lewis Jarmulowsky, 172 W 87 & Max Markel 1226 Madison av, EXRS of Sender Jarmulowsky; mtg $10,000; Oct26; Oct27'14; A$17,500-24,- O C & 100

**Lafayette st, 264,** see Prince, 62-4.

**Liberty st, 37-9,** see Maiden la, 44½-46.

**Liberty st, 124** (1:72-23), ss, Greenwich [illegible] 44.6x70.6x95.1x74.8, 3-4-sty bk [illegible] & strs; also 2,750-760 also CROMWELL AV [illegible] ws 59.7 s 165th, 46.4x [illegible] also JEROME AV [illegible] Cromwell; also 165th runs w150 to Cromwell [illegible] to es Jerome xse27 to beg; also JEROME AV [illegible] es 96.11 s 165th, abt 600x160 to Cromwells Creek xs12xe12; also JEROME; [illegible] see Daughter st or Endrow [illegible] 176x167x165x68, except part [illegible] Cromwell ex; also LAND under Cromwells Creek and above; also [illegible] Jerome av 167.7x182x44 [illegible] McCLELLAN ST [illegible] Jerome ex 167.7x182x44 [illegible] all TRSTE of any kind that [illegible] has in or to any other real property wherever situated; Edw F Robinson to Angeline W Robinson [c/o E F, 120 Liberty], Mamaroneck, NY; Oct 21; Oct27'14. nom

**McDougal st, 40-2** (2:518-2), es, 100 n Prince, runs e74.9xn20xe0.3xn20xw75 to st xs40 to beg, 6-sty bk tnt & strs; Remigio Sciarrillo to Michl Bruncato, 55 Oak; ½ pt; mtg $36,000 on whole; Oct19; Oct23'14; A $23,000-46,000. O C & 100

**Madison st, 107** (1:277-17), ns, abt 140 w Market, 25x108, 5-sty bk tnt & strs; Julia Ablowich to Benj Rinaldo, 509 Cathedral Pkway; 1-5 pt; AT; AL; Oct27; Oct 28'14; A$17,000-27,000. O C & 100

**Madison st, 197-9,** see Rutgers, 34.

**Maiden la, 44½-46** (1:66-8), sws, 221.4 e Nassau, runs s118.7 to ns Liberty (Nos 37-9), xw47.2xn60.10xe0.10xn65.7 to la xe44.4 to beg, 13-sty bk & stn office bldg; Lawyers Title Ins & Trust Co to Liberty St Holding Corpn, 128 Bway; B&S; Oct23'14; A$475,000-785,000. O C & 100

**Mercer st, 89** (2:485-24), ws, abt 125 s Spring, 25x100, 5-sty bk loft & str bldg; Benno Lewinson, ref, to Sol A Fatman, 39 W 55; FORECLOS Oct14; Oct21; Oct27'14; A$22,000-33,000. 25,000

**Mulberry st, 84-6** (1:200-9-10), es, 125.7 s Canal, 50.1x100, 3 & 5-sty bk tnts & strs & 4-sty bk rear tnt; Leo V Doherty to Loretta M & Genevieve C Doherty, 95 St Johns pl, Bklyn; AT; QC; Oct29'14; A$38,-000-50,000. nom

**Orchard st, 137** (2:415-68), ws, 127 s Rivington, 25x87.6, 5-sty bk tnt & strs; Rachel, wife Abr Bernstein, to Aborn Real Estate Co, 76 W 119; ½ RT&I; ½ of AL; Oct10; Oct27'14; A$22,000-31,000. O C & 100

**Prince st, 62-4** (2:496-18), swc Lafayette (No 264), 27.6x54.9x24x54.10, 4-sty bk loft & str bldg; Richmond J Reese, ref, to Roman Catholic Orphan Asylum, 470 Madison av; FORECLOS Sept18; Oct16; Oct 24'14; A$26,000-32,000. 20,000

**Rivington st, 189** (2:343-17), ss, 50 & 17 inches w Ridge, 25x102.11, 5-sty bk tnt & strs; A$22,000-37,000; also 116TH ST, 54 E (6:1621-49), ss, 82.11 e Madison av, 27.1x 101, 5-sty bk tnt & strs; A$17,000-28,000; also 131ST ST, 41 E (6:1756-24), nec Madison av (No 2081), 98x25, 5-sty bk tnt & strs; A$15,500-32,000; also TINTON AV, 781-5 (10:2655), swc 158th (No 774), 100x 45, 5-sty bk tnt & strs; Saml Solomon et al, heirs &c Wm Solomon, to Louis Kaufman, 895 West End av; AT; AL; July15; Oct27'14. nom

**Rutgers st, 34** (1:273-20), nwc Madison (Nos 197-9), 25x84.7, 6-sty bk tnt & strs; Abr Bernstein to Aborn Real Estate Co, 76 W 119; ½ RT&I; AT; Oct10; Oct27'14; A $28,000-47,000. O C & 100

**St Nicholas pl, 34-6** (7:2054-25-27), es, 249.1 s of cl 153d if extended, 75x100, 2-5-sty bk tnts; Jacob H Lichtenstein to Isaac Lichtenstein, 145 Lewis av, Bklyn; AT; mtg $88,200; June17'11; Oct27'14; A$40,000-84,000. nom

**St Nicholas pl, 34-6;** Isaac Lichtenstein to Jos Lieberman, 1057 Howe av, Bronx; [29 W 38]; AT; mtg $87,000; Oct24; Oct 27'14. nom

**South st, 180,** see Water, 341.

**Water st, 341** (1:110-14 & 23), ss, abt 105 e Roosevelt. —x— to South (No 180); also LAND UNDER WATER of East River opposite above, 25x200x22.4x200; also PROP at Hempstead, LI, 5-sty bk tnt & strs & 4-sty bk loft & str bldg; Julia T H Millard to Eldred A Carley, 327 Central Park W, EXR & TRSTE will Augusta M Harper, in trust; 1-5 pt; ratification deed; QC &c; July3; Oct23'14; A$19,000-25,-500. nom

**Water st, 490,** see Cherry, 229.

**3D st, 36 E** (2:458-25), ss, 22.11 w 2 av, 23.1x57.4x22.7x56.8, 3-sty bk tnt; Estelle Wohlgemuth to Noah James, 754 E 158; mtg $10,000; July15; Oct28'14; A$9,000-11,-000. nom

**9TH st, 641 E** (2:292-42), ns, 168 w Av C as in yr 1825, 25x92.3, 5-sty bk tnt & strs & 3-sty bk rear loft bldg; Wm Fanning, of Newark, NJ, to Lenhill Realty Corpn, 1395 2 av; AL; Oct28; Oct29'14; A $17,000-26,000. nom

**12TH st, 46 E** (2:563), sws, 132.2 w Bway, runs w25xs103.3xe40.9 & 19.9 xn103.7 to beg; also 12TH ST, 44 E (2:563), sws, 157.2 w Bway, 25x103.3; revocation & cancellation of deed recorded Jan2'01; Ida C Hammerer et al heirs, EXRS, &c, of Herman Knapp, to N Y Opthalmic & Aural Institute, now Herman Knapp Memorial Eye Hospital; AT; July30; Oct27'14. ——

**13TH st, 506 E** (2:406-9), ss, 96 e Av A, 37.6x103.3, 6-sty bk tnt & strs; Edmund Hurley, ref, to Wm Jay, 48 Wall & Bedford, NY, TRSTE will Mary E B Field; FORECLOS Oct6; Oct9; Oct28'14; A$21,000-50,000. 35,000

**15TH st, 733-43 E** (2:973-20-24), ns, 90.6 w Av B, 125x103.3, 6-5-sty bk tnts & strs & 2-sty bk rear to rear; Teresa F Manahan to Thos F Mulry [Ocean av, Coney Island], Bklyn; ⅓ of 2/3 pts; B&S & CaG; AL; May24'10; Oct26'14; A$46,000-70,000 O C & 100

**15TH st, 366-72 W,** see 9 av, 62-6.

**16TH st, 18 W** (3:817-69), ss, 288 w 5 av, 21x102.3, 4-sty & b bk dwg; Stephen O'Brien, ref, to Chas C Ball, 34 Gramercy Park & Newbold L R Edgar, of Tuxedo Park, NY, TRSTES of Cornelia Brady, dced, for benefit Adelaide B Harris; FORECLOS Oct14; Oct19; Oct23'14; A$32,-000-36,000. 20,000

**17TH st, 219 W** (3:767-29), ns, 211.6 w 7 av, 17.2x42.6x17.2x42.6, 2-sty bk tnt; Emil Sasse to Ira W Cushman, 422 W 22; [240 W 23]; Oct26; Oct27'14; A$4,500-5,500 O C & 100

**18TH st, 6-8 W** (3:819-50), ss, 200 w 5 av, 50x92, 12-sty bk loft & str bldg; Mantel Realty Co to Emma C Badgeley, at East Orange, NJ; QC & CaG; AL; Oct28; Oct29 '14; A$105,600-232,000. O C & 100

**20TH st, 331 W** (3:744-21), ns, 399.6 w 8 av, 24.9x92, 4-sty bk tnt; Ellen J Curran & Jane E Rourke to Edw H Proudman, 151 W 61; Oct24; Oct26'14; A$12,000-16,000. O C & 100

**27TH st, 40-2 W** (3:828-70), ss, 177.7 e 6 av, runs s5xw.01½xs93.9xe45.6xn98.9 to st xw45.4½ to beg, 12-sty bk loft & str bldg; Lydia B Gray to Louis Davis, 241 W 13 [241 W 113]; mtg $252,000 & AL; Oct24; Oct26'14; A$138,000-280,000. O C & 100

**28TH st W** (3:752), ns, 399.6 e 9 av, a strip 0.6x98.9; Mary M Brown to Aaron Brown, 335 W 28; Oct10; Oct23'14. O C & 100

**28TH st, 321 W** (3:752-29), ns, 240 w 8 av, 20x98, 4-sty & b stn dwg; Cath B Cleary to Mary A O'Gary, 255 W 122; Dec 19'12; Oct24'14; A$10,000-15,000. nom

**33D st, 217 W** (3:783-30), ns, 180 w 7 av, 20x98.9, 3-sty bk tnt; Wm T McKibbin & ano, EXRS Eliza McKibbin, to Wm Lustgarten & Co, 68 William; Oct2; Oct23 '14; A$ [illegible]. O C & 100

**34TH st, 259 W** (3:784-10), ns, 147.11 e 8 av, 22.11x98.9, 4-sty stn tnt & str; Sarah M Pustkuchen to Marie Campbell, 330 W 106; mtg $33,000; Oct29'14; A$39,000-42,000. nom

**34TH st, 259 W;** Marie Campbell to Anthony E Stilger, 260 Riverside dr; AL; Oct 29'14. O C & 100

**37TH st, 142 E** (3:892-58), ss, 136 e Lex av, 16x98.9, 4-sty & b stn dwg; Earl C Douglass, heir Chas P Walker, to Paul S Pearsall, 1102 16th, Wash, DC; QC; all title; Oct28; Oct29'14; A$16,000-24,000. nom

**42D st, 26 (16) E** (5:1276-62), ss, 144 w Madison av, 22x98.9, 6 & 7-sty bk office & str bldg; Chas Weinberg to Hy Hofheimer, 313 W 106; AL; Oct22; Oct27'14; A$176,000-195,000. O C & 100

**42D st, 26 (16) E;** Hy Hofheimer to Chas Weinberg & Lily H, his wife, 171 W 71, tenants by entirety; AL; Oct22; Oct27'14. O C & 100

**56TH st, 244 W** (4:1027-60), ss, 100 e 8 av, 20x100.5, 5-sty stn tnt; Leo L Leventritt, ref, to Patk J McMahon, at East Williston, LI; correction deed; FORECLOS July21; Oct1; Oct26'14; A$28,000-34,000. 9,000

**74TH st, 210 E** (5:1428-43), ss, 135 e 3 av, 25x102.2, 4-sty bk tnt & strs & 3-sty bk rear tnt; Carrie Nichols to Simon J Harding, 60 8 av, Bklyn; mtg $14,500; Oct 28; Oct29'14; A$11,000-16,500. nom

**75TH st, 150 W** (4:1146-56), ss, 215 e Ams av, 20x102.2, 4-sty & b stn dwg; Lily H Weinberg to Hy Hofheimer, 313 W 106; AL; Oct22; Oct27'14; A$16,000-30,000. O C & 100

**75TH st, 150 W;** Hy Hofheimer to Chas Weinberg, & Lily H, his wife, 171 W 71, tenants by entirety; AL; Oct22; Oct27'14. O C & 100

**79TH st, 225 W** (4:1227-21), ns, 284 w Ams av, 16x102.2, 5-sty & b bk dwg; Eliza Bump to Omar A Jenks, 32 Kingsbridge rd E [225 W 79]; AT; mtg $22,500; Apr15'11; Oct27'14; A$14,000-23,000. O C & 100

**81ST st, 433 E** (5:1561-20), ns, 481.6 e 1 av, 25x102.2, 5-sty bk tnt; Improved Tenements Co to Josephine M Ruge, — Solermo av, Hollis, B of Q; mtg $15,000; Oct24; Oct 27'14; A$8,500-16,000. O C & 100

**83TH st, 66 E,** see Park av, 1008-12.

**87TH st, 59 E** (5:1499-27), ns, 218.4 w Park av, 17.2x100.8, 3-sty & b stn dwg; Simon Nachtigall to Edw F McLaughlin, 66 E 82; mtg $10,000, Oct23'14; A$13,500-16,500 nom

**89TH st, 220 E** (5:1534-41), ss, 240 e 3 av, 25x100.5, 5 sty bk tnt; Benj M Gruenstein et al to David Paley, 494 E 157; B&S; AL; Jan2; Oct23'14; A$10,000-26,500. O C & 100

**94TH st, 3 E,** see Park av, 1224.

**94TH st, 62 E** (5:1505-47), ss, 234.6 w Park av, 20.6x100.8, 3-sty stn tnt; Hugh O'Shaughnessy to Ellen Bennett, 533 Lex av; AL; Sept26; Oct27'14; A$15,000-25,000 O C & 100

**94TH st W, nec Riverside dr,** see Riverside dr, 322.

**96TH st, 78 E,** see Park av, 1224.

**97TH st, 50 E,** see Madison av, 1361-7.

**97TH st, 301 W,** see West End av, 761.

**98TH st, 136 W** (7:1852-45), ss, 316.11 w Columbus, 16x100.11, 4-sty & b bk dwg; Robt J Leaveraft to Margt McGinnis, 17 Sterling pl, Bklyn; B&S; mtg $11,000 & AL; Oct26; Oct27'14; A$20,000-11,000. nom

**98TH st, 128 W** (7:1852-46), ss, 332.11 w Columbus, 17x100.11, 4-sty & b bk dwg; Robt J Leaveraft to Margt McGinnis, 17 Sterling pl, Bklyn; B&S; mtg $11,000 & AL; Oct26; Oct27'14; A$20,000-11,000 nom

**102D st, 305 E** (6:1624-5), ns, 100 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Jno Reilly, ref, to Percy C Todd, 601 W 160, & Herbt W Todd, 334 Riverside dr; FORECLOS Oct7; Oct22; Oct27'14; A$10,500-26,500 29,600

**102D st, 305 E;** Fleischmann Realty Co & ano to same; QC; Oct22; Oct23'14. nom

**106TH st, 156 E** (6:1632-50), ss, 70 e Lex av, 25x80.11, 5-sty bk tnt & strs; Denis O'Callahan, ref, to Theo T Brinckerhoff, 363 Edgecombe av, Lorette Brinckerhoff, 474 W 158, & Mabel Cafferty, 50 St Nicholas pl; FORECLOS Oct8; Oct27; Oct28'14; A $11,500-20,500. 15,000

**106TH st, 304 W** (7:1891-5914), ss, 266 e Dix dr, 17x100.11, 5-sty & b stn dwg; Mathilda Adler to Judah I Adler, 204 W 106; AL; Sept16; Oct28'14; A$15,000-21,000. O C & 100

**108TH st, 302-4 E** (6:1670-47), ss, 100 e 2 av, 39.9x125, 5-sty bk tnt & strs; Brentwood Realty Co to Estabold Realty Co, 119 [illegible]; mtg $20,000; Sept15; Oct27'14; [illegible] nom

**109TH st, 229 E** (6:1670-14), ns, 225 e 2 av, 15.7x100.10, 4-sty bk tnt; Irving J Joseph, ref, to Francis H Page, 120 Willow, Bklyn, TRSTE for Abby I Strickland, will of Wm Strickland; FORECLOS Oct27; Oct28; Oct29'14; A$5,500-9,000. 8,500

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**111TH st, 238-40 E** (6:1660-31), ss, 140 w 2 av, 40x100.11, 6-sty bk tnt & strs, Lowinson Realty Co to Mount A Frome, 92 N Elliott pl, Bklyn, B&S, AL, Oct1, Oct2'14, A$13,000-30,000. nom

**112TH st E, nee Lex av,** see Lex av, 1805-9.

**112TH st, 215-9 E** (6:1162-9), ns, 200 e 3 av, 80x100.11, 6-sty bk tnt, Jacob Gordon, EXR Louis Gordon, dcsd, to Max Cohen, 25 W 114, AT; AL, Oct21, Oct29'14; A$5,000-48,000. O C & 100

**112TH st, 215-9 E;** Barnett Levy to same; AT, AL, Oct21; Oct29'14. O C & 100

**112TH st, 542 W,** see Bway, 2868-78.

**113TH st, 567 W,** see Bway, 2868-78.

**114TH st, 349 E** (6:1656-21), ns, 125 w 1 av, 25x100.10, 3-sty bk theatre, Benn Barber, ref, to Anna S Stemme, 11 W 88, Hy Stemme, 45 W 96, & Fredk Steil, 799 Riverside dr, EXRS Jno Stemme, FORECLOS Oct20; Oct28, Oct2414, A$8,500-20,000. **5,000**

**115TH st, 301-3 E,** see 2 av, 2240.

**115TH st, 46 W** (6:1599-57), ss, 343 e Lenox av, 18x100.11, 3-sty & b bk dwg, Isabella L Beekman to Freehold Constn Co, 209 Bway; B&S; Oct14, Oct23'14, A 10,500-12,000. O C & 100

**115TH st, 605-7 W** (7:1896-61), ns, 125 w Bway, 50x100.11, 6-sty bk tnt, Abr Davis et al to Lydia E Gray, 50 W 86, mtg $40,000; Oct23; Oct26'14; A$44,000-92,000. O C & 100

**116TH st, 54 E,** see Rivington, 189.

**116TH st, 156 E** (6:1643-49½), ss, 66.8 e Lex av, 16.8x100.11, 4-sty stn tnt & str; Jno Z Lowe Jr, ref, to Vincenzo Ursone & Co, Inc, 156 E 116, mtg $10,000, FORECLOS Sept18; Oct22; Oct23'14; A$10,000-11,500. **3,175**

**116TH st, 375 W,** see Morningside av, 20-3.

**118TH st, 212-4 E** (6:1667-40), ss, 175.5 e 3 av, 37.6x100.5, 4-sty stn hall; M Jos McCloskey, ref, to Union Trust Co of NY, 80 Bway; FORECLOS Oct14; Oct21; Oct23'14; A$13,500-28,500. **16,000**

**118TH st, 17 W** (6:1717-25), ns, 285 w 5 av, 25x100.11, 5-sty bk tnt; Corporal Realty Co to Seymour Realty Co, 25 Broad; B&S; Oct23; Oct27'14; A$14,000-26,000. nom

**119TH st, 70 W** (6:1717-63), ss, 202 e Lenox av, 17x100.11, 3-sty & b stn tnt; Gustave S Drachman, ref, to Helena D K Hulst, 16 N Parsons av, Flushing, B of Q; FORECLOS July22; July31; Oct27'14; A $9,000-13,000. **1,000**

**120TH st, 213 E** (6:1785-7), ns, 156.3 e 3 av, 18.9x100.11, 3-sty bk tnt & strs; Lavinia Leitch to Wm Lustgarten & Co, 68 William; Oct23; Oct26'14; A$7,000-11,000. O C & 100

**122D st, 39 E** (6:1748-8), ns, 179 e Mad av, 19x100.11, 5-sty stn tnt; Jacob Axelrod to Herman Axelrod, 279 Riverside dr; mtg $9,000; Apr3; Oct24'14; A$8,500-15,000. O C & 100

**123D st, 406 E** (6:1810-44), ss, 116.6 e 1 av, 18x100.11, 4-sty bk tnt; Eliese Pfeiffer to Jno Engemann, of Ellington, Conn; mtg $4,500; Oct20; Oct23'14; A$4,000-7,500. nom

**123D st, 406 E;** Conrad H Pfeiffer to same; AT; QC; AL; Oct22; Oct23'14. 190.97

**128TH st, 43-5 E,** see Madison av, 2015-9.

**128TH st, 165-9 E** (6:1777-30-32), ns, 110 w 3 av, 83.4x99.11, 2-6-sty bk tnts; Helen B, wife Geo Mercer Jr, to Geo Mercer Jr, 383 Park av; mtg $58,000; Feb10; Oct28'14; A$30,000-88,000. O C & 100

**129TH st, 107 E** (6:1778-5), ns, 115 e Park av, 25x99.11, 4-sty bk tnt & strs; Abr & Sadie Gabriel to Trojan Realty Corpn, 55 Liberty; AL; Sept14; Oct23'14; A$8,000-12,000. nom

**129TH st, 109 E** (6:1778-7), ns, 140 e Park av, 25x99.11, 4-sty bk tnt & strs; Abr & Sadie Gabriel to Trojan Realty Corpn, 55 Liberty; AL; Sept14; Oct23'14; A$8,000-12,000. nom

**131ST st, 10 E** (6:1755-60), ss, 146.5 e 5 av, 18.2x99.11, 3-sty & b stn dwg; Archibald E Baxter, ref, to E Coppee Thurston, at Milnthorpe, St Johns rd, Harrow, Eng, ADMR Hetty W Thurston; FORECLOS Sept16; Oct26; Oct27'14; A$5,000-5,500. **4,000**

**132D st W, sec 12 av,** see 12 av, sec 122.

**133D st, 32 W** (6:1730-53), ss, 460 e Lenox av, 25x99.11, 5-sty bk tnt; Carrie N Miller to Edw E Crawford, 63 Turner pl, Bklyn; AL; Oct15; Oct26'14; A$7,000-16,000. O C & 100

**133D st, 50 W** (6:1730-59), ss, 310 e Lenox av, 25x99.11, 4-sty bk warehouse; Thos J Mooney, ref, to Mary E Miller, of Smithtown, LI; FORECLOS Oct27; Oct29'14; A$7,000-15,500. **8,000**

**133D st W, ns, 90 e Bway,** see 134th W, ss, 90 e Bway.

**133D st, 206 W** (7:1938-41), ss, 175 w 7 av, 37.6x99.11, 5-sty bk tnt; Jas Clifton Brown, of London, Eng, to Jas Crosby Brown, of Ardmore, Pa; Cal; Oct8; Oct26'14; A$15,500-34,000. nom

**134TH st W** (7:1987-pt lots 7 & 55), ss, 90 e Bway, runs s— to sws old Bloomingdale rd xse— to ns 133d xe— to cl said rd xnw— to 134th xw— to beg, being pt of w½ said old rd, vacant; Giraud F Thomson, EXR Mary B Corlies, to Chelsea Realty Co, 135 Bway; AT; Sept11; Oct27'14; A $ —s——. nom

**134TH st, 520 W** (7:1987-50), ss, 436.9 w Ams av, 43.9x99.11, 5-sty bk tnt; Chas E Jones Co to Bertha Von Sholly, 17 Whitestone av, Flushing, LI; mtg $54,000; Oct 3; Oct28'14; A$19,500-49,000. nom

**134TH st, 524 W** (7:1987-53), ss, 524.3 w Ams av, 43.9x99.11, 5-sty bk tnt; Chas E Jones Co to Bertha Von Sholly, 17 Whitestone av, Flushing, LI; mtg $55,000; Oct 3; Oct28'14; A$19,500-49,000. nom

**137TH st, 174 W** (7:1921-55), ss, 175 e 7 av, 50x99.11, 5-sty bk tnt; Isabella Runk to Rocky Crest Realty Co, 1511 3 av; mtg $30,000; Oct23; Oct24'14; A$17,000-50,000. O C & 100

**138TH st, 137 W** (7:2007-9), ns, 178 e 7 av, 50x99.11, 5-sty stn tnt, Anselm Frankenheimer to Advance Mtg Co, 115 Bway, bds $2,000 & AL, Oct21; Oct25'14; A$0,000-20,000. O C & 100

**138D st W el,** see Edgecombe av, 150-6.

**138D st, 521-5 W** (7:2015-14), ns, 241.8 e Bway, 100x99.11, 6-sty bk tnt, Wm J Barron to Trinity Realty Co, 50 E 42, mtg $ & AL, Oct22; Oct24'14; A$40,000-, nom

**141ST st, 144-58 W** (7:2012-51-56), ss, 150 e 7 av, 100.11x99.11, 4-6-sty bk tnts, Jno Bonwit to Louis Benedict, 2160 7 av, B&S, mtg $[illegible], Oct17; Oct24'14, A$64,-000; —. nom

**150TH st, 304-10 W** (7:2045-98-100), ss, 100 W 8 av, 100x99.11, 2-6-sty bk tnts, Abr & Sadie Gabriel to Trojan Realty Corpn, 55 Liberty, AL, Sept14; Oct23'14, A$52,000-[illegible],000. nom

**151ST st, 402 W,** see St Nicholas av, 871-7.

**172D st, 570 W** (8:2128-12), ss, 100 w Audubon av, 62.9x85, 3-sty bk tnt, Jno T Hettrick, ref, to Jno J Dillon, 303 West End av, FORECLOS Oct20; Oct26; Oct28'14, A $[illegible]-64,000. **10,000**

**182D st, 620-2 W** (8:2165-9), ss, 50 e Wadsworth av, 50x70, 3-sty bk tnt, Alice Connarty to Chas D Pope, at Clinton, NJ, mtg $35,000; Oct22; Oct26'14; A$14,000-37,-000. O C & 100

**192D st W, nwc Bway,** see Bway, nwc 192d.

**213TH st W, nwc 9 av,** see 9 av, nwc 213th.

**Audubon av, 392** (8:2157-19), ws, 54 s 185th, 18x80, 2-sty & b bk dwg; Wm A Holmes & Amelia C, his wife, to Josepha E Hitze, 160 W 48, mtg $6,000 & AL; Jan 19; Oct28'14; A$4,200-6,300. nom

**Audubon av, 392;** Josepha B Hitze to Amelia C Holmes, 392 Audubon av; mtg $6,000 & AL, Oct28'14. nom

**Bradhurst av, 1-7,** see Edgecombe av, 150-6.

**Broadway, 2868-78** (7:1883-59), sec 112th (No 542), runs e120xS100.11xW90xS20xW10 to es Bway xn125.11 to beg, 10-sty bk tnt & strs; A$200,000-400,000, also BROADWAY, 2900-2 (7:1880-1), nec 113th (No 560), 50.11x100, 4-sty bk tnt & strs; A $110,000-180,000; Jno W Butler to Jennie R McAuley, 506 Macon, Bklyn; AL; July 28'14; Oct23'14. O C & 100

**Broadway, 2868-78,** sec 112th (No 542), also BROADWAY, 2900-2, nec 113th (No 560); Jennie R McAuley to Jno W Butler & Josephine K, his wife, 2104 Bway, as tenants by entirety; AL; July28; Oct23'14. O C & 100

**Broadway, 2900-2,** see Bway, 2868-78.

**Broadway** (8:2180-pt lot 633), nwc 192d, 50x160, vacant, Jas M Libbey to Wm E Carnochan, 46 E 41; B&S; Oct26'14; A$——-$——. O C & 100

**Edgecombe av, 145-7** (7:2051-93), ws, 715 s 145th, 45x105.7x28.4x97.2, 5-sty bk tnt; Thos L Craik to Sherman Co, 1400 5 av; A L; Oct26; Oct28'14; A$17,500-40,000. nom

**Edgecombe av, 149-51** (7:2051-91), ws, 675 s 145th, 40x97.2x41.2x87.2, 5-sty bk tnt; Thos L Craik to Sherman Co, 1400 5 av; AL; Oct26; Oct28'14; A$16,500-38,000. nom

**Edgecombe av, 180-6** (7:2051-98), es, at cl 149d on Randels map, runs e72.2 to ws Bradhurst av (Nos 1-7), xs188.10xw20 to Edgecombe av xn190.3 to beg, 6-sty bk tnt; Gerleit Meyer Constn Co to Jno H Ficken, 97 Buffalo av, Bklyn; AL; Oct23; Oct24'14; A$50,000-150,000. **150,000**

**Lexington av, 1803-9** (6:1640-21), nec 112th, 100.11x41.5, 5-sty bk tnt & strs; Ralph Conn to Frank E Lonas, 350 W 88; mtg $55,000; Oct26; Oct29'14; A$33,000-58,-000. O C & 100

**Lexington av, 1936** (6:1768-56), ws, 80.11 s 120th, 20x64.10, 4-sty stn tnt; Rose A Ryan to Wm H Brown, 201 W 55; Oct—; Oct29'14; A$9,000-12,000. O C & 100

**Madison av, 1391-7** (6:1602-50), sec 97th (No 50), 100x100, 6-sty bk tnt; Milton M Silverman, individ et al, EXRS Clementine M Silverman, to C M Silverman & Son, 3432 Bway; AL; Oct26'14; A$100,000-200,000. O C & 100

**Madison av, 1536** (6:1610-16), ws, 33.10 n 104th, 16.8x70, 3-sty & b stn dwg; Sona Ratner to Leo Ratner, 1536 Madison av; mtg $10,000 & AL; Feb27; Oct29'14, A$9,-000-10,500. O C & 100

**Madison av, 2015-9** (6:1753-21), nec 128th (Nos 43-5), 50x72.6, 6-sty bk tnt & strs; Esthold Realty Co to Olim Realty Co, 3436 Bway; B&S; mtg $68,000 &AL; Oct26; Oct28'14; A$30,000-69,500. O C & 100

**Morningside av, 20-23** (7:1943-1-4), nec 116th (No 375), 100.10x100, 2-6-sty bk tnts; Geo S Runk to Rocky Crest Realty Co, 1511 3 av; mtg $150,000; Oct23; Oct24'14; A$94,000-215,000. O C & 100

**Park av, 1008-12** (5:1496-39-41), swc 85th (No 66), runs w133.4xs102.2xe51.1xn5xe82.2 to av xn97.2 to beg, 3-sty & b stn rectory & 1 & 2-sty stn church; Minister, etc, of the Reformed Protestant Dutch Church in Garden St or the South Church to The Church Extension Committee of the Presbytery of N Y, 156 5 av; mtg $130,000 & AL; Oct28'14; A$48,500 & exempt-$55,000 & exempt. **225,000**

**Park av, 1234** (5:1507-40), swc 96th (No 78), 50.4x100, 5-sty bk tnt & strs; A$60,-000-85,000; also 94TH ST, 3 E (5:1506-6), ns, 127.2 e 5 av, 25x100.8, 4-sty & b stn dwg; A$50,000-57,000; Lambert S Quackenbush & Alice H, his wife, to Lambert S Quackenbush, 3 E 94; AL; May1; Oct24'14. O C & 100

**Riverside dr, 222** (4:1253-1), nec 94th, runs e139.9xn100.5xw50xS25.2xw68xs0.11½x w30.4 to dr xs76 to beg, 7-sty bk tnt; David B Blum, ref, to Irving Arms Real Estate Corpn; mtg $285,000 & AL; FORECLOS Oct14; Oct27; Oct29'14; A$150,000-325,000. **25,000**

**St Nicholas av, 869-77** (7:2068-24-28), swc 154th (No 402), runs w[illegible]xse16x6.10 to nws Croton Aqueduct xne19.5 to ws of av xn86.5 to beg, Oscar Hammerstein to Emma Swift, 850 St Nicholas av; AL; Oct 21, Oct24'14; A$38,500-104,000. nom

**West End av, 701** (7:2051-50-51), nwc 97th (No 501), 125.2x100, 12-sty bk tnt being erected, 97th St Housing Co to Princeton Constn Co, 50 E 42, mtg $[illegible],000; Oct 22, Oct29'14, A$104,000-$——. O C & 100

**151 av, 548-50** (5:1562-4 & 62), es, 60 s 21st, 80x30, 2-3-sty bk tnts & strs, 1-sty ext, Conrad Hengst to Kathryn Holzman, 550 1 av; AT, B&S, Oct22, Oct26'14, A$24,-000-30,000. O C & 100

**1ST av, 1581** (5:1545-25), ws, 150 s 83d, runs w100xs10.2xse100.1 to av xn10.1 to beg 3-sty stn tnt & str; Morris Rotter to Hannah Lederer, 215 W 137; B&S; AL; Oct26; Oct28'14; A$8,500-13,000. nom

**2D av, 546** (5:1556-9), es, 39 n 49th, 19x60, 4-sty bk tnt & strs; Nelson Smith to Marion & Annee Smith, 151 W 48; AT; QC, Oct17; Oct29'14; A$9,000-10,000. nom

**2D av, 2240** (6:1687-1), nec 115th (Nos 301-3), 20.10x80, 4-sty stn tnt & strs, 2-sty ext; Guglielmo Passarelli to Rafaele Sica, 2252 2 av; AL; Oct22; Oct23'14; A $12,000-15,000. O C & 100

**3D av, 2356** (6:1776-37½), ws, 66.7 s 128th, 16.8x100, 3-sty bk tnt & str, 1-sty ext; Abigail D Haines to Edythe R Thompson, 44 E 124; ¼ pt; AT; QC; Sept 10; Oct29'14; A$13,500-14,000. nom

**8TH av, 462** (8:1853-2), es, 24.8 n 33d, 24.8x100, 4-sty bk tnt & strs & 3-sty bk rear tnt; Edw J McGean, ref, to Jno E Roosevelt, 44 Wall & at Sayville, LI; Robt B Roosevelt, Jr, 2009 Massachusetts av, Wash, DC, & Kenyon Fortescue, 128 W 72, as TRSTES; FORECLOSED & drawn Oct14; Oct28'14, A$14,000-15,000. **50,000**

**9TH av, 62-6** (8:1885-76), nec 15th (Nos 366-72), 51.7x100, 6-sty bk tnt & str bldg; Mary A Tuttle, widow, to Howard B Tuttle, both [Millville av], Naugatuck, Conn; QC; Sept23; Oct27'14; A$14,000-30,000. nom

**9TH av** (8:2210-25-28), nwc 213th, 99.11x100, vacant; Geo S Runk to Rocky Crest Realty Co, 1511 3 av; Oct23; Oct24'14; A $20,000-26,000. O C & 100

**12TH av** (7:1998-61), sec 132d, 99.11x100, 2-sty bk garage; Homer R Gillies to Frank E Gillies, 961 St Nicholas av, & Wm F Gillies, 223 W 83; mtg $65,000; Oct23; Oct 24'14; A$35,000-70,000. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Greenwich st, 297½** (1:137); consent to 3d track; Jno Frankenheimer et al, EXRS, &c, mortgagees, to Manhattan Railway Co; mtg $6,500; Sept28; Oct28'14. nom

**Greenwich st, 297½** (1:137); consent to 3d track; Isaac Fichlowitz to Manhattan Railway Co; mtg $6,500; Sept4; Oct28'14. 470.58

**Greenwich st, 297½;** consent to 3d track; Louis Haims, lessee, to same; Sept4; Oct28 '14. nom

**Greenwich st, 766** (2:634); consent to 3d track; Katie Puckhaber to Manhattan Railway Co; mtg $3,237.50; Aug26; Oct23 '14. 440

**Greenwich st, 766;** consent to 3d track; Bankers Trust Co, TRSTE Wm J Haddock, mortgagee, to same; mtg $2,500, Oct14; Oct23'14. nom

**Greenwich st, 790** (2:640); consent to 3d track; Ellen Morris to Manhattan Railway Co; Aug10; Oct23'14. 528

**Greenwich st, 792** (2:640); consent to 3d track; Cath V B Wilson & ano to Manhattan Railway Co; Aug8; Oct23'14. 528

**Greenwich st, 794** (2:640); consent to 3d track; Cath V B Wilson to Manhattan Railway Co; mtg $4,000; Aug8; Oct23'14. 528

**Greenwich st, 794;** consent to 3d track; Martin Van Buren, mortgagee, to same; mtg $4,000; Aug24; Oct23'14. nom

**Reade st, 171-5,** see Washington, 297-9.

**Sullivan st, 225-9** (2:539-9-11), es, 325 n Bleecker, 75x100, 3-5-sty stn tnts & strs; assignment for benefit of creditors; Atlantic Macaroni Co, 295 Vernon av, L I City, B of Q, to Vincent De Luca, 186 Grand, NY, & Louis F Dodd, 52 Bway, in trust; Oct22; Oct27'14; A$48,000-78,000. nom

**Washington st, 297-9** (1:139-8-9), ses, at ss Reade (Nos 171-5), 54.6x48.1x49x65.1; re of quit rent; City N Y to Seaman Lichtenstein Jr, 540 Clinton av, Bklyn; Maria J Forshay, 198 Hancock, Bklyn; Frances S Leask, 251 W 89; Edw G & Geo P Lichtenstein, 83 Barclay; Howard Lichtenstein, 251 W 89; Hy S Lichtenstein, 615 W 156, Jno P Lichtenstein, 2039 Bway; Wm H Lichtenstein, of Blue Point, LI; Adelaide Schwarz, 400 W 153, & Cath H Van Riper, 336 W 95; Oct21; Oct23'14; A$57,000-69,000. nom

**49TH st, 117 W** (4:1092); certf copy adjudication of bankruptcy in matter of petition of Lowell E M Haag et al to have Chas A Nones adjudged a bankrupt; Stanley W Dexter; July29, Oct24'14.

**89TH st, 300-300½ E,** see 2 av, 1714.

**90TH st, 301 E,** see 2 av, 1732.

**105TH st, 177-9 E,** see 1 av, 1904-6.

**114TH st, 351 E** (6:1685-22), ns, 100 w 1 av, 25x100.10, 6-sty bk tnt & strs; gen re, especially from agmt for ext of mtgs dated Sept17'13; Sol Sulzberger, 77 E 89, to Felicia & Frank Ingriselli, both at 2334 Hughes av; Oct20; Oct29'14; A$8,500-28,-000. nom

**144TH st, 144-58 W** (7:2012), ss, 175 e 7 av, 159.11x99.11; party 1st pt agrees to reconvey upon certain conditions the above to party 2d pt by B&S deed, unless title be lost through foreclosure of mtgs &c, & parties 2d pt as rents to party 1st pt, Louis Benedict, 2160 7 av, with Jno Bonwit & Rebecca, his wife, 561 W 163; Oct26; Oct 27'14.

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**Bowery, 12** (1-2[illegible]) consent to 3d track; [illegible] 100

**Bowery, 42;** consent to 3d track; Citi[illegible] 100

**2D av, 1411** [illegible] consent to 3d track; Amelia Poesenecker, to Manhattan Rail[illegible] 312.50

**2D av, 1411;** [illegible] consent to 3d track; Julia [illegible] nom

**2D av, 1433** [illegible] consent to 3d track, between [illegible] 225.

**2D av, 1711** [illegible] 3d track, [illegible] Holbrook to Manhattan Railway Co; mtg $[illegible] 308.66

**2D av, 1714;** consent to 3d track; Anna M Goebel, mortgagee, to same; mtg $30,600; Oct9; Oct23'14. nom

**2D av, 1732** (5:1553), nec 90th (No 301), [illegible] consent to 3d track; Anna C M Brinkman, 813 St Nicholas av, individ & ano, EXRS & TRSTES August N Kiep, to Manhattan Railway Co; mtg $25,000; Oct2; Oct7'14 308.50

**2D av, 1732;** consent to 3d track; Harriet Beadle, mortgagee, to same; mtg $6,000; Oct7; Oct29'14. nom

**2D av, 1732;** consent to 3d track; East River Savgs Instn, mortgagee, to same; mtg $19,000; Oct21; Oct29'14. nom

**3D av, 1964-6** (2:1635), two 105th (Nos 177-9), 50.5x100; consent to 3d track; Danl E S Coleman et al to Manhattan Railway Co; mtg $27,000; Oct14; Oct27'14. 680.63

**3D av, 1904-6;** consent to 3d track; Greenwich Savgs Bank, mortgagee, to same; mtg $[illegible] nom

**3D av, 2356** (2:1776-3[illegible]), ws, 66.7 s 128th, 16.8x100, 3-sty bk tnt & str, 1-sty ext; certf of redemption from sale on July15'14; Max S Grifenhagen, as Sheriff, to Abigail D Haines, $10 N 41, Phila, Pa; Sept19; Oct29'14; A$13,500-14,000. 50.10

**5TH av** (5:1384), es, 66.11 s 70th; party 1st pl owns 2-sty & party 2d pt owns ss of wall of above; agmt as to payment of party wall, &c; Jno Sloane with Mary B Jennings, of Fairfield, Conn; Oct17; Oct 23'14. nom

**8TH av, 2781** (7:2045); consent to 3d track; Geo H Kniffin to Manhattan Railway Co; mtg $[illegible]; Sept12; Oct24'14. 100

**8TH av, 2781;** consent to 3d track; Lawyers Mtg Co, 59 Liberty, mortgagee, to same; mtg $[illegible] nom

**8TH av, 2781;** consent to 3d track; Mary E Vredenburgh, mortgagee, to same; mtg $1,000; Sept23; Oct24'14. nom

**Power of atty** [illegible] Danl W Seeman to Jos S Simon, Jr; [illegible] Oct26'14

**Power of atty** (misc) Arthur H Frazier, of Vienna, Austria, to Walter H Crittenden, 95 Willow, Bklyn; Jan18'13; Oct24'14 ——

**Power of atty** (misc); Geo Wichelns, 72 Bank, NY, to Jno F Wichelns, 635 Prospect av, Bklyn; Oct27; Oct28'14. ——

**Power of atty** (miscl); Harriet E A George & Elinor A Eimer to Lewis B Austin, of Yonkers, NY; Sept11; Oct29'14. ——

## WILLS.

### Borough of Manhattan.

**30TH st, 19 W** (3:832-29), ns, 325 w 5 av, 25x98, 5-sty bk loft & str bldg; Gustav Baumann Est, Emily G K Baumann EXTRX, Hotel Biltmore; attys, Pinney, Thayer & Van Slyck, 32 Nassau; $50,000-97,000. Will filed Oct23'14.

**8TH st, 355 E** (2:378-63), ns, 63 e Av C, 20x70, 3-sty bk tnt & 1sty fr extn; Simon Rubens Est, Isaac Stack, EXR, 221 W 128; atty, Louis W Osterweis, 200 5 av. Will filed Oct14'14.

## CONVEYANCES.

### Borough of the Bronx.

**Barry st (Leggett av)** (10:2756), nwc 144th, now Worthen (Nos 1123-5), 100 x50, except pt for av, 1 & 2-sty fr dwgs; Ellen M Quinlan to Wm R Houlihan, 677 Timpson pl; Oct29'14. nom

**Coster st, 650** (10:2764, 2768 & 2769), es, 260 s Spofford av, 20x100, 2-sty bk dwg; Henry H Glass to Perrie Segal & Goldie [illegible] Oct[illegible]14 [illegible]

**Dawson st, 762** (10:2461), es, 180 n 176th, 25x100, 2-sty bk dwg; Jackson Bell to Mary A, wife Jackson Bell, 762 Dawson; Sept[illegible] [illegible]

**Doughty or Endrow pl, now 164th st E, see Jerome av,** see Liberty st, 124, Manhattan Cons.

**Kelly st, 1117,** see Intervale av, 1116.

**Lester st** (*), ns, 125 e Barker av, 25x105; Johana Mandl to Mary McGarry, 660 Burke av; Oct23; Oct27'14. O C & 100

**McClellan st,** ss, 72.9 e Jerome av, see Liberty st, 124, Manhattan Cons.

**St George's Crescent, 170** (1:[illegible]), ss, [illegible] (Glenada pl), runs w along St Georges Crescent 24.6xs92.6xe25xn100 to pl xw1.7 to beg, except pt for 206th, 2-sty fr dwg; Hy F Lipnold to Maria, wife Antonio Gonzo; [illegible] [illegible]

**Scofield st** (*), ss, 24 w Welham, 25x100, City Island; Geo T Cochran to Hannah M Cochran, 46 Scofield; B&S; AL; Oct 28'14 nom

**Seabury pl, 1468** [illegible] 184th, 15x100, 5-sty bk tnt & strs; Jos Rubinsky to Annie Rubinsky, 106 W 119; mtg $[illegible]; Oct22; Oct27'14. O C & 100

**Tiffany st, 1043** (10:2716), ws, 231.3 n 165th, 20x100, 3-sty fr tnt; Value Realty Co to Phillip H Ehrlich, 1186 Longwood av; mtg $5,000; Oct23; Oct26'14. O C & 100

**Timpson pl** (10:2603), ws, 129.7 n Av St John, 55.1x100x32.4x102.7, ss, vacant; Ellen M Quinlan to Wm R Houlihan, 677 Timpson pl; Oct29'14. nom

**Worthen st, 1121 (late 144th E)** (10:2736), ns, 50 w Barry (Leggett av), 25x100, 2-sty fr dwg; Ellen M Quinlan to Wm R Houlihan, 677 Timpson pl; Oct29'14. nom

**Worthen st, 1123-5,** see Barry, nwc 144.

**134TH st, 587 E** (10:2547), nes, 182 e St Anns av, 17x100, 2-sty & b bk dwg; H Friedrich W Kedenburg to Marie S E Lampe, 587 E 134; Oct22; Oct27'14. nom

**135TH st, 603 E** (10:2548), ns, 466 w Cypress av, 34x100, 4-sty bk tnt; Margt E Stanley to Emil Polack, 1946 Clinton av; mtg $19,000; Oct13; Oct28'14. O C & 100

**137TH st, 570 E,** see St Anns av, 202-4.

**140TH st E** (10:2598) ns, 100 e Walnut av, 100x100, vacant; Mildred J, wife F Harold Fercken, to Gramont Constn Co, 95 William; mtg $4,750; Oct25; Oct27'14. nom

**140TH st, 466 E** (9:2284), ss, 600 e Willis av, 16.8x106, 2-sty & b bk dwg; Minnie Pfeiffer & ano to Patk Crawley, 302 E 150; mtg $4,000, Oct27, Oct29'14. O C & 100

**142D st E** (9:2287), ns, 624.8 e Willis av, 61.1x—x35.10x88.7, vacant; Minnie Pfeiffer & ano to Getulio Piccirilli, 467 E 142; Oct 26; Oct27'14. O C & 100

**148TH st, 241 E** (9:2337), ns, 275 w Morris av, 25x106.6, 4-sty bk tnt; Michele Lauda to Antonio Catri, Roosevelt, NJ; mtg $10,000; May18; Oct28'14. nom

**149TH st, 363 E** (9:2328), ns, 125 e Courtlandt av, 25x80, except pt for 149th, 4-sty fr tnt; Lillian B Rogers & ano to Columbia Constn Co, 3210 3 av; mtg $25,000; Feb 17; Oct27'14. O C & 100

**150TH st, 511 E,** see Brook av, 556.

**155TH st, 293-5 E** (9:2415), ns, 270.3 e Park av, 50x101.3x50x101.2, 6-sty bk tnt; Isabella Runk to Rocky Crest Realty Co, 1511 3 av; mtg $30,000; Oct23; Oct24'14. O C & 100

**157TH st, 309 E** (9:2417), ns, 298.5 w Courtlandt av, 27x101.6, 4-sty bk tnt; Christiana Honig to August Honig, 4119 Park av; Oct26; Oct27'14. nom

**160TH st, 388-92 E** (9:2406), sws, 350 se Courtlandt av, 50x100, except pt for 160th, 2-sty fr dwg, 1-sty fr str & stable; Bruckner Bros, Inc, to Jno A Bruckner, 406 E 161, & Henry Bruckner, 958 Grant av; B& &S; Oct8; Oct27'14. O C & 100

**160TH st, 419-21 E** (9:2382), ns, 174.8 w Elton av, runs n75xw25.3xn25xw22xs100 to 160th xe47.3 to beg, 2-sty fr dwg & 3-sty fr tnt; Jos Morgan to Olga K Weissman, 54 W 114; mtg $11,500; Oct23'14. nom

**161ST st, 408-10 E,** see 161st, 412 E.

**161ST st, 412 E** (9:2382), ss, 275 w Wash av, 25x100; also 161ST ST, 408-10 E (9:-2382), sws, 300 nw Wash av, 50x100, except part for 161st, 2-sty bk & fr factory; Bruckner Brothers Inc to Jno A Bruckner, 406 E 161, & Hy Bruckner, 958 Grant av, B&S, Oct8; Oct27'14. O C & 100

**161ST st, 721 E,** see Jackson av, nec 161.

**161ST st, 414 E** (9:2382), ss, 250 w Elton av, 25x100, except part for st, 2-sty fr dwg & 1-sty fr rear bldg; Henry Bruckner to Jno A Bruckner, 406 E 161; [illegible] pl, B&S Oct8, Oct27'14. O C & 100

**164TH st E, ns, 125.10 e Jerome av,** see Liberty st, 124, Manhattan Cons.

**164TH st E, ss, 133.6 e Jerome av,** see Liberty st, 124, Manhattan Cons.

**165TH st E, swc Cromwell av,** see Liberty st, 124, Manhattan Cons.

**165TH st E,** see Jerome av, see Liberty st, 124, Manhattan Cons.

**167TH st, 600 E** (10:2613), ss, 107.6 w Boston rd, 45x110x41.11x99.8, 5-sty bk tnt; Geo S Runk to Rocky Crest Realty Co, 1511 3 av; mtg $34,000; Oct23; Oct24'14. O C & 100

**167TH st, 815-9 E,** see Union av, 1120-2.

**176TH st W** (11:2877-2878-2880-2882-2884-2885), ss, extends from University av to exterior pier line of Harlem River —x—; also REPARIAN & WATER RIGHTS, except pt conveyed to Montgomery by Butterworth by deed dated July9'58; vacant; Preston J Gibson to Mary L McMillan, 1114 Vermont av, NW, Wash, DC; undivided share, Oct26; Oct29'14. O C & 100

**176TH st, 101 W,** see University av, 1701.

**178TH st, 1000-2 E** (11:3135), sec Bryant av (No 1986), 48.7x122.11x48.5x123.6, 2 & 3 sty fr dwgs; Geo S Runk to Rocky Crest Realty Co, 1511 3 av; mtg $11,000, Oct23; Oct24'14 O C & 100

**188TH st, 504 E** (11:3057), ss, 152 w Bathgate av, 20x95, 3 sty bk tnt; Saul Fuller to Emp. V Mayhew, 1522 Pacific, Bklyn; mtg $7,000 Oct14; Oct23'14. nom

**206TH st E, ss, at ss St Georges Crescent,** see St Georges Crescent, 170.

**207TH st E** (12:3343), ws, 201.1 se Bainbridge av, 53.2x102.7x42.2x114.4, vacant; Alston A Bolster to Luthera M Bolster, 369 E 183; mtg $ —; Oct26; Oct27'14. nom

**223D st E** (*), ss, 53 e Carpenter av, 26x90, W M Realty Co to Thos N Camp, 624 E 223; mtg $3,500; Oct17; Oct26'14. O C & 100

**226TH st E** (*), ns, 300 w Paulding av, 25x92.5x30.1x109.2; Giuseppe Falisi to Antonina Liggio & Maria S Amato, 370 Washington av, Mariners Harbor, SI; Oct 20; Oct24'14. O C & 100

**234TH st E** (*), ns, 160.3 w Kingsbridge rd, 25x114.6; Giovanni Losdica or Lasdica to Nathan Himowitch, 35 W 110, Oct17; Oct26'14. nom

**Bassett av** (*), ws, 198.9 n Sweetman av, 47.5x100, Costantino Zaino to Vincenzo Zaino, 2382 Prospect av; Aug17; Oct27'14 O C & 100

**Bathgate av, 1757** (11:2916), ws, 200.1 n 176th, 50.3x115.2, 2-sty fr dwg & str & 1-sty fr bldg; Geo Westerfield to Carrie Westerfield, 234 W 51; [illegible] Oct[illegible]14 nom

**Beaumont av, 2409-11** (11:3090), ws, 100 s 187th, 50x83.6 to Crescent av x60x95.5, 2-sty bk tnt; Eugene Constn Co to Laura Fargeo, 24-6 Beaumont av; mtg $24,000; Oct28'14 O C & 100

**Brook av, 556** (9:2276), nec 150th (No 511), 25x100, 5-sty bk tnt & strs; Jos Rubinsky to Annie Rubinsky, 106 W 119; mtg $——; Oct22; Oct27'14. O C & 100

**Bronx Blvd (*),** ws, 87.10 sw 228th, 29.3 x148x29.3x148.6; Frank C Mayhew & ano EXRS Levi H Mace to Bronx Parkway Commission, 100 Bway; Oct27; Oct28'14. **1,113.72**

**Bronxdale av,** ns, 31.11 e Matthews av, 31.11x118.2x25x98.3; also MULINER AV, ws, 176.3 n Bronxdale av, 50x109.11x50x 111.6; also BRONXDALE AV, ns, 32.7 w Matthews av, 57.4x125.7x50x97.5; also BRONXDALE AV, ns, 107.4 e Barnes av, runs [illegible] s51.10 to beg; also MULINER AV, es, 160.9 s Bronx & Pelham Pkway, 250x100; also BRONX & PELHAM PKWAY, ss, 25 w Bogart av, runs w100.2xs165.1xe25xn25xe 75xn145.11 to beg; Estelle Sophian to Hudson Trust Co, 1411 Bway; QC; July10; Oct 23'14. nom

**Bronxdale av** (*), &c; same prop; Walter M Goldsmith, TRSTE in bankruptcy Louis C Neuberger, to same; QC; July13; Oct23'14. nom

**Bronxdale av** (*), &c; same prop; Walter Cook Jr, TRSTE in bankruptcy Pasquale Caponigri, to same; QC; June22; Oct 23'14. nom

**Bronxdale av** (*), &c; same prop; Herman Blendermann to same; QC; May21; Oct23'14. nom

**Bronxdale av** (*), &c; same prop; Northern Bank of N Y to same QC; July 24; Oct23'14. O C & 100

**Bronxdale av** (*), &c; same prop; Clarence B Rice & ano to same; QC; June3; Oct23'14. nom

**Bronxdale av** (*), &c; same prop; Washington Savgs Bank to same; QC; Sept23; Oct23'14. O C & 100

**Bronxdale av, ns, 32.7 w Matthews av,** see Bronxdale av, ns, 31.11 e Matthews av.

**Bronxdale av, ns, 107.4 e Barnes av,** see Bronxdale av, ns, 31.11 e Matthews av.

**Bronx & Pelham Pkway, ss, 25 w Bogart av,** see Bronxdale av, ns, 31.11 e Matthews av.

**Bronx & Pelham Pkway** (*), ss, 25 w Bogart av, runs s145.11xw75xs25xw25xn 165.1 to pkwayxe100.2 to beg; Hudson Trust Co to Simpson Constn Co, 1007 Simpson; Oct20; Oct24'14. nom

**Bryant av, 1986,** see 178th, 1000-2 E.

**Bryant av, 2008** (11:3136), ses, 131.7 s 179th, 30x56.10x30x51.11, 2-sty fr dwg; Emily Schmitz to Anna K Baetz, 331 E 201; Oct28; Oct29'14. nom

**Burnside av** (11:2879), ss, 24.3 w Andrews av, runs w126.5xnw60x—31.9 to Burnside av xe102.10xse65.1 to beg, vacant; City N Y to Three States Realty Co, 149 Bway; QC; AT; May8; Oct28'14. **2,512.50**

**Cedar av, es, 145.2 & 165 n 180th,** see Sedgwick av, ws, 145.2 n 180.

**City Island av, ws,** see Minnieford av, swc Cross.

**Clay av, 1297** (11:2782), ws, 50.1 n 169th, 24.9x88.5x24.9x88.10, 2-sty fr dwg; Luiza Kleinmann to Sadie B Ullman, 2114 Walton av; Sept10; Oct29'14. nom

**Crescent av, es, abt 180 n 187th,** see Beaumont av, 2409-11.

**Creston av** (11:3162), es, 150.1 n 181st, 52.6x75.3x50x91.3, vacant; Kingsley Contracting Co to Walter Hedley, 2655 Bainbridge av; mtg $2,500; Oct15; Oct28'14. nom

**Cromwell av, ws, — n 164th,** see Liberty, 124, Manhattan cons.

**Cromwell av, ws, 89.7 s 165th,** see Liberty, 124, Manhattan cons.

**Cromwell av, swe 165th,** see Liberty, 124, Manhattan cons.

**Crotona av** (11:3091), nws, 90 ne 189th, 120x112x131x138, except pt for av, vacant; Jos Sousin Co to Henry H Herche, 2876 Heath av; mtg $10,000; Oct15; Oct 24'14. O C & 100

**Daly av, 1888** (11:2992), es, 142.3 n 176th, 18.2x49.11, 2-sty fr dwg; Jno R Peterson to Ada B Eveleigh, 1888 Daly av; mtg $2,000; Oct19; Oct23'14. O C & 100

**Franklin av, 1392** (11:2935), es, 75.6 n Jefferson pl, 37.6x100, 5-sty bk tnt; Enos S Booth, ref, to Jas T Barry, 1149 Boston rd; FORECLOS Oct20; Oct26; Oct29'14. **26,000**

**Franklin av, 1394** (11:2935), es, 113 n Jefferson pl, 37.6x100, 5-sty bk tnt; Enos S Booth, ref, to Jas T Barry, 1149 Boston rd; FORECLOS Oct20; Oct26; Oct29'14. **26,000**

**Hermany av** (*), ns, 139.6 e Olmstead av, 37.5x103; Edw J Moberg et al to Emma M Moberg, 2112 Hermany av; mtg $4,000; Oct24; Oct28'14. O C & 100

**Hoe av, 950** (10:2746), es, 207 s Aldus, 50x100, 5-sty bk tnt; Jacob Schlamp to Jno A Adams, 2161 67th, Bklyn; B&S; mtg $44,500; Oct19; Oct27'14. O C & 100

**Hoe av, 1152** (10:2752), es, 200 n 167th, 25x100, 2-sty fr dwg; Cogswell-Taylor Impt Co to Roman Catholic Church of St John Chrysostom, 985 E 167; mtg $3,250; Oct23; Oct26'14. O C & 100

**Hughes av, 2310** (11:3087), ses, 175 ne 183d, 25x100, 2-sty bk dwg; Nicola Tedeschi to Vincenzo Amato, 775 Garden, & Concetta De Fazio, same address; Sept16; Oct24'14. O C & 100

**Intervale av, 981** (10:2699), ws, 143.10 n Westchester av, 50x100, 2-sty fr dwg & vacant; Jos Ornstein to Bertha Ornstein, 981 Intervale av, mtg $11,000; Apr6; Oct 27'14. O C & 100

**Intervale av, 1116** (10:2706), es, 160.8 sw Kelly, runs s61.6xe58.2 to ws Kelly (No 1117) xs17.5xw64.10xnw66.1 to av xn20 to beg, 3-sty fr tnt & 2-sty bk shop; Ferdinand Cioffi to Raffaele Ferridino, 125 E 107, n te $5,000, Oct23; Oct26'14. O C & 100

**Jackson av** (10:2648), nec 161st (No 721), 75x21, 2 sty & b bk dwgs; Marta P Campbell to Jno Brantman, 794 Hewitt pl; Oct 26; Oct27'14. nom

**Jerome av, see 165th,** see Liberty, 124, Manhattan cons.

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**Jerome av, sec Doughty or Endrow pl (now 164th),** see Liberty, 124, Manhattan cons.

**Jerome av, es, 98.10 s 165th,** see Liberty, 124, Manhattan cons.

**Kearney av** (*), es, 175 n Baisley av, 25x100; Jno A Pleines to Lena Deaken; July27'08; Oct29'14. **211**

**Kinsella av** (*), ss, 251.4 w Bronxdale av, 25x100; Emily Hummelt to Emil Hummelt, 868 Kinsella av; mtg $3,000; Feb10, Oct26'14. O C & 500

**La Salle av** (*), ss, 769 e Ft Schuyler rd, 50x101.1; Ferdinand Stolz to Emma Everson & Fredk Stolz, 1392 Boston rd; Oct28; Oct29'14. O C & 100

**Longfellow av** (10:2755-2759), es, 267.5 n Garrison av, runs n25xe8xne21.11xne5.11 xe98.4xw113.6 to beg, vacant; Ellen M Quinlan to Wm R Houlihan, 677 Timpson pl; Oct29'14. nom

**Minnieford av** (*), swc Cross, 125x100; also MAIN ST (*), sec Cross, 100x100; also CITY ISLAND AV (*), ws, being lots 667 & 668 map Eliz R B King, City Island, except pt for City Island av; also LAND UNDER WATER Long Island Sount, adj above; also PLOT begins at high water mark Eastchester Bay at ss lot 668 map Eliz R B King, City Island, 100x400, except pt for City Island av; Anna L Martin to Henry L Thwaite, 536 City Island av; mtg $20,000; Oct14; Oct24'14. O C & 100

**Morris av, 1065** (9:2448), ws, 350.10 n 165th, 25x100.10, 2-sty & b bk dwg; Ida Brantman to Michl L Daly, 22 E 103; mtg $5,000; Oct23; Oct24'14. O C & 100

**Monterey av, 2011** (11:3061), ws, 253.11 s 179th, 50.9x95.7x50.9x96.4; also MONTEREY AV, 2015 (11:3061), ws, 203.1 s 179th, 50.9x96.4x50.9x97, 2-5-sty bk tnts; Angel Constn Co, Inc, to Minnie Cohen, 410 E 141; QC; Oct26'14. O C & 100

**Monterey av, 2015,** see Monterey av, 2011.

**Mulford av** (*), ws, 175 s Alice, 50x100; Emaline Dayss to Susan S Purdy, White Plains, NY; mtg $4,650; Oct21; Oct23'14. O C & 100

**Muliner av, es, 160.9 s Bronx & Pelham Pkway,** see Bronxdale av, ns, 31.11 e Matthews av.

**Muliner av, ws, 176.3 n Bronxdale av,** see Bronxdale av, ns, 31.11 e Matthews av.

**Newbold av** (*), ss, 126.6 e Havemeyer av, 26.6x108; Marie K Johnson to Alice V Conklin, 2215 Westchester av; QC; Oct 17; Oct28'14. O C & 100

**Ogden av** (9:2536), ws, 50 n 171st, 25x 100, vacant; Thos A Stewart to Stewart Constn Co, 1705 University av; mtg $2,-400; Oct22; Oct24'14. O C & 100

**Paulding av** (*), es, 75 n 215th, 25x100, Laconia Park; Salvatore Lufrano to Concetta Totero; mtg $1,500 on this & other premises; Jan19'10; Oct29'14. O C & 100

**Paulding av** (*); same prop; Concetta Totero to Kath F Lachnicht, 39 Foxall, Ridgewood, NY; B&S; Oct9 Oct29'14. nom

**Perry av, 3202** (12:3346), ss, 195.5 e 205th, 25x100, 2-sty fr dwg Henry Breitenbruck to Henrietta Witzel, 3202 Perry av; mtg $5,500; Oct9; Oct29'14. O C & 100

**St Anns av, 202-4** (10:2549), es, 85 s 137th, runs s40xe101.7xn30xn10xw102.8 to beg; also ST ANNS AV, 206-8 (10:2549), es, 45 s 137th, 40x102.8x40x103.6; also ST ANNS AV, 210 (10:2549), sec 137th (No 570), 45x103.10x45x105, 3-6-sty bk tnts & strs; Geo S Runk to Rocky Crest Realty Co, 1511 3 av; Oct23; Oct24'14. O C & 100

**St Anns av, 206-8,** see St Anns av, 202-4.

**St Anns av, 210,** see St Anns av, 202-4.

**Sedgwick av, ws, 165 n 180th,** see Sedgwick av, ws, 145.2 n 180.

**Sedgwick av** (11:3230), ws, 145.2 n 180th, 20x93.11 to Cedar av x20x93.6; also SEDGWICK AV (11:3230), ws, 165 n 180th, 60.5x102.4 to Cedar av x60x93.11, vacant; Virginia A Bill to Chas A Bill, 136 Madison av; Oct9; Oct26'14. nom

**Tinton av, 521** (10:2581), ws, 233.4 n 147th, 16.8x100, 2-sty & b fr dwg; Henry J Gilbert to Anthony McOwen, 515 Wales av; QC Oct23; Oct24'14. nom

**Tinton av, 521;** Augusta Gilbert to same; mtg $4,845; Oct23; Oct24'14. nom

**Tinton av, 781-5,** see Rivington, 189, Manhattan cons.

**Trinity av** (10:2630), ws, 500 s 161st, 25 x150, 2-sty bk tnt & str, 1-sty ext; Taxpayers Realty Co to Frida Wattenberg, 1109 Forest av; mtg $11,000; Oct29'14. O C & 100

**Union av, 634** (10:2674), es, 128.1 s 152d, 16.8x90, 2-sty & b bk dwg; Francis S McAvoy, ref, to Mary Klemann, 1503 Av A; FORECLOS Oct6; Oct19; Oct23'14. **5,000**

**Union av 684** (10:2675), es, 275 n 152d, 18.9x95, 2-sty & b bk dwg; Josephine O'Rorke to Kathryn Johnson, 2880 Briggs av; mtg $6,000; Oct20; Oct23'14 nom

**Union av, 720** (10:2675), es, 154.9 s 156th, 18.9x93.6x18.9x93.8, 2-sty & b bk dwg; Edw F Moran, ref, to Adaline Cohen, 420 W 130; FORECLOS Oct29'14. **6,000**

**Union av, 1120-2** (10:2680), nec 167th (Nos 815-9), 45x100, 5-sty bk tnt & strs; Morris Weiss, ref, to Chas A Moran, TRSTE Thos Webb, Bernardsville, NJ; mtg $47,500; FORECLOS Oct21; Oct27'14. **100**

**Union av, 1130** (10:2680), es, 85 n 167th, 40x100, 4-sty bk tnt; Morris Weiss, ref, to Chas A Moran, TRSTE Thos Webb, Bernardsville, NJ; mtg $28,900; FORECLOS Sept29; Oct21; Oct27'14. **100**

**Union av, 1229** (10:2673), ws, 208.10 n 168th, 20x132.7 3-sty bk dwg; Louis Sander to Isaac Hall, 826 E 180; mtg $8,000; Oct28; Oct29'14. 100

**University av, 1701** (11:2878), nwc 176th (No 101), 21x75x71.8x90.5, 5-sty bk tnt & strs; Henry Cleland Inc to Stewart Constn Co, 1705 University av; mtg $166,700; Oct22; Oct24'14. O C & 100

**Walton av, 2114** (11:3180-3185), es, 50 s 181st, 25x100, 3-sty fr tnt; Luiza Kleinmann to Sadie B Ullman, 2114 Walton av; QC; Sept10; Oct29'14. nom

**Washington av, 1117** (9:2388), ws, 284.10 n 166th, 29.6x150, except pt for av, 2-sty & b fr dwg & 1-sty fr rear bldg, also PLOT begins 93 w Washington av & 218.10 n 166th, runs w50.2xn66xe49.11xs66 to beg; vacant; Barnet Schapiro to Mary Flanzer, 2509 Board Walk, Atlantic City, NJ; AL; Oct21; Oct23'14. nom

**Washington av, 1588** (11:2913), es, 235 s 172d, 25x120, 2-sty fr dwg, except pt for av; Nettie H Morrison to Antoinette Weber, 610 7th, College Point, LI; mtg $6,000; Oct19; Oct27'14. nom

**Watson av, 2110** (*), ss, 105 e Olmstead av, 25x108, except pt for Watson av; Gustav Knoll et al to Alfred J Robinson, 3124 Av F, Bklyn; mtg $5,840; Sept19; Oct23'14. nom

**Webster av, 3134-6** (12:3357), ss, 350 ne 204th, 50x152.7x50x159.10, 2-sty bk stable; Walter C McGee Co to Walter C McGee, 32 E 26; mtg $20,000; Mar2; Oct27'14. nom

**Wilder av** (*), es, 300 n Randall av, 25x 100; Land Co "C" of Edenwald to Susanna Belsky, 335 E 166; Sept29; Oct27'14. nom

**Whitlock av** (10:2730), ses, 128.10 ne Leggett av, 50x98.5x50.7x96.4, vacant; Ellen M Quinlan to Wm R Houlihan, 677 Timpson pl; Oct29'14. nom

**Whitlock av** (10:2730), ses, 178.10 ne Leggett av, 50x136.8x50.8x129, vacant; Ellen M Quinlan to Wm R Houlihan, 677 Timpson pl; Oct29'14. nom

**Land under water Cromwell's Creek,** see Liberty, 124, Manhattan cons.

**Plot** (11:3005), begins 87.4 e Vyse av & 216.10 n Boston rd, runs s72xw4xn— to beg; N Y City Baptist Mission Soc to H C Jackson Realty Co, 1879 So blvd; Oct 23; Oct27'14. **125**

**Plot begins 93 w Washington av,** see Washington av, 1117.

**Plot** (11:3023) begins 67 se of a point on what was ss Fordham rd (prior to Nov1, 1913), which was 27.8 distnat from se intersection of Tiebout av and said Fordham road, runs sw 67.1xne36.3xnw37.3 to beg, being rear of Fordham rd (No 302), vacant; Delia McNamara to Geo Donnelly, 2714 Creston av; mtg $2,000; Oct26; Oct28'14. **2,779.11**

**Plot** (11:3023); same prop; Jos J McNamara, by GDN, to same; AT; mtg $2,-000; Oct26; Oct28'14. 720.07

**Plot** (*) begins at high water mark Eastchester Bay as ss lot 668, map Eliz R B King, City Island, 100x400, except pt for City Island av; Eliz D De Lancey, EXTRX Elias D Hunter, to Anna L Martin; Sept15'08; Oct24'14. **3,980**

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Byron st** (*), being land in bed of st in front of lot 1, blk 10, map Whitehall Realty Co; deed of cession; Wm H Christian to City N Y; Dec29'13; Oct28'14. nom

**Cannon pl** (12:3263), being land in bed of pl in front of lots 339 & 340, map Van Cortlandt Est; Marie E Mackey to City N Y; Dec20'13; Oct28'14. nom

**140TH st E** (10:2598), ns, 100 e Walnut av, 100x100, vacant; re mtg; Henry B Welsh to Francis H Fercken, 2047 7 av; Oct26; Oct27'14. O C & 100

**142D st, 475 E** (9:2287), ns, 619.5 e Willis av, 63.5x—x—x88.7, vacant; re mtg; Jacob S Gold to Minnie S Pfeiffer, individ & as EXTRX Jos F O'Gorman, 290 Lockwood, L I City, & Tessie K Scharps, 340 W 86; Oct19; Oct27'14. 4,000

**140TH st, 466 E** (9:2281), ss, 600 e Willis av, 16.8x100, 2-sty & b bk dwg; re mtg; Jacob S Gold to Minnie Pfeiffer, indiv & as EXTRX Jos F O'Gorman, 290 Lockwood st, L I City, & Tessie K Scharps, 340 W 86; Oct26; Oct29'14. 250

**176TH st, 630 E,** see Arthur av, sec 176.

**263D st W** (13:3423), ns, 412.5 w Bway, runs w7.11 to ws Spencer av xs1.5 to st xe8.3 to beg, land in bed of Spencer av; Amer Real Estate Co to City N Y; July22; Oct28'14. nom

**Arthur av** (11:2945), sec 176th (No 630), 37.11x96.8x37.8x98.3, 5-sty bk tnt & strs; re mtg; Thos C Stephens to Wm C Bergen, 130 W 180; Oct28'14. nom

**Arthur av, 1846** (11:2945), es, 37.11 s 176th, 39.7x94.11x39.6x96.8, 5-sty bk tnt; re mtg; Thos C Stephens to Wm C Bergen, 130 W 180; Oct28'14. nom

**Bergen av, es, abt 131.2 n 153d,** see 3 av, 2988-90.

**Putnam av E** (12:3271), being land lying in bed of av in front of lots 196 & 197, map Van Cortlandt Est; Sadie Welch to City N Y; June8; Oct28'14. nom

**Putnam av W** (12:3271), being land in bed of av lying in front of lot 61, map Van Cortlandt Est; Hulda Schwartz to City N Y; Dec31'13; Oct28'14. nom

**Putnam av E** (12:3271), being land in bed of av in front of lot 187, map Van Cortlandt Est; Arbris Realty Co to City N Y; June23; Oct28'14. nom

**Putnam av W** (12:3271), being land in bed of av in front of lots 57 & 58, map Van Cortlandt Est; Michele Arra to City N Y; June17; Oct28'14. nom

**Putnam av E** (12:3271), being land in bed of av in front of lots 132, 201 & 202, on map Van Cortlandt Est; Jacob Salz et al to City N Y; June3; Oct28'14. nom

**Putnam av W** (12:3271), being land in bed of av in front of lot 59, map Van Cortlandt Est; Walter S Lvbolt et al to City N Y; Oct31'13; Oct28'14 nom

**Putnam av W** (12:3271), being land in bed of av in front of lot 60 map Van Cortlandt Est; Hulda Schwarz to City N Y; Oct25'13; Oct28'14. nom

**Putnam av W** (12:3271), being land in bed of av in front of lot 91, map Van Cortlandt Est; Annie Kaufman to City N Y; June1; Oct28'14. nom

**Putnam av E** (12:3271), being land in bed of av in front of lots 132, 201 & 202, map Van Cortlandt Est; re mtg; Augustus Van Cortlandt Jr to City N Y; Dec18'13; Oct28'14. nom

**Putnam av E** (12:3271), being land in bed of av in front of lots 196 & 197, map Van Cortlandt Est; re mtg; Augustus Van Cortlandt Jr to City N Y, Dec18'13; Oct28'14. nom

**Putnam av E** (12:3271), being land in bed of av lying in front of lots 183 & 184, map Van Cortlandt Est; re mtg; Augustus Van Cortlandt Jr to City N Y; Dec18'13; Oct28'14. nom

**Putnam av E** (12:3271), land lying in bed of av in front of lots 183 & 184, map Van Cortlandt Est; Corlear Realty & Development Co to City N Y; Aug21'13; Oct 28'14. nom

**Vyse av** (11:3005), es, 216.10 n Boston rd, —x—; boundary agmt; H C Jackson Realty Co with N Y City Baptist Mission Soc, 266 2 av; Oct23; Oct27'14. nom

**3D av, 2988-90** (9:2313), es, 131.2 n 153d, 43.10x207.9 to Bergen av x44.5x204.10; consent to 3d track; Margt Nunan to Manhattan Railway Co; July2; Oct23'14. 219.15

**3D av, 2988-90** (9:2363); consent to 3d track; Aaron Langstadter to Manhattan Railway Co; July16; Oct26'14. nom

**3D av, 2988-90;** consent to 3d track; Rector &c Grace Church to same; Oct8; Oct26'14.. nom

**3D av, 3754-6** (11:2927), es, 225 s 171st 50x100; consent to 3d track; Nora Constn Co to Manhattan Railway Co; Sept25; Oct 26'14. 250

**3D av, 3754-6;** consent to 3d track; Wm V Simpson to same; Sept30; Oct26'14. nom

**3D av, 3754-6;** consent to 3d track; Jno Bussing Jr & ano to same; Sept30; Oct26 '14. nom

**3D av, 3754-6;** consent to 3d track; Emma L Simpson to same; Sept30; Oct26 '14. nom

**3D av, 3780** (11:2927); consent to 3d track; Elkan Kahn to Manhattan Railway Co; Oct7; Oct28'14. 125

**3D av, 3780;** consent to 3d track; same to same; Oct20; Oct28'14. nom

**3D av, 3780;** consent to 3d track; Julius Lichtenstein to same; Oct21; Oct28'14. nom

**3D av** (11:2929), es, 54.8 n 172d, 150x 100; consent to 3d track; Josephine W Gill to Manhattan Railway Co; Oct3; Oct 23'14. 750

**3D av, 4021-9** (11:2921), swc 174th, 100.7 x125.11x100.5x122; consent to 3d track; W K G Co Inc to Manhattan Railway Co; Oct9; Oct29'14. 1,491.96

**3D av, 4021-9;** consent to 3d track; Emigrant Indust Savgs Bank to same; Oct17; Oct29'14. nom

**3D av, 4021-9;** consent to 3d track; Sarah Joseph to same; Oct16; Oct29'14. nom

**3D av, 4058-62** (11:2930); consent to 3d track; Fulton Av Realty Co to Manhattan Railway Co; Aug28; Oct23'14. 332.50

**3D av, 4058-60** (11:2930); con sent to 3d track; Geo E Chisholm to Manhattan Railway Co; Oct5; Oct26'14. nom

**3D av, 4058-60** (11:2920); consent to 3d track; Geo E Chisholm to Manhattan Railway Co; Oct5; Oct26'14. nom

**3D av, 4058-60;** consent to 3d track; Jacob A Wolf to same; Sept4; Oct26'14. nom

**3D av, 4062;** consent to 3d track; Kath R Jackson et al, TRSTES, to Manhattan Railway Co; Sept17; Oct26'14. nom

**All RT&I** (*) of party 1st pt in & to sts, avs, rds & roadways laid out on maps entitled Amended Map Bronxwood Park & Supplementary Map Bronxwood Park; Vinnie M Shirmer to Bela D Eisler, 302 W 92; CaG; Sept30; Oct27'14. nom

**Land** (10:2583 & 2760) under water located bet the vertical plane of the exterior line of lands under water granted to G Morris by letters patent dated Aug23'53 & the vertical plane of ss E 132d, together with all RT&I of Harlem River & Port Chester R R Co to strips lying bet vertical plane of the line established & approved by Secy of War Oct10'90 as bulkhead line of East River & the vertical plane of line established by said Secy Feb5'04 as pierhead line of East River & the vertical plane of exterior line of said lands under water granted to Gouverneur Morris as aforesaid; re easement; U S Trust Co of N Y, as TRSTE, et al, to East River Gas Co of L I City, at Vernon & Webster avs, L I City; Oct23'14. 1,000

**Land &c** (10:2583-2760); same prop; order of court confirming report of Commissioners of Estimate, &c; East River Gas Co of L I City, pltf, agt City NY et al, defts; Dec29'11; Oct23'14. order of court

**Lot 36 of lot 25,** blk 2501; also LOT 6 of lot 1, blk 2501; also LOT 7 of lot 1, blk 2493, tax map; consent to operate R R; City Real Estate Co to Manhattan R R Co; Oct17; Oct29'14. nom

**Parcel 45** (*) on damage map to open Garfield st from West Farms rd to Morris Park av; consent to award; Hattie F Kellogg to City N Y; Aug17; Oct29'14. nom

**Parcel 1D** (*), on damage map to open McGraw av from Beach av to Unionport rd; re mtg; Clara M Trenchard to City NY; June12; Oct29'14. nom

**Parcel 1a** (*), on damage map to open; same re mtg; Hattie F Kellogg to same; Aug10; Oct29'14. nom

**Parcel 100B** (*) on damage map to open Guerlain st from Beach av to Unionport rd; re mtg; Park Versailles Realty Co to City N Y; Aug13; Oct29'14. nom

**Parcels 64 & 64A** (*), on damage map to open same; re mtg; Grace Van Gelder to same; Aug26; Oct29'14. nom

**Parcels 15 & 15A** (*), on damage map to open Garfield st from West Farms rd to Morris Park av; re mtg; Martin Caflisch to City N Y; June25; Oct29'14. nom

**Parcels 15 & 15A** (*), on damage map to open same; Guar Mort Co to same; May 21; Oct29'14. nom

**Parcel 39L** (*), on damage map to open Garfield st from Morris Park av to N Y, N H & H R R; re mtg; Adaline H Dodge to City N Y; Mar10; Oct29'14. nom

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**Parcel 64** (13:3423), on damage map to open Liebig av from Mosholu av to City [illegible], Dora S Morrison to City N Y. Aug3; Oct29'14. nom

**Parcels 105J & 105K (*),** on damage map to open St Lawrence av, Rosedale [illegible] av, Neville av, Cross av & Fteley av from Westchester av to Clasons Point rd; re mtg; Jno A Steinmetz to City N Y; Aug7; Oct29'14. nom

**Parcels 105A, 105B & 105G (*),** on damage map to open same; re mtg; same to same; Aug7; Oct29'14. nom

**Parcels 1 & 1A (*),** on damage map to open Lyvere pl bet Zerega av & West Farms rd; re mtg; Cosmopolitan Bank to City N Y; Sept5; Oct29'14. nom

**Parcels 79 & 79A (*),** on damage map to open same; re mtg; Mary D Nesmith to same; Aug31; Oct29'14. nom

**Parcels 79 & 79A (*),** on damage map to open same; re mtg; Ceasarina wife Peter Albano to same; Sept10; Oct29'14. nom

**Parcels 87, 87A, 95 & 95A (*),** on damage map to open Zerega av from Castle Hill av near Harts st to Castle Hill av near West Farms rd; re mag; Frank E Barnard to City N Y; Aug25; Oct29'14. nom

**Parcels 165 & 165A (*),** on damage map to open same; re mtg; Yette Reiss to same; Aug12; Oct29'14. nom

**Parcels 62, 63, 62A & 63O (*),** on damage map to open Beacon st from Rosedale av to Beach av; re mtg; Fredk W C Sanford to City N Y; July28; Oct29'14. nom

**Parcels 62, 63, 62A & 63O (*),** on damage map to open same; re mtg; Mary Messerschmitt to same; Aug28; Oct29'14. nom

**Parcels 62, 63, 62A & 63O (*),** on damage map to open same; Louisa H Vosbrinck to same; July29; Oct29'14. nom

## LEASES.

### Borough of Manhattan.

Oct. 23, 24, 26, 27, 28 & 29.

**Allen st, 106** (2:414), sec Delancey (No 73)), str & b; Max Himmel to Abr Sobel, 404 E 51; 5½yf Nov1, Oct27'14. 2,520

**Delancey st, 73,** see Allen, 106.

**Eldridge st, nec Rivington,** see Rivington, 54.

**Elizabeth st, 205-7** (2:493), all; Eva A Cone et al to Domenico Tuccillo, 214 Elizabeth, & ano; 1yf Aug1; Oct23'14. 5,800

**Elizabeth st, nec Houston,** see Houston, E, nec Elizabeth.

**Exterior st, nwc 71st,** see 71st E, nwc Exterior.

**Grand st, 566** (2:326), all; Thos Lovely to Louis Schnitt, 566 Grand; 5yf May1'15; Oct28'14. 1,200

**Houston st E** (2:521), nec Elizabeth, str & pt b; Nebo Realty Co to Tommaso La Matta, 287 Elizabeth; 5yf Oct1; Oct29'14. 1,560

**Montgomery st, 85** (1:244), str; Max Gold to Louis Nachbar, 85 Montgomery; 2 yf July1'15; Oct28'14. 420

**Mulberry st, 182** (2:480), n str & pt c; Jas E March to Leonardo Lafiosca, 187 Hester; from Oct1 to Apr30'17; Oct28'14. 600

**Orchard st, 184** (2:412); sur Ls; Saml Mann to Jacob Chaimowitz, 60 E 123; AT; Aug. Oct23'14. 500

**Rivington st, 54** (2:416), nec Eldridge, all; Meyer H Wolf to Carl Leibowitz, 54 Rivington; 3yf May1'15; Oct27'14. 4,500

**Washington st** (1:17); also BATTERY PL, space on ground fl or door facing Battery pl, for fruit store; Julius Hochfelder to Louis Sakis; 1¾yf Aug1, with extension; Oct27'14. 480

**3D st, 348-50 E** (2:357), all; Celia Schwarz to Hy Feier, 125-7 E 118; 5yf Oct 1; Oct27'14. 4,800

**5TH st, 427 E** (2:433), all; Lizzie Hock et al, EXRS &c Conrad Hock, to Louis Kirchenbaum, 427 E 5; 5½yf Nov1; Oct 27'14. 2,040 & 2,100

**11TH st, 514 E** (2:404), str & e pt b; David Rothschild to Alex Figman, 514 E 11; 2yf Jan1'15; Oct29'14. 720

**23D st, 368 W,** see 9 av, 208-10.

**28TH st, 335 W** (3:752), nes, 400 se 9 av, 12.3x98.9; asn Ls; Mary M Brown to Aaron Brown, 335 W 28; Oct10; Oct23'14. O C & 100

**28TH st, 335 W** (3:752); agmt as to consent to asn Ls; Marie M I de Courval with Aaron Brown, 335 W 28, & Mary M Brown, 145 Bridge av, Red Bank, NJ; Oct10; Oct 26'14.

**31ST st, 406-26 W** (3:728), ss, 425 e 10 av, 250x103.4x—x85.2; sobrn of Ls to mtgs for $575,000 with optional advances up to $700,000; Louis Satenstein, 452 Riv dr, doing business as American Book Bindery, with City Mtg Co, 15 Wall; Oct22; Oct28'14. O C & 100

**34TH st, 19 W** (3:836); also 35TH ST, 302 W, str & 2d & 3d flrs & pt b, with option to hire whole bldg; Revillon Freres Corpn to Bedell Co, 14 W 14, from July15'15 to Apr30'26; Oct29'14. 57,500

**35TH st, 30-2 W,** see 34th, 19 W.

**35TH st, 35-9 W** (3:836), 8th & 9th lofts; Adrem Constn Co to Wm Jackman's Sons, 11 W 32; 5yf Feb1'15; Oct28'14. 6,000

**42D st, 149-51 E** (5:1297); sobrn of Ls to mtg for $85,000, Timothy M Moriarty with M Orme Wilson, 3 E 64, et al TRSTES will Caroline W Astor for Charlotte A Hall; Oct15; Oct23'14. 100

**46TH st, 319 W** (4:1028), all; Lucy H McCarthy to Emil Gutenheim, 319 W 4; 5yf May1, Oct27'14. 1,100

**47TH st, 601-3 W,** see 11 av, 645-51.

**71ST st, 525-31 E** (5:1453), ns, 375 e Av A, 125x102, ground fl Tax Store; Hold ng Co to Geo H Storm & Co; 3½yf Jan1 '15, with rens to Jan1'36; Oct29'14. 3,500

**71ST st E** (5:1453), nwc Exterior, runs w113.5x1.2x5.5x21.5x75.1 to ws Exterior xsw128.2 to beg; the land; Geo H Storm to firm Geo H Storm & Co; 3½yf Jan1'15, with rens to May1'35; Oct29'14. 3,500

**82D st, 35-7 W** (4:1196); asn rents of Ls; Estate of Sender Jarmulowsky to Hennessey Realty Co, 220 Bway; AT; Oct22; Oct24'14. nom

**99TH st E, nwc 3 av,** see 3 av, nwc 99.

**102D st, 301 E** (6:1674), b, with use of front street windows; also 2D AV, 1984, use of front window; Wolf Goldberg to Joe Liznofsky & ano; 3yf May1; Oct26'14. 660

**112TH st, 152 E** (6:1639), 4 upper flrs; Ray Charig to Paul Florian, 1841 Lex av; 3yf Nov1; Oct27'14. 960 & 1,080

**123D st E, swc 1 av,** see 1 av, 2403.

**129TH st, 39-41 W,** all; Hamilton Holding Co to Gustave Corn, 110 W 143; 3yf Oct1; Oct28'14. 5,850

**135TH st, 601 W,** see Bway, nwc 135.

**181ST st, 512 W** (8:2152), ss, 100 e Audubon av, 45x119.6, 3-sty garage; Elise M Welton to Julius W & Claude H Kraft, 512 W 181; from July22'13 to May1'25; Oct29 '14. 5,700 to 6,200

**181ST st, 512 W;** asn Ls; Claude H & Julius W Kraft to J P Beaver, 546 W 186; Oct31'13; Oct29'14. nom

**Broadway** (7:2002), nwc 135th (No 60), all; Premium Holding Corpn to Jos Shenk, 320 Bway; 4 11-12yf Nov1; Oct27'14. 25,000

**Park Row, 93** (1:121), asn two Ls; Mecca Enterprise Inc to F B & S Co, 93 Park Row; Oct22; Oct23'14. nom

**1ST av, 2403** (6:1799), swc 123d, str & annex & b; Adam Boettiger to Jacob Barth, 2403 1 av; 10yf Apr1; Oct24'14. 1,020

**2D av, 1984,** see 102d, 301 E.

**3D av, 261** (3:901); asn Ls; Chas Apmann & ano to Jno H & Fredk W Hoyer, 261 3 av; Oct28; Oct29'14. O C & 100

**3D av, 1017** (5:1415), str & b; Nellie Scott to Max Mandel, 230 E 67; 3yf Oct1; Oct28 '14. 1,500

**3D av** (6:1626), ws, 87 n 98th, 58x110; sur Ls; Hygrade Amusement Co to Manhattan Railway Co & ano; Sept9; Oct24'14. nom

**3D av** (6:1627), nwc 99th, —x—; asn Ls; Edmond Butler to Richd Butler, 118 E 89; mtg $——; Oct29'14. nom

**7TH av, 2130** (7:1932), 2d fl; Alfd Lewin to Tom King & Tom Fong, 30 Myrtle av, Bklyn; 10 1-12yf Oct20; Oct23'14. 700 or 720

**9TH av ,208-10** (3:746), sec 23d (No 368), all; asn two Ls; Hy Tonjes & Anthony C Lembeck to Herman J Bergkamp, 510 W 144; Oct24'14. nom

**9TH av, 208-10** (3:746), sec 23d (No 368); Thos Lynch, owner, to same; agmt as to ext of Ls; 5yf May1'21 on same terms as Ls recorded Nov30'09; Sept24; Oct24'14. 791.73

**11TH av, 645-51** (4:1095), nwc 47th (Nos 601-3), 3d floor; Model Fireproof Tenement Co to Harry S Houpt, Inc, 5yf Nov1; Oct23'14. 3,750

## LEASES.

### Borough of the Bronx.

**135TH st, 209 E,** see Rider av, nws at n es 135.

**146TH st E, nwc St Anns av,** see St Anns av, 467.

**146TH st, 551 E** (9:2273), nwc St Anns av, cor str; Emma A Friedman to Slav Von Amrog, 119 Henry, Bklyn; 5yf Apr1'15; Oct 27'14. 840

**149TH st, 310 E** (9:2330); asn Ls; Isaac Milstein & ano to Sheer & Milstein, Inc; AT; Oct8; Oct28'14. nom

**163D st E, nwc So Blvd,** see So Blvd, n wc 163.

**180TH st, 720-4 E** (11:3095), all; Jno Nugent to Operators Leasings & Realty Corpn; 5yf Sept1; Oct23'14. 3,150

**215TH st, 716 E (*),** all; Kath Russe to Tresa Rizzetta, 3602 Barnes av; 3yf Sept1; Oct24'14. 420

**Clinton av, sec Tremont av,** see Tremont av, 730.

**Fordham rd, 378 E** (11:3026), ss, 156 w Webster av, str & c; Adams Realty Co to Vincent Volence, 829 Manida; 10yf Oct 19; Oct27'14. 2,500 & 3,000

**Tremont av, 730** (11:2951), sec Clinton av, cor str; Henry Wendt to Albt H Lins, 2006 Clinton av; 6yf May1; Oct29'14. 1,140 to 1,500

**Rider av** (9:2332), nws at nes 135th (No 209), 25x71.1x25x71.3, all; Eliz Dwyer to Louis Dwyer, 412 E 135; 10yf Nov1'13; Oct 29'14. 1,200 to 1,800

**St Anns av, nwc 146th,** see 146th, 551 E.

**St Anns av, 467** (9:2273), nwc 146th; asn Ls; Constantine Elsesser to Slav von Amrog, 119 Henry, Bklyn; Oct17; Oct27'14. nom

**Southern Blvd** (9:2723-5), nwc 163d, space in main hall; Kellwood Realty Co to R Raffael Riddo, 1074 Southern Blvd; 5yf Sept1, Oct28'14. 240 to 420

**Wilkins av, 1328** (11:2976), all; Wm T Sullivan to Henry Heitlinger, 1373 Intervale av; 5yf Nov1; Oct24'14. 2,400

**3D av, 4203** (11:2924); double str; David Shapiro to Wm Wiertz, 1876 Arthur av, & ano; 2 11-12yf May1; Oct29'14. 1,200 & 1,500

## MORTGAGES.

### Borough of Manhattan.

Oct. 23, 24, 26, 27, 28 & 29.

**Attorney st, 151-3** (2:350 71 & 72), ws, abt 100 n Stanton, 50x100; ¼ pt; pr mtg $1,000; Oct27'14; 5yr6%. Emma C, wife Daniel W Alexander, 316 58th, Bklyn, to Jno G Butterfield, 258 Webster av, Jersey City, NJ. 500

**Baxter st, 83-5** (1:199); ext of mtg for $48,000 to July27'17, 5%; Oct20; Oct29'14; Agnes Neustadt et al, exrs Sigmund Neustadt, with Benedetto Casagrande, 287 Sackett, Bklyn, & Domenico Casella, 742 Lincoln pl, Bklyn. nom

**Bleecker st, 341 (323)** (2:619), ss, abt 75 e Mott, 24.11x22.8x21.2x20.6, ss; Oct26'14; due & pt as per note; Mildred J, wife of & Francis H Fercken, to Henry B Welsh, all of New Rochelle, NY. 2,500

**Bleecker st, 341 (323);** PM; pr mtg $——; Oct26'14; due Oct15'16, 6%; Mildred J Fercken, 2049 7 av, NY, to Gramont Constn Co, 95 William. 1,000

**Canal st, 35-7** (1:297), nec Ludlow (Nos 4-6), 43.9x57; agmt as to ownership of bond & mtg for $55,000; Sept11; Oct29'14; Louis & Harry Jarmulowsky, firm of S Jarmulowsky, 54 Canal, with Lawyers Mtg Co, 59 Liberty. nom

**Christopher st, 171** (2:636), ns, 22x95.3; ⅛ RT&I; Oct23'14; 3y6%; Oscar L Valentine, 1129 Teller av, to Lillian Reed, 6 Iowa Circle, Washington, DC. 500

**Goerck st, 71-3** (2:328), ws, 100 s Rivington, 50x100; agmt to consolidate & coordinate two mtgs for $40,000 & $21,500 to be a joint 1st lien for $61,500; Oct22; Oct26'14; Louis & Harry Jarmulowsky, firm of S Jarmulowsky, 54 Canal, with Wyler Constn Co, 35 Nassau. nom

**Goerck st, 71-3;** sobrn of mtg for $20,000 to mtg for $40,000; Oct21; Oct26'14; Wyler Constn Co, 35 Nassau, & Marcus Rosenthal, 61 E 73, with Lawyers Title Ins & Trust Co. nom

**Hamilton pl, 7-15** (7:1988), es, 81.4 n 136th, runs n135.8xe28.2 to ws old Bloomingdale rd x again e10.11 to cl said rd xsw 124.5xw79 to beg; pr mtg $106,250; Oct26; Oct27'14; 2y or sooner, 6%; Milo Realty Co to Esthold Realty Co, 119 W 40. 23,000

**Hamilton pl, 7-15;** certf as to mtg for $23,000; Oct26; Oct27'14; same to same.

**Hamilton pl, 7-15;** certf as to reduction of mtg for $42,500 to $40,000; Aug15; Oct 27'14; Angela M Devlin to Milo Realty Co, 3436 Bway.

**Liberty st, 37-9,** see Maiden la, 44½-46.

**Ludlow st, 4-6,** see Canal, 35-7.

**Maiden la, 44½-46** (1:66), sws, 221.4 e Nassau, runs s118.7 to ns Liberty (Nos 37-9) xw47.2xn60.10xe0.10xn65.7 to Maiden la xe44.4 to beg; PM; Oct23'14; due Nov1 '19, int as per bond; Liberty St Holding Corpn to Gertrude A Vanderbeck, 149 W 126. 800,000

**Maiden la, 44½-46;** also LIBERTY ST, 37-9; agmt as to ownership of bond & mtg for $800,000; Oct23'14; Gertrude A Vanderbeck, 149 W 126, with Lawyers Title Ins & Trust Co. nom

**Mulberry st, 182** (2:480); sal Ls; Oct23; Oct28'14; demand, 6%; Leonardo Lafiosca to Lion Brewery, 104 W 108. 500

**Prince st, 172-4** (2:503), swc Thompson (Nos 115-7), 75x53, with right of way over 4x75 on ss; pr mtg $67,500; Oct24; Oct27 '14; due & int as per bond; Emilia, Gaetano & Frank G Malzone, individ, exrs & trstes, will Faust D Malzone, all of Bklyn, to Michele F Saviano, 156 Prince. 6,450

**Spring st, 95-7,** see Bway, 529-33.

**Thompson st, 115-7,** see Prince, 172-4.

**William st, 194** (1:103); sal Ls; Oct29'14; demand, 6%; Thos Maloney to Jacob Ruppert, 1639 3 av. 3,813.67

**Worth st, 196,** see Park row, 188.

**9TH st, 641 E** (2:392), ns, 168 w Av C as in yr 1825, 25x92.3; PM; Oct28; Oct29 '14; 5y5%; Lenhill Realty Corpn to Wm Fanning, 173 Brookdale av, Newark, NJ. 16,000

**10TH st, 9 E** (2:568), ns, 198 e 5 av, runs n94.9xe73.7xs27.7xsw50.10xs53 to st xw 24.5 to beg; Oct24; Oct27'14; due & int as per bond; Christian F Tietjen to Wm Rosenbaum, at Woodmere, LI. 30,000

**15TH st, 533-43 E** (3:973), ns, 95.6 w Av B, 125x103.3; ⅔ pts; pr mtg $45,640; Oct23; Oct26'14; due May1'15, 6%; Leo S Murray & Mary, his wife, & Teresa F, wife Alfred Manahan, to Beatrice Mulry, Av T & Ocean av, Bklyn. 2,000

**19TH st, 503 E,** see Av A, 310-4.

**20TH st, 331 W** (3:744), ns, 399.6 w 8 av, 24.9x92; PM; Oct24; Oct26'14; 5y5% & 4½%; Edw H Proudman to Ellen J Curran & Jane E Rourke, 331 W 20. 12,000

**23D st, 368 W,** see 9 av, 208-10.

**28TH st, 219 E** (3:909); ext of mtg for $20,000 to Aug21'17, 5%; Aug21; Oct23'14; Harmon W Hendricks, 10 E 44, trste will Fanny Hendricks, for Emma Hendricks, with Edw S Schaeffler. nom

**31ST st, 406-26 W** (3:728), ss, 425 e 10 av, 250x103.4x—x85.2; bldg loan; Oct22; Oct28'14; demand, 6%; 406 West 31st St Co to City Mtg Co, 15 Wall. 700,000

**31ST st, 406-26 W;** certf as to mtg for $700,000; Oct22; Oct28'14; same to same.

**31ST st, 406-26 W;** sobrn of mtg for $20,000 to mtg for $575,000, with optional advances up to $700,000; Oct22; Oct28'14; Robt L McGehee, 325 W 88, with same. nom

**31ST st, 406-26 W;** sobrn of $235,000 mtg to mtg as above; Oct22; Oct28'14; Hosmer J Barrett, 718 5 av, with same. nom

**31ST st, 406-26 W;** sobrn of mtg for $28,500 to mtg as above; Oct22; Oct28'14; same with same. nom

**33D st, 217 W** (3:783), ns, 180 w 7 av, 20x98.9; PM; Oct23'14; due & int as per bond; Wm Lustgarten & Co to Title Guar & Trust Co. 18,000

**38TH st, 316 E** (3:943), ss, 259.7 e 2 av, runs s93xe17.4xn18.4 & 75.3 to st xw21.2; Oct21; Oct23'14; due & int as per bond; Gauton Realty Co, 55 Liberty, to Anna E Haas, 2049 5 av, & ano, trstes will Hy Haas. 4,000

**38TH st, 316 E** (3:943); certf as to mtg for $4,000; Oct21; Oct23'14; Gauton Realty Co to Anna E Haas & ano, trstes Hy Haas.

**40TH st, 239-45 E,** see 2 av, 747-53.

**40TH st, 4 W** (3:841); ext of mtg for $125,000 to July1'19, 5%; July15; Oct27'14; Equitable Life Assur Soc of U S with Chas Remsen, at South Hampton, LI, & ano. nom

**40TH st, 4 W** (3:841); ext of mtg for $75,000 to July1'19, 5%; July15; Oct27'14; Equitable Life Assur Soc of U S with Chas Remsen, of South Hampton, L I, & ano. nom

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**41ST st, 208-16 W** (4:1012), ss, 125 w 7 av, 111x98.9; Oct28'14; due Nov1'17, 5%; Tennis Building Assn of N Y to U S Trust Co of N Y. 40,000

**41ST st, 208-16 W;** certf as to mtg for $40,000; Oct28'14; same to same.

**42D st, 149-51 E** (5:1297), ns, 175 w 3 av, 25x78.1x28.8x62.8; pr mtg $15,000; Oct16; Oct23'14; due & int as per bond; Thos F Fox to M Orme Wilson, 3 E 64, et al, trstes for Charlotte A Haig, will of Caroline W Astor. 6,000

**42D st, 149-51 E;** sobrn of mtg for $30,000 to mtg for $6,000; Oct16; Oct23'14; Chas Connor & Patk G Tighe with same. nom

**42D st, 149-51 E;** sobrn of mtg for $—— on Ls to mtg for $6,000; Oct19; Oct23'14; Peter Doelger Brewing Co, 407 E 55, with same. nom

**42D st, 149-51 E** (5:1297), ns, 175 w 3 av, 25x78.1x28.8x62.8; ext of mtg for $15,000 to July10'22, 6%; Oct22; Oct24'14; Chas Connor, 135 E 43, with Thos F Fox, 229 E 30. nom

**42D st, 133 W** (4:995); ext of mtg for $100,000 to Apr1'16, 5%; June26; Oct27'14; Equitable Life Assur Soc of U S with Richd Y Cook. nom

**43D st, 474-474A W,** see 10 av, 594.

**53D st, 39 E** (5:1289), ns, 125 e Madison av, 20x100.5; pr mtg $37,000; Oct26; Oct 27'14; due & int as per bond; Anna S Amy, 39 E 53, to Caroline E Deshon, 2211 Bway. 12,000

**55TH st, 157 E** (5:1310), ns, 95 w 3 av, 20x100.5; Oct26; Oct27'14; due & int as per bond; Jacob Hofmann to Title Guar & Trust Co. 9,000

**55TH st, 258 W,** see 8 av, 922-8.

**58TH st, 208 E** (5:1331), ss, 130 e 3 av, 20x100.5; Oct26'14; due & int as per bond; Rebecca Spiegel to Title Guar & Trust Co. 10,000

**58TH st, 42 W** (5:1273); ext of mtg for $40,000 to Oct1'17, 5%; Sept18; Oct27'14; Equitable Life Assur Soc of U S with Fannie Erbsloh, 42 W 58. nom

**58TH st, 130 W** (4:1010); ext of mtg for $26,000 to Oct26'17, 5½%; Oct23; Oct27'14; Hy J Rosenbaum with Jos H Abraham & Philip H Grausman, both at 130 W 58. nom

**71ST st, 251 W** (4:1163); ext of mtg for $15,000 to Oct22'17, 5½%; Oct20; Oct23'14; Title Guar & Trust Co with Mary Geer, 246 W 72. nom

**81ST st, 119 E** (5:1510), ns, 125 w Lex av, 20x102.2; Oct28'14; due Nov1'17, 5%; Abby R Howland to U S Trust Co of N Y. 12,500

**81ST st, 307 W** (4:1244); ext of mtg for $13,000 to Aug14'17, 5%; Oct22; Oct23'14; Windham Realization Co with Hy F Samstag, 307 W 81. nom

**82D st, 165 E** (5:1511); ext of mtg for $10,000 to Oct14'19, 5%; Oct24; Oct26'14; Clara A Feuchtwanger, 6 W 70, with Julius Scott, 126 Claremont av, & Tillie Moss, 285 St Nicholas av. nom

**82D st, 35-9 W** (4:1196), ns, 291.8 e Col av, 53.4x102.2; pr mtg $160,000; Oct23; Oct 24'14; due & int as per bond; Hennessy Realty Co to Jos Alexander, 220 W 110, & ano. 20,000

**82D st, 35-9 W;** certf as to mtg for $20,000; Oct23; Oct24'14; same to same.

**86TH st, 551 E** (5:1583), ns, 46 w Av B, runs n54.3xnw7.9xsw16.3xw2.2xs40.1 to st xe16 to beg; Oct26; Oct29'14; due & int as per bond; Jno C & Blanche I Henderson, both of West Point, NY, to Title Guar & Trust Co. 2,500

**88TH st, 12-18 E** (5:1499); ext of mtg for $140,000 to Sept15'15, 5%; Sept4; Oct27'14; Equitable Life Assur Soc of U S with Union Real Estate Co, 60 Wall. nom

**91ST st, 155 W** (4:1222), ns, 200 e Ams av, 19x100.8; Oct28; Oct29'14; 1y5%; Chas F McKenna to Emigrant Indust Savgs Bank. 13,500

**91ST st, 155 W;** pr mtg $13,500; Oct28; Oct29'14; due Apr1'15, 6%; same to Frances S MacDermott, 118 W 57. 2,000

**94TH st, 334 E** (5:1556); ext of mtg for $11,000 to May1'17, 5%; June30; Oct27'14; Frank Eberhart, 325 E 87, with An Assn for the Relief of Respectable Aged Indigent Females in City of NY, a corpn, 891 Ams av. nom

**97TH st, 301 W,** see West End av, 761.

**102D st, 305 E** (6:1674), ns, 100 e 2 av, 37.6x100.11; Oct23'14; 3y5%; Perry C Todd, 601 W 160, & Herbt W Todd, 214 Riverside dr, to Union Square Savgs Bank, 20 Union sq. 12,000

**103D st, 306 W** (7:1890); ext of mtg for $3,000 to Junel'17, 5%; Sept28; Oct27'14; Equitable Life Assur Soc of U S with Martha C Holly, 306 W 103. nom

**103D st, 306 W** (7:1890); ext of mtg for $12,000 to Junel'17, 5%; Sept26; Oct27'14; Equitable Life Assur Soc of N Y with Martha C Holly, 306 W 103. nom

**107TH st, 23 E** (6:1613); ext of mtg for $65,000 to July1'15, 5%; July16; Oct27'14; Equitable Life Assur Soc of U S with National Butchers & Drovers Bank of NY, 685 Bway. nom

**112TH st W, nec 8 av,** see 8 av, nec 112.

**112TH st, 249 W** (7:1828); ext of mtg for $35,000 to Decl'17, 5%; Oct15; Oct24 '14; Bettie Rothfeld, 163 W 72, et al, trstes Sigmund Rothfeld, with Victor Weichmann, 460 Riverside dr. nom

**112TH st, 251 W** (7:1828); ext of mtg for $35,000 to Decl'17, 5%; Oct15; Oct24'14; Bettie Rothfeld, 163 W 72 et al, trstes Sigmund Rothfeld, with Victor Weichmann, 460 Riverside dr. nom

**115TH st, 18 E** (6:1620), ss, 270 e 5 av, 25x100.11; ext of mtg for $18,500 to Mar 26'19, 5%; Mar26; Oct26'14; Rosalie Schafran, 235 W 112, with Elsie P Ingraham & ano. nom

**115TH st, 46 W** (6:1598), ss, 343 e Lenox av, 18x100.11; PM; Oct21; Oct23'14; due & int as per bond; Freehold Constn Co to Isabella L Beekman, 38 E 76. 5,700

**115TH st, 46 W;** certf as to mtg for $5,700; Oct21; Oct23'14; same to same.

**115TH st, 605-7 W** (7:1896), ns, 125 w Bway, 50x100.11; pr mtg $70,000; Oct24; Oct26'14; due & int as per bond; Lydia B Gray to Abr & Louis Davis, 241 W 113. 2,500

**116TH st, 11-3 E** (6:1622), ns, 100 w Madison av, 50x100.11; ext of mtg for $65,-000 to June30'19, 5%; June30; Oct26 '14;; Meyer Horwitz, 202 Riverside dr, & Jos Horwitz, 1884 7 av, with Wilson M Powell J, trste Charlotte Fritz et al. nom

**116TH st, 156 E** (6:1643), ss, 66.8 e Lex av, 16.8x100.11; pr mtg $10,000; also SEABURY PL, 1468 (11:2977-2966), es, 185 s 172d, 45x100; PM as to 2d parcel; pr mtg $35,750; Oct22; Oct23'14; due July19'16, 6%; Vincenzo Ursone & Co to Flora E Solomon, 536 W 113, & ano. 3,000

**116TH st, 156 E** (6:1643), ss, 66.8 e Lex av, 16.8x100.11; PM; pr mtg $10,000; also SEABURY PL, 1468 (11:2977), es, 185 s 172d, 45x100; pr mtg $35,750; Oct22; Oct 23'14; due July19'16 or sooner, 6%; Vincenzo Ursone & Co to Flora E Solomon, 536 W 113, & ano. 3,000

**116TH st, 156 E;** also SEABURY PL, 1468; certf as to mtg for $3,000; Oct22; Oct23'14; same to same.

**120TH st, 213 E** (6:1785), ns, 156.3 e 3 av, 18.9x100.11; PM; Oct24; Oct26'14; due & int as per bond; Wm Lustgarten & Co to Title Guar & Trust Co. 5,000

**120TH st, 152 W** (7:1904), ss, 225 e 7 av, 16.8x79.2 to cl of former Harlem or Bensons Creek x—x81.6, with all title on s to cl of blk; pr mtg $10,000; Oct27; Oct29'14; 1y6%; Florence M Arnold, of Bklyn, to Edwin H Kaufman, 257 Arlington av, Bklyn. 1,000

**123D st E, swc 1 av,** see 1 av, 2403.

**123D st, 241 E** (6:1788), ns, 185 w 2 av, 20x100.11; sobrn of mtg for $3,000 to mtg for $4,000; Oct29'14; Herman C Stahl of Chelsea, Mass, with Wilhelmina Kearns, 22 E Kingsbridge rd, Bronx. nom

**123D st, 139 W** (7:1908); ext of mtg for $6,200 to Oct23'17, 5½%; Oct23; Oct24'14; Jos W Lawrence, trste for Mary E Wagner, will Bryan Lawrence, 155 E 80, with Fannie Levy, 319 W 98. nom

**126TH st, 312 W** (7:1952), ss, 166.8 w 8 av, 19x49.10; Oct28'14; 3y or sooner, 6%; Cora C, wife Thos P Rushby, to Rebecca Beckert, 216 W 127. 2,000

**130TH st, 10-2 E** (6:1754); ext of mtg for $50,000 to July1'17, 4½%; July20; Oct 27'14; Equitable Life Assur Soc of U S with Bruno Richter, 17 E 92. nom

**132D st, 32 W** (6:1729); ext of mtg for $14,000 to Jan1'18, 5½%; Oct23; Oct27'14; Jno E Kaliski, 103 E 103, et al, with Wilhelm Lauter, 420 E 141, & ano. nom

**134TH st, 26 W** (6:1731), ss, 386 w 5 av, 26x99.11; pr mtg $——; July28; Oct26'14; due May1'15, 6%; Saml Herzog, of Bronx, to State Bank, 378 Grand. 3,500

**170TH st W, nec Audubon av,** see Audubon av, 101.

**170TH st W, nec Audubon av,** see Audubon av, 101.

**180TH st, 660 W,** see Bway, 4232-8.

**184TH st, 517-9 W** (8:2156); ns, 70 e Audubon av, 50x99.11; Oct22; Oct23'14; due Nov1'17, 5%; Douglas Robinson, of Warren Township, Herkimer Co, NY, to U S Trust Co of NY. 40,000

**185TH st W, nec Audubon av,** see Audubon av, 401.

**186TH st W, nec Audubon av,** see Audubon av, sec 186.

**228TH st W, nwc Marble Hill av,** see Marble Hill av, nwc 228.

**228TH st, 151-9 W,** see Marble Hill av, nwc 228.

**Av A, 310-4** (3:977); also 19TH ST, 503 E; ext of mtg for $30,000 to Oct1'16, 5%; Aug31; Oct27'14; Equitable Life Assur Soc of U S with German Kahn, 364 E 50, et al. nom

**Amsterdam av, 2262** (8:2129), ws, 41 n 172d, 37.6x100; ext of mtg for $34,000 to Nov1'19, 5%; Oct16; Oct29'14; Rosa Pfeiffer with Metropolitan Life Ins Co. nom

**Audubon av, 101** (8:2127), nec 170th, 100 x120; sobrn of mtg for $20,000 to mtg for $110,000; Oct26; Oct29'14; F M & S Corpn, 117 W 119, owner, & Hy Morgenthau Co, 30 E 42, mortgagee, with City Mtg Co, 15 Wall. nom

**Audubon av, 101** (8:2127), nec 170th, 100 x120; bldg loan; Oct26; Oct28'14; demand, 6%; F M & S Corpn to City Mtg Co, 15 Wall. 110,000

**Audubon av, 101** (8:2127), nec 170th; same prop; certf as to mtg for $110,000; Oct26; Oct28'14; same to same.

**Audubon av, 401** (8:2156), nec 185th, 83.10 x120x53.2x120; ext of mtg for $75,000 to Oct26'19, 5½%; Oct26; Oct27'14; Lawyers Title Ins & Trust Co with Aspinwall Apartments, Inc, 403 Audubon av. nom

**Audubon av, 401,** nec 185th; agmt as to ownership of bond & mtg for $75,000; Oct 26; Oct27'14; Allenel Constn Co, 30 E 42, with Lawyers Title Ins & Trust Co.

**Audubon av** (8:2156), es, 107.7 s 185th, 53x95x52.3x95; ext of mtg for $45,000 to Oct26'19, 5½%; Oct26; Oct27'14; Lawyers Title Ins & Trust Co with Aspinwall Apartments, Inc, 403 Audubon av. nom

**Audubon av,** es, 107.7 s 186th; same prop; agmt as to ownership of bond & mtg for $45,000; Oct26; Oct27'14; Allenel Constn Co, 30 E 42, with Lawyers Title Ins & Trust Co.

**Audubon av** (8:2156), es, 54.7 s 186th, 53x95; ext of mtg for $45,000 to Oct26'19, 5½%; Oct26; Oct27'14; Lawyers Title Ins & Trust Co with Aspinwall Apartments, Inc, 403 Audubon av. nom

**Audubon av,** es, 54.7 s 186th; same prop; agmt as to ownership of bond & mtg for $45,000; Oct26; Oct27'14; Allenel Constn Co, 30 E 42, with Lawyers Title Ins & Trust Co.

**Audubon av** (8:2156), sec 186th, 54.7x95; ext of mtg for $60,000 to Oct26'19, 5½%; Oct26; Oct27'14; Lawyers Title Ins & Trust Co with Aspinwall Apartments, Inc, 403 Audubon av. nom

**Audubon av,** sec 186th; same prop; agmt as to ownership of bond & mtg for $60,000; Oct26; Oct27'14; Allenel Constn Co, 30 E 42, with Lawwyers Title Ins & Trust Co.

**Bloomingdale rd, ws,** see Hamilton pl, 7-15.

**Broadway, 529-33** (2:498), nwc Spring (Nos 95-7), runs w150xn75xe50xs25xe100 to Bway xs50 to beg; Oct23'14; 3y4½%; Ray Estate Corpn to Moses T Pyne, at Princeton, NJ. 190,000

**Broadway, 529-33,** nwc Spring (Nos 95-7); certf as to mtg for $190,000; Oct22; Oct23'14; same to same.

**Broadway, 529-33,** nwc Spring (Nos 95-7); consent of stockholders to mtg for $190,000; Oct21; Oct23'14; same to same.

**Broadway, 2824-6** (7:1881); leasehold; Oct26; Oct27'14; due & int as per bond; Louis Kaplan to Herman Evers, 85 Weirfield, Bklyn. 3,500

**Broadway, 4232-8** (8:2163), sec 180th (No 660), 102.1x127.10x100x107.4; ext of mtg for $190,000 until Nov1'19, 5%; Sept3; Oct28'14; Mary J Kingsland, 1026 5 av, with Alonzo B Kight, 661 or 665 W 180. nom

**Broadway, 4232-8,** sec 180th (No 660); ext of mtg for $13,000 to Oct27'16, 6%; Oct 27; Oct28'14; David Zipkin, 924 West End av, with same. nom

**Columbus av, 789** (7:1834), es, 75.11 s 99th, 25x74; ext of mtg for $18,000 to Oct 25'19, 4½%; Oct26; Oct29'14; Wm Recke with Abr Sandberg, 124 W 114. nom

**Columbus av, 789;** ext of mtg for $15,000 to Feb1'26, 6%; Oct26; Oct29'14; Heinrich Weber with Abr Sandberg, 124 W 114. nom

**Lenox av, 90** (6:1598); ext of mtg for $50,000 to Aug3'17, 5%; Oct22; Oct23'14; Erp Realty & Constn Corpn with Wm A Martin, at Hopewell Junction, Dutchess Co, NY. nom

**Madison av, 1546** (6:1610), ws, 50.11 s 105th, 25x70; pr mtg; $12,000; Oct26'14; due & int as per bond; Lena C Niedermann to Title Guar & Trust Co. 2,000

**Marble Hill av** (13:3402), nwc 228th (Nos 151-9), 90x125; sobrn of mtg for $27,500 to mtg for $77,000; Oct21; Oct28'14; Johanna Realty Co, owner, & Louis & Harry Jarmulowsky, firm S Jarmulowsky, 54 Canal, mortgagee, with Lawyers Title Ins & Trust Co. nom

**Marble Hill av** (13:3402), nwc 228th, —x —; certf as to mtg for $77,000; Feb14'13; Oct26'14; Orosant Constn Co to Peter J Shields.

**Park row, 93** (1:121); leasehold; Oct22; Oct23'14; demand, 6%; F B & S Co to James Everards Breweries, 12 E 133. gold 8,000

**Park row, 188** (1:161); also PARK ROW, 190-2; also WORTH ST, 196; ext of two mtgs for $30,000 & $38,000 respectively to Sept1'17, 5%; Aug17; Oct27'14; Equitable Life Assur Soc of U S with Louis Silverstone, 509 W 110, individ & exr Wolf Silverstone et al. nom

**Park row, 190-2,** see Park row, 188.

**West End av, 331 W** (4:1185), ws, 105 n 75th, 22.8x100; Oct28'14; due & int as per bond; Eliz J, wife Chester W Chapin, of Lebanon, Lake, NY, to Title Guar & Trust Co. 20,000

**West End av, 761** (7:1887), nwc 97th (No 301), 126.2x100; pr mtg $225,000; Oct 22; Oct23'14; due & int as per bond; Princeton Constn Co to Hy A Mark, 177 S Oxford, Bklyn. 42,000

**West End av, 761,** nwc 97th (No 301); certf as to mtg for $42,000; Oct22; Oct23 '14; same to same.

**1ST av, 2403** (6:1799), swc 123d; sal Ls; Mar21; Oct24'14; demand, 6%; Jacob Barth, 2403 1 av, to Jas Everards Breweries, 12 E 133. gold 6,000

**2D av, 747-53** (5:1314), nwc 40th (Nos 239-45), 98.9x155; pr mtg $162,000; Oct16; Oct23'14; demand, 6%; Rosehill Realty Corpn to Jno M Bowers, 45 E 65, et al. 25,000

**2D av, 747-53,** nwc 40th (Nos 239-45); certf as to mtg for $25,000; Oct16; Oct23 '14; same to same.

**2D av, 760** (5:1333); ext of mtg for $5,500 to Jan20'20 or sooner, 6%; Sept12; Oct26 '14; Nancy & Robt Jackson, of Bedford Hills, NY, with Annie & Philip Weintraub, 1999 Webster av. nom

**2D av, 1566** (5:1544); ext of mtg for $14,-000 to July1'19, 5%; June29; Oct26'14; Edw Bement, trste will Gertrude Y Cheever, with Joanna Kehoe, 167 Greenwich. nom

**7TH av, 238** (3:773); ext of mtg for $20,-000 to Feb5'18, 5%; Oct17; Oct26'14; Bankers Trust Co, 16 Wall trste will Geo T Perkins, with Hy M Moeller, 151 W 34, et al. nom

**7TH av, 2427-9** (7:2010), es, 39.11 s 132d, 40x100; pr mtg $40,000; Oct15; Oct28'14; installs 6%; Benj Blum, 565 W 144, to Fredk Ayer, at Beverly, Mass. 10,000

**8TH av, 681-5** (4:1034); ext of mtg for $125,000 to Jan1'18, 5%; Sept25; Oct27'14; Equitable Life Assur Soc of U S with Jos & Frank Goodman, 236 W 44. nom

**8TH av, 922-8** (4:1026), sec 55th (No 258), 68.11x100; Oct28'14; 3y5%; Wilson Marshall, of Bridgeport, Conn, to Lawyers Title Ins & Trust Co. 65,000

**8TH av, 2542** (7:1941); ext of mtg for $18,000 to July7'17, 5%; Oct16; Oct24'14; Manuel A Gonzalez & ano, trstes Antonio Gonzalez, with Louis W Weill, 627 8 av. nom

**8TH av, 2070** (7:1828), nec 112th; sal Ls, Oct27; Oct29'14; demand, 6%; Chas P McGuire to Jacob Ruppert, 1639 3 av, 3,977.93

**9TH av, 208-10** (3:746), sec 23d (No 368); leasehold; Sept24; Oct24'14; demand, 6%; Hy J Bergkamp to Jacob Ruppert, 1639 3 av. 8,000

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**5TH av, 2579** (1:2041), ext of mtg for $[illegible] to Jas Lee, 5½%, Oct23, Oct24'14, Jno E Ketcham, 103 E 10th, with Philip Polatsek, ex, to Abig av nom

**107TH av, 594** (4:[illegible]), sss 43d (Nos 474-474A), 20x80; Oct24; Oct27'14; due & int as per bond; Mary E Carroll to Forbes J Hemmens, as W to, et al, exrs &c Ellen M Hennessy. 6,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Pacific st** (Bklyn), ss, 503.7 w Nostrand av, 20.1x105x112.2 - to cl old Clove rd x19.5 to ss Pacific st to mtg for $75,000, Oct23, Oct26'14; Rapid Building Co to Lawyers Mtg Co, 59 Liberty.

**Grove av** (B of Q), es, 803.2 s Blvd, 16.8 x50.2, certf as to mtg for $2,000, Oct20; Oct26'14; Rockaway Building Co to Christina Goebel.

**Hempstead, LI** (miscl); certf as to mtg for $10,000; Oct23; Oct27'14; W A Hutcheson & Co to Corn Exchange Bank

**Hempstead, L I** (miscl), certf as to mtg for $75,000; Sept30; Oct28'14; First Constn Co of Bklyn to Exeter Corpn.

**Chattel mtg** (miscl); certf as to mtg for $——; Oct22; Oct27'14; Modern Feather Dye Works, Inc, to Sam Margolies & ano.

**Chattel mtg** (miscl); certf as to mtg for $7,500; Oct27; Oct29'14; White Rat Transfer Co to Wm Mackey.

## MORTGAGES.

### Borough of the Bronx.

**Coster st, 650** (10:2764, 2768, 2769), es, 260 s Spofford av, 20x100, PM, Oct22, Oct 23'14; due Nov1'17, 5%; Perrie Segal & Goldie Greenbush, 921 Home, to Henry H Glass, 367 W 120. 4,000

**Cottage pl** (11:2932), ses, being abt 52.5 sw Crotona av, 57x127; Oct13; Oct28'14; due &c as per bond; Eliz Brinkworth, 6 Cottage pl, to Jacob Sobel, 984 Simpson. 6,000

**Featherbed la** (11:2876), ns, abt 408.3 w Macomb's rd, 50x100; Oct1; Oct23'14; 5y 5 4-10%; Elise M Holzhall, 822 Atlantic av, Atlantic City, NJ, to Jacob Krup, 4529 Pulaski av, Phila, Pa. 3,000

**Grenada pl, ss, at ss St Georges Crescent,** see St Georges Crescent, ss, at ss Grenada pl

**Haskin st, nws, 65.11 ne Ft Schuyler rd,** see Haskin, nws, 75.11 ne Ft Schuyler rd.

**Haskin st** (*), nws, 75.11 ne Ft Schuyler rd; also 262.6 sw Edison av, on final map, runs nw147.3xsw9.11xse125.1xsw109.9 to Ft Schuyler rd xse25.2 to st xne119.9x nw3.8 to beg, except HASKIN ST, nws, 65.11 ne Ft Schuyler rd, also 272.6 sw Edison av, on final map, runs nw8.10xnw22.11 xse32.7 to st xsw9.11xnw3.8 to beg; Oct21; Oct27'14; 4y6%; Margt A Sonnett, 2923 Eastern blvd, to Bertha Meitzel, 1269 Theriot av. 1,200

**Irvine st, S96** (10:2761); ext of $6,000 mtg to Oct1'17 at 5½%; Oct1; Oct24'14; Anna M Boyer with Angelicka Gilfrich, 896 Irvine. nom

**Mansion st, nec Commonwealth av,** see Commonwealth av, nec Mansion.

**Roselle st** (*), ws, 81.5 s Poplar, 50x 147.1x55.10x122.3, pr mtg $——, Oct28'14, 1y6%; Celia F or Cecilia F Brennan, 1519 Roselle, to Raymond B Stringham, 2429 Valentine av. 250

**St Georges Crescent** (12:3312), ss, at ss Grenada pl, runs w along St Georges Crescent 24.6xs92.6xe25xn100 to pl xw1.7 to beg, except pt for 206th; Oct22; Oct29 '14; demand, 6%; Maria, wife of & Angelo Gnazza to Westchester County Brewing Co, Mt Vernon, NY. 300

**Seabury pl, 1468,** see 116th, 156 E, Manhattan mtgs.

**Simpson st, 991** (10:2724); agmt as to share ownership in mtg; Oct22; Oct23'14; Fannie M Gross with Lawyers Mtg Co, 59 Liberty. nom

**135TH st, 209 E** (9:2332), nwc Rider av; sal Ls; Oct28'14; demand, 6%; Louis Dwyer to Geo Ehret, 1197 Park av. 2,000

**140TH st, 741 E** (10:2569-2570), leasehold; Oct20; Oct23'14; 16 mos, 6%; Silvestro, Giacomo & Francesco Chirico & Pasquale Briganti, to Nathan Bergenfeld, 741 E 140. 1,500

**142D st E** (9:2287), ns, 624.8 e Willis av, 61.1x—x35.10x88.7; PM; Oct26; Oct27'14; due &c as per bond; Getulio Piccirilli, 467 E 142, to Minnie Pfeiffer, 290 Lockwood, L I City, & ano 5,000

**142D st E** (9:2287); same prop; pr mtg $5,000; Oct26; Oct27'14; due &c as per bond same to Minnie Pfeiffer, 290 Lockwood, L I City, & ano. 1,000

**149TH st E, nec Eagle av,** see Eagle av, nec 149.

**163D st, 723** (10:2649), ns, 19 e Jackson av, 25x88.4, Oct1, Oct24'14; 3y6%; Margarethe Pohl to Caroline Koch, 290 E 163 1,500

**166TH st E, nwc Prospect av,** see Prospect av, nwc 166.

**167TH st E, swc Prospect av,** see Prospect av, nwc 166.

**171ST st E, swc Brook av,** see Brook av, swc 171.

**173D st, 491 E** (11:2915), ns, 110 e Wash av, old line, 19x100; pr mtg $3,500; Oct24; Oct27'14; 1y6%; Northern News Co, 491 E 173, to Jas J Sweeney, 360 Franklin av, Bklyn. 1,500

**176TH st W, nwc University av,** see University av, nwc 176.

**178TH st E, es, at nes Crotona Pkway,** see Crotona Pkway, nes, at es 178.

**223D st E** (*), ss, 53 e Carpenter av, 26x 90; pr mtg $——; Oct17; Oct26'14; 3y6%; Thos N Camp to W M Realty Co, 605 E 236. 700

**Arthur av, 1846** (11:2945), es, 37.11 s 176th, 39.7x94.11x39.6x96.8; Oct27; Oct28'14; due &c as per bond; Wm C Bergen to Bernard V Duffy, 2110 Arthur av. 5,000

**Arthur av, 2110-12** (11:3070); asn rents to secure $1,000; Oct21; Oct24'14; Uwanta Constn Co to Philip Greenblatt, 939 Intervale av, nom

**Bathgate av, es, 150.2 s 173d,** see Washington av, es, 209.10 ne 174.

**Brook av** (11:2896), swc 171st, 100x39.3x 99.11x39.2; ext of $40,000 mtg to Oct14'18 at 5½%; Oct14; Oct28'14; Emilie Schulz with Brook Av & 171st St Realty Co, 320 Bway. nom

**Bryant av** (11:2994), ws, 275 n Freeman, 25x100; Sept28; Oct24'14; 3y6%; Barbara Burdewik to Bernard Burgess, 66 Windsor pl, Bklyn, & ano. 1,500

**Burke av** (*), ss, 99 e Barker av, runs s 99.7xe1xs25xe28.4xn116.8 to Burke av xw 29.5; Oct23; Oct26'14; 3y5½%; Mary McGarry to Herman F Epple, 2516 Grand av. 3,500

**Castle Hill av** (*), ws, 77.10 s Parker, 25x105.2; Oct24'14; due &c as per bond; Diego Schepis to North Side Mtg Corpn, 391 E 149. 3,000

**Commonwealth av** (*), nec Mansion, 25x 100; pr mtg $3,000; Oct23; Oct24'14; due &c as per bond; Kate Gallagher to Thos Jones, 310 Stuyvesant av, Bklyn. 500

**Concord av** (10:2643), ws, 70.9 s 152d, 70.9x46, interior lot, begins 100 s Willow & 105 e Jackson av, 50x50, being part of lot 276, map Wilton, &c; pr mtg $10,000; Oct 13; Oct27'14; due, &c, as per notes; Olman & Rothstein, 633 Concord av, to Nathan Hirschhorn, 1045 Morris av, et al 8,847.39

**Concord av** (10:2643); same prop; certf as to above mtg; Oct13; Oct27'14; same to same.

**Courtlandt av, 808** (9:2405), es, 51.6 n 158th, 25x91.8; Oct26; Oct27'14; 3y5½%; Reinhold Schultz to Grace A Motley, Essex Falls, NJ. 5,000

**Crotona Pkway** (11:3123), nes, at es 178th, runs se78.4xn36.3xnw80.2 to ses Mohegan av xsw32 to Crotona Pkway xs4.6 to beg; pr mtg $——; Aug20; Oct27'14; due Apr1'17, 6%; Sutera & Villone Inc to Malvine Friedman, 572 E 166. 3,500

**Daly av, 1888** (11:2992), es, 142.3 n 176th, 18.2x49.11; PM; Oct22; Oct23'14; due &c as per bond; Ada Blanche Eveleigh to Jno R Peterson, 1562 Crotona Park E. 1,100

**Davidson av, 1907** (11:2862); ext of $8,500 mtg to Apr14'19 at 5%; May12; Oct24 '14; Lawyers Mtg Co with Eliz S Hopkins et al. nom

**Eagle av** (10:2623), nec 149th, 245.11x 100x261.2x101.1; ext of $28,000 mtg to Dec 15'17 at 6%; Oct23; Oct24'14; Mary T Grace with St Mary's Park Realty & Constn Co, 320 Bway. nom

**Fort Schuyler rd, ws, abt 25.2 n Haskin,** see Haskin, nws, 75.11 ne Ft Schuyler rd.

**Forest av** (10:2646), ws, 337.11 n 156th, 19x87.6; ext of $3,500 mtg to Nov23'19 at 6%; Oct26; Oct29'14; Murtha J Kelly with Chas A Mayer, 779 Forest av. nom

**Franklin av, 1392-4** (11:2935), es, 75.6 n Jefferson pl, 2 lots, ea 37.6x100; Oct26; Oct 29'14; 5y5%; Jas T Barry to German Savgs Bank, 157 4 av. 48,000

**Garrison av** (10:2761), ss, 114.8 w Irvine, runs s123.4xw61.8 to es Hunts Point av xn —xe167.8 to beg; ext of $37,500 mtg to Oct 14'17 at 5%; Oct7; Oct26'14; Title Guar & Trust Co with Utility Realty Co. nom

**Hermany av** (*), ns, 139.6 e Olmstead av, 37.5x103; PM; Oct24; Oct28'14; 1y5½%; Emma M Moberg to Edw J Moberg, 2235 Powell av. 650

**Hoe av, 950** (10:2746), es, 297 s Aldus, 50x100 Oct19; Oct27'14; 3y5%; Jno A Adams, Bklyn, to Wm Piat, Farmingdale, LI. 11,600

**Hoe av, 1277-9** (11:2980); ext of $31,000 mtg to Oct28'17 at 5½%; Oct27; Oct29'14; Title Guar & Trust Co with Honora Kingston, 1495 Edgewater rd. nom

**Houghton av** (*), ss, 205 e Olmstead av, 100x216 to Cuthbert av, Unionport, Oct 1; Oct28'14; 2y6%; Julia McLaughlin to A Woodruff Halsey, 41 King, & ano. 10,000

**Hunts Point av, es,** see Garrison av, ss, 114.8 w Irvine.

**Jackson av** (10:2651), es, 227.3 n 166th, 23.6x87.6; pr mtg $5,000; Oct22; Oct24'14; 3y6%; Rebecca M Clausen to Hermann Lohmann, 1062 1 av. 2,000

**Jackson av, 1144** (10:2651), es, 40 s Home, 22.6x87.6; Oct17; Oct28'14; due &c as per bond; Jacobina Lindner, widow, to Theresa Riffel, 410 Ocean Pkway, Bklyn, NY. 3,000

**Mott av** (9:2345), nws, abt 267 nw 140th, 100x222.2 to Walton av x100x227.2; Oct26; Oct27'14; installs, 6%; Gertrude K Graham to Louis Finkelstein, 132 W 21. notes 700

**Middletown rd** (*), ns, 50.4 e Pilgrim av, 45.4x109.11x45x115.6; Oct22; Oct23'14; 3y5½%; J Gertrude Baxter, 2875 Middletown, rd, to Robt E Walker, 2537 Poplar. 3,200

**Mohegan av, es, 4.6 n 178th,** see Crotona Pkway, nes, at es 178th.

**Perry av** (12:3346), ss, 195.5 e 205th, 25 x100; PM; Oct9; Oct29'14; due &c as per bond; Henriette Witzel, 3202 Perry av, to Henry Breitenbruck, 225 E 200. 2,000

**Prospect av, swc 167th,** see Prospect av, nwc 166.

**Prospect av, 1107** (10:2680), ws, 80 s 167th, 40x100; Oct22; Oct24'14; due &c as per bond; Angel Constn Co to Nicola Opostolico, 1156 Simpson. 7,000

**Prospect av** (10:2680), nwc 166th, 200 to ss 167th x100, except PROSPECT AV, 1091, nwc 166th, 40x100; also except PROSPECT AV, 1101, ws, 80 n 166th, 40x100; pr mtg $199,500; Oct22; Oct26'14; due &c as per bond; Angel Constn Co, 1228 Hoe av, to Hyman Fish, 157 W 110. 5,000

**Quimby av, ns, 205 e Olmstead av,** see Houghton av, ss, 205 e Olmstead av.

**Rider av, nwc 135th,** see 135th st ,209 E.

**Tiebout av** (11:3022), es, 250 n Clarke, 125x113.5; ext of $5,100 mtg to Oct31'17 at 6%; Oct26; Oct29'14; Murtha J Kelly with Edw Beerman, 308 E 51. nom

**Tilden av** (*), ns, 77.1 e Barnes av, 50x 110; Oct21; Oct24'14, 3y6%; Stacy W Kapp to Harriet A Baldwin, 28 Westcott, East Orange, NJ. 1,000

**Union av, 684** (10:2675), es, 275 n 152d, 18.9x75; PM; Oct20; Oct23'14; 3y5%; Kathryn Johnson, 2880 Briggs av, to Josephine O'Rorke, 963 Cauldwell av. 1,000

**University av** (11:2878), nwc 176th, 36x 100x103.6x120.7; pr mtg $67,500; Oct22; Oct 26'14; due Apr1'17, 6%; Stewart Constn Co to Henry Cleland, Inc, 1849 Anthony av. 4,500

**Villa av** (12:3312), es, 475 n 204th, 25x 124.6x25x124.11; pr mtg $2,000; Oct22; Oct 23'14; 1y6%; Filumina Bufano to Simeon C Bradley, Nyack, NY. 800

**Vyse av** (11:3005), es, 216.1 n Boston rd, 72.1x71.10x72x87.4; bldg loan; Oct28; Oct 29'14; due Jan1'20, 6% until final advance is made & 5½% thereafter; H C Jackson Realty Co, Inc, to Lawyers Mtg Co, 59 Liberty. 37,000

**Vyse av** (11:3005); same prop; certf as to above mtg; Oct28; Oct29'14; same to same.

**Vyse av** (11:3005); same prop; sobrn agmt; Oct9; Oct29'14; Dwyer & Carey Constn Co with same. nom

**Washington av** (11:2920-2916 & 2937), es, 209.10 ne 174th, 55.10x109.6x51.6x109.7; also BATHGATE AV, 1654, es, 150.2 s 173d, 50x 100.11x50x105.11; pr mtg $——; Oct29'14; due May15'15, int as per bond; Beatrice, wife Louis Scheinberg, 689 E 170, to Paul Hellinger, 67 E 90. 12,000

**Westchester av, 2213** (*); ext of $6,000 mtg to Oct21'19 at 5½%; Oct21; Oct23'14; Henry Klinger to Mabel E Toerner, 859 E 164. nom

**Willett av** (*), es, 500 n 2d, 100x150, Olinville; Oct28; Oct29'14; 3y5½%; Jos Buehler, 3750 Willett av, to Michl J Kearney, 21 Audubon av, & ano, exrs Michl Ryan. 5,800

**Willett av** (*); same prop; certf as to above mtg; Oct23; Oct29'14; same to same.

**Willett av** (*), ws, 550 n 2d, 100x99.10; Oct28; Oct29'14; 3y5½%; Jos Buehler, Inc, 3750 Willett av, to Michl J Kearney, 21 Audubon av, & ano, exrs Michl Ryan. 2,000

**Willett av** (*); same prop; certf as to above mtg; Oct23; Oct29'14; same to same.

**Willis av, 164** (9:2280); sal Ls; Oct23; Oct24'14; demand, 6%; Eugene Kardos to A Hupfel's Sons, 842 St Anns av. 500

**3D av, 4044** (11:2930); certf as to chattel mtg; Oct22; Oct24'14; Regal Dry & Wet Wash Laundry Co to Annie H Briliant.

**Plot** (11:3023), begins 67 se of a point on what was ss Fordham rd (prior to Nov 1'13), which was 27.8 distant from se intersection of Tiebout av & said Fordham rd, runs sw67.1xne36.3xnw37.3 to beg, being rear portion of Fordham rd (No 302); pr mtg $——; Oct26; Oct28'14; 2y6%; Geo Donnelly, 2714 Creston av, to Delia McNamara, 198 Weirfield, Bklyn. 2,000

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2434 New York, November 7, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.


Arden st, 25.
*Attorney st, 141-3 (or Stanton st, 183-7).
Bedford st, 65.
Broad st, 105.
Catherine sl, 8.
Chambers st, 125-31.
Eldridge st, 218-20.
Front st, 354-6.
Fulton st, 216.
Hancock st, 14-18.
Harrison st, 54.
Henry st, 211-3.
James st, 95.
Lewis st, 82-4.
Macdougal st, 40-2.
Madison st, 34-6.
*Minetta la, 19-21 (or Minetta st, 16-22).
Perry st, 173.
Rivington st, 1½ & 252.
*Sheriff st, 74-6 (or Rivington st, 252).
*Stanton st, 2 (or Bowery, 247).
Stanton st, 4-8, 66 & 183-7.
Sullivan st, 97, 137-9 & 225-9.
*Water st, 22 (or Broad st, 105).
Wooster st, 97.
West st, 419.
13th st, 221 W.
17th st, 12 W.
*19th st, 1-3 E (or 5th av, 119-21).
23d st, 319-23 E.
*23d st, 401 E (or 1st av, 394-6).
23d st, 118 W.
24th st, 313 E.
26th st, 322 E.
30th st, 124 E.
33d st, 503-5 W.
44th st, 502 W.
37th st, 63 W.
44th st, 317 E.
45th st, 528 W.
50th st, 202-4 E.
50th st, 512-4 W.
53d st, 441 W.
*54th st W, ns (or Madison av, 532), blk 1290-15.
60th st, 22 W.
61st st, 303 E.
71st st, 249 E.
71st st, 206 W.
75th st, 147 W.
76th st, 303 W.
79th st, 220 E.
81st st, 132 E.
*86th st, 282 W (or West End av, 536).
87th st, 444 & 502 E.
*100th st, 258 W (or West End av, 822).
102d st, 129-31 E.
106th st, 212-4 E.
107th st, 217 & 232 E.
107th st, 69 W.
108th st, 7 & 59 E.
113th st, 141-7 & 540 W.
114th st, 604 W.
116th st, 350 E.
117th st W, ss, blk 1961-19-33.
118th st, 26 E.
118th st, 14-6 W.
121st st, 72 E.
122d st, 431 E.
123d st, 129-31 E.
124th st, 314 & 420 E.
126th st, 45 E.
127th st, 140 W.
128th st, 309 W.
129th st, 114 E.
131st st, 4-6 & 268-70 W.
133d st, 131 & 523 W.
134th st, 19 E.
134th st, 121 W.
139th st, 132 W.
140th st, 475 W.
147th st, 283 W.
*168th st, 501 W (or Ams av, 2180-2).
177th st, 503-17 W.
*177th st W, ns (or Broadway, 4180), blk 2145-22.
190th st, 807 W.
*207th st W (n w c Bway), blk 2241-18.
211th st W (or Vermilyea av, nec Isham st), blk 2228-7.
Av A, 1395-9.
Amsterdam av, 2180-2.
Amsterdam av (sec 117th st, blk 1961-33-36.
Bowery, 211 & 247-9.
Broadway, 520-2 & 4180.
Broadway (nwc 207th st, blk 2241-18.
*Lexington av, 1620-4 (or 102d st, 129-31 E).
Madison av, 532.
*Morningside av W (sw c 117th st), blk 1961-19.
Park av, 1613.
*Vermilyea av (nec Isham st), blk 2228-7.
*West Broadway, 95-9 (or Chambers st, 125-31).
West Broadway, 423.
West End av, 536 & 822.
West End av, ws, blk 1176-34.
1st av, 394-8.
2d av, 2495.
5th av, 119-21.
6th av, 92.
7th av, 365-7.
8th av, 2471-3.
9th av, 366.
10th av, 509.


**WILLS.**


23d st, 141 & 156-8 E.
70th st, 215 W.
111th st, 249-55 W.
118th st, 205-9 W.
119th st, 204-10 W.
130th st, 61 E.
St Nicholas av, 164 & 174.


**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or heirless the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

OCT. 30, 31, NOV. 2, 4 & 5.

**Arden st, 25** (S. 2114-3500), es, 272 n Nagle av, 25x110, 5-sty bk tnt; Hendrik Nagle av, 25x110, 5-sty bk tnt; Hendrik Colesky, Co to Frederick Roehr, Co, 12 E 34; mtg $22,5[illegible] O C & 100

**Attorney st, 141-3,** see Stanton, 183-7.

**Bedford st, 65** (2-1st 1[illegible]), ws, 20 n Morton, 20x80, 2-sty & b bk dwg, except strip or gore 1 inch in front by [illegible] & Morton, runs sw 0[illegible] to beg; to Giuseppe Lazzolo, 82 McDougal; mtg $4,500, 0 126; Nov5'14; A$7,500-8,000 O C & 100

**Broad st, 105** (1-7-31), bg, Water (Nos 24-6 on map 22), over 50x37 x over 30x49, 3-sty bk tnt & strs; Jno H Towle, to Guaranty Trust Co of N Y, to Gertrude A Vanderbeck, 149 W 126; 1/2 pt; AT; B&S; Oct10 Nov2'14; A$[illegible] 4,500

**Catherine sl, S** (1-251-[illegible]), ws, 67 s Cherry, 20x45.5, 5-sty bk tnt & strs; Peter Gerome to M. [illegible] A Gardner, 5 Catherine sl; AL; Sept19'12; 0 127 14; A$[illegible] O C & 100

**Chambers st, 125-31** (1-145-120), nec West Bway (Nos 95-99), 100x75, 5 & 6-sty bk hotel; Jas H Maitin & ano, to Huggins, to Huggins Estates, Inc, a corpn, 320 Bway; 1; RT&I, subj to $128,000 & AL on whole Oct27 Nov2'14; A$3[illegible] 93,333.33 ceo.

**Chambers st, 125-31,** nec West Bway (Nos 95-99), Everett N Hopkins, et al to same; 5 pts; AT; mtg $67,000 & AL; Oct 20, Nov2'14 O C & 100

**Eldridge st, 218** (2-416-12), es, 49.6 s Stanton, 24.6x87.6, 5-sty bk tnt & strs; Harris Schwartz & Rebecca, his wife, to Gertie Halpin, 129 E 117; B&S; Oct31; Nov 4'14; A$20,500-30,000. O C & 100

**Eldridge st, 218;** Gertie Halpin to Harris Schwartz, 920 Av St John, Bronx; B&S; mtg $29,300; Nov2; Nov4'14. O C & 100

**Eldridge st, 220** (2-416-13), es, 25 s Stanton, 24.6x88.7, 5-sty bk tnt & strs; Jos H Schwartz & Rose, his wife, to Harris Schwartz, 920 Av St John, Bronx; ½ pt; A T; B&S; Oct31; Nov4'14; A$20,500-30,000 O C & 100

**Eldridge st, 220,** see Eldridge, 218.

**Front st, 354-6** (1-243-63-64), [illegible] 2 w Jackson, 40.10x75, 1-2 & 3-sty bk & fr stable; Lena, wife Philip Jaroslawsky, to Philip Jaroslawsky, 356 Front; mtg $8,000; Jan12, Nov[illegible] O C & 100

**Fulton st, 216** (1:81-21), ses, 81.4 se from es Greenwich, runs se along st 21.11xsw 33xnw19.5xse0.8xnw2.6xne33.8 to beg, 4-sty bk loft & str bldg; Saml B Corning to David S Naugle, 300 Macon, Bklyn; AT; QC; Oct29; Nov5'14; A$45,000-55,000. gift

**Hancock st, 14-18 on map 14-6** (2-[illegible] 527-40), ws, 150.3 n Houston, 50.4x113.1x 55.11x137.7, 6-sty bk tnt & strs; Emilie Verro to Frank S Verro, 2339 Benson av, Bklyn; ½ pt; mtg $53,000 on whole; Oct14; Oct30'14; A$33,000-76,000. nom

**Harrison st, 54** (1-183-21), ns, 74 w Washington, 21x75, 5-sty bk loft & str bldg; Seig & Saml Goldstein, EXRS Morris Goldstein, to Geo H Stege, 186 Hewes, Bklyn; mtg $18,000; Nov2'14; A$17,500-26,-000. nom

**Henry st, 211-3** (1:286-2-3), ns, 24 e Clinton, 45.2x85, 2-5-sty bk tnts & strs; Margt McKibbin to Amelia Zeman, 125 Hancock, Bklyn; B&S & CaG; AL; July21'13; Nov5 '14; A$31,000-52,000. O C & 100

**Isham st, nec Vermilyea av,** see Vermilyea av, nec Isham.

**James st, 95** (1:111-35), ws, 75.1 s Batavia, 25.2x43.7 to New Chambers (No 83) x33.8x66, 4-sty bk tnt & strs; Felicia Campbell to Michl A Rofrano, 11 Oliver; ½ pt; AT; mtg $9,000 Oct27 Oct30'14 A$10,000-13,000. O C & 100

**Lewis st, 82-4** (2:329-41-42), es, 185 s Stanton, 40x100, 2-3-sty fr bk ft tnts & strs; Theresa Lemmon to Janow Lubelski, Unterstutzungs Verein, 110-2 Cannon; mtg $12,000; Aug3; Oct30'14; A$23,000-24,000. O C & 100

**McDougal st, 40-2** (2:518-2), es, 100 n Prince, runs e74.9xn20xe0.3xn20xw75 to st xs40 to beg, 6-sty bk tnt & strs; Michl Bruncate to Angelina Sciarrillo, 53 Oak; ½ pt; mtg $36,000 on whole; Oct29; Nov2 '14; A$23,000-46,000. O C & 100

**Madison st, 34-6** (1:116-17), ss, 59.8 w James, 37.6x50.2x38.1x50.2, 3 & 4-sty bk tnts & strs; Felicia Campbell to Michl A Rofrano, 11 Oliver; ½ pt; AT; mtg $18,000; Oct27; Oct30'14 A$16,000-23,000. O C & 100

**Minetta st, 16-22** (2:542-14-17), nws, at sws Minetta la (Nos 19-21), 80x75, 2-2-sty bk tnts, 3-3-sty bk & fr tnts & strs & 3-sty bk rear tnt; Phoenix Ingraham, ref, to Central Trust Co of N Y, 54 Wall; FORECLOS Oct29; Nov4; Nov5'14; A$18,000-20. 000 15,000

**Minetta la, 19-21,** see Minetta, 16-22.

**New Chambers st, 83,** see James, 95.

**Perry st, 173** (2:637-47 & 84), ns, 86.7 e West, runs w25.3xn37xw52.5 to es West (No 419) xn23.3xe71.2xs54.8 to beg, 3-sty bk tnt & strs & 3-sty fr tnt & strs; Wm A Butterworth to Josephine A Budke, at Clarkstown, NY; QC; Oct26; Nov2'14; A $17,000-19,500. nom

**Perry st, 173;** also WEST ST, 419; Theron Butterworth to same; QC; Oct26; Nov 2'14. nom

**Perry st, 173** (2:637-84 & 47), ns, 86.7 e West, runs w25.3xn37xw52.5 to es West (No 419) xn23.3xe71.2xs54.8 to beg, 3-sty fr tnt & str & 3-sty bk tnt & str; Adeline M Gibbes to Josephine A Budke, at Clarkstown, Rockland Co, NY; QC; Feb16; Oct30 '14; A$17,000-19,500. nom

**Rivington st, 1½,** see Bowery, 211.

**Rivington st, 252** (2:334-41), nec Sheriff (Nos 74-6), 25x81, 6-sty bk tnt & strs; Isaac Bockar et al to Herman Abramowitz, 211 Stanley, Montreal, Can; correction deed; mtg $50,000; Oct29; Nov2'14; A $25,000-47,000. O C & 100

**Sheriff st, 74-6,** see Rivington ,252.

**Stanton st, 2-8,** see Bowery, 247-9 on [illegible]

**Stanton st, 66** (2:417-32), ns, 76.4 e Eldridge, 25x100, 5-sty bk tnt & strs; Harry Schuler to Emma Kirshanbaum, 88 Essex; mtg $25,000; Aug13; Oct30'14; A$22,000-31,000. O C & 100

**Stanton st, 183-7** (2:349-54), swc Attorney (Nos 141-3), runs w56.2xs63.4xe16.5xn 0.10xe40 to ws Attorney xn62.6 to beg, 6-sty bk tnt & strs; Ike Buss to Regal Mtg & Security Co, 45 W 25; mtg $86,000; Oct 30; Oct31'14; A$50,000-95,000. nom

**Sullivan st, 97** (2:503-1), es, 75 n Spring, 25x65.11, 5-sty bk tnt & strs; Hugh P Skelly to Aaron Wolff Jr, 18 W 72; Oct29; Oct30'14; A$11,000-24,000. O C & 100

**Sullivan st, 137-9** (2:517-3), es, 132.6 n Prince, 37x106, 6-sty bk tnt & strs; Maria G M Viggiano & ano to Frank Viggiano, 2392 Beaumont av, Bronx; mtg $50,000; Oct31; Nov4'14; A$26,000-55,000. O C & 100

**Sullivan st, 225-9** (2:539-9-11), es, 325 n Bleecker, 75x100, 3-5-sty stn tnts & strs; Atlantic Macaroni Co of L I City, to Jno H Probst, 70 University pl [illegible] & AL; Oct30; Nov2'14; A$48,000-78,000. O C & 100

**Sullivan st, 225-9;** Vincent De Luca & Louis F Dodd, as assignees for benefit of creditors of Atlantic Macaroni Co, to same; CaG; AL; Oct30; Nov2'14. court order & O C & 100

**Water st, 24-6 on map 22,** see Broad, 105.

**West st, 419,** see Perry, 173.

**Wooster st, 97** (2:501-31), ws, 75 n Spring, 25x75, 7-sty bk loft & str bldg; Edw N Goodwin, ref, to Rector &c St Bartholomew's Church in N Y [344 Madison av]; FORECLOS Oct20; Oct28; Oct31'14; A $[illegible] 30,000

**13TH st, 221 W** (2:618-50), ns, 283.4 w 7 av, 20.10x75, 3-sty & b bk dwg; Beatrice S B Ziegel & ano, EXRS &c Herman F L Ziegel, to Emma Ziegel, 756 St Nicholas av; Oct14; Nov5'14; A$9,500-12,000. **10,000**

**17TH st, 12 W** (3:818-58), ss, 220 w 5 av, 20x92, 12-stv bk loft & str bldg; Brody, Adler & Koch Co to Michl Wielandt Jr, at [162 E 23] & Port Jefferson, LI, Loughlin J Rice, 2603 Briggs av, & Herman Schmith, 220 Tremont av, as TRSTES under agmt of Oct23'14; mtg $175,000 & AL; Oct28; Oct 31'14; A$50,000-125,000. nom

**19TH st, 1-3 E,** see 5 av, 119-21.

**23D st, 319-23 E** (3:929-13-15), ns, 250 e 2 av, 50x98.9, 3-4-sty bk tnts & 2-sty bk rear shop; Newburgh-Walden Realty Co, at Newburgh, NY, to Charlotte I & Minnie E Stephenson, both of Middletown, NJ; 1-11 pt; QC; Oct30; Nov2'14; A$30,000-38,-500. nom

**23D st, 401 E,** see 1 av, 394-8.

**23D st, 118 W** (3:798-54), ss, 150 w 6 av, 25x98.9, 5 & 6-sty stn loft & str bldg; Washington E Connor & Trust Co of NY, EXRS &c Louise Connor, to 532 Madison Av Co, 45 Wall; Oct26; Oct30'14; A$65,-000-81,000. **35,000**

**23D st, 118 W;** Washington E Connor & Jeannette T, his wife, to same; Oct26; Oct 30'14. nom

**24TH st, 313 E** (3:930-11), ns, 160 e 2 av, 20x98.9, 5-sty bk tnt & strs & 4-sty bk rear tnt; Wm J Kenny to Geo J Kenny, 155 W 12; ½ pt; AL; Oct29, Nov2'14; A$8,500-16,000. nom

**26TH st, 322 E** (3:931-43), ss, 300 w 1 av, 25x98.9, 5-sty bk tnt; Amelia Neumeyer to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $19,000 & AL; Aug1; Nov2'14; A$10,-000-20,000. nom

**30TH st. 124 E** (3:885-76), ss, 135.8 w Lex av, 17.10x98.9, 3-sty & b bk dwg; Friend Hoar to Inner Circle Realty Corpn, 165 Bway; mtg $29,000; July8'12; Nov5'14; A$28,500-31,500. O C & 100

**33D st, 503-5 W** (3:705-30-31), ns, 75 w 10 av, 50x98.9, 2-4-sty bk tnts & strs; Wm S Dempsey to William S Dempsey Realty Co, 548 W 55; mtg $22,000; Oct27; Nov2'14; A$19,500-27,500. O C & 100

**34TH st, 502 W** (3:705-40), ss, 75 w 10 av, 25.6x98.9, 5-stv bk tnt & strs; Wm S Dempsey to Wm S Dempsey Realty Co, 548 W 55; mtg $17,000; Oct27; Nov5'14; A $14,000-28,000. O C & 100

**37TH st, 63 W** (3:839-6), ns, 55 e 6 av, 20x58.7, 3-sty stn tnt & str; Francis A [illegible] to Sol M[illegible] W 37 [illegible] $25,000 & AL; Oct31; Nov2'14; A$51,000-56,000. O C & 100

**44TH st, 347 E** (1-1337-11), ns, [illegible] e 2 [illegible] 4-sty bk tnt; Giuseppe & Catherine Vello to Grazia Vello, all at 347 E 44; [illegible] RT&I AL; Oct30 to Oct 31'14; A$9,500-16,000. **1,500**

**45TH st, 528 W** (4:1073-49), ss, 375 e 11 [illegible] 4-sty bk tnt; Herman [illegible] Oct14; Oct30'14; A$9,000-17,000. O C & 100

**45TH st, 528 W;** Morris Polsky to Fredk Grasmuck, 207 Edgecombe av; B&S & CaG; AL; Oct22; Oct30'14. nom

**50TH st, 202-4 E** (5:1323-46¼-46½), ss, 60 e 3 av, 30x60, 2-3-sty bk tnts; Louise I Mitchell to Frank W Mosher, 152 E 50; mtg $10,000 & AL; Nov2'14; A$9,000-12,000. O C & 100

**50TH st, 512-4 W** (4:1078-41-42), ss, 200 w 10 av, 50x100.5, 2-5-sty bk tnts & strs; Theresa Weil & Sophia Mayer to Bertha Kaufmann, 1496 Lex av; B&S; AL; Oct26; Nov5'14; A$18,000-36,000. O C & 100

**53D st, 141 W** (4-1078-[illegible]), ns, 225 w 10 [illegible] 3-sty & b bk tnt & strs & 2-sty fr rear tnt; Michl Maier et al to Barbara Feiss, 472 W 141; mtg $17,000 & AL; Oct 30; Oct31'14; A$11,000-17,500. O C & 100

**54TH st E, nwc Madison av,** see Madison av, 532.

**60TH st, 22 W** (4:1112-52), ss, 287.6 e Col av, 37.6x100.5, 5-sty bk tnt & strs; Clarence E Anderson to Bellemore Holding Co, 61-3 Park row; mtg $42,000 & AL; Nov 5'14; A$45,000-60,000. nom

**61ST st, 303 E** (5:1436-4½), ns, 75 e 2 av, 25x75, 5-sty bk tnt; Emma A Mayhew to Jno Blockhaus, 396 College av; mtg $15,000 & AL; Oct30; Nov5'14; A$7,500-18,-000. nom

**71ST st, 245 E** (5-1426-[illegible]), ns, 156.6 w 2 av, 18.6x102.2, 3-sty & b stn dwg; Church of St John the Martyr to Rose Rankovich, [illegible] mtg $10,000 Oct30, Oct31'14; A $7,500-11,000. **13,250**

**71ST st, 206 W** (4:1162-37), ss, 115 w Ams av, 20x100.5, 3 & 4-sty & b stn dwg; Marietta Newcomb to Carolyn Holding Co, 44 Cedar; mtg $17,000 & AL; Oct29; Oct31 '14; A$16,500-29,000. O C & 100

**73TH st, 147 W** (4:1147-11), ns, 240 e Ams av, 20x102.2, 4-sty & b stn dwg; Mary A Harriot to Jennie A Harriot [147 W 73], party 1st pt reserves life estate; Aug2'01; Oct30'14; A$16,000-30,000. nom

**76TH st, 303 W** (4:1185-66), ns, 63 w West End av, runs n36xw5.4xn13.7xnw5.10 xn21.6xw14.8xs76.1 to st xe23 to beg, 4-sty & b bk dwg; Jno J Halpin, ref, to Hy B Platt, 535 Park av; FORECLOS Oct27; Oct 30; Nov2'14; A$23,000-32,000. **22,009**

**79TH st, 220 E** (5:1433-38½), ss, 245 e 3 av, 20x102.2, 3-sty & b stn dwg; Chas Schimmer to Equality Constn Co, 10 Wall; mtg $10,000; Nov22'13; Oct30'14; A$10,000-14,000. O C & 100

**82D st, 132 E** (5:1510-58),ss, 35 w Lex av, 20x70, 4-sty & b stn dwg; Kaufman Mandell to Frank P Briody, 714 41st, Bklyn; B&S; Nov2; Nov4'14; A$12,000-15,000. O C & 100

**82D st, 132 E;** Frank P Briody to Kaufman & Sol B Mandell, 442 Ocean Pkway, Bklyn, as joint tenants; B&S; Nov4'14. O C & 100

**86TH st, 282 W,** see West End av, 536.

**87TH st, 444 E** (5:1566-29), ss, 100 w Av A, 25x100.8, 5-sty stn tnt; Dorothea Rasp to Mary Steiner, 444 E 87; Annie Horstmann, 15 Waldorf ct, Bklyn, & Josephine Lahr, 526 E 86; party 1st pt reserves life estate; AL; Oct27; Nov2'14; A$8,500-21,500. gift

**87TH st, 502 E** (5:1583-49), ss, 99 e Av A, runs s61.8xelxs39xe17xn100.8 to st xw 18 to beg, 3-sty & b stn dwg; Margherita P Devito to Sebastian, Jos J & Anthony S Lunghino, all at 415 Norwood av, Buffalo, NY, & Donatus L Lunghino, 595 Barrington, Rochester, NY, firm of S Lunghino & Sons, 35 State, Buffalo, NY; mtg $3,000 & AL; Nov5'14; A$6,000-9,000. O C & 100

**100TH st, 258 W,** see West End av, 822.

**102D st, 129-31 E** (6:1630-16), nwc Lex av (Nos 1620-4), 40x100.11, 6-sty bk tnt & strs; Taxpayers Realty Co to Jno Wattenberg, 1109 Forest av; mtg $50,000; Oct30; Oct31'14; A$26,000-60,000. O C & 100

**106TH st, 212-4 E** (6:1655-41-42), ss, 160.6 e 3 av, runs s23.5xw0.6xs40.2xe0.6xs24xw 0.6xs13.4xe54xn100.11xw53.6 to beg, 2-6-sty bk tnts & strs; Louis Herskovitz to Ike Buss, 154 Ross, Bklyn; mtg $44,000; Oct30; Oct31'14; A$22,000-54,000. O C & 100

**107TH st, 217 E** (6:1657-12), ns, 310 w 2 av, 25x100.11, 4-sty bk tnt & strs; Mary A McGown to Giuseppe Falisi, 237 E 108; QC; Sept12; Nov2'14; A$8,000-15,000. nom

**107TH st, 232 E** (6:1656-32), ss, 175 w 2 av, 25x100.11, 4-sty bk tnt & strs; Giuseppe Natale to Frank A Sinisgalli, 617 Morris Park av; mtg $10,000; Oct26; Oct31 '14; A$8,000-14,000. O C & 100

**107TH st, 69 W** (7:1843-5), ns, 100 e Col av, 37.6x100.11, 5-sty bk tnt; Chas Schimmer to Equality Constn Co, 10 Wall; ¼ pt; AL; Nov22'13; Oct30'14; A$22,500-45,000. O C & 100

**108TH st, 7 E** (6:1614-6), ns, 125 e 5 av, 25x100.9, 5-sty bk tnt; Israel Linder to Fanny Linder, 7 E 108; mtg $22,200; Nov 2; Nov4'14; A$13,000-24,000. O C & 100

**108TH st, 59 E** (6:1614-27), ns, 225 w Park av, 17x100.11, 4-sty stn tnt; Chas Schimmer to Equality Constn Co, 10 Wall; [illegible] AL Nov2'13; Oct30'14 A$[illegible] O C & 100

**113TH st, 241-3 W** (7:1829-17), ns, 325 w 7 av, 50x100.11, 6-sty bk tnt; A$31,000-81,-000; also 113TH ST, 245-7 W (7:1829-15), n [illegible] w 7 av, 75x100.11, 6-sty bk tnt, A $31,000-81,000; Max Beck to Irene F Beck, [illegible] 241 W 113; mtg $[illegible] & AL Oct30; Nov4'14 O C & 100

**113TH st, 245-7 W** (7:1829-15), ns, 375 w 7 av, 50x100.11, 6-sty bk tnt; Josephine or Josefine Beck to Max Beck, 241 W 113, A T; B&S; Apr28; Nov4'14; A$31,000-81,000 O C & 100

**113TH st, 245-7 W,** see 113th, 241-3 W.

**113TH st, 540 W** (7:1884-51), ss, 306.3 e [illegible] 18x[illegible] 4-sty & b bk dwg; Home Insurance Co to Sterling N Realty Assn, 540 W 113; mtg $20,000 & AL; Nov4; Nov5'14; A$13,500-20,000. nom

**114TH st, 604 W** (7:1856-[illegible]), ns 175 w [illegible] 18.9x100.11, 4-sty & b bk dwg; Chas Otis to Delafield Estate, 27 Cedar; mtg $10,000; Oct28; Oct31'14; A$12,000-20,000. nom

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**116TH st, 350 E** (6:1687-32), ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Josephine Clauter to Concetta Fortunato, 256 E 112, mtg $9,000. Apr30'13, Nov14'14, A$6,500-9,500. O C & 100

**117TH st W, see Amsterdam av,** see Amsterdam av, sec 117.

**118TH st, 26 E** (6:1623-50), ss, 33 w Madison av, 27x100.11, 5-sty bk tnt; Annie Jacobs to Minna Forman, 153 Mercer; mtg $23,000; Oct29; Oct30'14; A$14,000-25,000. O C & 100

**118TH st, 14-6 W** (6:1601-46), ss, 241 w 5 av, 41x100.11x44x100.11, 5-sty bk tnt; Lazarus Levy to Jos Kirshbaum, 68 W 119. AT, QC, Oct29, Oct30'14. A$24,500-50,000. nom

**121ST st, 72 E** (6:1717-23), ss, 100 w Park av, 25x100.11, 5-sty stn tnt; Julia & Harry Bachrach, ch. EXRS & TRSTES Abram Bachrach, to Ella S Chase, 465 West End av; QC; AT; AL; Oct30; Oct31'14; A$11,000-23,000. nom

**122D st, 431 E** (6:1810-14), ns, 250 w Pleasant av, 25x100.11, 5-sty bk tnt; Jos Weinstein to Jonas Scheuer, 801 West End av; AL; Oct29; Oct30'14; A$6,000-17,000. O C & 100

**123D st, 129-31 E** (6:1772-13), ns, 290 e Park av, 41.8x100.11, 6-sty bk tnt & strs; Wilbur Larremore, ref, to Fred M Stein, 15 W 75; mtg $42,000; FORECLOS Oct2; Nov2; Nov4'14; A$18,000-47,000. **500**

**124TH st, 314 E** (6:1800-45½), ss, 156.6 e 2 av, 19x100.11, 4-sty bk tnt; Mary Smith & ano TRSTEs will Jno Campbell for benefit Jno Campbell to Caroline or Carrie E Heath, ½ pt, Marion E Mariner, ¼ pt, & Roy C Jones, ¼ pt, all at 902 1 av N, Minneapolis, Minn; Oct27; Nov4'14; A$6,000-10,000. nom

**124TH st, 420 E** (6:1811-40), ss, 200 e 1 av, 25x100.11, 5-sty bk tnt; Chas Schimmer to Equality Constn Co, 10 Wall; mtg $8,000; Nov22'13; Oct30'14; A$5,000-11,000. O C & 100

**126TH st, 45 E** (6:1751-26½), ns, 235 w Park av, 20x99.11, 3-sty & b stn dwg; Percy L Klock, ref, to Cornelia W Slade, 49 E 75; FORECLOS Oct15; Oct31; Nov2'14; A$8,500-12,500. **10,500**

**127TH st, 140 W** (7:1911-51½), ss, 290 e 7 av, 16x99.11, 3-sty & b stn dwg; Kath K W Henszey to Grace B Gaul, 7 Philipse pl, Yonkers, NY; mtg $8,000 & AL; Aug27; Oct31'14; A$7,000-10,500. nom

**128TH st, 309 W** (7:1955-6), ns, 92.6 e St Nicholas av, 20x99.11, 5-sty bk tnt; Edwin D Hays, TRSTE in bankruptcy of Louis Adelson, to Louis Cohen, 309 W 128; AT; B&S; AL; Oct6; Nov2'14; A$9,500-16,000. O C & 150

**129TH st, 114 E** (6:1777-64),, ss, 200.2 e Park av, 19.11x99.11x20x99.11, 3-sty & b bk dwg; N Y Life Ins & Trust Co TRSTE will Saml Smith for Cora Kennard to Bernard Brindze, 15 E 128; AL; Nov4'14; A$6,000-7,000. **5,000**

**131ST st, 4-6 W** (6:1728-42), ss, 145.4 w 5 av, runs s99.11xw14.2xn5xw21.6xn99.11 to st xe35.8 to beg, 2-3-sty & b stn dwgs; N Y Savings Bank to Frank P Briody, 714 41st, Bklyn; mtg $15,000 & AL; July15 Nov4'14; A$14,000-24,000. O C & 100

**131ST st, 4-6 W;** Frank P Briody to City Real Estate Co, 176 Bway; mtg $15,000 & AL; Nov2; Nov4'14. O C & 100

**131ST st, 268-70 W** (7:1936-59-60), ss, 100 e 8 av, 50x99.11, 2-5-sty bk tnts; Bertha Silberstein to Frank E Lonas, 350 W 88; mtg $30,000; Oct31; Nov2'14; A$22,000-46,-000. O C & 100

**133D st, 131 W** (7:1918-16), ns, 366.6 w Lenox av, 33.3x99.11, 5-sty stn tnt; Paul A McGolrick to Florence O Houck, 271 W 140; mtg $30,750; Nov2'14; A$13,500-29,000. nom

**133D st, 523 W** (7:1987-23), ns, 225 w Ams av, 37.6x99.11, 6-sty bk tnt & strs; Brody, Adler & Koch Co to Michl Wielandt Jr [162 E 23], Port Jefferson, L I; Loughlin J Rice, 2603 Briggs av, & Herman Schmith, 220 Tremont av, as TRSTEs under agmt of Oct23'14; mtg $36,000; Oct 28; Oct31'14; A$15,500-43,000. nom

**134TH st, 19 E** (6:1759-13), ns, 300 e 5 av, 25x99.11, 5-sty bk tnt; Jno Z Lowe Jr, ref, to Julius Samuels, 296 Summit av, Mt Vernon, NY; mtg $——, FORECLOS Sept 14; Oct26; Nov2'14; A$5,000-16,500. **1,000**

**134TH st, 121 W** (7:1919-18), ns, 325 w Lenox av, 25x99.11, 5-sty bk tnt; Barbara Feiss to Michl Maier, 150 E 78, & Benj Maier, 133 W 113; mtg $11,500; Oct26; Oct 30'14; A$10,000-19,000. nom

**139TH st, 132 W** (7:2007-54), ss, 230 e 7 av, 26x99.11, 5-sty bk tnt; Chas Schimmer to Equality Constn Co, 10 Wall; mtg $17,-000; Nov22'13; Oct30'14; A$9,500-22,000. O C & 100

**140TH st, 475 W** (7:2057-30), ns, 40 e Ams av, 18x99.11, 3-sty & b bk dwg; Ella A Charlton to Earle C Bacon [26 Cortlandt] & Park Hill, Yonkers, NY; mtg $10,000 & AL; Oct30'14. A$8,000-15,000. O C & 100

**147TH st, 283 W** (7:2033-11), ns, 500 w 7 av, 25x99.11, 6-sty bk tnt & strs; Louisa Mander to Louis P Deffaa, 393 West End av; AL; Oct28; Nov2'14; A$9,000-27,000. O C & 100

**168TH st, 501 W,** see Ams av, 2180-2.

**177TH st, 503-5 W** (8:2132--pt lot 110), ns, 100 w Ams av, 42.6x98.4x42.7x99.7, 5-sty bk tnt; A$——$——; also 177TH ST, 507-9 W (8:2132-pt lot 110), ns, 142.6 w Ams av, 42.6x98.4x42.7x99.4, 5-sty bk tnt; A$——$——; also 177TH ST, 511-3 W (8:2132-pt lot 110), ns, 185 w Ams av, 42.6x98.9x42.7x99.1, 5-sty bk tnt; A$——$——; also 177TH ST, 515-7 W (8:2132-pt lot 110), ns, 227.6 w Ams av, 42.6x101.6x42.7x98.9, 5-sty bk tnt; Leonard W Simmons to Melton Realty Corpn, 55 John; AL; Oct30; Oct31'14; A $——$——. nom

**177TH st, 507-9 W,** see 177th, 503-5 W.

**177TH st, 511-3 W,** see 177th, 503-5 W.

**177TH st, 515-7 W,** see 177th, 503-5 W.

**177TH st W** (8:2145-22), ns, 170 w Wadsworth av, runs n89.10xw115.9 to es Bway (No 4180) xs91.2 to 177th xe100.2 to beg, 6-sty bk tnt & strs; Carl S Flanders to Howard O Weaver, [39 Cortlandt] & 32 Doremus av, Ridgewood, N.J; mtg $205,-000 & AL; Oct29; Oct30'14; A$65,000-180,-000. nom

**190TH st, 807 W** (8:2169-60), ns, 120 w St Nicholas av, 80x100, 5-sty bk tnt; Weber-Turek Building Co to Shenk Realty & Constn Co, 62 W 107; B&S; Nov2'14; A$22,-300-P22,300. nom

**207TH st W, nwc Bway,** see Bway, nwc 207.

**211TH st W, nwc Vermilyea av,** see Vermilyea av, nec Isham.

**Av A, 1395-9** (5:1469-22), ws, 102.2 s 75th, 85.8x101.3x69.11x100, 5-sty bk loft & str bldg & 2-sty rear bk stable; Jacob Herb et al to Hortense Prowler, at Rutherford, NJ; mtg $25,000; Nov4; Nov5'14; A$30,000-43,000. O C & 100

**Amsterdam av** (7:1961-19-36), sec 117th, 100.11x450 to ws Morningside av W, vacant; Kath D Penrose et al, heirs &c Lucy W Drexel, to TRSTEs Columbia University in City NY, 63 Wall; AL; Oct9; Oct31 '14; A$376,000-376,500. nom

**Amsterdam av, 2180-2** (8:2125-49), nwc 168th (No 501), 50x100, 6-sty bk tnt & strs; Jas A Lynch, ref, to Jacob Ruppert Realty Corpn, 1609 3 av; mtg $65,000; FORECLOS Oct23; Oct31 Nov2'14; A$37,-500-88,000. **15,100 over & above said mtg**

**Bowery, 211** (2:425-15), es, 23.2 s Rivington, 22.6x70x22.8x70, 3-sty fr bk ft tnt & strs, 1-sty ext; A$20,000-21,000; also RIVINGTON ST, 1½ (2:425-17), ss, 70 e Bowery, 30x45x30.1x45.3, 5-sty bk tnt & strs; A$18,000-24,000; Rosie Kraus to Cilie Vogel, 546 W 147; ½ pt; AT; Aug28; Nov 2'14. O C & 100

**Bowery, 247-9 on map 245½-9** (2:427-1-3 & 52 & 58-60), nec Stanton (Nos 2-8), runs n61.10 xe 48 xs 0.8 xe 18.1xn0.11xe9.8 xn .02½xe across alley or Stanton ct 29xs64.8 to st xw100 to beg, with rights to alley, &c, 3-4-sty bk loft & str bldgs & 3-3-sty fr tnts & strs; Charlotte E Throckmorton, heir &c Alwyn A Alvord, to Hy Hollman, 249 Bowery; AT; QC; AL; Mar6'02; Nov2 '14; A$63,000-82,500. nom

**Broadway, 320-2** (2:483-15), es, 51.1 s Spring, 50x99.10, 11-sty stn loft & str bldg; Geo C Edwards & ano to Walter C Shoup, 18 Gramercy Park; B&S; mtg $225,-000 & AL; Oct30; Oct31'14; A$132,000-650,-000. O C & 100

**Broadway, 4180,** see 177th W, ns, 170 w Wadsworth av.

**Broadway** (8:2241-18), nwc 207th, 125x irr, Samuel Hamlen Freedman to Wm P Allen, at Rye, NY; mtg $30,000 & AL; May 15; re-recorded from May15'14; Oct31'14; A$36,000-36,000. O C & 100

**Broadway** (8:2241-18), nwc 207th, Wm P Allen to J Allen Townsend, [237 Madison av] & at Irvington, NY; B&S; mtg $30,000 & AL; May15 Oct31'14 O C & 100

**Lexington av, 1620-4,** see 102d, 129-31 E.

**Madison av, 532** (5:1290-15), nwc 54th, 25.5x75, 5-sty & b stn dwg; Washington E Connor & U S Trust Co of NY, EXRS &c Louise Connor, to 532 Madison Av Co, 45 Wall; Oct26; Oct30'14; A$90,000-105,000. **100,000**

**Madison av, 532,** nwc 54th; Washington E Connor & Jeannette T. his wife, to same; Oct26; Oct30'14. nom

**Morningside av, swc 117th,** see Amsterdam av, sec 117.

**Park av, 1613** (6:1642-71), es, 50.11 s 115th, 25x80, 5-sty bk tnt & strs; Martha Schlesinger to Elizzabeth Simon, 11 Floyd, Bklyn; AL; Nov2'14; A$8,000-16,000. nom

**Park av, 1613;** Elizabeth Simon to Martha Schlesinger, 920 Av St John, Bronx; AL; Nov2'14. nom

**Vermilyea av** (8:2228-7), nec Isham, runs e148.2 to ws 211th xn91.6xw95.8 to es Isham xs75 to beg, vacant; Max Marx to Hickory Realty Corpn, 128 Bway; B&S; mtg $14,000; Oct29; Oct31'14; A$25,000-25,-000 O C & 100

**West Broadway, 95-9,** see Chambers, 125-31

**West Broadway, 423** (2:501-6), es, 225 n Spring, 25x100, 6-sty bk tnt & strs; Alex Geiger to Louisa A Geiger, 804 W 180; ¼ pt; Oct29; Oct30'14; A$20,000-38,000. nom

**West End av** (4:1176-34), ws, 25.1 s 65th, 50x100, vacant; Thos F Devine to Gotham National Bank, 1819 Bway; AL; Jan9; Nov 5'14; A$18,000-18,000. O C & 100

**West End av, 536** (4:1233-61), sec 86th (No 282), runs e80xs83.2xe20xs19xw100 to av xn102.2 to beg, 12-sty bk tnt; Michl F Loughman to Mary A Ryan, 412 West End av; mtg $505,000; Nov2'14; A$225,000-675,-000. O C & 100

**West End av, 822** (7:1871-61), es, 17.5 s 100th, runs e65.6xn7.7xw8xn9.10 to ss 100th (No 258) xw57.6 to av xs17.5 to beg, 3-sty & b bk dwg; Linda V Mallinson to Ralph Stoddard, 256 W 102; mtg $15,000; Oct21 Nov2'14 A$16,000-24,000. nom

**1ST av, 394-8** (2:955-1 31), nec 23d (No 401), 74.1x81.6, 4-sty bk loft & str bldg & 5-stv bk lodging house; Henrietta Hirsch to Louis A Hirsch, 1361 Madison av; ¼ pt; AT; May1'13; Nov5'14; A$56,000-78,000. nom

**2D av, 2495** (6:1792-26), ws, 24.11 s 125th, 25x75, 5-sty bk tnt & strs, Edw Grotecloss Jr to Adolph P Rosenzweig, 240 E 93, mtg $15,000 & AL, June16, Oct30'14 A$7,000-10,000. nom

**2D av, 2495;** Adolph P Rosenzweig to Peter Grotecloss Jr, 326 Fulton, Long Island City, pt, mtg $15,000 & AL, Oct30'14 nom

**5TH av, 119-21** (6:1548-1), nec 119th (No 1-3), runs e47.6xn25xw45.6xw100 to av xs25.6 to beg, 5-sty bk str; Alfred P Gaul Inc to Peter A Rooker, 116 Et Genesee st, Baldwinsville, NY, mtg $50,000 & AL, Oct31 Nov5'14 A $55,000-75,000. O C & 100

**6TH av, 92** (2:553-9), es, 22.9 s 8th, 22.9 x80, 3-sty bk tnt & strs; A Julian Fox to Martin Kunz, at Barryville, Sullivan Co, NY; mtg $25,800; Oct29; Oct30'14; A$19,000-23,000. nom

**7TH av, 365-7** (3:806-3-4), es, 46.5 n 30th, 41.11x75x42.3x75, 4-sty bk tnt & strs & 2 & 3-sty bk & fr tnt & str; Susan E Wood to Edw T Kennard, 526 W 111, EXR Wm F Newkirk; QC; AL; Oct28; Nov2'14; A $116,770-120,762. O C & 200

**8TH av, 2471-3** (7:1958-28), ws, 99.11 s 133d, 50x100, 6-sty bk tnt & strs; Raywood Co to Marie La Montagne, 122 Madison av; QC; AL; Oct30; Oct31'14; A$33,000-65,000. O C & 200

**9TH av, 366** (3:754-80), es, abt 45 s 31st, —x—, 4-sty bk tnt & strs; A$14,500-17,500; also 10TH AV, 509 (3:710-32), ws, abt 70 n 38th, —x—, 5-sty stn tnt & strs; A$17,500-35,500; copy of will; Christina Schweitzer, widow, late of Bklyn, by will, to Hy G Schweitzer, 449 E 143, her son, & Julia H Pommerer, her daughter; June12'11; Nov5'14.

**10TH av, 509,** see 9 av, 366.

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Chambers st, 125-31** (1:145-12), nec West Bway (Nos 95-9), 100x75, 5 & 6-sty bk & stn hotel; re dower; Mary E Huggins, widow, to Nathaniel Huggins, at Kensington, Great Neck, LI, & Ruth H Van Vleck, at Short Hills, NJ, heirs Geo L Huggins; AT; QC; Oct27; Nov2'14; A$230,000-280,000. nom

**Greenwich st, 80** (1:18-41); consent to subway stairway at Rector st station; Danl J, Geo J & Dominick J Faour to City NY; Oct23; Nov2'14. nom

**Greenwich st, 96** (1:53); consent to subway stairway at Rector st station; Danl J, Geo J & Dominick J Faour to City NY; Oct23; Nov2'14. nom

**Harrison st, 54** (1:183-21), ns, 74 w Washington, 21x75, 5-sty bk loft & str bldg; re dower; Flora Goldstein to Geo Stege, 186 Hewes, Bklyn; AT; QC; Oct30; Nov2'14; A$17,500-26,000. nom

**New Bowery, 23** (1:289); consent to 3d track; Francis L Moffett, 508 University av, SE, Minneapolis, Minn, et al, to Manhattan Railway Co; mtg $15,000; Sept11; Nov5'14. 980

**New Bowery, 23;** consent to 3d track; Equitable Life Assur Soc of U S, mortgagee, to same; mtg $15,000; Oct2; Nov5'14. nom

**New Bowery, 51-3** (1:279); consent to 3d track; Henrietta Hutton, Villa Bilheré, Pau, France, et al, individ & TRSTEs Thos McCarthy, decd, to Manhattan Railway Co; Oct26; Nov5'14. 495.10

**Rivington st, 135,** see 118th, 26 E.

**8TH st E, sec Bway,** see Bway, sec 8.

**8TH st E, swc Bway,** see Bway, swc 8.

**18TH st, 401 E,** see 1 av, 306-16.

**58TH st, 247 E,** see 2 av, 1103-5.

**60TH st, 254 E,** see 2 av, 1133-41.

**71ST st, 249 E** (5:1426), ns, 156.6 w 2 av, 18.6x102.2, 3-sty & b stn dwg; re mtg; The Franklin Savgs Bank of N Y to Church of St John the Martyr, 252-4 E 72; QC, Oct 29; Oct31'14. 5,000

**95TH st, 211-7 W,** see Bway, 2538-48.

**118TH st, 26 E** (6:1623); also RIVINGTON ST, 135 (2:353); certf as to payment of agmt dated Dec14'01, & consent to conveyance; Hugo & Jno Jaburg, firm Jaburg Bros, to Annie Jacobs; Oct28; Oct30'14. nom

**118TH st, 52 E** (6:1623-50), ss, 60 e Madison av, 20x100.11, 5-sty bk tnt; valuation $20,500; mtg $15,000; A$9,000-18,000; CONTRACT to exchange for DIGNEY AV (*), es, 150 n Jefferson av, 50x100; valuation $5,000; mtg $1,500; Gertie Halpin, 129 E 117, with Home Specialty Co; Aug27; Oct 31'14. exch

**228TH st, 151-61 W** (13:3402); asn rents; Johanna Realty Co, 54 Canal, to Louis & Harry Jarmulowsky, firm of S Jarmulowsky, 54 Canal; Oct19; Oct30'14. O C & 100

**Bloomingdale rd (old) el,** see Bway, 2538-48.

**Broadway** (2:548-54), swc 8th; consent to two stairways to subway station at 8th st; Trustees of the Sailors Snug Harbor to City NY; Oct30; Nov4'14. nom

**Broadway** (2:545-63), sec 8th; consent to stairway to subway station at 8th st; Trustees of Sailors Snug Harbor to City NY; Oct30; Nov4'14. nom

**Broadway, 2538-48** (4:1243), nec 95th (Nos 211-7), 125.10x121.3 to cl old Bloomingdale rd x—x127.7; asn rents to secure $25,000; Real Constn Co to Max Kobre, 43 E 123; Jan11'11; Oct30'14. 25,000

**Broadway, 2538-48,** nec 95th (Nos 211-7); asn all RT&I to above rents &c; Max Kobre to Jacob Hirsh, 25 W 87, Feb28'12, Oct30'14. nom

**Broadway, 2538-48,** nec 95th (Nos 211-7); same prop; ratification & consent to two asn of rents for $25,000 & $23,000 respectively made to Max Kobre; Real Constn Co to Jacob Hirsh, 25 W 87; Feb28'12; Oct 30'14

**Central Park W, 236** (4:1197), ws, 60.4 s 84th, 20x98; asn rents to secure mtgs, taxes, &c; Hannah Elias to Elliott Mtg Co, 277 Bway; mtg $24,100 & AL; Nov5'14. nom

**Central Park W, 236** (4:1197), re judgmt O'Neill-Adams Co, plff, agt Hannah Elias, of 236 Central Park W, deft; Nov5'14. O C & 100

**Madison av** (3:853), also 4TH AV, 23D & 24TH ST; agmt as to thoroughfare & station approaches through building of party 1st pt from 4th av & 23d st stations of subway, etc; Metropolitan Life Ins Co, 1 Mad av, with City NY, & Interborough Rapid Transit Co, 165 Bway; Jan 15 Nov4'14 nom

**West Broadway, 95-9,** see Chambers, 125-31.

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**1ST av, 306-16** (3:950), nec 18th (No 401), runs e70xn1sxe20xn74xw90 to av xs 92 to beg, consent to 3d track; N Y Life Ins & Trust Co, TRSTE Mary Griffin, to Manhattan Railway Co; Oct14, Oct30'14. 1,104

**1ST av, 347-9** (3:926); consent to 3d track; Isaac E Harris, 3537 Seneca, Buffalo, NY, to Manhattan Railway Co; mtg $23,000; Oct1; Nov5'14. 408

**1ST av, 347-9;** consent to 3d track; Louise Nast, mortgagee, to same; mtg $28,000; Oct9; Nov5'14. nom

**2D av, 750-4** (5:1333); consent to 3d track; Lena Bernstein, 102 W 119, to Manhattan Railway Co; mtg $64,000; July6; Nov5'14. 592.50

**2D av, 750-4;** consent to 3d track; Chas Falkenberg, mortgagee, to same; mtg $8,000; Oct15; Nov5'14. nom

**2D av, 750-4;** consent to 3d track; N Y Life Ins Co, mortgagee, to same; mtg $56,000; Oct19; Nov5'14. nom

**2D av, 1103-5** (5:1332), nwc 58th (No 247), 40x65; consent to 3d track; Maud H Goetz, 40 W 52, EXTRX Amelia Herman, to Manhattan Railway Co; Sept10; Nov5'14. 3,080

**2D av, 1133-41** (5:1414), swc 60th (No 254), runs w58xs80.5xw17xs20xe75 to av xn 100.5 to beg; consent to 3d track; Clarence Sackett, of Rye, NY, et al, EXRS &c Sarah E, Benj L & Geo E Sackett, to Manhattan Railway Co; Apr2; Nov5'14. 1,205

**2D av, 1396** (5:1447); consent to 3d track; Rebecca Hirsch to Manhattan Railway Co; Oct20; Oct30'14. 300

**9TH av, 454** (3:759); consent to 3d track; Herman Brasch, — St Nicholas av, to Manhattan Railway Co; mtg $30,000; Oct9; Nov2'14. 298

**9TH av, 454;** consent to 3d track; Geo E Weaver, as TRSTE Reuben H Weaver, mortgagee, to same; mtg $25,000; Oct23; Nov2'14. nom

**9TH av, 454;** consent to 3d track; Lena Brasch, mortgagee, to same; mtg $5,000; Oct22; Nov2'14. nom

**Declaration of trust** (miscl) to conduct business, &c, in City N Y; Fredk Whittaker, of Fall River, Mass, as TRSTE, to Union Welding Co; Oct21; Nov2'14. ——

**Deed-Poll** (miscl) changing name from; Theo Rosenberg to Theo Robson, of Elm Park, B of R; Aug27; Nov5'14. ——

**Deed-Poll,** changing name from; Edw Rosenberg to Edw Robson, of Elm Park, B of R; Aug27; Nov5'14. ——

**Lands under water** (6:1593) of East River belonging to City & State of NY; court order confirming report of commissioners & notice of entry in matter of application of East River Gas Co of L I City to acquire by Eminent Domain easements for rights of way &c; East River Gas Co of L I City, plff, agt City & State of NY, the Harlem River & Portchester R R Co & Farmers Loan & Trust Co & U S Trust Co, defts; Dec29'11; Oct30'14. court order

**Power of atty** (miscl); Joshua G B Campbell to Alex Shlupsa, 38 Wall; Sept 28; Oct30'14. ——

**Power of atty;** Jessie S, wife Wm A Taylor, to Wm A Taylor, 109 Worth; Mar 30; Oct30'14 ——

**Power of atty** (miscl); Brono Kalish of Calais, Me, to Richd Kalish, 36 W 47; Oct 28; Nov4'14. ——

**Power of atty** (miscl); Kathleen McC Galliffet, individ & TRSTE Thos McCarty, to Cadwalader Wickersham & Taft, 40 Wall; May13; Nov4'14. ——

**Power of atty** (miscl); Fanny wife Geo Falret de Tuite individ, EXTRX, &c, Thos McCarty to Cadwalader, Wickersham & Taft, 40 Wall; June2; Nov4'14. ——

## WILLS.

### Borough of Manhattan.

**23D st, 156-8 E** (3:878-46 & 47), ss, 95 w 3 av, 50x98, 1-3 & 1-4-sty bk tnt & extn; A$105,000-118,000; also 23D ST, 141 E (3:879-26), ns, 75 e Lex av, 26x98, 5-sty bk tnt; A$52,000-61,000; also 70TH ST, 215 W (4:1162-24½), ½ int, ns, 200 w Ams av, 14x100, 4-sty bk dwg; A$11,000-22,000; Mortimer Smith Est, Mary A Smith, EXTRX, 215 W 70; attys, Salter & Steinkamp, 140 Nassau. Will filed Oct26'14.

**23D st, 141 E,** see 23d st, 156-8 E.

**70TH st, 215 W,** see 23d st, 156-8 E.

**111TH st, 249-255 W** (7:1827-3, 5, 7 & 8), ns, 56 e 8 av, 144x100, 4-6-sty bk tnts; A $93,000-200,000; also 118TH ST, 205-9 W (7:1924-22, 24 & 26), ns, 125 w 7 av, 125x100, 3-5-sty bk tnts; A$73,000-114,000; also 119TH ST, 204-10 W (7:1924-39, 41, 43, 44), ss, 125 w 7 av, 175x100, 4-5-sty bk tnts; A $100,000-160,000; also ST NICHOLAS AV, 164 (7:1924-21), nec 118th, 106x10x irreg, 5-sty bk tnt; A$35,000-52,000; also ST NICHOLAS AV, 174 (7:1924-45), sec 119th, 130x34, 5-sty bk tnt; A$50,000-77,000; Louis Greenblatt Est, Sarah R Greenblatt, EXTRX, 164 St Nicholas av; atty, S Weltfisch, 299 Bway. Will filed Oct24'14.

**118TH st, 205-9 W,** see 111th, 249-255 W.

**119TH st, 204-210 W,** see 111th, 249-255 W.

**130TH st, 61 E** (6:1755-26½), ns, 147 e Madison av, 18x99, 4-sty stn dwg; Cornelius Reid Est, Patk B Leddy, EXR, 1026 Ogden av; atty, Edw J Dowling, 115 Bway; A$5,000-9,000. Will filed Sept4'14.

**St Nicholas, 164,** see 111th, 249-255 W.

**St Nicholas av, 174,** see 111th, 249-255 W.

## CONVEYANCES.

### Borough of the Bronx.

**Albany Crescent, 3157-3205,** see 233d, 140 W.

**Bailey pl or av, 3422-4** (12:3261), es, abt 200 s Ft Independence, 50x87x49x87.3, 5-sty bk tnt; Henry K Davis, ref, to Geo Singer, 881 E 181; mtg $24,000; FORECLOS Oct27; Oct31; Nov2'14. **1,500 over mtg**

**Bayard st** (*), es, 200 n 236th, 197.10x41.7x231.9x110.8; Georgiana, wife of & Jas O'Brien, to Jennie V Brady, 2395 Valentine av, QC, Oct15; Oct30'14. nom

**Elliott pl, sec Jerome av,** see Jerome av, sec Elliot pl.

**Green la** (*), ws, 100 s Lyon av, 25x100; Pauline, wife of & Cosma Cataldo to Mary Winkler, 160 E 95; B&S; July23; Oct30'14. nom

**Loring pl, 2312** (11:3225), es, 320.6 s Fordham rd, 25x113.3x25x114.10, 2-sty fr dwg & 2-sty fr rear stable; Jno W Washburn to Jno W Washburn Jr, 2312 Loring pl; mtg $3,500; Nov2'14. O C & 100

**Manida st, 839** (10:2740), ws, 383.1 s Garrison av, 25x100, 2-sty bk dwg, J F M Co to Patk J Chambers, 110 St Nicholas av; mtg $7,500; Oct30; Oct31'14. nom

**Van Buren st** (*), es, 262.6 s Morris Park av, 25x100; Maria Farago to Giacom Scilipoti, 1728 Van Buren, & Mary Disalvo, 542 Morris Park av; mtg $4,500; Nov 4; Nov5'14. O C & 100

**Vineyard pl, nwc 175th,** see Marmion av, 1808.

**William st, nec Dudley av,** see Dudley av, nec William.

**133D st E** (10:2561), ss, 29 w Willow av, 25x100, vacant; Cath C, wife Patk J Chambers, to J F M Co, 1029 E 163; Oct30; Nov 5'14. nom

**135TH st, 430 (688) E** (9:2279), ss, 330 e Willis av, 20x100, 3-sty & b fr dwg; Patk J Nagle to Delia Nagle, 430 E 135; B&S; Oct31; Nov2'14. nom

**137TH st, 461 E** (9:2282), ns, 620.10 e Willis av, 16.8x100, 3-sty & b bk dwg; Enos S Booth, ref, to Eliz S Burrill, 114 E 79; FORECLOS Oct15; Oct26; Nov2'14. **5,000**

**138TH st, 260 E,** see 3 av, 2537.

**138TH st, 574 E** (10:2550), ss, 62.3 e St Anns av, 50x100, 6-sty bk tnt & strs; mtg $48,500; also TINTON AV, 672-4 (10:2665), es, 146.2 n 152d, 35.9x121.5x58.8x112.1, 5-sty bk tnt; mtg $34,950; David Ellner to Ellner-Reichard Realty Co, 46 E 3; Nov4; Nov5'14. nom

**139TH st, 499 E** (9:2284), ns, 900 e Willis av, 16.8x100, 2-sty & b bk dwg also 140TH ST, 446 E (9:2284), ss, 433 e Willis av, 16.8x100, 2-sty & b bk dwg; also 140TH ST, 454 E (9:2284), ss, 500 e Willis av, 16.8 x100, 2-sty & b bk dwg; Tessie K Scharps to Minnie Pfeiffer, 290 Lockwood, L I City; B&S; Nov4'14. nom

**139TH st, 499 E** (9:2284), ns, 900 e Willis av, 16.8x100, 2-sty & b bk dwg; also 140TH ST, 446 E (9:2284), ss, 433.4 e Willis av, 16.8x100, 2-sty & b bk dwg; also 140TH ST, 454 E (9:2284), ss, 500 e Willis av, 16.8 x100, 2-sty & b bk dwg; Minnie Pfeiffer to Frank L Lescault, 392 Elm, Holyoke, Mass; mtg $——; Nov5'14. O C & 100

**140TH st, 446 E,** see 139th, 499 E.

**140TH st, 454 E,** see 139th, 499 E.

**140TH st, 490 E** (9:2284), ss, 800 e Willis av, 16.8x100, 2-sty & b bk dwg; also 141ST ST, 417 E (9:2286), ns, 200 e Willis av, 16.8 x100, 2-sty & b bk dwg; Minnie Pfeiffer to Tessie K Scharps, 340 W 86; B&S; Nov4'14. nom

**141ST st, 417 E,** see 140th, 490 E.

**142D st, 484 E** (9:2286), ss, 716.8 e Willis av, old line, —x121.5x16.8x119.10, 2-sty & b bk dwg; Lena Roth to Minnie Lefkovitz, 484 E 142; ½ pt; mtg $——; Oct21; Nov5'14. nom

**145TH st E** (9:2271), ss, 150 w St Anns av, 24.6x99.9, vacant; Maurice S Cohen, ref, to Caroline M Behnken, 598 E 4; FORECLOS Aug4; Oct30; Nov2'14. **2,500**

**145TH st E** (9:2271), ss, 150 w St Anns av, 24.6x99.9, vacant; Caroline M Behnken to Erba Realty Co, Inc, 277 Bway; Oct30; Nov2'14. nom

**148TH st, 442-6 E** (9:2292), ss, 265 w Brook av, 75x99.11, 1-2 & 3-sty bk foundry; Henry Frank & ano, EXRS Hy Ahr, to Ahr Realty Co, Inc, 444 E 148; Nov2; Nov4'14. **27,050**

**149TH st E** (*), ns, 50 w Newman av, 50x100; also NEWMAN AV (*), ws, 100 n 149th, 75x111.10; Wm H Husson to Geo & Kathe Glenz, at White Plains rd & Gildersleeve av; Nov2; Nov4'14. O C & 100

**158TH st, 690 E,** see Trinity av, sec 158.

**160TH st, 290 E** (9:2420), ss, abt 100 w Park av, 65x120, 2-sty & a fr dwg, 1-sty fr rear bldg; Mary E Henderson to Cath F Prady, 560 E 162; mtg $9,708; June24; Nov 5'14. nom

**161ST st, 437-45 E** (9:2383), ns, 83.1 w Elton av, runs ne60xse50xsw15xe75.8 to nws Elton av (No 893) xsw46.8xw15.5xw 83.1 to beg, 6-sty bk tnt & strs; Chas T Streeter Constn Co to Nealon-Sullivan Realty Co, 841 Bway; mtg $70,500; Nov2; Nov4'14. O C & 100

**161ST st, 811-3 E,** see Union av, 868-70.

**162D st, 297-9 E** (9:2422), ns, 290.6 se Morris av, 43.6x115, 5-sty bk tnt; Melrose Bldg Co to Cornelius J Behan, 715 Argyle rd, Bklyn; mtg $40,000; Oct31; Nov4'14. O C & 100

**165TH st, 481 E,** see Washington av, 1040.

**166TH st, 704 E** (10:2640), ss, 22 w Jackson av, 25x100, 2-sty & a fr dwg; Jno Kingston to Sarah, wife Hugh J Ennis, 574 E 168; May14'09; Oct31'14. nom

**168TH st E, sec River av,** see River av, sec 168.

**170TH st W** (9:2532-2534), sws, 100 ne Merriam av, 25x100.3x25x98.4, vacant; Rose Martire to Jos E Martire, 1075 Woodycrest av; mtg $——; Oct24; Nov4'14. O C & 100

**171ST st E** (*), ws, 456 s Gleason av, 50 x—; also 177TH ST E (*), es, 206 n Eastern Blvd, 25x—; Isaac Wolff to Oscar Wolff, 205 W 136; Oct30; Nov5'14. nom

**174TH st E** (11:2899), ns, 110.5 e Webster av, 40.2x99.5x47x100.8, vacant; Jas R Gray to E Louis Jacobs, 43 Sheridan blvd, Far Rockaway, NY; QC; Oct26; Oct31'14. nom

**175TH st E, nec Marmion av,** see Marmion av, 1808.

**175TH st E, nwc Vineyard pl,** see Marmion av, 1808.

**177TH st E, es, 200 n Eastern Blvd,** see 171st S, ws, 456 s Gleason av.

**178TH st, 234-6 E** (11:2810), ss, 195 w Anthony av, 100x100, 2-4-sty bk tnts; Gustav Viehl to Fanny P Wilcox, 602 W 139; mtg $60,000; Oct31; Nov2'14. exch

**178TH st, 865 E,** see Crotona Pkway, es, at nes 178.

**180TH st, 660-8 E,** see Belmont av, sec 180.

**180TH st E** (11:3069), sws, 100 w Hughes av, runs n25 to cl Samuel st xw50xs25 to ss Samuel st xe50 to beg, vacant; Annie E McGrann, widow, et al, heirs Bernard McGrann, to Aaron Levy, 638 2d, Bklyn; QC; Oct25; Oct31'14. 500

**181ST st, 615 E** (11:3070), ns, 132.5 w Hughes av, 17.2x95, 2-sty fr dwg; Julia J Raymond to Ralph Levy, 609 E 181; mtg $2,500; Nov2; Nov5'14. O C & 100

**181ST st E** (11:3143), ws, at ns lot 32, runs w124.5 to es Tiebout av xs255xe25 to 181st x—254.9 to beg, part lot 32, map in partition heirs R Bassford, vacant; Wenigman Constn Co to Theo Roehrs, 165 E 175; mtg $10,000; Oct31; Nov5'14. nom

**183D st W, nec Andrews av,** see Andrews av, 2250.

**187TH st E, nwc Crotona av,** see Crotona av, 2401.

**198TH st, 201 E** (12:3305), ns, 143.4 w Valentine av, 17.3x128.6, 2-sty fr dwg; Patk M Burke to Adolph Heide, 794 E 169; mtg $2,600; Oct27; Nov2'14. O C & 100

**198TH st, 201 E** (12:3305), ns, 143.4 w Valentine av, 17.3x128.6, 2-sty fr dwg; Margt B Mulcahy to Patk M Burke, 326 E 21; mtg $2,600; Oct27; Nov2'14. O C & 100

**204TH st, 225-7 on map 223-7 E** (12:3311), ns, 400 w Cadiz pl, 50x82.6, 3-sty bk & fr tnts & strs & 1-2-sty fr rear dwg; Rachel Defina to Saml A Singerman, 29 W 104; mtg $9,400; Oct28; Oct31'14. O C & 100

**204TH st, 405 E,** see Webster av, 3106.

**204TH st, 409 E** (12:3357), ns, 66.11 e Webster av, 37.8x80.9x36x69.8, 5-sty bk tnt; Chas T Streeter Constn Co to Nealon-Sullivan Realty Co, 841 Bway; mtg $20,000; Nov2; Nov4'14. O C & 100

**214TH st E** (*), ns, abt 203 e Barnes av, 28.9x94.6x28.9x96.6; Giuseppe Miele to Jay Holding Corpn, 383 Jay, Bklyn; mtg $850; Oct21; Oct30'14. nom

**223D st E** (*), ss, —e Barnes av, being LOT 352-1 (*) tax map, Wakefield; Michele Arra to Benj Traktman, 433 9th, Bklyn; Oct30; Nov4'14. nom

**226TH st E, nec Bronxwood av,** see Bronxwood av, nec 226.

**226TH st E** (*), ss, 225 e Barnes av, 25x114; Danl V Sullivan, ref, to Royal Bronx Realty Co, 1126 Walker av; mtg $4,500; FORECLOS Oct22; Oct23; Oct30'14. **1,000**

**233D st, 140 W** (12:3267), ss, at ns Albany rd, now Albany Crescent (Nos 3157-3205), runs w271.5xs145.6xe149.5 to rd xne 197.4 to beg, 7-2-sty fr dwgs & vacant; Max Marx to Annie N Alexander, 14 St Nicholas pl; mtg $10,000, Oct29; Nov2'14. O C & 100

**233D st W, sec Bway,** see Bway, sec 233.

**236TH st W, swc Bway,** see Bway, swc 236.

**238TH st** (12:3296 & 3387), ns, 250 w Martha av, runs w160 to cl of brook xne34 xe75.8xne40.7xne66xs100 to beg, vacant; W Stebbins Smith, ref, to Henry S Moore, Dobbs Ferry, NY; FORECLOS Oct16; Oct 31; Nov2'14. **3,000**

**Albany rd** (12:3266), es, 140 s 231st, 140x 115x101.8x134.5, vacant; Adam A Volze et al to Volze, Larkin & Kenny Constn Co, 172 W 231; mtg $7,000; Oct6; Oct30'14. O C & 100

**Andrews av, 2250** (11:3218), nec 183d, 50 x100, 2-sty fr dwg; Sophie E Doyle to West 183d St Bldg Co, 2250 Andrews av; mtg $8,000; Nov2; Nov4'14. O C & 100

**Bathgate av, 2421** (11:3057), ws, 196.1 n 187th, 19.1x100, 2-sty bk dwg; Eliz Bode to Therese Baries & Annie, August & Jno Bode, 2421 Bathgate av; July10; Nov2'14. O C & 100

**Belmont av** (11:3080), sec 180th (Nos 660-8), 78.7x95.5x88.2x96.10, 1-sty bk strs; L Napoleon Levy to Hugh P Skelly, 24 W 83; mtg $30,000; Oct26; Oct30'14. O C & 100

**Boscobel av, ws, abt 150 s 169th,** see Shakespeare av, es, 175.5 s 169.

**Boyd av** (*), ws, 158.4 n Jefferson av, 33.4 x100; Veritas Realty Co to Earnest R Eckley; Sept15'06; Oct30'14. nom

**Briggs av, 2592** (12:3293), es, 335.10 s 194th, 19.8x77.9x19.7x76.3, 2-sty bk dwg; Emma P Denniston to Patk M Burke, 326 E 21; Oct30; Oct31'14. O C & 100

**Briggs av, 2620** (12:3293), es, 45.5 s 194th, 40.2x82.9x40x80.4, 5-sty bk tnt; Jakob Reich to Peter Corell, 212 E 115; mtg $22,700; Oct31; Nov2'14. O C & 100

**Broadway, ws, 75 s rd leading from Church st,** see Bway, swc 236.

**Bronxwood av** (*), nec 226th, 114x105, Wakefield; Lizzie B Hickox to Adolphe Grotta, 3061 Bailey av; B&S; Aug18; Nov 2'14. nom

**Broadway** (12:3267), sec 233d, runs s145 xe229.10xn145.6 to st xw243.6 to beg, 5-2-sty fr dwgs & vacant; Max Marx to Hickory Realty Corpn, 128 Bway; B&S; mtg $20,000; Oct29; Nov2'14. O C & 100

**Broadway** (12:3269), es, 273.9 n 234th, 150x300.11x150.6x287.5, except pt for Bway, 2-sty fr dwg & vacant; Max Marx to 177th St & Pinehurst Av Realty Corpn, 47 Cedar; Oct29; Oct31'14. O C & 100

**Broadway** (13:3405), swc 236th or ws, 153.8 s Church st la, runs w 181 to ses Church st to Bway, runs se28.6xw120 to beg, except pt for 236th; also BROADWAY (13:3406), ws, 75 s rd leading from Church st to Bway, runs se28.6xw120 to rd xne94 to beg, except pt for 236th; vacant; Max Marx et al to Hickory Realty Corpn, 128 Bway; B&S; Oct29; Oct31'14. O C & 100

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**Broadway** (12:3269), es, 25 n land of Anderson, opposite Kingsbridge Rd House, runs n75xe100xn25xe249xs125xw239xn25xw 100 to beg, except pt for Bway & 230th or Putnam av, vacant; Max Marx to Hickory Realty Corpn, 128 Bway; B&S; Oct29; Nov 2'14. O C & 100

**Broadway** (13:3405), nws, 770 se 2 rod rd on map Mary C P Macomb, 100x368x100 x359; also BROADWAY (13:3405), nws, 670 se 2 rod rd on said map 100x359x100x350, except pt for 234th; vacant; Max Marx to Falkenau & Hamershlag, Inc, 35 Nassau; B&S; mtg $28,000; Oct29; Oct30'14. O C & 100

**Broadway, nws, 670 se 2 rod rd,** see Bway, nws, 770 se 2 rd rd.

**Brook av, sec 3 av,** see 3 av, 3146-8.

**Crescent av, 616-8** (11:3072), ss, 36.8 w Hughes av, 42.5x55.8x33x82.3, 4-sty bk tnt & strs; Earnest R Eckley, ref, to Wm H Caldwell Jr, 111 W 123; FORECLOS Oct27; Oct29; Oct31'14.

**$500 over prior encumbrances**

**Crotona Pkway** (11:3123), es, at nes 178th (No 865), runs se78.4xn36.3xnw80.2 to ses Mohegan av (No 2004) xsw32 to Pkway xs4.6 to beg, 5-sty bk tnt & strs; Sutera & Villone, Inc, to Jennie Wolf, 3768 Barnes av; mtg $35,500; Aug31; Nov5'14. O C & 100

**Crotona av, 2401** (11:3105), nwc 187th, 75x80, vacant; Alex Geiger to Louisa A Geiger, 804 W 180; mtg $5,000; Oct29; Nov 2'14. nom

**Daly av, 1914** (11:2992), es, 421.4 s 177th, 32.1x150.11, 4-sty bk tnt; Wm Klinkel to Valhalla Corpn, 657 E 163; mtg $19,000; Oct30; Oct31'14. O C & 100

**Dudley av** (*), nec William, 25x100; Jos Schwartz et al, heirs Jos Schwartz, to Louis A Schwartz, 1138 Wyatt, heir same; Oct21; Oct30'14. O C & 100

**Elton av, 893,** see 161st, 437-45 E.

**Fordham rd** (11:3023), ss, 61.11 e Tiebout av, runs s67xne36.2xn33.11 to rd xnw37.4 to beg, 1-sty fr str; Geo Donnelly to Edw O Binzen, 1817 Morris av; mtg $2,000; Oct28; Oct31'14. O C & 100

**Forest av, 963-7** (10:2649), ws, 405.11 s 165th, 50x98.5x50x98.4, 3-3-sty fr tnts, str in 967; August Moebus to A Hupfel's Sons, 842 St Anns av; mtg $52,250; Nov2; Nov 5'14. O C & 100

**Forest av, 963-7,** see 3 av, 2537.

**Gleason av** (*), ns, 50 e Hammond av, 25x100; Jno Nichols to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $4,850; Oct28; Oct 30'14. nom

**Hoe av** (11:2987), es, 350 s Jennings, 25 x100, vacant; Emma Baumann, widow, to Felix Brunner, 208 Clinton av, Jersey City, NJ; mtg $2,750; Oct20; Nov4'14. nom

**Hoe av, 1287-9** (11:2980), ws, 208 n Freeman, 50x100, 5-sty bk tnt; Galveston Bldg Co to M H Realty Co, 5 Beekman; mtg $35,000; Nov4; Nov5'14. O C & 100

**Jerome av** (11:2841), sec Elliott pl, 106x 115.7x104x112.7, vacant; Fredk B Hammond to Martha E Barber, Purdy's Station, NY; mtg $18,000; Nov2'14. nom

**Jerome av** (11:2859), nws, — n 172d & 6 ne line bet lands of Village Mt Eden & lands now or late Geo S Goble, 140x200; Adaline C Wilcox to Gustave Viehl, 234 E 178; mtg $30,000; Oct31; Nov2'14. O C & 100

**Jerome av** (12:3321), es, 150 n Bedford Park blvd, 75x100, vacant; Wm Gully to Mary Kirwan, 433 7th, Bklyn; mtg $9,000; Aug20; Oct31'14. nom

**Jerome av, 2349** (11:3198), ws, 36 n North, 18x79.11, 3-sty bk tnt & str; Margt J Ellis to Lawmor Realty Co, 42 Bway; mtg $9,800; Sept30; Oct30'14. O C & 100

**Lafontaine av, 2084** (11:3069), es, 68.5 s 180th, 16x100, 3-sty fr dwg; Grace V Kiernan to Salomon Oppenheimer, 540 Bergen av, & Chas Weis, 2047 Belmont av; mtg $2,800; Oct28; Oct31'14. O C & 100

**Marmion av, 1808** (11:2958), nec 175th, 92x69.6 to Vineyard pl x92xw69.11 to beg, 5-sty bk tnt; Jno W Cornish Constn Co to Jas McConnell, 330 Arlington av, Jersey City, NJ; mtg $62,000; Nov2; Nov4'14. O C & 100

**Mohegan av, 2004,** see Crotona Pkway, es, at nes 178.

**Morris av, 953-61** (9:2446), ws, 195.6 n 163d, 100x115, 1 & 2-sty bk & fr strs; Wm E Diller to Wm E Diller Realty & Constn Co 267 E 164; Oct28; Oct30'14. nom

**Morris av** (11:2824), ws, 88.5 n 173d, 50x 95, 1-sty fr dwg; Cath McEvoy to Mary G McEvoy, 349 Park av; Oct30'14. nom

**Morris Park av** (*), ns 990 e White Plains rd, 50x95, except pt for Barnes av; Geo H Steil to Beckie Cohen, 2147 Honeywell av; mtg $2,450; Nov2; Nov4'14. O C & 100

**Mosholu Pkway N** (12:3326), nes, 378.8 e Jerome av, 25x100, vacant; Geo W Dickinson et al to Philbeck Realty Corpn, 145 W 80; CaG; Nov4; Nov5'14 **1,591**

**Mosholu Pkway N** (12:3326), nes, 403.8 se Jerome av, 25x100, vacant; Chas Dickinson to Philbeck Realty Corpn, 145 W 80; Oct22; Nov5'14. nom

**Mosholu av, see Riverdale av,** see Riverdale av, sec Mosholu av.

**Munroe av** (*), ws, 216.10 s Esplanade, 50x100; Gussie Berler to Oscar Berler, 16 W 111; Sept24; Nov4'14. nom

**Nelson av** (11:2876), nws, 54 sw Macombs rd, 50x97x50x95.6, vacant; Jas A Cunningham to Jas H Agan, 5 W 125; mtg $3,225; Oct30; Nov2'14. O C & 100

**Newman av, ws, 100 n 149th,** see 149th E, ns, 50 w Newman av.

**Putnam av E, es, 266.1 s Van Cortlandt Park S,** see Putnam av E, es, 141.1 s Van Cortlandt Park S.

**Putnam av E** (12:3271), es, 141.1 s Van Cortlandt Park S, 50x107.3x50.1x110.4; also PUTNAM AV E, es, 266.1 s Van Cortlandt Park S, 50x99.8x50.1x102.9, except pt for Putnam av E; Bromberg Realty Co to Hensle Constn Co, 530 W 207; mtg $5,325; Oct30; Nov5'14. O C & 100

**Quimby av** (*), ss, 205 e Castle Hill av, 50x108, except pt for st, Unionport; Frank Gass to Sidney B Hickox, 2246 Gleason av; QC & correction deed; Oct30; Nov4'14. nom

**Quimby av** (*); same prop; Fred Judge to same; mtg $500; Oct20; Nov4'14. nom

**Rhinelander av** (*), ss, 281.6 e Eastchester rd, 25x100; Jos Hill to Jno Batson, 107 7 av; Sept9; Nov4'14. nom

**River av** (9:2489), sec 168th, 100x105, vacant; Fred B Hammond to Ida M Warner, Princeton, NJ; mtg $14,000; Nov2'14. nom

**Riverdale av** (13:3421), sec Mosholu av, runs e504xsw570xsw110xnw307.6xne70xne60 xnw100xnw98.6 to Riverdale av xn344 to beg, contains abt 7 acres; also RIVERDALE AV (13:3421), es, at ss Riverdale la, —x—, being parcel known as "Springhurst," contains 36 acres, except pt conveyed by Charlotte M Goodridge; 2 & 3-sty dwg & vacant; Caroline L Iselin et al to Gouverneur M Carnochan Jr, New City, NY; ⅛ pt in the remainder of a 20y estate; Oct5; Nov5'14. O C & 100

**Riverdale av** (13:3421); same prop; same to Frederic G Carnochan, New City, NY; ⅛ pt in remainder of a 20y estate; Oct5; Nov5'14. O C & 100

**St Lawrence av, 1214** (*), es, 75 n Gleason av, 25x100; Jacob Cohen to Edw A Schill, 860 Van Nest av; mtg $5,750; Nov2; Nov4'14. O C & 100

**St Lawrence av** (*), ws, 281.3 s Walker av, 25x100, except pt for av; Violet Graham to Robt Henderson, 43 Ridley av, Norwood Pa; Nov2'14. nom

**Sedgwick av, 3151** (12:3254), nws, 490.1 ne Perot, runs nw80.1xne25.7xne49xse50.4x s14 to av xsw37.11 to beg, 2-sty fr dwg; Frank J Sheridan to Patk J Burke, 2221 Adams pl; mtg $5,000; Nov5'14. O C & 100

**Seton av** (*), ws, 250 n Randall av, 25x 100; Elene L, wife of & Tsuna Kikkawa, to W L Mellon, 5360 Forbes av, Pittsburgh, Pa; Oct10; Nov2'14. nom

**Shakespeare av** (9:2506), es, 175.5 s 169th, runs e100.1xn25xe100.1 to ws Boscobel av xs50xw200.2 to Shakespeare av xn25 to beg; vacant; Leonora Bell to Bell Realty & Constn Co, 1187 Woodycrest av; mtg $4,200; Oct28; Oct30'14. nom

**South Chestnut dr** (*), ss, being lot 132 amended map Bronxwood Park, 40x98; Valhalla Corpn to Antoinette Rieger, 2344 Crotona av; mtg $3,500; Oct30; Oct31'14. O C & 100

**Starling av** (*), ns, 25 w Olmstead av, 100x100; Danl V Sullivan, ref, to Royal Bronx Realty Co, 1126 Walker av; FORECLOS Oct22; Oct28; Oct30'14. **3,000**

**Tiebout av** (11:3022), es, adj lot 85, runs n50xe197xs50xw186.4 to beg, pt lot 86, map south part Farm Peter Valentine, except pt for av; Jno G Stephens to Maria A Forliano, 2074 Morris av; mtg $3,000; Oct2; Nov2'14. O C & 100

**Tinton av, 672-4,** see 138th, 574 E.

**Trinity av** (10:2636), sec 158th (No 690), 54x98.7, 3-sty fr tnt & strs; Edw A Johnson to Harris Schwartz, 920 Av St John; mtg $70,116.67; Nov2; Nov4'14. O C & 100

**Union av, 868-70** (10:2677), nec 161st (Nos 811-3), 96.1x100, 2-6-sty bk tnts & strs; American Land Credit Corpn to The New York Co, 200 5 av; mtg $120,000; Oct27; Oct30'14. nom

**Van Courtlandt av E** (12:3313), ss, 514.2 w Grenada pl, 25x138.5x26.2x130.9, vacant; Chas Jansen to Paul G Ebert, 176 E Van Courtlandt av; Oct24; Nov2'14. nom

**Waldo av** (13:3415), ws, 183.11 n 245th, 70.4x164x70x157.1, 2-sty & b stn dwg; Delafield Estate, a corpn, to Chas Otis, on Waldo av, ws, 185 n 245th; mtg $12,000; Oct30; Oct31'14. nom

**Washington av, 1040** (9:2370), nec 165th (No 481), 25x85.3x25x85.2, vacant; Wm C Feely to Geo F Moody, 631 W 148; mtg $2,000; Oct31; Nov2'14. O C & 100

**Watson av, 2110** (*), ss, 105 e Olmstead av, 25x108; Alfred J Robinson to Mary F Hammond, Grant & Blake avs, Bklyn; mtg $5,840; Oct28; Nov2'14. nom

**Webster av, 3106** (12:3357), nec 204th (No 405), 50x64x69.7x66.11, 5-sty bk tnt & strs; Chas T Streeter Constn Co to Nealon-Sullivan Realty Co, 841 Bway; mtg $30,000; Nov2; Nov4'14. O C & 100

**Wheeler av** (*), ws, 270 n Westchester av, 40x100; Jno A Rooney, ref, to Mary J Mullis, 296 Carroll, Bklyn; mtg $24,000; FORECLOS Oct27; Oct30; Nov2'14. **2,000**

**Wilder av** (*), es, 200 n Randall av, 25x 100; Land Co "C" of Edenwald to Jno Strand, on Wilder av; Oct30; Nov5'14. nom

**Willis av, 210** (9:2281), es, 50 n 136th, 25x75, 5-sty bk tnt & strs; Chas Schuck to Minnie Sefferien, 400 W 39; mtg $21,000; Oct19; Nov2'14. O C & 100

**Willis av, 210** (9:2281), es, 50 n 136th, 25x75, 5-sty bk tnt & strs; Minnie Sefferien to Matilda Schuck, 500 W 143; mtg $21,000; Oct19; Nov4'14. O C & 100

**3D av, 2537** (9:2320), swc 138th (No 260), 43.11x74.2x36.8x57.2, 5-sty bk office & str bldg; also FOREST AV, 963-7 (10:-2649), ws, 405.11 s 165th, 50x100, 3-3-sty fr tnts, str in 967; mtg $9,250; Edw D Dowling, ref, to August Moebus, 161st & 3 av, & 842 St Anns av; FORECLOS Oct 15; Nov2; Nov4'14. **50,600**

**3D av, 2537** (9:2320), swc 138th (No 260), 43.11x74.2x36.4x57.2, 5-sty bk office & str bldg; August Moebus to A Hupfel's Sons, 842 St Anns av; mtg $43,000; Nov2; Nov 5'14. O C & 100

**3D av, 3146-8** (9:2360), sec Brook av, 59x 118x70x89.2, 3-sty fr bk ft tnt & strs; Cath McConnell & ano, TRSTES Arthur McConnell, to Harry T F Johnson, 433 Rossmore av, Bronxville, NY; mtg $21,000; Nov2; Nov4'14. **25,000**

**3D av, 3805** (11:2912), ws, 50 n 171st, 25 x100, 5-sty bk tnt & strs; Abram Zuker to Ernest & Ida Girardin, 1526 Wash av; QC; mtg $——; Oct30; Nov2'14. O C & 100

**3D av, 3805;** Herman Wannhoff to same; B&S; Oct30; Nov2'14. nom

# MISCELLANEOUS CONVEYANCES.

## Borough of the Bronx.

**Seton st, nwc 1st,** see 1st, nwc Seton.

**Van Buren st** (*), es, 262.6 s Morris Park av, 25x100; re judgmt; Chas H Beachler to Maria Farago, 625 Becker av; Nov 4; Nov5'14. 646.69

**1ST st** (*), nwc Seton, 180x275 to 2d; re mtg; Centenary Fund & Preachers Aid Soc of the Newark Annual Conference of Methodist Epis Church to Archibald G Buckenham, 2590 Grand av; July2; Nov2 '14. 4,000

**2D st, swc Seton,** see 1st, nwc Seton.

**166TH st E, swc Morris av,** see Morris av, swc 166.

**Beach av, 617** (*), ws, 150 n Randall av, 25x100; re mtg; Classon Realty Co to Henry Joseph, 617 Beach av; Oct30'14. 666

**Castle Hill av** (*), es, 126.6 s Glover, runs e44.11xs25xw45.1xn25 to beg, being parcel 127 on damage map to open Castle Hill av; re mtg; Fannie H Youngs, TRSTE, to Geo H Williams, 189 Atlantic av, Bklyn; Sept30; Nov4'14. nom

**Digney av, es, 150 n Jefferson av,** see 118th, 52 E, Manhattan Cons.

**Jerome av** (11:2859), nws, 6 ne from line bet land Village Mt Eden & lands Geo S Goble, 200x140, owned by party 2d pt; also JEROME AV, nws, adj above on n, owned by party 1st pt; encroachment agmt; Andw J Connick to Adeline C Wilcox, 602 W 139; Oct28; Nov2'14. nom

**Morris av** (9:2448), swc 166th, 32x—, owned by party 1st pt; also MORRIS AV, ws, adj above on s, owned by party 2d pt; re easement; Congregation Judah Halevi to Ida Rountree, 148 Rogers av, Bklyn; May4; Oct30'14. nom

**Mosholu av, sec Riverdale av,** see Riverdale av, sec Mosholu av.

**Newman av** (*), ws, 100 n 149th, 75x 111.6; re mtg; Annie R Daily to Wm M Hasson, 524 W 124; Oct29; Nov4'14. nom

**Riverdale av** (13:3421), sec Mosholu av, contains abt 7 acres, known as "The Chestnuts"; also RIVERDALE AV, sec Riverdale la, contains 36 acres, known as "Springhurst"; agmt as to parition of above premises; Charlotte G Wyeth et al with Frederic G & Gouverneur M Carnochan, Jr, at New City, NY; June30; Nov5 '14. nom

**Shakespeare av, 1260** (9:2506), es, 175.5 s 169th, 25x100.1, vacant; re mtg; Louise Auerbach to Leonora Bell, 1187 Woodycrest av; Oct27; Oct30'14. 200

**3D av, 3458** (10:2609); consent to 3d track; Harlem Savgs Bank to Manhattan Railway Co; Oct20; Nov5'14. nom

**3D av, 3805** (11:2912); consent to 3d track; Abram Zuker et al to Manhattan Railway Co; Aug19; Nov2'14. 125

**3D av, 3805;** consent to 3d track; Ida Girardin to same; Aug14; Nov2'14. nom

**3D av, 3805;** consent to 3d track; German Savgs Bank to same; July27; Nov2'14. nom

**3D av, 3933-9** (11:2920); consent to 3d track; Pasquale Baglivi to Manhattan Railway Co; Aug24; Nov5'14. 500.10

**3D av, 3933-9;** 3 consents to 3d track; Harlem Savgs Bank to same; Sept29; Nov 5'14. nom

**Parcel 180** (*) on damage map to open Benson av from West Farms rd to Lane av; re mtg; Mary D Nesmith to City N Y; Aug31; Nov4'14. nom

**Parcel 180** (*) on damage map to open same; re mtg; Ceasarina, wife Peter Albano, to same; Sept28'12; Nov4'14. nom

**Parcels 43, 44 & 68** (*) on damage map to open Cruger av from Williamsbridge rd to South Oak dr; re mtg; Emigrant Indust Savgs Bank to City N Y; May15; Nov 4'14. nom

**Parcel 69** (*) on damage map to open same; re mtg; Jno V Irwin to same; June 4; Nov4'14. nom

**Parcel 36** (*) on damage map to open Garfield st from West Farms rd to Morris Park av; re mtg; Henry Holschuh to City N Y; Sept2; Nov4'14. nom

**Parcel 9B** (*) on damage map to open McGraw av from Beach av to Unionport rd; re mtg; Antonio Martino to City N Y; Sept11; Nov4'14. nom

**Parcels 196 & 196A** (*) on damage map to open Zerega av from Castle Hill av, near Hart St, to Castle Hill av, near West Farms rd; re mtg; Jno Fippinger to City N Y; Sept24; Nov4'14. nom

**Parcels 196 & 196A** (*) on damage map to open same; re mtg; Mina E Weygandt to same; Sept28; Nov4'14. nom

**Parcel 207** (*) on damage map to open same; re mtg; Louise Keller et al to Wilhelmina Lanzer, 382 E 155; Aug31; Nov4 '14. nom

**Power of atty** (P A); Geo W Dickinson to Fredk J Stimson, 109 E 71; May25; Nov 5'14 nom

# LEASES.

## Borough of Manhattan.

OCT. 30, 31, NOV. 2, 4 & 5.

**Bayard st, 47** (1:163); asn Ls; Michl Colombo to Michl Ferara, 75 Baxter; Oct31'13; Nov2'14. nom

**Chambers st, 125-31** (1:145), nec West Broadway, 100x75, all, the Cosmopolitan Hotel; Huggins Estate to Jos Weintraub, 704 West End av; 20 4-12yf Nov1; Nov4'14. taxes, &c, & 15,000 & 20,000

**Duane st, 105;** also THOMAS ST, 14 (1:-151), str, b & c; Est Martha C Coe to Hy Noe, 492 Chauncey, Bklyn; ext of Ls for 5yf May1'16 on same terms as Ls dated Feb24'96; Sept17; Nov2'14.

**Essex st, 133-5** (2:411), all, except basement of 133; Morris Liebman to Louis Block & Max Spiro, both at 55 Mott; from Aug1 to Apr30'25; Nov4'14. 7,000 & 9,300

**Essex st, 133-5;** asn two leases; Louis Block to Elias Maver, 537 Willoughby av, Bklyn, & Louis Schneider, 911 So Blvd, Bronx; ½ pt; AT; Oct13; Nov4'14. nom

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**Essex st, 133-5;** ass two leases, Elias Mayer & Louis St nedel to Emaness Amusement Corpn, 133-5 Essex, ½ pt AT; nom Oct11, Nov2'14.

**Essex st, 133-5;** ass two leases; Max Spiro to same, ½ pt AT Oct11, Nov2'14 nom

**Grand st, 462** (2:311), cor Pitt, cor str & p Julius Tishman to Chas Wolf, 460 Grand; exf Oct11, Nov2'14 1,926

**James st, 66** (1:278), stl & l Giovanni Cattonico & ano to Jos Carpineto, 19 Cath-erine, & ano, 5yf Oct1, Nov5'14. 780

**James st, 66;** ass Ls, Nicola M Puccia-relli to same, AT, Oct31, Nov5'14 nom

**James st, 66;** ass Ls, Jos Carpineto to Stuart N Clarke, at Forest av, Yonkers, NY, Nov2, Nov5'14. nom

**Jay st, 25-5;** (1:130), all, Louise C Mohl-man to Wm Geo M Rittenhouse & Co, 154 Reade, 7 2-12yr & 12 days I Feb16, Nov5'14. 5,500

**Lafayette st, 419-21** (2:544), 6th loft; Alfred M Rau to Isidore Spiegel, 184 S 2, Bklyn, 3yf Feb1'15, Oct30'14. 3,100

**McDougall st, 115** (2:543), all, Jas E March to Carmine Figlmolo, 115 McDou-gall, 5yf Aug1, Oct30'14. 2,400 & 2,640

**Pitt st, cor Grand,** see Grand, 462.

**Thomas st, 14,** see Duane, 105.

**Whitehall st, 55** (1:1), all, Laura C Decker to Jas J Magee, 55 Whitehall, 10yl Oct1; Nov2'14. 6,500

**6TH st, 806-8 E** (2:360), all; Elias Senft to Sam Adler, 530 E 18, 3yf Aug1; Oct31 '14. 4,612 50

**6TH st, 810-2 E** (2:360), all Elias Senft to Sam Adler, 530 E 18, 3yf Aug1, Oct31 '14. 4,612.50

**8TH st, 14 W** (2:551), sws, 24.6x100 to alley, the land, with rights to alley; Rhinelander Real Estate Co, 31 Nassau, to J Henry Work, at Lawrence, LI, & Thos M Rianhard, 218 Kissel av, New Brighton, SI, TRSTES Jno C Work, 21yf May1, Oct taxes &c & 1,000 30'14.

**14TH st, 520-2 E** (2:407), all; Benj J Weil to Enrico Stanganelli, 761 E 220, Bronx, & ano; 3yf Oct1; Oct30'14. 5,880

**17TH st, 436 E** (1:948), str & fl above, Anna Wassmuth & ano EXTRIXES, &c, Hy Schuster to Jno & Wm Powers, both at 436 E 17, 5yl Mar1, Nov14'14 720 & 780

**22D st W, nwc 8 av,** see 8 av, 237.

**34TH st, 11 W** (3:836), centre of loft on 5th fl; Frances A H Cohen to Jacob Green, 427 3 av; 3yf Nov4; Nov5'14. 1,200 to 2,400

**39TH st E, swc 3 av,** see 3 av, 596.

**40TH st E, swc 3 av,** see 3 av, 618.

**45TH st, 158-60 E,** see 3 av, 716.

**47TH st E, nwc Madison av,** see Madi-son av, 402.

**63D st, 310-2 E** (5:1430), all, N Y His-torical Soc to Mike Mulfise & Filippo Nicoloci, 2yf June1'15, O 130'14 720

**70TH st, 333 E** (5:1445), all Jonas Weil & Bernard Mayer to I & M Realty Co, 44 W 15, 3yf Nov1, O 130'14 1,740

**71ST st, 321 E** (5:1446); asn Ls; Vaclav Vesely to Alois Castoral, 148 E 74 mtg $ , Oct31, Nov2'14. nom

**86TH st E, nec 3 av,** see 3 av, 1:6 86

**105TH st, 72-4 E** (6:1610), all; Rose Herskowitz to Nathan Moskowitz, 831 Kelly; 3yf Nov1; Nov4'14. 3,760

**109TH st W, swc Manhattan av,** see Manhattan av, swc 109.

**116TH st W, swc Lenox av,** see Lenox av, swc 116.

**124TH st, 157-9 W** (7:1909), all, Fredk Ayer to Benj Blum, 565 W 144; 21yf Feb1 '15; Nov5'14. taxes &c & 9,250 to 10,500

**126TH st, 51 W** (6:1724), all Alfred Bein-hauer to Max Talmey, 55 W 126; 3yf Oct1; Nov2'14. 1,100

**181ST st, 587 W,** see St Nicholas av, 1422.

**Av A, 44** (2:399), str; Hurwitz Contract-ing Co to N s Low & Co, 5 8-12yf Sept1 Oct13'14 1,140

**Amsterdam av, 2070;** also ST NICHOLAS AV, 1940 (8:2121), stl fl & b; Adl L West-cott et al TRSTES Robt E Westcott to Al-phonse Andre, 605 W 111, & Alex M de Leeuw, 180 St Nicholas av, firm A Andre & Co; 5yf Aug1; Nov4'14. 1,500 to 1,800

**Broadway** (8:2163), es, bet 178th & 179th sts, n str & b of 5 stores owned by party 1st pt; agmt modifying ontion for ext of Ls for 5yf May1'18 at $1,600; Jas McGarry, 64 W 152, to Ida L Eisele, 304 E 156; Nov2; Nov5'14. nom

**Lenox av** (7:1825), swc 116th, 2d fl & office room in rear of hall on ground fl; Max Rosenblum to S Jonas Co, a corpn, 100 W 116; 11yf May1'16; Oct31'14. 3,800

**Madison av, 402** (5:1283), nwc 47th, of-fice 20, on 3d fl; Carlton Chambers Co to Briarcliff Lodge Assn; 5yf Oct1; Nov5'14. 720 to 960

**Manhattan av** (7:1811), swc 109th theatre bldg; asn Ls; 109th St Theatre Corpn, 167 W 93, to Isidor H Gertler, 177 E 102; Oct28; Oct30'14. nom

**St Nicholas av, 1040,** see Amsterdam av, 2070.

**St Nicholas av, 1422;** also 181ST ST, 587 W (8:2154), space on 2d fl; Wm Weiman to Chu Stai, 552 Lenox av; 4 10-12yf Dec1; Nov5'14. 2,400

**West Broadway, nec Chambers,** see Chambers, 125-31.

**2D av, 1907** (6:1648), all; Jno McCarthy to Jacob Duberman, 1907 2 av; from Nov1 '14 to date fixed by any notice from party 1st pt; Nov5'14. 1,320

**3D av, 147** (3:897), stl Ls & dcpost Stenman, Theobald to Jno Zitzelsberger, both at 147 3 av; Oct31; Nov4'14. nom

**3D av, 264** (3:905), asn Ls Jno H Hoe & ano to Stuart N Clarke, at Forest av, Yonkers, NY; Oct28; Oct30'14. nom

**3D av, 364** (3:886), all David B Ely to Fredk Benzer; 1yf Nov1; 2yren; Nov4'14. 4,200

**3D av, 596** (3:894), sw 34th, all Fredk & Chas Rozell to Bernhard Heinrich, 596 3 av; 3yf May1'15; Nov4'14. 2,100

**3D av, 618** (3:895), swc 40th, all, except 1-sty bldg on rear, Jno Devine to Path J Kenkes, 618 3 av, 5yf May1'15, Nov2'14. 3,200

**3D av, 716** (5:1299), swc 45th (Nos 158-60), all; Geo Goetting to Jas J Doyle, 137 E 45; 11yf May1'18; Nov5'14. taxes in excess of 500 & 4,500

**3D av** (5:1532), nec 86th, all, except str fl & b asn Ls, Louis F Blumenthal et al to M H B Amusement Corpn, AT, Sept12, Oct31'14. nom

**3D av,** nec 86th; sur Ls; M H B Amuse-ment Corpn to Jacob Lauchheimer, at cor Greenwood av & Everdell pl, Far Rock-away, LI; AT; Oct29; Oct31'14. nom

**8TH av, 237** (3:746), nwc 22d, all; Kath T Moore to Frank Curran, 237 8 av; 3yf Nov1; Nov5'14. 2,220

**8TH av, 917** (4:1045); restaurant in rear of cafe on st fl & bowling alleys in b; Jno F Madine to Edw Cunningham, 917 8 av & ano, 2yl Nov1, 1y rem, Oct31'14. 960

# LEASES.

## Borough of the Bronx.

**Main st (*),** es, near Westchester av, Ar-now-Newman Bldg, south apartment on 2d fl; Thos C Arnow & ano to N Y Telephone Co, 15 Dey; 2 5-12yf May1'12; Nov2'14. 840

**Main st (*),** same prop; same to same; 5yf Oct1; Nov2'14. 840

**150TH st, 232 E** (9:2338), all; Thos Cun-ningham to Thos Petrello, 228 E 148; 5yf Dec1; Nov4'14. 540

**156TH st, 487 E,** see 3 av, 3042.

**158TH st, 727 E** (10:2647); asn Ls; Louis Tendler to Chas W Mark, 1557 Hoe av; Sept10; Oct30'14. nom

**177TH st, 262 W** (11:2881), room on 1st fl & room in basement to be used as branch post office; Edwin F Branning to U S of America; 5yf July1; Nov5'14. 900

**177TH st E, nec Boston rd,** see Boston rd, 2012.

**180TH st, 701 E** (11:3096), str & c; Louis Gates & ano to Edw Naumann, 701 E 180; 5yf May1'12; Nov5'14. 480 to 600

**Belmont av, 2371** (11:3074), str; Oscar Lustig to Antonino Lo Sarde, 633 E 186; 2yf May1; Oct30'14. 540

**Boston rd, 2012** (11:3139), nec 177th, 2 stands inside bldg; Edw McShane to Z Telegades, 1963 Daly av, & Jas Sackellas, 160 6 av; 5yf Jan1; Oct31'14. 1,200 to 1,300

**Bridge av** (*), es, 100 n Tone av, 50x135 to Pelham Bay x80x200; all; Ferd Grass to Geo Pleayle, 872 Col av; 5yf Apr1'15. 5y non, Oct30'14 60

**Morris av, 556** (9:2331), s str; Antonio D'Iorio to Canzio Rossi, 236 E 148; 5yf Dec 1; Nov4'14. 516

**Prospect av, 985** (10:2678), "Burland Theatre"; Midas Amusement Co to Elias Baker, 2-4 E 108; 6 days, for religious pur-poses; Nov2'14. 2,000

**Tinton av, 913½** (10:2658), all, Jno W Decker to Saml Yanofsky, 513 W 145; 3 4-12yf Nov1; Nov4'14. 960

**3D av, 3042** (9:2364), nec 156th (No 487), upper part of bldg; Haffen Realty Co to Ernst Issler, 487 E 156; 7 6-12yf Nov1; Oct 30'14. 1,020

**3D av, 3042;** also 156TH ST, 487 E; asn Ls & consent to same, Peter Rothermel & ano to Ernst Issler, 487 E 156; Oct28, Oct31'14 nom

# MORTGAGES.

## Borough of Manhattan.

OCT. 30, 31, NOV. 2, 4 & 5.

**Arden st, 25** (8:2174), es, 242 n Nagle av, 75x110, PM, pr mtg $ , Oct30'14 in-stalls, 2½y6%; Bromberg Realty Co, 133 E 34, to Hensle Constn Co, 530 W 207. 2,500

**Beekman st, 110-6,** see Maiden la, 126.

**Canal st, 56-8,** see Orchard, 5.

**Chambers st, 125-31** (1:145), nec West Bway (Nos 95-9), 100x75; PM; pr mtg $67,000; Oct30; Nov2'14; 3y4½%; Huggins Estates, Inc, to Jas H Martin, at Wolfe-boro, NH, & ano, exrs Saml J Huggins. 71,000

**Chambers st, 125-31,** nec West Bway (Nos 95-9); certf as to mtg for $71,000; Oct 30; Nov2'14; same to same.

**Church st, 73-7,** see Vesey, 28-30.

**Duane st, 60,** see Maiden la, 126.

**Eldridge st, 218** (2:416), es, 49.6 s Stan-ton, 24.6x87.6; pr mtg $——; Oct31; Nov4 '14; 5y6%; Gertie Halpin, 129 E 117, to Jos H Schwartz, 77 W 113. 5,300

**Elm st, 14,** see Maiden la, 126.

**Essex st, 100** (2:353), es, 70.2 n Delancey, 18.11x75.1; also ESSEX ST, 102, es, 89.2 n Delancey, 18.10x75.1x18.11x75.1; Oct30'14; due & int as per bond; Abr L Kass, of Bklyn, to Eugene L Richards, as Supt of Banks of State N Y, at State House, Al-bany, NY, as trste for the depositors, with Abr L Kass, a private banker. 50,000

**Essex st, 102,** see Essex, 100.

**Houston st, 123 W** (2:517), sec Sullivan (No 141), 25x95, pr mtg $6,000, Nov2'14, 3y6%; Saveria Ruffolo to Charlotte Monza, 104 W 43. 5,500

**Lafayette st, 392-409** (2:545), nwc 4th (No 392), 97.8x137.6x irreg; $115 leas-hold; ext of mtg for $30,000 to Nov19'17, 6%; Oct17; Nov5'14; Annie Marks, 1925 Madison av, with Jennie Simon at Arverne, L I, C nom

**Macdougal st, 46** (2:518), es, 160 n Prince, 40x75; Oct22; Oct30'14; due & int Guiseppe Balbiani & Angelo Cerutti to Cresenzia Cavagnaro, 16 MacDougal, & ano. 9,350

**Madison st, 201,** see Rutgers, 29-31.

**Maiden la, 126** (1:39), ss, 84.7 w Water, runs w20.5x53.3xw0.11xs12.1xe21.2xn64.10 to beg; also BEEKMAN ST, 110-6 (1:98), nes, bounded se by land of Jas B & Wal-ter B Townsend, nw by land of Oliver H Tod, sw by land of Gilbert & Cook, 63.5 x25x66.5x25; also PEARL ST, 230 (1:70), ss, alt to w Building sl, N to alley leading to Burling sl; also PEARL ST, 281 (1:95), ns, 25x100; also DUANE ST, 60 (1:-154), sws, at nws Elm (No 14) 24x49.9, with all estate RT&I of which Benedict D Stewart, late of Phila, Pa, died seized; 1-24 pt; Oct27; Nov2'14; due Nov1'17, 6%; Alida R Gittings, of Baltimore, Md, to Bertha M Johnson, 87 Av Henri Martin, of Paris, France. 2,500

**Norfolk st, 24-6** (1:312), es, abt 160 n Hester, 50x100; pr mtg $——; Nov2'14; 2y or sooner, 6%; Rebecca Werner to Theresa Hirsh, 210 W 110. 2,000

**Orchard st, 5** (1:294), ws, 48.8 s Canal, 24.4x65.6; also ORCHARD ST, 7-9 (1:294), swc Canal (Nos 56-8), 48.8x65.5; Oct19; Nov4'14; due & int as per bond; Louis & Harry Jarmulowsky, firm S Jarmulowsky, 54 Canal, to Eugene L Richards, 247 Pros-pect av, New Brighton, SI, as Supt of Banks of State NY, as trste for depositors of bank of party 1st part. 200,000

**Orchard st, 7-9,** see Orchard, 5.

**Pearl st, 230,** see Maiden la, 126.

**Pearl st, 281,** see Maiden la, 126.

**Prince st, 172-4** (2:503), swc Thompson (Nos 115-7), 75x53, with right of way over 4x75, adj on s, ext of mtg for $5,500 to Dec28'16, 6%; pr mtg $62,000; Oct23; Nov5 '14; Salvatore Rondonina, 101 Park, with Emilia Malzone, 249 6 av, & ano, exrs Gae-tano Malzone. nom

**Rutgers st, 29-31** (1:271), nec Madison (No 201), 48.2x60; ext of mtg for $56,000 to June3'19, 5%; May1; Nov4'14; Louis Solinsky, 213 E 72, with Wilson M Powell, individ & trste, et al. nom

**Sullivan st, 97** (2:503), es, 75 n Spring, 25x65.11; PM; Oct29; Oct30'14; due & int as per bond; Aaron Wolff Jr to Title Guar & Trust Co. 12,000

**Sullivan st, 161,** see Houston, 123 W.

**Thompson st, 115-7,** see Prince, 172-4.

**Vesey st, 28-30** (1:88), nec Church (Nos 73-7), 52.5x76x irreg x75; ext of mtg for $165,000 to Jan1'18, 5%; Nov2; Nov4'14; Lawyers Title Ins & Trust Co with Jno T Underwood, 336 Washington av, Bklyn. nom

**Warren st, 22** (1:135); ext of mtg for $15,000 to Nov1'19, 5%; Oct30; Nov5'14; Tessie L Clark, 74 E 80, with Adolf Horo-witz, 211 W 128. nom

**4TH st, 9-19 E,** see Lafayette, 392-400.

**7TH st, 259 E** (2:375), ext of mtg for $21,000 to Oct20'19, 5½%, Oct30, Nov2'14; Sol Klingenstein, 136 E 79, trste will Bernhard Klingenstein et al, with Chas Steinhauser, 156 E 2. nom

**8TH st, 39 W** (2:572), nes, 55.4.5 nw 5 av, 23x93.11; Oct30; Nov2'14; due Apr1'15, 6%; Wm F Donnelly to Sarah D Donovan, 275 Spring, West Hoboken, NJ. 1,000

**13TH st, 47 E,** see 14th, 46 E.

**13TH st, 221 W** (2:618), ns, 283.4 w 7 av, 20.10x75; PM; Oct14; Nov5'14; 3y5%; Emma Ziegel, 716 St Nicholas av, to Beatrice S B Ziegel, 8 W 86, & ano, exrs &c Herman E L Ziegel, decd, in trust for Alva Z Strasbourger. 5,000

**14TH st, 46 E** (2:565); also 13TH ST, 47 E; sobrn of mtg for $48,424.95 to mtg for $10,000; Oct27; Oct31'14; Jos M Macdon-ough with Title Guar & Trust Co. nom

**17TH st, 12 W** (2:818), ss, 220 w 5 av, 30x92, pr mtg $ , June9, Oct31'14, 3y or sooner, 6%; Brody Adler & Koch Co to Jos M Brody, 62 W 92, et al. 60,000

**17TH st, 12 W;** certf as to mtg for $60,-000; June9; Oct31'14; same to same.

**19TH st, 336 W** (3:742); ext of mtg for $14,000 to Sept10'17, 5%, Oct29; Nov2'14; Title Guar & Trust Co with Jno H Little, 336 W 19. nom

**20TH st, 242 W** (3:769); ext of mtg for $10,000 to Oct23'17, 5%; Sept17; Nov2'14; Thos S Ollive, as committee Edwin O Brinckerhoff, with Chas S Furst. nom

**22D st W, nwc 8 av,** see 8 av, 237.

**25TH st, 542-8 W** (3:696); ext of mtg for $20,000 to July26'17, 4½%; Oct27; Nov2'14; Edgar B Newman with Bank for Savgs of NY, 280 4 av. nom

**26TH st, 300-300½ E,** see 2 av, 458.

**27TH st, 22-4 W** (3:828); ext of mtg for $250,000 to Jan6'17, 5%; Sept26; Nov4'14; N Y Life Ins & Trust Co, 52 Wall, with Ell-mont Realty Co, 56 Worth. nom

**31ST st, 106-26 W** (3:728), ss, 125 e 10 av, 250x103.4x—x—; sobrn of conditional sale for $11,694 on elevators &c to mtg for $700,000 up to principal sum of $575,-000; Oct26; Nov5'14; Gurney Elevator Co, 62-4 W 45, with City Mtg Co, 15 Wall. nom

**32D st, 7 E** (3:862), ns, 245 w Madison , 25x98.9, pr mtg $ , July29, Nov2 '14; due Aug24'14, 6%; Matilda P de Dor-ticos, Los Angeles, Cal, to A Abr Sarafan, 1484 Eastern Pkway, Bklyn. 1,500

**36TH st, 208 E** (3:916), sws, 150 se 3 av, 25x98.9; Oct31; Nov2'14; due & int as per bond; Chas Seligman, 338 E 50, to Geo & Matilda Bayha, 201 Ridgewood av, Bklyn. 2,000

**37TH st, 63 W** (3:829), ns, 55 e 6 av, 20x98.9; PM, pr mtg $35,000, Nov2'14, 3y6%, Sol May, 65 W 37, to Francis A Carlson, 3750 Bway. 5,000

**37TH st, 136-8 W** (3:811), ss, 75 e 7 av, 50x98.9, ext of mtg for $50,000 to Oct18'15, 5%, Oct22, Oct26'14, Henrietta C S Dodd with Alan Realty Co, 309 Bway. nom

**45TH st, 308 E** (5:1337); ext of mtg for $10,750 to Aug1'17, 5½%, Oct9, Nov4'14; Equitable Trust Co of NY with Salvatore & Rosina Di Caprio & Vincenza Carlino & Salvatore Colino. nom

**46TH st, 221 E** (5:1320), ext of mtg for $11,000 to Nov1'17, 5%, Oct28, Oct29'14; Sarah C Hembree with Haffen & Miller at Tuxedo Park, NY, exr Abr Mills nom

**49TH st, 31-3 E,** see Madison av, 431-7.

**52D st, 127 E** (5:1307), ss, 247.9 e Park av, 15.9x100.5; pr mtg $12,000; July14; Nov 2'14, due June30'17, 6%, Mario A Berti, 127 E 52, to Louisa Pavero, 107 Pearl 3,000

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**54TH st, 110 E** (5:1308), ss, 115 e Park av, 2ax100.5, Nov2, Nov1'14, 3y int as per bond, Jno L du Fais, individ & as trste Louise L du Fais, to Greenwich Savings Bank, 246 6 av. 2,000

**54TH st E, nwc Madison av,** see Madison av, 532.

**58TH st, 37 W** (5:1271), ext of mtg for $35,000 to Nov2'14, 6%, Oct29, Nov2'14 Bankers Trust Co, 16 Wall, with Edw H Landon, 10 E 51. nom

**65TH st, 14 E** (5:1379), ss, 210 e 5 av, 21x100.5; Nov2'14; due & int as per bond; Clara J Keech, of Tuxedo Park, NY, to Title Guar & Trust Co. 40,000

**65TH st, 312-4 E** (5:1439), ext of mtg for $33,000 to Nov1'19, 5%; Oct31; Nov2'14; Republic of Panama, by Wm N Cromwell, its fiscal agent, with Emma L Schirmer & Anna M Dwyer, both at 1225 Mad av. nom

**66TH st, 48 E** (5:1380), ss, 120 w Madison av, 2ax1.6-x, Oct30'14, 3y5%, Jessie S, wife Wm A Taylor, to Franklin Trust Co, 166 Montague, Bklyn. 55,000

**66TH st, 313-5 E,** see 1 av, 1225 7.

**71ST st, 249 E** (5:1426), ns, 156.6 w 2 av, 18.6x102.2; PM; Oct30; Oct31'14; 3y5%; Rose, wife of & Bozo Rankovich, 307 E 69, to Franklin Savgs Bank, 656 8 av. 5,000

**71ST st, 249 E;** PM, pr mtg $5,000, Oct 30; Oct31'14; 3y5%; same to The Church of St John the Martyr, a copn, 250-2 E 72. 5,000

**74TH st, 355 E,** see 1 av, 1429.

**77TH st, 317 E** (5:1452), ns, 175 e 2 av, 25x102.2 Oct29, Oct30'14, due & int as per bond, Morris Kile to Title Guar & Trust Co. 9,000

**77TH st, 317 E;** subrn of mtg for $7,500 to mtg for $9,000; Oct29; Oct30'14; Mina Berkowitz with same. nom

**77TH st, 317 E;** subrn of mtg for $8,000 to mtg for $9,000; Oct29; Oct30'14; Hy Michaelis with same. nom

**82D st, 182 W** (4:1212), ss, 26 e Ams av, 18.6x102.2; pr mtg $12,500; Nov2; Nov4'14; 5y5½%; Margt S Kent, 18 W 82, to Ellen & Jas Reid, 2100 Mapes av. 3,500

**84TH st, 267-81 W,** see West End av, 500.

**86TH st, 282 W,** see West End av, 536.

**88TH st, 120 E** (5:1516), ext of mtg for $21,000 to Nov2'17, 5½%, Nov2, Nov4'14, Lawyers Title Ins & Trust Co with Julian Realty Co, 644 E 14. nom

**89TH st, 322 W** (4:1250); ext of mtg for $26,000 to Nov3'17, 5%, Oct31; Nov5'14; Christine A Hayward with Marie L, wife of & Wm Degener, 316 W 89. nom

**91ST st, 314 W** (4:1251), ss, 150 e Riverside dr, 39x100.8; Oct29; Nov5'14; due Mar 18'16, 4½%; Chas De Hart Brower to Seamens Bank for Savgs, 76 Wall. 1,000

**93D st 69 W,** see Columbus av, 681-9.

**96TH st, 320-2 E** (6:1677), asn rents to secure notes for $600; Oct30'14; Jas G Andriaccio, 1938 Webster av, to Hy Mindlin, 950 Kelly. nom

**109TH st W, swc Manhattan av,** see Manhattan av, swc 109.

**113TH st, 540 W** (7:1884), ss, 300.3 e Bway, 18.9x100.11; PM; pr mtg $20,000; Nov4, Nov5'14, 5y or sooner, 6%, Sigma Nu Realty Assoc, 540 W 113, to Hy Leerburger, 542 W 113. 4,000

**114TH st, 421 E** (6:1790), ns, 270 e 1 av, 25x100.11, pr mtg $19,222, Oct28, Oct30'14 due & int as per bond, Giuseppe D'Alessandro, 421 E 114, to Henry Elias Brewing Co, 403 E 54. 1,600

**114TH st, 201 W,** see 7 av, 1880-6.

**116TH st, 75-9 E** (6:1622), ns, 116 e Mad av, 50x100.11, leas hold, pr mtg $6,000, Nov2'14; due Apr30'15, 6%; Christian Dages, 174 E 123, to Gerson M Krakower, 1884 7 av. 1,000

**117TH st, 323-5 E** (6:1689), ext of mtg for $30,500 to Nov1'17, 5%; Nov2; Nov4'14; Susannah Jarman with David Rosing. nom

**124TH st, 204 E** (6:1755), ext of mtg for $17,000 to Dec1'17, 4½%, Oct21, Oct30'14, Meta Koker, 315 E 86, with Jno A Brown Jr, at Newtown Township, Pa. nom

**129TH st, 114 E** (6:1777), ss, 200.2 e Park av, 19.11x99.11x20x99.11, PM; Nov1'14; due & int as per bond; Bernard Brindze to N Y Life Ins & Trust Co, 52 Wall, trste will Saml Smith for Cora Kennard 4,000

**130TH st, 5 E** (6:1755); ext of mtg for $4,700 to Nov3'17, 5½%; Nov3; Nov5'14; Lawyers Title Ins & Trust Co with Delia Shongood, 27 E 95. nom

**131ST st, 4-6 W** (6:1728), ss, 145.4 w 5 av, runs s99.11xw14.2xn5xw21.6xn94.11 to stxe35.8 to beg; PM; July15; Nov4'14; due & int as per bond, Frank P Briody, of Bklyn, to N Y Savings Bank, 81 8 av. 15,000

**133D st, 523 W** (7:1987); agmt as to ownership of bond & mtg for $36,000, Apr13, Oct31'14, Jos M Brody, 62 W 92, Ephraim Adler 146 W 82, & Edwin F Koch 163 E 179, with Harrison D Mercer, 139 W 86. nom

**134TH st, 19 E** (6:1759), ns, 300 e 5 av, 25x99.11; Oct31; Nov2'14; due & int as per bond; Julius Samuels, of Mt Vernon, NY, to Emma Davidson, 309 W 109. 14,000

**134TH st, 121 W** (7:1919), ns, 325 w Lenox av, 25x99.11; PM, pr mtg $11,500, Oct26; Oct31'14; due Nov1'17, or sooner, 6%; Michl & Boni Moler to Barbara Feiss, 172 W 141. 2,000

**139TH st W, nec Edgecombe av,** see Edgecombe av, 100.

**147TH st, 283 W** (7:2033), ns, 500 w 7 av, 25x99.11, PM, Oct28, Nov2'14, due Sept 1'19, 5%, Louis P Deffin, 393 West End av, to Louise Mander, 6 W 122. 21,000

**179TH st W, sec Ft Washington av,** see Ft Washington av, sec 179.

**Amsterdam av, 847** (7:1856); ext of mtg for $15,000 to Nov1'17, 5%, Nov2'14, E Dudley Barlow, 381 Central Park W, with Diederich Weinberg, fog W 94. nom

**Bowery, 143** (2:423), es, abt 105 s Broome, 25x104.9x25x104.2, ss; Oct28; Nov 2'14; 3x5%; Hy M Baker & Mary B Delafield, widow, both at Darien, Conn, to N Y Title Ins Co. 10,000

**Bradhurst av** (7:2046), es, 119.9 s 153d, 39.11x100; pr mtg $——; Oct30; Oct31'14; 1 y or sooner, 6%; Steinmetz Constn Co, 1416 Glover, Bronx, to Herman Forman, 458 Bowery. 3,500

**Bradhurst av** (7:2046), same prop; certf as to mtg for $3,500; Oct30; Oct31'14; same to same.

**Central Park W, 236** (4:1197), ws, 60.4 s 84th, 20x98; pr mtg $20,000; Nov2; Nov5'14; due May1'16, 6%; Hannah Elias to Elliott Mtg Co, 277 Bway. 4,100

**Columbus av, 681-9** (4:1207), nec 93d (No 69), 76.1x100.1x72.1x100; Oct28; Oct30'14; 5 y5%; Jacob Ruppert Realty Corpn to Nathalie B Brown as gdn of Jno N Brown, at Hallidon av, Newport, RI. 75,000

**Columbus av, 681-9,** nec 93d (No 69); consent & certf as to mtg for $75,000; Oct 9; Oct30'14; same to same.

**Edgecombe av, 100** (7:2042), nec 139th, 18x80; pr mtg $——; Oct31; Nov2'14; due Feb1'15, 6%; Edith E Moss, 100 Edgecombe av, to Shenk Realty & Constn Co, 62 W 107. 1,500

**Fort Washington av** (8:2176), sec 179th, 92.11x129.7x92.6x125; ext of mtg for $180,000 to Oct30'19, 5%; Oct30; Nov2'14; Lawyers Title Ins & Trust Co with H M Constn Co, 927 E 163. nom

**Lenox av, 193** (7:1904), ws, 61.5 s 120th, 20x85; Nov4; Nov5'14; due & int as per bond; Mary F Place to Title Guar & Trust Co. 10,000

**Lexington av, 665** (5:1310), es, 80.5 n 55th, 20x80; ½ pt; AT; Oct29; Oct31'14; due & int as per bond; Richd P Eaton of Springfield, Mass, to Title Guar & Trust Co. 2,000

**Madison av, 431-7** (5:1285), nec 49th (Nos 31-3), 79.6x irreg x100.5x85; ext of mtg for $450,000 to July8'17, 5½%; Oct30; Nov2'14; Alfred M Heinsheimer with Geo L Sanborn, 38 W 59. nom

**Madison av, 532** (5:1290), nwc 54th, 25.5x 70; Nov2'14; 3y5%; 532 Madison Av Co, Inc, 45 Wall, to Wm & Nathan Rosenbaum, both at Woodmere, LI. 47,500

**Madison av, 532,** nwc 54th; certf as to mtg for $47,500; Nov2'14; same to same.

**Manhattan av** (7:1844), swc 109th, theatre bldg; leasehold; chattels & deposit of $6,000, &c; Oct28; Oct30'14; due as per notes, 6%; Isidor H Gertler, 177 E 102, to 109th St. Theatre Corpn, 167 W 93. 4,000

**Manhattan av, 549** (7:1949), ws, 33.5 s 123d, 15x74; Nov2; Nov4'14; 3y5%; Emil Bachmann to Louis Frank, 318 W 22. 6,000

**Park av, 1613** (6:1642), es, 50.11 s 115th, 25x80; Nov2'14; 2y6%; Elizzabeth Simon, of Bklyn, to Fredk S Schlesinger, 920 Av St John, Bronx. 2,500

**St Nicholas av, 1124** (8:2124); leasehold; PM; Oct2; Nov2'14; due & int as per notes; Benj Horwitz & Jacob Glassman, both at 319 W 124, to Jas W Cosman, 1124 St Nicholas av. 1,225

**West Broadway, 95-9,** see Chambers, 125-31.

**West End av 509** (4:1232), nec 84th (Nos 267-81), 102.2x133; bldg loan; Nov2'14; due Mar1'20, 6% until completion & 5½% thereafter; Paterno Constn Co, 214 Cathedral Pkway, to Metropolitan Life Ins Co, 1 Mad av. 650,000

**West End av, 500,** nec 84th (Nos 267-81); certf as to mtg for $650,000; Aug13; Nov 2'14; same to same.

**West End av, 500,** nec 84th (Nos 267-81), subrn of mtg for $30,000 to mtg for $650,000; Nov2'14; same, owner, & Blanche Bucklin, 640 West End av, mortgagee, with same. nom

**West End av, 536** (4:1233), see 86th (Nos 282), 102.2x100x irreg x80; certf of reduction of mtg from $60,000 to $30,000; Aug 10; Nov2'14; Wm R Rose, 309 W 81, to Michl F Loughman. nom

**1ST av, 1225-7** (5:1441), nwc 66th (Nos 343-5), 50x75; pr mtg $——; Oct29; Oct30 '14; due Nov1'19, 6%; Griffon Realty Co at ss Foster av, —e of Florence st, Bklyn, to Leon Tuchmann, 1970 7 av. 3,000

**1ST av, 1225-7,** nwc 66th (Nos 343-5); certf as to mtg for $3,000; Oct30'14; same to same.

**1ST av, 1225-7,** nwc 66th (Nos 343-5; asn rents to secure mtg for $6,000; Oct29; Oct 30'14; same to same. nom

**1ST av, 1429** (5:1449), nwc 74th (No 355), 26.8x74; Nov2'14; 1y5%; Albt Winternitz, 237 E 72, to Bank of Europe, 1429 1 av. 30,000

**1ST av, 1445** (5:1450); ext of mtg for $18,000 to Nov1'17, 5%; Oct29; Nov4'14; Ella Necarsulmer, 109 E 70 & Hy Necarsulmer, 320 Central Park W, with Simon Krischok, 2 W 120. nom

**2D av, 458** (3:934), sec 50th (Nos 300-3004), 20x74; Oct31; Nov4'14; 2y6%; Annie Gaffney of Bronx to Patk G Tighe, 124 Park av, Yonkers, NY. 2,000

**2D av, 678** (3:942); ext of mtg for $9,000 to Nov4'19, 5%; Nov4'14; Emigrant Indust Savings Bank, 51 Chambers, with Annie & Richd Kalish, 36 W 47, & Brono Kalish, at Calais, Me. nom

**2D av, 821** (5:1317), ws, 20.5 s 44.4, 18.6x 77; Nov2'14; 3y5%; Rose T Kirk, heir Bridget Haggerty, to Chas N Lee, at Farmington, Conn, trste for Louise M Lee, will Wm H Lee. 8,000

**7TH av, 198** (3:771), ws, 74.2 s 22d, 24.7x 100, pr mtge $——, Nov1'14, 1y6%, Benj Freeman to Herman Joveshof, 258 W 136. 3,000

**7TH av, 1880-6** (7:1830), nwc 114th (No 1880), 100.11x100; ext of mtg for $13,000 to Nov1'17, 5%, Oct25, Oct30'14, Wm T Ryan, 264 W 132, with Margt I Hoyt at Great Neck, LI. nom

**8TH av, 227-9** (2:746), swc 22d (No 227), Oct30; Nov5'14; demand, 6%; Frank Curran, 237 8 av, to Peter Doelger Brewing Co, 407 E 55. 2,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Chattel mtg** (miscl), certf as to mtg for $750; Oct28; Oct30'14; Brady Trucking Co, Inc, a corpn, to Abr Samuel, 557 W 55.

**Chattel mtg** (miscl); certf as to mtg for $610.87; Oct20; Oct30'14; Ely-Strausman Petticoat Co Inc to David Strausman, 170 Bway.

**Chattel mtg** (miscl); certf & consent as to mtgs for $1,000 aggregate; Oct27; Oct30 '14; Kronprince Knitted Neckwear Co to Yarn Clearing House.

## MORTGAGES.

### Borough of the Bronx.

**Clifford pl, see Jerome av,** see Clifford pl, ss, 100 w Townsend av.

**Clifford pl** (11:2848), ss, 100 w Townsend av, 43.7x40.1x40.6x40; also JEROME AV, sec Clifford pl, 25x56.4x25.1x58.4; pr mtg $7,000; July20; Oct30'14; due, &c, as per bond; Riker R James to Irene B James, East Orange, NJ. 2,000

**Commerce st** (*), ns, abt 250 w Van Wyck, 62.6x—x50x—; Oct28; Nov2'14; 3y 6%; Karl Morgan to Wm Wirth, 419 E 180. 1,075

**Home st** (10:2753), swc Bryant av; ext of $40,000 mtg to Oct30'19 at 5½%; Oct30; Nov2'14; Lawyers Mtg Co with Wm Sinnott Co, 967 E 165. nom

**Loring pl** (11:3225), ws, 38.1 n 183d, 21x 103.11x20.11x105.3; Oct26; Nov4'14; 3y6%; Carl A & Lillian M Baas to Laura H Jones, 18 East Park st, Newark, NJ. 7,500

**Loring pl** (11:3225), same prop; pr mtg $7,500; Nov2; Nov4'14; due, &c, as per bond; same to Meta M Spies, 116 W 102. 1,000

**Manida st, 841** (10:2740), ss, 358.9 se Garrison av, 25x100; Oct30; Nov2'14; 3y 5½%; Mary M Summers, 882 So blvd, to Cath A Grogan, 127 Pioneer, Bklyn. 1,000

**Prospect ter** (*), ws, 25 n 226th, 25x100; Oct31; Nov2'14; 3y6%; Katharina Hoffman, 4003 Lowerre pl, to Herbt D Williams, Tarrytown, NY. 1,800

**Schuyler st** (*), ss, 100 w Crosby av, 25 x78.10x25.1x76.4; pr mtg $——; Oct29; Oct 31'14; due Feb1'18, 6%; Demetrio Pensante to Amelia De Martini, 342 E 120. 3,050

**Vineyard pl, nwc 175th,** see Marmion av, 1808.

**138TH st, 260 E,** see 3 av, 2537.

**145TH st E** (9:2271), ss, 150 w St Anns av, 24.6x99.9; PM; Oct30; Nov2'14; due Jan 1'18, 6%; Erba Realty Co, Inc, 277 Bway, to Caroline M Behnken, 598 E 4, Bklyn. 2,500

**148TH st, 442-6 E** (9:2292), ss, 265 w Brook av, 75x99.11; PM; Nov2; Nov4'14; 5y 5%; Ahr Realty Co, 444 E 148, to Henry Frank, Weehawken, NJ, & ano trstes Hy Ahr. 15,000

**148TH st 442-6 E;** certf as to above mtg; Nov2; Nov4'14; same to same.

**149TH st E** (*), ns, 50 w Newman av, 50x100; also NEWMAN AV (*), ws, 100 n 149TH, 75x111.6; PM; Nov2; Nov4'14; 5y 5%; Geo Glenz to Wm M Husson, 524 W 124. 650

**159TH st, 411 E** (9:2381); sobrn agmt; Oct28; Nov2'14; Mary, wife Jno Becker, with Josephine Magrane, 1527 Glover. nom

**159TH st E** (9:2381), ns, 300 w Elton av, 25x100; Oct29; Oct31'14; 5y5%; Amelia Bachmann, 411 E 159, to Josephine Magrane, 1527 Glover. 10,000

**160TH st E** (9:2381), ss, 100 e Elton av, 50x99; ext of $2,000 mtg to Dec31'17, 6%; Oct31; Nov2'14; Jno Hapfersberger with Jacob Faude, 835 E 155. nom

**161ST st, 626 E** (10:2626), ss, 49.1 w Cauldwell av, 18.9x72.6; pr mtg $——; Nov 2; Nov4'14; installs, 6%; Josephine, wife of & Gustave S Franz, to Anna Pekowsky, 450 Audubon av. 300

**162D st, 299 E** (9:2422), ns, 290.6 se Morris av, 43.6x115; pr mtg $37,000; Nov2; Nov5'14; due Oct2'17, 6%; Melrose Bldg Co to Eliz A Hays, 324 Carlton av, Bklyn. 3,000

**162D st, 299 E;** certf as to above mtg; Oct31; Nov5'14; same to same.

**165TH st, 481 E,** see Washington av, 1040.

**165TH st, sec Washington av,** see Washington av, sec 165.

**169TH st, 773-81 E;** also UNION AV, 1283-7 (11:2961); Lot 33, map part Barnum Est; Oct15; Nov2'14; agmt as to share ownership in mtg; Louis Davis with J & M Haffen Brew Co, 398, E 152. nom

**170TH st E, nwc Brook av,** see Brook av, nwc 170.

**170TH st E** (11:2932), nes, abt 204 nw Franklin av, 50x169; pr mtg $——; Oct30; Nov4'14; 3y6%; Mary A, wife of & Michl Nolan, 591 E 170, to Wm A Paton Lakewood, NJ, & ano, trstes Annis S Paton. 9,000

**175TH st E, nec Marmion av,** see Marmion av, 1808.

**175TH st E, nwc Vineyard pl,** see Marmion av, 1808.

**187TH st E** (*), nwc Crugen, 50x31 & 34 to Bronxdale av; Oct31; Nov2'14; due Apr 1'15, 5%, Mary E, wife Eugene Buckley, to Minnie J Douglass, 1102 Nuting st, San Diego, Cal. 1,500

**183D st W, nec Andrews av,** see Andrews av, 2250.

**194TH st E, nwc Decatur av,** see Decatur av, nwc 194.

**198TH st, 201 E** (12:3305), ns, 143.4 w Valentine av, 17.3x128.6; Oct27; Nov2'14; 3y6%; Adolphe Heide to Patk M Burke, 326 E 21. 700

**222D st E** (*), ss, 300 w Bronxwood av, 100x114, Wakefield; Oct17; Oct31'14; 3 y5¼%; Fanny Johnston to Mary S Bahrenburg, 3619 Kingsbridge av. 5,000

**237TH st E** (12:3301), ns, 100 e Martha av, 33.4x100; Sept1; Nov2'14; due Apr1'16, 5½%, Adelaide R Kavanagh to Central Mtg Co, 60 Wall. 4,250

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**237TH st E** (12:3391), ns, 166.8 e Martha av, 50.4x100, Sept1, Nov2'14; due Apr1'15, 5½%; Adelaide R Kavanagh to Central Mtg Co, 60 Wall. 4,250

**239TH st, 750 E** (*), —x—, Aug31, Nov5'14, 25%; Philip La Masina, 207 E 107, to Filippina C Di Franco, 1660 Lex av. 800

**Andrews av, 2250** (11:3218), nec 183d, 59x100, PM, pr mtg $8,000; Nov2, Nov14'11; due &c as per bond; West 183d St Bldg Co to Sophie E Jacobs, on Jericho Turnpike 1d, Floral Park, LI. 5,500

**Beach av, 617** (*), ws, 150 n Randall av, 25x100, pr mtg $3,000, Oct30'14, due &c, as per bond; Henry Joseph, 61 Beach av, to Classon Realty Co, 2009 West Chester av. 666.66

**Bracken av** (*), sec Kingsbridge av, 3x3.1x6.5x4.6x10.3, also JEFFERSON AV (*), ns, 50 e Doon av, 25x100, also DOON AV (*), ws, 175 s Jefferson av, 25x100, also JEFFERSON AV (*), ss, 50 w Jones av, 25x100; also DOON AV (*), es, 275 s Jefferson av, 50x100; also JONES AV (*), ws, 100 s Jefferson av, 25x100; Oct30'14; 3y6%; Thos P Hickie to Oscar Schuyler, 362 E 193. 2,500

**Bridge av** (*), es, 100 n Tone av, 50x135 to Pelham Bay, 50x200, 0.12, Oct30'14, due June15, 6%; Ferdinand Grass, 939 6 av, to Geo Pleayl, 872 Col av. 100

**Briggs av, 2592** (12:3293), es, 335.10 s 194th, 19.8x77.9x19.7x76.3; PM; Oct30; Oct 31'14; due, &c, as per bond; Patk M Burke to Title Guar & Trust Co, 176 Bway. 5,000

**Briggs av** (12:3298), ss, 122.8 e Bedford Park blvd, 22.8x110; Oct28; Nov2'14; 3y6%; Duncan McQueen to Danl Buckley, 2004 Mad av. 1,000

**Brook av** (11:2896), nwc 170th, 50x90; Oct31; Nov2'14; due &c as per bond; Gottlob Klein, Hoboken, NJ, to Mollie Brandstein, 1151 Longfellow av, & ano. 3,000

**Bryant av, swc Home,** see Home, swc Bryant av.

**Castle Hill av, 1537** (*), ws, 255 n Starling av, 25x104.8; Oct26; Oct30'14; 3y5½%; Jno Cook to Grace Arnold Motley, Essex Fells, NJ. 6,000

**Cauldwell av, 715** (10:2624), ws, 212.6 s 156th, 18.9x115; also CAULDWELL AV, 717 (10:2624), ws, 193.9 s 156th, 18.9x115; pr mtg $12,000; Nov2; Nov5'14; installs, 6%; Rosa Alper to Abr Axler, 1325 Franklin av. 4,200

**Cauldwell av, 717,** see Cauldwell av, 715.

**College av** (9:2436-2439), es, 200 n 168th, runs e100xn115xe100 to ws Findlay av xn 155xw200 to es College av xs200 to beg; agmt as to holding of above premises as collateral security for bond of $2,500; Oct 29; Oct30'14; Conroy Brothers Inc with Casualty Co of America, 68 Wm. nom

**Cruger av, nwc 187th,** see 187th E, nwc Cruger av.

**Daly av, 1914** (11:3042), ext of $17,500 mtg to Oct18'16 at 5%; May22; Oct31'14; Adelaide K Rhinelander with Anthony Rieger, 2344 Crotona av. nom

**Daly av, 1914** (11:2992), es, 421.4 s 177th, 32.1x150.11x32.1x150.11; ext of $1,500 mtg to Aug1'16 at 6%; Oct30; Oct3'14; Adolph Bloch & Antoinette Rieger with Wm Klinkel, 817 Elsmere pl. nom

**Decatur av** (12:3282), nwc 194th, 64x 27.6; Oct30; Oct31'14; installs, 6%; Louise Nasi, 373 E 194, to N Y Edison Savings & Loan Assn, 130 E 15. 4,500

**Doon av, ws, 175 s Jefferson av,** see Bracken av, sec Kingsbridge av.

**Doon av, es, 275 s Jefferson av,** see Bracken av, sec Kingsbridge av.

**Fairmount av** (*), ns, 50 e Valentine av, 25x100; Nov2; Nov5'14; 3y5½%; Jno T Rolf to Annie R Daily, 1525 Zerega av. 2,800

**Forest av, 963-7,** see 3 av, 2537.

**Forest av, 1126** (10:2661), es, 177 s Home, 19x110x19x107.3; pr mtg $——; Oct29; Oct 31'14; 1y6%; Thos O'Brien to Anna Pelowsky, 1 Audubon av. 500

**Hill av** (*), es, 250 n Randall av, 25x 100; Nov2; Nov4'14; due &c as per bond; Jno Hagman to Susanna S Carpenter, 718 E 175. 2,400

**Grand av** (11:3206), ws, 310 s 180th, 20x 100; ext of $7,000 mtg to Sept15'17 at 5½%; Oct15; Nov2'14; Wm B Storer, trste Mary Storer, et al, with Anna Grandl, 2053 Grand av, & ano. nom

**Hoe av, 1287-9** (11:2980), ws, 208 n Freeman, 50x100; PM; Nov4; Nov5'14; due &c as per bond; M H Realty Co to Galveston Bldg Co, 1289 Hoe av. 5,000

**Intervale av, 1337-9** (11:2965), ws, 316 n Freeman, —x—; ext of $38,000 mtg to Oct 29'17 at 5½%; Oct29; Oct30'14; Union Square Savings Bank with Robt H Machlett, 131 W 188, & Otto Ries, 170 E 74.

**Jefferson av, ns, 50 e Doon av,** see Bracken av, sec Kingsbridge av.

**Jefferson av, ss, 50 w Jones av,** see Bracken av, sec Kingsbridge av.

**Jerome av, sec Clifford pl,** see Clifford pl, ss, 100 w Townsend av.

**Jerome av** (11:2859), nws, —n 172d, 6 ne line bet Village Mt Eden & land Geo S Goble, 200x140; ext of $30,000 mtg to June 16'17 at 5%; Oct15; Nov2'14; Andw J Connick with Adeline C Wilcox, 602 W 139. nom

**Jerome av** (11:3199), nws, 602.11 sw 190th, 27x90; Oct30'14; 5y5½%; Jno Brown to Lawyers Title Ins & Trust Co. 15,000

**Jerome av** (11:3199), same prop; pr mtg $15,000; Oct30'14; 2y6%; Jno Brown, 2439 Jerome av, to Henry Becker, 132 9 av. 1,000

**Jesup av** (11:2872), es, abt 706.2 e Devoe, 46.1x110.6x56.7x110; Oct31; Nov4'14; due &c as per bond; Elise M Holzhalb, Atlantic City, NJ, to Sarah J Gibbins, 23 S Vermont av, Atlantic City, NJ. 1,400

**Jones av, ws, 100 s Jefferson av,** see Bracken av, sec Kingsbridge av.

**Kingsbridge av, sec Bracken av,** see Bracken av, sec Kingsbridge av.

**Livingston av** (*), es, 170.3 s Bussing av, 50x100; Sept22'13; Nov5'14; 2y6%; Friedoline Roessler to Christoph Schmitt, 1974 Belmont av. 1,380

**Marmion av, 1808** (11:2958), nec 175th, 92x69.6 to Vineyard pl x92x69.11; PM; pr mtg $56,000; Nov2; Nov4'14; due May1'15, 6%; Jas McConnell, Jersey City, NJ, to Jno W Cornish Constn Co, 805 E Tremont av 6,000

**Morris Park av, 619** (*); sal Ls; Oct20; Oct30'14; demand, 6%; Jos Marino to Clausen-Flanagan Brewing Co, 441 W 25. 2,000

**Mt Hope av** (11:2792), ws, 100 s 173d, 100x100, except pt for av; Nov2; Nov4'14; due July8'19, 5%; Alex S Williams to Bowery Savgs Bank, 128 Bowery. 2,000

**Mt Hope av** (11:2792), ws, 95 n 173d, runs w190 to es Weeks av xn50xe95xn100xe95 to av xs150 to beg; Oct27; Oct30'14; 1 y; Delia Doyle to Jno J Brady, 2395 Valentine av. 1,750

**Poplar av** (*), ns, 638 e Bear Swamp rd, 25x100; Oct31; Nov4'14; due, &c, as per bond; Chas P Twigg, Englishtown, NJ, to North Side Mtg Corpn, 391 E 149. 800

**St Lawrence av, 1214** (*), es, 75 n Gleason av, 25x100; pr mtg $4,750; Nov2; Nov4'14; 2y6%; Jacob Cohen to Fredk J Weber, 146 Sumpter, Bklyn. 1,000

**St Lawrence av** (*), ws, 281.3 s Walker av, 25x100, except pt for av; Nov2'14; 3y 6%; Robt Henderson, Norwood, Pa, to Oscar Schuyler, 362 E 193. 1,200

**Sedgwick av** (12:3255), ws, at sec lot 7 on map Wm O Giles, runs w111.11xn39.9xe 110.6 to av xs50 to beg; Nov5'14; installs, 6%; Matilda K Browne to Bronx Security & Brokerage Co, 258 E 138. 400

**Shakespeare av, 1260** (9:2506), es, 175.5 s 166th, 25x100.1, pr mtg $2,000; Oct28; Oct30'14; due, &c, as per bond; Bell Realty & Constn Co to Jos Kugler, 51 Eldert, Bklyn. 1,600

**Shakespeare av, 1260;** certf as to above mtg; Oct28; Oct30'14; same to same.

**Shakespeare av, 1260** (9:2506); consent to above mtg; Oct28; Oct30'14; same to same. nom

**Shakespeare av, 1260** (9:2506); secretary's certf as to above mtg; Oct28; Oct 30'14; same to same.

**Tinton av, 1039** (10:2660), ws, 233.6 n 165th, 18.9x100; Oct22; Nov5'14; 1y5%; Lisette Julich, 3170 Decatur av, to Herman Julich, 3145 Decatur av. 3,500

**Union av, 1283-7,** see 169th, 773-81 E.

**Van Courtlandt av E** (12:3313), ss, 514.2 w Grenada pl, 25x138.5x26.2x130.9; PM; pr mtg $——; Oct24; Nov2'14; 5y5%; Paul G Ebert to Chas Jansen, 176 Van Courtlandt av E. 3,000

**Van Courtlandt av E** (12:3313); same prop; PM; pr mtg $——; Oct24; Nov2'14; 5y5% same to same. 1,000

**Walton av, 571** (9:2352); ext of $3,000 mtg to Oct30'17 at 5½%; Oct30; Nov2'14; Title Guar & Trust Co with Kate E Schmid, 571 Walton av. nom

**Washington av** (9:2369), sec 165th, 100x 100.1, except pts for sts; certf as to bldg loan mtg for $56,500; Oct22; Nov2'14; Academy Constn Co to Peerless Holding Co, Inc.

**Washington av, 1040** (9:2370), nec 165th (No 481), 25x85.3x25x85.2; PM; pr mtg $9,000; Oct31; Nov2'14; due &c as per bond; Geo F Moody to Wm C Feely, 379 1 av. 2,000

**Webster av** (11:3032), es, 66 s 188th, 22 x90; Nov5'14; installs, 6%; Eliz M Coughlan to Bronx Security & Brokerage Co, 258 E 138. 310.17

**Weeks av, es, abt 95 n 173,** see Mt Hope av, ws, 95 n 173.

**Wilder av** (*), es, 200 n Randall av, 25x 100; PM; Oct30; Nov5'14; 3y6%; Jno Strand to Land Co "C" of Edenwald, 299 Mad av. 360

**3D av** (11:2911), ws, 202 s 171st, 180.6x 149.1x194.3x159.9; leasehold; all title; Oct 14; Nov4'14; 1y6%; Allsworth Realty Co, Inc, 3436 Bway, to Henry N Braude, 538 W 136, & ano. 15,000

**3D av, 2537** (9:2320), swc 138th (No 260), 43.11x74.2x36.4x57.2; also FOREST AV, 963-7 (10:2649), ws, 405.11 s 165th, 50 x98.5x50x98.4; PM; pr mtg $9,250; Nov2; Nov4'14; 3y5½%; August Moebus to Edgar S Appleby, Glen Cove, LI & ano. 43,000

**3D av** (11:2911), ws, 203 s 171st, —x—; certf as to mtg for $15,000; Oct8; Nov5'14; Allsworth Realty Co, Inc, to Henry N Braude & ano.

## MISCELLANEOUS MORTGAGES.

### Borough of the Bronx.

**Certf** (miscl) as to mtg for $45,000 covering land in Bklyn Oct30; Nov2'14; L A Building Co, Inc, to Lawyers Title Ins & Trust Co, 160 Bway. nom

**Lot 13** (*) map sub-division of lot 1 on map Classon Point; Nov4; Nov5'14; 2y6%; Archangelo La Calamita, 246 W 35, to Domenico Clemente, 368 W 50. 500

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2435 New York, November 14, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**

Broome st, 141 & 260-4.
Cherry st, 276 & 430.
Cornelia st, 33.
East Broadway, 127.
Forsyth st, 86-8.
Fulton st, 29-31.
Grand st, 273-5.
Greenwich st, 145-9 & 293.
Greenwich st, 293.
*Jefferson st, 59 (or Rutgers pl, 2).
King st, 19.
*Liberty st, 124 (or Greenwich st, 145-9).
Ludlow st, 40.
Monroe st, 263-5.
Mott st, 234.
Norfolk st, 155.
*Orchard st, 91 (or Broome st, 260).
Park Ter E, blk 2243-309.
Rutgers pl, 2.
St Marks pl, 76.
Spring st, 118.
*University pl, 88 (or 12th st, 24-6 E).
*4th st, 326 W (or 8 av, 36).
6th st, 302 E.
9th st, 423-5 E.
10th st, 456 E.
11th st, 48 & 50 W.
12th st, 24-6 & 346 E.
13th st, 526 E.
14th st, 234-40 E.
19th st, 30-2 W.
24th st, 316 E.
30th st, 229-31 W.
31st st, 254 W.
34th st, 314 E.
38th st, 409 & 412 W.
43d st, 413 W.
45th st, 538 W.
46th st, 317 E.
47th st, 339 E.
47th st, 407 W.
49th st, 167 W.
*49th st, 169 W (or 7 av, 745-9).
52d st, 636 W.
55th st, 542 W.
*56th st, 401 E (or 1 av, 1026).
56th st, 318 W.
*57th st, 2 W (or 5 av, 732-4).
58th st, 316 E.
60th st, 17 E.
61st st, 8 E.
62d st, 220 E.
65th st, 335-7 E.
71st st, 432-4 E.
73d st, 114 E.
79th st, 333 & 356 E.
80th st, 417 E.
81st st, 209-11 E.
83d st, 158-62 W.
98th st, 37-41 W.
100th st, 313-5 E.
104th st, 338-44 E.
104th st E, ns, blk 1610-5-8.
105th st E, ss, blk 1610-65-68.
106th st E, ns, blk 1700-17.
107th st E, ss, blk 1700-32.
111th st, 70 E.
111th st, 208-10 W.
114th st, 217 E.
115th st, 75 E.
116th st, 104-6 W.
117th st, 250, 408 & 409 E.
117th st, 39 W.
118th st, 133-7 & 322 E.
119th st, 421 E.
*120th st, 500-2 E (or Pleasant av, 374-6).
121st st, 159 & 231 W.
124th st, 9 & 230 E.
127th st, 140 W.
*127th st, 313 W (or St Nicholas av, 340).
128th st, 266 W.
129th st, 25 E.
*129th st, 167 W (or 7 av, 2181).
130th st, 55 W.
131st st, 49 E.
*133d st, 41 E (or Madison av, 2121-3).
133d st, 43 E.
133d st, 66 W.
137th st, 32 & 257-9 W.
140th st, 66 & 217 W.
141st st, 630 W.
142d st, 619 W.
143d st, 155-7 W.
144th st, 510 W.
146th st W, ns, blk 2032-23-27.
147th st, 615 W.
176th st, 506 W.
179th st, 831-7 W.
*180th st W (s w c Northern av, 60), blk 2177-261.
*228th st, 151-61 W (or nwc Marble Hill av).
Av A, 1395-9.
Av B, 287.
Broadway, 2243-272.
Columbus av, 762.
Convent av, 451.
Lexington av, 732.
*Lexington av, 1900-20 (or 118th st, 135-7 E).
Madison av, 2121-7.
Marble Hill av (nwc 228th st, 151-61 W), blk 3402-193.
Morningside av E, 36.
*Northern av, 46 (or 179th st, 831-3).
Northern av, 60.
Park Row, 122.
Pleasant av, 374-6.
St Nicholas av, 340.
West Broadway, 325.
1st av, 1026, 1471 & 1748.
2d av, 2487.
3d av, 1387.
5th av, 732-4 & 1462.
5th av, es, blk 1610-1-4 & 69-72.
7th av, 352-4, 745-9 & 2181.
8th av, 38, 406 & 2672.

**WILLS.**

Bleecker st, 108.
9th st, 12 W.
90th st, 44 W.
131st st, 74 W.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

Nov 6, 7, 9, 10, 11 & 12.

**Broome st, 441** (2:341-43), ss, 20 e Ridge, 20x80; 3-sty bk tnt & strs; City Real Estate Co to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S; Nov6; Nov10'14; A $11,000-12,000. O C & 100

**Broome st, 260-4** (2:414-50-61), nwc Orchard; (No 264, 65.2x55.10x65.2x56.6, 3-6-sty bk tnts & strs; Earl A Smith to Bank Sts bk tnts & strs, Earl A Smith to Bank sts bk tnts & strs, Earl A Smith to Bank sts bk tnts & strs, Earl A Smith to Bank

**117TH st, 250 E** (6:1666-27), ss, 50 w 2 av, 40x58.5, 6-sty bk tnt & strs; Francis X Mooney, ref, to Belle G Bernheimer, 758 5 av, & U S Trust Co of N Y, 45 Wall, as TRSTEs Jacob S Bernheimer. FORECLOS Nov4; Nov10'14; A$11,000-25,000 **20,000**

**117TH st, 408 E** (6:1710-45), ss, 127.4 e 1 av, 16.8x100.11, 3-sty & b bk dwg, Pasquale Colio to Josephine De Vito Colio, 408 E 117; mtg $5,000; Nov12'14; A$4,500-5,000. O C & 100

**117TH st, 409 E** (6:1711-6), ns, 127.4 e 1 av, 16.8x100.11, 4-sty bk tnt; Anna, wife of & Domenick De Louis, to Giuseppina La Valle, 402 E 118; mtg $7,750 & AL; Oct28; Nov10'14; A$4,500-7,500. O C & 100

**117TH st, 39 W** (6:1601-18), ns, 410 e Lenox av, 25x100.11, 5-sty stn tnt; Rachel Wiesenberg, EXTRX Morris Wiesenberg, to Rachel Wiesenberg, 163 E 118; mtg $20,000; Oct26; Nov11'14; A$14,000-27,000. nom

**118TH st, 133 E** (6:1767-15), ns, 340 e Park av, 25x91, 3-sty fr tnt & str; Cozy Home Realty Co to Sonia Krinsky, 721 Eastern Pkway, Bklyn; ⅓ pt; AL; Oct22; Nov12'14; A$10,500-11,500. O C & 100

**118TH st, 135-7 E** (6:1767-16), nwc Lex av (Nos 1900-20), 40x90, 7-sty bk tnt & strs; Cozy Home Realty Co to Sonia Krinsky, 721 Eastern Pkway, Bklyn; ⅓ pt; AL; Oct22; Nov12'14; A$35,000-83,000. O C & 100

**118TH st, 322 E** (6:1689-40), ss, 300 e 2 av, 25x100.11, 5-sty stn tnt; Domenick De Luise to Giuseppina La Valle, 402 E 118; mtg $16,400; Oct28; Nov10'14; A$8,000-19,-500. exch & 100

**119TH st, 421 E** (6:1807-13), ns, 321.4 w Pleasant av, 16.8x100.10, 2-sty & b bk dwg; Jacob K Silverman to E Loewenthal & Son, 1347 Boston rd; mtg $3,000; Nov11'14; A $4,500-5,500. O C & 100

**120TH st, 500-2 E,** see Pleasant av, 374-6.

**121ST st, 159 W** (7:1906-6), ns, 92 e 7 av, 18x100.11, 3-sty & b stn dwg; City Real Estate Co to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S; Nov6'14; A $9,300-15,000. O C & 100

**121ST st, 231 W** (7:1927-15), ns, 400 w 7 av, 25x100.11, 5-sty bk tnt; Isaac Goodstein to Sarah Gluck, 444 W 164; B&S; Nov11; Nov12'14; A$14,000-25,000. nom

**124TH st, 9 E** (6:1749-8), ns, 160 e 5 av, 20x100.11, 3-sty & b stn dwg; Bertha M Kaeppel, widow, to Matilda H Schleussner, 9 E 124; Oct20; Nov7'14; A$14,000-16,000. O C & 100

**124TH st, 230 E** (6:1788-37), ss, 341 e 3 av, 19x100.11, 3-sty & b stn dwg; City Real Estate Co to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S; Nov6'14; A $8,000-11,000. O C & 100

**127TH st, 140 W** (7:1911-51½), ss, 290 e 7 av, 16x99.11, 3-sty & b stn dwg; Grace B Gaul to Jno D Kahrs, 1454 3 av; mtg $8,-000 & AL; Nov5; Nov11'14; A$7,000-10,500. nom

**127TH st, 313 W,** see St Nicholas av, 340.

**128TH st, 266 W** (7:1933-55), ss, 229.2 e 8 av, 20.10x99.11, 4-sty stn tnt; Edw R Rayher, ref, to Alfred L Anderson, of Closter, NJ; FORECLOS Nov11; Nov12'14; A$8,300-14,000. **6,500**

**129TH st, 25 E** (6:1754-12½), ns, 110 w Madison av, 16.8x99.11, 3-sty & b stn dwg; Mary C Meehan to Julia A & Eliz L Meehan, 25 E 129; ⅓ pt; AL; Mar22'11; Nov11 '14; A$6,500-7,500. nom

**129TH st, 167 W,** see 7 av, 2181.

**130TH st, 55 W** (6:1728-12), ns, 255 e Lenox av, 20x99.11, 4-sty & b stn dwg; Jno A McEveety, ref, to General Synod of the Reformed Church in America, 25 E 22; FORECLOSED & drawn Oct21; Nov6'14; A$8,000-10,000. omitted

**131ST st, 49 E** (6:1756-28), ns, 200 w Park av, 25x99.11, 5-sty bk tnt; David Crawford to Jno N Molter, 20 Bainbridge av, Providence, RI; mtg $19,000 & AL; Nov 12'14; A$6,000-18,000. O C & 100

**133D st, 41 E,** see Madison av, 2121-3.

**133D st, 43 E** (6:1758-24), ns, 72.6 e Madison av, 37.6x99.11, 6-sty bk tnt & strs; Morris Moore & Annie, his wife, to Anmore Realty Co, 2121 Madison av; AL; Nov7; Nov9'14; A$7,500-33,000. nom

**133D st, 66 W** (6:1730-66), ss, 135 e Lenox av, 25x99.11, 5-sty bk tnt; Chas Wielins to Cantiaque Development Co, 185 Madison av; mtg $14,000 & AL; Nov6; Nov 10'14; A$7,000-16,000. nom

**137TH st, 32 W** (6:1734-52), ss, 372.6 w 5 av, 37.6x99.11, 6-sty bk tnt & strs; Selma Alexander to Meyer Jarmulowsky, 27 E 95; mtg $45,500 & AL; Nov5; Nov12'14; A$10,-500-36,500. O C & 100

**137TH st, 257 W** (7:2023-7½), ns, 596 w 7 av, 18x99.11, 5-sty & b bk dwg; A$7,900-14,500; also 137TH ST, 259 W (7:2023-7), ns, 614 w 7 av, 18x99.11, 5-sty & b bk dwg; A$7,900-14,500; Laura Opper to West Side Savgs Bank, 110 6 av; QC; AL; Nov9; Nov 10'14. nom

**137th st, 259 W,** see 137th, 257 W.

**140TH st, 66 W** (6:1737-66), ss, 110 e Lenox av, 40x99.11, 6-sty bk tnt; Morris Moore, & Annie, his wife, to Anmore Realty Co, 2121 Madison av; AL; Nov7; Nov9 '14; A$8,000-35,500. nom

**140TH st, 217 W** (7:2026-19), ns, 296 w 7 av, 28x99.11x28x93.11, 5-sty bk tnt; Lulu Carroll to Carl Schoeppy, of Saugerties, NY; mtg $20,000 & AL; Nov2; Nov6'14; A $13,000-29,000. nom

**141ST st, 630 W** (7:2088-51), ss, 425 w Bway, 125 to es Riverside dr x99.11, 11-sty bk tnt; West Side Constn Co to Henry Holding Co, 62 W 107; mtg $475,000; Nov 5; Nov6'14; A$125,000-560,000. O C & 100

**141ST st, 630 W** (7:2088-51), ss, 425 w Bway, 125 to es Riverside dr x99.11, 11-sty bk tnt; Henry Holding Co to Shenk Realty & Constn Co, 62 W 107; mtg $525,800; Nov 6; Nov7'14; A$125,000-560,000. O C & 100

**141ST st W, sec Riverside dr,** see 141st, 630 W.

**141ST st W, sec Riverside dr,** see 141st, 630 W.

**143D st, 155-7 W** (7:2012-9), ns, 175 e 7 av, 37.6x99.11, 5-sty bk tnt; Isaac Zendman to Lamont Realty Co, 198 Bway; mtg $35,500; Nov10; Nov11'14; A$15,000-37,000. O C & 100

**144TH st, 510 W** (7:2075-30), ss, 125 w Hamilton pl, 100x99.11, 6-sty bk tnt; Wm S Bennet to Timmus Realty Co, 142 Summit av, West Hoboken, NJ; B&S; mtg $167,000; Nov2; Nov11'14; A$63,000-160,000. nom

**146TH st W** (7:2032-23-27), ns, 100 w 7 av, 125x99.11, vacant; Freybell Realty Co to Chas M Rosenthal, 410 Riverside dr; mtg $20,000; Nov4; Nov7'14; A$45,000-45,-000. O C & 100

**147TH st, 615 W** (7:2094-24), ns, 192.2 w Bway, 16.8x99.11, 3-sty & b bk dwg; Frank K Brewster to Margt H Brewster, both at 615 W 147; Nov12'14; A$8,000-11,-500. nom

**176TH st, 506 W** (8:2132-84), ss, 144 w Ams av, 43.6x100, 5-sty bk tnt; Wertheim Realty Co to Corporal Realty Co, 55 Liberty; mtg $36,000; Nov7; Nov9'14; A$14,000-41,000. O C & 100

**179TH st, 831-7 W** (8:2177-255-257), nwc Northern av (No 46), 125x100, 2-5-sty bk tnts; Haven Constn Co to Minuit Realty Co, 30 Broad; mtg $135,000; Oct31; Nov7 '14; A$——$——. O C & 100

**179TH st, 831-7 W,** nwc Northern av (No 46); Minuit Realty Co to Leah Harris, 426 E 79; mtg $160,000; Nov6; Nov7'14; A$—— $——. nom

**180TH st W, swc Northern av,** see Northern av, 60.

**228TH st, 151-61 W,** see Marble Hill av, nwc 228.

**Av A, 1395-9** (5:1469-22), ws, 102.2 s 75th, 85.8x101.3x69.11x100, 5-sty bk loft & str bldg & 2-sty rear bk stable; Hortense Prowler to Jacob Herb, 1061 St Nicholas av, ⅓ pt, & Rosa Docter, 697 West End av, ⅔ pts; mtg $20,000; Nov9'14; A$30,000-43,-000. O C & 100

**Av B, 287** (3:984-58), es, 42 s 17th, 20x 68, 5-sty bk tnt & str; Jno J McKenna to Morris Luskin, 779 10 av; mtg $7,375 & AL; Oct21; Nov10'14; A$6,800-10,500. nom

**Broadway** (8.2243-272), ns, 103.8 w 218th, 30x103.8x16.4x100.11, sws, vacant; A$7,000-7,000; also PARK TER E (8:2243-309), ss, 103.8 w 218th, 44x100x71.3x103.8, vacant; A $4,500-4,500; Hy W C or Hy Tomsuden to Emanuel Alexander, 274 W 140; mtg $7,000 & AL; Oct20'14; re-recorded from Oct20'14. Nov11'14. O C & 100

**Columbus av, 762** (7:1852-30), ws, 25.4 n 97th, 25.3x100, 5-sty bk tnt & strs; Letitia K, wife Percival C Ketterer, to Bertha Schrank, 251 W 91; mtg $25,000; Nov 10'14; A$22,000-33,000. O C & 100

**Convent av, 451** (7:2064-49), es, 65.11 s 150th, 16x50, 4-sty bk tnt; Ensign Realty Co to Wertheim Realty Co, 149 Bway; mtg $8,000; Nov5; Nov9'14; A$6,000-10,000. O C & 100

**Lexington av, 732** (5:1313-56), ws, 80.5 s 59th, 20x75, 4 & 5-sty stn loft & str bldg; Jos Schanz to The Country & City Corpn, 18 W 39; AL; Nov11; Nov12'14; A$28,000-40,000. nom

**Lexington av, 1900-20,** see 118th, 135-7 E.

**Madison av, 2121-3** (6:1758-21), nec 133d (No 41), 49.11x72.6, 6-sty bk tnt & strs; A$15,000-47,000; also MADISON AV, 2125-7 (6:1758-20), es, 49.11 n 133d, 50x72.6, 6-sty bk tnt & strs; A$12,000-37,500; Morris Moore & Annie, his wife, to Anmore Realty Co, 2121 Madison av; AL; Nov7; Nov 9'14. nom

**Madison av, 2125-7,** see Madison av, 2121-3.

**Marble Hill av** (13:3402-193), nwc 228th (Nos 151-61), 90.11x112.5x90x125, 3-5-sty bk tnts, strs on cor; Johanna Realty Corpn to Albert Jarmulowsky, 418 Central Park W; mtg $104,500 & AL; Oct11; Nov 11'14; A$100,000-100,000. O C & 100

**Marble Hill av,** nwc 228th (Nos 151-61); Albert Jarmulowsky to Johanna, wife of Albert Jarmulowsky, 8 Hartung st, Hamburg, Ger; mtg $104,500 & AL; Nov11'14 O C & 100

**Morningside av E, 36** (7:1944-63), es, 50.7 s 118th, 26.3x100x26.5x100, 5-sty stn tnt; Henry Butt, heir Marie or Maria Butt, decd, & Louisa, his wife, to Hermina Butt, 36 Morningside av; ½ pt; AT; B&S; mtg $13,000; Nov7; Nov12'14; A$19,000-29,000. O C & 100

**Morningside av, 36;** Augusta Van Camp, heir of Marie or Maria Butt, to same; ⅓ pt; AT; B&S; mtg $13,000; Nov7; Nov12'14. O C & 100

**Northern av, 46,** see 179th, 831-7 W.

**Northern av, 60** (8:2177-261), swc 180th, 100x75, 5-sty bk tnt; Haven Constn Co to Charlotte Harrison, 36 W 59; mtg $90,000 & AL; Nov10; Nov12'14; A$——$——. O C & 100

**Park row, 122** (1:159-52), ns, 198.1 e Duane, 24.5x108x24.8x107.1, 4-sty bk tnt & strs, 1-sty ext; Archibald C M I Stewart to Jeanie A Stuart, 672 6 av, Bklyn; AT; QC; Oct7; Nov10'14; A$44,000-47,000. nom

**Pleasant av** (6:1700-17 & 32), nwc 106th, runs w200xn100.11xw50xn100.11 to ss 107th xe75xs100.11xe175 to av xs100.11 to beg, fr bldgs of stone yard; Archibald E Baxter, ref, to Eliz M Muller, 730 Riverside dr; FORECLOS Oct8; Nov2; Nov6'14; A $82,000-92,000. **51,100**

**Pleasant av, swc 107th,** see Pleasant av, nwc 106.

**Pleasant av, 374-6** (6:1816-49), sec 120th (Nos 500-2), 40x100, 6-sty bk tnt & strs; Selma Alexander to Meyer Jarmulowsky, 27 E 95; AL; Nov5; Nov12'14; $20,000-50,-000. O C & 100

**Riverside dr, sec 141st,** see 141st, 630 W.

**St Nicholas av, 340** (7:1954-23), nec 127th (No 313), 25.3x87.6x25x91.3, 5-sty bk tnt & strs; Clara Strauss to Roselma Jacobs, 549 W 149; mtg $25,000; Nov10; Nov11'14; A$21,000-35,000. O C & 100

**West Broadway, 325** (1:228-19), es, 111 s Grand, 22x100, 4-sty bk tnt & str; Henry L Eno to Edwin T Rice, 15 W 67, & Jno French, 279 Madison av, as joint tenants; Nov11; Nov12'14; A$17,000-18,000. nom

**West Broadway, 325** (1:228-19), es 111 s Grand, 22x100, 4-sty bk tnt & strs; Hy C Eno to Hy L Eno, of Westport, Conn [200 5 av]; Apr13; Nov11'14; A$17,000-18,-000. nom

**1ST av, 1026** (5:1368-1), nec 56th (No 401), 20x94, 4-sty bk tnt & str; Walter R Herrick, ref, to Ferdinand C Bamman, 436 W 154; mtg $13,500; FORECLOS Oct30; Nov10; Nov11'14; A$12,000-18,000. **5,000**

**1ST av, 1471** (5:1451-28), ws, 52.2 s 77th, 25x75, 4-sty stn tnt & strs; Hy Butt, heir Marie or Maria Butt, decd, & Louise, his wife, to Hermina Butt, 36 Morningside av E; ⅓ pt; AT; B&S; mtg $14,000 & AL; Nov7; Nov12'14; A$11,500-22,500. O C & 100

**1ST av, 1471;** Augusta Van Camp, heir Marie or Maria Butt, to same; ⅓ pt; AT; B&S; mtg $14,000 & AL; Nov7; Nov12'14. O C & 100

**1ST av, 1748** (5:1570-50), es, 100.9 n 90th, 24.11x94, 5-sty stn tnt & strs; Laughlin Coyne to Mary A & Margt R Coyne, both at 1748 1 av; party 1st pt reserves life estate; mtg $9,000 & AL; Nov5; Nov 6'14; A$11,500-20,500. nom

**2D av, 2487** (6:1792-22), ws, 25.8 n 127th, 24.4x100, 5-sty bk tnt & strs; City Real Estate Co to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S; mtg $14,500; Nov 6; Nov10'14; A$8,000-14,000. O C & 100

**3D av, 1387** (5:1433-46), es, abt 20 s 79th, —x—, 5-sty bk tnt & str; A$12,500-19,000 (to Lester Feigenblatt, his son); also 79TH ST, 333 E (5:1542-19), ns, abt 180 w 1 av, —x—, 4-sty stn tnt; A$10,500-21,000 (to EXRS to hold in trust for his wife, Bertha Feigenblatt, during her life, & thereafter to Lester, David & Louisa Feigenblatt, his sons & daughters); also 79TH ST, 356 E (5:1453-29), ss, abt 45 w 1 av, —x—, 3-sty & b stn dwg; A$7,000-9,500 (to his wife for life & thereafter to sons & daughter as above); copy of will; Louis Feigenblatt, late of 356 E 79, to his children as above EXRS & TRSTES; Mar19 '09; Nov6'14.

**5TH av, 732-4** (5:1272-39), swc 57th, 100.5x125, 3-sty stn office & str bldg; 734 5th Av Inc, at 576 5 av, to August Heckscher, of Huntington, LI [576 5 av]; mtg $1,750,000; Nov5; Nov6'14; A$1,750,000-P1,750,000. O C & 100

**5TH av** (6:1610-1-8 & 65-72), es, extdg from ns 104th (Nos 1-5) to ss 105th (No 2), 201.10x200, 5-sty stn tnt & vacant; Sutherland Realty Co to Benj Stern, 59 W 55; B&S; mtg $273,000; Mar26'13; Nov11'14; A$329,000-341,500. O C & 100

**5TH av, 1462** (6:1717-34), ws, 25.11 n 118th, 25x100, 5-sty bk tnt & strs; Hermen Harris to Hannah Friedman, 2453 7 av; mtg $27,000; Nov6'14; A$20,000-29,000. nom

**7TH av, 352-4,** see 8 av, 36.

**7TH av, 745-9** (4:1002-1), nec 49th (No 169), 80x20.10, 3-sty stn tnt & strs; Wm B McBurney to Archibald M Maclay, 39 W 69; ½ pt; AL; Oct11'12; Nov9'14; A$69,000-74,000. nom

**7TH av, 2181** (7:1914-1), nec 129th (No 167), 25x96, 5-sty bk tnt & strs; Clara Strauss to Roselma Jacobs, 549 W 149; A L; Nov11'14; A$30,000-45,000. O C & 100

**8TH av, 36** (2:625-57), ses, 34.7 sw Jane, runs sw22.9xse—xe21 to ws 4th (No 326) xn—xnw— to beg, 4-sty bk tnt & strs & 2-sty bk tnt & strs; A$15,000-16,500; also 7TH AV, 354 (3:779-42), ws, 62.9 s 30th, 19x75, 4-sty bk tnt & strs; A$33,000-35,000; also 7TH AV, 352 (3:779-41), ws, 81.9 s 30th, runs w75xs17xe11xs2xe64 to av xn 19 to beg, 4-sty bk tnt & strs; A$33,000-35,000; also 56TH ST, 318 W (4:1046-43), ss, 250 w 8 av, 21.8x100.5, 4-sty & b stn dwg; A$16,500-23,000; Geo Marzolf to Amelia M Bauchle & Estelle L Marzolf, both at 25 W 86; all RT&I to action pending in Supreme Court & filed in County Clerk's office Apr29'14, but not intended to convey any title of party 1st pt under will of Geo Marzolf; Nov10; Nov12'14. O C & 100

**8TH av, 406** (3:780-3), ses, 50 ne 30th, 25x100, 3-sty stn str, 1-sty ext; Mary S Donnelly, TRSTE will Jno E Kaughran for benefit Margt Donnelly & her children to Mary S, Jno E, Thos F & Marguerite K Donnelly, all at 412 W 149; CaG; AL; Nov 5; Nov7'14; A$32,000-36,000. nom

**8TH av, 406;** Jno E & Thos F Donnelly to Mary S & Marguerite K Donnelly, joint tenants, 412 W 149; ½ pt; AT; AL; Nov5; Nov7'14. O C & 100

**8TH av, 2672** (7:2028-2), es, 24.11 n 142d, 25x100, 5-sty bk tnt & strs; Hy Rosenberg to Saml Block, 43 E 43; mtg $31,500 & AL; Sept22'13; Nov12'14; A$16,000-31,000. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Allen st, 104** (2:414), es, 129.5 s Delancey, 24.8x87.6; also ORCHARD ST, 196 (2:-412), ses, 68.10 sw Houston, 24.10x87.10x 24.9x87.10; also 74TH ST, 414 E (5:1468), ss, 263 e 1 av, 25x102.2; asn rents; Morris Lipschitz of Bklyn, to Philip Sugerman, 136 W 118 et al, firm Royal Co of NY, 93 Nassau; Nov10; Nov11'14. 1,650

**Allen st, 188** (2:417); consent to 3d track; Saml Taikeff, 188 Allen, to Manhattan Railway Co; mtg $28,200; Oct6; Nov6'14. 505.09

**Allen st, 188;** consent to 3d track; Marks Kirshbaum, mortgagee, to same; mtg $1,-700; Oct26; Nov6'14. nom

**Allen st, 188;** consent to 3d track; N Y Savgs Bank, mortgagee, to same; mtg $20,000; Oct26; Nov6'14. nom

**Allen st, 202-4** (2:417); consent to 3d track; Jerome J Wilson, 2099 5 av, et al to Manhattan Railway Co; mtg $17,000; July22; Nov11'14. 930.42

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**Allen st, 202-4;** consent to 3d track; Jennie Rothschild, mtgee, to same, mtg $17,-000; Oct28; Nov11'14. nom

**Division st, 33-33½** (1:281), consent to 3d track; Maria T Thompson, 649 E 23, 3d track; Maria T Thompson, 649 E 23, 3d track; Maria T Thompson, 649 E 23,

**Broadway, ses,** see Post rd leading from N Y to Albany, ses.

**Brook av** (11:2893), ws, 225 s Kinderman pl, runs s39xw— to ws Mill Brook x n—xe— to beg, 1-sty bk strs; Isidor Langner to Kiesler Realty Co, 406 E 149; Nov9'14. O C & 100

**Bryant av, 1454** (11:3000), nec Jennings (No 983), 25x90, 5-sty bk tnt & strs; Herbst Realty Co to Adam Thom, 806 Forest av; mtg $22,000; Nov10'14. O C & 100

**Claremont Pkway, 494,** see Ryer av, 2063-5.

**Corlear av** (13:3406), es, — n 234th, being strip 0.1x110; Wm E Berrien to Andw J Connick, 328 W 72; QC; Nov5; Nov7'14. O C & 100

**Corlear av, es,** see Kingsbridge av, late Church.

**Cromwell av, ws, — n 164th,** see Liberty, 124, Manhattan Cons.

**Cromwell av, ws, 89.7 s 165th,** see Liberty, 124, Manhattan Cons.

**Cromwell av, swc 165th,** see Liberty, 124, Manhattan Cons.

**Decatur av, es, 33.8 s 183d,** see Webster av, ws, 33.8 s 193.

**Decatur av, sec 193d,** see Webster av, w s, 33.8 s 193.

**Decatur av, 2630** (12:3277), nec 194th (No 385), 20x100, 3-sty fr tnt & 1-sty fr str; Max Lukather et al to Liederman Realty Co, 38 Park row; QC; correction & confirmation deed; Oct28; Nov10'14. nom

**Doon av (*),** es, 94.11 s Kingsbridge rd, 150x100; also DOON AV (*), es, 270.11 s Kingsbridge rd, 125x100; also JONES AV (*), ws, 325 n Jefferson av, 375x100; also DOON AV (*), ws, 300 n Jefferson av, 375 x100; Charles Rosenberg to Moritz Glauber, Cripple Creek, Col; QC; Nov9; Nov 12'14. O C & 100

**Edson av (*),** ws, 484.8 s Boston rd, 175 x95; also ELY AV (*), es, 491.3 s Boston rd, 450x95; also EDSON AV (*), ws, at ss N Y, Westchester & Boston R R, 94.6x95x 30.5x114.7; also EDSON AV (*), ws, 234.11 n 222d, 50x95x51.5x86.5; also EDSON AV (*), ws, at nes 222d, runs ne129.11xw50.7x sw39.6 to 222d xsw133.8 to beg; also GRACE AV (*), es, 164.5 nw 222d, 120x97.1 x115x95; also GRACE AV (*), nes at sws 222d, runs se127.9xne88.6 to 222d xw142.6 to beg; also ELY AV (*), ws, 57.3 s N Y, Westchester & Boston R R, runs s25xw95 xn18.1xne12.3xe84.10 to beg; also ELY AV (*), ws, 132.8 s N Y, Westchester & Boston R R, 75x95; also ELY AV (*), ws, 232.8 s N Y, Westchester & Boston R R, 125x95; also LOT fronting on N Y, Westchester & Boston R R, 15.3x307.8x27.x322.5, being lot 230, map Bronx Ter; Edw Coller to Henry J Crawford, 252 W 73; mtg on this & other premises, $40,950; Oct31; Nov12 '14. O C & 100

**Fordham av Extension** (*), ss, 282 w Main, 46x150, City Island; Margaretha M Brohmer to Eliz Erler, 540 Bergen av; Nov 9; Nov10'14. O C & 100

**Fordham av Extension** (*), ss, 258 w Main, 24x150, City Island; Margaretha M Brohmer to Eliz Erler, 540 Bergen av; Nov 9; Nov10'14. O C & 100

**Grand blvd & concourse** (9:2461), nec 162d, runs e344.6 to ws Sheridan av xn293 to ss 163d xw343.9 to Grand blvd & concourse xs285 to beg, 3-sty & b fr dwg & vacant; also GRAND BLVD & CONCOURSE (9:2461), nec 163d, 113.7x185.9x 109.4x182.10; vacant; also TELLER AV, 929-37 (9:2422), nwc 162d (No 323), runs n115xw100xs40xe40xs75 to st xe60 to beg, 1 & 2-sty bk tnt & strs & 3-sty & b bk dwg; Wm E Diller to Eliz A, wife Wm E Diller, 912 Grand blvd & concourse; B&S; Nov5; Nov6'14. nom

**Grand blvd & concourse, nec 163d,** see Grand blvd & concourse, nec 162.

**Grand blvd & concourse, 1051,** see Walton av, 1050-8 & 1062-4 & 1070.

**Intervale av** (11:2974), es, 14.1 ne Fox, 32.10x73.4x37x91.9, vacant; Jas F Meehan Co to Realty Operating Co, 15 Wall; mtg $8,200; May7; Nov7'14. nom

**Jackson av, 483-5** (10:2557), ws, 25 s 147th, 50x100, vacant; Mary Robertson to Flar Bldg Corpn, 897 Home; QC; Oct19; Nov11'14. nom

**Jerome av, sec Doughty or Endow pl, now 164th,** see Liberty, 124, Manhattan Cons.

**Jerome av, sec 165th,** see Liberty, 124, Manhattan Cons.

**Jerome av, es, 98.10 s 165th,** see Liberty, 124, Manhattan Cons.

**Keppler av** (12:3376), sec 236th, 100x 100, 2-sty fr dwg & vacant; Carrie Lazar & ano to Moses Berson, 918 Leggett av; mtg $9,000; Nov9; Nov11'14. O C & 100

**Kingsbridge av, es, 146 n 234th,** see Bway, ws, 146 n 234.

**Kingsbridge av late Church st** (13:3406), ws, 37 n land conveyed by Albt E Putnam to Wm Berrien, May19, 1883, runs w227 to Corlear av xn48xe225 to st xs48 to beg; Max Marx to Andw J Connick, 328 W 72; mtg $5,000; Oct29; Nov7'14. O C & 100

**Longfellow av, 1411** (11:2999), ws, 62.6 n Freeman, 37.6x100, 5-sty bk tnt; Martha C Bergman to Lizzie Neff, 714 Courtlandt av; B&S & CaG; Sept4; Nov6'14. nom

**Ludlow av, ss, 50 e Harrod av,** see Metcalf av, ws, 171.4 s Watson av.

**Maclay av (*),** ns, 95 e Green av or la, 25x101.2; also AT to any awards made by City NY; Mary (signs Marie) Cirkl to Johanna Roth, 2423 Maclay av; ½ right title & int; mtg $2,000; Nov7; Nov9'14. 700

**Matthews av (*),** nec Kinsella, 102.2x 69x100x48, except pt for av & st; Mary L Toshack to Michl Brennan, Inc, 3617 White Plains av; Nov6'14. nom

**Mayflower av (*),** es, 75 s Evelyn pl, 25 x100; Ephraim B Levy to Susan Bonnar, Hudson River State Hospital, Poughkeepsie, NY; QC; Sept17; Nov12'14. nom

**Metcalf av (*),** ws, 171.4 s Watson av, 25x100, lot 317, map Trask Est; also LUDLOW AV (*), ss, 50 e Harrod av, 25x100; also MORRISON AV (*), es, 183.3 s Ludlow av, 25x100; Jno F Dooley to Harry E Hackett, 2235 Haviland av; Nov10; Nov11 '14. O C & 100

**Morris av, 1055** (9:2448), ws, 225.10 n 165th, 25x101.5x25x101.7, 2-sty & b bk dwg; Frances D Bergman to Rosa Greenberg, 113 W 133; mtg $8,000; Nov7; Nov9'14. nom

**Morris av** (9:2437), sec 166th (No 270), 49x95, vacant; City Real Estate Co to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S; Nov6; Nov11'14. O C & 100

**Morris av, swc 167th,** see Walton av, 1050-8 & 1062-4 & 1070.

**Morrison av, es, 183.3 s Ludlow av,** see Metcalf av, ws, 171.4 s Watson av.

**Mott av, 575** (9:2347), ws, 50 s 150th, 25 x98, 4-sty bk tnt; Jno J Hynes, ref, to Chas A Sherman, 33 W 52; FORECLOS Oct 26; Nov5; Nov7'14. **15,000**

**Nelson av, 1123** (9:2514), ws, 125.4 n 166th, 25x105.6x25x103.9, 3-sty fr tnt; Michl Mee, EXR Francis Walsh, to Jas Cunningham, 438 Henry, Bklyn; mtg $7,000; Oct 22; Nov6'14. **1,500**

**Nelson av, 1123;** Jas Cunningham to Michl Mee, 127 9 av; Oct29; Nov6'14. nom

**Park av, 3800-4** (11:2903), nec 171st (Nos 441-7), 50x100, 2-2-sty & b fr dwgs; Taxpayers Realty Co to Alois L Ernst, 541 W 113; mtg $4,000; Oct31; Nov10'14. O C & 100

**Post rd** (12:3269) leading from N Y to Albany, ses, 692 sw land Augustus Van Cortlandt, being lot 15, map farm Mary C P Macomb, 75x327x75x329; also POST RD (12:3296) leading from N Y to Albany, ses, 772 sw land Augustus Van Cortlandt, being lot 17 same map, 75x325x75x327, except pt for Bway; Max Marx to Gertrude A Vanderbeck, 149 W 126; B&S; mtg $7,-500; Oct29; Nov7'14. O C & 100

**Post rd** (12:3269); same prop; Gertrude A Vanderbeck to 177th St & Pinehurst Av Realty Corpn, 47 Cedar; mtg $14,800; Oct 29; Nov7'14. O C & 100

**Prospect av, 572-4** (10:2683), sec Fox (No 1536), 61.5x114.8x50x78.11, 5-sty bk tnt & strs; Hunts Point Realty Co to Utility Realty Co, 30 E 42; B&S; Nov5; Nov6'14. O C & 100

**Prospect av** (*), ss, 100 e Throggs Neck rd, 75x91.7x75x88.7; Jas O'Hern to Herman Wolfson, 2144 Lex av; mtg $2,500; Oct30; Nov11'14. 150

**Prospect av** (*); same prop; lots 4, 5 &6; Herman Wolfson to Annie Goldman, 2320 Westchester av; mtg $2,500; Nov10; Nov 11'14. O C & 100

**Ryer av, 2063-5** (11:3156), ws, 470.1 n Burnside av, 50x123.9x50.9x132.8, 2-sty fr dwg; also CLAREMONT PKWAY, 494 (11:2912), ss, 151.7 e Wash av, 25.3x169.7x 25x173.2, 4-sty bk tnt & strs; Olga Balaban to Simon Shapiro, 891 Fox; Oct31; Nov6'14. nom

**Saratoga av** (*), ss, 50 w Newport, 50x 100; Ann Clayden to Kate Murray, 48 W 167; ¼ pt; AT; B&S; Nov4; Nov10'14. nom

**Saratoga av** (*); same prop; Hugh Murray to same; ¼ pt; AT; B&S; Aug27; Nov 10'14. nom

**Saratoga av** (*); same prop; Maria K Gray to same; ¼ pt; AT; B&S; Oct27; Nov 10'14. nom

**Shakespeare av, swc Boscobel av,** see **Boscobel av, swc Shakespeare av.** . . . . .

**Sheridan av, nwc 162d,** see Grand blvd & concourse, nec 162.

**Southern blvd, 1318** (11:2980), es, 366.8 s Jennings, 33.4x100, 5-sty bk tnt & strs; E Loewenthal & Son, Inc, to Jacob K Silverman, 408 W 130; mtg $28,000; Nov11'14. O C & 100

**Spuyten Duyvil Pkway** (13:3417), ns, at line bet land hereby described & land now or late Patk Kane, runs n197.8xw75xs50xw 12.6xs50xw150 to es Park av xs50xe150xs 106.8 to Pkway xne105.3 to beg; Jno H Thorn to Willis H Thorn, on Spuyten Duyvil Pkway, e of Park av; Nov5; Nov12'14. nom

**Starling av, 2108** (*), ss, 75 e Olmstead av, 25x105; J Homer Hildreth to Violet E Reeves, 65 E 86; mtg $4,000; Nov4; Nov9 '14. nom

**Teller av, 929-37,** see Grand blvd & concourse, nec 162.

**Tiebout av, 2245-9** (11:3145), ws, 306.5 s 183d, 55.9x67.10x55.3x72, 3-2-sty bk dwgs; Inland Holding Co to Vera V Schramm, 361 E 169; mtg $15,000; Oct30; Nov11'14. O C & 100

**Tiebout av, 2251** (11:3145), ws, 287.11 s 183d, 18.7x72x18.5x73.5, 2-sty bk dwg; Inland Holding Co to Dorothy W Schramm, 116 E 92; mtg $5,000; Oct30; Nov11'14. O C & 100

**Timpson av** (*), ws, 225 n 205th, 88.11x 102.8x112.4x100; Argonaut Realty Corpn to Martin Schroeder, 1015 Trinity av; mtg $5,700; Nov7; Nov10'14. O C & 100

**Tinton av (late Beach)** (10:2576), swc Elm, runs w100xn1.11 to ss 145th xe100.6 to So blvd xs76.11xw0.11 to Beach av xn 75 to beg; Walter C Fuselehr to Haffen Realty Co, 398 E 152; AT; Oct23; Nov6'14. nom

**Trinity av, 510** (10:2557), es, 127.11 n 147th, 26.9x65.5x25.1x56.1, 2-sty fr dwg; Mary Butler to Anna Stebbins, 885 St Johns pl, Bklyn; mtg $1,000; Nov10; Nov 11'14. O C & 100

**Trinity av, 1015** (10:2633), nwc 165th (No 671), 100x25, 4-sty bk tnt; Martin Schroeder to Argonaut Realty Corpn, 148th & 3 av; mtg $22,000; Nov7; Nov10'14. O C & 100

**Trinity av, 1017** (10:2633), ws, 100 n 165th, runs n36.4xw98.4xs36.4xe25xe73.4 to beg, 5-sty bk tnt; Emma, wife Wm Rubsam, to Nysyr Land Co, Syracuse, NY; mtg $18,000; Nov4; Nov6'14. O C & 100

**Union av, 505** (10:2582), ws, 64.3 n 147th, 39.2x100, 6-sty bk tnt; Criscuolo Realty Co to Margherita Caviliere, 2167 Belmont av; ½ pt; mtg $25,000; Nov9; Nov10'14. O C & 100

**Union av, 1215** (10:2673), nws, abt 38 ne 168th, 40x101, 5-sty bk tnt, except pt for av; Chas T Streeter Constn Co to Nealon Sullivan Realty Co, 841 Bway; mtg $33,-000; Nov2; Nov11'14. O C & 100

**Walton av, 1050-8 & 1062-4 & 1070** (9:-2472), nec 165th (No 101), runs e244.5 to Grand blvd & concourse (No 1051) xn209.2 xw141.1xn7xw100 to es Walton av xs20xe 100xs40xw100 to Walton av xs40xe100xs20 xw100 to Walton av xs96.4 to beg, 6-3-sty & b bk dwgs; also MORRIS AV (9:2449), swc 167th, 100x100; vacant; Wm E Diller to Wm E Diller Realty & Constn Co, 267 E 164; B&S & AL; Nov5; Nov6'14. nom

**Washington av, 1015** (9:2386), ws, 125 s 165th, 25x100, except pt for Washington av, 2-sty fr dwg; City Real Estate Co to Bond & Mtg Guarantee Co, 175 Remsen, Bklyn; B&S; Nov6; Nov9'14. O C & 100

**Washington av, 2136** (11:3049), es, 385.8 n 180th, 16.8x83.9x16.11x79.5, 2-sty fr dwg; Louis Ohl to Ada, wife Louis Ohl, 2136 Wash av; B&S; AL; Nov6'14. nom

**Webster av** (12:3275), ws, 33.8 s 193d, 50 x98.10 to Decatur av x35.7x104.1, vacant; also WEBSTER AV, 2589 (12:3275), swc 193d (Nos 380-8), 33.7x104.1 to Decatur av x34.4x108.1, 2-2-sty fr dwgs; Henry F Keil to Wedgewood Co, 401 E 163; Sept30; Oct 15'14; corrects error as to description of 1st parcel in issue of Oct17'14. O C & 100

**White Plains rd** (*), ws, 100.7 n 213th, 100.7x103.6x100x110.3; Wm E Diller to Eliz A, wife Wm E Diller, 912 Grand blvd & concourse; B&S; Nov5; Nov6'14. nom

**Willett av** (*), ws, 550 n 216th, 100x 99.10; Jos Buehler, Inc, to Jno J Knewitz, 3731 Willett av; mtg $2,000; Nov7; Nov9 '14. O C & 100

**Williamsbridge rd** (*), ws, adj land Morris Baisley, 40x150; Raymond Malone, ref, to Annie Arnow, 2525 Westchester av; FORECLOS Oct28; Nov11; Nov12'14. **4,000**

**3D av, 2456,** see 134th, 261 E.

**3D av, 3909** (11:2919), ws, 161.3 s 172d, 25.1x87.10x25.1x87.6, 5-sty bk tnt & strs; Chas T Streeter Constn Co to Nealon-Sullivan Realty Co, 841 Bway; mtg $16,-000; Nov5; Nov11'14. O C & 100

**Plot** (10:2624), begins 100 w Cauldwell av & 193.9 s 156th, runs w15xs36.6xe15xn 36.6 to beg, vacant; Rosa Alper to Adolf Alper, 717 Cauldwell av; AL; Nov5; Nov6 '14. nom

**Cromwells Creek,** see Liberty, 124, Manhattan Cons.

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Charlotte st, 1431** (11:2977), ws, 180.4 n Jennings, 40x100; agmt as to re-transfer of above premises on or before Dec1'15; Esther Horowitz with Lorenz Metz, 1431 Charlotte; Nov10; Nov11'14. nom

**Claremont Pkway, 444** (11:2903), ss, 75.1 e Park av, 25x100, 1-sty bk str; re mtg; Chas B Hill to Louis E Kleban Co, Inc, 1714 Crotona Park E; July17; Nov7'14. 2,000

**Coster st, 646-8** (10:2764), es, 280 s Spofford av, 40x100, 2-2-sty bk dwgs; re judgmt; Isaac Marks to Bond & Mtg Guarantee Co, 176 Bway; Nov11; Nov12'14. nom

**162D st W, sec Woodycrest av,** see Woodycrest av, sec 162.

**169TH st, 773-81 E** (11:2961), ns, 157 e Boston rd, 108.8x98.3x109x98.11, 3-sty bk casino; also UNION AV, 1283-5 (11:2961), ws, 311 s Boston rd, 33.4x94.2x41.3x118.6, 2-sty & b bk dwg & 2-sty fr dwg; also UNION AV, 1287 (11:2961), ws, 286 s Boston av, 25x118.6x22.7x122.9, 3-sty fr tnt; re judgmt; Isaac Marks to Brown-Weiss Realties, a corpn, 61 Park row; Oct16; Nov9'14. 100

**169TH st E, swc Brook av,** see Brook av, swc 169.

**181ST st, 650 E** (11:3081), ss, abt 50 w Belmont av, 35x113, 5-sty bk tnt; mtg $29,350; CONTRACT to exch for UNION ST, 809, West Hoboken, NJ; also 12TH ST, 510, West New York, NJ; mtg $4,926; Robt Clemens to Gustav M Kutschinski, 248 Boulevard, West Hoboken, NJ; Nov5; Nov 9'14. nom

**Brook av** (9:2396), swc 169th, 40x100, vacant; re mtg; City Mtg Co to Benenson Realty Co, 407 E 153; Nov10; Nov11'14. nom

**Courtlandt av, 808** (9:2405) (owned by party 2d pt); also COURTLANDT AV (9:-2405), es, adj above on n (owned by party 1st pt); agmt as to frame shed; Jno R Stolzenberger to Reinhold Schultz, 808 Courtlandt av; Oct22; Nov7'14. nom

**Stebbins av, 869** (10:2689-2696), ws, 409.1 s Westchester av, 40x100; agmt as to re of above premises from mtg agmt recorded May2'14; City Mtg Co & Foxvale Realty Co with N Y Trust Co, 26 Broad; Nov6; Nov11'14. nom

**Union av, 1283-7,** see 169th, 773-81 E

**Woodycrest av** (9:2504-2507), sec 162d, lot 16, blk 2504, tax map; consent to operate R R, Theo A Schnitzlein to Manhattan Railway Co; Oct27; Nov10'14. nom

**3D av, 3052** (9:2364); consent to 3d track; Emma Stein, 2118 Prospect av, to Manhattan Railway Co; mtg $11,000; June15; Nov9'14. 190

**3D av, 3052;** consent to 3d track; Grand Lodge of the U S of Independent Order Free Sons of Israel, to same; June23; Nov 9'14. nom

**3D av, 3052;** consent to 3d track; same to same; Sept17; Nov9'14. nom

**3D av, 3458** (10:2609); consent to 3d track; Aaron Blume to Manhattan Railway Co; Oct7; Nov6'14. 185.35

## LEASES.

### Borough of Manhattan.

NOV. 6, 7, 9, 10, 11 & 12.

**Bleecker st, 165** (2:539), east b; Calogero Caputo to Corrado & Ruggiero Caruba, 165 Bleecker; 2 5-12yf Dec1'13; Nov6'14. 240

**Cherry st, 277-9** (1:246), all, stable, & c; Isidore Kauffman et al to Max Baxt, 906 E 176; 5yf completion of bldg; June18; Nov11'14. 3,300 & 3,600

**Cherry st, 277-9;** asn Ls; Max Baxt to Lebax Stable, Inc, 277-9 Cherry; Nov6; Nov11'14. nom

**Delancey st, 190** (2:343), b & stoop above in rear bldg; Aaron Goodman to Isaac Schechter, 190 Delancey; 10yf Nov1'13; Nov 10'14. 360 & 390

**Division st, 193,** see East Bway, 204.

**East Broadway, 204;** also DIVISION ST, 193 (1:285), all; Harris Goldman & ano to

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Allen Realty Corpn, 302 Bway; 3yf Oct1; Nov12'14. 4,000

**Greenwich st, 738** (2:633), all; Alex B Halliday to Mary J Murphy, 5302 11 av, Bklyn; 5yf Nov1; Nov9'14. 2,500 to 3,500

**Hancock st, 5-7** (2.526); asn Ls, Guiseppe Pignatelli & ano to Michele Ventura, 11 Bedford; mtg $——; Nov2; Nov 6'14. nom

**Henry st, 204** (1.270), all; Rachael Goldman to Allen Realty Corpn, 302 Bway; 3yf Oct1; Nov12'14. 2,400

**Madison st, 28** (1:116), b, Vito De Paola to Gaetano Butera & ano; 3yf Nov1; Nov 6'14. 264

**Mulberry st, 112** (1:200), str & b; Tommaso Farese to Luigi Forino, 110 Mulberry; 5yf May1'16; 5yren; Nov11'14. 1,080

**Norfolk st, 170** (2:355), str fl & pt c; Emily Cook to Adolf Leinwand, 170 Norfolk; 2 5-12y & 15 days f Nov15; Nov10'14. 480

**5TH st, 536-8 E** (2:100), all, Sarah Gang & ano to Abr Bernstein, 536-8 E 5; 1½yf Nov1; Nov6'14. 5,798

**7TH st, 279-81 E** (2:377); asn Ls & security; Louis Ober to Annie Ober, 281 E 7; Nov2; Nov11'14. O C & 100

**10TH st, 230 E** (2:451), all; Pasquale Ferri to Israel Kloth, 230 E 10; 2yf May 1'13; Nov6'14. 1,440

**17TH st, 21 W** (3:819), ns, 27x92, all; sur Ls; David Guth to Susquehanna Silk Mills, 18 W 18; AT; AL; Nov5; Nov11'14. nom

**22D st, 53-9 W,** see 23d, 64-76 W.

**23D st, 64-76 W** (3:824), sec 6 av (Nos 368-74), runs s79xe64xs19.9xe29xs98.9 to n s 22d (Nos 53-9) xe93xn98.9xw2xn98.9 to ss 23d xw184 to beg; sobrn of Ls to mtg for $100,000 on 22d st, 53-7 W; Jno Claflin, of Morristown, NJ, with Bankers Trust Co, 16 Wall, TRSTE Johannah S Seymour; Nov6, Nov12'14. O C & 1006

**31ST st E, nec 3 av,** see 3 av, 451.

**32D st E, nec Lex av,** see Lex av, 201.

**33D st, 170 E,** see 3 av, 484.

**34TH st, 19 W** (3:836); also 35TH ST, 30-2 W, str & 2d & 3d fls & pt b, with option to hire whole bldg; Revillon Freres Corpn to Bedell Co, 14 W 14; from July15'15 to Apr30'26; Oct29'14; corrects error in issue of Oct31, when 35th st No was 302 W. 57,500

**37TH st, 438-48 W** (3:734), 10th, 11th & 12th flrs, with house on roof; Elsie T Underhill to Atlantic Lithographic & Printing Co, 128 Mott; 15yf May1'15; Nov6'14. 12,750 for 1st yr & thereafter 15,750

**37TH st W, sec 10 av,** see 10 av, 480.

**38TH st W, sec Bway,** see Bway, sec 38.

**38TH st, 8-14 W** (3:839), 10th & 11th flrs; J J Steindler Co to Adolph Wurzberger, 342 W 88; 2yf Feb1'15, 3y ren at $12,000; Nov9'14. 11,000

**39TH st, 22S W** (3:788), all; Josephine Cone to Henrietta Laloy, 230 W 39; 9 4-12y & 15 days f Dec15; Nov10'14. 1,900 to 2,300

**49TH st, 13 E** (5:1285), ns, 244.6 e 5 av, 22.2x100.5, all; Clara S Kurzman to Chas Brown, 72 W 48; 21yf Feb1'15; Nov7'14. taxes, &c, & 4,500 to 5,500

**54TH st, 210 W** (4:1025), ss, 25x100, all; Margt Buckley to Mendel Rosenzweig, 394 5 av, Bklyn; 5yf Oct8; Nov12'14. excess taxes & 1,700 & 1,800

**54TH st, 454 W,** see 10 av, 780.

**54TH st E, nwc Madison av,** see Madison av, nwc 54.

**59TH st, 410 E** (5:1370), str & pt b; Gustav J Staats to Fritz Gerspacher, 1032 1 av & ano; 5yf Dec1; Nov11'14. 720 to 900

**72D st, 346-50 E** (5:1446), all; Seventy Second Amusement Corpn to Prague Amusement Co, 175 5 av; 21yf Nov1; Nov 11'14. 6,000 to 6,500

**76TH st, 432 E** (5:1470); asn Ls; Jno Kuhn to Frank Brunner, 535 E 135; mtg $ —; Nov4; Nov6'14. nom

**83D st, 158-62 W,** see 125th, 309-11 W.

**91ST st W, swc Central Park W,** see Central Park W, swc 91.

**115TH st E, sec 3 av,** see 3 av, 2103.

**116TH st, 204 E** (6:1665), str; Conrad Weber to Barney L Lipman, 2149 3 av; 1yf Nov15; 2y ren at $540; Nov9'14. 480

**125TH st, 309-11 W** (7:1952), ns; also 126TH ST, 314 W (7:1952), ss; also 83D ST, 158-62 W (4:1213); asn Ls; Walter A & Genevieve G Wells to Gilson Realty Co, 35 Nassau; AT; Nov7; Nov9'14. nom

**125TH st, 309-11 W** (7:1952), ns, 150 w 8 av, 50x irreg to ss 126th (No 314) x18x irreg; asn Ls; Walter A Wells to Gilson Realty Co, 35 Nassau; mtg $35,000; Nov7 '14. nom

**126TH st, 314 W,** see 125th, 309-11 W.

**127TH st, 410 W** (7:1967), all; Emma L Michaelson to Patk Parker, 980 Whitlock av; 10yf May1; Nov7'14. 2,200

**146TH st W** (7:2032), ns, 100 w 7 av, 125 x99.11, landlord to erect factory for moving-picture films, with option by tenant to purchase after 5 yrs for $120,000; Chas M Rosenthal to Erbograph Co, a corpn, 1062 Clay av; 15yf completion of bldg; Nov7'14. taxes, &c, & 1st y 10,000 & thereafter 11,000

**148TH st, 412-8 W** (7:2062), apt 64 on 6th fl; Nellie E Peck to Morris Epstein, on premises; 1yf Nov1; Nov6'14. 768

**177TH st, 605 W** (8:2144), all; Brown-Weiss Realties to Ida Fondschein, 1541 Hoe av; 3yf June1; Nov12'14. 4,200

**Av A, 97-9** (2:434); asns two Ls; Frank Gens to Hurwitz Contracting Co; mtg $——; Nov2; Nov6'14. nom

**Amsterdam av, 1706** (7:2076), n str & b; Chas Christman to Nicholas Dephtercos, 522 W 145, & ano; 4 10-12yf Dec1; Nov9'14. 1,080

**Bowery, 321** (2:457), s str & b; Henrietta W Drury et al to Morris Lederman, 17 Livingston pl; 3yf May1'15; Nov9'14. 540

**Bowery, 321** (2:457), n str & b; same to same; 3yf May1'15; Nov9'14. 630

**Bowery, 323** (2:457), str & b; Henrietta W Drury et al to Morris Lederman, 17 Livingston pl; 3yf May1'15; Nov9'14. 1,590

**Bowery, 325** (2:458), str fl, b & sub-c; J E Roosevelt & ano individ & TRSTEES will Robt B Roosevelt to Jno J Crilly, 325 Bowery; 5yf Nov1; Nov7'14. 2,100 to 2,400

**Broadway, 1418** (3:815); all; Alger Realty Co to Adolf Lorber, 230 W 113; from Oct1'18 to May1'23; 6y ren at $20,000; Nov 6'14. 18,000

**Broadway, 1806** (4:1030), str; Studebaker Corpn of America to Harry S Houpt, Inc; from Nov1'14 to Apr30'16; Nov6'14. 4,500

**Broadway** (3:813), sec 38th, space in lobby for cigar business, &c; Normandie Hotel Co to Jacob S Jacobs, 205 W 118; 3yf May15; Nov9'14. 1,000

**Central Park W, 300-2** (4:1204), all; Secured Holdings Corpn to Max Raymond, 507 W 113; 4 11-12yf Nov1; Nov7'14. 51,000

**Central Park W** (4:1204), swc 91st, 100.8 x100; sur Ls; Milton J Gordon to Secured Holdings Corpn, 50 Church; AT; Nov5; Nov 7'14. O C & 100

**Lexington av, 201** (3:888), nec 32d, str & b; Geo H Shaffer to Edw Winters, 242 W 121; 5yf Nov1; Nov11'14. 1,800

**Madison av** (5:1290), nwc 54th, 25.5x70; all; 532 Madison Av Co to Chas B Halsey, 1002 Park av, & Thompson J S Flint, 103 E 75; 21yf Nov1; 21yrs ren; Nov6'14; 6% of cost of alteration & net 5,000 to 7,500.

**Manhattan av, 220** (7:1845), str; Saml I Ferguson to Archie S & Harold Wielar, 1226 Wheeler av, Bronx; 1yf Nov1; 1y ren; Nov9'14. 360

**Vermilyea av, 30-6** (8:2233), ws, 150 s Academy, all; Allesor Co to Jos Jovans, 14 E 114; 5yf Dec1; Nov11'14. 10,000

**1ST av, 2244** (6:1709), n str & pt b; Leucio De Luise to Vincenza Palumbi, 2244 1 av; 5yf May1; Nov12'14. 540

**2D av, 192** (2:454), str & b; Chas J Smith to Jno J Cassidy, 153 W 97; 10yf Dec1; Nov11'14. 2,700

**2D av, 2161** (6:1661), str fl & b; Geo Herold to Basilio D'Arienzo, 168 E 113; from Sept1 to Apr 30'20; Nov9'14. 1,200 & 1,500

**3D av, 451** (3:912), nec 31st, str & b; Wm Lemken to Jno Donlin, 27 Grove; 5 10-12yf Dec1; Nov11'14. 1,800

**3D av, 484** (3:888), swc 33d (No 170), 24 x50; all; Hy Tishman to Danl O'Brien, 221 E 33; 5½yf Nov1; Nov6'14. 2,500 & 2,750

**3D av, 1315** (5:1430), str; Jos L Buttenwieser to Albt G Rohmann & Mary Drevermann, both at 1322 3 av; 4 8-12yf Sept 1; Nov6'14. 1,300 to 1,500

**3D av, 1315;** asn Ls; Mary Drevermann to Herman Ahnes, 149 E 15; AT; Nov5; Nov6'14. nom

**3D av, 2103** (6:1664), sec 115th; asn Ls & chattels; Odille Canavan to Patk Bohan, 223 E 60; AT; mtg $5,380; Oct26; Nov 11'14. nom

**5TH av, 734** (5:1272), ws, 2d str s 57th; asn Ls; 734 5th Av, Inc, to August Heckscher, of Huntington, LI; AT; Nov5; Nov 6'14. nom

**6TH av, 368-74,** see 23d, 64-74 W.

**8TH av, 665** (4:1033), str & 3d & top flrs; Wm Volk to Saml Markoe, 665 8 av; 2yf May1; 3y ren; Nov10'14. 3,600

**8TH av, 674** (4:1014); asn Ls; Wm S Bisset to Geo Stefat, 659 9 av; mtg $——; Nov4; Nov6'14. nom

**8TH av, 2471-3** (7:1958); sur Ls; Leopold Weiss, 2523 7 av to Raywood Co, 129 Ams av; AT; Oct30; Nov7'14. nom

**10TH av, 480** (3:734), sec 37th, str & b; Chas Polifeme to Jacob Hoffmann Brewing Co, 211-3 E 55; 5yf May1'15; Nov10'14. 1,950

**10TH av, 780** (4:1062), sec 53d (No 454), str & c; Michl Farrell to Andw Biglin, 454 W 53; 10yf Oct1; Nov9'14. 1,800

# LEASES.

## Borough of the Bronx.

**Irvine st, 893** (10:2761), 2 flrs; Annie Cohen to Harris Warsaw, 891 Irvine; 2yf Sept1; Nov12'14. 516

**139TH st E** (9:2314), ss, bet 3d & Alexander av, being lot 19, blk 2314, tax map; 75y tax Ls; City N Y to Wm H Christian, 777 E 225; Sept8; Nov6'14. 56.71

**158TH st, 453-7 E** (9:2380), all; Annie Lederer to Geo Horowitz, 993 Union av; 5yf Oct—; Nov9'14. 2,550

**158TH st, 453-7 E** (9:2380), coal & wood cellar; Geo Horowitz to Mike Diggiose, 453-7 E 158; 5yf Nov1; Nov9'14. 132 & 144

**166TH st, 721 E,** see Jackson av, nec 166.

**174TH st E, nwc Washington av,** see Washington av, 1735.

**180TH st, 819 E** (11:3111), "Park Theatre," also Southern Blvd, ws, 70 n 180th, 50x125; Air Drome; Edwin C Speer to Sam Levy, 36 W 115, & Jos Kotzen, 70 W 113; 4 yf Sept1; Nov7'14. 2,400

**180TH st, 819 E;** also Southern Blvd, same prop; asn Ls; Saml Levy & ano to Jacob Schim & Julius Greenberg, 175 Schenectady av, Bklyn; Oct13; Nov7'14. nom

**180TH st, 819 E** (11:3111), asn Ls; Jacob Schim & ano to Geo W Mullens, 199 Greenwich; Nov5; Nov11'14. nom

**Courtlandt av, 627** (9:2411), n str & c; Jno F Mason to Morris Rheingold, 627 Courtlandt av; 3yf Nov5; Nov12'14. 300

**Crotona av, 1877** (11:2946), ½ of str; Hyman Rosenbloom to Benj Davis, 1427 Wilkins av; 2 11-12yf Nov1; Nov12'14. 480

**Jackson av** (10:2651), nec 166th (No 721), str; Geo Schaefer to Angelo Riffone, 1185 Union av; 5yf Oct1; Nov6'14. 300

**Prospect av, 2132** (11:3110), all; Sophie Busath to Esther Horowitz, 1302 Hoe av; 3yf Sept15; Nov9'14. 4,050

**Shakespeare av, 1256** (9:2506), str & c; Jacob Kubler to Geo Sanwald, 1256 Shakespeare av; 5yf Oct1; Nov10'14. 480 to 540

**Southern Blvd, ws, 70 n 180th,** see 180th, s19 E.

**Washington av, 1735** (11:2907), nwc 174th; Tillie Flisser to Meyer Shepord, 457 E 174; 6 5-12yf Dec1; Nov12'14. 1,020

**3D av, 4072** (11:2930); sobrn of Ls to mtg; Morris Blaser to Julia R Roth, 145 Lenox av; Oct28; Nov9'14. nom

# MORTGAGES.

## Borough of Manhattan.

NOV. 6, 7, 9, 10, 11 & 12.

**Allen st, 45** (1:307), ws, 75 n Hester, 25 x50; pr mtg $10,000; Oct26; Nov7'14; 3y6%; Miriam King of Far Rockaway, B of Q, to Philip Henault at Norwich, Conn. 5,000

**Canal st, 359** (1:228); ext of mtg for $10,000 to Nov15'17, 5%; Oct31; Nov10'14; Bertha, Hannah & Lillie Strasburger with Bank for Savgs, 280 4 av. nom

**Catharine st, 78** (1:252); ext of mtg for $25,000 to Nov1'17, 5%; Oct19; Nov10'14; Morris Klinkowstein, 247 Audubon av, with Jno A Brown Jr, at Newtown Township, Pa. nom

**Cathedral Pkway, 611,** see Riverside dr, 380.

**Clinton st, 171** (1:313), ws, 100 s Grand, 25x100; ext of mtg for $28,500 to Nov17'19, 5%; Nov2; Nov6'14; Leah Solomon, 300 E 3, with Kate V Barnum. nom

**Columbia st, 83** (2:334), ws, 150 n Rivington, 25x100; pr mtg $14,500; Nov2; Nov 12'14; 1y6%; Enterprise Wall Paper Co, of Collingswood, NJ, & Philip Isaacs, 4901 Walnut st, Phila, Pa, & Gussie Isaacs, 122 Clymer, Bklyn, to Alvah Miller, 839 Carroll, Bklyn, et al, firm of H G Craig & Co, 200 5 av, NY. 16,000

**Greenwich st, 293** (1:137), es, 80.9 s Chambers, 13.3x79.3x13.6x79.3; PM; Nov9; Nov10'14; 3y5%; Alfred D Slough, of Rutherford, NJ, to Jno McCann, 8 E 66, & ano, exrs &c Jno Sullivan. 10,000

**Greenwich st, 738** (2:633), nwc Perry; sal Ls; Nov7; Nov9'14; demand, 6%; Mary J Murphy to Geo Ehret, 1197 Park av. 2,000

**Jane st, 95,** see Washington, 783.

**Lewis st, 110** (2:330), es, 175 n Stanton, 25x100; ext of mtg for $22,000 to Nov9'17, 5%; Nov5; Nov9'14; Williamsburgh City Fire Ins Co, 95 William, with Nathan Jacobowitz, 127 E 112, & Sarah Lewis, 1841 Bergen, Bklyn. nom

**Lewis st, 110** (2:330), es, 175 n Stanton, 25x100; pr mtg $25,000; Nov2; Nov12'14; 3y6%; Sarah Lewis, 1841 Bergen, Bklyn, & Nathan Jacobowitz, 127 E 112, to Zachariah Simons, 551 De Kalb av, Bklyn. 1,000

**Perry st, nwc Greenwich,** see Greenwich, 738.

**St Marks pl, 115** (2:436); ext of mtg for $40,000 to Sept30'19, 5%; Oct13; Nov6'14; Emigrant Indust Savgs Bank with Fredk Saland, 243 E 5, Bklyn. nom

**St Marks pl, 119** (2:436); ext of mtg for $40,000 to Sept30'19, 5%; Oct13; Nov 6'14; Emigrant Indust Savgs Bank with Chas H Bohland, 1936 Anthony av. nom

**St Nicholas pl, 34** (7:2054); ext of mtg for $8,500 to Oct25'17, 6%; Nov6; Nov12'14; Jonas B Kissam, 827 West End av, with Jos Lieberman, 1057 Hoe av, et al. nom

**St Nicholas pl, 34;** ext of mtg for $35,000 to Oct25'17, 5 & 6%; Nov4; Nov12'14; David C Leech with same. nom

**St Nicholas pl, 34** (7:2054); agmt as to ownership of bond & mtg for $35,000; Nov 6; Nov7'14; Jonas B Kissam, 829 West End av, with David C Leech, 18 E 47. nom

**St Nicholas pl, 36** (7:2054); ext of mtg for $35,000 to Oct25'17, 5 & 6%; Nov4; Nov 12'14; Bond & Mtg Guarantee Co with Jos Lieberman, 1057 Hoe av, et al. nom

**St Nicholas pl, 36;** ext of mtg for $8,500 to Oct25'17, 6%; Nov6; Nov12'14, Jonas B Kissam, 829 West End av, with same. nom

**St Nicholas pl, 36;** agmt as to ownership of bond & mtg for $35,000; Nov6; Nov 12'14; same with Bond & Mtg Guarantee Co, 175 Remsen, Bklyn. nom

**St Nicholas pl, 52-4** (7:2054), es, at cl 153d if extended, runs s75xe100xn75xw100 to beg; Nov9; Nov10'14; 5y5%; Dayton Bldg Co to Republic of Panama, at City of Panama, Republic of Panama. 67,000

**St Nicholas pl, 52-4;** certf as to mtg for $67,000; Nov9; Nov10'14; same to same. ——

**Sheriff st, 77** (2:339); ext of mtg for $7,500 to Nov2'17, 5½%; Nov2; Nov10'14; Wm W Johnson, 612 N Bway, Yonkers, NY, & ano, trstes Alvin J Johnson, decd, for Minnie A Worth, with Wm Lustgarten, 701 Madison av. nom

**Spring st, 118** (2:485), ss, 77.9 e Greene, 22.3x51; Oct26; Nov6'14; 3y5%; J Edw Jetter to German Savgs Bank, 157 4 av. 15,000

**Thompson st, 71** (2:489); ext of mtg for $19,500 to Dec17'17, 6%; Nov12'14; Michele De Marsico, 54 Mulberry, with Union Trust Co of N Y, 80 Bway, trste Sydney J Smith. nom

**Thompson st, 71** (2:489), ws, 150 s Spring, 26x100; pr mtg $19,500; Nov12'14; due May12'17, 6%; Michele De Marsico to Giovanni Tassini, 11 Spring st, Ossining, NY, et al. 3,000

**Washington st, 783** (2:642); also JANE ST, 95; ext of mtg for $8,500 to Oct23'17, 5½%; Oct26; Nov6'14; Lawyers Mtg Co with Mary, Jno & Wm Otten. nom

**6TH st, 302 E** (2:447), ss, 53.1 e 2 av, 23.9x24.3x23.8x24.3; Nov9'14; due & int as per bond; Jane E Erdman, of Bronx, to Title Guar & Trust Co. 4,000

**9TH st, 7 E** (2:567), ns, 150 e 5 av, 25x 92.3; Nov4; Nov6'14; 5y5%; Mary E Cuming, 109 W 45, to Baptist Education Soc of State N Y, at Hamilton, Madison Co, NY. 5,000

**13TH st, 526 E** (2:406), ss, 295 w Av B, 25x103.3; PM; pr mtg $12,000; Nov2; Nov 12'14; 3y5%; Geo Bendfeldt, 254 Av B, Bklyn, to Herman Bendfeldt, 190 Bay 10, Bklyn. 2,000

**13TH st, 635 E** (2:396), ns, 256.6 w Av C, 27x103.3; pr mtg $20,500; Nov11'14; 3y or sooner, 6%; David Moskowitz, 72 Av D, to Ella K Kocher, 927 Bushwick av, Bklyn. 1,250

**14TH st, 252 W** (2:618); ext of mtg for $14,000 to Dec6'17, 5%; Nov6'14; Wm Jay, trste will Mary E B Field, with Louis Berni, 250 W 14. nom

**17TH st, 414 W** (3:714); ext of mtg for $10,000 to Nov6'16, 5½%; Nov6; Nov9'14; Title Guar & Trust Co with Atlantic Realty Co, 49 Wall. nom

**19TH st, 317 E** (3:925), nes, 483.4 nw 1 av, 16.8x92; Nov11'14; due & int as per bond; Cath E McKenna to Title Guar & Trust Co. 4,500

**19TH st, 321 E** (3:925), nes, 450 nw 1 av, 16.8x92; Nov11'14; due & int as per

bond; Cath E McKenna to Title Guar & Trust Co. 5,500

**22D st, 55-7 W** (3:824), ns, 118.3 e 6 av, 69.9x98.9; Nov11'14; due & int as per bond; James McCreery Realty Corpn, 112 W 42, to Bankers Trust Co, 16 Wall, trste Johanna S Seymour. 100,000

**22D st, 55-7 W;** certf as to mtg for $100,000; Oct23; Nov11'14; same to same.

**24TH st W, sec 6 av,** see 6 av, sec 24.

**27TH st, 35-7 E** (misc); stockholders consent to chattel mtg for $2,500 to secure Ls; Nov4; Nov6'14; Rood's Hotel Operating Co, 35-7 E 27, to Appleton D Palmer & ano, exrs &c Anna T E Kirtland.

**27TH st, 326 W** (3:750), ss, 475 e 9 av, 25x½ blk; Nov9; Nov10'14; 3y5%; Anna Anger, 1266 St Nicholas av, to Jos A Wangler, 38 W 84. 3,500

**29TH st, 234 E** (3:909); ext of mtg for $15,000 to Aug24'17, 5%; Aug24; Nov12'14; Harmon W Hendricks, 10 E 44, trste will Fanny Hendricks, for Isabel E Brush, with Frank A Setaro, 141 2 av. nom

**29TH st W, swc 6 av,** see 6 av, 483.

**30TH st, 132 E** (3:885), ss, 42 e Lex av, 29x24.8; also PROP at Bayville, Oyster Bay, LI; pr mtg $7,000; Nov7; Nov10'14; due & int as per bond; Maria J Harris, 132 E 30, to Rose T Kirk, 136 E 49. 2,000

**31ST st E, nec 3 av,** see 3 av, 451.

**33D st, 170 E,** see 3 av, 484.

**37TH st, 344 W** (3:760); ext of mtg for $18,000 to Dec24'17, 5%; Nov9; Nov12'14; Harmon W Hendricks, 10 E 44, trste will Fanny Hendricks, for Madeline Hendricks & ano, with Bernard J Foss, 362 W 35. nom

**42D st, 358 W** (4:1032), ss, 82 e 9 av, 17x98.9; Oct26; Nov6'14; due & int as per bond; Emilie Du Mond, widow, to Title Guar & Trust Co. 12,000

**48TH st, 301-3 W,** see 8 av, 791.

**49TH st, 547 W** (4:1078); sal Ls; Nov6; Nov9'14; demand, 6%; Jas McGowan to Jacob Ruppert, 1639 3 av. 1,000

**51ST st, 501-3 W,** see 10 av, 753.

**52D st, 241 W** (4:1024); ext of mtg for $16,000 to Nov5'17, 5½%; Nov5; Nov7'14; Title Guar & Trust Co with Thos J Daley, 2 W 83. nom

**53D st, 238 E** (5:1326), ss, 190 w 2 av, 20x100.5; pr mtg $9,000; Nov9; Nov12'14; 3y6%; Jos Cohen, of Bklyn, to Marcus Lipschitz, 477 13th, Bklyn. 2,000

**54TH st, 210 W** (4:1025), ss, 25x100; leasehold; Nov12'14; due Oct8'19, 6%; Mendel Rosenzweig, of Bklyn, to Sophia Rosenzweig, 394 5 av, Bklyn. 5,000

**57TH st, 154 E** (5:1311), ss, 145 w 3 av, runs s100.5xe25xs20xw50xn120.5 to st xe 25 to beg; Nov11; Nov12'14; due May12'18, int as per bond; Emma L Chadwick to Greenwich Savgs Bank, 246 6 av. 5,000

**63TH st, 335-7 E** (5:1440), ns, 225 w 1 av, 33.4x100.5; PM; Nov12'14; 5y5%; Abe Miller to Newton Ehrmann, 11 W 58. 32,000

**76TH st, 234-3 E** (5:1431), ns, 100 w 2 av, 130x102.2; pr mtg $30,000; Nov12'14; due & int as per bond; N Y City Soc of M E Church to N Y Savgs Bank, 81 8 av. 6,000

**79TH st, 20 E** (5:1393), ss, 18 w Madison av, 41.11x70.2; Nov9'14; 3y5%; Sarah C Olcott to Lawyers Title Ins & Trust Co. 25,000

**79TH st, 169 E** (5:1508), ns, 241 w 3 av, 15.6x102.2; ext of mtg for $10,000 to Dec 9'17, 5%; Nov2; Nov12'14; Harry M Michaelis, 169 E 79, with Anna Feiner, at New Canaan, Conn. nom

**80TH st, 10 E** (5:1491); certf of payment of $10,000 on a/c of mtg for $50,000, leaving $40,000 now due; Nov5; Nov6'14; Jno W Sterling to Sol Friedman, 8 E 80.

**80TH st, 100 E,** see Park av, 911.

**86TH st, 107 W** (4:1217); ext of mtg for $16,000 to Jan29'18, 5½%; Oct29; Nov10'14; Eleanor T Smith, 107 W 86, & David B Ingersoll, 153 W 81, with Girard Trust Co, cor Broad & Chestnut, Phila, Pa, trste Neilson Brown, will of Alex Brown. nom

**87TH st, 157 W** (4:1218); ext of mtg for $8,000 to Nov10'17, 5%; Nov10'14; Lawyers Title Ins & Trust Co with Louisine W Ferrier at Belmaison, Donard, Ille et Vilaine, France. nom

**89TH st, 538 E** (5:1585); ext of mtg for $12,000 to Nov9'19, 5%; Nov9'14; Geo S Bunk et al, trstes Jacob Schlosser, with Charlotte Kirchhof, 586 E 163, et al, exrs &c Wm Kirchhof. nom

**90TH st, 167 E** (5:1519), ns, 175 w 3 av, 25x100.8; revocation & re of trust, etc; Jan 22'10; Nov7'14; Geo Erreger with Edwin Erreger, Lizzie Hoffman, Emma Britz, Carrie Knobloch, Lottie wife Julius Schomburg & Chas J Britz.

**90TH st, 167 E** (5:1519), ns, 175 w 3 av, 25x100.8; Nov10'14; 5y5%; Mary Teven to Eliz H Quanz, 330 W 88. 15,000

**91ST st, 53 W** (4:1205); ext of mtg for $12,000 to Nov15'17, 5%; Oct31; Nov10'14; Bertha, Hannah & Lillie Strasburger with Bank for Savgs, 280 4 av. nom

**93TH st, 307 E** (5:1558), ns, 137.6 e 2 av, 37.6x100.8; pr mtg $——; May1; Nov12'14; 5y6%; Jennie Klein, of Bronx, to Jacob Mandel, 246 Bowery. 5,000

**100TH st, 313-5 E** (6:1672), ns, 220 e 2 av, 40x100.11; PM; Nov9; Nov10'14; due & int as per bond; Isfra Realty & Holding Co to Lawyers Mtg Co. 34,500

**103D st, 105 E** (6:1631), ns, 32 e Park av, 16x100.11; also 103D ST, 107 E (6:1631), ns 48 e Park av, 16x100.11; pr mtg $18,000; Nov5; Nov12'14; due Nov1'17, 6%; Jeshevah Taros Chaim, of Harlem, to Abr Sonken, 22 E 103. 5,750

**103D st, 105-7 E;** subrn of mtg for $2,500 to mtg for $5,750; Nov5; Nov12'14; Sol Menken, 16 E 105, with same nom

**103D st, 107 E,** see 103d, 105 E.

**104TH st, 338-44 E** (6:1675), ss, 125 w 1 av, 125x100.9; Nov11'14; 3y5%; St Lucy's Roman Catholic Church, a corpn, to Emigrant Indus Savgs Bank. 40,000

**105TH st, 226 E** (6:1654), ss, 316.8 w 2 av, 16.8x100.9; Nov10'14; due & int as per bond; Marian Krumeich to Kank Realty Co, 203 Bway. 1,000

**106TH st E, nwc Pleasant av,** see Pleasant av, nwc 106.

**107TH st E, swc Pleasant av,** see Pleasant av, nwc 106.

**108TH st, 9 E** (6:1614); ext of mtg for $20,000 to Feb1'18, 5%; Nov2; Nov6'14; Bertha Hirschfeld with Nannette E Kaufman, 30 E 83. nom

**111TH st, 614 W,** see Riverside dr, 380.

**112TH st, 112 E** (6:1639), ss, 102.6 e Park av, 17.1x100.11; ext of mtg for $7,000 to Mar14'17, 5% & 5½%; Oct21; Nov6'14; Jas & Saml Griessman, 111 E 114, with Theresa Rose, 2508 Bway. nom

**112TH st, 304 E** (6:1683), ss, 75 e 2 av, 25x100.11; pr mtg $9,000; Nov4; Nov12'14; 1 mo 6%; Nicola De Luca, 339 E 121, & Raffaele Nicolini, 337 E 121, to Fioretta Nicolini, 337 E 121. 1,500

**117TH st, 56 W** (6:1600); ext of mtg for $1,700, installs, 6%; Nov11'14; Adolph Breslauer, 200 W 54, with Anna Stein, 787 Prospect av, Bronx. nom

**119TH st, 421 E** (6:1807), ns, 321.4 w Pleasant av, 16.8x100.10; PM; pr mtg $3,000; Nov11'14; 1y or sooner, 6%; E Loewenthal & Son, 1347 Boston rd, to Jacob K Silverman, 408 W 130. 250

**119TH st, 278 W** (7:1924), ss, 100 e 8 av, 25x100.11; ext of mtg for $12,000 to Aug 22'17, 5%; Oct28; Nov10'14; Rebecca Gilbert with Bank for Savgs, 280 4 av. nom

**121ST st, 312 W** (7:1947), ss, 241.6 w 8 av, 33.6x100.11; ext of mtg for $21,000 to Nov1'17, 5½%; Oct26; Nov10'14; Jno E Minchen, 237 3 av, with Eliz M Bunting & Jeannie R B Moore. nom

**137TH st, 22-4 W** (6:1734), ss, 235 w 5 av, 50x99.11; pr mtg $35,000; Nov10; Nov 11'14; due Mar10'15, int as per notes; Cassel Cohen, 207 W 139, to Chas H Guye, 44 W 69. secures notes 7,500

**138TH st, 127 W** (7:2007), ns, 308 e 7 av, 26x99.11; ext of mtg for $2,500 to Oct 16'17, —%, as per bond; pr mtg $——; Nov 11; Nov12'14; Bernhard Greenebaum, 205 W 140, with Herman Benedict, 711 W 180. nom

**141ST, 630 W** (7:2088), ss, 425 w Bway, 125 to es Riverside dr x99.11; PM; pr mtg $475,000; Nov5; Nov6'14; due Nov1'18, 6%; Henry Holding Co to West Side Constn Co, 322 W 100. 50,800

**141ST st W, sec Riverside dr,** see 141st, 630 W.

**142D st, 201 W,** see 7 av, 2440.

**144TH st, 200 W,** see 7 av, 2474.

**144TH st, 510 W** (7:2075), ss, 125 w Hamilton pl, 100x99.11, see Cons; Nov2; Nov11'14; 3y5%; Timmus Realty Co, 142 Summit av, West Hoboken, NJ, to Wm S Bennet, 415 Ft Washington av. 21,850

**145TH st, 524-6 W** (7:2076); ext of mtg for $60,000 to Dec22'17, 5%; Oct22; Nov10'14; Trstes of Columbia University, in City N Y, 63 Wall, with Martha B Mosher, 1925 7 av. nom

**153D st W el,** see St Nicholas pl, 52-4.

**158TH st, 522-8 W** (8:2116), ss, 350 w Ams av, 100x99.11; certf as to payment of loan for $3,000; Nov7; Nov9'14; Rose Simon, 556 W 186, to Mary or Marie Steinberg.

**160TH st, 551-3 W** (8:2119), ns, 100 e Bway, 44.2x99.11; pr mtg $35,300; Nov12'14; due & int as per bond; Augusta Rogers to Marguerite Bertsch, 507 W 160. 2,700

**169TH st, 525 W** (8:2126), nec Audubon av, —x—; ext of mtg for $68,000 to Nov10'17, 5%; Nov10; Nov11'14; Baron de Hirsch Fund, 80 Maiden la, with Geo A Fisher Co, 414 Riverside dr. nom

**169TH st, 525 W,** nec Audubon av; agmt as to ownership of bond & mtg for $68,000; Nov10; Nov11'14; Alex Walker, 414 Riverside dr, with Baron de Hirsch Fund, 80 Maiden la. nom

**179TH st, 831-3 W** (8:2177), nwc Northern av (No 46), 75x100; PM; pr mtg $——; Oct31; Nov7'14; 5y6%; Minuit Realty Co to Haven Constn Co, Inc, 149 Bway. 15,000

**179TH st, 835-7 W** (8:2177), ns, 75 w Northern av, 50x100; PM; pr mtg $——; Oct31; Nov7'14; 5y6%; Minuit Realty Co to Haven Constn Co, 149 Bway. 10,000

**180TH st W, swc Northern av,** see Northern av, 60.

**187TH st W** (8:2158), ns, 125 e St Nicholas av, 100x189.9 to ss 188th; ext of mtg for $6,000 to Nov5'15, 6%; pr mtg $40,000; Nov5; Nov6'14; Edmund Coffin, 13 W 57, with Isidor Grayhead, 325 W 93. nom

**187TH st W** (8:2158); also 188TH ST W; same prop; ext of mtg for $40,000 to Oct 1'16, 5%; Nov4; Nov6'14; Isidor Grayhead, 325 W 93, with U S Trust Co of N Y, 45 Wall, & Edmund Coffin, 13 W 57. nom

**187TH st, 501 W** (8:2159), nwc Amsterdam av (No 2560), 50x94.10; Nov6'14; due & int as per bond; Janpole & Werner Constn Co to Sidney Stern, 419 W 121. 12,500

**187TH st, 501 W;** also AMSTERDAM AV, 2560; certf as to mtg for $12,500; Nov 6'14; same to same.

**187TH st, 503 W** (8:2159), ns, 50 w Ams av, 50x94.10; Nov6'14; due & int as per bond; Janpole & Werner Constn Co to Sidney Stern, 419 W 121. 12,500

**187TH st, 505 W;** certf as to mtg for $12,500; Nov6'14; same to same.

**188TH st W, ss, 125 e St Nicholas av,** see 187th st W, ns, 125 e St Nicholas av.

**Av A, 1203-9** (3:1469), ws, 102.9 s 75th, 83.8x101.3x69.11x100; ext of mtg for $20,000 to Nov1'17, 5%; Nov5; Nov9'14; Lawyers Title Ins & Trust Co with Hortense Prowler, at Rutherford, NJ. nom

**Av B, 83-5** (8:388), es, 60.6 s 6th, 40.6x64; pr mtg $39,500; Nov6; Nov10'14; 1y6%; Max Fraomkin, 85 Av B, to Abr Schlussel-berg, 43 McDonough, Bklyn. 1,200

**Amsterdam av, 2560** see 187th, 501 W.

**Audubon av, nec 169th,** see 169th, 525 W.

**Bowery, 225** (2:458); sal Ls; Nov4; Nov7'14; demand, 6%; Jno J Crilly to A Hunfel's Sons, a corpn, 849 St Ann's av, 8,604.42

**Broadway, 5224-7** (13:3402), ns, 263.1 w 228th (late Terrace View av), 100x100; Nov9'14; due & int as per bond; Arthur, Matilda & Chas Weisbecker, exrs &c Chas Weisbecker, to Title Guar & Trust Co. 11,500

**Columbus av, 244** (4:1143), ws, 74.2 n 71st, 28x68; ext of mtg for $30,000 to Nov 11'17, 5%; Nov5; Nov10'14; Wm G Sickel et al exrs &c Emil L Boas with Lewis Phillips et al, exrs Adeline I Phillips. nom

**Columbus av, 762** (7:1852), ws, 25.4 n 97th, 25.3x100; PM; pr mtg $25,000; Nov10 '14; due & int as per bond; Bertha Schrank to Letitia K Ketterer, 33 W 74. 3,000

**Haven av** (8:2139), es, 123.11 n 170th, 25.10x95.11x25x89.5; Nov9; Nov10'14; due & int as per bond; Henry Holding, 111 W 130, to Paul J Baumgarten, 120 W 68, & ano, exrs &c Clara M Baumgarten. 3,000

**Lexington av, 113** (3:883), es, 24.8 s 28th, 24.8x60; Nov8; Nov12'14; due & int as per bond; Oscar Tschirky to Title Guar & Trust Co. 10,000

**Lexington av, 201** (3:888); sal Ls; Nov 10; Nov11'14; demand, 6%; Edw Winters to Jacob Ruppert, a corpn, 1639 3 av. 5,000

**Lexington av, 1201** (5:1510), es, 82.2 s 82d, 20x70; Oct10; Oct11'14; due & int as per bond; Mortimer C Baldwin to Francis J Breslin, 114 E 70. 12,000

**Madison av, 1712** (4:1065); declaration by party 1st pt that he holds bond & mtg for $8,000 on 418 W 56, being net proceeds for sale of 1712 Madison av; June28'04; Nov10'14; Jas Neil, exr & trste for Eliza J Taylor, will of Eliz Neil, to Edwin Neil, his son, & Eliza J Taylor, his daughter.

**Northern av, 46,** see 179th, 831-3 W.

**Northern av, 60** (8:2177), swc 180th, 100 x75; PM; pr mtg $——; Nov10; Nov12'14; 5y6%; Charlotte Harrison to Haven Constn Co, 149 Bway. 16,780

**Park av, 911** (5:1508), sec 80th (No 100), 102.2x92.6; ext of mtg for $150,000 to Nov 15'17, 5%; Nov9; Nov12'14; Theresa Goldsmith with Bank for Savings, 280 4 av. nom

**Pinehurst av** (8:2177), ws, 100.1 n 180th, 100.1x115.7x100x111.2; bldg loan; pr mtg $31,000; Nov5; Nov6'14; 1y6%; Riverview Constn Co, 21 Waverly pl, to Jacob Levy, 1187 Lex av. 35,000

**Pinehurst av;** same prop; certf as to mtg for $35,000; Nov5; Nov6'14; same to same.

**Pleasant av** (6:1700), nwc 106th, runs w 200xn100.11xw50xn100.11 to ss 107th xe75 xs100.11xe175 to av xs100.11 to beg; PM; Nov2; Nov6'14; due & int as per bond; Eliz M Muller to Mutual Life Ins Co. 40,000

**Pleasant av, swc 107th,** see Pleasant av, nwc 106.

**Riverside dr, 380** (7:1894), sec 111th (No 614), runs s57.7xse along dr 149.2 to ns Cathedral Pkway (No 611) xe120xn90.11xw 50xn100.11 to ss 111th xw135 to beg; ext of mtg for $871,000 to Nov1'19, 5%! Nov2; Nov12'14; American Real Estate Co, of Rhode Island, with Metropolitan Life Ins Co, 1 Madison av. nom

**Riverside dr, sec 141st,** see 141st, 630 W.

**West End av, 106-8** (4:1156), es, 50.2 n 64th, 50.2x100; pr mtg $40,000; Nov5; Nov 6'14; due & int as per bond; Thos F Devine to Chelsea Exchange Bank, 266 W 34. 55,000

**1ST av, 2197** (6:1684), ws, 75.11 s 113th, 25x100; pr mtg $——; Nov9; Nov10'14; 2y 6%; Raffaela Astarita Realty Co, 38 Park row, to Salvatore Soraci, 329 E 113, & ano. 2,000

**1ST av, 2197;** certf as to mtg for $2,000; Nov9; Nov10'14; same to same.

**2D av ,192** (2:454); sal Ls; Nov11'14; demand, 6%; Jno J Cassidy to Geo Ehret, 1197 Park av. 2,000

**2D av, 2161** (6:1661); sal Ls; Nov6; Nov 9'14; demand, 6%; Antonio Mancini to Jacob Ruppert, 1639 3 av. 5,500

**3D av, 451** (3:912), nec 31st; sal Ls; Nov 10; Nov11'14; demand, 6%; Jno Donlin to Lion Brewery, 104 W 108. 5,000

**3D av, 484** (3:888); also 33D ST, 170E; leasehold; Oct31; Nov6'14; demand, 6%; Danl O'Brien, 221 E 33, to Henry Elias Brewing Co. 3,000

**3D av, 639** (5:1315), sal Ls; Nov6; Nov 11'14; demand, 6%; Michl P Carolan to Jacob Ruppert, 1639 3 av. 4,000

**3D av, 2050** (6:1640), ws, 50.5 n 112th, 25.2x100; Nov12'14; 1y, int as per bond; Grace M Fitzpatrick to Farmers Loan & Trust Co, 22 William. 10,000

**5TH av, 431** (3:868), es, 76.11 n 38th, 21.10x100; pr mtg $225,000; Nov2; Nov12 '14; 2y6%; Walter E Maynard to Robt N Chambers, 87 St Nicholas pl, & Jno French, 279 Madison av, as joint tenants. 120,000

**6TH av, 483** (3:804), swc 29th; sal Ls; Nov5; Nov6'14; demand, 6%; Wm T Hallinan to Lion Brewery, 104 W 108. 1,000

**6TH av** (miscl), sec 24th; h&l; asn of all RT&I in real & personal estate under will of Andw Rust, decd, to secure $250; Nov5; Nov9'14; due Decl'14, 6%; Jno A Rust, NY, to A Abr Sarafan, 1484 Eastern Pkway, Bklyn. nom

**7TH av, 211** (3:798); ext of mtg for $11,000 to Nov9'17, 5%; Nov9; Nov12'14; Anna Van Axte with Louis Sachs, 1044 Madison av, et al, exrs &c Saml Sachs. nom

**7TH av, 2304-6** (7:1941); two exts of mtg for $26,250 each to Nov1'17, 5½%; Oct 30; Nov10'14; Saml M Fechheimer et al, exrs &c Martin S Fechheimer, with Simon C Bernstein, 1 W 70, & ano. nom

**7TH av, 2440** (7:2028), nwc 142d (No 201), 25x75; pr mtg $30,000; Nov6; Nov7 '14; due & int as per bond; Wm J Rodenbach, 211 W 106, to Isidor H Vogel, 501 W 51. 3,000

**7TH av, 2474** (7:2029), swc 144th (No 200), 24.11x75; pr mtg $22,000; Nov10'14; 3y6%; Jacob Wenner, of Freeport, LI, to Jno F Hill, 53 Hamilton ter. 5,000

**8TH av, 791;** also 48TH ST, 301-3 W (4:1039; leasehold; Nov9; Nov11'14; demand, 6%; Patk F Kelleher, 791 8 av, to Peter Doelger Brewing Co, 407 E 55. 9,000

**9TH av, 574** (4:1032); ext of mtg for $14,000 to Nov11'19, 5%; Nov11'14; Emi-

grant Indus Savings Bank with Louis & Bessie Weixberg, 574 9 av. nom

**10TH av, 487** (3.709), ws, 25 n 37th, 24.5 x100, Nov9'14; 1y5½%; Andw Rohr, of Monroe, Orange Co, NY, to Emigrant Indust Savgs Bank. 2,000

**10TH av, 583** (4:1071), ws, 75.5 s 43d, 25x1 e, Aug18; Nov10'14; due & int as per bond, Jno Schreyer to Louis Wendel Jr, 341 W 51. 3,000

**10TH av, 753** (4:1080), nwc 51st (Nos 501 5), 25.5x100; Nov9; Nov10'14; due Nov 1'17, int as per bond; 751 10th Av Co, 35 Nassau, to Yatty Kramer, 103 Alexander av, Waverne, L I of Q. 37,000

**10TH av, 753;** pr mtg $37,000; Nov9; Nov 10'14, demand, 6%; same to same. 7,000

**10TH av, 753;** certfs as to two mtgs for $37,000 & $7,000 respectively; Nov9; Nov 10'14; same to same.

**10TH av, 780** (4:1062); sal Ls; Nov6; Nov9'14; demand, 6%; Andw Biglin to Jacob Ruppert, 1639 3 av. 6,000

# MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

**Edgemere, B of Q** (miscl); certf as to mtg for $3,000; Nov4; Nov9'14; Basonio Constn Co to Agnes Davis.

**General mtg, Ls,** condition sale & equipment agmt of rolling stock, &c; Nov 2; Nov12'14; 10y6%; Philadilphia Trust, Safe Deposit & Ins Co, of Phila, Pa, with N Y, N H & H R R Co, at New Haven, Conn. 1,559,590

**Mt Vernon, N Y** (miscl); certf as to mtg for $1,100; Nov4; Nov7'14; The Wheeler Corpn, 1123 Bway, to Addie Clausen.

**North ½ Pier 39, N R** (2:656), near foot Houston, with bulkhead extdg n 94 ft, with sheds, &c; leasehold; also SHIPS, BOATS, VESSELS, BLDGS, CHATTELS, &c; Feb 10'13; Nov10'14, 15y6%; N Y R R & Steamboat Terminal Co to Empire Trust Co, 42 Bway, as trste. gold bonds 300,000

**Shelter Island, L I** (miscl); certf as to two mtgs for $3,000 each; May11; Nov11 '14; Gray Realty & Development Co, 15 Laight, to Florence L Keller.

**White Plains** (miscl), Eastchester & Greenburgh, NY; certf as to mtg for $115,-000; Oct30; Nov7'14; Scarsdale Estates to Maximillian Fleischmann Co.

# MORTGAGES.

## Borough of the Bronx.

**Bronx Park S, nwc 179th,** see 179th E, nwc Bronx Park S.

**Bronx Park E (*),** es, at es old Williamsbridge rd, runs ne along old rd 38.10 & 110.11xse390.11xne3.3 to ws White Plains rd xs226.10xse37.9xne81.11xsw338.7 to es Bronx Park E xn145.9 to beg; certf as to mtg for $20,000; Nov2; Nov7'14; North Side Investing Co to Rosa F Huyler.

**Bronx Park E (*),** es, at es Old Williamsbridge rd, runs ne38.10xne110.11x 390.11xne3.3 to White Plains rd xs226.10xse 37.9xne81.11xsw338.7 to Bronx Park E xn 145.9 to beg; Nov2; Nov7'14; due, &c, as per bond; North Side Investing Co, 1 Mad av, to Rosa F Huyler, 301 W 72. 20,000

**Crotona Park N** (11:2957), ns, 145 e Marmion av, 50x93.8; Nov5; Nov6'14; due &c as per bond; Benenson Realty Co to Theresa Sidenberg, 48 W 56, et al, exrs Paul Gumbinner. 32,000

**Crotona Park N** (11:2957); same prop; certf as to above mtg; Nov5; Nov6'14; same to same.

**Dock st, sws, 100 se Thomas,** see Newbold av, nec Castle Hill av.

**Dawson st, 689** (10:2687); participation agmt; Nov7; Nov10'14; Edw Robitzek with Max Lowy, 689 Dawson. nom

**Dawson st, 1083** (10:2687), ns, 166.8 w Leggett av, 16.8x80.11—x74.7; pr mtg $2,-500; Oct31; Nov7'14; due, &c, as per bond; Ida Watstein, 683 Dawson, to Jos Galowitz, 2732 Creston av, 92 Maiden la. 1,250

**Green la (*),** ss, 229.9 e Castle Hill av, 25x104.2; pr mtg $4,000; Aug1; Nov11'14; due &c as per bond; Antonio Marinello to Angelo A Marinello, 217 Marion, Bklyn. 500

**Jennings st, 983,** see Bryant av, 1454.

**Newman st (*),** es, 200 s 150th, 50x111.6; Nov7; Nov9'14; 3y6%; Porter Realty & Development Co to Eliz Rotermund, at Margaretville, NY. 1,500

**Newman st (*);** certf as to above mtg; Nov5; Nov9'14; same to same.

**Roselle st (*),** ws, 81.9 s Poplar, 50x147.1 x55.10x122.3; pr mtg $6,000; Nov6; Nov7'14; 1y6%; Cecelia F Brennan, 1519 Roselle, to Max Heizig, 353 W 85. 1,000

**Roselle st (*),** same prop; sobrn agmt; Nov6; Nov7'14; same & Merchants Realization Co Inc with same. nom

**Van Buren st (*),** ws, 225 s Van Nest av, 25x100; pr mtg $4,000; Oct30; Nov10'14; installs, 6%; Pauline Eisner to Frank H Lockwood, New Canaan, Conn, & ano. 421.03

**132D st E** (10:2561), ns, 95 e Trinity av, 30x110; given to secure chattel mtg for $2,000; pr mtg $6,000; Nov7; Nov10'14; due &c as per bond; Paul Quandt, Inc, to Jno Eichler Brewing Co, 3582 3 av. 2,000

**132D st E** (10:2561); same prop; certf as to above mtg; Nov7; Nov10'14; same to same.

**139TH st E** (9:2301), ss, 131.6 e Alex av, 25x100; ext of $10,000 mtg to Nov10'17 at 5½%; Nov11; Nov12'14; Fredk Ihrig with Louisa Heine, 468 E 139. nom

**158TH st, 939 E** (10:2701), agmt as to share ownership in mtg; Nov10; Nov11'14; Nora Stanton with Ellen Healy, 3786 Creston av. nom

**160TH st, 419 E** (9:2382); ext of $4,500 mtg to Nov6'17 at 5½%; Nov5; Nov10'14; Title Guar & Trust Co with Olga K Weissman, 54 W 114. nom

**160TH st, 421 E** (9:2382); ext of mtg for $5,000 to Nov6'17 at 5½%; Nov5; Nov10'14; Title Guar & Trust Co with Olga K Weissman, 54 W 114. nom

**163D st, 500-2 E** (9:2367); ext of $7,000 mtg to Nov10'17 at 5½%; Nov10; Nov11 '14; Fredk A Johnson to Moses Heinsfurter, 516 E 50, & ano. nom

**164TH st E** (9:2368), ss, 141.6 e Wash av, 40x100; ext of $4,500 mtg to May6'17 at 6%; Oct23; Nov6'14; Henry Dreyer with Eney Grupelli, 1 Flagler, Morristown, NJ. nom

**164TH st E** (9:2368), ss, 141.6 e Wash av, 40x100; ext of $27,000 mtg to Sept1'17 at 5½%; Oct20; Nov6'14; Jno J Bell with Eney Grupelli, 1 Flagler, Morristown, NJ. nom

**165TH st E** (10:2633), nwc Trinity av, 25x100; ext of $6,000 mtg to Nov2'17 at —%; Nov4; Nov11'14; Martin Schroeder to August Ruff, 52 W 120. nom

**169TH st E, swc Brook av,** see Brook av, swc 169.

**169TH st, 924-6 E** (10:2718); ext of $7,000 mtg to Nov1'17, at 5%; Nov2; Nov7'14; Bella Bruner individ & as gdn Fredk Bruner with Antonie Eichelberg, 924 E 169. nom

**170TH st, 591 E** (11:2932), 50x169; sobrn agmt; Nov2; Nov6'14; Mary, wife of & Michl Nolan, & Mary Ryan, with Wm A Paton, Lakewood, NJ, & ano, trstes Annie S Paton. nom

**173D st E** (11:2898), ns, 50 w former Brook st or Brook av, 50x92.8x51x90.4; Oct 31; Nov9'14; demand, 6%; Simplex Impt Corpn to Seth Lybolt, 604 72d, Bklyn. 3,500

**179TH st E** (11:3140), nwc Bronx Park S, 62.9x40.7x61.9x41.9; Nov7; Nov11'14; 1y 5½%; Annie Kensler to Chas P Hallock, 2070 Honeywell av. 1,000

**190TH st, 54 E** (11:3174), ss, 340 e Jerome av, 55x175, except pt for 190th; pr mtg $7,750; Nov9; Nov10'14; 2y6%; Fordham Heights Realty Co, 335 E 142, to Harriet E Wheatly, 2425 Valentine av. 2,000

**209TH st E, swc Hull av,** see Hull av, s wc 209.

**214TH st E (*),** ss, 100 w Bronxwood av, 25x100; transfer of tax lien for yrs 1902-1911, assessed to ——; May12'13; Nov 10'14; 3y, no interest; City NY to Urban Securities Co, 165 Bway. 203.47

**224TH st E, sec Barnes av,** see Barnes av, sec 224.

**229TH st E (*),** ss, bet Bronxwood & Paulding avs, being lot 129-1, map Wakefield; transfer of tax lien for yrs 1903 to 1911; Dec15'13; Nov12'14; 3y12%; City N Y to Lillian W White, at White Plains. 191.16

**Barnes av (*),** sec 224th, 114x105; pr mtg $3,000; Nov9; Nov10'14; 1y6%; Bernardo Castellano & Michele Rinato to Max Liebernau, 3492 Park av. 500

**Bathgate av** (11:2917), ws, 90 n 175th, 18x78; Nov7; Nov9'14; 2y5%; Adeline Delecker to Conrad Claussen, Bway, near Oxford st, Bklyn Hills, NY. 1,000

**Bassett av (*),** ws, 295 s McDonald, 24.7 x100x25.10x100; PM; Oct28; Nov12'14; 3y 5%; Salvatore Corrente to Hudson P Rose Co, 7 W 45. 422.96

**Beach av (*),** ws, 100 n Randall av, 25x 100; PM; pr mtg $3,000; Nov7; Nov10'14; due &c as per bond; Marcus Hoenig, 613 Beach av, to August Diener Constn Co, 1768 Gleason av. 1,825

**Beech av (*),** ns, 126.2 e Elm, 25x100; ext of $3,500 mtg to Mar4'18 at 6%; Nov7; Nov12'14; Benj F Elgar with Carlo De Luca & Liborio Durante, 1413 Needham av. nom

**Benedict av (*),** nwc Olmstead av, 109.1x 20.4x—x67.10; Nov6; Nov7'14; due, &c, as per bond; Dominic A Trotta to North Side Mort Corpn, 391 E 149. 3,500

**Broadway, ses,** see Post rd leading from N Y to Albany, ses.

**Brook av, 459** (9:2290), ws, 75 n 145th, 25x90; pr mtg $——; Nov4; Nov6'14; due Mar27'15, 6%; Herman Brank to Michl Friedwald, 1080 Findlay av. 500

**Brook av** (9:2396), swc 169th, 40x100; Nov10'14; due Jan1'18, 5½%; Benenson Realty Co, 407 E 153, to Alfred C Searle, 741 Fairmount pl. 30,000

**Brook av** (9:2396); same prop; certf as to above mtg; Nov10'14; same to same.

**Bryant av, 1454** (11:3000), nec Jennings (No 983), 25x90; Nov10'14; due &c as per bond; Adam Thom to Herbst Realty Co, 2008 Daly av. 1,000

**Castle Hill av, nec Newbold av,** see Newbold av, nec Castle Hill av.

**Clinton av, 2015** (11:3095), ws, 25 s Oakland pl, 50x100; Nov9'14; due &c as per bond; Thos F Lancer to Title Guar & Trust Co. 23,000

**Eastern blvd, nwc Middletown rd,** see Middletown rd, nwc Eastern blvd.

**Edison av (*),** es, 175 s Tremont rd, 25x 100; bldg loan; Nov9; Nov10'14; due as per bond 6%; Margt Darby, 1340 Stebbins av, to Jos Peidl, Pleasant Plains, SI. 2,500

**Grace av (*),** es, 250 s 236th, 50x95; bldg loan; Nov5; Nov6'14; due &c as per bond; Ludovico Ferrari to Mary J Archer, 91 Ft Washington av. 2,500

**Grand av** (11:2870), es, 482.7 s Burnside av, 25x88.6x25x89.10; Sept26; Nov11'14; due as per bond, 6%; Herbert Aldhous to Metta Merchant, 166 Remsen, Bklyn. 650

**Houghton av (*),** ss, 230 e Castle Hill av, 25x108, Unionport; ext of $3,000 mtg to Nov29'17, 5½%; Nov9; Nov10'14; Pauline T Wienecke with Chas E Devermann, 2222 Houghton av. nom

**Hull av** (12:3347), swc 209th, 100x100; pr mtg $——; Nov2; Nov7'14; 3y6%; Fredk Kaffeman, Yonkers, NY, to Geo F Jordan, 601 W 138. 750

**Hull av** (12:3332), es, 150 s 204th, 25x 110; ext of $5,000 mtg to Nov6'19 at 5%; Nov9'14; Jacob Dohrmann with Mary L Herman, 3078 Hull av nom

**Jesup av** (11:2879), es, 809.9 s Featherbed la, 37.6x110; bldg loan; pr mtg $9,000; July1'10; Nov10'14; due Jan1'11, 6%; Jno C Wait, 1520 Jesup av, to Chas C Bowman, Pittston, Pa. note 7,500

**King av (*),** es, being lots 524 & 525, map Eliz R B King, City Island, 50x256 to L I Sound x50x249; Oct29; Nov10'14; due, &c, as per bond; Edw O & Robt F Seiffert to Jas G Lock, 1937 Anthony av. 5,000

**Leland av, 1403 (*),** nwc Saxe av, 100x 99.9x102.7x67.11; July1; Nov10'14; 6y5½%; Frank Vysata to Louis Petranek, 309 E 73. 1,100

**Maclay av (*),** ss, bet Washington & Zerega avs, lot 41 on Daly map; transfer of tax lien for yrs 1906 to 1911, assessed to ——; Oct20'13; Nov6'14; 3y without int; City N Y to Lillian W White, at White Plains, NY. 255.44

**Maclay av (*),** ss, bet Washington & Zerega avs, lot 40 on Daly map; trans fer of tax lien for yrs 1897 to 1911, assessed to ——; Oct20'13; Nov6'14; 3y ¼ of 1%; City N Y to Lillian W White, at White Plains, NY. 148.51

**Martha av, 4345** (12:3387), ws, 28.1 s 239th, 22.9x100; Nov9; Nov12'14; due, &c, as per bond; Geo Simon to Title Guar & Trust Co. 3,000

**Middletown rd (*),** nwc Eastern blvd, —x—; ext of $4,000 mtg to Oct15'16 at 5%; Oct1; Nov9'14; Sigmund Aschermann, 545 West End av, with Sarah M Ferris, Eastchester rd & Pelham Pkway. nom

**Newbold av (*),** nec Castle Hill av, 100 x160x32x100, Unionport; also DOCK ST (*), sws, 100 se Thomas, 50x154.8x50x147.4; also ROAD (*) from West Village to Pelham Bridge, —s, adj land Patk Curran, runs w72xn35xe82xs35 to beg; also ROAD (*) from West Village to Pelham Bridge, being plot begins at sec lot of Jas Jarvis & ano, runs w— to Mill Pond xn85xs50xw 82.6x—35 to beg; Nov6; Nov10'14; installs, 6%; Chas D Jarvis, heir Jas Jarvis, to Bronx Security & Brokerage Co, 258 E 138. 300

**Olmstead av, nwc Benedict av,** see Benedict av, nwc Olmstead av.

**Post rd** (12:3269) leading from N Y to Albany, ses, 692 sw land Augustus Van Cortlandt, being lot 15, map Mary C P Macomb, 75x327x75x329; also POST RD leading from N Y to Albany, ses, 772 sw said land, being lot 17, same map, 75x325x 75x327, except pt for Bway; PM; pr mtg $7,500; Oct29; Nov7'14; due &c as per bond; Gertrude A Vanderbeck to Andw J Connick, 328 W 72. 7,300

**Road from West Village to Pelham Bridge,** see Newbold av, nec Castle Hill av.

**Rochambeau av** (12:3338), es, 175 n 208th, 50x100; Nov6; Nov10'14; due &c as per bond; Margt A Harris, 2747 Creston av, to Paul J Baumgarten, 120 W 86, & ano, exrs &c Clara M Baumgarten. 1,500

**Ryer av, 2261** (11:3158); ext of $3,000 mtg to Nov9'17 at 5½%; Nov7; Nov12'14; Eliz F Holmes to Louis Eickwort, 29 Fletcher av, Mt Vernon, NY. nom

**Saxe av, nwc Leland av,** see Leland av, 1403.

**Stebbins av, 869** (10:2696-2689), ws, 409.1 s Westchester av, 40x100; sobrn agmt; Nov 10; Nov11'14; Margt Knox with M Saml Stern, 2013 5 av. nom

**Stebbins av, 869** (10:2696-2689), ws, 409.1 s Westchester av, 40x100; ext of $29,000 mtg to Nov10'19 at 5%; Nov10; Nov11'14; M Saml Stern with Sandow Realty Co, 198 Bway. nom

**Teller av** (9:2428), es, 93 s 166th, 56.11x —x59.11x103.4; ext of $4,000 mtg to Nov 7'17 at 6%; Nov4; Nov9'14; Mary E Barry with Jas T Barry, 1149 Boston rd. nom

**Trinity av, 1017** (10:2633), ws, 100 n 165th, runs n36.4xw98.4xs36.4xe25xe73.4; PM; Nov5; Nov6'14; due Sept15'15, 6%; Nysyr Land Co to Laurus E Sutton, 967 Ocean av, Bklyn, NY. 2,000

**Trinity av, nwc 165th,** see 165th E, nwc Trinity av.

**Union av** (10:2664), ws, 245 s 151st, 20x 100; Nov10'14; 5y5¼%; Margt & Eliz A Doran to Lawyers Title Ins & Trust Co & ano, trstes Fredk Prince. 2,000

**West Farms rd or rd** (11:3031) leading from West Farms to Hunts Point, es, adj land Christian Erdenbrecher, runs e 5 rods xn 2½ rods xw 5 rods to rd xs 2½ rods to beg; Nov12'14; 1y6%; Amelia Hanf to Chas P Hallock, 2070 Honeywell av. 260

**Westchester av, 690** (10:2644); ext of $48,000 mtg to Mar30'17 at 5½%; Oct22; Nov12'14; Winthrop A Chanler & ano, exrs &c, with Halton Realty Co, 150 Bway. nom

**White Plains rd (*),** es, 74.3 n Lydig av, 50x174.11x78x188.9; certf as to mtg for $3,-000; Nov2; Nov7'14; North Side Investing Co to Hattie M Grieve.

**White Plains rd (*),** es, 7.7 n Lydig av, 66.8x188.9x irreg x202.10; certf as to mtg for $4,000; Nov2; Nov7'14; North Side Investing Co to Angeline F Waite.

**White Plains rd,** see Bronx Park E, es, at es Old Williamsbridge rd.

**White Plains rd (*),** es, 7.7 n Lydig av, runs e202.10xnw31.7xnw36.7xw188.9 to es White Plains rd xs66.8 to beg; Nov2; Nov 7'14; due, &c, as per bond; North Side Investing Co, 1 Mad av, to Angeline F Waite, 4 E 3d, Corning, NY. 4,000

**White Plains rd (*),** es, 74.3 n Lydig av, runs e188.9xnw78xsw174.11 to rd xs50 to beg; Nov2; Nov7'14; due, &c, as per bond; North Side Investing Co, 1 Mad av, to Hattie M Grieve, 1337 Van Wicklen pl, Ozone Park, LI. 3,000

**Willett av (*),** ws, 550 n 216th, 100x 99.10; PM; Nov7; Nov9'14; due Oct31'17, 6%; Jno J Knewitz, 3731 Willett av, to Jos Buehler, Inc, 3750 Willett av. 800

**Williamsbridge rd (*),** es, lots 77 to 79 & 97 to 99, map prop Matson S Arnow Est, 75.4x241x75x248.1; Oct30; Nov12'14; 1y6%; Ida C & Evadna H Manes, Jennie L Tier & Thos E Arnow to Mary L Arnow, nec, Pierce av & Williamsbridge rd. 2,800

**3D av, 3469** (9:2372), ws, 148 ne 167th, 25x141.5x24.6x141, except pt for av; Nov 9'14; 1y6%; Amelia Cooper, heir Amelia King, to Bronx Security & Brokerage Co, 258 E 138. 400

**3D av, 4072** (11:2930), es, 100.1 s 175th, 38x108.8x34.7x110; pr mtg $31,000; Nov2; Nov6'14; due Jan1'17, 6%; Field Realty Co to Julia R Roth, 145 Lenox av. 3,000

**3D av, 4072** (11:2930), es, 100.1 s 175th, 38x108.8x34.7x110; certf as to mtg for $3,000, Nov2; Nov9'14; Field Realty Co to Julia R Roth.

# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2436 New York, November 21, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

An asterisk (*) indicates a cross reference.

Attorney st, 31.
Batavia st, 1.
Bleecker st, 135.
Canal st, 346.
Cannon st, 66.
*Cathedral Pkway, 153 (or 7th av, 1801-5).
*Cedar st, 127 (or Greenwich st, 141-3).
Columbia st, 751.
Elizabeth st, 92-6.
Grand st, 379.
Greenwich st, 141-3.
Hamilton st, 9.
Madison st, 86, 96 & 108.
New Chambers st, 16.
Peck sl, 43.
Roosevelt st, 84 & 88.
Trinity pl, 70-6.
Willett st, 10-12.
3d st, 279-83 E.
9th st, 324-6 & 738 E.
14th st, 316-8 E.
15th st, 623 E.
20th st, 6-8 & 239 W.
24th st, 103 W.
29th st, 508 W.
36th st, 46 W.
37th st, 222-4 W.
44th st, 136 E.
45th st, 17 E.
45th st, 354 W.
47th st, 443 W.
*50th st, 368 W (or 9th av, 738-40).
50th st, 507-13 W.
51st st, 239 W.
53d st, 441 & 546 W.
54th st, 114-6 E.
61st st, 253 E.
63d st, 123-9 W.
69th st, 335 E.
71st st, 58 W.
76th st, 431 E.
*78th st, 147 E (or Lex av, 1125-7).
78th st, 338 & 445 E.
79th st, 180-4 E.
80th st, 323 W.
83d st, 226-8 & 333 E.
90th st, 23 W.
95th st, 49 W.
97th st, 203 E.
101st st, 103-5 & 343-5 E.
101st st W (nec Riv dr, 290), blk 1889-40 & 44-45.
104th st E (nec 5th av), blk 1610-1-8.
105th st E (sec 5th av), blk 1610-65-69.
108th st, 75 E.
109th st, 238 E.
110th st, 10 & 342-4 E.
112th st, 35 W.
113th st, 241-5 E.
114th st, 18 W.
115th st, 131 E.
116th st, 322 & 355 E.
*116th st, 357 E (or 1st av, 2261).
118th st, 160 & 537 E.
*118th st, 251-7 E (or 2d av, 2301).
120th st, 124 E.
121st st, 404 E.
122d st, 318-20 E.
123d st, 106 E.
123d st, 118-22 W.
124th st, 244 & 510 W.
128th st, 59 E.
130th st, 55 W.
131st st, 48-50 & 231 W.
133d st, 33 & 50 W.
139th st, 251 W.
142d st, 529 W.
147th st W, ss, blk 2032-28-42.
*151st st, 308-10 W (or sec Bradhurst av).
158th st, 638 W.
*184th st, 501 W (or Amsterdam av, 2500).
*207th st, 512-26 W (or Post av, 130).
*207th st, 528-42 W or Sherman av, 221).
Av A, 1741.
Amsterdam av, 2500-4.
Bradhurst av (sec 151st st, 308-10), blk 2046-50.
*Haven av, ws (or Riv dr, es), blk 2177-225.
Lexington av, 1125-7.
Post av, 130.
Riverside dr, 290 & 452.
Riverside dr, es, blk 2177-225.
Sherman av, 221.
Vermilyea av, 149-51.
1st av, 1028-30, 1893 & 2261.
2d av, 1265, 1466, 1565 & 2301.
5th av, es, blk 1610-1-4 & 69-72.
6th av, 476.
7th av, 365-7 & 1801-5.
9th av, 738-40.

### WILLS.

Bleecker st, 147.
Cherry st, 216.
44th st, 559 W.
50th st, 75 W.
64th st, 167 E.
Av A, 1600.
Av B, 37-9.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print names and addresses of the parties exactly as recorded, both are, however, checked up where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be stricken out in later issue.

NOTE—13, 14, 16, 17, 18 & 19

**Attorney st, 31** (1:346-50), ws, 100 n Grand, 50x100.3; bk tnt & stks; Harris Gratwick to Sarah Rosenblatt, 220 Madison, [illegible] & AL; Nov18'14; A$17,000-28,-000. nom

**Batavia st, see Roosevelt,** see Roosevelt, st.

**Batavia st, 1** (1:111-40), ss, 47.8 e Roosevelt, 22x51, 4-sty bk tnt & str; Ellen A Farrell to Anna M O'Brien, 243 W 129; Nov 8'14; A$1,000-4,000. nom

**Bleecker st, 135** (2:536-43), ns, 25.1 e West Bway, 25x100, 6-sty bk loft & str bldg; Howard P Denison to Hy B Ketcham, 108 Willow, Bklyn [2 Rector]; QC; Nov17; Nov19'14; A$25,000-46,000. nom

**Canal st, 346 (83)** (1:211-39), swc Church (No 332), 25.7x46.8x25x41.6, 5-sty bk loft & str bldg; Harris Mandelbaum et al to U S Savgs Bank of N Y, 606 Madison av; B&S; [illegible] & AL; Nov5; Nov13'14; A$22,000-[illegible]. nom

**Canal st, 346,** sw Church (No 332), Morris Weinstein to same; QC; mtg $30,-000 & AL; Nov10; Nov13'14. nom

**Cannon st, 66** (2:352-80), es, 100 s Rivington, 25x100, 5-sty bk tnt; Nathan Bitzick to Gussie Meyers, 194 Clinton; mtg $31,250; Nov11; Nov13'14; A$16,000-30,000. nom

**Cathedral Pkway, 153,** see 7 av, 1801-5.

**Cedar st, 127,** see Greenwich, 141-3.

**Church st, 332,** see Canal, 346 (83).

**Columbia st, 75½** (2:334-32), ws, 60 n Rivington, 20x100, 5-sty bk tnt & stks; Lawyers Mtg Co to Aaron Kershin, 200 Av C; B&S; Nov14; Nov16'14; A$8,500-13,000. O C & 100

**Elizabeth st, 92-6 on map 92-8 (88-92),** (1:239-12-13), es, 130 s Grand, runs e100x n74.10xw4.11xw24.1 & 47.8 & 23.2 to st xs 74.7 to beg, 4-sty bk factory, with machinery, &c; Cecilia H Pohle et al to Peter Rinelli & Stephen Guardino, both at 8222 19 av, Bklyn; AL; Nov16; Nov18'14; A$49,-000-58,000. O C & 100

**Grand st, 379** (1:312-14), ss, 50 e Norfolk, 25x100, 6-sty bk tnt & strs; Jacob Rosen to Lizzie Gordon, 80 2 av; mtg $54,750 & AL; Apr3; Nov13'14; A$33,000-34,000. O C & 100

**Greenwich st, 141-3** (1:52-22), nec Cedar (No 127), 58.11x40.11x59.8x34.4, 5-sty bk tnt & str; Jno H Rogan, ref, to Mary E Cottrell, 54 Glen av, Mt Vernon, NY, EXTRX &c Geo W Cottrell; FORECLOS Oct 27; Nov16; Nov19'14; A$55,600-65,600. **61,000**

**Hamilton st, 9** (1:253-68), ns, abt 100 e Cath, 25x65, 5-sty bk tnt & strs; Danl J Kane to Bessie T Kane, 48 E 126; mtg $8,820 & AL; Feb21'11; Nov17'14; A$6,000-11,500. nom

**Madison st, 86** (1:276-46), ss, 172.8 e Catherine, 25x100.8, 5-sty bk tnt & str; Harvey T Andrews, ref, to Louis A Goldstein, 192 Stratford rd, Bklyn; mtg $20,000 & AL; FORECLOSED & drawn Nov2; Nov17; Nov18'14; A$17,000-32,000. **10,000**

**Madison st, 96** (1:276-41), ss, 340 w Market, 25x100, 3-sty bk tnt; Danl J Kane to Bessie T Kane, 48 E 126; mtg $11,160 & AL; Feb21'11; Nov17'14; A$15,500-17,000. nom

**Madison st, 108** (1:276-35), ses, 188 w Market, 25x ½ blk, 5-sty stn tnt & strs; Danl J Kane to Bessie T Kane, 48 E 126; mtg $18,000 & AL; Feb21'11; Nov17'14; A $17,000-27,000. nom

**New Chambers st, 16** (1:119-15), sws, 69.11 se William, runs se26xs14.8xw14.1xn w3.2xn28.3 to beg, 4-sty stn loft & str bldg; Sarah E Sampson to Danl L Reardon, 153 Hewes, Bklyn [237 South]; Nov 9; Nov18'14; A$6,500-7,500. nom

**Peck sl, 43** (1:107-11), nes, abt 25 nw South, 20x36.10x20x36.4, ses, 4-sty bk loft & str bldg; Danl J Kane to Bessie T Kane, 48 E 126; mtg $7,860 & AL; Feb21'11; Nov 17'14; A$9,500-15,000. nom

**Roosevelt st, 84** (1:111-23), sec Batavia, 16.9x45x16.9x45.6, with right to gangway on rear, 4-sty bk tnt & strs; Ellen A Farrell to Anna M O'Brien, 243 W 129; mtg $8,000; Nov18'14; A$5,500-8,000. nom

**Roosevelt st, 88** (1:111-21), es, 34.2 s Batavia, 16.11x41.2x17x41.2, with rights to [illegible] 4 ft wide in rear, 2-sty bk tnt & str; Ellen A Farrell to Anna M O'Brien, 243 W 129; mtg $1,000; Nov18'14; A$3,400-4,000. nom

**Trinity pl, 70-6** (1:51-17), ws, 203.1 s Thames, 104.4x42.4x108.9x52, 6-sty bk loft & str bldg; Emmet J Murphy, ref, to Mutual Life Ins Co; FORECLOS Nov6; Nov 13; Nov16'14; A$190,000-225,000. **90,000**

**Willett st, 10** (2:336-37), es, 150.4 n Grand, 25.4x100x25.1x100, 5-sty bk tnt; A $16,000-24,500; also WILLETT ST, 12 (2:-336-38), es, 100.1 s Broome, 25.5x100, 5-sty bk tnt; A$16,000-24,500; Doro O Bloch to [illegible] 31½ W 72; mtg $30,000 & AL; Nov17; Nov19'14; O C & 100

**Willett st, 12,** see Willett, 10.

**3D st, 279-83 E** (2:375-[illegible]), ns, 50 e Av D, 50x92.2, 4-sty bk tnt & stks; Marion C Greene to Ida Lubash, 1771½ Stanton; AL; Sept28; Nov16'14; A$39,000-85,000. O C & 100

**9TH st, 324-6 E** (1:450-[illegible]), ss, 250 e 2 av, 37.6x98.9, 2-sty bk tnt & stks; Julius Mendelsohn to Anna Weinstein, 156 E 113, mtg $42,000; Nov5; Nov13'14; A$31,000-56,-500. O C & 100

**9TH st, 738 E** (2:378-26), ss, 193 w Av D, 25x93.11, 5-sty bk tnt & strs; Herman Moore et al to Saml Moore, 428 E 157; AL; Nov12; Nov16'14; A$15,000-22,000. nom

**14TH st, 316-8 E,** see 113th, 241-5 E.

**15TH st, 623 E** (3:983-15), ns, 338 w Av C, 25x103.3, 5-sty bk tnt; Franklin Trust Co of Bklyn to Kovalsky Bros Inc, 309 Henry; Nov17; Nov18'14; A$7,000-13,000. nom

**20TH st, 6-8 W** (3:821-49), ss, 195 w 5 av, 50x92, 11-sty bk loft & str bldg; Gordon Cunard to Edw Cunard, at Market Harborough, Leicestershire, Eng; mtg $225,000 & AL; Oct22; Nov18'14; A$103,500-216,000. O C & 100

**20TH st, 239 W** (3:770-19), ns, abt 300 e 8 av, 26.8x73x26.8x74.3, sws, 6-sty bk tnt; Louis Rosenthal et al to Saml Rosenthal, 301 Broome; mtg $26,000; Nov14; Nov17'14; A$11,500-29,000. nom

**24TH st, 103 W** (3:800-36), nes, 52 nw 6 av, 16x49.4, 4-sty bk tnt & str; Jane E Britton to Amanda B Manee, 1897 Mad av; B&S; Nov16; Nov17'14; A$28,000-30,000. O C & 100

**29TH st, 508 W** (3:700-40), ss, 150 w 10 av, 25x98.9, 5-sty stn tnt & strs; Jacob Kaplon to J Kaplon & Co, Inc, 441 10 av; AL; Oct31; Nov18'14; A$8,000-23,000. nom

**36TH st, 46 W** (3:837-71), ss, 520.1 w 5 av, 16.7x98.9, 4-sty & b stn dwg; Lizzie W Wright to Seth H Moseley, 45 W 35; mtg $43,347.13 & AL; Nov17; Nov19'14; A $55,000-57,000. nom

**37TH st, 222-4 W** (3:786-62-63), ss, 275 w 7 av, 37.6x98.9, 2-3-sty bk tnts; Nathan Weiss to Irma B Weiss, 44 W 96; mtg $49,000; Nov2'13; Nov14'14; A$52,000-56,-000. nom

**44TH st, 136 E** (5:1298-48), ss, 120 e Lex av, 20x100.5, 3-sty & b stn dwg; Cath Gibson to Esther E Gibson, 136 E 44; AL; Nov18; Nov19'14; A$16,000-20,000. nom

**45TH st, 17 E** (5:1281-13), ns, 100 w Madison av, 20x100.5, 5-sty stn bldg & str; Arthur B Westervelt to Home Club Co, 11 E 45; mtg $60,000; Nov13'14; A$85,000-95,-000. O C & 100

**45TH st, 354 W** (4:1035-57), ss, 175 e 9 av, 25x100.4, 3-sty bk tnt & str & 3-sty fr rear tnt; Chas I Taylor to United Electric Light & Power Co, 130 E 15; mtg $9,500 & AL; Oct1; Nov13'14; A$16,000-17,500. O C & 100

**47TH st, 443 W** (4:1057-13½), ns, 318.9 e 10 av, 18.9x100.5, 4-sty & b stn dwg; Jos Bogner to Lisette O. Bogner, 443 W 47; AL; Nov12; Nov13'14; A$8,000-12,500. nom

**50TH st, 368 W,** see 9 av, 738-40.

**50TH st, 507-13 W** (4:1079-25), ns, 100 w 10 av, 100x100.5, 5-sty bk loft bldg; Jno G Saxe, ref, to City Bank of Bayonne, 474 Bway, Bayonne, NJ; mtg $43,000; FORECLOS Nov10; Nov16; Nov19'14; A$39,000-72,000. **5,000 over & above said mtg**

**51ST st, 239 W** (4:1023-9), ns, 205 e 8 av, 15x100.5, 3-sty & b stn dwg; Josephine S Bennett to Kate Terker, 224 W 52; mtg $22,000; Nov9; Nov13'14; A$20,000-22,000. O C & 100

**53D st, 441 W** (4:1063-10), ns, 225 e 10 av, 25x100.5, 5-sty bk tnt & strs & 2-sty fr rear tnt; Barbara Feiss to Flourish Realty Co, 73 E 90; mtg $17,000; Nov13; Nov16'14; A$11,000-17,500. O C & 100

**53D st, 546 W** (4:1081-58), ss, 150 e 11 av, 25x100.5, 5-sty bk tnt; Edw D Dowling, ref, to Irving Savings Instn, 115 Chambers; FORECLOS Nov12; Nov17; Nov18'14; A$9,000-17,000. **15,000**

**54TH st, 114-6 E** (5:1308-64-65), ss, 165 e Park av, 49x100.5, 2-5-sty bk tnts; Augusta H Meyer to May H Meyer, 75 Broad st, Freehold, NJ; ½ pt; AL; Nov17; Nov18'14; A$58,500-78,000. O C & 100

**61ST st, 253 E** (5:1416-20½), ns, 65.6 w 2 av, runs n48.6xw6.6xn33.11xw13xs82.5 to st xe19.6 to beg, 3-sty bk tnt & str; Eliz Costello to Harry S Holmes, 980 3 av; mtg $10,000; Oct31; Nov13'14; A$8,500-11,500. O C & 100

**63D st, 123 W** (4:1135-24), ns, 204.2 w Col av, 18.9x100.5, 4-sty & b bk dwg; A $11,500-16,000; also 63D ST, 129 W (4:-1135-22), ns, 258.4 w Col av, 16.8x100.5, 3-sty & b bk dwg, A$10,500-14,000; also 63D ST, 127 W (4:1135-22½), ns, 239.7 w Col av, 18.9x100.5, 4-sty & b bk dwg, A$11,500-16,000; also 63D ST, 125 W (4:1135-23), ns, 222.11 w Columbus av, 16.8x100.5, 3-sty & b bk dwg, A$10,500-14,000; Staten Island & Manhattan Realty Co to Chas J Bulkeley, 1492 Bway, Dec3 13; Nov13'14 nom

**63D st ,125-9 W,** see 63D, 123 W.

**69TH st, 335 E** (5:1444-20), ns, 150 w 1 av, 25x100.5, 4-stv stn tnt; Chas Isaac & Lena, his wife, to Albertine Isaac, 263 W 122; mtg $10,000 & AL; Nov13; Nov14'14; A$8,000-17,500 O C & 100

**71ST st, 58 W** (4:1123-58), ss, 145 e Col av, 20x100.5, 4-sty & b bk dwg, Jennie L Woodend to Yorkshire Realty Corpn, 51 Chambers; mtg $27,500 & AL; Nov18; Nov 19'14; A$18,000-25,000. O C & 100

**76TH st, 431 E** (5:1471-17), ns, 413 e 1 av, 25x102.2, 4-sty bk tnt, Metropolitan Savgs Bank to Max Pollak, 505 E 78, B&S & C&C; Nov16; Nov19'14; A$8,000-15,000 O C & 100

**78TH st, 147 E,** see Lexington av, 1125-7.

**78TH st, 338 E** (5:1452-37), ss, 250 w 1 av, 20x102.2, 2-sty stn tnt, Patk J McGrath, ref, to Pauline Brommer, 131 Pelham rd, New Rochelle, NY, sub to taxes $1,700.14 & AL; FORECLOS Nov16, Nov 17 Nov18'14; A$7,000-15,500 **11,600**

**78TH st, 445 E** (5:1473-29), ns, 119 w Av A, 25x102.2, 5-sty bk tnt & strs; Johanna Zuleger to Louis A Stevn, 50 Cathedral Pkway; mtg $20,000, June21'11; Nov 13'14; A$8,000-20,500. O C & 100

**79TH st, 180-4 E** (5:1413-40½-41), ss, 71.11 w 2 av, 52.11x75.3x53x75.7, 3-3-sty & b stn dwgs; Matthew A Kane et al to Cath & Mary Kane, both at 411 West End av; AT; B&S; AL Mar23; Nov18'14; A $34,500-45,000 nom

**80TH st, 323 W** (4:1244-34), ns, 241 w West End av, runs n49.6xw21.6xs3.6xw16.6 xs13.8xw5xs32.4 to st xe43 to beg, 5-sty & b bk dwg; Wm C Rosenberg, ref, to Hudson City Savgs Instn, 560 Warren, Hudson, Columbia Co, NY, being all RT&I of Josephine E Stone, deft; FORECLOS Nov5; Nov16'14; A$24,000-43,000. **30,000**

**83D st, 333 E** (5:1546-20), ns, 150 w 1 av, 25x102.2, 5-sty stn tnt; Conrad Ochs to Wilhemina Ochs, his wife, of Westwood, NJ; AT; AL; Nov9; Nov16'14; A$9,000-21,-000. nom

**83D st, 226-8 E** (5:1528-36), ss, 288 e 3 av, 42.5x102.2, 6-sty bk tnt & strs; Annie T Jacobs to Bella Harris, 970 E 179; mtg $48,400; Nov17; Nov18'14; A$18,500-52,000. nom

**90TH st, 23 W** (4:1204-21), ns, 274.7 w Central Park W, 16.5x100.8, 5-sty & b bk dwg; Louise W Wise to Stephen S Wise, 23 W 90; AL; Nov17'14; A$12,500-25,000. O C & 100

**95TH st, 49 W** (4:1209-13½), ns, 318 e Col av, 18x100.8, 3-sty & b stn dwg; Wm Allen, ref, to Jos C Veith, 22 W 90; FORECLOS Nov5; Nov12; Nov13'14; A$11,500-18,500. **17,300**

**97TH st, 203 E** (6:1647-4½), ns, 90 e 3 av, 25x100.11, 5-sty bk tnt & strs; Isador Lowenfeld to Paola Torregrosso, 203 E 78; Rosario Lavanco, 102 E 90, & Giuseppe Difrancisca, 305 E 79; mtg $8,000; Nov18; Nov19'14; A$9,000-15,000. O C & 100

**101ST st, 103 E** (6:1629-1½), ns, 16.6 e Park av, 15.6x75, 3-sty & b bk dwg; Lionello Perera to Lionello Perera, doing business as Lionello Perera & Co, 69 Wall; B&S; Oct16; Nov16'14; A$5,500-6,500. nom

**101ST st, 105 E** (6:1629-2), ns, 32 e Park av, 15.6x75, 3-sty & b bk dwg; Lionello Perera to Lionello Perera, doing business as Lionello Perera & Co, 69 Wall; B&S; Oct16; Nov16'14; A$5,500-6,500. nom

**101ST st, 343-5 E** (6:1673-24), ns, 40 w 1 av, 40x100.11, 6-sty bk tnt & strs; Meyer Solomon to Dorothy Gutman, 47 Ft Washington av; mtg $36,500; Nov19'14; A$9,500-37,000. O C & 100

**101ST st W, nec Riverside dr,** see Riverside dr, 290.

**104TH st, 1-5 E,** see 5 av, sec 105.

**105TH st, 2 E,** see 5 av, sec 105.

**108TH st, 75 E** (6:1614-32), ns, 102 w Park av, 17x100.11, 4-sty stn tnt; Jno H Madden to Mary Sheridan, 75 E 108; mtg $11,000; Feb6'11; Nov16'14; A$7,500-9,500. nom

**109TH st, 238 E** (6:1658-31), ss, 150 w 2 av, 25x100.10, 5-sty bk tnt & strs; Alfred M Snydacker to Edw Hilson, 2111 Bway; QC; Nov10; Nov17'14; A$8,000-17,500. nom

**110TH st, 10 E** (6:1615-64), ss, 202 w Mad av, 26x100.11, 5-sty bk tnt; Jno C Hoenninger to Friedrich A Niedhammer, 10 E 110; mtg $20,800; Oct1; Nov13'14; A $15,500-27,500. O C & 100

**110TH st, 342 E** (6:1681-32), ss, 125 w 1 av, 25x100.11, 4-sty bk tnt & strs; Jno F O'Ryan, ref, to Wm Crawford, at Monroe, Orange Co, NY; FORECLOS Nov12; Nov 14'14, A$7,000-11,000. **9,000**

**110TH st, 344 E** (6:1681-31), ss, 100 w 1 av, 25x100.11, 4-sty bk tnt; Jno F O'Ryan, ref, to Betty Gusthal, at Krauss Strasse 7, Nuremburg, Germany; FORECLOS Nov12; Nov14'14; A$7,000-11,000. **9,000**

**112TH st, 35 W** (6:1596-17), ns, 375 e Lenox av, 25x100.11, 5-sty bk tnt; Edmund H G Crantz to Eugene J Busher, 651 E 164; mtg $26,500 & AL; Aug8'13; Nov19'14; A $14,000-26,000. O C & 100

**113TH st, 241-5 E** (6:1663-20), ns, 100 w 2 av, 50x100.10, 6-sty bk tnt & strs; Hy Rosenstein to Harry A Munroe, 460 W 145; QC; Nov5; Nov13'14; A$16,000-48,000. nom

**113TH st, 241-5 E;** Henry Rosenstein Co to same; B&S; AL; Nov12; Nov13'14. nom

**113TH st, 241-5 E** (6:1663-20), ns, 100 w 2 av, 50x100.10, 6-sty bk tnt & strs; mtgs $48,000 & AL; A$16,000-48,000; also 14TH ST, 316-8 E (2:455-15), ss, 172,6 e 2 av, 45x 103.3, 7-sty bk tnt & strs; mtgs $75,000 & AL; A$57,000-83,000; Morris B Arnold, TRSTE Estate Hy Rosenstein, in bankruptcy, to Henry Rosenstein Co, 444 Bway; AT; QC; Nov10; Nov13'14. nom

**114TH st, 18 W** (6:1597-43½), ss, 191.4 w 5 av, 17.8x100.11, 3-sty & b stn dwg; Kate G Kraner to Jno De Paoli, 211 W 10, & Antonio Semenza, 128 W Houston; AL; Nov 17; Nov18'14; A$10,000-12,000. nom

**115TH st, 131 E** (6:1643-13), ns, 286.3 e Park av, 18.6x100.10, 3-sty & b bk dwg; Lazar Sasover to Paula Sasover, both at 131 E 115; mtg $6,500; Nov16'14; A$7,000-7,500. nom

**116TH st, 332 E** (6:1687-37½), ss, 275 w 1 av, 15x100.10, 3-sty & b stn dwg; Jno J Russell et al to Maria Mammone, 332 E 116; Nov11; Nov16'14; A$6,000-8,500. nom

**116TH st, 355 E** (6:1688-22½), ns, 78 w 1 av, 22x100.11, 4-sty stn tnt; Lionello Perera to Lionello Perera, doing business as Lionello Perera & Co, 69 Wall; B&S; Oct16; Nov16'14; A$9,000-16,500. nom

**116TH st, 357 E,** see 1 av, 2261.

**118TH st, 160 E** (6:1645-46), ss, 235.2 w 3 av, 17.1x100.11, 5-sty bk tnt & str; Marshall B Clarke, ref, to Arnold Thayer, at Port Washington, LI [5 Beekman]; FORECLOS Nov12; Nov13; Nov16'14; A$7,500-12,-500. **8,000**

**118TH st, 251-7 E,** see 2 av, 2301.

**118TH st, 537 E** (6:1815-19), ns, 457.1 e Pleasant av, 40.10x100.11, 5-sty bk tnt & strs; David G McConnell, ref, to Cath Silberhorn, 255 W 90, & Jno J Silberhorn, 89 Midland av, Montclair, NJ, EXRS Geo W Silberhorn; mtg $20,000; FORECLOS Nov12; Nov13'14; A$8,000-27,000. **1,000**

**120TH st, 124 E** (6:1768-60), ss, 90 w Lex av, 25x100.10, 5-sty bk tnt; Chas L Borck to Edw M Ennis, 1310 Gates av, Bklyn; AL; Nov14; Nov16'14; A$11,000-17,-000. O C & 100

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**121ST st, 404 E** (6:1808-46), ss, 100 e 1 av, 25x100.11, 5-sty bk tnt; Pauline Gutfeld to Dora Loewe, 342 E 119, & Selma Loewe, 218 E 115, mtg $12,000, Nov12, Nov 13'14; A$7,000-15,000. O C & 100

**122D st, 318-20 E** (6:1798-48), ss, 212.6 e 2 av, 37.6x100.11, 6-sty bk tnt & strs, Realty Realization Corpn to Graham-Siegel Co, 378 Grand, B&S, AL, Nov16, Nov17'14; A$12,000-37,000. nom

**123D st, 106 E** (6:1771-69), ss, 60.1 e Park av, 20x100.11, 4-sty stn tnt; Emigrant Indust Savgs Bank to Jas H Murphy, 101 E 122; Nov18; Nov19'14; A$8,500-10,000. **10,000**

**123D st, 118-22 W** (7.1907-43½-45), ss, 240.1 w Lenox av, 59.11x100.11, 3-4-sty & b stn dwgs, Patk McMorrow to P McMorrow Sons, Inc, 271 W 125; B&S & CaG; AL; Oct23; Nov13'14; A$31,200-48,000. nom

**124TH st, 244 W** (7:1929-53), ss, 274.9 e 8 av, 25.3x100.11, 4-sty stn tnt; Fanny Frankel to Long Island Holding Co, 1127 Av G, Bklyn; mtg $18,000 & AL; Nov16'14; A$16,000-21,000. nom

**124TH st, 510 W** (7:1978-41), ss, 200 w Ams av, 100x100.11, 7-sty bk tnt; Moore-Simon Realty Holding Corpn to Sadie Simon, 120 Lexington av, Passaic, NJ; mtg $135,500 & AL; Oct26; Nov13'14; A$60,000-175,000. nom

**125TH st, 59 E** (6:1753-28), ns, 198.4 w Park av, 16.8x99.11, 3-sty fr dwg; Michl Schultz to Thos F Gilroy Jr, 71 Central Park W as TRSTE; AL; Nov14; Nov18'14; A$6,500-7,500. nom

**130TH st, 55 W** (6:1728-12), ns, 255 e Lenox av, 20x99.11, 4-sty & b stn dwg; Jno A McEveety, ref, to General Synod of the Reformed Church in America, 25 E 22; FORECLOSED & drawn Oct21; rerecorded from Nov6'14; Nov18'14; A$8,000-10,000. **9,000**

**131ST st, 48-50 W** (6:1728-61), ss, 235 e Lenox av, 37x99.11, 6-sty bk tnt; Manton M Wyvell, ref, to Wilson M Powell, 490 West End av; FORECLOS Nov18; Nov19'14; A$15,000-51,000. **42,000**

**131ST st, 231 W** (7:1937-18), ns, 420 e 8 av, 16x99.11, 3-sty & b stn dwg; Emma A Mayhew to Anna M E Watkins, 538 Pacific, Bklyn; AL; Nov12; Nov13'14; A$6,400-8,000. nom

**133D st, 33 W** (6:1731-20), ns, 468.4 e Lenox av, 16.8x99.11, 3-sty & b bk dwg; Edw A Johnson, EXR Alice V Williams, to Hope Day Nursery for Colored Children, 114 W 133; B&S; mtg $6,625 & AL; Oct30; Nov16'14; A$4,500-5,000. nom

**133D st, 50 W** (6:1730-59), ss, 310 e Lenox av, 25x99.11, 4-sty bk warehouse; Mary E Miller to Percy A Cole, 16 W 129; Nov16'14; A$7,000-15,500. O C & 100

**139TH st, 251 W** (7:2025-8), ns, 175.1 e 8 av, 19x99.11, 4-sty bk dwg; Sol Weil to Equitable Life Assur Soc of U S; B&S; Nov7; Nov13'14; A$8,300-12,000. nom

**142D st, 529 W** (7:2074-13), ns, 275 e Bway, 19.8x99.11, 4-sty bk dwg; Sidney H Stuart to Jno P Leo, 770 St Nicholas av; B&S; mtg $12,000 & AL; Nov19'14; A$11,-000-15,000. O C & 100

**143D st W** (7:2044), ns, 73.5 w 8 av, a strip, 1.7x24.11x1.11x—; Mary Eisler to Nathan A Eisler, 550 Riverside dr; AL; Nov 14; Nov16'14. nom

**147TH st W** (7:2032-38-42), ss, 100 w 7 av, 125x99.11, vacant; Chas Weill to Leonard Weill, 155 W 103; ⅛ pt; AL; Nov11; Nov16'14; A$45,000-45,000. nom

**151ST st, 308-10 W,** see Bradhurst av, sec 151.

**158TH st, 638 W** (8:2134-153), ss, 712.10 w Bway, 18.8x100, 3-sty & b bk dwg; Reginald P Bolton to Minna S Von Rehm, 638 W 158; AT; mtg $8,500 & AL; Nov2; Nov 14'14; A$5,500-13,000. nom

**179TH st W, ns, 302 w Haven av,** see 180th W, ns, 302 W Haven av.

**180TH st, prolonged W** (8:2177-225), ns, 302 w Haven av, runs w299.3 to es Riverside dr xs on curve 211.2xe283.5xn210 to beg; also 179TH ST prolonged, ns, 302 w Haven av, runs w277.2 to es Riverside dr xn50.6xe283.5xs50 to beg, except parts for Buena Vista, now Haven av & Riverside dr, 3-sty bk dwg & vacant; Carrie S Weiss to Charles Hensle Realty Co, 530 W 207; AL; Oct28; Nov18'14; A$150,000-160,-000. O C & 100

**184TH st, 501 W,** see Ams av, 2500-4.

**207TH st, 512-42 W** (8:2222-17-25), swc Sherman av (No 221), 310 to ns Post av (No 130), x100, 2-6-sty bk tnts & strs; Charles Hensle Realty Co to Carrie Stix Weiss on Haven av, ws, bet 179 & 180 sts; mtg $359,500 & AL; Nov17; Nov18'14; A $110,000-450,000. O C & 100

**207TH st, 512-42 W** (8:2222-17-25), swc Sherman av (No 221), 310 to ns Post av (No 150) x100, 2-6-sty bk tnts & strs; Carrie S Weiss to Bemis Realty Co, 61 Bway; mtg $359,500; Nov17; Nov19'14; A $110,000-450,000. O C & 100

**Av A, 1600** (5:1581-4), es, 75 n 84th, 26.2 x98, 5-sty stn tnt & strs; Conrad Ochs to Wilhemena Ochs, his wife, at Westwood, NJ; AL; Nov9; Nov16'14; A$10,500-19,500. nom

**Av A ,1741** (5:1570-26), ws, 50.10 s 91st, 25x94, 5-sty bk tnt & strs; Tilmil Realty Co to Belford Realty Co Inc, 131 E 86; B& S; AL; Sept17; Nov18'14; A$9,000-18,000. O C & 100

**Amsterdam av, 2500-4** (8:2156-20-22), nwc 184th (No 501), 74.11x100, vacant; Leo M Klein et al to Hickory Realty Corpn, 128 Bway; AL; Nov12; Nov17'14; A$35,000-35,000. nom

**Bradhurst av** (7:2046-20), sec 151st (Nos 308-10), 49.11x85, 6-sty bk tnt; Flourish Realty Co to Barbara Feiss, 472 W 141; mtg $49,000; Nov14; Nov16'14; A$23,000-58,000. O C & 100

**Lexington av, 1125-7** (5:1413-20), nec 78th (No 147), 82x38, 7-sty bk tnt & strs; Moritz L & Carl Ernst to Faun Realty Corpn, 35 Nassau; mtg $90,000 & AL; Nov 2; Nov13'14; A$50,000-105,000. nom

**Post av, 130,** see 207th, 512-42 W.

**Riverside dr, 290** (7:1889-40 & 44-45), nec 101st, runs e142.10xn100.11xw20xs20.11xw 10xs53xw107.6 to dr xs27.7 to beg, vacant; F F Freehold Estates, Inc, to Douglas Realty Co, 49 Liberty; AL; Nov17'14; A $189,500-258,500. O C & 100

**Riverside dr, 290** (7:1889-40 & 44-45), nec 101st, runs n27.7xe53.4xs3xe35xn3xe19.2 xn53xe10xn20.10xe20xs100.11 to st & w 142.10 to beg; vacant; Douglas Realty Co to F F Freehold Estates, Inc, 26 Liberty; AL; Nov17'14. O C & 100

**Riverside dr, 452** (7:1990-54), es, 309 n 116th, 78.1x100, 9-sty bk tnt; Lillia B Hyde to B Crystal & Son, 47 West; B&S & CaG; mtg $250,000; Oct30; Nov13'14; A $125,000-325,000. O C & 100

**Riverside dr, es, — n 179th,** see 180th W, ns, 302 w Haven av.

**Sherman av, 221,** see 207th, 512-42 W.

**Vermilyea av, 149-51** (8:2227-5), ss, 100 e 207th, 50x150, 5-sty bk tnt; Cath F Shady to Emil Reich, 60 1 av; B&S; mtg $52,625 & AL; Nov11; Nov13'14; A$12,000-55,000. nom

**1ST av, 1028** (5:1368-1½), es, 20 n 56th, 20x94, 4-sty bk tnt & str; Jas A Foley, ref, to Ferdinand C Bamman, 436 W 154; mtg $8,000; FORECLOS Oct30; Nov12; Nov17'14; A$8,000-13,500. **4,000**

**1ST av, 1030** (5:1368-2), es, 40 n 56th, 20x94, 4-sty bk tnt & str; Robt F Wagner, ref, to Ferdinand C Bamman, 436 W 154; mtg $8,000; FORECLOS Oct30; Nov13; Nov 17'14; A$8,000-13,500. **4,000**

**1ST av, 1893** (6:1669-29), ws, 25.2 s 98th, runs w99.6xs0.3xw0.6xs25xe100 to av xn25.4 to beg, 5-sty bk tnt & strs; Jno H Rogan, ref, to Metropolitan Trust Co of City N Y, 49 Wall; FORECLOS Oct22; Nov18'14; A $10,000-13,500. **14,000**

**1ST av, 2261** (6:1688-23), nwc 116th (No 357), 22x78, 4-sty bk tnt & str; Lionello Perera to Lionello Perera, doing business as Lionello Perera & Co, 69 Wall; B&S; Oct16; Nov16'14; A$14,500-23,000. nom

**2D av, 1265** (5:1421-23), ws, 41.11 n 66th, 39x100, 6-sty bk tnt & strs; Daycor Realty Co to Jacob Corday, 981 Park av; B&S, Nov10; Nov19'14; A$24,000-55,000. nom

**2D av, 1466** (5:1451-51), es, 52.2 s 77th, 25x88.9x25x88.8, 5-sty stn tnt & strs; Jacob Kaplon to J Kaplon & Co, Inc, 441 10 av; AL; Oct31; Nov18'14; A$13,000-23,000. nom

**2D av, 1565** (5:1527-23), ws, 42.2 n 81st, 20x60, 4-sty bk tnt & strs; Ray Cohen & Minnie Siegel to Morris Cohen, 1565 2 av, & Benj Siegel, 1565 2 av, their husbands; mtg $12,000; Apr9'13; Nov17'14; A$8,500-13,500. nom

**2D av, 2301** (6:1783-21), nwc 118th (Nos 251-7), 20x90, 3-sty bk tnt & str, 1-sty ext; Julia C Berdell, widow, to Julia R McAfee, 441 W 162; Nov11; Nov17'14; A $12,000-17,000. O C & 100

**5TH av** (6:1610-1-8 & 65-72), sec 105th (No 2), 201.10 to ns 104th (Nos 1-5), x200, vacant & 5-sty stn tnt; Benj Stern to Aug Heckscher at Huntington, LI; B&S; mtg $266,000; Nov17; Nov18'14; A$329,000-341,-500. O C & 100

**6TH av, 476** (3:830-80), es, 43.5 s 29th, 20x75, 4-sty bk tnt & str, 2-sty ext; Jane E Britton to Amande or Amanda B Manee, 1897 Madison av; B&S; Nov18; Nov19'14; A$62,000-70,000. O C & 100

**7TH av, 365-7** (3:806-3-4), es, 46.5 n 30th, 41.11x75x42.3x75, 4-sty bk tnt & str, 2 & 3-sty bk & fr tnt & str; Edw T Kennard, EXR Wm F Newkirk, to Edw T Kennard, 526 W 111, & Jessie A Milne, 33 Willow av, North Plainfield, NJ; Nov16; Nov17'14; A $116,770-120,762. nom

**7TH av, 1801-5** (7:1820-2), nec Cathedral Pkway (No 153), 70.11x100, 1 & 3-sty bk bldg & 1-sty fr bldg; Charlotte A W, wife Robt L Fowler Jr, to Olds Constn Co, 320 Bway; B&S & CaG & confirmation deed; Oct7; Nov13'14; A$89,000-94,000. nom

**9TH av, 738-40** (4:1040-61), sec 50th (No 368), 44x80, 6-sty bk tnt & strs; Hy B Kellner to Thos Larkin, at Mauch Chunk, Pa, & Danl Meehan, 35 W 88, EXRS Patk J Mullane; mtg $75,000 & AL; Nov4; Nov 16'14; A$50,000-95,000. 3,000

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Broad st, 50** (1:24-38); consent to stairway to subway in Broad st; Fifty Broad St Co to City N Y; Nov13'14. nom

**8TH st E** (2:363), ss, 94.11 w Lewis, a strip 2x97.6; re mtg; Dry Dock Savgs Instn to Louis Rosenblum, 165 Ross, Bklyn; Nov5; Nov13'14. nom

**104TH st E, nec 5 av,** see 5 av, es, from 104 to 105.

**105TH st E, sec 5 av,** see 5 av, es, from 104 to 105.

**128TH st, 59 E** (6:1753), ns, 198.4 w Park av, 16.8x99.11, 3-sty fr dwg; declaration of trust by Thos F Gilroy Jr for benefit of Mary A Neville; AL; Nov17; Nov18'14.

**146TH st W, nwc Bway,** see Bway, 3561.

**Broadway,** nwc 146th, 99.11x100; power of atty (miscl); Pauline D wife Karrick Riggs to Guy Van Amringe, 12 E 31, & ano, Apr28, Nov18'14.

**Broadway, Park row & Mail st** (1:122), the blk; perpetual underground easement under Post Office bldg for subway, &c; U S of America, by Wm G McAdoo, Secy of Treasury, to City N Y; Nov6, Nov13'14 nom

**Broadway, 3561** (miscl), nwc 146th, power of atty; Wm Oothout to same; May27; Nov18'14.

**Columbus av, 190-8** (4:1140), swc 69th (No 100), 100.5x25; consent to 3d track; Jas J O'Reilly et al to Manhattan Railway Co; mtg $23,000; Oct26; Nov13'14. 301.25

**Columbus av, 190-8;** consent to 3d track; Hermann Keil, mortgagee, to same; mtg $2,000; Nov7; Nov13'14. nom

**Columbus av, 190-8;** consent to 3d track; Ruth Livingston, mortgagee, to same; mtg $20,000; Nov2; Nov13'14. nom

**Columbus av, 190-8;** consent to 3d track; same, mortgagee, to same; mtg $1,000; Nov2; Nov13'14. nom

**1ST av, 194** (2:439); consent to 3d track; Clara Froehlich, 1494 University av, to Manhattan Railway Co; mtg $15,000; July 2; Nov17'14. 343.75

**1ST av, 194;** consent to 3d track; Bertha Sattler, mortgagee, to same; mtg $15,000; Nov10; Nov17'14. nom

**1ST av, 282** (3:948), es, 69 s 17th, 23x 94.2; consent to 3d track; Henry Ottinger to Manhattan Railway Co; mtg $11,000; Oct8; Nov13'14. 306.67

**1ST av, 282;** consent to 3d track; Philip C Weber, mortgagee, to same; mtg $11,-000; Nov4; Nov13'14. nom

**2D av, 104-6** (2:448); asn rents to secure notes for $1,000; Annie Rosen to Sarah Gens, 201 W 121; AT; Nov17; Nov 19'14. nom

**2D av, 677** (3:917), ws, 49.4 s 37th, 24.8x 105; consent to 3d track; Kate E Hume to Manhattan Railway Co; mtg $6,500; Apr 30; Nov13'14. 296.25

**2D av, 677;** consent to 3d track; Jno & Chas G Moller, TRSTES will Peter Moeller, to same; mtg $6,500; Nov2; Nov13'14. nom

**2D av, 977** (5:1325), ws, 40.5 s 52d, 20x 70; consent to 3d track; Isaac Lieberman to Manhattan Railway Co; mtg $11,500; July10; Nov13'14. 840

**2D av, 977;** consent to 3d track; Lorillard Spencer et al, EXRS, mortgagees, to same, mtg $11,500, Nov10, Nov13'14. nom

**2D av, 1563** (5:1527); consent to 3d track; Amalie Weisz or Amelia Weiss to Manhattan Railway Co; mtg $8,000; Sept 26, Nov17'14 242

**2D av, 1563;** consent to 3d track; Saluscha Michaelis, mortgagee, to same; mtg $8,000; Nov11; Nov17'14. nom

**5TH av** (6:1610), es, from ns 104th, to ss 105th, 201.10x200; certf that premises are free of restrictions; Benj Stern to Aug Heckscher at Huntington, LI; Nov17; Nov 18'14.

**8TH av, 2102** (7:1829); consent to 3d track; Eliz G Hantsche to Manhattan Railway Co; Oct16; Nov17'14. 300

**8TH av, 2897** (7:2047); consent to 3d track; Eliz G Hantsche to Manhattan Railway Co; Oct16; Nov17'14. 925

**Power of atty to manage business** (miscl); Julius Teeger or Tager to Benj Bleiberg; Nov12; Nov19'14.

**Power of atty** (miscl); Pauline D wife Karrick Riggs to Guy Van Amringe, 12 E 31 & ano; Apr28; Nov18'14.

**Certified copy** (miscl) adjudication of bankruptcy in matter of Frank A Brobst, bankrupt, and referred to Peter B Olney, ref, & Lafayette B Gleason, appointed TRSTE under bond of $2,500; Sept29; Nov 13'14.

**General conveyance** (miscl); re of legacy under will of Bridget D Fitzpatrick; Kath Smith to Grace M Fitzpatrick, 254 W 76; Nov12; Nov13'14. 5,000

## WILLS.

### Borough of Manhattan.

**Bleecker st, 147** (2:537-35), ns, 85 e Thompson, 28x100, 5-sty bk tnt & strs; Wm Read Est, Emma S Read ADMTRX, 233 W 140; atty, Danl E Delavan, 97 Nassau; A$25,000-34,000. Will filed Nov17'14.

**Cherry st, 216** (1:255-4), ns, 59 e Pike, 25x117x irreg, 6-sty bk tnt & strs; Blanche Kronethal Est, Chas S Sender EXR, 73 E 92; atty, Jas H Deignan, 233 Bway; A$11,-000-28,000. Will filed Nov11'14.

**3D st, nec Av B,** see 44th, 559 W.

**44TH st, 559 W** (4:1073-1½), ns, 74 e 11 av, 26x75, 5-sty bk tnt; A$8,000-15,000; also 64TH ST, 167 E (5:1399-26½), ns, 160 e Lex av, 3-sty stn dwg; A$18,000-23,000; also AV B, 37-9 (2:386-1 & 2), nec 3d, 48 x97, 2-4-sty bk tnts & strs, 1-3-sty bk tnt in rear of 37 Av B; A$47,000-56,000; Rosanna M Nagle Est, Thos Ford EXR, 111 McDonough, Bklyn; atty, Thos F Kane, 69 Wall. Will filed Sept30'14.

**50TH st, 75 W** (5:1266-3), ns, 56 e 6 av, 17x100, 4-sty stn dwg; Bukk G Carleton Est, Bradford Butler, EXR, 2666 Mansfield pl, Bklyn; atty, Theron A Clements, 115 Bway; A$32,000-44,000. Will filed Nov14'14

**64TH st, 167 E,** see 44th, 559 W.

**Av B, 37-9,** see 44th, 559 W.

## CONVEYANCES.

### Borough of the Bronx.

**Burnet pl (146th) E** (10:2737), ss, 150 w Brown av (closed), 69x—x106.6x100, except pt for Tiffany st & Burnett pl, vacant; Thos O'Brien & ano, heirs Patk Cryan, to Kath T Conneff, Burnet pl, bet Garrison av & Tiffany; QC; Nov2; Nov19 '14. 700

**Burnet pl (146th)** (10:2737); same prop; Kath T Conneff to Bridget Cryan, on Burnet pl, bet Garrison av & Tiffany; B&S for life; Nov2; Nov19'14. O C & 100

**Charlotte st, 1516** (11:2966), es, 235.10 n Seabury pl, 50x100, 5-sty bk tnt; Chas E Neier to Ethel H Moore, East Rutherford, NJ; mtg $42,500; Apr1; Nov18'14. O C & 100

**Dawson st, 820** (10:2702), es, 106 n Longwood av, 50x100, 5-sty bk tnt; Max Reinitz to Mary Kirsch, 1026 Westchester av; mtg $43,000; Nov18; Nov19'14. nom

**Gifford st** (*), ws, 305.8 e Balcolm av, 25x100; Augustine Muller to Wm T Matthies, 2001 Anthony av; mtg $2,750; Aug 14, Nov17'14 nom

**Glover st** (*), es, 150 n Lyon av, 50x130; Nicholas J O'Connell to Caroline F Budenbender, 1510 Glover; June10'09; Nov13'14 O C & 100

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**Glover st** (*); same prop; Caroline F Budenbender to Benj Zuern, 56 University pl Nov10, Nov13'14. O C & 100

**Home st, 760** (10:2664), ss, abt 90 e Forest av, 50x61, 5-sty bk tnt; Kate Sternkopf & ano to Andw Wissemann, 58 Butler, Bklyn; mtg $20,000; Nov16; Nov17'14. 200

**Jennings st, 785-91,** see Prospect av, 1400.

**Lebanon st, ns, 100 w Bronx Park av,** see 180th E, ss, 100 w Bronx Park av.

**Lyman pl, 1361-7** (11:2970), w s, 192.8 n 169th, 75x55.3x82.9x90.3, 5-sty bk tnt; Marie Anderson to Isaac Hall, 1229 Union av; mtg $42,500; Nov12; Nov18'14. O C & 100

**Manida st, 819** (10:2740), ws, 583.1 s Garrison av, 25x100, 2-sty bk dwg; J F M Co to Frank Jewell, 447 Bainbridge, Bklyn; mtg $7,500; Nov12; Nov13'14. nom

**Mansion st, nwc St Lawrence av,** see St Lawrence av, nwc Mansion.

**Oak Tree pl, nec Lafontaine av,** see Lafontaine av, nec Oak Tree pl.

**Palisade pl, sec Undercliff av,** see Undercliff av, see Palisade pl.

**South pl, at junction es Hunts Point rd,** see Hunts Point rd, es, at junction South pl

**133D st, 241 E or Southern blvd** (9:2317), nec 3 av (No 2412), 41.4x25x34x26, 3-sty bk tnt & strs; Jas C Brady ref to Harriet S Scott & Frank Van Kleeck, EXRS Alfd G Scott, 138 Cannon st, Poughkeepsie, NY; FORECLOS Nov11, Nov18'14. **7,500**

**133D st, 713 E** (10:2562), ns, 433.4 e Cypress av, 16.8x103.6x16.8x103.7, 3-sty fr tnt & str; Edgar A Deacon to Jos Adamec, 2428 Dorsey; mtg $3,000; Nov16; Nov17'14. O C & 100

**133D st, 741 E** (10:2562), ns, 245.10 w Willow av, 16.7x100, 2-sty fr bldg; Geo W Eldridge EXR Mary E Eldridge to Bertram P Eldridge, 167 W 80; Nov18'14. **1,000**

**139TH st, 695 E** (10:2567-2568), ns, 220 e Cypress av, 37.6x100.10, 5-sty bk tnt; Bessie Solomon to Icaak Schneider, 225 St Ann's av; mtg $25,000; Nov16; Nov17'14. O C & 100

**145TH st E, now Longwood av, swc Garrison av,** see Garrison av, swc 145th, now Longwood av.

**151ST st, 415 on map 413 E** (9:2374), ns, 116.4 w 3 av,. 25x114.2, 5-sty bk tnt; Ann Monds to Jno McKee, 313 Columbia Heights, Bklyn; mtg $30,000; Nov12; Nov13'14. O C & 100

**162D st, 319 E** (9:2422), ns, 80 w Teller av, 20x75, 3-sty & b bk dwg; Matthew A Henkel, TRSTE Hy F W Poggenburg, bankrupt, to Carmana Realty Co, 123 Lockwood av, New Rochelle, NY; mtg $11,000; Oct11; Nov19'14. 150 over mtg

**162D st, 391 E,** see Melrose av, 911-9.

**162D st E, ns, 341.9 e Melrose av,** see 163d st E, sws, 590 se Courtlandt av.

**163D st E, sws, 616.9 se Courtlandt av,** see 163d E, sws, 590 se Courtlandt av.

**163D st E** (9:2348 & 2404), sws, 590 se Courtlandt av, 26.9x100; also 163D ST E, s ws, 616.9 se Courtlandt av, runs se5 to ws Port Morris Branch RR xs24xsw82xnw23.3 xne100 to beg; also 162D ST E, ns, 141.5 n w Port Morris Branch R R, runs ne100xse 36.4xn119xsw181.5 to st xse50 to beg; also 162D ST E, ns, 341.9 e Melrose av, 30x100, together 2-sty fr warehouse; also KOSSUTH AV (*), nws, 50 se Marion, 50x 100; also LAND Onondaga Co, NY; Syracuse, NY; Wash, DC, & leasehold premises in NY, Boston, Mass, & Cleveland, Ohio; also all rights, franchises, &c; Jas P Hill TRSTE in Bankruptcy of Pierce, Butler & Pierce Mfg Co to Chas H Sanford, Syracuse, NY; AT; Sept1; Nov18'14. **1,174,538**

**163D st E** (9:2348 & 2404), same prop; Chas H Sanford to Pierce, Butler & Pierce Mfg Co, Millbrook, NY; AT; Oct1; Nov18 '14. nom

**168TH st, 747-55 E** (10:2663), ns, 131.8 e Boston rd, runs n72.8xe12.6xn37.8xe15xn 38.2xe97.2xs148.3 to st xw124.9 to beg, 3-6-sty bk tnts; Lignum Chemical Works to Aportfact Realty Co, Inc, 871 Brook av; B&S; mtg $108,000; July24; Nov14'14. nom

**174TH st E** (11:2997-2998), ns, 50 e Vyse av, 50x80, vacant; City Real Estate Co to Biagio Liggio, 1212 Seneca av; B&S; mtg $3,000; Nov13'14. nom

**176TH st E** (11:2949), ss, 150 w Prospect av, 50x190.6x50x190.11, vacant; Jno J Bell to Chas T Streeter Constn Co, 893 Elton av; Nov16; Nov17'14. O C & 100

**177TH st E** (*), ns, 326.1 w Castle Hill av, runs n6xw10 to st xe11.8 to beg; Henry Frank & ano, EXRS Hy Ahr, to Julius Wolf, 40 Edgecombe av; Nov14; Nov17'14. nom

**179TH st, 232 E** (11:2811), ss, 50.2 w Anthony av, 25x69.9x25x68.6, 2-sty fr dwg; Eliz J Riley to Cath Cassidy, — Gerard av, East Orange, NJ; AL; Apr10; Nov16'14. nom

**180TH st E** (*), ss, 100 w Bronx Park av, runs s100xw50xs100 to ns Lebanon xw 75xn200 to 180th xe125 to beg; N Y, Westchester & Boston Railway Co to Louvain Constn Corpn, 27 William; Nov13'14. nom

**181ST st, 614 E** (11:3070), ss, 149.7 w Hughes av, 17.2x108.11x16.8x104.8, 2-sty fr dwg; Louis Slater to Mauro Parisi, 614 E 181; mtg $2,500; Nov14; Nov16'14. O C & 100

**181ST st, 61 W** (11:3207), ns, 100 w Grand av, 50x100, 2-sty bk dwg; Taxpayers Realty Co to Filemana Spadaccini, 448 E 189; mtg $11,500; Oct31; Nov13'14. O C & 100

**182D st E, nwc 3 av,** see 3 av, 4467.

**184TH st E** (11:3143), ss, 64.1 se Tiebout av, runs sw92xse73.3 to cl Marion av xne 25xse99.11 to st xn&w217.7 to beg, vacant; Mary A Handibode, indiv & as EXTRX Cath Handibode, to Kovacs Constn Co, 293 Alex av; Nov18; Nov19'14. **18,000**

**185TH st, 446 E,** see Park av, 4586.

**187TH st E,** see Bronxdale av, ss, 64.11 w Cruger.

**203D st, 256 E** (12:3308), ss, 348.6 w Williamsbridge rd or Briggs av, 25x100, 2-sty fr dwg; Eliz A O'Neill to Eleanor R King, 252 or 256 E 203; mtg $4,500; Dec 31'13; Nov17'14. nom

**216TH st E** (*), ss, 200 e Paulding av, 50x100; Vera Hillquit to Felix Di Persia, 344 6th, Jersey City, NJ; mtg $750; Nov11; Nov17'14. O C & 100

**220TH st E, sec White Plains rd,** see White Plains rd, sec 220.

**224TH st E** (*), ss, 283 w Laconia av, 25 x109.6; Buonaventura De Leo to Vincenzo Mungo, 325 E 105; Nov14; Nov17'14. **800**

**224TH st E** (*), ss, 308 w Laconia av, 25 x109.6; Buonaventura De Leo to Vincenzo Perrone, 325 E 105; Nov14; Nov17'14. **800**

**226TH st E** (*), ss, 200 w Bronxwood av, 100x114; Jno Boyle, Jr, ref, to Saml Stecher, 144 Columbia, & Saml Weintraub, 220 Ross, Bklyn; FORECLOS Nov6; Nov13; Nov17'14. **1,100**

**234TH st E** (*), ns, 185.3 w Kingsbridge rd, 25x114.6; Pasqualino Solano to Domenico Paladino, 219 Grand; Nov16; Nov18 '14. nom

**239TH st, 332 E** (12:3387), ss, 350 e Katonah av, 25x100, 2-sty fr dwg; Ehrich Peterson to Geo T Bergler Jr, 43 E 128; mtg $3,200; Nov16; Nov17'14. O C & 100

**Arthur av** (11:3069), es, 125.9 s 180th, 150.5x119x150.5x104.9, vacant; Cornelius J Behan to Melrose Bldg Co, 933 Teller av; mtg $16,500; Oct31; Nov13'14. O C & 100

**Arthur av** (11:3069); same prop; Melrose Bldg Co to Jno A Murray, 3920 Bway; mtg $16,500; Nov6; Nov13'14. omitted

**Arthur av, 2020** (11:3070), es, 93.4 s 181st, 16.8x100.8x16.8x100.6, except pt for av, 2-sty fr dwg; Thos Foy to Jno J Morris, 2110 Arthur av; Nov16; Nov17'14. O C & 100

**Bailey av, 3061** (12:3266), ws, 84.4 s 231st, 45x112.2x35x96.7, 5-sty bk tnt; Fifth Av Bond & Mtg Co to Geo F Patterson, 826 9 av; mtg $38,000; Nov10; Nov16'14. nom

**Bathgate av, 1700** (11:2921), es, 234.1 n 173d, 16.5x115.7x16.6x115.7; R Granville Green, EXR Julia A Newkirk, to Wolf Barcham, 1706 Bathgate av; Nov18; Nov 19'14. **3,950**

**Bathgate av, 1700** (11:2921), es, 233.4 n 173d, 16.8x120, except pt for av, 2-sty fr dwg; Margt J Becker to Wolf Barcham, 1706 Bathgate av; QC; Nov12; Nov19'14. nom

**Bartholdi av** (*), sec Rosewood av, 30.8 x100, except pt for Bartholdi av; Donato Pizzutiello to Jos Rizzo, $674 White Plains av; Nov10; Nov13'14. O C & 100

**Beach av** (*), ws, 75.3 n Tacoma, 100.4x 112.11x100x102.7; Everlena Steinmetz to Eliz Steinmetz, 912 Bronx Park S; Nov16; Nov17'14. O C & 100

**Beaumont av, 2343** (11:3089), ws, 245 s 187th, 25x100, 4-sty bk tnt; Geo Kurzman et al to Pietro Criscenti, 217 Chrystie; mtg $14,350; Nov1; Nov13'14. O C & 100

**Bronxdale av** (*), ss, 64.11 w Cruger, runs w25xs54.9xse55.6 to 187th xne25xn44.9 xne44.5 to beg; Eliz Motschenbacher to Caroline Holtzmann, 128 3 av, Union Hill, NJ; B&S; Nov18; Nov19'14. 320.12

**Bronxdale av** (*); same prop; Lillian Motschenbacher to same; B&S; Nov18; Nov 19'14. 294.97

**Bronxdale av** (*); same prop; Elsie Motschenbacher et al by GDN, to same; AT; Nov18; Nov19'14. 884.91

**Boston rd, 1033-43** (10:2607), ws, 465 s 166th, runs s140.3xw170.8xn69.9xe32.8xne 69.8xse157.6 to beg, 2-5-sty bk tnts; Normal Constn Co to Jennie L Woodend, 58 W 71; mtg $151,000; Nov18; Nov19'14. O C & 100

**Boston rd, 1258-60** (10:2663), ses, 242.7 sw 169th, runs se125xsw7.5xse55xsw34xnw 58xne7.5xnw125 to rd xnw60 to beg, 3-sty bk str & lodge rooms; Gustav Grossman to Anna C Grossman, 1262 Boston rd; AL; Nov18'14. O C & 100

**Bronx & Pelham Pkway, ss, 52.8 e Munroe av,** see Hone av, es, 109.10 n Sackett av.

**Bryant av, 2003-7 on map 2001-3** (11:-3131), ws, abt 68 n 178th, runs nw110xnw 38xnw17xne15xse127 to av xsw46 to beg, except pt for av; Mary Losere to Margt Stacknik, 2119 Vyse av; ⅓ pt; AT; mtg $6,-350; Nov19'12; Nov17'14. nom

**Carpenter av, ws, 300 s 240th,** see Carpenter av, ws, 200 s 241.

**Carpenter av, ws, 450 s 240th,** see Carpenter av, ws, 200 s 241.

**Carpenter av** (*), ws, 200 s 241st, 100x 100; also CARPENTER AV (*), ws, 300 s 240th, 100x100; also CARPENTER AV (*), ws, 450 s 240th, 50x100; Helena Freudenmacher to Twenty-Third Ward Bank of City N Y, 2469 3 av; mtg $5,000; Nov18; Nov19'14. O C & 100

**Clinton av, 1818** (11:2949), es, 77.11 n 175th, 19x90.2x19.3x90.2, 3-sty bk tnt; Urban Securities Co to Mary T Truslow, 40 W 59; mtg $8,500; Nov10; Nov16'14. nom

**Coddington av** (*), ss, abt 875 e Ft Schuyler rd, 25x116.11x25x117.9; Patk Walsh to Ellen E Myrtle, 923 Courtlandt av; Oct31; Nov19'14. nom

**Coddington av** (*), ss, abt 850 e Ft Schuyler rd, 25x116.1x25x116.11; Lo Forte Impt Co to Ellen E Myrtle, 923 Courtlandt av; Oct30; Nov19'14. O C & 500

**College av, 426** (9:2325), ses, 50 sw 145th, 25x100, 2-sty & b fr dwg; Giovanni Notartomaso to Antonio Della Penna, 480 College av; mtg $3,500; Nov13, Nov14'14. O C & 100

**Courtlandt av** (13:3421), nws, 56.1 n Hawthorne av, 25x100, vacant; Emma Brown, heir Jno B Gebhard, to Anna B Burnham, 23 5th, Weehawken, NJ; 1-5 pt; Nov17 Nov19'14. nom

**Courtlandt av** (13:3421); same prop; Lena Graser, heir same, to same; 1-5 pt; Nov17; Nov19'14. nom

**Courtlandt av** (13:3421); same prop; Harry Gebhard, heir same, to same; 1-5 pt; Nov17; Nov19'14. nom

**Decatur av, 3154** (12:3353), ses, 263.4 sw 205th, 25x112.5, 2-sty fr dwg; Fredk De Angelis to Emma Unger, 897 Crotona Park N; mtg $5,000; Nov12; Nov13'14. O C & 100

**Eagle av, 632** (10:2624), es, 117.9 n Westchester av, 19x100, 2-sty & b bk dwg; Anna G Hogan to Andw Hogan, 632 Eagle av; QC; CaG & AT; Nov14; Nov16'14. nom

**Forest av, 857-63** (10:2647), ws, 100 s 161st, 72.6x100, 2-5-sty bk tnts; Peerless Holding Co Inc to Theresa Lemmon, 319 W 94; mtg $44,000; Nov16; Nov18'14. O C & 100

**Forest av, 857-63;** Theresa Lemmon to Peerless Holding Co, 46 Cedar; mtg $44,-000; Nov17; Nov18'14. O C & 100

**Fowler av, sec Morris Park av,** see Hone av, es, 109.10 n Sackett av.

**Fulton av** (11:2931), ses, — n 169th, being sub-division 5 of lot 107 on map Morrisania, 43.9x211; Anna Young to Mathilda Bosselman, 2783 Bainbridge av; Nov17; Nov18'14. O C & 100

**Garrison av** (10:2730), swc 145th, now Longwood av, 5.5x75.1x10x75, vacant; Lester E Wallack to Harlem River & Port Chester R R Co, 70 E 45; QC; Oct28; Nov 16'14. nom

**Grace av** (*), nws, 50 se Rose pl, 25x 100; Nellie Sauve to Chas F Mueller, 1815 Prospect av; Nov16; Nov17'14. nom

**Grant av, 1064** (9:2448), es, 107 s 166th, 25x101.1x25x100.11, 3-sty bk dwg; Celia Rader to Reuben R Krefetz, 870 Lafayette av, Bklyn; AL; Aug—'12; Nov19'14. nom

**Grant av, 1064;** Reuben R Krefetz to Ida V Ambrose, 575 Lex av; mtg $7,500; Nov 16; Nov19'14. O C & 100

**Haviland av** (*), ns, 390.10 e Olmstead av, 42.4x15x49.5x40.6; Henry Frank & ano, EXRS Henry Ahr, to Henry T Kroeger, 380 Willis av; Nov14; Nov16'14. **505**

**Holland av** (*), es, 100 n 214th, 25x100, except part for av; Jas M Demarest to Mary R & Sarah L Dolan, 597 Riverside dr; June23; Nov18'14. nom

**Hone av, es, 175 s Pierce av,** see Hone av, es, 109.10 n Sackett av.

**Hone av** (*), es, 109.10 n Sackett av, 50 x100; also HONE AV, es, 175 s Pierce av, 50x100; also MORRIS PARK AV, sec Fowler av, 100x100; also BRONX & PELHAM PKWAY, ss, 52.8 e Munroe av, 52.8x99.4x 50x82.11; Henry S Gamp to Margam Co, 309 Bway; Nov12; Nov17'14. nom

**Hughes av, 2496** (11:3078), es, 165 n 189th, 25x87.6, 3-sty bk tnt & str; also HUGHES AV, 2498 (11:3078), es, 190 n 189th, 25x87.6, 3-sty bk tnt & strs; Alois L Ernst to Wm J Gabel, 772 E 175; mtg $15,000; Nov11; Nov13'14. O C & 100

**Hughes av, 2498,** see Hughes av, 2496.

**Hunts Point rd** (10:2773, 2777, 2779 & 2780), es, at junction South pl, runs —445 xsw149xnw652 to Causeway Creek xne199 xse272.6 to former Old Hunts Point rd x—50 to beg, contains 3 96-100 acres; vacant; Wm Simpson Jr et al, EXRS Wm Simpson & Alice E McGraw & ano, to Bronx Terminal Corpn, 30 E 42; B&S; Oct21; Nov17 '14. O C & 1,000

**Jackson av, 483-5** (10:2557), ws, 26.11 s 147th, 50x100, vacant; Chas E Gensch et al to Flar Bldg Corpn, 897 Home; QC; Oct22; Nov13'14. nom

**Kossuth av, nws, 50 se Marion,** see 163d E, sws, 590 se Courtlandt av.

**Lafontaine av** (11:3063), nec Oak Tree pl (No 575), 25x95; 5-sty bk tnt; Isaac Hall to Rime Bldg Co Inc, 2742 Gifford av; mtg $22,000; Nov16; Nov18'14. O C & 100

**Livingston av** (*), es, 420.3 s Kingsbridge rd, 25x100; Hudson P Rose Co to Alessandro Mauro, 3488 Webster av; Nov 16; Nov18'14. nom

**Marmion av, 1892** (11:2957), es, 26 s Fairmount pl, 35x106.10x34.10x103.4, 4-sty bk tnt; Gertrude A Vanderbeck to Herman Axelrod, 166 W 87; mtg $20,000; Nov 13; Nov16'14. O C & 100

**Marmion av** (11:3117), es, 396 n 177th, 66x75.5x72.5x122.5, vacant; Mary C Brown to Ferdinand Kurzman, 48 W 75; ½ pt; Nov18; Nov19'14. O C & 100

**Marmion av, 2017** (11:3197), ws, 39 s 179th, 36x78.2, 4-sty bk tnt; Margaretha Altman to Saml H Fleischman, 126 W 100; AL; Nov9; Nov13'14. nom

**Melrose av, 911-9** (9:2408), nwc 162d (No 391), 100x22.6x100x24.5, 2-2-sty fr dwgs & strs; Mary C Brown to Ferd Kurzman, 48 W 75; ½ pt; mtg $7,000; Nov18; Nov19'14. O C & 100

**Morris Park av, sec Fowler av,** see Hone av, es, 109.10 n Sackett av.

**Park av, 4586** (11:3039), sec 185th (No 446), 25x100, 5-sty bk tnt; Johanna Zuleger to Louis A Steyn, 50 Cathedral Pkway; mtg $22,000; Nov10; Nov13'14. 100

**Prospect av, 774** (10:2688), es, 35 n Macy pl, 35x81.10x67.3x100.1, 5-sty bk tnt; Isabella Wilson to 15 Walker St Cor pn,320 Bway; B&S; AL; Oct24; Nov19'14. O C & 100

**Prospect av, 1400** (11:2963), nec Jennings (Nos 785-91), runs e95.11xn39.7xw 18.3xs19.9xw74.8 to av xs20.9 to beg, 3-sty fr tnt & str, 2-sty fr dwg & str & 1-sty fr str; Lawrence N Martin, ref, to Christopher J Doody, 107 W 82; FORECLOS Nov11; Nov13; Nov14'14. **15,000**

**Rosewood av, sec Bartholdi av,** see Bartholdi av, sec Rosewood av.

**Ryer av, 1963** (11:2814), ws, 120.9 n 178th, 50.6x156.1x46.4x153, 2-sty fr dwg; Wm & Florence L Doob or Dub to Florence L Doob or Dub, 1963 Ryer av; mtg $7,000; Nov12, Nov13'14 nom

**Ryer av, 2084** (11:3144-3149), es, 50 n 180th, 25x104.11x25.1x105.4, 3-sty fr tnt, Bernard J Isecke, ref, to Lawyers Mtg Co, 59 Liberty; FORECLOS Oct29'14; Nov 16; Nov17'14. **5,800**

**St Lawrence av** (*), nwc Mansion, 25 x100, except part for av; Alex Karlin, ref, to Fannie H Young, 70 W 49 FORECLOS Nov4; Nov18'14. **8,000**

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**Sherman av** (9:2455), ws, 207.6 n 163d, 45x100, vacant; Kovacs Constn Co to Peter Handibode, 1172 Castle Hill av; mtg $32,000; Nov18; Nov19'14. O C & 100

**Sherman av** (9:2455), ws, 252.6 n 163d, 45x100, vacant; Kovacs Constn So to Claudius D Claussen, 529 St Anns av; mtg $32,000; Nov18; Nov19'14. O C & 100

**Southern blvd, 878** (10:2733), es, 183.4 n Tiffany, 33.4x100, 4-sty bk tnt; Julie Duffrin to Louis Karikas, 577 Eagle av; mtg $16,500; Nov14; Nov16'14. O C & 100

**Tiebout av, ws, 172.9 n 181st,** see Valentine av, 2186.

**Tiebout av** (11:3022), es, 301.4 n 184th, 25x107.1, vacant; Leon Longuemare to Cecilia A Darius, 373 Webster av, Bklyn; mtg $950; Nov16; Nov19'14. nom

**Tinton av, 844** (10:2667), es, 40.9 n 160th, 20.3x92, 2-sty & b fr dwg; Otto Klocker to Ernst & Louise K Scholz, 844 Tinton av; ½ pt; mtg $4,000; Nov12; Nov13'14. O C & 100

**Topping av, 1659-61** (11:2791), ws, 45 s 173d, 49.11x95, 4-sty bk tnt; Wm C Bergen to Eliz Dwyer, 597 Union av; mtg $25,000; Nov11; Nov13'14. O C & 100

**Undercliff av** (11:2877), sec Palisade pl, 196x100x141x100, vacant; Chas J Van Gunten to Emile Utard, 340 W 88; mtg $9,000; Oct9; Nov18'14. nom

**Union av, 597** (10:2664), ws, 125 s 151st, 20x100, 2-sty & b fr dwg; Eliz Dwyer to Mario Lo Zito, 339 E 150; Nov12; Nov13'14. O C & 100

**University av** (11:3212), es, 743.7 n 183d, 30x92x30.11x99.7, 2-sty fr dwg; Francis X Conlon to Frank B Conlon, 2322 University av; mtg $9,250; Nov10; Nov13'14. O C & 700

**Valentine av, 2186** (11:3144), es, 172.9 n 181st, 20x117.9 to Tiebout av x20x118, 3-sty bk dwg; Emma L Zinckgraf to Esther C Levy, 129 Urban, Mt Vernon, NY; mtg $6,500; Nov16; Nov17'14. nom

**Washington av** (11:3053), es, 403.6 n Taylor, 25x90, except part for av; Teresa Wallach to Haven Constn Co, Inc, 149 Bway; Nov13; Nov18'14. nom

**Webster av, 1826-8** (11:2900), being plot begins 240 n 175th & 150 w Park av, runs s55xw157.8 to es Webster av xn49.9xe157.6 to beg, 1-sty bk garage; Lawyers Title Ins & Trust Co to Peter J Devine, 3099 Bway; AL; Nov13; Nov14'14. O C & 100

**Webster av, 2148-52** (11:3030), es, 395.4 s 182d, 74.11x105x75x104.2, 2-5-sty bk tnts; Mathilda Bosselman to Anna Young, 569 W 171; mtg $41,000; Nov17; Nov18'14. O C & 100

**West Farms rd, 1529** (11:3014), ws, 42.9 n 172d, 104.6x145.3x87x115.1, 3-sty fr dwg; Jno Bottomley to Edw F Burke, Stevenson, Md; mtg $9,000; Nov12; Nov19'14. nom

**Whitlock av** (10:2729), ws, 100 s Longwood av, 75x100, vacant; Wm H Harden to Agency Realty & Mtg Co, 31 Nassau; mtg $5,000; Nov14; Nov17'14. nom

**White Plains rd** (*), sec 220th, 25x105, except pt for rd; Jno J O'Brien to Philip Halprin, 3842 White Plains av, & Benj Halprin, 764 E 222; Nov12; Nov17'14. O C & 100

**Wilder av** (*), es, 400 n Jefferson av, 25 x100; Realty & Commercial Co to Luigi Liggeri, 486 E 136; Nov6; Nov13'14. nom

**Willett av** (*), es, 75 s 219th, 25x106; Wm W McGill to Laura S Askey, 3777 Willett av; mtg $2,600; Nov4; Nov14'14. O C & 100

**Willett av** (*), es, 500 n 2d, 100x150; Jas Buehler, Inc, to Jno Riegelman, 1882 Grand Concourse; mtg $5,800; Nov10; Nov 14'14. O C & 100

**3D av, 2412,** see 133d, 241 E.

**3D av, 3673** (11:2910), ws, 78.10 s 170th, 79.6x116.4x79.6x116.3, vacant; West Side Constn Co to Gertrude A Vanderbeck, 149 W 126; mtg $12,000; Nov13; Nov16'14. O C & 100

**3D av, 3909** (11:2919), ws, 136.2 s 172d, 25.1x87.6x25.1x87.10, 5-sty bk tnt & strs; Chas T Streeter Constn Co to Nealon-Sullivan Realty Co, 841 Bway; mtg $16,000; Nov5; Nov11'14. Corrects error in issue of Nov 14 when distance s 172d was 161.3. O C & 100

**3D av, 4467** (11:3051), nwc 182d, 65.6x 100, vacant; Saml Weil to Manhattan Railway Co, 165 Bway; Oct19; Nov19'14. 327.50

**Lots 568 & 567** (*), w ¼ lot 180 & gore lot FF, map Unionport, except pt for sts; Jacob Blaesser to Jas Pringle, 3242 Bway; ½ pt; mtg $6,500; Nov19'14. O C & 100

**Plot** (10:2606) begins 581 n Eastern blvd & 330 e land N Y, N H & H R R Co, said pt being centre line Barry st as proposed, runs w130xse—xe— to cl proposed Barry st xn5 to beg, except pt for sts; vacant; Jacob Leitner to Factory Sites, Inc, 836 Westchester av; mtg $32,000; Nov 18; Nov19'14. O C & 100

**Plot** begins on s half of blk bet 132d & 133d, having a vertical cl 228.8 e Locust av & 72.6 n from 132d, being 40 ft in diameter, & extends downward to a depth of 274.8, also underground or sub-surface easement having a centre beginning at pt in said vertical cl of said plot above described 224.8 below mean sea level & extending in a straight line sw77.10 to pt vertically under ns 132d & 225.1 below mean sea level, said easement having a horizontal width of 20 ft on each side of said cl & total horizontal width of 40 & a vertical heighth & depth of 50 ft above & below cl above described, also a surface easement or right of way 20 ft wide from ns 132d to the circumference of the plot first described; Consolidated Gas Co of N Y to East River Gas Co of L I City; B&S; Oct16; Nov19'14. nom

**Plot** (11:3053), begins at boundary line of land late Thos Bassford, distant 50 sw from intersection of boundary line of lots 18 & 19 with said boundary line of Bassford, runs se85xsw25xnw—xne25 to beg, pt lot 18, map Adamsville, except pt for Bassford pl; Johanna Zuleger to Louis A Steyn, 446 W 185; mtg $5,000; Nov14'14. O C & 100

**Plot** (*) begins 840 e White Plains rd at point 970 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park Av; Filippa Laguidara & ano to Eliz Gallo, 230 E 106; AL; Nov11; Nov13'14. nom

# MISCELLANEOUS CONVEYANCES.

## Borough of the Bronx.

**Barry st** (10:2606), ws, 581 n Eastern blvd, 100x100 (owned by party 1st pt); also BARRY ST (10:2606), ws, adj above on s (owned by party 2d pt); party wall agmt; Factory Sites Inc to Jacob Leitner, 749 Beck; Oct28; Nov19'14. nom

**Beck st, sec Av St John,** see Av St John, sec Beck.

**Coster st, 644** (10:2764 & 2769), es, 320 s Spofford av, 20x100, 2-sty bk dwg; re judgmt; Isaac Marks to Utility Realty Co, 30 W 42; Nov16; Nov17'14. nom

**Dawson st, 820** (10:2702), es, 106 n Longwood av, 50x100, 5-sty bk tnt; re mtg; Flora Siegel to Max & Hanna Reinitz, Cornwall-on-Hudson, NY; Nov14; Nov19 '14. nom

**Lebanon st, ns, 100 w Bronx Park av,** see 180th E, ss, 100 w Bronx Park av.

**Freeman st, swc Hoe av,** see Hoe av, 1237.

**Wood st** (*), es, 250 n 150th, 25x111.6; re mtg; Henry Riess to Eliz Dietrich, 36 Poplar av, Hackensack, NJ; Nov16; Nov17 '14. 300

**140TH st, 490 E** (9:2284), ss, 800 e Willis av, 16.8x100, 2-sty & b bk dwg; also 141ST ST, 417 (9:2286), ns, 200 — Willis av, 16.8 x100, 2-sty & b bk dwg; re mtg; Jacob S Gold to Tessie K Scharps, 340 E 86; Nov 19'14. 301

**141ST st, 417 E,** see 140th, 490 E.

**167TH st E, nwc 3 av,** see 3 av, 3455-9.

**180TH st E** (*), ss, 100 w Bronx Park av, runs s100xw50xs100 to ns Lebanon xw 75xn200 to 180th xe125 to beg; re mtg; Guaranty Trust Co, TRSTES, to Louvain Constn Corpn, 27 William; Nov13'14. nom

**220TH st E, sec White Plains rd,** see White Plains rd, sec 220.

**224TH st E** (*), ss, 283 w Laconia av, 50 x100; re mtg; Benj F Elgar to Buonaventura De Leo, 1034 E 224; Oct23; Nov17'14. 1,026

**Av St John** (10:2684), sec Beck, 67x 110, vacant; re mtg; Rockland Realty Co to Normal Constn Co, 661 Tinton av; Nov 18'14. nom

**Bronxwood av** (*), es, 250 s 213th, 56.5x 107.1x18x100; re mtg; Harriet J Heller to Girolama Traina, 204 Forsyth; Nov2; Nov 18'14. omitted

**Elton av, 810** (Contracts), ses, 52 n 158th, 50x100, 5-sty bk tnt, valued at $55,000; mtg $34,000; CONTRACT to exch for prop partly in Montgomery & Princeton township; valued at $24,000; mtg $3,000; Patk J Connelly with Mary A Moriarty, Princeton, NJ; Aug30; Nov13'14. nom

**Evergreen av, 1222** (*); asn rents; Julia H Moody to American Real Estate Co, 527 5 av; Sept15; Nov16'14. nom

**Forest av** (10:2638 & 2648), ws, 1,054.2 s 165th, 36.3x300, except part for Jackson av, vacant; re dower; Rosa Guttag to Leopold Guttag, Lake Pleasant, NY; Sept24; Nov19'14. nom

**Hoe av, 1237** (11:2979), swc Freeman, runs w100xs60.11xe36.1xn5.10xe63.9 to av xn50 to beg; asn rents; Saml Lyttle to Morris Lederman, 640 Riverside dr; Nov9; Nov13'14. nom

**Jackson av** (10:2557), swc 147th, 25x100, owned by party 1st pt; also JACKSON AV (10:2557), ws, adj above on s, owned by party 2d pt; boundary line agmt; Jno F Welsch et al with Flar Bldg Corpn, 897 Home; Nov7; Nov13'14. nom

**Jackson av, es & ws 1,054.2 s 165th,** see Forest av, ws, 1.054.2 s 165.

**White Plains rd** (*), sec 220th, 25x105, except pt for rd; re mtg; Danl Sullivan to Jno O'Brien, 3700 Olinville av; Nov16; Nov17'14. O C & 2,000

**3D av, 3455-9** (9:2372), nwc 167th, 49.6x 87.7x49.6x88.6; consent to 3d track; Mary A Brown, individ & as EXTRX Hy H Brown, 2087 5 av, to Manhattan Railway Co; Oct27; Nov14'14. 247.50

**Parcel 6** (*) on damage map to open Bronx River av from Walker av & Rosedale av to E 174th; re mtg; Herman Keil, 408 Tremont av, to City N Y; Oct1; Nov16 '14. nom

**Parcel 42** (*) on damage map to open Parker st; re award; Helen J Allen to City N Y; AT; Sept11; Nov16'14. nom

**Parcel 11A** (*) on damage map to open McGraw av from Beach av to Unionport rd; re mtg; Meier Schulitz to City N Y; Aug7; Nov16'14. nom

**Parcels 27 to 30** (*) on damage map to open 213th from Bronx blvd to Boston rd; re mtg; Patk McKenna to Michl Moss, 955 Tilden; Sept25; Nov16'14. nom

**Parcels 59 to 61** (*) on damage map to open 217th, re mtg; Frank C Mayhew & ano, TRSTES, to City N Y; May19, Nov16 14. nom

**Parcels 78 & 78A** (*) on damage map to open Pleasant av from Gun Hill rd to E 219th; re mtg; Henry D Winans to City N Y; Apr6; Nov16'14. nom

**Power of atty;** Johanna Zuleger to Louis A Steyn; June21'11; Nov13'14. nom

# LEASES.

## Borough of Manhattan.

NOV. 13, 14, 16, 17, 18 & 19.

**Chrystie st, 94,** see St Marks pl, 27.

**Delancey st, 63** (2:414), cor str & b; Aldel Co, 135 Bway, to Saml Shor, 1671 Pitkin av, Bklyn; from Sept15'14 to May1 '19; Nov18'14. 2,100 & 2,400

**Franklin st, 216,** see West, 216.

**Grand st, 133** (1:233), str fl & pt c; Elm Realty Co to Chas Delecker, 1825 Bathgate av; 5yf Nov16; Nov17'14. 1,500

**Grand st, 133** (1:233); asn Ls; August Hartmaier & ano to Elm Realty Co, 160 Bway; mtg $4,400; Nov16; Nov17'14. nom

**Mercer st, 135,** see Prince, 94.

**Orchard st, 134,** see St Marks pl, 27.

**Prince st, 94** (2:499), swc Mercer (No 135), all; Anna C H Gerken et al to Harry Green, 74 Eldert, Bklyn; 10yf May1'13; Nov14'14. 5,000

**Prince st, 94** (2:499), swc Mercer (No 135); asn Ls; Harry Green to Nellie Green, his wife, 74 Eldert, Bklyn; Apr8; Nov14'14. nom

**Rivington st, 22,** see St Marks pl, 27.

**St Marks pl, 27;** also ORCHARD ST, 134; also CHRYSTIE ST, 94; also RIVINGTON ST, 22; asn four leases; Morris Suna to Suna Realty Co, Inc, 27 St Marks pl; Nov 14; Nov18'14. nom

**Sheriff st, 97** (2:339), swc Stanton; asn Ls; Louis Graff to Jacob Goldstein, 238-40 E 118, & ano; Nov17; Nov17'14. nom

**Stanton st, swc Sheriff,** see Sheriff, 97.

**Vesey st, 54** (1:86), all; Wm A Larned et al to MacNiff Horticultural Co & Robt W MacNiff, 453 75th, Bklyn; 3 5-12y & 12 days f Nov18; Nov18'14. 1,200

**Washington st, 13** (1:14), all; Julia A Doyle to Thos O'Connor, 154 W 52; 5yf Feb1'12; Nov14'14. 1,200 & 1,500

**West st, 216** (1:185), cor Franklin (No 216), all; Chas W Meyer & ano EXRS of Estate C H Meyer to Hy D Osterndorf, 501 W 142; 10yf May1'13; Nov18'14. 3,200

**4TH st, 147 E** (2:432), ns, 162.11 e 1 av, 25x96.2, all; agmt modifying Ls to period for 35 yrs instead of 20 yrs from May1'99 at $750 per annum, taxes, &c; Ls recorded Jan30'99; Harriet D Wolryche-Whitmore with Jno Opitz, 34 E 3; Mar18'13; Nov16 '14. nom

**10TH st, 139 W** (2:611), all; Almira Slaight individ et al EXRS, heirs, &c, Mary A Budd to Collenuccio Renganeschi, 139 W 10; 9½yf Nov1; Nov18'14. 1,000

**14TH st, 28 E** (2:571); party 2d to pay $5,000 & parties 1st pt asn & sur all R T&I or claim of redemption to agmts under leasehold, etc; Jos & Isaac Guzy with Herman Heidelberg, 2 W 72; Oct4'13; Nov18'14. nom

**17TH st, 333 W** (3:741); asn Ls; Jno Winige to Michl Hoey, 115 7 av; Oct2; Nov 18'14. 150

**18TH st E, nec 3 av,** see 3 av, nec 18.

**22D st, 275-9 W,** see 8 av, 236.

**23D st, 503 W** (3:695), all; Mary, wife Fredk G Miller, to Fredk H J Schmidt, 503 W 23; 10yf Dec1; Nov19'14. 1,200 & 1,260

**27TH st, 3-7 E** (3:857), ns, 125 e 5 av, 57 x98.9; asn Ls; Lafayette B Gleason, receiver in bankruptcy for Frank A Brobst, to Fredk Beltz Jr, at Riverside, Conn; Oct 7; Nov17'14. 22,000

**27TH st, 3-7 E;** asn Ls; same, as TRSTE in bankruptcy for same, to same; Oct17; Nov17'14. 22,000

**27TH st, 3-7 E;** asn Ls; Frank A Brobst to same; AT; Oct22; Nov17'14. nom

**38TH st E, nec 5 av,** see 5 av, nec 38.

**43D st, 147-51 W** (4:996), ns, 125.6 e Bway, 60x100.5, all; Berghoff Brewing Assn, of Ft Wayne, Ind, to Lepe-Dulac, Inc, 606 W 138; 10y & 4½mo from Dec15; Nov19'14. 20,500 to 27,000

**47TH st, 219 W,** see Broadway, 1573.

**47TH st, 222 W** (4:1018), ss, 124.10 w Bway, 16.5x95.3, all; Jos W Stinson & ano as majority of TRSTES will Mary E Ray to Chas A Lock, 252 W 131; 3 8-12y & 20 days f Oct1; Aug10; Nov16'14. taxes, &c, & 3,000 & 3,600

**47TH st, 222 W;** Mary E S wife Harry S O'Neill & Brainerd S Ray to same; ext Ls; 6yf June20'18; Aug10; Nov16'14. taxes, &c, & 3.600

**50TH st, 18-20 E** (5:1259), ss, 293.10 e 5 av, 56.2x100.5; asn Ls; Wm W Hall, individ, & ano, EXRS Thos M Hall, to Grand Rapids Furniture Co, 34 W 32; AL; Nov 16; Nov17'14. 37,500

**61ST st, 3-7 W** (4:1114), 3, 4 & 5th flrs & rear of str fl; asn Ls; 3, 5 & 7 W 61st St Corpn to Columbus Circle Realty Co; Nov2; Nov16'14. nom

**61ST st, 3-7 W** (4:1114); Sol Bloom, 445 Riverside dr, & Three, Five & Seven West 61st St Corpn to Columbus Circle Realty Co; AT; Nov2; Nov14'14. O C & 100

**61ST st, 3-7 W;** gen rel especially as to Ls; 3, 5 & 7 W 61st Corpn to same; Nov2; Nov14'14. nom

**61ST st, 3-7 W;** gen re especially as to Ls; Sol Bloom to same; Nov2; Nov14'14. nom

**70TH st E, nec Av A,** see Av A, nec 70.

**89TH st E, nwc Park av,** see Park av, 1105.

**103D st, 315 E** (6:1675), 3d & 4th lofts extdg through to 104th; David Miller Co to Abr Reiser & Isaac Bord, firm Advance Shirt Co, 907 Tinton av; 3yf Feb1'15; 2y 10m, Nov16'14. 4,100

**109TH st, 12-20 W;** also MANHATTAN AV, 204 (7:1844); all, with furniture; Rose K Tekulsky et al, EXRS &c Louis Kean, to Zucker Corpn, 204 Manhattan av; from Nov1'14 to Apr30'21; Nov17'14. 26,500

**124TH st, 166-72 E** (6:1772), all; Mary E Powers et al, Estate Jessie W Powers, 34 Mt Morris Park, to Albt J Thorpe & Jno F Purcell, firm Thorpe & Purcell, on premises; 5yf Nov1; Nov17'14. 6,000

**135TH st, 49 E** (6:1760), all; Thos J Furley to Jos Marel, 2456 2 av, & ano; 5yf Nov1; Nov18'14. 420

**143D st, 512 W** (7:2071), all; Carolyn R Bloomer to P H Brandt, 512 W 143; 4y & 11½mos from Oct15; Nov19'14. 660 & 720

**201ST st W, ss,** see Harlem River.

**202D st W,** see Harlem River, ws.

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**Av A** (1:1452), nec 76th, top lott, United Cigar Mfrs Co to Geo Morrison Co, 42 Cigar Mfrs Co, from May1'11 to Jan31'15, Nov 1'14. 1,650

**Bowery, 262 & 262½** (2:507), all the lotts of bldg for lodging house, agmt as to ext of Ls for ext Oct1'13 at $5,500 per to ext of Ls for ext Oct1'13 at $5,500 per annum instead of $3,100 Anna W Hottenstein & Estate Sarah Weissman with Anna Leal & Estate Sarah Weissman, Sept30'13; Nov M Low et, 1225 Madison av, Sept30'13; Nov nom 19'14.

**Broadway, 1573;** also 47TH ST, 219 W (4:1019), agmt modifying Ls, Mitchell H Marks Realty Corpn with Wm F Lahiff, Mark Realty Corpn with Wm F Lahiff. nom Oct31, Nov1'14.

**Broadway, 1573,** str, also 47TH ST, 219 W (4:1019), str & b Mitchell H Marks Realty Corpn to Wm F Lahiff at Bayside, LI, 9 7-12yf Oct1, Nov18'14. 11,000

**Broadway, 2904-6** (1:1855), es, 50.11 n 113th, 50x100 ass Ls, Ferdinand Cimiotti et al to Cimiotti Garage Co, 2906 Bway, May1o11, Nov1o14. nom

**Central Park W, 50** (4:1117), n apt on 8th fl of Prasada, 50 Central Park West Corpn to Laura Weil, 2 W 89, 3yf Oct1 2y ren, Nov17'14. 2,400

**Madison av, 1575** (6:1512), basement, Antonio Taccia to Carlo Benedetto, 1 11-12y 1 Dec1, Nov18'14. 72

**Manhattan av, 204,** see 109th, 12-20 W.

**Park av, 1108** (5:1501), nwc 89th, str, Blackstone Realty Co to Jno Nunemann, 1123 Park av, 4 11-12yf Dec1'15, Nov18'14. 1,200

**Pleasant av, 280** (6:1714), asn Ls, Jas Bruno to Nicholas Valenti, 433 E 119 & ano, mtgs $——, Nov11, Nov16'14. O C & 100

**3D av** (3:899), nec 18th, runs e100xn92x w100x81xw60 to 3 av xs74 to beg; asn three leases, Robt F Amend et al EXRS Bernard G Amend, to Otto P Amend, 33 W 81, Oct 20'11, Nov16'14. nom

**3D av,** nec 18th, same prop, asn three leases & consent by Hamilton Fish Corpn thereto; Otto P Amend to Eimer & Amend, 205 3 av, mtg $137,015, Nov16'14. nom

**3D av, 1497** (5:1530), str & b, Karl Maas & ano to Richd Languth, 1597 3 av, from June1'12 to May1'18, Nov18'14. 2,280 & 2,400

**4TH av, 135** (2:558), asn Ls, Fredk B Hecht to Jos Geis, 633 Tremont av, Richmond Hill, L I of Q, mtg $——, Nov6; Nov nom 16'14.

**5TH av, 379** (3:865), str, pt b & room on 5th fl; Ida L Frese to Jos L Rosenberg, 222 6 av, 20 7-12yf Nov1, Nov13'14 18,000

**5TH av** (3:868), nec 38th, 60.11x irreg x 98.9x125; asn Ls; Emma S Siebrecht to Siebrecht Realty Corpn, both of New Rochelle, NY; Nov13'14. O C & 100

**6TH av, 662-4** (3:840), n str & b; Sperry Realty Co to Julius & Johanna Davidson, 668 6 av; 10yf Oct1; Nov16'14. monthly 300 to 416.67 or total for term 44,900

**8TH av, 236** (3:772); also 22D ST, 275-9 W; asn Ls; Chas E Abbott to Abbott Bakeries, Inc, 236 8 av; Nov13; Nov19'14. nom

**8TH av, 497** (3:758), all; Louis Kempner et al TRSTES, &c, Estate of Nathan Kempner to Patk Halley, 456 W 50; 10yf Dec1; Nov18'14. 4,800 to 5,500

**8TH av, 2072** (7:1828), str fl & b; Abr King to Moritz & Amelia Herz, 420 E 141; 5yf Dec1, Nov18'14. 1,800

**9TH av, 127** (3:715); asn Ls; Francis J Hartin to Jas Hartin, 313 W 114; Nov10; Nov13'14. nom

**Harlem River** (8:2184), ws, from ss 201st to ns 202d, 320x—, & from high water line to bulkhead line with wharfage, land under water, &c; City NY by Commr of Docks, to Harlem Contracting Co, 2 Rector; 10yf Dec1; Nov18'14. 451

**Pier (New) 19, N R** (1:130), (except ns thereof occupied by ferry racks) with sheds, wharfage, &c; City N Y by Comr of Docks to Eastern Steamship Corpn, at Pier 19, N R; 10yf Dec1; Nov16'14. 38,330

## LEASES.

### Borough of the Bronx.

**139TH st, 602 E** (10:2551); asn Ls Johanna Zuleger to Louis A Steyn, 446 E 185; Nov14'14. nom

**187TH st E, nwc Southern blvd,** see Southern blvd, 2403.

**Baychester av, 22-6** (*), all; Bertha Pape to Adam Lichtenberger, on premises; 5yf Nov1; Nov17'14. 420

**Brook av, 1420** (11:2895), all; North Bronx Bldg & Holding Co to Harry Lefkowitz, 1900 Lex av; 5yf Jan1'15; privilege 5y ren; Nov19'14. 700

**Southern blvd, 2403** (11:3115), nwc 187th, 50x100, all; J & M Haffen Brewing Co to Wm Martini, 2401 Southern blvd; 10yf Nov 1; Nov16'14. 1,620 to 2,400

**Washington av, 2375** (11:3039), all; Lillian A Ward to Geo Langer, 128 E 113 et al; 5yf Nov16; Nov18'14. 1,200 to 1,500

**Willis av, 458** (9:2290), all; Mary Moser to Thos J Minogue, 451 E 145; 8 9-12yf Aug1, Nov17'14. 1,800 to 2,400

## MORTGAGES.

### Borough of Manhattan.

NOV. 13, 14, 16, 17, 18 & 19.

**Attorney st, 31** (2:346), ws, 100 n Grand, 25x100; pr mtg $24,500; Nov18'14; due June 9'18, int as per bond; Sarah Rosenberg, 239 Madison, to Bernard Goodman, 17 E 95. 2,500

**Bond st, 22** (2:530), ns, 382.4 e Bway, 25.8x100; ext of mtg for $60,000 to Jan2'18, 4%; Nov1; Nov19'14; D Stuart Dodge of Weatogue, Conn, or 2101 Bway, NY, with Francis M Bacon, Jr, 135 E 39, trste Emily M F Bracm, deed. nom

**Canal st, 428-30** (1:221), cor Vestry; sal Ls; pr mtg $4,000; Nov14; Nov16'14; demand, 6%, Jno Murphy to Beadleston & Woerz, a corpn, 291 W 10. 1,000

**Cedar st, 127,** see Greenwich, 141-3.

**Columbia st, 75½** (2:334), ws, 60 n Rivington, 20x100, PM; Nov16'14, due & int as per bond, Aaron Kerstein to Lawyers Mtg Co. 11,000

**Franklin st, 76** (1:175); ext of mtg for $45,000 to Nov15'17, 5%; Oct29; Nov16'14; Carrie M Townsend, widow, with Seamens Bank for Savings, 76 Wall. nom

**Grand st, 133** (1:233); sal Ls; pr mtg $4,400; Nov16; Nov17'14; demand, 6%; Chas Delecker, of Bronx, to Beadleston & Woerz, 291 W 10. 4,438.59

**Greenwich st, 141-3** (1:52), nec Cedar (No 127), 58.11x40.11x59.8x34.4; PM; Nov 16; Nov19'14; due & int as per bond; Mary E Cottrell of Mt Vernon, NY, extrx &c Geo W Cottrell, to Maiden Lane Savgs Bank, 170 Bway. 15,000

**Macdougal st, 109** (2:542); ext of mtg for $8,000 to Nov12'17, 5½%; Nov13'14; Title Guar & Trust Co with Teresa Zurla, 157 E 33, & Louisa Talamini, 147 Lenox rd, Bklyn. nom

**Madison st, 86** (1:276), ss, 172.8 e Catharine, 25x100.8; PM; Nov17; Nov18'14; due Jan1'25, 6%; Louis A Goldstein, 192 Stratford rd, Bklyn, to Betsey R Goldstein, 80 E 92. 10,000

**Madison st, 86;** ext of mtg for $20,000 to Feb1'20, 5%; Nov17; Nov18'14; Betsey R Goldstein, 80 E 92, with Louis A Goldstein, 192 Stratford rd, Bklyn. nom

**Mercer st, 135,** see Prince, 94.

**New Chambers st, 16** (1:119), sws, 69.11 se William, runs se26xs14.8xw14.1xnw3.2 xn28.3 to beg; PM; Nov9; Nov18'14; due Nov1'19 or sooner, 5%; Danl L Reardon, of Bklyn, to Sarah E Sampson, 224 Pawling av, Troy, NY. 8,000

**Prince st, 94** (2:499), swc Mercer (No 135); asn Ls by way of mtg as collateral for $5,000; Apr8; Nov14'14; Nellie Green, of Bklyn, to Consumers Brewing Co of N Y, 1011 Av A. nom

**Reade st, 105-7** (1:145), ss, 74.8 e West Bway, 50x75, pr mtg $42,000; July1, Nov 16'14; 2y or sooner, 6%; Minnie J De Fritsch, Clara M & Gertrude Gibert & Eugenie G Townsend to Jas W Bulmer, 449 W 22. 24,000

**Renwick st, 26** (2:594-65), es, bet Spring & Canal; transfer of tax lien for yrs 1863 to 1907, assessed to Thos Edwards; Sept 12'10; Nov17'14; 3y12%; City N Y to City NY. 13,848.47

**Rivington st, 252** (2:334); ext of mtg for $40,000 to Nov15'19, 5%; Nov9; Nov16'14; Citizens Savings Bank, 56 Bowery, with Herman & Theresa Abramowitz, 211 Stanley st, Montreal, Can, & Isaac Bockar, 947 Park av, NY. nom

**Sheriff st, 57** (2:338), ws, 170 n Delancey, 30x100, with RT&I to alley on s; Nov17'14; 5y5%; Mortimer & Harry G Rouse, trstes will Callman Rouse, & Flora Rouse, widow, to Bowery Savgs Bank, 128 Bowery. 10,000

**Stanton st, 278-80** (2:335); ext of mtg for $34,000 to May10'18, 5%; July22; Nov 13'14; Osias Kestenbaum, 163 E 105, with Girard Trust Co, cor Broad & Chestnut, Phila, Pa, trstes for Neilson Brown et al. nom

**Vestry st, e Canal,** see Canad, 428-30.

**Warren st, 118** (1:138), nes, 115.6 nw Washington, 23x90; pr mtg $5,000; Nov13; Nov16'14; due Dec1'15, 5%; Helen C Irving to Cruikshank Co, 141 Bway. 3,000

**Waverly pl, 117** (2:553), ns, 173.3 e 6 av, 28.6x100; pr mtg $25,000; Nov11; Nov14'14; 1y6%; Edw J Reynolds to Theo Greentree, 201 W 78. 1,200

**Wooster st, 70-2** (2:486), es, 190.2 n Broome, runs e100xn35xw4.10xn25xnw95.2 to st xsw60 to beg; pr mtg $80,000; also 2D AV, 1265 (5:1421), ws, 41.11 n 66th, 39x 100; pr mtg $49,000; also 3D AV, 1406 (5:1508), swc 80th (No 180), 25.2x90; pr mtg $35,000; Oct27; Nov19'14; due & int as per notes; Jacob Corday to National Nassau Bank of N Y, 233 Bway. notes 26,500

**3D st, 35 W** (2:535), ns, 50 w Greene, 45 x102.8, agmt as to ownership of bond & mtg for $115,000; May22'08; Nov16'14; Jacob Hirsh, 47 Cedar, with N Y Life Ins & Trust Co, 52 Wall. nom

**4TH st, 266 E** (2:386), ss, 288.7 e Av B, 24.9x96; ext of mtg for $24,500 to Nov12'17, 5%; Nov17; Nov18'14; Louis M Josephthal, 26 E 73, trste will Teresa Josephthal, with Barnet Appel, 322 E 4. nom

**7TH st, 220 E,** see Av C, 107-9.

**8TH st, 420 (402) E** (2:363), ss, 94.11 w Lewis, 26x97.6; Nov13'14; 3y5½%; Louis Rosenblum, of Bklyn, to Hy Heide, 27 W 69. 7,000

**9TH st, 324-6 E** (2:450), ss, 250 e 2 av, 37.6x93.11; PM; pr mtg $42,000; Nov5; Nov 13'14; 3y6%; Aaron Wolgin, 156 E 113, to Julius Alexander, 312 Broome. 11,500

**10TH st, 355 E** (2:393), ns, 168 e Av B, 25x 1; blk pr mtg $26,000; Nov12, Nov16 '14; due Jan1'21 or sooner, 6%; Chas & Sophie Cohen, 976 Fox, to Alex Bernstein, 999 Aldus. 3,000

**15TH st, 623 E** (3:983), ns, 338 w Av C, 25x103.3; PM; Nov17; Nov18'14; 5y or sooner, 5%; Kovalsky Bros to Franklin Trust Co, 166 Montague, Bklyn. 8,500

**17TH st, 25 E** (3:846); sal Ls; Oct31; Nov 18'14; demand, 6%; Wm Mullarkey to Jacob Ruppert, 1639 3 av. $30.18

**17TH st, 333 W** (3:741), sal Ls, Oct31, Nov18'14; demand, 6%; Michl Hoey to Jacob Ruppert, 1639 3 av. 3,096.98

**21ST st, 357 W** (3:745), ns, 95 e 9 av, runs n98.8xw21xs24.8xe3.6xs74 to st xe17.6 to beg; Nov17; Nov19'14; due & int as per bond; Wm J Stevens, of Belvidere, NJ, to Title Guar & Trust Co. 5,000

**23D st, 525 W** (3:695), nes, 25x98.9; leasehold; Nov7 Nov19'14, due Dec1'17, 6%, Artemas B Smith & Hy H Bowman, firm Smith & Bowman, to Mary C Jones, 1314 K st N W, Washington, DC. 3,000

**23D st, 525 W;** consent to asn Ls by way of & mtg as above; Nov13; Nov19'14; Margt V C MacNutt to Artemas B Smith & Hy H Bowman, firm Smith & Bowman.

**26TH st, 445 W** (3:724); ext of mtg for $11,000 to Nov19'19, 5½%; Nov19'14; Board of Managers of the Diocesan Missionary & Church Extension Soc of the P E Church in the Diocese of N Y, at Synod Hall, Ams av & 110th, with Saml Hollander, 258 W 22. nom

**34TH st, 311-21 W** (3:758), ns, 175 w 8 av, 125x197.6 to ss 35th (Nos 322-32); pr mtgs $341,000; also LEXINGTON AV, 567-9 (5:1305), es, 50.5 s 51st, runs e100xn50.5 to ss 51st (Nos 140-60) xe220xs100.5xw 186.5xsw34.6xn8.3xw100 to av xn50 to beg; pr mtg $450,000; Nov18; Nov19'14; due May1'16 or sooner, 6%; Hammerstein Opera Co, 201 W 42 (secures notes Oscar Hammerstein) to Mutual Bank, 49 W 33. notes 70,000

**34TH st, 311-21 W;** also 35TH ST, 322-32 W; also LEXINGTON AV, 567-9; also 51ST ST, 140-60 E; certf as to mtg for $70,000; Nov18; Nov19'14; same to same.

**34TH st, 311-21 W** (3:758), ns, 175 w 8 av, 125x197.6 to ss 35th (Nos 322-32); ext of three mtgs for $300,000 aggregate to June15'17, 6%; May25; Nov19'14; Maximilian Fleischman Co, 1 Madison av, with Hammerstein Opera Co, 602-10 7 av.

**35TH st, 322-32 W,** see 34th, 311-21 W.

**36TH st, 43 W** (3:838), ns, 335 e 6 av, 20x98.9; ½ pt; Nov17; Nov18'14; 3y6%; Josephine O Thompson to M Alice Harmer, 11 Bancker pl, New Rochelle, NY, trstes will Mary E Miller. 1,750

**38TH st, 1 E,** see 5 av, 425-7.

**47TH st, 219 W,** see Bway, 1573.

**47TH st, 222 W** (4:1018); sal Ls; Nov14; Nov16'14; demand, 6%; Chas A Lock to Lion Brewery, 104 W 108. 4,820.50

**50TH st, 18-20 E** (5:1285), ss, 293.10 e 5 av, 56.2x100.5; leasehold; Nov16; Nov17 '14; 5y or sooner, 5%; Grand Rapids Furniture Co, 34 W 32, to Wm W Hall, 636 5 av, individ, & ano, exrs Thos M Hall. 20,000

**51ST st, 140-60 E,** see 34th, 311-21 W.

**51ST st, 239 W** (4:1023), ns, 205 e 8 av, 15x100.5; PM; pr mtg $16,500; Nov9; Nov13 '14; due Oct1'19 or sooner, 6%; Kate Terker to Josephine S Bennett, 236 W 70. 5,500

**54TH st, 160 W** (4:1006), ss, 100 e 7 av, 19x100.5; Nov16'14; 3y5%; Lee S Burridge, 160 W 54, to St Luke's Home for Aged Woman, 30 E 20. 15,000

**56TH st, 129 E** (5:1311); ext of mtg for $10,000 to Oct19'17, 5%; Oct19; Nov17'14; Eliz H Stanton with St Mary's Free Hospital for Children, 405 W 34. nom

**56TH st, 17 W** (5:1272); ext of mtg for $40,000 to Dec21'15, 5½%, Nov13; Nov19 '14; Bankers Trust Co, 16 Wall, with St Anthony Assn, 17 W 56. nom

**69TH st, 50 E** (5:1383), ss, 81 w Park av, 19x104.5; Oct1; Nov13'14; 3y or sooner, 4½%; Caroline M Robinson to Frank Thomas, 181 W 87. 30,000

**72D st, 40 E** (5:1386), ss, 177 e Mad av, 23x102.2; Nov13; Nov17'14; demand, 5%; David Liebmann, 40 E 72, to Adolf Liebmann, 88 Central Park W. 17,400

**75TH st, 151 W** (4:1147), ns, 580 w Col av, 20x102.2; Nov16; Nov17'14; 3y5½%; Agnes H Littlefield, 151 W 75, to Mary E Baldwin, 129 Tyson, New Brighton, B of R. 10,000

**76TH st, 431 E** (5:1471), ns 413 e 1 av, 25x102.2, PM; Nov19'14, 5y5%, Max Pollak, 505 E 76, to Met Savgs Bank, 59-61 Cooper sq E. 9,000

**78TH st, 147 E,** see Lex av, 1125-7.

**80TH st, 180 E,** see 3 av, 1406.

**90TH st, 112 E** (5:1518), ss, 191 w Lex av, 27.6x100.8; Nov18'14; 5y5%; Kate, Maggie & Josephine Cain & Ellen Cain McManus to Emigrant Indust Savgs Bank. 3,000

**97TH st, 203 E** (6:1647), ns, 90 e 3 av, 25x100.11; PM; pr mtg $8,000; Nov18; Nov 19'14; 2y6%; Paolo Torregrosso, Rosario Lavanco & Giuseppe Difrancisca to Giuseppe Difrancisca, 305 E 79. 2,000

**97TH st, 305-7 W** (7:1887), ns, 100 w West End av, 50x100.11; ext of mtg for $75,000 to Nov1'17, 5%; Nov11; Nov14'14; Avonel Co, 26 Water, with Union Dime Savgs Bank, 701 6 av. nom

**97TH st, 305-7 W** (7:1887), ns, 100 w West End av, 50x100.11; certf as to consent to ext & modification of mtg for $75,000; Nov11; Nov13'14; Avonel Co to Union Dime Savgs Bank, 701 6 av.

**100TH st, 318-20 E** (6:1671), ss, 254 e 2 av, 49.4x100; ext of mtg for $39,000 to Oct 1'17, 5%; Nov13'14; Lawyers Title Ins & Trust Co, trste will Julia S Wright, with Reuben Sadowsky, 535 West End av. nom

**102D st, 301 E,** see Av C, 107-9.

**108TH st, 327 W** (7:1893); ext of mtg for $45,000 to Nov15'19, 5%, Nov6; Nov16'14; Chas D Wilder with Seamens Bank for Savings, 76 Wall. nom

**108TH st, 329 W** (7:1893), ext of mtg for $50,000 to Nov15'19, 5%, Nov6; Nov16 '14, Geo W Wilder with Seamens Bank for Savings, 76 Wall. nom

**109TH st, 213 E** (6:1659), ns, 187.10 e 3 av, 19.4x100.11; pr mtg $7,500; Sept8; Nov13'14, 4y5%; Salvatore Naclerio, 213 E 109, to Alfonso Naclerio, 234 E 107. 450

**109TH st, 241 W** (7:1881); ext of mtg for $20,000 to Nov16'17, 5½%; Nov12, Nov17 '14, Lawyers Mtg Co with Annie Tehan, 277 W 12. nom

**111TH st, 341 W** (7:1884), ext of mtg for $60,000 to Aug16'19, 5%, Republic of Panama, by Wm N Cromwell, its fiscal agent, with Jno J Radley, at Stamford, Conn. nom

**112TH st, 128 W** (7:1821), ss, 260 e 7 av, 30x100.11, pr mtg $——; Nov13; Nov 14'14, due May15'17, 6%, Jacob Morgenroth to Walter M Weiss, 14 E 60. 3,000

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**113TH st, 66 W** (6:1596), ss, 235 e Lenox av, 20x100.11; Nov16; Nov18'14; 2y6%; Jos Whitmore & Etta Rosenbaum, both at 66 W 113, to Saml Witty, 220 W 110. 2,000

**114TH st, 413-5 E** (6:1708), ns, 177.10 e 1 av, 42.2x100.10; pr mtg $43,500; Nov5; Nov18'14; due & int as per bond; Louis Mazzola to Jacob Hoffmann Brewing Co, 211-3 E 55. 600

**114TH st, 18 W** (6:1597), ss, 191.4 w 5 av, 17.8x100.11; ext of mtg for $8,500 to Oct3'17, 5%; Nov17; Nov18'14; Lillian B Wechsler, 251 W 89, with Antonio Scmenza, 128 W Houston, & Jno De Paoli, 211 W 10. nom

**116TH st, 332 E** (6:1687), ss, 275 w 1 av, 15x100.10; PM; Nov11; Nov16'14; due & int as per bond; Maria Mammone to Martin S Cohen, 156 W 130, exr, &c, Nathan S Cohen. 3,500

**116TH st, 332 E;** pr mtg $3,500; Nov11; Nov16'14; installs, due & int as per bond; same to Irene T Russell, 2698 Creston av. 2,100

**118TH st, 417 E** (6:1806), ns, 194 e 1 av, 16.8x100.11; Nov2; Nov16'14; due May29'15; int as per notes; Octavia Carfagno, 417 E 118, to Adamo Ciccarone, 420 E 118. notes 726.20

**123D st, 106 E** (6:1771), ss, 60.1 e Park av, 20x100.11; PM; Nov19'14; 5y5%; Jas H Murphy to Emigrant Indust Savgs Bank. 7,000

**123D st, 118-22 W** (7:1907), ss, 240.1 w Lenox av, 59.11x100.11; bldg loan; Nov11; Nov13'14; demand, 6%; P McMorrow Sons, Inc, to City Mtg Co, 15 Wall. 140,000

**123D st, 118-22 W;** certf as to mtg for $140,000; Nov11; Nov13'14; same to same.

**126TH st, 113 W** (7:1911), ns, 160.8 w Lenox av, 17.10x99.11; Nov13; Nov14'14; due & int as per bond; Eliz E Tytler to Title Guar & Trust Co. 2,000

**133D st, 50 W** (6:1730), ss, 310 e Lenox av, 25x99.11; PM; Nov16'14; 5y5%; Percy A Cole, 16 W 129, to Mary E Miller, of Smithtown, LI. 10,000

**146TH st W, nwc Bway,** see Bway, 3561.

**162D st, 238 E,** see Av C, 107-9.

**187TH st, 582 W** (8:2157), ss, 100 e St Nicholas av, 25x100; ext of mtg for $12,000 to Nov16'17, 5%; Nov9; Nov16'14; Arthur & Minnie Haberstroh, 582 W 187, with Marie Sonntag et al, at Corona, B of Q. nom

**207TH st, 221 W,** see Sherman av, 528-42.

**207TH st, 512-26 W,** see Post av, 130.

**Av C, 107-9** (2:390), nwc 7th (No 229), 39.4x63; also 2D AV, 1984-8 (6:1674), nec 102d (No 301), 75.11x74.10; also 102D ST, 238 E (6:1651), ss, 75 w 2 av, 25x100.11, except pt conveyed by Juch to Graham, Jan17'87; Nov13'14; due & int as per bond; Harris Schonzeit to Theo Kempe, 27 Linden, Bklyn. 3,000

**Av D, 8-12** (2:357), es, 37.2 s 3d, runs e 70xs18.11xe20xs37.2xw90 to av xn56.1; pr mtg $——; Nov17; Nov18'14; installs, $200 monthly, 6%; Lottie Schaffler to Michl Friedwald, 1080 Findlay av, Bronx. 12,000

**Av D, 8-12** (2:357); ext of mtg for $60,000 to Oct4'19, 5%; Nov6; Nov18'14; Margt Muh, of Bronx, & Philip Muh, of Bklyn, with Lottie Schaffler, 8-12 Av D. nom

**Broadway, 1573** (4:1019), nwc 47th (No 219); sal Ls; Nov17'14; demand, —%; Wm F La Hiff, at Bayside, LI, to F & M Schaefer Brewing Co, 114 E 51. 5,000

**Broadway, 3561** (7:2093), nwc 146th, 99.11x100; bldg loan; Nov18'14; due Sept1 '19, 6% until completion of bldgs & thereafter 5½%; Bway & 146th St Corpn to Met Life Ins Co. 350,000

**Broadway, 3561,** nwc 146th; certf as to mtg for $350,000; Nov18'14; same to same.

**Columbus av, 990** (7:1863); ext of mtg for $21,000 to Feb2'18, 5 & 5½%; Nov17; Nov18'14; Michl Grenthal, 201 W 121, with Simon Pretzfeld, 2101 Bway. nom

**Haven av** (8:2177), ws, 212.10 s 181st, runs w229.11 to es Riverside dr xs329.11xe 199.3 to Haven av xn299.3 to beg; Nov17; Nov18'14; 1y or sooner, 6%; Chas Hensle Realty Co to Adolph D Bendheim, 42 W 89. 50,000

**Haven av** (8:2177); same prop; certf as to mtg for $50,000; Nov17; Nov18'14; same to same.

**Lexington av, 567-9,** see 34th, 311-21 W.

**Lexington av, 1125-7** (5:1413), nec 78th (No 147), 82x38; PM; pr mtg $90,000; Nov2; Nov13'14; due & int as per bond; Faun Realty Corpn, 35 Nassau, to Moritz L Ernst, 152 W 122, & Carl Ernst, 122 W 85. 6,000

**Post av, 130** (8:2222), nwc 207th (Nos 512-26), 100x155; ext of mtg for $170,000 to Apr1'18, 5½%; Oct30; Nov17'14; Chas Hensle Realty Co, 530 W 207, with Metropolitan Life Ins Co, 1 Madison av. nom

**Riverside dr, es, —n 179th,** see Haven av, ws, 212.10 s 181.

**Sherman av, 528-42** (8:2222), swc 207th (No 221), 100x155; ext of mtg for $165,000 to Apr1'18, 5½%; Oct30; Nov17'14; Chas Hensle Realty Co, 530 W 207, with Met Life Ins Co, 1 Madison av. nom

**187T av, 2122** (6:1703); ext of mtg for $7,500 to Nov13'17, 5½%; Nov12; Nov14'14; Title Guar & Trust Co with Francesca Siviglia, at Davis st & Leland av, Bronx. nom

**2D av, 495** (3:908); sal Ls; Oct6; Nov18 '14; demand, 6%; Domenico Cusumano, 495 2 av, to Peter Doelger Brewing Co, Inc, 407 E 55. 500

**2D av, 735** (3:920), ws, 60 n 39th, 20x83; PM; pr mtg $11,000; Oct14; Nov16'14; installs, $50.00 monthly, 6%; Wm J Borgelt & Emma, his wife, to Bertha L Borgelt, 223 E 57. 1,850

**2D av, 1265,** see Wooster, 70-2.

**2D av, 1984-8,** see Av C, 107-9.

**3D av, 715-7 (717-9)** (5:1318), es, 25 s 45th, 37.7x80; pr mtg $——; Nov16; Nov 19'14; installs, $200 monthly, 6%; Terrence J Lynch, devisee will Margt M Lynch, to Anna Pekowsky, 450 Audubon av. 1,000

**3D av, 1406,** see Wooster, 70-2.

**5TH av, 425-7** (3:868), nec 38th (No 1), runs e125xn98.9xw25xs37.10xw100 to es 5 av xs60.11 to beg; leasehold; pr mtg $——; Nov13'14; 1y6%; Siebrecht Realty Corpn to Sidney H Rosenthal, 40 W 86. 33,000

**5TH av, 1461** (6:1745); ext of mtg for $33,000 to Nov1'16, 5½%; Nov16; Nov18'14; Lewis Samuels, 1 W 70, with A Frances Marshall Clark, 9 Rockledge rd, Saranac Lake, NY. nom

**6TH av, 677** (3:814); leasehold; Nov12; Nov13'14; due in 27 monthly notes without int; Frank O'Hara to Margt P Barry, 19 W 108, admtrx Patk Barry. 6,800

**7TH av, 365** (3:806), es, 46.5 n 30th, 20.6 x75x20.8x75; Nov17'14; 3y5%; Jessie A Milne, of North Plainfield, NJ, & Edw T Kennard, of N Y, to Ethel Sands, of Newington House, Wallingford, Eng. 15,000

**7TH av, 367** (3:806), es, 66.11 n 30th, 21.5x75x21.7x75; Nov17'14; 3y5%; Edw T Kennard & Jessie A Milne to Wm W Johnson, 612 N Bway, Yonkers, NY, & ano, trstes will Alvin J Johnson, for benefit Minnie A Worth. 16,000

**7TH av, 2208-10** (7:1936), ws, 50 s 131st, 50.6x75; pr mtg $——; Sept26; Nov16'14; 5 y6%; Felice B Keene to Jno Hart, both at 901 N Jefferson st, Jackson, Miss. 6,000

**8TH av, 497** (3:758); leasehold; Nov18'14; demand, 6%; Patk Halley to Jacob Ruppert, a corpn, 1639 3 av. 12,000

**9TH av, 127** (3:715); sal Ls; Nov10; Nov 13'14; demand, 6%; Jas Hartin to Jacob Ruppert, 1639 3 av. 6,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Chester st** (Bklyn), ws, 30 n Sutter av, 25.2x100; Nov6; Nov13'14; Lien Investing Co, 2411 Grand av, Bronx, to Edw Henshaw, 140 Claremont av.

**S 5TH st, 357-9** (Brooklyn), ns, 200 w Hooper, 50x96; certf as to mtg for $11,000; Oct8; Nov16'14; Solomon Kraus Realty & Constn Co to Wm Solomon, 60 E 122.

**Yonkers, N. Y** (miscl); certf as to mtg for $85,000; Oct7; Nov14'14; A E R Realty Corpn to J Romaine Brown.

**Scarsdale, N Y** (miscl); certf as to mtg for $3,200; Nov13; Nov19'14; Sherbrooke Corpn to Harris D Colt & ano, trstes Richd S Ely

## MORTGAGES.

### Borough of the Bronx.

**Beck st, sec Av St John,** see Av St John, sec Beck.

**Crotona Park N** (11:2944), ns, 35 w Crotona av, 40x95.11x39.10x98.2; Nov18; Nov 19'14; due &c as per bond; Benenson Realty Co, 407 E 153, to Christian Sprado, gdn, 1133 Teller av. 1,500

**Crotona Park N** (11:2944); same prop; certf as to above mtg; Nov18; Nov19'14; same to same.

**Fillmore st (*),** ws, 205 n Van Nest av, 25x100; ext of $4,000 mtg to Jan1'20 at 5½%; Nov16'14; Henry F Lippold with Cora Mock, 1721 Fillmore. nom

**Grant st, sec Walker av,** see Walker av, sec Grant.

**Manida st, S19** (10:2740), ws, 583.1 s Garrison av, 25x100; PM; pr mtg $7,500; Nov 12; Nov13'14; 1y6%; Frank Jewell to J F M Co, 1029 E 163. 250

**Seabury pl, 1480** (11:2977), es, 275 s 172d, 37.6x100; ext of $20,000 mtg to Nov12'19 at 5%; Nov12; Nov14'14; Anna, wife Adam Wittekind, with Franz Flory, 221 E 57. nom

**Tiffany st** (10:2717), es, 100 n 165th, 50x 100; ext of $35,000 mtg to Nov1'19 at 5½%; Nov16; Nov17'14; Manhattan Mort Co with Tiff Bldg Co, 967 E 165. nom

**Wood st (*),** es, 250 n 150th, 25x111.6; Nov17'14; 3y5½%; Eliz Dietrich, 38 Poplar st, Hackensack, NJ, to Madeline Lindner, 1180 Jackson av. 2,000

**139TH st E** (9:2301), ss, 131.6 e Alex av, 25x100; pr mtg $13,000; Nov11; Nov13'14; due, &c, as per bond; Louisa Heine, 468 E 139, to Carrie E Ficke, 23 Marse pl, Englewood, NJ. 1,150

**140TH st, 490 E** (9:2284), ss, 800 e Willis av, 16.8x100; Nov19'14; due May19'15, 6%; Tessie K Scharps, 340 W 86, to Jacob S Gold, 217 2 av. 1,000

**141ST st, 417 E** (9:2286), ns, 200 e Willis av, 16.8x100; Nov19'14; 1y6%; Tessie K Scharps, 340 W 86, to Jacob S Gold, 217 2 av. 1,000

**149TH st E, swc Courtlandt av,** see Courtlandt av, 537.

**160TH st E, sec Courtlandt av,** see Courtlandt av, sec 160.

**165TH st E, swc Grant av,** see Grant av, swc 165.

**165TH st E, sec Sherman av,** see Grant av, swc 165.

**165TH st E** (9:2370), ns, 85.2 e Wash av, 50x113.6; agmt as to share ownership in mtg; Nov13; Nov14'14; Max Cohen with Dollar Savgs Bank, 2808 3 av. nom

**166TH st E, nwc Prospect av,** see Prospect av, nwc 166.

**169TH st E, swc Washington av,** see Washington av, swc 169.

**176TH st E** (11:2949), ss, 150 w Prospect av, 50x190.6x50x190.4; bldg loan; Nov17'14; 1y6%; Chas T Streeter Constn Co to Norma Realty Co, 391 E 149. 37,500

**181ST st, 614 E** (11:3070), ss, 149.7 w Hughes av, 17.2x108.11x16.8x104.8; PM; pr mtg $——; Nov14; Nov16'14; installs, 6%; Mauro Parisi to Morris Slater, 963 E 179. 1,200

**183D st E** (11:3143), ss, 325 w Webster av, 25x100; Nov19'14; due Dec1'15, 6%; Jos A Powers & Adelaide L Elder, exrs &c Jas B Powers, & Jos A, Cath M, Jas J & Raymond J Powers & Adelaide L Elder, individ, to Jno Schrader, 612 E 234. 1,500

**183D st E, sec Bassford av,** see Bassford av, sec 183.

**184TH st E** (11:3143), ss, 64.1 se Tiebout av, runs sw92xse73.2 to cl Marion av xne25xse99.11 to st xn217.8 to beg; Nov 18; Nov19'14; 1y6%; Kovacs Constn Co to Saml H Sternberg, 72 W 91. 7,000

**184TH st E** (11:3143); same prop; certf as to above mtg; Nov18; Nov19'14; same to same. nom

**187TH st E, nwc So blvd,** see So blvd, nwc 187.

**187TH st E,** see Bronxdale av, ss, 39.2 w Cruger.

**217TH st E (*),** ss, 175 w Paulding av, 75x109.4; Nov17'14; 3y6%; Emma C Daily to Anna J Thompson, 248 Pearl, Trenton, NJ. 1,750

**220TH st E, sec White Plains rd,** see White Plains rd, sec 220.

**236TH st, 523 E** (12:3398), ns, 219.7 e Verio av ,25x149.4; pr mtg $3,200; Nov16; Nov17'14; due &c as per bond; Rudolph H Sander to Paula Flach, 779 E 161. 1,000

**Av St John** (10:2684), sec Beck, 67x110; Nov18'14; 5y5%; Normal Constn Co to J Frederic Kernochan, 862 Park av & ano as committee Est Marie Marshall. 60,000

**Av St John** (10:2644), same prop; certf as to above mtg; Nov17'14; same to same.

**Arthur av** (11:3070), es, 93.4 s 181st, 16.8 x100.8x16.8x100.6, except pt for av; PM; Nov16; Nov17'14; due Dec1'17, 6%; Jno J Morris to Mount St Vincent Co-Operative B & L Assn, 531 Tremont av. 3,000

**Bartholdi av (*),** sec Rosewood av, 30.8 x100, except pt for Bartholdi av; PM; Nov 10; Nov13'14; due &c as per bond; Jos Rizzo to Pasquale Cozza, 215 S 13 av, Mt Vernon. 400

**Bassford av** (11:3050), sec 183d, 82.8x—; ext of $4,000 mtg to Nov16'17 at 5½%; Nov12; Nov19'14; Title G & T Co with Chas T Downes, 755 E 12. nom

**Beaumont av** (11:3101), es, 72.6 s 183d, 20.6x88x20.11x92.11; PM; pr mtg $4,000; Nov10; Nov14'14; 1y6%; Sarah J Schaefer, 784 E 179, to Sarah Browning, 2286 Beaumont av. 1,500

**Beaumont av** (11:3101), es, 52 s 183d, 20.6x92.11x20.11x97.4; PM; pr mtg $3,500; Nov10; Nov14'14; 1y6%; Sarah J Schaefer, 784 E 179, to Sarah Browning, 2286 Beaumont av. 1,500

**Beaumont av, 2343** (11:3089), ws, 245 s 187th, 25x100; PM; pr mtg $——; Nov1; Nov13'14; due May1'17, 6%; Pietro Criscenti to Geo Kurzman, 961 E 173, & ano. 600

**Boone av, es, abt 182.10 s 172d,** see West Farms rd, 1495-7.

**Boston rd** (10:2607), ws, 465 s 166th, runs s 140.3 xw 170.8xn69.9xe32.8xne69.8xse 157.6 to beg; pr mtg $145,000; Nov18; Nov 19'14; 3y6%; Jennie L Woodend to Normal Constn Co, 320 Bway. 6,000

**Bronxdale av (*),** ss, 39.2 w Cruger, runs w25.9xs40.5xse44.9 to 187th xe25xn 34.1xne33.9 to beg; Oct31; Nov18'14; due Apr1'18, 5½%; Geo Hauser to Richd W Horner, 701 W 178. 500

**Brook av, 1420** (11:2895), es, 49 s St Pauls pl, 29x100, given to secure any damages under Ls; Nov17; Nov19'14; due as per lease; North Bronx Bldg & Holding Co, Inc, to Harry Lefkowitz, 1900 Lex av. 5,000

**Brook av, 1420;** certf as to above mtg; Nov17; Nov19'14; same to same.

**Burke av, 775 (*),** ns, 50 e Wallace av, 25x100; pr mtg $4,500; Apr30; Nov13'14; due June1'15, 6%; Robt F Miller, 37 Columbia Heights, Bklyn, to Warren L Sawyer, trste Chas H Kimberly, South Nyack, NY. 1,000

**Cauldwell av** (10:2626), ws,, 197.9 n 158th, 50.3x130x50.2x130; pr mtg $42,500; Nov14; Nov16'14; due June14'15, 6%; McEvoy & Koester Constn Co, 1902 Marmion av, to Saml Stern, 938 St Nicholas av. 3,500

**Cauldwell av** (10:2626); same prop; certf as to above mtg; Nov14; Nov16'14; same to same.

**Castle Hill av (*),** ws, at ns lot 455 map Unionport, runs s50xw108xn50xe108 to beg, except pt for Castle Hill av; Nov16'14; 5y 6%; Rosa Cannavacciuolo to Louise E Strackheim, 2892 Valentine av. 7,000

**Cedar av** (11:3231), ws, 150 n land L G Morris, 25x101.5x25x98.10; Nov2; Nov17'14; due &c as per bond; Lily C, wife Leon K Belcher, to Margt Watt, 564 E 191. 800

**Coddington av (*),** ss, abt 850 e Ft Schuyler av, 50x116.1x50x117.9; Nov7; Nov 19'14; due &c as per bond; Ellen E Myrtle to Helen B McGann, 4451 Matilda av. 800

**College av, 426** (9:2325), ses, 50 sw 145th, 25x100; PM; Nov13; Nov14'14; installs, 5%; Antonio Della Penna to Giovanni Notartomaso,, 265 E 153. 1,200

**Cottage Grove av (*),** nec Old rd, runs ne151xw144.10 to av xs111.5 to beg, except pt for Tremont av; pr mtg $——; Oct 28; Nov13'14; due July15'17, 6%; Martha Buttner to Albt Knopfler, South Bethlehem, Pa. 5,000

**Courtlandt av, 537** (9:2330), swc 149th; sal Ls; Oct16; Nov17'14; demand, 6%; Frank M Doyle to Jacob Ruppert, 1639 3 av. 6,500

**Courtlandt av, 706-8** (9:2401); ext of $37,000 mtg to Nov1'18 at 5%; Nov9; Nov 14'14; Jane L Armour with Harry Goodman & Louis Goldstein. nom

**Courtlandt av** (9:2406), sec 160th, 26x 92; ext of $16,500 mtg to Dec1'17 at 5½%; Oct16; Nov14'14; Wm Rankin with Harold C Mathews, 14 E 69. nom

**Forest av, 919** (10:2648), ws, 120.10 s 163d, 53.9x90; Nov17'14; 5y5½%; Alde Constn Co to Otto Gerdau, 146 W 75. gold 33,000

**Forest av, 919;** certf as to mtg for $33,000; Nov17'14; Alde Constn Co, Inc, to Otto Gerdau.

**Fordham rd, sws, at ws Park av,** see Park av, ws, at sws Fordham rd.

**Gleason av (*),** ns, 380 w Castle Hill av, 25x103, except pt for Gleason av; Nov 19'14; 3y5½%; August Wieland to Wilhelmina Einberger, 232 E 110. 3,200

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**Grant av** (9:2447), swc 165th, 81.2x138x irr x129.10, also SHERMAN AV (9:2447), nec 166th, 36.4x66x irr x124.3, pr mtg $137,000; Nov11; Nov14'14; due Feb10'15, 6%; Kovacs Constn Co, 293 Alex av, to Margt A Neely, 486 W 161. 5,000

**Hunts Point av** (10:2770), nec Randall av, s1x110.6x irr x72.6, pr mtg $10,200, Oct1, Nov13'14, due &c as per bond, Julia M Broderick to Katie C Perry, 1102 W Dauphin, Phila, Pa. 1,000

**Intervale av, 1223-5** (11:2973), ws, 166.8 n Home, 50x184.10; Nov7; Nov17'14; 1y5%; Lena or Lina Gass, 579 E 161, to Abr Oppenheimer, 22 Clarke pl 650

**Intervale av** (10:2699), ws, 293.10 n Westchester av, 50x100, pr mtg $40,000; Nov7; Nov13'14; 3y6%; Angel Constn Co to Helen B Wilding, 611 W 158. 7,000

**Intervale av** (10:2699), same prop; certf as to above mtg; Nov7; Nov13'14; same to same.

**Intervale av** (10:2705), es, 144.3 n 165th, 50x100; Nov13'14; 1y6%; 182d St Realty Co to Comity Mort Co, 40 Wall. 26,500

**Intervale av** (10:2705), same prop; certf as to above mtg; Nov13'14; same to same.

**Jackson av** (10:2557), ws, 26.11 s 147th, 49.11x100; Nov12; Nov13'14; 1y6%; Flar Bldg Corpn to Stephen G Thomas trste Isaac Orr, 300 W 106. 32,000

**Jackson av** (10:2557), same prop; certf as to above mtg; Nov12; Nov13'14; same to same.

**Marmion av** (11:3117), es, 396 n 177th, old lines, 66x92.6 to So blvd x72.5x122.5, except pt for Marmion av; PM; Nov18; Nov19'14; due Dec1'19, 5%; Ferd Kurzman, 48 W 75, to Mary C Brown, 140 E 34. 8,500

**Morris Park av** (*), ss, 75 w Taylor, 25x100; July28; Nov16'14; due &c as per bond; Michl Frucht to Betty Neumann, 2795 8 av. 1,000

**Morris Park av** (*), ss, 61.5 w Unionport rd, 25.9x111.4x25x109.1; Nov14; Nov 18'14; 3y5%; Anton Ruzicka to Anna Safranck, 427 E 73. 1,600

**Old rd, nec Cottage Grove av,** see Cottage Grove av, nec Old rd.

**Park av** (11:3033), ws, at sws Fordham rd, runs s152.3xw28.5xn50xw121 to Webster av xn50xe77xn101.1 to rd xse70 to beg; pr mtg $25,000; Nov13; Nov18'14; due, &c, as per bond; Jno B Haskin Estates Inc to Geo W Short, 128 W 123. 12,000

**Pleasant av** (*), es, bet Briggs av & Flower st, lots 83-1, map 1, Olinville; transfer tax lien for yrs 1907 to 1911, assessed to ; June6'13; Nov17'14; 3y without int; City N Y to Alice McGreevy, 949 Trinity av. 558.41

**Plimpton av, 1311** (9:2522); ext of $4,600 mtg to Nov13'17 at 5½%; Nov13; Nov 17'14; Noah C Rogers, trste Jno L Rogers, with B Frank Blanchard. nom

**Pratt av** (*), es, 415.3 s Kingsbridge rd, 25x100; Nov5; Nov16'14; 1y6%; Jno Fitzgerald, 235 E 96, to Jno Farrell, 67 4 av, Mt Vernon, NY. 500

**Prospect av** (10:2680), nwc 166th, 80x100, given as collateral security for payment of notes; Nov12; Nov13'14; due, &c, as per bond; Angel Constn Co Inc, 1228 Hoe av, to Jas T Byrne, 1120 Jackson av. 2,650

**Prospect av** (10:2680), same prop; certf as to above mtg; Nov10; Nov13'14; same to same.

**Randall av, nec Hunts Point av,** see Hunts Point av, nec Randall av.

**Rosewood av, sec Bartholdi av,** see Bartholdi av, sec Rosewood av.

**St Ann's av, 157** (9:2263), ws, 25 n 135th, 25x98; ext of $16,000 mtg to Jan4'1920 at 5%; Oct14; Nov17'14; Herman H W Westage with Henry Linsmann ,2480 Elm pl. nom

**Seneca av** (10:2761), ns, 25 w Longfellow av, 50x100; Nov16; Nov18'14; due, &c, as per bond; Mary W Eidel, 75 Mad av, Jamaica, LI, to North Side Mort Corpn, 391 E 149. 1,500

**Sherman av, sec 165th,** see Grant av, swc 165.

**Southern blvd,** see Marmion av, es, 396 n 177.

**Southern blvd** (11:3115), nwc 187th; sal Ls; Nov11; Nov16'14; demand, 6%; Wm Martini to Jacob Ruppert, a corpn, 1639 3 av. 4,618.06

**Southern blvd** (10:2733), es, 150 n Tiffany, 33.4x100; ext of $16,000 mtg to Nov 5'17 at 5%; June8; Nov14'14; Conrad Heberer with Saml Y Hampton, 209 Macon, Bklyn. nom

**Southern blvd** (11:2940), ws, 75x130.9; lots 98 to 100, map 126, lots Est Geo Faile; June5'13; Nov13'14; 5y5%; Sykes Realty Corpn, to Sophie Stein, 79 E 79. 50,000

**Southern blvd** (11:2940), same prop; certf as to above mtg; May12; Nov13'14; same to same.

**Southern blvd, 1318** (11:2980); ext of $23,000 mtg to Oct20'17 at 5½%; Oct19; Nov13'14; Emily L Southack with E Loewenthal & Son Inc, 1347 Boston rd. nom

**Southern blvd, 1318** (11:2980), es, 366.8 s Jennings, 33.4x100; ext of $5,000 mtg to Nov1'17 at 6%; Oct19; Nov17'14; Henry H Jackson with E Loewenthal & Son, 1347 Boston rd. nom

**Southern blvd** (11:2960), ws, 54.11 n Fairmount pl, 54.11x83.2x50x105.10; ext of $20,000 mtg to July1'19 at 5%; Oct14; Nov 17'14; Marian Hague with C J Carey Bldg Co Inc, 906 E 176. nom

**Stebbins av** (10:2691), es, 563 n 165th, 50x189.9x52.1x175; pr mtg $——; Nov4; Nov 13'14; 1y6%; Louis E Kleban Co to Morris Osmansky, 106 W 121. 40,000

**Stebbins av** (10:2691), same prop; certf as to above mtg; Nov4; Nov13'14; same to same.

**Tiebout av, ws, 172.9 n 181st,** see Valentine av, 2186.

**Union av, 597** (10:2664), ws, 125 s 151st, 20x100; PM; Nov12; Nov13'14; due, &c, as per bond; Mario Lo Zito to Adele Berkel, 2767 Marion av. 3,850

**Valentine av, 2186** (11:3144), es, 172.9 n 181st, 20x117.9 to Tiebout av x20x118; PM; pr mtg $6,500; Nov16; Nov17'14; 3y6%; Esther C Levy, Mt Vernon, NY, to Emma L Zinckgraf, 200 E 68. 1,700

**Walker av** (*), sec Grant, runs ne111.10 xse12.5xsw30xse10.9xsw68.7 to rd xnw72.8 to beg, except pt for Walker av; Aug 1; Nov16'14; 5y5%; Mary T Gallagher, 2567 Poplar, to Timothy Power, 1542 Eastchester rd, exr Hannah Cooney. 4,500

**Walton av** (9:2345), es, abt 744 s 146th, 83x120.5x83x119; pr mtg $9,200; Nov 17; Nov18'14; 3y6%; Harry P Knight & Clara C Kurtz to Jno J Lynch, 129 E 97. 3,000

**Washington av** (9:2385), nws, 217.8 se 164th, 25x100, except pt for av; May12; Nov13'14; installs, —%; Giuseppe Arena, 200 E 106, to Saverio Giudera, 410 or 4310 Richardson av. 1,900

**Washington av** (9:2390), swc 169th; sal Ls; Nov12; Nov13'14; demand, 6%; Jno M Nagle to Jacob Ruppert, a corpn, 1639 3 av. 1,800

**Webster av, 1826-8** (11:2900), es, being plot begins 240 n 175th & 150 w Park av, runs s55xw157.8 to es Webster av xn49.9xe 157.6 to beg; PM; Nov13; Nov14'14; 3y 5½%; Peter J Devine to Lawyers Title Ins & Trust Co. 4,000

**Webster av, es, — s Fordham rd,** see Park av, ws, at sws Fordham rd.

**Westchester av** (*), ses, 255 sw Green av, 25.8x137.5x25.8x140.2; pr mtg $——; Nov13; Nov14'14; 2y6%; Benj Packer to Chas Wynne, 321 S 4 av, Mt Vernon, NY. 2,500

**Westchester av** (*), ss, 76.6 w Bolton av, 51x100.5x50x110.10; ext of $3,000 mtg to Jan17'20 at 5½%; Nov13; Nov18'14; Mary M O'Loughlin with Thomas McCullough, 656 E 175. nom

**West Farms rd, 1495-7** (11:3013), ws, 182.10 s 172d, runs w157.6 to es Boone av xn47.6xe173.6 to rd xs51.4 to beg; pr mtg $3,000; Oct30; Nov14'14; due Apr30'15, 6%; Theo M Malcke to Morris M Sinske, 108 W 142. 1,000

**Willis av, 458** (9:2290); sal Ls; Sept25; Nov17'14; demand, 6%; Thos J Minogue to Jacob Ruppert, 1639 3 av. 8,500

**White Plains rd** (*), sec 220th, 25x105, except pt for rd; PM; Nov13; Nov17'14; 5y 6%; Philip & Benj Halprin to Danl Sullivan, 4 W 104. 6,000

**Lots (*) 3, 4, 11 to 15, 18, 26, 27,** blk 39; 6, 42, 45 to 52, blk 40; 22 & 23, blk 41, map Nov19'14; due Aug1'16, 6%; Bruce-Brown 7, 9, 14 & 20, blk 20; 3, 4, 45, blk 21; 2, 6, 7, 8 & 23 & 24, blk 22, map 1443; Aug17; Nov19'14; due Aug1'16, 6%; Bruce-Brown Land Co to Chas Stern, 327 Central Park W. 15,000

**Same prop;** certf as to above mtg; Aug 11; Nov19'14; same to same.

**Certf** as to chattel mtg for $590; Nov16; Nov17'14; Regalia Wet Wash Co, Inc, to Annie H Briliant.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2437 New York, November 28, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**

*Arden st, 2 (or Nagle av, ws), blk 2174-85).
Attorney st, 31.
Bank st, 105.
Catharine st, 79½, rear.
Fulton st, 122 & 216.
Gansevoort st, 63-5.
Goerck st, 157-161.
Greenwich st, 809-13 & 833.
Hamilton st, 10.
Hester st, 188.
Pearl st, 167-9.
*Pine st, 77½ (or Pearl st, 169).
Thompson st, 40-2.
*Watts st (sec Thompson st, 40-2), blk 476-61.
Willett st, 54-6.
3d st, 19 E.
*3d st, 390-6 E (or Goerck st, 161).
4th st, 314 E.
5th st, 705-7 E.
8th st, 366 E.
11th st, 603 & 732-6 E.
14th st, 327-9 W.
16th st, 25 W.
19th st, 328-30 E.
21st st, 147 W.
22d st, 239 E.
22d st, 129-31 & 261 & 265 W.
23d st, 250-2 W.
33d st, 203-9 E.
34th st, 463 W.
43d st, 343 W.
44th st, 3 E.
44th st, 317 W.
45th st, 21 W.
46th st, 48 W.
48th st, 232 W.
49th st, 40 E.
56th st, 50 W.
60th st, 27-37 W.
69th st, 33 E.
74th st, 51 W.
75th st, 302 E.
76th st, 204 E.
77th st, 103 W.
78th st, 218 E.
*78th st, 231 W (or Bway, 2200-8).
*79th st, 230 W (or Bway, 2210-8).
*80th st, 150 E (or Lex av, 1151-7).
80th st, 152 E.
83d st, 226-8 E.
*86th st, 2 W (or Central Pk W), 255-9).
89th st, 17-29 E.
89th st E, ss, blk 1500-68.
89th st, 72 W.
91st st, 74 W.
98th st, 137 & 207-9 W.
103d st, 135 W.
104th st, 51 E.
104th st, 128 W.
106th st, 158 & 162 E.
107th st W, ss, blk 1861-42-44.
109th st, 70 & 324 E.
109th st, 106. W.
*111th st W, ns (or Lenox av, ws), blk 1821-31.
112th st, 9 & 228-32 E.
*112th st W, ss, or Lenox av, ws), blk 1821-36.
*114th st, 30 E (or Mad av, 1732).
115th st, 258-60 W.
117th st, 236-8 E.
121st st, 427-31 E.
122d st, 111 & 273 W.
123d st, 101 E.
126th st, 73 W.
127th st, 127 W.
131st st, 26 E.
131st st, 268-70 W.
132d st, 270 W.
133d st, 61 E.
*153d st W (sec Bradhurst av, 222), blk 2046-53.
181st st W, ss, blk 2152-72.
*186th st, 600 W (or St Nicholas av, 1509-15).
192d st W, ss, blk 2161-110.
Av D, 30-4.
*Bradhurst av, 1-7 (or Edgecombe av, 180-6).
Bradhurst av, 222.
Broadway, bet 88th & 89th sts, blk 1236-44 & 17.
Broadway, 2200-18 & 2600-10.
Central Pk W, 255-9.
Edgecombe av, 180-6.
Lenox av, ws, bet 110th & 111th sts, blk 1821-31-36.
Lexington av, 1151-7.
Madison av, 1242, 1584 & 1732.
Nagle av, 21-3.
*St Nicholas av, es (or Lenox av, ws), blk 1821-31-36.
St Nicholas av, 1509-15.
West End av, 885.
2d av, 1073.
5th av, 1326.
8th av, 2672.

**WILLS.**

49th st, 338 E.
53d st, 448 W.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

The price [illegible] addresses of the owner exactly as recorded, both are, however, verified and where name or address [illegible] fictitious the correction is printed in brackets [illegible] name or [illegible] are being [illegible] incorrect will [illegible]

**Arden st, 2,** see Nagle av, 21-3.

[illegible] Park st, [illegible]

**Catherine st, 79½ (rear),** see Hamilton,

**Fulton st, 122** [illegible] Nassau, 25.3x82.1x25.6x82, 6-sty stn loft & str bldg; L Napoleon Levy to 122 Fulton St Realty Corpn, 128 Bway; B&S; AL; Oct26; Nov24'14; A$95,000-105,000. nom

**Fulton st, 216** (1:81-20), ses, 81.4 se Greenwich, runs se21.11xsw33xnw19.5xse 0.8xnw2.6xne33.8 to beg, 4-sty bk loft & str bldg; David S Naugle, 300 Macon, Bklyn, to Emily A Naugle, 330 Hancock, Bklyn; Nov24; Nov25'14; A$20,000-22,000. nom

**Gansevoort st, 63-5** (2:644-61-62), ns, [illegible] 84 to st xw50 to beg, 3-sty bk loft & str bldg & 2-sty bk rear stable; Mary F Hoe to Wm J & Alfred G Hoe, 327 W 14 [52 Gansevoort]; AT; B&S; Apr29'10; Nov25 '14; A$22,000-24,500. nom

**Goerck st, 151-61** (2:356-12-15), swc 3d (Nos 390-6), 77.3x100x90x100.10, 3 & 4-sty bk loft & stable; Jerome Wilzin, ref, to Otto Gerdau, 146 W 75; mtg $50,000; FORECLOS Nov19; Nov20; Nov21'14; A $39,000-57,000. 45,000

**Greenwich st, es, 49.10 s Gansevoort,** see Greenwich, 833.

**Greenwich st, S09-11,** see Greenwich, 813.

**Greenwich st, S13** [illegible] Jane, runs e96xn50xw28xs22.6xw25xs3xw40 xn0.6xw3 to st xs25 to beg, 4-sty bk tnt; A$14,000-18,000; also GREENWICH ST, S09 (2:626-1), nec Jane (No 67), 25.6x74x25.6x 73.11, 4-sty bk tnt; A$14,000-18,000; also GREENWICH ST, 811 (2:626-2), es, 25.6 n Jane, 24.8x74x24.6x74, 4-sty bk tnt; A$9,-000-11,500; Mary F Hoe to Wm J & Alfred G Hoe, 327 W 14 [52 Gansevoort]; AT; B& S; Apr29'10; Nov25'14. nom

**Greenwich st, S33** (2:627-4), es, 25 s Gansevoort, 25x96x25.2x96, 1-stv fr bldg; A$17,000-17,000; also GREENWICH ST (2:-627-pt lot 4), es, 49.10 s Gansevoort, 12.5x 96x12.7x96, 1-sty fr bldg; Mary F Hoe to Wm J & Alfred G Hoe, 327 W 14 [52 Gansevoort]; AT; B&S; Apr29'10; Nov25'14. nom

**Hamilton st, 10** (1:253-58), ss, abt 105 e Cath, 25x100, 6-sty bk tnt & strs & 3-sty fr rear tnt; A$11,000-21,000; also CATHERINE ST, 79½ on map 79 (rear of) (1:-253-pt lot 62), es, 50.6s Hamilton, the rear of said lot, 25.9x28x25.9x31.6-sty bk tnt; Lena Callahan, daughter & heir of Carlo Capnalletti, decd, to Flora Cappelletti, her mother, 662 Brooks av, West Brighton, SI; [illegible] nom

**Hamilton st, 10;** also CATHERINE ST, 79¼ on map 79 (rear of); Josephine Cappelletti, daughter & heir Carlo Cappelletti, [illegible] pt; AT; AL; Nov21; Nov24'14. nom

**Hester st, 188** (1:206-13), ss, abt 75 w Mulberry, 25x100, 4-sty fr bk ft tnt & str & 5-sty bk rear tnt; Minnie Flannigan [illegible] to Bartholomew Sbarboro, 14 Franklin. N Y [illegible] B of R; mtg $13,000; Nov23; Nov24'14; A $19,000-26,000. 19,000

**Jane st, 67,** see Greenwich, 813.

**Mott st, 277** (2:509-34), ws, abt 215 s Houston, 20x½ blk, 3-sty bk tnt & str & 4-sty bk rear tnt; Luigi Soviero to As[illegible] mtg $10,000; July25'12; Nov21'14; A$13,500-[illegible] nom

**Pearl st, 167-9** [illegible] Co, 167 Pearl; mtg $55,000; Oct19; Nov23 [illegible]

**Pine st, 77½,** see Pearl, 167-9.

**Thompson st, 40-2** (2:476-61), sec Watts, runs s41 to ns 5 ft alley xe94xn41xw94 to ss Watts xw— to beg, 7-sty bk tnt & strs; Lena Soviero to Jno Palmieri, 150 Ocean Pkway, Bklyn; B&S; AL; Nov21; Nov25'14; [illegible] nom

**Watts st,** see Thompson, [illegible]

**Willett st, 54-8,** [illegible]

**2D st, 40,** [illegible]

**3D st, 390-6 E,** see Goerck, 151-61.

**11TH st, 314 E** [illegible] Stoloff to I Arthur Stoloff, 314 E 4; AL; Nov20; Nov24'14; A$11,000-12,500.

[illegible] C, runs n72.9xe20xn24.3xe22.7xs97 to st xw 42.7 to beg, 6-sty bk tnt & strs; Louis [illegible] NJ; mtg $53,800; Nov23'14; A$26,500-54,000.

[illegible] stable; Morris Schoenfeld to Lena E [illegible]

**11TH st, 603 E,** see Av D, 30-4.

**11TH st, 732-6 E** (2:380-39), ss, 125 w Av D, 72.4x90.1, 4 & 5-sty bk shop; Courtlandt Nicoll, ref, to Rockaway Rolling Mill of Rockaway, NJ, with office at 1 Liberty, NY; mtg $20,000; FORECLOS Oct23; Nov6; Nov23'14; A$20,000-25,000. 3,000

**14TH st, 327 W** (3:738-20), ns, 375 w 8 av, 25x126.6, 4-sty stn dwg; A$19,000-24,-000; also 14TH ST, 329 W (3:738-19), ns, 400 w 8 av, 25x125, 4-sty bk dwg; A$19,-000-21,000; Mary F Hoe to Wm J & Alfred G Hoe, 327 W 14 [52 Gansevoort]; AT; B& S; Apr29'10; Nov25'14. nom

**14TH st, 329 W,** see 14th, 327 W.

**16TH st, 25 W** (3:818-21), ns, 500 w 5 av, 25x92, 3-sty & b bk dwg; Douglas W Brown to W S Hill Realty Corpn, 103 Park av; mtg $28,000 & AL; Nov5; Nov21'14; A $40,000-42,000. nom

**19TH st, 328-30 E** (3:924-50), ss, 288.1 e 2 av, 41.11x92, 6-sty bk tnt; Chas Jacobs to Julius Gross, 600 W 169; mtg $46,000 & AL; Nov18; Nov23'14; A$21,000-60,000. nom

**21ST st, 147 W** (3:797-15), ns, 278.9 e 7 av, 19.5x98.9, 4-sty stn tnt; Chas E Potter to Saml B Potter [105 Hudson]; AT; B&S; Mar24'10; Nov23'14; A$26,000-28,000. gift

**22D st, 239 E** (3:903-24), nes, 100 nw 2 av, 25x98.9, 5-sty bk tnt; Beatrice M Harrison to Louise Gucker, 48 W 120; mtg $13,500 & AL; Nov25'14; A$16,000-20,000. O C & 100

**22D st, 129-31 W** (3:798-26), ns, 311.6 w 6 av, 42x98.9, 12-sty bk loft & str bldg; Paterno Bros to 129 W 22d St Corpn, 601 W 115; mtg $145,000 & AL; Nov24; Nov25 '14; A$64,000-178,000. O C & 100

**22D st, 261 & 265 W,** see 23d, 250-2 W.

**23D st, 250-2 W** (3:772-12 & 14 & 72-73), ss, 225 e 8 av, runs s197.6 to ns 22d (No 265) xe18.9xn98.9xe18.9xs98.9 to ns 22d (No 261) xe18.9xn98.9xw6.3xn98.9 to 23d xw50 to beg, vacant; Wm G Brown, ref, to Nassau Mtg Co, 46 Cedar;; FORECLOS Oct15; Nov23'14; A$95,000-95,000. 55,000

**33D st, 203 E** (3:914-5), ns, 81.1 e 3 av, 24.8x107.6x24.8x107.7, 5-sty bk tnt; Leo Rovere to Saloman Block, at Plainfield, NJ; AL; Nov21; Nov23'14; A$14,000-31,000. O C & 100

**33D st, 205 E** (3:914-6), ns, 105.9 e 3 av, 24.8x107.5x24.8x107.6, 5-sty bk tnt; Leo Rovere to Saloman Block, at Plainfield, NJ; B&S; AL; Nov21; Nov23'14; A$13,000-30,000. O C & 100

**33D st, 207 E** (3:914-7), ns, 130.6 e 3 av, 24.8x107.4x24.8x107.5, 5-sty bk tnt; Leo Rovere to Saloman Block, at Plainfield, NJ; B&S; AL; Nov21; Nov23'14; A$13,000-30,000. O C & 100

**33D st, 207-9 E** (3:914-7-8), ns, 130.6 e 3 av, 49.5x107.4x49.5x107.5, 2-5-sty bk tnts; Ray B Rovere to Leo Rovere, 68 W 83; AL; Dec3'13; Nov23'14; A$26,000-60,000. gift

**33D st, 209 E** (3:914-8), ns, 130.6 (?) e 3 av, 24.8x107.4x24.8x107.5, 5-sty bk tnt; Leo Rovere to Saloman Block, at Plainfield, NJ; AL; Nov21; Nov23'14; A$13,000-30,000. O C & 100

**34TH st, 463 W** (3:732-5), ns, 62.6 e 10 av, 20.10x74.1, 3-sty & b bk dwg; Wm D Murphy & Lizzie A Paddock to Ella L Paddock, 141 W 70; ⅔ pts; B&S; Nov21; Nov 24'14; A$13,000-16,000. nom

**41ST st, 130-6 W,** see Bway, 1448.

**41ST st, 138 W,** see Bway, 1448.

**43D st, 343 W,** see 44th, 317 W.

**44TH st, 3 E** (5:1279-5), ns, 140 e 5 av, 27x100.5, 6-sty bk loft & str bldg; Margt E, wife Edw Baldrick, to Assembled Real[illegible] Owners Co, 7 Dey; B&S & CuG; mtg $125,000 & AL; July16'13; Nov25'14; A $124,000-165,000. nom

**44TH st, 317 W** (4:1035-23), ns, 225 w 8 av, 25x100.4, 5-sty stn tnt; A$17,000-29,-000; also 43D ST, 343 W (4:1034-10), ns, 225 e 9 av, 25x100.4, 5-stv bk tnt; A$17,000-27,000; Henry J Kelly, widower of Rose G Kelly, to Rose G & Marion R Kelly, daughters & heirs Rose G Kelly, decd, 623 W 152; B&S; AL; Nov18; Nov27'14. gift

**45TH st, 21 W** (5:1261-26), ns, 275 w 5 av, 25x100.5, 6-stv stn loft & str bldg; Midville Realty Co to Gifford Pinchot, of Milford, Pa [1605 Rhode Island av, Washington, D C]; AT; Q C; AL; Apr22; Nov25'14; A $84,000-125,000. nom

**46TH st, 48 W** (5:1261-61), ss, 310 e 6 av, 25x100.5, 7-sty bk loft & str bldg; Eu[illegible] Tuler to Isabel H Davis [2 E 44], 2370 Bway; mtg $74,000; v AL; Jan24'13; Nov [illegible] nom

**48TH st, 232 W** (4:1019-54½), ss, 242 e [illegible] 16.6x100.5, 2-sty & b stn dwgs; Arthur [illegible] ENP & Edith E Cook, to Char[illegible] Mowbray [24 W 75; mtg $26,000; Nov [illegible] **28,280**

**49TH st, 40 E** (5:1284-50), ss, 64.6 e Madison av, 21.6x75, 4-sty & b stn dwg; Ella L & Lizzie A Paddock to Wm D Murphy, 40 E [illegible] pt; B&S; Nov21; Nov24'14; A$35,-[illegible] nom

**50TH st, 50 W** (5:1271-65), ss, 233 e 6 [illegible] 4-sty & b stn dwg; Jno H [illegible] to Seamens Bank for Savgs, [illegible] FORECLOS Nov18; Nov19; Nov [illegible] **59,000**

**50TH st, 27-37 W** (4:1113-8-11), ns, 175 e Col av, 100x100.5, 6-8 sty & b stn dwgs; Hy L Sc[illegible] to West 50th St Realty Co, [illegible] Jno P St[illegible] $175,000; Nov24; Nov [illegible] O C & 100

**51ST st, 51 W** (4:1127-8), ns, 180 e Col av, 25x100.2, 4-sty & b stn dwg; Mars Realty Co to Miriam R Sturmdorf, 51 W 51; mtg $24,000; Nov19; Nov21'14; A$32,000-[illegible] nom

**75TH st, 302 E** (5:1449-48), ss, 100 e 2 [illegible] 2-sty bk tnt; Dorothy Benja[illegible] to Henry Berger, 1402 Bristow; AL; Nov21'14; A$[illegible] nom

**76TH st, 204 E** (5:1450-45½), ss, 86.6 e 3 av, 16x102.2, 4-sty & b stn dwg; Abr Stern & [illegible] his wife, to Carolyn H Stern, 116 E 81; mtg $6,500; Nov19; Nov23'14; A $[illegible] O C & 100

**76TH st, 204 E;** Carolyn H Stern to Hannah Stern, 116 E 81; mtg $6,500; Nov19; Nov23'14. O C & 100

**77TH st, 103 W** (4:1149-30), ns, 30 w Col av, 35x100.6, 5-sty bk tnt; 65th St Realty Co to Paulby Realty Corpn, 233 Bway; AL; Nov21; Nov23'14; A$28,000-50,000. O C & 100

**78TH st, 218 E** (5:1482-41), ss, 185 e 3 av, 13.4x102.2, 3-sty & b bk dwg; Ernest H Boschen to Ida F Femming, 944 Stebbins av, Bronx; QC; Oct8; Nov23'14; A$5,500-7,-000. nom

**78TH st, 231 W,** see Bway, 2200-8.

**79TH st, 230 W,** see Bway, 2210-18.

**80TH st, 150-2 E,** see Lex av, 1151-7.

**83D st, 226-8 E** (5:1528-36), ss, 288 e 3 av, 42.5x102.2, 6-sty bk tnt & strs; Annie E Jacobs to Bella Harris, 970 E 179; QC & correction deed; Nov23; Nov25'14; A$18,500-52,000. nom

**86TH st, 2 W,** see Central Park W, 255-9.

**88TH st W, nec Bway,** see 89th W, ss, at cl Old Bloomingdale rd.

**89TH st, 17-23 E,** see Madison av, 1242.

**89TH st E** (5:1500-68), ss, 112 e 5 av, runs e23xe160.8xw7.4xn5.8xw27.5xn69xe12x n35 to beg, vacant; Carl D Jackson to J Harper Poor, on Main st, Easthampton, LI; also 33 E 69; B&S; AL; Nov23; Nov24'14; A $60,000-60,000. O C & 100

**89TH st, 72 W** (4:1202-62), ss, 63.8 e Col av, 36.4x100.8, 5-sty bk tnt; Edw Hurley, ref, to Lily A G Coddington, 158 W 58; Eugene H Rosenquest, at Country Club, Westchester, NY, & Benj S Peck, at Bay Shore, LI, TRSTES will Chas E Coddington, for Kathleen L Stevenson; FORECLOS Nov18; Nov25'14; A$30,000-48,000. 44,340

**89TH st W** (4:1236-44 & 17), ss, at cl Old Bloomingdale rd (closed), runs w80.6 to sec 89th & Bway xs— to nec 88th & Bway xe100xn100.8xw— to cl said rd xne — to beg, being land formerly in bed of said old rd, pt fr bldgs of coal yard & vacant; Broadway Trust Co of N Y, GDN of Eliz C Kernan, to Metropolitan Imst Co, 100 Bway; 1-500 pt; AT; B&S; Nov19; Nov21'14; A$430,000-430,000. 60

**89TH st W, sec Bway,** see 89th W, ss, at cl Old Bloomingdale rd.

**91ST st, 74 W** (4:1244-60), ss, 100 e Col av, 21x100.8, 3-stv & b stn dwg; Margt F Donnelly to Jas Hughes, 15 Carmine; mtg $15,000; Nov24'14; A$16,000-21,000. O C & 100

**98TH st, 137 W** (7:1853-19), ns, 449.9 e Ams av, 24.9x100.11, 5-sty bk tnt; Philip J Dunn, ref, to Lander Bendix, 846 72d, Bklyn; mtg $——; FORECLOS Nov11; Nov 25'14; A$15,000-24,000. 5,950

**98TH st, 207-9 W,** see Bway, 2600-10.

**103D st, 135 W** (7:1858-21), ns, 281.3 w Col av, 18.9x100.11, 5-sty stn tnt; Jas K Thurber to Reversionary Estates Co, 1 South Bway, Nyack, NY; 1-6 pt; sub to life est in of Sarah A Thurber; mtg $600 & AL; Nov19; Nov21'14; A$11,500-20,-000. O C & 100

**104TH st, 51 E** (6:1610-26), ns, 255 w Park av, 25x100.11, 3-sty & b stn dwg; Lawyers Mtg Co to Agudath Achim M'-Plock Society, 51 E 104; B&S; Nov21; Nov 25'14; A$11,000-14,000. O C & 100

**104TH st, 128 W** (7:1858-44), ss, 275 w Col av, 20x100.11, 3-sty & b bk dwgs; Mary A Kaufmann to Isabelle Hart, 1 W 85; AL; Nov17; Nov24'14; A$12,500-14,000. nom

**106TH st, 158 E** (6:1623-49), ss, 300 w 3 av, 25x100.11, 5-sty stn tnt & strs; Howe Realty Co to Code Realty Co, 74 E 92, AL; Oct26; Nov25'14; A$13,000-22,500. O C & 100

**106TH st, 162 E** (6:1623-47), ss, 250 w 3 av, 25x100.11, 5-sty stn tnt & strs; Joseph Starkman & ano to Code Realty Co, 74 E 92; AL; June6; Nov25'14; A$13,000-22,500. O C & 100

**107TH st W** (7:1861-42-45), ss, 225 w Col av, 100x100.11, vacant; Jas E Davidson, ref, to Louis Saltzman, 260 W 19; FORECLOS Oct20; Nov20'14; A$55,000-55,000 **40,050**

**109TH st, 70 E** (6:1614-49), ss, 153 w Park av, 17x100.11, 4-sty bk tnt & str; Rose M Matthews to Esther Saltzman, 913 Longwood av; Nov20; Nov21'14; A$7,500-9,500 O C & 100

**109TH st, 324 E** (6:1680-41), ss, 207 e 2 av, 25x100, 5-sty bk tnt & str; Dalion Realty Co to Francesco Paolo Arbolino, 330 E 109; mtg $16,500; Nov20; Nov21'14; A$7,000-19,500. O C & 100

**109TH st, 106 W** (7:1863-39), ss, 150 w Col av, 25x100.11, 5-sty bk tnt; Finley M Foster to Anna G Van Riper, 150 W 93 & Minerva Mead, 15 W 91; mtg $22,000; Nov 16; Nov22'14; A$44,100-22,500 O C & 100

**111TH st W, nec St Nicholas av,** see St Nicholas av, sec 112.

**112TH st, 9 E** (6:1618-8), ns, 175 e 5 av, 25x100.11, 5-sty bk tnt; Bertha L wife of & Leo E Ostro to Aldebaran Co, 140 Nassau; AL; Sept15; Nov24'14; A$13,000-26,000. nom

**112TH st, 228-32 E** (6:1661-37), ss, 225 e 2 av, 49.11x100.11, 6-sty bk tnt & strs; B G Realty Co to Alfred Apter, 40 W 117; mtg $53,000; Nov19; Nov20'14; A$16,000-51,000 O C & 100

**112TH st W, sec St Nicholas av,** see St Nicholas av, sec 112.

**114TH st, 30 E,** see Madison av, 1732.

**115TH st, 258-60 W** (7:1820-50-51), ss, 225 e 8 av, 50x100.11, 2-5-sty stn tnts; Matthew McNamara to Henry Cleland Inc, 1540 Anthony av; mtg $36,000; Nov23'14; A $39,000-43,000. O C & 100

**117TH st, 236-8 E** (6:1666-21), ss, 185 w 2 av, runs s—xe—xs— to cl of blk xw50xn —xw— to st xw50 to beg, vacant; Saml H Wright, ref, to Montrose Realty Co, 135 Bway; FORECLOS Nov17; Nov23'14; A$18,-000-18,500 13,000

**124TH st, 427-31 E** (6:1860-44), ns, 287.6 w Pleasant av, 44.7x100.11, 6-sty bk tnt & strs; Eva L Sch[illegible] to Federal Realty Co, 160 Bway; QC & CuG; mtg $44,-[illegible] & AL; Nov24, Nov25'14; A$13,000-42,000 nom

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**122D st, 111 W** (7:1907-25), ns, 156 w Lenox av, 19x100.11, 3-sty & b stn dwgs; Geo M Hulbert, ref, to Farmers Loan & Trust Co, 22 William, FORECLOS Nov18, Nov21; Nov23'14; A$9,800-10,000. **14,000**

**122D st, 273 W** (7:1928-5), ns, 100 e 8 av, 20x100.11, 5-sty stn tnt & str; Margt A Bouvet to Eva A Marbach, 503 E 146; mtg $18,333.33; Nov20; Nov21'14; A$10,-000-17,000. O C & 100

**123D st, 101 E** (6:1772-1), nec Park av (No 1781), 35x100.11, 5-sty bk tnt; Maurice J McCarthy, ref, to Emigrant Indust Savgs Bank; FORECLOS Nov17; Nov18; Nov21 '14; A$21,500-40,000. **26,000**

**126TH st, 73 W** (6:1724-7), ns, 126 e Lenox av, 17x99.11, 3-sty & b stn dwg, Herman H Moritz to Anna V Moritz, 2210 University av, his wife; CaG; AL; Nov18 '09, Nov2'14, A$8,000-10,000. O C & 100

**127TH st, 127 W** (7:1912-17), ns, 355 w Lenox av, 15x99.11, 3-sty & b stn dwg; Jacob M Schoenfeld, ref, to Wm F Brown, 17 Montgomery pl, Bklyn, TRSTE for Anna M Brown, will Wm A Brown, decd; FORECLOS Nov4; Nov21; Nov24'14; A$6,-600-8,500. **6,000**

**131ST st, 26 E** (6:1755-61), ss, 291.9 e 5 av, 18.3x99.11, 3-sty & b stn dwg; Theophilus Manhire to Marion E Tether, 1418 Franklin av, Bronx; mtg $7,000 & AL; Oct 17'13; Nov24'14; A$5,000-5,500. nom

**131ST st, 268-70 W** (7:1936-59-60), ss, 100 e 8 av, 50x99.11, 2-5-sty bk tnts; Frank E Lonas to Bernard A Myers, on Hamburg av, Haledon, Passaic Co, NJ; mtg $30,000; Nov21; Nov23'14; A$22,000-46,000. O C & 100

**132D st, 270 W** (7:1937-58), ss, 150 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Herbt Fischer to Morris Aronson, 230 Grand; also 1357 45th, Bklyn; mtg $8,000 & AL; Nov6; Nov24'14; A$6,000-8,000. **350**

**133D st, 61 E** (6:1758-31), ns, 113 w Park av, 27x99.11, 5-sty bk tnt; Frank Terrelli to Marion William Rossi, 2086 Vyse av; B&S; Oct1; Nov25'14; A$5,500-15,000. nom

**153D st W, see Bradhurst av,** see Bradhurst av, 222.

**181ST st W** (8:2152-72), ss, 145 e Audubon av, 75x119.6, vacant; Jacob Hirsh to Alfred Gutwillig, 48 W 86, & Saml Hirsh, at the Belnord, 86th & Bway; B&S & CaG; mtg $10,000; Nov23; Nov25'14; A$45,-000-45,000. O C & 100

**186TH st, 660 W,** see St Nicholas av, 1509-15.

**192D st W** (8:2161-110), ss, 175 w Audubon av, 75x100, vacant; Jacob Hirsh to Saml Hirsh, at the Belnord, 86th & Bway; B&S & CaG; Nov23; Nov25'14; A$13,500-13,500. O C & 100

**Av D, 30-4** (2:357-58), es, 42.2 s 4th, 54x75, 6-sty bk tnt & strs; A$29,000-55,000; also 3D ST, 19 E (2:459-40), ns, 200 w 2 av, 25x84, 5-sty bk tnt & strs; A$18,000-27,-000; also 11TH ST, 603 E (2:394-67), ns, 71 e Av B, 21.4x77.6, 5-sty bk tnt & strs; A$13,000-19,000; also WILLETT ST, 54-6 (2:338-41), es, 116.11 n Delancey, runs n 33.5xe41.9xs0.7xe33.8xn0.4 xe 22.4 xs 35.3 xw 98.9 to beg, with AT to 10-ft alley in rear, 6-sty bk tnt & strs; A$25,000-50,000; Meyer Jarmulowsky et al, EXRS &c Sender Jarmulowsky, to Louis Jarmulowsky, 152 W 87, & Harry Jarmulowsky, 418 Central Park W, as firm S Jarmulowsky, 54 Canal; QC; AL; Sept17; Nov2'14. nom

**Bradhurst av, 1-7,** see Edgecombe av, 180-6.

**Bradhurst av, 222** (7:2046-53), sec 153d, 39.11x100, vacant; Glen Realty Co to Charter Constn Co, 119 W 40; B&S; mtg $9,000; Nov23; Nov25'14; A$20,500-20,500. nom

**Broadway, 2200-8** (4:1170-pt lot 12), nec 78th (No 231), 102.2x102.9x102.2x103.10, 13-sty bk tnt & strs; Paterno Bros to 229 W 78th St Corpn, 601 W 115; mtg $800,000 & AL; Nov24; Nov25'14; A$——$——. O C & 100

**Broadway, 2210-18** (4:1170-pt lot 12), sec 79th (No 230), 102.2x102.9x102.2x101.8, 13-sty bk tnt & strs; Paterno Bros to 230 W 79th St Corpn, 601 W 115; mtg $800,000 & AL; Nov24; Nov25'14; A$——$——. O C & 100

**Broadway, nec 88th,** see 89th W, ss, at cl Old Bloomingdale rd.

**Broadway, 2600-10** (7:1870-20-26), nec 98th (Nos 207-9), 100.11x202.4 to cl old Bloomingdale rd xs101.11x188.3, 1-12 & 1-8-sty bk tnts, strs on Bway; Gramont Holding Co to Jacob Ruppert Realty Corpn, 1609 3 av; B&S & CaG; mtg $760,-000; Oct31; Nov25'14; A$276,000-1,025,000. O C & 100

**Broadway, sec 89th,** see 89th W, ss, at cl old Bloomingdale rd.

**Central Park W, 255-9** (4:1199-36), swc 86th (No 2), 102.2x150, 12-sty bk tnt; Chas W Ogden to 2 West 86th St Co, 165 Bway; mtg $700,000; Nov19; Nov20'14; A$300,000-950,000. O C & 100

**Edgecombe av, 180-6** (7:2051-98), es, at cl 143d, runs e72.2 to ws Bradhurst av (Nos 1-7) xs188.10xw20 to Edgecombe av xn190.3 to beg, 6-sty bk tnt; Jno H Ficken to Sophie Meyer, 176 Manhattan; AL; Oct 23; Nov21'14; A$50,000-150,000. nom

**Lenox av, swc 112th,** see St Nicholas av, sec 112.

**Lexington av, 1151-7** (5:1508-53), sec 80th (No 150), 102.2x31, 5-sty bk tnt & strs; A $40,500-80,500; also 80TH ST, 152 E (5:-1508-52), ss, 31 e Lex av, 20.3x102.2, 5-sty bk tnt; A$12,000-25,000; David Spero to Clarice E Josephy, 254 W 76; ½ pt; mtg $90,000; Nov19; Nov23'14. nom

**Madison av, 1242** (5:1501-11-16), nwc 89th (Nos 17-27), 100.8x164.5, 5-5-sty bk tnts; Century Holding Co to Julius Fleischmann, 3555 Washington av, Cincinnati, O [c/o Lee & F, 1182 Bway]; mtg $265,000 & AL; Nov24'14; A$319,000-362,000. O C & 100

**Madison av, 1732** (6:1619-59), swc 114th (No 30), 25x79, 5-sty bk tnt & strs; Dora C Herman to Beech Realty Corpn, 62 William; mtg $43,000; Nov20; Nov23'14; A$24,-000-35,500. 500

**Madison av, 1584** (6:1612-16), ws, 50.11 n 106th, 25x100, 5-sty stn tnt & str; Eugene L Bushe, ref, to Louis W Harlem, 171 W St, & Miriam H Frank, 505 W 8S, FORECLOSED & drawn Nov9; Nov21'14; A $16,000-28,000. **25,000**

**Nagle av, 21-3** (8:2174-85-88), nws, at sws Arden (No 2), 130x129.6, 3-5-sty bk tnts & strs; Douglas W Brown to W S Hill Corpn, 103 Park av; mtg $182,000 & AL; Nov3, Nov21'14; A$——$——. nom

**Park av, 1781,** see 123d, 101 E.

**St Nicholas av, 1509-15** (8:2166-44), swc 186th (No 600), 100x100, 6-sty bk tnt & strs; Aldus Constn Co to Estate of Selden Gay Gunther, Inc, 337 W 23; mtg $185,000; Nov19; Nov20'14; A$80,000-$——. O C & 100

**St Nicholas av, 1509-15,** swc 186th (No 600); Estate of Selden Gay Gunther, Inc, to Fifth Av Bond & Mtg Co, 334 5 av; mtg $185,000; Nov19; Nov20'14. nom

**St Nicholas av** (7:1821-31-36), sec 112th, runs e134.8 to ws Lenox av xs201.10 to ns 111th xw10.9 to es St Nicholas av xnw 236.10 to beg, the block; vacant; Jacob Ruppert Realty Corpn to Gramont Holding Co, Inc, 215 W 98; mtg $40,000 & AL; Oct31; Nov25'14; A$159,000-159,000. nom

**West End av, 885** (7:1890-55), ws, 40.11 n 103d, 20x100, 3 & 4-sty stn dwg; Paterno Bros to 885 West End Av Corpn, 601 W 115; mtg $28,000; Nov24; Nov25'14; A$18,-500-29,000. O C & 100

**2D av, 1073** (5:1330-26), ws, 50.5 s 57th, 25x100, 4-sty stn tnt & strs; Selma Leschhorn to Fredk Leschhorn, at Patchogue, LI; Helene Walter, 177 E 94, & Marie Kuphal, 8 Hutton, Jersey City, NJ; mtg $13,000; Nov23'14; A$15,500-21,000. nom

**5TH av, 1326** (6:1595-36), ws, 75.11 n 111th, 25x100, 5-sty bk tnt & strs; Emanuel Hoffmann to Bertha Hoffmann, 212 W 137; AL; Nov21'14; A$20,000-31,000. nom

**8TH av, 2672** (7:2028-2), es, 24.11 n 142d, 25x100, 5-sty bk tnt & strs; Saml Block to Nadine V Rosenberg, 69 E 7, St Paul, Minn; mtg $31,500 & AL; Jan26; Nov23'14; A$16,-000-31,000. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Bank st, 101-3,** see Greenwich, 772-4.

**Canal st, 158-62** (miscl), valued at $65,-000; also CANAL ST, 213-9, valued at $92,-000; also 8TH AV, 2756-8, valued at $48,000; also MADISON AV, 1350, valued at $120,-000; certf as to payment of transfer tax for $12,376.40; Jas A Wendell, Deputy Comptroller of State NY, to Geo Cowen et al, EXRS estate Newman Cowen, decd; Nov14; Nov20'14.

**Canal st, 213-9,** see Canal, 158-62.

**Division st, 23-23½** (1:281), ss, 266.3 e Cath, 25x½ blk; consent to 3d track; Nathan Roggen to Manhattan Railway Co; mtg $45,000; Nov9; Nov20'14. 1,750

**Division st, 23-23½;** consent to 3d track; August Ruff, mortgagee, to same; mtg $45,000; Nov13; Nov20'14. O C & 100

**Greenwich st, 619** (2:602), es, 18.11 n Leroy, 18.3x47.2x18.5x48.10; consent to 3d track; Danl F Myers to Manhattan Railway Co; mtg $3,000; Aug4; Nov24'14. 402.42

**Greenwich st, 619;** consent to 3d track; Nettie M Roe, legatee & EXTRX Julia A Roe, mortgagee, to same; mtg $3,000; Nov 4; Nov24'14. nom

**Greenwich st, 772-4** (2:635), nwc Bank (Nos 101-3), 43.4x90.8x42.10x75; consent to 3d track; Geo A Helms et al to Manhattan Railway Co; mtg $2,000 on No 772; Oct26; Nov20'14. 953.34

**Ludlow st, 151** (2:411-23), ws, 125.4 s Stanton, 25.1x87.6, 5-sty bk tnt & strs & 4-sty bk rear tnt; A$23,000-28,000; additional notice of pendency of action & notice of application to register title; Saml Ershowsky, plff, 175 E Houston, agt Stuyvesant F Morris et a l,defts, 16 E 30; Nov 25'14. Torrens system

**8TH st W, nec 6 av,** see 6 av, 96.

**9TH st E, swc 3 av,** see 3 av, 24-8.

**13TH st, 513 E** (2:407); asn rents &c; Anthony Lo Pinto et al to Maria R Rizzo, 1046 Franklin av, Bronx; mtg $40,000; Nov 9; Nov23'14. nom

**28TH st W, sec Bway,** see Bway, sec 28.

**30TH st, 127-31 W,** see 31st, 132-4 W.

**30TH st, 133 W,** see 31st, 132-4 W.

**31ST st, 132-4 W** (3:806); also 30TH ST, 133 W; also 30TH ST, 127-31 W; agmt cancelling agmt recorded July10'12 not to sell or transfer any portion of above lying s of cl blk bet 30th & 31st, except in connection with 3d parcel; Greenwich Savgs Bank with Realty Holding Co; July 2; Nov24'14. 5,000

**38TH st, 157 E,** see 3 av, 578.

**45TH st, 21 W** (5:1261-26), ns, 275 w 5 av, 25x100.5, 6-sty stn loft & str bldg; CONTRACT; party 1st agrees to convey to party 2d pt for $135,000, & party 2d pt agrees to re-convey to party 1st pt for $138,000 to 3y Ls at $8,000, taxes, &c, after termination of Ls; Midville Realty Co, 434 5 av, with Gifford Pinchot, 1615 Rhode Island av, Washington, DC; mtg $169,000; Mar8'11; Nov25'14; A$94,000-125,000. **135,000**

**58TH st, 410 W** (4:1067-37½), ss, 116.5 w 9 av, 16.8x100.5, 3-sty & b stn dwg; A $7,500-10,000; also 58TH ST, 414-8 W (4:-1067-39-40), ss, 150 w 9 av, 37.6x100.5, 3-3-sty & b stn dwgs; re dower; Mary F Winslow to Francis A Winslow, 64 Alta av, Yonkers, NY; QC; Mar3'13, Nov25'14; A$17,500-23,500. nom

**58TH st, 414-8 W,** see 58th, 410 W.

**113TH st, 19 E** (6:1619); asn rents for 6 mos from Oct1'14; Hannah Abramson, 40 Wyckoff, Bklyn, to Barnet Feinstein, 48 Hester; Nov2; Nov25'14. nom

**122D st, 230 W** (7:1927), ss, 332 w 7 av, 34x100.11; asn rents until mtg is reduced to $28,000; Amelia Friedman to Metropolitan Life Ins Co, 1 Madison av, mtg $29,-750; Nov23; Nov24'14. nom

**141ST st, 272 W** (7:2026), ss, 125 e 8 av, 25x99.11; asn rents from Jan1'15 to Jan1 '16 to amt of $500; Lizzie Kermath, 272 W 141, to E Hollister Wrightson, 39 W Adams, Chicago, Ill; AT; Nov18; Nov21'14. nom

**Broadway** (3:829-50), sec 25th; consent to stairway to 28th st subway station; Caroline H Johnston, 10 Goethe Strasse, Stuttgart, Germany, to City N Y; Nov9; Nov20'14. nom

**Madison av, 1350,** see Canal, 158-62.

**3D av, 24-8** (2:554), swc 9th, runs w231 to es 4 av xs197.9 to ns Stuyvesant st or Astor pl xne202.5 to 3 av xn76.1 to beg; consent to 3d track; American Bible Soc to Manhattan Railway Co; Nov12; Nov20 '14. 1,863.55

**3D av, 578** (3:894), nwc 38th (No 157), 22.7x—x30.9x56; consent to 3d track; Anna D Koopmann & Mary A Noe to Manhattan Railway Co; mtg $6,000; Nov6; Nov24'14. 271

**3D av, 578;** consent to 3d track; Emigrant indust Savgs Bank, mortgagee, to same; mtg $6,000; Nov12; Nov24'14. nom

**4TH av, nec Astor pl,** see 3 av, 24-8.

**6TH av, 96** (2:572-1), nec 8th, —x—, 4-sty bk hotel; asn of int in estate as now vested, the title being held by Wm E Stiger, as TRSTE under will Robt W Walduck, decd; Josephine G Yergin, ADM-TRX Jos S Grannis, to Rebecca L Walduck, of Plainfield, NJ, & Louise W Taylor, of Asbury Park, NJ; 1-18 pt; AT; Sept26'12; Nov25'14; A$35,000-45,000. 2,500

**8TH av, 2756-8,** see Canal, 158-62.

**All RT&I** to any real estate in County of N Y which Simon Hoffmann, father of party 1st pt died seized; Emanuel Hoffmann to Bertha Hoffmann, 212 W 137; Nov 21'14. nom

**Copy of will** (miscl) of Paul Ehrhart, late of N Y, Sept25'05, Nov25'14.

**Copy of last will** (miscl) of Marcus Lederer, late of N Y; Jan20'12; Nov20'14.

**General re dower** of any real prop that party 2d pt may become possessed or entitled to after date hereof, &c; Mary F Winslow to Francis A Winslow, 64 Alta av, Yonkers, NY; QC; Mar3'13; Nov25'14. nom

**Power of atty** (miscl); Ysabel A, wife Raimundo de Camprubi, of Madrid, Spain, to Hy L Shattuck, of Boston, Mass; Feb26 '12; Nov23'14.

**Power of atty** (miscl); Sarah Gluck, 505 W 141, to Harry Goodstein, 245 W 113; Sept7'11; Nov25'14.

**Power of atty** (miscl); Jas Powers, 69 Wall, to Walter G Hopkins, 155 Pearl, Buffalo, NY; Nov10; Nov24'14.

**Revocation of power of atty** (miscl); Anna A Cradock, of San Francisco, Cal, to Thos C Hughes, 447 14th, Bklyn; Oct15; Nov20'14.

## WILLS.

### Borough of Manhattan.

**49TH st, 338 E** (5:1341-35), ss, 200 w 1 av, 25x100, 5-sty stn tnt & strs; Julius Harburger Est, Lina Harburger, EXTRX, 46 St Marks pl; atty, Leopold W Harburger, 140 Nassau; A$9,000-20,500. Will filed Nov16'14.

**53D st, 448 W** (4:1062-59), ss, 125 e 10 av, 25x100, 5-sty bk tnt & str; Wm Ryan Est, Josephine Ryan, EXTRX, 1061 St Nicholas av; attys, Mayer & Kronacher, 256 Bway; A$11,000-24,000. Will filed Nov 10'14.

## CONVEYANCES.

### Borough of the Bronx.

**Bristow st, 1389** (11:2963), ws, 197.5 n Jennings, 25x56.11x25x58, 2-sty fr dwg; Kath Leumann et al to Kath Leumann, 1389 Bristow; AT; mtg $1,650; Nov16; Nov 20'14. O C & 100

**Bristow st, 1389;** Gottfried Hausle to same; AT; mtg $1,650; July13; Nov20'14. O C & 100

**Bristow st, 1389;** Marie Leumann EXTRX Mary Lammers to same; mtg $1,650; Nov19; Nov20'14. O C & 100

**Burnet st (146TH)** (10:2737), ss, 150 w Brown av (closed), 69x—x106.6x100, except part for Tiffany st & Burnett pl, 2-sty fr dwg; Thos I Cryan et al to Kath T Conneff, Burnett pl, bet Garrison av & Tiffany; QC; Oct8; Nov25'14. O C & 100

**Cannon pl, ws, abt 424 s 238th,** see Bailey av, es, 424 s 238th.

**Coster st, 644** (10:2764), es, 320 s Spofford av, 20x100, 2-sty bk dwg; Albt R Lesinsky, ref, to Utility Realty Co, 30 E 42; FORECLOS Nov2, Nov14, Nov25'14. **6,000**

**Duncombe st, nws, at es Bronx blvd,** see Bronx blvd, ws, 133 ne Julianna.

**Freeman st, 990** (11:2993), ss, 80.6 nw Longfellow av, 28.11x90.4x28.11x90.4, 5-sty bk tnt; Felix Prince to Casualty Co of America, 68 William; mtg $18,000; Nov18; Nov25'14. nom

**Lorillard pl, 239S** (11:3054), sec 187th (No 550), 24.4x100, 5-sty bk tnt; Jos Faella to Katherine Gass, 2245 Powell av; QC; Nov22; Nov25'14. nom

**Lyman pl, 1357-9** (11:2759), ws, 142.8 n 169th, 50x100.8x53.4x112.11, 5-sty bk tnt; Lyman Hall Corpn to Jno S Melcher, 5 E 51; mtg $37,000; Nov24; Nov25'14. O C & 100

**Magenta st, 663** (3), ns, 100 w Elliott av, 25x100; Edwin C Andrews to Gustaf A Johnson Bldg Co, 177 Remsen, Bklyn; Nov16; Nov25'14. O C & 100

**Manida st, 859** (10:2740), ws, 183.1 s Garrison av, 25x100, 2-sty bk dwg; Fredk W Lorch to Theo Fishbeck, 1761 Clay av, & Pincus Glanz, 1541 Fulton av; mtg $7,-000; Nov22'14. nom

**North st, 27,** see Davidson av, nwc North.

**River st** (7), es, being lot 1271, map Wakefield, 75.9x142; also 1ST ST (7), es, lot 1272, same map; Martin Geszler to Jos Haverder, 236 Tremont av E; mtg $2,000, Oct28; Nov22'14. O C & 100

**Timpson pl** (11:2662), ws, 424.7 n Av St John, 75.1x100x3.3x100.7, ss, vacant; Wm R Houlihan to Ellen M Quinlan, 677 Timpson pl; Oct29; Nov21'14. nom

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**Thwaites pl** (*), ns, 108 e Old White Plains rd, 25x115.3, Wm Thwaites to Mary Corley, 785 E 149, Nov4, Nov25'14. nom

**1ST st, es, lot 1272, map Wakefield,** see River st, es, lot 1271, same map.

**1ST st** (*), es, 663.10 s 224th, 190.5x116x190.3x122, Martin Geiszler to Jos Havender, 236 E Tremont av; ½ R T & I; mtg $2,000, Oct26, Nov20'15. O C & 100

**136TH st, 577 E,** see St Anns av, 198.

**139TH st, 594 E** (10.2351-2552), ss, 327.9 e St Ann's av, 37.6x100, 5-sty bk tnt, Edw F Moran, ref, to Wm Dannheim & Is, 2559 Briggs av, mtg $24,500, FORECLOSED, drawn & recorded Nov24'14. 500

**140TH st, 571 E,** see St Anns av, 296.

**141ST st, 486 E** (9.2285), ss, 821.6 e Willis av, 37.6x100.11, 5-sty bk tnt; Warren Leslie, ref, to Eliza Dunham, 19 W 81, & Helen V Kelchner, Sharon, Conn, EXRS Geo H Dunham; FORECLOS July21, Aug21, Nov 23'14. 30,000

**144TH st E, nwe Leggett av,** see Leggett av, nwc 144.

**147TH st, 540 E** (9:2273), ss, 149.9 w St Ann's av, 25x99.9, 2-sty & b fr dwg, Wm T Quinn, ref, to Bella Meyer, 166 W 121; FORECLOS Nov10; Nov18; Nov20'14. 4,000

**150TH st, 540 E** (9:2276), ss, 300 e Brook av, 25x100, 5-sty bk tnt; Josephine Becker, widow, to Sebastian & Johanna Bohn, 152 E 94, mtg $14,000, Nov23; Nov24'14. O C & 100

**151ST st, 301-3 E** (9:2411), ns, 320.3 e Morris av, runs n116.11xe50xs24xw6.6xs92.10 to 151st xw43.6 to beg, vacant; Benenson Realty Co to Cornelius O'Keeffe, 1227 Hoe av; mtg $6,000; Nov20; Nov21'14. O C & 100

**155TH st, 765 E** (10:2654), ns, 140.2 w Tinton av, 20x85.4x20.1x93.8, 2-sty & b fr dwg; Anna E Smith to Oscar Weinerman, 760 Tinton av; mtg $4,500; Nov21; Nov23 '14. O C & 100

**156TH st, 379-83 E** (9:2403), ns, 290.11 e Courtlandt av, 50.10x99.11x50.10x100.3, 5-sty bk tnt; Jno Eggers to Diedrich Eggers, 415 E 237; AL; Nov20; Nov21'14. O C & 100

**156TH st, 379-83 E;** Diedrich Eggers to Jno Eggers, 2973 Perry av; AL; Nov20; Nov21'14. O C & 100

**162D st, 868 E** (10:2690), ss, 146.7 e Prospect av, 35x181.7x35x99.5, 5-sty bk tnt; also PLOT begins 449.11 n Westchester av & 100 e Prospect av, runs e70.8xs26.4xw73xn25.11 to beg, vacant; Edw Stelter to Jas Ferme, 951 Forest av; mtg $8,500; Nov19; Nov20'14. O C & 100

**163D st, 424-6 E** (9:2384), ss, 225.6 e Melrose av, 50x100x50.1x100, 5-sty bk tnt; Augusta Reuhl to Daily Realty Co, Inc, 407 E 153; mtg $44,250; Nov14; Nov21'14. nom

**164TH st, 442 E** (9:2385), ss, 225 w Wash av, 25x100, 2-sty & b fr dwg; Alex S or Alex G Wenzel et al to Julia Collins, 185 Maple av, Rockville Centre, LI; mtg $5,-650; Nov16; Nov21'14. O C & 100

**166TH st, 449-53 E** (9:2388), ns, 284 e Park av, 62x90, 3-2-sty fr dwgs; Sidney W Stern, ref, to Co-Free Realty Co, 1115 Boston rd; AL; FORECLOS July21; Nov20; Nov21'14. 100

**169TH st, 806 E** (10:2682), ss, 62.10 e Union av, 18.7x67.11x18.4x73.11, 2-sty & b fr dwg; Jos E Dutey to Victor Gerhards, 806 E 169; mtg $4,500; Nov19; Nov21'14. O C & 100

**171ST st E, nec Gleason av,** see Gleason av, nec 171.

**179TH st E** (11:2808), ns, 29.8 w Grand blvd & concourse, 50x100, vacant; Christine Wenigmann to Eliz Steinmuller 1957 Grand blvd & concourse; Oct17; Nov23'14. O C & 100

**179TH st E** (11:2808), ss, 131.5 w Grand blvd & concourse, 45x80.3x35x80, vacant; Caroline C Tiedgens to Farrell Reilly, 330 W 51; mtg $7,500; Nov21; Nov23'14. O C & 100

**180TH st, 900 E,** see Honeywell av, 2094.

**180TH st E, nwc Mohegan av,** see Mohegan av, nwc 180.

**187TH st, 550 E,** see Lorillard pl, 2398.

**205TH st E, ss, 260 e Barnes av,** see Burke av, ns, 200 e Barnes av.

**223D st E** (*), ss, 79 e Carpenter av, 26 x90; Patk M Burke to Jos A Weber, 626 E 223; mtg $3,500; July28; Nov20'14. O C & 100

**232D st E** (*), ns, 300 w White Plains av, 100x114, Wakefield; Sarah J Horn et al to Atia Realty Co, Inc, 42 Bway; Oct 20; Nov24'14. 4,900

**233D st E** (*), ss, 330 e Bronxwood av, 25x114, Wakefield, except pt for 233d; Francis X Kelly, ref, to Herman D Junge, 951 Grant av; FORECLOS Sept30; Nov11; Nov25'14. 900

**Bailey av, 3061** (12:3266), ws, 84.4 s 231st, runs s45xw112.2xn35xe31.3xe96.7 to beg, 5-sty bk tnt; Geo B Patterson to Martin Lippman, 226 Pennsylvania av, Bklyn; mtg $38,000; Nov19; Nov20'14. nom

**Bailey av** (12:3258), es, 424 s 238th, 50x 136.9 to Cannon pl x31.5x135.3, vacant; Chas S Hayes, ref, to Kabee Realty Co, 55 Liberty; FORECLOS transfer tax lien; Oct26; Nov24'14. 1,100

**Brook av, 479** (9:2291), ws, 50 s 147th, 25x90, 5-sty bk tnt & strs; Jno Eggers to Diedrich Eggers, 415 E 237; AL; Nov20; Nov21'14. O C & 100

**Brook av, 479;** Diedrich Eggers to Jno Eggers, 2973 Perry av; AL; Nov20; Nov 21'14. O C & 100

**Burke av** (*), ns, 200 e Barnes av, 100x 47.3x102.8x70.8; mtg $1,800; also 205TH ST E (*), ss, 260 e Barnes av, 40x100x42x100; Howard C Lake, ref, to Cath C Hill, 63 Beechwood rd, Summit, NJ; FORECLOS Nov17; Nov19; Nov21'14. 500

**Bedford Park blvd 383** (12:3280), ns, 40.1 e Decatur av, 40.1x85.3x39.9x80.2, 3-sty bk tnt & str; Anthony Smyth to Eva D Smyth, 153 W 122; mtg $8,500; Nov20; Nov23'14. O C & 100

**Briggs av, 2592** (12:3293), es, 335.10 s 194th, 19.8x77.9x19.7x76.3, 2-sty bk dwg; Patk M Burke to Giovanni Spagnoli, 2592 Briggs av, mtg $5,000, Oct31; Nov20'14. O C & 100

**Bronx blvd, es, at nws Duncombe,** see Bronx blvd, ws, 133 ne Julianna.

**Bronx blvd** (*), ws, 133 ne Juliana, runs nw126.8 to cl Bronx River xne103.2 to Bronx blvd xsw32.3 & 137.5 to beg; also BRONX BLVD (*), es, at nws Duncombe, runs ne111.8xne42.5xse113.3 to st xsw106.7 to beg; Leo Boeder to Bronx Parkway Commission, 100 Bway; correction deed; Nov10; Nov20'14. 5,168.47

**College av, 1027** (9:2437), ws, 62.6 n 165th, runs n21.6xw— to pt 92.6 e Morris av xs9xe7.6xs12.6xe85 to beg, 3-sty bk dwg; Louis K Ferry to Irving K Taylor, 75 Berkeley av, Orange, NJ, & Lloyd Taylor, New Milford, NY, EXRS Wm A Taylor; B&S; Nov6; Nov20'14. nom

**Cortlandt av, swc Hazel av,** see Hazel av, nwc Syracuse av.

**Creston av, 2817** (12:3318), ws, 149.8 s 198th, 25x100.4, 2-sty fr dwg; Chas C Marrin, ref, to Hudson Trust Co, 1411 Bway; FORECLOS Oct30; Nov23'14. 7,000

**Creston av, 2819** (12:3318), ws,. 124.8 s 198th, 25x100.4, 2-sty fr dwg; Chas C Marrin, ref, to Hudson Trust Co, 1411 Bway; FORECLOS Oct30; Nov23'14. 7,000

**Creston av, 2821** (12:3318), ws, 99.8 s 198th, 25x100.4, 2-sty fr dwg; Chas C Marrin, ref, to Hudson Trust Co, 1411 Bway; FORECLOS Oct30; Nov23'14. 7,000

**Davidson av** (11:3198), nwc North (No 27), 37.6x100, 5-sty bk tnt; Henry Cleland, Inc, to Nora McNamara, 1239 Franklin av; mtg $31,500; Nov23'14. O C & 100

**Decatur av, 3325** (12:3352), ws, 250 n 209th, 25x100, 2-sty bk dwg; Hermax Realty Co to Jno J & Margt H McMahon, 3325 Decatur av; mtg $7,000; Nov24; Nov 25'14. O C & 100

**Forest av, 901** (10:2638-2648), ws, 1054.2 s 165th, 36.3x300 to Jackson av (Nos 894-6), except pt for Jackson av, 3-3-sty fr tnts & vacant; Jas F Donnelly, ref, to Leopold Guttag, Lake Pleasant, NY; PARTITION, Sept24; Nov19; Nov21'14. 500

**Gleason av** (*), nec 171st, 50x100; Cornelius O'Connell to Hannah O'Connell, 1765 Gleason av; mtg $4,500; July2; Nov20'14. 2,000

**Gun Hill rd** (*), ns, at ss Tilden av, 916.11x20.6x397x1056, contains 4 354-10,000 acres; also WHITE PLAINS RD (*), sec Gun Hill rd, runs sw479.6xsw179.3xse40.1 xse527.9xse323.8xse600.10xne61.11 xne196.11 xne8.3 to Gun Hill rd xnw1500.4 to beg, contains 15 832-10,000 acres; Aldus Realty Co to American Real Estate Co, 527 5 av; B&S; mtg $120,000; Dec20'12; Nov25'14. O C & 100

**Gun Hill rd** (*); same prop; American Real Estate Co to Gun Hill Realty Co, Inc, 165 Bway; B&S & AL; Nov25'14. O C & 100

**Haviland av, (*),** ns, 188.8 w Pugsley av, runs n103xw50xn103 to ss Powell av xw50 xs103xw100xs103 to Haviland av xe200 to beg; Fredk H Doelle Jr et al to Hiram Sherwood, Prospect Park, Ridgewood, NJ; Nov23; Nov24'14. O C & 100

**Haviland av (*),** ns, 388.8 w Pugsley av, runs w215.11 to cl Pugsley Creek xnw & ne to pt 604.4 w Pugsley av xe215.9xs103 to beg; Fredk H Doelle Jr et al to Jno E Thron, Bloomfield, NJ; Nov23; Nov24'14. O C & 100

**Hazel av** (*), nwc Syracuse av, 100x100; also HAZEL AV (*), swc Cortlandt av, 200 x100; also HAZEL AV (*), ws, 200 s Cortland av, abt 140x—x175x100; Mary C Leonori & ano, TRSTES to Herbt A Riker, 698 Monroe, Bklyn; Nov2; Nov24'14. nom

**Hazel av, ws, 200 s Cortlandt av,** see Hazel av, nwc Syracuse av.

**Hermany av, ns, 205 w Havemeyer av,** see Story av, ss, 205 w Havemeyer av.

**Hoe av, 1525-31** (11:2982), ws, 25 n 172d, 100x100, 2-5-sty bk tnts; Benj Marder to Malka, wife Benj Marder, 784 Kelly; AL; Nov16; Nov24'14. nom

**Honeywell av, 2094** (11:3122), sec 180th (No 900), 80x50x80.1x50, 5-sty bk tnt & strs; Cross Avenue Co to Salvatore Anastasio, 212 W 80; mtg $47,750; Nov23; Nov 24'14. O C & 100

**Jackson av, 894-6,** see Forest av, 901.

**Leggett av** (10:2736), ns, 50 w Barry av, 25x100; vacant; Wm R Houlihan to Ellen M Quinlan, 677 Timpson pl; Oct29; Nov21 '14. nom

**Leggett av** (10:2736), nwc 144th, 100x 50, except pt for Leggett av or Barry, vacant; Wm R Houlihan to Ellen M Quinlan, 677 Timpson pl; Oct29; Nov21'14. nom

**Longfellow av** (10:2755-2759), es, 267.5 n Garrison av, runs n50xe8xne21.4xe98.4xe8.10 xs22.5xw122.9 to beg, 1-sty fr str & 2-sty fr dwg; Wm R Houlihan to Ellen M Quinlan, 677 Timpson pl; Oct29; Nov21'14. nom

**McGraw av** (*), ns, 25 e Saxe av, 25x 100; Wm Gillis to Alice V Conklin, 1945 Benedict av; mtg $1,500; Oct26; Nov25'14. O C & 100

**Mapes av, 2120** (11:3111), es, abt 185 n 180th, 66x100, 5-sty bk tnt; Cornelius O'Keeffe to Benenson Realty Co, 407 E 153; mtg $52,750; Nov19; Nov24'14. O C & 100

**Marion av, 2177** (12:3289), ws, 177.9 n 197th, 21x84.1x21.1x86.10, 2-sty bk dwg; Fredk Wertz Jr et al heirs Fredk Wertz to Herman Cyriaks, 2777 Marion av; Nov 23; Nov24'14. nom

**Mayflower av (*),** ws, 925.5 n Pelham rd, 25x100; Jos D Saltzman to Chas P Hallock, 2070 Honeywell av; mtg $3,000; Nov 21'14. O C & 100

**Mohegan av** (11:3119), nwc 180th, 133x 75, except part for av & st, vacant; Salvatore Anastasio to Cross Avenue Co, 149 Church; Nov21; Nov24'14. nom

**Monticello av, swc Randall av,** see Randall av, swc Monticello av.

**Myrtle av** (*), ws, 200 s Cortland av, runs s100xw—xn—xw—xn80xe100 to beg; Sarah A Vaden to Louis Zinn, Sycamore av near Baychester av; mtg $500; Oct5; Nov25'14. O C & 100

**Olmstead av, nec Watson av,** see Watson av, 2105.

**Powell av (*),** ss, 288.5 w Pugsley av, runs w297.7 to cl Pugsley Creek xsw&se— to pt 604.4 w Pugsley av xe315.9xn103 to beg; Fredk H Doelle Jr et al to Otto A Giesser, 873 Whitlock; Nov23; Nov24'14. O C & 100

**Powell av (*),** ss, 188.5 w Pugsley av, 50x103; Fredk H Doelle Jr et al to Jno E Thron, Bloomfield, NJ; Nov23; Nov24'14. O C & 100

**Powell av, ss, 188.8 w Pugsley av,** see Haviland av, ns, 188.8 w Pugsley av.

**Prospect av, 1919-23** (11:2951), ws, 230 s 177th, runs s70xw150xn100xe50xs30xe100 to beg, 2 & 3-sty fr dwgs & 2-sty fr rear stable; Jno J Hynes, ref, to Mollie Katzen, 1956 Crotona Pkway; FORECLOS Oct 20; Nov20; Nov21'14. 10,850

**Putnam av W** (12:3271), being land in bed of av in front of lot 62 map Van Cortlandt Est; Theo S Avery to City NY; B&S; June22; Nov24'14. nom

**Quimby av, 2161** (*), ns, 174.11 w Castle Hill av, 24.10x103; Stanley Fryer to Chas E Hally, 2275 Lyon av; mtg $5,500; Nov12; Nov21'14. nom

**Randall av (*),** swc Monticello av, 50x 100; Wm D Buckner to Midwood Realty Co Inc, 885 Flatbush av, Bklyn; mtg $1,-000; Oct31; Nov24'14. nom

**Riverdale av** (13:3426), ws, 150 n land Est Abr Schermerhorn, 50x100, being plot 4, map of villa sites formerly Jos Rosenthal; Addie M Kleitz to Julia Hirsh, 25 W 87; Nov19; Nov20'14. O C & 100

**Ryer av, 2082** (11:3149 & 3144), es, 25 n 180th, 25x105.1x25x105.4, 3-sty fr tnt; Julia A O'Brien to Jno F Nolan, 1968 Clinton av; mtg $6,700; Nov19; Nov20'14. O C & 100

**Ryer av** (11:3160-3152), es, abt 430 n 184th, 25x152.4x25x154.2, 2-sty fr dwg, except part for Grand Blvd & Concourse; Jas A Regan to Harry J Douglas, 40 W 90; mtg $1,250; Nov20'14. O C & 100

**St Anns av, 198** (10:2549), nec 136th (No 577), 45x100x45x99.7, 5-sty bk tnt & strs; Jno Eggers to Diedrich Eggers, 415 E 237; AL; Nov20; Nov21'14. O C & 100

**St Anns av, 198;** Diedrich Eggers to Jno Eggers, 2973 Perry av; AL; Nov20; Nov21 '14. O C & 100

**St Anns av, 296** (10:2551), nec 140th (No 571), 27.6x101.11x27.6x100, 5-sty bk tnt & str; Jno Eggers to Diedrich Eggers, 415 E 237; AL; Nov20; Nov21'14. O C & 100

**St Anns av, 296;** Diedrich Eggers to Jno Eggers, 2973 Perry av; AL; Nov20; Nov 21'14. O C & 100

**St Anns av, 598** (10:2616), es, 402.10 s Westchester av, 25x121.8x—x117.11, 4-sty bk tnt; Edw F Moran, ref, to Jno Bossong, 382 4th, Bklyn; mtg $13,000; FORECLOS Nov18; Nov20; Nov25'14. 5,000

**Southern blvd or 133d st, 351 E** (9:2296), ns, 211.6 e Alex av, 20x100, 4-sty bk tnt & str; Wm Goldstone to Rachel Frank, 600 W 144; mtg $6,000; Nov20; Nov24'14. O C & 100

**Story av** (*), ss, 205 w Havemeyer av, 200x216 to Hermany av, Unionport, except pt for sts; Frank N Irwin & ano to J Morris Butler, 1418 Doris; Nov23; Nov24'14. O C & 100

**Syracuse av, nwc Hazel av,** see Hazel av, nwc Syracuse av.

**Theriot av** (*), es, 150 s McGraw av, 25x 100; Ellen A Farrell to Anna M O'Brien, 243 W 129; Nov18; Nov20'14. nom

**Tilden av, ss, at ns Gun Hill rd,** see Gun Hill rd, ns, at ss Tilden av.

**Undercliff av** (11:2880), ws, 69.1 n Washington Bridge Park, 50x145.4x50x146.2; also UNDERCLIFF AV (11:2880), ws, 169.11 n Washington Bridge Park, 50x143.9x50x 144.7, vacant; Jno F Kaiser to Thos H Reynolds, 982 Anderson av; mtg $5,400; Nov 18; Nov21'14. O C & 100

**Undercliff av, ws, 169.11 n Washington Bridge Park,** see Undercliff av, ws, 69.1 n Washington Bridge Park.

**Vyse av** (11:3128), ws, 25 s 181st, 25x 100, vacant; Simplex Impt Corpn to Maria Sebin, 530 W 132; AL; Oct28; Nov21'14. O C & 100

**Washington av, 1748-50** (11:2916), es, 137.4 n 174th, 36.8x109.7, 5-sty bk tnt & strs; Thos W Dixson to Wm F O'Connor, Syracuse, NY; mtg $27,667; Nov14; Nov25 '14. nom

**Washington av, 1797** (11:2907), ws, 103.5 s 175th, runs w100xs1xw50xs24xe150 to av xn25 to beg, except pt for av, 4-sty bk tnt & strs; Herman Wiebke to Jos Zuckerman, 401 E 156; Nov25'14. O C & 100

**Watson av, 2105** (*), nec Olmstead av, —x—, lot 231, map Unionport, except pt for Olmstead av; Jas H Goggin, ref, to Jno T Normile & Minnie T Massonnat, 704 8 av, Bklyn; FORECLOS; Oct14; Oct16; Nov25 '14. 4,500

**Webster av, 1922** (11:3027), es, 138.7 n Tremont av, 75x158.11, 1 & 2-sty fr theatre; Harry Kempner, ref, to Dochtermann Realty Co, 465 E 10; FORECLOS Nov 6; Nov20; Nov24'14. 45,000

**White Plains rd, sec Gun Hill rd,** see Gun Hill rd, ns, at ss Tilden av.

**Wilder av** (*), es, 375 s Edenwald av, 25x100; Land Co "A" of Edenwald to Ernst H Rosenblad, 2100 Mapes av; Oct21; Nov 25'14. nom

**Whitlock av, 910** (10:2733), es, 100 n Tiffany, 25x132.6x25x134.2, 3-sty bk dwg; Thos J McLaughlin to Isabella Bates, 174 Covert, Bklyn; Oct31; Nov21'14. nom

**Whitlock av** (10:2730), ses, 178.10 ne Leggett av, 50x138.8x50x129, vacant; Wm R Houlihan to Ellen M Quinlan, 677 Timpson pl; Oct29; Nov21'14. nom

**Whitlock av** (10:2730), ses, 128.10 ne Leggett av, 50x98.5x50.7x96.4, vacant; Wm R Houlihan to Ellen M Quinlan, 677 Timpson pl; Oct29; Nov21'14. nom

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**Wickham av (*),** ws, 450 s Nereid av, 100x97.6; Louise Schurer to Chas Kauffus, 440 W 34; mtg $1,170; Nov18; Nov20'14. nom

**Plot begins 449.11 n Westchester av,** see 162d, 868 E.

# MISCELLANEOUS CONVEYANCES.

## Borough of the Bronx.

**Coster st, 632-4** (10:2764-2769), es, 420 s Spofford av, 40x100, re judgt, Isaacs Marks to Hunts Point Estates, 30 E 42; AT; Nov 21; Nov24'14. nom

**Herschel st (*),** ns, 268.4 e Westchester av, 33x101, land in bed of st in front of above; re mtg; Laura S Baker to City of N Y; Jan7; Nov24'14. nom

**180TH st, 900 E,** see Honeywell av, sec 180th.

**232D st E, see Laconia av,** see Laconia av, sec 232.

**Eastchester rd (*),** land in front of rd in front of prop party 1st pt; deed of cession; N Y, Westchester & Boston Railway Co to City N Y, Apr29; Nov25'14. nom

**Eastchester rd (*),** being land in bed of rd in front of land of party 1st pt; deed of cession; Millbrook Co to City N Y, Apr 29; Nov25'14. nom

**Honeywell av, 2094** (11:3122), sec 180th (No 900), 80x50x80.1x50, 5-sty bk tnt & strs; re mtg; Hyman & Henry Sonn to Cross Avenue Co, 149 Church; Nov23; Nov 24'14. O C & 100

**Laconia av (*),** sec 232d, 114.10x100; re mtg; Frances G Greeley to Monatiquot Real Estate Co of N Y, 154 Nassau; Nov 10; Nov23'14. 1,500

**Morris Park av (*),** ns, 17.10 e Graham, 47.11x93.8x47.6x87.9; re mtg of all that land which has not been acquired by City of N Y to take title to Muliner av, from Morris Park av to Bear Swamp rd; Wm F Epple to Chas Gillis, 815 Morris Park av; Oct29; Nov21'14. nom

**Morris Park av, nec Muliner av,** see Muliner av, nec Morris Park av.

**Muliner av (*),** nec Morris Park av, 66.10x14.11x69.5x24.7; re mtg; Christopher Pesenecker to Chas Gillis, 815 Morris Park av; Nov18; Nov21'14. nom

**Myrtle av (*),** ws, 200 s Cortland av, runs s100xw—xn—xw—xn80xe100 to beg; re mtg; Sarah A Vaden to Louis Zinn, Sycamore av near Baychester av; Oct5; Nov25'14. nom

**Putnam av W** (12:3271), being land in bed of av in front of lot 62, map Van Cortlandt Est; re mtg; Augustus Van Cortlandt Jr to City NY; June9; Nov24'14. nom

**Steenwick av (*),** land in bed of av in front of land party 1st pt; deed of cession; Milbrook Co to City N Y; Mar31; Nov25'14. nom

**Sylvan av** (13:3421), ws, 56.3 n 256th, 50 x100, land in bed of av in front of above; deed of cession; Danl F Henry to City N Y; Oct7; Nov24'14. nom

**Sylvan av** (13:3421), ws, 56.3 n 256th, 50 x100, land in bed of av in front of above; re mtg; Park Mort Co to City NY;Oct7; Nov24'14. nom

**3D av, 3601** (11:2910), ws, 72.11 n 169th, 25x97.2x24x96.3; consent to 3d track; Jno C Damm, 601 E 170 et al to Manhattan Railway Co; mtg $5,000; Oct13; Nov24'14. 375

**3D av, 3601;** consent to 3d track; Anna M Boyer to same; Aug26; Nov24'14. nom

**3D av, 4006** (11:2930); consent to 3d track; Louisa Samisch to Manhattan Railway Co; mtg $24,500; May16; Nov23'14. 250

**3D av, 4006** (11:2930); consent to 3d track; Morris Samisch to Manhattan Railway Co; May18; Nov20'14. nom

**3D av, 4006;** consent to 3d track; Elias Gussaroff & ano to same; May19; Nov20 '14. nom

**Certified copy** last will & testament of Geo W Weser, of Sparkill, Rockland Co, NY; May7; Nov21'14.

**Last will & testament** of David T Hegeman of New Brunswick, NJ; Sept21'04; N , 24'14.

# LEASES.

## Borough of Manhattan.

NOV. 20, 21, 23, 24 & 25.

**Broome st, 384** (2:480), str & pt b; Jos Lafredo to Antonino Montana, 384 Broome; 5 5-12yf Dec1; Nov24'14. 840

**Canal st, 153,** see Bowery, 62.

**Delancey st, 156-64** (2:348), w str & b; asn Ls; Louis Hirsch to Jos Abramowitz, 929 E 165, & ano; Nov16; Nov23'14. nom

**Delancey st, 240** (2:338), east str & front b; Morris Goldberg & ano to Harry M Berger, 240 Delancey; 4yf May1; Nov20'14. 600

**Mercer st, 233** (2:533), str & b; Hannah Hitchings et al EXRS, &c, Chas F Hitchings & ano to Hyman Trotzky, 231 E 11; 5 yf Feb1; Nov20'14. 1,000

**St Nicholas pl, nwc 152d,** see St Nicholas av, nec 152.

**William st, 198** (1:103), all; Garnet Realty Co to Wm L Kurtze, 124 Audubon av; from Jan1'15 to July1'25; Nov24'14. excess taxes & 5,200 to 6,000

**9TH st, 65 E** (2:561), ns, 122.4 w Bway, 26x92.3, the land; TRSTES of Sailors Snug Harbor to J Allen Townsend, of Irvington, NY; 7yf May1'13; 21y ren; Nov25'14. taxes &c & 1,000

**14TH st, 154-60 W** (2:609), sec 7 av, 8th loft; 7th Ave Security Corpn to Saml M Wilson, 56 W 87, et al, firm P K Wilson & Son; 3yf Feb1'15; Nov23'14. 4,000

**17TH st W, nwc 7 av,** see 7 av, 118.

**19TH st, 140 E** (3:874); sobrn of Ls to mtg for $8,000; A Edw Kling, 33 W 98, owner, & American Socialist Soc, 140 E 19, lessee, with Union Sq Savings Bank, 20 Union Sq; Nov23; Nov24'14. nom

**22D st, 301 W** (3:746); sur Ls & bldgs; Clarence H Young to Kath T Moore, at Scarborough, NY; AT; Oct30; Nov24'14. O C & 100

**22D st, 303 W** (3:746); sur Ls & bldg; Margt Pettit & ano to Kath T Moore at Scarborough, NY; AT; Oct16; Nov24'14. O C & 100

**23D st, 500-2 E,** see Av A, 372.

**24TH st, 336 W** (3:745), sws, 300 se 9 av, 21x55; asn Ls to take place of asnmt dated Apr15'11; Wm A Thomas Co to Anna Kuhlke, 209 7th st, West New York, NJ; B&S; AL; Oct13; Nov23'14. nom

**28TH st W, nwc 6 av,** see 6 av, nwc 28.

**29TH st, 342 W** (3:752), ss, 18.9x98.9, asn Ls; Minerva Mead & Anna G Van Riper to Finley M Foster, 305 W 29; Nov 23'14. O C & 100

**29TH st, 532 W;** Ray Estate Corpn, 54 Wall, to Hugh Getty, 304 W 105; B&S & AT to Ls &c; Nov24; Nov25'14. O C & 100

**29TH st, 532 W** (3:700), sws, 25x98.9; leasehold; Jno H Rogan, ref, to Clarisse M Neyle, at El Mora, NJ; FORECLOS Mar 4; Apr9; Nov25'14. **25.00**

**29TH st, 532 W** (3:700); asn Ls; Clarisse M Neyle to Ray Estate Corpn, 54 Wall; Nov17; Nov25'14. nom

**32D st, 5-7 W** (3:834), ns, 123.6 w 5 av, 51.6x98.9, all; Sophia A Sherman, widow, & ano GDN Jno N Brown to 32d & 33d St Corpn, 68 William; 21yf May1; 3 rens of 21 yrs each; Nov 24'14; 6% on $170,000, being partial cost of construction & taxes, &c, & 22,000

**32D st, 15 W,** see 33d, 2-16 W.

**33D st, 2-16 W** (3:834), ss, 100 w 5 av, runs s98.9xw150xs98.9 to ns 32d (No 15) x w25xn98.9xw25xn98.9 to ss 33d xe200 to beg, all; Wm V Astor to 32d & 33d St. Corpn, 68 William; 20yf May1; 3 rens of 20 yrs each; Nov24'14; 6% on $562,500, being partial cost of construction & taxes, &c, & 121,250

**41ST st, 130-8 W,** see Bway, 1148.

**43D st, 343 W** (4:1034), all; also 44TH ST, 317 W (4:1035), all; Hy J Kelly to Nicholas M Daly, 1200 Mad av; 5yf Dec1; Nov23'14. int on mtgs, taxes, &c, 800

**44TH st, 235-7 E** (5:1318); asn Ls; Galland Realty Co to Vincenzo Orlandino, 412 Tompkins av, Bklyn; AT; June1; Nov21'14. nom

**44TH st, 317 W,** see 43d, 343 W.

**58TH st, 57 W,** see 6 av, 1044.

**70TH st, 418 E** (5:1464), both strs, parts cellar & 4 rooms 2d fl rear; Fannie Adler & ano EXRS, &c Simon Adler to Josefin Krzova or Krsova, 418 E 70; 5yf Dec1; Nov 23'14. 960

**88TH st, 111 W** (4:1219), all, Lillian G Hamilton to Benj H Wasserman, 111 W 88; 3yf Oct1; Nov25'14. 1,300

**100TH st E, sec Lex av,** see Lex av, 1565.

**105TH st, 146-8 W** (7:1859), all; Harry C Burdick to May Weinstein, 545 W 111; 5yf Dec1; Nov21'14. 3,800 & 4,250

**110TH st, 426-32 E** (6:1703), ss, 345 e 1 av, 100x100.10, with AT to bldgs; asn two Ls; Rubin Laskin & ano to Isidor Salaznow, 52 E 100, et al; Oct19; Nov20'14. nom

**115TH st E, sec 3 av,** see 3 av, 2103.

**116TH st W, swc Lenox av,** see Lenox av, swc 116.

**119TH st E, sec Park av,** see Park av, 1693-5.

**125TH st E** (6:1773), swc Lex av, L-shaped store & room above; David A Schulte to Israel Gruber, 237 Boerum st, Bklyn; 2yf Nov1; 8yren at $5,000 & 7,100; Nov24'14. 3,600

**142D st, 131 W** (7:2011), all; Margt E Weill to Fannie Greenberg, 39 Bay 29th, Bklyn; 3yf Dec1; Nov23'14. 3,250

**152D st W, nec St Nicholas av,** see St Nicholas av, nec 152.

**Av A, 372** (3:980), sec 23d (Nos 500-2), 24.9x75, all; Wm Schillingmann to Jno F Kessler, 184 E 75; § 7-12yf Sept1; Nov25 '14. 2,500

**Bowery, 62** (1:203), nwc Canal (No 153), L-shaped str & b 8x30; Schulte Realty Co to Israel Gruber, 237 Boerum st, Bklyn, & ano; from Oct16'14 to Apr30'19; Nov24'14. 3,200 & 3,700

**Broadway, 1218** (3:832), basement; Mary E Jones to Chas Rosenzweig, 69 2 av; 5yf Jan1'15; Nov23'14. 2,000 & 2,500

**Broadway, 1448** (4:993), es, 30.11 s 41st, runs s22.11xe78.9xs22xe20xs24.8xe59.9xn98.9 to ss 41st (Nos 130-6) xw79.9xs30xw84.11 to beg; leasehold; also BROADWAY, 1450 (4:993), sec 41st (No 138), 31.2x84.11x30x 93.4, 9 & 10-sty bk hotel Continental; leasehold, with all RT&I of 41st St Realty Co & its receiver, Hy M Carpenter, in lease in 2d parcel; Morris J Hirsch, ref, to Florence L Mabee, at Saratoga Springs, NY; FORECLOS Nov19; Nov21; Nov24'14. **750,000**

**Broadway, 1450,** see Bway, 1448.

**Lenox av** (7:1825), swc 116th, two av strs & pt b; Max Rosenblum to Stelios Markantonis, 135 W 116; 10 3-12yf May1 '16 with ext to Apr30'27; Nov23'14. 8,500

**Lexington av E, swc 125th,** see 125th E, swc Lexington av.

**Lexington av, 1565** (6:1629), sec 100th, str fl & b; asn Ls recorded Mar1'10; Danl Greany to Patk C Moran, 469 W 166; mtg $——; Nov24; Nov25'14. nom

**Lexington av, 1565,** sec 100th; consent to asn of above Ls & ext of same for 5yf Jan1'18 at $1,620 per annum; Chas Roffmann to same; Nov20; Nov25'14. nom

**1ST av, 125** (2:449), 3 upper flrs; asn Ls & security; Annie Kampel, ADMTRX Saml Kampel, to Wm Kampel, 347 E 10; Nov17; Nov25'14. nom

**Park av, 1693-5** (6:1767), sec 119th; asn Ls with AT to chattels, &c; Kathrina Wayer to Sophie Dichter, 224 E 112; mtg $1,300; Nov12; Nov20'14. nom

**St Nicholas av** (7:2067), nec 152d, 25.4x irreg to ws St Nicholas pl x24.11 to ns 152d x121.9; sobrn of Ls to mtg for $51,000; West 152d St Constn Co Inc, owner, & Frank Lavietes, 855 Tremont av, lessee, with Eliza Dunham, 19 W 81, & ano, EXTRXCES Geo H Dunham; Nov19; Nov 20'14. nom

**2D av, 1726** (5:1552), s str with fl above str & cellar; Jno Scheuerer individ & EXR & ano to Hermann Zimmermann, 218 4 av, Union Hill, NJ; 3yf Nov14; 2y ren; Nov 20'14. 804

**3D av, 1242,** see 3 av, 1240.

**3D av, 1240** (5:1426), str & b & rear pt c; also 3D AV, 1242, rear pt of str; Estate of J Bookman to Gustav Rudloff, 1240 3 av; 3yf May1'15; Nov25'14. 2,160

**3D av, 2103** (6:1664), sec 115th; asn Ls with AT to chattels; Patk Bohan to Anna Bohan, 638 E 138; mtg $6,630; Nov19; Nov 20'14. nom

**5TH av, 612** (5:1265); agmt as to asn Ls upon request &c; Hilda C Flower to Chas H Werner, as assignee of firm of Flower & Co; Nov19; Nov21'14. nom

**6TH av** (3:804), nwc 28th, pt of 2d fl, 21.10x60x23.8x60; Harris Mandelbaum et al to Althanas Antoniadis, 125 W 28, & ano, firm Antoniadis & Nicolas; Aug12'14; 10yf completion of bldg; Nov21'14. 1,500

**6TH av, 604-6** (3:837), es, 74 s 36th, 29.4 x100, all; tenant to erect bldg to cost at least $25,000; Louisa Berls et al to Horn & Hardart Co, 600-12 W 50; 21½yf May 1'15; Nov25'14. taxes &c & 10,000 & 12 000

**6TH av, 1044** (5:1274), nec 58th (No 57), str No 5; Cora L Burgess et al TRSTES will Wm H Burges to Mary Brod, 56 W 54; 5yf May1'15; Nov23'14. 2,500

**7TH av, sec 14th,** see 14th, 154-60 W.

**7TH av, 118** (3:767), nwc 17th; asn Ls & AT to chattels; Jno J Faulkner to Jas J Kelly, 148 W 68; mtg $2,000; Nov18; Nov 24'14. nom

**8TH av, 237** (3:746); sur Ls & bldg; Peter Doelger Brewing Co Inc to Kath T Moore, at Scarborough, NY; AT; Oct27; Nov24'14. O C & 100

**8TH av, 243** (3:746); sur Ls & bldg; Mary G M Wait & ano EXTRXES Fredk S Wait to Kath T Moore at Scarborough, N Y; AT; Oct30; Nov24'14. O C & 100

**8TH av, 612** (3:789), str & b; Lumeno Masucci to Alfonso Massucci, 1323 Clinton av, Bronx; 4½yf Dec1; Nov21'14. 2,400

**9TH av. 914** (4:1049), str & b; Clara R Gerken to S Boorstein, 359 W 58; 5yf May 1; Nov21'14. 1,380

# LEASES.

## Borough of the Bronx.

**Freeman st** (11:3012), nwc Westchester av; Ebling Brewing Co to Frank Bastone, 1321 Westchester av; 5yf Nov1; Nov23'14. 1,800 & 1,920

**Hoffman st, 2381** (11:3054), str & c; Pietro B Nicotri & ano to Rosaria Sascala, 2381 Hoffman; 2yf May1'15; Nov23'14. 780

**132D st, 702 E** (10:2562), all; also 133D ST, 705 E, stable in rear; Andw Wachter to Peter Becker, 702 E 134; 5yf Dec1'13; Nov23'14. 1,560

**133D st, 705 E,** see 132d, 702 E.

**149TH st E, swc Courtlandt av,** see Courtlandt av, 537.

**Bainbridge av** (12:3294), ws, 30 n 194th, str; Jacob Marx to Saml E Rosenblum, 2646 Briggs av; 5yf Jan1'15; Nov20'14. 480 to 540

**Courtlandt av, 537** (9:2330), swc 149th, str & c; Haffen Realty Co to Frank M Doyle, 115 W 142; 5yf Oct1; Nov20'14. 1,200 to 1,800

**Melrose av, 871** (9:2407), str; Stephen Kraser to Henry Kuver, 994 E 163; 5yf Dec1; Nov25'14. 420 to 480

**Southern blvd, 188** (10:2565), str & c; Crispi Constn Co to Patk Shinnick, 183 E 94, & Jno Donovan, 325 Cypress av; 5yf Dec1; Nov23'14. 1,200

**Westchester av, nwc Freeman,** see Freeman, nwc Westchester av.

**Westchester av (*),** nwc Zerega av, 22x 68, str; Chas E Devermann to Jas Masterson, 2363 Lyon av; 10 6-12yf Nov1; Nov 25'14. 900 to 2,400

**Zerega av, nwc Westchester av,** see Westchester av, nwc Zerega av.

# MORTGAGES.

## Borough of Manhattan.

NOV. 20, 21, 23, 24 & 25.

**Bond st, 20** (2:430), ns, 382.4 e Bway, 25.8x100; agmt as to ownership of bond & mtg for $60,000; Nov18; Nov21'14; D Stuart Dodge, at Weatogue, Conn, or 2101 Bway, with Emily D Van Wagenen, on Miller rd, Morristown, NJ, trste for Alice Castree Williams, will of Carrie R Castree.

**Broome st, 77** (2:331), ss, 55 e Columbia, 24.8x100; pr mtg $——; Nov24; Nov25'14; installs, 250 mo, int as per notes; Sol & Sophia Bisgaier, 316-8 Rivington, to Moses Gross, 2 av D. 1,500

**Eldridge st, 18** (1:293), es, abt 125 s Canal, 25x87.6; Nov21; Nov25'14; 1y or sooner, 5½%; Hannah I Kronacher, 1057 Faile, to Premium Holding Corpn, 149 Church. 4,000

**Forsyth st, 167,** see Rivington, 32-4.

**Fulton st, 36** (1:75); ground fl Ls & barber fix; Nov19; Nov23'14; installs, $25 mo, 6%; Guiseppe Zamparini, 101 W 141, to Marie E Ruby, 2380 8 av. 58 notes, 1,450

**Fulton st, 122** (1:78); ext of mtg for $87,500 to Oct15'15, 5¼%; Nov12; Nov24'14; Alfd B & Archibald M Maclay, trstes Eliz S Potter, decd, for Mary E Maclay with 122 Fulton St Realty Corpn, 128 Bway. nom

**Hester st, 188** (1:206), ss, abt 75 w Mulberry, 25x100; PM; pr mtg $13,000; Nov23; Nov24'14; due Dec1'16 or sooner, 6%; Bartholomew Sbarboro, B of R, to Minnie Flannigan, 390 Argyle rd, Bklyn, & ano, extrxces, &c, Henrietta L Bowen. 2,000

**James st, 49** (1:116), ws, 50 s Madison, 23.7x100x23.7x99.10 pr mtg $ —; Nov20; Nov24'14; due May13'15, 6%; Paul Maniscalco of Bklyn to Geo A Conroy, 4212 Jerome av, Ozone Park, LI 2,000

**Jones st, 19** (2:599), ns, 200 e Bleecker, 25x100; ext of mtg for $22,000 to Oct26'17, 5%; Nov24'14; Danl Seymour, 2 Dunwoodie st, Yonkers, NY, & ano exrs, &c, H Louisa Mulford, with Josef Gertner, 1000 Findlay av, et al. nom

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**Livingston pl, 8-9** (5:1422), see 16th, 34.8x [illegible]

**Madison st, 348** (1:269), ss, 102.11 e Seammel, 23.6x95.1x23.6x95.3; pr mtg $16,- [illegible] Michl Gold, [illegible] to Abr Goldberg, 624 [illegible] 1,000

**Pearl st, 280** (1:95), ss, 19.9xN9.7x20x [illegible] ext of mtg for $12,000 to Mar24 [illegible] Nov24'14, Fannie H Levy, [illegible] Wm Alois W Wright et al as nom

**Rivington st, 32-4** (2:421), nwc Forsyth [illegible] & int as per bond, Rachel [illegible] Wolf Kronethal & Miriam [illegible] & Emanuel Frank, daughter & son [illegible] Frank, to Wm Goldstone. 2 W 6,000

**Roosevelt st, 2½ & 4,** see Park row, 189-

**St Nicholas pl, 41,** see St Nicholas av, 840.

**Water st, 243** (1:97), ses, abt 100 w Peck [illegible] Nov19, Nov23'14, 3y5½%; [illegible] Abner, both of London, Eng, & Chas W Mead, of Newport Pagnell, Buckinghamshire, Eng, to Lawyers Title Ins & Trust Co. 8,000

**111th st, 122 E** (2:1501), sal Ls; Nov20; Nov23'14; demand, 6%; Patk Coughlin to [illegible] Brewery, 104 W 108. 8,000

**161st st E, see Livingston pl,** see Livingston pl, 8-9.

**17TH st, 347 E** (3:923), ns, 122 w 1 av, 22x92; pr mtg $30,250; Nov23; Nov24'14; due May10'15, 6%; Chaskel Pines, 113 2d, to Sam Etlinger, 1057 Eastern Pkway, Bklyn. 598.86

**18TH st, 320-2 W** (3:771), ss, 242.1 w 8 av, 47.11x92; Nov23; Nov25'14; due Feb23 '16, 6%; Harry Maurer, 31 E 7, to Jennie Adam, 460 W 147, et al, exrs Magnus Weiman. 1,750

**19TH st, 140 E** (3:874), sws, 123.6 nw 3 av, 23.6x92; Nov23; Nov24'14; 3y5%; A Edw [illegible] W 26, to Union Square Savings Bank, 20 Union Sq. 8,000

**22D st, 261 & 265 W,** see 23d, 250-2 W.

**23D st, 250-2 W** (3:772), ss, 225 e 8 av, runs s197.6 to ns 22d (No 265) xe18.9xn98.9 xe18.9xs98.9 to ns 22d (No 261) xe18.9xn98.9 xw6.3xn98.9 to 23d xw50 to beg; PM; Nov 23'14; due & int as per bond; Nassau Mtg Co, 46 Cedar, to Mutual Life Ins Co. 40,000

**26TH st, 302 W** (3:749), ss, 62.6 w 8 av, 18x88.2; Nov21'14; due Dec1'19 or sooner, 5½%; Abr Wineburgh, 401 West End av, to Edith L Gaines, 152 W 75. 10,000

**27TH st, 57-61 W,** see 6 av, 446-8.

**29TH st, 532 W** (3:700), sws, abt 325 e 11 av, 25x98.9; PM; Nov24; Nov25'14; 5y or sooner, 5%; Hugh Getty, 304 W 105, to Ray Estate Corpn, 54 Wall. 9,000

**40TH st W, sec 10 av,** see 10 av, 532-4.

**42D st, 118-20 E** (5:1296), sal Ls; Nov 24'14; demand, 6%; Patk J Flannery to Geo Ehret, 1197 Park av. 3,000

**48TH st, 232 W** (4:1019), ss, 242 e 8 av, 16.9x100.5; PM; pr mtg $——; Nov23; Nov 24'14; 2y or sooner, 6%; Charlotte Marshall, 301 W 57, to Arthur C Hume, 350 W 55, exr, &c, Edyth E Cook. 2,280

**52D st, 550 W** (4:1080), ss, 225 e 11 av, 25x100.5; Nov18; Nov20'14; due & int as per bond; Marie D Treadwell, 550 W 52, to Michl Caravatta, 210 W 90. 3,600

**55TH st, 113 E** (5:1310); ext of mtg for $22,000 to Nov23'17, 5½%; Nov23; Nov24 '14; Title Guar & Trust Co with Robt Hoe 4th, 37 Wendell st, Battle Creek, Mich. nom

**67TH st, 204-6 E** (5:1421), ss, 100 e 3 av, 45x100.5; parties 1st pt agree & certify that amount $4,000 due on mtg shall be payable in installs of $100 monthly; Oct1; Nov20'14; Yatty Kramer, 103 Alexander av, Arverne, LI, et al, owners of fee, with Harris Mandelbaum, 12 W 87, & ano. nom

**69TH st, 33 E** (5:1384); ext of mtg for $150,000 to June1'17, 4½%; June5; Nov24 '14; J Harper Poor with Union Theological Seminary in City NY. nom

**70TH st, 418 E** (5:1464), sal Ls; Nov20; Nov23'14; demand, 6%; Josefin Krsova or Krzova to Lion Brewery, 104 W 108. 2,500

**75TH st, 14 W** (4:1127); ext of mtg for $15,000 to Nov18'17, 5%; Nov18; Nov20'14; Title Guar & Trust Co with Searles Babbitt, 14 W 75. nom

**75TH st E** (5:1487), ns, 173 e Av A, runs n102.2xe25xs2.2xe25xs100 to st xw50 to beg; Nov24'14; 5y5%; Berent C Gerken, 67 E 87, to Adelaide C Koerner, 471 W 143. 25,000

**79TH st, 121 E** (5:1508); ext of mtg for $23,000 to June10'17, 5%; Nov2; Nov20'14; Eufrasia A W Tucker, 121 E 79, with Jno A Brown Jr, at Newtown Township, Pa. nom

**80TH st, 331 E** (5:1543), ns, 200 w 1 av, 25x102.2, & asn rents as collateral; Nov 24; Nov25'14; installs, $50 mo, 6%; Hy Heuser to Bronx Security & Brokerage Co, 258 E 138. 300

**86TH st, 156-8 W** (4:1216); ext of mtg for $35,000 to Nov8'17, 5%; Nov8; Nov24 '14; Olivia P Hoe, 57 E 58, with Helen Adams, at Lawrence, LI. nom

**89TH st E** (5:1500), ss, 112 e 5 av, runs e23xs100.8xw7.4xn5.8xw27.8xn60 xe 12 xn 35 to beg; PM; Nov24'14; due & int as per bond; J Harper Poor, of Easthampton, LI, to Carl D Jackson, 17 E 82. 70,000

**95TH st, 320-2 E** (5:1557), ss, 300 e 2 av, 50x100.8; Nov20'14; due & int as per bond; Central Verein of N Y City to Title Guar & Trust Co. 10,000

**95TH st, 320-2 E;** certf as to mtg for not more than $12,000; Nov20'14; same to same.

**98TH st, 207-9 W,** see Bway, 2600-10.

**103D st, 155 W** (7:1878), ns, 281.3 w Col av, 18.9x100.11, 1-6 pt; Nov19; Nov21'14; 5y or sooner, —%; Reversionary Estates Co, at Nyack, NY, to Jas K Thurber, 31 N 17, East Orange, NJ. 600

**104TH st, 51 E** (6:1610), ns, 255 w Park av, 25x100.11; PM; Nov24; Nov25'14; due & int as per bond ;Agudath Achim M'Plock Society to Lawyers Mtg Co. 10,500

**104TH st E, nec 5 av,** see 5 av, nec 104.

**105TH st, 2 E,** see 5 av, nec 104.

**105TH st, 169 E** (6:1633), ns, 1to w 3 av, 25x100.11, ext of mtg for $12,000 to Nov 1'19, 5%; Nov19; Nov20'14; Saml Schwartz, 27 W 111, with Jno Burns, 404 W 31. nom

**109TH st, 70 E** (6:1614), ss, 153 w Park av, 17x100.11; PM; Nov20; Nov21'14; due & int as per bond; Esther Schneider, of Bronx, to Rose M Matthews, 202 W 102. 7,500

**109TH st, 106 W** (7:1863), ss, 150 w Col av, 25x100.11; PM; pr mtg $22,000; Nov23 '14; due & int as per bond; Anna G Van Riper & Minerva Mead to Finley M Foster, 305 W 29. 2,000

**112TH st, 228-30 E;** ext of mtg for $8,000 to Aug27'19, 6%; Nov19; Nov20'14; Alfred Apter, 40 W 117, with Susanna P Bennett, at "Old Trees," of Middletown, Monmouth Co, NJ. nom

**113TH st, 9 E** (6:1619), ns, 175 e 5 av, 25x100.11; ext of mtg for $16,000 to Sept7 '17, 5%; Nov16; Nov20'14; N Y Trust Co & David Werner, 203 W 117, with Lillian Hershfield, 65 E 114. nom

**116TH st, 3 W** (6:1600), ns, 34.6 w 5 av, 27x100.11; Nov25'14; 5y5%; Louis Hyman, of Arverne, LI, to Kath A Kingsland, at Lenox, Mass. 22,000

**117TH st, 236-8 E** (6:1666), ss, 185 w 2 av, runs s—xe—xs - to cl of blk xw50xn— xe—xn— to st xe50 to beg; PM; Nov23'14; 3y or sooner, 6%; Montrose Realty Co to N Y Mtg & Security Co. 10,000

**117TH st, 349-51 E,** see 1 av, 2277.

**122TH st, 228-30 E** (6:1661); ext of mtg for $45,000 to Aug20'19, 5%; Nov19; Nov20 '14; Alfred Apter, 40 W 117, with General Theological Seminary of the P E Church in U S, 175 9 av. nom

**127TH st, 145-7 W** (7:1912), ns, 150 e 7 av, 50x99.11; also LEXINGTON AV, 190 (3:- 887), ws, 67.8 s 32d, 22x80; asn rents until said mtg is paid; Nov7; Nov23'14; B W R Realties, 63 Park row, to Universal Discount Co & Merchants Discount Co, both at 100 5 av. 5,471.49

**139TH st, W, swc Edgecombe av,** see Edgecombe av, ws, 359.9 n 137.

**141ST st, 543 W** (7:2073), ns, 243.6 e Bway, 19x99.11; Nov19; Nov21'14; 1y5%; Wm J Campbell to Henrietta C M Rodenburg, 444 W 44. 2,300

**141ST st, 610-18 W** (7:2088), ss, 90 w Bway, 135x99.11; pr mtg $184,500; Nov25 '14; due Jan1'16 or sooner, 6%; Ess En Constn Co, Inc, 247 W 127, to Abel King, 148 E 65, & ano. 5,000

**141ST st, 610-18 W;** certf as to mtg for $5,000; Nov25'14; same to same.

**145TH st, 419 W** (7:2060), ns, 255 w St Nicholas av, 20x99.11; ext of mtg for $8,- 000 to Nov1'17, 5%; Nov12; Nov23'14; Mary Ambrose, 575 Lex av, with The Evangelical Lutheran Church of St Matthew, 421 W 145. nom

**152D st, 401 W,** see St Nicholas av, 840.

**152D st, 523-5 W** (7:2084), ns, 325 w Ams av, 50x99.11; Nov24'14; due & int as per bond; Dionisio A Costa, 42 W 93, to N Y Savgs Bank, 81 8 av. 35,000

**170TH st, 564 W** (8:2126), ss, 125 e Audubon sq, 25x95; Nov20; Nov21'14; 2y5%; Johanna Meyer, 564 W 170, to Hattie H Bruns, 434 W 162. 3,000

**182D st, 601 W,** see St Nicholas av, 1439-41.

**186TH st, 600 W,** see St Nicholas av, 1509-15.

**207TH st W** (8:2235), ws, 100 s Bway, 39.6x100; pr mtg $20,000; Nov20'14; due May1'16 or sooner, 6%; Wm H Laird, 55 Vermilyea av, to Sterling Realty Co, 203 Bway. 7,900

**Av C, 112-6** (2:377); ext of mtg for $58,000 to Dec1'17, 5%; Nov23; Nov25'14; Max Muschel, 258 E 7, NY, & Hyman Muschel, 183 Hunterdon st, Newark, NJ, with Jane R Thompson, gdn.

**Broadway, 1218** (3:832), sal Ls; Nov19; Nov23'14; demand, 6%; Chas Rosenzweig to Lion Brewery, 104 W 108. 849

**Broadway, 2600-10** (7:1870), nec 98th (Nos 207-9), 100.11x202.4 to cl old Bloomingdale rd x101.11x188.3; PM; pr mtg $760,000; Oct31; Nov25'14; 2y or sooner, 5%; Jacob Ruppert Realty Corpn to Gramont Holding Co, 215 W 98. 100,000

**Broadway, 3220-2** (7:1984); sal Ls; Nov 23; Nov24'14; demand, 6%; Wm Mulligan to Beadleston & Woerz, 291 W 10. 700

**Edgecombe av** (7:2048), ws, 359.9 n 137th, 99.11 to ss 139th x111.3 to es St Nicholas av (No 574) x101.3x94.6; ext of mtg for $20,000 to Sept1'17, 6%; pr mtg $——; Nov23; Nov24'14; Abr J Dworskv, 53 E 93, with Solow Constn Co, 966 So blvd. nom

**Edgecombe av** (7:2048) same prop; sobrn of mtg for $10,000 to mtg for $20,000; Nov 20; Nov24'14; Solow Constn Co, 507 W 113, & Charter Constn Co, 119 W 40, with Realty Operating Co, 15 Wall. nom

**Lexington av, 190,** see 127th, 145-7 W.

**Lexington av, 1708** (6:1634); ext of mtg for $7,000 to Jan1'18, 5½%; Nov18; Nov 24'14; Anton Mannheimer, 307 W 79, with Rosa H, wife of & Philip Goldstein, 1708 Lex av. nom

**Madison av, 1659** (6:1616), es, 75.10 s 111th, 25x95; ext of mtg for $3,000 to Dec 14'17, 6%; pr mtg $——; Sept30; Nov25'14; Nathan Lemlein with Frances Bernstein, 606 W 137. nom

**Park av, 43** (3:892), ses, 73.9 ne 36th, 25 x105; ext of mtg for $40,000 to Dec1'17, 4½%; Nov20; Nov23'14; Wm A Street with Seamens Bank for Savgs in City NY, 76 Wall. nom

**Park av, 1011-3** (5:1513), es, 25.6 s 85th, 51.1x82.2; Nov25'14; 3y4½%; Combined Real Estate Interests to Bowery Savgs Bank, 128 Bowery. 50,000

**Park av, 1011-3;** consent & certf as to mtg for $50,000; Nov25'14; same to same.

**Park row, 189-205** (1:117), sec Roosevelt (Nos 2½-4), runs e150.6xs138.3xw25.1 xn23.6xw73.10xn26xw54.1 to es Roosevelt x n87 to beg; Nov23'14; due & int as per bond; Fredk N Cowperthwait & Ada W, his wife; Ruth C Burras & Josephine N Cowperthwait, to Title Guar & Trust Co. 120,000

**St Nicholas av, 574,** see Edgecombe av, ws, 359.9 n 137.

**St Nicholas av, 840** (7:2067), nec 152d (No 401), runs n25.4xe51.11xn01½xe75.2 to ws St Nicholas pl (No 41) xs24.11 to ns 152d xw121.9 to beg; Nov19; Nov20'14; 5y 5%; West 152d St Constn Co, 71 Nassau, to Eliza Dunham, 19 W 81, & ano, extrxes Geo H Dunham. 51,000

**St Nicholas av, 840,** nec 152d (No 401), runs to ws St Nicholas pl (No 41); certf as to mtg for $51,000; Nov19; Nov20'14; same to same.

**St Nicholas av, 1439-41;** also 182D ST, 601 W (8:2165); ext of mtg for $50,000 to Nov24'17, 6%; Nov24; Nov25'14; Chas Stuart, 584 Franklin av, Bklyn, with Union Trust Co of N Y, 80 Bway. nom

**St Nicholas av, 1509-15** (8:2166), swc 186th (No 600), 100x100; pr mtg $175,000; Nov19; Nov20'14; 3y6%; Aldus Constn Co, 600 W 186, to Martin Lippman, 226 Pennsylvania av, Bklyn. 10,000

**St Nicholas av, 1509-15,** swc 186th (No 600); certf as to mtg for $10,000; Nov19; Nov20'14; same to same.

**1ST av, 320** (3:950); ext of mtg for $11,- 000 to Jan7'18, 5%; Nov16; Nov20'14; Jacob Levenson with Estelle Scholle, 11 E 76. nom

**1ST av, 561** (3:938), ws, 39.6 n 32d, 19.9x 70; pr mtg $5,000; Aug13; Nov23'14; 2y6%; Julia A Wagner to Security Bank of N Y, 1 E 14. 4,000

**1ST av, 2277** (6:1689), nwc 117th (Nos 349-51), 25.2x100; ext of mtg for $18,000 to Oct22'19, 5%; Nov16; Nov25'14; Edw & Auguste Roesler, trstes for Gertrude Teufel, will Auguste Roesler, with Chas Polifeme, 321 W 92. nom

**2D av, 1349** (5:1426); sal Ls; Oct9; Nov 20'14; demand, 6%; Barney Balzer to Jacob Ruppert, 1639 3 av. 4,544.13

**3D av, 2173** (6:1783), es, 75.5 n 118th, 25.6x100; Nov20'14; 1y5%; Virginia & Mary E Wood to Emigrant Indust Savgs Bank. 18,000

**5TH av** (6:1610), nec 104th, runs e125xn — to cl of blk xe75xn— to ss 105th (No 2) xw200 to es 5 av xs201.10 to beg; ext of mtg for $230,000 to Oct1'20, 5%; Nov18; Nov23'14; Mutual Life Ins Co of N Y with August Heckscher, of Huntington, LI. nom

**6TH av, 446-8** (3:829), nec 27th (Nos 57-61), 49.4x100; Nov23; Nov24'14; due & int as per bond; Edith W Slade & Harold H Weekes, NY, & Arthur D Jr & Bradford G Weekes, of Oyster Bay, LI, to Fulton Trust Co of NY, 149 Bway. 50,000

**7TH av, 2208** (7:1936); ext of mtg for $17,000 to July27'17, 5½%; Oct27; Nov23'14; Title Guar & Trust Co with Felice B Keene, 901 N Jefferson, Jackson, Miss. nom

**7TH av, 2210** (7:1936); ext of mtg for $17,000 to July27'17, 5%; Oct27; Nov23'14; Title Guar & Trust Co with Felice B Keene. 901 N Jefferson, Jackson, Miss. nom

**10TH av, 532-4** (3:737), sec 40th, 32x60; pr mtg $28,500; May15'12; Nov21'14; due & int as per bond; Chas A Wingert to Norbert R Pendergast, cor Highwood av & Engel st, Tenafly, NJ. 500

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**75TH st** (Bklyn), ns, 115 w 17 av, 36x 100; certf as to mtg for $2,000; Nov17; Nov24'14; Doric Bldg Co, Inc, to Hans P Ulich.

**75TH st** (Bklyn), ns, 151 w 17 av, 18x 100; certf as to mtg for $1,000; Nov17; Nov 24'14; Doric Bldg Co, Inc, to Jno P Martin.

**Car Ls & equipment agmt** (miscl); Nov 23'14; due as per notes, 7%; R Voelckel with Southern Iron & Equipment Co, 217 Grant Bldg, Atlanta, Ga. notes 1,150

**Certf** as to chattel mtg for $——; Nov 16; Nov23'14; Columbia Electrotype Co, Inc, to Wm F Bartley.

**Chattel mtg** (miscl); certf as to mtg for $——; Nov16; Nov24'14; Columbia Electrotype Co to Christian Eidt.

**Lease of R R Equipment, gen mtg, &c** (miscl) which equipment is to cost the vendors $1,185,000, the R R Co to pay to trstes $125,000 cash, & balance as below; June1; Nov25'14; 10y5%; Fidelity Trust Co of Phila, Pa, & Wm P Gest, of Merion, Pa. trstes, to Long Island R R Co. nom

**Lease of R R equipment &c;** agmt by vendors to sell, asn & transfer to trstes for holders of trust certfs to amount of $1,060,000, the equipment &c; June1; Nov 25'14; Harry J Moore & Josiah B Bartow, vendors, with same, trstes, & said R R.

**Little Neck Hills, B of Q** (miscl); certf as to mtg for $2,500; June1; Nov24'14; Little Neck Bungalow Builders, Inc, to Home Savgs Bank of the City of Albany, NY.

## MORTGAGES.

### Borough of the Bronx.

**Billar pl** (*), ws, 100 s Fordham av, 25.5x116x23.6x116; Nov20; Nov23'14; 3y6%; Edw F Haulton, 293 Minneford av, City Island, to Eliz M Rogan, 625 St Marks av, Bklyn. 1,500

**Carroll st** (*), ss, at ws land Hy Wellbrock, 50x100, City Island; Oct16; Nov23'14; due May1'17, 6%; Edna L Stinnard to Grace D Gaylor, 16 River, Stamford, Conn. 500

**Chisholm st, 1317** (11:2971), ws, 144.6 n Freeman, 25.6x115.2x27.1x106; pr mtg $6,- 500; Nov19; Nov23'14; 2y6%; Victor Gerhards, 806 E 169, to Chas A Benkiser, 1906 Marmion av. 1,000

**Church st, or la, sec 236th,** see Broadway, swc 236.

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**Magenta st, 663** (*), ns, 100 w Elliott av, 25x100; Nov24; Nov25'14; 3y5½%; Gustaf A Johnson Bldg Co to Title Guar & Trust Co, 176 Bway. 2,500

**Oak Tree pl, swc Arthur av,** see Arthur av, swc Oak Tree pl.

**Rae st, 645,** see St Anns av, 655.

**Seabury pl, 1454-6** (11:2977); certf as to payment of $3,500 on a/c of mtg; Sept18; Nov20'14; Lena J Eilenberg to Lawrence Kronenberger.

**139TH st, 345 E** (9:2302), ns, 206.6 e Alex av, 25x100; pr mtg $15,000; Nov24; Nov25'14; 1y6%; Elizabeth Eisele to Sophie Goeren, 1210 Clay av. 3,000

**155TH st, 765 E** (10:2654), ns, 140.2 w Tinton av, 20x85.4x20.1x93.8; PM; pr mtg $4,500; Nov21; Nov23'14; 3y6%; Oscar Weinerman to Anna E Smith, 891 Irvine. 1,075

**156TH st E** ( 10:2628), ss, 83.4 e Cauldwell av, 16.8x100; pr mtg $5,000; Sept12; Nov25'14; 1y6%; Hilda Selonick to Dessoeurs Co, Inc, 215 Montague, Bklyn. 300

**158TH st E** (9:2404), ss, 117 e Courtlandt av, 50x98.6; Nov24; Nov25'14; 3y6%; Wm Moller, 590 Oak Tree pl, to Dietrich Vehrenkamp, 374 Manhattan av. 2,000

**165TH st, 667 E** (10:2633), ns, 49.3 w Trinity av, 24.2x100x24.1x100; Nov23'14; due &c as per bond; Ernst O Becher, 835 E 155, to Jno Albers, 161 Franklin, Bklyn. 1,100

**180TH st E, sec Honeywell av,** see Honeywell av, sec 180.

**181ST st E** (11:3133), ss, 100.8 e Vyse av, runs e100xs105.4xw106.8xn6.8xw25xn 99.11 to beg; Nov24; Nov25'14; 3y6%; Max Brill, 416 10th, Bklyn, to Mary J Ebling, 25 Birchwood av, East Orange, NJ. 6,000

**188TH st E** (11:3152-3160), ss, 168 w Valentine av, runs s93.4xw68.2xw27.3 to Concourse xn91.7xe0.6 to st xe87.5 to beg; Nov25'14; 5y5%; Jno M Ireland to Caroline Haffen, 2505 Creston av, & ano, trstes for Mary Ireland, will Jno Haffen. 25,000

**232D st E, sec Laconia av,** see Laconia av, sec 232.

**232D st E (*),** ns, 255 w Paulding av, 75 x114; Nov20' 14; installs, 6%; Lisa J wife of & Swan Monson to Railroad Co-Oper B & L Assn, 103 Park av. 7,300

**232D st E (*),** same prop; sobrn agmt; Nov20'14; Theresa Tengstrom with same. nom

**232D st E (18th av) (*),** ns, 300 w White Plains av, 50x114; certf as to mtg for $2,-000; Oct15; Nov25'14; Atia Realty Co, Inc, to Annie S Burns.

**232D st E (*),** ns, 350 w White Plains av, 50x114; certf as to mtg for $2,000; Oct 15; Nov25'14; Atia Realty Co, Inc, to Wm O Weir.

**236TH st W, swc Bway,** see Bway, swc 236.

**Arthur av, 2477-9** (11:3066); ext of $7,-000 mtg to Nov29'17 at 5½%; Nov14; Nov 24'14; Willie W Wilmot trste Chas E Wilmot with Concetta Cimillo, 2477 Arthur av. nom

**Arthur av** (11:3063), swc Oak Tree pl, 25x94x25x93.11; Nov24; Nov25'14; 3y6%; Wm Moller, 590 Oak Tree pl, to Dietrich Vehrenkamp, 374 Manhattan av. 2,000

**Bainbridge av, 3042** (12:3334); ext of $3,000 mtg to Nov19'17 at 6%; Nov19; Nov 23'14; Title Guar & Trust Co to Joseph Becht, 3042 Bainbridge av. nom

**Bathgate av** (11:3052), ss, bet 3 av & 183d, lot 15 blk 3052, tax map, transfer of tax lien for yrs 1907-1908, assessed to Margt Pierce; May15'11; Nov24'14; 3v5½%; City NY to Wm G Wadhams, 820 Powers Bldg, Rochester, NY (assigned to Municipal Lien Co). 1,029.69

**Broadway** (13:3405), swc 236th. 41.9x 178.4 to ses Church st or la x32.8 to 236th 150.11; certf as to mtg for $5,000; Nov23; Nov24'14; Hickory Realty Corpn to Peter Alexander at Glen Spey, Sullivan Co. NY.

**Broadway** (13:3405), swc 236th. 41.9x 178.4x32.8x150.11; Nov23; Nov24'14; 5y5%; Hickory Realty Corpn, 128 Bway, to Peter Alexander, Glen Spey, NY. 5,000

**Brook av, 555** (9:2294), ws, 158.1 s Westchester av, runs w54xs0.10xsw29.5xe68.6 to av xn26.10 to beg; Nov12; Nov24'14; demand, 6%; Sol Silverman to Sikora Realty Corpn, 8 9 av, L I City. 2,000

**Chatterton av, see Pugsley av,** see Ludlow av, nec Pugsley av.

**Clinton av, 1820** (11:2949), es, 97 ne 175th, 19.5x90.2; also CRESTON AV, 2269 (11:3171), ws, 93 s 183d, 20x120; asn rents: Nov17; Nov24'14; B W B Realties Inc to Universal Discount Co & Merchants Discount Co, 100 5 av. 5,471.49

**Coddington av (*),** ns, 50 e Hollywood av, 50x100x50x98.2; Nov19; Nov20'14; due, &c, as per bond; Richd Maehr, 1650 Zerega av, to Henry Reiss, 811 E 155. 650

**Concourse, sec 188th,** see 188th E, ss, 168 w Valentine av.

**Corsa av** (*), ss, lots 102 & 103, map Laconia Park, runs s116xe50xn131.4 to beg; Nov17; Nov25'14; demand, —%; Frank P & Jno Bastone to Ebling Brewing Co, 760 St Anns av. 500

**Creston av, 2269,** see Clinton av, 1820.

**Daly av** (11:2992), es, 367.6 s 177th, 21.8 x152.3, all title to strip on e; Nov24; Nov 25'14; due &c as per bond; York Town Corpn to Martha E Randall, East Pleasantville, NY. 4,200

**Decatur av** (12:3352), ws, 250 n 209th, 25x100; PM; pr mtg $6,000; Nov24; Nov25 '14; due &c as per bond; Jno J & Margt H McMahon to Hermax Realty Co, 1836 Wallace av. 1,000

**Fordham rd** (11:3116), ss, 98 e Crotona av, str Ls; Oct31; Nov24'14; demand, 6%; Jno D Flessas to Nicholas J Lales, 2520 8 av. 110

**Gleason av (*),** ns, 380 w Castle Hill av, 25x103; sobrn agmt; Nov18; Nov20'14, Gottlieb Wieland with Wilhelmina Einberger, 232 E 110. nom

**Haviland av (*),** ns, 188.8 w Pugsley av, runs n103xw50xn103 to ss Powell av xw 50xs103xw100xs103 to Haviland av xe200 to beg; Nov23; Nov24'14; 3y6%; Hiram Sherwood, Prospect Park, Ridgewood, N J. to Edw Perpeet, 680 Dawson. 1,667

**Haviland av, ns, 388.8 w Pugsley av,** see Powell av, ss, 188.5 w Pugsley av.

**Hermany av, ns, 205 w Havemeyer av,** see Story av, ss, 205 w Havemeyer av.

**Honeywell av** (11:3122), sec 180th, 50x 50x80.1x50; PM; pr mtg $41,000; Nov23; Nov25'14; 3y6%; Salvatore Anastasio to Cross Ave Co, 149 Church. 6,750

**Jerome av** (10:2646), es, 27.7 n 167th, 20.4 x101.11x18.5x109.8; ext of $1,200 mtg to Aug15'17 at 6%; Aug6; Nov25'14; Celia, wife of & Sml Edmund with Mathias Goeren, 1210 Clay av. nom

**Laconia av (*),** sec 232d, 1o2.4x100; Oct 15; Nov23'14; 3y6%; Monatiquot Real Estate Co of NY, to Marie A Hayer, 1745 Park av. 1,000

**Laconia av (*),** same prop; certf as to above mtg; Oct15; Nov23'14; same to same.

**Ludlow av (*),** nec Pugsley av, runs n 211.1 to ss Chatterton av xe390.8xs103xw 100xs108 to Ludlow av xw290.5 to beg; pr mtg $ —; Nov20; Nov21'14; due May20'15, 6%; Jno C Fisher, 752 St Nicholas av, to Northern Co, 150 Nassau. 2,500

**Marmion av** (11:3107), ws, 75 s 179th, 66.1x150.2, given as collateral security for mtg of $7,000 covering 1973 Vyse av; pr mtg $62,000. Nov23; Nov24'14; 3y6%; Jos Diamond Constn Co, 1139 Wyatt, to Jacob D Levy, 906 Colley av, Norfolk, Va. 7,000

**Marmion av, ws, 75 s 179th,** see Vyse av, ws, 142.6 s 178.

**Marion av, 2177** (12:3289), ws, 177.9 n 197th, 21x84.1x21.1x86.10; PM; Nov23; Nov 24'14; due, &c, as per bond; Herman Cvriaks, 2777 Marion av, to Katie Wertz, 2357 Wash av. 4,500

**Marion av** (12:3283), ses, 282.5 s 198th, 25x97.1x23.7x98.11; ext of $1,400 mtg to July1'16 at 6%; Nov14; Nov26'14; Antonia T Vogel with Estelle M Maguire, 2780 Marion av, & Eliz L Hogan, 2780 Marion av. nom

**Morris av, 2032** (11:2807), es, 177.11 s Burnside av, 25x100; Nov23; Nov24'14; due, &c, as per bond; C Cecelia Coleman to T G & T Co, 176 Bway. 3,500

**Morris Park av** (*), ss, 75 w Madison, 25x100; Nov24; Nov25'14; 3y6%; Cornelius Lanzendoen to Eliz K Dooling, 179 E 80. 1,600

**Morris Park av, nec Muliner av,** see Muliner av, nec Morris Park av.

**Morris Park av, nwc Muliner av,** see Muliner av, nec Morris Park av.

**Muliner av, nwc Morris Park av,** see Muliner av, nec Morris Park av.

**Muliner av** (*), nec Morris Park av, 66.10x14.11x69.5x24.7; also MULINER AV (*), nwc Morris Park av, 59.3x19.7x57.5x 11.4; Nov2; Nov21'14; 3y5½%; Chas Gillis to Eliz K Dooling, 179 E 80. 8,000

**Myrtle av (*),** ws, 200 s Cortland av, runs s100xw —xn—xw—xn80xe100 to beg; PM; Oct5; Nov25'14; due Nov5'15, 5%; Louis Zinn to Sarah A Vaden, 428 Tecumseh av, Mt Vernon, NY. 500

**Powell av (*),** ss, 188.5 w Pugsley av, 50x103; also HAVILAND AV (*), ns, 388.8 w Pugsley av, runs w215.7 to cl Pugsley Creek xnw & ne— to pt 604.4 w Pugsley av xe215.9xs103 to beg; Nov23; Nov24'14; 3 y6%; Jno E Thron, Bloomfield, NJ, to Edw Perfeet, 680 Dawson. 1,667

**Powell av (*),** ss, 288.5 w Pugsley av, runs w297.7 to cl Pugsley Creek xsw&se— to pt 604.4 w Pugsley av xe315.9xn103 to beg; Nov23; Nov24'14; 3y6%; Otto A Giesser to Edw Perpeet, 680 Dawson. 1,667

**Powell av, ss, 188.5 w Pugsley av,** see Haviland av, ns, 188.5 w Pugsley av.

**Powell av** (*), ns, 72.6 e Tremont av, 100x111; pr mtg $2,500; Nov20'14; demand, 6%; Bernard Amster, 1861 Barnes av, to Annie Meyers, 226 W 140. 1,000

**Prospect av, 1919-23** (11:2951), ws 230 s 177th, runs s70xw150xn100xe50xs30xe100 to beg; PM; Nov20; Nov21'14; due &c as per bond; Mollie Katzen to Caroline A Wheeler, 1824 Arthur av. 8,000

**Pilgrim av** (*), es, 50 n Mildred pl, 25x 100; pr mtg $——; Feb5'13; Nov25'14; 3y 5%; Chas H Stumpel, 1867 Mulford av, to Barbary Herold, 684 Courtlandt av. 500

**Pugsley av, nec Ludlow av,** see Ludlow av, nec Pugsley av.

**St Ann's av, 655;** also RAE ST, 645 (9:-2358); sal Ls; Nov19; Nov20'14; demand, 6%; Ernest Stettler to Jacob Ruppert, 1639 3 av. 4,000

**Southern blvd, 188** (10:2565), sal Ls; Nov 21; Nov23'14; demand, 6%; Patk Shinnick & Jno T Donovan to Geo Ehret, 1197 Park av. 1,000

**Story av** (*), ss, 205 w Havemeyer av, 200x216 to Hermany av, except pt for sts; PM; Nov23; Nov24'14; 3y5½%; J Morris Butler to Frank N Irwin, 27 N Bway, White Plains, NY. 4,000

**Story av** (*); same prop; PM; Nov23; Nov24'14; 2y6%; same to same. 1,000

**Theriot av, 1310** (*), es, 105.4 n Westchester av, 50x100; Nov24; Nov25'14; due &c as per bond; Jno Kinsella or Kinselle to Title Guar & Trust Co, 176 Bway. 2,700

**Timpson av** (*), ws, 125 n 205th, 25x100; additional mtg to secure bond of $4,000; Sept11; Nov24'14; demand, 6%; Jas C Gaffney to Realty Operating Co, 15 Wall. 4,000

**Vyse av, 1131** (10:2752), ws, 100 n 167th, 20x100; pr mtg $8,000; Nov20, Nov21'14; 1y 6%; Union Street Realty Co, 261 Bway, to Fredk William Co, 2429 Grand blvd & concourse. 1,000

**Vyse av, 1131;** certf as to above mtg; Nov20; Nov21'14, same to same.

**Vyse av** (11:3107), ws, 142.6 s 178th, 57.6 x150; also MARMION AV (11:3126), ws, 75 s 179th, 66.1x150; certf as to two mtgs for $7,000 ea; Nov23; Nov24'14; Jos Diamond Constn Co to Jacob D Levy, 906 Colley av, Norfolk, Va.

**Vyse av, 1973** (11:3126), ws, 142.6 s 178th, 57.6x150.5x57.6x150.3; pr mtg $41,000; Nov 23; Nov24'14; 3y6%; Jos Diamond Constn Co, 1139 Wyatt, to Jacob D Levy, 906 Colley av, Norfolk, Va. 7,000

**Vyse av, 1973,** see Marmion av, ws, 75 s 179.

**Washington av, 1748-50** (11:2916), es, 134.4 n 174th, 36.8x109.7; PM; Nov1; Nov 25'14; installs, 6%; Wm F O'Connor to Thos W Dixson, 624 Gurnsey Bldg, Syracuse, NY. 3,000

**Washington av** (11:3035), ws, 82 n 178th, runs w88.1xn27xw50xn4xe137.11 to av xn 31 to beg; Nov6; Nov25'14; 3y5½%; Marianina Bonagur, 1967 Wash av, to Levi S Tenney, trste Geo J Foster, 66 Plymouth, Montclair, NJ. 6,000

**Washington av** (11:3035); same prop; pr mtg $6,000; Nov24; Nov25'14; due May24 '15, 6%; same to Rudolph Appel, at White Plains, NY, exr Louis D Appel. 1,500

**Webster av, 1922** (11:3027), es, 138.7 n Tremont av, 75x158.11; PM; Nov20; Nov24 '14; 3y5½%; Doehlermann Realty Co to Edgar S Appleby, Glen Cove, LI, & ano. 27,500

**Webster av** (11:3027), same prop; certf as to above mtg; Nov20; Nov24'14; same to same.

**Westchester av** (*), nec Zerega av, str Ls; Nov25'14; demand, 6%; Jas Masterson to Jacob Ruppert, a corpn, 1639 3 av. 6,000

**White Plains rd** (*), es, 100 n 150th 50x — to Barretts Creek; Nov20; Nov23'14, due &c as per bond; Susan H Hussa to Estates Settlement Co, 200 Bway. 850

**Whitlock av, 910** (10:2733), es, 100 n Tiffany, 25x132.6x25x134.2; pr mtg $7,500; Nov2 Nov21'14, 1y6%; Thos J McLaughlin, Hempstead, LI, to Catli Kennedy, on Washington st, Hempstead, LI. 1,000

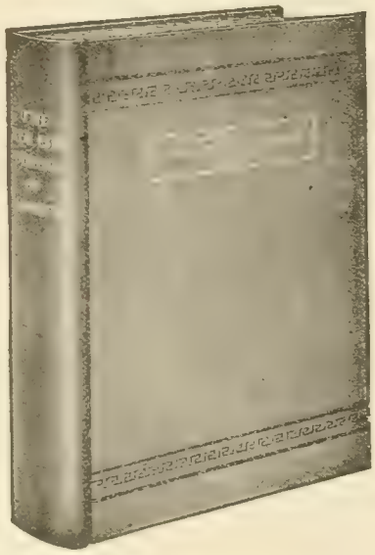
**Zerega av, nec Westchester av,** see Westchester av, nec Zerega av.

**Plot (*)** begins 690 e White Plains rd at pt 1,050 n along same from Morris Park av, runs w100xn25xe100xs25 to beg, with right of way over strip to Morris Park av; Nov23; Nov24'14; 3y6%; Eliz Lyons, 303 Av C, Bklyn, to Patk J M Sorley, 911 Longwood av. 3,000

**Certf** as to chattel mtg for $5,000, Nov 23'14; same to same.

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# The
# Real Estate Directory
of the
# Borough of Manhattan
with
## Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

**This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.**

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2438 New York, December 5, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**


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**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest
(R)—referee.
r—room.
rd—road.
re mtg—release mortgage
ref—referee.
sal—saloon.
sobrn—subordination
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately followng the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

NOV. 27, 28, 30, DEC. 1, 2 & 3.

**Allen st, 200** (2:417-46), es, 97 s Houston, 25x87.6, except strip on ns, 0.9x87.6, 5-sty bk tnt & strs; Benno Lewinson, ref, to Cicilie Namm, at Walden, NY: FORECLOS Nov17; Nov30; Dec1'14; A$16,000-22,000. 19,932

**Bedford st, 107-15,** see Hudson, 494-6.

**Bond st, 42-4** (2:530-46), ns, 216.9 w Bowery, 51.10x100.3x52x100.3, 7-sty bk loft & str bldg, with machinery; Wm C Arnold, ref, to Seamens Bank for Savgs, 76 Wall; FORECLOS Dec1; Dec2; Dec3'14; A$55,000-115,000 (R S $125). 125,000

**Broad st, 49** (1:25-6), es, 108.3 n Beaver, runs e 57.3 xn3.9xe36.7xn8.1xe3.4xn9.11xw 93.1 to st xs22.7 to beg, 4-sty bk office & str bldg. A$120,000-125,000; also BROAD ST, 51 (1:25-5), es, 80.4 n Beaver, 28x57.5x27x61.2, 4-sty bk loft & str bldg; A$93,000-97,000; L Napoleon Levy to 49 Broad St Realty Corpn, 128 Bway; B&S; AL; Oct29; Nov30'14. nom

**Broad st, 51,** see Broad, 49.

**Cathedral Parkway, 204** (7:1881-37), ss, 100 w Ams av, 100x70.11, 12-sty bk tnt; Akron Building Co to Northcote Realty Co, a corpn, 505 5 av; mtg $260,000; Nov 27; Nov28'14; A$76,000-300,000. nom

**Chambers st, 83** (1:149-5), ns, abt 190 w Bway, 25x150 to Reade (No 65), 5-sty stn loft & str bldg; A$120,000-135,000; also 10TH ST, 16 E (2:567-14), ss, abt 165 w University pl, 25x92.3, 4-sty & b stn dwg; A$24,000-30,000; Francis D Lewis of Phila, Pa, as TRSTE will Geo H Draper to Agnes Dickinson, widow, 21 E 72; Eliz D Bininger at Litchfield, Conn; Harriet, wife Fredk A Post, 58 Eccleston sq, Sw, London, Eng.; Frances R Rives, at Lavender Farm, Ascot, Berkshire, Eng, & Anzonetta B, wife Carl H Knappe, at Van Nuys Hotel, Los Angeles, Cal; AT; Oct20; Nov 30'14. nom

**Cherry st, 385-9** (1:260-6-9 & 58-63), sec Scammel (Nos 54-8), 71.3x156.6 to ns Water (Nos 632-6), x71.3x151, 10 5-sty bk tnts, strs in Cherry st; Isaac Lowenfeld et al EXRS Pincus Lowenfeld, to Monmouth Holding Co, Inc, 46 Cedar; ½ pt; AL; Nov 30'14; A$37,000-53,500. nom

**Cherry st, 385-9;** also SCAMMEL ST, 54-6; also WATER ST ,632-6; Wm Prager to same; ½ pt; B&S & CaG; AL; Nov30'14. nom

**Clinton st, 19** (2:350-26), nws, 150 ne Stanton, 25x100, 5-sty bk tnt & strs & 4-sty bk rear tnt; Gertrude Kramer to Reuben Rosenfeld, 367 W 119; AL; Dec2'14; A $22,000-29,500 (R S $3.00). O C & 100

**Commerce st, 24-8** (2:587-9-11), ss, abt 50 e Bedford, 50x45x50x52, es, 1-2 & 2-3-sty bk & fr tnts; A$9,000-11,000; also VARICK ST, 120-2 (2:491-6-10), sec Dominick (Nos 16-20), 48.2x100, except pt taken to widen Varick, 3-3-sty bk dwgs; A$27,500-33,000; Clarissa C Kennedy, widow, et al, heirs Sarah B Totten et al to Estate of Jno Castree Inc, 105 Hudson; B&S; Nov7; Nov28'14. nom

**Commerce st, 24-8,** see Washington, 318-22.

**Division st, 22-4** (1:289-33-34), ns, abt 165 e Bowery, 27.4x97.6x25x110.7, ws; Kate Blank to Max Levine & Herman Smith, both at 20 Division; mtg $21,500 & AL; Nov 30'14; A$22,500-29,500. O C & 100

**Division st, 22-4** (1:289-33-34), ns, abt 165 e Bowery, 27.4x97.6x25x110.7, ws, 4-sty bk tnt & strs; A$22,500-29,500; also GRAND ST, 25 (1:227-51), ss, 80.10 w Thompson, runs w19xs77.11xe18.7xn24xne 17.4xn36.8 to beg, 2-sty fr bk ft tnt & str; A$8,000-8,500; Richd L Howell to Kate Blank, 1219 Union av; AL; Nov17; Nov30 '14. O C & 100

**Dominick st, 16-20,** see Washington, 318-22.

**Duane st, 149** (1:147-11), nec West Broadway (Nos 131-3), 25x50; 5-sty bk loft & str bldg; Sarah E Bedell to C Amanda Demarest, of Hackensack, NJ; A L; Sept24'08; Nov30'14; A$32,000-42,000. nom

**Dutch st, 17,** see Fulton, 112.

**Exchange pl, nec Bway,** see Bway, 58.

**Franklin st, nec Washington,** see Washington, 318-22.

**Fulton st, 112** (1:78-49), swc Dutch (No 17), 25.3x82.6x25.2x83.5, 5-sty bk loft & str bldg; Mary G Davis to Middle States Realty Co, 27 Cedar; B&S & CaG; mtg $85,000; Nov27; Nov28'14; A$115,000-125,-000. nom

**Grand st, 25** (1:227-51), ss, 80.10 w Thompson, runs w19xs77.11xe18.7xn24xne 17.4xn36.8 to beg, 2-sty fr bk ft tnt & str; Kate Blank to Pietro A Ierardi at Elmsford, Westchester Co, NY; mtg $3,500 & A L; Nov17; Nov30'14; A$8,000-8,500. O C & 100

**Grand st, 25,** see Division, 22-4.

**Grand st, 137-9** (1:233-10), ss, 50 e Crosby, 35.11x80, 7-sty bk loft & str bldg; Wm P Schoen, ref, to N Y Trust Co, 26 Broad; FORECLOS, Nov27; Nov28'14; A $40,000-80,000 60,000

**Greenwich st, 145-9,** see Liberty, 124.

**Henry st, 29** (1:280-4), ns, 174.10-e Cath, 25x100, 5-sty bk tnt & strs; Sarah Schneiderman to Rachel Klausner, 29 Henry; mtg $25,000 & AL; Nov18; Nov27'14; A$19,-000-26,000. nom

**Horatio st, 17-9** (2:627-54-55), ns, 99 w 4th, 33.4x87.6, 2-2-sty & b bk dwgs; Queen Mab Co to Matthew K Miller, 20 W 126; mtg $8,400 & AL; Nov25'13; Dec3'14; A$13,-000-15,000. nom

**Houston st, 301 E** (2:350-54), sws, 36 se Clinton, 18x52, 4-sty bk & fr tnt & str; Isaac Lowenfeld et al EXRS Pincus Lowenfeld to Monmouth Holding Co, Inc, 46 Cedar; ½ pt; AL; Nov30'14; A$10,500-11,-500. nom

**Houston st, 301 E;** Wm Prager to same; ½ pt; B&S & CaG; AL; Nov30'14. nom

**Houston st, 493 E** (2:325-13), ss, 40 e Goerck, 20x75; 4-sty fr bk ft tnt; Lambert Suydam to Carrie Block, 180 W 82; B&S; Nov18; Dec2'14; A$9,000-10,500 (R S $6.00). O C & 100

**Hudson st, 117-9,** see Washington, 318-22.

**Hudson st, 120,** see Washington, 318-22.

**Hudson st, 121,** see Washington, 318-22.

**Hudson st, 494-6** (2:585-46-47 & 51-55), es, 82.5 s Christopher, runs n43xe81.6xne 20.6xnw6.5xne4.6xse3xne12.9xe33.5 to ws Bedford (Nos 107-15) xs78.6xw62.7xnw87 to beg, 5-3-sty & b bk dwgs & 2-3-sty bk tnts & strs; Mark S Reardon 3d, to Utility Realty Co, 30 E 42; CaG; mtg $40,000; Nov 27'14; A$47,500-56,500. nom

**Jane st, 95,** see Washington, 783.

**Jay st, 13-5,** see Washington, 318-22.

**Lawrence st, 24-30** (7:1966-93), ss, 391.6 e Ams av, 60x100.6x49.10x100, 1-sty bk stable; Cushman Bread Co to Cushman's Sons, Inc, 60 Bway; mtg $15,000; Nov28; Dec3'14; A$21,000-21,000. O C & 100

**Lawrence st, 32-42** (7:1966-95), ss, 268.6 e Ams av, 122.11x100x122.8x100, 2-sty bk bakery; Cushman Bread Co to Cushman's Sons, Inc, [517 W 59], 60 Bway; mtg $75,-000 & AL; Nov28; Dec3'14; A$52,000-110,000. O C & 100

**Lawrence st, 46** (7:1966-41 & 100), ss, 240.6 e Ams av, runs s100xe3xs100 to ns Manhattan (No 49) xe25xn200 to Lawrence xw28 to beg, 3-stv fr tnt & 2-sty bk office bldg; Cushman Bread Co to Cushman's Sons, Inc, 60 Bway [517 W 59]; Nov28; Dec 3'14; A$28,500-40,500. O C & 100

**Lawrence st** (7:1966), ss, bet Ams & Morningside avs; all RT&I to land adj on e & w of lot 93 on tax map, which lot was conveyed to Celia McCann by Jos M Schenck, ref, by deed dated Dec22'11; Cushman Bread Co to Cushman's Sons, Inc [517 W 59], 60 Bway; Nov28; Dec3'14. O C & 100

**Lewis st, 91** (2:329-21), ws, 98.2 s Stanton, 24.1x100, 5-stv bk tnt & strs; Hv A Friedman, ref, to Maer Pearl 359 Bridge, Bklyn; mtg $20,000; FORECLOS Nov23; Nov27; Nov30'14; A$14,000-29,000. 3,000

**Liberty st, 124** (1:52-23), sec Greenwich (Nos 145-9), 44.4x53.9x35.1x54.8, 3-4-stv bk tnts & strs; Chas R Carruth ref to N Y Life Ins Co, 346 Bway; FORECLOS Nov17; Nov 27; Nov30'14; A$92,500-99,500. 86,500

**Lispenard st, 58** (1:194-31), ss, 189.11 w Bway, 25.1x92.3x25.2x90.10, 3-stv bk loft & str bldg, 1-sty ext; City Real Estate Co to Crescent-Star Realty Co, 211-3 E 55; B&S; mtg $26,000 & AL; May11; Nov27'14; A$23,-000-25,000. nom

**Ludlow st, 24** (1:297-9), es, abt 100 s Hester, 25x86, 5-sty bk tnt & strs; Paul Englander to Leon Goldenberg, 335 Pearl, Bklyn [484 Bway]; AL; Nov23; Nov28'14; A $20,000-27,500. nom

**Madison st, 20,** see New Bowery, 23-5.

**Madison st, 366** (1:266-54), ss, 225.1 w Jackson, 20.11x94.6x20.3x94.9, 5-sty bk tnt & strs; Leiser Benowitz to Elias B Levy, 49-51 E 129; ½ pt; B&S; AL; Nov5; Dec3 '14; A$10,500-17,000. nom

**Mangin st, 29** (2:322-20), ws, 150 n Broome, 25x100, 7-sty bk loft & str bldg; Graham Siegel Co to Sarah Barfiel, 1741 Sterling pl, Bklyn; B&S; AL; Sept26; Nov 27'14; A$9,500-27,000. nom

**Mangin st, 29;** Sarah Barfiel to Blake Miller Co, 118 Cleveland, Bklyn; mtg $21,-150 & AL; Nov25; Nov27'14. O C & 100

**Manhattan st, 49,** see Lawrence, 46.

**Monroe st, 157** (1:269-4), ns, abt 140 e Clinton, 23.4x100, 6-sty bk tnt & strs; Wolf Somer, 1465 Fulton av, Bronx, to Isidore Anfelberg, 702 E 6, & Sarah Somer, 1465 Fulton av, Bronx, ½ pt; if parties 2d part do not intermarry on or before Dec25'16 premises shall revert to party 1st pt; AL; Dec1; Dec2'14; A$15,500-29,000 (R S $3.00). nom

**Monroe st, 191** (1:268-4), ns, 62.1 e Montgomery, 20x65.4x20x66.4, 3-sty bk tnt; A$7,000-8,500; also MONROE ST, 193 (1:268-5), ns, 82.1 e Montgomery, 20.5x92.4x20.5x93.10, 3-sty bk tnt; A $8,500-10,000; also MONROE ST, 195 (1:268-6), ns, 102.6 e Montgomery, 20.5x 90.10x20.5x92.4, 3-sty bk tnt; A$8,500-10,-000; Isaac Lowenfeld et al EXRS Pincus Lowenfeld to Monmouth Holding Co, 46 Cedar; ½ pt; AL; Nov30'14. nom

**Monroe st, 191-5;** Wm Prager to same; ½ pt; B&S & CaG; AL; Nov30'14. nom

**Monroe st, 193-5,** see Monroe, 191.

**Monroe st, 209** (1:268-13), ns, 32 w Gouverneur, 16.5x48.9x16.6x48.10, 3-sty bk tnt; A$5,000-6,000; also MONROE ST, 211 (1:268-14), ns, 15.9 w Gouverneur, 16.5x 48.7x16.5x48.9, 3-sty bk tnt; A$5,000-6,000; Isaac Lowenfeld et al EXRS Pincus Lowenfeld to Monmouth Holding Co, 46 Cedar; ½ pt; AL; Nov30'14. nom

**Monroe st, 209-11;** Wm Prager to same; ½ pt; B&S & CaG; AL; Nov30'14. nom

**Monroe st, 211,** see Monroe, 209.

**New st, 23,** see Bway, 58.

**New st, 25-9,** see Bway, 58.

**New Bowery, 23-5** (1:116-11), ses at ss Madison (No 20), runs e16.10xs21.1xw47 to New Bowery xne42.9 to beg, 3-sty bk tnt & strs; Raymond Guarini et al to Raymond Guarini, 1191 Av T, Bklyn, & Domenico Candela, 128 Clinton av, Bklyn, firm Guarini & Candela, 23 New Bowery; AT; mtg $15,000; Nov24; Nov30'14; A$14,000-18,000 nom

**North Moore st, 44,** see Washington, 318-22.

**North Moore st, 49-53,** see Washington, 318-22.

**North Moore st, 50-54,** see Washington, 318-22.

**North Moore st, 84-8,** see Washington, 318-22.

**Reade st, 65,** see Chambers, 83.

**Scammel st, 54-8,** see Cherry, 385-9.

**Varick st, 101-3** (2:578-24), ws, 63.6 n Watts, runs w80xn28xw along alley 2xn14 xe15 & again e67 to st xs42 to beg, with rights to alley, 7-sty bk loft & str bldg; Jacob Kottek et al to Kabee Realty Co, 55 Liberty; B&S & CaG; mtg $45,000 & AL; Nov19; Nov30'14; A$20,000-72,000. O C & 100

**Varick st, 120-2,** see Commerce, 24-8.

**Varick st, 120-2,** see Washington, 318-22.

**Vestry st, 61-3,** see Washington, 318-22.

**Washington st, 318-22** (1:142-33-35), swc Jay Nos 40-2), 58.4x53.4, 4-3-sty bk & fr tnts & strs; A$31,500-34,000; also JAY ST, 13 (1:180-14), ns, abt 150 e Greenwich, 25x95.7x25x95.2, ws, 5-sty bk loft & str bldg; A$23,000-36,000; also JAY ST, 15 (1:180-15), ns, abt 130 e Greenwich, 25x 94.8x25.5x95.2, ws, 5-sty bk loft & str bldg; A$22,500-35,000; also HUDSON ST, 120 (1:189-21), sec North Moore (No 44), 22x75, 6-sty bk loft & str bldg; A$30,000-42,000; also HUDSON ST, 121 (1:188-28), nwc North Moore (Nos 49-53), 50x100, 6-sty bk loft & str bldg; A$70,000-115,000; also WASHINGTON ST, 416-24 (1:218-28), swc Vestry (Nos 61-3), runs s 125.3xw111xn25.8xe11xn25xw19.3xn75.2 to ss Vestry xe117.10 to beg, 3-5-sty bk loft & str bldgs; A$125,000-190,000; also WASHINGTON ST, 329 (1:182-4), es, 86.6 n Jay, 20x80, 2-sty bk str, 1-sty ext; A $15,500-16,000; also WASHINGTON ST, 353-5 (1:185-27-28), es, 43.11 n Franklin, 43.10x35.5x44x35.1, 5-sty bk loft & str bldg; A$16,000-20,000; also WASHINGTON ST, 349-51 (1:185-26), nec Franklin, 43.11x35.5x44x35.9, 5-sty bk loft & str bldg; A$24,000-29,000; also WASHINGTON ST, 359-63 (1:185-30), sec North Moore (Nos 84-8), 67.4x60, 2-5-sty bk loft & str bldgs; A$47,000-62,000; also NORTH MOORE ST, 50 (1:187-this & 4 parcels below lot 25), swc Hudson (Nos 117-9), 22x50; also NORTH MOORE ST, ss, 22 w Hudson, 20x 50; also NORTH MOORE ST, ss, 42 w Hudson, 20x50; also NORTH MOORE ST, 52, ss, 62 w Hudson, 19.3x61.6x19.5x61.6; also NORTH MOORE ST, 54, ss, 81 w Hudson, 19x60, 6-sty bk loft & str bldg; A $80,000-130,000; Clarissa C Kennedy, widow, et al, heirs &c Sarah B Totten, decd, et al, to Estate Jno Castree, Inc, 105 Hudson; B&S; Nov7; Nov28'14. nom

**Washington st, 318-22** (1:142-33-35), swc Jay (Nos 40-2), 58.4x53.4, 4-3-sty bk & fr tnts & strs; A$31,500-34,000; also JAY ST, 13 (1:180-14), ns, abt 150 e Greenwich, 25x 95.7x25x95.2, ws, 5-sty bk loft & str bldg; A$23,000-36,000; also JAY ST, 15 (1:180-15), ns, abt 130 e Greenwich, 25x94.8x25.5 x95.2, ws, 5-sty bk loft & str bldg; A$22,-500-35,000; also HUDSON ST, 120 (1:189-21), sec North Moore (No 44), 22x75, 6-sty bk loft & str bldg; A$30,000-42,000; also HUDSON ST, 121 (1:188-28), nwc North Moore (Nos 49-53), 50x100, 6-sty bk loft & str bldg; A$70,000-115,000; also WASHINGTON ST, 416-24 (1:218-28), swc Vestry (Nos 61-3), runs s125.3xw111xn25.8xe11 xn25xw19.3xn75.2 to ss Vestry xe117.10 to beg, 3-5-sty bk loft & str bldgs; A$125,-000-190,000; also WASHINGTON ST, 329 (1:182-4), es, 86.6 n Jay, 20x80, 2-sty bk str, 1-sty ext; A$15,500-16,000; also WASHINGTON ST, 353-5 (1:185-27-28), es, 43.11 n Franklin, 43.10x35.5x44x35.1, 5-sty bk loft & str bldg; A$16,000-20,000; also WASHINGTON ST, 349-51 (1:185-26), nec Franklin, 43.11x35.5x44x35.9, 5-sty bk loft & str bldg; A$24,000-29,000; also WASHINGTON ST, 359-63 (1:185-30), sec North Moore (Nos 84-8), 67.4x60, 2-5-sty bk loft & str bldgs; A$47,000-62,000; also NORTH MOORE ST, 50 (1:187-this & 4 parcels below lot 25), swc Hudson (Nos 117-9), 22x 50; also NORTH MOORE ST, ss, 22 w Hudson, 20x50; also NORTH MOORE ST, ss, 42 w Hudson, 20x50; also NORTH MOORE ST, 52, ss, 62 w Hudson, 19.3x61.6 x19.5x61.6; also NORTH MOORE ST, 54, ss, 81 w Hudson, 19x60, 6-sty bk loft & str bldg; A$80,000-130,000; also 8TH AV, 146-50 (3:767-2), es, 26.4 n 17th, 52.6x100, 5-sty bk tnt & strs; A$38,000-80,000; also COMMERCE ST, 24-8 (2:587-9-11), ss, abt 50 e Bedford, 50x45x50x52, es, 3-2-sty bk & fr dwgs; A$9,000-11,000; also VARICK ST, 120-2 (2:491-6-10), sec Dominick (Nos 16-20), 48.2x100, except pt taken for Varick, 3-3-sty bk dwgs; A$27,500-33,000; Ezekiel C & Jno C Williams, EXRS & TRSTES Jno Castree, to Estate of Jno Castree, Inc, 105 Hudson; Nov28'14. nom

**Washington st, 329,** see Washington, 318-22.

**Washington st, 349-51,** see Washington, 318-22.

**Washington st, 353-5,** see Washington, 318-22.

**Washington st, 359-63,** see Washington, 318-22.

**Washington st, 416-24,** see Washington, 318-22.

**Washington st, 783** (2:642-38), nec Jane (No 95), 25x—x—x56.5, 3-sty bk tnt & str; Jno & Wm Otten TRSTES Jno Hollings to Mary Otten, 95 Jane; ¼ pt; QC; Nov27; Nov30'14; A$11,500-12,500. nom

**Water st, 632-6,** see Cherry, 385-9.

**Wooster st, 100** (2:500-1), es, 100 n Spring, runs e100xs3.6xe23.9xn28.6xw123.9 to st xs25 to beg, with rights to alley in rear to Greene, 5-sty bk loft & str bldg; City Real Estate Co to Crescent-Star Realty Co, 211-3 E 55; B&S; mtg $45,500 & AL; May11; Nov27'14; A$22,000-37,000. nom

**6TH st, 601 E,** see Av B, 93.

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**9TH st, 705-7 E** (2:379-61), ns, 83 e Av C, 41x92.3, 6-sty bk loft & str bldg; Rose Markowitz to Herman Lottman, 962 Gates av, Bklyn; mtg $49,800 & AL; July23; Nov 28'14; A$25,000-54,000. O C & 100

**10TH st, 16 E,** see Chambers, 83.

**10TH st, 230 E** (2:451-26), ss, 200 w 1 av, 25x92.2, 4-sty bk tnt; Pasquale Ferri to Home of the Sons and Daughters of Israel, 232 E 10; mtg $18,750; Dec1; Dec2'14; A$17,000-22,000 (R S $4.50). **4,250**

**11TH st, 322 E** (2:452-19), ss, 300 w 1 av, 25x94.10, 6-sty bk tnt & strs; Raymond Guarini et al to Raymond Guarini, 1121 Av T, Bklyn, & Domenico Candela, 128 Clinton av, Bklyn, firm Guarini & Candela, 23 New Bowery, NY; AT; mtg $24,000; Nov 25; Nov30'14; A$17,000-36,000. nom

**11TH st, 326 E** (2:452-21), ss, 250 w 1 av, 25x94.10, 6-sty bk tnt & strs; Raymond Guarini et al to Raymond Guarini, 1121 Av T, Bklyn, & Domenico Candela, 128 Clinton av, Bklyn, firm Guarini & Candela, 23 New Bowery, NY; AT; mtg $25,200; Nov 19; Nov30'14; A$17,000-36,000. nom

**13TH st, 521 E** (2:407-50), ns, 271 e Av A, 25x103.3, 5-sty bk tnt & 2-sty bk rear shop; Celia Hornichter to Sigmund Hornichter, both at 123 W 112; mtg $19,700; Nov28; Nov30'14; A$13,000-21,000. O C & 100

**13TH st, 649-51 E,** see Av C, 213.

**13TH st, 309 W** (2:629-46), ns, 141.8 w 8 av, 20.10x116.1x21.3x120.5, all of, 5-sty bk tnt; A$10,000-14,000; also 13TH ST, 313-5 W (2:629-48-49), ns, 183.4 w 8 av, 41.8x103.3x42.6x111.10, 2-4-sty bk tnts & strs & 1-sty bk rear bldg; ¼ pt; Jane A Miller to Matthew K Miller, 20 W 126; CaG; Jan18 '10; Dec3'14; A$20,000-24,000. O C & 100

**14TH st, 154-60 W,** see 7 av, 51-3.

**17TH st, 437 W** (3:715-14), ns, 325 e 10 av, 25x92, 5-sty bk tnt; Randegg Realty Co to Wm P Lawless [53 Little W 12th], 73 Sussex st, Jersey City, NJ; mtg $16,000 & AL; Nov30; Decl'14; A$9,500-15,500. O C & 100

**18TH st, 10 W** (3:819-52), ss, 252 w 5 av, 28x92, 9-sty stn loft & str bldg; Chas P Faber to Henrietta C Eilers, 1685 Ocean av, Bklyn; mtg $85,000; Nov2; Nov30'14; A$51,500-110,000. nom

**19TH st, 272 W** (3:768-76), ss, 150 e 8 av, 20x121.2x20.2x124.3, 3-sty bk tnt; also INTERIOR LOT, 93.8 s 19th & 170 e 8 av, runs s27.6xe8.4xn27.4xw— to beg; Mary A McBride to Florence A Glendinning, 202 Lynton pl, White Plains, NY, & Minnie R McBride, 524 W 143, NY; AT; B&S; Nov 27'14; A$10,000-12,000. nom

**20TH st, 350 W** (3:743-74), sws, 166.8 se 9 av, 16.8x91.11, 4-sty & b stn dwg; A$8,-000-11,000; also 22D ST, 404 W (3:719-46), ss, 28.6 w 9 av, 14.3x72, 4-sty & b bk dwg; A$6,000-9,000; Saml W Whittemore EXR Mary L Clements to Mary L wife Saml W Whittemore, 7 Prospect st, East Orange, NJ; June23; Nov28'14. **10,000**

**20TH st, 350 W;** also 22D ST, 404 W; Augustus L Clements to same; confirmation deed; June23; Nov28'14. nom

**22D st, 330 E** (3:927-38), ss, 220 w 1 av, 25x97.6, 4-sty bk tnt; Eliz Devanney to Eugene E Cahill, 745 Eastern Pkway, Bklyn; mtg $9,500 & AL; Nov23; Nov27'14; A$12,500-14,000. nom

**22D st, 60 W** (3:823-75), ss, 77 e 6 av, 18x98.8, 4-sty bk loft & str bldg, 2-sty ext; Julius P & Jas P Cahen to Jas W McDermott, 75 Macon, Bklyn; B&S; Apr29; Nov28'14; A$45,000-51,000. O C & 100

**22D st, 60 W;** Jas W McDermott to Julius P Cahen & Hannah, his wife, 354 Central Park W, as tenants by entirety; ½ pt; B&S; Apr30; Nov28'14. O C & 100

**22D st, 60 W;** same to Jas P Cahen & Eugenia, his wife, 353 Central Park W, as tenants by entirety; ½ pt; B&S; Apr30; Nov28'14. O C & 100

**22D st, 404 W,** see 20th, 350 W.

**23D st, 358 W** (3:746-73), sws, abt 125 e 9 av, 25x98.8, 3-sty & b bk dwg; Lillian L Terry, EXTRX, &c, Caroline A Livingston to Elia M Perrella, 366 W 23; AL; Nov30 '14; A$18,000-20,000. **20,000**

**25TH st, 308-10 W** (3:748-49-50), ss, 122.6 w 8 av, 40x98.9, 2-4-sty bk tnts; 130 W 29th St Co Inc to Rudolph Feibusch, 918 Freeman st, Bronx; mtg $30,000 & AL; Nov 27; Nov30'14; A$17,000-24,000. O C & 100

**26TH st, 314 E** (3:931-47), sws, 225 e 2 av, 25x98.9, 4-sty bk tnt; Fanny Lockwood to Hanford Realty Corpn, 31 Nassau; Jan 15; Nov30'14; A$10,000-13,000. nom

**27TH st, 49-55 W** (3:829-7), ns, 100 e 6 av, 100x98.9, 10-sty bk hotel Earlington; 72d St Co to Metropolitan Impt Co, 100 Bway; B&S & CaG; mtg $375,000 & AL; Nov27; Nov28'14; A$330,000-470,000. O C & 100

**27TH st, 141-3 W** (3:803-14-15), ns, 475 w 6 av, 50.2x98.9x51.10x98.9, 3 & 5-sty bk tnts & strs; Jno M Brunjes to David Stevenson Brewing Co, 521 10 av; mtg $75,000; Dec5'13; Nov28'14; A$84,000-$——. nom

**28TH st, 200 W,** see 7 av, 320.

**30TH st, 29-33 W** (3:832-24 & pt 21), ns, 430 w 5 av, 70x98.9, pt 4-sty bk & stn theatre; Florence C Gilbert et al to Treblig Realty & Constn Co, Inc, [1123 Bway]; mtg $130,000 & AL; Nov20; Nov27'14; A $——$——. nom

**30TH st, 235 W** (3:780-20), ns, 419.9 e 8 av, 19.9x98.9, 3-sty bk tnt; Sophia Kemper et al, EXRS &c, Jno A L Kemper, to Alrose Realty Co, 103 Park row; June20; Dec 3'14; A$16,000-18,500 (R S $10). O C & 100

**31ST st, 35-7 W** (3:833-20), ns, 466.8 w 5 av, 33.4x98.9, 11-sty bk loft & str bldg; Wm Flinn to Brogan Building Co Inc, 149 Bway; mtg $175,000 & AL; Nov27; Nov30 '14; A$127,000-245,000. O C & 100

**31ST st, 147 W** (3:807-15), ns, 231.3 e 7 av, 19.5x125.8x29.1x125.6, 4-sty bk tnt & str, 1-sty ext; City Real Estate Co to Jno Wells & Florence, his wife, 307 5 av or 45 W 35, as joint tenants; B&S; AL; Nov19; Decl'14; A$70,000-73,000. O C & 100

**31ST st, 256 W** (3:780-72), ss, 100 e 8 av, 25x98.9, 4-sty bk tnt & strs; City Real Estate Co to Jno Wells & Florence, his wife, 307 5 av, or 45 W 35 as joint tenants; B&S; AL; Nov19; Decl'14; A$25,000-29,000. O C & 100

**31ST st, 308 W** (3:754-47), ss, 100 w 8 av, 18.9x98.9, 3-sty & b bk dwg; City Real Estate Co to Jno Wells & Florence, his wife, 307 5 av or 45 W 35, as joint tenants; B&S; AL; Nov19; Decl'14; A$15,000-17,000. O C & 100

**32D st, 329-37 E** (3:938-17-20), ns, 350 e 2 av, 100x98.9, 2-6-sty bk tnts & strs; Kate Blank to Tolchester Co, 135 Bway; B&S; Nov30'14; A$40,000-115,000. O C & 100

**32D st, 329-37 E** (3:938-17-20), ns, 350 e 2 av, 100x98.9, 2-6-sty bk tnts & strs; Tolchester Co to Kate Blank, 1219 Union av, Bronx; B&S; Nov20; Nov30'14; A$40,000-115,000. O C & 100

**35TH st, 150 W** (3:810-70), ss, 200 e 7 av, 25x98.9, 5-sty bk tnt & strs; Wm H Hussey to Fredk Hussey [150 W 35]; ½ pt; QC & CaG; mtg $30,000; Jan11'05; re-recorded from May20'09; Dec2'14; A$50,000-63,000. nom

**35TH st, 313 on map 311 W** (3:759-32), n s, 150 w 8 av, 25x98.9, 4-sty bk tnt & strs; City Real Estate Co to Jno Wells & Florence, his wife, 307 5 av or 45 W 35, as joint tenants; B&S; AL; Nov19; Decl'14; A$13,000-17,500. O C & 100

**35TH st, 321 W** (3:759-28), ns, 250 w 8 av, 17.10x98.9, 4-sty bk tnt; City Real Estate Co to Jno Wells & Florence, his wife, 307 5 av or 45 W 35, as joint tenants; B& S; AL; Nov19; Decl'14; A$9,000-11,500. O C & 100

**35TH st, 325 W** (3:759-26), ns, 285.8 w 8 av, 17.10x98.9, 4-sty bk tnt; City Real Estate Co to Jno Wells & Florence, his wife, 307 5 av or 45 W 35, as joint tenants; B& S; AL; Nov19; Decl'14; A$9,000-11,500. O C & 100

**38TH st, 247-55 W** (3:788-19-23), ns, 257.2 e 8 av, 85.6x98.9, 5-4-sty bk tnts; City Real Estate Co to Jno Wells & Florence, his wife, 307 5 av or 45 W 35, as joint tenants; B&S; AL; Nov19; Decl'14; A$127,500-135,-000. O C & 100

**42D st, 635 W** (4:1090-15½), ns, 410 w 11 av, 21x100.5, 4-sty bk tnt & str, 1-sty fr ext; Jno S Appleby to Edgar T Appleby, both at Glen Cove, LI [192 Bway]; Nov30 '14; A$11,000-13,000. nom

**44TH st, 200 E,** see 3 av, 701.

**44TH st, 203-7 E** (5:1318-5-7), ns, 80 e 3 av, 62.6x100.6, 3-4-sty bk tnts & strs & 3-sty bk rear loft bldg; Lillian wife of & Hy Hof to Marshall H Runk, 44 W 44; ½ pt; AT; mtg $35,000; Nov27; Nov28'14; A $25,000-39,000. nom

**44TH st, 530 W** (4:1072-50), ss, 425 w 10 av, 25x100.5, 3-sty bk tnt & str; Mary A, wife Frank E Xavier, et al, heirs Lawrence & Jno L Hughes, to Martin P Lodge, 319 W 138; Nov16; Nov27'14; A$9,000-9,000. **10,000**

**46TH st, 148 E** (5:1300-46½), ss, 168 e Lex av, 15x100.5, 4-sty & b stn dwg; Herbert R King to Kingbert Holding Co, Inc, 150 Bway; mtg $17,000; Nov27; Nov30'14; A$10,500-15,000. O C & 100

**46TH st, 49 W** (5:1262-15), ns, 348 e 6 av, 22x100.5, 5-sty stn loft & str bldg, 3-sty ext; Benj H Howell, individ & EXR Kath Van L Howell, to Augustus H Howell [98 Murray], Ridgewood, NJ; mtg $56,000 & A L; Nov19; Nov27'14; A$63,000-72,000. **72 000**

**48TH st, 248 E** (5:1321-30), ss, 107.4 w 2 av, 18.8x100.5, 3-sty & b stn dwg; Eugene Chauvin to Pauline Chauvin, 252 E 48; ½ pt; mtg $9,500; Nov27; Nov28'14; A$7,500-10,000. O C & 100

**48TH st, 252 E** (5:1321-29½), ss, 69.6 w 2 av, 19.2x100.5, 3-sty & b stn mission; Eugene Chauvin to Pauline Chauvin, 252 E 48; ½ pt; mtg $8,000; Nov27; Nov28'14; A$7,500-10,000. O C & 100

**49TH st, 220-2 W** (4:1020-49), ss, 360 e 8 av, 40x100.5, 9-sty bk hotel Markwell; Lowell Realty Co to Edendale Constn Co; both at 505 5 av; mtg $120,000; Nov27'14; A$70,000-165,000. O C & 100

**49TH st, 318 W** (4:1039-45), ss, 300 w 8 av, 25x100.5, 5-sty bk tnt; Bernhard E & Christopher Von Glahn to Von Glahn Realty Corpn, 83 Thomas; mtg $21,000; Nov23; Nov27'14; A$15,000-26,000. nom

**49TH st, 356 W** (4:1039-58), ss, 150 e 9 av, 25x100.5, 5-sty bk tnt; Bernhard E & Christopher Von Glahn to Von Glahn Realty Corpn, 83 Thomas; mtg $20,000; Nov23; Nov27'14; A$15,000-26,000. nom

**51ST st, 237 W** (4:1023-9½), ns, 220 e 8 av, 15x100.5, 3-sty & b stn dwg; Martin S Cohen, ref, to Margt F Barnes, 401 Washington st, Peekskill, NY; FORECLOS Oct 22; Nov30; Dec1'14; A$20,000-22,000. **18,000**

**51ST st, 336 W** (4:1041-50), ss, 422.6 w 8 av, 20.6x100.5, 5-sty bk tnt; Terence Byrne to Jno J Byrne, 336 W 51; mtg $25,000; Nov30'14; A$13,500-28,500. O C & 100

**51ST st, 336 W;** Jno J Byrne to Terence Byrne & Annie, his wife, 336 W 51; mtg $25,000; Nov30'14. O C & 100

**53D st, 307-11 E,** see 125th, 4-14 E.

**53D st, 307-11 E,** see 2 av, 1014.

**54TH st, 300-8 E,** see 125th, 1-14 E.

**54TH st, 300-8 E,** see 2 av, 1014.

**54TH st, 310-6 E,** see 125th, 4-14 E.

**54TH st, 310-6 E,** see 2 av, 1014.

**56TH st, 104 W** (4:1008-37), ss, 100 w 6 av, 25x100.5, 2-sty bk stable; Robt Connor to Georgiana B Maclay, 50 W 57; Nov25; Nov30'14; A$32,000-36,000. nom

**56TH st, 433 W** (4:1066-14), ns, 325 e 10 av, 25x100.5, 5-sty stn tnt & strs; Jonas Weil et al to Bertha Kaufmann, 1496 Lex av; B&S; AL; Nov10; Dec3'14; A$11,000-20,000. O C & 100

**56TH st, 433 W;** Bertha Kaufmann to Jonas Weil, 21 E 82 & Bernhard Mayer, 41 E 72; B&S; AL; Nov10; Dec3'14 O C & 100

**57TH st, 25 W** (5:1273-19), ns, 450 w 5 av, 25x100.5, 6-sty stn loft & str bldg, 3-sty ext; L Napoleon Levy et al to 25 West 57th St Co, 25 W 57; AL; Nov24; Nov28'14; A$102,000-155,000. O C & 100

**57TH st, 25 W** (5:1273-19), ns, 450 w 5 av, 25x100.5, 6-sty stn loft & str bldg, 3-sty ext; Biltmore-Blenheim Co to L Napoleon Levy, 18 W 72; ½ pt; Nathan Hirsch, 130 W 75, ⅜ pt; Sol J Jacobs, 31 W 70, ⅛ pt; AL; Nov24; Nov27'14; A$102,000-155,000. O C & 100

**57TH st, 165 W** (4:1010-5), ns, 104.2 e 7 av, 20.10x100.5, 4-sty & b bk dwg; Corinne de B, wife Jno C Moore, to Louis H Chalif, 7 W 42; B&S; AL; Nov25; Nov27'14; A$48,-000-58,000. O C & 100

**57TH st, 425-7 W** (4:1067-20-21), ns, 275 w 9 av, 40x100.5, 2-5-sty stn tnts; Susanna V Cahill to Anita M Cahill, 820 Lex av, N Y, & Santiago P Cahill, 194 Adelphi st, Bklyn; QC; Aug17'12; Nov30'14; A$20,000-38,000. nom

**58TH st, 101-3 W,** see 6 av, 1031-41.

**59TH st, 517-23 W** (4:1151-21), ns, 225 w Ams av, 75x100.5; mtg $40,000; A$23,000-72,000; also 60TH ST, 225-7 W (4:1152-17), ns, 350 w Ams av, 50x100.5, 4-sty bk stable; mtgs $30,000; A$13,000-35,000; also 60TH ST, 216 W (4:1151-42), ss, 219 w Ams av, 27x100.5, 5-sty stn tnt; mtg $5,000; A$6,500-16,500; also 60TH ST, 218 W (4:-1151-43), ss, 246 w Ams av, 27x100.5, 3-sty bk office bldg; A$6,500-16,500; also 60TH ST, 220 W (4:1151-44), ss, 273 w Ams av, 27x100.5, 5-sty stn tnt; mtg $18,500; A $6,500-17,500; S Cushman's Sons to Cushman's Sons, Inc [517 W 59], 60 Bway; Nov 28; Dec3'14. nom

**60TH st, 216 W,** see 59th, 517-23 W.

**60TH st, 218-20 W,** see 59th, 517-23 W.

**60TH st, 225-7 W,** see 59th, 517-23 W.

**65TH st, 218-20 W** (4:1156-43), ss, 250 w Ams av, 50x100.5, 2-sty bk shop; Rose Weber, widow, to Peter J Devine, 3099 Bway; AL; Dec1; Dec3'14; A$18,000-31,000 (R S $2.50). nom

**66TH st, 16 E** (5:1380-62), ss, 250 e 5 av, 25x100.5, 4-sty & b stn dwg; Hugh H Baxter to Chas B Squier, 521 Park av; QC; mtg $75,000 & AL; Nov30'14; A$94,000-108,000. 5,600

**66TH st, 309-11 W** (4:1178-21), ns, 260 w West End av, 40x100.5, 1-sty bk garage; A$11,500-15,000; also 66TH ST W (4:1178-19), ns, 300 w West End av, 55 to es roadway of N Y C & H R R R Co x101.9x71.10 x100.5, 1-sty bk bakery; A$16,000-27,000; Nathan A Cushman to Cushman's Sons, Inc, 60 Bway [517 W 59]; AL; Nov25; Dec 3'14. O C & 100

**66TH st W, ns, 300 w West End av,** see 66th, 309-11 W.

**68TH st, 238 E** (5:1422-34½), ss, 355.6 e 3 av, 18.2x100, 3-sty & b stn dwg; Peter Korn & Fanny, his wife, to Fanny Korn, 238 E 68; mtg $7,000 & AL; Nov30'14; A $8,000-12,500. O C & 100

**69TH st, 16 E** (5:1383-60), ss, 87 w Mad av, 33x100.5, 4-sty & b bk dwg; Alice G Vanderbilt to Cettie G Shepherd, 16 E 69; AL; Apr21'08; Nov30'14; A$120,000-155,000. nom

**70TH st, 178-82 E** (5:1404-41), ss, 75 w 3 av, 52x100.5, 9-sty bk tnt; S Morrill Banner to Urbis Reealty Co, Inc, 170 Bway; mtg $182,500; Nov28; Nov30'14; A$52,000-$——. O C & 100

**72D st, 348-50 E** (5:1446-35-35½), ss, 200 w 1 av, 50x102.2, 1-sty bk theatre; 72d St Amusement Corpn to Ash Realty Co, Inc, 1509 1 av; mtg $22,000; Nov25; Nov27'14; A$13,000-20,000. nom

**73D st, 318 E** (5:1447-41), ss, 350 w 1 av, 25x102.2, 5-sty bk tnt; Rudolph Offner to Lenhill Realty Corpn, 1395 2 av; ½ pt; mtg $15,000; Nov30'14; A$9,000-18,000. nom

**75TH st, 331 E** (5:1450-18), ns, 200 w 1 av, 29.4x102.2, 4-sty stn tnt & strs; Friedman Bros & Son Neckwear Co to St Louis Constn Co, 96 Prince; mtg $11,000; Nov30 '14; A$10,500-17,500. nom

**76TH st, 136 E** (5:1410-59), swc Lex av (No 1078), 80x17.2, 3-sty & b stn dwg; Hannah Schwab to Hy Goodkind, 574 West End av; mtg $21,000; Nov23; Nov28'14; A $22,500-29,000. O C & 100

**76TH st, 136 E** (5:1410-59), swc Lex av (1078), 80x17.2, 3-sty & b stn dwg; Hy Goodkind to Hannah Schwab, 716 Bedford av, Bklyn; mtg $21,000; Nov20; Nov27'14; A$22,500-29,000. O C & 100

**76TH st, 158 W** (4:1147-55), ss, 241.6 e Ams av, 20.10x102.2, 4-sty & b bk dwg; Jno R Higbie to Jennie M Kleckner, 500 W 111; mtg $24,000; Oct22; Nov27'14; A$16,500-29,-000. nom

**77TH st, 301-5 E,** see 2 av, 1480.

**78TH st, 123 E** (5:1413-12), ns, 287.2 e Park av, 18.8x102.2, 3-sty & b stn dwg; Susanna V Cahill to Anita M Cahill, 820 Lex av, NY, & Santiago P Cahill, 194 Adelphi st, Bklyn; QC; Aug17'12; Nov30'14; A $18,000-22,000. nom

**80TH st W, see West End av,** see West End av, 412.

**81ST ,st 209 E,** see 81st, 211 E.

**81ST st, 211 E** (5:1527-6), ns, 127.1 e 3 av, 25.5x102.2, 6-sty bk tnt & strs; A$11,-000-29,000; also 81ST ST, 209 E (5:1527-5), ns, 101.8 e 3 av, 25.5x102.2; 6-sty bk tnt & strs; A$11,000-29,000; Edwin J Anhalt to Karl M & Clara Goldsmith & Hannah G Anhalt, of Greenburgh, NY, & Olga G Neuhof, 157 E 81; B&S; AL; Nov30; Dec1'14. nom

**81ST st W, nee Broadway,** see Bway, 2260-8.

**83D st, 333 E** (5:1546-20), ns, 150 w 1 av, 25x102.2, 5-sty stn tnt & strs; Wilhemina Ochs to Conrad Ochs, her husband, both at Ridgewood av, Westwood, NJ; AT; AL; Nov9; Dec2'14; A$9,000-21,000. nom

**83D st, 165 W** (4:1214-8), ns, 175 e Ams av, 50.9x102.2, 9-sty bk tnt; Wesley Realty Co to Georgianna Brower at South Gardiner, Maine; mtg $150,500; Nov20; Nov 28'14; A$33,000-185,000. O C & 100

**84TH st, 153 W** (4:1215-8), ns, 175 e Ams av, 32x102.2, 5-sty bk tnt; Arnold Gutfreund to Hugo Gutfreund, both at 619 9 av; mtg $25,000 & AL; Nov27; Decl'14; A $20,000-39,000. O C & 100

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**86TH st, 36 W** (4:1199-53), ss, 500 w Central Park W, 25x102.2, 5-sty & b bk dwg, Clara S Statchfield to Burkam Realty Co, Chas S Caldwell atv, ALs, Nov24; Nov28'14, A $6,000. O C & 100

**86TH st, 36 W** (4:1199-53), ss, 500 w Central Park W, 25x102.2, 5-sty & b bk dwg, Burkam Realty Co to Saml Kotkis, 1320 First, Bklyn, AL, Nov24; Nov28'14, A $28,000. O C & 100

**86TH st, 36 W;** Saml Kotkis to Sophia Burkam, 501 Caldwell av, mtg $15,000 & AL, Nov24; Nov28'14. O C & 100

**88TH st, 282 W,** see West End av, 536.

**87TH st E, sec Av A,** see Av A, 1654.

**87TH st, 39 W** (4:1201-13½), ns, 310 e Col av, 20x100.8, 4-sty & b stn dwg; Helen Westheimer to Mary L Sheal at New London, NH, AL, Nov30'14; A$16,000 33,-000. O C & 100

**88TH st, 213-23 W** (4:1236-17 & 24-26 & 14), ns, 150 w Ams av, runs n160.8xw75xn .0½xw38.2xne along old Bloomingdale rd, closed, 102.5 to ss 89th & w80.6 to es Broadway (Nos 2400-2) xs201.5 to ns 88th xe175 to beg, 3-5-sty bk tnts & 1 & 2-sty bk & fi bldgs of coal yd, Metropolitan Impt Co to 72d St. Co, 165 Bway; CaG; Nov27; Nov28'14; A$478,000-515,500. O C & 100

**88TH st, 213-23 W;** 72d St Co to City Investing Co, 165 Bway; mtg $575,000; Nov 27; Nov28'14. O C & 100

**88TH st E, ns, abt 102.8 e 5 av,** see 5 av, 1071.

**89TH st, 17-23 E,** see Madison av, 1242.

**89TH st, E** (5:1500-68), ss, 112 e 5 av, runs e23xs100.8xw7.4xn5.8xw27.8xn60xe12x n35 to beg, vacant; J Harper Poor to City Real Estate Co, 176 Bway; B&S; mtg $70,-000 & AL; Nov24; Nov30'14; A$60,000-60,-000. O C & 100

**89TH st, 73 W,** see Columbus av, 601-7.

**89TH st, 75 W** (4:1203-2), ns, 37 e Col av, 21x75, 5-sty bk tnt; Louis Vogel to Nathan Lemlein, 309 W 86; AT; AL; Nov25; Nov 28'14; A$16,800-23,000. nom

**89TH st, 118-20 W** (4:1219-45-46), ss, 300 w Col av, 50x100.8, 2-5-sty bk tnts; Lillie F Phillips to 118-120 W 89th St Corpn, 1451 Bway; AL; Dec2; Dec3'14; A$25,000-53,000 (R S $5). nom

**89TH st W, see Bway,** see 88th, 213-23 W.

**90TH st, 13 W** (4:1204-25), ns, 180 w Central Park W, 20x100.8, 4-sty & b bk dwg, Jno W Baker, EXR Selah R Van Duzer, to Jno C Forster, 13 W 90; Nov27 '14; A$15,000-24,000. O C & 1,000

**92D st, 55 W** (4:1206-12½), ns, 284.7 e Col av, 20x100.8, 3-sty & b stn dwg; N Y State Investment Co to Geo J Wolf, 740 Ocean av, Jersey City, NJ, mtg $20,000, Nov27; Nov28'14; A$14,000-18,000. nom

**94TH st, 78 W** (4:1207-61), ss, 55 e Col av, 50x72.8, 5-sty bk tnt; Dakota W Reich to P & W Holding Co, 1029 E 163; mtg $52,000; Nov30; Dec2'14; A$28,000-48,000 (R S $10,00). nom

**94TH st, 80 W,** see Columbus av, 695-9.

**95TH st, 27-9 E,** see 125th, 4-14 E.

**95TH st, 27-9 E,** see Madison av, 1356.

**95TH st, 334-6 E** (5:1557-32), ss, 485 e 2 av, 40x100.8, 6-sty bk tnt & strs; Hamilton Holding Co to Margt W Snelling, 122 E 82; AL; Nov30; Dec3'14; A$13,000-38,000. O C & 100

**95TH st E, ns, 95 w Madison av,** see Madison av, 1356.

**95TH st, 19 W** (4:1209-23½), ns, 218 w Central Park W, 18.8x100.8, 3-sty & b stn dwg; Samhen Realty Corpn to May M Le Vien, 226 W 97; mtg $15,000 & AL; Nov 30'14; A$12,500-22,000. O C & 100

**95TH st, 19 W** (4:1209-23½), ns, 218 w Central Park W, 18.8x100.8, 3-sty & b stn dwg; Philip J Dunn, ref, to Samhen Realty Corpn, 271 Bway; mtg $ —, FORECLOS Nov11; Nov25; Nov30'14; A$12,500-22,000. **300**

**96TH st, 151 E** (6:1624-20), nec Lex av (Nos 1491-3), 26x100.11, 5-sty bk tnt & strs; Jos D Kelly to Sarah A Jefferson, 175 W 72; FORECLOS Nov27; Nov30; Dec1 '14; A$25,000-45,000. **30,000**

**96TH st, 153-5 E** (6:1624-21-22), ns, 26 e Lex av, 44x100.11, 2-5-sty bk tnts; Raphael Prager to Metropolis Holding Corpn, 149 Bway; AL; Nov20; Nov27'14; A$25,000-40,-500. nom

**97TH st, 116 E** (6:1624-62), ss, 250 e Park av, 25x100.11, 5-sty stn tnt; Morris H Lewis to Mae Lyons, 303 Av C, Bklyn; mtg $22,500; Nov30'14; A$11,000-23,500. exch

**97TH st, 232 E** (6:1646-30), ss, 460 e 3 av, 25x100.11, 4-sty stn tnt & strs; Jos Berkowitz et al to Geo Luke at Hillside rd, Greenwich, Conn; B&S; mtg $10,000 & AL; Nov16; Nov30'14; A$9,000-12,500. O C & 100

**98TH st, 62 W** (7:1833-59), ss, 125 e Col av, 25x100.11, 5-sty stn tnt; Henrietta S Levy to A Edward Kling, 33 W 88, mtg $22,500; Nov21; Nov27'14; A$15,000-26,000 O C & 100

**98TH st, 254-6 W,** see Central Park W, 410-2.

**98TH st, 254-6 W,** see 125th, 4-14 E.

**99TH st, 70 W** (7:1834-60), ss, 100 e Col av, 25x100.11, 5-sty bk tnt & strs; Peter B Olney Jr, ref, to Annie C Cochran [1235 Watchung av], Plainfield, NJ; FORECLOSED & drawn & recorded Nov27'14; A $15,000-19,000. **19,000**

**99TH st, 251 W** (7:1871-7½), ns, 150 w Bway, 14x100.11, 3-sty & b stn dwg; Louis E Jallade to Eugenie M L Jallade, his wife, 251 W 99, mtg $14,000; Nov23; Nov27'14; A$10,500-17,000. nom

**100TH st, 321 E** (6:1672-14), ns, 325 e 2 av, 25x100.11, 5-sty bk tnt & strs; Isaac Lowenfeld et al EXRS Pincus Lowenfeld to Monmouth Holding Co, 48 Cedar; ½ pt, AL; Nov30'14; A$6,000-20,000. nom

**100TH st, 321 E;** Wm Prager to same, ½ pt; B&S & CaG; AL; Nov30'14. nom

**101ST st, 2 W,** see Central Park W, 410-2.

**101ST st, 2 W,** see 125th, 4-14 E.

**101ST st, 230 W,** see Bway, 2651-5.

**102D st, 222 E** (6:1651-35), ss, 250 w 2 av, 25x100.11, 4-sty bk tnt & strs; Isaac Rabinowitz to Rebecca Rabinowitz, 253 East Bway; ½ pt; AT; AL; Dec1; Dec3'14; A$10,000-16,500 (R S 50c). 500

**102D st, 200 W,** see Ams av, 856.

**103D st, 246-52 W** (7:1874-58-60), ss, 100 e West End av, 72x100.11, 4-5-sty & b bk dwgs; Georgianna Brower to Wesley Realty Co, 165 W 83; mtg $82,000 & AL; Nov11; Nov30'14; A$60,000-144,000. O C & 100

**105TH st, 312 E** (6:1676-44), ss, 199.5 e 2 av, 25x100.11, 4-sty bk tnt; Jno J Halpin, ref, to Bond & Mtg Guar Co; FORECLOS Nov24; Nov27; Nov30'14; A$7,000-10,500. **8,000**

**105TH st, 309 W** (7:1891-48), ns, 229 e Riverside dr, 21x100.11, 5-sty & b stn dwg; Danl F Kellogg to Jno D Hass, 247 W 102; Nov27; Nov30'14; A$18,000-37,000. nom

**106TH st, 54 W** (7:1841-54), ss, 250 e Col av, 25x100.11, 5-sty stn tnt; Geo & Jno Kraus, individ & as TRSTES et al to Jno H Muller, 130 W 61; Nov30'14; A$17,000-26,000. O C & 100

**106TH st, 123-7 W** (7:1861-20-21½), ns, 265.6 w Col av, 59.6x100.11, 3-5-sty bk tnts; Edw A Kerbs to Edw A Kerbs, 19 E 82, & Max Rosenthal, 767 5 av, EXRS & TRSTES Adolf Kerbs, decd; B&S; Apr25'11; Nov30 '14; A$39,000-66,000. nom

**106TH st, 123-7 W,** see 125th, 4-14 E.

**106TH st, 123-7 W,** see Madison av, 1356.

**108TH st, 113 E** (6:1636-8), ns, 155 e Park av, 25x100.11, 4-sty stn tnt; Hannah & Wm I Diskin to Ida Diskin, 113 E 108; AT; AL; Oct19; Dec3'14; A$11,000-14,000. nom

**109TH st, 326 E** (6:1680-40), ss, 332 e 2 av, 25x100, 5-sty bk tnt & strs; Giosue Gallucci to Consiglia Arbolino, 326 E 109; AL; Mar9; re-recorded from Mar17'14; Dec 1'14; A$7,000-18,000. nom

**109TH st, 67-9 W** (7:1845-4), ns, 250 w Manhattan av, runs n xsw xs— to st xe 37.6 to beg, 6-sty bk tnt & strs; Emma W Cone to Gertrude Weil, 225 W 86; AL; Nov28; Nov30'14; A$21,000-48,000. nom

**110TH st E** (6:1681-43-44), ss, 200 e 2 av, 50x100.11, vacant; Nassau Mtg Co to Frank Ruggiero, 225 E 115; B&S; Dec3'14; A$14,000-14,000 (R S $10.50). O C & 100

**111TH st, 26 E** (6:1616-61), ss, 100.3 w Mad av, 24.9x100.11, 5-sty stn tnt; Ratje Bunke et al EXRS, &c, Jno Bunke, to Herman F Bellmer [2606 Briggs av]; mtg $10,-000; May19'10; Nov28'14; A$13,000-24,500. **22,000**

**111TH st, 26 E;** Diedrich & Hy Bunke to same; mtg $10,000; May19'10; Nov28'14. O C & 100

**111TH st, 26 E;** Jno Bunke & Alice, his wife, & Annie & Sophie Bunke to same; mtg $10,000; Apr25'10; Nov28'14. nom

**111TH st, 207 E** (6:1661-5), ns, 100 e 3 av, 35x½ blk, 6-sty bk tnt & strs; Geo Richards & ano, TRSTES for Eleanor L Wolcott, to Oronoque Realty Corpn, 141 Bway; CaG; Nov23; Nov27'14; A$11,000-35,-000. **32,750**

**112TH st, 4 E** (6:1617-68), ss, 100 e 5 av, 25x89.7x29x74.10, 5-sty stn tnt; Rebecca Danziger et al to Louis Geller, 300 W 49; mtg $18,100; Nov27; Dec1'14; A$12,000-22,-000. nom

**112TH st, 38 E,** see Madison av, 1691-3.

**112TH st, 215-9 E** (6:1662-9), ns, 200 e 3 av 50x100.11, 6-sty bk tnt; Max Cohen to Gordonel Realty Co, 346 Bway; AL; Nov 16; Dec2'14; A$16,000-48,000. O C & 100

**112TH st, 315 W** (7:1847-12), ns, 183.4 w 8 av, 16.8x100.11, 3-sty & b bk dwg; Adeline L Hill et al to Ella Malcolm, 301 E 68; B&S:; mtg $8,000; Nov27; Nov30'14; A$9,-500-10,500. O C & 100

**114TH st, 105 W** (7:1824-26), ns, 131.6 w Lenox av, 31x100.11, 5-sty bk tnt; Ralph Bischoff to Florence H Bischoff, 530 W 157 ½ pt; Oct24; Nov30'14; A$20,000-34,-000. 3,000

**115TH st, 8-10 W** (6:1598-42-43), ss, 145 w 5 av, 50x100.11, 2-5-sty stn tnts; Bonmor Realty Corpn to Eberhardt & Podgur, 1029 E 163; mtg $39,500 & AL; Nov28; Nov30'14; A$28,000-54,000. O C & 100

**115TH st, 601-3 W,** see Bway, 2941.

**116TH st W, see Riverside dr,** see Riverside dr, 435.

**117TH st, 62 E** (6:1622-44), ss, 165 w Park av, 25x100.11, 5-sty bk tnt; Gertrude E Kramer to Reuben Rosenfeld, 367 W 119; AL; Dec2'14; A$12,000-22,000 (R S $1.00). O C & 100

**119TH st, 72 E** (6:1745-42), ss, 115 w Park av, 25x100.10, 5-sty bk tnt & strs; Bernhard Fink to Montrose Realty Co, 135 Bway; B&S; mtg $20,000; Nov27; Dec1'14; A$11,000-20,000. O C & 100

**120TH st, 239 E** (6:1785-18), ns, 160 w 2 av, 25x100.11, 5-sty bk tnt & strs; Paul Cremona to Nicola Capozzolo, 239 E 120; A L; Dec1; Dec2'14; A$10,000-18,000 (R S 50 cents). 250

**120TH st, 7 W** (6:1720-12), ns, 125 w Mt Morris Park W, 21x100.11, 4-sty & b stn dwg; Jos Rosenthal Realty Co to N Y Life Ins Co, 346 Bway; mtg $18,000 & deed is made to avoid expense of foreclosure, etc; Dec1; Dec2'14; A$13,500-20,000. nom

**122D st, 500 W,** see Amsterdam av, 1254-58.

**123D st, 113 E** (6:1772-9), ns, 190 e Park av, 25x100.11, 6-sty bk tnt; Burnett C MacIntyre to Chas A Roberts, 1805 3 av; B&S; AL; Nov28'14; A$11,000-27,000. nom

**123D st, 155 E** (6:1772-23), ns, 323.11 w 3 av, 26.1x100.11, 5-sty bk tnt & strs; Jno D Connolly to Fredk Lese, 133 E 80; mtg $13,000; Nov30'14; A$12,500-19,000. nom

**123D st, 155 E** (6:1772-23), ns, 323.11 w 3 av, 26.1x100.11, 5-sty bk tnt & strs; Arthur D Cohn to Jno D Connolly, 244 W 99, & Fredk Lese, 133 E 80; mtg $12,500; Nov 30'14; A$12,500-19,000. O C & 100

**123D st, 453-7 E,** see Pleasant av, 441-7.

**123D st, 201-15 W,** see 7 av, 2062-70.

**123D st, 203 W** (7:1929-pt lt 29), ns, 90.9 w 7 av, 15.7x100.11, 3-sty & b stn dwg; Sadie H Jacobs to Sigmund Friedman, 64 E 96; mtg $11,500 & AL, Nov27; Nov28'14; A$——$——. nom

**125TH st, 4-14 E** (6:1749-64-66 & 72), ss, 80 e 5 av, runs s23.11xw80 to es 5 av (No 2013), xs18xe80xs9xe120xn4.3xe25xn96.7 to 125th xw145 to beg, 4-sty stn tnt & strs & 5-5-sty bk tnts & strs & 3-sty bk tnt; A$261,000-305,000; also 106TH ST, 123-7 W (7:1861-20-21½), ns, 265.6 w Col av, 59.6x 100.11, 3-5-sty bk tnts; A$39,000-66,000; also MADISON AV (5:1507-14), nwc 95th (Nos 27-9), 50x100, 6-sty bk tnt; A$75,000-120,000; also MADISON AV, 1356 (5:1507-16), ws, 50 n 95th, 50.8x100, 6-sty bk tnt; A$60,000-100,000; also 2D AV, 1014 (5:1346-45-48 & 52), es, 100.5 n 53d, runs n25xe 100xn75.5 to ss 54th (Nos 310-16) xe100xs 100.5xw50xn0.5xw50xs0.5xw100 to beg, 5-5-sty bk tnts & strs; A$54,500-102,000; also 2D AV, 1016-20 (5:1346-49), sec 54th (Nos 300-8), 75.5x100, 7-sty bk factory; A $57,000-105,000; also 53D ST, 307-11 E (5:-1346-5), ns, 100.4 e 2 av, runs n56.2xw 0.3xn44.3xe57.5xs100.5 to st xw57.2 to beg, 6-sty bk factory; A$25,000-50,000; also CENTRAL PARK W, 410-2 (7:1836-34-36), swc 101st (No 2), 75.8x100, 2-5-sty bk tnts; A$99,000-118,000; also 98TH ST, 254-6 W (7:1869-59), ss, 100 e West End av, 50x100.11, 6-sty stn tnt; A$42,000-95,000; mtg $40,000; Edw A Kerbs & Max Rosenthal, EXRS &c Adolf Kerbs, to Emily M Roemer, 494 Greene av, Bklyn; AL; Nov 28; Nov30'14. **1,017,500**

**125TH st, 4-14 E** (6:1749-64-66 & 72), ss, 80 e 5 av, runs s73.11xw80 to es 5 av (No 2013), xs18xe80xs9xe120xn4.3xe25xn96.7 to 125th, xw145 to beg, 5-5-sty bk tnts & strs, 4-sty stn tnt & strs, & 4-sty stn tnt; Emily M Roemer, Bklyn, to Starlow Corpn, 142 Water, NY; B&S; mtg $173,812.50; Nov28; Nov30'14; A$261,000-305,000. O C & 100

**125TH st, 127-9 W,** see 132d, 79 W.

**126TH st, 301 E,** see 2 av, 2460.

**128TH st, 12 W** (6:1725-42½), ss, 150.6 w 5 av, 15x99.11, 3-sty & b stn dwg; Frank G Banister to Margt Gibbons, 209 W 123; mtg $7,350; Dec1; Dec2'14; A$7,000-9,000 (R S $1.00). O C & 100

**128TH st, 73-7 W** (6:1726-7-9), ns, 135 e Lenox av, 56.3x99.11, 3-5-sty stn tnts; D H Jackson Co to Martin B Hofman, 161 W 36; mtg $27,000; Nov28; Nov30'14; A$7,000-28,000. nom

**128TH st, 73-7 W** (6:1726-7-9), ns, 135 e Lenox av, 56.3x99.11, 3-5-sty stn tnts; Martin B Hofman to D Sylvan Crakow, 530 W 157; AL; Nov28; Nov30'14; A$27,000-48,000. O C & 100

**130TH st, 31 E** (6:1755-14), ns, 75 w Mad av, 17.6x99.11, 3-sty & b stn dwg; Stephen H Jackson to Bernhardine Probst, 96 [196] Waverly pl; mtg $8,000; Nov25; Nov 28'14; A$5,500-6,000. O C & 100

**130TH st, 23 W** (6:1728-24), ns, 300 w 5 av, 20x99.11, 3-sty & b stn dwg; Francis J Valentine to Ella F Valentine, his wife, 39 Franklin av, Far Rockaway, LI; Nov30 '14; A$8,000-10,000. nom

**131ST st, 48-50 W** (6:1728-61), ss, 235 e Lenox av, 37x99.11, 6-sty bk tnt; Emma A Mayhew to Wilson M Powell, 490 West End av; QC; AL; Nov23; Nov27'14; A$15,-000-51,000. nom

**131ST st, 142 W** (7:1915-52), ss, 267.11 e 7 av, 32x99.11, 7-sty bk tnt, Aksarben Realty Co to Lillie F Phillips, 41 Convent av; mtg $44,000; Dec2'14; A$14,500-52,000. O C & 100

**131ST st, 205 W** (7:1937-26), ns, 125 w 7 av, 17.8x99.11, 3-sty & b bk dwg; Isabel Mackin to Leon D Bundara, 142 W 131; mtg $5,500; Nov30'14; A$7,000-8,500. O C & 100

**132D st, 10 E** (6:1756-65), ss, 185 e 5 av, 25x99.11, 5-sty bk tnt; Harry Isaacson to Gleich Realty Co, 512 E 145; mtg $12,000; Nov28; Nov30'14; $6,000-18,000. O C & 100

**132D st, 79 W** (6:1730-6), ns, 110 e Lenox av, 25x99.11, 4-sty bk factory; A$7,000-23,000; also 125TH ST, 127-9 W (7:1910-18), ns, 322.6 w Lenox av, 38.9x99.11, 3 & 4-sty bk office & str bldg; A$93,000-110,000; Robert Reid Co to Reid Ice Cream Co, 524 Waverly av, Bklyn; AL; Nov10; Nov28'14. nom

**132D st, 243 W** (7:1938-16½), ns, 368 w 7 av, 16x99.11, 3-sty & b bk dwg; Wm H Lotty to Mary F Hopkins, 243 W 132; Nov 27; Nov30'14; A$5,700-7,500. O C & 100

**134TH st, 516 W** (7:1987-46), ss, 350 w Ams av, 43x99.11, 5-sty bk tnt; mtg $43,-500; A$19,000-48,000; also 143D ST, 65 W (6:1741-8), ns, 160 e Lenox av, 50x99.11, 5-sty bk tnt; mtg $36,000; A$5,200-34,500; also 143D ST, 63 W (6:1741-10), ns, 210 e Lenox av, 50x99.11, 5-sty bk tnt; mtg $44,-500; A$5,900-41,000;; also 144TH ST W (6:-1741-64), ss, 160 e Lenox av, 50x99.11, 5-sty bk tnt; mtg $44,500; A$5,800-34,800; Joseph Rosenthal Realty Co to Laura Hoertel, 408 W 150; Nov30'14. nom

**134TH st, 508 W** (7:1987-41), ss, 190 w Ams av, 40x99.11, 5-sty bk tnt; Speedway Realty Co to Theresa Lemmon, 319 W 94; mtg $35,500; Nov27; Nov30'14; A$18,000-44,000. O C & 100

**134TH st, 508 W;** Theresa Lemmon to Speedway Realty Co, 31 Nassau; mtg $35,-500; Nov27; Nov30'14. O C & 100

**137TH st, 119 W** (7:2006-20), ns, 275 w Lenox av, 25x99.11, 5-sty stn tnt; Emanuel Hoffmann et al to Bertha Hoffmann, 212 W 137; AL; Nov24; Nov28'14; A$8,000-20,-000. nom

**138TH st, 614 W** (7:2086-42), ss, 202 w Bway, 16x99.11, 4-sty bk dwg; Abr Levy to Edw F Rush, at High Ridge, Conn; mtg $7,500; Nov23; Nov27'14; A$7,000-11,000. O C & 100

**138TH st, 614 W;** Edw F Rush to Chas E Maltby [Broad View av], New Rochelle, NY; mtg $7,500; Nov23; Nov27'14. O C & 100

**140TH st, 151-9 W** (7:2009-12), ns, 264 e 7 av, 136x99.11, 7-sty bk tnt; Moore-Simon Realty Holding Corpn to Jno Weber, 778 Boulevard E, Weehawken, NJ; mtg $180,-000 & AL; Nov24; Dec3'14; A$59,000-170,000 (R S $25). nom

**143D st, 63-5 W,** see 134th, 516 W.

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**144TH st W, ss, 160 e Lenox av,** see 134th, 516 W.

**145TH st, 406 W** (7:2050-50½), ss, 212:6 e Convent av, 15.6x99.11, 4-sty & b stn dwg; Asher Simon Realty Co to Rose Leavit, 668 Riverside dr; AL; Nov24; Nov 27'14; A$7,300-13,000. O C & 100

**147TH st, 164 W,** see 7 av, 2537-9.

**148TH st, 531 W** (7:2080-18), ns, 400 e Bway, 16.8x99.11, 3-sty & b stn dwg; Daisy McCloskey to Grace M O'Neill, 531 W 148; mtg $11,000 & AL; June15; Nov27'14; A$8,-600-11,500. O C & 100

**152D st, 601 W,** see Broadway, 3675-7.

**154TH st, 300 W,** see 8 av, 2909.

**163D st, 549 W** (8:2122-133), ns, 100 e Bway, 110x99.11, 6-sty bk tnt; Morris W Levine to Dinah Levine, his wife, 560 W 165; mtg $140,000; Nov30; Dec1'14; A$55,-000-165,000. nom

**172D st, 575 W,** see St Nicholas av, 1235-46½.

**177TH st, 605 W** (8:2144-25), ns, 100 w St Nicholas av, 50x90, 5-sty bk tnt; B W R Realties to G H Masten Realty Co, 226 E 46; mtg $56,000; Nov20; Dec1'14; A$16,000-48,000. O C & 100

**185TH st, 501-3 W,** see Amsterdam av, 2520.

**191ST st W** (8:2169-39), ns, 100 w St Nicholas av, 100x100; also 192D ST W (8:-2169), ss, 100 w St Nicholas av, 75x100, vacant; Joseph Rosenthal Realty Co to Ernestine Rosenthal, 49 St Nicholas Ter; ⅓ pt; mtg $20,000; Nov30'14; A$42,000-42,000. O C & 100

**192D st W, ss, 100 w St Nicholas av,** see 191st W, ns, 100 w St Nicholas av.

**207TH st W, nec Vermilyea av,** see Vermilyea av, nec 207.

**Av A, 1600** (5:1581-4), es, 75 n 84th, 26.2x 98, 5-sty stn tnt & strs; Wilhemina Ochs to Conrad Ochs, her husband, both at Ridgewood av, Westwood, NJ; AL; Nov9; Dec2'14; A$10,500-19,500. nom

**Av A, 1654** (5:1583-50), sec 87th, 16.8x 81, 3-sty stn tnt & str; Frances Riley et al, heirs Wm J Riley, to Mary Riley, widow Wm J Riley, 356 W 145; mtg $10,-000; Nov14; Nov27'14; A$10,000-16,000. O C & 100

**Av B, 93** (2:389-1), nec 6th (No 601), 20.2 x93, 3-4 & 5-sty bk bldg & str; Richd M Lederer to Richard M Lederer, Private Banker, 55 Av B; Nov27; Dec2'14; A$27,000-40,000. nom

**Av C, 213** (2:396-37-38), nwc 13th (Nos 649-51), runs w88xn68.9xe25xs45.9xe63 to av xs23 to beg, 2-5-sty bk tnts & strs; David Pfeiffer & ano ENRS Jos Pfeiffer to Irma Schneider, 110 E 89; mtg $21,000; Dec1; Dec2'14; A$21,000-32,000 (R S $6,00). **27,000**

**Amsterdam av, 856** (7:1873-36), swc 102d (No 200), 25.11x82.7 to es old Bloomingdale rd x28x93.4; Larimer A Cushman Bakery Co of N Y to Cushman's Sons, Inc, 60 Bway; mtg $40,000; Nov28; Dec3'14; A$30,-000-46,000. O C & 100

**Amsterdam av, 1254-8** (7:1976-36), swc 122d (No 500), 90.11x100, 6-sty bk tnt & strs; Peter Korn & Fanny, his wife, to Fanny Korn, 238 E 68; mtg $150,000; Nov 30'14; A$92,000-185,000. O C & 100

**Amsterdam av, 2520** (8:2156-56), nwc 185th (Nos 501-3), 49.4x100x53.4x100, 1-sty fr strs; Abr Oberstein, ref, to Mary C Wilson, 438 Hancock, Bklyn; FORECLOS Nov19; Nov30'14; A$24,000-25,000. **11,000**

**Amsterdam av, 2520** (8:2156), nwc 185th (Nos 501-3); Mary C Wilson to Augustus Flattau, 3 University pl; AL; Nov30'14. O C & 100

**Bloomingdale rd (closed),** see 88th, 212-23 W.

**Broadway, 58** (1:23-this & 60 Bway-lt 1), nec Exch pl, runs se132.7 to ws New (Nos 25-9), xne42.7xnw8.11xs1.5xnw18.4xsw8.4xn w101.8 to Bway xsw32.4 to beg; also BROADWAY, 60 (1:23), ses, 32.4 ne Exch pl, runs se101.8xne8.4xse18.4xne1.5xse8.11 to nws New (No 23), xne24.2xnw66.7xsw0.8 xnw60.6 to Bway xsw35 to beg, except Broadway, es, 66.5 n Exchange pl, runs e 61.4 & 65.7 to ws New, xn0.11xw66.4xs0.8x w60.6 to beg xs0.11 to beg, 22-sty stn office bldg; Downtown Building Co to Columbia Trust Co, 60 Bway; mtg $1,200,000 & AL; Nov27; Nov28'14; A$1,650,000-3,000,-000. O C & 1,000

**Broadway, 60,** see Broadway, 58.

**Broadway, 2260-8** (4:1229-13), nec 81st, 102.2x181.7x102.2x182.8, 12-sty bk tnt & strs; Brogan Building Co to Wm Flinn, 1455 N Highland av, Pittsburg, Pa; mtg $975,000 & AL; Nov30'14; A$335,000-$——. O C & 100

**Broadway, 2400-2,** see 88th, 212-23 W.

**Broadway, 2528-30** (4:1242-39), es, 75.6 s 95th, 50.4x138.3 to cl former Bloomingdale rd x50.5x135.5, except land in bed said rd, but includes A R T & I to land in said rd, 9-sty bk hotel Newton; Jno F Comey to Comey Real Estate Corpn, 584 Bway; mtg $160,000; Nov30'14; A$105,000-250,000, nom

**Broadway, 2651-5** (7:1872-54), swc 101st (No 230), 60x100, 7-sty bk tnt & strs; Henry Nassoit to Annie Nassoit, 893 West End av; AL; Jan30'12; Dec1'14; A$123,000-195,000. O C & 100

**Broadway, 2941** (7:1896-65), nwc 115th (Nos 601-3), 100.11x125, 12-sty bk tnt & strs; Paterno Bros, a corpn, to Regnor Realty Corpn, 601 W 115; mtg $580,000; Nov 24; Nov27'14; A$225,000-700,000. O C & 100

**Broadway, 3675-7** (7:2099-29), nwc 152d (No 601), 99.11x150, 6-sty bk tnt & strs; Herbert R Limburg to Sigerts Realty Co Inc, 160 Bway; mtg $250,000; Nov28'14; A $130,000-300,000. nom

**Broadway** (8:2175-6), es, abt 128.1 n Sherman av, 50x200x53.3x220.5, vacant; Jno W Comey to Comey Real Estate Corpn, 584 Bway; mtg $9,600; Nov30'14; A $17,000-17,000. nom

**Central Park W, 410-2** (7:1836-34-36), s wc 101st (No 2), 75.8x100, 2-5-sty bk tnts; mtg $83,812 50; A$99,000-118,000; also 98TH ST, 254-6 W (7:1869-59), ss, 100 e West End av, 50x100.11, 6-sty stn tnt; mtg $40,-000; A$42,000-95,000; Emily M Roemer to Henley Realty Co, 42 Bway; B&S; Nov28; Nov30'14. O C & 100

**Central Park W, 410-2,** see 125th, 4-14 E.

**Claremont av, 21** (7:1990-10), ws, 416.6 s 119th, 84x100, 10-sty bk tnt; Paterno Bros, a corpn, to Sophomore Realty Corpn, 601 W 115; mtg $240,000; Nov24; Nov27'14; A $80,000-320,000. O C & 100

**Columbus av, 601-7** (4:1203-1), nec 89th (No 73), 75x37, 5-sty bk tnt & strs; Louis Vogel to Nathan Lemlein, 309 W 86; AT; AL; Nov25; Nov28'14; A$48,000-70,000. nom

**Columbus av, 695-9** (4:1207-62), sec 94th (No 80), 72.8x55, 5-sty bk tnt & strs; Nathan Lemlein to Louis Vogel, 53 E 82; AT; AL; Nov25; Nov28'14; A$65,000-110,000. nom

**East End av, 84** (5:1580-25), ws, 51.6 n 83d, 25.4x80, 5-sty bk tnt & strs; mtg $11,000; A$8,500-19,000; also 2D AV, 1955 (6:1650-26), ws, 50.8 s 101st, 25x90, 5-sty bk tnt & strs; mtg $12,500; A$10,500-17,-500; Alfd J Amend EXR, &c, Erhardt B Hoenninger to Emma Burns, 652 Briggs av, Richmond Hill, LI, & Cath Weis, 594 West Side av, Jersey City, NJ; ½ pt; B&S; Oct1; Nov28'14. **14,250**

**East End av, 84** (5:1580-25), ws, 51.6 n 83d, 25.4x80, 5-sty bk tnt & strs; Jno C Hoenninger et al to Emma Burns, 652 Briggs av, Richmond Hill, LI, & Cath Weis, 594 West Side av, Jersey City, NJ; QC; Oct1; Nov28'14; A$8,500-19,000. O C & 100

**Lenox av, 197** (7:1904-35), ws, 23 s 120th, 20x85, 4-sty & b bk dwg; David Friedman & Emma, his wife, to Emma Friedman, 808 West End av; AL; Nov16; Nov28'14; A $16,000-22,000. O C & 100

**Lenox av, 220** (6:1720-35), nec 121st, 22.10x100, 4-sty & b stn dwg; Saml Weil to Theresa Lemmon, 319 W 94; B&S; mtg $22,000 & AL; Nov30; Dec1'14; A$28,000-32,000. nom

**Lenox av, 557** (7:2007-31), ws, 49.11 n 138th, 25x75, 5-sty bk tnt & strs; E Regensburg & Sons to Ray Dressner, 82 Willow, Bklyn; QC; AL; Dec2; Dec3'14; A$16,-500-26,000 (R S $1). nom

**Lexington av, 308** (3:893-69), ws, 49.5 s 38th, 24.8x100, 3-sty & b bk dwg; Edith C Lefferts to Wm H Lefferts, 308 Lex av; mtg $25,000 & AL; Nov27; Nov30'14; A$36,-500-44,500. nom

**Lexington av, 1078,** see 76th, 136 E.

**Lexington av, 1491-3,** see 96th, 151 E.

**Madison av, 1242** (5:1501-11-16), nwc 89th (Nos 17-23), 100.8x164.5, 5-5-sty bk tnts; Century Holding Co to Julius Fleischmann, 3555 Washington av, Cincinnatti, O [1182 Bway]; mtg $265,000 & AL; Nov24; Dec3'14; re-recorded from Nov24'14; A$319,000-362,000. O C & 100

**Madison av, 1356** (5:1507-16), ws, 50 n 95th, 50.8x100, 6-sty bk tnt; mtg $66,666.66; A$60,000-100,000; also MADISON AV (5:-1507-14), nwc 95th (Nos 27-9), 50x100, 6-sty bk tnt; mtg $83,333.33; A$75,000-120,-000; also 106TH ST, 123-7 W (7:1861-20-21½), ns, 265.6 w Col av, 59.6x100.11, 3-5-sty bk tnts; mtg $36,312.50; A$39,000-66,-000; Emily M Roemer of Bklyn to Gussie Wertheimer, 767 5 av; B&S; Nov28; Nov30 '14. O C & 100

**Madison av** (5:1507-14), nwc 95th (Nos 27-9), 50x100, 6-sty bk tnt; A$75,000-120,-000; also MADISON AV, 1356 (5:1507-16), ws, 50 n 95th, 50.8x100, 6-sty bk tnt; A$60,000-100,000; also 106TH ST, 123-7 W (7:1861-20-21½), ns, 265.6 w Columbus av, 59.6x100.11, 3-5-sty bk tnts; A$39,000-66,000; Gussie Wertheimer, 767 5 av, who retains life estate to Edw A Kerbs, 19 E 82, & Max Rosenthal, 767 5 av; B&S; mtg $238,312.50 & AL; Nov28; Nov 30'14. nom

**Madison av, 1356** (5:1507-16), ws, 50 n 95th, 50.8x100, 6-sty bk tnt; A$60,000-100,-000; with perpetual easement or right of way over 95TH ST E (5:1507), ns, 95 w Mad av, 5x50; Edw A Kerbs to Adolf Kerbs; mtg $75,000 & AL; Jan4'05; Nov30 '14. O C & 100

**Madison av, 1356,** see 125th, 4-14 E.

**Madison av, nwc 95th,** see Madison av, 1356.

**Madison av, nwc 95th,** see 125th, 4-14 E

**Madison av, 1691-3** (6:1617-51), sec 112th (No 38), 33.5x70, 2-5-sty bk tnts & strs; Nathan Lemlein to Louis Vogel, 53 E 82; AT; AL; Nov25; Nov28'14; A$27,000-43,000. nom

**Madison av, 1885** (6:1748-1½), es, 20.11 n 122d, 20x100, 3-sty & b stn dwg; Jno Davis, ref, to Title Guar & Trust Co; FORECLOS Nov13; Nov27'14; A$13,500-15,000. **12,000**

**Park av, 951-5** (5:1510-70-72), es, 25.2 s 82d, 77x100, 3-5-sty bk tnts & strs; Akron Building Co to Esthold Realty Co, Inc, 119 W 40; AL; Nov25; Nov27'14; A$153,000-165,000. nom

**Park av, 1444** (6:1612-37), ws, 75.11 s 107th, 25x75, 5-sty stn tnt; Amalie De Vries to Lena Rupprich, 1325 3 av; Dec1 '14; A$7,000-14,500 (R S $14). O C & 100

**Pleasant av, 441-7** (6:1811-21-24), nwc 123d (Nos 453-7), 100.11x87.11, 1-sty fr shop; Louis Steckler, ref, to City Real Estate Co, 176 Bway; FORECLOS Nov13; Nov 27'14; A$24,500-24,500. **16,000**

**Riverside dr, 435** (7:1896-87), begins 116th, ss, 400 w Bway, runs s65.11xw103.1 to es dr xn along dr —xn&e along ss 116th to beg, 12-sty bk tnt; Paterno Bros, a corpn, to Colosseum Realty Corpn, 601 W 115; mtg $250,000; Nov24; Nov27'14; A$95,000-300,000. O C & 100

**St Nicholas av, 765** (7:2063-32), ws, 81.9 n 148th, 20.4x97.5x19.11x101.8, 3 & 4-sty & b bk dwg; Jno P Leo to Edw H Rogers, 518 W 150; B&S; mtg $18,000 & AL; Nov 28; Dec1'14; A$11,020-18,500. O C & 100

**St Nicholas av, 783** (7:2064-29), ws, 20.5 n 149th, 20.5x85.4x20x89.8, 4-sty bk tnt; Jennette D Wiegand to Ernest Menken, 569 W 150; AL; Nov27; Dec1'14; A$10,000-15,500. O C & 100

**St Nicholas av, 1238-46½** (8:2129-1), nec 172d (No 575), 94.6x125, 6-sty bk tnt & strs; Jos R Truesdale, ref, to Allentown Realty Corpn, 60 Wall; FORECLOS Oct 15; Nov27; Nov28'14; A$70,000-210,000. **210,000**

**Terrace View av, 90** (13:3402-247), ss, abt 540.4 ne on curve from Adrian av or 66.5 w of line bet lots 216 & 217 on map 738A of North Marble Hill, runs s100xe33.5 xn100 to av xw36.5 to beg, 2-sty fr dwg; Anna Buzzini to August Miller, at Dumont, NJ; mtg $8,000; Nov21; Dec3'14; A $4,000-69,000 (R S 50 cts). O C & 100

**Vermilyea av** (8:2224-pt lot 5), ss, 100 w Academy, 100x150, 2-5-sty bk tnts; Fred J Faulkner to Fifth Ave Bond & Mtg Co, 334 5 av; mtg $97,800; Dec1; Dec2'14; A$——— $—— (R S $32.50). nom

**Vermilyea av** (8:2224-pt lot 5), ss, 100 w Academy, 100x150, 2-5-sty bk tnts; Sand Constn Co to Fred J Faulkner, 393 3d, Bklyn; mtg $97,800; Dec1; Dec2'14; A$——— $—— (R S $8.00). O C & 100

**Vermilyea av** (8:2236-27-30), nec 207th, 100x100, vacant; Max Marx to Aldus Constn Co Inc, 1509 St Nicholas av; mtg $25,-000; Nov30; Dec1'14; A$25,500-25,500. O C & 100

**West Broadway, 131-3,** see Duane, 149.

**West End av, 412** (4:1227-61), sec 80th, 60x125, 8-sty bk tnt; Westboro Realty Co Inc May24'04, to Westboro Realty Co, Inc Nov27'14, 50 Church; B&S; Nov20; Nov30 '14; A$145,000-300,000. O C & 100

**West End av, 536** (4:1233-61), sec 86th (No 282), runs e80xs83.2xe20xs19xw100 to av xn102.2, 12-sty bk tnt; Mary A Ryan to Mombasha Realty Co, 51 Chambers; mtg $505,000; Nov23; Nov27'14; A$225,000-675,-000. nom

**West End av, 625** (4:1251-19), ws, 59 n 90th, runs w46.4xn2.10xw17.8xn21.7xe64 to av xs24.5 to beg, 5-sty & b bk dwg; Annie R Bauerdorf to Wolter J Bauerdorf, 625 West End av; B&S; AL; Nov25; Nov27'14; A$29,000-41,000. O C & 100

**West End av, 625;** Wolter J Bauerdorf to Chas F Bauerdorf, 625 West End av; AL; Nov27'14. O C & 100

**1ST av, 1487** (5:1452-27), ws, 75 s 78th, 25.6x100, 4-sty bk tnt & str; Emma V Cone to Gertrude Weil, 225 W 86; AL; Nov28; Nov30'14; $15,500-27,500. nom

**2D av, 838** (5:1337-51), es, 127.5 n 44th, 18x70, 4-sty bk tnt & str; Eliz Russell to Jno Treanor, 311 W 21; mtg $7,000; Jan29; Dec2'14; A$9,000-12,500. nom

**2D av, 1014** (5:1346-45-48 & 52), es, 100.5 n 53d, runs n25xe100xn75.5 to ss 54th (Nos 310-6), xe100xs100.5xw50xn0.5xw50xs.05xw 100 to beg, 5-5-sty bk tnts, strs on av; A $54,500-102,000; also 53D ST, 307-11 E (5:-1346-5), ns, 100.4 e 2 av, runs n56.2xw.03xn 44.3xe57.5xs100.5 to st xw57.2 to beg, 6-sty bk factory; A$25,000-50,000; also 2D AV, 1016-20 (5:1346-49), sec 54th (Nos 300-8), 75.5x100, 7-sty bk fatcory; A$57,000-105,-000; Emily M Roemer of Bklyn to Norweit Corpn, 142 Water, NY; B&S; mtg $168,-812.50 & AL; Nov28; Nov30'14. O C & 100

**2D av, 1014,** see 125th, 4-14 E.

**2D av, 1016-20,** see 2 av, 1014.

**2D av, 1016-20,** see 125th, 4-14 E.

**2D av, 1395** (5:1427-26), ws, 48.8 s 73d, 28x100, 5-sty stn tnt & strs; Abr Saffian to Lenhill Realty Corpn ,1395 2 av; mtg $21,000 & AL; Oct26; Nov30'14; A$17,000-31,000. nom

**2D av, 1480** (5:1452-1), nec 77th (Nos 301-5), 22x75, 4-sty bk tnt & str & 1-sty bk str; Raphael Prager to Metropolis Holding Corpn, 149 Bway; AL; Nov20; Nov 30'14; A$17,000-20,000. nom

**2D av, 1557** (5:1526-27), ws, 20.1 s 81st, 18.10x80, 4-sty bk tnt & str; Christian Finck et al EXRS, &c, Mina C Hagemeyer to Mary E Werner, N Y Post rd, White Plains, NY; B&S; Nov27; Nov30'14; A$9,-500-13,000. **13,000**

**2D av, 1955,** see East End av, 84.

**2D av, 2274** (6:1688-51), es, 25.5 s 117th, 25x84.10, 4-sty bk tnt & strs; Max Tannenbaum to Anel Realty Co; mtg $14,000 & AL; Nov26; Nov30'14; A$10,500-16,000. nom

**2D av, 2336** (6:1796-52), es, 20.11 s 120th, 20x80, 4-sty bk tnt & str; Isaac Haft et al to Jacob Hirsch, 411 E 51; B&S & correction deed; mtg $9,750 & AL; Oct21; Nov 30'14; A$7,000-12,500. O C & 100

**2D av, 2460** (6:1803-pt lt 1), nec 126th (No 301), 100.11x450x99.11x450, pt 1 & 3-sty bk bldg; Arthur Ingraham to Geo L Ingraham [80 Irving pl]; AL; June14'01; Nov30'14; A$——$——. nom

**3D av, 459-61,** see 3 av, 463.

**3D av, 463** (3:912-65), es, 49.1 s 32d, 24.11 x85, 3-sty bk tnt & strs; A$18,500-21,000; also 3D AV, 459-61 (3:912-66-67), es, 74 s 32d, 36.8x85, 2-4-sty bk tnts & strs, A$28,-000-37,000; City Real Estate Co to Jno Wells & Florence, his wife, 307 5 av or 45 W 35, as joint tenants; B&S; AL; Nov19; Dec1'14. O C & 100

**3D av, 701** (5:1317-45), sec 44th (No 200), 20.5x80, 2-sty bk str; Ethel B Robinson to Mary P & Mary L Robinson, 157 W 74, as joint tenants; B&S & CaG; AL; Feb28'13; Nov28'14; A$23,000-28,000. O C & 100

**5TH av, 259** (3:858-81), es, 98.9 n 28th, 49.4x100, 5-sty bk loft & str bldg; Wm Flinn to Brogan Building Co, 149 Bway; mtg $350,000 & AL; Nov27; Nov30'14; A $420,000-465,000. O C & 100

**5TH av ,1071** (5:1500-2), es, 25.8 n 88th, runs e102.8xs25.8 to ns 88th xe25xn55.8xw 127.8 to av xs30 to beg, 5-sty & b bk dwg; Charter Constn Co to Hubert T Parson [c o Woolworth Co, 233 Bway], Allenhurst, NJ; mtg $125,000, Oct15; Nov30'14; A$170,000-275,000 O C & 100

**5TH av, 2013,** see 125th, 4-14 E.

**5TH av, 2049-51** (6:1751-71), es, 49.11 s 127th, 50x100, 7-sty bk tnt, Edw A New to Geo Rawak, 260 W 72; mtg $72,000 & AL; Dec1; Dec3'14. A$44,000-105,000 (R S $20.50). O C & 100

**6TH av, 1031-41** (4:1011-29), nwc 58th (Nos 101-3), 100.5x71.6, 2-5-sty bk tnts, strs on av; Robt Connor to Georgiana B Maclay, 56 W 57; mtg $125,000; Nov25; Nov30'14; A$205,000-250,000. nom

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**7TH av, 51-3** (2,609-7), sec 14th (Nos 154-60), 117.8x100, 12-sty bk loft & str bldg, 7th Av & 14th St Corpn to Adams Land & Building Co, 61 Bway; mtg $560,000, Nov30; Dec1'14; A$150,000-500,000.
O C & 100

**7TH av, 320** (3,777-15), swc 28th (No 200), runs w56.6xs23.8xe12xn4xe44.6 to av xn19.8 to beg, 5-sty bk tnt & strs; Mary A Donnelly & ano individ & EXRS Mary G Schoenenberger, decd, et al to Felix A Donnelly, 171 W 71; mtg $28,000; Dec1; Dec2'14. A$31,000-36,000 (R S $15.53).
**46,500**

**7TH av, 428** (3:783-42), nws, 79.7 n 33d, 19.2x69.10, 4-sty stn tnt & str; Mary J McDonald to Kathryn Gleason, Hillside av, Atlantic City, NJ; ½ pt; AL; Nov27; Nov 30'14; A$79,000-82,000. O C & 100

**7TH av, 430-2,** see 7 av, 434.

**7TH av, 434** (3:783-45), ws, 49.5 s 34th, 16.5x100, 4-sty bk tnt & str; A$82,000-85,000; also 7TH AV, 430-2 (3:783-43-44), ws, 65.10 s 34th,32.10x100, 2-4-sty bk tnts & strs; A$164,000-170,000; also MORTON ST (Bklyn), ns, 146&169 w Bedford av, 2 lots, each 23x100; Annie A Gridley, EXTRX & TRSTE Jas Gridley, to Estate of Jas Gridley, Inc, 35 W 30; Nov25; Nov27'14. **250,000**

**7TH av, 2062-70** (7:1929-29), nwc 123d (Nos 201-15), 100x200, 5-5-sty bk tnts & strs & 8-3-sty & b stn dwgs; People's Vaudeville Co to Sadie H Jacobs, 877 Whitlock av, Bronx; AL; Nov21; Nov27'14; A $165,000-205,000. nom

**7TH av, 2204** (7:1936-31), ws, 58.1 n 130th, 25.10x74.10, 5-sty bk tnt & strs; Louis Wendel Jr to Poundridge Realty Co, Inc, 277 Bway; mtg $16,000; Nov23; Nov 28'14; A$16,000-25,000. O C & 100

**7TH av, 2537-9** (7:2015-5), sec 147th (No 164), 40x100, 6-sty bk tnt & strs; Dry Dock Savgs Instn to Harry Cahane, 1020 Simpson, Bronx; Nov30'14; A$26,000-58,000.
O C & 100

**8TH av, 146-50** (3:767-2), es, 26.4 n 17th, 52.6x100, 5-sty bk tnt & strs; Clarissa C Kennedy, widow, et al, heirs Sarah B Totten et al to Estate of Jno Castree, Inc, 105 Hudson; E&S; Nov7; Nov28'14; A$38,000-80,000. nom

**8TH av, 146-50,** see Washington, 318-22.

**8TH av, 2909** (7:2047-14), swc 154th (No 300), 37.6x100, 6-sty bk tnt & strs; Wm J Smith to Chas J Smith, 1314 2 av; mtg $60,750; Nov28; Nov30'14; A$26,000-60,000.
O C & 100

**10TH av, 285** (3:698-35), ws, 59.3 n 26th, 19.9x80, 4-sty bk tnt & strs; A$9,000-13,000;; also 10TH AV, 287 (3:698-36), ws, 79 n 26th ,19.9x80, 4-sty bk tnt & str; A$9,000-13,000; also 10TH AV, 289 (3:698-37), ws, 98.9 n 26th, 24.9x100, 4-sty bk tnt & str; A $12,000-23,000; also 10TH AV, 291 (3:698-38), ws, 123.6 n 26th, 24.6x100, 4-sty bk tnt & strs; A$12,000-23,000; Isaac Lowenfeld et al EXRS Pincus Lowenfeld to Theresa Lemmon, 319 W 94; ½ pt; AL; Nov30'14.
nom

**10TH av, 285-91;** Wm Prager to same; ½ pt; B&S & CaG; AL; Nov30'14. nom

**10TH av, 285-91;** Theresa Lemmon to Wm Prager, 129 E 74, individ, & Isaac Lowenfeld, 106 E 64; Alex Pfeiffer, 50 E 96, & Wm Prager, 129 E 74, EXRS Pincus Lowenfeld; mtg $68,000; Nov30'14. nom

**10TH av, 287-89-91,** see 10 av, 285.

**10TH av, 729-31** (4:1078-33-33½), ws, 50.5 s 50th, 50x75, 2-4-sty stn tnts & strs; Julius P & Jas P Cahen to Jas W McDermott, 75 Macon, Bklyn; B&S; Apr29; Nov 28'14; A$26,000-40,000. O C & 100

**10TH av, 729-31;** Jas W McDermott to Julius P Cahen & Hannah, his wife, 354 Central Park W as tenants by entirety; ½ pt; B&S; Apr30; Nov28'14. O C & 100

**10TH av, 729-31;** same to Jas P Cahen & Eugenia, his wife, 353 Central Park W, as tenants by entirety; ½ pt; B&S; Apr30; Nov28'14. O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Allen st, 152** (2:416); consent to 3d track; Louis Herman to Manhattan Railway Co; mtg $32,750; Oct29; Nov28'14.
583

**Allen st, 152;** consent to 3d track; Abr & Frida Schwarz mtgees to same; mtg $21,000; Nov17; Nov28'14. nom

**Allen st, 152;** consent to 3d track; Fanny Schwarz, mtgee to same; mtg $8,750; Nov17; Nov28'14. nom

**Allen st, 152;** consent to 3d track; Frederic D Weekes mtgee to same; mtg $3,000; Nov2; Nov28'14. nom

**Arden st, 2,** see Nagle av, 21-3.

**Chambers st, 83** (miscl); also READE ST, 65; declaration to & do elect to take an int in above at assessed valuation of $127,000; Harriet Post to Wm G & Edw De Witt, TRSTES Harriet Bininger, decd; Nov11; Nov30'14.

**Chambers st, 83** (miscl); also READE ST, 65; declaration to & do elect to take an int in above at assessed valuation of $127,000; Agnes Dickinson to Wm G & Edw De Witt, TRSTES Harriet Bininger, decd; Oct31; Nov30'14.

**Chambers st, 83** (miscl); also READE 65; similar declaration, etc; Eliz D Binger to same; Oct24; Nov30'14.

**Chambers st, 83** (miscl); also READE ST, 65; similar declaration, etc; Frances A Rives to same; Nov11; Nov30'14.

**Chambers st, 83** (miscl); also READE ST, 65; similar declaration, etc; Anzonetta B Knappe to same; Oct27; Nov30'14.

**Division st, 17 & 17½** (1:281); consent to 3d track; Hy Phillips to Manhattan Railway Co et al; mtg $16,000; Nov9; Nov 30'14. 1,750

**Division st, 17-17½;** consent to 3d track; M Saml Stern mtgee to same; mtg $16,000; Nov21; Nov30'14. nom

**Division st, 21-21½** (1:281); consent to 3d track; Hy Phillips to Manhattan Railway Co, 165 Bway, et al; mtg $10,000; Nov 9; Nov30'14. 1,750

**Division st, 21-21½;** consent to 3d track; Isabella Kritzman mtgee to same; mtg $10,000; Nov19; Nov30'14. nom

**Hudson st, 686-91,** see 9 av, 38-48.

**Jumel pl** (8:2112), ws, 241.4 n 167th, 75x 100, being parcels 4, 5 & 6 on damage map to open 168th from Ams av to Jumel pl; re mtg; American Mortgage Co, 46 Cedar, to City NY; QC; Nov4; Dec1'14. 7,500

**New Bowery, 42** (1:117); consent to 3d track; Harris Rosenthal to Manhattan Railway Co; mtg $4,850; Nov13; Nov27'14. 2,910

**New Bowery, 42;** consent to 3d track; Hy E Jones, mortgagee, to same; mtg $4,850; Nov17; Nov27'14. nom

**Pearl st, 372-6** (1:112), consent to 3d track; Eddy Palmer to Manhattan Railway Co; Aug22; Nov30'14. 2,837.50

**Pearl st, 379** (1:113); consent to 3d track; Frances P Kerr et al EXRS Jas Sullivan to Manhattan Railway Co; 2-5 pts; Oct6; Nov30'14. 1,045.83

**Pearl st, nec Park row,** see Park row, 156.

**Reade st, 65,** see Chambers, 83.

**3D st, 35 W** (2:535), owned by party 1st pt; also 3D ST, 37 W, owned by party 2d pt; agmt as to use of tank on roof of No 35 for use of sprinkler system; Mary L Richards with Frank E Lonas; Nov10; Dec 2'14. O C & 100

**3D st, 37 W,** see 3d, 35 W.

**5TH st, 710 E** (2:374), ss, 160.6 e Av C, 25x96; re asn rents recorded Oct17'12; Royal Co of NY to Max, Benj & Jos Schenkein & Gitel Horn; Sept22'13; Dec2'14. nom

**12TH st E, nwc 1 av,** see 1 av, 197-205.

**14TH st W, nec 9 av,** see 9 av, 38-48.

**26TH st, 230 E** (3:906-39), ss, 167.6 w 2 av, 27.6x98.9; declaration that Jennie Meshel, owns 1-3 pt & Jennie Silverman owns 2-3 pts; Henry Meshel & Jennie, his wife, Bklyn, with Harris Silverman & Jennie, his wife; mtg $35,500; July11'12; Nov 30'14; A$13,500-30,000. nom

**28TH st E, swc 2 av,** see 2 av, 495.

**28TH st E, nec 2 av,** see 2 av, 500.

**30TH st E, nwc 3 av,** see 3 av, 432-6.

**65TH st, 218-20 W** (4:1156-43), ss, 250 w Ams av, 50x100.5, 2-sty bk shop; option to purchase all title to above before Dec1'17 for $5,600; Peter J Devine, 3099 Bway, to Rose Weber, 306 W 100; mtg $——; Dec1; Dec3'14; A$18,000-31,000. nom

**81ST st W, swc Ams av,** see Ams av, 432.

**89TH st, 118-20 W** (4:1219-45 & 46), ss, 300 w Col av, 50x100.8, 2-5-sty bk tnts; mtgs $50,000; A$25,000-53,000; CONTRACT to exch for 131ST ST, 142 W (8:1915-52), s s, 267.11 e 7 av, 32x99.11, 7-sty bk tnt; mtg $45,000; A$14,500-52,000; Lillian F Phillips, 41 Convent av, with Aksarben Realty Co, 352 W 46; Nov12; Nov30'14. exch

**95TH st, 334-6 E** (5:1557-32), ss, 485 e 2 av, 40x100.8, 6-sty bk tnt & strs; re mtg; recorded from Nov19'08; Isaac Lowenfeld et al EXRS Pincus Lowenfeld & Wm Prager, individ to Margt W Snelling, 122 E 82; Nov30; Dec3'14; A$13,000-38,000.
O C & 100

**95TH st, 334-6 E;** re mtg; recorded July 17'07; same to same; Nov30; Dec3'14.
O C & 100

**97TH st, 232 E** (6:1646-30), ss, 460 e 3 av, 25x100.11, 4-sty stn tnt & strs; re jdgt; Christine M Busse to Sol M Landsman, 232 Broome, NY, & Jos Berkowitz, 627 Bedford av, Bklyn; Nov30'14; A$9,000-12,500. nom

**102D st, 64 E** (6:1607); power of atty to extend mtg, &c; Rudolph Cross to Alex J Cross; Oct21; Nov30'14.

**111TH st, 26 E** (6:1616-61), ss, 100.3 w Mad av, 24.9x100.11, 5-sty stn tnt; re dower; Sophia Bunke, widow, to Herman F Bellmer; mtg $10,000; May19'10; Nov28'14; A$13,000-24,500. omitted

**131ST st, 142 W,** see 89th, 118-20 W.

**172D st, 575 W,** see St Nicholas av, 1238-46½.

**Amsterdam av, 430,** see Ams av, 432.

**Amsterdam av, 432** (4:1228), swc 81st, 44.2x100x—x99.11; also AMSTERDAM AV, 430; agmt that right to use passageway in rear shall be superior to mtg for $62,000 on No 432; Union Trust Co of N Y with Edw Hirsh, 53 E 60 (mortgagee for $30,000 on No 430) & Edw de Noyelles, owner; Nov23; Dec3'14. nom

**Bowery, 4** (1:162); consent to 3d track; Adella P Wiesbader et al, individ, EXRS, &c Isaac Pouker, to Manhattan Railway Co; mtg $12,000 & AL; June24; Nov27'14.
581

**Bowery, 4;** consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $12,000; Nov19; Nov27'14. nom

**Edgecombe av, ws, 229.10 s 150th,** see So Blvd, 1000-12, Bronx Cons.

**Park Row, 142-4** (1:159); consent to 3d track; Archibald M Shrady et al to Manhattan Railway Co et al; Nov10; Nov30'14. 2,550

**Park row, 156** (1:160), nec Pearl, runs n43.9 along Pearl xe40.6xs54.10 to ns Park row xw3.10 to beg; consent to 3d track; Ellen C O'Rourke, 156 Park row, to Manhattan Railway Co; mtg $18,000; May28; Dec3'14. 280

**Park row, 156** (1:160); consent to 3d track; Geo E Chisolm, mortgagee, to same; mtg $18,000; Nov30; Dec3'14. nom

**Nagle av, 21-3** (8:2174-85-88), nws, at sws Arden (No 2), 130x129.6, 3-5-sty bk tnts & strs; re mtg; Wm L O'Conor to Brown Bros, Inc, Owners & Builders, a corpn, 11 E 30; QC; Aug15; Nov27'14; A $55,000-P151,000. nom

**St Nicholas av, 1238-46½** (8:2129), nec 172d (No 575), 94.6x125, 6-sty bk tnt & strs; re judgt; Emil Pfizer to County Holding Co, 100 Bway; Nov19; Nov28'14. nom

**1ST av, 2** (2:428); consent to 3d track; Bank for Savings mtgee to Manhattan Railway Co; mtg $30,000; Nov16; Nov28 '14. nom

**1ST av, 2;** consent to 3d track; same mtgee to same; mtg $18,000; Nov16; Nov 28'14. nom

**1ST av, 156** (2:437); consent to 3d track; Max Heller to Manhattan Railway Co; mtg $40,000; Apr11; Dec2'14. 300

**1ST av, 156;** consent to 3d track; Chas Hoefler mtgee to same; mtg $8,000; Sept 28; Dec2'14. nom

**1ST av, 156;** consent to 3d track; Jane J Thayer et al EXRS Geo A Thayer to same; mtg $32,000; Oct14; Dec2'14. nom

**1ST av, 197-205** (2:454), nwc 12th, 103.3 x64.9; consent to 3d track; Geo W & Frances E H Folsom to Manhattan Railway Co; mtg $38,000; Nov6; Dec2'14. 774.38

**1ST av, 197-205,** nwc 12th; consent to 3d track; N Y Life Ins & Trust Co mtgee to same; mtg $38,000; Nov17; Dec2'14. nom

**1ST av, 322-4** (3:950); consent to 3d track; N Y Life Ins & Trust Co, TRSTE Mary Griffin, to Manhattan Railway Co; Oct14; Nov27'14. 432

**1ST av, 697,** see So Blvd, 1000-12, Bronx Cons.

**2D av, 495** (3:908); consent to 3d track; Phillips Phoenix, mortgagee, to Manhattan Railway Co; mtg $32,000; Aug25; Nov 27'14. nom

**2D av, 495** (3:908), swc 28th, 24.8x100; consent to 3d track; Jno G W Honeck et al to Manhattan Railway Co; mtg $32,000; June15; Nov30'14. 296.12

**2D av, 500** (3:934), nec 28th, 20x80; consent to 3d track; Gene L Blumenthal to Manhattan Railway Co; mtg $20,000; Apr 11; Dec3'14. 240

**2D av, 500,** nec 28th; consent to 3d track; Pedro R de Florez, GDN of Maria L de Florez, mortgagee, to same; mtg $20,000; Nov11; Dec3'14. nom

**2D av, 556** (3:936); consent to 3d track; Ida A Wilson et al to Manhattan Railway Co; Nov9; Nov30'14. 222

**2D av, 730** (3:945); consent to 3d track; Jno Mitchell to Manhattan Railway Co; mtg $20,000; June8; Dec1'14. 330

**2D av, 730;** consent to 3d track; Louis J Stoock mtgee to same; mtg $6,000; June 26; Dec1'14. nom

**2D av, 730;** consent to 3d track; Hy Brune mtgee to same; mtg $14,000; Nov 19; Dec1'14. nom

**2D av, 759-63** (5:1314); consent to 3d track; Louise S Wilson mtgee to Manhattan Railway Co; mtg $30,000; Nov5; Dec1 '14. nom

**2D av, 759-63** (5:1314); consent to 3d track; Florence L Roome to Manhattan Railway Co; mtg $30,000; Oct27; Nov30'14. 648.75

**3D av, 432-6** (3:886), nwc 30th; consent to 3d track; Madison Square Church House to Manhattan Railway Co; Nov20; Nov30 '14. 713

**3D av, 1895** (6:1654); consent to 3d track; Eugenie Gordon to Manhattan Railway Co; mtg $20,000; Nov7; Nov27'14. 273.54

**3D av, 1895;** consent to 3d track; Ellen M Bannon, mortgagee, to same; mtg $20,000; Nov11; Nov27'14. nom

**9TH av, 38-48** (3:738), nec 14th, runs e 58xn103.3xw100 to es 9 av or Hudson (Nos 686-91), xs111.5 to beg; consent to 3d track; Wm D McCrackan, NY, et al, to Manhattan Railway Co; Nov4; Nov27'14. 2,493.21

**9TH av, 38-48;** also HUDSON ST, 686-91; consent to 3d track; Conron Bros, lessees, to same; Nov4; Nov27'14. nom

**9TH av, 81-3** (3:713); consent to 3d track; Isabel C Forbes, of Boston, Mass, et al, individ EXRS &c Alice C & Herbt Frazier, to Manhattan Railway Co; 9-10 pts; July25; Nov27'14. 467.50

**Appointment** (miscl) of Myle L Holley, 261 Bway, as TRSTE in matter of John O'Reilly, bankrupt; Wm H Willis, ref; Nov 27; Nov30'14.

**Copy of will** (miscl); Evelyn L Hegeman to Jno R Hegeman, her husband; Apr5'84, Nov27'14.

**General release** (miscl); Sol Aronson to Nellie E Peck, of New Rochelle, NY; Nov 27; Nov30'14. nom

**Parcel** (8:2243), No 63 on damage map to open W 218th, from Seaman av to 9 av; re mtg; Theo H Jerke of Bklyn, to Geo L Liebler, 246 W 230; QC; Oct9; Dec1'14. nom

**Power of atty** (miscl); Frances A Rives & Harriet Post, legatees Harriet Bininger & Geo H Draper to J Langdon Ward; Nov 11; Nov30'14.

**Power of atty** (miscl); Cornelia A James & Judith C Prescott, both of Manchester, NH, to Frank C Livingston, the Kennard, at Manchester, NH; Nov3; Nov 27'14.

**Power of atty** (miscl); Rose S Otto to Hy S Otto; Aug23'11; Dec2'14.

**Power of atty** (miscl); Leoluca Ficarotta to Bernardo Lo Curto; June9'08; Dec 1'14.

**Power of atty** (miscl); Irene B Braman of Bklyn to Francis L Noble & Edw Braman; May17'05; Dec1'14.

**Power of atty** (miscl); Harriet, wife Geo R Fearing, of Newport, RI, to Chas E Danforth, of firm Van Emburgh & Atterbury, 201 W 79; Oct16; Dec3'14.

## WILLS.

### Borough of Manhattan.

**25TH st, 58 W** (3:826-74), ss, 60 e 6 av, 20x98, 4-sty bk dwg & 1-sty ext; Jean B Guttin Est, Lucien Bilquez, EXR, 58 W 25; atty, Geo Collins, 271 Bway; A$50,000-55,000. Will fied Dec2'14.

**27TH st, 326-30 E** (3:932-40-41-42), ss, 250 w 1 av, 75x98, 2-2-sty bk tnts & 1-3-sty bk tnt in rear; also 1-5-sty bk tnt; Doris Kegeler Est, Emma Kegeler Huber, EXTRX, 328 E 27; atty, Ernest W Strattman, 2 Rector; A$38,000-48,500. Will filed Nov 28'14.

**68TH st, 245 W** (4:1160-12), ns, 500 w Ams av, 25x100, 3-sty bk stable; Hugo Reisinger Est, Wm A Jenner, EXR, 125 E 60; attys, Wetmore & Jenner, 34 Pine; A$10,000-19,000. Will filed Nov14'14.

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**69TH st W, nec Central Park W,** see Central Park W, 95-6.

**80TH st W, nwc West End av,** see West End av, 4251.

**101ST st, 238 W** (7:1872-57½), ss, 159 e West End av, 17x100, 3-sty stn dwg; A$13,000-18,000; also CENTRAL PARK W, 95-6 (4:1122-29), nwc 69th, 50x100, 7-sty bk tnt; A$110,000-200,000; also WEST END AV, 425 (4:1244-44), nwc 80th, 102x56, 7-sty bk tnt; A$135,000-225,000; Wm Scott Est, Robt W Scott EXR, 440 West End av; attys, Arrowsmith & Dunn, 261 Bway.

**Central Park W, 95-6,** see 101st, 238 W.

**Madison av, 1764** (6:1621-58), ws, 25 s 116th, 25x85, 5-sty bk tnt & strs; Peter Flood Est, Annie Flood, EXTRX, 1761 Madison av; atty, Jos H Fargis, 37 Liberty; A$16,500-26,000. Will filed Oct17'14.

**West End av, 425,** see 101st, 238 W.

## CONVEYANCES.

### Borough of the Bronx.

**Beck st, 822** (10:2709), es, 136.11 n Longwood av, 37.3x100, 4-sty bk tnt; Gilbert E Roe, ref, to Moses Morris, 886 So Blvd; FORECLOS Nov27; Nov30'14. **1,000**

**Charlotte st, 1427-9** (11:2977), ws, 140.4 n Jennings, 40x100, 5-sty bk tnt; Jno W Dertinger to M H Realty Co Inc, 5 Beekman; mtg $29,500; Dec1; Dec2'14 (R S $1.50). O C & 100

**Charlotte st, 1427-9;** Dertinger Constn Co to same; QC; Dec1; Dec 2'14 (R S 50 cts). O C & 100

**Charlotte st, 1431-3** (11:2977), ws, 180.4 n Jennings, 40x100, 5-sty bk tnt; Esther Horowitz to Lorenz Metz, 1431 Charlotte; mtg $34,000; Nov30; Dec2'14. nom

**Edgewater ter** (*), es, 300 s Town Dock rd, 50x141.7x53.4x147; Estates Development Co to Eliz Conklin, Oradell, NJ; Nov 2; Nov27'14. O C & 100

**Elsmere pl, 783** (11:2956), ns, 425 w Marmion av, 25x100, 2-sty fr dwg; Ralph Bellino to Rosa M Bellino, 783 Elsmere pl; mtg $3,000; Nov23; Dec2'14. O C & 100

**Elsmere pl, 851-7** (11:2960), nec Marmion av (No 1940), 96.3x100, 5-sty bk tnt & strs; Edmund Francis Realty Co to Grand Boulevard Holding Corpn, 35 Nassau; mtg $62,500; Nov28; Nov30'14. nom

**Exterior st, swc 149th,** see 149th E, swc Exterior.

**Farragut st, es, at sws Hunts Pt av,** see Hunts Pt av, sws at es Farragut.

**Farragut st, ws at sws Hunts Pt av,** see Hunts Pt av, sws at es Farragut.

**Field pl, nec Grand Blvd & Concourse,** see Grand Blvd & Concourse, 2354.

**Green la** (*), ws, 100 s Lyon av, 25x100; Mary Winkler to Egbert Winkler, Easton, Conn; B&S; Nov27; Nov30'14. nom

**Irvine st, 870,** see Seneca av, nec Irvine.

**Kelly st, 830-42,** see Kelly, 871-5.

**Kelly st, 871-5** (10:2702), ws, 549.4 n Longwood av, 70x100, 2-4-sty bk tnts; also KELLY ST, 830-42 (10:2710), es, 190 n Longwood av ,160x100, 4-5-sty bk tnts; Emanuel Stern to Manuel Realty Co, 836 Westchester av; mtg $143,500; Nov28; Nov30'14. nom

**Lorillard pl, 2344-6** (11:3054), es, 21.7 n 184th, 50x100, 2 & 3-sty fr tnts & strs; Thos J Coyne to Geo Kurzman, 161 Halsey, Bklyn, & Rose Langsam, 175 Chester, Bklyn; mtg $6,000; Nov30; Dec1'14. O C & 100

**Lorillard pl, 2344-6;** Thos J Coyne & ano, by GDN, to same; AT; mtg $6,000; Nov27; Dec1'14. **4,175**

**Lorillard pl, 2398** (11:3054), sec 187th (No 550), 24.11x100x22.4x100, 5-sty bk tnt; Oscar Igstaedter, ref, to Katharina Gass, 2248 Powell av; FORECLOS Oct30; Nov23; Nov27'14. **100**

**Manida st, 843** (10:2740), ws, 333.1 s Garrison av, 25x100, 2-sty bk dwg; J F M Co to Rebecca Rose, 846 Manida, & Sarah Miller, 66 E 102; mtg $7,750; Nov23; Nov 27'14. nom

**Marian st, nes, at sws Westchester av,** see Westchester av, sws, at nes Marian.

**Minford pl, 1535** (11:2977), ws, 133.3 n 172d, 36.2x100, 4-sty bk tnt; Riedt Realty Co to Wm C Moore, 520 W 123; mtg $19,750; Nov25; Nov27'14. O C & 100

**Simpson st, 1076** (10:2727), es, 281.10 n Westchester av, 40x100, 5-sty bk tnt; Lawrence Davis to D Sylvan Crakow, 530 W 157; mtg $39,500; Nov30'14. O C & 100

**Tacoma st, sec St Lawrence av,** see St Lawrence av, sec Tacoma.

**Tiffany st, 871** (10:2722), sws at nws So Blvd, 100x35, 5-sty bk tnt & strs; Eberhardt & Podgur, a corpn, to Bonmor Realty Corpn, 56 Beaver; mtg $38,000; Nov30 '14. nom

**Tiffany st, 871;** Bonmor Realty Corpn to Henry K, Blanche K & Maud Heyman, 157 W 79; mtg $38,000; Nov30'14. O C & 100

**Tiffany st, 1142** (10:2718), es, 287.1 n 167th, 30x113.2, 2-sty fr dwg; Harry Gillman to Ethel Gillman, 1682 Anthony av; ½ pt; AT; mtg $4,000; correction deed; Nov21; Nov30'14. **900**

**Tiffany st, 1142;** Ethel Gillman et al to Chas Schlesinger, 1682 Anthony av; ½ pt; AT; mtg $4,000; Nov21; Nov30'14. **900**

**134TH st, 261 E** (9:2317), ns, 100 w Lincoln av, runs w25xn175xw42.1 to 3 av (No 2456) xne26 to ss 135th (No 250) xe59.11xs 200 to beg, 2-sty bk stable; Raymond Guarini et al to Raymond Guarini, 1121 Av T, Bklyn, & Domenico Candela, 128 Clinton av, Bklyn, firm of Guarini & Candela; Nov25; Dec3'14. nom

**135TH st, 250 E,** see 134th, 261 E.

**136TH st, 283-5 E,** see 137th, 280 E.

**137TH st, 280 E** (9:2312), ss, 100 e Lincoln av, 25x100, 2-sty bk stable; mtg $9,500; also 137TH ST, 314 E (9:2312), ss, 92.10 w Alex av, 16.4x100, 2-sty & b bk dwg; mtg $3,000; also 136TH ST, 283-5 E (9:2312), ns, 100 e Lincoln av, 50x100, vacant; mtg $7,000; Henry D Bahr to H D B Holding Co Inc, 280 E 137; Nov25; Nov27 '14. O C & 100

**137TH st, 285-7 E** (9:2313), ns, 150 e Lincoln av, 50x100, 6-sty bk factory; Henry D Bahr to H D B Holding Co, 280 E 137; mtg $29,500; Nov25; Nov27'14. O C & 100

**137TH st, 314 E,** see 137th, 280 E.

**138TH st, 454 E** (9:2282), ss, 500 e Willis av, 16.8x100, 3-sty & b bk dwg; Lizzie, wife Fredk Bonne, to Hargton Bldg Co, 1475 Vyse av; Nov30'14. O C & 100

**141ST st, 486 E** (9:2285), ss, 821.6 e Willis av, 37.6x100, 5-sty bk tnt; Eliza Dunham & ano EXRS Geo H Dunham to Anna Zacpal, 558 W 164; Nov19; Nov27'14. O C & 100

**141ST st E** (10:2555), ns, 100.3 w Beekman av, 16.10x104.10x15x113.2, vacant; Jas C Brady ref to Wm Crawford, Monroe, N Y; FORECLOS Oct26; Nov27'14. **11,500**

**145TH st, 500-12 E,** see Brook av, 438.

**148TH st E, sec 3 av,** see 3 av, 2808-10.

**149TH st E** (9:2355), swc Exterior, runs wols to pierhead line as established in 1890 xs463.1ixe175xn27xe25.11xe221.4 to Exterior xn436.3xw47.7 to beg, all title to land under water in front or above, 1-sty bk warehouse; Pioneer Real Estate Co to Lehigh Valley Railway Co, 1330 Marine Bank Bldg; Nov19; Nov29'14. nom

**153D st, 451 E,** see 3 av, 2969-79.

**156TH st, 321 E** (9:2416), ns, 150.2 w Courtlandt av, 24.2x100.2x29.6x100.2, 2-sty fr dwg; also STR11' in front bet old & new line of st; Kunigunda Karl to Geo Karl, 521 E 85; Dec2; Dec3'14 ( R S $4). O C & 100

**156TH st, 321 E;** Geo Karl to Chas M & Kunigunda Karl, 321 E 156; Dec2; Dec3'14 (R S $4). O C & 100

**160TH st, 290 E** (9:2420), ss, abt 100 w Park av, 65x120, 2-sty & a fr dwg & 1-sty fr rear bldg; Cath F Brady to Harry J McArdle, 311 E 156; mtg $9,500; Nov27; Nov 30'14. nom

**160TH st, 419-21 E** (9:2382), ns, 174.8 w Elton av, runs n75xw25.3xn25xw22xs100 to st xe47.3 to beg, 2-2-sty fr dwgs; Olga K Weissman to Emil Geschwandner, 427 E 164; mtg $10,800; Dec1; Dec3'14 (R S $4). O C & 100

**160TH st, 824 E,** see Westchester av, 815-39.

**165TH st, 250 E,** see Grant av, 1006.

**165TH st, 254 E** (9:2447), ss, 30 e Grant av, 36.9x80.6x36.9x80.9, 4-sty bk tnt; Concrete Realty & Holding Corpn to Jno Whalen, 577 E 139; mtg $18,500; Dec2; Dec 3'14 (R S $6). O C & 100

**165TH st, 254 E;** Jno Whalen to Otto Silberman, 578 Broome; mtg $18,500; Dec2; Dec3'14 R S $6). O C & 100

**165TH st, 659 E** (10:2633), ns, 110.11 w Trinity av, 37.6x100, 5-sty bk tnt & strs; Gordon S P Kleeberg, ref, to Eliz Schaefer, 182 McDonough, Bklyn; FORECLOS Oct 30; Nov23; Dec2'14. **25,000**

**166TH st, 504 E** (9:2370), ss, 211.9 e Wash av, 27.9x100, 4-sty bk tnt; Conrad Muller to Lina wife Conrad Muller, 538 E 142; Apr26'13; Nov27'14. gift

**169TH st, 318 E,** see Findlay av, swc 169.

**172D st, 1051 E** (11:3019), ns, at old es West Farms rd (No 1520), runs n39.5 to es West Farms rd, new line xn266.6 xe— to low water mark Bronx River xs— to 172d xw— to beg, 2-sty bk office & 3-sty bk stable & fr sheds; P J Heaney Co to Builders Brick & Supply Co, 1520 West Farms rd; mtg $45,000; Nov30; Dec 1'14. nom

**173D st, 440 E,** see Park av, sec 173.

**173D st E** (*), es, 84.11 s Westchester av, 25x100; Garl Dahlin to Elise, wife said Garl Dahlin, 1252 Beach av; mtg $3,500; Nov10; Nov30'14. nom

**176TH st, 321-35 E** (11:2803), ns, 169 e Anthony av, runs n91.1xw21.8xn80.5xe5xe9 xe80.3xn20xe12xs12xe134.2 to Tremont av xs100xw204.1 to beg, 2-2-sty fr dwgs; N Y City Baptist Mission Soc to Rhoda E McCulloch, 154 E 91; mtg $20,500; Nov1; Nov 27'14. **42,500**

**176TH st, 321-35 E;** Rhoda E McCulloch to Young Women's Christian Assn of City NY, 600 Lex av; mtg $44,500; Nov25; Nov27'14. nom

**177TH st, 513-5 E** (11:3043), ns, 120 e Bathgate av, 37x69x37.4x75, 2 & 3-sty fr tnt & str & 1-sty fr str; Jane A Whitehead to Edw Becker 186 Waban av, Waban, Mass; QC; Nov7; Nov27'14. O C & 100

**177TH st, 513-5 E;** Amanda Clark to same; QC; Nov7; Nov27'14. O C & 100

**177TH st, 851 E,** see Marmion av, 1960.

**177TH st E** (11:3043), ns, 95.5 w 3 av, — x—; all right, title, &c, to land lying bet above premises & the es Bathgate av & extending from line bet lots 13 & 14 on map Upper Morrisania to ns E 177th as legally opened; Edw Becker to L Napoleon Levy, 18 W 72; Nov23; Nov27'14. nom

**177TH st E** (11:3043), same prop; all right, title, &c in said land as above; L Napoleon Levy to Edw Becker, 186 Waban av, Waban, Mass; Nov23; Nov27'14. nom

**178TH st, 743 E** (11:3093), ns, 100 w Prospect av, 72x95, 2-sty fr dwg & 2-sty fr rear stable; Hyman Harkavy to Jacob Bloom, 1832 Clinton av; Nov30'14. O C & 100

**178TH st, 228 W** (11:2883), ss, 80 w Cedar av, 20x98, 2-sty fr dwg; also 178TH ST, 230 W (11:2883), ss, 100 w Cedar av, 27.3x98.6x22.3x98, 2-sty fr dwg; Stephen Madden to Jos Lakatos, 731 3 av; mtg $7,000; Nov18; Nov30'14. nom

**178TH st, 230 W,** see 178th, 228 W.

**179TH st, 441 E,** see Park av, nec 179.

**180TH st E** (11:3118), ss, 75 e Marmion av, 75x133, vacant, except pt for st; Carrie L Cooper, devisee Caroline L Ryan, to Anna R Crossin, 1446 E 5, Bklyn; B&S; Oct23; Dec3'14. 200

**180TH st E, nwc Vyse av,** see Vyse av, 2103.

**182D st, 743 E** (11:3099), ns, 321.4 e Crotona av, 50x100, 5-sty bk tnt; 182d & Garden Streets Co to Edw M Clarke, 205 Gordon, Roselle, NJ; mtg $35,000; Nov30 '14. O C & 100

**184TH st E, sec Grand Blvd & Concourse,** see Grand Blvd & Concourse, 2354.

**186TH st, 458 E** (11:3039), ss, 180 e Park av, 20x100, 4-sty bk tnt; Della L Firmin to Chas W Osborne, 17 Dwight pl, Englewood, NJ; mtg $11,000; Dec1; Dec2'14 (R S 50c). O C & 100

**187TH st, 550 E,** see Lorillard pl, 2398.

**194TH st, 361 E** (12:3282), ns, 90 w Decatur av, 37.6x95.2, 2-sty fr dwg; Jno M Ruhl to Denis Duggan, 1620 Batngate av; mtg $8,000; Nov27; Dec3'14 (R S $1). O C & 100

**194TH st, 385 E,** see Decatur av, 2630.

**201ST st, 290 E,** see Bainbridge av, nws at sws 201.

**217TH st E** (*), ns, e ½ lot 290 map Wakefield, 50x114; Danl Reynolds to Jas McIntyre, 847 E 217; mtg $4,000; July22'10; Dec3'14. gift

**227TH st W, swc Arlington av,** see Arlington av, swc 227.

**229TH st E** (*), ss, 130 e Paulding av, 25x114; Goldie Baranowitz to Morris Adelson, 1479 39th, Bklyn; Nov28; Nov30'14. nom

**231ST st E, ns, 421.3 e White Plains rd,** see 231st E, ns, 429.3 e White Plains rd.

**231ST st E** (*), ns, 429.3 e White Plains rd, 229.8 to 232d x75; also 231ST ST E (*), ns, 421.3 e White Plains rd, 229.8 to 232d x3; also 231ST ST E (*), ns, 499.3 e White Plains rd, 229.8 to ss 232d x22; Jno D Beals to North Side Investing Co, 1 Mad av; July 15; Nov30'14. nom

**231ST st E, ns, 499.3 e White Plains rd,** see 231st E, ns, 429.3 e White Plains rd.

**232D st E, ss, 421.3 e White Plains rd,** see 231st E, ns, 429.3 e White Plains rd.

**232D st E, ss, 429.3 e White Plains rd,** see 231st E, ns, 429.3 e White Plains rd.

**232D st E, ss, 499.3 e White Plains rd,** see 231st E, ns, 429.3 e White Plains rd.

**239TH st, 655 E** (*), nes, 50 se Matlida av, 25x100; Lorton L Ackerson to Hugo F Kirchheim, 4539 Matlida av; CaG; Oct27; Nov27'14. nom

**239TH st, 655 E** (*), nes, 50 se Matlida av, 25x100; Otto H Stillman EXR Georgie Hegeman to Hugo F Kirchheim, 4539 Matilda av; Oct27; Nov27'14. **3,400**

**Anthony av** (11:2890-2891), ws, 135.7 n 174th, 100.1x90x100x88.11, vacant; Edw M Clarke to 182d & Garden Streets Co, 784 E 179; Nov27; Nov30'14. O C & 100

**Anthony av** (11:2890-2891), same prop; Wm H Steinkamp to Edw M Clarke, 205 Gordon, Roselle, NJ; B&S; Feb14; Nov30 '14. O C & 100

**Anthony av, 1682** (11:2889), es, 135.9 n 173d, runs e72.6 to ws Carter av xn16.8xw 74.3 to Anthony av xs16.8 to beg, 2-sty fr dwg & str; Chas Schlesinger to Ethel Gillman, 1682 Anthony av; ½ pt; mtg $4,000; Nov21; Nov30'14. nom

**Anthony av, 1704** (11:2889), ses, 26.8 sw 174th, 26.9x95.5x26.9x98.1, 3-sty fr tnt; Mary Winkler to Walter Winkler, 1704 Anthony av; B&S; Nov27; Nov30'14. nom

**Arlington av** (13:3407), swc 227th, 125x 70.5, vacant; Geo H Lesley to Mary S & Dora M Lesley on Arlington av, near 227th; Aug12; Nov27'14. O C & 100

**Arnow av** (*), ns, 50 e Schuyler pl, 25x 100; Jno M T Eck to Mary A & Anna D Eck, 1123 Walker av; QC; Nov24; Nov27'14. 100

**Bailey av, 3061** (12:3266), ws, 84.4 s 231st, runs s45xw112.3xn35xe31.3xe96.7 to beg, 5-sty bk tnt; Martin Lippman to Aldus Constn Co, 1509 St Nicholas av; mtg $38,000; Nov19; Nov27'14. nom

**Bainbridge av** (12:3298), nws at sws 201st (No 290), 100x37.9x100x38.4, 2-sty fr dwg; Marie Hildenbrand to Fredk Lohmann, 2790 Bainbridge av; Nov30'14. nom

**Bronx av,** see Hunts Pt av, sws at es Farragut.

**Brook av, 438** (9:2271), sec 145th (Nos 500-12), runs e100xs50xw25xn25xw75 to Brook av xn25 to beg, 3-sty bk tnt & str & 2-sty & b fr dwg; Harry Isaacson to Gleich Realty Co Inc, 512 E 145; mtg $9,000; Nov28; Nov30'14. O C & 100

**Carter av, ws, abt 135.9 n 173d,** see Anthony av, 1682.

**Castle Hill av** (*), nwc Gleason av, 75x 105; Geo Kelsch to Adolph Krause Redondo Beach, Cal, & Geo A Kelsch, 355 Springfield av, Newark, NJ; AT in life estate; Nov24; Nov30'14. nom

**Clinton av, 1833-5** (11:2949), ws, 107.10 s 176th, 50x100, 5-sty bk tnt; Hargton Bldg Co to Lizzie Bohne, 454 E 138; mtg $34,000; Nov30'14. O C & 100

**College av, 1267** (9:2439), ws, 400 s 169th, 20x85, 2-sty fr dwg; Thos H Keogh, ref, to Mary A Kreuter, 1204 Tinton av; mtg $5,000; FORECLOS Nov24; Nov27; Nov28'14. **100 over mtg**

**Crosby av** (*), es, 50 s Waterbury av, 25x100; Filomena De Canio to Maria De C Scorese, 722 E 129; Nov26; Dec2'14. nom

**Davidson av ,1921** (11:2862), ws, 200 n 177th, 45.1x102.7x18.2x99, 4-sty bk dwg; Wm F Stanhope to Wm I Seaman, Douglass rd & Emerson Hill, Stapleton, SI; mtg $8,500; Nov28; Nov30'14. nom

**Decatur av, 2630** (12:3277), nec 194th (No 385), 20x100, 3-sty fr tnt & 1-sty fr str; Liederman Realty Co to Richd P Poschmann, 616 Hudson; mtg $10,750; Oct29; Dec2'14. nom

**Decatur av** (12:3275), es, 178.10 n Kingsbridge rd, 25.2x80.9 to Webster av x25x 77.9, vacant; Geo H Hitchcock Jr to Hitchcock Bldg & Constn Co, 2497 Tiebout av; Nov21; Dec1'14. nom

**Eagle av, 903,** see 3 av, 2969-79.

**Edenwald av** (*), ss, 50 w Wilder av, 25 x100; Adolph Johansmyer to Jno Kamienski, 7 W 2d, Mt Vernon, NY; mtg $750; Nov11; Nov28'14. O C & 1,000

**Elliott av** (*), es, 100 n Julianna, 50x 125; Herman von der Hyde to Frances C Lungen, 3459 Duncomb av; Dec2; Dec3'14 (R S $3). O C & 100

**Elliott av** (*), es, 100 n Julianna, 200x 125; Leah Bartley et al, ADMRS Mary A Furguson to Hermann von de Hyde, 3563 White Plains av; Nov30; Dec3'14 ( R S $8). **8,000**

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**Findlay av** (9:2436), swc 169th (No 318), [illegible] bk tnt; Thornton Bros Co to Emma Florence, 2082 Daly av; Dec2; Dec3'14 (R S $20,000). O C & 100

**Forest av, 1118** (10:2661), es, 240.8 n Jerome, 16x114.5, 2-sty bk tnt, also TINTON AV, 15.1 n 166th, ws, 150 n 166th, 15.1x100.2x irreg, 2-sty bk tnt, also TINTON AV, 15.1 n 166th, ws, 230 n 166th, 15.1x100.2 east bk on Anna E Rains to set Parke, ex E 90; Sept1, Nov2'14 [illegible] nom

**Franklin av, 1392** (11:2935), es, 75.9 n Jerome av, pt, 37.9x100, 2-sty bk tnt; Jas T Barry to Cath Darling, 1380 Wash av; mtg $24,000; Nov26; Nov30'14. O C & 100

**Franklin av, 1394** (11:2935), es, 113 n Jerome av, pt, 37.9x100, 2-sty bk tnt; Jas T Barry to Cath Darling, 1380 Wash av; mtg $24,000; Nov26; Nov30'14. O C & 100

**Gleason av, nwc Castle Hill av,** see Castle Hill av, nwc Gleason av.

**Gleason av** (*), ns, 365 w Zerega av, 50x108, Unionport; Mary Wagner to Anna Bell, 1222 Southern blvd; mtg $4,000; Nov25; Nov28'14. O C & 100

**Grand Blvd & Concourse, 2354** (11:3159), nec Field pl, 196 to ss 184th x9, vacant; Chas Wanninger et al EXRS Wm Nelson to Mercedes Bldg Co, 2526 Webster av; Nov 21; Nov30'14. O C & 100

**Grant av, 1006** (9:2447), sec 165th (No 250), 80.8x31.1x80.9x30, 5-sty bk tnt; Jno Whalen to Otto Silberman, 578 Broome; mtg $26,500, Dec2, Dec3'14 (R S $6). O C & 100

**Green av, sec Old rd,** see Old rd, sec Green av.

**Green av, ns, 144 e Old rd,** see Old rd, sec Green av.

**Haight av, swc Sackett av,** see Sackett av, swc Haight av.

**Harrington av** (*), ss, 425 w Cornell av, 25x90; Thos C Cokeley to Mary J Honohan, 170 W 140; Nov27; Nov30'14. O C & 100

**Hoe av, 1545-57** (11:2982), ws, 245 n 172d, 225x100, 3-5-sty bk tnts; Narcorth Realty Co to Union-Tinton Impt Co, 35 Nassau; mtg $60,000; Nov28; Nov30'14. nom

**Hone av** (*), ws, 150 s Pierce av, 25x100; Emily Allan to Morris Park Estates, 25 Broad; Nov24; Dec1'14. nom

**Hunts Pt av, sws, at U S Bulkhead line,** Hunts Pt av, sws at es Farragut.

**Hunts Point av** (10:2775 to 2781), sws at es Farragut, runs s along Farragut, 448.7 xe253.6 to sws Hunts Pt av xn480.10 to beg, contains 1 120-1,000 acres; also HUNTS POINT AV, sws at U S Bulkhead line approved Jan9'91, 540x irreg to Bronx av, contains 71 814-1,000 acres; also HUNT POINT AV, sws at ws Farragut, runs s1,018.9xsw101.3 & 500 & 170xnw1,620 to ses Causeway Creek xnw504.3 to av xse 445.8 to beg, contains 34 134-1,000 acres, vacant; Ryawa Realty Co et al to Bronx Terminal Corpn, 30 E 42; June29; Nov30'14. nom

**Hunts Pt av, sws at ws Farragut,** see Hunts Pt av, sws at es Farragut.

**Jerome av** (11:2852), es, 51.6 n Mt Hope pl, 77.2x94.4x75x112.9, vacant; Edmund Coffin to Rilma Bldg Co, 34 Pine; mtg $10,-000; Nov24; Nov30'14. nom

**Lafontaine av, 2018** (11:3068), ses, abt 140 s 179th, 2-sty fr dwg; Mary T McGrath et al to Rosalinda Santini, 773 E 180; mtg $5,000; Nov28; Dec1'14. nom

**Magenta av** (*), nec Rosewood av, 55.8x 95x55.8x95.1; Antonio Ylardi to Jas A Clynes, 202 16th, Jersey City, NJ; AL; Oct26; Nov27'14. nom

**Mapes av, 2011** (11:3106), ws, 35 s 179th, 40x100, 5-sty bk tnt; Jno P Joyce, ref, to No 2420 Tratman av Co, 44 Cedar; mtg $——; FORECLOS Sept25; Oct1; Nov27'14. **1,000**

**Marmion av, 1940,** see Elsmere pl, 851-7.

**Marmion av, 1960** (11:3117), ses at nes 177th (No 851), 115.8x40.2x115.9x40.2, vacant; Bronx Co Constn Co to Chas S Levy, 1956 Crotona Pkway; mtg $48,000; Nov25; Nov27'14. O C & 100

**Merritt av** (*), sws, 175 se Hollers av, runs se25xsw85.11xnw15.9xn17.11xe100 to beg; Alfonso Veltri to Andrea Sacco, 313 E 112; Dec1'14. nom

**Morris av, 826** (9:2420), es, 220 s 160th, 25x108.10, 1-sty fr garage; Jos J Silver, ref, to Minnie E Preston, 663 E 22, Paterson, NJ; FORECLOS Nov9; Nov30'14. **4,000**

**Morris av** (9:2420), es, 170 s 160th, runs e100xs25xe8.10xs50xw108.10 to av xn75 to beg, 3-sty & b fr dwg; Jos J Silver, ref, to Minnie E Preston, 663 E 22, Paterson, NJ; FORECLOS Nov9; Nov30'14. **5,000**

**Morris av (Fleetwood av)** (11:3181), ses, lot 197 map pt farm Chas Berrian, 25x 100; Jas Delaney to Katie F Smith, 2064 Anthony av; Dec2; Dec3'14 (R S $2). O C & 100

**Morris av (Fleetwood av)** (11:3181); same prop; Katie F Smith to Jas Delaney, 2064 Anthony av; B&S; Dec2; Dec3'14 (R S $2). O C & 100

**Morris Park av** (*), ss, 122.7 w Bronxdale av, 25x100; Wm Peters to Jos Marinaro, 785 Ams av; mtg $1,500; Dec1'14 (R S $1.50). O C & 100

**Mott av, 424-6** (9:2343), es, 100 n 144th, 50x129.7x49.11x127.4, 5-sty bk tnt; Mott Avenue Realty Co to Arc Realty Co, 971 E 180; mtg $40,000; Nov25; Nov27'14. nom

**Murdock av** (*), ws, 287.6 s Edenwald av, 37.6x100; Land Co "A" of Edenwald to Hans Barsten, 2089 Webster av; Sept10; Dec2'14. nom

**Nelson av, 1216-8** (9:2455), es, 192.4 s 168th, 50x125, vacant; Eliz Curren to Eliz Moore, 507 W 166; mtg $1,200 May22'05, Nov27'14. O C & 100

**Old rd** (*), see Green av, 51.6x131.9x50 x141, also GREEN AV (*), ns, 144 e Old rd, 25x100; Jno S Mapes to Mary A Howell, 1549 Overing; Nov30'14. nom

**Palisade av** (13:3411), ws, at ss prop David M Morrison, runs w104xs165 to pt 103.6w Palisade av xe103.6 to av xn165.11 to beg; Along-the-Hudson Co to Lowell H Brown on Munn av, East Orange, NJ; Sept 28; Nov27'14. nom

**Park av, 3662** (11:2901), es, 270.3 s 170th, 20.1x86, 2-sty fr dwg; Edw O'Brien et al heirs Cath O'Brien to Jno J O'Brien, 3662 Park av; QC; Nov27; Nov28'14. nom

**Park av, 3662;** Jno J Meagher EXR Cath O'Brien to same, Nov27; Nov28'14. **3,000**

**Park av** (11:3036), nec 179th (No 441), runs e141xn73xw50xs48xw91 to av xs25 to beg, 5-sty bk tnt & strs; Ely Neumann, ref, to Flora Lessler, 1800 7 av; FORECLOS Nov3; Nov30; Dec1'14. **53,500**

**Park av** (11:2905), sec 173d (No 440), 100 x100, vacant; Jos Rosenthal Realty Co to Bessie B Frey, 63 Hamilton Ter; mtg $8,-000; Nov30'14. nom

**Perry av, 2985** (12:3292), ns, 406.10 e Bedford Park blvd, 19.6x116.8x19.6x115.8, 3-sty bk dwg; David Smith Jr to Agnes H wife David Smith, 2985 Perry; ½ pt; AT; Nov27; Dec2'14. nom

**Prospect av, 564-6** (10:2683), es, 107.7 s Fox, 46.1x131.5x37.6x158.3, 5-sty bk tnt & strs; Geo B Hayes, ref, to Constantin Wagner, 601 Beach ter; FORECLOS Nov 20; Nov30; Dec1'14. **41,000**

**Prospect av** (11:3106), ses, old line 189.10 ne 177th, 53x150.2, 5-sty bk tnt; Jacob Bloom to Hyman Harkavy, 510 E 85; mtg $37,000; Nov30'14. O C & 100

**Rosewood av, nec Magenta av,** see Magenta av, nec Rosewood av.

**St Lawrence av** (*), sec Tacoma, 25x 100; Jno Cornacchia et al to Jas A Clynes, 202 16th, Jersey City, NJ; AL; Nov 2; Nov27'14. nom

**St Lawrence av** (*), es, 25 n Tacoma, 25x100, except pt for St Lawrence av; Delia Gray to Jennie B Calderwood, 59 Fairfield st, Springfield, Mass; mtg $3,-000; Nov23; Nov30'14. nom

**St Peters av** (*), sws, 100 nw 1st, 100x100, except pt for St Peters av; Fredk A Gore to Susie Gore, 1467 St Peters av; Nov30; Dec3'14 (R S $7.50). nom

**Sackett av** (*), swc Haight av, 51x105.6 x50x109; Morris Park Estates to Emily Allan, 354 W 35; Nov24; Dec1'14. nom

**Seneca av** (10:2761), nec Irvine (No 870), 25x100, 4-sty bk tnt & strs; Emily Veit & ano to Philomena Dunn, 300 E 34; Nov25; Nov27'14. nom

**Seton av** (*), ws, 300 n Nelson av, 50x 100; Cath A Banks to Mary Babcock, 534 Concord av; Oct21; Nov30'14. nom

**Seton av** (*), same prop; Mary Babcock to Thos Banks, 59 Armett, Port Chester, NY; Oct21; Nov30'14. nom

**Southern blvd, 1480-2** (11:2981), es, 200 n Jennings, 50x100, 5-sty bk tnt & strs; Jno J Hynes, ref, to Alma Greenebaum, 321 W 92; mtg $34,000; FORECLOS Nov20, Nov27'14. **1,000**

**Southern blvd, 1484-6** (11:2981), es, 250 n Jennings, 50x100, 5-sty bk tnt & strs; Jno J Hynes, ref, to Lawrence P Goldstein, 16 E 60; mtg $34,000; FORECLOS Nov20; Nov 27'14. **1,000**

**Southern blvd, 1769-75** (11:2940), ws, 100 s Crotona Park E, 75x130.1, 1-sty bk strs & 1-sty bk theatre; Sykes Realty Corpn to Jno P Pine, 24 Gramercy Park; mtg $50,-000; Nov27'14. nom

**Southern Blvd, nws at sws Tiffany,** see Tiffany, 871.

**Spencer av** (13:3423), es, 100 s 262d, 25x 95, vacant; American Real Estate Co to Jeffray J Lewin, 1706 Av T, Bklyn; Dec1 '14 (R S $1). O C & 100

**Tinton av, 1080** (10:2670), es, 60 s 166th, 20x80, 3-sty fr tnt; Jas C Brady, ref, to Jas Weston, 1082 Tinton av; FORECLOS Dec1, Dec3'14 (R S $5). **4,850**

**Tinton av, 1117,** see Forest av, 1118.

**Tinton av, 1125,** see Forest av, 1118.

**Tremont av, nwc 176th,** see 176th, 321-35 E.

**Trinity av, 686** (10:2635), es, 500 s 156th, 25x73.5x25x74.5, 4-sty bk tnt; Michl B McHugh ref to Loretta Cowan, 146 Central Park W, EXTRX Mary A Mullins; FORECLOS Nov30'14. **12,000**

**Union av, 824-30,** see Westchester av, 815-39.

**Union av, 970** (10:2678), es, 432.2 s 165th, 40.10x173.7x40.10x173.8, 5-sty bk tnt; Wistaria Realty Co to Poundridge Realty Co, 277 Bway; mtg $38,000; Nov23; Nov27'14. O C & 100

**Union av, 974** (10:2678), es, 392.2 s 165th, 40x173.8x40x173.9, 5-sty bk tnt; Wistaria Realty Co to Poundridge Realty Co, 277 Bway; mtg $38,000; Nov23; Nov27'14 O C & 100

**Union av, 978** (10:2678), es, 352.2 s 165th, 40x173.9x40x173.11, 5-sty bk tnt; Wistaria Realty Co to Poundridge Realty Co, 277 Bway; mtg $38,000; Nov23; Nov27'14. O C & 100

**Valentine av, 2180** (11:3144), es, 112.8 n 181st, 20x118.6x20x118.9, 3-sty bk dwg; Meta Mueller to Roosevelt Realty Co, 800 Broad, Newark, NJ; mtg $7,000; Nov28; Dec1'14. O C & 100

**Van Nest av** (*), ss, 125 e Garfield, 50x 100; Luigi Del Donno to Murty Del Donno, 616 Van Nest av; mtg $5,000; Mar17; Nov 30'14. O C & 100

**Vyse av, 1436** (11:2994), es, 175 s Jennings, 25x100, 2-sty fr dwg; Fredk O Heitner to Anton Finger, Roosevelt, LI; mtg $3,500; Dec1; Dec2'14 (R S $3.50) O C & 100

**Vyse av, 2103** (11:3128), nwc 180th, 94.8x 150x92x150, vacant; Arc Realty Co to Mott Avenue Realty Co, 447 Tinton av; mtg $24,000 Nov25 Nov27'14 nom

**Washington av, 1718** (11:2915), es, 135.1 s 174th, 41.3x100.9, 5-sty bk tnt; Edw D Dowling, ref, to Chas Maisel, 501 E 171 & Harris Deutsch, 49 Bryant av; FORECLOS Nov24; Nov30; Dec3'14 (R S $4.50). **4,500**

**Webster av, 2156** (11:3030), es, 357.11 s 182d, 37.6x104.2x37.6x103.10, 5-sty bk tnt; Pocahontas Realty Corpn to Anthony O'Brien, 210 E 38; mtg $23,500; Nov27; Nov 28'14. O C & 100

**Webster av, ws, 178.10 n Kingsbridge rd,** see Decatur av, es, 178.10 n Kingsbridge rd.

**Westchester av, 815-39** (10:2666), swc 160th (No 824), runs s246.9xw71.4xw89.2 to es Union av (Nos 824-30), xn109.10xe172.8x n39.5 to st xe125.5 to beg, 1 & 2-sty bk strs; Burkam Realty Co to After-Glow Realty Co, 11 Pine; mtg $229,000; Nov27; Nov28'14. O C & 100

**Westchester av** (*), sws, at nes Marian, 100x100, Washingtonville; Chas Jacobs to Rosalind Jacobs, 2228 7 av; Nov27; Nov 30'14. nom

**Westchester av** (11:3017), ns, at es lands N Y, N H & H R R Co, runs ne425.3 to high water line Bronx River xs— to ns Westchester av xw143.6 to beg, 1-sty fr sheds & vacant; P J Heaney Co to Builders Brick & Supply Co, 1520 West Farms rd; mtg $100,000; Nov30; Dec1'14. nom

**West Farms rd, 1520,** see 172d, 1051 E.

**White Plains rd** (*), cl, being plot begins at nec lot 39 map Clasons Pt, runs s 151.7xw119.6 to cl White Plains rd xn34.4x n172.5 to beg; Louise E Monnot, widow, et al to Marshall B Clarke, Maplewood, NJ; B&S; June25; Nov30'14. nom

**Willis av, 509,** see 3 av, 2808-10.

**3D av, 2456,** see 134th, 261 E.

**3D av, 2808-10** (9:2307), sec 148th, 49.10 x48.11 to Willis av (No 509), x65.5x23.8, 7-sty bk office & str bldg; Katee Realty Co to Columbia Trust Co, 60 Bway; mtg $80,-000; Nov27; Nov30'14. O C & 1,000

**3D av, 2969-79** (9:2375), nwc 153d (No 451), runs nw14 to Elton av xne100xse49 to 3 av xsw105.9 to beg, 2 & 3-sty fr bldgs & strs; also EAGLE AV, 903 (10:2620), ws, 125 n 161st, runs w100xs25xw25xn50xe125 to av xs25 to beg, 3-sty fr dwg; Danl Reynolds to Eliz McIntyre, 903 Eagle av; Aug5'12; Dec3'14. gift

**3D av** (11:3043), ws, being strip bounded w by ws Fordham av as on map Upper Morrisania, e by ws 3 av as legally opened, n by line drawn in continuation easterly of n line lot 15 on said map, & s by line drawn parallel with Marble st & running e from a pt in ws Fordham av, distant 162.2 s Marble as on said map; Benj T Gilbert to L Napoleon Levy, 18 W 72; Nov14; Nov27 '14. **4,000**

**Lots 47, 48 & 41 to 43,** map in PARTITION Wells vs Storer et al, except pt for West Farms rd; Otto Silberman to Jno Whalen, 577 E 139; Dec2; Dec3'14 (R S $12). O C & 100

**Lots 68 & 69** (11:2869), map 71 lots Kingsland Estate; Emigrant Indust Savgs Bank to Winifred, wife Jas Q McCarthy, 111 W 183; Dec3'14 (R S $11). **11,000**

**Mill Brook** (9:2294), nws, at es lot 41, map East Melrose, runs s6.6 to cl Mill Brook xsw117.5xn6.6xne119 to beg; Hugh N Camp, EXR Hugh N Camp, to Annuccio Santini, 438 Convent av; correction deed; Dec1; Dec3'14. nom

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Aldus st, 945,** see So Blvd, 1000-12.

**Coster st, 642** (10:2764 & 2769), es, 340 s Spofford av, 20x100; re judgt; Isaac Marks to Brown-Weiss Realties, 61 Park row; Nov16; Dec2'14. nom

**133D st, 741 E** (10:2562); agmt as to sale of above premises; Geo W Eldridge, with Bertram P Eldridge; Nov18; Nov30'14. nom

**138TH st E** (9:2313), ss, — w Alex av, being lot 22, blk 2313, tax map; consent to operate RR; Hermann Stursberg Realty Co to City N Y; Nov27; Dec3'14. O C & 100

**146TH st, 449 E** (9:2291), ns, 290 w Brook av, 25x99.9, 5-sty bk tnt; re from all obligations under mtg; Jacob Fritz to Wilhelm Lauter et al; Dec2'14. nom

**149TH st, 305-7 E** (9:2331), ns, 375.3 e Morris av, 25x100, 1-sty fr rear shop; re judgt; Wm Reisfeld to Kathryn C Kiernan, 93 40th, Corona, LI; Nov25; Nov30'14. nom

**177TH st, 513-5 E** (11:3043), ns, 120 e Bathgate av, 37x69x37.4x75, 2 & 3-sty fr dwg & str & 1-sty fr str; re easements; Chas F Heinz with Edw Becker, 186 Waban av, Waban, Mass; Nov18; Nov27'14. nom

**177TH st, 513-5 E;** re easements; Edw Becker with Chas H Barson, 2366 Crotona av & ano; Nov4; Nov27'14. nom

**177TH st, 513-5 E;** re easements; Edw Becker with Martin Walter, 1935 Grand Blvd & Concourse; Nov24; Nov27'14. nom

**180TH st E, nwc Vyse av,** see Vyse av, nwc 180.

**227TH st W, swc Arlington av,** see Arlington av, swc 227.

**Arlington av** (13:3407), swc 227th, 125x 70.5, vacant; re mtg; Charlotte A O'Shea to Geo H Lesley, at cor 227th & Arlington av; Aug11; Nov27'14. 2,000

**Lurting av, ws, 250 n Morris Pk av,** see Paulding av, ws, 96.5 s Lydig av.

**Morris av, 642-4** (9:2412); asn rents; Paul Rauminello to S L Frank, 122 E 25; Nov27; Nov30'14. nom

**Morris Park av** (*), ss, 122.7 w Bronxdale av, 25x100; re mtg; Jacob Just to Wm Peters, 345 E 193; Nov23; Dec1'14. nom

**Morris Pk av, nwc Williamsbridge rd,** see Paulding av, ws, 96.5 s Lydig av.

**Paulding av** (*), es, 100 n Morris Pk av, 50x100; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; Sept9; Nov30'14. nom

**Paulding av** (*), ws, 96.5 s Lydig av, 25x 100, also WILLIAMSBRIDGE RD, nwc Morris Pk av, 100x100, also LURTING AV, ws, 250 n Morris Pk av, 25x100; re mtg; N Y Trust Co to Morris Park Estates, 25 Broad; Nov30'14. nom

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**Southern blvd, 1000-12** (10:2743), nec Aldus (No 945), 100x100, 5-sty bk tnt & strs; mtg $141,000; CONTRACT to exch for 1ST AV, 697 (3:945), ws, 24.10 s 40th, 24.6x75x26.6x75, 5-sty bk tnt & strs, also EDGECOMBE AV (8:2053), ws, 229.1o s 150th, runs n75.11xw100xs79.11xe100 to beg, vacant; U E Realty Co with Podgur Realty Co, 1029 E 163, Nov12; Dec3'14. nom

**Sycamore av** (*), es, 200 n Albany av, 100x100, asn rents; Jacob Lotter to Bronx Security & Brokerage Co; Nov23, Nov27 '14. nom

**Vyse av** (11:3128), nwc 180th, 94.8x150x 92x150; restriction agmt; Arc Realty Co with Mott Avenue Realty Co, 447 Tinton av; Nov25; Nov27'14. nom

**Vyse av** (11:3128), same prop; restriction agmt; same with same; Nov25; Nov27 '14. nom

**Webster av** (12:3353), lots 44 & 45, blk 3353, tax map; consent to operate R R; Michl J Gilhuly to Manhattan Railway Co; Dec31'13; Nov27'14. nom

**Williamsbridge rd, nwc Morris Pk av,** see Paulding av, ws, 96.5 s Lydig av.

**Lot 3** (*), blk 25, map sec A, Edenwald; re judgmt; Chas Rockwell et al to Bengt Nelson; Nov7; Dec3'14. nom

**Parcel** (*), No 29 on damage map to open 227th st from Laconia av to Bronxwood av & 228th st from Chapin st to Laconia av; re mtg; Clarence C Ferris to City NY; May22; Nov30'14. nom

**Parcel** (*), Nos 29 & 29A on damage map to open same; Angela Belfi to City NY; June26; Nov30'14. nom

**Parcel (*),** Nos 19, 19A & 19B on damage map to open Pugsley av from McGraw av to Clason Point rd; re mtg; Chas E Bolton to City NY; Oct5; Nov30'14. nom

**Parcel** (12:3327), No 18 on damage map to open 210th st from Jerome av to Wayne av; Wayne av from Reservoir Oval West to Gun Hill rd; Tyron av, Reservoir Oval West to Gun Hill rd; re mtg; Geo M Thompson, EXR to City NY; Oct7; Nov30 '14. nom

**Parcel (*),** No 13 on damage map to open same; re mtg; same to same; Oct7; Nov30'14. nom

**Parcel (*),** No 203 on damage map to open Zerega av from Castle Hill av near Hart st to Castle Hill av near West Farms rd; re mtg; Louis Hausler to City NY; Sept 23; Nov30'14. nom

**Parcel (*),** No 39BB on damage map to open Garfield st from West Farms rd to Morris Park av, & Fillmore st from Van Nest av to Morris Park av; re mtg; Cyrus Tompkins to City NY; June1; Nov30'14. nom

**Parcel** (*), Nos 27 & 27A on damage map to open same; Christian Dippold to City NY; May25; Nov30'14. nom

**Parcel** (*), Nos 29 & 30 on damage map to open same; re mtg; Augusta L Duval to City NY; Oct13; Nov30'14. nom

**Parcel 1F** (*) on damage map to open Theriot av from Gleason av to West Farms rd; re mtg; Geo H McGuire to City N Y; Feb18; Dec3'14. nom

**Parcel 101** (*) on damage map to open Lyvere st from Zerega av to West Farms rd; re mtg; Mary Wynne, EXTRX, to City N Y; Sept17; Dec3'14. nom

**Parcel 4** (13:3421) on damage map to open 254th st from Bway to Fieldston rd; re mtg; Harriet Launt to City N Y; Sept 26; Dec3'14. nom

**Parcel 92A** (*) on damage map to open Stearns st bet Glover & Parker avs; re mtg; Cath J Gallagher to City N Y; Oct9; Dec3'14. nom

**Parcel 26A** (*) on damage map to open Pleasant av from Gun Hill rd to 219th; re mtg; Otto L Schastey, EXR, to City N Y; Sept15; Dec3'14. nom

**Parcel 1D** (11:2932) on damage map to open Cottage pl from Crotona Park S to 170th; re mtg; Greater N Y Savgs Bank to City N Y; Oct13; Dec3'14. nom

**Parcels 193 & 193A** (*) on damage map to open Zerega av from Castle Hill av, nr Hart st, to Castle Hill av, nr West Farms rd; re mtg; Ada G Melville to City N Y; Sept1; Dec3'14. nom

**Power of atty;** Claire Monnot to Edmond Huerstel; Aug23'07; Nov30'14.

## LEASES.

### Borough of Manhattan.

NOV. 27, 28, 30, DEC. 1, 2 & 3.

**Carmine st, 76** (2:528); asn Ls; Emil E Blumenthal to Lorenzo Brignolo, 215 Thompson & ano; mtg $——; Nov13; Nov 30'14. nom

**Christopher st, 112** (2:588); asn Ls; Rocco Paterno to Jos Ricciardi, 311 Bleecker; mtg $——; Nov6; Nov30'14. nom

**Christopher st, 112** (2:588), all; Jno O Grode, EXR Jno O Grode Jr to Rocco Paterno, 125 Macdougal & ano; 5yf Oct1; Nov 30'14. 1,100

**Chrystie st, 86** (1:305), n str & b; Michl Santangelo to Jos Mirti, 86 Chrystie; 3yf May1; 2yren at $720; Dec2'14. 600

**Essex st, 122** (2:353), all; Abr L Kass to Hyman Katlicki, 122 Essex; from Aug1'13 to Apr30'18; Dec3'14. 1,800 & 2,100

**Frankfort st, 61-3** (1:104), cor Jacob, all; Mary E Jackson et al to Carl Grimberg, 964 St Nicholas av; 5yf May1; Dec1'14. 3,400

**Front st, 128** (1:38), all, except 2d & 3d flrs; Thornton Woodbury et al to Jno L Bliss, 404 Jefferson av, Bklyn, firm Jno Bliss & Co; 5yf May1'15; Dec1'14. 1,800

**Horatio st, 96-8,** see Washington, 800.

**Jacob st, cor Frankfort,** see Frankfort, 61-3.

**St Marks pl, 30** (2:463), all; David Frankel & ano to Morris Grutsky, 30 St Marks pl; 3yf July1; Nov30'14. 5,186

**St Marks pl, 37½** (2:450), nec 2 av, all; Emil Adler & ano to Morris Korn, 14 Maujer, Bklyn; 3 5-12yf Dec1; Dec1'14. 7,500

**Stanton st, 152** (2:350), cor Suffolk, str; Estate of Annie Froelich to Bernhard Ehrenfreund, 148 Stanton; 5yf May1'15; Dec2 '14. 1,200

**Suffolk st, e Stanton,** see Stanton, 152.

**Washington st, 800** (2:642); also HORATIO ST, 96-8; asn Ls & deposit of $500.00; Wm Mackey to M Groh's Sons Inc, 238 W 28; Oct9; Dec2'14. nom

**Washington st, 800** (2:642), main fl & front c; also HORATIO ST, 96-8, main fl only; Jno H Doermer to Wm Mackey, 947 3 av; 8yf May8; Dec2'14. 900 & 1,100

**3D st, 184 E** (2:398), e b str & 2 rooms in rear & e stoop str & 4 rooms in rear; Henry Schweitzer to August Vazac, 247 E 3; 7yf June1'15; Dec3'14. 900

**5TH st E, swc 1 av,** see 1 av, 79.

**10TH st, 410 E** (2:379), grade & 2d flr; Jacob Moersfelder to Saml Schwartz, 413 E 10; 3yf Feb1; Nov30'14. 900

**10TH st, 410 E;** asn Ls; Saml Schwartz to David Weitz, 139 2 av & ano; Jan28; Nov30'14. nom

**14TH st E, nec Av A,** see Av A, 226.

**14TH st, 1 W,** see 5 av, 84-90.

**23D st, 362 W** (3:746); asn Ls; S Cushman's Son to Cushman's Sons, Inc, 60 Bway; Nov28; Dec3'14. nom

**23D st, 553-7 W** (3:695); also 24TH ST, 546-50 W; asn two leases; U S Express Co, 2 Rector, to Autocar Co at Ardmore, Pa; Nov30'14. nom

**23D st, 553-7 W;** also 24TH ST, 546-50 W; consent to above leases; Laura M Moore et al to U S Express Co, 2 Rector, & Autocar Co at Ardmore, Pa; Sept14; Nov 30'14. nom

**24TH st, 336 W** (3:747), sws, 300 se 9 av, 21x55; asn Ls; Anna wife Alfd Kuhlke to Annie Willhoite, 212 Park pl, Bklyn; Oct16; Nov27'14. C & 100

**24TH st, 546-50 W,** see 23d, 553-7 W.

**26TH st, 11-3 E** (3:856), through to 27th (Nos 8-10), 9th fl; Flemish Realty Co to Max Solomon, 1430 52d, Bklyn, et al, firm Solomon & Marx Co; 5yf Feb1; Dec1'14. 6,750

**26TH st W, swc Bway,** see Bway, 1133.

**27TH st, 8-10 E,** see 26th, 11-3 E.

**27TH st, 35-7 E** (3:857), ns, 50x100, Oxford Hotel, all; Appleton D Palmer & ano EXRS, &c, Anna T E Kirtland to Roods Hotel Operating Co, 35 E 27; 5yf Nov1; 5y ren at $11,500; Nov30'14. 11,000 & 11,500

**32D st, 34-6 E** (3:861), Hotel St Louis, all; Fredk & Walter Lewisohn EXRS Leonard Lewisohn to Beldor Hotel Corpn, 34 E 32; 5yf Oct1; Nov30'14. 16,000

**32D st, 404-8 E** (3:963), all; Arthur S Williams to Sawyer Biscuit Co at West Harrison & Miller sts, Chicago, Ill; 5yf Dec1; 5yren; Dec2'14. 3,300

**33D st E, see Mad av,** see Mad av, 167.

**37TH st, 218 W** (3:786), all; Mary O Ginger to Greene Motor Trucking Co, 427 W 42; 5yf Dec1; Dec2'14. 3,100 to 3,500

**42D st E** (5:1280-1), ns, bet Madison & Lex av, room on st level adj e baggage room, contains 6,250 sq ft; N Y C & H R R Co et al to U S of America, by Albt S Burleson, P G of U S; 1½yf Nov18'13, with rens at $11,516.64; Dec1'14. 10,566.60 & 13,402.92

**42D st E** (5:1280-1); same bldg, two rooms on b fl, suburban level, platform A, contains 6,100 sq ft; same to same; 1½yf Dec15'13; Dec1'14. 10,800

**54TH st W, sec 8 av,** see 8 av, 908.

**57TH st, 539 W** (4:1086), str & b; agmt as to ext of Ls for 3yf May1'15; Henry Feuerstein to Jno J Farrell, 539 W 57; July21'13; Nov30'14. 3,200

**57TH st, 539 W;** asn Ls & ext as above; Jno J Farrell to Wm Freudig, 674 11 av; Nov12; Nov30'14. nom

**61ST st, 106 W** (4:1132), —x—; Kath Gallaher of Freeport, LI, to Royal Co of N Y, 93 Nassau; Nov30'14. 3,200

**65TH st, 417 E** (5:1460), all; also 65TH ST, 429 E, all; Lucius H Beers to Abr & Morris Liss, 636 Morris av; 10yf July1'15; Nov30'14. 6,900

**65TH st, 429 E,** see 65th, 417 E.

**65TH st, 29 W** (4:1118); sobrn of Ls to mtg for $27,000; Benj W Mayer, 465 West End av, owner, & Leopold Weiss, 620 Riv dr, lessee, with Hy Dreyer, 504 6 av; Nov 30; Dec2'14. nom

**71ST st, 101 W,** see Col av, 242.

**72D st, 346-50 E** (5:1446); asn Ls; 72d St Amusement Corpn to Ash Realty Co, 1509 1 av; Nov25; Nov27'14. nom

**74TH st, 319 E** (5:1449), all; Sigmund Klausner to Benj Weissman, 52 E 101; 3y f Mar1; Dec2'14. 1,500

**80TH st W, see Ams av,** see Ams av, sec 80.

**85TH st E, nwc Lex av,** see Lex av, 1264.

**91ST st, 300 E,** see 2 av, 1746.

**111TH st W, awc Bway,** see Bway, 2861-5.

**117TH st, 248 E** (6:1666), all; Ida M Reynard to Morray E Birnbaum, 248 E 117; 10 2-12yf Sept1; 5y ren; Dec1'14. 1,100

**126TH st, 404 W** (7:1966), ss, 100 w Morningside av, 34.7x104.9x50x irreg, all; Anton Liebler to A Liebler Lottling Co, 402 W 126; 10yf Jan1; 10yren with option to purchase; Nov30'14. 2,400

**131ST st, 527 W** (7:1986), 1st & 2d floors & pt c, Maret G O'Connell to Jas J Traut, 520 W 131; 10yf May1'15; Dec3'14. 1,500 to 1,800

**139TH st, 66-70 W** (6:1736), all; Abr L Kass to Jos Scheinsinger, 379 Grand; 5yf Oct1'12; Dec1'14. 12,300

**146TH st W, see Bway,** see Bway, sec 146.

**153D st, 526 W** (7:2081), 2-sty bk stable, all; Ernest N Adler to Otto Kolb, 526 W 153; 5yf Mar1'15; Dec1'14. 1,440

**177TH st, 605 W** (8:2144); sur & cancellation of Ls; Brown-Weiss Realties & Ida Mondschein to G H Masten Realty Co; Dec 1'14. nom

**Av A, 226** (3:972), nec 14th, str, pt b & floor above str; Thos F & Jno F Daly to Jas J Bush, 273 Av B; 5y & ½ mo f Nov15; Nov27'14. 1,596

**Amsterdam av, 413** (4:1210), es, 25 s 80th; asn Ls; Cushman Globe Co to Cushman's Sons, Inc, 60 Bway; Nov28; Dec3'14. nom

**Amsterdam av** (4:1210), sec 80th, 27.2x 85; asn Ls; Cushman Globe Co to Cushman's Sons, Inc, 60 Bway; Nov28; Dec3'14. nom

**Amsterdam av, 934** (7:1877), n str & pt b; Louise Kissling to Peter & Anna Jurgs, 928 Ams av; 2yf May1'16; Dec1'14. 2,400

**Amsterdam av, 1693-5** (7:2059); asn Ls; Cushman Bread Co to Cushman's Sons, Inc, 60 Bway; Nov28; Dec3'14. nom

**Broadway, 751** (2:548), ws, 57 s 8th, 26x100; sur Ls & bldgs; Hy Brash to Trustees of the Sailors Snug Harbour, 61 Bway; AT; QC; Nov30; Dec2'14. nom

**Broadway, 1133** (3:827), swc 26th; leasehold; asn yearly rental of $15,000 of Public Bank as collateral to secure loan of $15,000 by the Metropolitan Bank, 1 Madison av; St James Building, Inc, to Maryland Casualty Co; Nov10; Nov27'14. nom

**Broadway, 2386** (4:1235); asn Ls; Cushman Globe Co to Cushman's Sons, Inc, 60 Bway; Nov28; Dec3'14. nom

**Broadway, 2861-5** (7:1894), nwc 111th, 50.5x irreg x46x75; asn Ls; Larimer A Cushman Baking Co of N Y to Cushman's Sons, Inc, 60 Bway; Nov28; Dec3'14. nom

**Broadway, 3413-5** (7:2087), s str of No 3413; Morris Glassheim to Jos Miller, 68 W 70; 6yf Oct1; Dec3'14. 1,656

**Broadway** (7:2002), nwc 135th (No 601), all; Premium Holding Corpn to Jos Shenk, 320 Bway; 4 11-12yf Nov1; Oct27'14 (corrects error in issue of Oct31, when No on 135th st, was 60). 25,000

**Broadway** (7:2077), sec 146th, str & pt c; Mary J Cunningham to Israel & Ethel Zakrowsky, 46 W 117; 9 11-12yf Nov15'13; Nov27'14. 4,500 & 5,500

**Central Park W, 300-2** (4:1204); asn int in leases; Secured Holdings Corpn to M Raymond, 507 W 113; AT; Nov6; Dec2'14. nom

**Columbus av, 242** (4:1143), nwc 71st (No 101); asn Ls; 5yf May1'11; Nathan A Cushman to Cushman's Sons Inc, 60 Bway; Nov 27; Dec3'14. nom

**Columbus av, 242** (4:1143), nwc 71st (No 101); asn Ls; 5yf May1'16; Nathan A Cushman to Cushman's Sons, Inc, 60 Bway; Nov27; Dec3'14. nom

**Lexington av, 43** (3:880), str; Hy Claassen to Robt Schoen, 43 Lex av, & Sally Berr, 113 W 113; 4½yf Dec1; Dec2'14. 420 & 444

**Lexington av, 1264** (5:1514), nwc 85th; asn Ls; S Cushman's Son to Cushman's Sons, Inc, 60 Bway; Nov28; Dec3'14. nom

**Madison av, 167** (3:862), sec 33d, str 3½ on 33d; Madison Grant, TRSTE will De Forest Manice to Peter Theotokatos & ano, 207 E 33; 4 11-12y & 21 days from Oct 10; Dec3'14. 900 & 1,000

**Madison av, 629** (5:1294); asn Ls; S Cushman's Son to Cushman's Sons, Inc, 60 Bway; Nov28; Dec3'14. nom

**1ST av, 79** (2:446), swc 5th, 48x60.3, all; City N Y to T R Smith Realty & Constn Co; 10yf Mar1; Nov30'14. 4,200

**1ST av, 79** (2:446), swc 5th, 48x60.3; asn Ls; T R Smith Realty & Constn Co to Maas Amusement Co, 79 1 av; Nov10; Nov 30'14. nom

**2D av, nec St Marks pl,** see St Marks pl, 37½.

**2D av, 1208** (5:1438); asn Ls; Danl Schatz to Mangels Miller, 1208 2 av; Nov 30'14. 1,500

**2D av, 1208** (5:1438), n str & b; Richd Price to Danl Schatz, 1208 2 av; 5yf July 1; Nov30'14. 1,020

**2D av, 1559** (5:1526), cor str & ft b; Isidor H Kempner to Victor Loewenberg, 120 E 86; 10yf Jan1'15; Nov28'14. 1,400 & 1,500

**2D av, 1746** (6:1553); also 91ST ST, 300 E; asn Ls & AT to chattels; Jos Klein to Wm Princz, 1746 2 av; Nov30; Dec3'14. nom

**2D av, 1746** (6:1553), sec 91st (No 300), front cor str & c or b; Chas F Faeth to Jos Klein, 1752 2 av; 5yf Oct1; Dec3'14. 900 & 1,020

**2D av, 2480** (6:1804), all; Eliz P Ingraham to Chas J McGillick, 66 E 127; 5yf May1; Dec3'14. 1,000 to 1,500

**3D av, 249** (3:901); asn Ls; Fannie Sezia or Fanny Seziar to Salvatore Carrabotta, 147 E 22; Dec3'14. nom

**3D av, 279** (3:902), all; Patk Kiernan to Philip Sussmann, 279 3 av; 5yf May1'15; Nov27'14. 2,200

**3D av, 1033** (5:1416), es, bet 61st & 62d; asn Ls; S Cushman's Son to Cushman's Sons, Inc, 60 Bway; Nov28; Dec3'14. nom

**5TH av, 84-90** (3:816), nwc 14th (No 1), 103.3x100, 11-sty bk loft & str bldg; leasehold; Elek J Ludvigh, ref, to Leon Malraison, 33 Melrose av, Mt Vernon, NY; FORECLOS Oct28; Nov23; Nov30'14. **200,000**

**5TH av, 586** (5:1263), 1st, 5th & 6th lofts; Peck & Peck to Lichtenstein Millinery Co; 11 10-12yf Apr1'15; Dec2'14. 10,500

**6TH av, 683** (3:815), str; Robt Currie to Wm Yoost, 214 W 103; 4 10-12yf Dec1; Nov27'14. 3,000 & 3,600

**7TH av, 209** (3:798); asn Ls; Thos Kiernan to Jno J Regan, 1104 E 3, Bklyn; Dec 2; Dec3'14. nom

**8TH av, 239** (3:716), ws 14 n 22d, 14x 58; sur Ls & bldgs; Saml W Whittemore, EXR Mary L Clements et al to Kath T Moore, at Scarborough, NY; AT; Nov2; Nov28'14. 1,200

**8TH av, 664** (4:1014); asn Ls; S Cushman's Son to Cushman's Sons, Inc, 60 Bway; Nov28; Dec3'14. nom

**8TH av, 908** (4:1025), sec 54th, 25.5x58; all; Edw A Bell & ano to Jno O'Leary, 908 8 av, 9 5-12yf Dec1; Dec2'14. 4,500 & 5,000

**8TH av, 908** (4:1025), sec 54th; asn of all RT&I to any money due upon cancellation of Ls, &c; Jno O'Leary to Lion Brewery, 104 W 108; Dec1; Dec2'14. nom

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# LEASES.

## Borough of the Bronx.

**Canal pl** (9:2340), nwc 138th; asn Ls; Antonio Porco to Frank Rotello, on premises; Oct24; Dec2'14. nom

**Dawson st, 811** (10:2696); also LONGWOOD AV, 871, 879, 883, 887, 911, 913 & 917 (10:2696 & 2689); also HEWITT PL, 814, 818, 822, 826, 830, 834, 838, 842, 846, 850, 854, 856 & 862 (10:2696), 21 bldgs; Geo F Johnson to Jos Shenk, 66 W 107; 5yf Dec 1; Dec2'14. 65,200

**Dawson st, 811** (10:2696); also LONGWOOD AV, 871, 879, 883, 887, 911, 913 & 917 (10:2689 & 2696); also HEWITT PL, 814, 818, 822, 826, 830, 834 ,838, 842, 846, 850, 854, 856 & 862 (10:2696), 21 bldgs; Jos Shenk to Barnet Klionsky, 3 Rutgers, & Louis Cohen, 198 Brown pl; from Dec1 to Nov29'19; Dec2'14. 67,700

**Hewitt pl, 814, 818, 822, 826, 830, 834, 838, 842, 846, 850, 854, 856 & 862,** see Dawson, 811.

**Kelly st, cor Prospect av,** see Prospect av, cor Kelly.

**138TH st E, nwc Canal pl,** see Canal pl, nwc 138.

**183D st E, nec Park av,** see Park av, ne c 183.

**Longwood av, 871, 879, 883, 887, 911, 913 & 917,** see Dawson, 811.

**Park av** (11:3038), nec 183d, cor str; Isaac Leader Realty Corpn to Samuel's Pharmacy Inc, 574 Prospect av; from completion of bldg to Apr30'21; Dec2'14. 1,000 to 1,200

**Prospect av** (10:2686), cor Kelly, cor str; North American Wall Paper Co to Henry Kuver, 994 E 163; 5yf May1; Nov 28'14. 900 to 1,200

**St Ann's av, 172** (10:2548), str & c; Otto Giessler to Emma M Andal, 172 St Ann's av; 5yf May1'16; Nov30'14. 840

**Tinton av, 672-4** (10:2665), all; David Ellner to Abr Koopersmith, 290 Delancey; 1yf Sept30'15; 1yren; Nov30'14. 3,150

**Tremont av, 513-5 E** (11:3043); sur Ls; Geo Giakas & ano to Edw Becker, 186 Waban av, Waban, Mass; Apr30; Nov27'14. nom

**Tremont av, 513-5 E;** asn Ls; Peter Giakas to Geo Giakas, 515 Tremont av E; May12; Nov27'14. nom

**Tremont av, 513-5 E;** sobrn of Ls to mtg; Edw Becker et al with Greenwood Cemetery; Nov27'14. nom

**Wilkins av, 1337** (11:2976), str No 2; Utility Realty Co to Paul Raia, 919 Freeman; 6yf Nov1; Nov27'14. 600 to 720

**Willis av, 164** (9:2280), bill of sale & asn Ls; Jacob H Mayers to Thos A Hanlon, Yonkers, NY; Nov24; Dec2'14. nom

**Willis av, 164;** asn Ls; Thos A Hanlon to Henry Dede, 164 Willis av; Nov24; Dec 2'14. nom

# MORTGAGES.

## Borough of Manhattan.

NOV. 27, 28, 30, DEC. 1, 2 & 3.

**Ann st, 28** (1:89); ext of mtg for $80,000 to Mar1'19, 5%; Jan30; Nov30'14; N Y Life Ins Co with Edna Wilson, 4228 Walnut st, Phila, Pa, et al trstes Geo B Wilson. nom

**Attorney st, 31** (2:346), ws, 100 n Grand, 25x100; ext of mtg for $19,000 to July14 '19, 5½%; Nov18; Nov30'14; Fredk L Haug, 225 E 51, & ano, exrs Jno J Haug, with Sarah Rosenberg, 239 Madison. nom

**Barrow st, 117-21,** see Washington, 617-31.

**Beaver st, 85-91** (1:27); also WALL ST, 67-9; ext of mtg for $475,000 to Sept7'17 at 5½%; Sept14; Nov30'14; N Y Life Ins Co with U S Realty & Impt Co, 111 Bway. nom

**Bleecker st, 42,** see Bleecker, 59.

**Bleecker st, 59** (2:529), nwc Lafayette (Nos 340-6), 25.3x100x25.3x100.3; also BLEECKER ST, 42 (2:521), sec Mulberry (Nos 308-10), 26.8x120.9; Nov30'14; 3y5%; Henry A Kraus to Katharina Kraus, 1600 Shakespeare av, Bronx. 10,000

**Broad st, 20-22** (1:23); also NEW ST, 18-28; also EXCHANGE PL, 65-69; ext of mtg for $1,400,000 to Oct27'17 at 5%; Sept9; Nov30'14; N Y Life Ins Co with Commercial Cable Bldg Co, 253 Bway. nom

**Canal st, 199-201** (1:205), nec Mulberry (No 100), 50x25; Nov4; Nov27'14; demand, 6%; Phebe L Donnelly, of Glens Falls, NY, to Annie M Losee, of Glens Falls, NY. 1,470

**Cathedral Pkway** (6:1594), ns, 700 e Lenox av, 50x100; leasehold; pr mtg $10,000; Aug13; Dec2'14; installs, 6%; Rosewin Amusement Co, Inc, & Aaron Rosenstein, 48 W 119, to Davis Levine, 834 E 155. notes 9,500

**Cathedral Pkway** (6:1594); same prop; estoppel certf as to mtg for $6,000; pr mtg $10,000; Dec1; Dec2'14; same to Chas Adler. nom

**Chambers st, 184-6,** see Washington, 286.

**Chrystie st, 86** (1:305); sal Ls; Dec1; Dec2'14; demand, 6%; Jos or Guiseppe Mirti to Kips Bay Brewing & Malting Co. 1,500

**Christopher st, 112** (2:588); sal Ls; Aug 22; Nov30'14; demand, 6%; Rocco Paterno & Luigi Casamassuna to Lion Brewery, 104 W 108. 2,227.75

**Clinton st, 91** (2:348), ws, 150 s Rivington, 25x100; pr mtg $——; Nov30; Dec1'14; 1y6%; Rosie Welkowitz, 182 Broome, to Sarah Kohn, 569 W 150. 1,000

**Clinton st, 243** (1:257), ws, 103.9 n Cherry, 27.6x83.2; agmt as to ownership of bond & mtg for $17,000; Sept9; Dec1 '14; Edgar J Pitshke, 255 W 108, with Mary Blanken, 979 Lafayette av, Bklyn, & ano, exrs &c Anna Meyer. nom

**Division st, 22-24** (1:289), ns, abt 165 e Bowery, 27.4x97.6x25x110.7, ws; pr mtg $——; Nov30'14; due, &c, as per bond; Kate Blank, 1219 Union av, Bronx, to Edna E Fuller, 28 S Portland av, Bklyn. 21,500

**Exchange pl, 65-9,** see Broad, 20-2.

**Exterior st, nwc Kingsbridge rd,** see Bway, ses, at nes 226.

**Fulton st, 214** (1:81); ext of mtg for $18,000 to Dec1'15, 5%; Nov27; Dec1'14; Andw Freedman, as committee Ida A Flagler, with Hudson & Manhattan R R Co, 30 Church. nom

**Grand st, 25** (1:227), ss, 80.10 w Thompson, runs w19xs77.11xe18.7xn24xne17.4xn 36.8 to beg; pr mtg $——; Nov17; Nov30 '14; 5y5%; Pietro A Ierardi, Elmsford, NY, to Julia R Riker Harmon, 565 Park av. 3,500

**Houston st, 493 E** (2:325), ss, 40 e Goerck, 20x75; PM; Dec1; Dec2'14; 2y5½%; Carrie Block, 180 W 82, to Lambert Suydam, 2 E 45. 2,000

**Lafayette st, 340-6,** see Bleecker, 59.

**Ludlow st, 24** (1:297), es, abt 100 s Hester, 25x86; PM; pr mtg $26,500; Nov23; Nov 28'14; 2y6%; Leon Goidenberg of Bklyn to Paul Englander, 460 W 147. 2,000

**Madison st, 201,** see Rutgers, 29-31.

**Maiden la, 2-4,** see Bway, 170.

**Mangin st, 29** (2:322), ws, 150 n Broome, 25x100; Nov25; Nov27'14; due Jan1'22, 6%; Sarah Barfiel, of Bklyn, to Stone Av Realty Co, 26 Court, Bklyn. 3,650

**Morton st, 95-7,** see Washington, 617-31.

**Mulberry st, 100,** see Canal, 199-201.

**Mulberry st, 308-10,** see Bleecker, 59.

**New st, 18-28,** see Broad, 20-2.

**Pearl st, 165,** see Pearl, 167-9.

**Pearl st, 167-9** (1:40), swc Pine (No 77½), 44x73.1x44.8x73.9; secures performance of covenants in Ls to extent of $50,000 from 10½yf Nov1'14 on 165 Pearl & 73-7 Pine; pr mtg $55,000; Nov28; Nov30'14; due & int as per bond; Buckhout Realty Co inc to Amos F Eno, 32 5 av. nom

**Pearl st, 167-9,** swc Pine (No 77½); certf as to mtg for $50,000; Nov28; Nov30 '14; same to same. ——

**Pine st, 73-7,** see Pearl, 167-9.

**Pine st, 77½,** see Pearl, 167-9.

**Pitt st, 100** (2:339), es, 125 s Stanton, 25x100; pr mtg $——; Feb1'12; Nov28'14; due as per bond, 6%; Maurice Weingarten to Francis B Chedsey at Yorktown, NY, & Hy S Stemme, 45 W 96. 8,000

**Rutgers st, 29-31** (1:271), nec Madison (No 201), 48.2x60; pr mtg $56,000; Nov27; Nov30'14; installs, 6%; Louis Solinsky to David L Hirschfield, 117 W 141. 4,350

**South st, 177** (1:110), ns, 31.7 e Roosevelt, 31.4x84.2x32.3x84; ext of mtg for $6,000 to Nov1'17, 5%; Nov21; Dec3'14; Saml Brody with Julia F Rogers, 214 Rodney st, Bklyn. nom

**University pl, 72 (old 40 & 46)** (2:568), nw s, abt 25 s 11tn, 23x93.2x23x91.5, sws; Nov 30'14; 3y5%; Isabella B Jones to Fanny G Van Wyck, 107 Joralemon, Bklyn. 1,500

**Wall st, 67-9,** see Beaver, 85-91.

**Washington st, 286** (1:138), swc Chambers (Nos 184-6), 27x54.3x25.7x48.6; certf as to reduction of mtg for $3,000 to $1,500; Nov20; Dec2'14; Cephise B Brower to extrx & trste of Estate of Bloomfield Brower, 116 E 63. ——

**Washington st, 384,** see 34th, 311 E.

**Washington st, 617-31** (2:603), nec Morton (Nos 95-7), runs s— to Barrow (Nos 117-21); ext of mtg for $350,000 to Sept 21'19 at 5%; Aug29; Nov30'14; N Y Life Ins Co with Est Chas F Hoffman, Inc, 258 Bway. nom

**Willett st, 84** (2:339); ext of mtg for $26,000 to Dec17'17, 5%; Nov21; Dec2'14; Nicholas C Benziger & ano, exrs &c Louis Benziger, with Fannie, wife of & Abr B Roossin, 143 Av B. nom

**4TH st, 305 E** (2:374), ns, 64.3 e Av C, 18x72; pr mtg $12,000; Nov30; Dec1'14; 3y or sooner, 6%; Jacob Fier to Nathan Dornstreich, 325 E 56. 2,000

**5TH st, 331 E** (2:447), ns, 375 e 2 av, 25x97; ext of mtg for $3,000 to Dec1'17, 6%; Dec1; Dec2'14; Frieda Michaels, 1532 Minford pl, with Abr Treibitz, 6 2 av. nom

**5TH st, 710 E** (2:374), ss, 160.6 e Av C, 25x96; pr mtg $24,000; Nov25; Dec1'14; due May28'18, 6%; Max, Benj & Jos Schenkein & Gitel Horn to Pesel Schenkein, 710 E 5. 4,000

**7TH st, 176 E** (2:402); ext of mtg for $5,000 to Nov25'17, 5%; Nov25; Nov27'14; Title Guar & Trust Co with Caroline M Krone, 307 E 10. nom

**12TH st, 417 E** (2:440); ext of mtg for $20,000 to Jan1'18, 5½%; Dec1; Dec2'14; Lawyers Mtg Co with Louis Kommel, 275 East Bway. nom

**12TH st, 627 E** (2:395), ns, 343 e Av B, 25x103.3; pr mtg $——; Nov30'14; 2y6%; Geo A Muhlfeld, B of Q, & Hy J Muhlfeld, Astoria, B of Q, to Israel Moskowitz, 218 8th, Hoboken, NJ. 1,200

**16TH st, 323-5 E** (3:922), ns, 120 e Livingston pl, 32.6x92; pr mtg $30,000; Nov 30'14; due Oct1'19, 6%; Maud B Barclay to Erminia M Schroen, individ & exr Cath A F Casanova, 981 Mad av. 10,000

**18TH st, 124 W** (3:793); ext of mtg for $48,000 to Dec1'15, 5½%; Nov27; Dec3'14; Richd Lathers Jr, at New Rochelle, NY, & ano, trstes Richd Lathers, with Wm J Dykes, of Litchfield, Conn. nom

**19TH st, 405-7 E** (3:951), ns, 96 e 1 av, 40x92; pr mtg $12,000; Dec2; Dec3'14; 2y 6%; Chas A Bondy to Saml Hamburger, 532 W 142. 600

**20TH st, 350 W** (3:743), sws, 166.3 se 9 av, 16.8x91.11; also 22D ST, 404 W (3:719), ss, 28.6 w 9 av, 14.3x72; also 20TH ST, 356 W (3:743), ss, 116.8 e 9 av, 16.8x91.11; pr mtg $23,000; Nov2; Nov28'14; due & int as per bond; Mary L Whittemore at East Orange, NJ, to Kath T Moore at Scarborough, NY. 3,300

**20TH st, 356 W,** see 20th, 350 W.

**21ST st, 325 W** (3:745), ns, 425.1 e 9 av, 24.10x98.9; receipt for $6,000 on a/c of mtg for $25,000 & 14,000 now remains due; Nov 27; Dec3'14; Bessie C Coles of Phila, Pa, to Stephen Schrader, 2861 Briggs av. ——

**22D st, 330 E** (3:927); ext of mtg for $9,500 to Dec24'17, 5%; Nov24; Nov30'14; Robt Minrath & ano, trstes Jacobine Minrath, with Eugene E Cahill, 745 Eastern Pkway, & ano. nom

**22D st, 404 W,** see 20th, 350 W.

**22D st cor 7 av,** see 7 av, 209.

**23D st, 358 W** (3:746), sws, abt 125 e 9 av, 25x98.8; pr mtg $——; Nov30'14; 5y5%; Elia M Perrella to Lillian L Terry, exr & trste Caroline A Livingston, Long Ridge rd, Stamford, Conn. 17,000

**23D st, 358 W;** pr mtg $17,000; Nov30'14; 3y6%; Elia M Perella to Sallie A O'Hara, 422 W 24, & ano. 1,500

**23D st, 412 W** (3:720), ss, 124 w 9 av, 13x 98.9; ext of mtg for $8,000 to Dec5'17, 5%; Nov23; Nov30'14; Louis M Josephthal, trste Moriz Josephthal, with Matthew Van Siclen. nom

**23D st, 553-7 W** (3:695), ns, 600 w 10 av, 75x98.8; also 24TH ST, 546-50 W (3:695), ss, 600 w 10 av, 75x98.8; leasehold; Nov30 '14; 1y6%; The Autocar Co, at Ardmore, Pa, to U S Express Co, 2 Rector. 21,000

**24TH st, 546-50 W,** see 23d, 553-7 W.

**25TH st E, see Lex av,** see Lex av, 57-9.

**25TH st, 151-5 W** (3:801); ext of mtg for $225,000 to Oct18'17 at 5%; Nov2; Nov30'14; N Y Life Ins Co with Wiegold Realty Co, 15 E 26, & ano. nom

**26TH st, 230 E** (3:906), ss, 167.6 w 2 av, 27.6x98.9; asn rents; pr mtg $——; Nov30 '14; Jennie Silverman, 230 E 26, to Saml Heflich, 5505 14 av, Bklyn. 500

**28TH st, 200 W,** see 7 av, 320.

**30TH st, 235 W** (3:780), ns, 419.9 e 8 av, 19.9x98.9; PM; Dec2; Dec3'14; 5y or sooner, 5%; Alrose Realty Co to Augusta Mayer, 50 W 77. 12,000

**30TH st, 235 W;** certf as to mtg for $12,000; Dec2; Dec3'14; same to same. ——

**34TH st, 311 E** (3:940), ns, 121.5 e 2 av, 21.5x98.9; also WASHINGTON ST, 384 (1:-216), ws, 40 n Beach, 20x62x19.8x62; Nov 4; Nov30'14; due Nov30'17, 5%; Geo D & Oliver H P Archer, of Los Ageles, Cal, to Elliott M Eldredge, 15 S Portland av, Bklyn, trste will Orris K Eldredge, for Florence V Eldredge & ano. 20,000

**40TH st, 104-6 W** (3:815), ss, 100 w 6 av, 50x98.9; pr mtg $50,000, held by party 2d pt; Nov27'14; 3y or sooner, 5%; Christina Cook, by Valentine Cook Jr & J Arthur Fischer, as her committee, to Equitable Life Assur Soc of U S. 25,000

**40TH st, 104-6 W** (3:815); ext of mtg for $50,000 to Nov27'17, 5%; Nov26; Nov 27'14; Equitable Life Assur Soc of U S with Valentine Cook Jr & J Arthur Fischer, as committee of Christina Cook. nom

**41ST st, 120-2 W** (4:993), ss, 260 w 6 av, 40x98.9; pr mtg $——; Nov30'14; due Sept 1'19 at 6% until bldg is completed, & 5½% thereafter; West 40th & 41st St Realty Co to Met Life Ins Co. 130,000

**41ST st, 120-2 W;** certf as to mtg for $130,000; Nov30'14; same to same. ——

**44TH st, 203-7 E** (5:1318), ns, 80 e 3 av, 62.6x100.6; PM; pr mtg $——; Nov27; Nov 28'14; installs, $200 monthly, 6%; Marshall H Runk to Lillian wife of & Hy Hof, 4509 Fort Hamilton av, Bklyn. 2,600

**45TH st, 106 W** (4:997), ss, 103 w 6 av, runs s75.5xe3xs25xw25xn100.5 to st xe22 to beg; pr mtg $20,000, held by party 2d pt; Nov25; Nov27'14; due & int as per bond; Emily, wife Jos Maria de Bermingham, 106 W 45, to Bernardus Boekelman, 53 W 92. 7,500

**45TH st, 106 W;** ext of mtg for $20,000 to Nov25'17, 5%; Nov25; Nov27'14; same with same. nom

**46TH st, 219-21 W** (4:1018), ns, 425 e 8 av, 50x100.5 & all RT&I to strip on e1.3x —; consent to discharge to ext of $10,000 on a/c of mtg for $62,000; Dec1; Dec2'14; Frances, wife Emile E Hoertel, 51 W 105, to Jno T Brook Co & Leo Feist, 222 Loring av, Pelham, NY, owner of fee. ——

**48TH st, 237 E** (5:1322), ns, 220 w 2 av, 20x100.5; Dec1'14; due & int as per bond; Edith A McCormick to Edith A McCormick, 237 E 48, as gdn of Francis McCormick. 3,500

**48TH st, 237 E;** pr mtg $3,500; Dec1'14; due & int as per bond; same to Wm J MacDonald, 219 E 50. 5,000

**48TH st, 50 W** (5:1263); ext of mtg for $28,000 to Jan1'16, 5%; Dec22'13; Nov30'14; N Y Life Ins Co with Edwin S Schenck, 50 W 48. nom

**51ST st W, nwc 10 av,** see 10 av, 751.

**52D st, 461 W,** see 10 av, 766-8.

**53D st, 307-11 E,** see 2 av, 1014.

**54TH st, 300-8 E,** see 2 av, 1014.

**54TH st, 310-6 E,** see 2 av, 1014.

**54TH st W, sec 8 av,** see 8 av, 908.

**56TH st, 433 W** (4:1066); ext of mtg for $15,000 to Nov1'17, 5%; Oct30; Dec3'14; Adelaide R Henry with Bertha Kaufmann, 1496 Lex av. nom

**57TH st, 165 W** (4:1010), ns, 104.2 e 7 av, 20.10x100.5; PM; Nov25; Nov27'14; due Dec21'19, 4½%; Louis H Chalif to Corinne de B, wife Jno C Moore, 15 E 70. 40,000

**57TH st, 165 W** (4:1010); PM; pr mtg $40,000; Nov25; Nov27'14; due Dec21'17. 5%; Louis H Chalif to Corinne de B, wife Jno C Moore, 15 E 70. 10,000

**57TH st, 539 W** (4:1086); sal Ls; Nov12; Nov30'14; demand, 6%; Wm Freudig or Frendig to Lion Brewery, 104 W 108. 1,902.43

**60TH st, 44 E** (5:1374), ss, 340 e Madison av, 20x100.5; pr mtg $25,000; Dec3'14; 3y 6%; Wm E Silverthorne, 44 E 60, to Chas E Rushmore, 9 E 39. 20,000

**61ST st, 48 E** (5:1375), ss, 115 w Park av, 20x100.5; Nov27'14; due & int as per bond; Robt Rogers to Title Guar & Trust Co. 20,000

**65TH st, 29 W** (4:1118), ns, 293.9 e Col av, 31.3x100.5; Dec1; Dec2'14; 3y5%; Benj W Mayer to Hy Dreyer, 504 6 av. 27,000

**68TH st, 226 E** (5:1422), ss, 246.6 e 3 av, 18.2x100; Nov30'14; due & int as per bond; Henry Steeger to Title Guar & Trust Co. 6,000

**71ST st, 153 W** (4:1143), ns, 490 w Col av, 20x102.2; Nov30'14; 3y5%; Benj C Faulkner to Susie K Anderson & ano, 379 Washington av, Bklyn. 15,000

**72D st, 303-5 E,** see 2 av, 1394.

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**76TH st, 136 E** (5:1410); ext of mtg for $21,000 to Dec1'17 5%; Nov20; Nov27'14; Jno A Cisco, trste for Jno A Cisco, will Jno J Cisco, of Plainfield, NJ, with Hannah Schwab, 716 Bedford av, Bklyn. nom

**76TH st, 367 E** (5:1451), ns, 75 w 1 av, 25x102.2; Nov30; Dec1'14; due & int as per bond; Wells Holding Co, 159 W 125, to Frances S Quinn, 2 E 127. 8,000

**76TH st, 40 W** (4:1128); ext of mtg for $21,000 to Nov15'17, 5%; Nov28; Dec2'14; Alice E Dohse with Bank for Savgs, 280 4 av. nom

**78TH st, 346 E** (5:1452), ss, 190 w 1 av, 20x102.2; Dec1'14; 5y5%; Leo G Froman, 1230 Lex av, to Louis A Boettiger, 730 Decatur, Bklyn. 7,000

**79TH st, 180-4 E** (5:1413), ss, 71.11 w 3 av, 52.11x75.3x53x75.7; Nov18; Nov30'14; due May18'15, 6%; Peter J Kane, 175 W 78, to Leo N Greene, 631 E 168. 450

**81ST st, 163-7 E** (5:1510), ns, 175 w 3 av, runs e61.6xn102.2xw14.3xs7.3xnw11.7xw 38.2xs102.2 to beg; pr mtg $——; Nov27; Nov30'14; 3y5%; Arcade Realty Co to Saml J Bloomingdale, 771 Mad av, et al, firm Bloomingdale Bros. 42,000

**81ST st, 163-7 E;** certf as to mtg for $42,000; Nov27; Nov30'14; same to same. ——

**83D st, 165 W** (4:1214), ns, 175 e Ams av, 50.9x102.2; certf as to mtg for $20,500; Nov10; Nov28'14; Wesley Realty Co to C Augustus Meier. ——

**83D st, 165 W** (4:1214), ns, 175 e Ams av, 50.9x102.2; pr mtg $130,000; Nov10; Nov 27'14; due Nov20'19, 6%; Wesley Realty Co to C Augustus Meier, 15 Jersey st, Bloomfield, NJ. 20,500

**84TH st, 251-65 W** (4:1232), nwc Bway (Nos 2321-31), 133.5x102.2x140.7x102.5; Nov 30'14; due Mar1'20, 6% until bldg is completed, & 5½% thereafter; Paterno Constn Co to Metropolitan Life Ins Co. 750,000

**84TH st, 251-65 W,** nwc Bway (Nos 2321-31); certf as to mtg for $750,000; Aug13; Nov30'14; same to same. ——

**86TH st, 36 W** (4:1199), ss, 500 w Central Park W, 25x102.2; PM; pr mtg $——; Nov27; Nov28'14; due Dec1'17, 5%; Saml Kotkis of Bklyn to Isaac Kaminsky, 1113 Forest av, Bronx. 45,000

**87TH st, 39 W** (4:1201), ns, 310 e Col av, 20x100.8; PM; Nov30'14; 3y5%; Mary L Shear at New London, NH, to Helene Westheimer, 444 Col av. 25,000

**88TH st E, ns, 102.8 e 5 av,** see 5 av, 1071.

**88TH st, 213-23 W** (4:1236), ns, 150 w Ams av, runs n100.8xw75xn.0½xw38.2xne along old Bloomingdale rd (closed), 102.5 to ss 89th & w 80.6 to es Broadway (Nos 2400-2), xs201.5 to ns 88th xe175 to beg; P M; Nov27; Nov28'14; due & int as per bond; 72d St Co, a corpn, to Metropolitan Impt Co, 100 Bway. 575,000

**88TH st, 270 W** (4:1235), sec West End av, —x—; ext of mtg for $80,000 to Dec3 '16, 6%; Dec3'14; Kensington Holding Corpn, at Great River, NY, with Edinburgh Realty Corpn. nom

**89TH st W, sec Bway,** see 88th, 213-23 W.

**89TH st, 118-20 W** (4:1219), ss, 300 w Col av, 50x100.8; ext of mtg for $3,000 to June 1'18, 6%; Dec1; Dec3'14; Fannie Shaskan of Red Bank, NJ, with 118-120 W 89th St. Corpn, 1451 Bway. nom

**90TH st, 13 W** (4:1204), ns, 180 w Central Park W, 20x100.8; Nov27'14; 5y, int as per bond; Jno C Forster to Emily K de Nancrede, 12 Via Della Mercede, Rome, Italy. 14,500

**92D st, 100-14 E,** see Park av, 1151-5.

**93D st, 308 W** (4:1252); ext of mtg for $70,000 to Jan1'19, 5%; Dec23'13; Nov30 '14; N Y Life Ins Co with Laura O Rooney, trste Marie Obry, Scarsdale, NY. nom

**95TH st, 27-9 E,** see Madison av, nwc 95.

**95TH st, 71 E** (5:1507); ext of mtg for $35,000 to June24'17, 5%; Nov10; Nov30'14; Moses Ochs, 1391 Madison av, et al, with An Assn for the Relief of Respectable Aged Indigent Females, 891 Ams av. nom

**97TH st, 116 E** (6:1624), ss, 250 e Park av, 25x100.11; pr mtg $——; Nov30'14; installs, 6%; Mae Lyons to Morris H Lewis, 235 E 57. 3,800

**97TH st, 301 W,** see West End av, 761.

**98TH st, 254-6 W** (7:1869), ss, 100 e West End av, 50x100.11; pr mtg $60,000; also CENTRAL PARK W, 410-2 (7:1836), swc 101st (No 2), 75.8x100; pr mtg $83,-812.50; Nov30'14; 5y6%; Henley Realty Co to Chas H Freeman & ano, 311 W 84. 45,000

**98TH st, 254-6 W;** also CENTRAL PARK W, 410-2; certf as to mtg for $45,000; Nov 27; Nov30'14; same to same. ——

**98TH st, 254-6 W** (7:1869), ss, 100 e West End av, 50x100.11; Nov30'14; 3y5½%; Henley Realty Co to Sol G Rosenbaum, 301 W 106. 60,000

**98TH st, 254-6 W;** certf as to mtg for $60,000; Nov30'14; same to same. ——

**100TH st, 63 E** (6:1606), ns, 120 w Park av, 30x100.11; pr mtg $——; Nov27; Nov28 '14; 2y6%; Gussie Besner to Gabriel Besner, both at 19 E 108. 2,500

**101ST st, 2 W,** see Central Park W, 410-2.

**101ST st, 2 W,** see 98th, 254-6 W.

**102D st, 64 E** (6:1607), ss, 91 w Park av, 30x100.11; ext of mtg for $20,000 to May 10'15, 5%; Nov19; Nov30'14; Hy Wiener Jr, & ano, of Phila, Pa, exrs Hy Wiener, with Rudolph Gross, NY. nom

**105TH st, 235-7 E** (6:1655); ext of mtg for $27,500 to Dec14'19, 5%; Nov27; Nov28 '14; Isaac & Michl Hirsch with Abr Goldsmith, 50 W 75, & ano trstes will Saml Scholle. nom

**106TH st, 54 W** (7:1841), ss, 250 e Col av, 25x100.11; PM; Nov30'14; 5y5%; Jno H Muller, 130 W 61, to Geo Kraus, 352 W 45, & ano, idivid & trstes. 19,000

**106TH st, 123-7 W** (7:1861), ns, 265.6 w Col av, 59.6x100.11; PM; Nov28; Nov30'14; 5y4½%; Emily M Roemer of Bklyn to Edw A Kerbs, 19 E 82, & ano, exrs &c Adolf Kerbs. 36,312.50

**106TH st, 155 W** (7:1861), ns, 150 e Ams av, 25x100.11; pr mtg $19,000; Nov30'14; 3y 6%; Lewis C Giles, Stamford, Conn, to Morris Miller, 971 Ams av. 2,000

**107TH st, 233-5 E** (6:1657); ext of mtg for $12,000 to July1'17, 5%; July1; Nov30 '14; East River Savings Instn, 2291 Bway, with Rosie Goldman, 122 W 114, et al. nom

**109TH st, 308 E** (6:1680), ss, 100 e 2 av, 25x100; ext of mtg for $9,000 to Nov1'24, 4%; Nov5; Dec2'14; Letitia Fogarty, 711 President st, Bklyn, with Giuseppe D'Alesio, 308 E 109. nom

**110TH st, 141 E** (6:1638), nwc Lex av (No 1774), 25x100.11; ext of mtg for $8,000 to Nov25'17, 6%; Nov25; Dec2'14; Bronja N Chanalis with Hyman Adelstein, 110 W 86 & ano. nom

**110TH st E** (6:1681), ss, 200 e 2 av, 50x 100.11; PM; Dec3'14; 3y or sooner, 5%; Frank Ruggiero to Nassau Mtg Co, 46 Cedar. 9,500

**111TH st, 14 E** (6:1616), ss, 137 e 5 av, —x—; ext of mtg for $14,000 to Dec1'19, 5%; Nov18; Dec1'14; Saml Lederer et al with Abr Goldsmith, 50 W 75 et al trstes Saml Scholle. nom

**112TH st, 228-30 E** (6:1661); ext of mtg for $45,000 to Aug20'19, 5%; Nov19; Nov 20'14; Alfred Apter, 40 W 117, with General Theological Seminary of the P E Church in U S, 175 9 av; corrects error in last issue, when st appeared as 122d. nom

**114TH st W, see Lenox av,** see Lenox av, 70-8.

**115TH st, 324 E** (6:1686), ss, 300 e 2 av, 20x100.11; pr mtg $——; Nov30'14; demand, 6%; Pietro Cirolli to Lion Brewery, 960 Col av. 1,000

**115TH st, 8 W** (6:1598), ss, 145 w 5 av, 25x100.11; pr mtg $18,000; Nov28; Nov30 '14; due &c as per bond; Bonmor Realty Corpn, 56 Beaver, to Rose Heyman, 157 W 79. 1,500

**115TH st, 8 W;** certf as to mtg for $1,500; Nov28; Nov30'14; same to same. ——

**116TH st, 120-6 W** (7:1825); ext of mtg for $125,000 to July24'19, 5%; July15; Nov 30'14; N Y Life Ins Co with Abram A Weigert, 647 Lex av. nom

**118TH st, 55 E** (6:1745); ext of mtg for $20,000 to Jan1'20, 5%; July6; Nov30'14; N Y Life Ins Co with Fredk W Levenson, exr Michael Levenson, 139 E 72. nom

**118TH st, 57 E** (6:1745); ext of mtg for $20,000 to Jan1'20, 5%; July6; Nov30'14; N Y Life Lns Co with Fredk W Levenson, exr Michl Levenson, 139 E 72. nom

**119TH st, 117 E** (6:1768), ns, 164.10 e Park av, 24.9x100.11; pr mtg $——; Dec1; Dec3'14; due May1'16, 6%; Herman Brand, of Bronx, to Michl Friedwald, 1080 Findlay av. 1,500

**120TH st, 239 E** (6:1785); ext of mtg for $2,000, to be paid by installs, —%; Dec1; Dec2'14; Sadie Bernstein with Nicola Capozzolo, 239 E 120. nom

**125TH st, 4-14 E** (6:1749), ss, 80 e 5 av, runs s73.11xw80 to es 5 av (No 2013), xs18 xe80xs9xe120xn4.3xe25xn96.7 to 125th xw 145 to beg; PM; Nov28; Nov30'14; 5y4½%; Emily M Roemer, of Bklyn, to Edw A Kerbs, 19 E 82, & ano, exrs &c Adolf Kerbs. 173,812.50

**128TH st, 12 W** (6:1725), ss, 150.6 w 5 av, 15x99.11; pr mtg $4,000; Dec1; Dec2'14; due Apr1'18, 6%; Margt Gibbons to Frank G Banister, 86 Fisher av, White Plains, NY. 3,350

**128TH st, 73-7 W** (6:1726), ns, 135, 153.9 & 172.6 e Lenox av, 3 lots, ea 18.9x99.11; 3 mtgs, ea $2,000; pr mtg $9,000 on each; Nov28; Nov30'14; due & int as per bond; Martin B Hofman, 161 W 36, to D Sylvan Crakow, 530 W 157. 6,000

**130TH st, 31 E** (6:1755), ns, 75 w Mad av, 17.6x99.11; pr mtg $8,000; Nov27; Nov28'14; due Jan1'18, 6%; Bernhardine Probst to Stephen H Jackson, 151 W 121. 3,300

**131ST st, 205 W** (7:1937), ns, 125 w 7 av, 17.8x99.11; pr mtg $5,500; Nov30'14; installs, 6%; Leon D Bundara to Isabel Mackin, 68 Col av. 1,750

**134TH st, 19 W** (6:1732), ns, 177.11 w 5 av, 17.10x99.11; pr mtg $——; Nov30; Dec2 '14; due Sept30'15, 6%; Chas B Wiggins to Anna Pekowsky, 450 Audubon av. 500

**138TH st, 614 W** (7:2086), ss, 202 w Bway, 16x99.11; PM; pr mtg $7,500; Nov 24; Nov27'14; 3y int as per bond; Chas E Maltby, of New Rochelle, NY, to Edw F Rush, of High Ridge, Conn. 1,000

**138TH st, 614 W;** ext of mtg for $7,500 to Nov1'17, 5½%; Nov2; Nov27'14; Abr Levy, 615 W 97, & Edw F Rush, at Ingleside rd, High Ridge, Stamford, Conn, with Chas E Heymann, 34 W 71. nom

**140TH st, 471 W** (7:2057), ns, 76 e Ams av, 18x99.11; ext of mtg for $12,000 to Jan 21'18, 5%; Nov28; Dec2'14; Jennie B Gasper with Josephine Schwarz. nom

**147TH st, 164 W,** see 7 av, 2537-9.

**148TH st, 500 W,** see Ams av, 1774-6.

**172D st, 575 W,** see St Nicholas av, 1238-46½.

**179TH st, 534 W** (8:2153), ss, 163 e St Nicholas av, 43.6x100; ext of mtg for $36,-500 to Jan21'18, 5%; Nov23; Nov30'14; Chas Lanier & Wm Jay, exrs &c Frances A Lawrence, with South Side Constn Co, 961 St Nicholas av. nom

**179TH st, 538 W** (8:2153), ss, 125 e St Nicholas av, 38x100; ext of mtg for $33,-500 to Jan21'18, 5%; Nov23; Nov30'14; Chas Lanier & Wm Jay, exrs &c Frances A Lawrence, with South Side Constn Co. 961 St Nicholas av. nom

**179TH st, 530 W** (8:2153), ss, 206.6 e St Nicholas av, 43.6x100; ext of mtg for $36,-500 to Jan21'18, 5%; Nov23; Nov30'14; Chas Lanier & Wm Jay, exrs &c Frances A Lawrence, with South Sid Constn Co. 961 St Nicholas av. nom

**180TH st, 601 W,** see St Nicholas av, 1401-7.

**207TH st W, nec Vermilyea av,** see Vermilyea av, nec 207.

**226TH st W, nes at ss Bway,** see Bway, ses, at nes 226.

**226TH st W, nes, 125 se Bway,** see Bway, ses, at nes 226.

**226TH st W, ss at ws Spuyten Duyvil Creek,** see Bway, ses at nes 226.

**226TH st, sws,** see Bway, ses at nes 226.

**227TH st W, sec Bway,** see Bway, ses at nes 226.

**227TH st W, ss at ws Spuyten Duyvil Creek,** see Bway, ses at nes 226.

**Av A, 226** (3:972); asn Ls by way of mtg as collateral for $2,500; Nov24; Nov27'14; Jas J Bush to Jacob Hoffmann Brewing Co, 211 E 55. nom

**Amsterdam av, 430** (4:1228), ws, 44.2 s 81st, 29x100, with rights to 5-ft alley in rear to 81st; Dec2'14; due & int as per bond; Edw De Noyelles to Edw Hirsh, 53 E 60. 30,000

**Amsterdam av, 1774-6** (7:2079), swc 148th (No 500), 49.11x100; ext of mtg for $75,000 to May20'17, 5%; May8; Nov30'14; N Y Life Ins Co with Eliz Heimsoth & ano trstes Fredk Heimsoth, 531 E 156. nom

**Amsterdam av, 1792** (7:2080); ext of mtg for $25,000 to Jan1'17, 5%; Dec29'13; Nov 30'14; N Y Life Ins Co with Geo A Meyer, exr Jno Meyer. nom

**Bloomingdale rd,** see 88th st, 213-23 W.

**Broadway, 170** (1:64), sec Maiden la (Nos 2-4); ext of mtg for $2,100,000 to Aug 1'17 at 5%; July30; Nov30'14; N Y Life Ins Co with Bway Bldg Co, 170 Bway, & Title Guar & Trust Co, 176 Bway. nom

**Broadway, 1662-6,** see 7 av, 792-6.

**Broadway, 2321-31,** see 84th, 251-65 W.

**Broadway, 2400-2,** see 88th, 213-23 W.

**Bronadway** (8:3430 or 12:3265), ses at nes 226th, runs ne200 to 227th xse125xne30xse 111.8 to Bulkhead line xs— to cl 226th xnw 184.11xne30xnw200 to beg, with land under water, &c; also BROADWAY, n wc Exterior, runs n along st 474.2xw166.11 to bulkhead line of old Spuyten Duyvil Creek xs460.2 to rd xe 190, with all RT&I to Creek & land under water, also 225TH ST W, nes, 125 se Bway, runs se269x nes 177 to bulkhead line xnw152.10 & 60.9 x184.11 to se end of 226th xsw30 to sw sHyatt st xnw75xsw200 to beg, with a RT &I to Spuyten Duyvil Creek & land under water; also 226TH ST W, ss at ws Spuyten Duyvil Creek, runs — to ws Exterior (closed) xn— to ns 226th xw— to h w l of said creek xs— to beg; also 227TH ST W, ss, at ws said Creek, runs e— to ws Exterior (closed) xn— to cl 227th xw — to pt 125 e Bway xs— to ws said Creek xs— to beg, with all RT&I to said Creek or Harlem River & lands under water & to 226th (Hyatt st), lying e of line, 125 e Bway; pr mtgs $158,000; Emily M Roemer of Bklyn to Harry G Hecht, 408 W 130; Nov23'14; due Nov16'15, —% or as per note made by Muscoota Realty Co & American League Baseball Club of N Y Inc. 85,000

**Central Park W, 410-2** (7:1836), swc 101st (No 2), 75.8x100; PM; Nov28; Nov 30'14; 5y4½%; Emily M Roemer, of Bklyn, to Edw A Kerbs, 19 E 82, & ano, exrs &c Adolf Kerbs. 83,812.50

**Central Park W, 410-2,** see 98th, 254-6 W.

**Columbus av, 609** (4:1203), es, 75 n 89th, —x—; ext of mtg for $28,000 to Julv15'19 5%; Nov20; Dec3'14; Christina Schoeppy with Bowery Savgs Bank, 128 Bowery. nom

**Kingsbridge rd, nwc Exterior,** see Bway, ses at nes 226.

**Lenox av, 70-8** (6:1597), sec 114th, 100.11 x125; ext of mtg for $210,000 to Dec3'16, 5%; Dec3'14; Wm P James, 898 West End av, with Kalmia Realty Co, 52 Bway. nom

**Lenox av, 70-8,** sec 114th; agmt as to ownership of bond & mtg for $210,000; Dec 3'14; Chester W Cuthell, 936 West End av, with Wm P James, 898 West End av. nom

**Lexington av, 57-9** (3:820), sec 25th, Amsterdam Hotel; leasehold, with chattels; AT; Nov30; Dec2'14; due Apr1'20, —%; Van Twiller Hotel Co, 57-9 Lex av, to Jno P Flannery, 545 W 111. 95,000

**Lexington av, 57-9;** certf as to above mtg for $95,000; Nov30; Dec2'14; same to same. ——

**Lexington av, 1774,** see 110th, 141 E.

**Madison av, 1356** (5:1507), ws, 50 n 95th, 50x100; PM; Nov28; Nov30'14; 5y4½%; Emily M Roemer, of Bklyn, to Edw A Kerbs, 19 E 82, & ano, exrs &c Adolf Kerbs. 66,666.66

**Madison av** (5:1507), nwc 95th (Nos 27-9), 50x100; PM; Nov28; Nov30'14; 5y4½%; Emily M Roemer, of Bklyn, to Edw A Kerbs, 19 E 82, & ano, exrs &c Adolf Kerbs. 83,333.33

**Park av, 525** (5:1395), sec 61st (Nos 100-8), 100.5x99; building loan; Nov27; Nov28 '14; due Mar1'20, 6% until completion of bldg & then 5½%; E A L Park Ave Co to Metropolitan Life Ins Co, 1 Madison av. 600,000

**Park av, 525,** sec 61st (Nos 100-8), same prop; certf as to mtg for $600,000; Nov27; Nov28'14; same to same. ——

**Park av, 951-5** (5:1510), es, 25.2 s 82d, 77x100; bldg loan; Nov27'14; due Mar1'20, 6% until completion of bldg, & then 5½%; Esthold Realty Co to Metropolitan Life Ins Co. 325,000

**Park av, 951-5;** certf as to mtg for $325,-000; Nov27'14; same to same. ——

**Park av, 1151-5** (5:1520), sec 92d (Nos 100-14), runs e150xs100 8xw61xs15.3xw89 to av xn116 to beg; bldg loan; Nov27'14; due Mar1'20, 6% until completion of bldg & then 5½%; Esthold Realty Co to Metropolitan Life Ins Co 725,000

**Park av, 1151-5,** sec 92d (Nos 100-14); certf as to mtg for $725,000; Nov27'14; same to same. ——

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**Park av, 1444** (c.1612), ws, 75.11 s 107th, 25x75, PM; pt cons & ext mtg Lena Rappaich to Alfred de Vries, due W 1/05. 11,000

**St Nicholas av, 1238-46½** (c.2120), nec 172d, 50.6x125, PM; Nov27, Nov28 at 10 at office of Auctioneer, Realty Corpn to County Hoarding Co, 100 Bway. 100,000

**St Nicholas av, 1401-7** (c.2102), nwc 167th, No 9-11, 100.6x irreg; ext of mtg for $450,000 to Sept 1915 at 6%; Nov30'14; N Y Life Ins Co with Bernard Buxbaum. nom

**Vermilyea av** (8:2224), ss, 100 & 150 w Academy, 2 lots, ea 50x150; 2 mtgs, ea $5,000; pr mtg $——; Dec1, Dec2'14; 3y6% Sarah Cotsett, Co, 2020 E 13th, to David C Cohen, 351 E 87. 11,800

**Vermilyea av** (8:2224), ss, 100 & 150 w Academy; same prop; certf as to two mtgs for $5,900 each; Dec1; Dec2'14; same to same.

**Vermilyea av** (8:2236), nec 207th, 100x100; PM; pr mtg $25,000; Nov30; Dec1'14; 2y6%; Aldus Constn Co, 1509 St Nicholas av, to Max Marx, 415 Convent av. 25,000

**Vermilyea av,** nec 207th, same prop; bldg loan; pr mtg $50,000; Nov30; Dec1'14; 2y6%; same to same. 65,000

**Vermilyea av,** nec 207th, same prop; certf as to mtg for $65,000; Nov30; Dec1'14; same to same.

**West End av, sec 88th,** see 88th, 270 W.

**West End av, 761** (c.1880), nwc 97th (No 301), 126.5x100, bldg loan, Nov30'14; due Mar1'20, 6% until completion & then 5½%; Princeton Constn Co to Metropolitan Life Ins Co, 1 Mad av. 525,000

**West End av, 761,** nwc 97th (No 301), certf as to mtg for $525,000; Nov30'14; same to same.

**West End av, 761,** nwc 97th (No 301); sobrn of mtg for $195,000 to mtg for $525,000; Nov27; Nov30'14; same & Saml McMillan with same. nom

**West End av, 761,** nwc 97th (No 301); sobrn of mtg for $42,000 to mtg for $525,000; Nov30'14; Henry A Mark, 177 S Oxford, Bklyn, with same. nom

**1ST av, 959** (5:1345); ext of mtg for $12,000 to Nov25'17, 5½%; Nov25; Nov27'14; Title Guar & Trust Co with Timothy J M Murray, 284 North Bway, Yonkers, NY. nom

**2D av, 688** (3:943), es, 24.8 n 37th, 24.8x124.6; Nov27'14; due & int as per bond; Edw S Clinch, exr & trste Margt M Bluhdorn, to Irving Savgs Instn, 115 Chambers. 8,000

**2D av, 1012** (5:1346); ext of mtg for $10,000 to Jan1'17, 5%; Dec29'13; Nov30'14; N Y Life Ins Co with Carolina Horn, exr, 1012 2 av. nom

**2D av, 1014** (5:1346), es, 100.5 n 53d, runs n25xe100xn75.5 to ss 54th (Nos 310-6) xe100xs100.5xw50xn50.5xw50.1xs50.5xw100 to beg; also 53D ST, 307-11 E, ns, 100.4 e 2 av, runs n56.2xw0.3xn44.3xe57.5xs100.5 to st xw57.2 to beg; also 2D AV, 1016-20 (5:1346), sec 54th (Nos 300-8), 75.5x100; PM; Nov28; Nov30'14; 5y4½%; Emily M Roemer, of Bklyn, to Edw Kerbs, 19 E 82, & ano, exrs &c Adolf Kerbs. 168,812.50

**2D av, 1016-20,** see 2 av, 1014.

**2D av, 1033** (5:1328), ws, 50.5 n 54th, 25x75; ext of mtg for $2,200 to Dec1'17, 6%; Dec1; Dec3'14; Ferd Kerfs, 68 E 88, with Franz Flory, 221 E 57. nom

**2D av, 1390** (5:1446); ext of mtg for $28,000 to Jan2'18, 5½%; Nov16; Dec1'14; Jas W Halstead trste for Christina Halstead will Pearson S Halstead, 1182 Prospect av, Hartford, Conn, with Green Holding Corpn, 48 W 27, & ano. nom

**2D av, 1394** (5:1447), es, 76.2 n 72d, runs e25xs76.2 to 72d (Nos 303-5) xe60xn102.2x w85 to 2 av xs26 to beg; pr mtg $52,500; Nov27; Nov30'14; 1y6%; Walton Realty Co to Seymour Realty Co, 25 Broad. 1,550

**2D av, 1394,** es, 76.2 n 72d; certf as to mtg for $1,550; pr mtg $——; Nov27; Nov30'14; same to same.

**2D av, 1557** (5:1526), ws, 20.1 s 81st, 18.10x80; pr mtg $——; Nov30'14; due &c as per bond; Mary E Werner, White Plains, NY, to Title Guar & Trust Co, 176 Bway. 7,500

**3D av, 1434** (5:1510), ws, 51.10 n 81st, runs n 25 xw 102.2 xs 9.8 xe 9.9xs15.4xe93 to beg; pr mtg $——; Nov25; Nov27'14; due Apr30'18, 6%; Louise Alexander, widow, 40 Morningside av, to Emile A Hassey, 17 W 123. 3,000

**5TH av, 236-8** (3:829), ext of mtg for $600,000 to May20'19 at 5%; May1; Nov30'14; N Y Life Ins Co with Meichel H de Young, San Francisco, Cal. nom

**5TH av, 259** (3:858); ext of mtg for $350,000 to Nov15'19, 5%; Oct24; Nov30'14; N Y Life Ins Co with Wm Flinn, at Pittsburg, Pa. nom

**5TH av, 616** (5:1265), ws, 70.5 n 49th, 30x125; leasehold; Nov30; Dec2'14; 5y6%; Edwin Goodman to Moses C Migel, 621 West End av. 55,000

**5TH av, 1071** (5:1501), es, 25.8 n 88th, runs e102.8xs25.8 to 88th xe25xn55.8xw 127.8 to 5 av xs30 to beg; pr mtg $125,000, Nov30'14; due &c as per bond; Hubert T Parson to Charter Constn Co, 119 W 40. 15,000

**5TH av, 1393-5** (6:1620), ext of mtg for $36,000 to Nov15'16, 5½%; Nov17, Nov30'14; Rubin Siegel, 207 W 130, et al, with Mary H Tompkins, at Lakewood, NJ. nom

**5TH av, 2013,** see 125th, 4-14 E

**7TH av, 209** (3:798), cor 22d; sal Ls; Dec 2; Dec2'14; demand, 6%; Jno J Regan to Geo Ehret, 1197 Park av. 2,000

**7TH av, 320** (3:777), sw 28th (No 200), runs w56.6xs23.8xe12xn4xe44.6 to av xn19.8 to beg; ext of mtg for $20,000 to Oct30'17, 5%; Nov30; Dec2'14; Mary A Donnelly et al, individ & exrs Mary G Schoenenberger et al with Bowery Savgs Bank. nom

**7TH av, 320** (3:777), sw 28th (No 200), ext of mtg for $4,000 to Oct30'17, 5%; Nov 30; Dec2'14; Mary A Donnelly et al, individ & exrs Mary G Schoenenberger, et al, with Bowery Savgs Bank. nom

**7TH av, 428** (3:783), nws, 79.7 n 33d, 19.2 x69.10; ½ pt; Nov19; Nov27'14; demand, 6%; Mary J McDonald, of Cape May, NJ, to Philip Adelson & ano, 1350 Mad av. 3,500

**7TH av, 792-6** (4:1023), ws, 40.5 s 52d, 60 x166.3 to es Broadway (Nos 1662-6), 60x 169; Dec2; Dec3'14; 3y or sooner, 5%; Geo R Fearing of Newport, RI, to Hy A C Taylor on East Road, South Portsmouth, RI. 200,000

**7TH av, 2516-8** (7:2031), swc 146th (No 200), 40x100; ext of mtg for $60,000 to Apr 1'19, 5%; Oct1; Nov27'14; Lombardy Realty Co, 160 Bway, with Jno R Hegeman at Mamaroneck, NY, et al, trstes for Metropolitan Staff Savings Fund. nom

**7TH av, 2537-9** (7:2015), sec 147th (No 164), 40x100; Nov30'14; due &c as per bond; Harry Cahane to Dry Dock Savgs Instn, 341 Bowery. 46,000

**8TH av, 908** (4:1025), sec 54th; leasehold; Dec1; Dec2'14; demand, 6%; Jno O'Leary & Jno White to Lion Brewery, 104 W 108. 7,273.94

**10TH av, 526** (3:737); ext of mtg for $18,000 to Nov30'17, 5½%; Nov30; Dec1'14; Title Guar & Trust Co with Max Wetzstein, 213 W 106. nom

**10TH av, 751** (4:1080), nwc 51st, —x—; agmt as to ownership of bond & mtg for $37,000; Nov9; Dec1'14; Yatty Kramer, 103 Alexander av, Arverne, LI, with Lincoln P Boyle, 580 Ash st, Brockton, Mass. nom

**10TH av, 766-8** (4:1062), nec 52d (No 461), 50x63.3 x irregular x100; ext of mtg for $32,000 to Nov30'16, 5½%; Nov30; Dec 1'14; Title Guar & Trust Co with Lucy A Ledwith, 244 Riverside dr. nom

**10TH av, 770** (4:1062); ext of mtg for $11,000 to Nov30'16, 5½%; Nov30; Dec1 '14; Title Guar & Trust Co with Lucy A Ledwith, 244 Riv dr. nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Certf** (miscl) as to mtg for $5,600 on chattels, leases, &c; Aug6; Dec1'14; S W Childs & Co to Minnie H Childs.

**Certf** (miscl) as to mtg dated Nov11'14; Nov11; Dec1'14; Gas Tip & Self-Lighter Co to Rafael Rios.

**Chattel mtg** (miscl); certf as to mtg for $600; Nov12; Nov28'14; W & R Iron Works, doing business as Colonial Iron Works, 449 W 41, to Geo Gotthelf, 53-63 Park Row.

**Chattel mtg** (miscl); consent & certf as to mtg for $4,500; Dec3'14; Kelly Express Co, Inc, to Bridget Kelly.

**Chattel mtg** (miscl); certf as to mtg for $1,000; Oct7; Dec1'14; Rahtz & Schnitzer to Hy Rahtz & Jos Schnitzer.

**Edgemere, L I** (miscl); certf as to two mtgs for $3,500 each; Nov23; Nov28'14; Edgemere Crest, a corpn, 30 E 42, to Title Guar & Trust Co, 176 Bway.

**Rye, NY** (miscl); certf as to mtg for $5,000; Nov27; Dec2'14; Apawamis Land Co to Westchester & Bronx Title & Mtg Guaranty Co.

## MORTGAGES.

### Borough of the Bronx.

**Cheever pl** (9:2344), sec Exterior, 97.9x 95.8x93.3x100; pr mtg $30,000; Nov28; Nov 30'14; 2½y6%; Edwards & Co to Henry W McCandless, 600 2d, Bklyn. 10,500

**Cheever pl** (9:2344), same prop; certf as to above mtg; Nov28; Nov30'14; same to same.

**Coster st** (10:2764), es, 280 s Spofford av; agmt as to share ownership in mtg; May3; Nov27'14; Title G & T Co with Mary E Kennedy, 167 80th, Bklyn. nom

**Edgewater ter** (*), es, 300 s Town Dock rd, 50x141.7x53.4x147; PM; Nov2; Nov27'14; due &c as per bond; Eliz Conklin, Oradell, NJ, to Estates Development Co, 31 W 27. 5,000

**Exterior st, nwc Broadway,** see Bway, nwc Exterior.

**Field pl, nec Grand Blvd & Concourse,** see Grand Blvd & Concourse, 2354. hh

**Fox st, 1042** (10:2726); ext of $6,000 mtg to Jan1'20, interest as per bond; Nov12; Nov27'14; Philip Weber with Otto Kreusser, 1361 Prospect av. nom

**Fox st, 1042;** ext of $3,000 mtg to Jan1 '20; interest as per bond; Nov12; Nov27'14; same with Wm Miller, 343 E 18. nom

**Irvine st, 876** (10:2761); estoppel certf; Dec2; Dec3'14; Wolcott G Lane, trste, to whom it may concern.

**Jessup pl, 1438** (11:2872), ss, 35.5 sw Devoe, 25x125, except part for pl; Nov28 '14; 3y5%; Peter Sackman or Sackmann to Wm H Feldman, 404 West Market st, York, Pa, & ano. 4,000

**Kappock st,** see 227th W, ss, 70.5 w Arlington av.

**Manida st, 843** (10:2740); ext of $7,000 mtg to Nov23'17 at 5½%; Nov23; Dec3'14; Rebecca Rose & Sarah Miller to Wolcott G Lane, 15 E 72, & ano, trstes for Caroline S Spencer, will Lorillard Spencer. nom

**Parkview pl** (11:3219), ses, 269 ne Webb, late Tee Taw av, 25x90; ext of $5,000 mtg to Nov23'17 at 5½%; Nov26; Nov27'14; Louis C Cummings with Ida C Baker, 2452 Devoe. nom

**Poplar st, ss, abt 82 e Bear Swamp rd,** see Walker av, ns, 82 e Bear Swamp rd.

**Rogers pl** (10:2699), es, 472.1 n Westchester av, 20.3x90; Nov28; Dec1'14; due &c as per bond; Victorine Curnick, 969 Rogers pl, to Nana M Baumgarten, 120 W 86. 1,700

**Ruskin st (*),** ss, 58.7 e Maple av, 50x 94.1x50x95.4; Nov26; Dec2'14; 3y6%; Saml Teishoff, 77 E 113, & Jos Teishoff, 15 E 116, to Ida S Lamb, 31 Clinton pl, Utica, NY. 1,250

**137TH st, 451 E** (9:2282), ns, 537.5 e Willis av, 16.8x100; Dec1; Dec3'14; demand, 6%; Ada L Winter, 50 W 77, to Home Trust Co of N Y, 44 Court, Bklyn. 2,000

**138TH st, 454 E** (9:2282), ss, 500 e Willis av, 16.8x100; Nov30; Dec1'14; 5y5½%; Hargton Bldg Co to Edw Bechtoldt, Saranac, NY. 7,000

**138TH st, 454 E;** certf as to above mtg; Nov30; Dec1'14; same to same.

**141ST st, 486 E** (9:2285), ss, 141.9 w Brook av, 37.6x100; Nov19; Nov27'14; 3y 5%; Anna Zacpal, 558 W 164, to Eliza Dunham, 19 W 81, & ano, exrs Geo H Dunham. 26,000

**146TH st 449 E** (9:2291), ns, 290 w Brook av, 25x99.9; ext of $6,000 mtg to Dec 1'17 at 6%; Dec2'14; Jacob Fritz with Victor Gerhards, 806 E 169. nom

**156TH st E** (10:2628), ss, 83.4 e Cauldwell av, 16.8x100; pr mtg $——; July1; Dec1'14; 5y6%; Hilda, wife of & Harry Selonick to Eagle Savgs & Loan Co, 186 Remsen, Bklyn. 5,000

**156TH st, 321 E** (9:2416), ns, 150.2 w Courtlandt av, 24.2x100.2x29.6x100.2; also STRIP lying bet old & new line of 156th; Dec2; Dec3'14; 3y5%; Chas M Karl to Geo Karl, 521 E 85. 2,000

**160TH st, 419-21 E** (9:2382), ns, 174.8 w Elton av, runs n75xw25.2xn25xw22xs100 to st xe47.3 to beg; PM; pr mtg $9,500; Dec1; Dec3'14; due &c as per bond; Emil Geschwandner to Olga K Weissman, 54 W 114. 1,300

**162D st, 883 E** (10:2690), sal Ls; Nov25; Nov30'14; demand, 6%; Danl Teehan to Jacob Ruppert, a corpn, 1639 3 av. 5,000

**163D st E** (10:2658), ss, 116.7 e Forest av, 18.4x100; Nov24; Nov27'14; installs, 6%; Ellen L Keegan to Fannie Catz, 40 W 120. 300

**163D st, 890 E** (10:2690), ext of $7,500 mtg to Nov1'16 at 6%; Nov5; Nov30'14; Adele Marckwald with Louis Gordon & Elias Edelsack, 890 E 163. nom

**169TH st, 306 E** (9:2436), ss, 58.4 e College av, 16.8x100; Nov30; Dec1'14; due &c as per bond; Thornton Bros Co to Anna R Fairchild, 9 Rue Jean Gon Jon, Paris, France. 3,500

**169TH st, 306 E;** certf as to above mtg; Nov3; Dec1'14; same to same.

**169TH st, 308 E** (9:2436), ss, 75 e College av, 20x100; Nov30; Dec1'14; due &c as per bond; Thornton Bros Co to Anna R Fairchild, 9 Rue Jean Gon Jon, Paris, France. 4,500

**169TH st, 308 E** (9:2436); certf as to above mtg; Nov30; Dec1'14; same to same.

**169TH st, 314-6 E** (9:2436), ss, 25 w Findlay av, 2 lots, ea 20x100; 2 mtgs, ea $4,500; Nov30; Dec1'14; due &c as per bond; Thornton Bros Co to Mary M Baab, 164 E 83. 9,000

**169TH st, 314-6 E;** 2 certfs as to above mtgs; Nov30; Dec1'14; same to same.

**169TH st, 318 E,** see Findlay av, swc 169.

**176TH st, 321-35 E** (11:2803), ns, 169 e Anthony av, runs n91.1xw21.8xn80.5xe5xe9 xe80.3xn20xe12xs12xe134.2 to ws Tremont av xs100xw204.1 to beg; pr mtg $22,000; Nov1; Nov27'14; 5y6%; Rhoda E McCulloch, 154 E 91, to N Y City Baptist Mission Society, 166 2 av. 20,500

**176TH st E** (11:2949), ss, 150 w Prospect av, 50x190.5x50x190.4; certf as to mtg for $37,500; Nov17; Nov30'14; Chas E Streeter Constn Co to Norma Realty Co, 391 E 149.

**176TH st E** (11:2949), ss, 150 w Prospect av, 50x190.6x50x190.4; certf as to mtg for $37,500; Nov17; Dec3'14; Chas T Streeter Constn Co to Norma Realty Co, 391 E 149.

**177TH st, 513-5 E** (11:3043), ns, 60.3 w 3 av, 35x77.8x33.8x72.5; Nov23; Nov27'14; 5 y5½%; Edw Becker of Waban, Mass, to Green-Wood Cemetery, 170 Bway. 25,000

**178TH st E, nec Lafontaine av,** see Lafontaine av, nec 178.

**179TH st, 441 E,** see Park av, nec 179.

**181ST st E** (11:3096), sws, 66 w Prospect av, 33x150, except part for 181st; Nov 21; Nov30'14; due, &c, as per bond; Mary E. JosM, & Emily Fischer, & Ellen Lee, heirs Michl Fischer, to Mary E Welch, 2090 Arthur av. 500

**184TH st E, sec Grand Blvd & Concourse,** see Grand Blvd & Concourse, 2354.

**194TH st, 701 E,** see Decatur av, nec 194.

**201ST st, 290 E,** see Bainbridge av, nws at sws 201.

**221ST st E (*),** ss, 255 e Carpenter av, 25x114, Wakefield; Nov28'14; due Dec1'17, 6%; Margt M Sheridan to Mary S Bahrenburg, 3619 Bainbridge av. 1,000

**221ST st E (*),** ns, lot 910, map Wakefield, 100x114; pr mtg $2,500; Dec2; Dec3 '14; 3y6%; Jno Groom to Emil Robitzek, 830 E 163. 500

**227TH st W** (13:3407), ss, 70.5 w Arlington av, 47.4x175; also ARLINGTON AV (13:3407), swc 227th, 125x70.5; also 227TH ST W (13:3407), ss, 126.3 e Westchester av, 29.1x358.11 to Kappock x31.1x348; pr mtg $20,500; Nov25; Dec3'14; due &c as per bond; Dora M & Mary S Lesley to Clarence E Durvea, 612 Decatur, Bklyn. 330

**227TH st W, swc Arlington av,** see 227th W, ss, 70.5 w Arlington av.

**227TH st W, ss, 126.3 e Westchester av,** see 227th W, ss, 70.5 w Arlington av.

**232d st E (*),** ns, 300 w White Plains rd, 50x114, Wakefield; Nov23; Nov30'14; 3y6%; Atia Realty Co, 42 Bway, to Annie S Burns, on Harvest st, Forest Hills, LI. 2,000

**232D st E (*),** ns, 350 w White Plains rd, 50x114, Wakefield; Nov23; Nov30'14; 3y 6%; Atia Realty Co, 42 Bway, to Wm O Weir, on Harvest st, Forest Hills, LI. 2,000

**239TH st, 655 E (*),** nes, 50 se Matilda av, 25x100; PM; Oct27; Nov27'14; 3y6%; Hugo F Kirchheim, 655 E 239, to Otto O Stillman exr Georgie Hegeman, 133 Albany st, New Brunswick, NJ. 2,400

**Arlington av** (13:3407), swc 227th, runs w117.10xs175xe47.1xn50xe70.5 to av xn125 to beg; also ARLINGTON AV (13:3407), w s, 125 s 227th, 115x70.5; pr mtg $12,000; Nov24; Nov27'14; 3y6%; Geo H, Mary S, Mary & Dora M Lesley to Wm C Arnold, 30 Bard av, Richmond, SI. 1,500

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**Arlington av** (13:3407), swc 227th, same prop; pr mtg $8,000; Sept2; Nov27'14; due Mar9'17, 5½%; same to Charlotte A O'Shea, 521 W 111. 2,000

**Arlington av, swc 227th,** see 227th W, ss, 70.5 w Arlington av.

**Arlington av, ws, 125 s 227th,** see Arlington av, swc 227.

**Bailey av** (12:3261), ses, 303 ne Albany Crescent, 100x74.7x100.3x67.8; Dec2'14; 3y 5½%; Jos Zilli Inc, 270 W 261, to Archibald Douglas on ss 236th, w Palisade av. 50,000

**Bailey av** (12:3261), same prop; certf as to above mtg; Dec1; Dec2'14; same to same.

**Bainbridge av** (12:3298), nws at sws 201st (No 290), 100x37.9x100x38.4; PM; pr mtg $——; Nov30'14; due Jan1'18, 5%; Fredk Lohmann to Marie Hildenbrand, 290 E 201. 6,000

**Bathgate av, 1596-8** (11:2919), ses, 160 s 172d, 50x56.6, except part for av; Nov30'14; due, &c, as per bond; Robt D Tape, New Rochelle, NY, to Title G & T Co, 176 Bway. 5,000

**Briggs av** (12:3300), ws, 144.10 s 196th, 50.1x106.11x50x103; pr mtg $36,000; Dec1 '14; due June1'15, 6%; Mitchell & McDermott Realty Co, 1922 E 177, to Susie Golding, 101 W 141. 3,000

**Briggs av** (12:3300); same prop; certf as to above mtg; Dec1'14; same to same. nom

**Broadway** (12:3265), nwc Exterior, runs n474.2xw166.11 to bulkhead line old Spuyten Duyvil Creek xs460.2 to rd xe190 to beg; also LAND in N Y County (see morts recorded in N Y County Dec1'14); pr mtg $158,000; Nov23; Dec3'14; due Nov 16'15, 6%; Emily M Roemer, Bklyn, to Harry G Hecht, 408 W 130. note 85,000

**Burnside av E, see Grand Blvd & Concourse,** see Grand Blvd & Concourse, sec Burnside av E.

**Clay av** (11:3103), swc Washington av, 100x100, known as 2361 Crotona av; Nov 30; Dec1'14; due &c as per bond; Bodo Von Mauderode, 2361 Crotona av, to Av D & 11th St Realty Corpn, 155 Av D. 6,200

**College av, 352** (9:2322), es, 50 n 141st, 25 x100; Dec2; Dec3'14; installs, 6%; Marie A, wife Vincenzo Palumbo, to Bronx Security & Brokerage Co, 258 E 138. 600

**Courtlandt av** (13:3421), es, 321.8 s Hawthorne, 25x100; pr mtg $3,000; Nov30; Dec 3'14; 5y6%; Mary F Tierney to Blanche O Nafey, 318 Hague, West Hoboken, NJ. 2,000

**Crotona av, 2361,** see Clay av, swc Washington av.

**Daly av** (11:2992), es, 367.6 s 177th, 21.8 x152.3; certf as to mtg for $4,200; Nov24; Nov27'14; York Town Corpn to Martha E Randall.

**Daly av** (11:3122), ws, 83.7 n 179th, 44.1x 102.7x44x105.5; pr mtg $28,000; Dec2; Dec 3'14; 1y6%; Steinmetz Constn Co to Abr J Dworsky, 53 E 93. 5,000

**Daly av** (11:3122); same prop; certf as to above mtg; Dec2; Dec3'14; same to same.

**Decatur av** (12:3277), nec 194th (No 701), 20x100; ext of $9,000 mtg to Nov15 '16 at 5%; Nov13; Dec2'14; Emeline A Kemp with Richd P Poschmann, 616 Hudson & ano. nom

**Eagle av** (10:2624), nec Westchester av, 98.9x25x93.4x25.6; July1'13; Dec1'14; 1y 5%; Anna K Wielandt, widow & devisee Nicholas Wielandt, to Frank Liesmann. 139 Willis av. 2,600

**Elliott av** (*), es, 100 n Julianna, 50x 125; Dec2; Dec3'14; due &c as per bond; Frances C Lungen to Jno von der Heyde. 1046 Ams av. 2,000

**Fairmount av** (*), ns, 25 e Valentine av, 25x100; Nov27; Nov28'14; 3y4%; Jno Rolf to Michl Dowling, 507 W 135. 400

**Findlay av** (9:2436), swc 169th (No 318), 100x25; PM; Dec2; Dec3'14; due Jan1'20, 5%; Emma M French to Jacob Buttner. 284 E 169. 8,000

**Fulton av** (11:2931), ses, being Sub-division 5 of lot 107, map Morrisania, 43.9x 211; Dec1'14; 3y5%; Mathilde Bosselman to Anna M Jones, 421 E 157. 8,000

**Gleason av, nec Havemeyer av,** see Havemeyer av, nec Gleason av.

**Grand Blvd & Concourse, 2354** (11:3159), nec Field pl, 196 to ss 184th x9; PM; Nov25; Nov30'14; due, &c, as per bond; Mercedes Bldg Co, 2526 Webster av, to Chas Wanninger, 114 E 95 et al, exrs Wm C Nelson. 5,000

**Grand Blvd & Concourse** (11:2813), sec Burnside av E, runs s89.6xse96.3xe20.6xn 54.4 to av xnw102.9 to beg; pr mtg $10,000; Nov2; Nov30'14; due, &c, as per bond; Frank A Schorer, 2241 Tiebout av, to Wm Hodgson, 153 E 179. 4,500

**Havemeyer av (*),** nec Gleason av, 103 x105; Nov25; Nov27'14; 3y6%; Carl A Schaefer, NY, & Gertrude M Hekeler, West New York, NJ, to Jacob Weinheimer, 2164 Newbold av. 5,500

**Hoe av** (11:2982), ws, 320 n 172d, three lots, each 75x100; three PM mtgs, each $6,000; Nov28; Nov30'14; 5y6%; Union Tinton Impt Co to Narcorth Realty Co, 20 Nassau. 18,000

**Houghton av, 2224 (*),** ss, 229.2 e Castle Hill av, 25x103; Dec2'14; due, &c, as per bond; Jno S Jones to Fredk A Southworth trste Jno Southworth, 410 Riverside dr. 3,000

**Houghton av, 2224 (*);** sobrn agmt; Dec 2'14; Chas H Greene with same. nom

**Jackson av** (10:2557), ws, 376.11 s 147th, 25x146.11x25.3x150.7; ext of $18,000 mtg to Nov22'17 at 6%; Nov25; Nov27'14; A Walker Otis with Giuseppe Natale, 617 Morris Park av. nom

**Jackson av** (10:2557); same prop; ext of $1,960 mtg to Oct22'17 at 6%; Nov25; Nov 27'14; Gustav Seufer with Giuseppe Natale, 617 Morris Park av. nom

**Jerome av** (11:2852), es, 51.6 n Mt Hope pl, 77.2x94.4x75x112.9; PM; Nov24; Nov30 '14; due May12'15, 6%; Rilma Bldg Co to Edmund Coffin, 13 W 57. 26,000

**Jerome av** (miscl), es, 50 n Mt Hope pl, 75x—; certf as to mtg for $26,000; Nov30; Dec1'14; The Rilma Bldg Co, 34 Pine, to Edmund Coffin, 34 Pine.

**Jerome av** (12:3319), es, 72.10 n 198th, 84x93.11x65.8x101.9; pr mtg $6,000; Nov27 '14; 2y6%; Ellis Weisker to Henry Brady, 371 W 23. 1,000

**Jerome av** (12:3319), es, 72.10 n 198th, 84x93.11x65.8x101.9, ss; ext of $6,000 mtg to Dec1'15 at 6%; Nov27'14; Jno W Thomson as committee Louisa Myers with Ellis Weisker. nom

**King av** (*), es, being lots 524 & 525, map Eliz R B King, City Island, 50x259 to L I Sound x50x249; Oct29; Nov28 '14; due &c as per bond; Edw O & Robt F Seiffert to Jas G Lock, 1937 Anthony av; re-recorded from Nov10'14. 5,000

**Lafontaine av, 2116** (11:3062); ext of $4,500 mtg to Nov27'17 at 5½% Nov27; Dec 1'14; Title Guar & Trust Co with Margt Moloney, 2116 Lafontaine av. nom

**Lafontaine av** (11:3068), nec 178th, 50x 95; sobrn agmt; Feb16; Nov28'14; St Paul's Evangelical Lutheran Church of The Unaltered Augsburg Confession of N Y & Minnie Fennikoh, individ & as admx Julius F Fennikoh, with Chas Dochtermann Jr, 469 E 10. nom

**Mapes av, 2011** (11:3106), ws, 35 s 179th, 40x100; PM; pr mtg $26,500; Oct1; Nov27 '14; due, &c, as per bond; No 2420 Tratman Avenue Co Inc, 44 Cedar, to Clarence Mayer, 2333 7 av. 4,500

**Marion av, 2476** (11:3025-3026), ext of $37,500 mtg to Nov22'17 at 5%; Nov23; Nov 27'14; N Y Trust Co with Verio Land Co, 60 Wall. nom

**Marion av, 2476** (11:3026); ext of $37,500 mtg to Nov22'17 at 5%; Nov23; Nov27'14; Lena Wexler with A Walker Otis, 1 W 81. nom

**Morris av** (12:3318), es, 619.9 n 196th, 25 x100.4; Dec1; Dec2'14; 3y6%; Thos W Trainor to Margt Knapp, 28 W 94. 1,000

**Morris Park av (*),** ss, 122.7 w Bronxdale av, 25x100; PM; pr mtg $1,500; Dec1 '14; 3y6%; Jos Marinaro, 785 Ams av, to Wm Peters, 345 E 193. 1,000

**Palisade av** (13:3411), ws at ss prop David M Morrison, runs w104xs165xw— to pt 103.6 w Palisade av xe103.6 to av xn 165.11 to beg; PM; Oct1; Nov27'14; 5y5%; Lowell H Brown, 56 Munn av, East Orange, NJ, to Along-the-Hudson Co, 84 William. 4,000

**Park av, 3662** (11:2901), es, 270.3 s 170th, 20.1x86; Nov27; Nov28'14; due, &c, as per bond; Jno J O'Brien to Title G & T Co, 176 Bway. 2,500

**Park av** (11:3036), nec 179th (No 441), runs e141xn73xw50xs48xw91 to av xs25 to beg; Nov30; Dec1'14; 3y5%; Flora Lessler to N Y Trust Co, 26 Broad. 46,500

**Pelham rd, swc Turnpike rd,** see Turnpike rd, swc Pelham rd.

**Philip av, swc Shore dr,** see Shore dr, swc Philip av.

**Prospect av** (11:3106), ses, old line, 189.10 ne 177th, 53x150.2; PM; pr mtg $37,000; Nov30'14; 2y6%; Hyman Harkavy, 510 E 85, to Jacob Bloom, 1832 Clinton av. 4,000

**Radcliff av (*),** ws, 325 s Neil av, 25x 100; Dec2; Dec3'14; installs, 6%; Anthony L Ferrara to Fannie Catz, 948 Trinity av. 240

**Shore dr** (*), swc Philip av, 50x100; Nov10; Nov28'14; 3y6%; Wm Wagler Jr to Caroline Wagler, 353 E 139. 1,500

**Spencer av** (13:3423), es, 100 s 262d, 25x 95; PM; Dec1'14; installs, 6% Jeffray J Lewin, 76 William, to American Real Estate Co. 600

**Tremont av, nwc 176th,** see 176th, 321-35 E.

**Turnpike rd** (*), swc Pelham rd, contains 24 762-1000 acres; pr mtg $50,000; June21; Dec3'14; 1y, int as per bond; Jennie L, wife of & Chas H Ropes, 210 Prospect av, Milwaukee, Wis, to Irving Schmelzel, 48 W 59. 2,000

**Vyse av** (11:2995), es, 25 s 172d, 25x100; Nov19; Dec3'14; 5y4%; Paul J Gaignat to Lillian Gaignat, Rockville Centre, LI. 1,500

**Walker av, ns, 150 w Chauncey,** see Walker av, ns, 82 e Bear Swamp rd.

**Walker av (*),** ns, 82 e Bear Swamp rd, 75x145 to Poplar x76x145; also WALKER AV (*), ns, 150 w Chauncey, 50x159 to Poplar x50x178, except part for Walker av; PM; Dec2; Dec3'14; 3y6%; Jno Whalen to Chas A Laumeister, 420 E 161. 8,840

**Walker av (*),** same prop; except part for Walker av; PM; pr mtg $8,840; Dec2; Dec3'14; 3y6%; Jno Whalen to Otto Silberman, 578 Broome. 1,500

**Washington av, swc Clay av,** see Clay av, swc Washington av.

**Westchester av, nec Eagle av,** see Eagle av, nec Westchester av.

**White Plains rd** (*), es, 150 n St Ouen pl, 37.10x96.2x18.9x99.2, except pt for White Plains rd; Dec1; Dec2'14; 3y6%; Mary H Mullen, 1132 Clay av, to Wm Wilson, Tappan, N Y, as committee Frances E J S Wilson. 2,000

**Willis av, 164** (9:2280); sal Ls; Nov24; Dec2'14; demand, 6%; Henry Dede to A Hupfels Sons, 842 St Ann's av. 7,376.73

**3D av, 2805** (9:2327), nws, 56 sw 148th, 26x69x25x70, except pt for av; Nov25; Nov 27'14; 3y5%; Henry Wallenstein, 73 E 92, to Emily Schaeffler, 671 Grote. 3,000

**3D av, 3355** (9:2370), 25x129.6x25x126.6, except part for av; Nov23; Nov30'14; 1y4%; Edith D Millspaugh to Saml Howe, 249 Gates av, Bklyn. 1,600

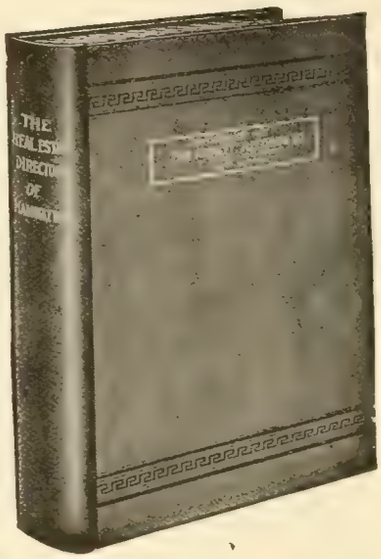
**Lots 68 & 69** (11:2869), map 71 lots, Kingsland Est; PM; Dec3'14; 5y5%; Winifred, wife Jas Q McCarthy, to Emigrant Indust Savgs Bank. 8,000

**Lots 17 & 18** (9:2532), parcel 10 map W B Ogden; pr mtg $2,100; Nov11; Dec3'14; 3 y6%; Moses W Winston to Elias Pitzele. 854 W 180. 500

**Certf** (micl) as to chattel mtg for $1,350; Nov28; Nov30'14; Frank S Schwab Inc to Builders Brick & Supply Co Inc.

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# The
# Real Estate Directory
of the
# Borough of Manhattan
with
## Cumulative Bulletin Corrected Weekly



The Most Complete Directory of Names and Addresses of Owners of Manhattan Real Estate.

The Weekly Cumulative Bulletin contains all changes due to Conveyances (including Wills) and also changes in owners' addresses, etc. It will keep you correctly posted, up to date.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2439 New York, December 12, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**

Allen st, 169-71.
Barrow st, 47.
Bedford st, 8.
Bleecker st, 135.
*Croton st, ss (or 165th st W, ns), blk 2123-11, 13 & 14.
*Croton st (nwc Ams av, 2120-4), blk 2123-45.
Duane st, 1-3.
Greenwich st, 559.
Hamilton pl, 103.
Henry st, 32 & 311.
John st, 110.
Jones st, 9.
*Lincoln pl (nwc 118th st, 167 E), blk 1767-31.
Madison st, 147.
Market st, 47.
*New Bowery, 15 (or Roosevelt st, 55).
*New Chambers, 51 (or Roosevelt st, 55).
Perry st, 173-5.
Poade st, 138 & 142.
Roosevelt st, 55.
Rose st, 44.
St Marks pl, 55.
St Nicholas ter, 41-7.
Sullivan st, 97.
Varick st, 101-3.
Washington st, 3-5.
Waverly pl, 28-30.
West st, 417-9.
1st st, 7 E.
6th st, 317 E.
6th st, 317 E.
12th st, 623-5 E.
13th st, 528 E.
14th st, 211 E.
17th st, 347 E.
18th st, 218 E.
19th st, 225 E.
*22d st E (nwc 5 av, 172), blk 824-36.
26th st, 305, 311 & 312 E.
27th st, 228 W.
*33d st, 501 W (or 10 av, 413).
34th st, 46-8 W.
42d st, 129 W.
43d st, 126-30 W.
45th st, 419 W.
47th st, 437 W.
53d st, 316 E.
53d st, 42 W.
55th st, 256 W.
62d st, 131 E.
69th st, 315-23 W.
73d st, 429-31 E.
76th st, 17 E.
81st st, 163-7 & 235 E.
82d st, 535 E.
84th st, 223 & 234-6 E.
85th st, 151 W.
87th st, 207-9 W.
90th st, 129-31 W.
92d st, 63 W.
96th st, 224 E.
98th st, 287 E.
99th st, 218 E.
*100th st, 23 W (or Manhattan av, 2).
104th st, 161 E.
106th st E (nwc Pleasant av, blk 1700-17.
107th st E, ss, blk 1700-32.
109th st, 240-2 E.
111th st, 14 E.
111th st, 229-31 W.
112th st, 327 W.
114th st, 49 W.
117th st, 508 E.
118th st, 165-7 E.
119th st, 72 W.
120th st, 109 W.
125th st, 17-9 E.
126th st, 28 E.
*126th st E (nwc Mad av, 1974), blk 1751-14.
*129th st, 401 W (or St Nich Ter, 41-7).
135th st, 17 W.
137th st, 257-9 W.
*146th st, 167 W (or 7 av, 2521-3).
149th st, ns, blk 2123-11, 13 & 14.
169th st W, ns, blk 2138-187.
*179th st W (sec Pinehurst av, 31-7), blk 2177-58.
*215th st W (sec Bway), blk 2232-8.
*215th st W (swc 10 av), blk 2232-9.
Av A, 63.
Amsterdam av, 129-31 & 2120-30.
Broadway (sec 215th st) blk 2232-6-8.
Central Pk W, 385-6.
Claremont av, 140.
Convent av, 286.
Edgecombe av, 187-9.
Lenox av, 484.
Lexington av, 190.
Madison av, 415, 741, 1974 & 2034.
Manhattan av, 2.
Pinehurst av, 31-7.
Riverside dr, 46.
5th av, 172 & 1365.
7th av, 2521-3.
9th av, 807½-9.
10th av, 413.
10th av, ws, blk 2232-9-12.

**WILLS.**

60th st, 23 E.
76th st, 161 W.
85th st, 148 W.
95th st, 178 E.
96th st, 139 W.
114th st, 14 E.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 3:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A L—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor
Co—Company.
constn—construction.
con omitted—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately followng the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

DEC. 4, 5, 7, 8, 9 & 10.

**Allen st, 169-71** (2:416-20-21), ws, 75 s Stanton, 50x87.6, 2-6-sty bk tnts & strs; Fulton Av Realty Co, 1721 Fulton av, to Rose Greenberg, 1717 Fulton av; mtg $61,-140 & AL; Dec10'14; A$34,000-62,000. O C 1& 100

**Barrow st, 47** (2:587-50), ss, 165 from Bleecker, runs s40xw21xn40 to st xe21 to beg, 3-sty fr bk tt dwg; Evelyn Ballantine to Evelyn Ballantine, 286 West End av; Dec9'14; A$4,500-5,500 (R S $5.00). O C & 100

**Bedford st, 8** (2:527-4), es, 136.6 s Downing, 24.4x76.5x12.5x67.6, 3-sty & b bk dwg; Domenico Muccio to Battista Laraia, 21 Macdougal; mtg $4,500; Dec9; Dec10'14; A $4,500-6,000 (R S $1.50). O C & 100

**Bleecker st, 135** (2:536-43), ns, 25.1 e West Bway, 25x100, 6-sty bk loft & str bldg; Hy B Ketcham to Wm H Jones, 216 E 18; QC; Dec9; Dec10'14; A$25,000-46,000. nom

**Croton st** (8:2123-13), ss, 85.5 w Ams av, 25x18.5 to ns 165th x25.4x14.5, vacant; A $2,000-2,000; also 165TH ST W (8:2123-11), ns, 139.5 w Ams av, 25.4x26.6 to ss Croton x20x22.6, vacant; A$3,000-3,000; also AMSTERDAM AV (8:2123-14), swc Croton, 42.8x93x24x89, except pt for 165th, vacant; mtgs on above $5,000; A$3,200-3,200; also AMSTERDAM AV, 2120-30 (8:2123-43-45), nwc New or Croton, 100x100, 1-sty bk strs & 3-sty fr tnt & str; mtgs on this parcel $53,000; Andw T McKegney to Perry Av Constn Co, 71 Nassau; Nov5; Dec4'14; A $65,000-74,000. O C & 100

**Croton st, swc Ams av,** see Croton, ss, 85.5 w Ams av.

**Croton st, ss, 139.5 w Ams av,** see Croton ss, 85.5 w Ams av.

**Duane st, 1-3,** see Rose, 44.

**Greenwich st, 559** (2:598-46), es, 100 n Charlton, 25x100, 5-sty bk tnt & strs; Mary A Smith to Mary E Smith, both at 218 E 49; AL; Dec10'14; A$12,000-18,500 (R S $10). gift

**Hamilton pl, 103** (7:2073-40), ses, 56.11 s 142d, 16.3x67.7x14.11x61,3, 3-sty & b bk dwg; Wm Daly to Kathryn C & Jane A Daly, his daughters, 103 Hamilton pl, as joint tenants; AL; Nov24; Dec8'14; A$6,-500-11,500 (R S $5.50). nom

**Henry st, 32** (1:277-42), ss, abt 195 e Cath, 25x100, 6-sty bk tnt & strs; mtg $23,500. A$18,000-35,000; also MARKET ST, 47 (1:276-25), ws, abt 70 s Madison, 27x85.6x27x85, ss, 5-sty bk tnt & str; mtg $20,000; A$16,000-24,000; Jacob Goldstein to Annie Rubin, 284 9th, Bklyn; ½ pt; Dec1; Dec9'14 (R S $2). 2,000

**Henry st, 311** (1:288-27), ns, 288.1 e Scammel, 23.6x70.8x23.6x71.4, 5-sty stn tnt; Morton M Wyvell, ref. to U S Trust Co of N Y, 45 Wall; TRSTE will Geo C Rand, for benefit Geo Curtis Rand; FORECLOS Nov 30; Dec8; Dec9'14; A$12,000-20,000. **15,000**

**John st, 110 (96)** (1:69-33), sws, abt 140 w Pearl, 20.6x42.9x21x43, nws, 5-sty bk loft & str bldg; Trinity Studio Co to Fredk J & Fredk R Stimson, both at 109 E 71 as joint tenants; BeS; mtg $25,000 &AL; Dec 4; Dec7'14; A$23,000-28,000 (R S 50 cts) O C & 100

**Jones st, 9 (23)** (2:560-77), ns, abt 95 w 4th, 25x100, 7-sty bk loft & str bldg; Phoenix Ingo Bow, ref. to Jno L Tonnele, 261 W 72; TRSTE will Jno Tonnele, for Rebecca T Guy; FORECLOS Dec2, Dec9 '14; A$11,000-40,000 (R S $5.00). **5,000**

**Lincoln pl, nwc 118th,** see 118th, 165-7 E.

**Madison st, 147** (1:275-31), ns, 109.6 w Pike, 25.3x100, 5-sty bk tnt & strs; Geo W Clune, ref. to Jas L MacDonnell, 118 E 91; mtg $23,000; FORECLOS Dec2; Dec3; Dec4'14; A$16,000-29,000 (R S $4.50). **4,400 over & above mtg**

**Market st, 47,** see Henry, 32.

**New Bowery, 13-5,** see Roosevelt, 55.

**New Chambers st, 51,** see Roosevelt, 55.

**Perry st, 173-5,** see West, 417-9.

**Reade st, 138** (1:141-4), ns, 285.2 e Greenwich, 25x53, 2-sty bk str; A$18,000-20,500; also READE ST, 142 on map 142½ (1:141-6), ns, 235.2 e Greenwich, 25x53, 2-sty bk bldg; A$18,000-29,000; Blooma Wilner to Rose W Smukler, 1876 Mad av, mtg $41,000; Dec2; Dec7'14 (R S $3.00) O C & 100

**Reade st, 142 on map 142½,** see Reade, 138.

**Roosevelt st, 55** (1:115-20), ws, 28.2 s New Bowery, runs w28.9 to New Bowery (Nos 13-5) xsw27.9 to nes New Chambers (No 51) xse11.6xe41.3 to Roosevelt xn27.8 to beg, 3-sty bk tnt & strs; Pentadome on Mitchell to Mary Tolle, $10 [illegible] Dec8'14; A$11,000-12,000 (R S $3). O C & 100

**Rose st, 44** (1:119-8), ns, abt 5 e Duane, 22.2x100, vacant; A$12,500-12,500; also DUANE ST, 1 (1:119-9), nec Rose, 33.1x34 x47.4x5.3, 4-sty bk tnt & str; A$9,000-10,-500; also DUANE ST, 3 (1:119-10), es, 33.3 n Rose, 22.3x51.7x27.5x34, 4-sty bk tnt & strs; A$6,500-9,500; Geo A Felt to Hy W Felt, 92 Pinehurst Park W, Bklyn, 1-2-3 pts; Dec1; Dec4'14 (R S $2.50). **3,500**

**Rose st, nec Duane,** see Rose, 44.

**St Marks pl, 55** (2:450-47), nes, 275 se 2 av, 25x93.11, 6-sty bk tnt; Abr Cohn to Louis Goldstein, 188 2 av; mtg $32,000 & AL; Nov30; Dec10'14; A$20,000-36,000 (R S $7). O C & 100

**St Nicholas ter, 41-7** (7:1969-40), nwc 129th (No 401), 99.11x143, 6-sty bk tnt & strs; Marcel Levy, ref, to Fernando Wood, [170 Bway]; 58 Demarest av, Englewood, NJ; mtg $175,000; FORECLOS Dec2; Dec 7; Dec10'14; A$80,000-215,000 (R S $5). **5,000**

**Sullivan st, 97** (2:503-1), es, 75 n Spring, 25x65.11, 5-sty bk tnt & strs; Aaron Wolff Jr to Frank Sabbatino, 190 Spring; mtg $12,000 & AL; Dec1; Dec4'14; A$11,000-24,-000 (R S $6). O C & 100

**Varick st, 101-3** (2:578-24), ws, 63.6 n Watts, runs w80xn28xw2xn14xe15x again e67 to st xs42 to beg, with rights to alley, 7-sty bk loft & str bldg; Kabee Realty Co to Jacob Kottek, 17 W 70, & Harry Lippmann, 2 W 88; B&S & CaG; mtg $45,-000 & AL; Nov30; Dec7'14; A$20,000-72,000. O C & 100

**Washington st, 3-5** (1:14-pt lot 1), es, 36.10 n Battery pl, 32.2x57.4x32.1x57.6, 6-sty bk tnt & strs; Saml Sloan to Frank H Davis, of Elizabeth, NJ; Mar14'01; Dec9'14; A$——$—— (R S $75.00). **75,000**

**Waverly pl, 28-30** (2:547-4), ss, 62.9 w Greene, 37.10x80.6x37.10x80.9, 8-sty bk loft & str bldg; Geo G Fry, ref, to Greenwich Savings Bank, 246-8 6 av; FORECLOS Dec 4; Dec8; Dec9'14; A$40,000-85,000 (R S $65.00). **65,000**

**West st, 417-9** (2:637-45-47 & 84), nec Perry (Nos 173-5), 73x70.6x54.8x86.4, with all RT&I to any land adj on n & e, 1-2 & 2-3-sty bk tnts & strs & 3-sty fr tnt & str; Josephine A Budke to St Johns Park Realty Co, 55 Liberty; AL; Dec3; Dec5'14; A$37,500-45,000 (R S $60). O C & 100

**1ST st, 7 E** (2:456-7) sws, 116 e Bowery, 22.4x73.10x22.4x77.2, nws, 5-sty bk hotel; Maurice Black to Yetta Rosenbach, 150 Keap, Bklyn; Dec2; Dec5'14; A$20,000-29,-000 (R S $1.20). nom

**6TH st, 317 E** (2:448-47), ns 240 e 2 av, 20x81.9, 3-sty & b brk dwg; Sol Neumann to Cecilia Neumann, his wife, 45 3 av, Rockaway Park, B of Q; AL; Sept25; Dec 7'14; A$13,500-17,000. O C & 100

**12TH st, 623 E** (2:395-50), ns, 293 e Av B, 25x103.3, 6-sty bk tnt & strs; Jas A Donegan, ref. to Albt Teets, 219 W 81; FORECLOS Nov27; Dec4; Dec8'14; A$14,-000-35,000 (R S $22). **25,000**

**12TH st, 625 E** (2:395-49), ns, 318 e Av B, 25x103.3, 6-sty bk tnt & strs; Jas A Donegan, ref. to Albt Teets, 219 W 81; FORECLOS Nov27; Dec4; Dec8'14; A$14,-000-35,000 (R S $22). **25,000**

**13TH st, 528 E,** see 73d, 429-31 E.

**14TH st, 211 E** (3:896-10), ns, 206 e 3 av, 29x103.3, 5-sty bk tnt & strs; Richd P Lydon, ref. to Jacob Manheimer [28 Gold], 723 St Nicholas av; FORECLOS Dec4; Dec 7; Dec10'14; A$26,000-39,000 (R S $30). **30,000**

**17TH st, 347 E** (3:923-28), ns, 122 w 1 av, 22x92, 6-sty bk tnt & strs; Chaskel Pines et al to Annie Rubin, 332 E 13; mtg $31,148.86 & AL; Nov23; Dec8'14; A$12,-500-29,000. nom

**18TH st, 218 E** (3:898-46), sws, 337 nw 2 av, 25x92, 4-sty & b bk dwg; Stuyvesant Fish Jr to Mildred Fish, his wife, of Bedford, NY [McLain st, Mt Kisco, N Y]; mtg $10,000 & 21y Ls f May1'05; Dec4'14; A$15,-000-22,000 (R S $10.50). gift

**19TH st, 225 E** (3:900-17), ns, 279 w 2 av, 23x92, 3-sty & b bk dwg; Leon Levy to Fannie Levy, his wife, both at 225 E 19; Dec1; Dec5'14; A$13,800-17,000 (R S $15). nom

**22D st W, nwc 5 av,** see 5 av, 172.

**26TH st, 305 E** (3:932-6), ns, 100 e 2 av, 25x98.9, 5-sty bk tnt & strs; mtg $15,000; A$10,000-18,500; also 26TH ST, 311 E (3:-932-9), ns, 175 e 2 av, 25x98.9, 5-sty bk tnt & strs; mtg $17,000; A$10,000-18,500; Metta Habedank to Chas J Hesse, 217 E 26; ½ pt; AT; Nov1'10; Dec4'14. nom

**26TH st, 311 E,** see 26th, 305 E.

**26TH st, 312 E** (3:931-48), ss, 200 e 2 av, 25x98.9, 4-sty bk tnt; Mary J Sampson to Richd W Sampson, 2515 Webster av, ½ pt; AT; mtg $7,500 & AL; Nov30; Dec4'14; A $10,000-13,000. O C & 100

**27TH st, 228 W** (3:778-55), ss, 384.6 e 8 av, 21x98.9, 5-sty bk tnt & strs; Ellen T Stellman to Julia S Kirby, 699 W 116; Julv7; Dec7'14; A$15,500-20,000. nom

**33D st, 501 W,** see 10 av, 413.

**34TH st, 46 W,** see 34th, 48 W.

**34TH st, 48 W** (3:835-69), ss, 150 e 6 av, 25x98.9, 5-sty stn loft & str bldg; A$325,-000-331,000; also 34TH ST, 46 W (3:835-68), ss, 175 e 6 av, 25x98.9, 5-sty stn bldg & str; A$327,000-331,000; Geo F Vincent et al TRSTES will Eliz F Floyd et al to Edwin A McAlpin, at Ossining, NY; Geo L McAlpin, at East Hampton, LI; D Hunter McAlpin, at Morris Plains, NJ, & Chas W McAlpin, at Morristown, NJ, TRSTES will David H McAlpin; mtg $385,000; O [illegible] Dec9'14 (R S $17.00). **400,000**

**42D st, 129 W,** see 42d, 125-35 W.

**43D st, 126-30 W** (4:1005-19 & 45-47), ss, 215.8 w 6 av, runs w6.4xs100.5xe25xs100.5 to beg, 3-sty & b tnt & str; Ellis A 4-sty str bldg & st Paul G Reichley to H Bartow Farr, 11 W 10; mtg $450,000 & AL; Nov30; Dec7'14; A$225,000-244,500 (R S 50c). O C & 100

**47TH st, 419 W** (4:1057-23), ns, 226 w 9 av, 16.8x100.5, 2-sty & b str dwg; Abraham Thomas to Dora S Wise, 144 C av, 285 Prospect, Nutley, NJ; Dec9; Dec10'14; A$6,500-7,500 (R S 50c). O C & 100

**47TH st, 427 W** (4:1057-16), ns, 275 e 10 av, 16.8x100.5, 2-sty & b str dwg; Wm H Kelly to Mary V Kelly, both at 427 W 47; Oct [illegible] Dec10'14; A$9,000-11,500 (R S $1.50) nom

**53D st, 316 E** (5:1345-45), ss, 171 e 2 av, 29x100.5, 4-sty stn loft bldg, 1 & 2-sty bk rear stable; Fredk W Herbert to Nellie F Bolstridge, of Valley Stream, LI; mtg $12,000; June2'13; Dec10'14; A$11,000-18,-500. nom

**53D st, 42 W** (5:1268-62), ss, 600 w 5 av, 25x100.5, 4-sty & b stn dwg; Wm N Cromwell et al EXRS Emily H Moir to Emily H Moir Estate, Inc, 49 Wall; AL; Dec8; Dec9'14; A$68,000-85,000 (R S $62.00). **62,000**

**55TH st, 256 W** (4:1026-60), ss, abt 100 e 8 av, —x—, 5-sty stn loft & str bldg; copy of will; Eliz A Comstock (by will) to Wm W, Wm P & Ida C Comstock [c/o Wm P, 23 Warren], as EXRS & TRSTES under said will in trust; sub to life estate of Eva L Comstock; Jan21; Dec7'14; A $34,000-46,0000.

**59TH st, 306 E,** see 59th, 306 E, Man Mtgs.

**62D st, 131 E** (5:1397-12), ns, 126.6 w Lex av, runs n100.5xw28.8xs26.7xe5.2xs74 to st xe23.6 to beg, 4-sty & b stn dwg; Rachel Wertheimer to Ruth Rosenthal, 891 Jefferson av, Bklyn, & Fanchon & Rosaline Hirshkind, 221 East Sidney av, Mt Vernon, NY; mtg $24,000; Dec7'14; A$30,500-37,000 (R S $15.45). O C & 100

**69TH st, 315-23 W** (4:1181-19-23), ns, 225 w West End av, 124.8x100.5, 3-6-sty bk tnts & strs; St Johns Park Realty Co to Josephine A Budke, of Clarkstown, NY; mtg $60,000; Dec4; Dec5'14; A$45,000-120,-000 (R S $30). O C & 100

**73D st, 429-31 E** (5:1468-17-18), ns, 150 w Av A, 50x102.2, 2-5-sty bk tnts, strs in 431 A$16,000-44,000; also 13TH ST, 528 E (2:-406-20), ss, 270 w Av B, 25x103.3, 5-sty bk tnt & strs; A$13,000-24,000; also 119TH ST, 72 W (6:1717-64), ss, 185 e Lenox av, 17x100.11, 3-sty stn tnt; A$9,000-13,000; Rose Sobel et al, EXRS & TRSTES Josef Klein, to Frederic E Klein, 72 W 119; AL; Dec16'13; Dec10'14. nom

**76TH st, 17 E** (5:1391-12), ns, 278 e 5 av, 20x102.2, 4 & 5-sty & b bk dwg; Florence R Fuerth to Harry Content, 375 Park av; mtg $45,000 & AL; Feb9; Dec4'14; A$55,-000-85,000 (R S $20). nom

**81ST st, 163-7 E** (5:1510-30-31½), ns, 175 w 3 av, runs e61.6 to pt 113.6 w 3 av xn102.2xw14.3xs7.3xnw11.7xw38.2xs102.2 to beg, with all title to strip 0.6x102.2 on e & any other strip or gore adj, 3-3-sty & b bk dwgs; Arcade Realty Co to Wm A Kaufman, 561 W 141; mtg $42,000 & AL; Nov30; Dec8'14; A$32,000-39,500 (R S $10.50). O C & 100

**81ST st, 167 E** (5:1510-31¼), ns, 113.6 w 3 av, 20x98.10x—x83.10, with all title to gore bet above & el of blk, 3-sty & b bk dwg; Wilhelmina F Muller & ano, individ & EXTRCES of Clemens Muller, to Arcade Realty Co, 155 E 59; QC & confirmation deed; Dec3; Dec8'14; A$10,000-12,500. nom

**81ST st, 235 E** (5:1527-17), ns, 175 w 2 av, 24.11x102.2, 6-sty bk tnt & strs; Jacob Gumpel to Geo L & Anna M Hein, 14 Clayerly pl, Flushing, B of Q; mtg $30,000 & AL; Dec8; Dec9'14; A$11,000-31,000 (R S 50 cts). O C & 100

**82D st, 535 E** (5:1579-22), ns, 98 w East End av, 27.4x102.2, 5-sty bk tnt; Anna Lederer, widow to Saml Lederer, 535 E 82, & Jacob Lederer, 49 W 114, individ & EXRS Marcus Lederer, decd, & Carrie Lewis, 1365 5 av, NY, & Jennie Loewus, at Greeley, Col; QC; Nov19; Dec9'14; A$8,500-18,000. nom

**84TH st, 223 E** (5:1530-10½), ns, 345.8 w 2 av, 20.4x102.2, 4-sty stn tnt; Belwood Realty Co to Simon Schwartzman, 2251 3 av; Herman Levy, 1097 3 av, & Aaron Moses, 115 E 92, as TRSTES of Humboldt Lodge No 512 of the Free & Accepted Masons; E&S; AL; Dec4; Dec7'14; A$8,500-11,500. nom

**84TH st, 234-6 E** (5:1529-32), ss, 177.11 w 2 av, 25.5x102.2, 3-sty bk dwg & 1sty bk & fr factory & stable; Elise E Bohsung, ADMRX Katharina Faist, to Charlotte Haist, 332 E 83, daughter of Jno G Haist & heir of Katharina Faist or Haist; AL; Dec5; Dec9'14; A$11,000-12,500 (R S $11.00). nom

**85TH st, 151 W** (4:1216-9½), ns, 227 e Ams av, 17.6x97.6, 4-sty & b bk dwg; Guide Realty Co to Mary W Hall [c/o Harvey M, 2789 Bway]; mtg $17,500 & AL; Mar22 '07; Dec7'14; A$12,000-22,000. O C & 100

**87TH st, 207-9 W** (4:1235-23-24), ns, 162.6 w Ams av, 62.6x100.8, 2-5-sty bk tnts; Jos Schwartz & ano EXRS, &c, Morris Grosner, to Joel Grosner, 438 Claremont Pkway, Bronx, & Florence Schwartz & Cora Josephs, both at 817 Eastern Pkway, Bklyn; AT; Nov24; Dec7'14; A$48,000-84,000. **15,000**

**87TH st, 207-9 W;** Pauline Grosner et al to same; QC; Nov24; Dec7'14. exch

**90TH st, 129-131 W** (4:1221-14-15), ns, 421 w Col av, 54x100.8, 2-5-sty bk tnts; Jos Schwartz & ano EXRS, &c, Morris Grosner to Lillian, Solomon & Pauline Grosner, all at 306 W 100; AT; AL; Nov 24; Dec7'14; A$30,000-62,000. **18,000**

**90TH st, 129-31 W;** Joel Grosner et al to same; QC; Nov24; Dec7'14. exch

**92D st, 63 W** (4:1206-9), ns, 205 e Col av, 19.6x100.8, 3-sty & b stn dwg; Helen M Edgar to Margaretta T De Lemos, 80 Riverside dr, & Philip G Becker, 145 W 80, EXRS Theo W E De Lemos; mtg $15,500; Nov20; Dec4'14; A$14,000-18,000 (R S 50c). nom

**96TH st, 224 E** (5:1541-34), ss, 337 e 3 av, 32x100.8, 5-sty bk tnt; Mary A Smith to Mary E Smith, both at 218 E 49; AL; Dec10'14. A$12,000-20,000 (R S $2). gift

**98TH st, 287 E** (6:1648-9), ns, 125 w 2 av, 25x100.11, 5-sty bk tnt; Gussie, wife Louis M Fink, to Mary Block, 328 E 69; mtg $21,000 & AL; Dec3; Dec4'14; A$9,000-18,000 (R S 50c). O C & 100

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**99TH st, 218 E** (6:1648-37), ss, 285 e 3 av, 25x100.11, 5-sty bk tnt & stirs, Jas A Lyhen, ref, to American Mtg Co, a corpn, FORECLOS Dec7; Decs; Dec9'14; A$9,000-20,500 (R S $19.00). **19,000**

**100TH st, 23 W** (7:1836-21), ns, 275.3 w Central Park W, 94.8 to es Manhattan av (No 2) x25.11, 6-sty bk tnt & strs; Jeanette Goodrich to Louis Davis, 241 W 113; [15 W 4]; mtg $48,500; Dec9; Dec10'14; A $27,000-52,000. O C & 100

**104TH st, 161 E** (6:1632-26), ns, 250 w 3 av, 25x100.11, 4-sty bk tnt & strs; Gertrude L Smith to Albt L Kelly, 101 W 130; mtg $11,500; Dec1; Dec10'14; A$10,000-14,-000 (R S $1). nom

**107TH st E, ss, 175 w Pleasant av,** see Pleasant av, nwc 106.

**109TH st, 240 E** (6:1658-30), ss, 125 w 2 av, 25x100.10, 5-sty bk tnt & strs; N Taylor Phillips, ref, to Clarence Tucker, at Mamaroneck, NY; Chas A Tucker, at Gratitude, Md, & Arthur C Tucker, at Nyack, NY, TRSTES will Geo W Tucker; FORECLOS Dec1'14; Dec7; Dec8'14; A$8,-000-17,500 (R S $14). **14,000**

**109TH st, 242 E** (6:1658-29), ss, 100 w 2 av, 25x100.10, 5-sty bk tnt & strs; N Taylor Phillips, ref, to Clarence Tucker, at Mamaroneck, NY [141 Bway]; Chas A Tucker, at Gratitude, Md, & Arthur C Tucker, at Nyack, NY, TRSTES will Geo W Tucker; FORECLOS Dec1'14; Dec7; Dec 8'14; A$8,000-17,500 (R S $14). **14,000**

**111TH st, 14 E** (6:1616-66), ss, 137 e 5 av, 27x100.11, 5-sty stn tnt; Anna Lederer, widow to Saml Lederer, 535 E 82, & Jacob Lederer, 49 W 114, individ & EXRS Marcus Lederer, decd, & Carrie Lewis, 1365 5 av, NY, & Jennie Loewus at Greeley, Col; QC; Nov19; Dec9'14; A$14,000-26,500. nom

**111TH st, 229-31 W** (7:1827-18), ns, 425 e 8 av, 50x100.11, 6-sty bk tnt; Isaac A Harris et al to Tillie Schwefelberg, 146 W 118; mtg $73,000 & AL; Dec7; Dec8'14; A $33,000-78,000 . O C & 100

**112TH st, 327 W** (7:1847-6), ns, 70 e Manhattan av, 16.8x100.11, 3-sty & b bk dwg; Edw A McShane, ref, to Louis Stahl, 879 Union st, Bklyn; FORECLOS Dec3; Dec4; Dec9'14; A$9,500-10,500 . **9,000**

**114TH st, 49 W** (6:1598-11), ns, 645 w 5 av, 25x100.11, 5-sty stn tnt; Anna Lederer, widow to Saml Lederer, 535 E 82, & Jacob Lederer, 49 W 114, individ & EXRS Marcus Lederer, decd, & Carrie Lewis, 1365 5 av, NY, & Jennie Loewus, at Greeley, Col; QC; Nov19; Dec9'14; A$14,000-27,500. nom

**117TH st, 308 E** (6:1715-47), ss, 98 e Pleasant av, 25x100.10, 3-sty bk loft & str bldg & 3-sty bk rear loft bldg; Jas M Donohue, ref, to Helen H Steele, Dunemer la, East Hampton, LI; FORECLOSED & drawn Dec9; Dec10'14; A$5,000-13,000 (R S $18). **18,000**

**118TH st, 165-7 E** (6:1767-30-31), nwc Lincoln pl, being 149.9 w 3 av, 40.1x90, 2-3-sty & b bk dwgs; Northern Bank of NY by Eugene L Richards, as Supt of Banks of State NY, to City Real Estate Co, 176 Bway; QC; Dec7; Dec9'14; A$17,000-20,000. nom

**119TH st, 72 W,** see 73d, 429-31 E.

**120TH st, 109 W** (7:1905-24½), ns, 170 w Lenox av, 20x100.11, 3-sty & b stn dwg; Bertram Winthrop, ref, to Seamens Bank for Savgs, 76 Wall; FORECLOSED & drawn Dec3; Dec5'14; A$10,400-17,500 (R S $18). **17,800**

**125TH st, 17-9 E** (6:1750-6), ns, 130 e 5 av, 30x99.11, 3-sty bk office & str bldg; Eugene F McGee, ref, to J Rutgers Le Roy, 14 Rue Clemont Marot, Av Montaigne, Paris, France, & Herman Le Roy Lewis, at Westbury House, Hampshire, England; FORECLOSED & drawn Dec2; Dec4'14; A$40,000-52,000 (R S $8.70). **70,000**

**126TH st, 28 E** (6:1750-61), ss, 291.3 e 5 av, 18.9x99.11, 3-sty & b stn dwg; Frank Cochrane, ref, to Emanuel J Heilner, — Park av, White Plains, NY [20 Broad]; FORECLOS Nov12; Dec8'14; A$10,500-12,-500 (R S $11.50). **11,200**

**126TH st E, nwc Madison av,** see Madison av, 1974.

**129TH st, 401 W,** see St Nicholas ter, 41-7.

**135TH st, 17 W** (6:1733-28), ns, 216.8 w 5 av, 18.4x99.11, 4-sty bk tnt; Jas C Connell, ref, to Clarence Tucker, 141 Bway & Mamaroneck, NY; Chas A Tucker, at Gratitude, Md, & Arthur C Tucker, at Nyack, NY, at TRSTES will Geo W Tucker; FORECLOS Dec8; Dec10'14; A$9,000-13,000 (R S $8). **8,000**

**137TH st, 257 W** (7:2023-7½), ns, 596 w 7 av, 18x99.11, 5-sty & b bk dwg; A$7,900-14,500; also 137TH ST, 259 W (7:2023-7), ns, 614 w 7 av, 18x99.11, 5-sty & b bk dwg; A$7,900-14,500; West Side Savgs Bank to St Johns Park Realty Co, 55 Liberty; mtg $28,000 & AL; Dec4; Dec5'14 (R S $4). **32,000**

**137TH st, 259 W,** see 137th, 257 W.

**146TH st, 167 W,** see 7 av, 2521-3.

**149TH st, 252-4 W** (7:2034-60), ss, 100 e 8 av, 40x99.11, 6-sty bk tnt; Mary A Smith to Mary E Smith, both at 218 E 49; AL; Dec10'14; A$15,000-43,000 (R S $18). gift

**165TH st W, ns, 85.5 w Ams av,** see Croton, ss, 85.5 w Ams av.

**165TH st W, ss, 139.5 w Ams av,** see Croton ss, 85.5 w Ams av.

**169TH st W** (8:2138-187), ns, 80.10 e Ft Washington av, 45x86.7, vacant; McClure Publications, Inc, to S S McClure Co, 251 4 av; D&S; AL; Apr1'13; Dec10'14; A$7,200-7,200. O C & 100

**179TH st W, see Pinehurst av,** see Pinehurst av, 31-7.

**215TH st W, see Bway,** see Bway, sec 215.

**215TH st W, swc Ams av,** see Bway, sec 215.

**Av A, 63** (2:432-34), ws, 48.1 n 4th, 16x100, 4-sty bk tnt & strs; Thos W Churchill ref to Bernhard Vogel 123 W 117; FORECLOS Nov20; Nov30; Dec7'14; A$12,000-16,-000 (R S $6.50). **6,500**

**Amsterdam av, 129-31** (4:1137-64), es, 60.5 s 66th, 40x80, 3-sty bk office & str bldg, Benj F Foster to Lincoln Square Holding Co, 80 Maiden la; AL; Jan18'12; Dec9'14; A$28,000-41,500. nom

**Amsterdam av, swc Croton,** see Croton, ss, 85.5 w Ams av.

**Amsterdam av, 2120-30,** see Croton, ss, 85.5 w Ams av.

**Amsterdam av, swc 215th,** see Bway, sec 215.

**Bloomingdale rd el,** see Claremont av, 140.

**Broadway** (8:2232-6-12), sec 215th, runs e125 to ws 10th or Ams av xS99.11xW60xn 25xw97.3 to es Bway xn81.7 to beg, vacant; Edwin S Townsend to J Allen Townsend of Irvington, NY; ½ pt; B&S; AL; Nov17; Dec7'14; A$51,000-51,000 (R S $1.00) O C & 100

**Broadway** (8:2232), sec 215th, same prop; J Allen Townsend to Lawyers Title Ins & Trust Co; all of; B&S; Nov30; Dec7 14 (R S $1.50). O C & 100

**Central Park W, 385-6** (7:1834-34), ws, 25.2 s 99th, 55.6x100, 9-sty bk tnt; Elek J Ludvigh, ref, to Union Dime Savgs Bank, 701 6 av; AL; FORECLOS Dec3; Dec7; Dec 8'14. A$93,000-175,000 (R S $125). **125,000**

**Claremont av, 140** (7:1933-55), es, 300 n 122d, 75x115.3 to cl former Bloomingdale rd x75.3x121.2, 6-sty bk tnt; Alfred C B McNevin, ref, to Eva Trop, 790 Cauldwell av; mtg $115,000 & AL; FORECLOS Nov 27; Dec8'14; A$70,000-165,000 (R S $16). **16,000**

**Convent av, 286 (16)** (7:2058-13½), ws, 59.11 n 141st, 20x100, 3-sty & b stn dwg; Claus Bohling to Dora Bohling, his wife, [286 Convent av]; AT; AL; June3'08; Dec 10'14; A$11,000-18,500. O C & 100

**Edgecombe av, 187,** see Edgecombe av, 189.

**Edgecombe av, 189** (7:2051-79), ws, 442.4 s 145th, 16.8x100, 3-sty & b bk dwg; mtg $8,000; A$7,300-11,000; also EDGECOMBE AV, 187 (7:2051-80), ws, 459 s 145th, 16x 100, 3-sty & b bk dwg; A$7,300-11,000; Fredk E Glasser to Cath C Glasser, his wife, 187 Edgecombe av; CaG; Nov30; Dec 8'14. gift

**Lenox av, 484** (6:1732-3), es, 49.11 n 134th, 25x85, 5-sty bk tnt & strs; Anna Lederer, widow to Saml Lederer,, 535 E 182, & Jacob Lederer, 49 W 114, individ & EXRS Marcus Lederer, decd & Carrie Lewis, 1365 5 av, NY, & Jennie Loewus, at Greeley, Col; QC; Nov19; Dec9'14; A $21,000-31,000. nom

**Lexington av, 190** (3:887-79), ws, 67.8 s 32d, 22x80, 3-sty & b bk dwg; B W R Realties, Inc, to Wilmore Realty Co, 115 Bway; mtg $27,000 & AL; Dec3; Dec4'14; A$23,750-25,500 (R S 50c). O C & 100

**Madison av, 415** (5:1284-22), es, 22 n 48th, 19.6x100, 5-sty stn tnt & str; Isabella M & Martha E Pettus to 415 Madison Av Co, Inc, all at 350 W 71; AL; Dec1; Dec4 '14; A$65,000-75,000 (R S $10). O C & 100

**Madison av, 741** (5:1379-52½), es, 83.9 s 65th, 16.8x60, 5-sty stn tnt & str; Lina Weil to Nathalie T Stewart, 741 Mad av; AL; Sept3; Dec8'14; A$25,000-33,000. nom

**Madison av, 1974** (6:1751-14), nwc 126th, 19.11x85, 4-sty & b stn dwg; Powell Crichton to Sarah J Morton, 319 W 76; mtg $ —, FORECLOS Nov4; Dec4; Dec5'14; A $16,000-18,000 ( R S 50c). **500**

**Madison av, 2034** (6:1754-15), ws, 181.10 s 130th, 18 to 129th x75, 3-sty & b stn dwg; Carl Ehlermann Jr, ref, to Lee W Groves & Jos S Greves, TRSTES will Maria L Groves, office at 309 Bway; FORECLOSED & drawn Dec9; Dec10'14; A$10,-500-12,500 (R S $1). **1,000**

**Manhattan av, 2,** see 100th, 23 W.

**Pinehurst av, 31-7** (8:2177-58), sec 179th, 100x100.1, 6-sty bk tnt; Munden Constn Co, 149 Bway, to Demer Realty Co, 121 E 24; AL; Dec7; Dec9'14; A$43,000-165,000 (R S 50 cts). nom

**Pleasant av** (6:1700-17 & 32), nwc 106th, runs w200xn100.11xw50xn100.11 to ss 107th xe75xs100.11xe175 to av xs100.11 to beg, 1-sty bk & fr bldgs of stone yard; Eliz M Muller to Luigi Camero, 2005 1 av, & Salvatore Imperato, 351 E 104; mtg $40,000; Nov27; Dec10'14; A$82,000-92,000 (R S $20). O C & 100

**Riverside dr, 146** (4:1248-58), es, 25 s 87th, 23x100, 4-sty & b bk dwg; Martin L Stover, ref, to County Holding Co, 100 Bway; FORECLOS Nov20; Dec5; Dec7'14; A$22,000-58,000 (R S $18.60). **48,000**

**5TH av, 172** (3:824-36), nwc 22d, 23.9x 100, 5-sty bk str; Hy C Lytton to Neverfail Realty Corpn, 35 Nassau; mtg $170,-000; Dec4; Dec8'14; A$178,000-193,000 (R S $23). O C & 100

**5TH av, 1365** (6:1619-72), es, 75.11 s 114th, 25x100, 5-sty bk tnt & strs; Anna Lederer, widow to Saml Lederer, 535 E 82, & Jacob Lederer, 49 W 114, individ & EXRS Marcus Lederer, decd, & Carrie Lewis, 1365 5 av, N Y, & Jennie Loewus, at Greeley, Col; QC; Nov19; Dec9'14; A $20,000-32,000 nom

**7TH av, 2521-3** (7:2015-1), nec 146th (No 167), 40x100, 6-sty bk tnt & strs; Dry Dock Savgs Instn to Henry Holding Co, Inc, 62 W 107; Dec1; Dec4'14; A$27,000-59,000 (R S $2.50). O C & 100

**7TH av, 2521-3** (7:2015-1), nec 146th (No 167), 40x100, 6-sty bk tnt & strs; Henry Holding Co to Shonk Realty & Constn Co, 62 W 107; mtg $17,500; Dec4; Dec7'14; A $27,000-50,000 (R S $2). O C & 100

**9TH av, 807½-809** (4:1062-33), ws, 75.3 s 54th, runs w100xs75.2xe100.10 to av, xn 33.2 to beg, 2 sty bk str & 2 sty fr s hood, Addy A Anderson to Hedley V Cooke, 16 Lawn Ridge rd, Orange, NJ [31 Nassau] as TRSTE, in trust for life of party 1st pt, or 7 yrs; AT; D&S; AL; June20; Dec8 '14; A$16,000-17,000 nom

**10TH av, 413** (3:705-32), nwc 33d (No 501), 24.9x75, 4-sty bk tnt & strs; Sarah Clark to Annie Mase, 136 W 132; mtg $18,000 & AL; Dec7'14; Dec8'14; A$16,000-25,000 O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Christopher st, 5** (2:610); waiver of dower & acceptance of provisions under will in lieu thereof, Altha C Dimick, widow of Jere W Dimick, to whom it may concern, Nov30; Dec8'14.

**Christopher st, 121-3** (2:619); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern, Nov30; Dec8'14.

**Franklin st, 185** (1:181); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern, Nov30; Dec8'14.

**Greenwich st, 11** (2:610); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern, Nov30; Dec8'14.

**Houston st E, nec 1 av,** see 1 av, 2.

**Hudson st, 531** (2:631); also CHARLES ST, 118-20; waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern, Nov30; Dec8'14.

**Lincoln pl, nwc 118th,** see 118th, 165-7 E.

**Washington sq S, 71** (2:538), waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov30; Dec8'14.

**Washington sq S, 72** (2:538); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov30; Dec8'14.

**Wooster st, 33** (2:475); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov30; Dec8'14.

**17TH st, 347 E** (3:923); court order to Supt of Banks of State N Y cancelling asn of rents recorded July14'14 & made by Chaskel Pines to Meyer Jarmulowsky, firm M & L Jarmulowsky; Sept16; Dec10'14. court order

**18TH st, 201-5 E,** see 3 av, 205-11.

**26TH st, 158-60 W** (3:801); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov30; Dec8'14.

**26TH st, 241-5 W** (3:776); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov30; Dec8'14.

**37TH st, 417-25 W** (3:735); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov30; Dec8'14.

**47TH st E, sec 2 av,** see 2 av, 874-6.

**52D st, 306-12 W** (4:1042); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov30; Dec8'14.

**54TH st, 304 W** (4:1044); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov30; Dec8'14.

**72D st, 240 W** (4:1163); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov30; Dec8'14.

**78TH st E, sec 2 av,** see 2 av, 1496.

**81ST st, 167 E** (5:1510-31½ & 42½), ns, 113 w 3 av, 20x98.10x—x83.10, 3-sty & b bk dwg with gore lying n of above, begins at cl of blk at pt 113 w 3 av, runs w14.9xs—to rear of above xse—xn— to beg; correction re mtg; German Savgs Bk to Wilhelmina F & Wilhelmina L Muller, 28 W 68, individ &EXTRCES Clemens Muller; Dec 8; Dec9'14; A$10,100-12,600. nom

**106TH st, 160 E** (miscl); power of atty; Herbt R Schaff, of Los Angeles, Cal, to Ralph P Buell, of Bayside, B of Q; June 10; Dec10'14. O C & 100

**118TH st, 165-7 E** (6:1767-30-31), nwc Lincoln pl, at pt 149.9 w 3 av, 40.1x90, 2-3-sty & b bk dwgs; re judgmt; U S Fidelity & Guaranty Co to Northern Bank of N Y, 61 Bway; June29; Dec10'14; A$17,000-20,000. nom

**Madison av, 31** (3:855); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov30; Dec8'14.

**1ST av, 2** (2:428), nec Houston, 25.3x88.5 x25.4x92; consent to 3d track; Carl Frank, of Scarsdale, NY, to Manhattan Railway Co; mtg $48,000; Nov11'13; Dec10'14. 427.83

**2D av, 874-6** (5:1339), sec 47th, 60.6x 100; consent to 3d track; Church of St Boniface, 874 2 av, to Manhattan Railway Co; mtg $8,000; Nov20; Dec8'14. 726

**2D av, 874-6;** consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $8,000; Nov25; Dec8'14. nom

**2D av, 971** (5:1325); consent to 3d track; Regina Lowenstein, 971 2 av, to Manhattan Railway Co; mtg $6,000; Oct4; Dec8'14. $40

**2D av, 971;** consent to 3d track; Seamens Bank for Savgs, mortgagee, to same; mtg $6,000; Nov10; Dec8'14. nom

**2D av, 951** (5:1324); consent to 3d track; Abr Friedberg, 951 2 av, to Manhattan Railway Co; mtg $7,500; Nov7; Dec10'14. 240

**2D av, 951;** consent to 3d track; Mutual Life Ins Co, mortgagee, to Manhattan Railway Co; mtg $7,500; Dec1; Dec10'14. nom

**2D av, 1465** (5:1431); consent to 3d track; Wm Beiss to Manhattan Railway Co; mtg $20,000; June1; Dec10'14. 318

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**2D av, 1465;** consent to 3d track, Michel Real Estate & Mtg Co, mortgagee, to same; mtg $15,000; June15; Dec10'14. nom

**2D av, 1465;** consent to 3d track, Raymond-Hadley Corpn, mortgagee, to same; mtg $9,000; June14; Dec10'14. nom

**2D av, 1465;** consent to 3d track Herman Feld, mortgagee, to same, mtg $5,000, June15, Dec10'14. nom

**2D av, 1496;** consent to 3d track; Bowery Savings Bank mtgee to same; mtg $8,000; Nov30; Dec9'14. nom

**2D av, 1496** (e.1452), sec 78th, 26.2x80, consent to 3d track; Jno F Ward to Manhattan Railway Co, mtg $8,000, Nov25; Dec9'14. 314

**3D av, 205-11** (3:899), nec 18th (Nos 201-5), runs e100xn92xw40xs18xw60 to av xs 74 to beg; leasehold; re judgt filed in N Y County; Carl G Amend to Elmer & Amend, 205 3 av, Dec4, Dec5'14 (R S 5.50). nom

**3D av, 205-11,** nec 18th (Nos 201-5); leasehold; re judgmt filed in Westchester Co, same to same; Dec4, Dec5'14 (R S $5.50). nom

**3D av, 474-6** (3:888); consent to 3d track; 474 3 Ave Holding Co Inc to Manhattan Railway Co; mtg $103,000, Nov12; Dec9'14. 592

**3D av, 474-6;** consent to 3d track; Abel King & ano mtgees to Manhattan Railway Co; mtg $35,000; Nov18; Dec9'14. nom

**3D av, 474-6;** consent to 3d track; Manhattan Life Ins Co mtgee to same; mtg $68,000; Nov30; Dec9'14. nom

**7TH av, 271-3** (3:801); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov26, Dec8'14. ——

**7TH av, 275** (3:801); waiver of dower & acceptance of provisions under will in lieu thereof; Altha C Dimick, widow of Jere W Dimick, to whom it may concern; Nov26; Dec8'14. ——

**8TH av, 2917** (7:2047); consent to 3d track; Eldon Bisbee to Manhattan Railway Co; Nov9; Dec8'14. ——

**8TH av, 2305** (7:1950); consent to 3d track; Morris Krim et al to Manhattan Railway Co; mtg $22,000; Oct19; Dec4'14. 300

**8TH av, 2305;** consent to 3d track; Lina Stern, mortgagee, to same; mtg $22,000; Oct26; Dec4'14. nom

**9TH av, 101** (3:714); consent to 3d track; Harry R Purdy, 149 Lex av, to Manhattan Railway Co; mtg $20,000; Nov4; Dec8'14. 75

**9TH av, 101;** consent to 3d track; Franklin Savgs Bank, mortgagee, to same; mtg $20,000; Nov19; Dec8'14. nom

**Power of atty** (misc1); Sarah Nurenberg to Herman Nurenberg; Dec4'14. ——

**Power of atty** (miscl); Louise E Murdock of Washington DC, to Francis A Murdock, NY; Nov28; Dec9'14. ——

**Release** from all claims under trust legacy for $16,000 & will of Jno Castree, decd, & receipt for legacy of $3,810; Jno A Castree to Jno W Castree, Wm H B Totten & Ezekiel C Williams, EXRS Jno Castree; Mar1'99; Dec8'14. nom

**Similar re, &c;** Robt B Castree to same; June12'97; Dec8'14. 3,810

**Similar re &c;** Margt C Castree to same; Dec28'95; Dec8'14. 3,810

**Similar re;** Fordyce S Castree to same; Dec28'95; Dec8'14. 3,810

# WILLS.

## Borough of Manhattan.

**60TH st, 23 E** (5:1375-15), ns, 45 w Mad av, 21x73, 4-sty stn dwg; Alice B McNamee Est, Francis B Fay, EXR, 23 E 60; atty, Francis B Fay, 97 Cedar; A$52,000-$60,000. Will filed Oct24'14.

**76TH st, 161 W** (4:1148-9), ns, 200 e Ams av, 19x102, 4-sty stn dwg; Sophie Hirsh Est, Adolph Hirsh, EXR, 161 W 76; atty, Jacob O Bilder, 19 Cedar; A$15,500-27,000. Will filed Dec3'14.

**..85TH st,** 148 W (4:1215-52), ss, 300 e Ams av, 25x102x irreg, 3-sty stn dwg; Geo S Lynde Est, Fredk Dillingham, EXR, 148 W 85; atty, Schuyler E Day, 45 Bway; A $19,000-29,000. Will filed Dec8'14.

**95TH st, 178 E** (5:1523-41½), ss, 282 e Lex av, 18x100, 3-sty stn dwg; A$8,500-$11,000; also 114TH ST, 14 E (6:1619-66), ss, 150 e 5 av, 25x100, 5-sty bk tnt; A$13,-000-25,000; Jacob Guterman Est, Theo Guterman EXR, 941 Intervale av, Bronx; atty, Moses R Ryttenberg, 135 Bway. Will filed Dec1'14.

**96TH st, 139 W** (7:1851-9), ns, 200 e Ams av, 25x100, 5-sty bk tnt; Rasmus Krag Est, Benj C Harrison EXR, 139 W 96; atty, Wm C Davis, 2 Rector; A$17,000-28,000. Will filed Dec7'14.

**114TH st, 14 E,** see 95th, 178 E.

# CONVEYANCES.

## Borough of the Bronx.

**Canal pl, es,** see Rider av, 303-15.

**Coster st, 642** (10:2764 & 2769), es, 340 s Spofford av, 20x100, 2-sty bk dwg; Albt R Lesinsky, ref, to Kate L Bower, 320 St Nicholas av; FORECLOS Dec2; Dec4; Dec 5'14 (R S $5) **5,000**

**Dean st** (*), ws, 100 s Barkley av, 50x 100; Wm H Booth to Frank W Bolton, 1013 E 176; Dec5; Dec7'14 (R S $1.50). O C & 100

**Irvine st, 881** (10:2761), ws, 100 n Seneca av, 25x32x2, 3-sty bk dwg; Goldie Cowen to Anna Smith, 891 Irvine; mtg $6,000; Dec 1, Dec4'14 (R S $1). O C & 100

**Ittner pl, 411-13** (11:2899), ns, 90 w Park av, 90x102, 2-sty bk factory; Louis O Van Doren, ref, to Morris Robinson, 340 E 19th; FORECLOS Dec1; Dec3; Dec4'14 (R S $16.50). **16,400**

**McClellan st, swc Grant av,** see Grant av, ws, 256.6 n 166.

**Tiffany st** (10:2717), es, 100 n 165th, 100 x100, vacant; Tiff Bldg Co to Molly Smoleroff, 1029 Kelly; mtg $47,687.50; Dec7; Dec8'14 (R S $12.50). O C & 100

**135TH st, 596 E** (10:2547), ss, 283.4 e St Anns av, 16.8x100, 2-sty & b bk dwg; Jno C Haas to Kabee Realty Co, 55 Liberty; mtg $5,000; Nov28; Dec5'14. O C & 100

**140TH st E, swc Rider av,** see Rider av, 303-15.

**149TH st E** (10:2641), ns, 104 e Jackson av, 50x100; vacant; Jas C Brady, ref, to Isidor Niner, 554 Eastern Pkway, Bklyn; FORECLOS Sept16; Dec4; Dec9'14 (R S $9.50). **9,200**

**165TH st, 871-5 E,** see Stebbins av, 1022-8.

**169TH st E** (10:2718), ss, 93.5 nw Fox, runs sw67.2xs30xw20.11xn42.11xw12.3 xnw 41.5 x ne28.7xne61.4 to st xse60 to beg, except gore, begins at sec lot 21, blk 471, map 890, pt Fox Est, runs n30xs— to nws lot 24 xe 20.11 to beg, vacant; Anna Wolkenberg to May Holding Co, 320 Bway; mtg $7,500; Dec4; Dec5'14 (R S $4). O C & 100

**174TH st E** (*), es, 131.8 s Gleason av, 25x100; Bingle Realty Co to Clyde E Scheuermann, 157 Newtown av, Astoria, LI; Dec 10'14 (R S $2). O C & 100

**175TH st, 534 E** (11:2930), ss, 35.10 e 3 av, 39x100, 6-sty bk tnt; Harry Kempner, ref to Michl Piel, Jackman, Me; FORECLOS Dec2; Dec7'14; (R S $35.00). **35,000**

**182D st, 743 E** (11:3099), ns, 321.4 e Crotona av, 50x100, 5-sty bk tnt; Armin H Mittlemann to 182d & Garden Sts Co, Inc, 784 E 179; QC; Nov30; Dec10'14 (R S 50c). O C & 100

**183D st, 541 E** (11:3052), nes, 102.11 nw 3 av, runs ne25xse3xne75xnw20xne25xnw3 xsw125 to st xse20 to beg, 1-sty bk str; Bingle Realty Co to Clyde E Scheuermann, 157 Newtown av, Astoria, LI; Dec10'14 (R S $2). O C & 100

**188TH st E, nwc Creston av,** see Creston av, nwc 188.

**198TH st E, swc Marion av,** see Marion av, swc 198.

**220TH st E** (*), nec White Plains rd, 50x 105, except pt for rd; Lulu Koch et al, heirs Edw Koch, by GDN, to Marie M Koch, 3826 White Plains rd; AT; Nov17; Dec8'14. **450**

**Anthony av, 2182** (11:3157), es, abt 280 s 182d, 50x148.6, 2-sty fr dwg; Florence Strauss, by GDN, to Axel H Seadale, 1929 Wash av; AT; mtg $3,500; Dec7; Dec8'14 R S $1.50). **1,500**

**Anthony av, 2182;** Edw E Strauss to same; ½ pt; AT; mtg $3,500; Dec7; Dec8 '14 (R S $1.50). nom

**Bailey av, 3496** (12:3258), es, 74.4 s 238th, 20x85.9x18.7x85, 3-sty bk tnt; Madeline E Claussen to Jno T Brook Co, Pelham, NY; mtg $1,000, Nov30; Dec7'14 (R S $2.50). nom

**Boston rd, 1233** (10:2615), ws, 237 n 168th, 43x167.5x43.10x167.5, 3-sty bk tnt; Frances Mayer to Henrietta Stein, 247 E 117; mtg $41,000; July21; Dec7'14. O C & 100

**Cauldwell av, 645-59** (10:2624), ws, 74.9 n Westchester av, 225x115, 4-6-sty bk tnts; Bertha Kaufmann to Jonas Weil, 21 E 87; B&S & AL; May29; Dec4'14. O C & 100

**Cauldwell av, 645-59;** Jonas Weil to Jonas Weil Holding Co, 5 Beekman; B&S, AL, Oct30, Dec5'14. O C & 100

**Clay av, 1297** (11:2782), ws, 50.1 n 169th, 24.9x88.5x24.9x88.10, 2-sty fr dwg; Sadie B Ullman to Betsey Carlisle, 272 New York av, Jersey City, NJ; mtg $5,000; Dec5; Dec 10'14 (R S 50c). nom

**Commonwealth av** (*), ws, 50 s Merrill, 50x100; Albt Sanford to Ellen Sanford, 1449 Commonwealth av; AL; Dec8; Dec10 '14 (R S $3.90). nom

**Creston av** (11:3174), nwc 188th, runs n 81.9 to Fordham rd xsw117 to 188th xe96 to beg, vacant; Richd Carroll to Margt M Carroll, 2778 Morris av; mtg $11,000; Sept1; Dec9'14. O C & 100

**Decatur av, 2641** (12:3282), ws, 100 n 194th, 50x161.4x50x164, except part for Decatur av, 2-sty fr dwg; Grace W McElroy to Mary Annan, 2545 Webster av; Dec9'14 (R S $2.10). O C & 100

**Delavelle av** (*), es, 75 n Allen pl, 25x 100; Anthony Siciliano et al to Maria C wife Francesco Guagliordi, 231 E 111; mtg $3,000; Nov28; Dec9'14. O C & 100

**Eastburn av, 1754** (11:2796), es, 213.4 n 174th, 25x95, 2-sty bk dwg; Board of Education of The Reformed Church in America to Jos Weinstein, 1754 Eastburn av; Nov 25; Dec10'14 (R S $1). **6,000**

**Evergreen av, 1210** (*), es, 104 n Westchester av, 40x100; Mary J Mullis to American Real Estate Co, 527 5 av; AL; Jan27; Dec4'14. O C & 100

**Evergreen av, 1214** (*), es, 144 n Westchester av, 40x100; Mary J Mullis to American Real Estate Co, 527 5 av; Jan3; Dec4'14. O C & 100

**Fordham rd, swc Creston av,** see Creston av, nwc 188.

**Grant av** (9:2449-2452), ws, 256.6 n 166th, 156.6 to ss McClellan x100, vacant; Dollar Savgs Bank to Kovacs Constn Co, 293 Alex av; Dec2; Dec4'14 (R S $11). O C & 100

**Grant av, swc McClellan,** see Grant av, ws, 256.6 n 166.

**Gun Hill rd, ss, at nes Mosholu Pkway N,** see Mosholu Pkway N, nes, at ss Gun Hill rd.

**Hughes av, 2144** (11:3082), es, 202.6 n 181st, 16x89, 2-sty fr dwg; Mary Miller to Dominic A Trotta, Olmstead av, nwc Benedict av; mtg $4,000; Dec3; Dec10'14 (R S $1). O C & 100

**Intervale av, 1353** (11:2965), ws, 227.10 s Jennings, 42x110, 5-sty bk tnt; Geo B Hayes, ref, to Abr Dorb, 180 Claremont av, & Morris Rosenfield, 1039 Kelly; mtg $30,000; FORECLOS Dec1; Dec2; Dec5'14 (R S $5). **5,000**

**Intervale av, 1357** (11:2965), ws, 185.4 s Jennings, 42.6x110, 5-sty bk tnt; Geo B Hayes, ref, to Max Moskowitz, 147 Grand, Bklyn, & Harry Engelman, 147 Grand, Bklyn; mtg $30,000; FORECLOS Dec1; Dec 2; Dec5'14 (R S $5). **5,000**

**Jerome av, 2351** (11:3198), ws, 54 n North, 18x79.11, 3-sty bk tnt & str, Jos R Truesdale, ref, to Harlem Savgs Bank, 124 E 125; FORECLOSE Dec1; Dec3; Dec5'14 (R S $7). **7,000**

**Jerome av, 2353** (11:3198), ws, 72 n North, 18x79.11, 3-sty bk tnt & str; Jos R Truesdale, ref, to Harlem Savgs Bank, 124 E 125; FORECLOS Dec1; Dec3; Dec5'14 (R S $7). **7,000**

**Longfellow av, 1540** (11:3009), es, 200 n 172d, 100x100, vacant; Palmina Buonodono to Antonio Buonodono, 1546 Longfellow av; mtg $——; Sept22; Dec4'14. nom

**Mapes av, 2011** (11:3106), ws, 35 s 179th, 40x100, 5-sty bk tnt; 2420 Tratman Av Co, Inc, to Josephine Murphy, 2284 Beaumont av; mtg $31,000; Nov25; Dec8'14. O C & 100

**Marion av** (12:3289), swc 198th, 50x100.5 x49.1x100.11, 5-sty bk tnt; Ursuline Realty Co to Mary P Kilborn, 596 State, New Haven, Conn; mtg $57,000; Oct29; Dec5'14 (R S $10). O C & 100

**Mosholu Pkway N** (12:3324), nes, at ss Gun Hill rd, runs e135.1xs96.8xe25xs76.6 to Mosholu Pkway N xnw222.10 to beg, vacant; Geo M Thompson, TRSTE for Mary L Hillhouse, to Patk M Burke, 326 E 21; CaG; Oct13; Dec4'14 (R S $10.50). **10,024**

**Ogden av, 1153** (9:2526), ws, 50 s 167th, 50x40, 3-sty fr dwg; Francis J Fitzpatrick, EXR, &c, Rosanna T Brett, to Max Goldwasser, 1152 Ogden, & Harry Reich, 1153 Clinton av; mtg $1,500; Dec1; Dec7'14 (R S $2.50). **4,000**

**Old Boston rd** (9:2374), ws, 62.9 s 152d, runs s61.5 to ws 3 av xn61.8xw0.4 to beg; Jno A Foley, assignee Francis J Barretto, bankrupt, to 2929-2933 3d Av Co, Inc, 524 Willis av; QC; Aug11; Dec8'14. nom

**Old Boston rd** (9:2374); same prop; Henry L Morris et al, EXRS, to same; QC; July10; Dec8'14. 97.22

**Olinville av** (*), es, 425 n 216th, 25x100; Arthur A Henning, ref, to Mark K Owen, 1818 Clay av; FORECLOS Dec2; Dec3; Dec 5'14 (R S $5.50). **5,225**

**Prospect av, 774** (10:2688), es, 35 n Macy pl, 35x81.5x67.3x100.1, 5-sty bk tnt; 15 Walker St Corpn to Isabella Wilson, 407 Central Park W; B&S; AL; Nov16; Dec 4'14. O C & 100

**Rider av, 303-15** (9:2340), ws, 968 s 144th or swc 140th, 150x125 to es Mott Haven Canal now Canal pl, 1-sty fr shop; Bernard J Lenahan to Ann wife Bernard J Lenahan, 475 E 139; mtg $20,000; July16; Dec9'14. O C & 100

**Ryer av, 2092** (11:3149), es, 125 n 180th, 18.9x104.2, 3-sty bk tnt; Edw F Morán, ref, to Charlotte Trubenbach, 265 W 81; FORECLOS Nov23; Nov30; Dec9'14. **5,000**

**Saratoga av, nec Stillwell av,** see Stillwell av, nec Saratoga av.

**Southern blvd, 1480-2** (11:2981), es, 200 n Jennings, 50x100, 5-sty bk tnt & strs; Alma Greenebaum to Edw Greenebaum, 301 W 109; mtg $34,000; Dec10'14 (R S $3). nom

**Southern blvd, 1484-6** (11:2981), es, 250 n Jennings, 50x100, 5-sty bk tnt & strs; Lawrence P Goldstein to Edw Greenebaum, 301 W 109; mtg $34,000; Dec10'14 (R S $5). nom

**Southern blvd, 2321** (11:3114), ws, 35.5 n 183d, 40.6x106.4x40x112.6, 5-sty bk tnt; Geo B Hayes, ref, to Adam & Josephine Trillich, 1123 Woody Crest av; mtg $28,-000; FORECLOS; Nov20; Dec8; Dec9'14 (R S $5.00). **5,000 over mtg**

**Stebbins av, 1022-8** (10:2691), nec 165th (Nos 871-5), 113.4x50, 5-sty bk tnt & strs; Bertha Kaufmann to Therese Weil, 21 E 82, & Sophia Mayer, 41 E 72; B&S & AL; Nov25; Dec4'14. O C & 100

**Stebbins av, 1022-8;** Therese Weil to Bertha Kaufmann, 1496 Lex av; B&S & AL; Nov25; Dec4'14. O C & 100

**Stillwell av** (*), es, 50 n Saratoga av, 25x100; Pietro Gaeta to Carmela Gaeta, 778 Melrose av; ½ pt; Nov2; Dec4'14. O C & 100

**Stillwell av** (*), nec Saratoga av, 50x 100; Pietro Gaeta to Carmela Gaeta, 778 Melrose av; ½ pt; Nov2; Dec4'14. O C & 100

**Valentine av, 2046** (11:3142-3144), es, old line, 275.3 n 179th, 25x—x25x178, 3-sty fr tnt; Ely J Rieser to Myles Realty Co, 479-85 1 av; QC; mtg $7,000; Dec8; Dec9 '14 (R S $1.00). nom

**Van Buren av, 1614** (*), es, 308.4 s Van Nest av, 41.8x100; Emanuel B Cohen, ref, to Fredk A Southworth, committee for Mary J Ludden, 410 Riverside dr; FORECLOS Oct28; Nov14; Dec4'14 (R S $3). **2,600**

**Washington av, 1336** (11:2910), es, 376.3 n 169th, 25x125, except part for av, 3-sty & b bk dwg; Jno Kadel to Johanna Rowansky, 1336 Wash av; mtg $10,600; Dec 8; Dec9'14 (R S $1.00). O C & 100

**Watson av, 2045** (*), ns, 313.11 w Olmstead av, 25x108; Edw E Miers to Henry & Rachel M Sporza, 454 Mott av; Dec2; Dec4'14 (R S $4.50). O C & 100

**Webster av** (12:3273), ses, — s Bedford Park blvd, s ½ lot 47 map John H De Voe at Fordham, 50x209x50x213, except part conveyed to Harlem R R C & except part for Webster av; Robt C Benenson to Benenson Realty Co, 407 E 153; B&S & CaG; Oct7; Dec9'14. nom

**Wheeler av, 1219-23** (*), ws, 190 n Westchester av, 80x100; Mary J Mullis to American Real Estate Co, 527 5 av; Nov19'13; Dec7'14. nom

**Wheeler av, 1227** (*), ws, 270 n Westchester av, 40x100; Mary J Mullis to American Real Estate Co, 527 5 av; mtg $24,-000; Oct31; Dec7'14. O C & 100

**White Plains rd, nec 220th,** see 220th E, nec White Plains rd.

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**Woodycrest av, 1182** (9:2510), es, 668.10 s 165th, 30x100.9x17.6x100, 2-sty & b bk dwg & 1-sty fr rear bldg; Anna Wendell to Arthur A Samson, 1182 Woodycrest av, mtg $5,000, Nov25; Dec14 (R S $5.50).
O C & 100

**2D av** (*), es, 300 n 1st, 50x100, Jno Byrnes to Hayman Komissor, 685 Gun Hill rd, mtg $675; Dec8 14 (R S 50c).
O C & 100

**3D av, ws, 62.9 s 152d,** see Old Boston rd, ws, 62.9 s 152.

**3D av** (11:2920), ws, 25 sw 173d, 37.8x98.11x3.6x—, vacant; also 3D AV, 3963 (11:2920), ws, 63 sw 173d, 37.8x99.3x37.6x98.11, vacant; Clyde E Scheuermann et al to Bingle Realty Co, 499 Willis av, mtg $4,100; Nov2; Dec10'14 (R S $4).
O C & 100

**3D av, 3963,** see 3 av, ws, 25 sw 173.

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Cannon pl** (12:3263), being land in bed of pl in front of lots 337, 338 & 342 & 343 on map Van Cortlandt Est, re mtg, Augustus Van Cortlandt & ano EXRS Augustus Van Cortlandt to City NY, Nov20, Dec 9'14. nom

**Cannon pl** (12:3263), bein land in bed of pl in front of lots 339, 345 & 344, 351 to 354, 362, 378, 379 & 392 to 394 on map Van Cortlandt Est; re mtg, Augustus Van Cortlandt & ano EXRS Augustus Van Cortlandt to City NY; Oct24, Dec9'14. nom

**165TH st E, swc Grant av,** see Sherman av, sec 165.

**165TH st E, ss, 84.7 w Grant av,** see Sherman av, sec 165.

**165TH st E, ss, 39.7 w Grant av,** see Sherman av, sec 165.

**165TH st E, sec Sherman av,** see Sherman av, sec 165.

**165TH st E, nwc Webster av,** see Webster av, nwc 165.

**.178TH st E** (*), also ALLERTON AV, also WILSON AV, beling land in bed of above st & avs, Guaranty Trust Co of N Y to City NY; July1; Dec9'14. nom

**Allerton av,** see 178th.

**Bailey av** (12:3252 & 3263), nws, at line bet lots 249 & 250 map Van Cortlandt Est, runs se30 to cl Bailey av xsw101.8xnw30 to ws Bailey av xne101.8 to beg; also BAILEY AV, being land in bed of av in front of lot 263 on said map; also BAILEY AV, being land in bed of av in front of lots 242 & 243 on said map; also BAILEY AV, being land in bed of av in front of lots 246 to 249, same map; also BAILEY AV, being land in bed of av in front of lots 606 & 607, said map; also BAILEY AV, being land in bed of av in front of lot 558 on said map; also BAILEY AV, being land in bed of av in front of lots 520 & 521 on said map; also BAILEY AV, being land in bed of av in front of lots 289 to 291, said map; re mtg; Augustus Van Cortlandt & ano, EXRS Augustus Van Cortlandt, to City NY; Nov20; Dec9 '14. nom

**Digney av** (*), from 233d to 237th; copy of order appointing commissioners of estimate & a commissioner of assessment to open above; City N Y to whom it may concern; Oct31; Dec5'14.

**Digney av** (*); same prop; order overruling objection & appointing commissioners of estimate & a commissioner of assessment; same to same; Dec3'14; Dec 5'14.

**Dyre av (*),** Steenwick av, Boller av, Weckham av, Givan av, Bear Swamp rd Unionport rd, Lebanon, Cruger av, Eastchester rd, being land lying in bed of above avs; re mtg; Guaranty Trust Co of NY to City NY; AT; July1; Dec9'14. nom

**Grant av, swc 165th,** see Sherman av, sec 165.

**Lydig av (*),** ns, 50 e Barnes av, 25x100; Morris Park Estates to Danl Galvin, 219 E 62; Dec9; Dec10'14 (R S 50 cts). nom

**Sherman av** (9:2447), sec 165th approach to Concourse, 56.4x63x79.4x72.7; also 165TH ST E (9:2447), ss, 39.7 w Grant av, runs s81.1xw21.6xw23.5xn81 to st xe45 to beg; also 165TH ST E (9:2447), ss, 84.7 w Grant av, runs s81.6xw45xn79.4 to st xe 4.3xe40.11 to beg; also GRANT AV (9:2447), swc 165th, 81.2x48x81.1x39.7; agmt as to re of above premises from mtg agmt recorded Sept18'14; City Mtg Co with Kovacs Constn Co, 293 Alex av; Dec4; Dec7 '14. nom

**Webster av** (9:2425), nwc 165th, 100x100, vacant; re mtg; Dollar Savgs Bank to Eliz A Diller, 912 Grand blvd & concourse; Dec4; Dec10'14. nom

**Wilson av,** see 178th.

**3D av, 3967-71** (11:2920), ws,, 25 s 173d, 75x95.3x75x102; consent to 3d track; Clyde E Scheuerman, 157 Newtown av, Astoria, LI, & Mary M Kuhlman, Prosser, Wash, to Manhattan Railway Co; Aug27; Dec8'14 (R S 50c). 375

**3D av, 3967-71;** consent to 3d track; Russell W Tether to same; Sept11; Dec8 '14. nom

**3D av** (11:2929), es, 229.9 n 172d; consent to 3d track; Lucy W Jordan, Freeport, LI, et al, EXRS Richd Webber, to Manhattan Railway Co; Nov28; Dec9'14. 890

**3D av, 4441,** ws, 381.6 n 181st, 31x127.11; consent to 3d track; Jas Welton to Manhattan Railway Co; Oct19; Dec9'14 (R S 50 cts). 155

**Parcels 16 & 16A (*)** on damage map to open Fillmore st from Morris Park av to Van Nest av; re mtg; Amory Eliot & ano TRSTES Rollin H Lynde, to City N Y; Aug7; Dec7'14. nom

**Parcels 22 & 22A (*)** on damage map to open Garfield st from Van Nest av to Morris Park av; re mtg; Gustav Grossman to City N Y; May26; Dec7'14. nom

**Power of atty;** Saml Waldman to Alfred Popper, 1553 Minford pl; Oct24; Dec7 '14.

## LEASES.

### Borough of Manhattan.

DEC. 4, 5, 7, 8, 9 & 10.

**Canal st** (1:197), sec Lafayette, str & b; Lafayette Bldg Co, 149 Church, to Agnes Ostermann, 311 W 126; 7yf Dec1; Dec9'14. 3,500

**Christopher st, nec Greenwich,** see Greenwich, 679.

**Cortlandt st, 45** (1:60), str, with agmt for 2d to 4th flrs if possession can be obtained at $1,500 per annum; Saml & Maurice Brill to Penos Topolianitic, 316 W 116 & ano; 8yf Nov1; Dec4'14. 3,200 & 3,500

**Downing st, 38** (2:528), str & b; Michele D'Alessandro & ano to Ignazio & Tomaso Biggio, 63 Downing; 5 2-12yf Mar1'15; Dec 7'14. 480

**Duane st, 118-20** (1:150), all; Danl P Morse to Emil Fried, 77 W 85, et al, firm Lazarus Fried & Sons; from Dec1'14 to Apr30'24; Nov30; Dec7'14. 13,000 & 14,000

**Duane st, 118-20;** agmt as to cancellation of Ls recorded Apr8'14 & substitution of above Ls; same with same; Dec2; Dec7 '14. nom

**Front st, 314** (1:244), nwc Gouveneur sl, str & front pt c; also GOUVERENUR SL, 4, two strs & rooms in rear; J W & B A Jackson to Jno J Cadigan, 89 Montgomery, & Thos Burke, 378 Cherry, firm Cadigan ½ Burke, 314 Front; 4 5-12yf Dec 1; Dec10'14. 1,140

**Goerck st, 55-7** (2:323), all; Jacob Burkhard to Max Burnofsky, 56 Cedar, Bklyn; 10 5-12yf Dec1; Dec7'14. 3,720

**Gouverneur sl, 4,** see Front, 314.

**Gouverneur sl, nwc Front,** see Front, 314.

**Grand st, 551-3** (1:255), all; Jno Dougherty to Isaac Goldberg, 551 Grand; 3yf Dec 1; Dec4'14. 3,000

**Greenwich st, 679** (2:630), nec Christopher, all; Central Brewing Co of N Y to Matthew C O'Flynn, 679 Greenwich; 10yf Nov1'11; Dec7'14. 3,600

**Houston st, 489 E** (2:325), all; Wm Weiss to Wm Zoller, 489 E Houston; 3yf May1; Dec7'14. 2,000

**Houston st, 489 E;** asn Ls; Wm Zoller to Frank Krapf, 219 Kent av, Bklyn; Dec 4; Dec7'14. nom

**Houston st, 489 E;** asn Ls; Frank Krapf to S Liebmann's Sons Brewing Co, 36 Forrest, Bklyn; mtg $1,670.60; Dec4; Dec7'14. nom

**James st, 5** (1:117), all; Sarah Jacobs to Rosie Gordon, 451 Pearl; from Dec9'14 to Apr30'32; Dec10'14. taxes &c & 1,440 & 1,640

**James st, 73-9** (1:111), swc Oak, all; Jno Palmieri to Catarina Sciallis, 73 James; 5 yf Dec1; Dec9'14. 8,520

**Lafayette st, sec Canal,** see Canal, sec Lafayette.

**Ludlow st, 14** (1:297); asn Ls & AT to chattels; Meyer Katz to Jessie Katz, 14 Ludlow; Nov20; Dec4'14. nom

**Oak st, swc James,** see James, 73-9.

**Pearl st, 165,** see Pine, 77.

**Pine st, 73,** see Pine, 77.

**Pine st, 77** (1:40), ss, 73.9 w Pearl, 43.10 x68.3x irreg x45.3, all; also PINE ST, 73 (1:40), ss, 117.8 w Pearl, 21.11x68.10x22.1x 68.3, all; also PEARL ST, 165 (1:40), nws, 43.11sw Pine, 22.4x94.2x irregx83.11, all; Amos F Eno to Buckhout Realty Co, 417 E 30; 10½yf Nov1; 10y ren; Dec4'14. taxes &c & 7,500

**Sullivan st, 220-2** (2:540), str fl & b; Saverio Loguardia to Ignazio & Rosa Catalano, 220 Sullivan; 3yf July1; Dec7'14. 456

**4TH st E, nec Av D,** see Av D, 40.

**22D st W, sec 7 av,** see 7 av, 207.

**23D st, 69 W** (3:825), str & b, 17x96; Geo G Powell to Geo Zimmermann, 240 E Tremont av; 10 5-12yf Dec1; Dec10'14. 3,395 to 4,645

**23D st, 69 W;** asn Ls; Geo Zimmermann to Hy J Behrens, 52 Ivy st, Elmhurst, NY; Dec9; Dec10'14. nom

**25TH st, 138 E** (3:880), 2d & 3d lofts; Joseph Loria Inc, 138 E 25, to Fred Loria, 232 E 86, firm Gramercy Warehouse & Storage Co, 138 E 25; 5yf Oct1; Dec9'14. 1,500

**25TH st, 41-3 W** (3:827-12), ns, 225 e 6 av, 50x98.9; concellation of Ls; Augustus R Keller, 39 Claremont av, to A R Keller, Inc, 299 Mad av; Nov2; Dec5'14. nom

**28TH st, 42-6 E** (3:857), 2d str from ws of bldg, 12.6x37; Borough Realty Co Inc to Jno Goldbard, 1581 Mad av & ano; 5yf Dec 1; Dec9'14. 1,500

**28TH st W, nwc 6 av,** see 6 av, nwc 28.

**32D st, 404-8 E** (3:963); sobrn of Ls to mtgs for $44,000 & $11,000; Edw Ashforth & ano EXRS Harriet D Potter with Sawyer Biscuit Co at West Harrison & Miller sts, Chicago, Ill; Nov30; Dec7'14. nom

**34TH st, 43-5 W** (3:836), space on ground & mezzanine floors; Monolith Realty Co to Louis R Salomon, 258 Riverside dr; from Aug14 to Apr30'26; Dec7'14. 21,500

**35TH st, 20 E** (3:864-54), all; Sarah C Goodhue to Kath Kavanaugh, 20 E 35; 5y & 24 days from Dec7; Dec8'14. 2,400 & 2,800

**42D st, 261-3 W,** see 8 av, 660.

**48TH st, 113 W** (4:1001), ns, bet 6 av & Bway, all; asn Ls; Maurice P Davidson, as assignee for benefit of creditors of Jos Holroyd, to Isidore Weill, of Hillside av, Jamaica, LI; Oct3; Dec8'14. 400

**48TH st, 113 W;** asn Ls; Isidore Weill to Geo Perraudin, 113 W 48; Oct6; Dec8 '14. nom

**54TH st, 415-7 E** (5:1366), all of ground fl & b of No 417; Lippman Schnurmacher to Julius Weiss & Arthur Weisel, 253 E 68; 5yf Nov1; 5y ren at $1,800; Dec5'14. 1,650 & 1,800

**106TH st, 314-6 E** (6:1677), all; Morris Williamson, Bklyn, to Antonio Brunelli & Alfredo Albasi, both of N Y; 3yf June1; Dec8'14. 3,060

**Av D, 40** (2:360), nec 4th, cor str & b & str & b on 4th st, Babetta Wachsman & ano to Benj Rubin, 92 2 av; 5yf Jan1'15; Dec7'14. 810 & 840

**Greenwich av, 37** (2:611), str & pt b; Estate of C H D Steffens to Albt Schreiber, 221 Waverly pl, 5yf May1'15, Dec4'14. 900

**Lenox av, 364** (6:1736), cor str & b; Abr L Kass to Chas E Froatz, 212 W 142, 2yf May1'16, Dec4'14. 1,800

**Park row, 10,** (1:121), CONTRACT for asn of Ls in case of renewal, &c; Jno N Burns, ADMR Rebecca C Wayne, with Bridge Cafe; Nov14'10; Dec5'14. 14,000

**Park row, 209** (1:117), all; Sarah Jacobs to Rosie Goruon, 451 Pearl; 10yf May1'11, with ext to Apr30'32; Dec10'14. taxes &c & 4,360

**3D av, 1550-2** (5:1516), str, b & 1st loft; Hy D & Sigmund D Greenwald to Hy Frank, 171 E 85, & Alex Marburger, 134 E 87; 5 1-12yf Apr1'15; 5yren; Dec9'14. 7,000

**5TH av, 2219** (6:1758), str; Monson Morris, TRSTE Alonzo C Monson, to Jos Farnan & Hugh Cunningham, on premises; 5yf Sept1; Dec8'14. 1,200

**5TH av, 2219** (6:1759); asn Ls; Jos Farnan & ano to James Everards Breweries, 12 E 133; AL; Dec3; Dec7'14. nom

**6TH av** (3:804), nwc 28th, str 17x58.3 & pt b, 24x25; Harris Mandelbaum et al to Patk J Kenny, 618 3 av; 10yf completion of premises; June9; Dec7'14. 7,000

**6TH av, 936** (5:1269); asn Ls; Purssell Mfg Co to Cushman's Sons, Inc, 60 Bway; Dec3; Dec5'14. nom

**7TH av, 128-32,** cor str, b & rooms on 2d fl; Midtown Constn Co to Pietro Redes, 201 W 18; 5 4-12yf Jan1'15; Dec9'14. 1,620 to 2,100

**7TH av, 207** (3:797), sec 22d, all; Louise Wernert to Peter McEntee, 360 W 51, & Michl McEntee, 326 W 27, firm McEntee Bros; 5yf Oct1; Dec7'14. 2,400 to 2,700

**7TH av, 207;** asn Ls; Peter & Michl McEntee to Bernard Toner, 156 Garfield pl, Bklyn; Dec7'14. nom

**8TH av, 660** (4:1014), nec 42d (Nos 261-3); asn Ls; Sens Corpn to Thos Kelly, 177 W 83; Dec9; Dec10'14. O C & 100

**8TH av, 660,** nec 42d (Nos 261-3); consent to asn above Ls; Julia A Treacy to Sens Corpn; Dec8; Dec10'14. nom

**8TH av, 660,** nec 42d (Nos 261-3); consent to asn above Ls; Richd S Treacy et al to same; Dec8; Dec10'14. nom

## LEASES.

### Borough of the Bronx.

**Fox st, 871** (10:2712), all; Rebecca Brill to Jos Cooperblum, 1161 Jackson av; 3yf Dec1; Dec9'14. 6,000

**Home st, 975, 981 & 985** (11:2986); also HOE AV, 1200; 4 bldgs; Marion E Ireland to Morris Rosines, 1337 Brook av, & Michl Welt, 278 Delancey; 2 5-12yf Nov1; Dec8 '14. 13,400

**167TH st E, nwc So Blvd,** see So Blvd, 1121.

**224TH st E, swc White Plains rd,** see White Plains rd, 3945.

**Hoe av, 1200,** see Home, 975-9, 981 & 985.

**Hughes av, 2452** (11:3076), all; Henry Mayer to Fredk J Frasch, 8 Hillside av, Mt Vernon, NY; 3yf Sept1; Dec4'14. 1,680

**Morris av, 603** (9:2440), s str & c; Giovanni Sarracino & ano to Filippo Rapuaro, 299 E 152, & ano; 5yf Nov1; Dec4'14. 840

**Southern blvd, 1121** (10:2728), nwc 167th; asn Ls; Jno Bernhard Inc to Eliz M O'Donnell, 814 Manida; AT; Nov19; Dec7'14. nom

**Southern blvd, 1121;** asn Ls; Jno Bernhard to same; AT; Nov20; Dec7'14. nom

**White Plains rd, 3945** (*), swc 224th, all; Christina B Sponheimer & ano to Fredk J Frasch, 425 S Columbus av, Mt Vernon, NY; 3 3-12yf Nov1: Dec4'14. 900

**3D av, 2823** (9:2327); asn Ls; Jno C Taylor to Wm H Stone, 2489 Bway, & ano; Dec3; Dec10'14. nom

## MORTGAGES.

### Borough of Manhattan.

DEC. 4, 5, 7, 8, 9 & 10.

**Ann st, 35-7,** see Nassau, 104-8.

**Barrow st, 63** (2:587); ext of mtg for $2,500 to Dec1'17, 5½%; Nov23; Dec7'14; Lawyers Title Ins & Trust Co with Fanny H von Schmid, 30 W 10. nom

**Broome st, 191,** see Montgomery, 26-8.

**Broome st, 237** (2:408), ss, 50 e Ludlow, 25x50; Dec1; Dec4'14; 5y, int as per bond; Isaac Cohen & Louis Sheinberg to Mary H Biddle, 2017 Delancey pl, Phila, Pa, & ano, trstes Rebecca Harvey. 14,000

**Canal st, 250** (1:197), sec Lafayette; asn Ls by way of mtg as collateral for $6,300; Dec4; Dec9'14; Agnes Osterman to James Everards Breweries, 12 E 133. nom

**Cannon st, 35** (2:332), ws, 170 n Broome, 25 to land of approach for Williamsburgh Bridge x100; pr mtg $35,000; Dec8; Dec9 '14; 2y6%; Louise E & Josephine E Apelky, 254 East Bway, to Wm Goodman, 121 E 80. 2,500

**Cherry st, 154** (1:253), ns, abt 120 w Market, 20.2x75x20.2x75.7; June24'13; Dec 9'14; due Mar18'16, 6%; Francis J Meyer to Jas A Shephard, 383 Stone av, Bklyn. 500

**Croton st** (8:2123), ss, 85.5 w Ams av, 25x18.5 to ns 165th x25.4x14.5; also 165TH ST W (8:2123), ns, 139.5 w Ams av, 25.4x 26.6 to ss Croton x20x22.6; also AMSTERDAM AV (8:2123), swc Croton, 24.8x93x24 x89, except pt for 165th; also AMSTERDAM AV, 2120-30 (8:2123), nwc New or Croton, 100x100; PM; pr mtg $——; Nov5; Dec4'14; 2y or sooner, 6%; Perry Av Constn Co, 71 Nassau, to Andw T McKegney, 2486 Devoe ter, Bronx. 5,500

**Croton st, nwc Ams av,** see Ams av, 2120-30.

**Croton st, ss, 139.5 w Ams av,** see Croton, ss, 85.5 w Ams av.

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**Croton st, swc Ams av,** see Croton, ss, 85.5 w Ams av.

**Division st, 141** (1:288), ss, 139.3 e Pike, runs s80.11xw6.10xn80.7xw13.8xn66.11 to beg, pr mtg $10,000; Dec1, Dec1, Dec1 st xx25 to beg, pr mtg $——; Dec1, Dec1, Dec1 14, 2y6——, Louise E & Josephine E Apelles, 256 E 19, Bklyn, & Matilda W Bayer, 20 Decatur, Bklyn, to Israel Moskowitz, 255 5th st, Hoboken, NJ. —,000

**Fulton st, 216** (1:81), ss, 81.1 so Greenwich, runs se21.11xsw60xnw19.9xse0.8xnw 2.6xne3.3xn to beg, Dec1; Dec1'14, 1y, int as per bond; Linly A & David S Nadgie, ats per bond, Linly A & David S Nadgie, of Bklyn, to Lillian E Radcliff, 1190 Westcott av, Montreal, Can. 3,000

**Houston st, 175 E** (2:417), ss, 50.9 e Allen, runs s23.9xe18.8xn25.3xw18.8 to beg, pr mtg $11,000, for $13,000 to Oct21'20, 6——, pr mtg $11,000; Dec1, Dec9'14, David Mayer, 495 West End av, wife S Ershowsky & Bro, 145 E Houston, & Sami Ershowsky, 97 E 3d. nom

**Lafayette st, see Canal,** see Canal, 200.

**Montgomery st, 26-8** (1:269), ext of mtg for $15,000 to Nov1'14, 6½%, Nov29, Dec9'14, Josiah M Willets at New Marlboro, Mass, with Michl Tenzer, 5-7 Attorney. nom

**Montgomery st, 26-8** (1:269), ws, 68.8 n Madison, runs w99xn20xw23xn20xe92 to st xs45 to beg, also 13 ROOME ST, 191 (2:346), ss, 50 e Suffolk, 25x75, pr mtg $ —, Nov 14, Dec9'14, 5y6%, Michl Tenzer, 5-7 Attorney, to Nathan Kirsh, 125 W 118. 5,000

**Mott st, 201** (2:480), ws, abt 35 s Spring, —x—; ext of mtg for $3,000 to Dec2'14, 5½%; Dec2, Dec14; Bond & Mtg Guar Co with Mary Le Vieu, 226 W 97, & ano. nom

**Nassau st, 104-8** (1:92), nec Ann (No 35), 40.10x22.2x39.3x25.6, also ANN ST, 34, ns, 25.6 e Nassau, 16.9x irreg x14.2x39.1, ext of mtg for $100,000 to Dec7'17, 5½%, Dec 7; Dec10'14, Title Guar & Trust Co with Irving Ruland, 155 E 72, & ano, trstes will Manly A Ruland. nom

**Perry st, 173-5,** see West, 417-8.

**Perry st, 173-5,** see West, 417-9.

**South st, 252,** see Water, 497.

**Suffolk st, 114** (2:348), es, 125 s Rivington, 20x100, pr mtg $——, Dec7'14, 2y6%; Isaak Goldberg, 639 Williams av, Bklyn, to Mabel W Hill, 257 W 86. gold 2,000

**Van Corlear pl** (13:3402), ses, 155 ne from southerly cor Jacobus pl & Van Corlear pl, runs ne31.11xse70.9xsw31.11xnw72.2 to beg; pr mtg $7,000; Dec1; Dec10'14; due & int as per bond; Salvatore J Buzzini, on Mountain View av, Nyack, NY, to Antoniq Pellegrini, 206 Mt Hope pl, Bronx. $40

**Washington pl, 8** (2:546); ext of mtg for $50,000 to Dec1'19, 5 4-10%, Nov27; Dec9'14; Isaac H Clothier of Phila, Pa, with Girard Trust Co, Broad & Chestnut sts, Phila, Pa. nom

**Washington st, 609** (2:602), es, 18.9x63.6 x18.9x63, ss; ext of mtg for $19,000 to Oct 29'22, 5½%, Nov30; Dec7'14, Mary R Fitzpatrick with Leonore S Stafford. nom

**Water st, 497** (1:248); also SOUTH ST, 252; ext of mtg for $11,000 to Dec1'17, 5½%; Dec3; Dec8'14; Title Guar & Trust Co with Bartholomew Realty Co, 200 Hudson. nom

**West st, 417-8** (2:637), nec Perry (Nos 173-5), 50x72x31x86.7; PM; Dec4: Dec5'14; 3y, int as per bond; St Johns Park Realty Co, 55 Liberty, to West Side Savgs Bank, 110 6 av. 26,000

**West st, 417-9** (2:637), nec Perry (Nos 173-5), 74x70.6x54.8x86.4, with all title to any land adj on n or e; PM; pr mtg $31,-500; Dec3; Dec5'14; due & int as per bond; St Johns Park Realty Co, 55 Liberty, to Josephine A Budke, at Clarkstown, Rockland Co, NY. 10,000

**3D st, 17-9 W** (2:535), ns, 100 e Greene, 37.6x75; also 3D ST, 21 W, nes, 25x75; Dec 2; Dec3'14; 1y5%; Patk Gallagher, 1181 Bway, to Richd B Kelly, 46 W 72. 15,000

**4TH st, 29 E** (2:544), ns, 215 w Bowery, 24.3x128.10 to ss of an alley x24.3x129.11 to beg; Dec7'14; 2y5%; Gertrude E Tredwell, 29 E 4, to Union Square Savings Bank, 20 Union sq. 12,000

**12TH st, 348 W** (2:640), ss, 203 w Greenwich, 24x80; Dec10'14; due & int as per bond; Mary C, wife of & Fredk H Tuting, 234 Harrison av, Hasbrouck Heights, NJ, to Hy W Schimpf, 443 W 34, & ano, exrs &c Wm Sager. 8,000

**12TH st, 348 W;** sobrn of mtg for $3,000 to mtg for $8,000; Dec10'14; Jno Korn, 78 8 av, with same. nom

**22D st W, sec 7 av,** see 7 av, 207.

**23D st, 69 W** (3:825), ns, 141 e 6 av, 23x 98.9; sobrn of mtg for $27,000 to lease; Nov17; Dec10'14; Geo G Powell, 1061 Simpson, owner, with Marguerite J de Sabla, at Platte Clove, Greene Co, NY, mortgagee, & Geo Zimmermann, 240 E Tremont av, lessee. nom

**25TH st, 41-3 W** (3:827), ns, 225 e 6 av, 50x98.9; pr mtg $245,000; Dec9'14; due May20'15, 6%; A R Keller Inc, 299 Madison av, to Gouverneur Mtg Corpn, 150 Bway. 7,000

**25TH st, 41-3 W;** certf as to mtg for $7,-000; Dec9'14; same to same. ——

**26TH st, 312 E** (3:931), ss, 200 e 2 av, 25 x98.9; PM; Nov30; Dec4'14; 1y6%; Richd W Sampson to Mary J Sampson, 2515 Webster av. 4,000

**28TH st W, nwc 6 av,** see 6 av, 467.

**30TH st, 654-8 W,** see 12 av, sec 30.

**33D st, 527-31 W** (3:705), ns, 350 w 10 av, 71.2x99x78.7x98.9; Dec7; Dec9'14; due & int as per bond; Michl Fogarty, 119 Russell, Bklyn, to Irving Savings Instn, 115 Chambers. 10,000

**35TH st, 367 W** (3:759), ns, 100 e 9 av, 25x98.9; also 9TH AV, 334 (3:753), es, 20.9 n 29th, 21x70.1; Sept16; Dec8'14; demand, 6%; Watts L Aitkin & Nellie L, his wife, heir J Scott Aitkin, to Nellie L Aitkin, 37 Wall. 4,000

**38TH st, 105 E** (3:894), ns, 135 e Park av, 20x98.9; pr mtg $15,000; Dec4'14; due Dec30'17, 5%; S Sidney Smith to American Bible Soc, 6 Bible House. 5,000

**38TH st, 105 E** (3:894), ext of mtg for $15,000 to Dec30'17, 5%, Dec1, Dec3'14, S Sidney Smith, 105 E 38, with American Bible Soc, 6 Bible House. nom

**42D st, 350 E** (5:1334), ss, 85 e 1 av, 28x 98.9, ash rents to secure loan of $1,000, Dec3; Dec8'14; due & int as per notes; Terence J Lynch, 135 E 47, to Moses K Manookian, 607 W 137. 1,000

**42D st, 129 W,** see 43d, 126-30 W.

**42D st, 261-3 W,** see 8 av, 660.

**43D st, 126-30 W** (4:999), ss, 310.8 w 6 av, runs w61.4xs100.5xe2.5xs100.5 to ns 42d (No 129) xe20xn100.5xe19.4xn100.5 to beg, ext of mtg for $325,000 to Dec1'19, 4½%, Nov30; Dec5'14; H Barton Farr, 14 W 10, with Sarah E Gardner-Magill. nom

**45TH st, 554 W** (4:1073), ss, 70 e 11 av, 30x80.11; pr mtg $12,000; July28; Dec4'14; due Apr25'16, 6%, Chas Levy to Oscar Englander, 544 W 157. 1,000

**47TH st, 258 W** (4:1018); ash rents, Nov16, Dec8'14, demand, 6%, Dora Nadel, 135 James, North Hamilton, Ontario, to Saml Wacht, 190 Riverside dr. nom

**59TH st, 306 E** (5:1357), ss, 25x100; pr mtg $18,000; also PROPERTY at White Plains, NY; pr mtg $8,000; two deeds given by way of mtg to secure notes for $14,200; May6'12; Dec9'14; due & int as per notes; Wm F Crockett of Westchester Co, NY, to Union Trust Co of NY, Plaza Branch (R S $71.00). nom

**61ST st, 201 E** (5:1415), ss, 87 e 3 av, runs s60.5xe0xs51.9xe9xn112.6 to st xw17 to beg, pr mtg $14,000, Nov11, Dec8'14, 1y 6%, Ginsburg Realty Co, 132 Nassau, to David L Haight, agent, 3 W 54. collateral 1,000

**61ST st, 251 E** (5:1416), ns, 50 w 2 av, 19.6x100.5, pr mtg $——, Dec6; Dec 9'14, 1y6%, Emma J & Josephine Shields, 251 E 61, to Julia Coleman, 63 E 59. 1,100

**65TH st, 29 E** (5:1380), ns, 63 e Madison av, runs n50xe7xn32.5xe17xs82.5 to st xw 24 to beg; Dec7'14; due Dec1'17 or sooner, 5%; Martha P, wife Theron G Strong, to U S Trust Co of N Y, 45 Wall. 20,000

**67TH st, 121-7 W,** see Bway, 1981-7.

**71ST st, 10 E** (5:1380), ss, 225 e 5 av, 25 x100.5; Dec4; Dec7'14; due Dec1'17, 5%; Marie H wife Jas B Clemens to U S Trust Co of N Y, 45 Wall. 90,000

**76TH st, 367 E** (5:1151), ns, 75 w 1 av, 25x102.2; certf as to mtg for $8,000; Nov 30; Dec9'14; Wells Holding Co to Frances S Quinn. ——

**76TH st, 116 W** (4:1147), ss, 185.1 w Col av, 20x102.2; pr mtg $20,000; Oct29; Dec 10'14; due & int as per bond; Julia W Little to Thos J McKeon, 332 E 25. 4,742.83

**79TH st, 89 E** (5:1491), nwc Park av, 22x82.2, pr mtg $12,500, Dec10'14, 1y6%, Helen D White Haight to Alfred D Pell, 529 5 av. 5,625

**80TH st, 123 E** (5:1509), ns, 256.3 e Park av, 18.9x100; Dec4; Dec9'14; due Dec9'19 or sooner, 5%; Walter E Hope, 123 E 80, to Memorial Fund Association, 49 Wall. 30,000

**83D st, 229 E** (5:1529), ns, 381.3 e 3 av, 25.5x102.2; Dec8'14; 3y5%; Josephine E Daly, 113½ E 31, to Ella Necarsulmer, 109 E 70. 7,000

**87TH st, 207-9 W** (4:1235), ns, 162.6 w Ams av, 62.6x100.8; pr mtg $65,000; Nov12; Dec7'14; demand, 6%; Joel Grosner of Bronx; Cora Josephs & Florence Schwartz of Bklyn, to Jno A Dittrich at Ithaca, N Y et al. 8,529.77

**87TH st, 207-9 W,** see 90th, 129-31 W.

**88TH st, 309 W** (4:1250), ns, 119 w West End av, 19x100.8; Dec1; Dec5'14; due & int as per bond; St Johns Park Realty Co, 55 Liberty, to West Side Savgs Bank, 110 6 av. 20,000

**88TH st, 309 W;** certf as to mtg for $20,000; Dec4; Dec5'14; same to same. ——

**89TH st, 300-300½ E, see** 2 av, 1714.

**90TH st, 129-31 W** (4:1238), ns, 421 w Col av, 54x100.8, & also asn of rents in trust to Russell H Kittel, 496 Riv Dr; pr mtg $50,000; Nov12; Dec9'14; due May19 '16, 6%; Pauline, Solomon & Lillian Grosner to Jno A Dittrich, at Ithaca, NY, et al. 11,045.46

**90TH st, 129-31 W** (4:1221), ns, 421 w Col av, 54x100.8; also 87TH ST, 207-9 W (4:1235), ns, 162.6 w Ams av, 62.6x100.8; sobrn of judgments to mtg for $11,500; Nov12; Dec7'14; Pauline & Sol Grosner, owners, & Sami Grosner et al, holders of jdgts, with Jno A Dittrich at Ithaca, NY, et al, mtgees. nom

**93D st, 184 E** (5:1521), ss, 84.6 w 3 av, 15.6x75.8; Dec2; Dec7'14; 5y5%; Sanders B Altmayer, 150 W 79, to Hy Wollman, 1 W 76. 4,500

**100TH st, 313-5 E** (6:1672), ns, 220 e 2 av, 40x100.11; pr mtg $34,500; Nov10; Dec8'14; due & int as per bond; Isfra Realty & Holding Co to Isidore S Faust, 783 Prospect av, Bronx, & Rebecca Locker, 926 So blvd. 2,500

**101ST st, 68 E** (6:1606); ext of mtg for $19,000 to Nov30'17, 5%; Nov30; Dec5'14; Simon Asch, 164 W 117, et al, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes for Mary H Tompkins. nom

**104ST st E, nec Lex av,** see Lex av, 1591-3.

**103D st, 159 W** (7:1858), ns, 220.9 e Ams av, 37.6x100.11; pr mtg $45,000; Dec7; Dec 8'14; 2y6%; Geo H Stratton of Ridgewood, NJ, to Jno C Stratton, 123 Monroe st, Ridgewood, NJ. 5,000

**105TH st, 3 E** (6:1611), ns, 100 e 5 av, runs n100.11xe (?)100.11 to st xw25 to beg, probable error of e & s courses, pr mtg $——; Dec1; Dec7'14; 3y6%; Abr D Schlesinger to Ella Goodman, 5702 14 av, Bklyn. 750

**106TH st, 160 E** (6:1633); ext of mtg for $15,000 to Dec9'19, 5%; Dec9; Dec10'14; Lawrence D Frank et al, trstes will Jos L Hollander, with Jacob Starkman, 167 E 106. nom

**107TH st, 12-14 E** (6:1612); ext of mtg for $45,000 to Dec1'19, 5%; Dec3; Dec9'14; Emma H Kaskel, 48 E 72, with David Israel, 106 W 69. nom

**109TH st, 326 E** (6:1680), ss, 332 e 2 av, 25x100, pr mtg $ —; Dec2; Dec7'14; 5y 5%; Consiglia wife of & Nicola Arbolino to Giovanni Tessitore, 326 E 109. 2,000

**111TH st, 229-31 W** (7:1827), ns, 425 e 8 av, 50x100.11; 1'M; pr mtg $——; Dec7; Dec8'14; due Jan1'20, 6%; Tillie Schwefelberg, 146 W 118, to Isaac A & David A Harris, 180 St Nicholas av. 10,000

**111TH st, 233-5 W** (7:1827), ns, 375 e 8 av, 50x100.11; collateral; Feb1; Dec9'14; due as per notes, 6%; Jos Liebling & Anna, his wife, of Far Rockaway, B of Q, to Fannie Jackson, 667 Cauldwell av, Bronx. 8,141.60

**112TH st, 215-9 E** (6:1662); ext of mtg for $48,000 to Oct11'17, 5½%; Oct28; Dec 4'14; N Y Life Ins Co with Max Cohen. nom

**116TH st, 209 E** (6:1666), ns, 145 e 3 av, 30x100.10; pr mtg $26,000; May26; Dec9'14; due as per bond, 6%; Jos Liebling of Far Rockaway, B of Q, to Sol Feiner, 140 E 92, as collateral for $6,000 due on No 205 E 116th st, & David Silva, 801 West End av, as collateral for $3,000 due on 19 E 115th st. 9,000

**116TH st, 28 W** (6:1599), ss, 312 w 5 av, 21x100.11; ext of mtg for $23,000 to Nov1 '19, 5%; Sept 28; Dec—'14; Sigmund Wechsler, exr, &c, Abr Bernheimer with Rose Londner. nom

**117TH st, 249-51 E** (6:1667), ns, 55 w 2 av, 37.6x75.7; Dec5; Dec7'14; due & int as per bond; The Silver Cross Day Nursery to Lawyers Mtg Co. 4,000

**119TH st, 117 E** (6:1768), ns,, 164.10 e Park av, 24.9x100.10; ext of mtg for $22,-000 to Dec2'17, 5%; Dec2; Dec7'14; Herman Brand, 1483 Washington av, Bronx, with Henrietta B Lighte, 41 W 91. nom

**121ST st, 537 W,** see Bway, 3060-72.

**125TH st, 109 E** (6:1774), ns, bet Park & Lex av; leasehold; AT; Nov21; Dec7'14; due & int as per notes; Max & Benj Bernstein, 109 E 125, to Paul Gold, 231 E 13. 5,229

**123D st, 125 E** (6:1772), ext of mtg for $4,000 to Dec3'17, 5½%; Dec3; Dec7'14; Title Guar & Trust Co with Wm Lubeck, 2085 Lex av. nom

**125TH st, 452 W** (7:1965), ext of mtg for $17,000 to Nov15'17, 5½%; Nov19; Dec 7'14; Heinrich Jungk of Fort Lee, NJ, with Wolcott G Lane, 15 E 74, & ano, trstes Caroline S Spencer will Lorillard Spencer. nom

**126TH st, 28 E** (6:1750), ss, 291.3 e 5 av, 18.9x99.11; PM; Dec8'14; 3y, int as per bond; Emanuel J Heilner, at Park av, White Plains, NY, to Farmers Loan & Trust Co, 22 William. 7,500

**126TH st, 28 E** (6:1750), ss, 291.3 e 5 av, 18.9x99.11; PM; pr mtg $7,500; Dec8'14; 3y 6%; Emanuel J Heilner, of White Plains, NY, to Abr Erlanger, 48 W 54. 4,026

**133D st, 163 W** (7:1918), ns, 175 e 7 av, 25x99.11; Dec8'14; 5y5%; H & F Realty Co, 2215 5 av, to Wm Rankin, 119 W 77. 11,000

**133D st, 163 W;** certf as to mtg for $11,-000; Dec8'14; same to same. ——

**133D st, 163 W;** sobrn of mtg for 1,500 to mtg for $11,000; Dec5; Dec8'14; same & Martin & Martin, Inc, 333 5 av, with same. nom

**136TH st, 514 W** (7:1988), ss, 287.6 w Ams av, 37.6x99.11; pr mtg $——; Dec3; Dec10'14; 1y5%; Caroline, wife of & Wm P Ross, 514 W 136, to Augustus C Bechstein, of Davenport Neck, New Rochelle, NY. 3,200

**137TH st, 257-9 W** (2:2023), ns, 596 & 614 w 7 av, 2 lots, ea 18x99.11; 2 PM mtgs, ea $14,000; Dec4; Dec5'14; due & int as per bond; St Johns Park Realty Co, 55 Liberty, to West Side Savgs Bank, 110 6 av. 28,000

**142D st W** (7:2088), ss, 250 w Bway, 100 x99.11; pr mtg $105,000; Dec9'14; installs $350.00 monthly, 6%; V S Building Corpn, 503 5 av, to Abel King, 148 E 65. 12,000

**142D st W,** same prop; certf as to mtg for $12,000; Dec9'14; same to same. ——

**146TH st, 167 W,** see 7 av, 2521-3.

**155TH st W, nec Riverside dr,** see 155th W, ns, 525 w Bway.

**155TH st W** (8:2134), ns, 525 w Bway, runs w150 to es Riverside dr (No 780), xn 74.7xne on curve still along dr 31.3xe131.7 xs99.11 to beg; Dec18'13; Dec17'14; demand, 6%; Strathcona Constn Co to Adolph M Bendheim, 88 Central Park W. 8,000

**155TH st W,** same prop; certf as to mtg for $8,000; Dec18'13; Dec7'14; same to same. ——

**160TH st, 638-44 W,** see Riverside dr, 838-44.

**165TH st W, ns, 85.5 w Ams av,** see Croton, ss, 85.5 w Ams av.

**165TH st W, ns, 139.5 w Ams av,** see Croton, ss, 85.5 w Ams av.

**171ST st, 510 W** (8:2127), ss, 231.3 w Ams av, 43.9x95; pr mtg $31,000; Dec4; Dec 10'14; due Jan1'18, 6%; Jno H Heitmann, 211 W 102, to Victor O Schlichting, 772 Jackson av, Bronx. 5,000

**Amsterdam av, 1293** (7:1964); ext of mtg for $30,000 to Nov8'15, 5%; Dec1; Dec7'14; Kath Chambers of Morristown, NJ, with Ottilie Realty Co Inc, 130 Fulton, et al. nom

**Amsterdam av, 2107,** see Col av, 783-5.

**Amsterdam av, 2120-30,** see Croton, ss, 85.5 w Ams av.

**Amsterdam av, swc Croton,** see Croton, ss, 85.5 w Ams av.

**Bloomingdale rd el,** see Claremont av, 110.

**Broadway, 1328** (misc); certf as to chattel mtg for $149.50 to secure note; Dec8; Dec9'14; Dale-Morton Co to Frankel Display Fixture Co. ——

**Broadway, 1991,** see Bway, 1981-7.

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**Broadway, 1981-7** (4:1139), nwc 67th (Nos 121-7), 84.9x93x75.5x131.8; also BROADWAY, 1991 (4:1139), ws, 84.9 s 68th, 28.1x130.2x25x117.4; all title; Dec6 '09; Dec5'14; due Dec6'14 or demand, 5%; Florence Joel, of Fairfield Co, Conn, to Alice T Chamberlin, of Livingston Co, NY. 4,000

**Broadway, 3060-72** (7:1976), nec 121st (No 537), 99.10x100; pr mtg $210,000, Nov 25; Dec7'14; due & int as per notes; Fanny L & David B R Chapman to F R Wood, W H Dolson Co, 2240 Bway. 10,235

**Central Park W, 236** (4:1197), ws, 60.4 s 84th, 20x98; pr mtg $24,100; Dec3; Dec4 '14; due Jan3'15, 6%; Hannah Elias to Willis H Failing, 40 De Kalb av, White Plains, NY. 225

**Central Park W, 442** (7:1840), ws, 27.8 n 104th, 27x100; pr mtg $32,000; Dec1; Dec 4'14; due & int as per bond; Jno Schreyer, 53 W 83, to Chas L Wendel, 341 W 51. 500

**Central Park W, 443** (7:1840), ws, 54.8 n 104th, 27.2x100; pr mtg $32,000; Dec1; Dec 4'14; due & int as per bond; Jno Schreyer, 53 W 83, to Frank L Lunghardt, 70 Ams av. 500

**Claremont av 140** (7:1993), es, 300 n 122d, 75x115.3 to cl former Bloomingdale rd x75.3x121.2; PM; pr mtg $115,000; Dec 8'14; due Mar1'21, 6%; Eva Trop, 790 Cauldwell av, to Max Mandel, 574 West End av. 12,000

**Claremont av, 140;** PM; pr mtg $127,000; Dec8'14; due Mar1'20, 6%; same (also Celia Schafer in bond) to Wm J Casey, 308 W 107. 10,000

**Columbus av, 783-5** (7:1834); also AMSTERDAM AV, 2107 (8:2046); also 8TH AV, 2837 (8:2111); asn of all RT&I in Estate of Hy Otten, decd, as collateral; 1-6 int; Feb7; Dec7'14; 1y6%; Israel Joel of South Norwalk, Conn, to Caroline F Pettingill, 434 61st, Bklyn. 4,000

**Lenox av, 673-5** (7:2012); ext of mtg for $34,000 to July28'17, 5%; Nov23; Dec5'14; St Marks Methodist Episcopal Church, 231 W 53, with Jno W Minturn, at Syosset, LI. nom

**Lexington av, 1591-3** (6:1629), nec 101st, 50.11x80; pr mtg $20,000; Dec1; Dec4'14; due & int as per bond; Eliz Roberts, 21 Beekman pl, to Jno & Johanna Kreunbach, 682 Seneca av, Bklyn. 1,500

**Madison av, 415** (5:1284), es, 22 n 48th, 19.6x100; pr mtg $59,000; Dec4; Dec5'14; due & int as per bond; 415 Madison Av Co to The Maximilian Fleischmann Co, 1 Madison av. 6,000

**Madison av, 415;** certf as to mtg for $6,000; Dec4; Dec5'14; same to same.

**Madison av, 1017** (5:1393), es, 67.4 n 78th, 20x75; Dec9'14; due & int as per bond; Stella F Spiegelberg, 1017 Mad av, to Poughkeepsie Savings Bank, 21 Market st, Poughkeepsie, NY. 25,000

**Park av, nwc 79th,** see 79th, 89 E.

**Riverside dr, 146** (4:1248), es, 25 s 87th, 23x100; PM; Dec5; Dec7'14; 3y5%; County Holding Co to N Y Trust Co, 26 Broad. 42,500

**Riverside dr, 780,** see 155th W, ns, 525 w Bway.

**Riverside dr, 838-44** (8:2136), nes, 342.2 nw along same from ns 158th at pt 475 w Bway, runs n251.5 to ss 160th (Nos 638-44) xw100xs228.2 to dr xe102.10 to beg; pr mtg $230,000; Dec7'14; 1y or sooner, 6%; Podwil Realty Co, 1029 E 163, to Abel King, 148 E 65, & Isaac Schorsch, 38 W 97. 22,000

**1ST av, 1944** (6:1694), es, 63.5 n 100th, 37.6x100; pr mtg $29,950; also CALYER ST (Bklyn), nwc Oakland, 25x75 (recorded in Kings Co, June27'14); pr mtg $10,500; Apr 9; Dec7'14; due & int as per bond; Harlem Estates Inc to Robt W Boenig, 157 Meeker av, Bklyn. 7,500

**3D av, 590** (3:894), ws, 63.9 s 39th, 25.3x 100; ext of mtg for $20,000 to Dec1'17, 5%; Dec8; Dec9'14; Adolph B Anshacher with Jas P Lysaght et al, individ & exrs Mary Lysaght. nom

**2D av, 1714** (5:1551), sec 89th (Nos 300-306), 25.8x100; ext of mtg for $28,000 to Dec10'17, 5%; Dec3; Dec9'14; Anna M Goebel, 120 E 95, with Isaac Heimann, 51 E 96. nom

**5TH av, 1466** (6:1717); ext of mtg for $20,000 to Mar15'18, 5½%; Nov30; Dec10 '14; Bertha Hoffmann, 212 W 137, et al, exrs & trstes Simon Hoffmann, with Walter F Kingsland, 22 Ave du Bois de Boulogne, Paris, France. nom

**5TH av, 1468** (6:1717); ext of mtg for $20,000 to Sept20'17, 5½%; Nov30; Dec10 '14; Bertha Hoffmann, 212 W 137, et al, exrs & trstes Simon Hoffmann, with Archibald H M Sinclair, at Thurso Castle, Cathness, Scotland. nom

**6TH av, 467** (3:807), nwc 28th; sal Ls; Dec7'14; demand, 6%; Patk J Kenny, 618 3 av, to F & M Schaefer Brewing Co, 114 E 51. % 5,875

**7TH av, 207** (3:797), sec 22d, leasehold; Dec7'14; demand, 6%; Bernard Toner of Bklyn to Lion Brewery, 104 W 108. 6,000

**7TH av, 2521-3** (7:2015), nec 146th (No 167), 40x100; PM; Dec1; Dec4'14; due & int as per bond; Henry Holding Co, 62 W 107, to Dry Dock Savgs Instn, 341 Bowery. 47,500

**8TH av, 660** (4:1014), nec 42d (Nos 261-3); leasehold; Dec9; Dec10'14; demand, 6%; Thos Kelly to Geo Ehret, 1197 Park av. 10,000

**8TH av, 2837,** see Col av, 783-5.

**9TH av, 334,** see 35th, 367 W.

**10TH av, 231-3** (3:695), ws, 24.8 s 24th, runs w77.6xs24.8xw xs24.8xe100 to av xn 49.4 to beg; also 18TH ST, 531 E (Bklyn), es, 140.5 s Ditmas av, 50x100; also asn rents due under leases; pr mtg $——; Dec 2; Dec9'14; demand —C Sadye E, wife Saml Goldstein to Ebling Brewing Co, 760 St Ann's av, Bronx 1,500

**12TH av** (3:675), sec 30th (Nos 654-8), 49.4x99.6; ext of mtg for $45,000 to Jan8 '18, 5%; Nov25; Dec10'14; Morgan E Coman, 128 W 44, et al, with Louis Ferguson, 305 W 93. nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Roebling st** (Bklyn), es, 100 s S 9th, 39.6 x100; certf as to mtg for $30,000; Dec4; Dec10'14; The Roebling Land Co, Inc, to Title Guar & Trust Co.

**Chattel mtg** (miscl); consent to mtg for $2,400 as collateral; Dec8'14; Loughran-O'Connor Taxi Co, 2461 Bway, to Mildred Rose.

## MORTGAGES.

### Borough of the Bronx.

**Fox st, 536** (10:2683); ext of $41,000 mtg to Mar18'18 at 5%; Nov14; Dec4'14; Utility Realty Co with National Assn of Audubon Societies for the Protection of Wild Birds & Animals, 1974 Bway. nom

**Hancock st, swc Morris Park av,** see Morris Park av, swc Hancock.

**Hancock st (*),** ws, 497.6 n Van Nest av, 22.6x100; Dec3; Dec4'14; 5y5½%; Margherita Biavaschi to Jas Biavaschi, at Domasso Lake Como, Italy. 3,750

**Ittner pl, 411-3** (11:2899), ns, 90 w Park av, 90x102; PM; Dec3; Dec4'14; due &c as per bond; Morris Robinson to Title Guar & Trust Co. 10,000

**John st (*),** ws, 124.5 n Ditmars, 24.5x 310.7 to Eastchester Bay x—x332.3; Dec5; Dec8'14; due, &c, as per bond; Ernest Johnson to Jno Wimmer, 661 Jefferson pl. 2,000

**Lorillard pl, 2364** (11:3054); ext of $35,-900 mtg to Dec2'19 at 5½%; Dec2; Dec8 '14; Edw A Ridley, Fanwood, NJ, to Russo-Iodice Realty Co. nom

**McClellan st, swc Grant av,** see Grant av, w s,256.6 n 166.

**Marrin st, nwc Ellison av,** see Ellison av, nwc Marrin.

**Tiffany st** (10:2717), es, 100 n 165th, 50x 100; PM; pr mtg $35,000; Dec7; Dec8'14; 4y 6%; Molly Smoleroff to Tiff Bldg Co, 967 E 165. 5,687.50

**Tiffany st** (10:2717), es, 150 n 165th, 50x 100; PM; pr mtg $35,000; Dec7; Dec8'14; 4y 6%; Molly Smoleroff to Tiff Bldg Co, 967 E 165. 7,000

**Tiffany st** (10:2717), es, 150 n 165th, 50x 100; ext of $35,000 mtg to Dec4'19 at 5½%; Dec4; Dec5'14; Manhattan Mort Co with Tiff Bldg Co, Inc, 967 E 165. nom

**165TH st E** (9:2447), ss, 84.7 w Grant av, runs s81.6xw45xn79.4 to st xe4.3xe40.11 to beg; agmt as to share ownership in mtg; Dec4; Dec5'14; American Real Estate Co with Dollar Savings Bank, 2808 3 av. nom

**165TH st E** (9:2447), ss, 39.7 w Grant av, runs s81.1xw21.6xw23.5xn81 to st xe 45 to beg; agmt as to share ownership in mtg; Dec4; Dec5'14; American Real Estate Co with Dollar Savgs Bank, 2808 3 av. nom

**165TH st E** (9:2447), ss, 84.7 w Grant av, runs s81xw45xn79.4 to st xe4.3xe40.11 to beg; ext of $25,000 mtg to Dec1'17 at 5½%; Dec4'14; American Real Estate Co with Kovacs Constn Co, 293 Alex av. nom

**165TH st E** (9:2447), ss, 39.7 w Grant av, runs s81.1xw21.6xw23.5xn81 to st xe 45 to beg; ext of $25,000 mtg to Dec1'17 at 5½%; Dec4'14; American Real Estate Co with Kovacs Constn Co, 293 Alex av. nom

**165TH st E** (9:2447), ss, 84.7 w Grant av, runs s81xw45xn79.4 to st xe4.4xe40.11 to beg; pr mtg $25,000; Dec4'14; 3y6%; Kovacs Constn Co to American Real Estate Co, 527 5 av. 5,000

**165TH st E** (9:2447); same prop; certf as to above mtg; Dec4'14; same to same.

**165TH st E, swc Grant av,** see Grant av, swc 165.

**165TH st E, swc Grant av,** see Grant av, swc 165.

**165TH st E, sec Sherman av,** see Sherman av, sec 165.

**165TH st, 871-5 E,** see Stebbins av, 1022-8.

**165TH st E, nwc Webster av,** see Webster av, nwc 165.

**166TH st E, sec Tinton av,** see Tinton av, 1086.

**169TH st E** (10:2718), ss, 93.5 nw Fox, runs sw 67.2 xs 30xw20.11xn42.11xw12.3xnw 41.5xne28.7xne61.4 to st xse60 to beg, except gore, begins at sec lot 21 on blk 471, map 890, part Fox Est, runs n30xs— to nwc lot 24 xe20.11 to beg; bldg loan; pr mtg $7,000; Dec4; Dec5'14; due Apr15'15, 6%; May Holding Co to Matilda Landsman, 26 Lenox av. 3,000

**169TH st E** (10:2718); same prop; certf as to above mtg; Dec4; Dec5'14; same to same.

**179TH st E, nec Park av,** see Park av, n ec 179.

**182D st E, sec Grand av,** see Grand av, sec 183.

**194TH st E** (12:3282), ns, 90 w Decatur av, 37.6x95.2; ext of $8,000 mtg to Dec26 '18 at 5½%; Apr6; Dec4'14; Emilie Schulz, 161 E 116, with Jno M Ruhl, 2426 University av. nom

**198TH st E, swc Marion av,** see Marion av, swc 198.

**236TH st E, sec Kepler av,** see Kepler av, sec 236.

**Arthur av, 2470** (11:3077); ext of $2,000 mtg to Dec8'17 at 5½%; Dec8; Dec10'14; Title Guar & Trust Co with Katie Cimillo, 2470 Arthur av. nom

**Bailey av** (12:3258), es, 74.4 s 238th, 20x 85.9x18.7x85; ext of $7,000 mtg to Apr19'17 at5%; Apr19; Dec9'14; Madeline E Claussen with W Rutger J Puanten et al, trstes Jno R Planten. nom

**Bailey av** (12:3258), es, 94.4 s 238th, 20.10x85x19.3x85.9; ext of $7,000 mtg to Mar7 '17 at 5%; Mar7; Dec9'14; Madeline E Claussen with W Rutger J Planten, Lake Mahopac, NY. nom

**Barnes av (*),** ns, 150 w 239th, 50x168.3 x50.10x159; Dec1; Dec4'14; 1y6%; Caroline Fenninger to Jno Krennbach, 682 Seneca av, Bklyn. 500

**Claremont Pkway** (11:2913), nwc Bathgate av, 25.3x85.7x25x89.2; certf as to payment of $2,000 on a/c of mtg; Dec4; Dec8 '14; Susan Hagen to whom it may concern.

**Crotona av, 1843** (11:2945), ws, 49 s 176th, 48.7x100x48.9x100; Dec4; Dec5'14; 3y 5%; Edw Greenebaum to Sarah E Furnald, 34 W 72, & ano, exrs Francis P Furnald. 28,000

**Crotona av, 1843;** sobrn agmt; Nov27; Dec5'14; Alma Greenebaum with same. nom

**Decatur av, 2641** (12:3282), ws, 100 n 194th, 50x161.4x50x164, except part for av; Dec9'14; 3y5%; Mary Annan to Grace W McElroy, Farmingdale, LI. 5,000

**Eastburn av** (11:2796), es, 213.4 n 174th, 25x95; PM; Nov25; Dec10'14; 5y5%; Jos Weinstein, 1754 Eastburn av, to Board of Education of The Reformed Church in America, 25 E 22. 5,000

**Edison av (*),** ws, 244.9 n Liberty, 25x 100; equal lien with mtg for $380.74; Nov 23; Dec9'14; installs, 6%; Christian Schwartz to North New York Savgs & Loan Assn, 499 Willis av. 1,000

**Edison av (*),** es, 100 s Tremont rd, 25x 100; Dec4; Dec7'14; due, &c, as per bond; Poplar Realty Co Inc, 120 Westchester sq, to Miriam Wilson, 115 E 28. 500

**Edison av (*),** same prop; certf as to above mtg; Dec4; Dec7'14; same to same.

**Ellison av (*),** nwc Marrin, 75x100; Dec 3; Dec10'14; 3y5½%; Jos Polchinski to Sidney B Hickox, 2246 Gleason av. 4,000

**Grand av, es, 50 s 182d,** see Grand av, s ec 182.

**Grand av** (11:3195), sec 182d, 25x100; also GRAND AV (11:3195), es, 50 s 182d, 50x100; Dec9'14; 3y5½% until Dec9'15 & thereafter at 6%; Edith A Jackson to Margt A Demarest, 189 Claremont av. 2,500

**Grant av** (9:2447), swc 165th, 81.2x48x 81.1x39.7; pr mtg $30,000; Dec4'14; 3y6%; Kovacs Constn Co to American Real Estate Co, 527 5 av. 6,000

**Grant av** (9:2447); same prop; certf as to above mtg; Dec4'14; same to same.

**Grant av, swc McClellan,** see Grant av, ws, 256.6 n 166.

**Grant av** (9:2449-2452), ws, 256.6 n 166th, 156.6 to McClellan x100; PM; Dec4'14; 3y 5½%; Kovacs Constn Co to Dollar Savgs Bank, 2808 3 av. 6,000

**Grant av** (9:2447), swc 165th, 81.2x48x 81.1x39.7; agmt as to share ownership in mtg; Dec4; Dec5'14; American Real Estate Co with Dollar Savgs Bank, 2808 3 av. nom

**Grant av** (9:2447), swc 165th, 81.2x48x 81.1x39.7; ext of $30,000 mtg to Dec1'17 at 5½%; Dec4'14; American Real Estate Co with Kovacs Constn Co, 293 Alex av. nom

**Gun Hill rd, ss, at nes Mosholu Pkway N,** see Mosholu Pkway N, nes, at ss Gun Hill rd.

**Hughes av** (11:3076), es, 100 n 187th, 25 x87.6; pr mtg $——; Dec8'14; installs, 6%; Madelena Ciocca to Domenick Marinucci, 2384 Hughes av. 1,000

**Hull av** (12:3352), es, 326.7 s Gun Hill rd, 50x100; ext of $1,500 mtg to Nov21'17 at 5½%; Nov27; Dec5'14; Mary M Bauer with Thos E Fox & Wm H Meyer. nom

**Jackson av** (10:2557), ws, 29.11 s 147th, 49.11x100; pr mtg $——; Dec3; Dec5'14; 4y 6%; Flar Holding Corpn to Nicola Apostolico, 1156 Simpson. 5,000

**Jackson av** (10:2557); same prop; certf as to above mtg; Dec3; Dec5'14; same to same.

**Keppler av** (12:3376), sec 236th, 100x 100; Nov30; Dec4'14; due &c as per bond; Moses Berson, 918 Leggett av, to Mary D Field, trste Dorothea Hoyt, Plainfield, NJ. 6,750

**Keppler av** (12:3376); same prop; sobrn agmt; Nov30; Dec4'14; Edw R Stehl with same. nom

**Lydig av (*),** ns, 50 e Barnes av, 25x 100; Dec9; Dec10'14; 3y5%; Danl Galvin to Jas M Gifford, 319 W 103, trste. 1,130

**Marion av** (12:3289), swc 198th, 50x100.5 x49.1x100.11; pr mtg $40,000; Oct29; Dec5 '14; due &c as per bond; Ursuline Realty Co to Theodor Riehl, 2844 Marion av. 17,000

**Middletown rd (*),** ns, 50.4 w Mayflower av, 25x119.1x25x116; Dec4; Dec7'14; due, &c, as per bond; Poplar Realty Co Inc, 120 Westchester sq, to Miriam Wilson, 115 E 28. 500

**Middletown rd (*),** same prop; certf as to above mtg; Dec4; Dec7'14; same to same.

**Morris Park av (*),** swc Hancock, 103.5 x78.7x100x105.9, except part for Morris Park av; Dec7; Dec8'14; 3y6%; Carl W Stern to Johanna Katzenstein, 138 Primrose av, Mt Vernon, NY, & ano, exrs Sol Katzenstein. 4,000

**Mosholu Pkway N** (12:3324), nes, at ss Gun Hill rd, runs e135.1xs96.8xe25xs76.6 to Mosholu Pkway N xnw222.10 to beg; PM; O.t14; Dec4'14; 3y6%; Patk M Burke to Geo M Thompson, Bound Brook, NJ, trstes for Mary L Hillhouse. 6,000

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**Newbold av, ns, 142 w Olmstead av,** see Westchester av, ss, 142 w Olmstead av.

**Ogden av, 1153** (9:2526), ws, 50 s 167th, 50x40; Dec5; Dec7'14; due, &c, as per bond; Max Goldwasser, 1152 Ogden av, & Harry Reich, 1153 Clinton av, to Johanna Mannheimer, 160 Manhattan av. 2,500

**Park av** (11:3036), nec 179th, runs e141x n73xw50xs48xw91 to av xs25 to beg; agmt as to share ownership in mtg; Nov30; Dec 4'14; Saml S Breslin, 1800 7 av, with N Y Trust Co, 26 Broad. nom

**St Lawrence av, 1226** (*), es, 225 n Gleason av, 25x100; Dec9; Dec10'14; due &c as per bond; Albt Bossert to German Society of The City of N Y, 147 4 av. 3,750

**St Lawrence av** (*); sobrn agmt; Dec8; Dec10'14; Josephine D Ebeling with same. nom

**Sherman av** (9:2447), sec 165th approach to Concourse, 56.4x63x79.4x72.7; pr mtg $37,000; Dec4'14; 3y6%; Kovacs Constn Co to American Real Estate Co, 527 5 av. 7,000

**Sherman av** (9:2447); same prop; certf as to above mtg; Dec4'14; same to same.

**Stebbins av, 1022-8** (10:2691), nec 165th (Nos 871-5), 113.4x50; ext of $35,000 mtg to Aug25'18 at 5%; Nov25; Dec4'14; Title Guar & Trust Co with Bertha Kaufmann, 1496 Lex av. nom

**Stebbins av, 1029** (10:2691), ws, 88.6 n 165th, 25x67.1x26.2x74.7; Dec7; Dec8'14; due &c as per bond; Luigi Mignogna, 922 Liberty av, Bklyn, to Jessie U Giles, gdn Ogden N Giles, 111 Henry, Bklyn. 3,725

**Tinton av** (10:2658), ws, 240.6 n 161st, 27 x135; agmt correcting description to read as above & modifying terms of mtg; Dec 3; Dec4'14; Sara Constn Co with Saml Simon, 2415 Av L, Bklyn; Isaac Shaffer, 167 Vernon av, Bklyn, & Polly Simon, 2415 Av L, Bklyn. nom

**Tinton av, 1086** (10:2670), sec 166th, 22x 80; Dec3; Dec4'14; due &c as per bond; Albt J Wilson, exr &c Albt F Wilson, to Title Guar & Trust Co. 7,500

**Washington av, 1718** (11:2915), es, 135.1 s 174th, 41.3x109.9; pr mtg $27,000; Nov30; Dec4'14; installs, 6%; Chas Maisel & Harris Drusin to Isaac Leader, 1834 Clinton av. 2,500

**Watson av, 2045** (*), ns, 313.11 w Olmstead av, 25x108; Nov30; Dec4'14; installs, 6%; Henry Sforza, 454 Mott av, to Eureka Co-oper Savgs & Loan Assn, 553 Courtlandt av. 3,400

**Webster av** (9:2425), nwc 165th, 100x 100; Dec7; Dec8'14; 3y6% or any time before maturity; Eliz A Diller to Dollar Savgs Bank, 2808 3 av. 10,000

**Westchester av** (*), ss, 142 w Olmstead av, 68x309.10 to Newbold av x68x309.10, except pt for av; ext of $5,000 mtg to Mar 19'18 at 5%; Nov27; Dec4'14; Henry & Mathilda Kroger, exr &c Fredk Kroger, with August Rappold, 800 E 175, & Wm J Ruff, 462 Wales av. nom

**White Plains rd** (*), ws, 50 n 220th, 25x 80; Dec7; Dec8'14; due &c as per bond; Jno O'Brien to Morris Liberman, 719 E 218. 5,000

**2D av** (*), es, 300 n 1st, 50x100, Olinville; PM; pr mtg $675; Dec8; Dec9'14; due, &c, as per bond; Hayman Komissor to Jno Byrnes, 3630 Bronx blvd. 925

**Certf as to mtg for $22,000** (misc) covering land in N Y County; Dec7; Dec8'14; Podvil Realty Co to Abel King, 148 E 65, & ano.

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2440 New York, December 19, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**

Bleecker st, 147.
Broome st, 95 & 184-6.
Cannon st, 133.
Centre st, 211-5.
Church st, 314.
Columbia st, 101.
East Broadway, 183.
*Horatio st, 96-8 (or Washington, 800).
Jane st, 75.
*Lafayette st, 147 (or Centre st, 211).
Lawrence st, 24-46.
Ludlow st, 153.
Manhattan st, 49.
Monroe st, 173.
Pike st, 52.
*Stanton st, 267-9 (or Columbia st, 101).
Stanton st, 325-7.
Vandewater st, 24-6.
Washington st, 786-800.
2d st, 82 E.
4th st, 307 E.
12th st, 28 W.
13th st, 159 & 313-5 W.
14th st, 231 E.
15th st, 102-6 E.
16th st, 19 W.
18th st, 12 W.
19th st, 40-2 E.
19th st, 8-10 W.
*19th st, 23 W (or 20th st, 18-22 W).
20th st, 18-22 W.
21st st, 232 E.
*22d st E (nwc Lex av, 10), blk 878-16.
22d st, 405 E.
22d st, 28-30 & 306 W.
28th st, 319 W.
29th st, 510 W.
30th st, 235 W.
37th st, 52 W.
*41st st, 130-8 W (or Bway, 1448-50).
45th st, 213 E.
47th st, 234 E.
47th st, 243-5 W.
54th st, 428 W.
56th st, 421 W.
64th st, 169 W.
70th st, 401½ E.
71st st, 351 W.
72d st, 427 E.
73d st, 211 & 320 E.
75th st, 190 E.
77th st, 236 E.
78th st, 218 E.
80th st, 150-6 W.
84th st, 153 W.
85th st, 228-30 E.
87th st, 539 & 543 E.
92d st, 131 & 348 E.
93d st, 69-71 E.
93d st, 54 W.
101st st, 343 E.
102d st, 175 W.
*102d st, 200 W (or Ams av, 856).
106th st, 160, 227 & 314-6E.
108th st, 335-7 E.
109th st, 229 E.
110th st E, ss, blk 1681-43-44.
112th st, 45 E.
112th st, 115-17 E.
116th st, 370 W.
119th st, 43 W.
120th st, 203 W.
123d st, 109 E.
124th st, 313 E.
127th st, 126 W.
128th st, 59 E.
128th st, 268-70 W.
*129th st W (sec St Nich av, 370), blk 1955-23.
130th st, 210 W.
132d st, 2 W.
133d st, 32 W.
134th st, 62-4 W.
138th st, 104-6 W.
143d st, 257 W.
144th st, 104-6 W.
158th st, 540-2 W.
160th st, 546 W.
163d st, 442 W.
166th st, 465 W.
183d st, 510 W.
*184th st, 662 W (or Bway, 4316-8).
Amsterdam av, 856.
Broadway, 456, 1448-50 & 4310-8.
*Broadway, 1128-30 (or 5th av, 208).
Edgecombe av, 36 & 102.
Lenox av, 507-9.
Lexington av, 10, 12, 16 & 190.
Park av, 1224.
St Nicholas av, 370 & rear 732.
1st av, 1581 & 1893.
2d av, 1037 & 1911.
5th av, 208, 1466-72 & 1489.

**WILLS.**

Duane st, 195.
*122d st, 100 W (or Lenox av, 237-9).
124th st, 107-9 & 116-8 E.
*124th st, 151 W (or 125th st, 142 W).
125th st, 108-10 E.
125th st, 8-14, 135-43, 142 & 148-50 W.
126th st, 112 & 128-42 W.
Lenox av, 237-9.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor
Co—Company.
constn—construction.
con omitted—consideration omitted
corpn—corporation.
cor—corner
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100.
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

[illegible] 12, 13, 14, 15, 16 & 17.

**Bleecker st, 147** (2:537-35), ns, 85.9 e Thompson, 25.9x100, 5-sty bk tnt & strs; Wm Read to Frank Read, 211 W 147, ½ pt; mtg $30,000; Feb5 12, Dec15'14, A$25,-000 nom

**Bleecker st, 147;** Frank Read et al, heirs Wm Read, dec'd, to Emma S Read, widow, 70 Ft Washington av, the ½ pt owned by Wm Read, B&S; Dec4, Dec15'14 (R S $4,000) nom

**Broome st, 95** (2:336-16), ss, abt 25 w Sheriff, 25x75, 6-sty bk loft & str bldg; Louis H Gross to Irving S Ottenberg [206 Bway], 15 W 86, AL; Dec15; Dec17'14; A $24,000-24,000 (R S $1). nom

**Broome st, 184-6** (2:347-32), ns, 49.5 w Clinton, 51x25x51.4x25, 5-sty bk tnt & strs; Jennie Rudinsky to Abr Rudinsky, both of 186 Broome, AL; Nov10'14, Dec 17'14, A$15,000-20,000. O C & 100

**Cannon st, 133,** see 19th, 8-10 W.

**Centre st, 211-5** (1:234-17-19), ws, 129.7 s Grand, 74.11x111.2 to es Lafayette (Nos 147-51) x75x106.10, 6-sty bk loft & str bldg; J Archibald Murray to Inverness Realty Co, 49 Wall, B&S; mtg $110,000 & AL; Mar16, Dec15'14, A$115,500-187,500. O C & 100

**Church st, 314 (216)** (1:192-38), ws, abt 75 n Walker, 25x50, 5-sty stn loft & str bldg; Jacob L Markel et al to Jacob L Markel, 1119 Forest av, Bronx, & Gerson Markel, 81 E 7, firm Markel Bros, 92 Canal; ½ pt, AT; B&S, AL; Dec10; Dec11 '14, A$15,000-20,000. nom

**Columbia st, 101** (2:334-19), swc Stanton (Nos 267-9), 25x75, 6-sty bk tnt & strs; Sol Becker to Jno A Adams, 2161 67th, Bklyn; mtg $46,000; Dec15; Dec16'14; A $21,000-42,000 (R S $14.50). O C & 100

**Columbia st, 101,** swc Stanton (Nos 267-9); Jno A Adams to Caroline Baierlein, 174 Jerome, Bklyn; mtg $46,000; Dec15, Dec 16'14 (R S $14.50). O C & 100

**East Broadway, 183** (1:284-19), ss, 78.3 w Jefferson, 26.1x100, 5-sty bk tnt & str; Jas A Lynch, ref, to Abr Rothkrug, 1342 55th, Bklyn; mtg $30,000; FORECLOS Dec 3; Dec10; Dec15'14; A$32,000-42,000 (R S $8). 8,000

**Horatio st, 96-8,** see Washington, 800.

**James st, ws, at es New Bowery,** see New Bowery, es at ws James.

**Jane st, 75** (2:642-65), ns, 132.2 w Greenwich, 20.8x87.5, 3-sty & b bk dwg; Jno H Doermer to Fredk H Doermer, 3099 Bway; mtg $6,000; Dec14; Dec15'14; A$7,500-9,500 (R S $3). nom

**Lafayette st, 147-51,** see Centre, 211-5.

**Lawrence st, 24-30** (7:1966-93), ss, 391.6 e Ams av, 60x100.6x49.10x100, 1-sty bk stable; Cushman Bread Co to Cushman's Sons Inc, 60 Bway [517 W 59]; mtg $15,-000; Nov23; Dec16'14; re-recorded from Dec3'14; A$21,000-21,000. O C & 100

**Lawrence st** (7:1966), ss, bet Ams & Morningside avs, all RT&I to all land adj on e & w of lot 93 on tax map; Cushman Bread Co to Cushman's Sons, Inc, 60 Bway [517 W 59]; Nov28; Dec16'14; re-recorded from Dec3'14. O C & 100

**Lawrence st, 32-44** (7:1966-95), ss, 268.6 e Ams av, 122.11x100x122.8x100, 2-sty bk bakery & stable; Cushman Bread Co to Cushman's Sons, Inc, 60 Bway [517 W 59]; mtg $75,000 & AL; Nov29; Dec10'14; re-recorded from Dec3'14; A$52,000-110,-000. O C & 100

**Lawrence st, 46** (7:1966-41 & 100), ss, 240.6 e Ams av, runs s100xe3xs100 to ns Manhattan (No 49) xe25xn200 to ss Lawrence xw28 to beg, 2-sty bk office & str bldg & 3-sty fr tnt; Cushman Bread Co to Cushman's Sons, Inc, 60 Bway [517 W 59]; Nov28; re-recorded from Dec3'14; Dec 16'14; A$28,500-40,500. O C & 100

**Ludlow st, 153** (2:411-21), ws, 100.4 s Stanton, 25x87.6, 6-sty bk tnt & strs; Max Kass to Jos Swernofsky, 1153 St Johns pl, Bklyn; ½ pt; AT; AL; Dec9; Dec14'14; A$23,000-37,000 (R S $1.50). O C & 100

**Manhattan st, 49,** see Lawrence, 46.

**Monroe st, 173** (1:269-12), ns, abt 120 w Montgomery, 23x100, 6-sty bk tnt & strs; Cedalai Rothman to G & I Realty Co, 217 Havemeyer, Bklyn; mtg $27,000; Dec10; Dec15'14; A$15,500-29,000 (R S $3.50). exch

**New Bowery** (1:166), es, at ws James, [illegible] sw along New Bowery, 3.6x22.5 to James, xw2.6 to beg, gore; Alice M Slat-[illegible] to Samuel T St Lopes, 20 James, [illegible] Dec 16'14, A$[illegible] nom

**Pike st, 52** (1:274-17), ws, 49 n Monroe, 24x86, 4-sty bk tnt & strs; Celia Kommel [illegible] 64 Eagle av, Bronx, AT; AL; Nov30; Dec11'14; A$14,500-19,000. O C & 100

**Stanton st, 267-9,** see Columbia, 101.

**Stanton st, 325-7** (2:324-13), ss, 30 e Goerck, 29.10x81.3x29.7x81.4, 6-sty bk tnt & strs; Jno A Adams to Sol Becker, 267 [illegible] Dec15, Dec16'14, A [illegible] (R S $7). O C & 100

**Vandewater st, 24-6** (1:113-30), ss, 217.11 w Pearl, [illegible] 5-sty bk loft & str bldgs; Jos V Fowler, ref, to Richd C Deupel, 167 W 82; FORECLOS Oct26; Oct 31; Dec15'14; A$[illegible] (R S $65). 65,000

**Vandewater st, 24-6;** Richd C Deupel to Frank E Logan, 250 W 88, mtg $65,000; Dec14; Dec15'14 (R S $6). O C & 100

**Washington st, 786-8** (2:642-25-26), ws, 19 w Jane, 39x69.10, 2-3-sty bk tnts; Jno H Doermer to Fredk H Doermer, 3099 Bway; mtg $3,500; Dec14; Dec15'14; A $13,000-14,000 (R S $10). nom

**Washington st, 800** (2:642-19), swc Horatio (Nos 96-8), 19.9x69.10x15.8x70, 3 & 4-sty bk tnt & strs; Jno H Doermer to Fredk H Doermer, 3099 Bway; Dec14; Dec 15'14; A$10,000-12,500 (R S $12). nom

**2D st, 82** (2:444-44), nes, 100 nw 1 av, 30x18, 3-sty bk tnt; Elsa L Houck, daughter & heir of Julius W Geyer, decd, to Caroline Geyer, 78 2d; AT; QC; Dec8; Dec 17'14; A$5,000-7,000 (R S $2). nom

**4TH st, 307 E** (2:374-66), ns, 82.3 e Av C, 25x96, 6-sty bk tnt; Morris Mannheimer to Jacob B Prager, 309 E 4, & Aaron Mintz, 230 E 6; QC; Dec10; Dec17'14; A $16,000-19,000. nom

**12TH st, 28 W** (2:575-39), ss, abt 300 w 5 av, —x—, 4-sty stn tnt; also all RT&I, including dower in any & all prop which her husband, Adolph Laun, died seized; also any other REAL ESTATE which Jno Laun, Sr, died seized; Sophie Laun, widow, to Louise F K Laun, heir of Adolph Laun, 361 42d, Bklyn; QC; Aug31; Dec14'14; A $17,000-22,000. gift

**13TH st, 159 W** (2:609-75), ns, 120 e 7 av, 20x103.3, 3-sty & b bk dwg; Jane James to Julius B Fox, 520 Ocean av, Jersey City, NJ; AL; Dec15'14; A$13,500-16,-000 (R S $7.50). O C & 100

**13TH st, 159 W;** Julius B Fox to Jos L Buttenwieser, 300 Central Park W; mtg $10,000 & AL; Dec15'14 (R S $7.50). O C & 100

**13TH st, 313-5 W** (2:629-48-49), ns, 183.4 w 8 av, 41.8x103.3x42.6x111.10, 2-4-sty bk tnts & strs & pt 1-sty bk rear bldg; Jane A Miller to Matthew K Miller, 20 W 126; ¼ pt; CaG & correction deed; Oct10; Dec 17'14; A$20,000-24,000. O C & 100

**14TH st, 231 E** (3:896-15), nes, 235 nw 2 av, 26x103.3, 5-sty stn tnt & strs; Saml Kleimer to Saml Newman, 22 Prospect pl, Newark, NJ; mtg $24,500 & AL; Sept8; Dec16'14; A$23,400-27,500. nom

**15TH st, 102 E** (3:870-71), ss, 123 e 4 av, 25x69.6x28.4x56.1; also 15TH ST, 104 E (3:870), ss, 148 e 4 av, runs e25xs82.8 xsw13.3xnw25xn69.6 to beg; also 15TH ST, 106 E (3:870), ss, 173 se 4 av, 25x75.7x25.7 x82.5, 7-sty bk hotel America; Blanche D, wife of & Jno R Van Ness to Andw J Dam, 141 E 39; ¼ pt; AL; Nov16; Dec15 '14; A$110,000-184,000. nom

**15TH st, 104-6 E,** see 15th, 102 E.

**16TH st, 19 W** (3:818-24), ns, 425 w 5 av, 25x92, 3-sty & b bk dwg; Augustine C Smith et al EXRS Annie D Smith, to Wm Lustgarten & Co, Inc, 68 Wm; mtg $12,-000; Nov20; Dec16'14; A$40,000-42,000 (R S $6). nom

**18TH st, 12 W** (3:819-53), ss, 280 w 5 av, 53x92, 8 & 9-sty bk loft & str bldg; B & L Constn Co, 309 Bway, to B B B Holding Co, Inc, 5 Beekman; mtg $167,500 & AL; Dec8; Dec11'14; A$107,000-189,000 (R S 50c). O C & 100

**18TH st, 12 W** (3:819-53), ss, 280 w 5 av, 53x92, 8 & 9-sty bk loft & str bldg; B B B Holding Co, Inc, to Jacob H Schiff, 965 5 av; QC; mtg $160,000 & AL; Dec17 '14, A$107,000-189,000 (R S 50c). O C & 100

**19TH st, 40-2 E** (3:847-50), ss, 231 e Bway, 42x92, 9 & 10-sty stn loft & str bldg; Realty Mtg Co, 30 E 42, to 40 E 19th St Realty Co, Inc, 52 Bway; B&S; Dec17'14; A$96,500-182,000 (R S $15.50). nom

**19TH st, 8-10 W** (3:820-51), ss, 160 w 5 av, 50x92, 12-sty bk loft & str bldg; A $103,000-216,000; also CANNON ST, 133 (2:-335-67), ws, 80 s Houston, 20x100, 6-sty bk loft bldg; A$12,000-22,500; also BOSCOBEL AV (11:2871), sec 169th, 120x100, vacant; Hy C Lytton, of Chicago, Ill, to Round Robin Realty Corp, 35 Nassau; mtg $305,-000 Dec1 Dec12'14 (R S $5). O C & 100

**19TH st, 23 W,** see 20th, 18-22 W.

**20TH st, 18-22 W** (3:821-55), ss, 345 w 5 av, runs s92xw25xs92 to ns 19th (No 23) xw25xn92xw25xn92 to 20th xe75 to beg, 11-sty stn loft & str bldg; Hy C Lytton, of Chicago, Ill, to, Arragon Holding Corp, 27 Nassau; mtg $420,000; Dec4, Dec 15'14; A$207,000-460,000 (R S $40). O C & 100

**21ST st, 232 E** (3:981-42), ss, 211.6 w 2 av, 26.3x92, 5-sty bk tnt; Anna Mayforth to Fredk V Mayforth, 109 E 123; ¼ pt; AL; Jan8'04; Dec14'14; A$15,800-27,-600 O C & 100

**22D st E nwc Lex av,** see Lex av, 10.

**22D st, 405 E** (3:954-6), ns, 96.6 e 1 av, 24.6x98.9, 4-sty bk tnt; Edgar J Nathan, ref, to Geo F W Doremberg, at Pelham Heights, NY; subj, PARTITION Nov19; Dec 15'14; A$9,000-11,500 (R S $5). 5,000

**22D st, 28-30 W** (3:823-59), ss, 441.9 w 5 av, 50.10x98.9, 6-sty stn loft & str bldg; Phoenix Improvement Co, to Bank for Savings in the City; FORECLOS Dec9; Dec10; Dec11'14; A$121,000-174,000 (R S $90). 190,000

**22D st, 206 W** (3:745-42), ss, 100 w 8 av, 20x98.8, with AT to strip in rear to el of bldg, 3-sty bk tnt & strs; Laurence S Bolognino & wife to Ernest Amusement Co, at Public Bldg, Bway & 23d; mtg $11,000; Dec14; Dec16'14; A$10,500-13,500 (R S $6.50). O C & 100

**28TH st, 319 W** (3:752-30), ns, 220 w 8 av, 20x98.9, 4-sty stn tnt; Herman F Peper to Thos Lynch, 401 W 24; mtg $11,000 & AL; Dec15'14; A$10,000-17,000 (R S $8). nom

**29TH st, 510 W** (3:700-41), ss, 175 w 10 av, 25x98.9, 5-sty stn tnt & strs; Wm T Comfort, ref, to J Kaplan & Co, Inc, 441 10 av; mtg $18,000 & AL; FORECLOS Dec2; Dec9; Dec11'14; A$8,000-22,000 (R S 50c). 180.00 over 1st mtg for 18,000

**30TH st, 235 W** (3:780-20), ns, 419.9 e 8 av, 19.9x98.9, 3-sty bk tnt; Alrose Realty Co to Wm Gladstone, 2 W 89; mtg $12,000; Dec15'14; A$16,000-18,500. nom

**37TH st, 52 W** (3:838-78), ss, 228.6 e 6 av, 21.6x98.9, 5-sty stn bldg & str, Leonard L Hill to Geo Bickelhaupt, at Woodmere, LI; mtg $62,500 & AL; Dec15'14; A $75,000-78,000 (R S $12.50). O C & 100

**41ST st, 130-6 W,** see Bway, 1448.

**41ST st, 138 W,** see Bway, 1448.

**45TH st, 213 E** (5:1319-7), ns, 141.3 e 3 av, 18.9x100.5, 3-sty & b stn dwg; Michl McGuire to Maria McGuire, 213 E 45; Dec 8; Dec17'14; re-recorded from Dec11'14; A $7,000-9,000. nom

**45TH st, 213 E** (5:1319-7), ns, 141.3 e 3 av, 18.9x100.5, 3-sty & b stn dwg; Michl McGuire to Maria McGuire, 213 E 45; AL; Dec8; Dec11'14; A$7,000-9,000. nom

**47TH st, 234 E** (5:1320-32), ss, 146 w 2 av, 23x100.5, 4-sty bk tnt; Michl McGuire to Maria McGuire, 213 E 45; AL; Dec8; Dec11'14; A$9,000-14,000. nom

**47TH st, 243-5 W** (4:1019-14), ns, 325 e 8 av, 50x100.5, 2 & 5-sty bk loft & str bldg; Geo Bickelhaupt to Leonard L Hill, 131 W 86; mtg $69,250; Dec14; Dec15'14; A$77,000-84,000 (R S $12). O C & 100

**54TH st, 428 W** (4:1063-47), ss, 422.6 e 10 av, 27.6x57.4x27.6x55.5, 5-sty bk tnt & strs; Hy Arold to Elisabeth S Harvie, 10 Jones st, Jersey City, NJ; B&S; AL; Dec 11; Dec14'14; A$8,000-16,000 (R S 50c). 400

**54TH st, 428 W;** Elisabeth S Harvie to Hy Arold & Sophia, his wife, 2831 W 6, Coney Island; B&S; AL; Dec11; Dec14'14 (R S 50c). 400

**56TH st, 421 W** (4:1066-20), ns, 300 w 9 av, 25x100.5, 5-sty bk tnt; Hy L Dunn to Edw Graboff, 75 W 113; mtg $13,900; Sept23; Dec11'14; A$11,000-19,000. O C & 100

**64TH st, 169 W** (4:1136-7), ns, 150 e Ams av, 24x100, 5-sty bk tnt; Jno J Halpin, ref, to Josephine K Barber & Margt L Schlesinger, at Warehouse Point, Conn; FORECLOS Dec3; Dec11; Dec12'14; A$13,-500-23,000 (R S $20). 20,000

**70TH st, 401½ E** (5:1465-41½), ns, 87 e 1 av, 26x55.4, 5-sty bk tnt & strs; Susanna E Waldie to Ellen Garvey, at East Pepperell, Mass, ½ pt, mtg $4,000; Dec 11; Dec15'14; A$6,000-12,500 (R S $2.50). nom

**71ST st, 351 W** (4:1183-14), ns, 456.3 w West End av, 18.9x102.2, 4-sty bk dwg; Mannados Realty Co to Caroline K Clegg, 305 Valley rd, West Orange, NJ; AL; Dec 14; Dec17'14; A$12,000-13,000 (R S $12.) O C & 100

**72D st, 427 E** (5:1467-16), ns, 200 w Av A, 25x102.2, 4-sty stn tnt; Isidor Picker to Bertha Picker, 720 Riverside dr; AL; Feb18; Dec15'14; A$9,000-16,000. nom

**73D st, 211 E** (5:1428-7), ns, 160 e 3 av, 25x102.2, 5-sty stn tnt & strs, Hy M & Wm E Earle, heirs Lewis Earle, to Jos Sananes, 2750 W 3, Bklyn; QC & CaG; mtg $21,000 & AL; Feb28; Dec11'14; A$9,-000-19,000. nom

**73D st, 320 E** (5:1447-45), ss, 325 w 1 av, 25x102.2, 5-sty bk tnt & strs; Isidor Picker to Bertha Picker, 720 Riverside dr, AT, mtg $11,000 & AL; Feb18; Dec15 '14, A$9,000-13,000. nom

**75TH st, 190 E** (5:1409-43), ss, 150 w 3 av, 18.9x102.2, 4-sty stn tnt; Maurice J Simon to Gustav Frank, 333 Central Park W; Nov30; Dec11'14; A11,500-15,500. nom

**77TH st, 236 E** (5:1431-35), ses, 255 w 2 av, 25x102.2, 6-sty bk tnt & strs; Celia Kommel to Amelia Ackermann, 640 Eagle av, Bronx; AL; Nov30; Dec11'14; A$11,000-33,000. O C & 100

**78TH st, 218 E** (5:1432-41), ss, 185 e 3 av, 13.4x102.2, 3-sty & b bk dwg; Robt L Flemming to Minnie Flemming, 899 Faile; ¼ pt, AT, QC, mtg $3,500; Dec11'14; A $5,500-7,000 (R S $1). nom

**80TH st, 150-6 W** (4:1210-55), ss, 168 e Ams av, 82x102.2, 9-sty bk tnt; Tourneur Realty Co to Edith A Hawk, at Knickerbocker Hotel, 42 & Bway; mtg $225,000; Dec15'14; A$70,000-325,000 (R S $101). O C & 100

**84TH st, 153 W** (4:1215-8), ns, 175 e Ams av, 32x102.2, 5-sty bk tnt; Hugo Gutfreund to Arnold Gutfreund & Rose, his wife, 619 9 av, as joint tenants; mtg $25,000 & AL; Nov27; Dec14'14; A$20,000-39,000 (R S $2). O C & 100

**85TH st, 228-30 E** (5:1530-34), ss, 354.6 e 3 av, 50x102.2, 1-sty bk church; Eliz C Galbraith to Montrose Realty Co, 135 Bway; B&S, Dec14, Dec15'14; A Exempt-Exempt (R S 50c). nom

**87TH st, 539 E** (5:1584-20), ns, 146 w East End av, 25x100.8, 5-sty bk tnt; Jno Riexinger to Helena Lau, in Mendham, N J; mtg $11,000; Dec15, Dec16'14; A$8,000-20,000 (R S $11). O C & 100

**87TH st, 543 E** (5:1584-22), ns, 96 w East End av, 25x100.8, 5-sty stn tnt; Jno Riexinger to Lydia Boenple, 52 Sunnyside av, Bklyn, mtg $11,000, Dec15; Dec16'14; A $8,000-20,000 (R S $11). O C & 100

**92D st, 131 E** (5:1521-141½), ns, 56 w Lex av, 17x100.8, 3-sty & b stn dwg; Wm Donovan to Julia Donovan, his wife, 131 E 92; mtg $10,000, Dec11; Dec14'14; A$10,-000-15,000 (R S $5). nom

**92D st, 348 E** (5:1554-30½), ss, 75 w 1 av, 25x50.8, 5-sty bk tnt & strs; Israel D Shlachetzki to Geo Fisher, 243 Grand, mtg $11,500 & AL; Nov23; Dec12'14, A$5,-500-11,000. O C & 100

**93D st, 69-71 E** (5:1505-31), ns, 100 w Park av, 39x100.8, 5-sty bk tnt; Clara E Fausner to Wm Hauser, of Bloomfield, NJ; mtg $42,000; Oct1; Dec17'14; A$31,000-50,-000 (R S $15.50). O C & 100

**93D st, 54 W** (4:1206-54), ss, 248.4 e Col av, 26.8x100.8, 5-sty bk tnt; Isaac Lowenfeld et al' EXRS &c Pincus Lowenfeld, to Herman F Bauer, 157 E 91; ⅜ pt; mtg $22,500; Dec15'14; A$19,000-31,000 (R S $6). conveyance of 319 W 28 & 500

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**93D st, 54 W;** Wm Prager to same; ½ pt; B&S & CaG; mtg $22,500; Dec14; Dec 15'14 (R S $5). nom

**101ST st, 343 E** (6.1673-24), ns, 40 w 1 av, 40x100.11, 6-sty bk tnt & strs, Dorothy Gutman to T & S Realty Co, Inc, 309 Bway, mtg $36,500, Dec9, Dec14'14; A$9,-500-37,000. O C & 100

**102D st, 175 W** (7:1857-10), ns, 225 e Ams av, 20x96.8, 5-sty bk tnt; Patk Cashin to Mary Murray, 647 10 av; mtg $19,000; Nov27; Dec12'14; A$14,500-22,000. nom

**102D st, 200 W,** see Amsterdam av, 506.

**106TH st, 160 E** (6:1635-48), ss, 275 w 3 av, 25x100.11, 5-sty stn tnt & strs; Jacob Starkman to Code Realty Co, 1239 Mad av; AL; June5; Dec11'14, A$15,000-22,500. O C & 100

**106TH st, 227 E** (6:1656-14), ns, 250 w 2 av, 25x100.11, 5-sty bk tnt & strs; Middleton S Borland, ref, to Edw L Coster, at Irvington, NY, Plff; FORECLOS Dec2, Dec 12; Dec14'14; A$10,000-19,000 (R S $5). **5,000**

**106TH st, 314-6 E** (6:1677-42), ss, 237.6 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Morris Williamson to Selvin Realty Co, 5 Beekman; mtg $30,000; Dec15; Dec16'14; A $13,500-39,500 (R S $5.) O C & 100

**108TH st, 335-7 E** (6:1680-21), ns, 100 w 1 av, 50x100.11, 6-sty bk tnt & strs; Eugene A Donohue to Lawyers Mtg Co; B&S; AL; Mar27; Dec14'14; A$14,000-49,-000. nom

**109TH st, 229 E** (6:1659-14), ns, 335 e 3 av, 18.7x100.10, 4-sty bk tnt; Max Lukather et al, individ & TRSTEs for benefit of creditors & stockholders of the Alema Realty Exchange Co, to Francis H Page, 120 Willow, Bklyn, TRSTE for Abby J Strickland, will of Wm Strickland; QC; Dec8; Dec11'14; A$5,500-9,000. nom

**109TH st, 229 E;** Francis H Page, TRSTE for Abby J Strickland, will Wm Strickland, to Wm D Vento, 229 E 109; AL; Nov 24; Dec11'14 (R S $7). **6,850**

**110TH st E** (6:1681-43-44), ss, 200 e 2 av, 50x100.11, vacant; Frank Ruggiero to St Anns Church, 308-10 E 110; mtg $9,500; Dec3; Dec17'14; A$14,000-14,000 (R S $1). O C & 100

**112TH st, 45 E** (6:1618-23), ns, 75 e Madison av, 20x100.11, 5-sty bk tnt; Saml Hyman to Ida Hyman, his wife, 502 W 122; AL; Dec16; Dec17'14; A$9,000-18,000. nom

**112TH st, 115 E** (6:1640-9), ns, 175 e Park av, 20x100.10, 4-sty stn tnt; Birdie Wohlgemuth to Jacob L Manheimer, 558 W 164; mtg $9,500; Dec14; Dec15'14; A$9,-000-11,000 (R S 50c). nom

**112TH st, 117 E** (6:1640-9½), ns, 195 e Park av, 20x100.10, 4-sty stn tnt; Julia Manheimer to Jacob L Manheimer, both at 558 W 164; mtg $9,500; Dec14; Dec15'14; A$9,000-11,000 (R S 50c). nom

**116TH st, 370 W** (7:1849-48), ss, 200 w Manhattan av, runs s100.11xw25xn75.8xw 25xn25.2 to st xe50 to beg, 5-sty bk tnt; Clarence E Duryea to Kath A Kruger, 122 Schaeffer, Bklyn; mtg $36,000; Oct7; Dec 17'14; A$24,000-44,000. O C & 100

**119TH st, 43 W** (6:1718-22), ns, 376 w 5 av, 17x100.11, 3-sty & b stn club house; Maurice Mandelbaum to Wm C Cahn, 600 W 161; B&S; AL; Nov30; Dec11'14; A$9,-000-12,000. O C & 100

**120TH st, 203 W** (7:1926-27), ns, 99.10 w 7 av, 25.2x100.11, 5-sty bk tnt; Harry C Hallenbeck to St Johns Park Realty Co, 55 Liberty; mtg $17,000; Dec10; Dec11'14; A$14,000-25,000 (R S $10.50). O C & 100

**123D st, 109 E** (6:1772-7), ns, 140 e Park av, 25x100.11, 5-sty bk tnt; Anna Mayforth to Fredk V Mayforth, 109 E 123; ½ pt; B&S; AL; Sept4'12; Dec14'14; A$11,000-25,000. O C & 100

**124TH st, 313 E** (6:1801-7), ns, 156.3 e 2 av, 18.9x100.11, 3-sty & b bk dwg; David Oppenheimer & ano EXRS Mannasses Oppenheimer to Adolph Oppenheimer [191 Pearl], 313 E 124, ¼ pt; David Oppenheimer, 521 Greenwich, ¼ pt, & Lena Oppenheimer, 938 St Nicholas av, ½ pt; Dec16 '14; A$6,500-7,500. nom

**127TH st, 126 W** (7:1911-45), ss, 275 w Lenox av, 25x99.11, 6-sty bk tnt; Percival H Gregory, ref, to Equitable Trust Co of N Y, 37 Wall, sub TRSTE Louisa S Wright, plff; FORECLOS Dec7; Dec14; Dec15'14; A$12,000-32,000 (R S $30). **30,000**

**128TH st, 59 E** (6:1753-28), ns, 198.4 w Park av, 16.8x99.11, 3-sty fr dwg; Thos F Gilroy Jr as TRSTE under declaration of trust recorded Nov18'14, to Mary A Neville, of Sea Cliff, LI; AL; Dec14'14; A$6,-500-7,500. nom

**128TH st, 268 W,** see 128th, 270 W.

**128TH st, 270 W** (7:1933-57), ss, 187.6 e 8 av, 20.10x99.11, 4-sty stn tnt; A$8,300-14,000; also 128TH ST, 268 W (7:1933-56), ss, 208.4 e 8 av, 20.10x99.11, 4-sty stn tnt; A$8,300-14,000; Helen D White Haight to Louis Feldman, 1526 Eastern Pkway, Bklyn; B&S; Dec9; Dec11'14 (R S $1). nom

**129TH st W, see St Nicholas av,** see St Nicholas av, 370.

**130TH st, 210 W** (7:1935-40), ss, 155 w 7 av, 15x99.11, 3-sty & b stn dwg; Sarah H Bennett to Nathan I Bennett, 210 W 130; B&S; Dec11; Dec14'14; A$6,000-8,500 (R S $1). nom

**132D st, 2 W** (6:1729-40¼), ss, 75 w 5 av, 17.6x99.11, 4-sty stn tnt; Michl J Moriarty to Louise W Hooper, 2 W 132; Dec3; Dec17'14; A$5,000-5,500 (R S $1.50). O C & 100

**133D st, 32 W** (6:1730-53), ss, 460 e Lenox av, 25x99.11, 5-sty bk tnt; Edw E Crawford to Emma A Mayhew, 1522 Pacific, Bklyn; mtg $18,250 & AL; Dec2; Dec 15'14; A$7,000-16,000. nom

**134TH st, 62-4 W** (7:1731-59), ss, 285 e Lenox av, 50x99.11, 5-sty bk loft & str bldg; mtgs $40,000; A$14,000-41,000; also 160TH ST, 546 W (8:2118-20), ss, 419.11 w Ams av, 14.9x99.11, 3-sty & b stn dwg; mtg $7,010; A$6,200-10,000; Homer R Gillies to Manhattanville Realty Corpn, 220 W 53, Dec15, Dec16'14 (R S $3.) O C & 100

**138TH st, 104-6 W** (7:2006-38), ss, 100 w Lenox av, 50x99.11, 6-sty bk tnt; Chas G Bauer to Clara M Bauer, both at 300 6th; mtg $54,300 & AL; Dec11'14; A$18,000-53,-000 (R S $5). nom

**143D st, 257 W** (7:2029-8), ns, 175 e 8 av, 37.6x99.11, 5-sty bk tnt; Isaac Lowenfeld et al, EXRS Pincus Lowenfeld, to American Land Credit Corpn, 31 Liberty; ½ pt; mtg $28,000; Dec16; Dec17'14; A $16,000-39,000 (R S $6).

**conveyance of No 815 E 161**

**143D st, 257 W;** Wm Prager to same; ½ pt; mtg $28,000; Dec15; Dec17'14 (R S $6). nom

**144TH st, 104 W** (7:2012-39), ss, 125 w Lenox av, 37.6x99.11, 5-sty bk tnt; Perkins Realty Co, of Newark, NJ, to Mary E N O'Neill, 340 Bank, Newark, NJ; mtg $30,000; Dec10; Dec11'14; A$15,000-38,000 (R S $12.50). nom

**144TH st, 106 W** (7:2012-41), ss, 162.6 w Lenox av, 37.6x99.11, 5-sty bk tnt; Perkins Realty Co, of Newark, NJ, to Rose C Kernan, 399 Valley st, South Orange, NJ; mtg $30,000; Dec10; Dec11'14; A$15,-000-38,000 (R S $12.50). nom

**158TH st, 540-2 W** (8:2116-15), ss, 225 e Bway, 49.9x99.11, 6-sty bk tnt; Hy M & Louis Bloch to Riverview Constn Co, 21 Waverly pl; mtg $54,000; Dec11'14; A$26,-000-66,000 (R S $11). O C & 100

**160TH st, 546 W,** see 134th, 62-4 W.

**163D st, 442 W** (8:2110-14), ss, 200 e Ams av, 20x112.6, 5-sty bk tnt; Hy F Rabbe, ref, to Emigrant Indust Savgs Bank; FORECLOS Dec10; Dec11'14; A$9,000-24,-000 (R S $21.50). **21,500**

**163D st, 442 W** (8:2110-14), ss, 200 e Ams av, 25x112.6, 5-sty bk tnt; Emigrant Indust Savgs Bank to Johanna Strack, 147 E 92; B&S; Dec16'14; A$9,000-24,000 (R S $23). **22,870.27**

**166TH st, 465 W** (8:2111-111), ns, 125 e Ams av, 25x100, 5-sty bk tnt; Julia Dunphy to Jno W Frazer, 55 Cannonbury rd, Jamaica, B of Q; mtg $19,750 & AL; Dec 10; Dec11'14; A$8,500-22,000 (R S $3). O C & 100

**183D st, 510 W** (8:2155-46), ss, 188.10 w Ams av, 16x104.11, 2-sty & b bk dwg; Thos P Howley to Frank Rogers, at Cairo, NY; AL; Dec5; Dec14'14; A$5,400-9,000. O C & 100

**184TH st, 662 W,** see Bway, 4316-8.

**Amsterdam av, 856** (7:1873-36), swc 102d (No 200), 25.11x82.7 to es old Bloomingdale rd x28x93.4, 5-sty bk tnt & strs; Larimer A Cushman Baking Co of N Y to Cushman's Sons, Inc, 60 Bway [517 W 59]; mtg $40,000; Nov28; re-recorded from Dec 3'14; Dec16'14; A$30,000-46,000. O C & 100

**Broadway, 456** (1:232-11), es, 30 s Grand, 25x100, 5-sty stn loft & str bldg; Enos S Booth, ref, to Windham Realization Co, Inc, 165 Bway; FORECLOS Aug 19; Sept22; Dec12'14; A$60,000-66,000 (R S $1.50). **55,000**

**Broadway, 1126,** see 5 av, 208.

**Broadway, 1448** (4:993-47), es, 30.11 s 41st, runs s22.11xe78.9xs22xe20xs24.8xe 59.9xn98.9 to ss 41st (Nos 130-6) xw79.9xs 30xw84.11 to beg; leasehold; also BROADWAY, 1450 (4:993), sec 41st (No 138), 31.2 x84.11x30x93.4, 9 & 10-sty bk hotel Continental, with all RT&I of 41st St Realty Co & its receiver, Hy M Carpenter, to lease dated July26'12; Florence L wife of & Douglass W Mabee, of Saratoga Springs, NY, to No 1450 Broadway Corpn, 1450 Bway; CaG; PM mtg $935,000; Dec10; Dec 11'14; A$800,000-P1,075,000 (R S $35). **35,000**

**Broadway, 1450,** see Bway, 1448.

**Broadway, 4310-4,** see Bway, 4316-8.

**Broadway, 4316-8** (8:2164-44), sec 184th (No 662), 37.8x97.11x37.4x103.1, 6-sty bk tnt & strs; A$18,000-51,000; also BROADWAY, 4310-14 (8:2164-42), es, 37.8 s 184th, 37.11x92.9x37.7x97.11, 6-sty bk tnt & strs; A$13,000-40,000; Metropolitan Life Ins Co to Jos Rosenberg, 84 Hopkins, Bklyn; CaG; mtg $70,000 & AL; Dec1; Dec11'14 (R S $35). O C & 100

**Edgecombe av, 36** (7:1960-68), es, 89.10 s 137th, 17.6x90, 3-sty bk dwg; Thos S Trimmer et al, individ, EXRS & heirs of Eliz Trimmer, to Saml Trimmer, 36 Edgecombe av; mtg $10,000; Dec9; Dec11'14; A$9,500-13,500 (R S 50c). nom

**Edgecombe av, 102** (7:2042-1½), es, 18 n 139th, 17x80, 3-sty & b bk dwg; Mary T Tatum to Jos K Wells, 408 W 150; CaG; Dec15'14; A$7,200-12,000 (R S $12). nom

**Lenox av, 507-9** (7:1920-32), ws, 53 n 135th, runs n46.5xw56xn0.6xw44xs46.11xe 100 to beg, 2-5-sty bk tnts & strs; Hy E J Schiffer to Edwin Henes, 1925 7 av; ⅛ pt; B&S; mtg $20,000; Dec7; Dec12'14; A$16,-000-23,000 (R S $2). 1,821.72

**Lexington av, 10** (3:878-16), nws, nes 22d, 26x75, 3-sty & b bk dwg; Arthur de F Wheeler et al to City N Y; AL; Nov28; Dec 17'14; A$47,000-55,000 (R S $75). **75,000**

**Lexington av, 12** (3:878-17), nws, 26 ne 22d, 26x75, 3-sty & b bk dwg; Arthur de F Wheeler et al to City N Y; Nov28; Dec 17'14; A$37,000-43,000 (R S $38.50). **50,000**

**Lexington av, 16** (3:878-19), nws, 98.1 sw 23d, runs nw25xsw0.7xnw50xsw23.4xse 75 to av xne24 to beg, 4-sty & b stn dwg; T H Powers Farr & Jno Farr, EXRS Jas M Farr, to City N Y; AL; Dec17'14; A$32,-000-41,000 (R S $45). **45,000**

**Lexington av, 190** (3:887-79), ws, 67.8 s 32d, 22x80, 3-sty & b bk dwg; B W R Realties Inc to Wilmore Realty Co, 115 Bway; mtg $27,000 & AL; Dec3; re-recorded from Dec4'14; Dec16'14; A$23,750-25,500. (R S 50c). O C & 100

**Park av, 1224** (5:1507-34), ws, 25.2 n 95th, 25.2x100, 5-sty bk tnt; Anton Friedrich & ano EXRS, &c, Anton Friedrich, decd, et al to Armory Hill Realty Co, 1084 Lex av; mtg $33,000; Dec15; Dec16'14; A $21,000-33,000 (R S $7). **40,000**

**St Nicholas av, 370** (7:1955-23), sec 129th, 101x47.8x99.11x32.10, 5-sty bk tnt; Louis B Hasbrouck to Fredk C McLaughlin, of White Plains, NY [165 Bway]; B&S; mtg $43,000 & AL; Nov27; Dec15'14; A$40,000-60,000. nom

**St Nicholas av (rear of 732)** (7:2053-63½), begins at sec of St Nicholas av (No 732) at pt 386.2 n 145th & cl of an old rd, runs e to pt 100 e of av xn30xw— to nec St Nicholas av (No 732) at lc of said old rd xs along rear of St Nicholas av (No 732) — to beg; vacant; Cath De Nyke to Edw J Farrell, 732 St Nicholas av; B&S & CaG; Dec15'14; A$3,000-3,000 (R S $1.50). **1,250**

**1ST av, 1581** (5:1545-25), ws, 150 s 83d, runs w100xs10.2xse100.1 to av xn15.1 to beg, 5-sty stn tnt & strs; Hannah Lederer to Jacob Lederer, 215 W 137; mtg $14,000; Dec10; Dec11'14, A$8,500-13,000 (R S 50c). O C & 100

**1ST av, 1893** (6:1669-29), ws, 25.2 s 98th, runs w99.6xs0.3xw0.6xs25xe100 to av xn 25.4 to beg, 5-sty bk tnt & strs; Metropolitan Trust Co, individ & sub TRSTE Isaac E Holbrook, to Frederic C Leubuscher, 5 W 124, GDN Renee Seelye; B&S; AL; Dec11; Dec15'14; A$10,000-13,-500 (R S $14). **14,000**

**2D av, 1037** (5:1328-25), ws, abt 75 s 55th, —x—, 4-sty bk tnt & strs; all RT&I in estate of Martin Brennan, decd; Mary Holden of San Francisco, Cal, to Mary, wife Jno Keenan, & daughter of party 1st pt, of San Francisco, Cal; Jan7'11; Dec16 '14; A$13,000-20,000. gift

**2D av, 1911** (6:1648-26), ws, 42 s 99th, 28x100, 5-sty bk tnt & strs; Chas J Carroll, ref, to Excelsior Savings Bank, 79 W 23, Plff; FORECLOSED & drawn Dec11; Dec14'14 (R S $15). **15,000**

**5TH av, 208** (3:827-42), ws, 84.7 n 25th, 28.2x123.2 to es Bway (No 1126 on map 1128-30), x30.2x112.4, 7-sty bk office & str bldg; St Johns Park Realty Co to Harry C Hallenbeck, 97 Gates av, Montclair, NJ; 97 Gates av, Montclair, NJ [497 Pearl]; mtg $230,000 & AL; Dec10; Dec11'14; A $300,000-395,000 (R S 50). O C & 100

**5TH av, 1466** (6:1717-36), ws, 75.11 n 118th, 25x100, 5-sty bk tnt & strs; A$20,-000-29,000; also 5TH AV, 1468-72 (6:1717-37-39), ws, 25.11 s 119th, 75x100, 3-5-sty bk tnts & strs; A$60,000-87,000; Bertha Hoffmann et al, EXRS Simon Hoffmann, to 1328 Realty Corpn, 74 Bway; mtg $80,-000; Nov30; Dec11'14. **92,000**

**5TH av, 1468-72,** see 5 av, 1466.

**5TH av, 1489** (6:1746-72), es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & strs; Jos M Edelson, ref, to Lawyers Mtg Co; FORECLOS Dec10; Dec14; Dec16'14; A$29,000-54,000 (R S $23). **46,000**

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Bethune st, 10,** see Greenwich, 785-9.

**Division st, 25-25½** (1:281), ss, 291.3 e Cath, 25x69.8x25x69.10; consent to 3d track; Morris Funkelstein, N Y, to Manhattan Railway Co; mtg $16,500; Dec2; Dec15'14. 1,750

**Division st, 25-25½;** consent to 3d track; Wilfred A Openhym & ano, TRSTES Wm Openhym, mortgagees, to same; mtg $16,-500; Dec10; Dec15'14. nom

**Greenwich st, 785-9** (2:624), nec Bethune (No 10), runs e22xn25x again n45.8xw22 to st xs68.1 to beg; consent to 3d track; Wm E Bloodgood, of Montclair, NJ, & ano, TRSTES Thos Lewis, to Manhattan Railway Co; mtg $——; Sept12; Dec12'14. 1,498.75

**Greenwich st, 785-9;** consent to 3d track; same, as mortgagees, to same; mtg $30,000; Nov28; Dec12'14. nom

**Pearl st, 364-6** (1:112); consent to 3d track; Owen D Healy, TRSTE will Owen Healy, NY, to Manhattan Railway Co; Dec 1; Dec11'14. 1,822.92

**Reade st, 57** (1:149), owned by party 1st pt; also BROADWAY, 285, owned by party 2d pt; agmt as to use of sewer drain, &c; H Skelton Carter, EXR Mary A S Carter, with Wm F, Fanny S & Francis M Whitehouse & Louisa W Sheldon; Jan22'08; Dec 15'14. nom

**Rivington st, 175** (miscl); power of atty to conduct business; Isaac Peris to Max & Fany Peris; Dec1; Dec11'14. ——

**39TH st, 23 W,** see 39th, 25-33 W.

**39TH st, 25-33 W** (3:841), owned by party 1st pt; also 40TH ST, 32-4 W, owned by party 2d pt; also 39TH ST, 23 W, owned by party 2d pt; "the society" agrees & gives "the club" privilege to cut walls for fire exits, doorways, &c; United Engineering Soc with Engineers Club; July20; Dec14'14. nom

**39TH st, 25-33 W;** also 40TH ST, 32-4 W; also 39TH ST, 23 W; agmt modifying above; same with same; Oct22; Dec14'14. nom

**40TH ST, 32-4 W,** see 39th, 25-33 W.

**53D st E, nec 2 av,** see 2 av, 1004.

**64TH st, 15 & 19 E,** see 64th, 17 E.

**64TH st, 17 E** (5:1379), owned by Anna C Meyer; also 64TH ST, 15 E, owned by Edith Fabbri; also 64TH ST, 19 E, owned by Howard Taylor; order of Court cancelling agmt dated Mar9'96 & recorded in l 43, cp 398 on July22'96; Edith Fabbri, plff, agt Anna C Meyer & Howard Taylor, defts; Dec14; Dec16'14. court order

**82D st E, sec 2 av,** see 2 av, 1576.

**Bennett av** (3:2180), es, 88.6 n from cl 182d, 93.4x—, owned by party 1st pt; also BENNETT AV, es, adj above on n, —x—, owned by party 2d pt; party wall agmt; McNulty Bros, 549 W 52, with Bennett Av Realty Co, Inc, 549 W 52; Dec14; Dec15'14, nom

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**Broadway, 285,** see Reade, 57.

**2D av, 548** (3.356), consent to 3d track; Kat 12 & Mabel A Boylston to Manhattan Railway Co; mtg $7,500, Aug21, Dec 1st Railway Co; mtg $7,500, Aug21, Dec 14'14. 196.25

**2D av, 548;** consent to 3d track; Clifford Patterson, Jr, trustee, to same; mtg $7,500, Dec3, Dec14'14. nom

**2D av, 1004** (3.1316), ner 53d, 20.5x75, consent to 3d track; Louise Nuhn to Manhattan Railway Co; mtg $7,000; Nov21; 959.33 Dec16'14.

**2D av, 1004;** consent to 3d track; Frederica Wetterau, EXTRX, &c, Jno B Wetterau, mtgee, to same; mtg $7,000; Nov27; Dec16'14. nom

**2D av, 1576** (3.1544), ser 82d, 21.2x64, consent to 3d track; Anna Hinderson to Manhattan Railway Co; mtg $14,000; Oct 25 2., Dec14'14.

**2D av, 1576;** consent to 3d track; Jno Gatjen, mortgagee, to same; mtg $14,000; Nov18, Dec14'14. nom

**3D av, 527** (3:916); consent to 3d track; Bowery Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $8,000; Nov30; Dec14'14. nom

**3D av, 527-31** (3:916); consent to 3d track; Chas Hoenninger to Manhattan Railway Co, mtg $30,000, Nov4; Dec14'14 667.50

**3D av, 527-31;** consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $6,000; Nov30; Dec14'14. nom

**3D av, 529** (3:916); consent to 3d track; Bowery Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $7,500; Nov30; Dec14'14. nom

**3D av, 531** (3:916); consent to 3d track; Bowery Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $8,500; Nov30; Dec14'14. nom

**3D av, 580** (3:894); consent to 3d track; Eloise L B Norrie to Manhattan Railway Co; Nov24; Dec11'14. 335

**8TH av, 2140** (7:1831); consent to 3d track; Henry Von der Lieth to Manhattan Railway Co; mtg $15,000; Nov25; Dec15'14. 636.46

**8TH av, 2140;** consent to 3d track; Marie Bunger, lessee, to same; AL; Nov27; Dec 15'14. nom

**8TH av, 2140;** consent to 3d track; Bowery Savgs Bank, mortgagee, to same; mtg $15,000; Dec4; Dec15'14. nom

**8TH av, 2701** (7:2044); consent to 3d track; Wm Conover to Manhattan Railway Co; mtg $14,000; Oct29; Dec17'14. 249.17

**8TH av, 2701;** consent to 3d track; Mathilda Strauss, mortgagee, to same; mtg $14,000; Nov17; Dec17'14. nom

**9TH av, 438** (3:758); consent to 3d track; Maximilian Weinstein et al to Manhattan Railway Co; mtg $27,000; Nov 14; Dec14'14. 556.71

**9TH av, 438;** consent to 3d track; U S Trust Co of N Y, mortgagee, to same; mtg $27,000, Dec8, Dec14'14. nom

**Exemplified copy of will** (miscl) of Augustine H Seaman, of Madison, NJ; Apr 2'90, Dec11'14.

**Power of atty** (miscl); Beckie Shafran to Nathan Shafran, both at 28 Bay 22, Bklyn; Nov13'13; Dec17'14.

## WILLS.

### Borough of Manhattan.

**Duane st, 193** (1:142-5), pt int, ns, 65 e Washington, 17x75, 4-sty bk loft & str bldg; $13,000-17,000; also 124TH ST, 107-9 E (6:1773-5 & 6 & 67-68), ns, 90 e Park av, 50x201, to ss 125th (Nos 108-10), 5-sty bk loft, office & str bldg; A$96,000-142,000; also 124TH ST, 116-18 E (6:1772-64), pt int, ss, 165 e Park av, 50x100, 5-sty bk storage; A$21,000-41,000; also 125TH ST, 8-14 W (6:1722-41, 42, 42½ & 43), pt int, ss, 118 w 5 av, 66x100, 4-sty bk str & 1-sty ext; A$160,000-180,000; also 125TH ST, 135-43 W (7:1910-14, 15 & 11), pt int, ns, 400 w Lenox av, 125x100, 1-3 & 2-2-sty bk office bldgs & strs; A$175,000-243,000; also 125TH ST, 142 W (7:1909-11), pt int, ss, 224 e 7 av, 26x201 to ns 124th (No 151), 5-sty bk sty; A$100,000-120,000; also 125TH ST, 148-50 W (7:1909-57 & 58), pt int, ss, 125 e 7 av, 50x100, 2-5-sty bk tnts & strs; A$150,000-180,000; also 126TH ST, 112 W (7:1910-40), pt int, ss, 155 w Lenox av, 20x99, 4-sty stn dwg; A$14,000-20,000; also 126TH ST, 128-42 W (7:1910-46, 46½, 47, 48, 49, 49½, 50 & 51), pt in, ss, 300 w Lenox av, 150x99, 8-3-sty stn dwgs; A $104,000-120,000; also LENOX AV, 237-9 (7:1906-35 & 36), pt int, swc 122d (No 100), 40x80, 2-4-sty stn dwgs; A$40,000-53,000; Jas M Horton Est, Harry C Horton, EXR, 112 W 126 atty, Ronald K Brown. Will filed July3'14.

**122D st, 100 W,** see Duane, 195.
**124TH st, 107-9 E,** see Duane, 195.
**124TH st, 116-8 E,** see Duane, 195.
**124TH st, 151 W,** see Duane, 195.
**125TH st, 108-10 E,** see Duane, 195.
**125TH st, 8-10 W,** see Duane, 195.
**125TH st, 135-43 W,** see Duane, 195.
**125TH st, 142 W,** see Duane, 195.
**125TH st, 148-50 W,** see Duane, 195.
**126TH st, 112 W,** see Duane, 195.
**126TH st, 128-42 W,** see Duane, 195.
**Lenox av, 237-9,** see Duane, 195.

## CONVEYANCES.

### Borough of the Bronx.

**Ash st** (*), es, 100 n Watson av, (100x100; also WALNUT ST (*), ws, 300 s Syracuse av, 100x100; also VYSE AV (11:2987), ws, 325 s Jennings, 25x100, vacant; also MARION AV, 2378 (11:3024), ses, 22 ne 184th, 25x127, except pt for av, 3-sty fr tnt; Thos P Howley to Richd M Howley, Rutherford, NJ; Dec5; Dec14'14. O C & 100

**Barretto st, 911-5,** see So blvd, 890.

**Bronx Park E** (*), es, 77.7 n White Plains rd, runs n62.8xe9.9 to ws old Bear Swamp rd xse32.9xse30.11xw13.3 to beg, land in bed of Brady av; Bear Swamp Realty Co to City N Y; June25; Dec15'14. nom

**Bronx ter** (*), es, 54.9 s 225th, 54.9x105; Clarence Y Palitz, ref, to T Emory Clocke, 800 Riverside dr; FORECLOS Nov11; Dec 10; Dec16'14 (R S $2). **1,600**

**Bronx Park S, ns, abt 420 e Crotona av,** see Garden st, ss, 400 e Crotona av.

**Bronx Park S, ns, abt 405 e Crotona av,** see Garden st, ss, 400 e Crotona av.

**Charlotte st, 1431-3** (11:2977), ws, 180.4 n Jennings, 40x100, 5-sty bk tnt; Lorenz Metz to Mame L R McGeorge, 14 Shadyside av, Summit, NJ; mtg $34,000; Dec9; Dec11'14 (R S 50c). O C & 100

**Davis st,** see Theriot st, es, 350.9 s Meadow dr.

**Elm st** (*), ws, 144.11 ne Locust av, 25x100, except pt for Cruger av; Anna M Jones to Aldus Constn Co, Inc, 600 W 181; mtg $5,500; Dec15'14 (R S $3). O C & 100

**Fox st, 651-5** (10:2684), ns, 231.11 e Av St John, 81.3x125, 2-5-sty bk tnts; Andw T McKegney to Checchina Carucci, 641 E 183; mtg $68,000; Dec10; Dec11'14 (R S 50c) O C & 100

**Garden st** (11:3099), ss, 425 e Crotona av, 25x100, except part for Prospect av, vacant; Gertrude Boecher & ano, EXRS Adam Boecher, to Smada Realty Co, 391 E 149; Nov2; Dec17'14 (R S $5). nom

**Garden st** (11:3099), ss, 400 e Crotona av, 25x200 to Bronx Park S, vacant; Gertrude Boecher to Smada Realty Co, 391 E 149, mtg $3,000, Nov2, Dec17'14 (R S $2). O C & 100

**Herschel st** (*), ss, 25.3 w Butler pl, 25.4 x105.11x25x109.11, except strip 25x3 on ss; also POPLAR ST (*), ns, 327.6 e Forest, 25.2x115.6x25x114.3; Anna McGivney to Wm Hollweg, 2532 Poplar, & Emily Odell, 2572 Poplar; QC; Dec15; Dec17'14 (R S 50c). O C & 100

**Hugenot st, ns, at ws Robertson pl,** see Salt Meadow, &c.

**Lebanon st** (*), being land in bed of st in front of lot 232, map Neill Est; deed of cession; N Y, Westchester & Boston Railway Co & ano to City N Y; May2; Dec 15'14. nom

**Merrill st, swc Commonwealth av,** see Commonwealth av, swc Merrill.

**Oakland pl, 750-2,** see Prospect av, swc Oakland pl.

**Poplar st, ns, 327.6 e Forest,** see Herschel, ss, 25.3 w Butler pl.

**Quincy st** (*), ws, 100 n Eastern blvd, 50x100; Anna Behrens to Aurelia L Leubuscher, 5 W 124; Dec16; Dec17'14 (R S 50c). 50

**Reiss pl** (*), being land in bed of pl in front of lot 1, map Bronxdale Manor; deed of cession; Henry Doscher et al, EXRS Geo Reiss, to City N Y; Nov20'13; Dec14'14. nom

**Robertson pl, ws, at ns Hugenot,** see Salt Meadow, &c.

**Rogers pl, 975** (10:2698), ws, 593.10 n Westchester av, 20x78x20x75.11, 2-sty fr dwg; Gertrude Boecher to Smada Realty Co, 391 E 149; mtg $3,000; Nov2; Dec17'14. O C & 100

**Theriot st** (*), es, 350.9 s Meadow dr, runs e100xs25xw83.4 to Davis xnw20.8xn 12.8 to beg; Hudson P Rose Co to Maria D Celella, 423 E 115, & Gioacchino Celella, 311 Pleasant av; Dec15; Dec16'14 (R S 50 cts). nom

**Tiffany st, 860,** see So blvd, 860.

**Tiffany st, 1055** (10:2716), ws, 356.3 n 165th, 45x100, 5-sty bk tnt; Thos D Malcolm Constn Co to Robt Vollbracht, 1199 Boston rd; mtg $31,000; Dec9; Dec14'14 (R S $6). O C & 100

**Tiffany st, 1089** (10:2716), ws, at ses 167th (Nos 904-12), 94.5x38.6x75x69.1, 5-sty bk tnt & strs; Bronx County Constn Co to Chas S Levy, 1956 Crotona Pkway, & Pauline Levy, 601 W 113; AL; Nov25; Dec17 '14 (R S $1.50). O C & 100

**Vineyard pl, ws, 144 n 175th,** see Marmion av, 1822.

**Walnut st, ws, 300 s Syracuse av,** see Ash, es, 100 n Watson av.

**Weiher ct, 14-15** (9:2369), ss, 234.4 e Wash av, runs s22xe48.11xn25 to ss Weiher ct xw16.9xs3xw31.8 to beg, 2-sty bk dwg & 2-sty bk dwg & str; Barwood Realty Co to Michl Alleman, 3293 3 av; mtg $4,-000; Nov9; Dec15'14. nom

**133D st E or Southern blvd, 351** (9:-2296), ns, 211.6 e Alex av, 20x100, 4-sty bk tnt & str; Rachel Frank to Geo O Marrin, 752 W 178; mtg $6,000; Dec15'14. O C & 100

**138TH st, 594 E** (10:2550), ss, 900 w Home av, 37.6x100, 5-sty bk tnt; Julius Trattner to Wm H Schaefer, 247 New Jersey av, Bklyn; B&S, CaG & AL; Dec10; Dec15'14. O C & 100

**138TH st, 594 E;** Bella Klein to Wm H Schaefer, 247 New Jersey av; AL; Nov28; Dec15'14. nom

**146TH st, 258 E** (9:2335), ss, 100.2 w Morris av, 25x100, 2-sty fr dwg; Stephen H Jackson to Katie Costa, 622 Melrose av, mtg $5,000; Dec12; Dec17'14 (R S $1). O C & 100

**149TH st, 309 E** (9:2331), ns, 450 w Courtlandt av, 25x100, 2-sty fr tnt & str; also 150TH ST, 306 E (9:2331), ss, 450 w Courtlandt av, 25x80, 3-sty fr tnt & strs & 3-sty fr rear tnt; Mary B Hughes to Benenson Realty Co, 401 E 152; mtg $23,-000; Dec16; Dec17'14 (R S $5). nom

**149TH st, 313 E** (9:2331), ns, 400 w Courtlandt av, 25x100, 4-sty bk tnt & strs; also 150TH ST, 310 E (9:2331), ss, 400 w Courtlandt av, 25x80, 3-sty fr tnt; Annie J Bouillon to Benenson Realty Co, 401 E 152; mtg $24,000, Dec16; Dec17'14 (R S $5). nom

**150TH st, 262-4 E,** see Tinton av, 592.

**150TH st, 306 E,** see 149th, 309 E.

**150TH st, 310 E,** see 149th, 313 E.

**153D st E, swc Morris av,** see Tinton av, 592.

**154TH st, 366-8 E** (9:2400), ss, 100 e Courtlandt av, 50x100, 5-sty bk tnt; Benenson Realty Co to Jno Eggers, 2973 Perry av, mtg $33,000, Dec16; Dec17'14 (R S $12). O C & 100

**161ST st, 815-7 E** (10:2677), ns, 47 e Union av, 53x96.1, 6-sty bk tnt & strs; American Land Credit Co & ano to Wm Prager, 129 E 74, individ, & Isaac Lowenfeld, 106 E 64; Alex Pfeiffer, 50 E 96, & Wm Prager, 129 E 74, EXRS Pincus Lowenfeld; mtg $53,000; Dec16; Dec17'14 (R S $15). nom

**163D st, 979 E** (10:2712-2714), ns, 76.4 e Tiffany, 62.4x78, 5-sty bk tnt; Rosa, wife Max Sutker, to Max Sutker, Savannah, Ga; mtg $54,187.50; Nov30; Dec14'14. gift

**166TH st, 793 E** (10:2671), ns, 128.1 w Union av, 37.6x149.4x37.6x149.2, 5-sty bk tnt; Frederic H Allen to David Siegel, 2922 3 av; mtg $35,000; Dec17; Dec16'14. O C & 100

**167TH st, 904-12 E,** see Tiffany, 1089.

**169TH st W, see Boscobel av,** see 19th, 8-10 W, Manhattan Cons.

**169TH st E, see College av,** see College av, sec 169.

**174TH st E** (11:2899), ns, 110.5 e Webster av, 40.2x99.5x47x100.8, vacant; E Louis Jacobs to Tremont Mills, 4063 Park av; QC; Dec8; Dec12'14. 25

**175TH st, 668 E** (11:2944), ss, 26.5 w Crotona av, 25x99.5, 2-sty fr dwg; Jno Davis, ref, to Herman Beitz, 666 E 175; FORECLOS transfer tax lien; Nov18; Dec 12; Dec14'14 (R S $3.50). **3,100**

**176TH st E, nwc Boston rd,** see Salt Meadow.

**180TH st, 850-2 E,** see Mohegan av, 2095-7.

**181ST st E, swc Grand blvd & concourse,** see Grand blvd & concourse, swc 181.

**184TH st, 208 W** (11:3234), ses, 6.7 sw Fordham rd, 69x46, 4-sty bk tnt; Harry N French, ref, to Ray Mabley, TRSTE for Bernice M Post; FORECLOS Dec3; Dec12 '14 (R S $18). **18,000**

**192D st, 200 E,** see Grand blvd & concourse, sec 192.

**220TH st E** (*), ns, 200 w White Plains av, 50x114, Wakefield; Chas H Hallock to Harriet A Weyant, widow, Westwood, NJ; mtg $4,000; Dec5; Dec17'14 (R S 50c). nom

**222D st E** (*), ns, 105.4 w Barnes av, 50 x89; Dorothea Heym to Katie J von der Heyde, 3563 White Plains av; QC; Dec8; Dec11'14. nom

**222D st E** (*); same prop; Katie J von der Heyde to Giovan B Infantino, 11 Prince; Dec10; Dec11'14 (R S $2.50). O C & 100

**227TH st** (13:3407), ns; agmt modifying CONTRACT dated June14'10; Edgehill Terraces Co with W J Kingsbury, 41 Broad; Mar5; Dec11'14. nom

**233D st, 776 E** (*), ss, 65.1 e Barnes av, 18.9x100; Title Guar & Trust Co to Nunziata Yodice, 2110 Hughes av, & Emma Yodice, 2609 Bainbridge av; B&S & CaG; Dec14, Dec15'14 (R S $1). O C & 100

**Anthony av** (11:2890-2891), ws, 135.7 n 174th, 50.1x90x50x88.11, except pt for av, vacant; 182d & Garden Sts Co, Inc, to Brand & Silverstein Iron Works, 4014 Park av; Dec9; Dec14'14 (R S $2). O C & 100

**Bathgate av, 1757** (11:2916), ws, 200.1 n 174th, 20.3x114.5, 2-sty fr dwg & str; Carrie Westerfield to Bertha Michaels, 1076 Teller av; mtg $5,700; Dec14'14 (R S 50c). O C & 100

**Bailey av, 2876** (12:3260), es, 225 s 230th, 25x100.10x25x100.7, 3-sty bk dwg; Albert Mamlock to Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av; Dec 15; Dec15'14. O C & 100

**Bailey av ,2678** (11:3239), es, 734.5 s Kingsbridge rd, 25x100, 2-sty bk dwg; Francis G Lloyd & ano TRSTES David Stevenson for Florence S Le Boutillier to David Stevenson, 2 W 59, & Thos Le Boutillier at Westbury, NY, sub-TRSTE same for same; Nov10; Dec16'14 (R S $8). nom

**Bailey av, 2880** (12:3260), es, 175 s 230th, 25x100.7, 3-sty bk dwg; also BAILEY AV, 2888 (12:3260), es, 100 s 230th, 25x100.7, 3-sty bk dwg; Albert Mamlock to Doris Youngerman, 854 Fox; Sept1; Dec16'14 (R S $4). O C & 100

**Bailey av, 2888** (12:3260), es, 100 s 230th, 25x100.7, 3-sty bk dwg; Doris Youngerman to Chas Vosper, 2880 Bailey av; Nov 28; Dec17'14. O C & 100

**Bailey av, 2888,** see Bailey av, 2880.

**Bailey av, 2888** (12:3260), es, 100 s 230th, 25x100.7, 3-sty bk dwg; Doris Youngerman to Harry Cahn, 2540 Grand av, & Junius J Pittman, 2341 Andrews av; Dec15; Dec16 '14 (R S $1). O C & 100

**Bailey av, 3061** (12:3266), ws, 84.4 s 231st, runs s45xw112.2xn35xe31.3xe96.7 to beg, 5-sty bk tnt; Aldus Constn Co to Anna M Jones, 421 E 157; mtg $38,000; Dec15; Dec 16'14 (R S $8). O C & 100

**Bedford Park blvd, 311** (12:3292), es, 40 n Perry av, 76.5x101x75x114, 2-sty fr dwg; Herman Steinkamp to Robt J Moorehead, 415 E 140; mtg $14,000; Dec15; Dec16'14 (R S $7). nom

**Boscobel av, see 169th,** see 19th, 8-10 W, Manhattan cons.

**Boston rd, 1853,** see Salt Meadow, &c.

**Brook av, 138** (9:2262), es, 50 s 135th, 25x100, 4-sty bk tnt & strs; Meyer Sarasohn to Wm Neudorfer, 725 Home; mtg $13,000 Dec10; Dec11'14 (R S $1). nom

**Bryant av, 1492** (11:3000), es, 200 s 172d, 18.9x100, 3-sty bk tnt; Ella B Bryant to Scottish Holding Co, 44 Court, Bklyn; Dec 8; Dec11'14 (R S $12.50). nom

**Bryant av, es, 300 n Lafayette av,** see Bryant av, es, 275 n Lafayette av.

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**Bryant av** (10:2764), es, 275 n Lafayette av, 25x100, vacant; also BRYANT AV (10:-2764), es, 300 n Lafayette av, 25x100, vacant; Sigmund Firestone et al to Carrie Ranzenhofer, 244 7th; mtg $980; Nov30; Dec17'14. nom

**Byron av** (*), ws, 100 s 230th, 51.6x100, land in bed of Byron av; deed of cession; Marie Borman to City NY; June 23; Dec15'14. nom

**Byron av** (*), es, 51.7 n 235th, 77.5x100, being land in bed of av in front of above; deed of cession; Arthur E Forrest to City N Y; June17; Dec14'14. nom

**Clinton av, 1827** (11:2949), ws, 159.4 n 175th, 34.8x149.10, 5-sty bk tnt; Chas Habermann et al to Ernst Zipse, 372 7th, Bklyn; mtg $25,000; Dec14; Dec15'14. O C & 100

**College av** (9:2436-2439), sec 169th, 100x25, vacant; Thornton Brothers Co to Maria Schneider, 1280 Clay av; Dec16'14 (R S $3.50). O C & 100

**Commonwealth av** (*), swc Merrill, 50x100; Wm Gleason to Nellie Gleason, his wife, 231 Park av, Hoboken, NJ; Dec11; Dec14'14 (R S $1). nom

**Concord av** (10:2577), es, 100 s 147th, 100x100, vacant; B & B Constn Co to Jos Theiss, 584 E 169; mtg $32,000; Dec9; Dec 11'14 (R S $2). nom

**Cottage Grove av** (*), es, 100 s McGraw av, 50x78.7x83.1x144.1, except pt for Tremont av; Martha Buttner to Max Levitt, 1042 Wash av; mtg $——; Dec4; Dec14'14 (R S $1). nom

**De Reimer av** (*), ws, 527.10 n Boston rd, 50x101.8; Jules H Ledoux to Elmira L During, 45 E 30; Dec11; Dec14'14 (R S 50c). **700**

**Ellis av** (*), ss, 405 e Havemeyer av, 33.4x108, Unionport; Harold C Knoeppel, ref, to Sidney B Hickox, 2246 Gleason av; mtg $2,000; FORECLOS Dec1; Dec10; Dec 11'14 (R S 50c). **100**

**Elton av, 899** (9:2383), ns, 63.8 w 162d, runs w31.10xnw105.4xne25xse124.8 to beg, 6-sty bk tnt; Matthew P Doyle, ref, to Gustav Wein, 967 Trinity av; FORECLOS Dec8; Dec14; Dec16'14 (R S $27.50). **27,500**

**Evergreen av** (*), nec Westchester av, 104x80x109.2x80.2; also WESTCHESTER AV (*), ns, 160.4 e Evergreen av, 20x108.7 x20x107.5; Mary J. Mullis to American Real Estate Co, 527 5 av; AL; Dec10; Dec 12'14 (R S 50c). O C & 100

**Forest av, 773** (10:2646), ws, 280.9 n 156th, 19x87.6, 2-sty & b fr dwg; Jabish Holmes, EXR Jacob Haas, to Arthur N Haas, 3547 Willett av; Jno J Haas, 726 E 152; Leopold F W Haas, 998 Union av; Dec12; Dec16'14 (R S $5). **4,750**

**Fulton av, 1719** (11:2930), ws, 36.11 s 174th, 18x86.2x18x86.11, 2-sty bk dwg; Edw D Dowling, ref, to Addie B Seligman, 1 E 59, & Beatrice S B Ziegel, 8 W 86, ADMR Simon Bernheimer; FORECLOS Dec8; Dec 14; Dec17'14 (R S $6.50). **6,300**

**Garrison av** (10:2731), ws, 44.4 n Longwood av, runs w24.6xn1.4xe24.6 to beg, gore; Geo W Haas to Lawyers Realty Co, 160 Bway; QC; July9; Dec15'14. nom

**Grand blvd & concourse** (11:3161), swc 181st (deed reads Creston av, sec 5th, as on map Prospect Hill Estate), runs s100 xw50xn50xn50 to st x—60 to beg, except pt for Grand blvd & concourse & 181st, vacant; also 181ST ST E (11:3169), ss, at nec lot 223 on said map, runs s50 to ws Creston av xn50xw10 to beg, except pt for st; Maurice S Cohen, ref, to Jas N Webb, 21 S Parsons av, Flushing, LI; FORECLOS Oct29; Nov16; Dec12'14. **3,650**

**Grand blvd & concourse** (11:3154), sec 192d (No 200), 50x100, 2-sty fr dwg; Louis F Kuntz & ano to Kay Co, 499 Willis av; mtg $17,500; Nov10; Dec17'14 (R S $5). nom

**Hoe av** (10:2743), ws, 330 s 165th, 25x150, vacant; American Real Estate Co to David Rosing, 61 W 113; Dec16; Dec17'14 (R S $5). O C & 100

**Hughes av, 2418** (11:3076), es, 121.6 s 188th, 24.8x87.6, 2-sty fr dwg & str; Universal Savings Bank to Jos K Wells, 408 W 150; B&S; Dec15; Dec16'14 (R S $1). **7,000**

**Hull av. 3205** (12:3346), ws, 204.7 n 205th, 25x100, 2-sty fr dwg; David E McCarthy to Mary F McCarthy; mtg $5,700; Mar5'08; Dec11'14. nom

**Hunt av** (*), ws, 200 n Sagamore av, 50x100, lots 81 & 82, map PARTITION sale Lott G Hunt, 25x100; also RYER AV, 2181-5; deed reads PLOT (11:3157), begins 148.6 e Anthony av & abt 217.2 n 181st, runs e120.9xn50xw125xs50 to beg, 3-3-sty fr tnts; also WALTON AV, 2261 (11:3186), ws, 188 s 183d, 20x95, 2-sty bk dwg; Thos P Howley to Wm J Gregg, 241 Windsor, st, Arlington, NJ; Dec5; Dec15'14. O C & 100

**Intervale av, 1015** (10:2699), swc 165th, 111.2x84.9x126.11x40.3, except pt for 165th & Rogers pl, 5-sty bk tnt & strs; Jno Eggers to Mary B Hughes & Annie J Bouillon, 344 Convent av; mtg $54,000; Dec15; Dec17'14 (R S $26). O C & 100

**Jerome av, 2351** (11:3198), ws, 54 n North, 18x79.11, 3-sty bk tnt & str; also JEROME AV, 2353 (11:3198), ws, 72 n North, 18x79.11, 3-sty bk tnt & str; Harlem Savings Bank to C G Adolph & Wm J Hohle, 2392 Grand av; mtg $12,000; Dec 15; Dec16'14 (R S $3). O C & 100

**Jerome av, 2353,** see Jerome av, 2351.

**Longfellow av, nec Seneca av,** see Seneca av, nec Longfellow av.

**Mapes av. 2055** (11:3109), ws, 128.10 n 179th, 22x145.2, 2-sty fr dwg; Robt Brennan to Eliz Brennan, 2055 Mapes av; Dec 14; Dec15'14 (R S 50c). nom

**Marmion av, 1822** (11:2958), es, 144 n 175th, 16.8x69.2 to Vineyard pl x16.8x69.6, 2-stv fr dwg; Jno W Cornish Constn Co to Mary V Holden, 1822 Marmion av; mtg $3,000; Dec11; Dec14'14 (R S 50c). O C & 100

**Marion av, 2378,** see Ash, es, 100 n Watson av.

**Mohegan av, 2095-7** (11:3118), swc 180th (Nos 850-2), 73x70, 5-sty bk tnt & strs; Smada Realty Co to Gertrude & August Boecher, 1160 West Farms rd, EXRS Adam Boecher; mtg $50,000; Dec15; Dec17'14 (R S $8). O C & 100

**Monticello av** (*), es, 375 n Randall av, 34.5x100x36.5x100; Land Co "C" of Edenwald to Jas Ericsson, 238 E 115; B&S & correction deed; Dec10; Dec14'14. nom

**Monticello av** (*); same prop; Jas Ericsson to Gustaf Carlson, 1547 Commonwealth av; Dec10; Dec14'14 (R S $1). nom

**Morris av, 561-3,** see Tinton av, 592.

**Morris av, 651-5,** see Tinton av, 592.

**Morris av (Av A)** (11:3170), es, 250 n 181st, 50x130.6, 2-sty fr dwg; Edw Bleser to Anna R Bohling, 2204 Creston av; AL; Dec9; Dec17'14 (R S $1.50). O C & 100

**Morris av (Av A)** (11:3170); same prop; Anna R Bohling to Carolyne A Bleser, 181st & Morris av; AL; Dec9; Dec17'14 (R S $1.50). O C & 100

**Ogden av, 1372** (9:2522), es, 100 n 170th, 50x110.3x50x110, 5-sty bk tnt; Hugo Gutfreund to Sigmund Gutfreund, 619 9 av; mtg $35,000; Nov27; Dec11'14. O C & 100

**Ogden av, 1372;** Sigmund Gutfreund to Hugo Gutfreund, 619 9 av; mtg $35,000; Nov27; Dec11'14. O C & 100

**Pitman av** (*), ss, 50 w Digney av, 50x100; Adeline Engeholm to Mary Stucke, 281 E 163; mtg $9,500; Dec16; Dec17'14. nom

**Prospect av** (11:3094), ws, 25 s Oakland pl, 50x100, vacant; Pearl Gottlieb to Marbin Constn Co, Inc, 1480 Wash av; mtg $4,200; Dec12; Dec15'14 (R S $3). O C & 100

**Prospect av** (11:3094), swc Oakland pl (Nos 750-2), 25x100x25.2x100, 5-sty bk tnt & strs; Robt J Moorehead to Herman Steinkamp, 570 W 172; mtg $20,000; Dec 15; Dec16'14 (R S $8). O C & 100

**Prospect av, 1034** (10:2691), es, 175.5 n 165th, 16.8x81.5x16.8x81.4, 3-sty fr tnt; Philippine C Kiehnle to Wm V Kiehnle, 1034 Prospect av; Dec11; Dec17'14 (R S $1). O C & 100

**Ryer av, 2181-5,** see Hunt av, ws,, 200 n Sagamore av.

**Saxe av** (*), es, 25 s Cornell, 25x100; Anna Steffens to Claus Steffens, 701 10 av; mtg $3,500; Dec16; Dec17'14 (R S $1). O C & 100

**Seneca av** (10:2762), nec Longfellow av, 25x100, vacant; Alfred B De Passe to Gordon Boyd, 515 W 110; mtg $2,250; Dec 10; Dec14'14 (R S 50c). nom

**Southern blvd, 860** (10:2733), nec Tiffany (No 860), 37.6x100, 4-sty bk tnt & strs; Winnie Realty & Constn Co to Louise Ebling, 803 Eagle av; mtg $34,000; Dec15 '14 (R S $16). O C & 100

**Southern blvd, 890** (10:2733), sec Barretto (Nos 911-5), 23.9x100, 4-sty bk tnt & strs; Cedar Constn Co, Inc to Hugh P Skelly, 24 W 83; mtg $35,000; Dec14; Dec 15'14 (R S $2.50). O C & 100

**Southern blvd, 1239,** see Southern blvd, 1241.

**Southern blvr, 1241** (11:2975), ws, 350 n Home, 25x100, 3-sty fr tnt; also SOUTHERN BLVD, 1239 (11:2975), ws, 325 n Home, 25x100, 3-sty fr tnt; Sabato Perna to Irene J O'Connell, 1134 Bryant av; mtg $12,500; July25; Dec15'14. nom

**Stebbins av** (11:2970), ns, 128.4 ne Lyman pl, runs ne69.4xw44.11xs53.6 to beg, vacant; Fredk F Roth to Chas J Gerlich Jr, 166 E 84; Sept25; Dec11'14 (R S $1). **750**

**Stebbins av** (11:2970); same prop; Chas J Gerlich Jr to Peter Radicchi, 2525 Ams av; Dec7; Dec11'14 (R S $1). O C & 100

**Tiebout av, 2493,** see Valentine av, 2490.

**Tinton av, 592** (10:2664), es, 110 n 150th, 40x100, 5-sty bk tnt, all; also MORRIS AV, 651-5 (9:2442), swc 153d, 75x100, 1 & 2-sty bk & fr bldgs; ½ pt; AT; also MORRIS AV, 561-3 (9:2338), swc 150th (Nos 262-4), 50x100, 2-3-sty bk tnts & strs; ½ pt AT; Jacob L Markel to Jacob L Markel, 1119 Forest av, & Gerson Markel, 81 E 7, firm of Markel Bros, 92 Canal; mtg $21,000; Dec10; Dec12'14. nom

**Turnbull av** (*), ss, 283 w Zerega av, runs w47xs—xse47.5xn— to beg; Max Levinstim to Thos Keitel, 948 Olmstead av; mtg $3,000; Dec8; Dec15'14 (R S 50c). O C & 100

**Valentine av, 2490** (11:3148), es, 110.5 s Fordham rd, 100x250 to Tiebout av (No 2493), except pt for av, 3-sty fr dwg & 2-sty fr rear stable; Alex Gray to Progress Holding Co, 35 Nassau; mtg $15,000; Dec5; Dec14'14 (R S $5). nom

**Vyse av, ws, 325 s Jennings,** see Ash, es, 100 n Watson av.

**Walton av, 1015** (9:2477), ws, 153.5 s 165th approach to Grand blvd & concourse, 25x100, 2-sty & b fr dwg; Kath L Doran to Paul F Hansen, 965 Walton av; Dec10; Dec 11'14 (R S $10). O C & 100

**Walton av, 2261,** see Hunt av, ws, 200 n Sagamore av.

**Washington av, 1364** (11:2910), es, 258.11 s 170th, 65.1x110.7x65.1x110.8, 5-sty bk tnt & strs; Michl Fox Co to Jno L Fox, 261 E 201; mtg $50,000; Nov23; Dec11'14 (R S $10). O C & 100

**Westchester av, nec Evergreen av,** see Evergreen av, nec Westchester av.

**Westchester av, ns, 160.4 e Evergreen av,** see Evergreen av, nec Westchester av.

**Willow la rd** (*), ns, adj lot 29, runs n150 to a Public sq xe50xs150 to rd xw50 to beg, being lots 30 & 31, map made by D B Taylor Sept30'35; Annie Greenthal to Jno Deering, 2929 Eastern blvd; mtg $1,-000; Oct16; Dec14'14. O C & 100

**Plot** (12:3267) begins at ss lot 46, map Mary C P Macomb, distant 42 e Bway, as in 1898, runs e180.8xs226.4xw143.11xn226.3 to beg; Addie J Powers to Fannie Klein, 219 Bklyn av, Bklyn; mtg $——; Dec7; Dec11'14 (R S $20). O C & 100

**Plot** (12:3267), begins at ss lot 46 on map Farm Mary C P Macomb, distant 42 e Bway as in 1898, runs e180.8xs226.4xw 143.11xn226.3 to beg, except pt conveyed to Wm Johnson; Chas B Meyer & Emma & Bertha Wuesthoff, by deeds recorded Dec11'14; Fannie Klein to L F & Co, 44 Court, & Reuben Stone, at Nanuet, NY; mtg $2,500; Dec10; Dec11'14 (R S $6). nom

**Plot** (12:3267) begins on ss lot 46, on map Farm Mary C P Macomb, distant 42 e Bway, as in 1898, runs s50xe54.7xn49.11 xw58 to beg; Fannie Klein to Wm Johnson, 723 E 218; Dec10; Dec11'14 (R S $1). O C & 100

**Plot** (12:3267), begins at sec of lot of parties 2d pt, runs n— to nec of said lot of party 2d pt xe— to a pt 100 e Bway xs — to ss said lot of party 2d pt xw— to beg; Fannie Klein to Emma & Bertha Wuesthoff, 319 W 22; Dec10; Dec11'14 (R S $1). nom

**Plot** (12:3267), begins at sec lot belonging to party 2d pt, runs n— to nec said lot of party 2d pt xe— to pt 100 e Bway xs— to ss lot of party 2d pt xw— to beg; Fannie Klein to Chas B Meyer, 149 E 63; Dec10; Dec11'14 (R S $1). nom

**Plot** (10:2718), begins at sec lot 21, blk 471, map part Fox Est, runs n30xs— to n wc lot 24 xe20.11 to beg, part lot 21, blk 471, same map; Anna Wolkenberg to 152nd Street Constn Co, 320 Bway; Dec8; Dec12 '14 (R S 50 cts). nom

**Rattle Snake Brook** (*), cl, runs n68xw 134 to lands now or formerly Jas Hyde xs 66xe142 to beg; Henrietta J Holler to Richd Morrison, 3448 Station pl; QC; Dec 9; Dec16'14. nom

**Rattle Snake Brook** (*), same prop; Phebe L Willis to same; mtg $375; Dec9; Dec16'14. O C & 100

**Salt Meadow** (*) lying on the Hammocks, begins at cor of Wm Pinkney's Meadow, runs e— to Jas Hunt's Meadow xs— to Abr Valentine's Meadow xw— to Wm Pinkney's Meadow xn— to beg; also ROBERTSON PL (*), ws, at ns Hugenot, being strip 6 ft wide; also BOSTON RD, 1853 (11:2992), nwc 176th, 125.3x130.11x 110.3x73.1, 1-sty fr str & vacant; Thos P Howley to Nora McCawley, 421 W 34; Dec5; Dec14'14. O C & 100

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Barry st** (10:2606), ws, 581 n Eastern blvd, 100x100, owned by party 1st pt; also LAND adj above in rear, owned by party 2d pt; party wall agmt; Factory Sites, Inc, with Church E Gates & Co, at Cabot st & East River, Bronx; Nov23; Dec15'14. nom

**Byron st** (*), ws, 100 s 236th, 51.4x100, land in bed of av in front of above; re mtg; Kate Knapp to City NY; June3; Dec 16'14. nom

**Gale pl** (12:3252), being land in bed of pl in front of lot 551, map Van Cortlandt Est; also GALE PL (12:3252), being land in bed of pl in front of lot 557, same map; also GALE PL (12:3252), being land in front of lots 510 to 513, same map; re mtg; Augustus Van Cortlandt Jr & ano, EXRS Augustus Van Cortlandt, to City N Y; Oct27; Dec14'14. nom

**Stevenson pl** (12:3251), being land lying in bed of pl in front of lots 476 & 477 on map Van Cortlandt Est; also STEVENSON PL (12:3251), being land in bed of pl in front lot 481, same map; re mtg; Augustus Van Cortlandt Jr & ano, EXRS Augustus Van Cortlandt, to City N Y; Oct 27; Dec14'14. nom

**Tiffany st, 860,** see So blvd, 860.

**174TH st E, nwc 3 av,** see 3 av, 4031-9.

**181ST st, 650 E** (11:3081), ss, abt 50 w Belmont av, 35x113, 5-sty bk tnt; mtg $29,350; CONTRACT to exch for UNION ST, 809, West Hoboken, NJ; also 12TH ST, 510, West New York, NJ; mtg $4,926; Robt Clemens to Gustav M Kuaschinski, 248 Boulevard, West Hoboken, NJ; Nov5; Dec 17'14; re-recorded from Nov9'14. nom

**Bailey av** (12:3266), ws, 129.4 s 231st, 40x96.2x43.1x112.2, 5-sty bk tnt; re mtg; Comity Mtg Co to Bertelsen Realty Co, Inc, 3055 Bailey av; Dec15; Dec17'14. 20,000

**Gouverneur av** (12:3252), land in bed of av in front of lots 565, 569, 575, 576, 579, 580, 583, 584, 619, 662, 663, 672 & 673, map Van Cortlandt Est; re mtg; Augustus Van Cortlandt Jr & ano, EXRS Augustus Van Cortlandt, to City N Y; Oct27; Dec14'14. nom

**Gouveneur av** (12:3252), being land in bed of av in front of lot 674 on map Van Cortlandt Est; also GOUVERNEUR AV (12:3252), being land in front of lots 664 & 665 on same map; also GOUVERNEUR AV (12:3252), being land in bed of av in front of lots 668 & 669 on same map; re mtg; Augustus Van Cortlandt Jr & ano, EXRS Augustus Van Cortlandt, to City N Y; Oct27; Dec14'14. nom

**Southern blvd, 860** (10:2733), nec Tiffany (No 860), 37.6x100, 4-sty bk tnt & strs; re mtg; Cosmopolitan Bank to Winnie Realty & Constn Co, 939 Intervale av; Dec11; Dec15'14. 4,000

**Stebbins av** (10:2696 & 2689), ws, 489.1 s Westchester av, 40x100; agmt as to re of above premises from mtg agmt recorded May2'14; City Mort Co & Foxvale Realty Co with N Y Trust Co, 26 Broad; Dec14; Dec16'14. nom

**Washington av, 1364;** consent to conveyance of above; Michl Fox et al, as stockholders of Michl Fox Co, to Jno L Fox; Nov23; Dec11'14.

**3D av, 4031-9** (11:2922), nwc 174th, 100x 36.1x100x40; consent to 3d track; Peter Wilkens Co, Inc, to Manhattan Railway Co; mtg $42,500; Oct30; Dec12'14 (R S $1.50). 1,082

**3D av. 4031-39** (11:2922); consent to 3d track; Peter Wilkens Co, Inc, 261 Bway, to Manhattan Railway Co; Dec9; Dec14'14. nom

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**3D av, 4505-7** (11.3051); consent to 3d mtge, Eliz Du Bois to Manhattan Railway Co, Dec15'14. nom

**Plot** (10.2718), begins at sec lot 21, blk 11, map part FOX est, runs n39xs— to n w cor lot 24 xe20.11 to beg, part lot 21, blk 11 on said map, re mtg, Kate F Bellohi to Anna Wormelding, 104 Beck, Nov27; Dec12'14. nom

**Plot, &c** (10.2718), same prop, re mtg, Alta G Reeves & anu TRSTES lot Laura Booth to same, Nov27; Dec12'14. nom

**Plot, &c** (10:2718), same prop; re mtg; Charlie De Hart to same, Nov27; Dec12'14. nom

**Power of atty;** Theo Greenbaum to Adolf Greenbaum, 50 E 139, Dec1, Dec 11'14.

**Power of atty;** Giovanni Saccento to Rocco Saccento, Dec11'14.

## LEASES.

### Borough of Manhattan.

DEC. 11, 12, 14, 15, 16 & 17.

**Cherry st, 45** (1:109), all, hotel, &c; asn Ls, Thos J Burke to Patk Kiernan, 45 Cherry, Dec15, Dec16'14. nom

**Frankfort st** (1:102), ss, 57 e Park Row, 3,000 sq ft in b & 1,000 sq ft in sub-b of Sun Bldg; Schulte Realty Co to Wm Kountouzes, 2800 W 22, Coney Island, 21yf May 15, Dec16'14. 3,500

**Fulton st** (1:75), cor Pearl, str on ground fl, 28 w Water, 14x39.8, Chas Laue to Giuseppe Zamparino, 101 W 141, 5yf Dec1, Dec11'14. $40

**Montgomery st, 65** (1:259), es, 68 n Cherry, 22x60, all; Roman Catholic Orphan Asylum to Kauffman Lewenthal Realty Co, 205 Division, 21yf Mar15'15; Dec11'14. taxes &c & 400 to 600

**Mulberry st, 224-6** (2:194), all, Peter J Lavelle to Michl Liggiro, 462 Fordham rd, & Gabriel Troiano, 230 Mulberry; 5yf Jan 1'15; Dec12'14. 4,900

**Pearl st, cor Fulton,** see Fulton, cor Pearl.

**Whitehall st, 27** (1:10), all; Mary Knief et al, individ, EXRS & TRSTES Fredk Kneit, to Fredk Bruggemann, 401 13th, West New York, NJ; 10yf Aug1, Dec11 '14. 7,000 & 7,500

**11TH st, 302 E** (2:452); asn Ls; Gilomena Barbella & ano to Jas Everards Breweries, 12 E 133; Dec5; Dec14'14. nom

**13TH st, 440 E** (2:440), all; Isidor Leibowitz to Morris Kaplan, 440 E 13; 3yf Feb 1; Dec17'14. 2,460 & 2,520

**14TH st, 122 E** (2:558), str & b; Caroline E B Condit & ano to Wm Noe, at Oliver Bungalow, Atlantic Highlands, NJ; 10 2-12yf Aug1; Dec11'14. 4,000 & 4,500

**36TH st, 147 W** (3:812), str & c; Finney & Mathews to Nicholas A Morris, 59 W 105; 10 1-12yf Jan1'15; Dec15'14. 2,000 to 2,750

**42D st, 261 W** (4:1014), str, pt b & yard; Edmund Sens to Geo A Glendening, 102 W 14; 5yf Dec1'13, with privilege of 5y ren at $3,500; Dec11'14. 1,800 to 2,400

**42D st, 560-70 W,** see 11 av, 550-2.

**51ST st, S W** (5:1266); asn Ls; Merritt Heminway & ano EXRS Homer Heminway et al to Mary A Merriman at Watertown, Conn et al; Sept8'13; Dec12'14. nom

**52D st W, nwc 7 av,** see 7 av, 800-8.

**75TH st, 115-9 E** (5:1410), ns, 85 w Lex av, 70x102.2, all; Ellen Sullivan to Hy Spengler, 334 St Nicholas av; 17 5-12yf Dec1; Dec11'14. taxes &c & 10,000

**81ST st E, sec 3 av,** see 3 av, 1431-3.

**105TH st E, cor 3 av,** see 3 av, 1905.

**136TH st W, swc Bway,** see Bway, 3359.

**178TH st W, nec Audubon av,** see Audubon av, nec 178.

**Amsterdam av, 646** (4:1239), str fl & bake shop; Jno J Powers to Harry Solomon, 646 Ams av; 5 1-12yf Sept1; Dec16 '14. 1,800 & 1,900

**Amsterdam av, 646;** asn Ls with consent to same by Jno J Powers; Harry Solomon to Bruno Sonnenberg, 646 Ams av; AT; Dec14; Dec16'14. nom

**Audubon av** (8:2152), nec 178th, extreme cor str & b, also str adj on av; Bessie Ruth to August C Sonnemann, 519 W 178; 9yf Dec1, Dec11'14. 2,460 to 2,880

**Broadway, 679** (2:532), str, b & sub b; Harry Wolpin & ano to B B & L Restaurant & Baking Co, 827 Bway; from Dec1 to Jan31'27; Dec14'14. 4,000

**Broadway, 3359** (7:2002), swc 136th, str & b; Wm J Brown to Saml A Lasher, 752 E 179; 5yf Dec1; Dec17'14. 3,000 & 3,500

**Broadway, 4344** (8:2167), 25x—, hotel & c, all; Patk C Myers to Chas F Myers, on premises; 5yf Jan1'15; Dec17'14. 600 to 1,500

**Madison av, 1675** (6:1617); general re of Ls; Harry A & Saml Brown, firm of Brown Bros, to Henrietta Gordon, 114 Prospect, Passaic, NJ; Dec11'14. 150

**Park av, 1130** (5:1502), str; Markwin Realty Corpn to Otto F Fahrenhorst, 1130 Park av; 4yf May1; Dec11'14. 1,500

**1ST av, 83** (2:447), str & b; Max M Rosenberg to Hyman Kippelman, 549 Stone av, Bklyn; 3 5-12yf Dec1; Dec14'14. 1,800 to 1,920

**2D av, 184** (2:453), office on 1st fl; Frank Licato to Bernard Braverman, 72 2 av; 5 4-12yf Jan1'15; Dec11'14. 720

**3D av, 1411** (5:1526), all; Maria L Mount to Peter Blumler, 419 E 86; 13 5-12yf Dec 1; Dec11'14. 1,500 & 1,600

**3D av, 1431-3** (5:1526), sec 81st, cor str & b; Simon Oberfelder to Rudolph Reimer, 968 E 180; 5 1-12y & 20 days to Dec11; Dec 16'14. 1,800

**3D av, 1544** (5:1515), ws, bet 86th & 87th, all; Wm T Innes, atty for Eliz R Innes, to Chas Mayer; 2 5-12yf Dec1; Dec 11'14. 1,800 & 1,900

**3D av, 1544;** asn Ls, Chas Mayer to Frank Mucher, 1544 3 av, AT; mtg $3,250; Dec3; Dec11'14. nom

**3D av, 1905** (6:1655), cor 105th; bill of sale of lease, chattels, &c; Jacob H Mayers, auctioneer, to Thos A Hanlon, of Yonkers, NY, Dec9, Dec11'14. 100

**3D av, 1905;** bill of sale of lease, chattels, &c, Thos A Hanlon to Chas W Marsellus, 129 W 42, & Benj Hale, 655 Lenox av; AT; Dec9; Dec11'14. nom

**3D av, 2059** (6.1662), str fl & b & 1st fl, Elise Betz to Hy Burlemd, 2059 3 av, 5 yr Jan1'15, Dec14'14. 1,350

**3D av, 2305** (6.1750), asn two Ls; Fredk Frax to Jno J Lucey, 61 3 av; AL, Sept6; Dec15'14. nom

**3D av, 2305;** asn two Ls; Jno J Lucey to Thos Linehan, 655 E 134; AL; Sept6, Dec 15'14. nom

**61H av, 394-6** (3:826), all, hotel, &c; Michl F Rich, agent, to Edw F Lankenau, 394 6 av, 10 10-12yf Aug1; Dec12'14. 5,000

**7TH av, 800-8** (4:1040), nwc 52d, 75.5x 74.4; warrant to remove for non-payment of rent, etc, due under Ls, Emma G Badgeley, landlord, agt Norma G Moss & Mary G Cronin, et al, tenants; Dec8; Dec12'14. O C & 100

**8TH av, 2174** (7:1923), str fl & c; Gustave Levy to Theo Hoisten, 2632 Ams av; 5yf May1'15, Dec14'14. 1,500 & 1,700

**9TH av, 817** (4:1004), str & pt c, Obermeyer & Liebmann, of Bklyn, to Chas Morahan, 817 9 av; 3 2-12yf Jan1'15; Dec 14'14. 2,000

**11TH av, 550-2** (4:1070), cor 42d (Nos 560-70), West Shore Hotel, all, also bldgs 20x20 on rear of lot on 11 av (No 544), es 19.8 42d, Wm Von Twistern to Jno Stubbe, 570 W 42, 5yf May1'15; Dec11'14. 10,000

## LEASES.

### Borough of the Bronx.

**Home st, 794** (10:2671); asn Ls; Morris Slaenter to Bessie Slaenter, 794 Home, Nov24; Dec17'14. nom

**137TH st, 449 E** (9:2282), all; Esther Lidz to Louis Cohen, 198 Brown pl, & ano; 2yf Dec1, Dec16'14. 2,057

**140TH st E, sec Bergen av,** see Bergen av, sec 140.

**166TH st, 786 E** (10:2670), str & c; Albt J Wilson, TRSTE Est Albt F Wilson, to Bernard Biener, 855 Home; 3yf Jan1'15, 5y ren, Dec14'14. 336 & 360

**219TH st E, nec White Plains av,** see White Plains av, 3800.

**Bergen av** (9:2293), sec 140th; asn Ls; Robt L Page to Paul Kriehell, 750 Melrose av, Dec11'14. nom

**Fordham rd, 382-4 E** (11:3026), str & c, Adams Realty Co to Edw Lyons, 102 Riverside dr, 10yf completion of store; Dec 14'14. 2,300 to 3,200

**Havemeyer av, 1130** (*), n str; Gottlieb Wieland to Louis Lazar, 655 Dawson; 5yf Dec1'14; Dec14'14. 228 & 252

**Morris av, 634** (9:2411); asn Ls; Wanda Szydlowski to Mary Borks; Oct23; Dec12 14. nom

**Southern blvd, 926** (10:2735), apartment on 2d fl; Rotterdam Holding Co to Jonas A Maisel, 926 Southern blvd; 3yf Oct1; Dec 12'14. 720

**Washington av, 1031** (9:2386), str str; Elisa Anrweiler to Gustav Ahrweiler, 458 E 165; 5yf Jan1'15; Dec16'14. 1,800

**White Plains av, 3800 (*),** nec 219th, all; Wm J Gordon to Ramm Mtg Co, 10yf May 1'19, Dec12'14. 1,500 & 1,800

**3D av, 2929-33** (9:2374); sobrn of Ls to mtge 2929-2933 Third Av Co, Inc, & Geo W & Edw H Fennell & Geo Hammel, with Domestic & Foreign Missionary Soc of the Prot Epis Church in U S, 281 4 av; Dec11, Dec14'14. nom

**3D av, 3639** (11:2910), n str; H G Constn Co to Bronx Drug Co; 5yf Oct1'13; Dec15 14. 1,200 to 1,300

## MORTGAGES.

### Borough of Manhattan.

DEC. 11, 12, 14, 15, 16 & 17.

**Broome st, 309** (2:418); sal Ls; Dec14; Dec16'14; demand, 6%; Ida Kardenick to Lion Brewery, 104 W 108. 737

**Cathedral Pkway, 204** (7:1881), ss, 100 w Ams av, 100x70.11; ext of mtg for $253,000 to Oct1'19, 5½ & 5%; Dec7; Dec14'15; Northcote Realty Co, 505 5 av, with Metropolitan Life Ins Co. nom

**Coenties slip, 2 & 2½** (1:30), nes, 32.4 se Pearl, runs ne16.4xse29.4xne8.2xse13.8xsw 24.8 to slip xnw42.10 to beg; Dec16'14; due & int as per bond; Francis W Demarest of East Orange, NJ, to Henry Burden at Cazenovia, NY, trste Henry Burden, decd. 5,000

**East Broadway, 255** (1:286), ss, 46.2 w Montgomery, 23x95; pr mtg $15,000; Dec 15; Dec17'14; 3y5½%; Jno Horn, 72 E 92, to Carl Fischer, 2205 Bway. 3,000

**Elizabeth st, 184-8,** see Spring, 11.

**Greene st, 16** (1:230); ext of mtg for $25,000 to Dec1'17, 5%; Dec15; Dec16'14; Geo B Bernheim, 148 W 86, with Wm Maas, 32 W 85 et al. nom

**Henry st, 93 (92)** (11:282), ns, abt 135 w Pike, 25x100, ⅝ pts; AT; Nov1; Dec17 '14; 3y or sooner, 4%; Wm P Fogarty, 104 W 54, to Kips Bay Brewing & Malting Co, 650 1 av. 2,680

**Monroe st, 173** (1:269), ns, abt 120 w Montgomery, 23x100; PM; pr mtg $——; Dec10; Dec15'14; due Dec1'15, 6%; G & I Realty Co to Leonard Bronner, 309 Bway. 800

**Pearl st, 18½-20,** see State, 1-2 & 3.

**Pearl st, 164** (1:39), ses, 41.3 sw Pine, runs se77xne1.7xse20.4xsw23xnw97.3 to st xne21.9 to beg; Dec11; Dec17'14; 1y5%; Beinecke & Co, 184 Duane, to Jos Hesdorfer Jr, 42 E 73. 12,000

**Pearl st, 164;** certf as to mtg for $12,000; Dec15; Dec17'14; same to same.

**Pearl st, 397** (1:113), nws, abt 30 sw Vandewater, 15x89; pr mtg $6,000; Dec17 '14; due & int as per bond; Thos F Connery Jr, 397 Pearl, to Franciska B Hohmann, 195 Valley rd, West Orange, NJ. 5,080

**Spring st, 11** (2:492), nec Elizabeth (Nos 184-8), 25.3x95x25x89, ⅝ pts; AT; Nov1; Dec17'14; 3y or sooner, 4%; Wm P Fogarty, 104 W 54, to Kips Bay Brewing & Malting Co, 650 1 av. 4,070

**Spring st, 178** (2:488); ext of mtg for $12,000 to Jan1'20, 5%; Dec4; Dec11'14; Emigrant Indust Savgs Bank with Gerardo Di Tolla, 178 Spring. nom

**Spruce st, 21-21½,** see William, 187-9.

**State st, 1, 2 & 3** (1:9), nwc Whitehall, runs w83xn60.1xe0.4xn56.5xw43.1xn97.11 to ss Pearl (Nos 18½ & 20) xe19.10 to a jog xn0.11xe still along ss Pearl 19.10xs81.7xe 71.4 to ws Whitehall xs131.1— to beg; bldg loan; Dec14; Dec17'14; due May1'15, 6%; South Ferry Realty Co, Inc, to Thompson-Starrett Co, 51 Wall. 750,000

**State st, 1, 2 & 3,** nwc Whitehall, 83x irreg to Pearl (Nos 18½-20); certf as to mtg for $750,000; Dec14; Dec17'14, same to same.

**Vandewater st, 24-6** (1:113), ss, 217.11 w Pearl, 50x95x50.3x95; PM; Oct31; Dec15'14; 5y5%; Richd C Daniel, 107 W 43, to Kate B Murray, 39 W 70. 65,000

**West st, 21** (1:15), es, 50 s Morris, 25x 89.6; Nov20; Dec15'14; due Dec1'19, 5%; Louisa M Kent, Helen V C Gillet, Edw Le Roy Stewart, all at Beacon, Dutchess Co, NY; Helen V C Kent, at White Plains, NY, & Jas Kent, at Norwich, NY, to Harris D Colt, 515 Park av, & ano, trstes will Richd Arnold. 13,000

**Whitehall st, 27** (1:10); asn Ls by way of mtg as collateral for $8,000; Aug6; Dec 17'14; Fredk A Bruggemann to Consumers Brewing Co, 1011 Av A. nom

**Whitehall st, nwc State,** see State, 1, 2 & 3.

**William st, 187-9** (1:102), nwc Spruce (Nos 21-21½), 37.1x58.4x22.9x62; ext of mtg for $25,000 to Nov10'19, 6%; pr mtg $130,000; Dec2; Dec11'14; N Y Press Club, 21 Spruce, with Empire Trust Co, as trste. nom

**2D st, 257-9 E** (2:384); ext of mtg for $63,000 to Nov28'19, 6%; Nov17; Dec11'14; Excelsior Savgs Bank with Saml Amsterdam. nom

**8TH st, 318-20 E** (2:390), ss, 308.4 e Av B, 39.8x97.6; pr mtg $——; Dec4; Dec11'14; $150 monthly or due as per notes, 6%; Max I Rosenbaum to Sarah Gens, 201 W 121. 1,500

**13TH st, 159 W** (2:609), ns, 120 e 7 av, 20x103.3; PM; Dec15'14; 5y or sooner, 4½%; Julius B Fox, 520 Ocean av, Jersey City, NJ, to Jane James, 77 Manhattan av. 10,000

**22D st, 405 E** (3:954), ns, 96 e 1 av, 23.6 x98.9; Dec15'14; 3y4½%; Geo F W Poggenburg to Mary L Coster, 50 E 81. 4,000

**26TH st, 241-5 W** (3:776); ext of mtg for $37,000 to Dec1'15, 6%; Dec7; Dec14'14; Louisa G Gulliver, 383 Park av, with Fredk S Duncan, on Walnut st, Englewood, NJ, & ano, exrs &c Jere W Dimick. nom

**33D st, 33-43 E;** also 34TH ST, 48-52 E (3:683); agmt as to subrogation & as to ownership of bond & mtg for $325,000; Dec7; Dec12'14; Mutual Life Ins Co of N Y with Mai Elmendorf Walker, 7 E 54. nom

**33D st, 62 W** (3:834), sal Ls; Dec7; Dec 11'14; demand, 6%; Jno E Harrigan to Jacob Ruppert, 1639 3 av. 4,142

**34TH st, 48-52 E,** see 33d, 33-43 E.

**34TH st, 313 E** (3:949); ext of mtg for $8,000 to Dec14'17, 5½%; Dec14; Dec16'14; Title Guar & Trust Co with Dorothea Sternfeld, 305 Lex av. nom

**36TH st, 147 W** (3:812); sal Ls; Nov24; Dec15'14; demand, 6%; Nicholas A Morris, 59 W 105, to Henry Elias Brewing Co. 6,000

**39TH st, 545 W** (3.711); mortgagees estoppel certf as to mtg for $8,000; Dec10; Dec14'14; Wm C Bowers to Isabelle Realty Co, 539 W 39.

**41ST st, 130-6 W,** see Bway, 1448.

**41ST st, 138 W,** see Bway, 1448.

**42D st, 560-70 W,** see 11 av, 550-2.

**46TH st, 12-4 E** (5:1281), ss, 225 e 5 av, 50x100.5; pr mtg $290,000; Oct20; Dec15'14; due Jan1'35, —%; Ritz Realty Corpn to Fannie M Gross & Robt M Catts, as trstes, 118 W 57.

collateral to secure bonds 100,000

**46TH st, 12-4 E;** sobrn of above mtg for $100,000 to mtg for $150,000, made by County Holding Co; Nov24; Dec15'14; same with same.

**47TH st, 56-60 W** (5:1262), ss, 197 e 6 av, 63x100.5x16.7x91x16.6x92.5; ext of mtg for $235,000 to Nov1'19, 5½ & 5%; Dec14; Dec16'14; 47th St Realty Co with Metropolitan Life Ins Co, 1 Mad av. nom

**54TH st, 55 W,** see 55th, 68-74 W.

**55TH st, 18 E** (5:1290); ext of mtg for $50,000 to Dec2'15, 5½%; Nov27; Dec14 '14; Andw Freedman, committee Ida A Flagler, with Harrison K Bird. nom

**55TH st, 68-74 W** (5:1270), ss, 95 e 6 av, runs e75xs200.10 to ns 54th (No 55) xw16.8 xn100.5xw58.4xn100.5 to beg; additional to mtg for $—— recorded June16'05; Nov2; Dec17'14; due Dec29'15, 5%; Oxford Realty Co to Wm G McGrath, 524 W 148. 165,000

**55TH st, 68-74 W;** also 54TH ST, 55 W; certf as to mtg for $165,000; Oct29; Dec17 '14; same to same.

**56TH st, 322 E** (5:1348), ss, 262.1 e 2 av, 32.1x100.5x34.2x100.5; ext of mtg for $32,000 to Nov30'19, 5%; Nov30; Dec12'14; Jacob Prenowitz, 8418 21 av, Bklyn, with Mary L Shear. nom

**58TH st, 214 E** (5:1331), ss, 190 e 3 av, 20x100.5; pr mtg $9,000; Dec9; Dec11'14; due & int as per bond; Wm Beck, 214 E 58, to Herman Sunkenberg, 989 3 av. 2,500

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**68TH st, 359 E,** see 1 av, 1265.

**69TH st, 328 E** (5:1443); ext of mtg for $3,400 to Dec8'19, 5%; Dec8; Dec14'14; Adam Sander, 246 E 27, with J Henry Block, 328 E 69. nom

**69TH st, 328 E;** ext of mtg for $2,500 to Dec8'19, 5%; Dec8; Dec14'14; same with same. nom

**72D st, 419 E** (5:1467), ns, 300 w Av A, 25x102.2; agmt to increase rate of int from 4% to 5% on mtg for $7,000 recorded Feb20'07; Dec10; Dec15'14; Bertha I Picker with Jno W Thomson, at Pittsfield, Mass, as committee Louisa Myers. nom

**73D st, 211 E** (5:1428), ns, 160 e 3 av, 25x102.2; asn rents to ext of $800 for Dec 14 to May15, inc; Dec10; Dec11'14; Jos Sananes, 2750 W 3, Bklyn, to Moses K Manookian, 607 W 137. 800

**78TH st, 168 E** (5:1412); ext of mtg for $19,000 to Nov1'17, 5%; Dec10; Dec12'14; Caroline Baumert, 249 W 136, with Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes for Mary H Tompkins, will Ambrose C Kingsland, the elder. nom

**80TH st, 150-6 W** (4:1210), ss, 168 e Ams av, 82x102.2; pr mtg $225,000; Dec15 '14; 3y or sooner, 6%; Edith A Hawk to Tourneur Realty Co, 18 E 40. 24,250

**81ST st E, sec 3 av,** see 3 av, 1431.

**82D st, 54 E** (5:1493), ss, 100 w Park av, 17x100; Dec11'14; 5y5%; Esther, wife Moe Levy, to Bowery Savgs Bank, 128 Bowery. 18,000

**82D st, 322 W** (4:1244), ss, 112.5 e Riverside dr, 16x82.10; ext of mtg for $16,000 to Nov25'17, 5%; Nov25; Dec12'14; Emily D Mailloux, 322 W 82, with Colored Orphan Asylum Assn for Benefit of Colored Children. nom

**83D st, 71 W** (4:1197), ns, 85.5 e Col av, runs e39.6xn102.2xw25xs62.6xsw— to beg; pr mtg $——; Nov25; Dec14'14; 3y or sooner, 5%; Thos S Cochrane & Helen C, wife of Wm H McWilliam, to Sarah A McWilliam, of Poughkeepsie, NY. 2,500

**84TH st, 234-6 E** (5:1529), ss, 177.11 w 2 av, 25.5x102.2; Dec10; Dec11'14; 3y5%; Charlotte Haist, heir Katharina Faist or Haist, 322 E 83, to Hy F Lippold, 328 E 87. 3,000

**87TH st, 443 E** (5:1567), ns, 99 w Av A, 21.6x100; Dec15'14; due Dec3'17, 5%; Fredk Cordes, 443 E 87, to Frank A Uihlein, 448 E 89. 6,000

**87TH st, 308 W** (4:1248); sobrn of mtg for $16,000 to mtg for $131,000 on above & other prop; Dec16; Dec17'14; Louis & Harry Jarmulowsky, firm S Jarmulowsky, 54 Canal, with Akron Building Co, 119 W 40. nom

**93D st, 69-71 E** (5:1505), ns, 100 w Park av, 39x100.8; PM; pr mtg $42,000; Oct1; Dec 17'14; due & int as per bond; Wm Hauser, of Bloomfield, NJ, to Clara E Fausner, 1258 84th, Bklyn. 7,000

**97TH st, 168 W** (7:1851), ss, 175 e Ams av, 18x100.11; ext of mtg for $9,000 to Oct 1'19, 5½%; Dec1; Dec16'14; Frank W Tompkins, 92 Manor rd, West New Brighton, B of R, with Martin J Ward, 137 W 82. nom

**101ST st, 107 E** (6:1629), ns, 47.6 e Park av, 15.6x75; sobrn of mtg for $1,500 to mtg for $5,600; Dec15'14; Philip Reilly, 533 Lex av, with N Y Edison Savgs & Loan Assn, 130 E 15. nom

**101ST st, 107 E** (6:1629), ns, 47.6 e Park av, 15.6x75; Dec15'14; installs, 6%; Mary J Rowing, 107 E 101, to N Y Edison Savgs & Loan Assn, 130 E 15. 5,600

**101ST st, 330 W** (7:1889), ss, 281 w West End av, 22x100.11; ext of mtg for $28,000 to Feb6'18, 5%; Dec11'14; Otto Kaufmann, 285 Central Park W, with Rosana C Hafner, 330 W 101. nom

**106TH st, 61-3 W** (7:1842), ns, 150 e Col av, 73.11x100.11; ext of mtg for $85,000 to Nov1'17, 5%; Dec15; Dec16'14; Rosie R Loewith, 314 W 87, with Union Dime Savgs Bank, 701 6 av. nom

**112TH st, 45 E** (6:1618), ns, 75 e Madison av, 20x100.11; pr mtg $——; May29'08; Dec15'14; due May29'10, 6%; Saml Hyman to Max Hirshkind, of Mt Vernon, NY. 2,000

**112TH st, 10 W** (6:1595); ext of mtg for $24,000 to Apr22'17, 5%; Apr21'13; Dec14 '14; Simon F & Louis F Rothschnild, trstes Estate of Frank Rothschild, with Goodman, Chas & Morris Levy. nom

**115TH st, 408 W** (7:1867), ss, 266.8 e Ams av, 33.4x100.11; pr mtg $——; Dec8; Dec15'14; 3y6%; Herman Feldmann, Anna Beese, Margt Hoffman, Lina Nimis, Katie Rinke & Eliz Doerr, heirs &c Henry Feldmann, to Louise Schnaffnit, at Red Hook, NY. 2,000

**116TH st, 304 E** (6:1687), ss, 80 e 2 av, 20x100.10; pr mtg $——; Dec12; Dec16'14; due Jan1'20, 6%; Maria Streppone to Eleonora Savoia, 330 E 109. 1,000

**116TH st, 30-2 W** (6:1599); ext of mtg for $55,000 to Oct11'16, 5½%; Dec7; Dec 12'14; Joe Elias, 400 Manhattan av, with Paul Tuckerman, at Tuxedo Park, NY, & ano, trstes Susan Tuckerman et al, will Louisa Minturn. nom

**116TH st, 370 W** (7:1849), ss, 200 w Manhattan av, runs s100.11xw25xn75.8xw 25xn25.2 to st xe50 to beg; pr mtg $36,000; Dec15; Dec17'14; 2y or sooner, 6%; Kath A Kruger, 122 Schaeffer, Bklyn, to Lucie R Blair, 506 W 136. 1,200

**119TH st, 528-34 E** (6:1815), ss, 373 e Pleasant av, 71.5x100.11; pr mtg $33,000; Nov23; Dec17'14; due Sept19'17, 5½%; Meyer Herbst, 454 E 119, to Wm Prager, 129 E 74, individ et al, exrs &c Pincus Lowenfeld. 5,000

**122D st, 232 W** (7:1927), ss, 386 w 7 av, 4x100.11; ext of mtg for $28,000 to Sept 19, 5%; Dec15; Dec16'14; Gilbert Bamger, 673 Bway, with Metropolitan Life Co, 1 Madison av. nom

**132D st, 2 W** (6:1729), ss, 75 w 5 av, 17.6 x99.11; Dec10; Dec17'14; due Oct5'15, 6%; Louise W Hooper, 2 W 132, to Loretta B Moriarty, 121 S 13 av, Mt Vernon, NY. 1,000

**136TH st W, swc Bway,** see Bway, 3359.

**141ST st, 561 W,** see Bway, 3458-68.

**143D st, 257 W** (7:2029), ns, 175 e 8 av, 37.6x99.11; PM; pr mtg $——; Dec16; Dec 17'14; 3y6%; American Land Credit Corpn, 31 Liberty, to Wm Prager, 106 E 64, individ et al, exrs Pincus Lowenfeld. 2,650

**144TH st, 510 W** (7:2075); ext of two mtgs for $24,500 & 2,000 to Nov2'17, 5%; Nov9; Dec17'14; National Bank of North Hudson, 142 Summit av, West Hoboken, NJ, with Timmus Realty Co, 142 Summit av, West Hoboken, NJ. nom

**147TH st, 205 W** (7:2033); ext of mtg for $30,000 to Dec31'17, 5%; Dec9; Dec16 '14; Isaac Musliner et al with Sol Plaut, 135 Central Park W. nom

**147TH st, 207 W** (7:2033); ext of mtg for $30,000 to Dec31'17, 5%; Dec9; Dec16 '14; Isaac Musliner et al with Howard A Scholle, 11 E 76. nom

**155TH st W, nec Riverside dr,** see Riverside dr, nec 155.

**158TH st, 540-2 W** (8:2116), ss, 225 e Bway, 49.9x99.11; pr mtg $——; Dec15'14; due Dec1'19, 6%; Riverview Constn Co, 21 Waverly pl, to Saml Kadin, 1800 7 av. 10,000

**158TH st, 540-2 W;** certf as to mtg for $10,000; Dec15'14; same to same.

**163D st, 442 W** (8:2110), ss, 200 e Ams av, 25x112.6; PM; Dec16'14; 1y5%; Johanna Strack to Emigrant Indust Savings Bank. 20,000

**166TH st, 465 W** (8:2111), ns, 125 e Ams av, 25x100; ext of mtg for $20,000 to Apr20 '17, 5%; Apr22; Dec11'14; Ella R Andrews with Julia Dunphy, 465 W 166. nom

**169TH st W** (8:2138), ns, 80.10 e Ft Washington av, 45x86.7; Dec15; Dec17'14; 1y or sooner, 6%; S S McClure Co to West Virginia Pulp & Paper Co, 200 5 av. 2,250

**169TH st W** (8:2138); same prop; certf as to mtg for $2,250; Dec15; Dec17'14; same to same.

**174TH st, 504 W** (8:2130), ss, 100 w Ams av, 50x100; certf that date of completion of bldg is Dec11'14 & int on mtg for $—— from that date is 5½%; Dec11; Dec12'14; Lawyers Title Ins & Trust Co to J B C Building Co, Inc, 30 E 42.

**184TH st, 662 W,** see Bway, 4316-8.

**Av C, 112-6** (2:377), es, 67 n 7th, 54.10 x82.5; pr mtg $58,000; Nov25; Dec14'14; 5y6%; Max Muschel, of N Y, & Hyman Muschel, of Newark, NJ, to Pincus Lemberger, 182 E 2. 11,000

**Amsterdam av, 1985-93** (8:2108), es, 39.11 n 158th, 120x106; pr mtg $165,000; Oct8; Dec17'14; due & int as per bond; Saml J Singer, 601 W 160; Myer Singer, 697 West End av, & Danl D Singer, 12 Hamilton ter, to Emily, wife of Danl D Singer. 24,000

**Amsterdam av, 1989-95** (8:2108); two exts of mtgs for $10,000 each to Feb1'16, 6%; two pr mtgs, $45,000 each; Dec10; Dec11'14; Alfred Hahn, 1219 Mad av, with Myer Singer, 697 West End av, et al. nom

**Amsterdam av, 1989-91** (8:2108); consent by party 1st pt to ext of mtg for $10,000; Dec11'14; Blanche L Singer, owner of an int of $4,000 in 2d mtg, with Alfred Hahn, owner of an int of $6,000. nom

**Amsterdam av, 1993-5** (8:2108); agmt as to ownership of bond & mtg for $10,000; Dec11'14; Blanche L Singer, 697 West End av, with Alfred Hahn, 1219 Mad av. nom

**Amsterdam av, 2134** (8:2123) ws, 62.6 s 166th, 37.6x100; pr mtg $37,000; Dec15; Dec16'14; due & int as per bond; Jacob & Anna Polatschek to Benj Friedman, 226 Carroll, Bklyn. 5,000

**Bloomingdale rd el,** see Claremont av, 140.

**Broadway, 1448** (4:993), es, 30.11 s 41st, runs s22.11xe78.9xs22xe20xs24.8xe59.9xn98.9 to ss 41st (Nos 130-6) xw79.9xs30xw84.11 to beg; leasehold; also BROADWAY, 1450, sec 41st (No 138), 31.2x84.11x30x93.4, with AT of 41st Realty Co & its receiver, Hy M Carpenter, to Ls dated July26'12, with chattels &c of Hotel Continental; PM; Dec 10; Dec11'14; due Dec1'24, 5%; No 1450 Bway Corpn to Florence L Mabee, at Saratoga Springs, NY. 935,000

**Broadway, 1450,** see Bway, 1448.

**Broadway, 3359** (7:2002), swc 136th; sal Ls; Dec17'14; demand, 6%; Saml A Lasher to Jacob Ruppert, a corpn, 1639 3 av. 4,856

**Broadway, 3458-68** (7:2073), nec 141st (No 561), 99.11x100; ext of mtg for $325,000 to Nov1'19, 5%; Dec1; Dec14'15; Walter S. Alfred W & Harry W Mack with Union Dime Savgs Bank, 701 6 av. nom

**Broadway, 4310-4,** see Bway, 4316-8.

**Broadway, 4316-8** (8:2164), sec 184th (No 662), 37.8x97.11x37.4x103.1; also BROADWAY, 4310-4, es, 37.8 s 184th, 37.11x92.9x 37.7x97.11; PM; Dec1; Dec11'14; due Sept 1'19, 5%; Jos Rosenberg, 84 Hopkins, Bklyn, to Metropolitan Life Ins Co, 1 Mad av. 70,000

**Broadway, 4344** (8:2167); sal Ls; Dec17 '14; demand, 6%; Chas F Myers to Jacob Ruppert, a corpn, 1639 3 av. 1,500

**Claremont av, 140** (7:1993), es, 300 n 122d, 75x115.3 to cl former Bloomingdale rd, x75.3x121.2; pr mtg $137,000; Dec10; Dec11'14; demand, 6%; Eva Trop, 790 Cauldwell av, to Abr A Silberberg, 64 E 91 6,500

**Edgecombe av, 102** (7:2042), es, 18 n 139th, 17x80; Dec15'14; due & int as per bond; Jos K Wells to Universal Savgs Bank, 149 Bway. 7,500

**Haven av** (8:2139), es, 103.3 s 170th, 25.10x127.9x25x134.2; Dec14'14; 3y or sooner, 6%; Aldus Constn Co to Commonwealth Savgs Bank, 2007 Ams av. 3,500

**Haven av** (8:2139); same prop; certf as to mtg for $3,500; Dec14'14; same to same.

**Lexington av, 264** (3:891), ws, 74 n 35th, 24.8x100; Dec11'14; 3y5%; Jos Larocque Jr, of Bernardsville, NJ, to Seamens Bank for Savgs, 76 Wall. 20,000

**Lexington av, 1641** (6:1631), es, 50.11 s 104th, 25x95; ext of mtg for $13,000 to July 24'18, 5%; Aug22'13; Dec11'14; Jacob H Westheimer & ano, trstes for Bella Goldsmith, will Abr Westheimer, with Ida M King, 2528 Bway. nom

**Riverside dr** (8:2134), nec 155th, —x—; sobrn of mtg for $8,000 to mtg for $475,000; Dec10; Dec11'14; Edwin & Julius Bendheim, exrs Adolph M Bendheim, with Metropolitan Life Ins Co, 1 Mad av. nom

**Park av, 28** (3:865), ws, 33 n 35th, 30x 100; Dec9; Dec15'14; 3y5%; Ella F, wife of & Wm D Guthrie to Seamens Bank for Savgs, 76 Wall. 60,000

**Park av, 1224** (5:1507), ws, 25.2 n 95th, 25.2x100; PM; pr mtg $26,000; Dec15; Dec 16'14; due & int as per bond; Armory Hill Realty Co, 1084 Lex av, to Anton Friedrich & ano, exrs of Anton Friedrich at East Northport, LI. 7,000

**St Nicholas av, 422** (7:1958), es, 283.5 n 130th, 26.10x105; pr mtg $9,500; Dec17'14; due & int as per bond; Mary L Shook to Carrie Metzger, 26 W 88. 1,500

**West End av, 449** (4:1244), ws, 82 n 81st, 20.2x100; ext of mtg for $10,000 to Dec9 '19, 5%; Nov18; Dec12'14; Frances C Ryder, 449 West End av, with Wilson M Powell, individ, exr, &c, et al. nom

**1ST av, 348-50** (3:952), es, 69 s 21st, 46x 96; ⅓ pt AT; Dec10; Dec11'14; due Jan1 '17, 6%; Kathryn Holzman & Conrat & Louise Hengst to Alice M Snedeker, 170 N 19, East Orange, NJ. gold 600

**1ST av, 1265** (5:1443), nwc 68th (No 359), 24.11x75; pr mtg $33,000; Dec12; Dec 14'14; 2y6%; Antonie Koecher to Emil W Klampert, 873 West End av. 2,000

**2D av, 485** (3:908); ext of mtg for $21,750 to Nov30'17, 5%; Sept28; Dec11'14; Morris Glucksman, 1871 7 av, with Jno A Brown Jr, at Newtown Township, Delaware Co, Pa. nom

**3D av, 1411** (5:1526); sal Ls; Dec11'14; demand, 6%; Peter Blumler to Geo Ehret, 1197 Park av. 5,000

**3D av, 1431-3** (5:1526), sec 81st; sal Ls; Dec14; Dec16'14; demand, 6%; Rudolph Reimer to Lion Brewery, 104 W 108. 5,000

**3D av, 1674** (5:1522), ws, 25.5 s 94th, 26x 100; deed given as mtg to secure two notes for $2,100 each in lieu of stock of Timmus Realty Co; Nov16; Dec17'14; due & int as per notes; Wm S Bennet, 415 Ft Washington av, to National Bank of North Hudson, 142 Summit av, West Hoboken, NJ. nom

**3D av, 1905** (6:1655); sal Ls; Dec9; Dec 11'14; demand, 6%; Chas W Marselius & Benj L Hall to A Hupfel's Sons, 842 St Anns av. 6,276.94

**5TH av, 833** (5:1379), es, 30.7 n 64th, 34.10x110; Dec10; Dec12'14; 5y5%; Aimee S, wife of & Wm Guggenheim to Seamens Bank for Savgs, 76 Wall. 200,000

**5TH av, 1466** (6:1717), ws, 75.11 n 118th, 25x100; also 5TH AV, 1468-72, ws, 25.11 s 119th, 75x100; PM; each bldg sub to pr mtg $20,000 Nov30, Dec11'14; due June1 '17, 6%; 1328 Realty Corpn to Bertha Hoffmann, 212 W 137, et al, exrs Simon Hoffmann. 12,000

**5TH av, 1468-72,** see 5 av, 1466.

**5TH av, 1472** (6:1717), ext of mtg for $20,000 to Sept27'17, 5½%; Nov30; Dec11 '14; Bertha Hoffmann, 212 W 137, et al, exrs &c Simon Hoffmann, with trstes of the N Y Society Library, 109 University pl. nom

**6TH av, 394-6** (3:826); asn Ls by way of mtg as collateral for $12,000; July10; Dec 17'14; Edw F Lankenau to Consumers Brewing Co, 1011 Av A. nom

**6TH av, 803** (4:998), ws, 100 s 46th, 25.2 x100; also STRIP adj above on n 0.6x80; ext of mtg for $30,000 to Sept4'17, 5%; Nov 19; Dec11'14, Martha M Shrady, 519 W 157, with Robt Taggart Jr, 422 Summit av, South Orange, NJ. nom

**7TH av, 2505-7** (7:2014); ext of mtg for $15,000 to Jan1'17, 5%; Dec3; Dec11'14; Emma H Kaskel, 48 E 72, with Pauline Greenwald, 2505 7 av. nom

**8TH av, 2182** (7:1923), ext of mtg for $21,000 to Jan3'18, 5%; Dec9; Dec11'14; Morton H C Foster with Fredk Plump, 601 W 180. nom

**9TH av, 817** (4:1064), sal Ls; Dec7; Dec 14'14; demand, 6%; Chas Morcham, 817 9 av, to Obermeyer & Liebmann, 59 Bremen, Bklyn. 5,000

**11TH av, 550-2;** also 42D ST, 560-70 W (4:1070); asn Ls by way of mtg as collateral for $10,000; June4; Dec17'14; Jno Stubbe to Consumers Brewing Co, 1011 Av A. nom

**All R T & I** under deed dated Aug20'09 from party 1st to U S Trust Co as TRSTE in trust, being in blocks 2:632; 3:927; 4:1245; 5:1399; 7:1914; 7:1903; pr mtg $60,000; Dec7; Dec12'14; due Jan2'18, 6%; Matthew J Smith, NY to Republic Trust Co, 1429 Chestnut st, Phila, Pa. note 15,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Abingdon rd** (B of Q), sws, 254.11 se Brevoort or Willow, 50x125, Kew Gardens; certf as to mtg for $3,000; Dec11; Dec15 '14; Richmond Hill Realty Co to Laura E Sinclair, 73 Rutland rd, Bklyn.

**Hamilton av** (Brooklyn), nwc Hicks, 149.11N irreg x76.11x215.8; certf as to mtg for 17,500; Dec9; Dec15'14; Westland Amusement Corpn to Realty Associates.

## MORTGAGES.

### Borough of the Bronx.

**Oakland pl, 750-2,** see Prospect av, swc Oakland.

**Scofield st or av (*),** ss, 109 w William, 41x 100; pr mtg $1,500; Feb24; Dec15'14; due &c as per bond; Jno S Cochran, 46 Scofield, to Robt S Mullen, 305 E 161. 300

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**Seabury pl** (11:2967-2977), es, 101.8 s Boston rd, 125x100; pr mtg $90,000; Dec 1, 14; due Mar17'15, 6%; 173d St Impt Co Inc, 148 W 142, to Saml Grosner, 1361 Madison av. 7,500

**Seabury pl** (11:2967-2977), same prop; certf as to above mtg, Dec17'14; same to same. nom

**Vineyard pl, ws, 144 n 175th,** see Marmion av, 1822.

**Weiher ct, 14-5** (9:2369), ss, 234.4 e Wash av, runs s22xe48.11xn25 to ss Weiher ct xw16.9xs3xw31.8 to beg; PM; pr mtg $4,000, Nov14; Dec15'14; due Dec1'20, 6%; Michl Alleman to Barwood Realty Co, 100 Bway. 1,750

**140TH st E, see Bergen av,** see Bergen av, sec 140.

**146TH st E** (9:2335), ss, 100.2 w Morris av, 25x100; PM; Dec16; Dec17'14; 5y5%; Katie Costa to Stephen H Jackson, 151 W 121. 5,000

**162D st W, swc Anderson av,** see Anderson av, swc 162.

**165TH st, 258 E,** see 176th, 712-4 E.

**169TH st E, see College av,** see College av, sec 169.

**170TH st W, ses, at es Boscobel av,** see Boscobel av, es, at ses 170.

**170TH st W, swc Cromwell av,** see Boscobel av, es, at ses 170.

**173D st E** (11:2897), ss, 270.1 e Webster av, 28.1x100x28.11x100; ext of $13,000 mtg to Nov18'16 at 5%; Nov19; Dec12'14; Morris H Brown, exr Harriet W Brown, with Eliz Schwarzler. nom

**176TH st, 712-4 E** (11:2949), ss, 100 w Clinton av, 49.10x158.1x49.10x158; also 165TH ST, 258 E (9:2447), ss, 66.9 e Grant av, 36.9x80.3x36.9x80.6; pr mtg $56,500; Dec15'14; installs, 6%; Mitchell-McDermott Constn Co, 1094 So blvd, to Saml Grosner, 1361 Madison av. 4,000

**176TH st, 712-4 E;** also 165TH ST, 258 E; certf as to above mtg; Dec15'14; same to same.

**176TH st E, nws at ses Prospect av,** see Prospect av, ses at nws 176.

**184TH st E, nes at ses Morris av,** see Morris av, ses at nes 184.

**185TH st, 775 E** (11:3114); participation agmt; Dec15; Dec17'14; Jas Murray with Clara Karp. nom

**185TH st, 775 E** (11:3114), ns, 120.1 w So Blvd, 40x130; pr mtg $55,000; Dec15; Dec16'14; 2y6%; Nicol Bldg Corpn to Clara Karp, 1879 Crotona av. 5,000

**185TH st E** (11:3114), ns, 160.1 w So Blvd, 40.5x130; pr mtg $55,000; Dec15; Dec 16'14; 3y6%; Nicol Bldg Corpn to Jos Murray, 540 W 165. 5,000

**185TH st E** (11:3114), same prop; certf as to above mtg; Dec15; Dec16'14; same to same.

**222D st E (*),** ns, 155 w Barnes av, 50x 89, Wakefield; Jan12; Dec11'14; 3y5%; Dorothea Heym, Mt Vernon, NY, to Katie J von der Hyde, 3563 White Plains av. 800

**222D st E (*),** ns, 130.4 w Barnes av, 25x 89; PM; Dec10; Dec11'14; 3y6%; Giovan B Infantino to Katie J von der Heyde, 3563 White Plains av. 800

**229TH st E (*),** sec White Plains rd. 27.5 x114.5, Wakefield; pr mtg $9,000; Dec8; Dec11'14; 1y6%; Golane Publishing Co to Henry J Bergener, 1489 Fulton, Bklyn. 1,000

**230TH st E (*),** ns, 200 e Barnes av, 25x 114, Wakefield; Dec14; Dec16'14; 3y5½%; Benedict Liuzzo & Giovanna Livolzi, 487 E 183, to Mary Hecht, 2016 7 av. 4,500

**232D st E (*),** ns, 280 w White Plains rd, 100x114; Nov24; Dec17'14; due Nov24 '17, 6%; Atia Realty Co, Inc, 42 Bway, to Wilhelmina Wuensch, 329 E 153. 1,000

**232D st E (*);** same prop; certf as to above mtg; Nov24; Dec17'14; same to same.

**233D st, 776 E (*),** ss, 65.1 e Barnes av, 18.9x100; Dec14; Dec15'14; due &c as per bond; Nunziata & Emma Yodice to Title Guar & Trust Co. 4,000

**233D st, 776 E;** PM; pr mtg $4,000; Dec14; Dec15'14; installs, 6%; same to Wm Loeb, 141 W 125. 900

**Albany rd** (12:3267), ws, 367.8 n 233d, 54.7x101.5x50x83.4; ext of $1,500 mtg to Nov23'17 at 6%; Nov23; Dec12'14; Mathilda Kane with Albt C Nathan, 151 W 231. nom

**Anderson av** (9:2504-2507), swc 162d, 100 x115.11x100x109.8; pr mtg $121,000; Dec10; Dec12'14; due, &c, as per bond; Louis Meckes to Margt A Gants, 900 Ogden av. 14,000

**Anthony av** (11:3156), es, 100.5 s 180th, 25.1x90.11x21.7x103.7; Dec17'14; 3y5½%; Ann Carragher to N Y Title Ins Co, 135 Bway. 3,500

**Bailey av** (12:3266), ws, 129.4 s 231st, 40 x96.2x43.1x112.2; Dec16; Dec17'14; 5y5%; Bertelsen Realty Co, Inc, to M Saml Stern, 2013 5 av. 21,000

**Bailey av** (12:3266); same prop; certf as to above mtg; Dec16; Dec17'14; same to same.

**Bathgate av, 1737** (11:2916), ws, 200.1 n 174th, 20.3x114.5; pr mtg $5,700; Dec15; Dec17'14; 3y6%; Bertha Michaels to Sarah Cohen, 14 E 116. 1,600

**Bathgate av, 1737** (11:2916), ws, 200.1 n 174th, 20.3x114.5; Dec14'14; due &c as per bond; Bertha Michaels to Carrie Westerfield, 234 W 71. 5,700

**Bathgate av, 1888** (11:2924); ext of $30,000 mtg to Jan1'18 at 5%; Dec2; Dec 15'14; Emigrant Indust Savgs Bank with Louise McK Kirby, 3436 Bailey av. nom

**Bergen av** (9:2243), sec 140th; sal Ls; pr mtg $——; Dec11'14; demand, 6%; Paul Krichell to Geo Ehret, 1197 Park av. 1,000

**Boscobel av** (11:2871), es, at ses 170th, runs n221xe99.1 to ws Cromwell av xs—to cl 1 av xs172.2xw198.2 to es Boscobel av xn10.11 to beg; Mar24; Dec14'14; due &c as per bond; Margurite Gessner, 1302 Boscobel av, to Mary Muller, 158 Beach, Richmond Hill, NY. 3,000

**Broadway** (12:3267), es, as in 1898, 221.1 s 233d, 49.11x100; PM; pr mtg $6,000; Dec8; Dec11'14; due, &c, as per bond; Wm Johnson to Fannie Klein, 219 Brooklyn av, Bklyn, NY. 850

**Bronxdale av (*),** ws, 25 n Kinsella, 25 x95; Dec10; Dec15'14; due July4'15, 6%; Bailey Contracting Co to Bronx Security & Brokerage Co, 258 E 138. 250

**Brook av, 459** (9:2290), ws, 75 n 145th, 25x90; pr mtg $——; Dec10; Dec15'14; due Oct10'15, 6%; Herman Brand to Michl Friedwald, 1080 Findlay av. 500

**Bryant av, 1492** (11:3000), es, 200 s 172d, 18.9x100; PM; Dec10; Dec11'14; 3y5½%; Scottish Holding Co to Luke Kouwenhoven on Shore rd, Steinway, LI. 6,500

**Clay av, 1359** (11:2782), ws, 689 n 169th, 25x82.5x25.2x80.2; Nov20; Dec15'14; 3v6%; Jos Scolnik to Israel Hochstein, 19-21 Henry. 1,250

**College av** (9:2436-2439), sec 169th, 100 x25; PM; Dec16'14; 5y5%; Emil Schneider, 1280 Clay av, to Chas H Thornton, 1320 Clay av. 5,000

**Cromwell av, swc 170th,** see Boscobel av, es, at ses 170.

**Crotona av** (11:3080), ws, 100 n Oakland pl, 25x125; ext of $4,000 mtg to Dec 14'17 at 5½%; Dec14; Dec15'14; Edw E Ashley, 749 St Nicholas av, with Wm G Dunn, 300 W 106. nom

**Elton av, 899** (9:2383), ns, 63.8 w 162d, runs w31.10xnw105.4xne25xse124.8 to beg; PM; Dec14; Dec16'14; due Jan5'18, 5%; Gustav Wein to Sarah E Furnald, 34 W 72, & ano, exrs Francis P Furnald. 25,000

**Fordham rd, ss,** see Jerome av, nws, 517.5 sw 190.

**Franklin av** (11:2931), ws, 73.5 s 170th, 20x100, except part for av; Dec8; Dec12'14; 3y5¼%; Eliz A, Kath B, Johanna & Eleanor E May, all of Bklyn, to N Y Title Ins Co, 135 Bway. 3,500

**Grand av, 2543** (11:3214); ext of $4,500 mtg to Dec11'17 at 5¼%; Dec11; Dec14'14; Title Guar & Trust Co with Rose M Butler, 3 Broadview av, New Rochelle, NY. nom

**Hughes av, 2418** (11:3076), es, 121.6 s 188th, 24.8x87.6; PM; Dec15; Dec16'14; due, &c, as per bond; Jas K Wells to Universal Savings Bank, 149 Bway. 6,250

**Jerome av, 2351** (11:3198), ws, 54 n North, 18x79.11; also JEROME AV, 2353 (11:3198), ws, 72 n North, 18x79.11; PM; Dec15; Dec16'14; due, &c, as per bond; C G Adolph & Wm J Hohle, 2392 Grand av, to Harlem Savings Bank, 124 E 125. 12,000

**Jerome av, 2353,** see Jerome av, 2351

**Jerome av** (11:3199), nws, 517.5 sw 190th, runs sw31.6xnw90xne13.7 to ss Fordham rd xe64.6 to curve xse53.8 to beg; pr mtg $35,000; Dec14; Dec15'14; due Mar16'16, 6%; Patk J Quilty to Jacob Ruppert, 1639 3 av. 10,000

**Marmion av, 1822** (11:2958), es, 144 n 175th, 16.8x69.2 to Vineyard pl x16.8x69.6; PM; Dec12; Dec14'14; installs, 6%; Mary V Holden to Jno W Cornish Constn Co, 805 Tremont av. 1,000

**Melrose av, 752-8** (9:2378), es, 98.2 s 157th, runs e71xs—xe50xs73.8xw121.2 to av xn79.10 to beg; Dec11'14; 5y5%; Benenson Realty Co to Stephen D Pringle, at Villa Pringle, Biarritz, France. 25,000

**Melrose av, 752-8;** certf as to above mtg; Dec11'14; same to same.

**Morris av** (11:3173), ses, at nes 184th, 111.1x92.5x112.2x90; Dec11'14; 5y5%; Alex W Robertson, NY, & Imogene wife Christopher H Bellmer of White Plains, NY, to Bowery Savings Bank, 128 Bowery. 2,500

**Morris av** (11:3173), ses at nes 184th, 111.1x92.5x115.2x90; ext of $5,000 mtg to Dec11'19 at 5%; Dec11; Dec17'14; Alex W Robertson & Imogene, wife Christopher H Bellmer, with Bowery Savings Bank, 128 Bowery. nom

**Olinville av (*),** ws, 157.6 s Union, 26.3x 92x25x100, except part for Olinville av; Nov 23; Dec11'14; 1y6%; Annie F wife of & Fredk Brandt, 258 S 9 av, Mt Vernon, NY, to Walter W Taylor, 426 Tecumseh av, Mt Vernon, NY. 125

**Prospect av** (11:3094), swc Oakland pl (Nos 750-2), 25x100x25.2x100; pr mtg $——; Dec15; Dec16'14; 3y6%; Herman Steinkamp, 570 W 172, to Robt J Moorehead, 415 E 140. 3,500

**Prospect av** (11:2953), ses at nws 176th, 190x90, except part for av & st; Dec10; Dec 11'14; 3y5½%; Susan Hamilton widow to N Y Title Ins Co, 135 Bway. 10,000

**Road (*)** from Westchester Landing to the Boston Post rd, ws, 233.10 s Public rd, 32x153.6x32.3x160.10; Dec8; Dec15'14; installs, 6%; Jas Kennedy to Mendel Marcus, 358 E 5. 180

**St Anns av, 598** (10:2616), es, 402.10 s Westchester av, 25x121.8x25x117.11; ext of $13,000 mtg to Dec1'17 at 5%; Dec14; Dec 17'14; Jno Bossong, 382 4th, Bklyn, with Emil P Turner. nom

**Sands av (*),** ss, 100 e Schuyler pl, 50x 100; Dec14; Dec15'14; 5y5%; Eliz M Neilson to Annie A Kimber, 876 Bronx Park S, extrx Eliz C Kimber. 2,700

**Stebbins av** (10:2696), es, 489.1 s Westchester av, 40x100; ext of $28,000 mtg to Dec15'19 at 5%; Dec15; Dec16'14; Workmen's Sick & Death Benefit Fund of The U S of America with Sandow Realty Co, 198 Bowery. nom

**Tinton av, 731,** see Westchester av, 756.

**Washington av, 1031** (9:2386); sal Ls; Dec15; Dec16'14; demand, 6%; Gustav Ahrweiler to Lion Brewery, 104 W 108. 3,000

**Westchester av, 756** (10:2654); also TINTON AV, 731; agmt as to share ownership in mtg; Sept16; Dec12'14; Fannie M Gross with Emily E Pringle, Long Beach, LI. nom

**White Plains rd, sec 229th,** see 229th E, sec White Plains rd.

**3D av** (9:2362), es, 250 s 152d, 25x86; also 3D AV, 2902 (9:2362), es, 146 ne Westchester av, 15x89, given to secure performance of lease covering 2929-2933 3 av; pr mtg $50,000; June5; Dec15'14; due &c as per bond; Geo W Fennell to 2929-2933 Third Av Co, Inc, 524 Willis av. 25,000

**3D av** (9:2374), nws, 62.9 sw 152d, 61.8x 88.2x56.11x111.11; Dec11; Dec14'14; due &c as per bond; 2929-2933 3d Av Co, Inc, 524 Willis av, to Domestic & Foreign Missionary Soc of Protestant Episcopal Church in U S, 281 4 av. 75,000

**3D av** (9:2374); same prop; certf as to above mtg; Dec11; Dec14'14; same to same.

**3D av, 2902,** see 3 av, es, 250 s 152.

**Plot** (12:3267), begins at ss lot 46 on map Marv C P Macomb, distant 42 e Bway as in 1898, runs e180.8xs226.4xw43.11xn226.3 to beg, except part conveyed to Wm Johnson, Chas B Meyer & Emma & Bertha Wuesthoff by three deeds recorded Dec11 '14; Dec10; Dec11'14; due June10'15, 6%; Fannie Klein to Minnie Stone Nanuet, N Y, & ano. 2,500

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# RECORDS SECTION

of the

# REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Borough of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter.

Vol. XCIV No. 2441 New York, December 26, 1914. PRICE 20 CENTS


## STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

**An asterisk (*) indicates a cross reference.**

Broome st, 243.
Cannon st, 133.
Clinton st, 93 & 97.
Gold st, 8.
*Lewis st, 68 (or Rivington st, 307).
*Ludlow st, 77-9 (or Broome st, 243).
Madison st, 366.
Orchard st, 34.
Rivington st, 307.
*Roosevelt st, 2 (or Park Row, 189-91).
Roosevelt st, 4.
Stanton st, 125, 241 & 325-7.
Thompson st, 101-3.
*Willett st, 100-2 (or Stanton st, 241).
3d st, 77 E.
14th st, 304-12 W.
19th st, 8-10 W.
22d st, 28 E.
23d st, 403-7 E.
27th st, 116-20 E.
35th st, 29-33 W.
36th st, 46 W.
39th st, 328 E.
40th st, 456 W.
44th st, 341 W.
50th st, 415 W.
53d st, 42 W.
54th st, 254-6 W.
59th st, 515 W.
62d st, 219 W.
69th st, 310 W.
71st st, 430 E.
71st st, 337 & 343 W.
73d st, 219 E.
76th st, 520 E.
78th st, 206 & 210 E.
78th st, 214 & 320 W.
79th st, 237 E.
85th st, 134 W.
86th st, 76 & 538 E.
87th st, 70 W.
88th st, 213-7 W.
92d st, 55 W.
99th st, 258 W.
100th st, 65 E.
*102d st, 300 E (or 2d av, 1982).
105th st, 220 E.
106th st, 107, 127 & 205-7 E.
107th st, 230 E.
108th st, 109 E.
112th st, 314-6 E.
*112th st E (nwc Lex av, 1804), blk 1640-16.
112th st, 31 W.
113th st W, ss, blk 1828-38-39.
115th st, 612-4 W.
120th st, 338 E.
*121st st, 101 E (or Park av, 1741).
123d st, 113 E.
128th st, 71 W.
131st st, 45-7 E.
135th st, 626-30 W.
137th st, 203 W.
142d st, 289 W.
*148th st, 309 W.
168th st, 512 W.
175th st, 528 W.
*176th st, 517-9 W (or Audubon av, 219).
*183d st, 586 W (or St Nicholas av, 1448-56).
Av B, 287.
Audubon av, 219.
Columbus av, 584.
Bradhurst av, 120 (or 148th st, 309 W).
Lexington av, 1804.
Madison av, 1493-5.
Park av, 1741.
Park Row, 189-205.
St Nicholas av, 1448-56.
1st av, 2123.
2d av, 1888 & 1982.
9th av, 690.

**WILLS.**

Jefferson st, 61.
2d st, 240 E.
29th st, 39 E.
121st st, 111 W.
124th st, 424-32 E.
144th st, 413 W.
3d av, 1364-6.

**EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.**

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 3:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1914.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

**KEY TO ABBREVIATIONS USED.**

A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.
dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee
R S—Revenue Stamp.
r—room.
rd—road.
re mtg—release mortgage.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
T &c—taxes, etc.
tnts—tenements.
w—west.
y—years.
O C & 100—other consideration and $100
TS—Torrens System.

# CONVEYANCES.

## Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets 'immediately followig the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

DEC. 18, 19, 21, 22 & 23.

**Broome st, 243** (2:408-15), swc Ludlow (Nos 77 99, 25x87.6, 6-sty bk tnt & strs; Annie & Cora Samuels to Coran Realty Corpn, 351 4 av, AT; mtg $35,000. Dec19 '14. A$26,000-55,000. nom

**Cannon st, 133,** see 13th, 8-10 W.

**Clinton st, 93** (2:348-25), ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; Fredk R Rich, ref, to Sidney Wallach, 105 Corlies av, Pelham, NY; Breinchin Wallach, 130 W 79; Dina W Block, 88 Central Park W, & Milton M Breyfogs, 166 E 35, EXRS, &c, Karl M Wallach; FORECLOS Nov27; Dec23'14; A$28,000-37,000 (R S $30). **29,850**

**Clinton st, 97** (2:348-27), ws, 225.4 s Rivington, 25.4x100, 5-sty bk tnt & strs; Cambridge Livingston, ref, to Barnet Realty Corpn, 271 Bway; mtg $32,000; FORECLOS Dec14; Dec18'14; $28,000-42,000 (R S $6). **38,000**

**Gold st, 8** (1:69-20), ses, abt 105 n Maiden la, 21.2x70.6x27.6x74, nes, 5 & 6-sty bk loft & str bldg; Seig & Saml Goldstein, EXRS Morris Goldstein, to Mary L Fraser, 103 Gates av, Bklyn; mtg $20,000; Dec18 '14; A$19,000-26,000 (R S 70c). **20,790.23**

**Gold st, 8;** Seig Goldstein et al to same; AT; QC; Dec18'14. nom

**James st, ws, at es New Bowery,** see New Bowery, es, at ws James.

**Lewis st, 68** (2:328-48), sec Rivington (No 307), 80x25x80x24.11, 6-sty bk tnt & strs; Jno P Dunn, ref, to Robt L Hoguet, 47 E 92, & Thos H Dolan, 162 W 21, as COMMITTEE Mary McLoughlin, Plff; FORECLOS Dec18; Dec19; Dec21'14; A$22,000-39,500. **25,000**

**Ludlow st, 77-9,** see Broome, 243.

**Madison st, 366** (1:266-54), ss, 225.1 w Jackson, 20.11x94.6x20.3x94.9, 5-sty bk tnt & strs; Elias B Levy to Max Schaefert, 366 Madison; ½ pt; B&S & CaG; AL; Dec19; Dec22'14; A$10,500-17,000. nom

**New Bowery** (1:116), es, at ws James, runs sw3.6xe2.5 to ws James xn2.6 to beg, gore; Jas J Slattery to Church of St James of N Y, a corpn; QC & CaG; Nov23; Dec23'14; A$——$ —. nom

**Orchard st, 34** (1:298-11), es, abt 50 s Hester, 25x65, 4-sty bk tnt & strs; Saml Hammer to Isidor P Heller, 866 Manida, Bronx; ½ RT&I; mtg $25,600; Dec14; Dec 19'14; A$16,000-24,000. O C & 100

**Rivington st, 307,** see Lewis, 68.

**Roosevelt st, 2-4,** see Park Row, 189-205.

**Stanton st, 125** (2:354-14), ss, 50 e Essex, 25x75, 5-sty bk tnt & strs; Cambridge Livingston, ref, to Barnet Realty Corpn, 271 Bway; mtg $22,000; FORECLOS Dec 14; Dec18'14; A$19,000-28,000 (R S 50c). **22,100**

**Stanton st, 241,** see Willett, 100-2.

**Stanton st, 325-7** (2:324-13), ss, 30 e Goerck, 29.10x81.3x29.7x81.4, 6-sty bk tnt & strs; Sol Becker to Jno H Baierlein, 188 Elton, Bklyn; CaG; mtg $27,250 & AL; Dec18'14; A$13,500-29,000 ( R S $5). O C & 100

**Thompson st, 101-3** (2:503-28), es, abt 175 s Prince, 50x100, 5-sty bk loft & str bldg; Amos F Eno to Dominick Abbate Jr, 59 Washington sq; B&S; Dec16; Dec18 '14; A$35,000-50,000 (R S $2.50). O C & 500

**Willett st, 100-2** (2:339-52), sec Stanton (No 241), 75x25, 6-sty bk tnt & strs; Moses Kinzler et al to B B B Holding Co, 5 Beekman; QC; mtg $41,500; Dec11; Dec18 '14. A$26,000-44,000. nom

**3D st, 77 E** (2:445-47), ns, 400 e 2 av, 25x96.2, 6-sty bk tnt & strs; Beckie Levitch to David Levitch, 164 S 3, Bklyn; mtg $29,000; Dec16; Dec18'14; A$20,000-39,000 (R S $1). O C & 100

**14TH st, 304-12 W** (2:629-29), ss, 100 w 8 av, 100x98x102x77.4, 2-6-sty bk tnts & strs; Chas I Weinstein Realty Co to Herbt Kottek, 17 W 70; mtg $175,000; Dec22: Dec23'14; A$70,000-P70,000 (R S $2). O C & 100

**19TH st, 8-10 W** (3:820-51), ss, 160 w 5 av, 50x92, 12-sty bk loft & str bldg; A $103,000-216,000; also CANNON ST, 133 (2:335-67), ws, 80 s Houston, 20x100, 6-sty bk loft bldg A$12,000-22,500; also BOSCOBEL AV (11:2871), sec 169th, 120x100, vacant; Henry C Lytton to Round Robin Realty Corpn, 35 Nassau; mtg $305,000; Dec4; Dec19'14 (R S $5). 100

**22D st, 28 E** (3:850-58), ss, 310 w 4 av, 25x98.9, 9-sty bk loft & str bldg; Olga Witthaus to Saml A Ross, 202 Townsend, New Brunswick, NJ; B&S; Dec23'14; A $62,000-136,000 (R S 50c). nom

**23D st, 403-7 E** (3:955-5), ns,, 81.6 e 1 av, 75x98.9, 6-sty bk stable; Myron Sulzberger, ref, to General Theological Seminary of the Protestant Episcopal Church in the U S, 175 9 av, pllf; FORECLOS Dec15; Dec 18; Dec19'14; A$45,000-92,000 (R S $5). **60,000**

**27TH st, 116-20 E** (3:882-76-78), ss, 183.4 e 4 av, 66.8x98.9, 3-3-sty & b bk & stn dwgs; Esrom Realty Co to Benmore Realty Co, 30 E 42, & mtg $110,000 & AL; Dec21; Dec22'14; A$106,600-113,000. O C & 100

**35TH st, 29-33 W** (3:837-23), ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; Whiting Development Corpn to County Holding Co, 100 Bway; CaG; mtg $556,750 & AL; Dec18; Dec19'14; A$266,500-441,500 (R S 50c). O C & 100

**36TH st, 46 W** (3:837-71), ss, 520.1 w 5 av, 16.7x98.9, 4-sty & b stn dwg; Manton M Wyvell, ref, to Collingwood Realty Co, 45 W 35; FORECLOS Nov19; Dec21; Dec 22'14; A$55,000-57,000 (R S $55). **55,000**

**39TH st, 328 E** (3:944-38), ss, 350 e 2 av, 25x98.9, 5-sty bk tnt & strs; Julia D Tonnele to Annie J Morgan, 325 E 39; AL; Dec 23'14; A$10,500-16,000 (R S $14). O C & 100

**40TH st, 456 W** (3:737-66), ss, 100 e 10 av, 25x98.9, 3-sty bk tnt & str, 1-sty ext; Max Altmayer, ref, to Margt Marx, 530 E 19, Bklyn, pllf; FORECLOS Dec15; Dec16; Dec18'14; A$11,000-14,000. **13,500**

**44TH st, 341 W** (4:1035-11), ns, 250 e 9 av, 25x100.5, 4-sty bk tnt & 2-sty bk rear tnt; Nellie M Flint to Jno W Flint, 859 Riverside dr; mtg $15,000 & AL; Apr 30; Dec19'14; A$16,000-18,500. O C & 100

**50TH st, 415 W** (4:1060-23), ns, 225 w 9 av, 25x100.5, 4-sty bk tnt & strs & 3-sty bk rear tnt; Chas Loesch to Katie Loesch, both at 415 W 50; AT; B&S; Dec2; Dec23 '14; A$12,000-16,500 (R S $1.50). nom

**53D st, 42 W** (5:1268-62), ss, 600 w 5 av, 25x100.5, 4-sty & b stn dwg; Emily H Moir Estate, Inc, to Matilda C Vatable at Hotel Plaza, 59th & 5 av; AL; Dec22'14; A$68,000-85,000 (R S $62). nom

**54TH st, 254-6 W** (4:1025-58-59), ss, 125 e 8 av, 50x100.5, 3-sty bk tnt & strs & 2& 4-sty bk stable; Josephine M Chamberlin, individ & EXTRX Geo F Chamberlin, to Albt R Shattuck, 19 N Washington sq; QC; Dec11; Dec19'14; A$71,000-74,000 (R S $1.50). nom

**59TH st, 515 W** (4:1151-24), ns, 200 w Ams av, 25x100.5, 5-sty bk tnt, 1-sty ext; Max Inkelas to Bella Inkelas, 206 E 78; ½ pt; mtg $15,000; Dec17; Dec18'14; A$7,000-21,000 (R S $2). nom

**62D st, 219 W** (4:1154-20), ns, 300 w Ams av, 25x100.5, 5-sty bk tnt & strs; Wm P Schoen, ref, to Cornelia B Schwartz, at Lakewood, NJ, Plff; FORECLOS Nov17; Dec21; Dee22'14; A$6,000-15,000 (R S $10). **10,000**

**62D st, 219 W** (4:1154-20), ns, 300 w Ams av, 25x100.5, 5-sty bk tnt & strs; Ida Needle (Keren) to Cornelia B Schwartz, at Lakewood, NJ; QC & confirmation deed; Dec18; Dec22'14; A$6,000-15,000. nom

**69TH st, 310 W** (4:1180-41), ss, 200 w West End av, 25x100.5, 5-sty bk tnt & strs; Emma Brown to Bertha Jacobs, 1540 Ams av; QC; AL; Dec8; Dec19'14; A$8,000-16,000. nom

**71ST st, 430 E** (5:1465-31), ss, 150 w Av A, 25x145.4, 5-sty bk tnt; Eduard Leissner Jr et al to Astor Trust Co, 389-5 av, EXR Eduard Leissner, decd; AL; Dec22; Dec 23'14; A$9,500-24,500. O C & 100

**71ST st, 430 E;** Astor Trust Co, EXR Eduard Leissner, to Paul E Lindblad, at Bronx Manor, Bronxville, NY; AL; Dec22; Dec23'14 (R S $17.50). **17,500**

**71ST st, 430 E;** Paul E Lindblad to Eduard Leissner Jr & Millie Lindblad, all at Bronx Manor, Bronxville, NY; AL; Dec 22; Dec23'14 (R S $17.50). **17,500**

**71ST st, 337 W** (4:1183-18½), ns, 338 w West End av, 15x102.2, 4 & 5-sty bk dwg; Irene Blum to Alice Miller, 343 W 71; correction deed; mtg $19,400; Dec19; Dec23'14; A$10,500-21,000. nom

**71ST st, 343 W** (4:1183-17), ns, 384 w West End av, 16x102.2, 4 & 5-sty bk dwg; Lucile Watters to Alice Miller, 343 W 71; correction deed; mtg $16,400; Dec14; Dec 23'14; A$11,000-22,000. nom

**73D st, 219 E** (5:1428-11), ns, 260 e 3 av, 25x102.2, 5-sty stn tnt & strs; Frederic de P Foster & ano, TRSTES Augusta L Jones, will of Ambrose C Kingsland, to Silas Downing, 33 W 48; Sept22; Dec18'14; A$9,000-18,000. **12,250**

**73D st, 219 E;** Silas Downing to Annie M Christie, 20 E 32; Dec12; Dec18'14 (R S $17). O C & 100

**76TH st, 520 E** (5:1487-39), ss, 323 e Av A, 25x108.9x25.4x—, 5-sty bk tnt & strs; Anna Trpisovsky to Jno Trpisovsky, her husband, 520 E 76; AT; mtg $14,000; Dec 5'13; Dec21'14; A$6,000-19,000. O C & 100

**78TH st, 206 E** (5:1432-44½), ss, 105 e 3 av, 13.4x102.2, 3-sty & b bk dwg; mtg $5,250; A$5,500-7,500; also 78TH ST, 210 E (5:1432-43), ss, 131.8 e 3 av, 13.4x102.2, 3-sty & b bk dwg; mtg $6,000; A$5,500-7,500; Max Inkelas to Bella Inkelas, 206 E 78; Dec17; Dec18'14 (R S $3). nom

**78TH st, 210 E,** see 78th, 206 E.

**78TH st, 214 W** (4:1169-40), ss, 175 w Ams av, 16.8x102.2, 4-sty & b stn dwg; Gertrude V. wife Wm S Keiley, to Jarvis W Keiley [600 W 161]; mtg $15,000; Aug3 '97; Dec18'14; A$13,500-21,000. nom

**78TH st, 320 W** (4:1186-42), ss 232 w West End av, 18x102.2, 5-sty & b bk dwg; Florence H Fitch to Hatasatah Realty Co, 7 E 44; mtg $20,000 & AL; Dec18'14; A $14,000-28,000 (R S $15). nom

**79TH st, 237 E** (5:1525-19), ns, 450 e 3 av, 25x86.6x31.5x105.7, 4-sty stn tnt; also INTERIOR GORE at cl blk bet 79th & 80th & 135 w 2 av, runs w20.2xse25.2xn15.8 to beg, 4-sty stn tnt; Henrietta De Vries to Martha Blume, 216 W 99; mtg $18,000; Dec17; Dec19'14; A$12,000-22,000. nom

**85TH st, 134 W** (4:1215-47), ss, 350 w Col av, 18x102.2, 3-stv & b bk dwg; Anna M Wilkinson to Josiah A Stover, 270 Riverside dr; mtg $16,000 & AL; Dec14; Dec 21'14; A$10,500-18,500 (R S $4). O C & 100

**86TH st, 76 E** (5:1497-42), ss, 70 w Park av, 17.9x102.2, 4-sty & b bk dwg; Weiher Constn Co to Walter R Comfort, 780 West End av; mtg $21,950; Dec19; Dec21'14; A $26,500-27,000 (R S $10). O C & 100

**86TH st, 538 E** (5:1782-25), ss, 198 w East End av, 20.3x102.2, 3-stv stn tnt; Lewis J Conlan, ref, to W Wilton Wood, at Huntington, LI, Plff; FORECLOS Dec8; Dec21'14; A$7,000-10,500. **9,000**

**87TH st, 70 W** (4:1200-63), ss, 30 e Col av 20x100.8, 4-stv & b bk dwg; Jus Realty Corpn to Millicent T Rooiker, 61 E 90; B&S; Dec18; Dec19'14; A$16,000-25,000. nom

**88TH st, 213-7 W** (4:1236-24-26), ns, 150 w Ams av, 75x100.8, 3-5-sty bk tnts; Ludlow Realty Co to City Investing Co, 165 Bway; CaG & confirmation deed; mtg $75,000; Dec16; Dec18'14; A$48,000-85,500. nom

**92D st, 55 W** (4:1206-12½), ns, 284.7 e Col av, 20x100.7, 3-sty & b stn dwg; Geo J Wolf to 92d St Realty Co, Inc, 468 Riverside dr; B&S; Nov30; Dec23'14; A$14,000-18,000. nom

**99TH st, 258 W** (7:1870-59), ss, 125 e West End av, 16.8x100.11, 4-sty & b bk dwg; Adams C Sumner to Frances S Pullen, 888 Carroll, Bklyn; Helen S Sillcocks, 137 W 76, NY, & Caroline S Belcher, 10 Montgomery pl, Bklyn; AT; B&S; Dec23'14; A$12,500-19,000 (R S $1). O C & 100

**100TH st, 65 E** (6:1606-32), ns, 100 w Park av, 20x100.11, 5-sty bk tnt & strs; Hyman Schmulewitz to Giuseppe Lovaglio, 2237 1 av; AL; Oct28'13; Dec23'14; A $8,000-19,000. O C & 100

**100TH st, 65 E;** Giuseppe Lovaglio to Lena Katz, 1117 Westchester av; AL; Nov 30; Dec23'14. nom

**102D st, 300 E,** see 2 av, 1982.

**105TH st, 220 E** (6:1654-39½), ss, 230 e 3 av, 15x100.9, 2-sty & b stn dwg; Antonio Granatelli to Antonio Granatelli, Inc, 220 E 105; AL; Dec8; Dec21'14; A$4,500-5,000 (R S 50 cts). O C & 100

**106TH st, 107 E** (6:1634-5), ns, 80 e Park av, 25x100.11, 4-stv stn tnt; Thos McMahon to Jos Sananes, 2750 3d, Bklyn; mtg $12,000; Dec21; Dec22'14; A$12,000-15,500 (R S $1). O C & 100

**106TH st, 107 E** (6:1634-5), ns, 80 e Park av, 25x100.11, 4-sty stn tnt; Jos Sananes to Lord Robert Realty Co, 115 Bway; mtg $15,000; Dec21; Dec23'14; A$12,000-15,500 (R S $1). O C & 100

**106TH st, 127 E** (6:1634-13½), ns, 9138 w Lex av, 16.8x100.11, 3-sty & b stn dwg; Jno M Shedd, ref, to Emilie A Deen, 220 W 98; FORECLOS Dec2; Dec22; Dec23'14; A$8,000-8,500 (R S $9). **8,950**

**106TH st, 205-7 E** (6:1656-5-6), ns, 110 e 3 av, 40x100.11, 2-4-sty bk tnts & strs; Antonio Granatelli to Antonio Granatelli, Inc, 220 E 105; AL; Dec8; Dec21'14; A$16,000-27,0000 (R S 50 cts). O C & 100

**107TH st, 230 E** (6:1656-33), ss, 200 w 2 av, 25x100.11, 4-sty bk tnt & strs; Gabriele Composto to Julia Murphy, 1123 Park av; QC; Dec14; Dec23'14; A$8,000-13,500. O C & 100

**108TH st, 109 E** (6:1636-6), ns, 105 e Park av, 25x100.11, 4-sty stn tnt; Lucetta B Makepeace to Danl Banks, 829 Park av; ½ pt; AT; AL; Dec11; Dec21'14, A$11,000-14,000 (R S $6.50). O C & 100

**112TH st E, nwc Lex av,** see Lex av, 1804.

**112TH st, 314-6 E** (6:1683-44), ss, 185 e 2 av, 40x100.10, 6-sty bk tnt & strs; Barnet Weinberg to Addolorata Tortora, 247 E 111, & Lawrence Cioffi, 247 E 111; mtg $34,000; Dec16; Des21'14; A$13,500-41,000 (R S $3.50). O C & 100

**112TH st, 31 W** (6:1596-19), ns, 425 e Lenox av, 25x100.11, 5-sty bk tnt; Arbi Realty & Constn Co to Leyburk Co, 141 Bway; AL; Dec17; Dec18'14; A$14,000-26,000 (R S 50c). 150

**113TH st W** (7:1828-38-39), ss, 100 w 7 av, 50x100.11, vacant; Jas W Hyde, ref, to Williams Building Corpn, 132 Nassau; FORECLOS Dec7; Dec21; Dec22'14; A$30,000-30,000 (R S $24). **24,000**

**115TH st, 612-4 W** (7:1896-34), ss, 225 w Broadway, 50x100.11, 8-sty bk tnt; Lyttleton Fox, ref, to Fairburn Realty Co, Inc, 160 Bway; mtg $110,000 & taxes $1,335; FORECLOS Dec17; Dec21'14; A$44,000-150,000 (R S $17.50). **130,000**

**120TH st, 338 E** (6:1796-37), ss, 210 w 1 av, 20x100.11, 3-sty & b stn dwg; Jno Meliff to Margt M Hanretty, 952 6 av; mtg $5,500; Dec22'14; A$6,000-7,000 (R S 50 cts). **6,000**

**121ST st, 101 E,** see Park av, 1741.

**123D st, 113 E** (6:1772-9), ns, 190 e Park av, 25x100.11, 6-sty bk tnt; Chas A Roberts to Saml E Weiser, 109 W 114; B&S; AL; Dec17; Dec18'14; A$11,000-27,000 (R S $5). nom

**128TH st, 71 W** (6:1726-9½), ns, 191.3 e Lenox av, 18.9x99.11, 5-sty stn tnt; Saml Rosenberg & ano, EXRS Sigmund Cohn, decd, et al, to Paula Wright, at New Rochelle, NY; QC; AL; June5'13; Dec18'14; A $9,000-16,000. nom

**131ST st, 45-7 E** (6:1756-26), ns, 225 w Park av, 50x99.11, 6-sty bk tnt; Dora Haft to Isaac Haft, Inc, 132 Nassau; mtg $48,000 & AL; Nov24; Dec18'14; A$12,000-49,000. O C & 100

**135TH st, 626-30 W** (7:2001-35), ss, 525 w Bway, 75x99.11, 6-sty bk tnt; Theron G Strong, ref, to Hy F Schutte, 447 Ft Washington av, pllf; mtg $93,000; FORECLOS Dec3; Dec17; Dec18'14; A$47,000-125,000. **10,000 over & above mtg**

**137TH st, 203 W** (7:2023-27), ns, 100 w 7 av, 19x99.11, 3-sty & b stn dwg; Harry Rosenthal to Carrie J Rosenthal, 203 W 137; mtg $9,000 & AL; Dec21; Dec23'14; A$8,300-13,500 (R S $2). gift

**142D st, 289 W** (7:2028-7), ns, 150 e 8 av, 25x99.11, 5-sty bk tnt; Margaretha M Brohmer to Emily & Marie Lotze, 141 W 110; mtg $20,000 & AL; Dec18'14; A$10,500-24,000 (R S 50c). 200

**148TH st, 309 W** (7:2045-64), nec Bradhurst av (No 120), 75x24.11, 5-sty bk tnt & strs; Herman H Oppenheimer to Aimee Oppenheimer, 23 Morningside av; QC; AL; Dec16; Dec19'14; A$12,000-22,500. O C & 100

**168TH st, 512 W** (8:2123-88), ss, 183.4 w Ams av, 16.8x95, 3-sty & b bk dwg; Kath Hoctor to Margt Poppe, 2170 Ams av; mtg $7,500 & AL; Dec17; Dec18'14; A$6,000-9,500 (R S 50c). nom

**173TH st, 528 W** (8:2131-36½), ss, 73 e Audubon av, 18x94.8, 2-sty & b bk dwg; Francis M Varian to Hermina E Weiss, on Wright av nr Palace blvd, Bayside, LI; mtg $7,000; Dec18; Dec19'14; A$6,000-8,800 (R S $2.50). nom

**176TH st, 517-9 W,** see Audubon av, 219.

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**183D st, 586 W,** see St Nicholas av, 1448-56.

**Av B, 287** (3:984-58), es, 42 s 17th, 20x68, 5-sty bk tnt & strs; Morris Luskin to Morris Frank, 538 9 av, & Norman Levin, 684 Union av; mtg $7,500 & AL; Dec19, Dec22'14; A$6,800-10,500 (R S 50 cts). nom

**Audubon av, 219** (8:2132-10), nec 176th (Nos 517-9), 99.11x100, 6-sty bk tnt & strs; Geo W Collins, ref, to Happy Home Realty Co, 219 Audubon av; mtg $145,000, taxes, &c; FORECLOS Dec17; Dec21'14; A$56,000-172,000 (R S $1).

**700 over & above said mtg**

**Bradhurst av, 120,** see 148th, 309 W.

**Columbus av, 584** (4:1219-31), ws, 46 n 88th, 27x95, 5-sty bk tnt & strs; Mary J McDonald to Elisabeth S Harvie, 10 Jones, Jersey City, NJ; AL; Dec1; Dec18'14; A$26,-000-41,000. O C & 100

**Lexington av, 1804** (6:1640-16), nwc 112th, 20.5x55, 3-sty & b stn dwg; Gramont Constn Co to Philip K Sweet, Ridgewood rd, Westwood, NJ; mtg $11,000; Dec21; Dec23'14; A$10,000-12,000. nom

**Madison av, 1493-5** (6:1608-21), es, 50.11 n 102d, 50x100, 6-sty bk tnt & strs; Bella Amsterdam to Jacob Amsterdam, at Sunnyside av, Far Rockaway, L I, ½ pt; mtg $55,000; June2'13; Dec23'14; A$37,000-65,000. O C & 100

**Madison av, 1493-5;** same to Frances A Harris, 2105 Bway; ⅛ pt; mtg $55,000; June2'13; Dec23'14. O C & 100

**Madison av, 1493-5;** Jacob Amsterdam to Frances A Harris, 2105 Bway; ⅛ pt; mtg $55,000; May5; Dec23'14. O C & 100

**Madison av, 1493-5;** Frances A Harris to Max Dann, at Bowman av & Marion rd, Marion, Pa; ¼ pt; mtg $55,000; Dec23'14 (R S 50c). O C & 100

**Park row, 189-205** (1:117-16-17-19-21), sec Roosevelt (Nos 2-4), runs e150.6xs138.3 xw25.1xn23.6xw73.10xn26xw54.1 to Roosevelt xn87 to beg, 4-sty bk tnt & strs, 6-sty bk tnt & strs & 2 & 4-sty bk & fr str; Frederic N Cowperthwait & Ada, his wife, to Ruth C Burras, at Summit, NJ; ½ pt; AT; sub to dower of Josephine N Cowperthwait; B&S; mtg $120,000 on whole; Dec18; Dec22'14; A$183,000-214,000 (R S $35). omitted

**Park av, 1741** (6:1770-1), nec 121st (No 101), 20.11x75, 4-sty bk tnt & str; Jas F Donnelly, ref, to U S Trust Co of N Y, 45 Wall, as TRSTE will Jno R Peters, plff; FORECLOS Nov27; Dec17; Dec18'14; A$11,-000-17,500. **16,150**

**St Nicholas av, 1448-56** (8:2154-39), sec 183d (No 586), 104.11x25, 3-sty bk tnt & strs; Max Strasser to Lydia F Strasser, his wife, 1454 St Nicholas av; mtg $35,000; Apr23; Dec23'14; A$29,000-44,000. nom

**1ST av, 2123** (6:1681-24), ws, 25.11 n 109th, 25x75, 4-sty bk tnt & strs; Orson A Raynor, ref, to Giuseppe D'Allesio, 308 E 109, plff; mtg $15,000; FORECLOS Dec 7; Dec17; Dec18'14; A$8,500-14,000.

**1,000 over & above said mtg**

**2D av, 1888** (6:1669-52), es, 75.2 s 98th, 24.9x100, 4-sty bk tnt & strs; J Philip Berg, ref, to Wm H Beam, at Paterson, NJ, or 45 Wall, TRSTE Julia S Bryant, plaintiff; FORECLOS Dec21; Dec23'14; A$10,000-13,-000. **10,400**

**2D av, 1982** (6:1673-49), sec 102d (No 300), 24.10x103, 5-sty stn tnt & strs; Harry A Wilkus to Bertha S Wilkus, 18 Jumelter; mtg $37,575; Dec21; Dec22'14; A$16,-500-30,000 (R S 50c). O C & '500

**9TH av, 690** (4:1038-4), es, 100.5 s 48th, 25.1x100, 5-sty bk tnt & strs; Mathilda Luger, widow, to Emma J Doscher, Depot rd, Scarsdale, NY; Antoinette Heckler, 690 9 rd, NY, & Jacob J Luger, 16 8 av; Oct22 '13; Dec23'14; A$20,000-33,000. O C & 100

**Interior gore at cl blk bet 79th & 80th,** see 79th, 237 E.

## MISCELLANEOUS CONVEYANCES.

### Borough of Manhattan.

**Chestnut st, 1-3,** see New Bowery, 1-5.

**Chestnut st, 22,** see New Bowery, 18-22.

**Gold st, 8** (1:69-20), ses, abt 105 n Maiden la, 21.2x70.6x27.6x74, nes, 5 & 6-sty bk loft & str bldg; re dower; Flora Goldstein, widow, to Mary L Fraser, 103 Gates av, Bklyn; AT; Dec18'14; A$19,000-26,000. nom

**Greenwich st, 283** (1:132), sec Warren (Nos 89-93), 26.6x42x25x50.10; consent to 3d track; Josephine del Drago, NY, to Manhattan Railway Co; Oct31; Dec18'14. 1,113

**Greenwich st, 562** (2:598); consent to 3d track; H J Heinz Co to Manhattan Railway Co; Nov19; Dec23'14. 572

**Greenwich st, 772** (2:635); consent to 3d track; Greenwich Savgs Bank, mortgagee, to Manhattan Railway Co; mtg $2,000; Nov 4; Dec22'14. nom

**New Bowery, 1-5** (1:115), nec Oak (Nos 2-4), runs e39.11 to ws Chestnut (Nos 1-3) xn46.1 to es New Bowery xsw58.7 to beg; consent to 3d track; Jno Taylor, of Milburn, NJ, to Manhattan Railway Co; mtg $14,500; Dec4; Dec22'14. 3,925.08

**New Bowery, 1-5;** consent to 3d track; Julia A Kent, EXTRX & TRSTE Ellen Kent, to same; mtg $14,500; Dec15; Dec22 '14. nom

**New Bowery, 17** (1:115), es, at ws Roosevelt (No 51), runs s28.5xw28.11 to es New Bowery xne40 to beg, gore; consent to 3d track; Jno Taylor, of Milburn, NJ, to Manhattan Railway Co; mtg $5,000; Dec 4; Dec18'14. 3,080

**New Bowery, 17;** consent to 3d track; Susan R Kendall, mortgagee, to same; mtg $5,000; Dec8; Dec18'14. nom

**New Bowery, 18-22** (1:115), ws, at nes New Chambers (No 49), runs nw17.8 to es Chestnut (No 22) xn20xe45.1 to ws New Bowery xsw46.4 to beg; consent to 3d track; Jno Taylor, of Milburn, NJ, to Manhattan Railway Co; mtg $8,000; Dec4; Dec 18'14. 3,567.67

**New Bowery, 18-22;** consent to 3d track; Mutual Life Ins Co of N Y, 82 Nassau, mortgage, to same; mtg $8,000; Dec17; Dec 18'14. nom

**New Chambers st, 49,** see New Bowery, 18-22.

**Oak st, 2-4,** see New Bowery, 1-5.

**Roosevelt st, 51,** see New Bowery, 17.

**Stanton st, 129** (miscl); power of atty to conduct business &c known as Stanton Skirt Store; Arron Apsel, 178 Stanton, to Hy Roth & David Printz; Dec22; Dec23 '14.

**Warren st, 89-93,** see Greenwich, 283.

**12TH st, S E** (2:569), ss, 200 e 5 av, 25x 103.3; asn rents to secure int on mtg, taxes, &c; No 8 E 12th St Co to Metropolitan Life Ins Co; mtg $——; Dec7; Dec 19'14. nom

**34TH st E, swc 2 av,** see 2 av, 621.

**48TH st E, swc 2 av,** see 2 av, 899.

**51ST st, 365-9 W,** see 9 av, 762.

**86TH st, 76 E** (5:1497-42), ss, 70 w Park av, 17.9x102.2, 4-sty & b bk dwg; re mtg; Walter R Comfort to Weiher Constn Co, 76 E 86; Dec19; Dec21'14; A$26,500-27,000. O C & 100

**112TH st, 314-6 E** (6:1683); re asn rents; Jos L Feinberg, 250 Convent av, to Barnet Weinberg, 2 W 129; Dec16; Dec21'14. nom

**127TH st W, nwc 7 av,** see 7 av, 2140.

**2D av, 619** (3:914); consent to 3d track; Chas E H Phillips et al to Manhattan Railway Co; Nov12; Dec23'14. 222

**2D av, 621** (2:914), swc 34th, 24.8x70; consent to 3d track; Chas E H Phillips et al to Manhattan Railway Co; Nov13; Dec 23'14. 296.25

**2D av, 666** (3:942); consent to 3d track; Emma D Volckmann to Manhattan Railway Co; May9; Dec23'14. 237

**2D av, 899** (5:1321), swc 48th, 21.6x69.6; consent to 3d track; Timothy J Tobin to Manhattan Railway Co; mtg $25,435.25; Oct7; Dec19'14. 258

**2D av, 899;** consent to 3d track; Emigrant Indust Savgs Bank, mortgagee, to same; mtg $18,000; Nov12; Dec19'14. nom

**2D av, 899;** consent to 3d track; Central Brewing Co, mortgagee, to same; mtg $7,436.25; Nov10; Dec19'14. nom

**3D av, 253** (3:901); consent to 3d track; Chas E Colthup to Manhattan Railway Co; mtg $15,500; July7; Dec18'14. 272.50

**3D av, 253;** consent to 3d track; Mary T Foote & ano, mortgagees, to same; mtg $11,500; July30; Dec18'14. nom

**3D av, 253;** consent to 3d track; Eliz Kennelly, mortgagee, to same; mtg $4,000; Dec9; Dec18'14. nom

**3D av, 255** (3:901); consent to 3d track; Chas E Colthup to Manhattan Railway Co; mtg $15,000; Nov23; Dec18'14. 265

**3D av, 255;** consent to 3d track; Eliz Kennelly, mortgagee, to same; mtg $4,000; Dec9; Dec18'14. nom

**3D av, 255;** consent to 3d track; Maggie Schwab to same; mtg $11,000; Dec3; Dec 18'14. nom

**3D av, 1893** (6:1654); consent to 3d track; Eugenie Gordon, 1881 Mad av, to Manhattan Railway Co; mtg $18,750; Dec 3; Dec23'14. 258.81

**3D av, 1893;** consent to 3d track; Hy W Van Wagenen & ano, mortgagees, to same; mtg $18,750; Dec8; Dec23'14. nom

**7TH av, 2140** (miscl), nwc 127th; re of legacy under will to enable party 2d pt to obtain loan of $24,000; Carrie Coleman, 111 W 49, et al, legatees Mina Windholz, to Frank Windholz, 111 W 49; Dec14; Dec 23'14. nom

**8TH av, 2859** (7:2046); consent to 4th track; Sophie Krebs, 2859 8 av, to Manhattan Railway Co; mtg $45,000; Oct1; Dec23'14. 1,480

**8TH av, 2859;** consent to 4th track; Elvira K Walton, mortgagee, to same; mtg $30,000; Dec4; Dec23'14. nom

**8TH av, 2859;** consent to 4th track; Chas F Bauerdorf, mortgagee, to same; mtg $15,000; Dec15; Dec23'14. nom

**9TH av, 436** (3:758); consent to 3d track; Maximilian Weinstein, 605 W 112, & ano, TRSTES Abe Weinstein & ano, to Manhattan Railway Co; Nov14; Dec22'14. 456.71

**9TH av, 436;** consent to 3d track; North River Savgs Bank, mortgagee, to same; mtg $15,000; Dec16; Dec22'14. nom

**9TH av, 762** (4:1042), nec 51st (Nos 365-9), 25.5x100; consent to 3d track; Andw Davey, 321 W 105, to Manhattan Railway Co; mtg $37,000; Oct27; Dec18'14. 370.57

**9TH av, 762;** consent to 3d track; Farmers Loan & Trust Co, mortgagee, to same; mtg $37,000; Nov16; Dec18'14. nom

**All RT&I** (Decedents Estates) to legacy under will Jannette Goldsoll, decd; Frank G Goldsoll, 12 Rue Tronchet, Paris, France, to Goldsoll Realties, Inc; Apr30; Dec22'14. nom

**All property, real & personal** (miscl); co—— of will; Simon Marx to Hattie Marx, his wife; Apr5'03; Dec21'14. O C & 100

## WILLS.

### Borough of Manhattan.

**Jefferson st, 61** (1:257-32), es, 89 s Rutgers pl, 25x103, 6-sty bk tnt & strs; A$15,-000-31,500; also 2D ST, 240 E (2:385-50), n s, 250 w Av C, 24x105, 6-sty bk tnt & strs; A$20,000-40,000; Max Jokinsky Est, Celia Jokinsky, EXTRX; atty, Thos P Conlon, 98 Chambers. Will filed Nov25'14.

**2D st, 240 E,** see Jefferson, 61.

**29TH st, 39 E** (3:859-32), ns, 239 e Mad av, 21x98, 3-sty bk dwg; pt int; Fannie G Willis Est; Mary F Willis, EXTRX, 39 E 29; attys, Ward, Wilson & Hayden, 16-18 Exch pl; A$53,500-57,500. Will filed Oct14 '14.

**121ST st, 111 W** (7:1906-24½), ns, 167 w Lenox av, 15x100, 3-sty stn dwg; Mary D Meding Est, Chas Bramman EXR, 111 W 121; atty, Arthur F Engel, 309 Bway; A $7,800-12,000. Will filed Dec19'14.

**124TH st, 424-32 E** (6:1811-34 to 38), ss, 250 e 1 av, 125x100, 4-2-sty fr stables; Jno T Lockwood Est, Jos S Lockwood EXR, Torresdale, Bucks Co, Pa; atty, Thos Hooker, 309 Bway; A$25,000-25,400. Will filed June2'14.

**144TH st, 413 W** (7:2050-52½), ns, 232 e Convent av, 18x99, 4-sty bk dwg; Altd P Schultz Est, Chas H Bogert, EXR, 413 W 144; atty, Louis F Doyle, 111 Bway. Will filed Dec15'14.

**3D av, 1364-6** (5:1412-37 & 37½), ws, 63 s 78th, 38x100, 2-4-sty bk tnts & strs; Amelia Goldberg Est, Israel Goldberg, EXR, 808 West End av; atty, Jerome Wilzin, 35 Nassau; A$26,000-38,000. Will filed Nov14'14.

## CONVEYANCES.

### Borough of the Bronx.

**Austin pl** (10:2600), ns, 232.2 w 147th, 100x100, vacant; Jos H Radigan, ref, to Charlotte A O'Shea, 521 W 111; FORECLOS Dec15; Dec18'14 (R S 50c). **5,000**

**Bartholdi st** (*), ns, 80.8 e Rosewood av, 25x100; Chas E Moore, ref, to Luigi Mascolo, 789 Bartholdi; FORECLOSED & drawn Dec15; Dec19'14 (R S 50c). **400**

**Beck st, swc Av St John,** see Av St John, swc Beck.

**Chisholm st, swc Intervale av,** see Intervale av, 1237-9.

**Elsmere pl, 851-7,** see Marmion av, 1940.

**Fox st, 647** (10:2684), ns, 191.3 e Av St John, 40.7x125, 5-sty bk tnt; Andw T McKegney to Utopia Realty Co, 2650 Bway; AL; Dec17; Dec19'14 (R S $1). nom

**Garden pl, ws, abt 125.5 n Sommer pl,** see White Plains rd, es, 125.5 n Sommer pl.

**Kelly st, 878-82** (10:2710), es, 68.11 s Intervale av, 76x100, 2-5-sty bk tnts; Thos H Roff to J W R Realty Co, 3114 3 av; Dec19; Dec21'14 (R S $19.50). O C & 100

**Loring pl, nec 183d,** see 183d, 111 W.

**Lorillard pl, 2350** (11:3054), es, 96.7 n 3 av, 25x100, 2-sty fr dwg; Rev Thos J Coyne to Thos J & Mary V Coyne, heirs Jno J Coyne, 2350 Lorillard pl; Nov27; Dec18'14. 650

**Timpson pl, ws, 125 s 145th,** see So blvd, es, 125 s 145.

**Van Buren st, swc Morris Park av,** see Morris Park av, swc Van Buren.

**135TH st, 588 E** (10:2547), ss, 206.6 e St Ann's av, 18.6x100, 2-sty & b bk dwg; Augusta F wife Saml W Etter to Saml W Etter, 588 E 135; July16; Dec18'14. nom

**137TH st, 635 E** (10:2550), ns, abt 140 w Cypress av, 37.6x100, 6-sty bk tnt; Rose T Clements to D H Jackson Co, 35 Nassau; mtg $31,000; Dec19; Dec22'14 (R S $5). nom

**141ST st, 255 E** (9:2334), nes, 125 nw College av, 25x100, 3-sty fr dwg; Helen M Kearns to Margt Gordon, widow, & Margt M Gordon, widow, 261 E 141; B&S & CaG; mtg $1,800; June18; Dec19'14. nom

**141ST st, 255 E,** 3-sty fr dwg; Margt Gordon to Helen M Kearns, 466 E 143; mtg $1,800; June18; Dec19'14. nom

**165TH st, 126 W** (9:2512), ss, 85.8 e Ogden av, 16.9x77.2, 2-sty fr dwg; Conrad Zeh to August Kellermann, 1061 Ogden av; mtg $3,450; Dec15; Dec19'14 (R S 50c). O C & 100

**166TH st, 770 E,** see Tinton av, swc 166.

**169TH st W, sec Boscobel av,** see 19th, 8-10 W, Manhattan cons.

**169TH st E, swc Brook av,** see Brook av, swc 169.

**176TH st, 322-6 E** (11:2892), ss, 336.9 e Anthony av, runs s123.1xse33.4xne25xse 16.8xne143.1 to st xw65.5 to beg, 3-3-sty fr tnts; Chas A Ross to Jennie Ferguson, Waterbury, Conn; May19; Dec18'14. nom

**176TH st, 816 E** (11:2953), ss, 62 w Marmion av, 50x100, 2-sty fr dwg; Geo K Mathewson to Benenson Realty Co, 407 E 153; mtg $6,000; Nov30; Dec19'14. O C & 100

**178TH st, 480 E,** see Washington av, 1950.

**179TH st, 986 E,** see Bryant av, 2019.

**181ST st, 661 E,** see Belmont av, 2130.

**183D st, 111 W** (11:3225), nec Loring pl, 40.5x90.10x37.6x105.11, 2-sty fr dwg; Winifred, wife of & Jas Q McCarthy to N Y University Assn of Phi Gamma Delta, a corpn, 2 Rector; mtg $13,000; Dec16; Dec 18'14 (R S $8.50). nom

**184TH st, 463 E** (11:3039), ns, 128.8 w Wash av, 16.8x100, 3-sty fr tnt; Wm J McKeown, ref, to Johann C Hoffmann, 1555 Southern blvd; mtg $4,500; FORECLOS Dec16; Dec17; Dec18'14 (R S 50 cts). **400 over mtg**

**236TH st, 123 E** (12:3371), ns, 200 e Oneida av, 25x100, 2-sty fr dwg; Ernst Keller to Jos McCue, 2410 Creston av; mtg $5,300; Dec17; Dec19'14 (R S 50c). nom

**Av St John** (10:2684), swc Beck, 100x 100, vacant; Realty Operating Co to Brislow Bldg Corpn, 1887 Vyse av; mtg $26,-000; Dec22; Dec23'14. O C & 100

**Anthony av, 2184** (11:3157), es, abt 250 n 181st, 25x130, 2-sty fr dwg; Willoughby B Dobbs, ref, to David A Tower, 151 W 79; FORECLOS Nov24; Dec16; Dec22'14 (R S $7.50). **7,175**

**Beech av** (*), ns, 412.2 w Corsa la, 25x 100; Antonetta Cicere to Benedetta Cerreta, 414 E 115; mtg $700; June4'13; Dec 23'14. nom

**Belmont av, 2130** (11:3083), nec 181st (No 661), 80.8x51.1x80.1x41.2, 5-sty bk tnt; Mary J McDonald to Eliz S Harvie, 10 Jones st, Jersey City, NJ; AL; Dec1; Dec 18'14. O C & 100

**Boscobel av, sec 169th,** see 19th, 8-10 W, Manhattan cons.

**Boston rd, 1757-63,** see So blvd, ws, 225 s Crotona Park E.

**Brook av, 1354-6** (11:2894), es, 269.6 s 170th, 50x100.6, 6-sty bk tnt; Fredericka wife Herman W Schaefer to Henrietta Witzel, 3202 Perry av; QC & correction deed; Dec19; Dec22'14. nom

**Brook av, 1354-6;** Jennie Hoepfner to same; QC; Dec22'14. nom

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**Brook av, 1465** (11:2896), ws, 77.9 n St Pauls pl, runs n22.3xw36.2 to ws old Mill Brook xs22.3xe35 to beg, all title to strip adj above on w, 3-sty & b bk dwg; Chas E Moore, ref, to Chas H Lockwood, 271 E 144; FORECLOSED & drawn Dec15; Dec 1914 (R S $4). **4,000**

**Brook av** (9:2396), swc 169th, 40x100, vacant, Benenson Realty Co to Diedrich Eggers, 415 E 237; mtg $30,000; Dec21; Dec22'14 (R S $20). O C & 100

**Brook av, 1528** (11:2895), es, 275 n 171st, 25x100.11, 4-sty bk tnt & strs; Maurice J McCarthy, ref, to Hyman Goldstein, 738 E 9, mtg $13,000; FORECLOS Dec15; Dec 17, Dec21'14 (R S $3). **2,600 over mtg**

**Brook av** (9:2360), sec 3 av (Nos 3146-8), 89.2x70x118x59, 3-sty fr bk ft tnt & strs; Harry T F Johnson to Attilio Pasquini, 208 Sherman, Albany, NY; mtg $21,000; Dec19; Dec23'14 (R S $6). nom

**Bryant av, 1517** (11:2996), ws, 25 n 172d, 25x100, 2-sty fr dwg; Clarence E Dow to Bertha A, wife Clarence E Dow, 1517 Bryant av; mtg $4,000; Dec12; Dec19'14 (R S $1.50). nom

**Bryant av, 2019** (11:3131), swc 179th (No 986), 25.6x117.9x24.4x117.5, 2 & 3-sty fr dwgs; Lillian M Williams to Jacob Marx, 170 W 74; mtg $7,600; Dec17; Dec18 '14. O C & 100

**Bryant av** (10:2764), es, 275 n Lafayette av, 25x100, vacant; also BRYANT AV (10:2764), es, 300 n Lafayette av, 25x100, vacant; Carrie Ranzenhofer to Rose Lipkowitz, 807 E 6; mtg $980; Dec12; Dec23'14 (R S $1.50) . O C & 100

**Bryant av, es, 300 n Lafayette av,** see Bryant av, es, 275 n Lafayette av.

**Clarence av (*),** es, 315 n Evans av, 25x100; re mtg; Chas Stern & ano to Chas Stern, 327 Central Park W; Dec23'14. nom

**Clay av, 1052** (9:2425), es, 195 n 165th, 27x80, 2 & 3-sty & b bk dwg; Albt Helfrich to Eliz E Huter, 300 E 162; Dec21; Dec23'14. nom

**Clinton av** (11:2950), ws, 25 n Fairmount pl, 37.6x100, 4-sty bk tnt; Mary P Sheehan to Lyman E Warren, 473 West End av; mtg $22,500; Dec16; Dec22'14. nom

**Digney av (*),** es, 150 n Jefferson av, 50x100, Home Specialty Co to Kips Bay Brewing & Malting Co, 650 1 av; QC; Dec 2; Dec21'14 (R S 50c). O C & 100

**Fulton av, 1342** (11:2931), es, 413.7 n 169th, 25x207.8x25x207.9, 2-sty fr dwg; Maria Colucci to Jno A Colucci, 1342 Fulton av; mtg $7,000; Dec15; Dec21'14. O C & 100

**Haviland av, ss, 330 w Olmstead av,** see Haviland av, ss, 305 w Olmstead av.

**Haviland av (*),** ss, 305 w Olmstead av, 25x108, Unionport; also HAVILAND AV (*), ss, 330 w Olmstead av, 25x108; also PELHAM RD (*), es, 100 n Lee, 75x100; Marie E Brupbacher to Otto R Burger, 2011 Mapes av; mtg $2,500; July7; Dec19 '14. nom

**Hoe av** (11:2988), es, 275 n Jennings, 25x100, vacant; Eugene Lichtenberg to Wm H Kirchner, 1290 Fulton av; Dec16; Dec 22'14 (R S $2). O C & 100

**Intervale av, 1237-9** (11:2973), swc Chisholm, 50x157.10, 2-sty fr dwg & str; Sidney R Fleischer to Anton Kroutil, 1356 1 av; ½ pt; AT; July17; Dec18'14. nom

**Jackson av, 475** (10:2557), ws, 125 s 147th, 25x164.6x25x168.2; Jno A Schaefer et al to Camilla Matrone, 3670 White Plains av; Dec18; Dec19'14. O C & 100

**Lacombe av, 1804 (*),** ss, 50 e Beach av, 25x100; Henry Ziegler to Eleanor A D Stadler, Mt Vernon, NY; mtg $4,650; Dec 19; Dec21'14 (R S $1.50). O C & 100

**Longwood av, 1095** (10:2731), ns, 42.6 w Garrison av, 17.9x65.8x17.9x66.9, 2-sty fr dwg; also LONGWOOD AV, 1097 (10:2731), ns, 24.6 w Garrison av, 17.11x66.9x17.11x67.10, 2-sty fr dwg; Geo W Haas to Margt V Diamond, 1947 7 av; QC; July9; Dec18 '14. nom

**Longwood av, 1097,** see Longwood av, 1095.

**Marmion av, 1940** (11:2960), nec Elsmere pl (No 851-7), 100x96.3, 5-sty bk tnt & strs; Grand Blvd Holding Corpn to Lillian & Kate Friedman, 148 W 142; ¼ pt; AL; Nov23; Dec19'14. nom

**Monaghan av (*),** ws, 547 s Kingsbridge rd, 25x87.6; Michl Zanfardino to Antoinette C Gelormini, 856 E 226; Dec 15; Dec18'14 (R S 50c). nom

**Morris Park av (*),** swc Van Buren, 103.1x68.6x102x97; Moser Arndtstein to Wm Peters, 2607 Sedgwick av; mtg $9,000; Aug13; Dec22'14. nom

**Olinville av (*),** ws, 400 n 216th, 25x100; also OLINVILLE AV (*), ws, 650 n 216th, 25x100.3; Sarah Cohn et al to Victor Gerhards, 806 E 169; mtg $4,500; Dec17; Dec18'14 (R S 50 cts). O C & 100

**Olinville av, ws, 650 n 216th,** see Olinville av, ws, 400 n 216.

**Olinville av (*),** es, 151.11 n Adee av, 41x74.8x42.11x87.2; also OLINVILLE AV (*), es, 192.11 n Adee av, 50x59.11x52.4x74.8; North Bronx Realty Co to Richd Morrison, 3436 Station pl; mtg $3,600; Dec5; Dec18'14 (R S $2.50). nom

**Olinville av** (*), es, 124.11 n Adee av, 27x87.2x28.11x95.4; North Bronx Realty Co to Elvira Sellitto, 3629 So blvd; mtg $3,264; Dec14; Dec21'14 (R S 50c). nom

**Olinville av, es, 192.11 n Adee av,** see Olinville av, es, 151.11 n Adee av.

**Prospect av, 970-2** (10:2690), es, 289 s 165th, 75x182.10x78.3x160.8, 6-sty bk tnt & strs; Chas S Hayes, ref, to Nathan A Eisler, 640 Riverside dr; mtg $122,000; Dec16; Dec18'14 (R S $4). **4,000 over mtg**

**Road (*)** leading from Village of Westchester to West Farms, cor of a lane, being lot 3, map Est Jno Mulrey, except pt for McGraw av; Florence A Gallagher to Michl Donnelly, 2108 Starling av; Dec5; Dec18'14 (R S $1.50). O C & 100

**Ryer av, 2084** (11:3144-3149), es, 50 n 180th, 25x104.10x25x101.1, 3-sty fr tnt; Lawyers Mtg Co to Anna Bosmann, 17 E 72; B&S; Dec17; Dec18'14 (R S $1). O C & 100

**Southern blvd** (10:2600), es, 125 s 145th (Elm), 50x100 to Timpson pl, vacant, J Marshall Perley to Cutler-Hammer Mfg Co, at So blvd & 144th; May18; Dec22'14. O C & 100

**Southern blvd** (11:2940), ws, 225 s Crotona Park E, runs w130.1xs84xw4.7xs25xe 134.2 to ws Boston rd (Nos 1757-63) xs33.5 to So blvd xn33.10 to beg, 1-sty bk strs; J F M Co to Daily Realty Co, Inc, 407 E 153; mtg $45,000; Dec18; Dec19'14. O C & 100

**Teller av, 1366** (11:2782), ses, 499.1 n 169th, 25x80.7x25x80.9, 2-sty fr dwg; Ernest T Lindemann, ref, to Amy B Upson, 160 E 91; FORECLOS Nov10; Dec 22'14 (R S $6). **6,000**

**Tinton av** (10:2660), swc 166th (No 770), 100x66.10x100x66.9, 5-sty bk tnt; Ann Bldg Corpn to Morris Polsky, 850 E 161; mtg $63,000; Dec21; Dec22'14 (R S $5). O C & 100

**Tratmann av (*),** ss, 99.7 e Zerega av, 167.10x110; J W R Realty Co to Thos H Roff, Morganville, NJ; mtg $6,375; Dec19; Dec21'14 (R S $16). O C & 100

**Trinity av, 510** (10:2557), es, 127.11 n 147th, 26.9x65.5x25.1x56.1, 2-sty fr dwg; Anna Stebbins to Wm Nieter, 501 Brook av; mtg $1,000; Dec16; Dec21'14 (R S $1). O C & 100

**University av, 1492** (11:2875), es, 760.2 s Plympton av, runs s56.4xe131xn46.9xw 136.11 to beg, 5-sty bk tnt; Danl J Dunn, ref, to Michel Real Estate & Mtg Co, 227 E 117; mtg $54,975; FORECLOS Dec1; Dec 18'14. **5,000 over mtg**

**Wales av, 456** (10:2576), es, 133.4 n 145th, 16.8x100, 2-sty & b fr dwg; Edw Rinnert et al to Henrietta Rinnert, 456 Wales av; mtg $2,000; Dec22; Dec23'14. nom

**Washington av, 1343** (11:2901), ws, 387.6 n 169th, 60x150, except pt for av, 2-sty & b bk dwg & 1-sty fr rear bldg; also 3D AV, 3679 (10:2910), nws, 52 sw 170th, 26x137, except pt for 3 av, vacant; Mundane Realty Co to Thos Connor, 1970 Bathgate av; mtg $16,500; Dec18; Dec21'14 (R S $7.50). O C & 100

**Washington av, 1950** (11:3043), sec 178th (No 480), 82x91.1x82x91.5, 6-sty bk tnt; Lawrence Holding Co to Northport Realty Corpn at Northport, LI; mtg $90,000; Dec 1; Dec18'14 (R S $25). O C & 100

**Washington av, 1967** (11:3035), ws, 82 n 178th, runs w88.1xn27xw50xn4xe137.11 to av xs30 to beg, 2-sty fr dwg; Marianina Bonagur to Stefano Gallassi, 2352 Prospect av; mtg $7,500; Dec21'14 (R S 80c). O C & 100

**White Plains rd (*),** es, 125.5 n Sommer pl, 48.3x89.11 to Garden pl x48.2x91.11; Francesco Perito to Angelo Perito, 4638 White Plains rd; mtg $6,500; Dec21; Dec 22'14 (R S $8). O C & 100

**White Plains rd (*),** es, 150 n Sommer pl, 25x108, Washingtonville; Wm W Penfield to Angelo Perito, 4638 White Plains av; QC; Dec21; Dec22'14 (R S 50c). nom

**3D av, 3146-8,** see Brook av, sec 3 av.

**3D av, 3679,** see Washington av, 1343.

## MISCELLANEOUS CONVEYANCES.

### Borough of the Bronx.

**Beck st, swc Av St John,** see Av St John, swc Beck.

**Ittner pl** (11:2899), ns, 90 w Park av, 90x102 (about to be acquired by party 3d pt); also ITTNER PL (11:2899), ns, strip abt 5.3 wide adj above on w, owned by party 1st pt; also ITTNER PL (11:2899), ns, adj land of party 1st pt on w, owned by party 2d pt; encroachment agmt; Alfred Kraus, party 1st pt, & Paul M Herzog, party 2d pt, with Morris Robinson, 340 E 198; Dec2; Dec23'14. nom

**138TH st E, nwc Brook av,** see Brook av, nwc 138.

**179TH st, 986 E,** see Bryant av, 2019.

**Av St John** (10:2684), ws, 100 s Beck, —x—, owned by party 2d pt; also AV ST JOHN (10:2684), ws, adj above on n; party wall agmt; Brislow Bldg Corpn with Realty Operating Co, 15 Wall; Dec22; Dec23'14. nom

**Av St John** (10:2684), swc Beck, 100x100, vacant; re mtg; N Y Trust Co to Realty Operating Co, 15 Wall; Dec22; Dec 23'14. O C & 100

**Brook av** (9:2283), nwc 138th; consent to station; Herman Stursberg Realty Co to City N Y; Dec18; Dec23'14. O C & 100

**Brook av, sec 3 av,** see 3 av, 3148.

**Bryant av, 2019** (11:3131-3132), swc 179th (No 986), 25.6x117.9x24.4x117.5, 2 & 3-sty fr dwgs; re mtg; Minnie G Frankel to Lillian M Williams, 2019 Bryant av; Nov18; Dec18'14. 1,600

**Bryant av** (11:3131), ws, 22.6 s 179th, 3x117.9x3x117.4; re mtg; Arthur A Fowler to Lillian M Williams, 2019 Bryant av; Dec 16; Dec18'14. 500

**Clarence av (*),** es, 315 w Evans av, 25x100; Bruce-Brown Land Co to Chas Stern, 327 Central Park W; mtg $15,000; Oct14; Dec18'14. O C & 100

**Fordham rd, 690 E** (11:3033), sec 3 av (No 4784), 100x35.6; consent to 3d track; Thos A & Carrie G Blanchard, firm Thos Blanchard & Co & ano to Manhattan Railway Co; Dec10; Dec18'14. nom

**Fordham rd, 690 E,** see 3 av, 4761-84

**Goodridge av** (13:3415), ws, 246.9 s 250th, 101.2x114.8x100.10x113.3, 2-sty & b fr dwg; re dower; Mabel B, wife Geo A Wyeth, to Violetta W Delafield, on W 246th, w of Riverdale av; Dec19; Dec22'14. nom

**Prospect av, 970** (10:2690), es 289 s 165th, 75x182.10x78.3x160.8; asn of bid for purchase of above; Hugo Bulowa to Nathan A Eisler, 640 Riverside dr; Dec16; Dec18'14. nom

**University av** (11:2868), es, 363.5 w Harrison av, runs se131.10xs16.11xw30.6xw 154.10 to av xn43.2 to beg; also UNIVERSITY AV (11:2868), es, 406.8 w Harrison av, runs se154.10xs45xw169.11 to av xn43 to beg; agmt as to re above premises from mtg agmt recorded Aug13'14; City Mtg Co & ano with N Y Trust Co, 26 Broad; Dec16; Dec18'14. nom

**University av** (11:2868), es, 449.8 w Harrison av, runs se169.11xs45xw182.9 to av x n43 to beg; agmt as to re of above premises from agmt recorded Aug13'14; City Mort Co & University Bldg Co with N Y Trust Co, 26 Broad; Dec16; Dec18'14. nom

**University av, es, 406.8 w Harrison av,** see University av, es, 363.5 w Harrison av.

**3D av, 3148** (9:2360), sec Brook av, 59x118x70x89.2; consent to 3d track; Henry T F Johnson, 805 E Tremont av, to Manhattan Railway Co; mtg $23,000; Dec18; Dec21'14 (R S 50c). 295

**3D av, 3148;** consent to 3d track; Columbia Trust Co to same; Dec21'14.

**3D av, 4507** (11:3051), ws, 130 s 183d, 85x122.11; consent to 3d track; Julius Joseph to Manhattan Railway Co; July24; Dec18 '14 (R S $1). 650

**3D av, 4760-84** (11:3033); consent to 3d track; Bowery Savgs Bank to Manhattan Railway Co; Dec7; Dec18'14. nom

**3D av, 4764-84** (11:3033), sec Fordham rd (No 690), 226.9x150; consent to 3d track; Jno B Haskins Estates, Inc, to Manhattan Railway Co; Dec10; Dec18'14 (R S $1). 1,000

**3D av, 4784,** see Fordham rd, 690 E.

**Asn** (miscl) of all real & personal prop situate in Baltimore, Md & New York, NY, & elsewhere, & especially all mtgs due to party 1st pt; Julia A Schmidt to Herman Schmidt, 774 E 169; Nov7; Dec19 '14. nom

**Power of atty;** Ida T L Schwarz to Henry F Schwarz, Greenwich, Conn; June 20'11; Dec21'14.

**Power of atty;** Edith M Weller to Alanson Y Weller; Oct8'06; Dec21'14.

## LEASES.

### Borough of Manhattan.

DEC. 18, 19, 21, 22 & 23.

**Delancey st, 73** (2:414), str & b; Morris Weinstein & Max Himmel to Raphael Yandoli, 73 Delancey; agmt as to ext Ls; 2yf May1'18; Dec4; Dec22'14. nom

**Grand st, 203** (1:237), cor str & b; Ebling Brewing Co to Arthur B Gradone, 203 Grand; from Jan1'15 to Aug1'19; Dec23'14. 1,500 & 1,620

**James st, 44-6** (1:279), southerly cor Madison; cor str & pt c; Emanuel Perillo to Giuseppe E Viola, 26 Oliver; from Dec 1'14 to Apr30'18; Dec23'14. 900

**Madison st, e James,** see James, 44-6.

**Manhattan st, 61,** see Ams av, 1341-3.

**Mulberry st, 32** (1:164), str & b; Louis Peirano to Louis Peirano, Inc, 32 Mulberry; 5yf Jan1'15; Dec23'14. 1,680

**Rutgers sl, 61-3** (1:247), all; Louis Satenstein to Max Cohen, 3 E 116, & ano, doing business as Excelsior Honey Co, 74 Rutgers; 5vf May1'15; Dec22'14. 3,200

**Vesey st, 26** (1:88), str; Oswald G Villard to Jos Figallo, 102 Bloomfield, Hoboken, NJ; from Jan1'15 to Apr30'20; 5y ren; Dec19'14. 2,900 to 3,200

**13TH st, 438 E** (2:440), all; Isidor Leibowitz to Mendel Leavitt, 438 E 13; 3yf Feb 1; Dec19'14. 2,460 & 2,520

**16TH st, 151 W** (3:792), ns, 128.8 e 7 av, 27x92; asn Ls; Chas Alt to Geo Schachtel, 353 W 29; mtg $7,000; Dec15; Dec21'14 (R S 50 cts). nom

**27TH st, 122-30 W** (3:802); asn Ls; Inter-City Holding Co, 1133 Bway, to Rockton Constn Co, 35 Nassau; AT; Dec17; Dec19 '14. nom

**30TH st, 200-4 E,** see 3 av, 427-9.

**33D st, 137 W** (3:809), all; Walter W Oakley et al to Jno Coonan, 428 E 77, & ano; 5yf Oct1; Dec23'14. 2,500

**38TH st, 217 E** (3:919), 4th & 5th floors; Caroline Schwarz to American Morocco Case Co; 10 yf Jan1'15; 10yren at $900; Dec 22'14. 720

**40TH st, 318 E** (3:945), w str fl & c; Matilda F Fitzsimons to Sallina Fracesco, 694 2 av; 5yf Sept15; Dec21'14. 300

**40TH st, 318 E;** asn Ls; Sallino or Gallina Francesco to Jos Guccione, 318 E 40; AT; Dec18; Dec21'14. nom

**40TH st, 318 E** (3:945); asn Ls; Jos Guggione to Jas Everards Breweries, 12 E 133; Dec19; Dec21'14. nom

**53D st E, nec 3 av,** see 3 av, 877.

**55TH st, 20 E** (5:1290), ss, 80.6 w Mad av, 22.6x100.5, all; Jeanette Le B Parsons & ano to Jos J Zimmermann, 34 W 33; 10y & 7 days f Dec17; Dec18'14. taxes, &c, & 6,375

**57TH st E** (5:1331), ns, 90 e 3 av, 60x100, theatre, &c; agmt modifying Ls reducing rental to $8,000 per annum, taxes, &c; 205 E 57th St Co with Adolf Philipp Co, 16 Vernam av, Arverne, LI; Dec18'14. O C & 100

**69TH st, 306-8 W** (4:1180); Gerardo Baccari & ano to Wm Zoll, 566 W 149; mtg $3,250; Dec17; Dec22'14. nom

**69TH st, 308 W** (4:1180), all of basement, str & saloon & the ext of same into 8 rear adj rooms at 306 W 69; Jos & Rebecca Barsky to Gerardo Baccari & Anna Feigoli, both at 308 W 69; 5yf July1; Dec 22'14. 600

**91ST st E, nwc Av A,** see Av A, 1749.

**96TH st E, sec 3 av,** see 3 av, 1709.

**102D st, 103 E** (6:1630), str & 4 rooms adj; Christian Meyer to Max Hertzberg, 103 E 102; 1yf May1'13; 3y ren; Dec19'14 300

**107TH st W, swc Central Park W,** see Central Park W, 469.

**111TH st, 241 E** (6:1661), w str & b; Maria M Gregorio to Angelo Di Motta, 241 E 111; 5yf May1; 5yren; Dec22'14. 420

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**114TH st, 317 E** (6:1686); asn Ls; Donato Schiaffo to Jas Everards Breweries, 12 E 133; Dec15; Dec18'14. nom

**115TH st, 331 E** (6:1687), str & hall with b on es under str; Rosina De Luca Guerrieri to Pasquale Di Lacio, 247 E 111; 5yf Jan1'15; Dec22'14. 840 & 900

**115TH st, 331 E;** asn Ls; Pasquale Di Lacio to Jas Everards Breweries, 12 E 133; Dec18; Dec22'14. nom

**138TH st, 69-71 W,** see Lenox av, nec 138.

**Av A, 112** (2:402), cor str & pt b; Benedict Bockar to Jno Goodman, 511 E 6; 5½yf Nov1; Dec23'14. 1,380 to 1,620

**Av A, 1749** (5:1571), nwc 91st, str & pt b; Saml D Wohlfeil to Jos J Cleary, 302 E 89; 4 4-12yf Jan1'15; 5yren; Dec22'14. 900

**Amsterdam av, 1341-3;** also MANHATTAN ST, 61 (7:1966); asn Ls & bill of sale; Mary J Dempsey, individ & EXTRX Jno Dempsey, to Richd Kine, 172 Alexander av, Bronx, & Edw B Folsom, 1285 Fulton, Bklyn, firm Kine & Folsom; AT; Dec22'14. 12,000

**Central Park W, 469** (7:1842), swc 107th, str & b, 13.1x40; Heilner & Wolf to Jos Schwarz, 2312 7 av; 5yf Jan1'15; Dec19'14. 900

**Lenox av** (6:1736), nec 138th (Nos 69-71), all; Wm S Overend to Lilley H Dean, 69-71 W 138; 3yf Oct1'15; Dec21'14. 7,000

**Wadsworth av, 115-7** (8:2162), all; Saml Harris to Jacob Wiegan, 206 W 148; 3yf Jan1'15; Dec23'14. 7,200

**West Broadway, 225** (1:178), str; Amelia Konecke & ano to Hyman Davison, 2833 W 2, Bklyn; 5yf Mar1'15; Dec19'14. 660

**3D av, 75** (2:467), es, all; Edw Freund & Son, 546 W 147, to Israel Feinberg, 704 Cauldwell av, 3 4-12y & 14 days from Dec 17; Dec19'14. 3,000

**3D av, 427-9;** also 30TH ST, 200-4 E (3:-910); asn Ls; Obermeyer & Liebmann to Robt W Chidister, 292 Hawthorne st, Bklyn; Dec17; Dec21'14. nom

**3D av, 877** (5:1327), nec 53d, all; Geo McGovern to Jno O'Gorman, 342 E 53; 10yf Jan1'15; Dec21'14. 3,500

**3D av, 1709** (5:1541), sec 96th, cor str & e ½ of b & s str & bs; Patk Kiernan to Thos Barrett, 153 E 97; 5 5-12yf Dec1; Dec 18'14. 1,760 & 1,860

**7TH av, 2076** (7:1929), str & pt c; Mary J Cunningham to Hy Hesse, 150 W 124; 5y f Junel; Dec18'14. 1,800

**7TH av, 2076;** agmt as to cancellation of Ls recorded June24'11; same with same; May25; Dec18'14. nom

**8TH av, 73** (2:629), ground fl & b; Cath Cross to Jas Eagleton, 3 St Luke's pl; 3yf Nov16; Dec18'14. 1,740 to 1,860

**11TH av, 484** (3:710), str & front b; Susanna Orth to Jno Orth, 696 Elton av; from Dec12'14 to Nov30'19; Dec23'14. 1,080

**11TH av, 591-5** (4:1092), ws, 25.1 n 44th, 75x100, all; Chas F Bauerdorf to Edw C Striffler, 315 W 107; 20yf Oct1; Dec18'14. taxes, &c, & 5,500

# LEASES.

## Borough of the Bronx.

**Faile st, 961** (10:2746), all; Morris Weinstein to Louis Epstein, 945 E 163, & ano; 3yf Dec1; Dec22'14. 4,100

**149TH st, 280 E** (9:2330), str, & c; Giuseppina D Pellegrini to Paul Naples, 1617 Park av; 5yf Jan1'15; Dec18'14. 660

**149TH st E, sec Bergen av,** see Bergen av, sec 149.

**150TH st, nwc Morris av,** see Morris av, 583.

**152D st, 807 E** (10:2654), cor Tinton av, cor str; Adolph Granet to Saml & Max Breuder, 642 E 180; 2yf Nov1; Dec22'14. 660

**174TH st E, nwc 3 av,** see 3 av, 4031.

**187TH st E, nec Park av,** see Park av, nec 187.

**Bergen av** (9:2293), sec 149th; asn Ls; Robt L Page to Paul Krichell, 750 Melrose av; Dec11'14 (Corrects error in issue of Dec 19 when location of property was Bergen av, sec 140th). nom

**Forest av, 857 & 861** (10:2647), all; Peerless Holding Co Inc to Louis Epstein, 945 E 163, & ano; 3½yf Oct15; Dec22'14. 5,600

**Morris av, 583** (9:2440), nwc 150th, str & c; Caritina Spallone to Danl A Capece, 351 Pierce av, Long Island City; 3½yf Dec1'14; Dec23'14. 1,500 & 1,800

**Park av** (11:3041), nec 187th, ground fl; Christina Schuessler to Thos D Rizzi, 291 Pleasant av; 10yf Aug1; Dec22'14. 960 & 1,200

**Tinton av, cor 152d,** see 152d, 807 E.

**3D av, 4031** (11:2922), nwc 174th, cor str; Peter Wilkins to Jas Lyons, 515 E 184; 5yf Dec1; Dec19'14. 1,200 to 1,620

**3D av, 4031** (11:2922), nwc 174th; ratification of Ls; Peter Wilkins Co, Inc, to Jas Lyons, 515 E 184; Dec15; Dec19'14. nom

# MORTGAGES.

## Borough of Manhattan.

DEC. 18, 19, 21, 22 & 23.

**Clinton st, 25** (2:350), ws, 75 n Stanton, 25x75; ext of mtg for $5,000 to Jan10'20, 6%; pr mtg $20,000; Dec10; Dec21'14; Moritz Markowitz, 852 Kelly, with Marks Kirshbaum, 113 E 91. nom

**Clinton st, 93** (2:348), ws, 175 s Rivington, 25x100; PM; Dec23'14; 5y5%; Sidney Wallach, Breinchen Wallach, Dina W Block & Milton M Dryfoos, exrs & trstes Karl M Wallach, to Frank M Tichenor, at Mt Vernon, NY, & ano, exrs &c Robt J Wright. 20,000

**Columbia st, 101,** see Stanton, 267-9.

**Dey st, 71,** see 8 av, 321.

**Downing st, 66-8,** see Houston, 228-30 W.

**Grand st, 408-10** (2:346); agmt that balance due on mtg for $11,500 be paid by installs of $3,000 per annum, commencing on Nov1'14, by payment of $1,000 on said date; Dec19; Dec21'14; Wm C Hill, exr Adonijah H Brumwell, mortgagee, with Regal Mtg & Security Co, 45 W 25, owner. nom

**Houston st, 228-30 W** (2:528), nec Varick (Nos 206-8), runs e85.2xn43.5 & 41.4 to ss Downing (Nos 66-8) xw43.8 to es Varick as widened xs57.10 to beg; Dec21 '14; due & int as per bond; Chas A Bristed, of Stockbridge, Mass, to Title Guar & Trust Co. 6,000

**Madison st, 366** (1:266); ext of mtg for $3,000 to Mar15'20, 6%, pr mtg $——; Dec 19; Dec22'14; Jos Levy, 49-51 E 129, with Max Schaefert, 366 Madison. nom

**Orchard st, 184** (176) (2:412), es, abt 155 n Stanton, 25x57.2; Dec16; Dec18'14; 3y 5%; Jacob Chaimowitz to Lawyers Title Ins & Trust Co. 25,000

**Orchard st, 184;** sobrn of mtg for $15,-000 to mtg for $25,000; Dec16; Dec18'14; same & Lena Chaimowitz with same. nom

**Pearl st, 397** (1:113); ext of mtg for $6,000 to Dec16'17, 5½%; Dec16; Dec18'14; Title Guar & Trust Co with Thos F Connery Jr, 397 Pearl. nom

**Stanton st, 267-9** (2:334), swc Columbia (No 101), 75x25; PM; pr mtg $——; Dec15; Dec18'14; 3y6%; Caroline Baierlein of Bklyn, to Jno A Adams, 2161 67th, Bklyn. 3,000

**Suffolk st, 13** (1:312); ext of mtg for $20,000 to Dec21'17, 5%; Nov30; Dec23'14; Hy Burden, trste Henry Burden, decd, with Sol Lent, 390 West, & ano, exrs Dora Landsberger. nom

**Thompson st, 101-3** (2:503), es, abt 175 s Prince, 50x100; PM; Dec16; Dec18'14; 1y 6%; Dominick Abbate Jr to Amos F Eno, 32 5 av. 40,000

**Varick st, 206-8,** see Houston, 228-30 W.

**Warren st, 56-8** (1:136); ext of mtg for $40,000 to Dec17'17, 5½%; Dec17; Dec21'14; Andw Freedman, committee of Ida A Flagler, with Jas R Brevoort, of Yonkers, NY. nom

**Washington st, 655** (2:630); ext of mtg for $4,000 to Dec17'17, 5½%; Dec17; Dec 18'14; Title Guar & Trust Co with Margaretha Hautau, or Hantan, 655 Washington. nom

**Washington st, sec Dey,** see 8 av, 321.

**8TH st, 318-20 E** (2:390); ext of mtg for $41,000 to Dec14'17, 5%; Dec14; Dec22'14; Anna M Goebel, 120 E 9s, with Max I Rosenbaum, 532 W 111. nom

**14TH st, 54 W** (2:577); ext of 4 mtgs for $65,000 aggregate to Dec1'17, 5%; Dec 11; Dec22'14; Greenwich Savgs Bank, 246 6 av, with Louise F Kraemer, at Allendale, NJ. nom

**19TH st, 319 W** (3:743), ns, 200 w 8 av, 21.4x92; Dec18'14; due & int as per bond; Sarah J Miller, widow, 483 Sanford av, Flushing, B of Q, to N Y Savgs Bank, 81 8 av. 9,000

**21ST st, 512-4 W** (3:692), ss, 175 w 10 av, 50x92; collateral security for liability upon a certain undertaking; pr mtg $17,-000; Dec21; Dec23'14; due June21'15, 6%; Frieda Hart to U S Fidelity & Guar Co, 47 Cedar. 3,500

**24TH st, 336 W** (3:747), sws, 300 se 9 av, 21x55, leasehold; PM; Oct16; Dec23'14; 2y6%; Annie Willhoite, of Bklyn, to Annie K, wife Alfred Kuhlke, 209 7th, West New York, NJ. 3,000

**26TH st, 300 W,** see 8 av, 321.

**27TH st, 50 W** (3:828), ss, 91 e 6 av, 20.6 x98.9; Dec23'14; due & int as per bond; Margt A Steele to Title Guar & Trust Co. 10,000

**28TH st, 28 E** (3:857); agmt as to ownership of bond & mtg for $60,000; July20; Dec19'14; Sarah D Naylor, widow, at Pomfret, Conn, with Lawyers Mtg Co. nom

**33D st, 137 W** (3:809); sal Ls; Dec23'14; demand, 6%; Jno E Coonan & Wm A Marshall to Geo Ehret, 1197 Park av. 1,500

**36TH st, 46 W** (3:837), ss, 520.1 w 5 av, 16.7x98.9; PM; Dec21; Dec22'14; due & int as per bond; Collingwood Realty Co, 45 W 35, to Howard C Smith, 54 W 53, & ano, trstes Jas D Smith, decd. 32,000

**36TH st, 46 W;** PM; pr mtg $32,000; Dec 21; Dec22'14; 3y6%; same to Michl Coleman, 50 W 51. 6,000

**37TH st, 522 W** (3:708), ss, 325 w 10 av, 25x98.9; deed recorded as mtg as per statement filed & recording tax of $25 paid; sub to mtg $8,000; Nov11; Dec22'14; due & int as per agmt; Julian P Thomas M D Co to National Surety Co, 115 Bway. nom

**39TH st, 328 E** (3:944), ss, 350 e 2 av, 25x98.9; PM; Dec23'14; due & int as per bond; Annie J Morgan, 325 E 39, to Julia D Tonnele, 6 E 68. 9,000

**40TH st, 116 E** (3:895); ext of mtg for $24,000 to Dec17'17, 5%; Dec17; Dec22'14; Walter E Maynard with Seamens Bank for Savgs, 76 Wall. nom

**41ST st, 313 W** (5:1334); ext of mtg for $2,500 to Sept27'15, 6%; Oct16; Dec18'14; Kate Allen with Eliz F Curry, 313 E 41. nom

**41ST st, 330-8 W** (4:1031), ss, 300 e 9 av, 100x98.9; 1-5 pt; AT; Dec21'14; due & int as per bond; Thos T Sturges to Title Guar & Trust Co. 5,000

**44TH st, 14 E** (5:1278), ss, 145 w Madison av, 25x100.5, with all title to any strip adj on e; Dec18'14; 3y5%; Harry T Sherman to N Y Title Ins Co. 40,000

**44TH st, 341 W** (4:1035), ns, 250 e 9 av, 25x100.5; pr mtg $15,000; Dec17; Dec19'14; 1y6%; Jno W Flint to Harriet S James, 63 Sunnyside av, Yonkers, NY. 3,307.16

**53D st, 42 W** (5:1268), ss, 600 w 5 av, 25x100.5; PM; Dec22'14; due & int as per bond; Matilda C Vatable to Emily H Moir Estate, Inc, 49 Wall. 40,000

**53D st, 233 W** (4:1025), ns, 175 e 8 av, 75x100.5; Dec22; Dec23'14; due & int as per bond; St Marks Methodist Episcopal Church, 231 W 53, to N Y Savgs Bank, 81 8 av. 20,000

**57TH st, 351 W** (4:1048), ns, 175 e 9 av, 22x100.6; pr mtg $22,000; Dec15; Dec23'14; due & int as per bond; Hy G Frisbie, of Stamford, Conn, to Stamford Trust Co, of Stamford, Conn. 5,000

**60TH st, 305 E** (5:1435), ns, 100 e 2 av, 25x100.5; Dec21'14; 5y5%; Geo M Welch, of Huntington, LI, to Frederic de P Foster, at Tuxedo Park, NY, & ano, trstes for Mary H Tompkins, will of Ambrose C Kingsland. 5,000

**69TH st, 415 E** (5:1464); ext of mtg for $7,000 to Oct16'17, 6%; Aug26; Dec21'14; Mary A P Lemke, 221 Parsons av, Flushing, B of Q, with Bohemian Moravian Real Estate Assn. nom

**71ST st, 430 E** (5:1465), ss, 150 w Av A, 25x145.4; this $10,000 to be used for repairs &c to Nos 432-4 E 71, upon which party 2d pt holds mtg for $40,000; Dec22; Dec23'14; Eduard Leissner Jr & Millie Lindblad, both at Bronx Manor, Bronxville, NY, to East River Savgs Instn, 291-5 Bway. 10,000

**71ST st, 432-4 E,** see 71st, 430 E.

**73D st, 219 E** (5:1428), ns, 260 e 3 av, 25 x102.2; Dec18'14; due Jan2'18, 5½%; Annie M Christie, 20 E 32, to Wm Macnevin Purdy, 32 E 63, & ano, trstes will Jno Purdy, for Rosa Macnevin Purdy. 11,000

**74TH st, 303 W** (4:1184), ns, 100 w West End av, 30x65.2x30x64; Dec14; Dec18'14; due Dec18'19, 5½%; Ewen, Wilbur, Jno G & Hy K McIntyre, exrs &c Ewen McIntyre, to Lawyers Title Ins & Trust Co. 32,000

**77TH st, 231 E** (5:1432); ext of mtg for $8,000 to Dec21'17, 5¼%; Dec21; Dec23'14; Title Guar & Trust Co with Jos H Goldblatt, 231 E 77. nom

**87TH st, 48 E** (5:1498); ext of mtg for $17,000 to Dec17'19, 5%; Dec17; Dec23'14; Louis A Ewald with Seamens Bank for Savgs, 76 Wall. nom

**87TH st, 344 E** (5:1549), ss, 200 w 1 av, 25x100.8; pr mtg $——; Dec18'14; 1y6%; Margt de S Coppell & Mary R Tuohy, both of Corona, B of Q, to Therese Hagemann, 201 W 81. 1,000

**92D st, 346 E** (5:1554), ss, 100 w 1 av, 25 x100.8; pr mtg $15,000; Dec18; Dec23'14; 1y6%; Rae Marcus, 1017 Trinity av, to Eliz G Buck, 46 Hawthorne pl, Summit, NJ. 1,000

**97TH st, 116 E** (6:1624), ss, 250 e Park av, 25x100.11; pr mtg $——; Dec10; Dec 23'14; 1y6%; Mae Lyons, of Bklyn, to Timothy O'Connell, 333 E 41. 1,300

**99TH st, 258 W** (7:1870), ss, 125 e West End av, 16.8x100.11; Dec23'14; 3y 5%; Frances S Pullen, of Bklyn, Helen S Sillcocks, N Y, & Caroline S Belcher, of Bklyn, to Lawyers Title Ins & Trust Co. 4,000

**106TH st, 107 E** (6:1634), ns, 80 e Park av, 25x100.11; PM; pr mtg $12,000; Dec21; Dec22'14; due & int as per bond; Jos Sananes to Thos McMahon, 177 E 70. 3,000

**106TH st, 127 E** (6:1634), ns, 91.8 w Lex av, 16.8x100.11; PM; Dec22; Dec23'14; due & int as per bond; Emilie A Deen to Wm G Ver Planck, 321 W 90. 6,000

**111TH st, 241 E** (6:1661); sal Ls; Apr18; Dec22'14; demand, 6%; Angelo Di Motta to Lion Brewery, 104 W 108. 3,336.28

**112TH st, 314-6 E** (6:1683), ss, 185 e 2 av, 40x100.10; PM; pr mtg $34,000; Dec18; Dec21'14; due Jan1'18, 6%; Addolorata Tortora & Laurence Cioffi to Anna Esposito, 162 E 105. 3,000

**112TH st, 314-6 E** (6:1683); ext of mtg for $34,000 to Apr25'17, 5½%; Dec12; Dec 21'14; Edwin C E & Geo W Lord, trstes Mary A T Lord, with Barnet Weinberg, 2 W 129. nom

**113TH st, 501 W,** see Ams av, 1080-2.

**117TH st, 520 E** (6:1715), ss, 223 e Pleasant av, 25x100.11; pr mtg $3,500; Dec18; Dec22'14; 3y6%; Jacob Fischer to Jacob Kleehaas, 81 E 7. 3,000

**118TH st, 157 W** (7:1903); ext of mtg for $10,000 to Dec17'17, 5½%; Dec17; Dec 21'14; American Tract Soc, 101 Park av, with Lucia D'Onofrio, 157 W 118. nom

**122D st, 452 E** (6:1809), ss, 75 w Pleasant av, 12.6x50.5; Dec19; Dec23'14; 3y6%; Michl & Cath O'C Scanlon, 452 E 122, to Nicholas Wapler, 670 Hatch av, Woodhaven, B of Q. 700

**124TH st, 54 E** (6:1748), ss, 215 w Park av, 18x100.11; Dec22; Dec23'14; due & int as per bond; Herminie Schrag, 46 E 124, to Wartburg Orphan Farm School, at Mt Vernon, NY. 6,000

**125TH st, 71-5 W** (6:1723), ns, 85 e Lenox av, 58.10x99.11; 1-5 pt; Dec1; Dec 18'14; 3y6%; Oliver De G Vanderbilt, 45 Evergreen pl, East Orange, NJ, to Lem A Smith, 36 E 10. 6,000

**126TH st, 248 E,** see 2 av, 2459.

**128TH st, 43-5 E,** see Madison av, 2015-9.

**142D st, 510 W** (7:2073), ss, 438 e Bway, 15x99.11; pr mtg $11,000; Dec1; Dec23'14; 5y or sooner, 6%; Eva A Marbach, 303 E 146, to Mildred E Sterry, at Greenport, LI. 4,000

**144TH st, 560 W** (7:2075); ext of mtg for $140,000 to Sept2'19, 5½%; Nov23; Dec 19'14; N Y Life Ins Co with Jas N Rosenberg, trste in bankruptcy of the N Y Real Estate Security Co. nom

**163D st W, sec Bway,** see Bway, 3890.

**Av A, 142** (2:402); sal Ls; Dec21; Dec 23'14; demand, 6%; Jno Goodman to Jacob Ruppert, a corpn, 1639 3 av. 2,200

**Amsterdam av, 1080-2** (7:1885), nwc 113th (No 501), 50.11x100; pr mtg $70,000; Dec21'14; 1y6%; 501 W 113th St Inc to Hy D & Sigmund D Greenwald, both at 24 E 93. 7,500

**Amsterdam av, 1080-2,** nwc 113th (No 501); certf as to mtg for $7,500; Dec21'14; same to same.

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**Amsterdam av, 1980** (8:2117), sal Ls; Dec[illegible], demand, 6%, Merritt Rockefellow to Jacob Ruppert, a corpn, 1639 3 av. 6,835.73

**Broadway, 3890** (8:2125), sec 163d, 99.11 x[illegible], exs of mtg for $140,000 to Oct3'17, [illegible], Dec23'14, N Y Life Ins Co and Alex Hamer (with consent by Geo S Read). nom

**Lexington av, 176** (3:886), subrn of mtg for $8,000 to mtg for $18,000, Dec14, Dec 21'14, Leon & Sol Kaufman with Eliz F King, 128 E 58, et al, trstees Edw King. nom

**Madison av, 2015-9** (6:1753), nec 128th (Nos 15-9), 99x75, pt mtg $68,000, Dec 1, Dec21'14, instalms $800 n.o. & c, Ohm Realty Co, 2136 Jway, to Benj B Tuttle, 1st Park pl, Bklyn. 5,000

**Madison av, 2015-9** (6:1753), nec 128th (Nos 15-9), ext of mtg for $68,000 to Sept 1'17, 5%; Sept24; Dec21'14; Esthold Realty Co with Green-Wood Cemetery, 170 Bway. nom

**Madison av, 2015-9,** nec 128th (Nos 15-9), certf as to mtg for $5,000; Dec17; Dec21'14; same to same.

**West End av, 798** (7:1870), es, 51 s 99th, 16x80, ext of mtg for $4,000 to Dec1'17, 6%, pt mtg $15,000, Dec1, Dec21'14; Saml Eschwig, 41 W 89, with Peter J Brennan, 788 West End av. nom

**1ST av, 92** (2:433); sal Ls; Dec18'14; demand, 6%; Jacob Kraemer to Geo Ehret, 1197 Park av. 5,000

**1ST av, 156** (2:437); asn rents to secure $1,500; Sept28; Dec22'14; due & int as per agmt; Max Heller to Wolf Mellis, 50 W 112. nom

**2D av, 2459** (6:1790), swc 126th (No 248), 24.11x105; Dec21; Dec22'14; 3y5%; Edw J Mason, 2459 2 av, to Rosalie R Ford, 15 Viale Margherita, Florence, Italy. 11,500

**2D av, 2459,** swc 126th (No 248); sobrn of mtg for $3,500 to mtg for $11,500; Dec 21; Dec22'14; same & Jacob Ruppert, 1639 3 av, with same. nom

**3D av, 75** (2:467); asn Ls by way of mtg to secure 31 notes for total of $4,000; Dec 17; Dec19'14; Israel Feinberg, 704 Cauldwell av, to Edw & Sidney Freund, both at 546 W 147, firm Edw Freund & Son. nom

**3D av, 877** (5:1327); sal Ls; Dec19; Dec 21'14; demand, 6%; Jno O'Gorman & Edw F Cleary to Geo Ehret, 1197 Park av. 6,000

**3D av, 1709** (5:1541); sal Ls; Dec17; Dec 18'14; demand, 6%; Thos Barrett to Jacob Ruppert, a corpn, 1639 3 av. 4,303.75

**5TH av, 1041-42** (5:1497), es, 25 n 85th, 43.10x100; Dec21'14; due Jan1'20 or sooner, 5%; Lloyd Warren to U S Trust Co of N Y. 115,000

**5TH av, 321** (3:749), nws, at sws 26th (No 300), 18.3x62.6; also 9TH AV, 252 (248) (3:749), es, 20 n 25th, 19.8x65; also all RT&I as follows: DEY ST, 71 (1:59), sec Washington, 24.10x49.4x13.1x50.10; also PROP at Newburgh, NY, as collateral of present indebtedness, notes, &c; Dec19; Dec21'14; due & int as per notes; Aymar Van Buren, of New Windsor, NY, to Natl Bank of Newburgh, at Newburgh, NY. 21,700

**5TH av, 2293-5** (7:1950); ext of mtg for $45,500 to Feb15'20, 5%; Dec18; Dec19'14; Anna Sands with Edw Bach, 2283 8 av, et al. nom

**5TH av, 2546-8** (7:1941); ext of two mtgs for $21,000 each to Dec18'19, 5%; Dec18'14; Emigrant Indust Savgs Bank with Chas Eggenspieler, 549 W 144. nom

**9TH av, 252,** see 8 av, 321.

**11TH av, 484** (3:710); sal Ls; Dec21; Dec 23'14; demand, 6%; Jno Orth to Jacob Ruppert, a corpn, 1629 3 av. 3,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Barclay st** (1 & 9) ses, from Hitmars av to McClellan pl, 200x100; certf as to mtg for $90,000; Nov30; Dec19'14; East River Building Co to Title Guar & Trust Co.

**Baldwin Harbor, LI** (miscl); certf as to mtg for $1,200; Dec1; Dec21'14; Baldwin Harbor Realty Co, 243 W 34, to Wm S Smith.

**Long Beach, LI** (miscl); consent to chattel mtg for $240; Dec11; Dec21'14; The G Bradford Realty Co to Morris Kern.

**Assn all RT&I** (miscl) in estate of Jno Annin, decd, to secure note of $1,600; Dec 18, Dec19'14; demand, 6%, Louis C Moore, at Salisbury, NC, to N W Outlaw, at Hotel Skinner, Greenville, NC. nom

## MORTGAGES.

### Borough of the Bronx.

**Bartholdi st** (*), ns 50 w Rosewood av, 25x100; PM; Dec15; Dec19'14; due Jan1'18, 6%; Luigi Mascolo to Smith Williamson, 737 E 226. 800

**Beck st, nwc Av St John,** see Av St John, nwc Beck.

**Cedar st, see Cornell av,** see Cornell av, sec Cedar.

**Echo pl nwc Grand blvd & concourse,** see Grand blvd & concourse, nwc Echo pl.

**Fox st, 651-5** (10:2684), leasehold; agmt ets to deposit $1,316.34 under ls, Dec15; Dec19'14; Chesebrough Council, 641 E 183, with Nathan Lesser, 647 Fox. nom

**Garden pl, ws, abt 125.5 n Sommer pl,** see White Plains rd, es, abt 125.5 n Sommer pl.

**Guion pl** (*), ns, 150 e St Lawrence av, 25x100; Dec16; Dec19'14; due &c as per bond; Harry Cohen, 1795 Guion pl, to Max J H Wiesel, 37 W 58. 2,500

**Hoffman st** (11:3054), ws, abt 402 n rd from Kingsbridge to West Farms, 100x100, except pt for st; Dec9; Dec23'14; due Jan1'20, 5%; Frank Morrone to Allesandro Cilento, 2026 1 av. 1,505.85

**Julianna st, nec Barker av,** see Barker av, nec Julianna.

**Loring pl, nec 183d,** see 183d W, nec Loring pl.

**Public pl, sec Virginia av,** see Virginia av, sec Public pl.

**148TH st E** (9:2336), ss, 161.10 e Park av, 149.8x100; ext of $20,000 mtg to Dec22 '17 at 6%; Dec1; Dec22'14; Hugh Martin with Michl Del Papa, 520 W Clinton, Elmira, NY. nom

**149TH st, 280 E** (9:2330); sal Ls; Dec18 '14; demand, 6%; Paul Naples to Geo Ehret, 1197 Park av. 1,000

**149TH st E, see Bergen av,** see Bergen av, sec 149.

**152D st E, nec Morris av,** see Morris av, nec 152.

**152D st E, nec 3 av,** see 3 av, nec 152.

**165TH st, 126 W** (9:2512), ss, 85.8 e Ogden av, 16.9x77.2; PM; pr mtg $3,000; Dec 18; Dec19'14; due &c as per bond; August Kellermann to Conrad Zeh, 229 W 50. 450

**169TH st E** (10:2718), ss, 93.5 w Fox, runs sw 67.2 xs 30xw20.11xn42.11xw12.3xnw 41.5xne28.7xne61.4 to st xse60 to beg, except gore at sec of above, runs n30xs—xe 20 to beg; certf as to mtg for $3,000; Dec 4; Dec19'14; May Holding Co to Matilda Landsman.

**169TH st E, swc Brook av,** see Brook av, swc 169.

**170TH st W, swc Boscobel av,** see Boscobel av, swc 170.

**179TH st, 986 E,** see Bryant av, 2019.

**183D st E** (11:3038), ns, 99.7 w Wash av, 35x100; ext of $17,000 mtg to Dec17'19 at 5%; Dec17; Dec18'14; Rachel Rubin et al with Rebecca & Sadie Jackson. nom

**183D st W** (11:3225), nec Loring pl, 40.5 x90.10x37.6x105.11; PM; Dec16; Dec18'14; due May1'18, 6%; N Y University Assn of Phi Gamma Delta, a corpn, to Winifred, wife Jas Q McCarthy, 111 W 183. 4,500

**198TH st E, swc Marion av,** see Marion av, swc 198.

**Av St John** (10:2684), swc Beck, 100x 100; PM; pr mtg $95,000; Dec22; Dec23'14; demand, 6%; Brislow Bldg Corpn to Realty Operating Co, 15 Wall. 26,000

**Av St John** (10:2684), nwc Beck, 55x x100; bldg loan; Dec27; Dec23'14; demand, 6%; Brislow Bldg Corpn to City Mtg Co, 15 Wall. 55,000

**Av St John** (10:2682); same prop; certf as to above mtg; Dec22; Dec23'14; same to same.

**Av St John** (10:2682), ws, 55 s Beck, 45 x100; bldg loan; Dec27; Dec23'14; demand, 6%; Brislow Bldg Corpn to City Mtg Co, 15 Wall. 40,000

**Av St John** (10:2862); same prop; certf as to above mtg; Dec2; Dec23'14; same to same.

**Alexander av, 141** (9:2309); ext of $15,-000 mtg to Dec11'17 at 5½%; Dec11; Dec 19'14; Guaranty Trust Co of N Y with Chas Furcht, 128 Alex av. nom

**Barker av** (*), nec Julianna, 34x100; June27; Dec22'14; due June1'19, 5%; Anna Baldwin to Isabella O Hedin, 3400 Barker av. 3,000

**Beech av** (*), ns, 412.2 w Corsa la, 25x 100; pr mtg $——; Dec21; Dec23'14; 3y6%; Benedetta Cerretta, 414 E 115, to Maria Cerullo, 2011 1 av. 2,000

**Bergen av** (9:2293), sec 149th; sal Ls; Dec11'14; demand, 6%; Paul Krichell to Geo Ehret, 1197 Park av (Corrects error in issue Dec 19 when location of property was Bergen av, sec 140). 1,000

**Boscobel av, 1343-53** (9:2506), swc 170th, 106.8x74x104.5x74; ext of $8,000 mtg to Dec 21'17 at 5½%; Dec21; Dec23'14; Title Guar & Trust Co with Chas Kaeppel, 1353 Boscobel av. nom

**Brook av, 1465** (11:2896), ws, 77.9 n St Paul's pl, 22.3x36.2 to ws old Mill Brook x22.3x35; PM; Dec15; Dec19'14; due Jan1 '18, 5%; Chas H Lockwood to Isabella Dennis, 295 Alex av. 4,000

**Brook av** (9:2396), swc 169th, 40x100; PM; pr mtg $30,000; Dec21; Dec22'14; 4y 6%; Diedrich Eggers to Benenson Realty Co, 407 E 153. 9,000

**Bryant av, 2019** (11:3131-3132), swc 179th (No 986), 25.6x117.9x24.4x117.5; pr mtg $6,-000; Nov18; Dec18'14; 1y6%; Lillian M Williams to Minnie G Frankel, 317 University av, Syracuse, NY. 1,600

**Bryant av, 2019** (11:3131-3132); agmt modifying terms of mtg of $4,000; Nov18; Dec18'14; Minnie G Frankel with Lillian M Williams, 2019 Bryant av. nom

**Castle Hill av** (*), nec Newbold av, being plot 397-3, map Unionport, transfer of tax lien for yrs 1907 to 1911, assessed to ——; Jan27'13, Dec21'14; 3y2 9-10%; City N Y to Land & Lien Co, 100 Bway. 292.22

**Cornell av** (*), sec Cedar, 50x100, given to secure chattel mtg; pr mtg $——; Dec 17; Dec23'14; due as per bond, 6%; Edw F Cleary to Geo McGovern, 148 E 63. gold 2,500

**Creston av** (11:3173), ws, 248.9 n 184th, runs w119.2xn124.6xe1.10xn100xe119.2 to av xs 224.6 to beg; pr mtg $5,074.40; Dec 16; Dec23'14; 3y5%; Mary E Bixby to Sarah A Hodson, 2505 Davidson av. 3,438.91

**Cruger av** (*), ws, bet Morris av & Adee av, being lot 45, Adee Park, transfer of tax lien for yrs 1906 to 1911, assessed to ——; May12'13; Dec21'14; 3y5 8-10%; City N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, NY (assigned to Nathan Kurtzka, 102 Beadle, Bklyn). 196.50

**Eagle av** (10:2627), es, 100 n 161st, 130x 100; pr mtg $82,000; Dec18; Dec19'14; due Feb18'15, 6%; Chas T Streeter Constn Co, 893 Elton av, to Saml Grosner, 1361 Mad av. 5,000

**Eagle av** (10:2627); same prop; certf as to above mtg; Dec18; Dec19'14; same to same.

**Elton av, 810** (9:2380), ses, 52 n 158th, 50 x100; pr mtg $35,000; Dec18; Dec21'14; installs, 6%; Mary A Walters, at Demarest, NJ, to Lamont Realty Co, 198 Bway. 1,600

**Goodridge av** (13:3415), ws, 246.9 s 250th, 101.2x114.8x100.10x113.3; Dec4; Dec 22'14; due &c as per bond; Geo A Wyeth to Violetta W Delafield, on W 246th, Riverdale. 1,000

**Grand blvd & concourse** (11:2808), nwc Echo pl, runs ne78.2xw56.5xn25xw25xs100 to ns Echo pl xe59.1 to beg; Dec22; Dec23 '14; due &c as per bond; Albt Vonden Driesch to Jno A Rutherfurd, trstes Alfred G Myers, Cooperstown, NY. 15,250

**Hunts Point av, 843** (10:2740); ext of $20,000 mtg to Dec16'17 at 5½%; Dec16; Dec18'14; Title Guar & Trust Co with Hunts Point Constn Co, 30 E 42. nom

**Hunts Point av, 847** (10:2740); ext of $20,000 mtg to Dec16'17 at 5½%; Dec16; Dec18'14; Title Guar & Trust Co with Hunts Point Constn Co, 30 E 42. nom

**Hunts Point av, 859** (10:2740); ext of $20,000 mtg to Dec16'17 at 5½%; Dec16; Dec18'14; Title Guar & Trust Co with Hunts Point Constn Co, 30 E 42. nom

**Intervale av, 881** (10:2709); ext of $29,-000 mtg to May1'18 at 5%; Dec14; Dec21 '14; Henry F Schwarz, Greenwich, Conn, as trste for Anna C F Schwarz will Fredk A O Schwarz with Winnie Realty & Constn Co, 939 Intervale av. nom

**Intervale av, 915** (10:2710), ext of $31,000 mtg to May1'18 at 5%; Dec14; Dec21'14; Ida T L Schwarz, 112 Park av, with Winnie Realty & Constn Co, 939 Intervale av. nom

**Jackson av, 464** (10:2578), es, 250 s 147th, 25x100; Dec17; Dec23'14; due Jan1'18, 6%; Domenicho Pezza & Egidio Donofrio to Smith Williamson, White Plains, NY. 2,500

**Larkin av** (*), ns, 25 w Theriot av, 100x 106.8; Dec15; Dec21'14; 3y6%; Dora Silbereisen to Alice V Conklin, 1945 Benedict av. 600

**Macombs rd** (11:2866), es, 75 s 174th, runs e100.6xs36.11xsw54.5xw78.10 to rd, xn63.7 to beg; Dec21'14; 3y5%; Julius Schork, 1620 University av, to C Frederic Miller, 212 Hooper, Bklyn & ano exrs Fredk Kloppenburg. 25,000

**Marion av** (12:3289), swc 198th, 50x100.5 x49.1x100.11; certf as to mtg for $17,000; Oct30; Dec22'14; Ursuline Realty Co to Theodor Riehl.

**Monticello av** (*), ws, bet Kingsbridge rd & Jefferson av, being lot 61 blk 3, map Edenwald; transfer of tax lien for yrs 1905 to 1911, assessed to ——; July7'14; Dec22'14; 3y11 9-10%; City N Y to Isaac Cohen, 673 Bway, & ano (assigned to Nathan Finkelstein, 673 Bway, & Dora Pines, 364 Hopkinson av, Bklyn). 62.52

**Monticello av** (*), ws, bet Kingsbridge rd & Jefferson av, lot 60, blk 3, map Edenwald; transfer of tax lien for yrs 1905 to 1911; July7'14; Dec22'14; 3y12%; City N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, NY (assigned to Dora Pines, 364 Hopkinson av, Bklyn). 62.52

**Monticello av** (*), ws, bet Jefferson & Randall avs, being lot 73, blk 28, map Edenwald; transfer of tax lien for yrs 1905-11, assessed to ——; July7'14; Dec22 '14; 3y12%; City N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, NY (assigned to Dora Pines, 364 Hopkinson av, Bklyn). 65.72

**Monticello av** (*), ws, bet Jefferson & Randall avs, lot 74, blk 28, map Edenwald; transfer of tax lien for yrs 1905 to 1911, assessed to ——; July7'14; Dec22'14; 3y 12%; City N Y to Belle T Sewell, 2087 Ams av (assigned to Land & Lien Co, 100 Bway & Dora Pines, 364 Hopkinson av, Bklyn). 65.72

**Monticello av** (*), ws, bet Jefferson & Randall avs, being lot 75, blk 28, map Edenwald; transfer tax lien for yrs 1905 to 1911, assessed to ——; July7'13; Dec22 '14; 3y11 9-10%; City N Y to Henry Sempel, 1573 Eastern blvd, Bklyn (assigned to Helen Sempel, same address, & Dora Pines, 364 Hopkinson av, Bklyn). 65.72

**Morris av** (9:2412), nec 152d, 50x100.3, except pt for av; Dec16; Dec22'14; installs, 6%; Paul Rauminello to Adolph Goodman, 112 E 198. 600

**Newbold av, nec Castle Hill av,** see Castle Hill av, nec Newbold av.

**Olinville av** (*), es, 124.11 n Adee av, 27 x87.2x28.11x95.4; PM; pr mtg $2,000; Dec 17; Dec21'14; 3y5%; Elvira Sellitto to North Bronx Realty Co, 660 Burke av. 1,264

**Road** (*) leading from Village of Westchester to West Farms, cor of a lane, being lot 3 on map land of Est Jno Mulrey, except pt for McGraw av; PM; Dec17; Dec 18'14; due &s as per bond; Michl J Donnelly to Florence A Gallagher, 951 Woodycrest av. 1,300

**Ryer av** (11:3144-3149), es, 50 n 180th, 25 x104.11x25x105.1; PM; Dec17; Dec18'14; due &c as per bond; Anna Bosmann to Lawyers Mtg Co, 59 Liberty. 5,750

**Seton av** (*), es, bet Jefferson & Randall avs, lot 14, blk 30, map Edenwald; transfer of tax lien for yrs 1905 to 1911, assessed to ——; July7'13; Dec22'14; 3y 12%; City N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, NY (assigned to Dora Pines, 364 Hopkinson av, Bklyn). 68.78

**Seton av** (*), es, bet Jefferson & Randall avs, being lot 13, blk 30, map Edenwald; transfer of tax lien for yrs 1905 to 1911, assessed to ——; July7; Dec22'14; 3y 6 9-10%; City N Y to Municipal Liens Co, 820 Powers Bldg, Rochester, NY (assigned to Dora Pines, 364 Hopkinson av, Bklyn). 68.75

**Tratmann av** (*), ss, 99.7 e Zerega av, 167.10x110; pr mtg $6,375; Dec19; Dec21'14; due &c, as per bond, Thos H Reff, Morganville, NJ, to Cath Rohrssen, 8 Gouverneur pl. 2,500

N-YHS

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**Teller av, 1366** (11:2782), ses, 499.1 n 169th, 25x80.7x25x80.9; PM; Dec22'14; 3y 6%; Amy B Upson to Fannie J Byrnes, 327 Central Park W. 3,000

**Tiebout av, ws, abt 110.5 s Fordham rd,** see Valentine av, es, 110.5 s Fordham rd.

**University av** (11:2868), es, 363.5 w Harrison av, runs se131.10xs16.11xw30.6xw 154.10 to av xn43.2 to beg; ext of $31,000 mtg to Dec17'17 at 5%; Dec17; Dec18'14; Priscilla T P Starin & ano, exrs &c Ransom Parker, with University Bldg Co, Inc, 130 W 180. nom

**University av** (11:2868), es, 406.8 w Harrison av, runs se154.10xs45xw169.11 to av xn43 to beg; ext of $31,000 mtg to Dec 17'17 at 5%; Dec17; Dec18'14; Priscilla T P Starin & ano, exrs & trstes Ransom Parker, with University Bldg Co, Inc, 130 W 180. nom

**University av** (11:2868), es, 449.8 w Harrison av, runs se169.11xs45xw182.9 to av x n43 to beg; ext of $30,000 mtg to Dec17'17 at 5%; Dec17; Dec18'14; Forbes J Hennessy et al, exrs Ellen M Hennessy, with University Bldg Co, Inc, 130 W 180. nom

**Valentine av** (11:3148), es, 110.5 s Fordham rd, 100x250 to Tiebout av, except pt for Valentine av; Dec5; Dec22'14; 1y6%; Progress Holding Co, 35 Nassau, to Henrietta Ingber, 151 W 140. 3,000

**Valentine av** (11:3148); same prop; certf as to above mtg; Dec5; Dec22'14; same to same.

**Valentine av** (11:3150), ws, 810.9 n land Thos Bassford, 25x250, except part for Ryer av & Valentine av; Dec19; Dec21'14; 3y6%; Jno Leddy to Alfd R Loweth, 614 W 179. 2,000

**Van Nest av** (*), ss, 50 e Van Buren, 25x 100; ext of $2,200 mtg to Nov1'15 at 6%; Dec8; Dec18'14; Marion S Keys with Maria Curti, 166 Delancey pl nom

**Virginia av** (*), sec Public pl, runs s 75.11xe144.1xn48.4 to curved line of Public pl xnw133.11xw27.11 to beg, except pt for Public pl; pr mtg $15,000; Dec22'14; 1y6%; Hiram R Fisher to Morland Mtg Co, 165 Bway. 7,000

**Walker av** (*), ws, being lots 1 & 2, map lands heirs Capt Cornell Ferris, 50x 102.8x50.5x100, except pt for rd; Dec22; Dec23'14; due, &c, as per bond. Michl J Cavanagh to Jno H Kerkmann, 2552 8 av. 6,000

**Washington av, 1018** (9:2369), es, 275 n 164th, 25x105; Dec3; Dec21'14; 3y6%; Lizzie B Hickox to Eliz Dellgmann, 851 E 169. 2,500

**Washington av** (11:2911), es, 100.10 n 170th, 51.3x140.1x55.5x140.1; Dec21'14; 3y 5%; L & S Constn Co to Bowery Savings Bank, 128 Bowery. 20,000

**Washington av** (11:2911), same prop; certf as to above mtg; Dec21'14; same to same.

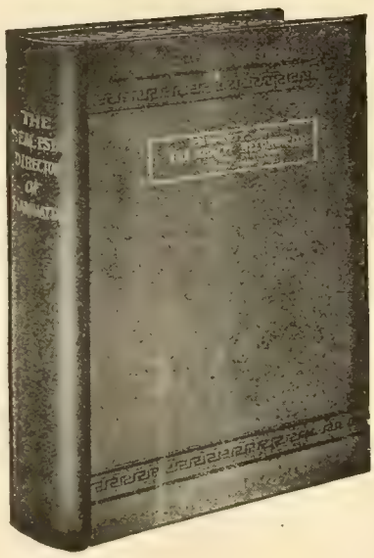
**Westchester av** (10:2617), ns, 105.5 w Eagle av, 26.10x—x34.10x94; ext of $6,500 mtg to Oct29'17 at 5%; Dec4; Dec22'14; Carrie D Schieck, 581 Westchester av, individ & as extrx August Schieck, with Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. nom

**White Plains rd** (*), es, abt 125.5 n Sommer pl, 48.3x89.11 to Garden pl x48.2x 91.11; also GARDEN PL, es, lot 431, map Washingtonville, 37.7x132x38x134, ss; PM; pr mtg $6,500; Dec21; Dec22'14; due &c as per bond; Angelo Perito to Jno Eichler Brewing Co, 3582 3 av. 7,500

**3D av** (9:2362), nec 152d, 25x100.1x25x 100.2; certf as to payment of $14,000 on a/c of mtg; Dec9; Dec22'14; L Napoleon Levy to Otto W Wuertz.

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